

DEVELOPMENT PERMISSION

OW/11

Development Permission to M/s. Sobha Limited. for Residential Project

Ref: Application for Development Permission for Residential Project (Form DP-A-01) Dated May 10, 2021

Sr. No.	Details	
1.	Building ID	41-C & D
2.	Block	41
3.	Zone	4

To,

Sobha Limited

"SOBHA", Sarjapur-Marathahalli Outer Ring Road,
Bellandur Post, Bangalore 560103,
Karnataka, India

Sir,

Please refer to your application dated 10.05.2021 regarding the Development Permission (DP). The Development Permission and commencement certificate for excavation is hereby granted under Section 29(1) (i) of the Gujarat Town Planning and Urban Development Act, 1976 to **M/s Sobha Limited, Bangalore** for development of Residential Project at Building No. 41-C & D, Block 41, Zone 4, Road 4 A at GIFT City, Gandhinagar. The details of approved building and BUA are as below:

Building ID	No. of Basements	No. of Podium floors	No. of Floors above podium (including service floor)	Height above average ground level in meter (highest point of building structure)	Net BUA in Sqm
41-C & D	2	3	29	108.75m	26415.79

The Development Permission is granted with the following conditions:

1. Developer is required to construct building in compliance with GIFT Area DCRs.
2. 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 requirement along with necessary accessories as prescribed in National Building Code / Fire NOC and as suggested by Fire Advisors/ MEPF proof check Consultants at his own cost.
3. Developer shall obtain and submit NOCs from all the other relevant Authorities as applicable before applying for Occupancy Certificate of the building.
4. All the commitment/ undertakings submitted along with DP application shall be complied at the relevant stages of building development.



GIFT URBAN DEVELOPMENT AUTHORITY - GIFT UDA

Address : Office No.11, Fire Station Building, Block no. 54, Road-5D, Zone -5, GIFT CITY, Gandhinagar.
Taluka & District Gandhinagar-382355, Gujarat, India.

Tel. : +91 79 61708300 ; **Fax :** +91 79 30018321 ; **Website :** www.giftgujarat.in

5. The Environmental Clearance obtained by GIFTCL is subject to a number of conditions. Developer shall comply with all applicable conditions as proposed development is an integral part of Environmental Clearance.
6. The developer shall comply with Environment, Health & Safety (EHS) guidelines attached herewith as **Annexure-1** & submit quarterly compliance report as specified therein to GIFTCL.
7. 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 empaneled consultants (Proof Check Consultants) engaged by the GIFTCL at the Developer's cost.
8. Developer shall ensure plantation and maintenance of 3 (three) trees per 200 sq.m. of the leased land area.
9. Area demarcated for parking shall not be modified in terms of size or use in any way.
10. 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.
11. 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 developer through fraud or misrepresentation of the facts and documents.
12. Developer is required to submit Building Information Modeling in REVIT format at the time of applying for Occupancy Certificate.
13. One set of approved plans are enclosed. For any change in the building plans you shall obtain revised permission.
14. 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.
15. The developer shall install a 'Display Board' at appropriate location on the site indicating:-
 - i) Name & address of 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
16. This Development Permission shall remain valid for one year from the date of issue.
17. GIFT UDA 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 - 24 / 11

Date: 15/6/2021

Enclosure:

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

[Signature]

**TOWN PLANNING OFFICER
GIFT URBAN DEVELOPMENT AUTHORITY**



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1. Preamble

GIFTCL aims to achieve the highest standards in Environmental, health & safety (EHS) performance during the construction phase. All the developers should demonstrate successful track record with regard to the EHS performance. GIFTCL shall support the efforts and initiatives that are instigated by the developers for achieving highest standards in EHS performance. These guidelines are applicable to all type of construction activities undertaken by developers & their contractors working in GIFT city.

This EHS guideline covers minimum environmental, health & safety obligations to be followed by various developers working in GIFT city. A copy of EHS guidelines along with project with project specific EHS requirement will be given to the Developers at the time of issue of development permission.

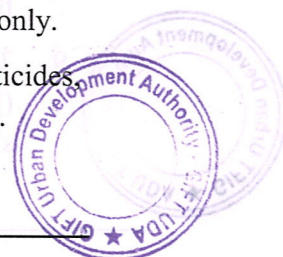
2. Developer's Responsibilities and Obligations

1. It will be sole responsibility of the developer to ensure all applicable legal compliances related to Environment, Health and Safety.
2. The developer shall submit a detailed EHS Plan along with the details of responsible person to GIFTCL/GIFTUDA and shall be responsible for EHS performance of their contractors too.
3. The developer will strictly comply with various rules and orders made by Gujarat Government under the Building and other Construction Workers (Regulation of Employment & Condition of Service) Act, 1996.
4. It shall be responsibility of the developer that all the employees at site are protected from the occupational hazards of the work or any other work carried out in the vicinity.
5. The developer shall identify and exercise all necessary precautions for pollution control & safety, health of all of his workmen and other persons who may be affected by his services.
6. GIFTCL has in place required environmental clearance under EIA notification 2006. The developer shall be fully responsible to comply with the applicable conditions stipulated under environmental clearance. Also, the developer is responsible for complying with all other Central's & State Government's regulatory requirements along with other GIFTCL/GIFTUDA's requirements.

