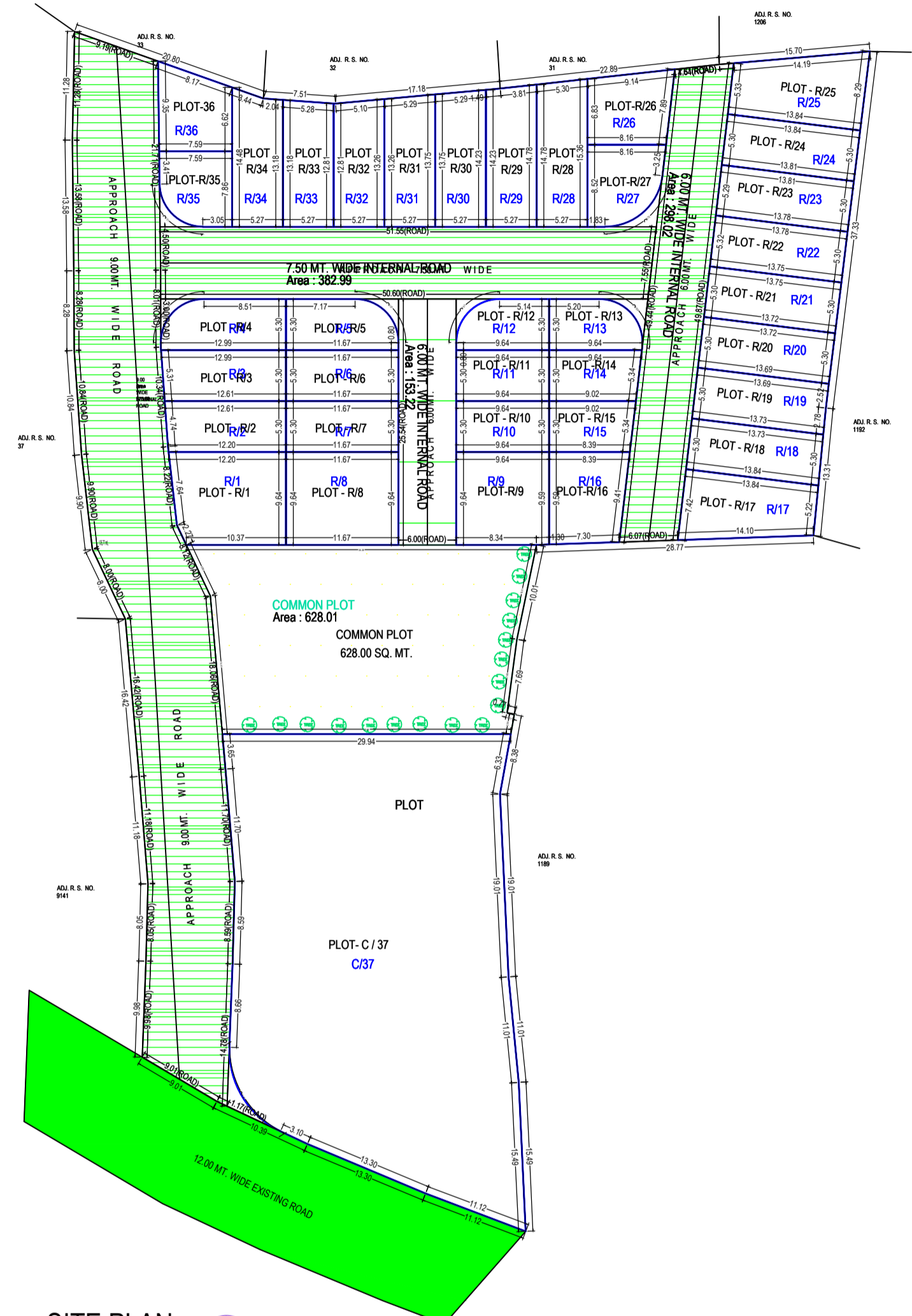
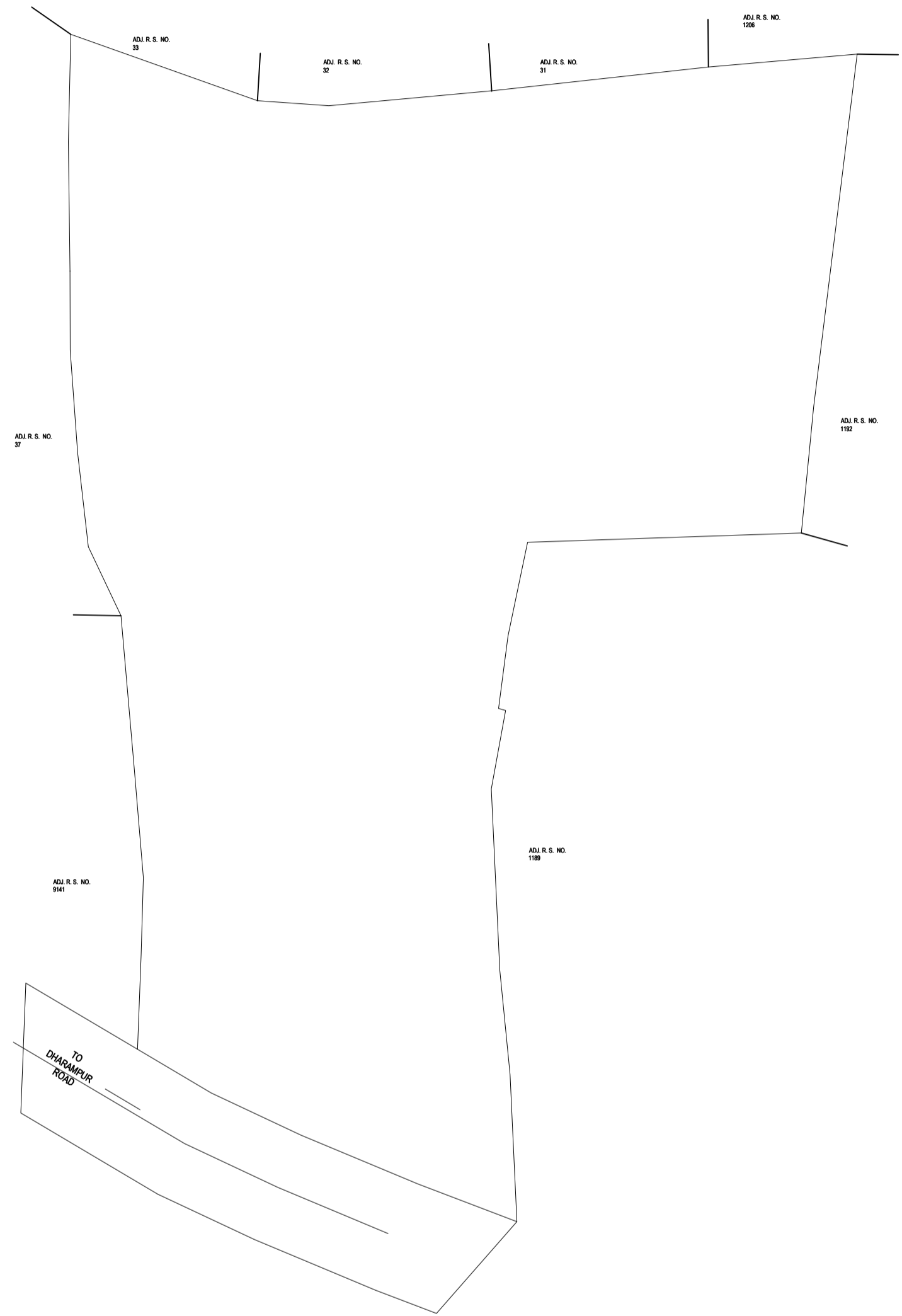


