Government of India
Ministry of Culture
National Monuments Authority
24, Tilak Marg, New Delhi

MINUTES OF THE 452nd RGP MEETING OF NMA
Venue – Takshila Conference Hall, NMA
Date & Time- 12th September 2024 at 11.30 AM
******

The meeting was attended by the following:

1. Prof. Kishor K. Basa, Chairman, NMA- ***in the Chair***
2. Shri T.N. Tiwari, Whole Time Member, NMA
3. Prof. M. Kailasa Rao PTM, NMA, *(Virtually attended)*
4. Shri Hemraj R. Kamdar, PTM, NMA, *(Virtually attended)*
5. Shri Bhaskar Verma, Member Secretary, NMA
6. Col. Savyasachi Marwaha, Director, NMA

Agenda 01

The minutes of 451th meeting were confirmed.

Agenda 02

ONLINE FRESH CASES

Case No.: 01

(Shri Amandeep Singh and Smt. Amanpreet Kaur and Smt. Arshpreet Bhatia, Plot No. 225 Min, Khasra No. 13 Min, Khata/ Khatuoni No. 8/8, Urban Circle No. 109, Abadi Pul Tanga Queen's Road, Amritsar, Punjab)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial building with Basement + GF + 2 floors with the height of 15.20 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Plot No. 225 Min, Khasra No. 13, Queens Road, Amritsar, Punjab, with floor area of: Basement = 189.86 sqmtrs, GF= 1F = 189.86 sqmtrs, 2F = 93.86 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building.
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction.
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.:02

(Shri Harmeet Singh and Nitika, Plot No. 115/X111-2, Khasra No. 10 min, Cooper Road, Amritsar, Punjab)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial building with GF + 2 floors with the height of 15.62 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Plot No. 115/X111-2, Khas, Cooper Road, Amritsar, Punjab, with floor area of: GF= 1F = 2F = 94.72 sqmtrs, 3F = 57.80 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:03

(Smt. S. Latha, No. 1690, Ramaiyar Lane, Mela Veethi, Thanjavur, Tamil Nadu-613009)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 08.00 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at 2564/2, Thanjavur, Tamil Nadu, with floor area of: GF = 1F = 31.53 sqmtrs, Open space =28.47 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:04

(Shri Rajesh Kumar Chadha and Others, Plot No.A-106, Sec- B Situated at Kanpur Road, Lucknow-226005)

After perusal of the application, the Authority decided to **send back** the case with the following observations: -

a) The applicant should not construct a basement in the proposed building located in Regulated Area of the Centrally Protected Monument (CPM), "Cemetery at Mile 6, Cownpore Road, Lucknow" as per the prescribed building related parameters in the notified Heritage Bye-Laws of the said CPM.
b) There is a mismatch of height in Form-I (12.50 Mtrs.) / Form-II (13.00 Mtrs.) with the Building Plan (15.00 Mtrs.)

c) As per Form-I / Form-II, building plan and property documents, the property is owned by four owners, whereas Self-declaration has been signed by only one owner.

The applicant may submit a fresh application along with revised building plan without basement, through Competent Authority, Lucknow, Uttar Pradesh after complying with the above observations.

Case No.: 05

(The Deputy Executive Engineer, Minor Irrigation, Sub Division-Halol, Near Jalora Samaj Wadi, Gandhi Chowk, Halol, District- Pacnhmahal, Gujarat)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of HR Well with the height of 03.00 Mtrs. (inclusive all) at Survey No. 84, Vada Talav, Pacnhmahal, Halol, Gujarat with floor area of: Floor Area = 13.04 sqmtrs and depth of 09.13 Mtrs below ground level on the bank of Talav (Pond). The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and

Case No.:06

(Babulal Dhanraj Jain, 15/B, Satyavadi Society, Usmanpura, Ahmedabad, Gujarat - 380013)

After perusal of the application, the Authority decided to **send back** the case asking the applicant to restrict the maximum height up to 22.80 Mtrs. (Inclusive all) for the proposed construction and re-submit the application along with revised building plan through Competent Authority, Gujarat, accordingly.

Case No.:07

(Malek Rafiq Ibrahim, Ward No.7, C.S. No. 2086/D/ Paikee North Side, Surat, Gujarat)

After perusal of the application, the Authority decided to send back the case as the case found to be submitted by one of the owners, while the property documents indicate ownership by three individuals. The application and related documents may be re-submitted through Competent Authority, Gujarat, with signatures of all owners.

