



SURENDRANAGAR-DUDHREJ-WADHWAN NAGARPALIKA

Tower Road, Nr. Collector Office, Surendranagar

(Form NO. D)

Development Permission

Permission is hereby granted under Section 29(1)(i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 of Gujarat Provincial Municipal Corporation Act, 1949.

Application No.	: 151BDP22230655	Date	: 02/12/2022
Development Permission No	: 151BP22230367	ODPS Application No.	: ODPS/2022/109600
IFP Application Number	: N.A		
Application Type	: DEVELOPMENT PERMISSION	Case Type	: NEW
Architect/Engineer No.	: 1001ER01102400018	Architect/ Engineer Name	: GOVINDBHAI NAGARBHAI PATEL
Structure Engineer No.	: N.A	Structure Engineer Name	: N.A
Supervisor No.	: N.A	Supervisor Name	: N.A
Clerk of Works No.	: N.A	Clerk of Works Name	: N.A
Developer No.	: N.A	Developer Name	: N.A
Owner Name	: IMPERIAL BUILDCON PARTNERSHIP FIRM, PARTNER (1) AAYUSH YATIN DUBAL (2) RONAK AMIT DOSHI		
Owner Address	: F.P.NO:- 349/PEIKI OPP MAHARSHI HOSPITAL NEAR UPASANA CIRCLE WADHWAN , VADHWAN - 363001		
Applicant/ POA holder's Name	: IMPERIAL BUILDCON PARTNERSHIP FIRM, PARTNER (1) AAYUSH YATIN DUBAL (2) RONAK AMIT DOSHI		



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Applicant/ POA holder's Address : F.P.NO:- 349/PEIKI OPP MAHARSHI HOSPITAL NEAR UPASANA CIRCLE WADHWAN , VADHVAN - 363001
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE SURENDRANAGAR
District : SURENDRANAGAR **Taluka** : VADHVAN
City/Village : VADHVAN
TP Scheme/ Non TP Scheme Number : 1 **TP Scheme/ Non TP Scheme Name** : WADHWAN_1
Revenue Survey No. : 1717 **City Survey No.** : 401/PEIKI
Final Plot No. : 349 **Original Plot No.** : 142
Sub Plot no. : N.A **Tikka No. / Part No.** : N.A
Block No/Tenement No : N.A **Sector No. / Plot No.** : N.A
Site Address : OPEN LAND AT WADHWAN R.S.NO:- 1717/PEIKI, AMALGMATED C.S.NO:- 401/PEIKI, WADHWAN T.P.NO:- 1, O.P.NO:- 142, F.P.NO:- 349/PEIKI, AT:- WADHWAN, TALUKA:- WADHWAN, DIST:- SURENDRANAGAR

Block/Building Name : A (MALL) **No. of Same Buildings** : 1
Height Of Building : 24.36 Meter(s) **No. of floors** : 7

Proposed/Existing Floor/Plot Details for Block - A (MALL)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
BasementFloor		9654.68	0	0
Ground Floor	Mercantile	4829.37	0	38
First Floor	Mercantile	4549.25	0	39
Second Floor	Mercantile	4549.25	0	39
Third Floor	Mercantile	4601.17	0	17
Fourth Floor	Mercantile	1047.31	0	3



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Terrace Floor	Mercantile	190.32	0	2
Total		29421.35	0	138
Final Total for Building A (MALL)		29421.35		

Development Permission Valid from Date : 30/12/2022

Development Permission Valid till Date : 29/12/2023

Note / Conditions :

1. (5.) Follow the requirements for constructions as per regulation no 5 of CGDCR-2017.,,
2. (6.) The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online applicaion. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing CGDCR-2017.,,
3. (1.) The remaining Payments are to be made online within Seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.,,
4. (7.) Development Permission is granted Through ODPS System. Applicant has to follow Open To Sky (OTS) rules as per CGDCR, Clause no. 6.16 during Construction.,,
5. Additional Permission condition is as per below.,,
6. In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachment, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction/development carried out shall be considered illegal and unauthorised and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by competent Authority.,,
7. (A.) For those who are covered under RERA ACT-2016, RERA Registration is mandatory before Commencement of Construction.,,
8. (B.) For those who are covered under Gujarat Fire Prevention and Life Safety Regulation Measures Act - 2013, they shall fulfill all the conditions mentioned in the act and have to obtain N.O.C from the fire Authority, before Commencement of Construction.,,



