

CTDO/OUT/11052021/23

Date : 11/05/2021

Surat Municipal Corporation
Town Development Department
Development Permission

OFFLINE

T.D.O./DP/No.: 051
Date 29-06-2021

With Reference to the Application for Development Permission Number WZ/19022021/173 Dated 19/02/2021 permission is hereby granted under Section 29(1)(i)/29(i)(iii), 34, 49(i)(b) of Gujarat Town Planning and Urban Development Act, 1976, under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949,

To,
M/s. SOHAM BUILDCON A PARTNERSHIP FIRM PARTNER TUSHAR MANJIBHAI LAKHANI & Others
46, NEHRU NAGAR SOCIETY, BEHIND SARGAM SHOPING CENTER, UMRA, SURAT

c/o,
Alpesh C. Patel
Engineer
TDO/ER/1220
Address :- 2/4667-B, Thobha Sheri, Sagrampura, Surat-395002
Name Of Developer :- Tushar M. Lakhani
Reg No. :- TDO/DEVR/2544
Address :- 46, Nehrunagar Soc., Opp. SVR College, Umara, Surat.

Subject :- Development Permission Applicant On Development Scheme :- TP Scheme no.
10(Pal), TP Status :- Final

R.S. No.	Block No	O.P. No.	F.P. No.	C.S. No.
152	145/A	15	19	-

Case Date :- 19/02/2021

Case No :- WZ/19022021/173

Development Type :-	Dwelling-3	Building Type :-	Apartment
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Conditions :-

1	Laminated copy of the Sanctioned plan shall have to be displayed/made available at the site.
2	Illegal construction against the sanctioned plan shall not be regularized in any case.
3	Certificate of Registration from the Competent Authority under provisions of the Building and other Construction Workers (Regulation of Employment and Condition of Service) Act, 1996 shall have to be submitted to the Surat Municipal Corporation.
4	Name and details of buildings/project should be written in Gujarati language also. The Size of such display/ board should be larger than display in English language.
5	The Developer/Promoter shall not carry out any work of promoting/ advertising/ marketing/ booking/ offers related to selling of the real estate project of plot/ building/ apartment or any part thereof, without having registered the real estate project/ plot/ apartment/ building or any part thereof, with the Real Estate Regulatory Authority (RERA) formed by the State Government under Section 3 of the Real Estate (Regularization and Development) Act, 2016.
6	Revised Permission for Commercial and Residential Building Construction is granted as per plans attached herewith.
7	The conditions mentioned in the environment clearance certificate no. SEIAA/GUJ/EC/8(a)/490/2019 dated 25/03/2019 shall be binding.

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

By Order,

I/c Town Planner
Town Development Department

T. D. O.
OFFLINE
D.P.A. No. 75
Date 20/12/2018



CTDO/OUT/11042019/20
Date : 11/04/2019

Surat Municipal Corporation
Town Development Department
Development Permission

OFFLINE
T.D.O./DP/No.: 008
Date 15-04-2019

With Reference to the Application for Development Permission Number WZ/20122018/293 Dated 20/12/2018 permission is hereby granted under Section 29(1)(i)/29(i)(iii), 34, 49(i)(b) of Gujarat Town Planning and Urban Development Act, 1976, under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949,

To,
BHARTIBEN SATISHBHAI & Others
PATEL FALIYU, PALGAM, SURAT

c/o,
Alpesh C. Patel
Engineer
TDO/ER/1220
Address : - 2/4667-B, Thobha Sheri, Sagrampura, Surat-395002
Name Of Developer :- Tusharbhai Manjibhai Lakhani
Reg No. :- TDO/DEVR/386
Address :- 91, Sangna Society, Nr. Navyug College, Rander road, Surat

Subject :- Development Permission Applicant On Development Scheme :- TP Scheme no.
10(Pal), TP Status :- Final

R.S. No.	Block No	O.P. No.	F.P. No.	C.S. No.
152	145	15	19	-

Case Date :- 20/12/2018

Case No :- WZ/20122018/293

Development Type :-	high rise building without podium.	Building Type :-	Apartment
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Conditions :-

