

Pardi Municipality

FORM NO. D.

DEVELOPMENT PERMISSION

Date :22/09/2021

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:1644623

Rajachitthi No:PRADA/28-05-2021/1644623/01/000602

For: Residential

District:Valsad

Taluka: Pardi

Village: Pardi

Final Plot No.:

Arch/Engg. No: VNP/EOR/211

Arch/ Engg. Name: sagar bijalbhai baldaniya

Name of Applicant :Sanjay Dahyabhai Gudrasia

Address :128 , City Point , opp. ST Workshop , Dharampur Road , Abrama , Valsad.

Land Description: PROPOSED LAYOUT PLAN AND BUILDING PLAN FOR THE PURPOSE OF RESIDENTIAL AND COMMERCIAL BUILDING AND RESIDENTIAL ROW HOUSE ON OLD REVENUE SR. NO. : 1063/3 , 1063/1,1062 , 1061 , NEW REVENUE SR.NO. : 2892 , 2889 ,2888/Paiki 1 , 2893/1 , AT : PARDI , TA. : PARDI , DIST : VALSAD , FOR SHREE DATTA HEIGHTS PARTNERS SANJAY DAHYABHAI GUDRASIA AND OTHERS

Sub Plot No.:

TP Scheme:

TP Scheme No.:

Proposed Final Plot No:

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.
						63	132.090000	157.978319						
						64	87.610000	104.780684						
						65	87.610000	104.780684						
						2	87.620000	104.792644						
						3	87.620000	104.792644						
						4	87.620000	104.792644						
						5	87.620000	104.792644						
						6	87.620000	104.792644						
						7	87.620000	104.792644						
						10	87.620000	104.792644						

						11	87.620 000	104.79 2644						
						12	87.620 000	104.79 2644						
						13	87.620 000	104.79 2644						
						14	87.620 000	104.79 2644						
						15	87.620 000	104.79 2644						
						8	87.620 000	104.79 2644						
						9	87.620 000	104.79 2644						
						1	130.09 0000	155.58 6339						
						66	87.610 000	104.78 0684						
						67	87.610 000	104.78 0684						
						39	138.95 0000	166.18 2811						
						38	90.510 000	108.24 9055						
						37	90.510 000	108.24 9055						
						50	134.09 0000	160.37 0299						
						51	87.620 000	104.79 2644						
						52	87.620 000	104.79 2644						
						53	87.620 000	104.79 2644						
						54	87.620 000	104.79 2644						
						55	87.620 000	104.79 2644						
						56	87.620 000	104.79 2644						
						57	87.620 000	104.79 2644						
						17	87.620 000	104.79 2644						
						18	87.620 000	104.79 2644						
14803. 00000 0	17704. 23997 0	0.0000 00	0.0000 00	14803. 00000 0	17704. 23997 0	19	87.620 000	104.79 2644	6597.9 70000	7891.1 06140	1876.6 10000	2244.4 06794	4065.8 30000	4065.8 30000
						20	87.620 000	104.79 2644						
						21	87.620 000	104.79 2644						
						24	87.620 000	104.79 2644						
						25	87.620 000	104.79 2644						
						26	87.620 000	104.79 2644						
						27	87.620 000	104.79 2644						
						28	87.620 000	104.79 2644						
						22	87.620 000	104.79 2644						
						23	87.620 000	104.79 2644						
						36	90.510 000	108.24 9055						
						35	90.510 000	108.24 9055						
						34	90.510 000	108.24 9055						

						33	90.510 000	108.24 9055					
						32	90.510 000	108.24 9055					
						31	90.510 000	108.24 9055					
						30	137.16 0000	164.04 1988					
						58	201.38 0000	240.84 8466					
						41	87.620 000	104.79 2644					
						42	87.620 000	104.79 2644					
						43	87.620 000	104.79 2644					
						44	87.620 000	104.79 2644					
						45	87.620 000	104.79 2644					
						46	87.620 000	104.79 2644					
						47	87.620 000	104.79 2644					
						48	87.620 000	104.79 2644					
						60	87.860 000	105.07 9681					
						61	87.860 000	105.07 9681					
						62	132.45 0000	158.40 8876					
						49	138.08 0000	165.14 2299					
						40	180.09 0000	215.38 5839					
						59	173.80 0000	207.86 3062					
						29	87.620 000	104.79 2644					
						16	169.51 0000	202.73 2265					

On the following conditions/grounds

Conditions:

Conditional Remarks:- Owner or Developer of Proposed Construction must follow All the guidelines from CGDCR-2017, National Building Code and All acts of The Gujarat Town Planning & Urban Development Act-1976, The Gujarat Town Planning & Urban Development Rules-1979 and The Gujarat Municipalities Act-1963 all time to time amendments.

Failure to comply with the above requirement or National Building Code or CGDCR may result in revocation of the development permission.

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Pardi Municipality

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 & 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 :PRADA/28-05-2021/1644623/01/000602

Order Date :28/05/2021

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

