

Valsad Area Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION

Date :15/02/2020

Permission is hereby 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:1375489

Rajachitthi No:VADA/14-02-2020/1375489/01/000795

For: Residential

District:Valsad

Taluka: Valsad

Village: Valsad (M+OG)

Final Plot No.:

Arch/Engg. No: VNP/EOR/04

Arch/ Engg. Name: PRAMOD THAKORBHAI
BHANDARI

Name of Applicant :JITENDRARAI PARAGJI DESAI

Address :AT-KOSHIYA STREET,ABRAMA,VALSAD Valsad (M OG) Valsad Gujarat

Land Description: PROPOSED LAYOUT PLAN FOR THE PURPOSE OF RESIDENTIAL SUBDIVISION PLAN ON NEW R.S.NO-1191,OLD R.S.NO-409/P1,AT-ABRAMA,TA/DIST-VALSAD.FOR, JITENDRARAI PARAGJI DESAI & OTHERS.

Sub Plot No.:

TP Scheme: NA

TP Scheme No.: NA

Proposed Final Plot No:

Proposed Layout Plan Area		Area For Proposed T.P Road & Reservation (No. of %)		Alloted Land Area, After Deduction of Reservation Area		Plot No.	Area		Total Plot Area (Total No. of Plot)		Common Plot Area		Internal Plot Area	
Sq mt.	Sq yd.	Sq mt.	Sq yd.	Sq mt.	Sq yd.		Sq mt.	Sq yd.	Sq mt.	Sq yd.	Sq mt.	Sq yd.	Sq mt.	Sq yd.
						R/5	57.530 000	68.748 350						
						R/4	64.630 000	77.232 850						
						R/27	59.480 000	71.078 600						
						R/12	46.740 000	55.854 300						
						R/13	47.050 000	56.224 750						
						R/10	51.080 000	61.040 600						
						R/15	46.130 000	55.125 350						
						R/9	92.840 000	110.94 3800						
						R/16	74.190 000	88.657 050						
						C/37	1315.3 80000	1571.8 79100						
						R/26	63.020 000	75.308 900						
						R/28	79.420 000	94.906 900						
						R/29	76.390 000	91.286 050						
						R/30	73.720 000	88.095 400						
						R/31	71.180 000	85.060 100						
						R/32	68.640 000	82.024 800						
						R/33	68.500 000	81.857 500						
						R/34	71.940 000	85.968 300						
						R/35	55.020 000	65.748 900						
						R/36	60.960 000	72.847 200						
						R/17	76.890 000	91.883 550						
						R/18	65.140 000	77.842 300						
						R/19	64.660 000	77.268 700						
						R/20	64.730 000	77.352 350						
						R/21	64.890 000	77.543 550						
						R/22	65.120 000	77.818 400						
						R/23	65.150 000	77.854 250						
						R/24	65.380 000	78.129 100						
						R/25	86.150 000	102.94 9250						
						R/14	49.430 000	59.068 850						
						R/11	51.080 000	61.040 600						
						R/1	111.55 0000	133.30 2250						
						R/8	112.50 0000	134.43 7500						
						R/7	61.880 000	73.946 600						

R/23	73.080 000	87.330 600
R/24	73.340 000	87.641 300
R/25	94.380 000	112.78 4100
R/26	63.020 000	75.308 900
R/28	79.420 000	94.906 900
R/29	76.390 000	91.286 050
R/30	73.720 000	88.095 400
R/31	71.180 000	85.060 100
R/32	68.640 000	82.024 800
R/33	68.500 000	81.857 500
R/34	71.940 000	85.968 300
R/35	55.020 000	65.748 900
R/36	60.960 000	72.847 200
R/14	49.430 000	59.068 850
R/11	51.080 000	61.040 600
R/1	111.55 0000	133.30 2250
R/8	112.50 0000	134.43 7500
R/7	61.880 000	73.946 600
R/2	65.810 000	78.642 950
R/3	67.840 000	81.068 800
R/6	61.880 000	73.946 600
R/5	57.530 000	68.748 350
R/4	64.630 000	77.232 850
R/27	59.480 000	71.078 600
R/12	46.740 000	55.854 300
R/13	47.050 000	56.224 750
R/10	51.080 000	61.040 600
R/15	46.130 000	55.125 350
R/9	92.840 000	110.94 3800
R/16	74.190 000	88.657 050
C/37	1315.3 80000	1571.8 79100
R/17	87.850 000	104.98 0750
R/18	73.100 000	87.354 500
R/19	72.620 000	86.780 900
R/20	72.680 000	86.852 600
R/21	72.840 000	87.043 800
R/22	73.100 000	87.354 500

						R/23	73.080 000	87.330 600											
						R/24	73.340 000	87.641 300											
						R/25	94.380 000	112.78 4100											

On the following conditions/grounds

Conditions:

Conditional Remarks:-

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

