

**T. D. O.**  
**OFFLINE**  
D.P.A. No. 009  
Date 16/04/2024



CTDO/OUT/06082024/79  
Date : 06/08/2024

Surat Municipal Corporation  
Town Development Department  
Development Permission

**OFFLINE**  
**T.D.O./DP/No.: 074**  
**Date 08 - 08 - 2024**

With Reference to the Application for Development Permission Number **EZ/16042024/11** Dated **16/04/2024** permission is hereby granted under Section 29(1)(i)/29(i)(iii),34,49(i)(b) of Gujarat Town Planning and Urban Development Act, 1976, under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949,

To,  
GOPENDRA INFRASPACE LLP- A PARTNERSHIP FIRM, ADMINISTRATIVE PARTNER NIMIT  
MANHARBHAI LAKHANI  
OFFICE NO:-5,6,7 SANGINI HOUSE,NR,L.P.SAVANI ACEDEMY,CANAL ROAD,VESU,SURAT

c/o,  
Pancholi Daxesh Ishwarbhai  
Engineer  
TDO/ER/1390  
Address : - 5-6,Sarsvat nagar,piplod,Surat-395007  
Name Of Developer :- Jigneshkumar Popatlal Patel  
Reg No. :- TDO/DEVR/3117  
Address :- A-403, Shaligram Flats,Adajan, Opp.Green Avenue,Surat

**Subject :- Development Permission Applicant On Development Scheme :- TP Scheme no.**  
**Moje Kumbhariya, TP Status :- Non T.P.**

R.S. No.	Block No	O.P. No.	F.P. No.	C.S. No.
-	35/B	-	-	-

Case Date :- 16/04/2024

Case No :- EZ/16042024/11

Development Type :- **Mercantile 1** Building Type :- **Shopping Center**

**Conditions :-**

- 1 Laminated copy of the Sanctioned plan shall have to be displayed/made available at the site.
- 2 Illegal construction against the sanctioned plan shall not be regularized in any case.
- 3 Certificate of Registration from the Competent Authority under provisions of the Building and other Construction Workers (Regulation of Employment and Condition of Service) Act,1996 shall have to be submitted to the Surat Municipal Corporation.
- 4 Name and details of buildings/project should be written in Gujarati language also. The Size of such display/ board should be larger than display in English language.
- 5 The Developer/Promoter shall not carry out any work of promoting/ advertising/ marketing/ booking/ offers related to selling of the real estate project of plot/ building/ apartment or any part thereof, without having registered the real estate project/ plot/ apartment/ building or any part thereof, with the Real Estate Regulatory Authority (RERA) formed by the State Government under Section 3 of the Real Estate (Regularization and Development) Act, 2016.
- 6 Any future changes in proposed land due to inclusion in T.P. Scheme proposal shall be binding to all concerns.
- 7 The conditions mentioned in the environment clearance certificate no. SEIAA/GUJ/EC/8(a)/292/2024 dated 02/03/2024 shall be binding.
- 8 Revised Development Permission for Commercial Building Construction is granted as per plans attached herewith.

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

By Order,

  
I/c Town Development Officer  
Town Development Department  
Surat Municipal Corporation