



VRAJ AVENUE

To,
The Real Estate Regulatory Authority
GANDHINAGAR
GUJARAT.

Sub.: No NOC applicable during the Registration.

Dear Sir,

Our construction work is under process so and we do not required NOC for respective department at present. When it is applicable we will take NOC from respective authority as applicable to us.

Thanking You,
For Vraj Infra

Sud. S. Melchani

Partner

Developer : VRAJ INFRA

T/47 Warasia Colony, Opp. Sindh Co-op. Credit society Ltd., Warasia, Vadodara 390 006.
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અગ્નિ શમન અને તાત્કાલિક સેવાઓ
વડોદરામહાનગરપાલિકા

હાંડીયા બંગ્લો, વડોદરા - ૩૯૦ ૨૦૯ + ૧૨

ફોન: ૨૪૧૩૬૩૫, ૨૪૧૩૭૫૨
૨૪૨૦૮૮૧, ૨૪૧૩૭૫૩
ફેક્સ: (૦૨૬૫-૨૪૨૦૮૮૧)

મહાનગરપાલિકા / પ્રોવિઝનલ

અ.તા.સે.જા.નં.૩૮૧૩/૨૦-૨૧

તા. ૨૨-૦૩-૨૦૨૧



પ્રતિ,

શ્રી વજ ઇન્ફા. ના પાર્ટનર મુરેશભાઈ
શોભરાજભાઈ મુલચંદાની
સંતકવર કોલોની, વારસીયા વડોદરા.

વિષય : મોજે સંતકવર કોલોની, વારસીયા વડોદરા, સીટી સર્વે નં.-૪૧૮૪, રે.સ.નં.-૮૧૭ પેકી, વાળી જમીનમાં કોમર્શીયલ / રેસીડેન્સીયલના હેતુ માટે લો-રાઈઝ બિલ્ડીંગ ઉચાઈ ૧૫.૦૦ મીટર, વેજમેન્ટ+ગ્રાઉન્ડ+૦૪ માળ, ટાવર-૦૧ ના બાંધકામ માટે અગ્નિ શમન અને તાત્કાલિક સેવાઓ વિભાગનું પ્રોવિઝનલ ફાયર સર્ટીફિકેટ આપવા બાબત.

અનુસંધાન: આપશ્રી તરફથી અ.તા.સે.જા.નં. / ૩૫૮૭ / તા. ૧૦-૦૩-૨૦૨૧ થી અત્રેની શાખાએ રજૂ કરેલ નકશા સહીત ફાઇલ.

ઉપરોક્ત વિષયના અનુસંધાનમાં સવિનય સહ જણાવવાનું કે, આપશ્રી તરફથી તા. ૧૦-૦૩-૨૦૨૧ ના રોજ અત્રે કચેરીએ પત્ર તથા નકશા સહીત ફાઇલ રજૂ કરી ઉપરોક્ત વિષયમાં દર્શાવેલ સ્થળ માટે અગ્નિ શમન અને તાત્કાલિક સેવા વિભાગનું પ્રોવિઝનલ ફાયર સર્ટીફિકેટ મેળવવા માંગણી કરવામાં આવેલ છે. તે સંદર્ભે સદર લો-રાઈઝ, કોમર્શીયલ રેસીડેન્સીયલ બિલ્ડીંગમાં ફાયર ફાઇટીંગની સુવિધાઓ કરવા અંગે આ સાથે સામેલ સૂચનો જાહેર સલામતી માટે આપવા આવે છે. જેનો યુક્ત અમલ GDCR અનુસાર કરવાનો રહેશે.

સદર સામેલ સૂચનોની પૂર્તતા થયા બાદ તેમજ TDO પત્ર રજૂ કરવો, નિયમાનુસાર અરજી કરી લાગત ભર્યા બાદ અત્રેથી ફાઇનલ એન.ઓ.સી. આપવામાં આવશે.

T D O પત્રરજાવીથી માં દર્શાવેલ નામ, નંબર (FP / OP / RS / CITY SERVE) નો ઉલ્લેખ ફાયર સર્ટીફિકેટ માં કરવામાં આવશે. આ સિવાયના નામ અને નંબર બાબતે કાયદાકીય ગુચ માટે અગ્નિશમન અને તાત્કાલિક સેવા વિભાગ જવાબદાર રહેશે નહિ.

નોંધ:-સને ૨૦૧૭ અગાઉના બિલ્ડીંગોમાં સ્થળ તપાસ દરમિયાન CGDCRના નિયમોને અનુસરી અત્રેના સૂચન પ્રમાણે જરૂરી જણાય તે મુજબનો બાંધકામમાં ફેરફાર કરવાનો રહેશે.



Viaj Infra

નકલ રવાના: શ્રી ટાઉન ડેવલપમેન્ટ ઓફીસર, મહાનગરપાલિકા, વડોદરા... નિયમ પ્રમાણે આગળની કાર્યવાહી કરવા સાર.

