



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



No. DMNPDA/CP/191/9,192/10,192/11/KADAIYA(CT)/2024/00077/6723 Dated:15/04/2025

Read:

- i. An application received from Aspi Earch Damania Survey No. 191/9,192/10,192/11 of Village Kadaiya(Ct), Daman, for Construction Permission for Specialuse and Residential (Flats / Apartment,Higher Secondary Schools)
- ii. N.A.Order issued vide No. 20240034/2024-LND/2831 dated: 12/06/2024
- iii. Land Amalgamation Order No. Not applicable
- iv. Sub division Order No. Not applicable
- v. Approved OC orders granted earlier ref. no. 2005-06/786 dated: 09/01/2006.
- vi. Provisional NOC from Assistant Director, Fire & Emergency Services, DNH & DD, Daman vide Letter No. DFES/DMN/CP-NOC/1457/ADFO/2024 dated: 15/07/2024.
- vii. N.O.C. from Coast - Guard Authority vide letter No. AS-ATM/0107/NOC/DMN dated: 31/01/2025.
- viii. Old Passing ref. no. ATP/DMN/CON/KAD/190/1184/09/333 dated 25/09/2009
- ix. Right Of Access ref. no. 00AA287927 dated 06/10/2021

CONSTRUCTION PERMISSION

The Construction Permission for **Specialuse and Residential (Flats / Apartment,Higher Secondary Schools)** purpose, in respect of land bearing Survey No. 191/9,192/10,192/11, total area admeasuring 11258 Sq.mt. situated at **Kadaiya(Ct)** in favor of **Aspi Earch Damania** is hereby granted for the built up area as specified below and with the conditions specified herein under: -

Total Plot Area = 11258 Sq.mt NetPlot Area = 11099.39 Sq.mt

Sr. No	FSI Area on	Existing Permission granted in Sq.mt.	Proposed FSI Area in Sq.mt.	Total
Higher Secondary School				
1	Ground Floor [Comm.]	Nil	486.63	486.63
2	1 Floor [Comm.]	Nil	487.01	487.01
3	2 Floor [Comm.]	Nil	487.01	487.01
4	3 Floor [Comm.]	Nil	487.01	487.01

5	Terrace Floor [Comm.]	Nil	9.88	9.88
Residential Building				
1	Stilt Floor [Res.]	Nil	4.46	4.46
2	1 Floor [Res.]	Nil	687.18	687.18
3	2 Floor [Res.]	Nil	687.18	687.18
4	3 Floor [Res.]	Nil	687.18	687.18
5	4 Floor [Res.]	Nil	687.18	687.18
6	5 Floor [Res.]	Nil	687.18	687.18
Existing Building-1				
1	Ground Floor	780.12	Nil	780.12
2	Floor1	680.00	Nil	680.00
3	Floor2	680.00	Nil	680.00
4	Floor3	680.00	Nil	680.00
5	Floor4	680.00	Nil	680.00
	Total	3500.12	5397.90	8898.02

Total FSI Area : 8898.02 Sq.mt

Total Permissible FSI : 2.30

Total Consumed FSI : 0.81

CONDITIONS

1. The permission is granted subject to the provisions of General Development Rules-2023 of Daman district.
2. The permission shall be valid for a period of **Three years** from the date of issue of building permission.
3. The site should be properly developed with filling and leveling, etc., before any construction work is carried out. The internal road shall be developed with asphalted surfaced to the required and the satisfaction of the Competent Authority. A proper approach shall be made available with Asphalt Road. During the construction, the owner has to ensure that the site is covered and that no dirt, debris, or any construction material is diffused into the air that may pollute the surrounding area.
4. Cross drainage through the plot shall neither be blocked nor should obstruct the free flow of drainage water. Proper cross drainage to the plot should be provided for stormwater drain to avoid water logging. The adequate capacity of the soak pit & septic tank shall be provided so that there should not be any discharge of effluent from the building. However,

it will be mandatory for the occupants and owners of the said buildings to get the sewer connection at their own responsibility as and when the Government provides the safe disposal of night soil through a sewerage treatment system by laying a sewerage pipeline passing near the said buildings.

5. Coverage, Setbacks and built-up area shall be strictly maintained as per the approved plan.
6. **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 at the time of applying for the Occupancy Certificate. No Occupancy Certificate shall be issued without the N.O.C. of the Coast Guard Authority. The approved building plan shall be subject to modification in case the approved height of the building is more than the permissible height of the building given by the Coast Guard Authority. (condition applicable excluding the area of the Marward village and part of Dunetha village on the western side of the coastal highway).**
7. The applicant shall comply with the Fire Safety measures as per the Provisional N.O.C. issued by the Fire Department, vide their letter No. **DFES/DMN/CP-NOC/1457/ADFO/2024**, dated **15/07/2024** and obtain final N.O.C. after completion of construction, failing which no occupancy certificate shall be issued.
8. Construction shall be strictly carried out as per the approved plans. Any unauthorized construction shall be demolished at the risk and cost of the party concerned.
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. The responsibility of any error in dimensions or area of the plot or area statement shown in the building plan or ROW abutting to the land shall be of the applicant and his/her Architect/Engineer concerned. In case, this approval is obtained by submitting the false statement/details in the building plan as well as in documents, then this approval shall be withdrawn at any time without any prior notice to the applicant/Architect/Engineer concerned, and any liabilities/loss consequent upon the withdrawal of this approval, shall be with the owner of the land.
11. On finding any deviated construction at any stage of work from the approved plan, the Development Permission shall immediately be cancelled and the construction work on progress be stopped forthwith by the Competent Authority.
12. Optimum number of trees should be planted in the open/margin space of the plots as per the provision of the General Development Rules-2023.
13. Adequate distance of building from HT/LT lines should be maintained as per the Indian Electricity Act.
14. The future road widening area must be shown and the compound wall should be constructed, leaving the road widening area, and the roadside gutter must be maintained so that there is no obstruction of water flow.
15. No development work is allowed within 6.00 mt. from the bank of Nala, Canal/Kotar, etc.
16. Structural design of the building should be as per the National Building Code of India (latest version), taking into consideration the Indian Standards and safety guidelines given

for Earthquake Protection and cyclone/windstorm protection. Structural Engineer on Record shall be responsible for structural stability of structure/building.