Case No.:08

(Tahirhusen Mohammed Siddik Pathan and others, Ward No. 7, 1106, Lalmiya Masjid, Near Garden Mil, Rampura, Surat, Gujarat)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 4 floors with the height of 18.89 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at C.S. No. 1106, Ward No. 7, Lalmiya Masjid, Near Garden Mill, Rampura, Surat, Gujarat with floor area of: GF = 1F = 2F = 3F = 4F = 43.85 sqmtrs. SC and LMR = 18.33 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:09

(Dr. Mohammad Ismail Abdul Rahim and others, C.S. No. 2660, 2661, Ward No. 01, Nanpura, Surat, Gujarat)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF, Parking + 5 floors with the height of 21.90 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at C.S. No. 2660, 2661, Ward No. 01, Nanpura, Surat, Gujarat with floor area of : GF, Parking = 1F = 2F = 3F = 4F = 5F = 112.07 sqmtrs and Terrace floor = 49.60 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

OFFLINE FRESH CASES

Case No.:10

(Tarkeshwar Pandey S/o Shri Ramugrha Pandey and, Smt. Geeta Pandey W/o Shri Tarkeshwar Pandey, Ashok Vihar Colony Phase-I, SA 17/207-H-21, Pahadiya, Varanasi, Uttar Pradesh)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF+2 floors with the height of 12.94 Mtrs. (including mumty, parapet, water storage, tank generator room, machine room, HVAC unit, solar panel, rain water harvesting system, pent house, structures of terrace garden etc.) at Araji No.-111 MI, 112 GA, 181 CH, Mauza-Timlapur, Pargana-Shivpur, Varanasi, Uttar Pradesh with the floor area of; GF=1F= 60.51 sqmtrs, 2F=58.19 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:11

(Shri Ram Ji S/o Late Lal Ji, Shri Bal Krishna, Shri Sampuranand and Girjesh S/o Late Laxman and Smt. Shiv kumari W/o Late Laxman, Village- Jhugawan, Tehsil-Kasia, Ward-21, Kushinagar, Uttar Pradesh -274403)

After perusal of the application, the Authority decided to **send back** the case with the following observations: -

a) The status of ownership as per Form-I/ Form-II was mentioned as individual, whereas the self-declaration, building plan and property documents indicate joint ownership.
b) The building plan should be revised mentioning the height of mumty while restricting maximum height of the proposed building upto 07.50 Mtrs. (inclusive all).

The applicant may re-submit the revised proposal through Competent Authority, Varanasi, Uttar Pradesh after complying with the above observations.

Case No.:12

(Smt. Jagriti Singh W/o Shri Saurabh Singh and, Shri Saurabh Singh S/o Shri Jay Prakash Singh, House No. M- 39, Phase-I, Ashok Vihar Colony Pahadiya Varanasi, Uttar Pradesh)

After perusal of the application, the Authority decided to **send back** the case with the following observations:-

a) The height of the proposed building should be restricted up to 09.50 Mtrs (inclusive all).
b) The Status of ownership as per Form-I / Form-II is mentioned as individual, whereas the self-declaration, building plan and property documents indicate joint ownership.

The applicant may re-submit the revised proposal through Competent Authority, Varanasi, Uttar Pradesh after complying with the above observations.

Case No.:13

(Shri Vivek Kumar Yadav S/o Shri Kanhaiya Lal Yadav and Smt. Neelam Seth W/o Shri Vivek Kumar Yadav, House No. SA 9/46-SA-7, Ghurahupur, Sarnath, Shivpur, Varanasi, Uttar Pradesh- 221007)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with Basement+GF+2 floors with the height of 09.48 Mtrs. (including mumty, parapet, water storage, tank generator room, machine room, HVAC unit, solar panel, rain water harvesting system, pent house, structures of terrace garden etc.) at Arzi No- 181, Mauza- Ghurahupur, Pargana-Shivpur, Sarnath- Varanasi, Uttar Pradesh. With the floor area of; Basement =113.87 sqmtrs. Depth = 4.50 sqmtrs. (As per building plan) GF=1F=168.89 sqmtrs, 2F =102.57 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building.
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction.
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.:14

(Smt. Jyothi, W/o Ramanath, Dias Cottage, Near Maryknoll, Primary School, Hosal Village, Barkur Post, District- Udupi, Karntaka-576210)

After perusal of the application, the Authority decided to **send back** the case asking the applicant to re-submit the proposal while restricting the maximum height up to 07.50 Mtrs. (Inclusive all) for the proposed construction and re-submit the application along with revised building plan through Competent Authority Karnataka, accordingly.

Case No.:15

(Smt. B. Sunitha, W/o Ravikumar K, # 2171, Dodda Jonigara Street, Near LIC Office, Srirangapatna, District- Mandya, Karnataka-571438)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF+1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Asst No. G-3930/S. No- 945/10, Hospital Behind Road, Srirangapatna, Karnataka with floor area of: GF=1F= 48.00 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:16

(Shri Ravindra C. Honnagudi and Shri Anand M. Sarvade, Ward No-31, Trikuteshwar Temple Road, Killa Oni, District- Gadag, Karnataka-582103)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial building with Cellar floor+ GF+1 floor with the height of 07.92 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) and Basement Depth= 2.59 Mtrs at CTS.No.3738A/2, CTS.No.3738/1A1 CTS No.3738/1B/2, CTS No.6938/B, PID No.31-1-11-9/2, 31-1-11-9/1, 31-1-11-9/3 and 31-1-11-9, Ward No.31, Near Jodamaruti Temple, District- Gadag, Karnataka with floor area of: Cellar floor (Parking)= 130.11 sqmtrs, and GF=1F=120.20 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction.
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.: 17

(Smt. Nirmala, W/o Late B. Murugendrappa, # 09, Amruthapura Post, Taluk-Tarikere, District- Chikkamagalur, Karnataka-577228)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF+1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Asst No.214/1, Property No.150900700400100079, Amruthapura Village, Taluk- Tarikere, Chikkamagalur, Karnataka with floor area of: GF=1F=63.12 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 18

(The Executive Engineer, Office of the Executive Engineer, Additional Irrigation Division, Thrissur - 680567)

After perusal of the application, the Authority decided to **send back** the case asking the applicant to re-submit the application along with building plan mentioning the floor area of the proposed construction through Competent Authority, Kerala, accordingly.

