

Project Title :PROPOSED AMALGAMATION PLAN

Inward No	704331	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT (Valsad Area Development Authority) VERSION NO.: 1.0.3
VERSION DATE: 30/06/2018

PROJECT DETAIL :
 Authority: Valsad Area Development Authority Plot Use: Residential
 AuthorityClass: D7 (A) Plot SubUse: Row House
 AuthorityGrade: Area Development Authority Plot Use Group: NA
 CaseTrack: Regular Land Use Zone: Residential use Zone
 Project Type: Amalgamation Conceptualized Use Zone: R1

Nature of Development: NEW
 Development Area: Non TP Area
 SubDevelopment Area: NA
 Special Project: NA
 Special Road: NA

AREA DETAILS : Sq.Mts.

1. Area of Plot As per record	-
Property Card	642.00
As per site condition	634.07
Area of Plot Considered	634.07
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)	634.07
4. Common Plot (Reqd.)	0.00
Common Plot (Prop)	0.00
Balance area of Plot(3 - 4)	634.07
Perm. FSI Area (1.80)	372.15
Total Perm. FSI area	372.15
Total Built up area permissible at:	
a. Ground Floor (- %)	0.00
F.S.I.	
Notes :	

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)	

Tree Details (Table 3h)

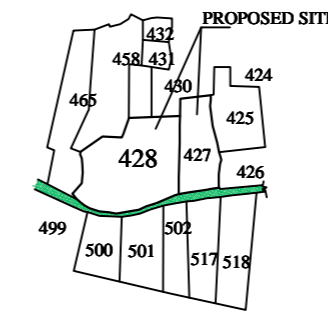
Name	Nos Of Trees	
	Reqd	Prop
Tree	-	0

Plot Details Before Amalgamation (Table A1)

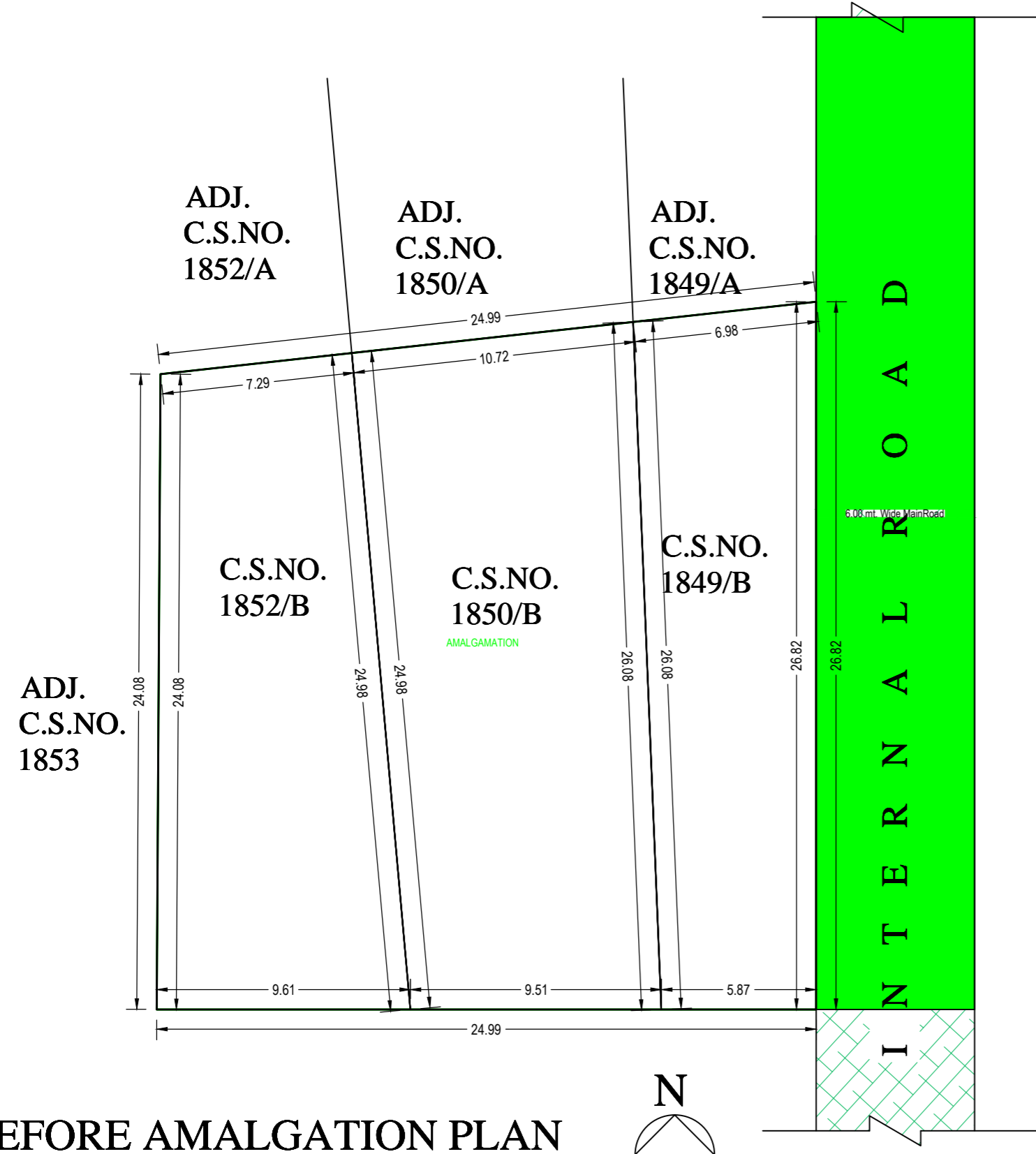
Plot(s)	Minimum Plot Area Consider	Net Plot Area
PLOT NO 1	169.52	169.52
PLOT NO 2	257.81	257.81
PLOT NO 3	206.75	206.75
Grand Total	634.08	634.08

Plot Details After Amalgamation (Table A2-a)

Plot(s)	Amalgamated Plot Area		AML Plot Area (Considered Mini)	Deductions (m2)	Net Developable Area (m2)
	Calculated from Plots	Drawing			
AMALGAMATION	634.07	634.07	634.07	-	634.07
Grand Total	634.07	634.07	634.07	-	634.07



KEY PLAN
SCALE :- ICM = 79.20 MT



BEFORE AMALGATION PLAN

(Scale - 1:200)

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

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.

OWNER'S NAME AND SIGNATURE

HITESHKUMAR SURESHBHAI PATEL

ARCH/ENG'S NAME AND SIGNATURE

BHARGAV JAGDISHCHANDRA DESAI
VNP/AOR/15

STRUCTURE ENGINEER

MANAN JAGDISHBHAI DESAI
VNP/SEOR-1/CATE-1/07

