



# નડીઆદ નગર પાલિકા

પ્રમુખશ્રી : (૦૨૬૮) ૨૫૫૦૨૧૭  
 નગર પાલિકા કચેરી : (૦૨૬૮) ૨૫૫૧૩૭૬/૭૭  
 ફેક્સ : (૦૨૬૮) ૨૫૫૧૩૭૮  
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પો.બો.નં.૮  
 નગર પાલિકા કચેરી  
 સરદાર ઉદ્યાન  
 નડીઆદ-૩૮૭૦૦૧  
 જી.ખેડા

જાવક નં. ૮૫૨૫૧૨૭૫ ૧૨૦૨ ૨-૨૭

તા.૩૦/૦૪/૨૦૨૨

શાશ્વત ડેવલોપર્સ,  
 દેરી રોડ, નડીઆદ

વિષય:- “નડીઆદ અર્બન ડેવલોપમેન્ટ ઓથોરીટી” દ્વારા આપવામાં આવેલ ડેવલોપમેન્ટ પરમીશન (ફોર્મ નં. ડી) બાબત.

ઉપરોક્ત વિષય અન્વયે જણાવવાનું કે, આપશ્રીએ અત્રેની કચેરીએ ODPS અંતર્ગત એપ્લિકેશન આઈ.ડી. નં. ૧૬૩૫૦૭૮ થી લે-આઉટ ડેવલોપમેન્ટ અને બાંધકામ પરવાનગી માટે અરજી કરેલ હતી. જે અન્વયે આપશ્રીને અત્રેથી ડેવલોપમેન્ટ પરમીશન નં. NADA/19-02-2021/1635078/01/000752, તા.૧૮-૦૨-૨૦૨૧ થી રહેણાંક હેતુસર પરવાનગી આપવામાં આવેલ હતી. પરંતુ IFP પોર્ટલમાં લે-આઉટ ડેવલોપમેન્ટ પરવાનગીની અરજીના કિસ્સામાં FORM-D (રજિસ્ટ્રી)માં અત્રેથી આપેલ પરવાનગીના નકશામાં દર્શાવ્યા મુજબનું બાંધકામનું કોન્ટ્રીફ્ટ દર્શાવવામાં આવેલ નથી. જે પરત્વે જણાવવાનું કે, સદર પરવાનગીથી મંજૂર થયેલ પ્લોટ નં. ૧ થી ૨૨ ના બાંધકામનું કોન્ટ્રીફ્ટ સદર પરવાનગી આપેલ નકશામાં દર્શાવ્યા મુજબ નીચે મુજબનું છે.

| Plot No.            | Built-up Area (sq.mt.) | Plot No. | Built-up Area (sq.mt.) |
|---------------------|------------------------|----------|------------------------|
| 1                   | 94.21                  | 12       | 126.49                 |
| 2                   | 126.49                 | 13       | 126.49                 |
| 3                   | 126.49                 | 14       | 126.49                 |
| 4                   | 126.49                 | 15       | 83.71                  |
| 5                   | 126.49                 | 16       | 105.12                 |
| 6                   | 126.49                 | 17       | 105.12                 |
| 7                   | 126.49                 | 18       | 105.12                 |
| 8                   | 94.21                  | 19       | 83.71                  |
| 9                   | 126.49                 | 20       | 105.12                 |
| 10                  | 126.49                 | 21       | 105.12                 |
| 11                  | 126.49                 | 22       | 105.12                 |
| Total Built-up Area |                        |          | 2504.55                |

વધુમાં જણાવવાનું કે, આપશ્રીએ ઉપરોક્ત જણાવ્યા મુજબનું જ બાંધકામ કરવાનું રહેશે. તેમજ વપરાશ કરતા પહેલા અત્રેથી બાંધકામ વપરાશ પ્રમાણપત્ર મેળવી લેવાનું રહેશે. જે વિદિત થાય.

મુખ્ય અધિકારી  
 નડીઆદ નગર પાલિકા

# Nadiad Area Development Authority

## FORM NO. D.

### DEVELOPMENT PERMISSION

Date :24/02/2021

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:1635078

Rajachitthi No:NADA/19-02-2021/1635078/01/000752

For: Residential

District:Kheda

Taluka: Nadiad

Village: Nadiad

Final Plot No.: (33+54)/1

Arch/Engg. No:

Arch/ Engg. Name:

Name of Applicant :RASHMILABEN DAUGHTER OF RAVJIBHAI CHHOTABHAI AND PANKAJKUMAR RAMESHCHANDRA DESAI AND TARLIKABEN MAHENDRABHAI DESAI AND CHIRAG MAHENDRABHAI DESAI

