



VALSAD AREA DEVELOPMENT AUTHORITY

AZAD CHOWK, VALSAD - 396 001

(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.	:	1019BDP22230276	Date	:	20/12/2022
Development Permission No	:	1019BP22230233	ODPS Application No.	:	ODPS/2022/116798
IFP Application Number	:	N.A			
Application Type	:	DEVELOPMENT PERMISSION	Case Type	:	NEW
Architect/Engineer No.	:	1019AR31032300015	Architect/ Engineer Name	:	BHARGAV DESAI
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	:	SHRI DHARMESHKUMAR RAMESHCHANDRA BHALODIA, SHRI KETANKUMAR PARSOTTAMBHAI SITAPARA POWER HOLDER OF UMALAXMI DEVELOPERS			



Certificate created on 26/12/2022



CHIEF OFFICER

VALSAD
AREA
DEVELOPMENT
AUTHORITY

Owner Address : C.S. NO. 691,PLOT NO. 20 & 21 MANIBAUG , ABRAMA , VALSAD
MANIBAUG , ABRAMA , VALSAD MANIBAUG , ABRAMA , VALSAD 396001

Applicant/ POA holder's Name : SHRI DHARMESHKUMAR RAMESHCHANDRA BHALODIA, SHRI
KETANKUMAR PARSOTTAMBHAI SITAPARA POWER HOLDER OF
UMALAXMI DEVELOPERS

Applicant/ POA holder's Address : C.S. NO. 691,PLOT NO. 20 & 21 MANIBAUG , ABRAMA , VALSAD
MANIBAUG , ABRAMA , VALSAD MANIBAUG , ABRAMA , VALSAD ,
VALSAD - 396001

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

District : VALSAD **Taluka** : VALSAD

City/Village : VALSAD (M+OG)

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

Revenue Survey No. : NA **City Survey No.** : C.S. NO. 691

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

Sub Plot no. : NA **Tikka No. / Part No.** : NA

Block No/Tenement No : NA **Sector No. / Plot No.** : 20 & 21

Site Address : PROPOSED LAYOUT PLAN AND BUILDING PLAN OF RESICOMM BUILDING
ON C.S. NO. 691,PLOT NO. 20 & 21 , AT.MANIBAUG , ABRAMA , VALSAD ,
TA./DI. VALSAD , FOR SHRI DHARMESHKUMAR RAMESHCHANDRA
BHALODIA, SHRI KETANKUMAR PARSOTTAMBHAI SITAPARA POWER
HOLDER OF UMALAXMI DEVELOPERS

Block/Building Name : A (RESICOMM) **No. of Same Buildings** : 1

Height Of Building : 15 Meter(s) **No. of floors** : 7

Proposed/Existing Floor/Plot Details for Block - A (RESICOMM)



Certificate created on 26/12/2022



CHIEF OFFICER

VALSAD
AREA
DEVELOPMENT
AUTHORITY

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
BasementFloor		433.13	0	0
Ground and Parking Floor	Mercantile	363.24	0	9
First Floor	Residential	360.71	4	0
Second Floor	Residential	360.71	4	0
Third Floor	Residential	360.71	4	0
Fourth Floor	Residential	360.71	4	0
Terrace Floor		19.54	0	0
Total		2258.75	16	9
Final Total for Building A (RESICOMM)		2258.75		

Development Permission Valid from Date : 26/12/2022

Development Permission Valid till Date : 25/12/2023

Note / Conditions :

1. Owner or developer must display notice board with the full details regarding the proposed construction on the construction site and Information that shall be displayed on the Notice Board must be as per schedule 4A of CGDCR-2017.,,
2. Owner or developer must display notice board with the full details regarding the proposed construction on the construction site and Information that shall be displayed on the Notice Board must be as per schedule 4A of CGDCR-2017.,,
3. Owner or developer regarding this construction development permission must follow all Acts like The Gujarat Town Planning and Urban Development Act-1976.,,
4. If any court matter will arise regarding land ownership, plot boundary, land title, land area, power of attorney, partnership firm, organization, construction development permission or any kind of court matter will arise at that time it will be full responsibility of owner or developer.,,



Certificate created on 26/12/2022



CHIEF OFFICER

VALSAD
AREA
DEVELOPMENT
AUTHORITY

5. If any of above mentioned conditions are not followed by Persons On Record or owner or developers, construction development permission will be revoked automatically.,,
6. All persons on records or owner or developer regarding this construction development permission must follow all guidelines from CGDCR-2017, National building code and its all time to time amendments.,,
7. Fire safety will have to be done by the developer or owner as per the Fire Prevention and Life Safety Measurement Act-2013, Rules-2014 and Regulations-2016 and National building code.,,
8. Transformer must be placed inside plot boundary.,,
9. All persons on records or owner or developer must take all applicable NOC (No Objection Certificates) from concerned authority/ Department. (railway,airport,national highway or state highway,local electricity board etc.),,
10. Minimum clear distance should be maintained from the boundary of the water body and proposed construction. Minimum clear distance must be as per government rules-regulations and CGDCR-2017.,,
11. The Gujarat Town Planning and Urban Development Rules-1979, The Gujarat Municipalities Act-1963.,,
12. This Building permission is granted on a condition as mentioned in the affidavit submitted by applicant dt 08.12.22 that if any issues arises regarding this building permission by the society memebers of the said society then it will complete responsibility of the owner and if owner fails to fulfill it then this buildiung permission stands cancel,,



Certificate created on 26/12/2022



CHIEF OFFICER

VALSAD
AREA
DEVELOPMENT
AUTHORITY