

CTDO/OUT/24032023/332  
Date : 27/03/2023

Surat Municipal Corporation  
Town Development Department  
Development Permission

OFFLINE  
T.D.O./DP/No.: 281  
Date 29-03-2023

With Reference to the Application for Development Permission Number **SWZ/29042022/39** Dated **29/04/2022** 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,  
HARISHBHAI RAMNIKBHAI HIMSELF AND  
Power of Attorney Holder of  
JAYANTIBHAI RAMNIKBHAI & Others .  
19, Jivanvikas Society, Athwalines, Surat.

c/o,  
Sureshkumar Bhimabhai Modiya  
Engineer  
TDO/ER/445  
Address :- F-18, Shivam Complex, New Gujarat Gas Road, Adajan, Surat.  
Name Of Developer :- Devrajibhai M. Patel  
Reg No. :- TDO/DEVR/1863  
Address :- 4, Vaibhav Bunglows, opp. Surti appt. piplod, Surat-395007

**Subject :-** Development Permission Applicant On Development Scheme :- **TP Scheme no. 13(Bharthana-Vesu), TP Status :- Sanctioned Preliminary**

| R.S. No. | Block No     | O.P. No. | F.P. No. | C.S. No. |
|----------|--------------|----------|----------|----------|
| -        | 96/P1, 96/P2 | 66       | 86       | -        |

Case Date :- 29/04/2022

Case No :- SWZ/29042022/39

|                     |            |                  |           |
|---------------------|------------|------------------|-----------|
| 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 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.
- 5 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.
- 6 The conditions mentioned in the environment clearance certificate no. SEIAA/GUJ/EC/8(a)/2583/2022 dated 04/11/2022 shall be binding.
- 7 This permission is subject to order no TDO/7887, dated 23.03.2023 of the structure safety committee.
- 8 Prior review of structural design of relevant stage by the Member Structural Expert of the Structural Committee shall have to be obtained before commencing the construction of that relevant stage.
- 9 Provisions of Regulation No. 4.7.7 (V) and (VI) shall have to be complied.
- 10 An undertaking certifying that the construction carried out complies with the Design reviewed by the Structural Committee shall have to be submitted by the Registered Structural Designer/ Structural Expert before obtaining B.U.C.

**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 Development Officer  
Town Development Department  
Surat Municipal Corporation



# SANGINI®

BUILDING TRUST. BUILDING LANDMARKS.

SANGINI LIFE SPACE LLP

Date: 27-04-2023

To,  
Gujarat Real Estate Regulatory Authority,  
4 Floor, Sahyog Sankul Sector-11,  
Gandhinagar.

**SUB.: Clarification for mismatch of units in approved plan and form 3.**

Respected Sir,

With reference to above subject, I Jigar V Sheta, authorized person of Sangini Life Space LLP would like to clarify for the mismatch of units in approved plan and form 3.

In approved plan there are 133 units & in Form 3 there are 126 units, comprising for 3 buildings of 20 floors in which flats are starting from 2<sup>nd</sup> floor to 20<sup>th</sup> floor (3 flats on each floor of A building and 2 flats on each floor of B & C building) total 7 flats on each floor of all building. Now 19<sup>th</sup> and 20<sup>th</sup> floors are the penthouse as shown in approved plan area of both flats are added and shown together 19<sup>th</sup> + 20<sup>th</sup> floor = 259.01 (screenshot attached below), in approved plan you can also check that there is no entry in flat from 20<sup>th</sup> floor (screenshot attached below). Same is shown in brochure also.

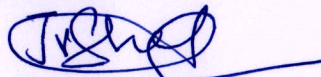
We have planned to sell that flat as one unit i.e., Penthouse 1901+2001 same in all the units and building. Agreement for sale and Sale deed of all the penthouse will be made as single unit i.e., 1901+2001.

So, 7 flats on each floor of all buildings gets 133 – 7 units = 126 units.

I hope this clarifies the query raised.

