



KARJAN AREA DEVELOPMENT AUTHORITY

KARJAN NAGARPALIKA, NEAR RAILWAY STATION ,NAVA
BAZAR, KARJAN

(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.	:	1076BDP21220089	Date	:	20/01/2022
Development Permission No	:	1076BP21220079	ODPS Application No.	:	ODPS/2021/084023
IFP Application Number	:	N.A			
Application Type	:	DEVELOPMENT PERMISSION	Case Type	:	NEW
Architect/Engineer No.	:	003ER31032400053	Architect/ Engineer Name	:	DIPAKBHAI PRAVINBHAI 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	:	VAGHELA MOHANBHAI PARAGBHAI			
Owner Address	:	R.S.NO.980 VILLAGE : KARJAN KARJAN , KARJAN - 391240			
Applicant/ POA holder's Name	:	VAGHELA MOHANBHAI PARAGBHAI			

Signature valid

Digitally signed by JADVI
JAYKISHAN M. K. SHIBHAI
Date: 2022.02.07 13:14:20 IST
Reason:
Location:

CHIEF OFFICER

KARJAN
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Applicant/ POA holder's Address : R.S.NO.980 VILLAGE : KARJAN KARJAN , KARJAN - 391240

Administrative Ward : DEFAULT WARD Administrative Zone : DEFAULT ZONE AUTHORITY

District : VADODARA Taluka : KARJAN

City/Village : KARJAN

TP Scheme/ Non TP Scheme Number : TP Scheme/ Non TP Scheme Name : NOT APPLICABLE

Revenue Survey No. : 980 City Survey No. : NOT APPLICABLE

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 : R.S. NO. 980 OF VILLAGE KARJAN, TALUKA KARJAN, DISTRICT: VADODARA

Block/Building Name : A (1 TO 12) No. of Same Buildings : 12

Height Of Building : 3.66 Meter(s) No. of floors : 2

Proposed/Existing Floor/Plot Details for Block - A (1 TO 12)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	29.12	1	0
Terrace Floor		4	0	0
Total		33.12	1	0
Final Total for Building A (1 TO 12)		397.44		

Block/Building Name : A (2) No. of Same Buildings : 8

Height Of Building : 3.96 Meter(s) No. of floors : 2

Proposed/Existing Floor/Plot Details for Block - A (2)
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JAYKISHAN M. SHIBHAI
Date: 2022.02.07 13:14:25 IST
Reason:
Location:

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P. Patel
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Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	80.95	1	0
Terrace Floor		6.26	0	0
Total		87.21	1	0
Final Total for Building A (2)		697.68		

Block/Building Name : A (1) No. of Same Buildings : 4
Height Of Building : 3.96 Meter(s) No. of floors : 2

Proposed/Existing Floor/Plot Details for Block - A (1)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	73.69	1	0
Terrace Floor		6.26	0	0
Total		79.95	1	0
Final Total for Building A (1)		319.80		

Block/Building Name : A (4) No. of Same Buildings : 4
Height Of Building : 3.96 Meter(s) No. of floors : 2

Proposed/Existing Floor/Plot Details for Block - A (4)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	73.69	1	0
Terrace Floor		6.26	0	0
Total		79.95	1	0

Signature valid

Digitally signed by JADVI
JAYKISHAN MAHESHBHAI
Date: 2022.02.08 13:14:25 IST
Reason:
Location:

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Final Total for Building A (4)	319.80	
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Block/Building Name : A (3) No. of Same Buildings : 8
Height Of Building : 3.96 Meter(s) No. of floors : 2

Proposed/Existing Floor/Plot Details for Block - A (3)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	80.95	1	0
Terrace Floor		6.26	0	0
Total		87.21	1	0
Final Total for Building A (3)		697.68		

Block/Building Name : OWNERS PLOT (1) No. of Same Buildings : 1
Height Of Building : 3.96 Meter(s) No. of floors : 2

Proposed/Existing Floor/Plot Details for Block - OWNERS PLOT (1)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	59.85	1	0
Terrace Floor		6.26	0	0
Total		66.11	1	0
Final Total for Building OWNERS PLOT (1)		66.11		

Development Permission Valid from Date : 08/02/2022

Development Permission Valid till Date : 07/02/2023

Note / Conditions :

Signature valid

Digitally signed by ADVI
JAYKISHAN MAHESHBHAI
Date: 2022.02.07 13:14:25 IST
Reason:
Location:

CHIEF OFFICER

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1. Follow the requirements for construction as per regulation no 5 of CGDCR.,,,
2. 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.,,
3. 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.,,
4. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,,
5. The applicant, as specified in CGDCR, shall submit: a. Structural drawings and related reports, before the commencement of the construction, b. Progress reports.,,
6. Follow the requirements for construction as per regulation no 5 of CGDCR.,,

Signature valid

Digitally signed by ADVI
JAYKISHAN MAHESHBHAI
Date: 2022.02.07 13:14:26 IST
Reason:
Location:

CHIEF OFFICER

KARJAN

AREA

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PRAMUKHRAJ ENTERPRISE

P. Rao

PARTNERS

Ref No.:

Date :

25/05/2022

To,
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector – 11, Gandhinagar – 382010

Subject: Clarifications regarding various queries raised by TP Scrutiny team for the Project- PRAMUKHRAJ RESIDENCY (PRAMUKHRAJ ENTERPRISE) In regards to your query raised for [PR-INQ-1]
[PR/VADODARA/VADODARA/GUJRERA/220517/012784]

Respected Sir/Madam,

With the respect to query raised, we clarified that the owner's plot mentioned as per approved layout plan for the construction of building is for the self-consumption of promoter and not for outside sale to the allottees. So, we had not required RERA registration for the Construction of Building on the Owner's Plot.

I hope the above clarifications serve your purpose.

Thanking you.

For PRAMUKHRAJ ENTERPRISE


PARTNER