

Development Permission to M/s. Savvy ATS Realty LLP for Residential Project

To,

M/s. Savvy ATS Realty LLP,
B 900, Shapath IV,
Oppo. of Karnavati Club,
Ahmedabad-380015

Ref: Application for Development Permission for Commercial Project (Form DP-A-01) dated December 16, 2022

Sr. No.	Details	
1.	Building ID	16 E
2.	Block	16
3.	Zone	01

Sir,

Please refer to your application dated 16.12.2022 regarding the Development Permission. The Development Permission is hereby granted under Section 29(1) (i) of the Gujarat Town Planning and Urban Development Act, 1976 to M/s. Savvy ATS Realty LLP, Ahmedabad for development of Residential Project at Building No. 16 E, Block 16 in Dual-use Non-Processing Area of GIFT SEZ at GIFT City, Gandhinagar. The details of approved building and BUA are as below:

Building ID	No. of Basements	No. of Floors above ground	No. of residential Units	Building Height (m)	AMSL of highest point of Structure (m)	Net BUA in Sqm
16-E	3	G+31	262	112.70	183.13	Residential:48,870.64
						Commercial: 361.40
						Total: 49,232.046

The Development Permission is granted with the following conditions:

1. Fire Opinion from Regional Fire Officer (RFO), Gandhinagar shall be submitted to GIFTSEZ before the application for Commencement Certificate (CC).



2. UDAS with additional land and allotment of additional Development Rights (DR) shall be obtained from GIFT SEZ by Co-developer within three months from the date of issuance of this certificate.
3. No construction shall be started before the approval of Dual-use Non-Processing Area (NPA) from the Competent Authority.
4. Co-developer is required to construct building in compliance with GIFT Area DCR and all the MEPF service provisions in the building shall comply with NBC-2016 & GIFT guidelines.
5. All the commitments/ undertakings submitted along with DP application shall be complied at the relevant stages of building development.
6. As per *GIFT DCR Part 4 Clause 15*- GIFT SEZ shall get third party verifications of designs of Structural, MEP, Fire Fighting, Building facade and Other Building services from the empanelled consultants (Proof Check Consultants) engaged by the GIFT SEZ at the Co-developer's cost.
7. As per GIFT area DCR, the submission shall be scrutinized through ODAS (Online development Approval System) during the development phase. All the applicable charges shall be borne by the Co-Developer. Final BUA corresponding to development rights (DR) will be calculated at the time of Occupancy Certificate (OC) as per prevailing policy.
8. Wind tunnel test report shall be submitted with the application for commencement certificate (CC). Wind tunnel test shall be eyewitness by concerned officials.
9. The Co-developer shall have to carry out and submit Fire Audit and submit final Fire NOC from Fire Officer before applying for Occupancy Certificate. The Co-Developer shall provide all firefighting requirement along with necessary accessories as prescribed in National Building Code / Fire NOC/Gujarat Fire prevention and Life safety regulation and as suggested by Fire Advisors/ MEPF proof check Consultants at his own cost.
10. Skip Floor is to be provided as per Government norms.
11. Co-Developer shall obtain and submit NOCs from all the other relevant Authorities as applicable before applying for Occupancy Certificate (OC) of the building.
12. Guideline for residential Building in GIFT city and Guidelines for Retail development in Residential area in GIFT city shall be followed by the Co-developer.



13. The Environmental Clearance obtained by GIFT SEZ is subject to a number of conditions. Co-developer shall comply with all applicable conditions as proposed development is an integral part of Environmental Clearance.
14. The Co-developer shall comply with Environment, Health and Safety (EHS) guidelines attached herewith as **Annexure-X** and submit quarterly compliance report as specified therein to GIFT SEZ.
15. Co-developer shall ensure plantation & maintenance of 3 (three) trees per 200 Sq.m. of the leased land area.
16. Area demarcated for parking shall not be modified in terms of size or use in any way.
17. Areas like staircase, lift, common areas or any other space as shown in the approved plan shall not be modified in terms of size or use in any way.
18. Common facilities proposed by Co-developer shall be exclusively used by residence of the building only. No commercial activities shall be permitted in the common facilities considered towards residential development.
19. The development permission is liable to be revoked by GIFT SEZ if:-
 - a. The development work in respect of which permission is granted is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by GIFT SEZ is contravened.
 - c. The Competent Authority is satisfied that the same is obtained by the Co-Developer through fraud or misrepresentation of the facts and documents.
20. Co-developer is required to submit Building Information Modelling in REVIT format at the time of applying for CC MEPF.
21. Co-developer is required to follow and carry out onsite work for various IBMS (Intelligent building management system) components in the building as per the IBMS guidelines of GIFT SEZ. Co-developer is required to follow and carry out onsite Data cabling for Internet, Voice, Video & Mobile coverage within the building as per the cabling guidelines issued by GIFT SEZ. The detailed design needs to be produced before competent authority before issuance of Commencement Certificate (CC).
22. One set of approved plans are enclosed. For any change in the building plans, you shall obtain revised permission.
23. One copy of the Development Permission and one set of approved drawings shall have to be kept at the site all the time during construction.



24. The Co-developer shall install a 'Display Board' at the conspicuous place on site indicating:-
- i) Name & address of Co-developer, Architect, Structural Engineer & Contractor.
 - ii) Building ID, Zone, Road etc.
 - iii) Date and number of development permission.
 - iv) Approved Built-up area, number of buildings and floors permitted.
 - v) Emergency contact numbers and safety signages
 - vi) Building Visuals
25. As per GIFT Area DCR, there shall not be any compound wall/boundary wall/fencing around the building/ basement extent.
26. No TV/TV Antenna, lighting arresters, staircase mumty, beacon lights, overhead water tank and attachment of fixtures of any kind shall project above approved permissible top elevation.
27. This Development Permission shall remain valid for one year from the date of issue.
28. GIFT SEZ reserves the right to amend or add any condition during the progress of works, if required necessary and the same shall be binding on the Co-developer.

No.: DP - 08/622

Date: 20-12-2022


NODAL OFFICER

GIFT SEZ DEVELOPMENT COMMITTEE

Enclosures:

1. Environment, Health and Safety Guidelines, Annexure-X.
2. One set of approved plans.