

T. D. O.
Inward No. 702
Date 24/03/2017



GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
ORDER NO. TPS-142016-140(2)-L
SACHIVALAYA, GANDHINAGAR.

મધ્યસ્થ કચેરી
13 APR 2017
ક્રમ નંબર ૭/૧/૧૬૬

ORDER

Dated. **15 MAR 2017**

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. TPS-142016-140(2)-L: In exercise of the powers conferred under Section 30 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. XXVII of 1976) (hereinafter referred to as "the said Act") the Government of Gujarat hereby directs that the Khajod Urban Development Authority may grant permission under Section 30 of the said Act in accordance with the provisions contained hereunder and also subject to the condition that the Appropriate Authority shall also obtain written undertaking from the applicant before granting permission that no compensation shall be claimed by the applicant in case the permission is cancelled or amended under section 33 of the said Act.

WHEREAS, the Khajod Urban Development Authority has submitted plan for the proposed development on the, Block No.177/paikii (hereinafter referred as "proposed development") made a proposal vide letter dated.04.02.2017 No.Dreamcity/46 to grant the permission.

WHEREAS, the Khajod Urban Development Authority had not published the Development Plan

AND NOW THEREFORE, The Khajod Urban Development Authority in respect of the representation for the proposed development, shall give the permission with following directions.

1. The land under questioned shall be given approach from 90.0 mtr wide D.P.road while making the development plan in future.
2. The common plot shall be provided at ground level.
3. The maximum ground coverage for podium shall be allowed upto 83372.68 sq.mt. More than permissible ground coverage shall be charged @ 150 % of jantry by the competent authority.
4. The maximum ground coverage for tower shall be allowed upto 29766.46 sq.mt. More than permissible ground coverage shall be charged @ 150 % of jantry by the competent authority.
5. FSI shall be allowed upto 375616.65 sq.mt. More than permissible 1.80 FSI (as per Govt. Resolution) shall be charged @ 40% of jantry by the competent authority.
6. The clear height shall be allowed upto 72.90 mtr. Built-up area covered under more than permissible height shall be charged @ 15% of jantry by the competent authority.
7. The basement height shall be allowed up to 5.40 mtr. for exclusive use of parking.
8. Architectural projection shall be allowed up to 1.50 mtr. width as a special structure.
9. The length of the building shall be allowed up to 434.03 mtr.
10. The use for common amenities (control panel room, electrical transformer , water treatment plant) shall be exempted from counting Built up and F S I.

Vc. Dy. TDO Shree

D.M.C. (P&D)

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TDO (TP)

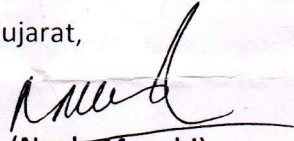
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S/c TPS (A)
T.D. Dept

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Wrote by En
Chavala / B

11. The proposed development may be granted by KUDA subject to the following conditions:
- The Authority shall ensure the structural safety and fire safety regarding 434.03 mtr. length of building.
 - The location of all stairs shall be provided as per fire regulation and the Fire N.O.C shall be produced by applicant.
 - The stair-case & Lifts(elevators) shall be so located that it shall be within accessible distance of not more the 25 mtr. from any entrance subject to Fire N.O.C.
 - Condition of procedure and performance regulation shall be followed and The appointment of Architect/Engineer/developer, rain water harvesting, solar power shall be as per Government Notification No.GH/V/162 of 2016/EDB-102016-3629-L and No.GH/V/161 of 2016/EDB-102016-3629-L on dated.03.10.2016.
 - The N.O.C. for GPCB and airport authority shall be produced by the applicant.
 - Fire safety shall be ensured as per the present inforce provisions. However any provision prescribed in future shall have to be followed.
 - For the purpose of structural safety, provision made under the Government order No.NRY-142013-5116-L, dated.11.12.14 shall be followed.
 - No parking shall be allowed in the minimum margin at ground floor.
 - The front marginal space shall be kept at ground level and no construction or erection shall be done which may became an obstacle to any movement. The appropriate authority shall ensure the compliance for the same before issuing building use permission.
 - For the Purpose of Security CCTV Cameras, Public Address System and the Control Room have to be provided.

By order and in the name of the Governor of Gujarat,


(Neela Munshi)

Officer on Special Duty & Ex-Officio Joint Secretary
to the Government of Gujarat
Urban Development and Urban Housing Department

Copy forwarded with compliments to :

- The P.S. to Hon'ble Deputy Chief Minister, Swarnim Sankul-1, New Sachivalaya, Gandhinagar.
- The Chief Executive Authority, Khajod Urban development Authority, Surat.
- The Chief Executive Authority, Surat Urban development Authority, Surat.
- The Municipal Commisioner, Surat Municipal Corporation, Surat.
- The Chief Town Planner, Gujarat State, Gandhinagar.
- The Senior Town Planner, South Gujarat Region, Kuber Bhavan, I-Block, 8th Floor, Room No. 802, Kothi Compound, Vadodara.
- The Collector, Surat. Dist. Surat.
- The District Development Officer, Surat. Dist. Surat.
- System Manager (Gil), Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- The Select file of ' L ' Branch (2017).
- The personal file of Dy. Section Officer (2017).