

# Veraval-Patan Area Development Authority

## FORM NO. D.

### DEVELOPMENT PERMISSION

Date :17/06/2021

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:1835639

Rajachitthi No:VPADA/09-06-2021/1835639/01/013486

For: Mercantile

District:Gir-Somnath

Taluka: Patan-Veraval

Village: Veraval

Final Plot No.: 00

Arch/Engg. No: VER-EOR-003

Arch/ Engg. Name: Lalit N Tahelramani

Name of Applicant :Hardasbhai Mensibhai Solanki and Dineshbhai Mensibhai Solanki

Address :Bypass road Veraval Gir-Somnath Gujarat

Land Description: R.S. NO 1344/P1/P2 AT OLD VERAVAL-JUNAGADH BYPASS

Sub Plot No.: 00

TP Scheme: NA

TP Scheme No.: 00

Proposed Final Plot No: 00

Building Name :SHOPS (COMMERCIAL)

Height of the Building: 12.05

| Floor Name     | Floor Usage  | Built up Area in Sq. Mt. | Total Nos. of Residential units | Total Nos. of Non-Residential units |
|----------------|--------------|--------------------------|---------------------------------|-------------------------------------|
| BASEMENT FLOOR | Parking      | 698.68                   | 0                               | 0                                   |
| GROUND FLOOR   | , Mercantile | 788.77                   | 0                               | 32                                  |
| FIRST FLOOR    | , Mercantile | 701.92                   | 0                               | 26                                  |
| SECOND FLOOR   | , Mercantile | 701.92                   | 0                               | 26                                  |
| THIRD FLOOR    | , Mercantile | 701.92                   | 0                               | 26                                  |
| TERRACE FLOOR  |              | 24.78                    | 0                               | 0                                   |
| Total          |              | 3617.99                  |                                 |                                     |

On the following conditions/grounds

Conditions:

Conditional Remarks:- 1. On the occasion of using the Bricks / Tiles in the construction, 25% of the material will be used only made from fly ash.  
 2. Owned land and its part will have to grow tree as per rules.  
 3. If the Out State laborers are in the construction, then it is mandatory to register the complete information at Veraval, Patan police station.  
 4. You shall have to comply strictly with the Fire Safety Act, Rules and Regulation with their amendment.  
 5. If your plot abounded on P. W. D. (State) occupied highway road than it is mandatory to N.O.C. from their Office for your Proposed Construction. This permission will be counted after getting it.  
 6. In case of a dispute arising out of the question of land / construction of the question, the court's verdict should be binding on the applicant for this construction.  
 7. You have to construct According to the provisions for the blind and the disabled and the physically handicapped as per the resolution No. PRCH/102000/L Dt.20/4/2004 of the Urban Development & Urban Housing Department.  
 8. On condition to kept marginal area always open & construct building only on built-up area shown as per approved tenement type lay out plan.  
 9. As shown in the Approved map Parking space should always be kept open for parking purposes.

:: Special Conditions for construction sanction / development permission ::

1. The arrangement of roads, water, sewage etc. will be done according to the instructions given here.
2. According to the circular of Government, through percolation peat or by bore to recharge groundwater from rain water
3. There will be an arrangement of underground water for the gathering of rain water, and the tank overflow pipes should be connected to the ground water recharge with the bore, which is

:: General conditions ::

1. Apart from own ownership land owner / developer cannot construct otta, pliers etc. or any masonry on their land.
2. If the permission for the construction of balcony on the road than balcony should be at list 3.66mtr height from the ground Level or adjoining road
3. No one can construct toilet or bathroom in the balcony. Permitted balcony should be kept open
4. If the permission for the construction of chhajja than it should be at list 2.7mtr height from ground level or adjoining road and it should be not more than 0.75 mtr. wide.
5. Rain water pipes and waste water pipe should be extended up to ground level. land owner or developer have to provide facility for waste water disposal properly at your own cost.
6. No shutters of the doors should open on road side in the building.
7. This permission allows only for the specific approved construction on your own land. Applicant should have to get separate approval before making use of this building as a factory or the other specific purpose from the municipality or concern authority.
8. During the construction there should not be damaged to any other property of any other person the interest of any right.
9. Applicant should have kept approved construction plan and permission along with necessary required papers on site and that can be shown when it demand by the authority.
10. Applicant should have grown trees on your own land as per as per government resolution.
11. After the construction of the proposed building, the building use permission must get before using the building.
12. Under the Building and Construction Workers (Regulation of Employment and Conditions of Employment) Act, 1996 (BOCW ACT, 1996), 30 days before the commencement of construction activity by each employer, notice in the prescribed form-4 under the said Act to the District Director. Must be sent to an office under industrial safety and health. Also, within 60 days of commencement of business, the organization has to be registered under BOCW ACT, 1996 and a copy of the certificate has to be submitted here
13. Permission is granted on condition that the details of the ladder are placed in accordance with the trade and riser CGDCR provision of the steps.
14. Head Road, Road Width, Classification and Off-Road construction Line - Regarding the control line, the concerned department will have to get opinion.
15. According to the 7/12 of the land, the area of land, area, type, property, land revenue, land, location, occupation and other matters according to the questionnaire will be ensured by the competent authority / staff member and the opinion will be obtained.
16. As per the any gas line / electronic line / water source / water flow / water storage / canal / rail / airplane / air force / ONGC If the other gas lines / protected monuments then keep them open. The competent authority will have to get an opinion on the matter as well. If there is a change in opinion from the opinion of the opinion, then there will be a fresh opinion to be paid by paying the correct duly paid fee. Whose special nongovernment is required.
17. The pollution control board will get the opinion of the concerned executive on air, water,