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9. (E.) For those who are covered under C.G.D.C.R-2017 Part III, Clause no.20.2, N.O.C from Concerned department is mandatory before Commencement of Construction.,,
10. ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR.,,
11. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.,,
12. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,,
13. The applicant, as specified in CGDCR, shall submit: a. Structural drawings and related reports, before the commencement of the construction, b. Progress reports.,,
14. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017,,
15. In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction/ development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.,,
16. THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.,,
17. THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO:- 27.2.,,
18. THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED : 20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.,,
19. THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 11/03/2015.,,



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20. (2.) The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,,

21. (4.) The applicant, as specified in CGDCR-2017 shall submit: a. Structural drawings and related reports, before the commencement of the constructions. b. Progress reports.,,



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CHIEF OFFICER

SURENDRANAGAR-DUDHREJ-
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Date: 06/01/2023
Place: Surendranagar

To,
The Secretary,
Gujarat Real Estate Regulatory Authority,
Gandhinagar.

Dear Sir,

**Re: Clarification in Number of Units and Carpet Area of
Our upcoming Real Estate Project-Imperial Mall**

With reference to above, please note that the total number of units mentioned in commencement certificate as well as layout plan passed by Surendranagar Dudhrej Wadhvan Nagarpalika on 30/12/2022 are 138.

We would like to clarify that while passing the plan by Honorable Plan Passing Authority, 4 Units have been passed against the area of passage, lift and staircase which are not to be sold. Therefore, the actual number of units to be sold is 134 only instead of 138 units as passed by The Honorable Plan Passing Authority.

The summary of total units and carpet area is as under:

Sr. No.	Particulars	No. of Units	Carpet Area (in Sq mtr)
1.	As passed by Surendranagar Dudhrej Wadhvan Nagarpalika	138	14262.76
2.	Less:		
	1. Food court passage on 3 rd Floor	1	305.43
	2. Auditorium passage on 3 rd Floor	1	230.22
	3. Staircase lobby 1	1	-3.89
	4. Staircase lobby 2	1	-1.73
	Total Deduction:	4	530.03
3.	Net to be considered for RERA Registration: (1-2)	134	13732.73

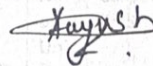
Therefore, we request you to kindly consider the units as 134 instead of 138 and total carpet area of the project as 13732.73 Sq. mtr. instead of 14262.76 Sq. mtr.

Thanking You.

