

Bhavnagar Municipal Corporation

FORM NO. D.

DEVELOPMENT PERMISSION

Date :24/07/2019

Permission is hereby granted under Section 29(1) (i)/29(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Gujarat Provincial Municipal Corporation Act, 1949.

Case No:1169675

Rajachitthi No:BMC/24-07-2019/1169675/01/000403

For: Mercantile

District:Bhavnagar

Taluka: Bhavnagar

Village: Bhavnagar

Final Plot No.:

Arch/Engg. No: BMC-ER-68

Arch/ Engg. Name: Sanket N. Rathod

Name of Applicant :A.N. DEVELOPERS

Address :WARD NO-3, SHEET NO-63, S.R.NO-1302 AND 1303, DIWANPARA ROAD, BHAVNAGAR. Bhavnagar Bhavnagar Gujarat

Land Description: OPEN LAND

Sub Plot No.:

TP Scheme: NA

TP Scheme No.: NA

Proposed Final Plot No:

Building Name :A (BUILDING)

Height of the Building: 15.85

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
GROUND AND PARKING FLOOR	Parking, Mercantile	413.65	0	7
FIRST FLOOR	Residential, Mercantile	381.03	2	8
SECOND FLOOR	Residential	298.05	4	0
THIRD FLOOR	Residential	281.22	4	0
FOURTH FLOOR	Residential	296.34	4	0
TERRACE FLOOR		52.48	0	0
Total		1722.77		

On the following conditions/grounds

Conditions:

(in case of grant)

Order Date :23/07/2019

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

Conditional Remarks:- 1) As per Chapter 2 REGISTRATION OF REAL ESTATE PROJECT AND REGISTRATION OF REAL ESTATE AGENTS, Clause no. 3(1) of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016: No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act.

2) As per Section D: Performance Regulations, Chapter no. 21: Buildings and Infrastructure of CGDCR - 2017, all the requirements for HANDICAPPED PERSONS must be met with.

3) Under the provisions of the Building and Other Construction Workers (Employment Regulation and Conditions of Employment) Act 1996, every owner should submit 30 days prior to commencement of the construction activities under the Act, Notice 4, to Construction Inspector, Assistant Director, Office of Industrial Safety and Health, T-8 / B, at Bahamali Bhavan, Palace Road, Bhavnagar, and registration of construction site within 60 days of commencement of work on the website www.ifp.gujarat.gov.in has to be done on-line with the required prescribed document.

4) Provision of double button system (dual flush tank) in the toilet.

5) Prior to receiving the Building use Permission, N.O.C by a Lift Inspector and Electric Inspector (authorized by the Government of Gujarat) must be submitted

6) Registration of Fire Protection Consultant at Fire and Emergency Department of Bhavnagar Municipal Corporation and fire safety provisions must be done as per N.B.C. and NOC of the Chief Fire Officer must be submitted before receiving the OC (BU approval)

For The Chief Executive Authority / Municipal Commissioner / Chief Officer
Bhavnagar Municipal Corporation

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

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.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - a. Title, ownership, and easement rights of the Building unit for which the building is proposed;
 - b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - c. Correctness of demarcation of the plot on site.
 - d. Workmanship, soundness of material and structural safety of the proposed building;
 - e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
 - a. Structural drawings and related reports, before the commencement of the construction,
 - b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGDCR.
6. 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

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.

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