

GALAXY CAPITAL AND CO.

102, SAIDARSHAN APARTMENT, SHANTI NAGAR, ZANZARDA ROAD, JUNAGADH, GUJARAT 362001

To,
Chairperson,
Gujarat RERA Authority,
Gandhinagar, Gujarat-382010

Sub : Clarification regarding unit and carpet area mismatch.

Respected sir,

I, **Piyushkumar Rasiklal Jivani** (Partner: Galaxy Capital and Co.) duly authorized by promoter **Galaxy Capital and Co.** of the said project "**GALAXY CAPITAL**" hereby declare that, since "Hotel Foyer" having carpet area of 18.94 sq. mtr. which is to be constructed on Ground Floor will be exclusively used for "Hotels" which is to be constructed on Sixth Floor and is also a non-separable part of the "Hotel", we, promoters and CA Mohit B Adatiya have not shown unit "Hotel Foyer" (Ground Floor) separately.

GALAXY CAPITAL AND CO.

102, SAIDARSHAN APARTMENT, SHANTI NAGAR, ZANZARDA ROAD, JUNAGADH, GUJARAT 362001

Floor	Units shown as per Building Plan and commencement certificate	Carpet Area shown as per Building Plan (in Sq. Mtr.)	Units shown as per online application and Form-3	Carpet Area shown in online application and Form-3 (in Sq. Mtr.)
Ground Floor	14	690.46	13 (Total 14 Unit – 1 Hotel Foyer)	671.52 (Total 690.46 Sq. Mtr. – Carpet Area of Hotel Foyer 18.94 Sq. Mtr.)
First Floor	13	535.31	13	535.31
Second Floor	13	535.31	13	535.31
Third Floor	3	596.02	3	596.02
Fourth Floor	3	596.02	3	596.02
Fifth Floor	3	596.02	3	596.02
Sixth Floor	2	454.59	2	473.53 (Total 454.59 Sq. Mtr. + Carpet Area of Hotel Foyer 18.94 Sq. Mtr.)
Total	51	4,003.73	50	4,003.73

GALAXY CAPITAL AND CO.

Piyush R. Jivani
PARTNER

PIYUSHKUMAR RASIKLAL JIVANI



JUNAGADH MUNICIPAL CORPORATION

Swami Vivekananda, Azad Chowk, M.G Road ,
Junagadh, Gujarat

(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.	: 007BDP22232972	Date	: 23/03/2023
Development Permission No	: 007BP22232224	ODPS Application No.	: ODPS/2023/024323
IFP Application Number	: N.A		
Application Type	: DEVELOPMENT PERMISSION	Case Type	: NEW
Architect/Engineer No.	: 007ERH31122300022	Architect/ Engineer Name	: SVARUP RAJESHKUMAR BATAVIYA
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	: SHRI VISHALBHAI SHURESHBHAI VASANI & ETC.		
Owner Address	: R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO. 40/1,40/2,41/2,VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI		

Digitally signed by BIPINKUMAR HASMUKHLAL GAMIT
Date: 2023.03.28 17:25:44 IST
Reason:
Location:



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SENIOR TOWN PLANNER

JUNAGADH
MUNICIPAL
CORPORATION

Applicant/ POA holder's Name : SHRI VISHALBHAI SHURESHBHAI VASANI & ETC.

Applicant/ POA holder's Address : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO. 40/1,40/2,41/2,VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH , JUNAGADH - 362001

Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE JUNAGADH

District : JUNAGADH **Taluka** : JUNAGADH

City/Village : JUNAGADH

TP Scheme/ Non TP Scheme Number : 0 **TP Scheme/ Non TP Scheme Name** : 0

Revenue Survey No. : 30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, **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 : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO. 40/1,40/2,41/2,VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH

Block/Building Name : A (COMMERCIAL) **No. of Same Buildings** : 1

Height Of Building : 24.62 Meter(s) **No. of floors** : 9

Proposed/Existing Floor/Plot Details for Block - A (COMMERCIAL)

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Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
BasementFloor	Mercantile + Parking Area	1043.22	0	0
Ground Floor	Mercantile	790.65	0	14
First Floor	Mercantile	643.94	0	13
Second Floor	Mercantile	643.94	0	13
Third Floor	Mercantile	694.27	0	3
Fourth Floor	Mercantile	694.27	0	3
Fifth Floor	Mercantile	694.27	0	3
Sixth Floor	Mercantile	776.15	0	2
Terrace Floor	Mercantile	95.72	0	0
Total		6076.43	0	51
Final Total for Building A (COMMERCIAL)		6076.43		