17. All the structures existing within marginal space and any other unauthorized structures within the plot should be removed by the owner of the land before issuing an Occupancy Certificate.
18. The rainwater harvesting system must be provided as per the provision of G.D.R.-2023 and as per the sketch provided in G.D.R.-2023. No Occupancy Certificate shall be issued without completion of the Rainwater Harvesting System.
19. The applicant shall submit the details of construction as prescribed in the General Development Rules-2023 at the appropriate time of construction. Applicant shall give notice to the Planning & Development Authority at the time of Commencement of work in prescribed proforma.
20. Applicant shall inform the PDA in prescribed format when construction is completed up to plinth level and shall proceed the work only after the permission is granted by the Competent Authority. No occupancy Certificate will be issued until & unless applicant obtain plinth certificate from the PDA, Daman, for construction work completed up to plinth level.
21. The applicant shall ensure compliance of the contracts as per the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
22. The applicant is bound to obey/execute as per undertaking submitted. Ensure registration with labour Department of the builder/contractor and construction workers working at the construction site.
23. The applicant shall comply with all the conditions regarding Labour Laws, Fire safety Measures/Services, Daman and as per the General Development Rules-2023, Daman, Part-IV of national Building Code of India 2005 and its latest version as per the purpose of the building.
24. Rooftop Solar Energy installations and generations must be provided as per the provision of General Development Rules-2023 for Daman district. No Occupancy Certificate shall be issued without installation of Rooftop Solar Panels.
25. Open space around all buildings shall be hard surfaced so as to take load of the fire engine up to 45 tones and free from any obstruction for fire brigade access.
26. The licensee shall not store/stock any construction material on the public road/footpath without approval from P.D.A
27. The applicant shall be responsible for providing a drinking water facility on the campus and providing UGSR sufficient capacity for water storage by a connection from the Water Supply Department/concerned Government Department.
28. The building shall not be used for any other purpose other than the purpose for which the construction plan is approved without the prior permission of the P.D.A for change the use.
29. The owner shall not himself occupy or shall not allow any other person to occupy the said building either partly or wholly without obtaining a Completion/ Occupancy Certificate from the P.D.A. Department.
30. The applicant shall obtain Occupancy Certificate from the P.D.A. Department within the validity of Construction Permission. Failing which revalidation charges shall be levied from the applicant for issuance of Occupancy Certificate.

31. The revised construction permission shall be granted only within the validity period of Construction Permission. In case of expiry of validity of Construction Permission, fresh/renewal of the same shall have to be obtained from the Planning & Development Authority
32. The applicant shall have to comply with all the conditions mentioned in the NA order vide No. **20240034/2024-LND/2831**, dated **12/06/2024**.
33. On breach of any condition, the permission granted shall be deemed to have been cancelled, and the Construction carried out by the owner shall be liable for demolition at the risk and cost of the party concerned.
34. There should be provision for Sanitation facilities available at the construction sites for all the labours.

Note:

- i. The Applicant has paid the scrutiny fees for buildings of **Rs. 18,912/-** (Non-Refundable) vide Receipt No. **DMN/PDA/2024/00281**, dated **03/09/2024**, **Rs. 10,617/-** (Non-Refundable) vide Receipt No. **DMN/PDA/2024/00290**, dated **13/09/2024**, **Rs. 212/-** (Non-Refundable) vide Receipt No. **DMN/PDA/2024/00357**, dated **18/11/2024** and **Rs. 29,707/-** (Non-Refundable) vide Receipt No. **DMN/PDA/2024/00382**, dated **30/11/2024**, online as per Schedule No. 5A of the GDR 2023 of Daman district.
- ii. The Applicant has paid the Development Charges for buildings of **Rs. 282,162/-** (Non-Refundable) vide Receipt No. **DMN/PDA/2025/00193**, dated **11/04/2025**, online as per Schedule No. 5A of the GDR 2023 of Daman district.
- iii. The Applicant has deposited the Tree Plantation deposit of **Rs. 140,000/-** (Refundable-after the period of five years with the condition that trees planted on the site shall be grown up and maintained properly; otherwise, the deposit shall be forfeited.) vide Receipt No. **DMN/PDA/2025/00194**, dated **11/04/2025**, online as per Schedule No. 5A of the GDR 2023 of Daman district.
- iv. Labour Cess paid by applicant vide No. **(DD No.591664 For Rs.7,57,323.00 Of RBL Bank)** dated: **09/04/2025**.
- v. The Applicant has deposited the one-time Developer deposit of **Rs. 200,000/-** (Refundable- the deposit shall be released after one year of obtaining the Occupancy Certificate.) vide Receipt No. **DMN/PDA/2024/00383**, dated **27/12/2024**, as per rule No. 3.2.3 of the GDR 2023 of Daman district.

This is issued with the approval of the Chairman, Planning & Development Authority, Daman.

To
Aspi Earch Damania
R/o. Damania Enclave Flat
No.901,Khariwad,Nani Daman
Pincode: 396210
Contact: 9824172215
Email:archiconsultants1995@gmail.com

