



FORM-2
OFFICE OF THE
GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY GUWAHATI-781005
PLANNING PERMIT

No. HE/0231/21-22

Dated : 26/11/2021

To,
The Commissioner,
Guwahati Municipal Corporation
Panbazar, Guwahati-01

SUB: Planning Permit.

REF: Application dated **14/9/2021**, Submitted by **MS GANAPATI BUILDERS**

Sir/Madam

With reference to the above application for layout of development to erect/re-erect/add to/alter a/a building at village **Hengrabari** of **Beltola** mouza, Planning Permit is hereby accorded under **Section-5 (Guwahati Building Construction & Regulation Bye-law of 2014)** read with **Section-4** of Guwahati Building Construction (Regulation) Act, 2010, in accordance with plan submitted with / without modification. The proposed area of construction falls under **Residential Zone** per Master Plan and falls under **NA** as per Development Intensity Zones. The particulars of the construction for which permission accorded is given below. Modification in Building Plan if required shall be done within the permissible limit given below.

Particulars:

Dag No.	3982	Patta No.	221	Revenue Village	Hengrabari
Mouza	Beltola	Ward No.	44	Width Of the Road	7.88
Plot Area (Sq.Mtr.)	1618.93				

Sr.No	Parameter	Permissible	Proposed	Approved	Remarks
1	Height of Building (mt or m)	-	Block 1=27.6	Block 1 = 27.6	i) Premium charge paid for 0.75 premium FAR. ii) Suggestions from FESA and clearance from the State Ground Water Authority are required. iii) The apartment shall be governed by the Real estate (Regulation & Development) Act, 2016 and Rules framed thereunder. iv) Provision of parking, open space, RWHS, plantation of trees, STP etc are to be made as per Byelaws. v) Proof checking of SDBR, preliminary & final design are to be done through the Structural Design Review Panel, and submitted to the Building Permit issuing Authority prior to construction.

2	No. of Floors & Blocks		Block 1=1Ground + 8	Block 1 = Ground + 8	
3	USE	Residential	Residential	Residential	
	FAR	1.5(B),2.25(P)	2.32	2.25	
	Coverage	40 %	35.74 %	35.74 %	
4	Type of Construction	-	RCC Type	RCC Type	
5	Front Set Back(A (RESI APPT BLDG))	7.95 (Mtr.)	7.95 (Mtr.)	7.95 (Mtr.)	
6	Rear Set Back(A (RESI APPT BLDG))	5.5 (Mtr.)	5.5 (Mtr.)	5.5 (Mtr.)	
7	Side1 Set Back(A (RESI APPT BLDG))	-1 (Mtr.)	-1 (Mtr.)	8.75 (Mtr.)	
8	Side2 Set Back(A (RESI APPT BLDG))	5.5 (Mtr.)	5.5 (Mtr.)	5.5 (Mtr.)	

Conditions :-

1. Planning Permit is prepared on the basis of submitted drawing without Site Verification from GMDA.
2. No of DUs, Provision of parking, Organized open space /plantation of trees to be provided as per provision of byelaws.
3. Rain water harvesting and Percolating pit structure and dimensions should be provided as per provisions in bye laws

Length of B/Wall	0
Height of B/Wall	0

Memo No. HE/0231/21-22(A)

Sd,
Chief Executive Officer
Guwahati Metropolitan Development Authority
Bhangagarh Guwahati.05
Dated, Guwahati the 26/11/2021

Copy to:

- i) MS GANAPATI BUILDERS
GAURI KANTA COMPLES 1ST FLOOR RKJPA ROAD SIXMILE GHY 22
- ii) CREATIONS
103.Dr. B.K. Kakati Road.Ulubari.Guwahati 103.Dr. B.K. Kakati Road.Ulubari.Guwahati

Sd,
Chief Executive Officer
Guwahati Metropolitan Development Authority
Bhangagarh Guwahati.05

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