

Mahesana Area Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION

Date :15/07/2020

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:1384258

Rajachitthi No:MADA/13-07-2020/1384258/01/000776

For: Residential

District:Mehsana

Taluka: Mehsana

Village: Mahesana

Final Plot No.:

Arch/Engg. No: MSN/EOR/03

Arch/ Engg. Name: THAKOR NARAYANJI
ISHVARJI

Name of Applicant :PATEL HITESHKUMAR KANTILAL

Address :65, SnehkunjSociety,Urban BankRoad,Mahesana - 2 Nagalpur Mehana Gujarat

Land Description: PROPOSED PLAN FOR RESIDENTIAL APERTMENT PURPOSE IN NEW R.S NO. 1135, OLD R.S NO-637/1 ,BLOCK NO- Q ,R ,AT - NAGALPUR, TA , DIST - MEHSANA.

Sub Plot No.:

TP Scheme:

TP Scheme No.:

Proposed Final Plot-No:

Building Name :BLOCK (QR)

Height of the Building: 24.57

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
GROUND AND PARKING FLOOR	Parking Residential	714.21	6	0
FIRST FLOOR	Residential	714.21	12	0
SECOND FLOOR	Residential	714.21	12	0
THIRD FLOOR	Residential	714.21	12	0
FOURTH FLOOR	Residential	714.21	12	0
FIFTH FLOOR	Residential	714.21	12	0
SIXTH FLOOR	Residential	714.21	12	0
SEVENTH FLOOR	Residential	714.21	12	0
TERRACE FLOOR		75.34	0	0
Total		5789.02		

Building Name :BLOCK (MN)

Height of the Building: 24.90

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
GROUND AND PARKING FLOOR	Parking Residential	710.26	1	0
FIRST FLOOR	Residential	710.26	0	0
SECOND FLOOR	Residential	710.26	0	0
THIRD FLOOR	Residential	710.26	0	0
FOURTH FLOOR	Residential	710.26	0	0
FIFTH FLOOR	Residential	710.26	0	0
SIXTH FLOOR	Residential	710.26	0	0
SEVENTH FLOOR	Residential	710.26	0	0
TERRACE FLOOR		37.95	0	0
Total		5720.03		

On the following conditions/grounds

Conditions:

Conditional Remarks:- 1) It is mandatory to obtain a Building Use Permission from the Competent Authority prior to occupancy or use being made of any building.
2) It is responsibility of owner to completely follow all condition which is Mention in N.A. Order.
3) If any payments/fees/cess are liable to levy under any other act then it is Responsibility of owner to pay this payments/fees/ cess.
4) All POR/Owner shall be responsible to obey the provision of CGDCR-2017.
5) Applicant shall have to make provision for rain water harvesting system, tree plantation in the plot as per the provision of common general development control regulation (CGDCR-2017) & Notification declared by government from time to time.
6) It is mandatory to obtain a Fire Pre-NOC from the Competent Authority before Start Construction

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Mahesana Area Development Authority

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 $\frac{1}{2}$ 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 :MADA/13-07-2020/1384258/01/000776

Order Date :13/07/2020

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



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Case No:1371338

Rajachitthi No:MADA/01-02-2020/1371338/01/000533

For: Residential

District: Mehsana

Taluka: Mehsana

Village: Nagalpur

Final Plot No.:

Arch/Engg. No: MSN/EOR/03

Arch/ Engg. Name: THAKOR NARAYANJI
ISHVARJI

Name of Applicant :Patel Hiteshkumar kantlal

Address :65, Snehkunj Society, Urban Bank Road, Mahesana - 2 Mahesana Mehsana Gujarat

Land Description: PROPOSED PLAN FOR RESIDENTIAL APERTMENT PURPOSE IN NEW R.S NO. 1135, OLD R.S NO-637/1 ,BLOCK-K,L,M,N,O,P ,AT - NAGALPUR, TA , DIST - MEHSANA.

Sub Plot No.:

TP Scheme:

TP Scheme No.:

Proposed Final Plot No:

Building Name :BLOCK (KL) ✓

Height of the Building: 24.57

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos of Residential units	Total Nos. of Non-Residential units
GROUND AND PARKING FLOOR	Parking Residential	610.68	5	0
FIRST FLOOR	Residential	610.68	10	0
SECOND FLOOR	Residential	610.68	10	0
THIRD FLOOR	Residential	610.68	10	0
FOURTH FLOOR	Residential	610.68	10	0
FIFTH FLOOR	Residential	610.68	10	0
SIXTH FLOOR	Residential	610.68	10	0
SEVENTH FLOOR	Residential	610.68	10	0
PER-RACE FLOOR		72.12	0	0
Total		4957.56		

Building Name : BLOCK (OP) ✓

Height of the Building: 24.57

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos of Residential units	Total Nos. of Non-Residential units
GROUND AND PARKING FLOOR	P a r k i n g Residential	740.62	8	0
FIRST FLOOR	Residential	740.62	16	0
S E C O N D FLOOR	Residential	740.62	16	0
THIRD FLOOR	Residential	740.62	16	0
FOURTH FLOOR	Residential	740.62	16	0
FIFTH FLOOR	Residential	740.62	16	0
SIXTH FLOOR	Residential	740.62	16	0
S E V E N T H FLOOR	Residential	740.62	16	0
TERRACE FLOOR		100.44	0	0
Total		6025.40		

On the following conditions/grounds

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4) All POR/Owner shall be responsible to obey the provision of CGDCR-2017.

5) Applicant shall have to make provision for rain water harvesting system, tree plantation in the plot as per the provision of common general development control regulation (CGDCR-2017) & Notification declared by government from time to time

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For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Mahesana Area Development Authority

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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 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
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