

# Valsad Area Development Authority

## FORM NO. D.

### DEVELOPMENT PERMISSION

Date :21/06/2019

Permission is hereby granted under Section 29(1) (i)/29(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 and 254 of Gujarat Provincial Municipal Corporation Act, 1949.

**Case No:1146318**

**Rajachitthi No:VADA/04-06-2019/1146318/01/000346**

For: Mercantile

District:Valsad

Taluka: Valsad

Village: Valsad (M+OG)

Final Plot No.:

Arch/Engg. No: VNP/EOR/129

Arch/ Engg. Name: Jigneshkumar Manilal Lad

Name of Applicant :Mulchand Sethia

Address :At Dharampur Road, Valsad. Tal. Dist. Valsad. Valsad (M OG) Valsad Gujarat

Land Description: PROPOSED LAY-OUT & BUILDING PLAN FOR THE PURPOSE OF COMMERCIAL BUILDING. ON SR.NO.104/B & 105/B AT.DHARAMPUR ROAD ABRAMA VALSAD.TAL. DIST. VALSAD. FOR MULCHAND SHAMJI SETHIA ( H.U.F NA KARTA )

Sub Plot No.:

TP Scheme: NA

TP Scheme No.: NA

Proposed Final Plot No:

Building Name :A (BUILDING)

Height of the Building: 13.87

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
G R O U N D F L O O R	, Mercantile	218.50	0	8
FIRST FLOOR	, Mercantile	205.05	0	8
S E C O N D F L O O R	, Mercantile	205.05	0	8
T E R R A C E F L O O R		20.41	0	0
Total		649.01		

On the following conditions/grounds

Conditions:

(in case of grant)

**Order Date :04/06/2019**

Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.

Conditional Remarks:- CONDITIONS

(1) Fire safety will have to be done by the developer or owner as per the Fire Prevention and Life Safety Measurement Act-2013, Rules-2014 and Regulations-2016 and National building code.

(2) Transformer must be placed inside plot boundary.

(3) Proposed construction must be as per the National Building Code, Comprehensive General Development Control Regulations and its all time to time amendments.

(4) Owner or developer must display notice board with the full details regarding the proposed construction on the construction site and Information that shall be displayed on the Notice Board must be as per schedule 4A of CGDCR-2017.

(5) If any court matter will arise regarding land ownership, plot boundary, land title, land area, power of attorney, partnership firm, organization, construction development permission or any kind of court matter will arise at that time it will be full responsibility of owner or developer.

(6) All persons on records or owner or developer must take all applicable NOC (No Objection Certificates) from concerned authority/ Department.

(7) All persons on records or owner or developer regarding this construction development permission must follow all guidelines from CGDCR-2017, National building code and its all time to time amendments.

(8) This is just conditional construction development permission not a confirmation or authenticity of land ownership, plot boundary, land area and power of attorney holder.

(9) Owner or developer regarding this construction development permission must follow all Acts like The Gujarat Town Planning and Urban Development Act-1976,  
The Gujarat Town Planning and Urban Development Rules-1979, The  
Gujarat Municipalities Act-1963.

(10) Minimum clear distance should be maintained from the boundary of the water body and proposed construction. Minimum clear distance must be as per government rules-regulations and CGDCR-2017.

If any of above mentioned conditions are not followed by Persons On Record or owner or developers, construction development permission will be revoked automatically.

For The Chief Executive Authority / Municipal Commissioner /Chief Officer  
Valsad Area Development Authority

## GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
  - a. Title, ownership, and easement rights of the Building unit for which the building is proposed;
  - b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
  - c. Correctness of demarcation of the plot on site.
  - d. Workmanship, soundness of material and structural safety of the proposed building;
  - e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
  - a. Structural drawings and related reports, before the commencement of the construction,
  - b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction/ development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

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