3. Obligations for Environmental Protection



1. Necessary license/consents shall be obtained by the developer for RMC/Hot Mix Plant from Gujarat Pollution Control Board (GPCB) under Air act/Water act & all conditions of the said license/consent shall be fulfilled.
2. All minerals for the project shall be brought from the approved sources/quarries having valid No Objection Certificate (NOC)/Consolidated Consent and Authorization (CCA) from Gujarat Pollution Control Board (GPCB).
3. The transportation of the construction material like soil, sand, cement and aggregates etc. to the site from the source should be transported in the truck properly covered by tarpaulin or suitable material.
4. Sprinkling of water on the site at least twice in a day as per site condition to suppress the dust should be done.
5. Construction equipments, machines and transportation vehicles should be in appropriate condition meeting the pollution control norms and shall be inspected periodically for noise and emissions levels.
6. Periodic maintenance of construction machinery, transportation vehicles should be under taken and engines of all vehicles should be thoroughly maintained so as to keep noise and emissions levels within the limits.
7. Diesel generator sets used during the construction phase of more than 15 KVA should be enclosed type.
8. The oil/grease handling area should be kept effectively impervious to prevent surface and ground water contamination by oil/grease. Also need to clean these areas after periodic intervals.
9. Safe drinking water is to be supplied to the workers at site/camps and periodic inspection / cleaning of water tanks is to be done.
10. Sufficient sanitation facilities should be provided at site before starting construction activities, in order to maintain hygienic conditions at site/camp.
11. The waste water generated from the worker camps, workshops, washing equipments etc shall be disposed in environmentally sound manner.
12. Dumping of any type of construction waste in neighboring sites, landscaped area, and natural drains is strictly prohibited. It should be dumped at designated site only.
13. Garbage generated at site/workers camps should not be dumped anywhere near the construction site or worker camps. Waste should be segregated as Biodegradable, Non Biodegradable, recyclable, hazardous waste at source itself and put in separate colour coded bins. It shall be disposed at designated Government approved disposal site only.
14. Hazardous wastes such as waste oil, paints, solvents, wood preservatives, pesticides, adhesives and sealants shall be handed over to the GPCB authorized vendors only.



Doc No: GIFT/ENV/EHS G-001	Environmental Health & Safety (EHS) Guidelines for the Developers	
Date of Issue: 10 June 2015, Version-01		

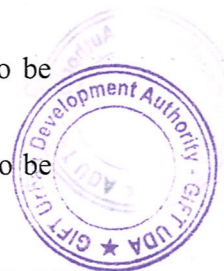
15. Recyclable wastes such as plastics, glass fiber insulation, roofing etc shall be given to authorized vender.
16. All topsoil excavated during construction activities should be stored for use in horticultural works / landscape development at designated sites.
17. Any activity resulting in Air, Water and Land pollution will be considered as a serious offence.
18. It is recommended to have silt fences to prevent spill over of excavated soil to areas outside the working area.
19. Stockpiles of materials near natural drains/ neighbouring plot shall be avoided.
20. The entire project area shall be cleaned and checked before the on-set of monsoon to ensure free flow of storm water run-off.

4. Obligations for Health & Safety of workers

1. Safety and work specific induction is must before work start on site.
2. It is necessary to provide a dedicated and competent EHS supervisor to take care of environmental, health & safety performance at site. If the developer employs 100 workmen, he shall appoint one Safety Officer with the required qualifications and experience.
3. It is the responsibility of the developer not to allow any of his employees to work in an unsafe condition, nor with unsafe equipment and shall take all necessary measures to prevent accidents.
4. The construction site shall be barricaded (at least 3m height) with adequate signage. All site areas having risk of falling need to be barricaded properly. Adequate safety instructions and signage shall be displayed at site.
5. The developer shall provide periodic safety training to all his employees/workers commensurate to their job roles.
6. Good housekeeping must always be maintained. All roads, passage, walkways, aisles, must always be kept clear of materials to avoid slips, trips and falls.
7. Safety Talk / Tool Box Talk are to be conducted daily for workmen to make them aware about the hazards associated with their role.
8. In case of any accident or incident Mass Tool Box Talk need to be given amongst all the workmen as an awareness.
9. The developer shall provide adequate and suitable Personal Protective Equipments (PPEs) to all concerned personnel. PPE's like safety helmet (IS 2925), safety shoes(puncture resistance), hand gloves (PVC type/rubber/cotton/leather) according to