noise or other pollution.

18. If the water body passes through riverbed, drainage water, etc. from the trench land or near the nearest boundary, then it will be able to reach the distance of the space as an open space, for the purpose of sanctioning the revised lay-out plan.

19. For the provision of rainwater harvesting collection, the above provisions should be made while making the construction permission according to order no. P R CH/1020/04/1961 / L, dated 27/07/4 of the Urban Development and Urban Guidelines of the Government. Also, according to the government's timetable, tree plantation and PERCOLATING wells have to be organized.

20. According to the opinion of the Agni Shamak expert / competent authority, the advanced fire brigade system will be permanently employed as a permanent resident, while maintaining and maintaining personal responsibility. In the matter of which, the competent authority has to get the verification / confirmation

21. Under the circumstances under the proposed planning, the dispute / dispute in case of a court / matter under any law, the disposal / decision will be binding on the applicant.

22. All the terms of the NA order made by District Collector Shri will be binding on the applicant

23. The Opinion should be a commercial purpose, after which the opinion will be deemed to be followed after receiving all the latest no objection certificate from all the related departments and departments of the Government. Whose applicant should take special notice.

24. Before the construction of the building, maps of the approved maps of the competent authority have been approved

25. Land owner will be responsible for getting the applicable NA land in the possession of the land on the adjoining road on site

26. If one of the terms violates the condition this layout plan will be canceled.

27. Earlier this land plan has been given development permission form here on enagar portal with id no 1021BDP20210153 which should be considered revoked . and development will have to be done as per approved plan and as per the provision of CGDCR. If any part of this land or plot has been sold before approval, this permission will be considered revoked. If revised non agricultural /changing purpose order is necessary to be obtained from a competent authority as per this plan , the entire responsibility for obtaining it will rest with the land owner /applicant and only after obtaining it according to the rules , this land can be developed or even sold . if it is not followed then the approval will have to be revoked .

28. Subject to the above conditions, development permission is granted on the basis of the facts declared by them in the self certificate / document details submitted by the applicant.

For The Chief Executive Authority / Municipal Commissioner /Chief Officer  
Veraval-Patan 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 :VPADA/09-06-2021/1835639/01/013486**

**Order Date :09/06/2021**

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



આંક : મ્યુની./પ.વ.ડી./ ૬૧૩  
વેરાવળ-પાટણ સંયુક્ત નગરપાલિકા  
વેરાવળ. તા. ૧૮/૬/૨૦૨૩

પ્રતિ,

શ્રી હરદાસભાઈ મેણસીભાઈ સોલંકી તથા  
શ્રી દિનેશભાઈ મેણસીભાઈ સોલંકી,  
જુનો બાયપાસ રોડ, યમુના માર્કેટ પાસે,  
વેરાવળ. મો.નં.૭૦૪૩૯૬૦૨૭૨

વિષય :- બીલ્ડીંગ પ્લાન રીન્યુ કરવા બાબત.  
સંદર્ભ :- તમારી તા.૨૮/૪/૨૦૨૩ ની અરજી.