Case No.: 19

(Shri Pankaj Vats, S-290, Panchsheel Park, New Delhi)

After perusal of the application, the Authority decided to recommend grant of permission for construction of a residential building with Basement + Stilt + GF + 3 floors with the height of 18.00 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse, structures of terrace garden etc.) at S-290, Panchsheel Park, New Delhi with a floor area of: Basement = Stilt = 377.96 sq mtrs., GF = 1F = 2F = 3F = 396.56 sq mtrs., and Basement Depth = 03.80 Mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite/necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of the building.
d) The applicant should obtain the necessary Occupancy-cum-Completion Certificate from the respective local body after completion of construction.
e) The applicant should obtain clearance from the Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws/Zonal Development Plan, and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.: 20

(M/s Metro Lifestyles India Pvt. Ltd. through its Director Shri Rajinder Kumar Goyal, B-8, Geetanjali Enclave, New Delhi and M/s Vulcan Commercials Private Limited Through Its Authorized Signatory Shri Aakash Deep Goyal, A-21 (Third Floor), Green Park (Main), New Delhi)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial (mercantile) building with Basement + Stilt + GF + 3 floors with the height of 17.99 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting

system, penthouse, structures of terrace garden etc.) at A-17. Green Park Main, New Delhi with floor area of: Basement = Stilt = GF = 457.67 sqmtrs, 1F = 425.04 sqmtrs, 2F =418.67 sqmtrs, 3F = 386.04 sqmtrs, and Basement Depth = 04.80 Mtrs, and after leaving a setback of 13.20 Mtrs. (as shown in the submitted drawings). The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building.
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction.
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

ONLINE COMPLIANCE CASES

Case No.:21

(Smt. Mamta Rani- Rajni Bala- Rajni Sekhri, B-6/64, Nakodar Road, Near Old Bus Stand, Nurmahal, Tehsil - Phillaur, District- Jalandhar, Punjab - 144039)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial building with GF + 2 floors with the height of 11.58 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Nurmahal, Sub-Tehsil- Phillaur, Jalandhar, Punjab, with floor area of: GF= 1F = 134.061 sqmtrs, 2F= 16.088 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 22

(Shri Dev Raj Lagah, Shri Dev Raj Lagah S/o Shri Shadi Ram, Cheema Road, Nurmahal, Punjab - 144039)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with Ground floor with the height of 07.31 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at VPO Nurmahal Khata No: 272/301 Khasra No:267, Cheema Road, Nurmahal, Phillaur, Jalandhar, Punjab with floor area of: GF= 75.45 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 23

(Principal GSSS Nurmahal, Govt Sr. Sec. School, Mohalla Poorian, Nurmahal, Punjab)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of Institutional building with GF + 3 floors with the height of 15.24 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at 128, Nurmahal, Phillaur, Jalandhar, Punjab with floor area of:

GF= 1F = 2F = 3F = 955.39 sqmtrs, MF=35.59 sqmtrs, The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations

Case No.: 24

(Shri Ramesh Babu, O/o Deputy Commissioner of Police and Shri P. Loganathan, O/o District Officer Fire and Rescue Service, No.132, E.V.R Salai, Kilpauk, Chennai -600010)

After perusal of the application and the report of Competent Authority, Tamil Nadu, the Authority decided to **recommend** grant of permission for construction of Fire and Police Station with GF + 9 floors with the height of 34.95 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system etc.) at 11712/4 Madras High Court, Purasawakkam, Chennai, Tamil Nadu with floor area of: GF= 88.86 sqmtrs, 1F = 207.89 sqmtrs, 2F= 3F = 4F = 5F= 6F = 7F = 8F = 9F = 288.75 sqmtrs, GF Parking= 199.88 sqmtrs, Headroom=64.55 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority, Tamil Nadu;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of the concerned Division of Fire Department, required under Building Bye-Laws.

Case No.: 25

(Smt. V. Gandhimathi, Shri V. Manikandan, Shri V. Ramanujan, B 45/46, Visalakchi Nagar, Warren Road , Mylapore , Chennai, Tamil Nadu)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at 523, Thanjavur, Tamil Nadu with floor area of: GF = 52.09 sqmtrs, 1F = 16.12 sqmtrs, open space = 46.91 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 26

(Smt. Surekha Raj, No. S. 2, Dhanalakshmi Apartment, 10th Cross Street, Anna Nagar, Pammal, District- Kanchipuram, Tamil Nadu)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with Stilt + 2 floors with the height of 10.48 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at 158/138, Mamallapuram, Thirukazhukundram, Chengalpattu, Tamil Nadu with floor area of: Stilt = 1F = 2F = 55.20 sqmtrs, Open area = 167.84 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations

Case No.: 27

(Fatubha Manubha Jadeja, M.M. Rajput Chatralay, Opp. Ghanshyam Nagar, Bhuj-Kutch, Gujarat)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF +1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Plot No. 19, R.S. No. 870/Paiki, C.S. No. 2255, City Survey Ward No. 5/2, Bhuj, Kutch, Gujarat with floor area of : GF = 1F = 131.65 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 28

(Shri Santanu Basu, 614 Fulpukur Road, Shilgoli, Hooghly, Chinsurah (M), Chinsurah - Magra Hooghly, West Bengal- 712101)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF + 3 floors with the height of

14.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at 1891, Chatagoli, Hooghly, West Bengal with floor area of: GF= 1F= 2F= 3F= 181.95 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 29

(Shri Sham Damodar Apte, CTS NO 1170/9, F.P.NO.872/9, Shivaji Nagar, Pune, Maharashtra)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial building with Basement + GF + 5 floors with the height of 20.00 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.), Basement depth = 5.30 Mtrs. and Lift pit = 01.80 Mtrs at CTS NO 1170/9, F.P.NO.872/9, Shivaji Nagar, Pune, Maharashtra with floor area of: Basement = 127.36 sqmtrs, GF = 1F = 2F= 3F=4F=5F= 313.30 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building.
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction.

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.

OFFLINE COMPLIANCE CASES

Case No.: 30

(Shri N. Padmaraja Hegde S/o Kumarayya Hegde and Smt. Padmakshi W/o Padmaraj Hegde, 'Shri Laxmi', Salmara, Karkala Kasaba Village, Taluk- Karkala, District- Udupi, Karnataka- 574109)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF+1 floor with the height of 08.24 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at S. No 48/12P, Karkala Kasaba Village, Karkala Taluk, District-Udupi, Karnataka with floor area of: GF=257.45 sqmtrs, 1F=213.49 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 31

(Shri Nithyananda Hegde S/o Manjunatha Hegde, 5-349, Gandhi Maidan Road, Opp, Head Post Office, Karkala Kasaba and Village, Taluk- Karkala, District-Udupi, Karnataka-574104)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of residential building with GF+1 floor with the height of 07.66 Mtrs (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Sy. No 584/13 at Kasaba and Village Karkala Taluk, District-Udupi, Karnataka (As per Building Plan) with floor area of: GF=109.76 sqmtrs, 1F=68.46 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 32

(The Hindustan Petroleum Corporation Limited, (Government of India Enterprise), Mangalore Retail Regional Office, First Floor, DEO Gratius Building, Mangalore, Dakshina Kannada, Karnataka- 575006)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of 3rd and 4th floor over existing GF+2 Floor commercial building (HPCL Office) raising the height to 16.65 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at T.S. No. 644/P, No.92, Mangalore Thota Village of Mangalore Taluk, No. 23 Ward of Mangalore City, Karnataka with floor area of: GF=249.85 sqmtrs (Existing), 1F=2F= 249.84 sqmtrs (Existing), 3F=4F= 249.84 sqmtrs (Proposed) The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;

d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 33

(The Ramakrishna Mission, Mangaladevi Temple Road, Mangalore, District-Dakshina Kannada, Karnataka- 575001)

The Authority perused the representation of the applicant forwarded by Competent Authority, Karnataka, wherein it was inter-alia stated that only some RCC and Masonry work had been carried out at the site of construction and the proposed community building is meant for the tuition classes of under privileged kids. Before further consideration of the representation of the applicant, the Authority decided to ask the Competent Authority, Karnataka to intimate the present status with regard to compliance of the Show-Cause Notice issued by the ASI, Bengaluru Circle.

Case No.: 34

(M/s Crest Realty, Represented by its managing partner- Mr. Snehasis Lenka, Flat No.307, Block-A, Bharatia Tower Forest Park, Bhubaneswar, District- Khurda, Odisha)

After perusal of the application, the Authority decided to **recommend** grant of permission for Construction of residential building with Stilt+3 floors with the height of 13.83 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Plot No.1082/3016, Khata No.604/3070, Mouza- Bhubaneswar Sahara,Unit-36 Rajarani , Bhubaneswar, Dist-Khurda, State-Odisha with floor area of: Stilt Floor-219.68 sqmtrs, 1F = 2F = 3F = 217.19 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction

e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 35

(Shri Sumath Babu S.R. and Anand N. Prabhu, C.C.10/700, Amaravathy, Ernakulum, Kerala- 682001)

After perusal of the application, the Authority decided to **recommend** grant of permission for Construction of commercial building with GF+1 floor with the height of 07.40 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at SY. Nos. 123/1-2-2, 123/1-2, Village- Mattancherry, Taluk- Kochi, District- Ernakulum, Kerala with floor area of: GF=1F=107.20 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.: 36

(Shri Hemant Madanlal Parakh and Shri Rajendra Madanlal Parakh, 27/875/3, Gajra, Sant Charwak Chowk, Indira Nagar, Nashik, CIDCO Colony, Nashik, Maharashtra - 422009)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of 2nd and 3rd floor over existing GF +1 Floor School building raising the height to 19.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Survey No. 237/1, Pathardi Shivar, Tal. & District – Nashik, Maharashtra with floor area of proposed: 2F=3F=1607.65 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;

b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

Case No.:37

(Asarwa Mills (A Division of Bengal Tea and Fabrics Limited), Lilamani Business Park, Nr. Gandhi School, Nr. Asarwa Railway Station, Asarwa, Ahmedabad, Gujarat - 380016)