Thanking You  
Jigar Veljibhai Sheta  
Sangini Life Space LLP

For, Sangini Life Space LLP

  
Partner

**BUILTUP AREA TABLE(SQ.MT)**  
**"A" BLDG**

| FLOOR              | BUILTUP AREA OF EACH UNIT                                               |
|--------------------|-------------------------------------------------------------------------|
| 2ND FLOOR          | 201 = 169.24<br>202 = 167.76<br>203 = 168.16                            |
| 3RD TO 10TH FLOOR  | 301 TO 1001 = 164.63<br>302 TO 1002 = 162.96<br>303 TO 1003 = 165.46    |
| 11TH, 15TH FLOOR   | 1101, 1501 = 169.24<br>1102, 1502 = 167.76<br>1103, 1503 = 165.46       |
| 12TH TO 14TH FLOOR | 1201 TO 1401 = 164.63<br>1202 TO 1402 = 162.96<br>1203 TO 1403 = 165.46 |
| 16TH FLOOR         | 1601 = 168.39<br>1602 = 167.92<br>1603 = 168.16                         |
| 17TH FLOOR         | 1701 = 164.63<br>1702 = 162.96<br>1703 = 165.46                         |
| 18TH FLOOR         | 1801 = 164.63<br>1802 = 162.96<br>1803 = 170.13                         |
| 19TH FLOOR         | 1901+2001 = 273.85<br>1902+2002 = 273.85<br>1903+2003 = 273.85          |

**RERA AREA TABLE(SQ.MT) "A" - BLDG**

| FLOOR                                     | RERA CARPET AREA OF EACH UNIT                                                                                                                                                                      | DETAILS OF (Balcony/Wash/deck/terrace)                                                                                                                                                    |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2ND FLOOR                                 | 201 = 138.15<br>202 = 138.05<br>203 = 146.79                                                                                                                                                       | 201 = 22.86<br>202 = 22.86<br>203 = 78.12                                                                                                                                                 |
| 3RD TO 10TH, 12TH, 13TH, 14TH, 17TH FLOOR | 301 TO 1001 = 137.59<br>302 TO 1002 = 137.50<br>303 TO 1003 = 146.79<br>1201 TO 1401 = 137.59<br>1202 TO 1402 = 137.50<br>1203 TO 1403 = 146.79<br>1701 = 137.59<br>1702 = 137.50<br>1703 = 146.79 | 301 TO 1001 = 17.66<br>302 TO 1002 = 17.66<br>303 TO 1003 = 12.63<br>1201 TO 1401 = 17.66<br>1202 TO 1402 = 17.66<br>1203 TO 1403 = 12.63<br>1701 = 17.66<br>1702 = 17.66<br>1703 = 12.63 |
| 11TH, 15TH FLOOR                          | 1101, 1501 = 138.15<br>1102, 1502 = 138.05<br>1103, 1503 = 146.79                                                                                                                                  | 1101, 1501 = 22.86<br>1102, 1502 = 22.86<br>1103, 1503 = 12.63                                                                                                                            |
| 16TH FLOOR                                | 1601 = 137.59<br>1602 = 137.50<br>1603 = 146.79                                                                                                                                                    | 1601 = 21.37<br>1602 = 22.39<br>1603 = 12.63                                                                                                                                              |
| 18TH FLOOR                                | 1801 = 137.59<br>1802 = 137.50<br>1803 = 150.97                                                                                                                                                    | 1801 = 17.66<br>1802 = 17.66<br>1803 = 12.63                                                                                                                                              |
| 19TH+20TH FLOOR                           | 1901+2001 = 259.01<br>1902+2002 = 253.91<br>1903+2003 = 258.08                                                                                                                                     | 1901+2001 = 121.52<br>1902+2002 = 132.76<br>1903+2003 = 133.41                                                                                                                            |