ઉપરોક્ત વિષય સંદર્ભે જણાવવાનું કે, તમારી અરજી અન્વયે તમોને સરકારશ્રીના ઓનલાઈન પરમીશન સીસ્ટમ તળે તમોને પરવાનગી રજાચીટ્ટી નં.VPADA/09-06-2021/1835639/01/013486 થી રે.સર્વ નં.૧૩૪૪/પૈ.૧/પૈ.૨, પ્લોટ નં.- માં બેઝમેન્ટ, ભોયતળીએ, પ્રથમમાળ, બીજામાળ, ત્રીજામાળ તથા ટેરેસ ફ્લોર સુધી બાંધકામની પરવાનગી આપવામાં આવેલ. જેમાં સરકારશ્રીની ગાર્ડડ લાઈન મુજબ પરવાનગી આપ્યા તારીખથી એકવર્ષની મુદત ગણવાની થાય છે. પરંતુ આપશ્રી દ્વારા બે વર્ષ પહેલા પરવાનગી રીન્યુ કરાવેલ ન હોય જી.ડી.સી.આર.ની જોગવાઈ મુજબ પેનલ્ટી પેટે રૂ.૨૪૮૮૦/- અંકે રૂપિયા ચોવીસ હજાર આઠસો એસી પુરા ભરી જવા તમોને જાણ કરવામાં આવેલ હતી. તે પ્રમાણે તમોએ અત્રેની કચેરીની બાંધકામ શાખામાં પહોંચ નં.૧૮૮૨૪, તા.૧૭/૬/૨૦૨૩ થી રૂ.૨૪૮૮૦/- ભરી આપેલ હોય તમારી બાંધકામની મુદત તા.૮/૬/૨૦૨૪ સુધી લંબાવી આપવામાં આવે છે. તેમજ આ મુદત દરમિયાન વિકાસની કામગીરી પૂર્ણ કરવાની રહેશે.

ચીફ/ઓફીસર  
વેરાવળ-પાટણ સંયુક્ત નગરપાલિકા

# Investor Facilitation Portal

## Payment Receipt

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Applicant Name: **Hardasbhai Mensibhai Solanki and Dineshbhai Mensibhai Solanki**

Receipt No: **1741812**

Receipt Date and Time: **16/06/2021 11:41:50.50**

Financial Year: **2021-22**

ULB Name **Veraval-Patan Area Development Authority**

District Name **Gir-Somnath**

Taluka Name **Patan-Veraval**

Village Name **Veraval**

| Payment Heads                      | Amount |
|------------------------------------|--------|
| Dustbin Deposit                    | 0      |
| Tree Plantation Deposit            | 0      |
| Security Deposit                   | 0      |
| Incremental Constribution Deposit  | 0      |
| Parking Deposit                    | 0      |
| Road Obstruction Deposit           | 74000  |
| Height Restriction Deposit         | 0      |
| Betterment Charge                  | 0      |
| Penalty                            | 0      |
| Construction Cess                  | 0      |
| Service and Amenities Fee          | 361801 |
| Water Use Charges for Construction | 0      |
| Chargesof FSI Fees                 | 0      |
| Difference in Scrutiny Fee         | 0      |
| Drainage Charge                    | 0      |
| Development Charge                 | 0      |
| Incremental Contribution           | 0      |
| Open Plot Charge                   | 0      |
| Labour Welfare Cess                | 108540 |
| Fee under Section 23 (i)           | 0      |
| Other Charges                      | 0      |
| Total                              | 544341 |

| IFP Application No. | Application Name                      | Department Name                              | Total Amount ( in Rs. ) |
|---------------------|---------------------------------------|----------------------------------------------|-------------------------|
| 1835639             | UDD - Building Permission Application | Urban Development & Urban Housing Department | 544341                  |

Amount in Words: Rupees Five Lacs Forty Four Thousand Three Hundred Forty One Only.

Note : **This Receipt is Generated from Investor Facilitation Portal and Not Required Signature.**

THANK YOU FOR PAYMENT

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Print

## BHAGIRATH DEVELOPERS

VERAVAL, CHANDUVAV, JUNAGADH, GUJARAT - 362266

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To,  
Chairperson,  
Gujarat RERA Authority,  
Gandhinagar, Gujarat.

**Subject:** Clarification regarding queries arose while processing our application

I, **Rakesh Hirabhai Solanki** (Partner: **Bhagirath Developers**) hereby clarify that,

We have applied for RERA Registration no. for our project "**BHAGIRATH ARCADE**" having acknowledgement no. "**PR/JUNAGADH/JUNAGADH/GUJRERA/230701/015050**".

In our project "**BHAGIRATH ARCADE**", there are 32 no. of non-residential units to be constructed on Ground Floor including unit of GF WC (i.e. Ground Floor: Water Closet), 26+26+26 no. of non-residential units to be constructed on First, Second and Third Floor respectively including 1 unit of WC (i.e. Water Closet) on each floor, which is not a salable unit. Hence, we have not included the same in Inventory details in the application made by us and also not included in Form-3A submitted by CA Mohit B. Adatiya.

Yours Faithfully,  
Rakesh Hirabhai Solanki

**BHAGIRATH DEVELOPERS**

*Solanki R. H.*

(Partner: Bhagirath Developers)  
**PARTNER**