

GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Gujarat Undertaking)



Office of the Executive Engineer ,
Ground floor, GMDC Building, Near Helmet
circle, Memnagar Ahmedabad- 380052
Phone: 9099041629
E-mail: xen-ahd@gldcgujarat.



L090112642372-04/02/2023

Branch : EXECUTIVE
ENGINEER

Office : Ahmedabad

Priority : Routine Letters

Nc

To, ✓
M/s. Sopan Infra
Plot no. 2106 & 2109, 2104 & 2105, 2110, 719 to 722 & Green space/3 (Free hold)
GIDC, Vatva Industrial Estate.

✓
Sub: Approval of plans for plot no. 2106 & 2109, 2104 & 2105, 2110, 719 to 722 & Green space/3 (Free hold) at Vatva Industrial Estate.

Ref: Your application dated 31/1/2023.

Dear Sir,

Gujarat Industrial Development Corporation is pleased to inform you that the building plans sent by you, are approved for construction based on the document submitted by you, subject to following conditions.

- 1) The plot has been allotted to you and the possession of the same has been taken over by you and dimensions of the plot shown in the plan are same as per site. If any discrepancy found, construction is to be started after confirmation & clarification with sub division office.
- 2) The structural design and soundness of proposed construction work is not checked by this office. As per the resolution from government of Gujarat dated 29-05-2001 for structural safety including provision under the articles 13-14 and 15, safety against natural/man-made calamities, including quality of construction material, its testing and safety is entirely at the risk and cost of your own, Architect, Structural Engineer, Engineer, Clerk.
- 3) You will have to obtain separate approval from Chief Factory Inspector before starting any work.
- 4) The compound wall is to be constructed in such a way that other surface of the foundation masonry should be inside the boundary between the plots or plot and road i.e. no construction should project in the plot of other/s plot holders or road side.
- 5) All the gates of compound wall should open inward and be provided with stop, which will prevent the gate from opening outward in front path of the road.
- 6) Barbed wire fencing or compound wall shall be within the plot boundaries of owner's own plot.
- 7) Separate drawing for construction of compound wall will have to be submitted for approval, if required.
- 8) You will have to obtain approval of local authorities and other concerned authorities also as per requirement.
- 9) No sewage shall be allowed to dispose in Storm Water Drain or in road side or in adjoining land. Septic tank, sock pit, Manhole etc. shall be provided with C.I. Heavy Covers.
- 10) Effluent shall be treated as per standard prescribed by Gujarat Pollution Control Board/Central Pollution Control Board from time to time and compliance for the same should be submitted before commencement of the factory.

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- 11) *You will have to plant five trees on every 200 Sq.Mtrs. of land allotted to you.*
- 12) The work shall be executed at your own risk, cost and all the structural changes shall have to be checked and supervised by your authorized Engineer.
- 13) The plans are approved for the purpose for which the plot is allotted.
- 14) This approval is valid for two years only from the date of approval of plan. Re-validity of the approval will be necessary at due time with due fees to be paid as per rules of GIDC.
- 15) Construction is to be carried out as per the approved plan. Construction carried out without prior approval shall be treated as unauthorized construction.
- 16) If any construction is done prior to plan got approved, demand note for the penalty of same will be issued and the payment must be done within 15 days from the receipt of Demand Note. Otherwise approval shall be cancelled.
- 17) Approval will be treated automatically cancelled if any documents submitted by you are found fallacious, unjustified or invalid.
- 18) Payment of all outstanding dues of the Corporation, if any, shall have to be cleared.
- 19) This approval doesn't mean extension of time limit for utilization of plot. Time limit extension order for the utilization of plot/shed is to be obtained from the concerned Divisional Manager/Regional Manager of GIDC.
- 20) As per ATR CRAFT ACT, 1934 & Civil Aviation Gazette Modification No.GSR:516, dtd:15/3/1979, for any construction with a radius of 20 Kms. of an Aerodrome, the approval from Civil Aviation Department, if necessary, shall have to be obtained.
- 21) The fact of the approval of the layout plan shall not be prejudicial to the Corporation's right to take any action under the provisions of disposal of property regulations, disposal of land.
- 22) This approval of plan shall not be prejudicial to the corporation rights to take any action under the provisions of property regulations of lease deed, conveyance deed, form of agreement and agreement for sale, offer cum allotment letter as recovery of use or actions under any act in force.
- 23) You have to submit self-certified plinth check certificate & building completion certificate / Building Use Certificate.
- 24) In case where the area of building exceeds 1500 m² and upto 4000 m², the owner/ developer shall have to provide/ construct percolating well with rain water harvesting system in building unit. In case of area exceeds 4000 m² additional percolating well is to be provided at rate of one percolating well for every 4000m². Whenever there is open ground a portion of top soil should be removed and replaced with river sand to allow percolation of rain water. Any other methods provided to be effective in conservation and harvesting of rainwater may be adopted in each and every construction taken up.

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- 25) You will have to carry out construction of RCC Box/Pipe Culvert as per your vehicular movement design before construction of approach road for passing of storm water, by conforming invert level & cross section from this office, prior to construction of approach road.
- 26) During construction activity within your premises, instruct your working agency to stay & do work activities within your premises. Any temporary structure will not be allowed outside your premises. If it is found so, then necessary action will be taken as per the policy of corporation.
- 27) **Plan is approved on the basis that you have to take No Objection Certificate from concern authority of any utility if any, found beneath your plot during or prior to any construction into your plot.**
- 28) For approach road other than GIDC road, you have to take separate approval from concern authority.
- 29) The Labour Welfare Cess is considered at Rs. 30/- per Sq. Mtr. of constructed area. Addition-alteration in the same will be applicable to you.
- 30) Corporation reserves rights to change or cancel the approval.
- 31) Interest of corporation cannot be overruled by this approval.
- 32) In case of any discrepancy, approved copy of this office as per record will govern.
- 33) You shall have to obtain fire safety and necessary NOC from fire inspector if required.
- 34) This building plan is approved as per approved sub division of the plot no. 2106 & 2109, 2104 & 2105, 2110, 719 to 722 & Green space (free hold) by RM-2 (A) vide letter no. 1055 dated 31/7/2021.

Gujarat Industrial Development Corporation is looking forward towards completion of construction of your factory and its successful functioning.
Wishing you success in your project.

Executive Engineer
GIDC, Ahmedabad

Encl: - Copy of approved set of plan.

Copy S.W.R.T :-

1. The Regional Manager, G.I.D.C., Ahmedabad-II for information please with set of approved drawing.

Copy to:-

1. The Deputy Executive Engineer, G.I.D.C., Vatva for information please with set of approved drawing.