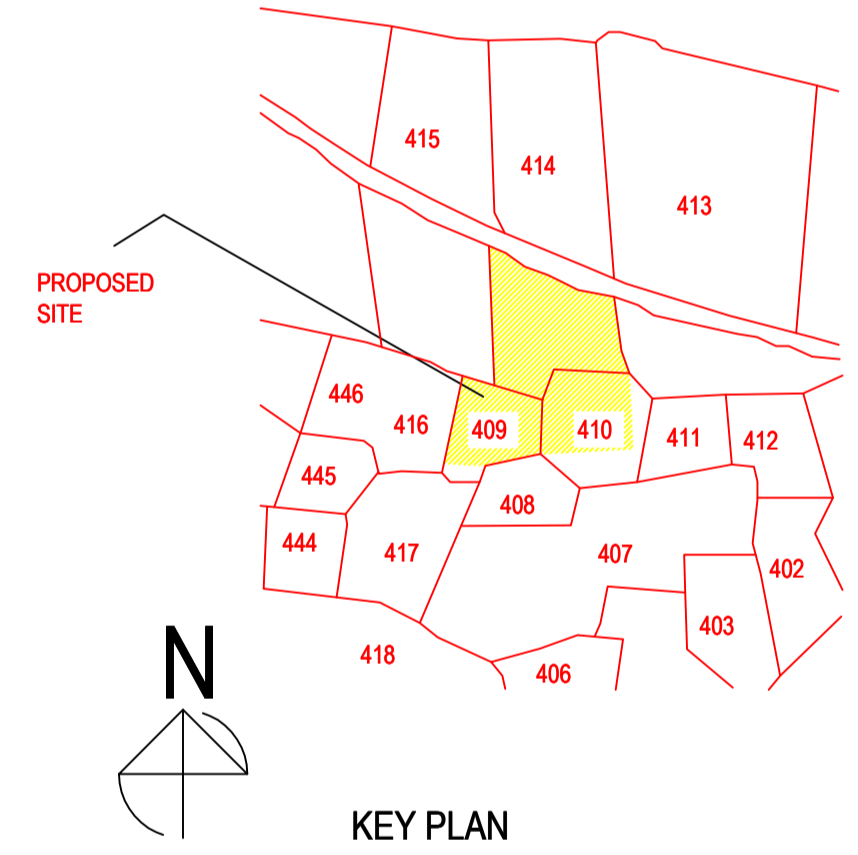
AREA STATEMENT (Valsad Area Development Authority)		VERSION NO.: 1.0.20
PROJECT DETAIL :		VERSION DATE: 20/01/2020
Site Address: RevenueNo: 1191,OLD R.S.NO-409/P1	Plot Use: Residential	
Authority: Valsad Area Development Authority	Plot SubUse: Detached Dwelling Unit	
AuthorityClass: D7 (A)	Plot Use Group: NA	
AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone	
Project Type: SubDivision	Conceptualized Use Zone: R1	
Nature of Development: NEW		
Development Area: Non TP Area		
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: RevenueNo: 1191,OLD R.S.NO-409/P1		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record		-
7/12 or Document		6273.00
As per site condition		6292.12
Area of Plot Considered		6273.00
2. Deduction for		
(a)Proposed roads		0.00
(b)Any reservations		0.00
Total(a + b)		0.00
3. Net Area of plot (1 - 2)		6273.00
4. Common Plot (Reqd.)		627.30
Common Plot (Prop)		628.01
Common Plot		628.01
Balance area of Plot(3 - 4)		5644.99
Notes :		