- 1 Laminated copy of the Sanctioned plan shall have to be displayed/made available at the site.
- 2 Illegal construction against the sanctioned plan shall not be regularized in any case.
- 3 Certificate of Registration from the Competent Authority under provisions of the Building and other Construction Workers (Regulation of Employment and Condition of Service) Act, 1996 shall have to be submitted to the Surat Municipal Corporation.
- 4 Name and details of buildings/project should be written in Gujarati language also. The Size of such display/ board should be larger than display in English language.
- 5 The Developer/Promoter shall not carry out any work of promoting/ advertising/ marketing/ booking/ offers related to selling of the real estate project of plot/ building/ apartment or any part thereof, without having registered the real estate project/ plot/ apartment/ building or any part thereof, with the Real Estate Regulatory Authority (RERA) formed by the State Government under Section 3 of the Real Estate (Regularization and Development) Act, 2016.
- 6 The conditions mentioned in the environment clearance certificate no. SEIAA/GUJ/EC/8(a)/490/2019 dated 25/03/2019 shall be binding.

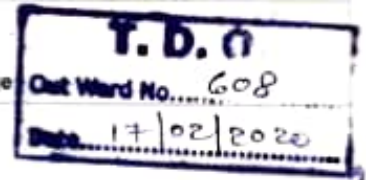
Subject to the submission of detailed working drawing, and structural drawing(s) along with soil investigation report before the commencement of the work.

By Order,

I/c Town Planner
Town Development Department
Surat Municipal Corporation



Surat Municipal Corporation
Town Development Department
Progress Certificate (Form no. 6(A))-Plinth Stage



To,

BHARTIBEN SATISHBHAI & Others
PATEL FALIYU, PALGAM, SURAT

c/o.

Alpesh C. Patel

Engineer

Reg No :- TDO/ER/1220

Address :- 2/4667-B, Thobha Sheri, Sagrampura, Surat-395002

Name Of Developer :- Tusharbhai Manjibhai Lakhani

Reg No :- TDO/DEVR/386

Address :- 91, Sangna Society, Nr. Navyug Cllge, Rander road, Surat

Reference:- Application for Progress Certificate (Form no. 6(A))-Plinth Stage On Development
Scheme :- TP Scheme No. 10(Pal), TP Status: Final

R.S. No.	BLOCK No.	O.P. No	F.P. No.	C.S. No.
152	145	15	19	-
DP No :- CTDO/OUT/11042019/20			Case No :- WZ/20122018/293	

Development Type :- high rise building without podium. Building Type :- Apartment

With reference to your application for Progress Certificate - 6(A). Dated 10/02/2020, the permission for further construction approved plan dated 11/04/2019 for the following building is granted as per the following conditions.

Description of Building(s) for which Progress Certificate 6(A) is granted :

Sr.No	Buildings / Model	Floors	Tenament / Unit	Use
1	A & B	Lower Basement	Lower Basement	PARKING
		Upper Basement	Upper Basement	PARKING
2	C	Lower Basement	Lower Basement	PARKING
		Upper Basement	Upper Basement	PARKING

I/c Town Planner
Town Development Department
Surat Municipal Corporation

Date :

DATE: 19/04/2023

SOHAM ELEGANCE PROJECT DETAIL			
	AB (SQ.MT.)	C, D,E (SQ.MT.)	TOTAL
PLOT AREA	2079.00	2871.00	4950.00
COVERED AREA	710.30	1020.24	1730.54
OPEN AREA	1368.70	1850.76	3219.46
PARKING AREA	3061.86	4087.59	7149.45

SOHAM ELEGANCE PARKING AREA FOR RERA			
	AB (SQ.MT.)	C, D,E (SQ.MT.)	TOTAL
COVERED PARKING AREA	2957.12	4087.59	7044.71
OPEN PARKING AREA	104.74	-	104.74
TOTAL	3061.86	4087.59	7149.45

NOTE : C, D,E IS ALREADY REGISTERED UNDER THE RERA ACT BEARING RERA NO.
PR/GJ/SURAT/SURAT CITY/SUDA/MAA06106/A1R/281221

FOR SOHAM BUILDCON



PARTNER