

T. D. O.
OFFLINE
D.P.A. No. 80
Date 19/12/2020



CTDO/OUT/24022021/176
Date : 24/02/2021

Surat Municipal Corporation
Town Development Department
Development Permission

OFFLINE
T.D.O./DP/No.: 126
Date 06-03-2021

With Reference to the Application for Development Permission Number **EZ/19122020/104** Dated **19/12/2020** 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,
AALISHAN DEVELOPER A PARTNERSHIP FIRM, ADMINISTRATIVE PARTNER SMITESHKUMAR MADHAVJIBHAI KHENI & Others
C-101, SALIGRAM STATUS, UTRAN, SURAT

c/o,
Jignesh Jayantibhai Galani
Architect
TDO/AR/420
Address :- 187, Kamal Baug Soc., L. H. Road, Surat-395006
Name Of Developer :- **Smiteshkumar Madhavjibhai Khani**
Reg No. :- **TDO/DEVR/2468**
Address :- **C-101, Shaligram Status, Utran, Surat-394105**

Subject :- Development Permission Applicant On Development Scheme :- **TP Scheme no. 21(Sarthana-Simada),**
TP Status :- Sanctioned Draft

R.S. No.	Block No.	O.P. No.	F.P. No.	C.S. No.
17/1	39	5	5/SUB PLOT NO.-2 (AS PER DRAFT), 7/SUB PLOT NO.-2 (AS PER BEFORE AWARD)	-

Case Date :- **19/12/2020**

Case No :- **EZ/19122020/104**

Development Type :-	Dwelling-3	Building Type :-	Affordable Housing
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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	Any future changes in the Draft T.P. Proposal shall be binding to all concern.
5	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.
6	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.
7	Revised Development Permission for Apartment Building Construction is granted as per plans attached herewith.

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

FOR AALISHAN DEVELOPERS

By Order,

Sm. Khani

[Signature]
I/c Town-Planner

PARTNER Town Development Department
Surat Municipal Corporation

To,
The Team Leader,
RERA Gujarat,
Gandhinagar.



Dear Sir/Madam,

Sub.: Clarification on the query with regards to the mismatch of number of units as per Application Form & Approved Plan

Ref.: Email Query dated 19-04-2021 bearing no. PR-INQ- 1 [PR/SURAT/SURAT CITY/GUJRERA/210406/010779]

With regards to the query raised by your good self as captioned above, I, in capacity of the project Architect would like to submit the following clarification;

- a. It may be noted by your good self that the Area Statement / Working Table as approved by the Plan Approval Committee of SMC / SUDA in our project have approved the following;

Type of Unit	No. of Units
A Wing Residential	49
B Wing Residential	49
Commercial Shops	16
Total Units	114

However, in the drawings reflected in the ground floor type plan, there two units separately demarcated as 3A and 13A which are nonexistent and is a typographical error which may be ignored. The units 3A and 13A are integral part of the unit numbers 3 and 13 and thus have not separate existence. The same has been reflected in the Annexure 3A as submitted and finalized by us on the basis of the Approved plans.

- b. It is humbly requested to kindly ignore the same and it may be noted that the same has been conveyed to the local approval committee.

I hope the above mentioned clarification would suffice your goodself's requirement and expedite the registration application.

Yours faithfully,

Name of the Architect
Ar. Jignesh J. Galani
COA:



Jignesh J. Galani
+91 - 958 627 9893

SMC LIC. NO. TDO/AOR/420
COA LIC. NO. CA/2017/81468

187, KAMALBAUG SOCIETY,
L. H. Road, Surat-395006

Blue Inc Design
Associates

To,
The Team Leader,
RERA Gujarat,
Gandhinagar.

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A Wing Residential	49
B Wing Residential	49
Commercial Shops	16
Total Units	114

However, in the drawings reflected in the ground floor type plan, there two units separately demarcated as 3A and 13A which are though represented in the plan drawings as separate units but the promoter doesn't intend to sell it separately. It's a technical error and these units are not separate units available for sale.

The same has been reflected in the Annexure 3A as submitted and finalized by us on the basis of the Approved plans.

- b. It is humbly requested to kindly ignore the same and it may be noted that the same has been conveyed to the local approval committee.

I hope the above mentioned clarification would suffice your goodself's requirement and expedite the registration application.

Yours faithfully,

Name of the Architect
COA:



Jignesh J. Galani
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