Yours faithfully,
For Imperial Buildcon

Aayush Dubal
Partner

For, IMPERIAL BUILDCON



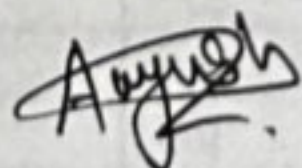
PARTNER

THE PRIDE OF

Zalawad

BLOCK TYPE	FLAT/BUNGLOW/OFFICE	USAGE	CARPET AREA	AREA OF EXCLUSIVE BALCONY
A (MALL)	SHOP 1	Shop	130.47	0
A (MALL)	SHOP 2	Shop	125.94	0
A (MALL)	SHOP 3	Shop	126.57	0
A (MALL)	SHOP 4	Shop	122.91	0
A (MALL)	SHOP 5	Shop	120.95	0
A (MALL)	SHOP 6	Shop	120.95	0
A (MALL)	SHOP 7	Shop	120.95	0
A (MALL)	SHOP 8	Shop	120.95	0
A (MALL)	SHOP 9	Shop	124.62	0
A (MALL)	SHOP 10	Shop	60.23	0
A (MALL)	SHOP 11	Shop	60.53	0
A (MALL)	SHOP 12	Shop	60.53	0
A (MALL)	SHOP 13	Shop	60.53	0
A (MALL)	SHOP 14	Shop	60.53	0
A (MALL)	SHOP 15	Shop	60.53	0
A (MALL)	SHOP 16	Shop	60.53	0
A (MALL)	SHOP 17	Shop	60.23	0
A (MALL)	SHOP 18	Shop	61.14	0
A (MALL)	SHOP 19	Shop	61.13	0
A (MALL)	SHOP 20	Shop	61.14	0
A (MALL)	SHOP 21	Shop	380.23	0
A (MALL)	SHOP 22	Shop	60.26	0
A (MALL)	SHOP 23	Shop	60.57	0
A (MALL)	SHOP 24	Shop	60.34	0
A (MALL)	SHOP 25	Shop	60.51	0
A (MALL)	SHOP 26	Shop	60.51	0
A (MALL)	SHOP 27	Shop	60.51	0
A (MALL)	SHOP 28	Shop	60.51	0
A (MALL)	SHOP 29	Shop	60.21	0
A (MALL)	SHOP 30	Shop	60.69	0
A (MALL)	SHOP 31	Shop	60.68	0
A (MALL)	SHOP 32	Shop	60.68	0
A (MALL)	SHOP 33	Shop	60.68	0
A (MALL)	SHOP 34	Shop	60.68	0
A (MALL)	SHOP 35	Shop	60.68	0
A (MALL)	SHOP 36	Shop	60.68	0
A (MALL)	SHOP 37	Shop	60.69	0
A (MALL)	SHOP 38	Shop	307.86	0
A (MALL)	SHOP 101	Shop	130.21	0
A (MALL)	SHOP 102	Shop	125.35	0
A (MALL)	SHOP 103	Shop	126.12	0
A (MALL)	SHOP 104	Shop	122.46	0
A (MALL)	SHOP 105	Shop	120.5	0
A (MALL)	SHOP 106	Shop	120.5	0
A (MALL)	SHOP 107	Shop	120.5	0
A (MALL)	SHOP 108	Shop	120.5	0

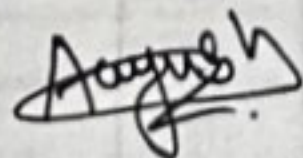
For, IMPERIAL BUILDCON



PARTNER

A (MALL)	SHOP 109	Shop	124.17	0
A (MALL)	SHOP 110	Shop	49.85	0
A (MALL)	SHOP 111	Shop	50.13	0
A (MALL)	SHOP 112	Shop	50.13	0
A (MALL)	SHOP 113	Shop	50.13	0
A (MALL)	SHOP 114	Shop	50.13	0
A (MALL)	SHOP 115	Shop	50.13	0
A (MALL)	SHOP 116	Shop	50.13	0
A (MALL)	SHOP 117	Shop	49.85	0
A (MALL)	SHOP 118	Shop	50.63	0
A (MALL)	SHOP 119	Shop	50.63	0
A (MALL)	SHOP 120	Shop	50.63	0
A (MALL)	SHOP 121	Shop	62.28	0
A (MALL)	SHOP 122	Shop	379.09	0
A (MALL)	SHOP 123	Shop	49.86	0
A (MALL)	SHOP 124	Shop	50.15	0
A (MALL)	SHOP 125	Shop	50.15	0
A (MALL)	SHOP 126	Shop	50.15	0
A (MALL)	SHOP 127	Shop	50.15	0
A (MALL)	SHOP 128	Shop	50.15	0
A (MALL)	SHOP 129	Shop	50.15	0
A (MALL)	SHOP 130	Shop	49.87	0
A (MALL)	SHOP 131	Shop	50.29	0
A (MALL)	SHOP 132	Shop	50.29	0
A (MALL)	SHOP 133	Shop	50.29	0
A (MALL)	SHOP 134	Shop	50.29	0
A (MALL)	SHOP 135	Shop	50.29	0
A (MALL)	SHOP 136	Shop	50.29	0
A (MALL)	SHOP 137	Shop	50.29	0
A (MALL)	SHOP 138	Shop	50.29	0
A (MALL)	SHOP 139	Shop	380.92	0
A (MALL)	SHOP 201	Shop	130.21	0
A (MALL)	SHOP 202	Shop	125.35	0
A (MALL)	SHOP 203	Shop	126.12	0
A (MALL)	SHOP 204	Shop	122.46	0
A (MALL)	SHOP 205	Shop	120.5	0
A (MALL)	SHOP 206	Shop	120.5	0
A (MALL)	SHOP 207	Shop	120.5	0
A (MALL)	SHOP 208	Shop	120.5	0
A (MALL)	SHOP 209	Shop	124.17	0
A (MALL)	SHOP 210	Shop	49.85	0
A (MALL)	SHOP 211	Shop	50.13	0
A (MALL)	SHOP 212	Shop	50.13	0
A (MALL)	SHOP 213	Shop	50.13	0
A (MALL)	SHOP 214	Shop	50.13	0
A (MALL)	SHOP 215	Shop	50.13	0
A (MALL)	SHOP 216	Shop	50.13	0

