

Junagadh Municipal Corporation

FORM NO. D.

DEVELOPMENT PERMISSION

Date :18/01/2020

Permission is hereby granted 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:1022091

Rajachitthi No:JMC/20-10-2018/1022091/01/002834

For: Residential

District:Junagadh

Taluka: Junagadh

Village: Junagadh

Final Plot No.:

Arch/Engg. No: ENG-25

Arch/ Engg. Name: AMIT A. PATEL

Name of Applicant :RADHE DEVELOPERS JUNAGADH- PARTNERS- NATVARLAL R. RABDIYA ,KINABEN K. RABDIYA ,TULSIDAS G. FADADU, MIMIKSHABEN T. FADADU, NATVARLAL S. SAPARIYA ,VINODBHAI V. KANSAGRA AND DINESHBHAI M. KANSAGRA

Address :MADHAV VATIKA, PLOT 64,65,70 AND 71, C.S.NO.30/2, AT-JUNAGADH, DIST-JUNAGADH 362001

Land Description: OPEN LAND

Sub Plot No.:

TP Scheme: NA

TP Scheme No.: NA

Proposed Final Plot No:

Building Name :A (PROPOSED WORK)

Height of the Building: 15.60

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
P A R K I N G F L O O R	Parking	308.53	0	0
FIRST FLOOR	Residential	308.53	3	0
S E C O N D F L O O R	Residential	308.53	3	0
THIRD FLOOR	Residential	308.53	3	0
FOURTH FLOOR	Residential	308.53	3	0
FIFTH FLOOR	Residential	308.53	3	0
T E R R A C E F L O O R		52.20	0	0
Total		1903.38		

On the following conditions/grounds

Conditions:
(in case of grant)

Order Date :20/10/2018

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

Conditional Remarks:- APPLICANT SHOULD FOLLOW COMMON GDCR

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Junagadh Municipal Corporation

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 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 :JMC/20-10-2018/1022091/01/002834

Order Date :20/10/2018

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



Investor Facilitation Portal

Payment Receipt

Applicant Name:

**RADHE DEVELOPERS JUNAGADH- PARTNERS- NATVARLAL R. RABDIYA ,KINABEN K. RABDIYA ,TULSIDAS G. FADADU,
MIMIKSHABEN T. FADADU, NATVARLAL S. SAPARIYA ,VINODBHAI V. KANSAGRA AND DINESHBHAI M. KANSAGRA**

Receipt No: **1342708**

Receipt Date and Time: **24/12/2019 10:53:43.43**

Financial Year: **2019-20**

ULB Name **Junagadh Municipal Corporation**

District Name **Junagadh**

Taluka Name **Junagadh**

Village Name **Junagadh**

Payment Heads	Amount
Dustbin Deposit	0
Tree Plantation Deposit	9500
Security Deposit	0
Incremental Constribution Deposit	0
Parking Deposit	0
Road Obstruction Deposit	0
Height Restriction Deposit	0
Betterment Charge	0
Penalty	0
Construction Cess	25
Service and Amenities Fee	571014
Water Use Charges for Construction	0
Chargesof FSI Fees	1841789
Difference in Scrutiny Fee	0
Drainage Charge	0
Development Charge	1722
Incremental Contribution	0
Open Plot Charge	0
Labour Welfare Cess	58200
Fee under Section 23 (i)	0
Other Charges	0
Total	2482250

IFP Application No.	Application Name	Department Name	Total Amount (in Rs.)
1022091	UDD - Building Permission Application	Urban Development & Urban Housing Department	2482250

Amount in Words: Rupees Twelve Lacs Eighty Two Thousand Two Hundred Fifty Only.

Note : **This Receipt is Generated from Investor Facilitation Portal and Not Required Signature.**

THANK YOU FOR PAYMENT

Print



જૂનાગઢ મ્યુનિસિપલ કોર્પોરેશન

"સ્વામી વિવેકાનંદભવન" આગાધ ચોક જૂનાગઢ-૩૬૨૦૦૧
ફોન નં. ૦૨૮૫-૨૬૨૨૦૮૯, ફેક્સ નં. ૦૨૮૫-૨૬૫૧૫૧૦
ઈ-મેલ - municipalcorporationjund@yahoo.co.in

જુ.મ.ન.પા./અન્ટી./જા.નં. ૪૮૭

તા.૧૪/૬/૨૦૨૧

પ્રતિ,
શ્રી રાધે ડેવલોપર્સ, જૂનાગઢના ભાગીદારો
શ્રી નટવરલાલ આર.રાબડીયા તથા વિગેરે
માધવ વાટીકા, જૂનાગઢ.

