

T. D. O.
OFFLINE
D.P.A. No. 32
Date 15/10/2021



CTDO/OUT/27102021/135
 Date : 27/10/2021

Surat Municipal Corporation
 Town Development Department
 Development Permission

OFFLINE
T.D.O./DP/No.: 132
Date 03-11-2021

With Reference to the Application for Development Permission Number **SEZ/15102020/41** Dated **15/10/2020** 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,
 MAHESHBHAI MAGANBHAI & Others
 103, ISHAWARKRUPA SOCIETY, L.H. ROAD, SURAT

c/o,
 Divyesh Kishorbhai Gediya
 Engineer
 TDO/ER/1808
 Address :- 85, Jamuna Park, Near Cousway Road, Katargam, Surat.
 Name Of Developer :- Sanjaykumar Manubhai Ahir
 Reg No. :- TDO/DEVR/2589
 Address :- AB-252, Sitaram Soc.-1, Puna Gam, Surat.

Subject :- Development Permission Applicant On Development Scheme :- **TP Scheme no. 61(Parvat-Godadara),**
TP Status :- Sanctioned Draft

R.S. No.	Block No	O.P. No.	F.P. No.	C.S. No.
136	135	126	126	-

Case Date :- **06/10/2021**

Case No :- **SEZ/15102020/41**

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

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 The conditions mentioned in the environment clearance certificate no. SEIAA/GUJ/EC/8(a)/815/2020 dated 01/07/2020 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

Date :

Ref.

Date: 20/07/2023

Ref,

Clarification on Number of Units

I, **Mr. Ahir Sanjaykumar Manubhai**, Authorised signatory of M/s. S M Developers for the project Raj Heritage Phase II (A, B, C, D, E & F) situated at F P NO 126, SURVEY NO 136, Block No 135, Moje Godadara, Surat, Gujarat-395010.

I, **Mr. Ahir Sanjaykumar Manubhai** promoter/duly authorized by the promoter of S.M. DEVELOPERS do hereby solemnly declare, undertake and state as under that;

For the Towers Raj Heritage Phase-II (A, B, C, D, E & F), no of units required to be registered under RERA are as under:

Block A-28 Flats

Block B-28 Flats

Block C-28 Flats

Block D-28 Flats

Block E-28 Flats

Block F-28 Flats

Block A & B: 10 Shops

Total no. of units 168 flats and 10 shops

For, S M Developers

S.M. DEVELOPERS

Deponent



PARTNER

Mr. Sanjay M. Ahir

S M DEVELOPERS

T.P.S.NO-61 (PARVAT-GODADRA) BLOCK NO-135 F. P NO-126 O.P.NO-126 MOJE- GODADRA,TA-UDHNA-DIST
SURAT

RAJ HERITAGE A, B, C, D, E, F&G,H,I,J

	TOTAL (A,B,C,D,E,F,G,H,I,J)	A,B,C,D,E,F,(60%)	G,H,I,J (40%)
LAND AREA	6374 SQ.MTR	3824.40 SQ.MTR,(60%)	2549.6 SQ.MTR(40%)
TOTAL OPEN AREA	3582.73	2108	1404.83
TOTAL COVERED AREA	2791.27	1716.40	1116.50
NO OF PARKING	406	247	159
TOTAL AREA OF PARKING	3048.14	1828.88	1219.25
NO OF UNITS	FLAT 280 + 14 SHOPS	168 +10	112 +4
F.S.I AREA	17106.57	10398.91	6707.66

S.M. DEVELOPERS

Smars
PARTNER