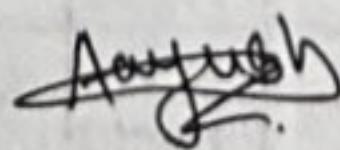
For, IMPERIAL BUILDCON



PARTNER

A (MALL)	SHOP 217	Shop	49.85	0
A (MALL)	SHOP 218	Shop	50.63	0
A (MALL)	SHOP 219	Shop	50.63	0
A (MALL)	SHOP 220	Shop	50.63	0
A (MALL)	SHOP 221	Shop	62.28	0
A (MALL)	SHOP 222	Shop	379.09	0
A (MALL)	SHOP 223	Shop	49.86	0
A (MALL)	SHOP 224	Shop	50.15	0
A (MALL)	SHOP 225	Shop	50.15	0
A (MALL)	SHOP 226	Shop	50.15	0
A (MALL)	SHOP 227	Shop	50.15	0
A (MALL)	SHOP 228	Shop	50.15	0
A (MALL)	SHOP 229	Shop	50.15	0
A (MALL)	SHOP 230	Shop	49.87	0
A (MALL)	SHOP 231	Shop	50.29	0
A (MALL)	SHOP 232	Shop	50.29	0
A (MALL)	SHOP 233	Shop	50.29	0
A (MALL)	SHOP 234	Shop	50.29	0
A (MALL)	SHOP 235	Shop	50.29	0
A (MALL)	SHOP 236	Shop	50.29	0
A (MALL)	SHOP 237	Shop	50.29	0
A (MALL)	SHOP 238	Shop	50.29	0
A (MALL)	SHOP 239	Shop	380.92	0
A (MALL)	FOOD COURT STALL 1	Others	19.43	0
A (MALL)	FOOD COURT STALL 2	Others	19.43	0
A (MALL)	FOOD COURT STALL 3	Others	19.43	0
A (MALL)	FOOD COURT STALL 4	Others	19.43	0
A (MALL)	FOOD COURT STALL 5	Others	19.43	0
A (MALL)	FOOD COURT STALL 6	Others	28.32	0
A (MALL)	AUDITORIUM 1	Others	150.83	0
A (MALL)	AUDITORIUM 2	Others	151.68	0
A (MALL)	AUDITORIUM 3	Others	151.68	0
A (MALL)	AUDITORIUM 4	Others	150.34	0
A (MALL)	GAME ZONE	Others	746.59	0
A (MALL)	RESTAURANT 301	Others	197.27	0
A (MALL)	RESTAURANT 302	Others	270.06	0
A (MALL)	BANQUATE HALL 303	Others	530.54	0
A (MALL)	BANQUATE HALL 304	Others	490.87	0
A (MALL)	RESTAURANT 401	Others	207.2	0
A (MALL)	RESTAURANT 402	Others	304.65	0
A (MALL)	RESTAURANT 403	Others	241.38	0
			13732.73	

For, IMPERIAL BUILDCON



PARTNER