

Vadodara Municipal Corporation

FORM NO. D.

DEVELOPMENT PERMISSION

Date :15/08/2022

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:1635709

Rajachitthi No:VMC/05-08-2022/1635709/01/089046

For: Residential

District:Vadodara

Taluka: Vadodara

Village: Vadodara City

Final Plot No.:

Arch/Engg. No: VMC-EOR-036

Arch/ Engg. Name: Jitendra S Patel

Name of Applicant :SANJAYBHAI CHHOTALAL SHAH

Address :RAAMAH SPECTRAA BESIDE BHARAT PETROLIUM VISHWASH COLONY ALKAPURI VADODARA

Land Description: RAAMAH SPECTRAA BESIDE BHARAT PETROLIUM VISHWASH COLONY ALKAPURI VADODARA

Sub Plot No.:

TP Scheme:

TP Scheme No.:

Proposed Final Plot No:

Building Name :A (BUILDING)

Height of the Building: 30.93

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
L O W E R B A S E M E N T F L O O R	Parking	2800.27	0	0
U P P E R B A S E M E N T F L O O R	Parking	2800.27	0	0
G R O U N D F L O O R	P a r k i n g , Residential, Mercantile	2700.40	1	16
FIRST FLOOR	Residential, Mercantile	2638.56	0	0
S E C O N D PODIUM FLOOR	Residential	1390.82	6	0
THIRD FLOOR	Residential	1316.49	8	0
FOURTH FLOOR	Residential	1316.49	8	0
FIFTH FLOOR	Residential	1316.49	8	0
SIXTH FLOOR	Residential	1316.49	8	0

S E V E N T H F L O O R	Residential	1227.18	8	0
EIGHTH FLOOR	Residential	1028.50	0	0
T E R R A C E F L O O R		104.24	0	0
Total		19956.20		

On the following conditions/grounds

Conditions:

Conditional Remarks:-

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Vadodara 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, 1½ 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 :VMC/05-08-2022/1635709/01/089046

Order Date :09/08/2022

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



Date: 21/11/2022

To,
Technical Team,
Real Estate Regulatory Authority,
4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar-382010.

Respected Sir,

Project: RaamahSpectraa

Promoter's Name: RaamahBuildtek LLP

Acknowledge No.:PR/VADODARA/VADODARA/GUJRERA/221105/013620

SUB: Covering letter for TP Remarks.

1. Give Calculation of carpet area and give clarification of Carpet area does not match with application and Plan and Clarification of total number of units miss match in Commencement Certificate, Application and Plan.

Subject to above point, following are the Calculation of carpet area and Number of Unit as per Plan and Rajachitthi.

Number Unit as per Plan and rajachitthi	Carpet area as per Plan		
Unit Number	Split Unit 1	Split Unit 2	Total Carpet area
Show room 1	89.28	89.31	178.59
Show room 2	89.31	89.31	178.62
Show Room 3	89.31	89.31	178.62
Show Room 4	89.31	89.31	178.62
Show Room 5	89.31	89.31	178.62
Show Room 6	89.31	89.31	178.62
Show Room 7	89.30	89.30	178.6
Show Room 8	89.31	89.31	178.62

Raamah Buildtek LLP

Address : "RAAMAH SPECTRAA" B/H BHARAT PETROL PUMP, VISHWAS COLONY,
ALKAPURI, VADODARA 390007.

www.raamah.in

Show Room 9	89.31	89.31	178.62
Show Room 10	89.31	89.31	178.62
Show Room 11	89.31	89.31	178.62
Show Room 12	89.31	89.31	178.62
Show Room 13	89.31	89.31	178.62
Show Room 14	89.30	89.30	178.60
Show Room 15	170.46	170.46	340.92
A-202	0	0	140.33
A-203	0	0	142.05
A-204	0	0	140.25
B-201	0	0	142.04
B-203	0	0	142.05
B-204	0	0	140.33
A-301	0	0	142.05
A-302	0	0	140.33
A-303	0	0	142.05
A-304	0	0	141.35
A-401	0	0	142.05
A-402	0	0	140.33
A-403	0	0	142.05
A-404	0	0	141.35
A-501	0	0	142.05
A-502	0	0	140.33
A-503	0	0	142.05
A-504	0	0	141.35
A-601	0	0	142.05
A-602	0	0	140.33
A-603	0	0	142.05
A-604	0	0	141.35
A-701	115.23	87.43	202.66
A-702	115.23	103.57	218.80
A-703	115.23	103.57	218.80
A-704	115.23	87.43	202.66
B-301	0	0	142.04
B-302	0	0	140.33
B-303	0	0	142.05
B-304	0	0	140.33
B-401	0	0	142.04

Address : "RAAMAH SPECTRAA" B/H BHARAT PETROL PUMP, VISHWAS COLONY,
ALKAPURI, VADODARA 390007.

B-402	0	0	140.33
B-403	0	0	142.05
B-404	0	0	140.33
B-501	0	0	142.04
B-502	0	0	140.33
B-503	0	0	142.05
B-504	0	0	140.33
B-601	0	0	142.04
B-602	0	0	140.33
B-603	0	0	142.05
B-604	0	0	140.33
B-701	115.23	100.78	216.01
B-702	115.23	87.43	202.66
B-703	115.23	87.43	202.66
B-704	115.23	103.57	218.80
61	-	-	9,893.75

In Approved plan and Rajachitthi vide Number: VMC/05-08-2022/1635709/01/089046, by mistakes the Club House and Electric Metter room consider in Units table so our total Units under Registration is 61 units.

We request you to accept this clarification letter and respond in case any further compliance is required from our side.

Thanking you,
RaamahBuildtek LLP

Raamah Buildtek LLP

Designated Partner

Raamah Buildtek LLP
Address : "RAAMAH SPECTRAA" B/H BHARAT PETROL PUMP, VISHWAS COLONY,
ALKAPURI, VADODARA 390007.

www.raamah.in