Development Permission Valid from Date : 28/03/2023

Development Permission Valid till Date : 26/03/2024

Note / Conditions :

1. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act,,
2. Follow the requirements for construction as per regulation no 5 of CGDCR,,
3. Correctness of demarcation of the plot on site,,
4. Workmanship soundness of material and structural safety of the proposed building,,
5. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard above The applicant, as specified in CGDCR, shall submit Structural drawings and related reports, before the commencement of the construction and Progress reports,,

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**JUNAGADH
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CORPORATION**

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,,

7. as per the provision of section-3 of the real estate (Regulation and Development) Act, 2016, any developer (promoter) in the State for advertisement, marketing, booking or offer for sale of any real estate project such as plot, apartment or building or part thereof. The action cannot be taken without registration in the office of the Real Estate Regulatory Authority (RERA) constituted by the State Government.,,

8. 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,,

9. electric wiring must be as per section no 36(3) of electricity act and regulation and letter dated 17/09/2022 of chief electrical engineer, gujarat state, gandhinagar No.CEI/INS/23-10-2021,and also have to produce NOC from compainent authority,,

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SENIOR TOWN PLANNER

JUNAGADH
MUNICIPAL
CORPORATION



**JUNAGADH
MUNICIPAL
CORPORATION**



Swami Vivekananada, Azad Chowk, M.G Road , Junagadh, Gujarat

Payment Receipt

Receipt Number	: O007BPM2223005544	Payment Date	: 29-03-2023 03:12 PM
Application Name	: NEW BUILDING PERMISSION	Mobile Number	: 9033337007
Payee Name	: SHRI VISHALBHAI SHURESHBHAI VASANI & ETC.	Email	: dhavalpurohit222 2@gmail.com
Applicant Address	: R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO. 40/1,40/2,41/2,VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH , JUNAGADH - 362001		

Pay Mode	: NEFT/RTGS	Track Id/Merchant Order No.	: 1330035
Payment Gateway	: SBIEPAY		

Building Permission Number	: 007BP22232224	Type of Application	: DEVELOPMENT PERMISSION
Pre Scrutiny ID	: ODPS/2023/024323	Owner Name	: SHRI VISHALBHAI SHURESHBHAI VASANI & ETC.
Type of Area	: NON TP AREA	TP scheme No/ Non TP Scheme No.	: 0
TP / Non TP Scheme Name	: 0	Final Plot No.	:
Revenue Survey No.	: 30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3,	Application Number	: 007BDP22232972
Site Address	: R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO. 40/1,40/2,41/2,VILLAGE:- CHOBARI, TALUKA - JUNAGADH CITY, DISTRICT -JUNAGADH		

Payment Head

Amount

	OTHER CHARGES	25
	Devlopment Charges-land	103753
	Service and Amenities Fees	1820226
	Labour Welfare Cess	182023
	SALE OF FSI	772822
	Tree Plantation Deposit	23000
	Land Area Fees (100122)	1593
	Total Amount	2903442
Amount In Words : RUPEES TWENTY NINE LACS THREE THOUSAND FOUR HUNDRED FORTY TWO ONLY.		
Note: This is computer generated receipt and doesn't require any signature and stamp.		



JUNAGADH MUNICIPAL CORPORATION

Swami Vivekananda, Azad Chowk, M.G Road ,
Junagadh, Gujarat

(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. : 007BDP22231419 **Date** : 15/09/2022
Development Permission No : 007LD22230342 **ODPS Application No.** : ODPS/2022/084559
IFP Application Number : N.A
Application Type : SUBDIVISION
Architect/Engineer No. : 007ERH2912250008 **Architect/ Engineer Name** : HITESHKUMAR VALLABHBHAI VAMJA
Owner Name : HARSHABEN KIRITBHAI MAKADIA,HANSABEN KHIMJIBHAI ZALAVADIA,PRAGNA CHANDRAKANT BHUT
Owner Address : BLOCK NO.207 GOLD STAR APARTMENT FULVATIKA SOCIETY ZANZARADA ROAD , JUNAGADH CITY - 362001
Applicant/ POA holder's Name : HARSHABEN KIRITBHAI MAKADIA,HANSABEN KHIMJIBHAI ZALAVADIA,PRAGNA CHANDRAKANT BHUT
Applicant/ POA holder's Address : BLOCK NO.207 GOLD STAR APARTMENT FULVATIKA SOCIETY ZANZARADA ROAD , JUNAGADH CITY - 362001

