



KADI AREA DEVELOPMENT AUTHORITY

Near Kamal Circle, Kadi Thol road, Kadi

(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.	: 1031BDP20210040	Date	: 23/11/2020
Development Permission No	: 1031BP20210033	ODPS Application No.	: ODPS/2020/009282
Application Type	: DEVELOPMENT PERMISSION	Case Type	: NEW
Architect/Engineer No.	: 1031ER1501251004	Architect/ Engineer Name	: PRAJAPATI SURESHKUMAR MAVJIBHAI
Structure Engineer No.	: N.A	Structure Engineer 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	: PATEL ASHVINBHAI PRAHLADBHAI (PARTNER AND MANAGING PARTNER OF NIRMAN ESTATE CORPORATION PARTNERSHIP FIRM)		
Owner Address	: 5 SHRIPATH SOCIETY OPP.SWATI SOCIETY,ST.XAVIERS SCHOOL ROAD, NAVRANGPURA , KADI - 384440		
Applicant/ POA holder's Name	: PATEL ASHVINBHAI PRAHLADBHAI (PARTNER AND MANAGING PARTNER OF NIRMAN ESTATE CORPORATION PARTNERSHIP FIRM)		



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Applicant/ POA holder's Address : 5 SHRIPATH SOCIETY OPP.SWATI SOCIETY,ST.XAVIERS SCHOOL ROAD, NAVRANGPURA , KADI - 384440
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE AUTHORITY
District : MEHSANA **Taluka** : KADI
City/Village :
TP Scheme/ Non TP Scheme Number : 2 **TP Scheme/ Non TP Scheme Name** : TP 2
Revenue Survey No. : 514P1 **City Survey No.** :
Final Plot No. : (93/2+109)/1/2 **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
Max Height Of Building : 13.71 Meter(s) **Site Address** : BESIDE ADARSH SCHOOL,OPP.SEVA SADAN,KADI

Block/Builingd Name : NIRMAN (BUSINESS HUB)

Height Of Building : 13.71 Meter(s) **No. of floors** : 5

Floor/Plot Details for Block - NIRMAN (BUSINESS HUB)

Floor Number	Built up area of Residential Unit	Total Number of Residential Unit	Built up area of Non-Residential Unit	Total Number of Non-Residential Unit
BasementFloor	0.00	0	2764.95	0
Ground Floor	0.00	0	2149.57	60
First Floor	0.00	0	2147.50	55
Second Floor	0.00	0	2061.80	55
Third Floor	0.00	0	2062.36	55



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Terrace Floor	0.00	0	30.52	0
Total	0.00	0	11216.70	225

Development Permission Valid from Date : 23/11/2020

Development Permission Valid till Date : 22/11/2021

Note / Conditions :

1. This permission shall be considered to be valid for 12 months and shall have to revalidate the same as per the Comprehensive General Development Control Regulations (CGDCR).
2. The permission granted does not absolve the owner from any liabilities or the permission (s) 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, quality, quantity and 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) and (d) above.
4. The applicant, as specified in CGDCR, shall submit: a. Structural drawings and related reports, before the commencement of the construction for office records only. b. Progress Reports. c. Any other documents / drawing as specified in CGDCR.
5. Applicant, Developer, Owner and POR are bound to follow the requirements for construction as per regulation no 5 of CGDCR.



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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.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 taken by the competent authority.

7. 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.

8. In every water closets or toilet, it shall be mandatory to provide double button cistern (dual flush tank).

9. 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.

10. 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.



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11. In case of any change made by appropriate authority /Town Planning Officer / State Government while preparing / finalising town planning scheme, development plan and local area plan shall be binding to all concerned.

12. 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 in neighbourhood and no nuisance is caused to traffic and neighbouring people by the way of noise, dust, smell, vibration etc. and shall maintain cleanliness and hygienic conditions within and surrounding the site area.

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. In the case of change in any POR, the development work permitted under this development permission shall be treated as withheld till the appointment of new POR.

15. 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.

16. 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.

17. આગળની સાઇડના (Front side) માર્જિનની જગ્યા માં મુકેલ ૪.૫ મીટર રોડની જાડાઈ(thickness) સંલગ્ન મુખ્ય રોડથી વધુમાં વધુ ૬ ઇંચ રાખવાની રહેશે. તેમ છતાં જો સદર રોડની જાડાઈ (thickness)વધુ હશે તો તોડી પાડવામાં આવશે તથા તેનો ખર્ચ પરવાનગી માંગનાર પાસેથી વસૂલ કરવામાં આવશે.,



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