



KARJAN AREA DEVELOPMENT AUTHORITY

KARJAN NAGARPALIKA, NEAR RAILWAY STATION ,NAVA
BAZAR, KARJAN

(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.	: 1076BDP21220036	Date	: 13/07/2021
Development Permission No	: 1076BP21220032	ODPS Application No.	: ODPS/2021/038993
Application Type	: DEVELOPMENT PERMISSION	Case Type	: NEW
Architect/Engineer No.	: 003AR31032300057	Architect/ Engineer Name	: RUCHIR M SHETH
Structure Engineer No.	: N.A	Structure Engineer Name	: N.A
Supervisor No.	: N.A	Supervisor 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	: BHARATSING RAHULJEE RAMSINH		
Owner Address	: S.NO.-869PAIKY,868 VRUSHBHNAGAR SOCIETY NAVABAZAR KARJAN , KARJAN - 391240		
Applicant/ POA holder's Name	: BHARATSING RAHULJEE RAMSINH		

Signature Not Verified

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JAYKISHAN MAHESHBHAI
Date: 2021.07.17 15:01:13 IST
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Applicant/ POA holder's Address : S.NO.-869PAIKY,868 VRUSHBHNAGAR SOCIETY NAVABAZAR KARJAN , KARJAN - 391240
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE AUTHORITY
District : VADODARA **Taluka** : KARJAN
City/Village : KARJAN
TP Scheme/ Non TP Scheme Number : 0 **TP Scheme/ Non TP Scheme Name** : 0
Revenue Survey No. : S.NO.-869PAIKY,868 **City Survey No.** : 0
Final Plot No. : N.A **Original Plot No.** : N.A
Sub Plot no. : 0 **Tikka No. / Part No.** : 0
Block No/Tenement No : 0 **Sector No. / Plot No.** : 0
Site Address : S.NO.-869PAIKY,868,VRUSHBHNAGAR SOCIETY,NAVABAZAR,KARJAN,VADODARA 391240

Block/Building Name : TYPES D (PLOT 25 27 29 32 33 35 37 39 41 43) **No. of Same Buildings** : 10
Height Of Building : 6.9 Meter(s) **No. of floors** : 3

Proposed/Existing Floor/Plot Details for Block - TYPES D (PLOT 25 27 29 32 33 35 37 39 41 43)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	39.43	1	0
First Floor	Residential	27.46	0	0
Terrace Floor		0	0	0
Total		66.89	1	0
Final Total for Building TYPES D (PLOT 25 27 29 32 33 35 37 39 41 43)		668.90		

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Block/Building Name : TYPES C1 (PLOT 06 08 12 14 46 47 49 51 53 55 57) No. of Same Buildings : 11

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES C1 (PLOT 06 08 12 14 46 47 49 51 53 55 57)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	38.98	1	0
First Floor	Residential	26.11	0	0
Terrace Floor		0	0	0
Total		65.09	1	0
Final Total for Building TYPES C1 (PLOT 06 08 12 14 46 47 49 51 53 55 57)		715.99		

Block/Building Name : TYPES A1 (PLOT 62 64) No. of Same Buildings : 2

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES A1 (PLOT 62 64)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	61.16	1	0
First Floor	Residential	61.16	0	0
Terrace Floor		7.47	0	0
Total		129.79	1	0
Final Total for Building TYPES A1 (PLOT 62 64)		259.58		

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Block/Building Name : TYPES E2 (PLOT 19) No. of Same Buildings : 1

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES E2 (PLOT 19)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	34.3	1	0
First Floor	Residential	25.01	0	0
Terrace Floor		0	0	0
Total		59.31	1	0
Final Total for Building TYPES E2 (PLOT 19)		59.31		

Block/Building Name : TYPES D1 (PLOT 26 28 30 31 34 36 38 40 42 44 45) No. of Same Buildings : 11

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES D1 (PLOT 26 28 30 31 34 36 38 40 42 44 45)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	39.43	1	0
First Floor	Residential	27.46	0	0
Terrace Floor		0	0	0
Total		66.89	1	0
Final Total for Building TYPES D1 (PLOT 26 28 30 31 34 36 38 40 42 44 45)		735.79		

Block/Building Name : TYPES C2 (PLOT 09) No. of Same Buildings : 1

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Height Of Building : 6.9 Meter(s)

No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES C2 (PLOT 09)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	35.06	1	0
First Floor	Residential	23.02	0	0
Terrace Floor		0	0	0
Total		58.08	1	0
Final Total for Building TYPES C2 (PLOT 09)		58.08		

Block/Building Name : TYPES A (PLOT 60 61 63) No. of Same Buildings : 3

Height Of Building : 6.9 Meter(s)

No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES A (PLOT 60 61 63)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	61.16	1	0
First Floor	Residential	61.16	0	0
Terrace Floor		7.47	0	0
Total		129.79	1	0
Final Total for Building TYPES A (PLOT 60 61 63)		389.37		

Block/Building Name : TYPES E3 (PLOT 20) No. of Same Buildings : 1

Height Of Building : 6.9 Meter(s)

No. of floors : 3

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Proposed/Existing Floor/Plot Details for Block - TYPES E3 (PLOT 20)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	34.3	1	0
First Floor	Residential	25.01	0	0
Terrace Floor		0	0	0
Total		59.31	1	0
Final Total for Building TYPES E3 (PLOT 20)		59.31		