After perusal of the application, the site visit by the Authority dated 16.04.2024 and the Geohydrological & Geophysical survey report now submitted by the applicant, the Authority decided to **recommend** grant of permission for construction of commercial building at F.P. Nos. 139+142+144, T.P.S. No. 8 (Asarwa- Dariyapur-Kazipur and Saher Kotda) (Final), C.S. No. 4999, Ward T.P. 8 Asarwa, Sheet No. 71, Ahmedabad, Gujarat with the height and floor area of Blocks falling in the Regulated area of the Centrally Protected Monument, "Dada (Bai) Hari's Step Well, Dada Hari's Mosque and Tomb, Asarwa, Ahmedabad" are as follow:

Floors	B	C	D	E	L	M
Number of floors	Basement-1 (store) + GF + 1 Floor	Basement-1 (store) + GF + 1 Floor	Basement-1 (store) + GF + 1 Floor	Basement -1 (store) + GF + 1 Floor	Basement-1 (Parking)+ GF + 5 Floors	Basement-1 (Parking) +GF + 5 Floors
Floor Area (store wise) in sqmt.						
Basement – 1 (Parking)						
Basement – 1 (store)	564.30 sqmtrs.	564.83 sqmtrs.	900.90 sqmtrs.	1166.17 sqmtrs.		
Ground floor	1456.91 sqmtrs.	1450.58 sqmtrs.	2419.85 sqmtrs.	3109.38 sqmtrs.	783.86 sqmtrs.	2633.59 sqmtrs.
1st floor	1456.91 sqmtrs.	1450.58 sqmtrs.	2419.85 sqmtrs.	3109.38 sqmtrs.	783.86 sqmtrs.	2633.59 sqmtrs.
2nd floor					783.86 sqmtrs.	2633.59 sqmtrs.
3rd floor					783.86	2633.59

Floors	B	C	D	E	L	M
					sqmtrs.	sqmtrs.
4th floor					783.86 sqmtrs.	2633.59 sqmtrs.
5th floor					783.86 sqmtrs.	2633.59 sqmtrs.
Stair Cabin						
OHWT & LMR						
Total area	3478.12 sqmtrs.	3465.79 sqmtrs.	5740.60 sqmtrs.	7384.93 sqmtrs.	4703.16 sqmtrs.	15801.54 sqmtrs.
Height (excluding rooftop Structures in Mtrs.)	10.85 Mtrs.	10.85 Mtrs.	10.85 Mtrs.	10.85 Mtrs.	21.65 Mtrs.	21.65 Mtrs.
Height (including rooftop in Mtrs.)	12.00 Mtrs.	12.00 Mtrs.	12.00 Mtrs.	12.00 Mtrs.	22.50 Mtrs.	22.50 Mtrs.
Basement depth in Mtrs.	04.80 Mtrs.	04.80 Mtrs.	04.80 Mtrs.	04.80 Mtrs.	04.80 Mtrs.	04.80 Mtrs.

The recommendation for grant of permission is subject to the following stipulations:

a) The following mitigation should be carefully implemented to avoid any adverse impact on the safety, security, accessibility to, visual integrity of or preservation of the Centrally Protected Monument, "Dada (Bai) Hari's Step Well, Dada Hari's Mosque and Tomb, Asarwa, Ahmedabad" should be adopted during the construction of the project.
   i. Soil strengthening by injection grouting in the vicinity of the protected monument.
   ii. Avoiding pile driving technology and equipment during construction.
   iii. Creation of open trenches with appropriate width and stability close to the construction site to intercept ground vibration. The trenches can be filled with lose sand or fly ash.
   iv. Installation of instrumentation (including but not restricted to IOT based sensors for Real Time Monitoring) for Structural Health Monitoring (SHM) of protected monument for (velocimeter, optical tilt meters, ground and building settlement markers, ground water level measuring devices etc.) of the protected monument, for monitoring of vibrations and other likely adverse impacts during various stages of construction.
   v. Scaffolding and screening of protected monument for dust protection.
   vi. The mitigation measures recommended by the Geologist in the Geohydrological and Geophysical report with regard to provision of 09 recharge tubewell, collection of strata sample at every 03 m interval of

drilling, strainer pipe lowering, gravel packing/ clay ball packing and development of bore by air compressor, may be adopted during construction.

b) Adequate care should be taken during the construction of buildings, structures, scaffolding, shuttering and deployment of the construction equipment to prevent any spoilage/ disfigurement/ damage of the protected monument.
c) At the time of digging, if any artifacts or archeological remains are found, the same should be handed over to ASI Vadodara Circle immediately.
d) The Project should be executed in such a way that a harmonious integration of Heritage with future can be observed.
e) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority, Gujrat.
f) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
g) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building.
h) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction.
i) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
j) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.
k) Use of heavy machinery should be avoided, as far as possible, to mitigate adverse impact on account of vibration on the CPM.
l) The digging work should be carried out under the supervision of Superintending Archaeologist, ASI Vadodara Circle for the safety of any archaeological remains or artifacts that may be unearthed during the execution of works.
m) In case any construction activity takes place in the Prohibited Area of the CPM, the permission granted shall be withdrawn as per the provisions of section 20 D (7) of AMSAR Act, 1958, as amended.
n) The Project should be executed in such a way that a harmonious integration of Heritage with contemporary buildings /structures is achieved.

