

**Development Permission to M/s. Nakshatra Infraspaces for Multi-level
Car Parking (MLCP) along with Commercial Development**

Ref: Application for Development Permission for Commercial Project (Form DP-A-01) dated 07th October 2024

To,

M/s. Nakshatra Infraspaces

The Regalia, Building No. 56 C,

Road 5D, Block 56,

GIFT City Gandhinagar.

Gujarat-382355

Sr. No.	Details	
1.	Building ID	56 M
2.	Block	56
3.	Zone	5

Sir,

Please refer to your application dated 07.10.2024 regarding the Development Permission. The Development Permission is hereby granted under Section 29(1) (i) of the Gujarat Town Planning and Urban Development Act, 1976 to M/s Nakshatra Infraspaces, Gandhinagar for development Multi-level Car Parking (MLCP) along with Commercial Development at Building No. 56 M, Block 56, Zone 5, at GIFT City, Gandhinagar. The details of the approved building and BUA are as below:

Building ID	No. of Basements	No. of Floors	Building Height (m)	AMSL of highest point of Structure (m)	Net BUA in Sqm
56 M	05	G+28	115.45	185.45	67,143.38

The Development Permission is granted under the following conditions:

1. Being a special structure (MLCP + Commercial Building: having 5 Basements + Ground + 28 Upper Floors), another independent opinion shall be sought on Structure and MEPF Design Review (other than Proof Check Consultant) during Commencement Certificate (CC) stage.
2. 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.
3. All the commitment/ undertakings submitted along with DP application shall be complied at the relevant stages of building development.

4. As per GIFT DCR Part 4 Clause 15- GIFTCL 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.
5. Final BUA corresponding to development rights (DR) will be calculated at the time of Occupancy Certificate (OC) as per prevailing policy through ODAS (Online development Approval System). All the applicable charges shall be borne by the developer.
6. The developer shall have to carry out and submit Fire Audit and submit final Fire NOC from Fire Officer before applying for Occupancy Certificate. The developer shall provide all firefighting requirements along with necessary accessories at his own cost as prescribed in the National Building Code / Fire Opinion /Gujarat Fire prevention and Life safety regulation and as suggested by MEPF proof check Consultants.
7. Wind tunnel test report shall be submitted with the application for commencement certificate (CC). Wind tunnel test shall be eyewitness by concerned officials
8. Skip Floor is to be provided as per Government norms.
9. Developer shall Obtain and submit NOCs from all the other relevant Authorities as applicable before applying for Occupancy Certificate (OC) of the building.
10. Necessary approvals shall be obtained from relevant authorities before operationalizing the Canteen/restaurant/café proposed in the building.
11. Environmental Clearance obtained by GIFTCL is subject to a number of conditions. Developers shall comply with all applicable conditions as proposed development is an integral part of Environmental Clearance.
12. Developer shall comply with Environment, Health and Safety (EHS) guidelines attached herewith as Annexure -1 and submit quarterly compliance report as specified therein to GIFTCL.



GIFT URBAN DEVELOPMENT AUTHORITY - GIFT UDA

13. The Developer shall ensure the plantation and maintenance of 3 (three) trees per 200 Sqmt. of the leased land area.
14. The area demarcated for parking shall not be modified in terms of size or use in any way.
15. Areas like staircases, lifts, 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 UDA 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 UDA 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. The developer is required to submit Building Information Model (BIM) at the time of applying for CC MEPP.
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 arrestors, staircase cabin, beacon lights, overhead water tank and attachment of fixtures of any kind shall project above approved permissible top elevation.
20. The 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 GIFTCL. 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 GIFTCL. The detailed design needs to be produced before competent authority before issuance of the Commencement Certificate.



21. One set of approved plans is 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. The 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 Number, Date & number of Development Permission.
 - iii) Approved Built-up area, number of buildings and floors permitted.
 - iv) Emergency contact numbers and safety signages
23. GIFTUDA 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 developer.

No.: DP - 41/47

Date: 14-10-2024




TOWN PLANNING OFFICER
GIFT URBAN DEVELOPMENT AUTHORITY

Enclosures:

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