

**Development Permission to M/s. Shilp Infraprojects LLP  
 for Residential Project**

To,

**Shilp Infraprojects LLP**

Sur No.220/2/4, FP No.304/3,  
 TP No.50 "SHILP HOUSE", Opp Rajpath Club,  
 Rajpath Rangoli Road, Bodakdev  
 Ahmedabad-380054

**Ref:** Application for Development Permission for Residential Project (Form DP-A-01) dated March 13, 2023

Sr. No.	Details	
1.	Building ID	25 B & C
2.	Block	25
3.	Zone	2

Sir,

Please refer to your application dated 13.03.2023 regarding the Development Permission and Fire opinion from Regional Fire Officer dated 21.03.2023.. The Development Permission is hereby granted under Section 29(1) (i) of the Gujarat Town Planning and Urban Development Act, 1976 to M/s Shilp Infraprojects LLP for development of residential Project at Building No. 25 B & C, Block 25, Zone 2, at GIFT City, Gandhinagar. The details of the approved building and BUA are as below:

Building ID	No. of Basements	No. of Floors	No. of Residential Units	Building Height (m)	AMSL of highest point of Structure (m)	Net BUA in Sqm
25 B & C	4	G+25	646	84.23	153.25	Residential: 63,836.33
						Commercial: 4049.61
						<b>Total: 67,885.94</b>

The Development Permission is granted with the following conditions:

1. Co-developer is required to construct the building in compliance with GIFT Area DCR and all the MEPF service provisions in the building shall comply with NBC-2016 & GIFT guidelines.
2. The Development Permission is subject to the following.
  - i. Co-developer shall obtain the Board of Approval, Gol (BoA) for additional land (including appurtenant land) of 1513 SQM and additional BUA.



- ii. Notification from BoA-MoCI is awaited for the for revised demarcation area order for dual use NPA for GIFT SEZ.  
In case of any rejection by Board of Approval-Gol (BoA) for any of the above; Development Permission will stand cancelled.
3. All the commitment/ undertakings submitted along with DP application shall be complied at the relevant stages of building development.
4. No Construction shall be started before the approval of Dual-use Non-Processing Area (NPA) from the Competent Authority.
5. As per GIFT DCR Part 4 Clause 15- GIFT SEZ shall get third party verifications of designs of Structural, MEP, Fire Fighting, Building facade and Other Building services from the empanelled consultants (Proof Check Consultants) engaged by the GIFT SEZ at the Co-Developer's cost.
6. As per GIFT area DCR, the submission shall be scrutinized through ODAS (Online Development Approval System) during the development phase. All the applicable charges shall be borne by the Co-Developer. Final BUA corresponding to development rights (DR) will be calculated at the time of Occupancy Certificate (OC) as per prevailing policy.
7. The Co-developer shall have to carry out and submit Fire Audit and submit final Fire NOC from Fire Officer before applying for Occupancy Certificate. The Co-developer shall provide all firefighting requirement along with necessary accessories at his own cost as prescribed in National Building Code / Fire Opinion /Gujarat Fire prevention and Life safety regulation and as suggested by MEPF proof check Consultants.
8. Co-Developer shall Obtain and submit NOCs from all the other relevant Authorities as applicable before applying for Occupancy Certificate (OC) of the building.
9. Guideline for residential Building in GIFT city and Guidelines for Retail development in Residential area in GIFT city shall be followed by the co-developer.



10. The Environmental Clearance obtained by GIFT SEZ is subject to a number of conditions. Co-developer shall comply with all applicable conditions as proposed development is an integral part of Environmental Clearance.
11. The Co-Developer shall comply with Environment, Health and Safety (EHS) guidelines attached herewith as Annexure –1 and submit quarterly compliance report as specified therein to GIFT SEZ.
12. Co-Developer shall ensure plantation and maintenance of 3 (three) trees per 200 sq.m. of the leased land area.
13. Area demarcated for parking shall not be modified in terms of size or use in any way.
14. Common facilities like convenient shop, laundromat, healthcare etc. at ground floor proposed by Co-developer shall be exclusively used by the residence of the building only.
15. Areas like staircase, lift, common areas or any other space as shown in the approved plan shall not be modified in terms of size or use in any way.
16. The development permission is liable to be revoked by GIFT SEZ if:-
  - a. The development work in respect of which permission is granted is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by GIFT SEZ is contravened.
  - c. The Competent Authority is satisfied that the same is obtained by the Co-Developer through fraud or misrepresentation of the facts and documents.
17. Co-Developer is required to submit Building Information Model (BIM) at the time of applying for CC MEPF.
18. As per GIFT Area DCR, there shall not be any compound wall/boundary wall/fencing around the building/basement extent.



19. No TV Antenna, lightning arresters, staircase cabin, beacon lights, overhead water tank and attachment of fixtures of any kind shall project above approved permissible top elevation.
20. Co-Developer is required to follow and carry out onsite work for various IBMS (Intelligent building management system) components in the building as per the IBMS guidelines of GIFT SEZ. Co-developer is required to follow and carry out onsite Data cabling for Internet, Voice, Video and Mobile coverage within the building as per the cabling guidelines issue by GIFT SEZ. The detailed design needs to be produced before competent authority before issuance of Commencement Certificate.
21. One set of approved plans are enclosed. This Development Permission shall remain valid for one year from the date of issue. For any change in the building plans you shall obtain revised permission.
22. One copy of the Development Permission and one set of approved drawings shall have to be kept at the site all the time during construction.
23. The Co-Developer shall install a 'Display Board' at the conspicuous place on site indicating:-
  - i) Name & address of Co-developer, Architect, Structural Engineer, and Contractor.
  - ii) Building ID, Zone, Road etc.
  - iii) Date and number of development permission.
  - iv) Approved Built-up area, number of buildings and floors permitted.
  - v) Emergency contact numbers and safety signages
24. GIFT SEZ reserves the right to amend or add any condition during the progress of works, if required necessary and the same shall be binding on the Co-developer.

No.: DP - 12/852

Date: 27.03.2023

**Enclosures:**

1. Environment, Health and Safety Guidelines, Annexure-1.
2. One set of approved plans.

  
  
NODAL OFFICER  
GIFT SEZ

To,  
The Chairman / Secretary  
Gujrera,  
Gandhinagar

Date : 05<sup>th</sup> April, 2023

Respected Sir,

This is with reference to our application for registration of our new project "Shilp North Sky". As per OC letter issued by Gift City number of residential units are 646, residential area is 44551.21 Sq. Mtr and commercial area is 2396.84 Sq. Mtr. In this regard we want to clarify that total number of commercial unit are 22, thus total number result are 668.

Kindly consider the same.

Thanking You

For, Shilp Infraprojetcs LLP



Designated Partner