Case No.: 38

(Shri Sunil Pathak and Smt. Samidha Pathak, House No. 16, Behind Bank Colony, Itarsi, Narmadapuram, Madhya Pradesh)

After perusal of the application, the Authority decided to **recommend** grant of permission for construction of commercial building with GF+1 floor with the height of 07.50 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rain water harvesting system, penthouse, structures of terrace garden etc.) at Khasra No. 92/1 (S), Narmadapuram, District – Narmadapuram, Madhya Pradesh with floor area of: GF = 1F = 2724.00 sqmtrs, Parking Area=1000 sqmtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority;
b) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building;
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction; and
e) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.

SITE VISIT CASE

Case No.: 39

(Shri Kirit Manharlal Mausuria, Authorized Signatory Person of J.P. Iscon Pvt. Ltd., C/o, Dholariya Design (Jagdish Bhikhabhai Patel), C/17, 2nd Floor, Padmavati Flat, Nr. Narannagar Bus Stop, Above Mukesh Bhaji Pav, Naroda, Ahmedabad, Gujarat - 382330)

After perusal of the application seeking revision the earlier permission granted by the Authority to the applicant in its 338th RGP meeting held on 31.03.2022 and the site visit by the Authority on 30.08.2024, the Authority decided to **recommend** grant of permission for construction of residential and commercial building at T.P.S. No. 3 (Katargam), R.S. No. 435/B, 435/C/1, 435/C/3, 437/B/1, 437/B/3, O.P. No. 312, F.P. No. 312/A/Paiki, Katargam, Gujarat with the height and floor area of;

Sr. No	Description	Use	No. of Floors	Total Basement Depth (Mtrs.)	Total Height (Mtrs.) (inclusive of all roof top structures)	Built up Area (Sqmtrs.)

Sr. No	Description	Use	No. of Floors	Total Basement Depth (Mtrs.)	Total Height (Mtrs.) (inclusive of all roof top structures)	Built up Area (Sqmtrs.)
01	Parcle – C (Plot- A)	Commercial	Basement – 1 + Basement – 2 + Basement – 3 + Basement – 4 + Ground + 11 Floors	-12.50 (Below G.L.)	44.87	62,050.10
02	Parcle – C (Plot- B)	Commercial	Basement – 1 + Ground + 6 floors	-04.00 (Below G.L.)	28.62	13,043.25
03	Library Plot (Plot- C)	Library	Ground + 2 floors	Nil	15.90	5,097.75
04	Parcle – A & B (PHC & AHC)	Residential	Ground + 13 floors	Nil	43.90	79,500.01

The recommendation for grant of permission is subject to the following conditions:

a) The following mitigation should be carefully implemented to avoid any adverse impact on the safety, security, accessibility to, visual integrity of or preservation of the Centrally Protected Monument, "Old English Tombs, Surat" should be adopted during the construction of the project.
   i. Soil strengthening by injection grouting in the vicinity of the protected monument.
   ii. Avoiding pile driving technology and equipment during construction.
   iii. Creation of open trenches with appropriate width and stability close to the construction site to intercept ground vibration. The trenches can be filled with lose sand or fly ash.
   iv. Installation of instrumentation (including but not restricted to IOT based sensors for Real Time Monitoring) for Structural Health Monitoring (SHM) of protected monument for (velocimeter, optical tilt meters, ground and building settlement markers, ground water level measuring devices etc.) of the protected monument, for monitoring of vibrations and other likely adverse impacts during various stages of construction.
   v. Scaffolding and screening of protected monument for dust protection.

b) Adequate care should be taken during the construction of buildings, structures, scaffolding, shuttering and deployment of the construction equipment to prevent any spoilage/ disfigurement/ damage of the protected monument.

c) At the time of digging, if any artifacts or archeological remains are found, the same should be handed over to ASI Vadodara Circle immediately.
d) The Project should be executed in such a way that a harmonious integration of Heritage with future can be observed.
e) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
f) The applicant should obtain all the requisite / necessary clearances from the respective authorities before commencement of construction;
g) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of building.
h) The applicant should obtain necessary Occupancy-cum-Completion Certificate from respective local body after completion of construction.
i) The applicant should obtain clearance of Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
j) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan and adequate arrangements should be made so that surface drainage does not enter the basement.
k) Use of heavy machinery should be avoided, as far as possible, to mitigate adverse impact on account of vibration on the CPM.
l) The digging work should be carried out under the supervision of Superintending Archaeologist, ASI Vadodara Circle for the safety of any archaeological remains or artifacts that may be unearthed during the execution of works.
m) In case any construction activity takes place in the Prohibited Area of the CPM, the permission granted shall be withdrawn as per the provisions of section 20 D (7) of AMSAR Act, 1958, as amended.
n) The Project should be executed in such a way that a harmonious integration of Heritage with contemporary buildings /structures is achieved.
o) This recommendation is only with regard to the present proposal of Shri Kirit Manharlal Mausuria, authorized signatory person of J.P. Iscon Pvt. Ltd. regarding Construction of Residential and Commercial Building.

