



**ANAND-VIDHYANAGAR-KARAMSAD  
URBAN DEVELOPMENT AUTHORITY  
(AVKUDA)**

Old Prant Office, Amul Dairy Road, Anand - 388001

**(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.** : 1005BDP22230335 **Date** : 06/08/2022  
**Development Permission No** : 1005LD22230070 **ODPS Application No.** : ODPS/2022/064608  
**IFP Application Number** : N.A  
**Application Type** : LAYOUT DEVELOPMENT  
**Architect/Engineer No.** : 1005ERL170225000 **Architect/ Engineer Name** : GOHEL GOPALBHAI SHANKARBHAI  
**Owner Name** : KIRITKUMAR KANAIYALAL VARMA & OTHERS PARTNERS OF ANANT DEVELOPERS  
**Owner Address** : NA VIVEKANAND VADI TOWNHALL ROAD , ANAND - 388001  
**Applicant/ POA holder's Name** : KIRITKUMAR KANAIYALAL VARMA & OTHERS PARTNERS OF ANANT DEVELOPERS  
**Applicant/ POA holder's Address** : NA VIVEKANAND VADI TOWNHALL ROAD , ANAND - 388001  
**Administrative Ward** : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE AUTHORITY

CHAIRMAN



Certificate created on 01/09/2022



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District : ANAND Taluka : ANAND  
City/Village : KARAMSAD  
TP Scheme/ Non TP : TP Scheme/ Non TP : NA  
Scheme Number : Scheme Name :  
Revenue Survey No. : 1124/3/1+2 City Survey No. : NA  
Final Plot No. : N.A 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  
Site Address : S.NO.1124/3/1 2, AT: KARAMSAD, TA: & DIST: ANAND

**Existing Plot Details**

| Plot Number | Gross Plot Area | Deduction Area | Deduction For               | Net Plot Area |
|-------------|-----------------|----------------|-----------------------------|---------------|
| PLOT        | 3946.00         | 575.83         | RESERVATIONAREA<br>: 575.83 | 3370.17       |

**Amalgamation Plot Details/ Sub division Plot details**

| Plot Number | Gross Plot Area | Deduction Area | Deduction For | Net Plot Area |
|-------------|-----------------|----------------|---------------|---------------|
| 1           | N.A             | N.A            | N.A           | 97.63         |
| 10          | N.A             | N.A            | N.A           | 100.53        |
| 11          | N.A             | N.A            | N.A           | 100.53        |
| 12          | N.A             | N.A            | N.A           | 100.53        |
| 13          | N.A             | N.A            | N.A           | 100.53        |
| 14          | N.A             | N.A            | N.A           | 101.47        |
| 15          | N.A             | N.A            | N.A           | 102.29        |
| 16          | N.A             | N.A            | N.A           | 100.53        |
| 17          | N.A             | N.A            | N.A           | 100.53        |
| 18          | N.A             | N.A            | N.A           | 100.53        |
| 19          | N.A             | N.A            | N.A           | 100.53        |
| 2           | N.A             | N.A            | N.A           | 100.66        |

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|           |     |     |     |        |
|-----------|-----|-----|-----|--------|
| 20/A+20/B | N.A | N.A | N.A | 231.24 |
| 21        | N.A | N.A | N.A | 137.59 |
| 22        | N.A | N.A | N.A | 102.79 |
| 23        | N.A | N.A | N.A | 128.17 |
| 3         | N.A | N.A | N.A | 100.5  |
| 4         | N.A | N.A | N.A | 100.35 |
| 5         | N.A | N.A | N.A | 100.62 |
| 6         | N.A | N.A | N.A | 95.62  |
| 7         | N.A | N.A | N.A | 126.06 |
| 8         | N.A | N.A | N.A | 145.36 |
| 9         | N.A | N.A | N.A | 100.53 |

