



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

No. BET/0485/22-23

Dated : 8/8/2023

To,

The Commissioner,
Guwahati Municipal Corporation
Panbazar, Guwahati-01

SUB: Planning Permit.

REF: Application dated **29/7/2023**, Submitted by **DAYASAGAR HERITAGE**

Sir/Madam

With reference to the above application for layout of development to erect/re-erect/add to/alter a/a building at village **Betkuchi** 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 **Public and Semi Public 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.	17,(old) / 101 (New),3383(New)	Patta No.	172,(old) / 579 (New) ,2087(New)	Revenue Village	Betkuchi
Mouza	Beltola	Ward No.	11	Width Of the Road	8.2
Plot Area (Sq.Mtr.)	2573.36				
Sr.No	Parameter	Permissible	Proposed	Approved	Remarks
1	Height of Building (mt or m)	-	Block 1=27.15	Block 1 = 27.15	Allowed for G+8 apartment building as per byelaws of 2022 & recommendation of Committee, within allowable FAR 1. 50(base)/2.25(premium), with minimum required front setback of 14.85 Mt from the main road & 6.00 Mt from the secondary road & side/rear setback of 6.00Mt. [Plot area 2573.36 Sq,Mt, DUs 64] I)Premium charge for premium FAR is paid ii) Suggestions from FESA and clearance from competent authority for ground water extraction are required.

2	No. of Floors & Blocks							Block 1 = 1Ground + 8	
	USE	Residential						Residential Apartment	
3	FAR	1.5(B),2.25(P)						2.25	
	Coverage	0 %						35.91 %	
4	Type of Construction	-						RCC Type	
5	Front Set Back(A (BLDG))	8.4 (Mtr.)						16.37 (Mtr.)	vi) 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.
6	Rear Set Back(A (BLDG))	6 (Mtr.)						6.13 (Mtr.)	iii) The apartment shall be governed by the Real estate (Regulation & Development) Act, 2016 and Rules framed thereunder.
7	Side1 Set Back(A (BLDG))	6 (Mtr.)						6 (Mtr.)	iv) Provision of parking (shown as short in scrutiny report), open space, RWHS, plantation of trees, STP, digital infrastructure, etc are to be made as per Byelaws.
8	Side2 Set Back(A (BLDG))	6 (Mtr.)						6.01 (Mtr.)	v) Uncovered parking & circulation area should be finished with water permeable materials.Setbacks are to be maintained and kept free as per provisions of byelaws.

Conditions :-

1. Rain water harvesting and Percolating pit structure and dimensions should be provided as per provisions in bye laws
2. No of DUs, Provision of parking, Organized open space /plantation of trees to be provided as per provision of byelaws.

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

Sd.

Chief Executive Officer
Guwahati Metropolitan Development Authority
Bhangagarn Guwahati.05

Dated, Guwahati the 8/8/2023

Memo No. BET/0485/22-23(A)

Copy to:

- i) DAYASAGAR HERITAGE Resident of Chandmari
- ii) Simplex Architectures C/o: Simplex Architectures, 3rd Floor, Golden Woods Convenient, Nursery, RGB Road, Guwahati-781005

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

Note: This is a computer generated document and does not require any signature.

