

**GOVERNMENT OF GUJARAT
URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT
SACHIVALAYA, GANDHINAGAR.**

ORDER

Dated. 29 SEP 2012

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.PRCH-102012-5021-L: In exercise of the powers conferred under sub-clause(ii) of sub-section (1) of Section 29 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. XXVII of 1976) (hereinafter referred to as "the said Act") the Government of Gujarat hereby directs that the Ahmedabad Urban Development Authority may in-principal grant permission under sub-section (1) of the said Section 29 of the said Act in accordance with the provisions and conditions contained in Schedule appended hereto and also subject to the condition that the Appropriate Authority shall also obtain necessary written under taking from the applicant before granting final permission that no compensation shall be claimed by the applicant in case the permission is cancelled or amended under section 33 of the said Act.

SCHEDULE

In principal permission is considered as per the conditions below is granted, for proposed development by "**Arvind Infrastructure Limited**", a **Residential Township viz. Arvind** on land of different survey numbers at Nasmed-Adhana.

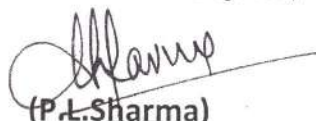
1. It was observed that part of the lands of this township included in the buffer zone of Thoal lake bird sanctuary. In this regard the guidelines of National Board of Wild Life Sanctuary has to be followed and before issue of permission, NOC from state forest department has to be obtained
2. It was observed that cart road, water bodies, nala and ONGC pipe line are passing through the Township. The land falling under water bodies, nala, and ONGC pipe line shall be maintained.
3. Provide roads in the township in a manner so that they would sync with the existing or the DP and TP roads.
4. Provide access to PPI-Amenities and PPI-Open Space and Garden from PPI- Cross over infrastructure.
5. Provide access to all the plots which are falling in the township boundary and are not in the owned by the developer.
6. Entire land kept for PPI-Open Space and Garden shall be kept open.

7. Before granting the final approval the prescribed committee shall ensure that all the conditions, the provisions of regulations and guidelines are fulfilled.
8. For any government land/ tenancy land/ land falling under agriculture land ceiling or new tenure land, the township developer shall obtain the necessary permission from the competent authority/government. The prescribed committee shall ensure the above condition before granting final permission.
9. Appropriate permissions shall be obtained from the competent authority with regard to ownership/ tenure/ tenancy/ NA etc. and all other permission required under relevant laws
10. Reconcile the maps of the townships with the revenue map to verify the ownership, tenure and of each revenue survey number, land of water body, the existing roads, the nalia roads, etc;
11. Ownership of each of the water body, or any other land should be verified;
12. The existing roads, the nalia roads should be checked up with the revenue records;
13. Free access to all public shall be provided in PPI. The developer shall not accrue any profits or revenue from such land.
14. Visit and verify the existing features shown in the maps.
15. Ensure that no construction of any nature which shall be deterrent to free thoroughfare on PPI-Cross over infrastructure.
16. In all cases the PPI- Open Spaces & Garden shall be on the periphery and accessible by a public purpose cross over roads.
17. For SEWS Housing calculate the numbers of dwelling unit required to be provided as per regulation no. 10.1
18. Proposals of SEWS Housing under the Residential Township Regulations, the provisions of Government of India "guidelines for affordable housing in partnership" shall be applicable as guiding principles.
19. Verify and approved calculations of land use, provisions for public purpose infrastructure and internal roads & other infrastructure, Tree plantation.
20. In case of Gas lines or public fuel lines, etc. NOC from ONGC or relevant competent authority shall be obtained before the final approval.
21. Before taking the BU permission the developer shall deposit the amount for maintenance as per as per the Township Regulations.

22. Satisfy itself regarding details of operations & maintenance of the township.
23. Ascertain that a company is formed under the Company's Act for maintenance and operations.
24. The applicant to submit an affidavit to provide infrastructure including water supply drainage power, use of solar power, tree plantation, etc, as per the Residential Township Regulations 2009;
25. Layout plan, the building plans, the structure plans and all other plans shall be submitted as required under GDCR.
26. The calculations and drawings for all the aspects mentioned in clause 11 of the Residential Township Regulations 2009.
27. An Undertaking to abide by GDCR and Residential Township Regulations 2009;
28. An indemnity bond for all the services required to be provided under the Residential Township Regulations 2009.
29. Examine all the aspects of GDCR including the built-up area, the building height, the parking requirements and all other provisions for the safety of the building and public etc as per the relevant regulations;
30. Verify the design and estimate of the PPI and accord technical sanction. Also direct the developer to deposit the required amount.
31. Study the management plan required to make the company function and deliver the responsibilities in letter and intent of the regulations & periodically review.
32. Before issuing the development permission, the competent authority shall ensure the recovery of any dues.
33. The competent authority shall put in place a grievances redresser mechanism
34. The developer shall allot the Economically Weaker Section dwelling units:
 - I. to the beneficiary decided by the competent authority and
 - II. at the prices fixed by the competent authority.
35. Ensure mandatory disclosure of the following:
 - I. Contents of all the affidavits/ undertakings/ bonds given by the developer;
 - II. All the drawings, design calculations and all reports;
 - III. All the affidavits, undertakings, bonds executed in favour of the project;
 - IV. Estimates for the public purpose infrastructure;

- V. Keep open and display all the documents on site, and on website.
- VI. Conformity with other permission such as environment clearance certificate , fire NOC, airport authority NOC, etc
- VII. Responsibilities of the developer
- VIII. Means of Finance
- IX. Implementation Schedule

By order and in the name of the Governor of Gujarat,



(P.L.Sharma)

Officer on Special Duty & Ex-Officio Joint Secretary
Urban Development and Urban Housing Department.

Copy forwarded with compliments to :

- The Chief Executive Officer, Ahmedabad. Urban Development Authority. Ahmedabad.
- The Chief Town Planner, Gujarat State, Gandhinagar.
- The Senior Town Planner, North Gujarat Region, Children Hospital Building, Rasala Road, Ahmedabad.
- The District Development Officer, Ahmedabad. Dist. Ahmedabad.
- The P.S. to Hon'ble Minister (UD) Sachivalaya, Gandhinagar.
- Arvind Infrastructure Limited, 24, Govt.Servant's Society, Adj.Municipal Market, C.G.Road, Ahmedabad.380 009.
- System Manager (Gil), Urban Development and Urban Housing Department, Gandhinagar- with request to publish in the department web site.
- The Select file of ' L ' Branch (2012)
- The personal file of Dy. Section Officer (2012)