

Upleta Municipality

FORM NO. D.

DEVELOPMENT PERMISSION

Date :22/07/2019

Permission is hereby granted under Section 29(1) (i)/29(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Gujarat Provincial Municipal Corporation Act, 1949.

Case No:1251119

Rajachitthi No:UPADA/16-07-2019/1251119/01/000154

For: Mercantile

District:Rajkot

Taluka: Upleta

Village: Upleta

Final Plot No.: 93

Arch/Engg. No: UNP-ER-03/13

Arch/ Engg. Name: Ravin N. Gohel

Name of Applicant :Om. Developers partners Pareshkumar Rajshibhai Humbal Etc.

Address :Co. Om Ele Near Bus stand Upleta Upleta Rajkot Gujarat

Land Description: Private Land

Sub Plot No.

TP Scheme: NA

TP Scheme No.: NA

Proposed Final Plot No: 93

Building Name :A (RESICOMM)

Height of the Building: 18.91

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
GROUND AND PARKING FLOOR	Parking, Mercantile	627.09	0	7
FIRST FLOOR	Residential	603.82	4	0
SECOND FLOOR	Residential	603.82	4	0
THIRD FLOOR	Residential	603.82	4	0
FOURTH FLOOR	Residential	603.82	4	0
FIFTH FLOOR	Residential	603.82	4	0
TERRACE FLOOR		26.86	0	0
Total		3673.05		

On the following conditions/grounds

Conditions:

(in case of grant)

Order Date :16/07/2019

Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.

Conditional Remarks:- 1. you shall have to provide fire prevention and safety provisions as specified by the Fire prevention and life safety measures act-2016 and rules in the proposed building.

2. As per RERA act-2016 if the area of land exceed five hundred square meter or the number of apartment proposed to be developed exceed eight inclusive phases than You shall have to register the real

estate project with the real estate regulatory authority.

3. you shall have to provide facilities for solid waste management with segregation of dry and wet waste at source.

4. This form-D will give you on this condition that is you have to submit your drawing plan in soft copy at upleta municipality.

5. House tax should be paid at upleta municipality and other taxes of upleta municipality should be paid on time duration

6. All safety precaution have to be maintain as per rules.

7. Separate staircase shall be provided if ground floor or any other floor in a residential building is used for non residential purpose.

8. Staircase shall be compliant with fire prevention and life safety measures regulations 2016 And amedment from time to time.

For The Chief Executive Authority / Municipal Commissioner / Chief Officer
Upleta Municipality

Chief Officer
Nagar Palika-Upleta

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - a. Title, ownership, and easement rights of the Building&unit for which the building is proposed;
 - b. The area, dimensions and other properties of the plot which violate the plot validation certificate
 - c. Correctness of demarcation of the plot on site.
 - d. Workmanship, soundness of material and structural safety of the proposed building;
 - e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
 - a. Structural drawings and related reports, before the commencement of the construction,
 - b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction/ development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

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