Signature Not Verified

Digitally signed by HATHOD
DINESHKUMAR GOVINDBHAI
Date: 2022.09.20 15:21:34 IST
Reason:
Location:



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SENIOR TOWN PLANNER

JUNAGADH
MUNICIPAL
CORPORATION

Administrative Ward : WARD 5 Administrative Zone : DEFAULT ZONE JUNAGADH

District : JUNAGADH Taluka : JUNAGADH CITY

City/Village : CHOBARI

TP Scheme/ Non TP : NON TP TP Scheme/ Non TP : NON TP

Scheme Number : Scheme Name

Revenue Survey No. : 30/P1/P1, 30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, City Survey No. : -

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 : NEAR FADADUVADI, BYE PASS ROAD JUNAGADH

Existing Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
plot no. 40	1675.36	0.00	N.A	1675.36

Sub division Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
40/1	N.A	N.A	N.A	550.93
40/2	N.A	N.A	N.A	538.97
40/3	N.A	N.A	N.A	585.46

Development Permission Valid from Date : 20/09/2022

Note / Conditions :

1. Follow the requirements for construction as per regulation no 5 of CGDCR,,
2. Workmanship soundness of material and structural safety of the proposed building,,
3. The approval is given according to municipal commissioner office order no 431/16 Dated 13/06/2016,,

Signature Not Verified

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DINESHKUMAR GOVINDBHAI
Date: 2022.09.20 15:21:34 IST
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SENIOR TOWN PLANNER

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MUNICIPAL
CORPORATION

4. 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,,
5. 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,,
6. Correctness of demarcation of the plot on site,,
7. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act,,
8. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard above The applicant, as specified in CGDCR, shall submit Structural drawings and related reports, before the commencement of the construction and Progress reports,,

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SENIOR TOWN PLANNER

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JUNAGADH MUNICIPAL CORPORATION

Swami Vivekananda, Azad Chowk, M.G Road ,
Junagadh, Gujarat

(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. : 007BDP22232995 **Date** : 26/03/2023
Development Permission No : 007LD22230739 **ODPS Application No.** : ODPS/2023/030284
IFP Application Number : N.A
Application Type : SUBDIVISION
Architect/Engineer No. : 007ERH3112230002 **Architect/ Engineer Name** : SVARUP RAJESHKUMAR BATAVIYA
Owner Name : SHRI DURLABHJIBHAI HIRJIBHAI TAVETHIYA ETC
Owner Address : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO - 41 CHOBARI JUNAGADH , JUNAGADH CITY - 362001
Applicant/ POA holder's Name : SHRI DURLABHJIBHAI HIRJIBHAI TAVETHIYA ETC
Applicant/ POA holder's Address : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO - 41 CHOBARI JUNAGADH , JUNAGADH CITY - 362001

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SENIOR TOWN PLANNER

JUNAGADH
MUNICIPAL
CORPORATION

Administrative Ward : DEFAULT WARD Administrative Zone : DEFAULT ZONE JUNAGADH

District : JUNAGADH Taluka : JUNAGADH CITY

City/Village : CHOBARI

TP Scheme/ Non TP Scheme Number : 0 TP Scheme/ Non TP Scheme Name : 0

Revenue Survey No. : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, City Survey No. : 0

Final Plot No. : N.A Original Plot No. : N.A

Sub Plot no. : 41-1 & 41-2 Tikka No. / Part No. : 0

Block No/Tenement No : 0 Sector No. / Plot No. : 41

Site Address : PLOT NO - 41, VILLAGE - CHOBARI, JUNAGADH CITY

Existing Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT NO. 41	1663.65	0.00	N.A	1663.65

Sub division Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT NO. 41-1	N.A	N.A	N.A	1160.95
PLOT NO. 41-2	N.A	N.A	N.A	502.7

Development Permission Valid from Date : 28/03/2023

Note / Conditions :

1. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act,,
2. Follow the requirements for construction as per regulation no 5 of CGDCR,,

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SENIOR TOWN PLANNER

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CORPORATION

3. 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,,
4. 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,,
5. Correctness of demarcation of the plot on site,,
6. as per the provision of section-3 of the real estate (Regulation and Development) Act, 2016, any developer (promoter) in the State for advertisement, marketing, booking or offer for sale of any real estate project such as plot, apartment or building or part thereof. The action cannot be taken without registration in the office of the Real Estate Regulatory Authority (RERA) constituted by the State Government.,,
7. The approval is given according to municipal commissioner office order no 431/16 Dated 13/06/2016,,

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SENIOR TOWN PLANNER

JUNAGADH
MUNICIPAL
CORPORATION



JUNAGADH MUNICIPAL CORPORATION

Swami Vivekananda, Azad Chowk, M.G Road ,
Junagadh, Gujarat

(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. : 007BDP22232994 **Date** : 26/03/2023
Development Permission No : 007LD22230738 **ODPS Application No.** : ODPS/2023/030285
IFP Application Number : N.A
Application Type : AMALGAMATION
Architect/Engineer No. : 007ERH3112230002 **Architect/ Engineer Name** : SVARUP RAJESHKUMAR BATAVIYA
Owner Name : SHRI DURLABHJIBHAI HIRJIBHAI TAVETHIYA ETC
Owner Address : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO - 40/1+40/2+41/2 CHOBARI JUNAGADH , JUNAGADH CITY - 362001
Applicant/ POA holder's Name : SHRI DURLABHJIBHAI HIRJIBHAI TAVETHIYA ETC
Applicant/ POA holder's Address : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, PLOT NO - 40/1+40/2+41/2 CHOBARI JUNAGADH , JUNAGADH CITY - 362001

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SENIOR TOWN PLANNER

JUNAGADH
MUNICIPAL
CORPORATION

Administrative Ward : WARD 16 Administrative Zone : DEFAULT ZONE JUNAGADH

District : JUNAGADH Taluka : JUNAGADH CITY

City/Village : CHOBARI

TP Scheme/ Non TP Scheme Number : 0 TP Scheme/ Non TP Scheme Name : 0

Revenue Survey No. : R.S. NO.30/P1/P1,30/P1/P2, 19/2/P8/P1, 30/P1, 19/2/P8, 30/P2, 30/P2/P1, 30/P2/P3, City Survey No. : 0

Final Plot No. : N.A Original Plot No. : N.A

Sub Plot no. : 40/1+40/2+41/2 Tikka No. / Part No. : 0

Block No/Tenement No : 0 Sector No. / Plot No. : 0

Site Address : PLOT NO - 40/1 40/2 41/2, VILLAGE- CHOBARI, JUNAGADH

Existing Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT NO. 40-1	550.93	0.00	N.A	550.93
PLOT NO. 40-2	538.98	0.00	N.A	538.98
PLOT NO. 41-2	502.70	0.00	N.A	502.70

Amalgamation Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT NO. 40-1 + 40-2+ 41-2	1592.61	0	N.A	1592.61

Development Permission Valid from Date : 28/03/2023

Note / Conditions :

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SENIOR TOWN PLANNER

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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,,
2. 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,,
3. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard above The applicant, as specified in CGDCR, shall submit Structural drawings and related reports, before the commencement of the construction and Progress reports,,
4. Correctness of demarcation of the plot on site,,
5. Workmanship soundness of material and structural safety of the proposed building,,
6. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act,,
7. Follow the requirements for construction as per regulation no 5 of CGDCR,,
8. The approval is given according to municipal commissioner office order no 431/16 Dated 13/06/2016,,
9. as per the provision of section-3 of the real estate (Regulation and Development) Act, 2016, any developer (promoter) in the State for advertisement, marketing, booking or offer for sale of any real estate project such as plot, apartment or building or part thereof. The action cannot be taken without registration in the office of the Real Estate Regulatory Authority (RERA) constituted by the State Government.,,

Signature Not Verified

Digitally signed by BIPINKUMAR
HASMUKHLAL GAMIT
Date: 2023.03.28 17:04:04 IST
Reason:
Location:



Certificate created on 28/03/2023



SENIOR TOWN PLANNER

JUNAGADH
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