

**Development Permission to M/s. Nila Urban Living Pvt. Ltd, Ahmedabad
for Residential Project**

Ref: 1. Application for Development Permission for Residential Project (Form DP-A-01) dated 17th June 2025
2. Fire Safety Plan Approval Opinion dated 02nd June 2025

To,
M/s. Nila Urban Living Private Limited
3rd Floor, Sambhav House
Near Judges Bungalow
Bodakdev, Ahmedabad-380054

Sr. No.	Details	
1.	Building ID	26 C
2.	Block	26
3.	Zone	02

Sir,

Please refer to your application dated 17.06.2025 regarding the Development Permission (DP). The Development Permission is hereby granted *u/s* 29(1) (i) of the Gujarat Town Planning and Urban Development Act, 1976 to M/s. Nila Urban Living Private Limited, Ahmedabad for the development of Residential Project at Building No. 26 C, Block 26, Zone 1, in the Processing Area of GIFT SEZ, GIFT City, Gandhinagar. The details of the approved building & built-up area are as below:

Building ID	No. of Basements	No. of Floors	Building Ht. (m)	AMSL of highest point of Structure (m)	Net BUA in Sqm
26-C	03	G+28	95.18	161.00	Residential: 46,104.86
					Commercial: 4,822.47
					50,927.33* Sq. Mt.

*BUA is generated through ODAS portal

The Development Permission is granted with the following conditions:

1. Co-Developer is required to purchase an additional DR 2432.35 Sqm (26,181.81 Sq.Ft.) from GIFTCL before application of Commencement Certificate.
2. 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.
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 Co-developer.
6. 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 requirements along with necessary accessories at his own cost as prescribed in the National Building Code / Fire Safety Plan Approval /Gujarat Fire Prevention and Life Safety Regulations and as suggested by MEPF proof check Consultants.
7. Co-Developer shall obtain and submit NOCs from all the other relevant Authorities as applicable before applying for Occupancy Certificate (OC) of the building.
8. All the residential guidelines shall be followed by the Co-Developer.
9. Skip Floor is to be provided as per Government norms.
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. Co-Developer shall comply with all applicable conditions as proposed development is an integral part of Environmental Clearance.
12. 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 GIFTSEZ.
13. Co-Developer shall ensure the plantation and maintenance of 3 (three) trees per 200 Sqm. of the leased land area.
14. 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 GIFTCL 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 GIFTCL are 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 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 arrestors, 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 GIFTSEZ. 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 GIFTSEZ. The detailed design needs to be produced before competent authority before issuance of Commencement Certificate (CC).
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 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 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. GIFTSEZ 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 – 22/ 541

Date: 21.06.2025

Enclosures: 1. EHS Guidelines
2. One set of approved DP drawings




NODAL OFFICER
GIFT SEZ Area