

T. D. O.
OFFLINE
D.P.A. No. 146
Date 05/03/2021



CTDO/OUT/30072021/64
Date : 30/07/2021

Surat Municipal Corporation
Town Development Department
Development Permission

OFFLINE
T.D.O./DP/No.: 067
Date 09-08-2021

With Reference to the Application for Development Permission Number **NZ/05032021/188** Dated **05/03/2021** 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,
Vallabhbhai Shamjibhai Patel
701, Munshi Manor, 10th Road, Khar(West), Mumbai

c/o,
Divyesh Kishorbhai Gediya
Engineer
TDO/ER/1808
Address : - 85, Jamuna Park, Near Cousway Road, Katargam, Surat.
Name Of Developer :- Sandip V. Bhungalia
Reg No. :- TDO/DEVR/2687
Address :- Flat No. 14, Lila Cottage, Besant Street, Mumbai, Santacruz liabrari, Mumbai West-400054

Subject :- Development Permission Applicant On Development Scheme :- **TP Scheme no. 66Kosad-Variav), TP Status :- Sanctioned Draft**

R.S. No.	Block No	O.P. No.	F.P. No.	C.S. No.
447-4, 447-3	735,736	197,198	197+198	-

Case Date :- **05/03/2021**

Case No :- **NZ/05032021/188**

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.

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

Surat Municipal Corporation

FORM NO. D.

DEVELOPMENT PERMISSION

Date :26/05/2021

Permission is hereby 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:1672781

Rajachitthi No:SMC/10-05-2021/1672781/01/020868

For: Residential

District:Surat

Taluka: Choryasi

Village: Kosad

Final Plot No.: 197+198

Arch/Engg. No: TDO/ER/848

Arch/ Engg. Name: Jagdishchandra Harjibhai Gelani

Name of Applicant :Vallabhbhai Shamjibhai Patel

Address :701 Munshi Manor 10th Road Khar Mumbai

Land Description: T.P. Scheme No-66(Kosad-Variav), Block No- 735,736, F.P. No-197+198, O.P. No-197,198

Sub Plot No.:

TP Scheme: Kosad-Variav

TP Scheme No.: 66

Proposed Final Plot No: 197+198

Proposed Layout Plan Area		Area For Proposed T.P Road & Reservation (No. of %)		Alloted Land Area, After Deduction of Reservation Area		Plot No.	Area		Total Plot Area (Total No. of Plot)		Common Plot Area		Internal Plot Area	
Sq mt.	Sq vd.	Sq mt.	Sq vd.	Sq mt.	Sq vd.		Sq mt.	Sq vd.	Sq mt.	Sq vd.	Sq mt.	Sq vd.	Sq mt.	Sq vd.
4532.00000	5420.226680	0.00000	0.00000	4532.00000	5420.226680		4532.00000	5420.226680	4532.00000	5420.226680	453.410000	542.273826	182.440000	182.440000

On the following conditions/grounds

Conditions:

Conditional Remarks:- Any future changes in Draft T.P. Proposal shall be binding to all concern.

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Surat 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 $\frac{1}{2}$ 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.

Order Number :SMC/10-05-2021/1672781/01/020868

Order Date :15/05/2021

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