Signature of Partner

(G. P. B.)—Ca-2—4,000—470.

No. RHB/Land/423 /70.

OFFICE OF THE ASSISTANT
COLLECTOR, Baroda, dated 23-11-1970.

Read:— Letter No. RSCB/PPU/MO(M)/8-Land/29017-18/63, dated 1st July, 1968 and D. O. Letter No. RSCB/PPU/Gen/Corr./Land/ESI/16866, dated 29th May, 1969 from the Regional Settlement Commissioner, Bombay.

Government of India, Ministry of Rehabilitation Notification No. F. 14(3)/Comp. and Prop/63, dated 22nd August 1964 from the Chief Settlement Commissioner, New Delhi.

Proposal No. RHB/LND 445 dated 9-11-1970 from the Officer-in-charge, Warshia Colony, Baroda.

Order

Sanction is hereby accorded to Shrimati Tililal Tolaram Chainani owner of Tenament No. T.47/484 Warshia Colony, Baroda, for the grant of additional strip lands admeasuring square feet at the rate of 0.50 paise per square feet as calculated below :-

Block No. T 47/484 C.No.2994

1. Built up area as per City Survey Record.

Sq.ft.

1188

2. Area mentioned in conveyance deed issued by the Regional Settlement Commissioner, Bombay

1413

3. Area as per Plan prepared by the Municipal Corporation:

(a) Built up area

1188

(b) Encroachment

East 32' x 46'

(c) Additional land to be given over and above the encroachment.

1472

Total of (a) + (b) + (c) ..

2660

Minus the area of City Survey or area in C. D.

1413

Total ..

1247

Land to be granted:

(a) Encroachment

From Built up area

(b) Additional land over and above to encroachment.

1247

East in length 32'-0"

Total ..

1247

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Sul. S. Dabhadar
Partner

The above land is granted subject to the following conditions :-
1247

1. The grantee shall have to pay Rs. 623-50 for square feet at the rate of 0.50 paise per square feet and has also to pay the damage charges at the rate of 5 per cent per annum on the cost of encroached land from the date of unauthorised occupation upto the date of payment of the cost of the above land.
2. The grantee shall have to obtain prior written permission of the Baroda Municipal Corporation if any construction has to be made on the abovesaid land and the area so granted shall not conflict with the Town Development Plan or encroachment on the property or interfere with the rights of easement of any other allottee.
3. The grantee shall not sell or in any way transfer by way of mortgage lease or part with etc. to anybody without obtaining the prior written permission of the Managing Officer, Baroda.
4. The Managing Officer, Baroda shall at liberty to add or delete or amend a part of the conditions hereafter and shall be binding to the grantee.
5. The grantee shall have to pay the amount mentioned above within a period of one month from the date of the receipt of this order.
6. In case of breach of any of the above conditions the land so granted or transferred shall have to be resumed without assigning any reasons and no compensation shall be paid to the grantee for the expenditure incurred by him.
7. The strips of land along with the conditions under which it is granted will automatically vest in Sd. G.K. Dudani the name of the person in whose favour Dy. ~~Assistant~~ Collector, the Sand for the main land is granted and Managing Officer, by the R.S.C. Bombay. Baroda.

Copy forwarded to: Shri mati Tilibai Tolaram Chainani

Warashia Colony for information.

with papers
Copy forwarded to the Officer-in-charge, Warashia Colony, Baroda, for information and to hand over the possession of the said land after recovering the necessary amount alongwith the damage charges of the encroached land.

Copy forwarded with Compliments to the Municipal Commissioner, Baroda Municipal Corporation, Baroda, for information.

Copy forwarded with Compliments to the Collector, Baroda, for information.

Copy forwarded to the City Survey Inquiry Officer, Baroda, Huzurat Paga, Baroda, for information and necessary action.

ISSUED

For Dy. Collector and
Managing Officer, Baroda



(48)

No. RHR/WS - 1392/76
Office of the Managing
Officer & Dy. Collector
Baroda, Dt. 2 - 11 - 76

Read :

- (i) Govt. of Gujarat, R. D. Gandhinagar letter No. PLT 1070/11747-R. Dated 29-10-71.
- (ii) Govt. of India, Ministry of Rehabilitation Notification No. F 14 (8) Comp. & Prop. 63 dated 1-4-64.
- (iii) MUN. Comm. Mun. Corporation Baroda's letter No. TP 372/71-72 dated 3-5-71 with Map.
- (iv) Proposal of No. RHR/WS/ dated - 72 from the Office In Charge, Warsha Colony Baroda.