Block/Building Name : TYPES E (PLOT 15 17 21 23) No. of Same Buildings : 4

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES E (PLOT 15 17 21 23)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	39.43	1	0
First Floor	Residential	27.46	0	0
Terrace Floor		0	0	0
Total		66.89	1	0
Final Total for Building TYPES E (PLOT 15 17 21 23)		267.56		

Block/Building Name : TYPES B (PLOT 01) No. of Same Buildings : 1

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES B (PLOT 01)

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Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	48.99	1	0
First Floor	Residential	48.98	0	0
Terrace Floor		7.01	0	0
Total		104.98	1	0
Final Total for Building TYPES B (PLOT 01)		104.98		

Block/Building Name : CLUB (HOUSED) No. of Same Buildings : 1
Height Of Building : 4.11 Meter(s) No. of floors : 2

Proposed/Existing Floor/Plot Details for Block - CLUB (HOUSED)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	56.36	1	0
Terrace Floor		9.71	0	0
Total		66.07	1	0
Final Total for Building CLUB (HOUSED)		66.07		

Block/Building Name : TYPES E1 (PLOT 16 18 22 24) No. of Same Buildings : 4
Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES E1 (PLOT 16 18 22 24)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit

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Ground Floor	Residential	39.43	1	0
First Floor	Residential	27.46	0	0
Terrace Floor		0	0	0
Total		66.89	1	0
Final Total for Building TYPES E1 (PLOT 16 18 22 24)		267.56		

Block/Building Name : RESI COMM (TOWER ABC) **No. of Same Buildings** : 1

Height Of Building : 21.45 Meter(s) **No. of floors** : 8

Proposed/Existing Floor/Plot Details for Block - RESI COMM (TOWER ABC)				
Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Mercantile	417.67	0	15
First Floor	Residential	390.19	6	0
Second Floor	Residential	390.19	6	0
Third Floor	Residential	390.19	6	0
Fourth Floor	Residential	390.19	6	0
Fifth Floor	Residential	390.19	6	0
Sixth Floor	Residential	294.14	4	0
Terrace Floor		65.17	0	0
Total		2727.93	34	15
Final Total for Building RESI COMM (TOWER ABC)		2727.93		

Block/Building Name : TYPES B2 (PLOT 03) **No. of Same Buildings** : 1

Height Of Building : 6.9 Meter(s) **No. of floors** : 3

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Proposed/Existing Floor/Plot Details for Block - TYPES B2 (PLOT 03)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	54.59	1	0
First Floor	Residential	54.59	0	0
Terrace Floor		7.01	0	0
Total		116.19	1	0
Final Total for Building TYPES B2 (PLOT 03)		116.19		

Block/Building Name : TYPES C (PLOT 05 07 11 13 48 50 52 54 56 58 59) No. of Same Buildings : 11

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES C (PLOT 05 07 11 13 48 50 52 54 56 58 59)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	38.98	1	0
First Floor	Residential	26.11	0	0
Terrace Floor		0	0	0
Total		65.09	1	0
Final Total for Building TYPES C (PLOT 05 07 11 13 48 50 52 54 56 58 59)		715.99		

Block/Building Name : TYPES C3 (PLOT 10) No. of Same Buildings : 1

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES C3 (PLOT 10)

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Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	35.06	1	0
First Floor	Residential	23.02	0	0
Terrace Floor		0	0	0
Total		58.08	1	0
Final Total for Building TYPES C3 (PLOT 10)		58.08		

Block/Building Name : TYPES B1 (PLOT 02 04) No. of Same Buildings : 2

Height Of Building : 6.9 Meter(s) No. of floors : 3

Proposed/Existing Floor/Plot Details for Block - TYPES B1 (PLOT 02 04)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Ground Floor	Residential	54.59	1	0
First Floor	Residential	54.59	0	0
Terrace Floor		7.01	0	0
Total		116.19	1	0
Final Total for Building TYPES B1 (PLOT 02 04)		232.38		

Development Permission Valid from Date : 17/07/2021

Development Permission Valid till Date : 16/07/2022

Note / Conditions :

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1. 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.,,
2. 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.,,
3. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,,
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. Applicant Has to Submit Provisional Fire N.O.C and State Highway N.O.C in 60 days from the approved Development Permission, Otherwise Development Permission will be Revoked.,

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ALIF DEVELOPER

PAN No.: AADPI2914C

GST NO: 24AADPI2914C1ZF

Mohd. Idrish Memon
(Proprietor)

Mobile No: +91 98985 52241

Phone No: 02666 232786

Tuesday, 05th October 2021

To,
QC/Technical/Finance/Legal Team,
Gujarat Real Estate Regulatory Authority,
4th Floor, Sahyog Sankul, Sector 11,
Gandhinagar-382010

Dear Sir/Madam,

Sub: Regd. query related to Land Area of the Project

Ref. : Project Name : Angel Residency and RERA

Acknowledgement No

PR/VADODARA/KARJAN/GUJRERA/210825/011445

With reference to the above and as clarified in person, our
land area details are tabulated below:

Particulars	Area (Sq. Mtr.)
Total Land Area of the Layout	10,016.00
Less: Road Cutting Area	753.91
Balance Land Area for Development	9262.09
Land Area of Phase 1 for which registration is sought	7813.40
Land Area of Phase 2, which is to be registered at later stage	1448.69

As informed in above table, we have correctly mentioned the
land area of phase -1 in our RERA Application.

We hope this clarifies your query.

Thanking You,
For Alif Developer



Mohd. Idrish Memon
(Proprietor)