Address :OPP SHANTI NAGAR SOCIETY SANTRAM DAIRY ROAD Nadiad Kheda Gujarat

Land Description: PROPOSED LAYOUT PLAN AND BUILDING PERMISSION FOR RESIDENTIAL USE IN RS NO 480-4,TPS NO 05,FP(33+54)/1 AT NADIAD,TALUKA-NADIAD,DIST-KHEDA

Sub Plot No.:

TP Scheme: Nadiad\_5

TP Scheme No.: 5

Proposed Final Plot No: (33+54)/1

| 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. |
|                           |        |                                                     |        |                                                        |        | 10       | 109.71<br>0000 | 131.21<br>2063 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 14       | 124.14<br>0000 | 148.47<br>0199 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 12       | 113.38<br>0000 | 135.60<br>1346 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 2        | 97.600<br>000  | 116.72<br>8624 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 4        | 97.600<br>000  | 116.72<br>8624 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 6        | 97.600<br>000  | 116.72<br>8624 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 9        | 107.49<br>0000 | 128.55<br>6965 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 11       | 120.61<br>0000 | 144.24<br>8354 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 13       | 115.00<br>0000 | 137.53<br>8850 |                                     |        |                  |        |                    |        |
|                           |        |                                                     |        |                                                        |        | 7        | 97.600<br>000  | 116.72<br>8624 |                                     |        |                  |        |                    |        |

|                 |                 |              |              |                 |                 |    |                |                |                 |                 |                |                |                 |                 |
|-----------------|-----------------|--------------|--------------|-----------------|-----------------|----|----------------|----------------|-----------------|-----------------|----------------|----------------|-----------------|-----------------|
| 3651.0<br>00000 | 4366.5<br>59490 | 0.0000<br>00 | 0.0000<br>00 | 3651.0<br>00000 | 4366.5<br>59490 | 3  | 97.600<br>000  | 116.72<br>8624 | 2167.9<br>00000 | 2592.7<br>86721 | 365.74<br>0000 | 437.42<br>1383 | 1107.5<br>60000 | 1107.5<br>60000 |
|                 |                 |              |              |                 |                 | 5  | 97.600<br>000  | 116.72<br>8624 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 18 | 87.200<br>000  | 104.29<br>0328 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 22 | 82.670<br>000  | 98.872<br>493  |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 16 | 85.140<br>000  | 101.82<br>6589 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 17 | 85.140<br>000  | 101.82<br>6589 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 21 | 84.720<br>000  | 101.32<br>4273 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 20 | 86.250<br>000  | 103.15<br>4138 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 8  | 113.46<br>0000 | 135.69<br>7025 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 1  | 99.680<br>000  | 119.21<br>6283 |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 15 | 82.150<br>000  | 98.250<br>579  |                 |                 |                |                |                 |                 |
|                 |                 |              |              |                 |                 | 19 | 85.560<br>000  | 102.32<br>8904 |                 |                 |                |                |                 |                 |

On the following conditions/grounds

Conditions:

Conditional Remarks:-

For The Chief Executive Authority / Municipal Commissioner /Chief Officer  
Nadiad 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  $\frac{1}{2}$  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 :NADA/19-02-2021/1635078/01/000752**

**Order Date :19/02/2021**

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



## **M/S SHASHWAT DEVELOPERS**

TP NO 5, SURVEY NO 480/4, OPP SHANTI VILLA NADIAD, KHEDA

E-mail: [developersshashwat@gmail.com](mailto:developersshashwat@gmail.com)

Date :03/02/2022

To,  
Officer In Charge,  
Gujrat Rera Authority,  
Gandhinagar.

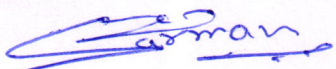
Subject: LAND AREA DETAILS

Dear Sir,

We are **SHASHWAT DEVELOPERS**, promoter of the project “**SHASHWAT BUNGALOWS**”. The Shashwat Developers has purchased land as per sale deed of 4452 square meters. After purchasing Nagar palika has finalise the plot as as per the twon planning and we have been left with 3651 square meters. Hence we are lastly owner of the 3651 square meters for which we have the proposed this scheme.

Thanking you,

For SHASHWAT DEVELOPERS

  
**SHASHWAT BUNGALOWS**  
**RAKESH VERMA**  
**PARTNER**

1102-0001 / cost : 1000000

ગુજરાત નગર રથના અને શહેરી વિકાસ અધિનિયમ ૧૯૭૬  
નગર રથના યોજના, નડીઆદ નં. ૫ (પ્રારંભિક યોજના)

ગામઝાત નગર રચના અને શહેરી વિસ્તાર અધિનિયમ ૧૯૭૬

નગર રથના યોજના, નડીઆદ નં. ૫૪ (પ્રાચલિક યોજના)

પુનઃ વહેંચણી પત્રક

[illegible]