T. D. O.
OFFLINE
D.P.A. No. 241
Date 14-03-2019

CTDO/OUT/19102020/45
Date : 19/10/2020

Surat Municipal Corporation
Town Development Department
Developement Permission

OFFLINE
T.D.O./DP/No.: 32
Date 20 - 10 -2020

With Reference to the Application for Development Permission Number **WZ/14032019/483 Dated 14/03/2019** 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 Provinicial Municipal Corporation Act, 1949,

To,

BHOGILAL GOPALBHAI PATEL & Others
A/10, LILAVIHAR SOCIETY, COSEWAY ROAD, SURAT

c/o,

Sureshkumar Bhimabhai Modiya
Engineer
TDO/ER/445
Address : - F-18, Shivam Complex, New Gujarat Gas Road, Adajan, Surat.

Subject :- Development Permission Applicant On Development Scheme :- **TP Scheme no. 46(Jahangirpura), TP Status :- Sanctioned Preliminary**

R.S. No.	Block No	O.P. No.	F.P. No.	C.S. No.
0	**73/P**	**22/A**	**F.P.No-34**	**0**

Case Date :- **14/03/2019** Case No :- **WZ/14032019/483**

Development Type :-	**Sub-Division**	Building Type :-	**SubDivision**

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.

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 :22/01/2021

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:1596442

Rajachitthi No:SMC/19-12-2020/1596442/01/016395

For: Residential

District:Surat

Taluka: Surat City

Village: Jahangirpura

Final Plot No.: 34/PAIKEE

Arch/Engg. No: TDO/ER/445

Arch/ Engg. Name: Sureshkumar Bhimabhai Modiya

Name of Applicant :BHOGILAL GOPALBHAI PATEL AND OTHERS

Address :A/10, Lilavihar Society, Causeway Road, Rander, Surat Rander Surat Gujarat

Land Description: TP - 46(JAHANGIRPURA), FP - 34/PAIKEE SUB PLOT - B, NEAR SAROLI BRIDGE, JAHANGIRPURA, SURAT

Sub Plot No.: B

TP Scheme: 46(JAHANGIRPURA)

TP Scheme No.: 46

Proposed Final Plot No: 34/PAIKEE

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 yd.	Sq mt.	Sq yd.	Sq mt.	Sq yd.		Sq mt.	Sq yd.	Sq mt.	Sq yd.	Sq mt.	Sq yd.	Sq mt.	Sq yd.
						87	78.080000	93.382899						
						86	78.080000	93.382899						
						85	104.240000	124.669998						
						84	104.240000	124.669998						
						83	78.080000	93.382899						
						82	78.080000	93.382899						
						81	78.080000	93.382899						
						80	78.080000	93.382899						
						79	78.080000	93.382899						
						78	78.080000	93.382899						
						77	78.080000	93.382899						

76	78.080000	93.382899
75	98.580000	117.900694
74	98.580000	117.900694
73	78.080000	93.382899
72	78.080000	93.382899
71	78.080000	93.382899
70	78.080000	93.382899
69	78.080000	93.382899
68	78.080000	93.382899
67	78.080000	93.382899
66	78.080000	93.382899
65	104.240000	124.669998
64	104.240000	124.669998
63	78.080000	93.382899
62	78.080000	93.382899
61	78.080000	93.382899
60	78.080000	93.382899
59	78.080000	93.382899
58	78.080000	93.382899
57	78.080000	93.382899
56	78.080000	93.382899
55	78.080000	93.382899
54	78.080000	93.382899
53	78.080000	93.382899
52	78.080000	93.382899
51	78.080000	93.382899
50	138.610000	165.776174
49	133.080000	159.162349
48	80.030000	95.715080
47	80.030000	95.715080
46	80.030000	95.715080
45	80.030000	95.715080
44	80.030000	95.715080
43	80.030000	95.715080
42	80.030000	95.715080
41	80.030000	95.715080
40	80.030000	95.715080

18131.840000	21685.499322	0.000000	0.000000	18131.840000	21685.499322	39	80,030000	95.715080	12353.640000	14774.829904	1815.210000	2170.973008	3900.280000	3900.280000
						38	80.030000	95.715080						
						37	80.030000	95.715080						
						36	80.030000	95.715080						
						35	106.190000	127.002178						
						34	106.190000	127.002178						
						33	80.030000	95.715080						
						32	80.030000	95.715080						
						31	80.030000	95.715080						
						30	80.030000	95.715080						
						29	80.030000	95.715080						
						28	80.030000	95.715080						
						27	80.030000	95.715080						
						26	80.030000	95.715080						
						25	80.030000	95.715080						
						24	80.030000	95.715080						
						23	80.030000	95.715080						
						22	80.030000	95.715080						
						21	80.030000	95.715080						
						20	123.500000	147.704765						
						18	89.290000	106.789947						
						17	89.290000	106.789947						
						16	89.290000	106.789947						
						15	89.290000	106.789947						
						14	89.290000	106.789947						
						94	98.580000	117.900694						
						93	78.080000	93.382899						
						92	78.080000	93.382899						
						91	78.080000	93.382899						
						90	78.080000	93.382899						
						89	78.080000	93.382899						
						88	78.080000	93.382899						
						13	89.290000	106.789947						
						12	89.290000	106.789947						
						11	138.330000	165.441297						
						9	80.140000	95.846639						

8	80.020000	95.703120
7	79.500000	95.081205
6	78.940000	94.411451
5	78.390000	93.753656
4	77.840000	93.095862
3	77.290000	92.438067
2	76.740000	91.780273
1	108.650000	129.944314
144	115.540000	138.184685
143	86.210000	103.106298
142	86.210000	103.106298
141	86.210000	103.106298
140	86.210000	103.106298
139	85.830000	102.651822
138	84.350000	100.881757
137	82.790000	99.016012
136	81.240000	97.162228
135	121.310000	145.085547
134	119.170000	142.526128
133	78.080000	93.382899
132	78.080000	93.382899
131	78.080000	93.382899
130	78.080000	93.382899
129	78.080000	93.382899
128	78.080000	93.382899
127	78.080000	93.382899
126	78.080000	93.382899
125	104.240000	124.669998
123	78.080000	93.382899
122	78.080000	93.382899
121	78.080000	93.382899
120	78.080000	93.382899
119	78.080000	93.382899
118	78.080000	93.382899
116	78.080000	93.382899
117	78.080000	93.382899
115	118.970000	142.286930

114	118.660000	141.916173
113	78.080000	93.382899
112	78.080000	93.382899
111	78.080000	93.382899
110	78.080000	93.382899
109	78.080000	93.382899
108	78.080000	93.382899
107	78.080000	93.382899
106	78.080000	93.382899
105	104.240000	124.669998
104	104.240000	124.669998
103	78.080000	93.382899
102	78.080000	93.382899
101	78.080000	93.382899
100	78.080000	93.382899
99	78.080000	93.382899
98	78.080000	93.382899
97	78.080000	93.382899
96	78.080000	93.382899
95	118.460000	141.676975
124	104.240000	124.669998
10	125.760000	150.407702
19	130.320000	155.861417

On the following conditions/grounds

Conditions:
Conditional Remarks:-

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 BuildingÃ¢â‚¬Â¬Ï¿½unit 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/19-12-2020/1596442/01/016395

Order Date :19/12/2020

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