POWER POINT PRESENTATION CASE

Case No.:40

(Indian Railway through ADEN/Delhi Mr. Rajesh Vidya, 152, Jorawar Singh Marg, Mori Gate, Delhi -110006)

After perusal of the application and the presentation made by the applicant, the Authority decided to **send back** the case asking the applicant to re-submit the proposal clearly mentioning the items of work proposed to be carried out as part of digging and survey for strengthening of sub-structure of bridge No. 252 on the DLI-DSA route.

ADDITIONAL AGENDA

FRESH CASE

Case No.: 41

(Sanjeev Narula, 24, Jor Bagh, New Delhi-110003)

After perusal of the application, the Authority decided to **reject** the case with the following observations:-

a) The status of ownership as per Form-I / Form-II was mentioned as individual, while as per the property documents, it is owned by a private firm.
b) Mismatch in the proposed site address mentioned in Form-I/Form-II/building plan and self-declaration.

The applicant may reapply through Competent Authority, NCT of Delhi after complying with the above observations.

COMPLIANCE CASES

Case No.: 42

(Smt. Shradha Suri Marwah, N-101, Panchsheel Park, New Delhi)

The Authority had last considered the application in its 450th RGP meeting held on 22nd and 23rd August 2024 and had asked for a report of the Superintending Archaeologist, Delhi Circle on the distance measured between Siri Fort Monument Wall at Khasra No. 477, as per the physical demarcation report of the Revenue Department, NCT of Delhi and the proposed site of construction, namely property bearing no. E-7, Panchsheel Park, New Delhi, which is the yardstick of the protected limit of the CPM, "Siri Fort Monument Wall" as accepted in the Order of Hon'ble High Court of Delhi in Writ Petition (C) 11876/20 dated 23.03.2023 (Aradhana Vikram Singh and others vs Union of India and others). The Authority perused the report of Superintending Archaeologist, Delhi Circle forwarded by Competent Authority, NCT of Delhi, wherein it has been stated that the distance between Siri Fort Wall at Khasra No. 477 (as per map prepared by Revenue Authority, NCT of Delhi) and said property is 182 mtrs approx. through Google Earth. Therefore, the proposed site of construction falls in the

Regulated area of "Siri Fort Wall at Khasra No. 477" as per the yardstick accepted in the Order of Hon'ble High Court of Delhi in Writ Petition (C) 11876/20 dated 23.03.2023 (Aradhana Vikram Singh and others vs Union of India and others). Accordingly, the Authority decided to recommend grant of permission for construction of residential building with Basement + Stilt + GF + 3 floors with the height of 17.98 mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse, structures of terrace garden etc.) at E-7, Panchsheel Park, New Delhi with floor area of: Stilt = GF = 1F = 2F = 3F = 187.462 sqmtrs., Basement = 187.46 sqmtrs. and Basement Depth = 03.125 mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite/necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of the building.
d) The applicant should obtain necessary Occupancy-cum-Completion Certificate from the respective local body after completion of construction.
e) The applicant should obtain clearance from the Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws / Zonal Development Plan, and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.: 43

(Shri Hridey Vikram Bhatia, S/o Sh. O.P. Bhatia, B-402, New Friends Colony, Okhla, New Delhi - 110025)

The Authority had last considered the application in its 450th RGP meeting held on 22nd and 23rd August 2024 and had asked for a report of the Superintending Archaeologist, Delhi Circle on the distance measured between Siri Fort Monument Wall at Khasra No. 477, as per the physical demarcation report of the Revenue Department, NCT of Delhi and the proposed site of construction, namely property bearing no. E-33, Panchsheel Park, New Delhi, which is the yardstick of the protected limit of the CPM, "Siri Fort Monument Wall" as accepted in the Order of Hon'ble High Court of Delhi in Writ Petition (C) 11876/20 dated 23.03.2023 (Aradhana Vikram Singh and others vs Union of India and others). The Authority perused the report of Superintending Archaeologist, Delhi Circle forwarded by Competent Authority, NCT of Delhi wherein it has been stated that the distance between Siri Fort Wall at Khasra No. 477 (as per map

prepared by Revenue Authority, NCT of Delhi) and said property is 213 mtrs approx. through Google Earth. Therefore, the proposed site of construction falls in the Regulated area of "Siri Fort Wall at Khasra No. 477" as per the yardstick accepted in the Order of Hon'ble High Court of Delhi in Writ Petition (C) 11876/20 dated 23.03.2023 (Aradhana Vikram Singh and others vs Union of India and others). Accordingly, the Authority decided to recommend grant of permission for construction of a residential building with Basement + Stilt + GF + 3 floors with the height of 17.98 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse, structures of terrace garden etc.) at E-33, Panchsheel Park, New Delhi with floor area of: Basement = Stilt = GF = 1F = 2F = 3F = 158.58 sqmtrs. and Basement Depth = 02.926 Mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite/necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of the building.
d) The applicant should obtain the necessary Occupancy-cum-Completion Certificate from the respective local body after completion of construction.
e) The applicant should obtain clearance from the Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws/Zonal Development Plan, and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.: 44