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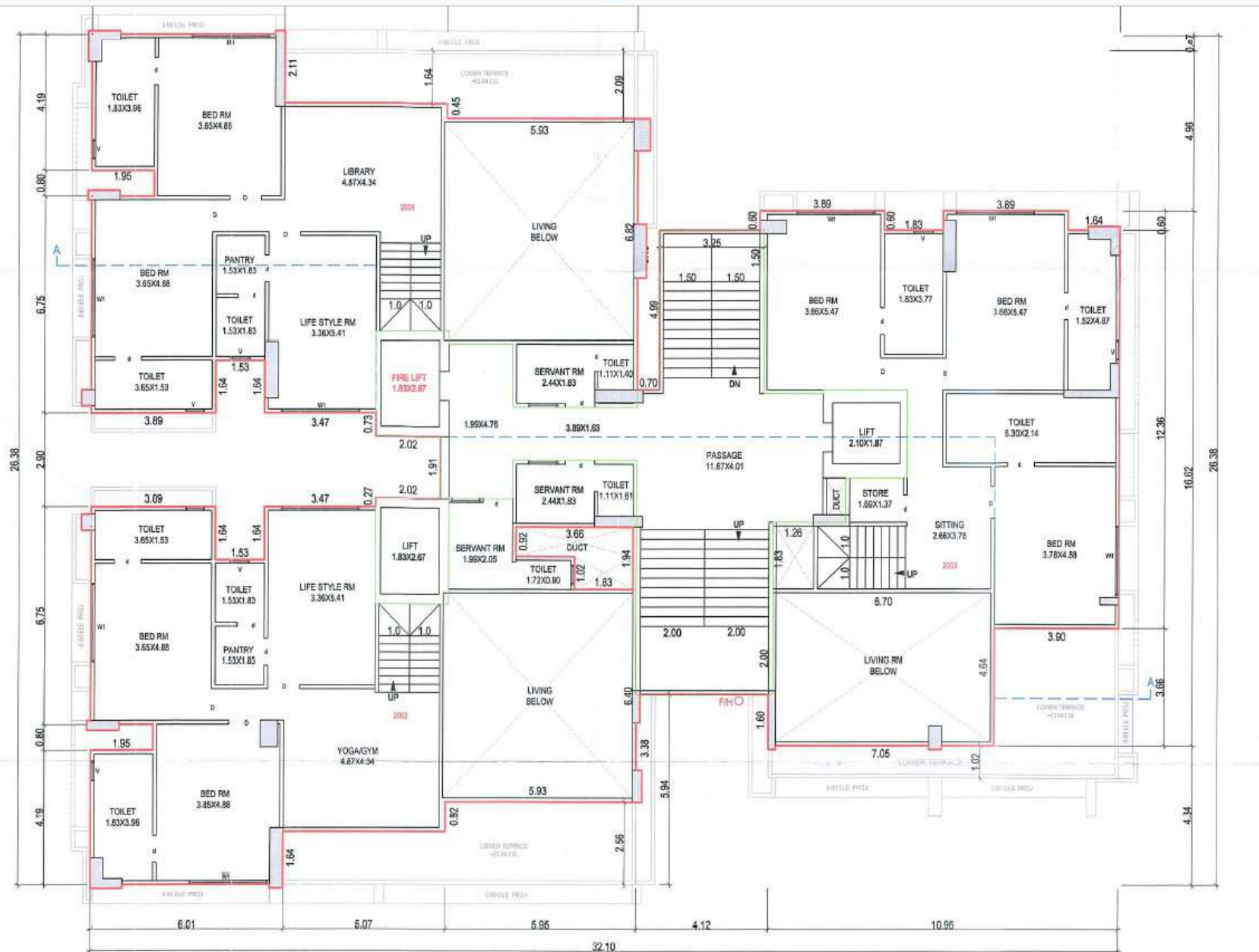
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ટીડીઓ નં.: / ૧૩૩૨  
તા ૧૬/૦૫/૨૦૨૩

પ્રતિ,  
શ્રી હરીશભાઈ રમણીકભાઈ પોતે તથા જયંતીભાઈ રમણીકભાઈ અને અન્યોના પાવરદાર,  
૧૯, જીવન વિકાસ સોસા,  
અઠવાલાઈન્સ, સુરત.

વિષય:- પ્રિ.ટી.પી સ્કીમ નં. ૧૩ (ભરથાણા-વેસુ), ફા. પ્લોટ નં.: ૮૬ વાળી મિલકતમાં મંજૂર થયેલ પ્લાન બાબત.  
સંદર્ભ :- (૧) રજાચિટ્ટીનં. ઓફલાઈન ટી.ડી.ઓ./ડી.પી.નં. ૨૮૧, તા. ૨૯/૦૩/૨૦૨૩  
(૨) આપશ્રીની તા. ૧૧/૦૫/૨૦૨૩ ની રજૂઆત.