- nature of work, high visibility jacket, ear muffs, safety goggles etc. are mandatory at construction sites.
10. All PPEs, safety devices and safety guards are to be maintained properly and should be kept sound and operative. To ensure PPEs usage by employees, a register bearing signature or thumb impression of the employee issued with such PPE shall be maintained. Periodic replacement also needs to be noted in register.
 11. For the smooth traffic movement, the developer needs to assign signalman or traffic controller around the construction site.
 12. Construction/ maintenance activities carried out at height of 3 meters and above shall be controlled and should be as per IS code IS 4014.
 13. Health and safety requirements for excavation shall be as per the IS code (IS 3764). Excavation site should be properly barricaded with sufficient safety signage.
 14. Necessary Health and safety requirement for confined space (basements etc.) need to be followed. Proper access/egress, oxygen level, illumination level and supervisor with log sheet, emergency vehicle need to check before start of confined space work.
 15. Inspection of construction equipment shall be carried out prior to their deployment by EHS Supervisor.
 16. Makeshift arrangement as parts of scaffolding, work benches, electricity board etc. are strictly prohibited. Damaged or defective tools shall not be allowed at site.
 17. Electrically operated tools shall be inspected periodically.
 18. Earth Leakage Circuit Breakers (ELCB) shall be used on all temporary electrical connections and ELCB testing records need to be maintained.
 19. The temporary cables used shall be free from damaged insulation, kinks or improperly insulated joints.
 20. Proper grounding shall be ensured for all switch boards & electrical equipment.
 21. Well maintained apparatus, such as torches, manifolds, regulators or pressure reducing valves, Gas cutting sets with flashback arrestor, welding machines with crimping clamps shall be used in hot work activity.
 22. First aid facilities with professional first aider shall be readily available for 24 hours at site.
 23. Material Safety Data Sheet (MSDS) shall be displayed on site for paints, pesticides, adhesives, sealants and similar kind of materials.
 24. Combustible material such as wooden waste, empty tins, paints, adhesives need to be removing from site on periodic basis.
 25. Fire extinguisher near DG sets/ combustible material storage area is required and to be maintained properly to avoid fire hazards.



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26. Arrangement of the emergency medical facility shall be readily available along with respective site supervisor.

5. Records, Documentation and Reporting

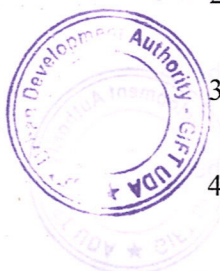
1. The developer has to maintain all the records related to various Environmental, Health & Safety related NOCs, licenses, certificates, permissions, monthly reports etc at the site office.
2. PPE registers with bearing signature or thumb impression of employees issued with such PPE's need to be maintained along with the competency records of the skilled workmen.
3. The developer will submit a quarterly EHS compliance report.

6. Audit and Inspections

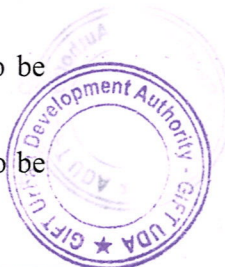
1. The developer must provide evidence of its satisfactory EHS performance and compliance through monthly EHS report in prescribed format mentioning details of contractor & sub-contractor to the Environment Division of GIFTCL in first week of every month.
2. The developer has to attend the meetings called by Environmental division of GIFTCL as and when required.
3. GIFTCL reserves the right to carry out EHS inspection or audit of the construction site at any time.
4. These periodical audits will be done by third party or audit team assigned by Environmental division of GIFTCL. After receiving the audit report; the developer should prepare compliance report and need to submit to GIFTCL within stipulated time.

7. Cost Recovery and Penalty

1. Non compliance of EHS guidelines by the developer will attract serious attention of the GIFTCL's Management and GIFTCL will be in position to exercise its authority.
2. GIFTCL may issue notice to the developer to deploy a more competent site-in-charge and/or other personnel.
3. GIFTCL reserve the rights to implement EHS measures at site in case the developer fail to implement. The cost of the same will be recovered from the developer.
4. In case of repeated non-compliance of EHS guidelines by the developer,



- nature of work, high visibility jacket, ear muffs, safety goggles etc. are mandatory at construction sites.
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GIFTCL/GIFTUDA reserves the rights to take strict action and issue a stop work notice or and may impose a fine.

8. Emergency Response

The developer has to prepare and implement an Emergency Preparedness Plan. Details of responsible officials for handling emergency situations along with their name, designation and contact numbers have to be displayed at various locations within the site.

In case of any emergency like fire, explosion, toxic gas release or any incident, immediate information is to be communicated to various helpline:

MEDICAL: 108

FIRE: 101

SECURITY: 100

Any emergency in GIFT area can be extremely dangerous; hence it is to be reported immediately to the Security department of GIFTCL at **+91 79 30018300**.

