

Valsad Area Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION

Date :16/06/2020

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:1400749

Rajachitthi No:VADA/10-06-2020/1400749/01/000960

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 :SUBHASH MANHARLAL SHAH

Address :AT-MOGRAWADI,TA/DIST-VALSAD Valsad (M OG) Valsad Gujarat

Land Description: PROPOSED LAYOUT PLAN FOR THE PURPOSE OF RESIDENTIAL SUBDIVISION PLAN ON NEW R.S.NO-2571,OLD R.S.NO-186/PAIKY2/2,AT-MOGRAWADI,TA/DIST-VALSAD.FOR, SUBHASH MANHARLAL SHAH.

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.
						18	77.520 000	92.636 400						
						19	77.520 000	92.636 400						
						20	77.520 000	92.636 400						
						21	77.520 000	92.636 400						
						17	77.520 000	92.636 400						
						22	77.520 000	92.636 400						
						15	76.850 000	91.835 750						
						16	76.670 000	91.620 650						
						30	79.980 000	95.576 100						
						29	80.040 000	95.647 800						

						28	80.090 000	95.707 550						
						27	80.150 000	95.779 250						
						26	80.210 000	95.850 950						
						24	69.210 000	82.705 950						
						25	80.270 000	95.922 650						
3157.0 00000	3772.6 15000	0.0000 00	0.0000 00	3157.0 00000	3772.6 15000	7	95.270 000	113.84 7650	2455.7 40000	2934.6 09300	0.0000 00	0.0000 00	275.16 0000	275.16 0000
						6	61.530 000	73.528 350						
						5	76.060 000	90.891 700						
						4	76.290 000	91.166 550						
						3	76.500 000	91.417 500						
						2	76.710 000	91.668 450						
						1	76.040 000	90.867 800						
						14	80.720 000	96.460 400						
						13	80.720 000	96.460 400						
						12	80.720 000	96.460 400						
						11	80.720 000	96.460 400						
						10	80.720 000	96.460 400						
						9	80.720 000	96.460 400						
						8	90.610 000	108.27 8950						
						23	94.350 000	112.74 8250						
						31	79.470 000	94.966 650						

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 1/2 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/10-06-2020/1400749/01/000960

Order Date :11/06/2020

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