વિષય :- બાંધકામ મંજૂરી રીન્યુ કરી આપવા બાબત
સંદર્ભ :- જાહેર સેવા (23) - 944 તા.૨૪/૦૨/૨૦૨૦ ની અરજી અન્વયે.

ઉપરોક્ત વિષય પરત્વે જણાવવા નું કે, આપની માલીકીના જૂનાગઢ જિલ્લાના જૂનાગઢ તાલુકાના જૂનાગઢના મોજે : જૂનાગઢ ના સીટી સર્વે.નં.૩૦/૨ ના પ્લોટ નં.૬૪,૬૫,૭૦ અને ૭૧ માં તમારી માલીકીની જમીન ઉપર બાંધકામ કરવાની પરવાનગી જૂનાગઢ મ્યુનિસિપલ કોર્પોરેશન થી વિકાસ પરવાનગી JMC/20-10-2018/1022091/01/002834, તા.૨૦/૧૦/૨૦૧૮ થી મંજૂરી આપવામાં આવેલ, જેની મુદત તા.૧૮/૧૦/૨૦૧૯ ના રોજ પૂર્ણ થયેલ છે.

પરંતુ આપના ધ્વારા નિયત સમય મર્યાદામાં બાંધકામ પૂર્ણ થયેલ ન હોય, સંદર્ભિત પત્ર - ૧ ની અરજી માં જણાવેલ વિગેરે બાંધકામ અધુરું હોય તા.૧૮/૧૦/૨૦૨૦ સુધી મંજૂરીમાં દર્શાવેલ શરતોને આધીન રહી બાંધકામ મંજૂરી રીન્યુ કરવા આવે છે.

નોંધ :- ઉપરોક્ત બાંધકામ મંજૂરી રીન્યુ કરવા સબમીન રીન્યુઅલ ફી રકમ રૂ.૫,૦૦૦/- ભરપાઈ કરવાની રહેશે.

સીનીયર ટાઉન પ્લાનર
મહાનગરપાલિકા, જૂનાગઢ



JUNAGADH MUNICIPAL CORPORATION

" Swami Vivekanand Bhavan " Azad Chowk, Junagadh-362001

Phone No. 0285-2622089 Fax No. 0285-2651510

E-Mail -municipalcorporationjund@yahoo.co.in

Eng. Ja. No. 672

Dt. 6-10-2021

FORM NO.14

(See Regulation No.3.9.1)

GRANT / REFUSAL OF BUILDING USE PERMISSION

To.

RADHE DEVELOPERS JUNAGADH PARTNERS

NATVARLAL R. RABDIYA AND ETC.

At. Madhav Vatika,

Zazarda, Junagadh

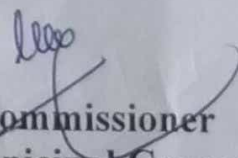
File No.: (24)-131 Date : 22/09/2021

Proposed building : (Residential Use Building (G.F.+5)

R.s.No.: - 30/2, Plote No. 64, 65, 70 and 71, Area of The Plot 573.15 Address and location of proposed building At: Madhav Vatika, Junagadh Permission

No. JMC/20-10-2018/1022091/01/002834, Date : 20/10/2018.

With reference to your Application No.: (24) 131, date : 22/09/2021, I am Directed to inform you that Building-Unit has been inspected on date : 29/09/2021 and the development is as per sanctioned drawings and Specifications; and that Building Use Permission has been granted. The building May be used as per sanctioned drawings. This Building Use Permission is to be read in conjunction with all other document and drawings which are enclosed as per the provisions of Regulation No.6 and its schedules, and that all such documents, drawing and specifications from part of this Building Use Permission.


Asst. Commissioner
Junagadh Municipal Corporation