



NADIAD AREA DEVELOPMENT AUTHORITY

Nadiad Area Development Authority- Address

(Form NO. D)

Development Permission

Permission is hereby granted under Section 29(1)(i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 of Gujarat Provincial Municipal Corporation Act, 1949.

Application No.	: 1015BDP21220203	Date	: 24/12/2021
Development Permission No	: 1015BP21220158	ODPS Application No.	: ODPS/2021/078374
Application Type	: DEVELOPMENT PERMISSION	Case Type	: NEW
Architect/Engineer No.	: 1015ERH311224003 28	Architect/ Engineer Name	: KISHANKUMAR DEVENDRABHAI PATEL
Structure Engineer No.	: N.A	Structure Engineer Name	: N.A
Supervisor No.	: N.A	Supervisor Name	: N.A
Clerk of Works No.	: N.A	Clerk of Works Name	: N.A
Developer No.	: N.A	Developer Name	: N.A
Owner Name	: GANGASINGH SOHANSINGH RAJPUROHIT AND OTHERS ON BEHALF OF SANTRAM DEVELOPERS PARTNER		
Owner Address	: NA OPP DISTRICT COURT NEAR CM SMITH KAPADWANJ ROAD , NADIAD - 387002		



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Applicant/ POA holder's Name : GANGASINGH SOHANSINGH RAJPUROHIT AND OTHERS ON BEHALF OF SANTRAM DEVELOPERS PARTNER

Applicant/ POA holder's Address : NA OPP DISTRICT COURT NEAR CM SMITH KAPADWANJ ROAD , NADIAD - 387002

Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE AUTHORITY

District : KHEDA **Taluka** : NADIAD

City/Village : NADIAD

TP Scheme/ Non TP Scheme Number : **TP Scheme/ Non TP Scheme Name** : NA

Revenue Survey No. : RS NO 23464/1, 2376/1 AND 2376/2 **City Survey No.** : CTS NO 1136 AND 1137

Final Plot No. : N.A **Original Plot No.** : N.A

Sub Plot no. : N.A **Tikka No. / Part No.** : N.A

Block No/Tenement No : N.A **Sector No. / Plot No.** : N.A

Site Address : REVISE COMMERCIAL SHOP BUILDING PLAN ON R.SURVEY.NO 2364/1,2376/1,2376/2(CITY SURVEY 1136 AND 1137) AT NADIAD, TA-NADIAD, DIST.-KHEDA

Block/Building Name : SANTRAM DEVELOPER AND PARTNERS (COMMERCIAL BUILDING) **No. of Same Buildings** : 1

Height Of Building : 10.66 Meter(s) **No. of floors** : 5

Proposed/Existing Floor/Plot Details for Block - SANTRAM DEVELOPER AND PARTNERS (COMMERCIAL BUILDING)



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Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
BasementFloor		5462.14	0	0
Ground Floor	Mercantile	4790.88	0	105
First Floor	Mercantile	4790.87	0	109
Second Floor	Mercantile	4790.33	0	109
Terrace Floor		58.43	0	0
Total		19892.65	0	323
Final Total for Building SANTRAM DEVELOPER AND PARTNERS (COMMERCIAL BUILDING)		19892.65		

Development Permission Valid from Date : 28/12/2021

Development Permission Valid till Date : 27/12/2022

Note / Conditions :

1. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,
3. The applicant, as specified in CGDCR, shall submit;



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4. In the case of change in any POR, the development work permitted under this development permission shall be treated as withheld until such time till the appointment of new POR. The Architect on Record or Engineer on Record, the Structural Engineer on Record, the Clerk of Works on Record and the Fire Protection Consultant on Record based on whose respective certifications the Development Permission has been issued or granted, are respectively responsible for ensuring that construction of the building is in compliance with these Regulations. After the Development Permission is granted, if any of the Persons on Record is relieved of his responsibility by the Owner, or, relieves himself of responsibility of the building, the Development Permission shall be withheld regardless of whether the construction of the building has commenced or not, until such time the name of the new appointee is brought on record.,
5. All the conditions shall be followed by the applicant, owner, developer, POR and in case of any breach/violation, the decision taken by the competent authority shall be abide and binding upon.,
6. a) Structural drawings along with soil investigation report and related reports, before the commencement of the construction.,
7. b) Progress reports.,
8. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate or building completion certificates shall not discharge the owner, engineer, architect, clerk of works/site supervisor, structural designer, developer from their responsibilities, imposed under the act, the development control regulations and the laws of tort and local acts.,
9. In case of any change made by appropriate authority /Town Planning Officer / State Government during the preparation / finalization of town planning scheme, development plan and local area plan; there decision shall be binding to land owner or their beneficiaries.,
10. c) Correctness of demarcation of the plot on site.,
11. 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), and (d) above.,
12. If applicable, applicant/owner/developer shall be liable to register the site as per the provisions of 'The Building and Other Construction Workers' Welfare Cess Act, 1996.,



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13. Developer / Promoter as per RERA act, shall not carry out any work of promoting/advertising / marketing / booking / offers related to selling of the real estate project of plot/ building/ apartment or any part of thereof, without having registered the real estate project/plot/ building/ apartment or part thereof, with The Real Estate Regulatory Authority (RERA) formed by state government under section 3 of the Real Estate (Regularization and Development) Act, 2016.,

14. If the ownership of a Building-unit changes after a Development Permission has been granted, such a Development Permission shall be withheld, regardless of whether building has commenced or not, until such time the name of the new owner is brought on record.,

15. (This Development Permission [Form No.D] is to be read in conjunction with all other documents and Building Plan Map scrutinized through Auto DCR system.),

16. a) Title, ownership, and easement rights of the Building unit for which the building is proposed.,

17. b) The area, dimensions and other properties of the plot which violate the plot validation certificate.,

18. d) Workmanship, soundness of material and structural safety of the proposed building.,

19. Follow the requirements for construction as per regulation no. 5 of CGDCR.,

20. GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS,

21. 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.,



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22. Applicant/owner/ architect/engineer/structure engineer/clerk of works (site supervisor) are sole responsible for any casualty or damage to the surrounding property during the excavation/construction of the cellar, and instead of entire excavation in one stretch, construction of the cellar will have to do by phase wise excavation providing protective support (shoring / strutting) and for the safety of the adjoining properties during excavation/construction, the necessary arrangements will have to be made by the structural engineer/engineer/clerk of work (site supervisor) for continuous supervision and if required urgent additional arrangement will have to be made for the safety. The commencement certificate (rajachitthi) will be suspended / revoked with immediate effect, if the construction /excavation / demolition work is being done without proper precautions to ensure safety.,

23. Notwithstanding any development permission granted under the act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the authority or any officer/employee to whom power has been delegated.,

24. Applicant / POR / Developer has to take adequate measures and to ensure that in course of his work, no damage is caused to the work under construction and the adjoining properties, no undue inconvenience is caused to the people living in neighborhood and no nuisance is caused to traffic and neighboring people by the way of noise, dust, smell, vibration etc. and shall maintain cleanliness and hygienic conditions within and surrounding the site area.,

25. After the completion of construction, the applicant has to take the Building Use certificate before commencement of use. Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.,



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