**Development Permission Valid from Date : 01/09/2022**

**Note / Conditions :**

1. This permission is not an evidence of ownership. The decision of Honble Collector - Anand shall be final in that case,
2. The applicant has to apply for stage wise inspection for the construction.,
3. After the completion of construction, the applicant has to take the Building Use certificate before commencement of use.,



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Old Prant Office, Amul Dairy Road, Anand - 388001

**Payment Receipt**

|                          |                                                                              |                      |                              |
|--------------------------|------------------------------------------------------------------------------|----------------------|------------------------------|
| <b>Receipt Number</b>    | : B1005BPM2223000059                                                         | <b>Payment Date</b>  | : 02-09-2022<br>04:10 PM     |
| <b>Application Name</b>  | : NEW BUILDING<br>PERMISSION                                                 | <b>Mobile Number</b> | : 9825210145                 |
| <b>Payee Name</b>        | : KIRITKUMAR KANAIYALAL<br>VARMA & OTHERS<br>PARTNERS OF ANANT<br>DEVELOPERS | <b>Email</b>         | : kiritvarma61@gm<br>ail.com |
| <b>Applicant Address</b> | : NA VIVEKANAND VADI TOWNHALL ROAD , ANAND - 388001                          |                      |                              |

**Pay Mode** : CASH

|                                   |                                                          |                                            |                                                                                    |
|-----------------------------------|----------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------|
| <b>Building Permission Number</b> | : 1005LD22230070                                         | <b>Type of Application</b>                 | : LAYOUT<br>DEVELOPMENT                                                            |
| <b>Pre Scrutiny ID</b>            | : ODPS/2022/064608                                       | <b>Owner Name</b>                          | : KIRITKUMAR<br>KANAIYALAL<br>VARMA & OTHERS<br>PARTNERS OF<br>ANANT<br>DEVELOPERS |
| <b>Type of Area</b>               | : NON TP AREA                                            |                                            |                                                                                    |
| <b>TP / Non TP Scheme Name</b>    | : NA                                                     |                                            |                                                                                    |
| <b>Revenue Survey No.</b>         | : 1124/3/1+2                                             |                                            |                                                                                    |
| <b>Site Address</b>               | : S.NO.1124/3/1 2, AT:<br>KARAMSAD, TA: & DIST:<br>ANAND | <b>TP scheme No/ Non<br/>TP Scheme No.</b> | :                                                                                  |
|                                   |                                                          | <b>Final Plot No.</b>                      | :                                                                                  |
|                                   |                                                          | <b>Application Number</b>                  | : 1005BDP2223033<br>5                                                              |

| Payment Head            | Amount |
|-------------------------|--------|
| Flex Banner Charges     | 4550   |
| Amenities               | 449265 |
| Devlopment Charges-land | 234250 |
| Tree Plantation Deposit | 42500  |
| Total Amount            | 730565 |

**Amount In Words** : RUPEES SEVEN LACS THIRTY THOUSAND FIVE HUNDRED SIXTY FIVE ONLY.  
**Received At** : Anand-Vidhyanagar-Karamsad Urban Development Authority (AVKUDA)

Note: This is computer generated receipt and doesn't require any signature and stamp.



# ANANT DEVELOPERS

FIRST FLOOR, F-26, AUDHYOGIK VASAHAT,  
BAHAR NI DUKAN, ANAND-388001

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Date: 03/01/2023

To,

The Gujarat Real Estate Regulatory Authority,  
Gandhinagar.

Respected Sir,

**Subject: Explanation for Total Number of Units**

We herewith draw your kind attention to the following facts.

As per development / construction permission issued by AVKUDA, there are total 24 Units e.g. Unit No 1 to Unit no 19 + Unit No 20A + Unit No 20B, + Unit No 21 to 23. Thus, total number of units passed as per development permission are 24.

Moreover, in approved building plan, unit no 20A + Unit No 20B are shown separately under Type G. Therefore, total number of units are 24 and not 23.

Kindly consider the same.

**For, Anant Developers**

Anant Developers  
*Kirit Vams*  
Partner

**Partner.**