મહાશય,

ઉપરોક્ત વિષયે સંદર્ભ (૨) હેઠળના આપશ્રીના પત્ર અન્વયે જણાવાનું કે, પ્રિ.ટી.પી સ્કીમ નં. ૧૩ (ભરથાણા-વેસુ), ફા. પ્લોટ નં.: ૮૬ વાળી જમીનમાં સંદર્ભ (૧) હેઠળથી 'એ', 'બી' અને 'સી' પ્રકારના ૩ (ત્રણ) રેસીડેન્સીયલ બિલ્ડીંગોની રજાચિટ્ટી આપવામાં આવેલ. જે અન્વયે આપશ્રીના સંદર્ભ (૨) હેઠળના પત્રથી આપશ્રી ધ્વારા સંદર્ભ (૧) થી મંજૂર થયેલ પ્લાનો પૈકી લે-આઉટ પ્લાનમાં દર્શાવેલ રેરાને લગતા ટેબલમાં યુનિટોની સંખ્યા લખવામાં શરતયુક્તિ ભુલ થયેલ હોય, પરંતુ અન્ય તમામ પ્લાનોમાં કોઈ અસર/ફેરફાર થતો ન હોય, ફક્ત રેરાને લગતા ટેબલમાં બિલ્ડીંગના યુનિટોની સંખ્યામાં સુધારો કરી આપવા સંદર્ભ (૨) હેઠળના પત્રથી રજૂઆત કરવામાં આવેલ. જે સંદર્ભે જણાવવાનું કે, પ્રશ્નવાળી મિલકતમાં અત્રેથી સંદર્ભ (૧) હેઠળથી મંજૂર પ્લાનો પૈકીના લે-આઉટ પ્લાનના એરીયા ટેબલમાં બિલ્ડીંગના યુનિટોની સંખ્યા નીચે ટેબલમાં દર્શાવ્યા મુજબ ધ્યાને લેવાની રહેશે.

| 21   | FLOORS/LEVELS                           |               | NUMBERS OF UNITS |
|------|-----------------------------------------|---------------|------------------|
|      | PROVIDED DETAILS OF INDIVIDUAL BUILDING |               | A,B & C BLDG     |
| 21.1 | BASMENT                                 | LOWER BASMENT | -                |
|      |                                         | UPPER BASMENT | -                |
| 21.2 | HOLLOW PLINTH                           |               | -                |
| 21.3 | GROUND FLOOR                            |               | -                |
| 21.4 | TYPICAL FLOOR                           | 1 ST FLOOR    | AMENITIES        |
|      |                                         | 2 ND FLOOR    | 7                |
|      |                                         | 3 RD FLOOR    | 7                |
|      |                                         | 4 TH FLOOR    | 7                |
|      |                                         | 5 TH FLOOR    | 7                |
|      |                                         | 6 TH FLOOR    | 7                |
|      |                                         | 7 TH FLOOR    | 7                |
|      |                                         | 8 TH FLOOR    | 7                |
|      |                                         | 9 TH FLOOR    | 7                |
|      |                                         | 10 TH FLOOR   | 7                |
|      |                                         | 11 TH FLOOR   | 7                |
|      |                                         | 12 TH FLOOR   | 7                |
|      |                                         | 13 TH FLOOR   | 7                |
|      |                                         | 14 TH FLOOR   | 7                |
|      |                                         | 15 TH FLOOR   | 7                |
|      |                                         | 16 TH FLOOR   | 7                |
|      |                                         | 17 TH FLOOR   | 7                |
|      |                                         | 18 TH FLOOR   | 7                |
|      |                                         | 19 TH FLOOR   | 7                |
|      |                                         | 20 TH FLOOR   | 7                |
|      |                                         | TERRACE FLOOR | -                |
| 21.5 | FLOORS OTHER THAN TYPICAL               |               | -                |
| 21.6 | TOTAL                                   |               | -                |
| 21.7 | TOTAL OF ALL BUILDING                   |               | 126              |

ઉક્ત સુધારેલ ટેબલ મુજબના યુનિટોની સંખ્યા અંગેની વિગતો તમામ લાગત કચેરીઓ / શાખાઓમાં આપના ધ્વારા જમા કરાવવાની રહેશે, જે ધ્યાને લેશો.

ઈ.ચા. શહેર વિકાસ અધિકારી  
શહેર વિકાસ (મધ્યસ્થ) ખાતુ  
સુરત મહાનગરપાલિકા

નકલ રવાના : એન્જી. શ્રી સુરેશકુમાર બી. મોડીયા, એફ/૧૮, શીવમ કોમ્પલેક્સ, અડાજણ, સુરત પ્રતિ,.... જાણ સારું.