

Vapi Area Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION

Date :25/05/2021

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:1401294

Rajachitthi No:VAADA/08-03-2021/1401294/01/000666/ODPS/219/21-22

For: Residential

District:Valsad

Taluka: Vapi

Village: Dungra (CT)

Final Plot No.:

Arch/Engg. No: VNP/EOR/04

Arch/ Engg. Name: PRAMOD THAKORBHAI
BHANDARI

Name of Applicant :ABDUL SATTAR HAKIKULLAH CHAUDHARY

Address :AT - VAPI DUNGRA Vapi (M) Valsad Gujarat

Land Description: PROPOSED LAYOUT & BUILDING PLAN FOR THE PURPOSE OF RESIDENTIAL & COMMERCIAL BUILDING PLAN ON NEW R.S.NO-3779,OLD R.S.NO-367/1/P1,AT-DUNGRA,TA-VAPI,DIST-VALSAD.FOR FARHIN INFRA PARTNERSHIP FIRM.

Sub Plot No.:

TP Scheme: NA

TP Scheme No.: NA

Proposed Final Plot No:

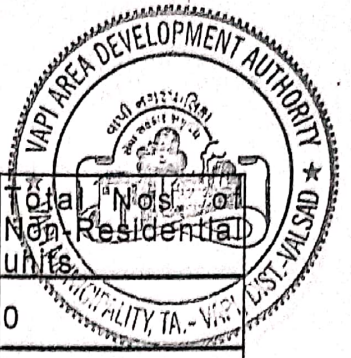
Building Name :F (BUILDING)

Height of the Building: 14.50

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
P A R K I N G F L O O R	Parking	678.88	0	0
FIRST FLOOR	Residential	680.44	14	0
S E C O N D F L O O R	Residential	680.44	14	0
THIRD FLOOR	Residential	680.44	14	0
FOURTH FLOOR	Residential	680.44	14	0
FIFTH FLOOR	Residential	680.44	14	0
T E R R A C E F L O O R		34.47	0	0
Total		4115.55		

Building Name :A AND B WING (D BUILDING)

Height of the Building: 14.50



Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
P A R K I N G F L O O R	Parking	732.81	0	0
FIRST FLOOR	Residential	728.35	10	0
S E C O N D F L O O R	Residential	728.35	10	0
THIRD FLOOR	Residential	728.35	10	0
FOURTH FLOOR	Residential	728.35	10	0
FIFTH FLOOR	Residential	728.35	10	0
T E R R A C E F L O O R		69.68	0	0
Total		4444.24		

Building Name :A (TYPE)

Height of the Building: 15.70

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
G R O U N D A N D P A R K I N G F L O O R	P a r k i n g , Mercantile	743.66	0	9
FIRST FLOOR	Residential	719.43	14	0
S E C O N D F L O O R	Residential	719.43	14	0
THIRD FLOOR	Residential	719.43	14	0
FOURTH FLOOR	Residential	719.43	14	0
T E R R A C E F L O O R		46.09	0	0
Total		3667.47		

Building Name :C (TYPE)

Height of the Building: 15.70

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
G R O U N D A N D P A R K I N G F L O O R	P a r k i n g , Mercantile	264.39	0	7
FIRST FLOOR	Residential	263.82	4	0
S E C O N D F L O O R	Residential	263.82	4	0
THIRD FLOOR	Residential	263.82	4	0
FOURTH FLOOR	Residential	263.82	4	0
T E R R A C E F L O O R		24.85	0	0
Total		1344.52		

Building Name :G (COMMUNITY HALL)

Height of the Building: 3.95

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
G R O U N D F L O O R	Residential	139.45	1	0
T E R R A C E F L O O R		8.28	0	0
Total		147.73		

Building Name :B (TYPE)

Height of the Building: 15.70



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, Mercantile	494.93	0	12
FIRST FLOOR	Residential	499.29	9	0
SECOND FLOOR	Residential	499.29	9	0
THIRD FLOOR	Residential	499.29	9	0
FOURTH FLOOR	Residential	499.29	9	0
TERRACE FLOOR		20.04	0	0
Total		2512.13		

Building Name :A AND B WING (E BUILDING)

Height of the Building: 14.50

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
PARKING FLOOR	Parking	1633.51	0	0
FIRST FLOOR	Residential	747.16	10	0
SECOND FLOOR	Residential	747.16	10	0
THIRD FLOOR	Residential	747.16	10	0
FOURTH FLOOR	Residential	747.16	10	0
FIFTH FLOOR	Residential	747.16	10	0
TERRACE FLOOR		59.53	0	0
Total		5428.84		

On the following conditions/grounds

Conditions:

Conditional Remarks:- 1.PROVISION FOR SOAK PIT AND SEPTIC TANK SHOULD BE CONSTRUCTED.

2..PROVISION FOR TEMPORARY TOILET FOR CONSTRUCTION LABOURS SHALL HAVE TO BE DONE COMPULSORY ON SITE.

3.NECESSARY REQUIRE FIRE SYSTEM , RULES, REGULATIONS & CONDITION SHALL HAVE TO BE FOLLOWED AS PER GUJARAT FIRE PREVENTION AND LIFE SAFETY MEASURES ACT - 2013 , RULES - 2014 , REGULATION - 2016 AND AS PER CONDITION OF APPROVED FIRE LAYOUT PLAN BY REGIONAL FIRE OFFICER SURAT VIDE OPINION NUMBER 1022 DATE 12/04/2021.

4.ENVIRONMENT CLEARANCE FROM SEIAA (STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY) MUST BE SUBMITTED WITH IN 90 DAYS FROM DATE OF DEVELOPMENT PERMISSION ISSUED.

5.COMMON PLOT SHALL BE COMMON FOR BOTH PLOT A AND PLOT B AS PER DEVELOPEMENT PERMISSION GIVEN ON DATE 21/08/2020 VIDE PERMISSION NUMBER ODPS 177.

6.DRAINAGE PASSING IN BUILDING UNIT FROM SOUTH TO NORTH MUST BE KEPT AS PER SITE CONDITION AND SHALL ALWAYS BE ACCESSIBLE FOR MUNICIPALITY FOR SUPERVISION AND MAINTENANCE WORK.



ચીફ ઓફિસર
વાપી નગરપાલિકા
અને

વાપી વિસ્તાર વિકાસ સત્તામંડળ

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Vapi 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, 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 :VAADA/08-03-2021/1401294/01/000666/ODPS/219/21-22

Order Date :08/03/2021

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





CLARIFICATION WITH REFERENCE TO PROJECT END DATE

PROJECT NAME: - MUSTAFA RESIDENCY

RERA ACKNOWLEDGEMENT NO.: - PR/VALSAD/PARDI/GUJRERA/210629/011164

The Project End Date of the said project is 31/12/2030 and the estimated project start date and project end as per total 6 building are as follows. We have totally 6 numbers of building and therefore required that much time to complete the construction activity of the project.

Block Name	Estimated Start Date	Estimated End Date
A Building	01/07/2021	31/12/2022
B Building	01/07/2028	31/12/2029
C Building	01/01/2030	31/12/2030
D Building	01/01/2027	30/06/2028
E Building	01/01/2023	31/12/2024
F Building	01/01/2025	31/12/2026

For,

For MUSTAFA INFRA

Partner

Mustafa Infra,

Partner

☒ **MUSTAFA RESIDENCY**

Plot No.1, S.no. 375, Ekta Nagar, Dungri Faliya Dungra, Vapi-396191

☒ 99988 66786, 99744 55770, 97125 12071, 9099 34786, 90993 47866, 90993 67866