

# Valsad Area Development Authority

## FORM NO. D.

### DEVELOPMENT PERMISSION

Date :11/02/2020

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:1388333**

**Rajachitthi No:VADA/09-02-2020/1388333/01/000781**

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 :UMESHKUMAR SUMANTRAI DESAI

Address :AT-KOSIA FALIA,ABRAMA,VALSAD Valsad (M OG) Valsad Gujarat

Land Description: PROPOSED LAYOUT PLAN FOR THE PURPOSE RESIDENTIAL SUBDIVISION PLAN ON NEW R.S.NO-2809,OLD R.S.NO-141/1/P1,AT-ABRAMA,TA/DIST-VALSAD. FOR M/S.SYNERGY DEVELOPERS PARTNERSHIP FIRM.

Sub Plot No.:

TP Scheme: NA

TP Scheme No.: 0

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.
						106	193.10 0000	230.75 4500						
						107	145.14 0000	173.44 2300						
						108	152.77 0000	182.56 0150						
						109	160.41 0000	191.68 9950						
						110	168.05 0000	200.81 9750						
						111	175.69 0000	209.94 9550						
						112	183.33 0000	219.07 9350						
						98	96.820 000	115.69 9900						
						90	172.59 0000	206.24 5050						
						91	104.55 0000	124.93 7250						
						92	104.55 0000	124.93 7250						
						93	104.55 0000	124.93 7250						
						94	104.55 0000	124.93 7250						
						95	104.55 0000	124.93 7250						
						96	104.55 0000	124.93 7250						
						1	96.820 000	115.69 9900						
						2	87.810 000	104.93 2950						
						3	87.810 000	104.93 2950						
						4	87.800 000	104.92 1000						
						5	87.800 000	104.92 1000						
						6	87.800 000	104.92 1000						
						7	87.800 000	104.92 1000						
						8	87.800 000	104.92 1000						
						11	87.810 000	104.93 2950						
						12	87.810 000	104.93 2950						
						13	87.810 000	104.93 2950						
						14	87.810 000	104.93 2950						
						15	87.810 000	104.93 2950						
						16	87.810 000	104.93 2950						
						17	87.810 000	104.93 2950						
						9	93.980 000	112.30 6100						
						10	92.740 000	110.82 4300						
						81	96.820 000	115.69 9900						
						82	104.55 0000	124.93 7250						

						83	104.55 0000	124.93 7250						
						84	104.55 0000	124.93 7250						
						85	104.55 0000	124.93 7250						
						87	104.55 0000	124.93 7250						
						88	104.55 0000	124.93 7250						
						72	129.04 0000	154.20 2800						
						73	104.55 0000	124.93 7250						
						74	104.55 0000	124.93 7250						
						75	104.55 0000	124.93 7250						
						76	104.55 0000	124.93 7250						
						77	104.55 0000	124.93 7250						
						78	104.55 0000	124.93 7250						
						79	104.55 0000	124.93 7250						
						20	87.810 000	104.93 2950						
						21	87.810 000	104.93 2950						
						22	87.810 000	104.93 2950						
						23	87.810 000	104.93 2950						
						24	87.810 000	104.93 2950						
						25	87.810 000	104.93 2950						
						26	87.810 000	104.93 2950						
						27	90.940 000	108.67 3300						
						64	114.00 0000	136.23 0000						
19222. 00000 0	22970. 29000 0	0.0000 00	0.0000 00	19222. 00000 0	22970. 29000 0	65	114.00 0000	136.23 0000	11842. 39000 0	14151. 65605 0	1970.4 00000	2354.6 28000	2252.7 20000	2252.7 20000
						66	175.15 0000	209.30 4250						
						67	160.42 0000	191.70 1900						
						68	145.68 0000	174.08 7600						
						69	130.95 0000	156.48 5250						
						70	116.21 0000	138.87 0950						
						71	156.49 0000	187.00 5550						
						61	87.810 000	104.93 2950						
						60	87.810 000	104.93 2950						
						57	87.810 000	104.93 2950						
						56	87.810 000	104.93 2950						
						55	82.520 000	98.611 400						
						62	85.880 000	102.62 6600						
						86	104.55 0000	124.93 7250						

113	125.76 0000	150.28 3200
99	104.55 0000	124.93 7250
100	104.55 0000	124.93 7250
101	104.55 0000	124.93 7250
102	104.55 0000	124.93 7250
103	104.55 0000	124.93 7250
104	104.55 0000	124.93 7250
105	148.86 0000	177.88 7700
89	101.98 0000	121.86 6100
59	101.09 0000	120.80 2550
58	102.33 0000	122.28 4350
18	96.820 000	115.69 9900
19	96.840 000	115.72 3800
80	96.820 000	115.69 9900
36	96.820 000	115.69 9900
63	106.27 0000	126.99 2650
97	96.820 000	115.69 9900
28	89.710 000	107.20 3450
29	87.820 000	104.94 4900
30	87.820 000	104.94 4900
31	87.820 000	104.94 4900
32	87.810 000	104.93 2950
33	87.810 000	104.93 2950
34	87.810 000	104.93 2950
35	87.810 000	104.93 2950
38	87.810 000	104.93 2950
39	87.810 000	104.93 2950
40	87.810 000	104.93 2950
41	87.810 000	104.93 2950
42	87.800 000	104.92 1000
43	87.800 000	104.92 1000
44	87.800 000	104.92 1000
45	87.890 000	105.02 8550
37	96.820 000	115.69 9900
47	87.810 000	104.93 2950
48	87.810 000	104.93 2950
49	87.810 000	104.93 2950

						50	87.810 000	104.93 2950					
						51	87.810 000	104.93 2950					
						52	87.800 000	104.92 1000					
						53	87.800 000	104.92 1000					
						46	86.650 000	103.54 6750					
						54	96.810 000	115.68 7950					
						114	127.07 0000	151.84 8650					

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.

**Order Number :VADA/09-02-2020/1388333/01/000781**

**Order Date :10/02/2020**

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

