

U.T Administration of Dadra & Nagar Haveli and Daman and Diu
Planning & Development Authority
Daman.

No.15/PDA/DMN/CP/DAB/511(2)/350/2020/177

Dated: 07/05/2021.

Sub.- Proposed construction of residential cum Commercial (shops) building on land bearing Survey No. 511/2 at village Dabhel, by Shri Raman Ragha.

Ref.- Your Letter dated 04/01/2021 requesting for grant of construction permission.

Building Plan is hereby approved for **Proposed construction of residential cum commercial (shops) building on land bearing Survey No. 511/2 at Village Dabhel, i.r.o Shri Raman Ragha** Of U.T of Daman and Diu as per the built up area statements as below with the conditions mentioned herein under.

Total Plot Area = 178.00 Sq.mts.

Built up Area	Existing built up area in sq.mts.	Proposed built up area in sq. mts.	Total built up area in sq. mts.
Ground Floor	Nil	80.36	80.36
First Floor	Nil	69.16	69.16
Second Floor	Nil	69.16	69.16
TOTAL	Nil	218.68	218.68
Total Coverage - 45.15 %, Consumed FSI - 1.22			

Conditions

1. The permission is granted subject to the provisions of Development Control Rules-2005 of Daman district.
2. The permission shall be valid for a period of **Three years** from the date of issue of building permission. The applicant shall commence the work within the validity period of sanad and shall complete it within the validity period of this permission.
3. Coverage, Setbacks and built up area shall be strictly maintained as per the approval plan.
4. The site properly be developed with filling and leveling etc. prior to carrying out any construction work. Internal road shall be developed with asphalted surfaced to the required and to the satisfaction of the Competent Authority.
5. **The applicant shall comply Fire safety measures as per the Provisional NOC Issued by the Fire Department, vide their letter No. DFES/DMN/PNOC-CP/331/ADFO/2020, dated 16/12/2020 and obtain the Final NOC after completion of construction, failing which no Occupancy Certificate shall be issued.**
6. Proper cross drainage to the plot should be provided for storm water drain to avoid water logging. Adequate capacity of soak pit & septic tank shall be provided so that there should not be any discharge of effluent from the building.
7. The responsibility of any error in dimensions or area of the plot or area statement shown in the building plan shall be of the applicant and his Architect concerned.
8. Construction shall be strictly carried out as per the approved plan. Any unauthorized construction shall be demolished at the risk and cost of the party concerned. On finding any deviated construction at any stage of work from the approved plan, the construction permission shall immediately be cancelled and the construction work on progress be stopped forthwith by the Competent Authority.
9. In case of any emission/effluent etc. the same shall be disposed off after adequate treatment to the satisfaction of the Competent Authority so that no pollution/health/environment degradation takes place. The building / unit will be closed down at the risk & cost of the party concerned if any violation on the above is observed.
10. Optimum number of trees should be planted in the open/margin space of the plots.
11. Adequate distance of building from HT/LT lines should be maintained as per the Indian Electricity Act.
12. The compound wall should be constructed leaving the road widening area.
13. Structural design of the building should be as per the National Building Code of India (latest version), taking in to considerate on the Indian Standards and safety guidelines given for Earthquake protection and cyclone/wind storm protection. Structural design submitted with the proposal is only for office records and submission of the same may not be assumed as approval of the structural design.
14. **Rain water harvesting system as per the sketch shown below should be provided. No Occupancy shall be issued without completion of Rain Water Harvesting System.**
15. No development work is allowed within 5 mt from the bank of canal.
16. The entrance gate of not less than 4.5 mt width with clear head of mini. 5 mt shall be provided.

Received by
Atlix
07/06/2021


Punit

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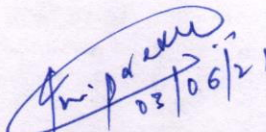
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17. Open space around all buildings shall be hard surfaced so as to take load of fire engine up to 45 tones And free from any obstruction for fire brigade access.
18. Good house keeping shall be maintained at all time in the premises.
19. On breach of any condition, the permission granted shall be deemed to have been cancelled and the Construction carried out by the holder shall be liable for demolition at the risk and cost of party concerned.
20. No construction work or excavation of the land for the purpose of construction shall be commenced without the line out for the work is given by the chief Town Planner/ Junior Town Planner upon prior notice in writing to the Chief Town Planner/Junior Town Planner.
21. The construction shall be carried out strictly as per approved plan.
22. The applicant shall obtain the Completion/Occupancy Certificate from the P.D.A Dept. within one month from the date of completion of the building.
23. The owner shall not him self occupy or shall not allow any other persons to occupancy Certificate from the P.D. A Department.
24. The building shall not be used for any other purpose other then the purpose for which the construction plan is approved, without the prior permission of the P.D.A Dept. for change the use.
25. The licensee shall not store/stock any construction material on the public road/foot-path.
26. Further, the applicant shall be liable to any rules/regulation, Court Order, Directions / Order of the Administrator of UT of Daman, Diu & DNH, Directions/Order of Govt. of India. and the violated portion if constructed will be demolished and the expenditure incurred in this process will be recovered from the applicant.
27. This approval is subject to the condition that the applicant shall obtain the N.O.C. from the Coast Guard Authority and submit the same to this office before completion of plinth level failing which this Approval shall stand withdrawn without any prior notice which shall be binding to the applicant/ owners of the land.
28. Applicant shall give notice to the Planning & Development Authority at the time of Commencement of work in prescribed proforma.
29. Applicant shall inform the PDA in prescribed format when construction completed up to plinth level and shall proceed the work only after the permission is granted by the Competent Authority.
30. No occupancy Certificate will be issued until & unless applicant obtain certificate (Annexure -12) from the PDA, Daman, for construction work completed up to plinth level.

Note : The Applicant has paid Daman & Diu Building Construction Worker Welfare Fund of Rs. 10,934/- vide DD No. "000081", dated- 23/04/2021 , of Axis Bank.


PD(J)


J T P


(Charmie Parekh)
Chief Town Planner/
Member Secretary(PDA)

To,
Shri Raman Ragha,
Main Road,
DaBhel, Nani Daman,
Daman.