(Dr. Ruchika Gupta, Dr. Gorav Gupta, Rhea Gupta and Nikita Gupta, 2/6, Sarvapriya Vihar, New Delhi)

The Authority had last considered the application in its 450th RGP meeting held on 22nd and 23rd August 2024 and had asked for a report of the Superintending Archaeologist, Delhi Circle on the distance measured between Siri Fort Monument Wall at Khasra No. 477, as per the physical demarcation report of the Revenue Department, NCT of Delhi and the proposed site of construction, namely property bearing no. E-4, Panchsheel Park, New Delhi, which is the yardstick of the protected limit of the CPM, "Siri Fort Monument Wall" as accepted in the Order of Hon'ble High Court of Delhi in Writ Petition (C) 11876/20 dated 23.03.2023 (Aradhana Vikram Singh and others vs

Union of India and others). The Authority perused the report of Superintending Archaeologist, Delhi Circle forwarded by Competent Authority, NCT of Delhi wherein it has been stated that the distance between Siri Fort Wall at Khasra No. 477 (as per map prepared by Revenue Authority, NCT of Delhi) and said property is 126 mtrs approx. through Google Earth. Therefore, the proposed site of construction falls in the Regulated area of "Siri Fort Wall at Khasra No. 477" as per the yardstick accepted in the Order of Hon'ble High Court of Delhi in Writ Petition (C) 11876/20 dated 23.03.2023 (Aradhana Vikram Singh and others vs Union of India and others). Accordingly, the Authority decided to recommend grant of permission for construction of a residential building with Basement + Stilt + GF + 3 floors with the height of 17.90 Mtrs. (including mumty, parapet, water storage tank, machine room, generator room, HVAC unit, solar panel, rainwater harvesting system, penthouse, structures of terrace garden etc.) at E-4, Panchsheel Park, New Delhi with floor area of: Stilt = GF = 1F = 271.043 sqmtrs., 2F = 269.816 sqmtrs., 3F = 128.664 sqmtrs., Basement = 232.256 sqmtrs. and Basement Depth = 02.70 Mtrs. The recommendation for grant of permission is subject to the following stipulations:

a) The applicant should comply with all the terms and conditions mentioned in the report of the Competent Authority.
b) The applicant should obtain all the requisite/necessary clearances from the respective authorities before commencement of construction.
c) The applicant should strictly adhere to the local Building Bye-Laws for and during the construction of the building.
d) The applicant should obtain the necessary Occupancy-cum-Completion Certificate from the respective local body after completion of construction.
e) The applicant should obtain clearance from the Fire Department, wherever required under Building Bye-Laws, to ensure compliance with Fire and Safety regulations.
f) The construction of the basement(s), wherever permitted, should be in accordance with the land use and other provisions specified under the respective Local Building Bye-Laws/Zonal Development Plan, and adequate arrangements should be made so that surface drainage does not enter the basement.

Case No.: 45

(Shri Vasant Moreshwar Tillu, Plot No. 21, Sahas Building, Opposite Sion fort, Situated at Junction of Road, & Road No. 27A, Sion East, Mumbai, Maharashtra-400022).

After perusal of the application and the report of the Competent Authority, Maharashtra, it was observed that Superintending Archaeologist, Mumbai Circle in his inspection report, has mentioned two different distances, one from the boundary wall of the Centrally Protected Monument, "Sion Fort", to the proposed site of construction as

53.20 mtrs. and the second, from the main structure of the protected monument to the proposed site of construction as 198.28 mtrs. The Authority decided to **send back** the case asking the Competent Authority, Maharashtra, to clarify as to which of the two distances is to be taken into consideration keeping in view the Gazette Notification regarding the concerned Centrally Protected Monument for deciding the eligibility of the application for grant of permission for constructing the proposed building as per provisions of AMASR Act, 1958 (as amended in 2010).

Case No.: 46

(Shri Ashwin P. Sanghvi (HUF), C.S.NO- 334/6 A, Plot No- 34, Scheme no. 6, Ruparel House Road No – 2, Sion East Mumbai, Maharashtra- 400022).

After perusal of the application and the report of the Competent Authority, Maharashtra, it was observed that Superintending Archaeologist, Mumbai Circle in his inspection report, has mentioned two different distances, one from the boundary wall of the Centrally Protected Monument, "Sion Fort", to the proposed site of construction as 76.28 mtrs. and the second, from the main structure of the protected monument to the proposed site of construction as 225.47 mtrs. The Authority decided to **send back** the case asking the Competent Authority, Maharashtra, to clarify as to which of the two distances is to be taken into consideration keeping in view the Gazette Notification regarding the concerned Centrally Protected Monument for deciding the eligibility of the application for grant of permission for constructing the proposed building as per provisions of AMASR Act, 1958 (as amended in 2010).

Miscellaneous

1. The Authority noted that a uniform procedure was not being followed in cases involving setbacks, particularly for permissions related to the NCT of Delhi. The Authority decided that, henceforth, in any case involving a setback, the applicant must submit an affidavit. This decision to be communicated to all Competent Authorities.

2. The Authority also noted that in respect of compliance cases, the Competent Authority must initiate a revised Form-II. This decision to be communicated to all Competent Authorities.