SITE PLAN
(Scale - 1:500)



BEFORE SUBDIVISION PLAN



KEY PLAN

Plot(s)	Min Area Considered (m2)	Deviation Area Considered (m2)	Deductions (m2)	Net Developable Area (m2)	Deductions (m2)	Plot Area (m2)
C/37	1315.38	1308.79	-	1308.79	-	1308.79
R/1	111.55	110.99	-	110.99	-	110.99
R/10	51.08	50.83	-	50.83	-	50.83
R/11	51.08	50.83	-	50.83	-	50.83
R/12	46.74	46.50	-	46.50	-	46.50
R/13	47.05	46.82	-	46.82	-	46.82
R/14	49.43	49.18	-	49.18	-	49.18
R/15	46.13	45.90	-	45.90	-	45.90
R/16	74.19	73.81	-	73.81	-	73.81
R/17	87.85	87.41	-	87.41	-	87.41
R/18	73.10	72.73	-	72.73	-	72.73
R/19	72.62	72.25	-	72.25	-	72.25
R/2	65.81	65.48	-	65.48	-	65.48
R/20	72.68	72.32	-	72.32	-	72.32
R/21	72.84	72.48	-	72.48	-	72.48
R/22	73.10	72.73	-	72.73	-	72.73
R/23	73.08	72.72	-	72.72	-	72.72
R/24	73.34	72.97	-	72.97	-	72.97
R/25	94.38	93.91	-	93.91	-	93.91
R/26	63.02	62.71	-	62.71	-	62.71
R/27	59.48	59.18	-	59.18	-	59.18
R/28	79.42	79.02	-	79.02	-	79.02
R/29	76.39	76.01	-	76.01	-	76.01
R/3	67.84	67.50	-	67.50	-	67.50
R/30	73.72	73.35	-	73.35	-	73.35
R/31	71.18	70.82	-	70.82	-	70.82
R/32	68.64	68.29	-	68.29	-	68.29
R/33	68.50	68.16	-	68.16	-	68.16
R/34	71.94	71.58	-	71.58	-	71.58
R/35	55.02	54.75	-	54.75	-	54.75
R/36	60.96	60.65	-	60.65	-	60.65
R/4	64.63	64.30	-	64.30	-	64.30
R/5	57.53	57.24	-	57.24	-	57.24
R/6	61.88	61.57	-	61.57	-	61.57
R/7	61.88	61.57	-	61.57	-	61.57
R/8	112.50	111.94	-	111.94	-	111.94
R/9	92.84	92.38	-	92.38	-	92.38
Grand Total	3818.78	3799.66	-	3799.66	-	3799.66

Plot(s)	Plot Area As Per		Plot Area (Considered Min)	Deduction From Plot	Net Plot Area	Deduction From Net Plot Common Plot	Plot Area
	Document	Drawing					
PLOT	6273.00	6292.12	6273.00	-	6273.00	628.01	5644.99
Grand Total	6273.00	6292.12	6273.00	-	6273.00	628.01	5644.99

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Layout Approved Details		
Layout Approved	Common COP Provided	Common Parking Provided
Yes	No	No

Common Plot Area	
Name	Prop. Area
COMMON PLOT	628.01

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- 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.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the building/unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - 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.
- The applicant, as specified in CGDCR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction,
 - Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGDCR.
- 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.

OWNER'S NAME AND SIGNATURE	
JITENDRARAI PARAGJI DESAI	
ARCH/ENG'S NAME AND SIGNATURE	
PRAMOD THAKORBHAI BHANDARI	
VNPEOR/04	
STRUCTURE ENGINEER	

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.