Order

In continuation of this office order No. RHR/Land-433 /70 dated -1970. Sanction is here by accorded to Shrimati Tilibai Tolaram owner of tenant No. T 47

Chain

R. No. 484 of Warsha Colony Baroda for the grant of additional Strip of land admeasuring 2540 Sq. Feet, at the rate of 0-50 Ps. per square feet, as calculated below :-

- (1) Total area of Block No :
T R. No. 2660 ✓
(Built up area encroachment and additional land granted)

- (2) Now add. land to be granted according to revised Plan.
- | | | |
|-----------------------|---|------|
| (a) Open Govt. land | = | 2540 |
| (b) Encroachment land | = | 2540 |

Total add: land to be granted. 2540

Total area of the Block. (1 + 2) 5200 ✓

Form the total granted area North Side Sq. ft.
to South 11.9" x 74" = 879' x 3"
East 11.9" x 74" = 879' x 3"
West 11.9" x 74" = 879' x 3"

17' x 46' = 782.00
2540 sq. feet ✓

The above land is granted subject to the following conditions :-

- (i) The grantee shall have to pay Rs. 1270/- ✓ for 2540 sq. feet ✓
- open govt. land at the rate of Rs. 0-50 Ps,

In case of encroachment area, the land is lease out sold subject to following conditions :-

- (1) The lessee shall have to pay premium for the lease of land which will for 30 yrs. with retrospective effect from the date of encroachment.
- (2) The lessee shall have to pay a premium at penal Rate amounting to Re. - and Rent (25% of) the ordinary occupancy price of the encroachment land, with effect from the date of encroachment.



Vraj Infra

Partner

(3) The lessee shall have to pay a fine under section 61 of the land Revenue code amounting to Rs. -- for the unauthorised occupation of the encroachment lands.

(4) The lessee shall have to vacate the encroachment lands without compensation, if the Unauthorised structure substantially altered or repaired during the currency of lease.

(5) The grantee shall have to pay the occupancy price at a penal rate of 2½ times the ordinary occupancy price (i. e. Rs. 1-25 Ps. per sq. feet) amounting to Rs. -- for the encroachment area -- sq. feet.

(6) The grantee shall have to obtain written permission of the Baroda MUN. Corporation if any construction has to be made on the above said land and the area so granted shall not conflict with the Town Dev. Plan or encroachment on the property or interfere with the rights of easement of any other allottee.

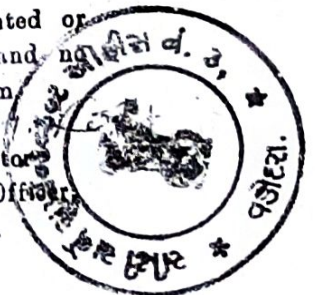
(7) The grantee shall not sell or in any way transfer by way of mortgage lease or part with etc. to any body without obtaining the prior written permission of the Managing officer Baroda.

(8) The Managing officer Baroda shall at liberty to add, or delete or amend a part of the condition here after and shall be binding to the grantee.

(9) The grantee shall have to pay the amount mentioned above within a period of one month from the date of the receipt of the order.

(10) In case of breach of any of the above conditions, the land so granted or transferred shall have to be resumed without assigning any reasons and no compensation shall be paid to the grantee for the expenditure incurred by him.

Dy. Collector
& Managing Officer
Baroda.



(1) Copy F.w.d. to Shrimati Tilibai Tblaram Chaitani of Block No. T.47 : R. No. 484 Warshia Colony, Baroda.

(2) Copy F.w.d. to the office In Charge, Warshia Colony Baroda for information and to hand over the possession of the land after recovering the necessary amount along with other charges of the encroached land.

(3) Copy F.w.d. to the Municipal Commissioner Baroda Municipal Corporation Baroda for information.

(4) Copy F.w.d. with respect to the Collector Baroda. (RHB. Section) for favour of information.

(5) Copy F.w.d. to the city survey Inquiry Officer Huxrat Paga, Baroda for information and necessary action. The land granted should be demarcated immediately and report compliance.

(6) Office copy.

Officer In-Charge.
Warshia Colony.
Baroda.

9

④

'CERTIFICATE

certified that Smt Tilubai Tolaram an allottee of tenement No. 7/27/484 situated in Warshia colony, Baroda has purchased the said tenement on 1/5th instalment basis. The value of tenement is Rs. 7654/- seven thousand six hundred fifty four out of which he has paid Rs. 7654/- The C.D. or R.O has been issued/not issued, He is in arrears as shown below:-

Cost of tenement -

Rent -

C. O. -

Interest, - the question of ^{interest} exist to be charged if any will be decided later on.

Total

Baroda,

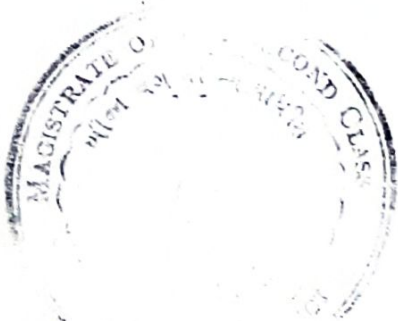
Dated, 10.4.67

Sd/- illegible,

Officer-in-charge,
Warshia colony, Baroda.



Seal of the Office.



[Signature]
Second Class Hon. Magistrate
Baroda. Date.....1

11 APR 1967