



NADIAD AREA DEVELOPMENT AUTHORITY

Nadiad Area Development Authority- Address

(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.	: 1015BDP22230211	Date	: 13/09/2022
Development Permission No	: 1015BP22230160	ODPS Application No.	: ODPS/2022/076792
IFP Application Number	: N.A		
Application Type	: DEVELOPMENT PERMISSION	Case Type	: NEW
Architect/Engineer No.	: 1015ERH311224003 28	Architect/ Engineer Name	: KISHANKUMAR DEVENDRABHAI PATEL
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	: BHAVESH MANILAL PATEL PARTNER OF SHREE RADHE DEVELOPERS		
Owner Address	: RS N 690/3 SHEET NO NA99 CS NO NA690/3 NADIAD , NADIAD - 387001		

Signature Not Verified

Digitally signed by RUDRESH JILUBHAI HUDAR
Date: 2022.09.30 12:25:21 IST
Reason:
Location:

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Applicant/ POA holder's Name : BHAVESH MANILAL PATEL PARTNER OF RADHE DEVELOPERS
Applicant/ POA holder's Address : RS N 690/3 SHEET NO NA99 CS NO NA690/3 NADIAD , NADIAD - 387001
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE AUTHORITY
District : KHEDA **Taluka** : NADIAD
City/Village : NADIAD
TP Scheme/ Non TP Scheme Number : **TP Scheme/ Non TP Scheme Name** : NA
Revenue Survey No. : RSAA NO 690/3 **City Survey No.** : NA690/3
Final Plot No. : N.A **Original Plot No.** : N.A
Sub Plot no. : N.A **Tikka No. / Part No.** : NA99
Block No/Tenement No : N.A **Sector No. / Plot No.** : N.A
Site Address : REVISE COMMERCIAL BUILDING PLAN ON RS NO 690/3,CS NO NA690/3,SHEET NO NA99 AT NADIAD-KHEDA

Block/Building Name : RS NO 690 (SHOP BUILDING) **No. of Same Buildings** : 1
Height Of Building : 17.5 Meter(s) **No. of floors** : 7

Proposed/Existing Floor/Plot Details for Block - RS NO 690 (SHOP BUILDING)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
BasementFloor		1307.28	0	0
Ground Floor	Mercantile	1162.58	0	14
First Floor	Mercantile	1162.56	0	0
Second Floor	Mercantile	1162.56	0	0
Third Floor	Mercantile	1114.04	0	0

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Fourth Floor	Mercantile	334.94	0	1
Terrace Floor		18.35	0	0
Total		6262.31	0	15
Final Total for Building RS NO 690 (SHOP BUILDING)		6262.31		

Development Permission Valid from Date : 30/09/2022

Development Permission Valid till Date : 29/09/2023

Note / Conditions :

1. Notwithstanding any development permission granted under the act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the authority or any officer/employee to whom power has been delegated.,
2. Developer / Promoter as per RERA act, shall not carry out any work of promoting/advertising / marketing / booking / offers related to selling of the real estate project of plot/ building/ apartment or any part of thereof, without having registered the real estate project/plot/ building/ apartment or part thereof, with The Real Estate Regulatory Authority (RERA) formed by state government under section 3 of the Real Estate (Regularization and Development) Act, 2016.,
3. If the ownership of a Building-unit changes after a Development Permission has been granted, such a Development Permission shall be withheld, regardless of whether building has commenced or not, until such time the name of the new owner is brought on record.,
4. If applicable, applicant/owner/developer shall be liable to register the site as per the provisions of 'The Building and Other Construction Workers' Welfare Cess Act, 1996.,
5. GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS,
6. (This Development Permission [Form No.D] is to be read in conjunction with all other documents and Building Plan Map scrutinized through Auto DCR system.),
7. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,
8. The applicant, as specified in CGDCR, shall submit:,

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9. a) Structural drawings along with soil investigation report and related reports, before the commencement of the construction.,
10. b) Progress reports.,
11. a) Title, ownership, and easement rights of the Building unit for which the building is proposed.,
12. b) The area, dimensions and other properties of the plot which violate the plot validation certificate.,
13. c) Correctness of demarcation of the plot on site.,
14. d) Workmanship, soundness of material and structural safety of the proposed building.,
15. 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), and (d) above.,
16. In case of any change made by appropriate authority /Town Planning Officer / State Government during the preparation / finalization of town planning scheme, development plan and local area plan; there decision shall be binding to land owner or their beneficiaries.,
17. In the case of change in any POR, the development work permitted under this development permission shall be treated as withheld until such time till the appointment of new POR. The Architect on Record or Engineer on Record , the Structural Engineer on Record, the Clerk of Works on Record and the Fire Protection Consultant on Record based on whose respective certifications the Development Permission has been issued or granted, are respectively responsible for ensuring that construction of the building is in compliance with these Regulations. After the Development Permission is granted, if any of the Persons on Record is relieved of his responsibility by the Owner, or, relieves himself of responsibility of the building, the Development Permission shall be withheld regardless of whether the construction of the building has commenced or not, until such time the name of the new appointee is brought on record.,
18. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,
19. Follow the requirements for construction as per regulation no. 5 of CGDCR.,

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20. 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.,

21. Applicant/owner/ architect/engineer/structure engineer/clerk of works (site supervisor) are sole responsible for any casualty or damage to the surrounding property during the excavation/construction of the cellar, and instead of entire excavation in one stretch, construction of the cellar will have to do by phase wise excavation providing protective support (shoring / strutting) and for the safety of the adjoining properties during excavation/construction, the necessary arrangements will have to be made by the structural engineer/engineer/clerk of work (site supervisor) for continuous supervision and if required urgent additional arrangement will have to be made for the safety. The commencement certificate (rajachitthi) will be suspended / revoked with immediate effect, if the construction /excavation / demolition work is being done without proper precautions to ensure safety.,

22. Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate or building completion certificates shall not discharge the owner, engineer, architect, clerk of works/site supervisor, structural designer, developer from their responsibilities, imposed under the act, the development control regulations and the laws of tort and local acts.,

23. Applicant / POR / Developer has to take adequate measures and to ensure that in course of his work, no damage is caused to the work under construction and the adjoining properties, no undue inconvenience is caused to the people living in neighborhood and no nuisance is caused to traffic and neighboring people by the way of noise, dust, smell, vibration etc. and shall maintain cleanliness and hygienic conditions within and surrounding the site area.,

24. All the conditions shall be followed by the applicant, owner, developer, POR and in case of any breach/violation, the decision taken by the competent authority shall be abide and binding upon.,

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25. After the completion of construction, the applicant has to take the Building Use certificate before commencement of use. 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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Shree Radhe Developers

Shop S.F-218, Vraj Valencia, Opp. C.K Patel Farm, Science City Road Sola,
TA & DI. Ahmedabad - 380 060, GUJARAT

વિષય: શ્રીરાધે ડેવલપર્સના નામનીદાર
ભાવેશ ભક્તિલાલ પટેલ

અંગ્રેજી: શ્રીમતી કુશીલાઈ પાર્કિ આઈ.જી
નાગર નડીઆદ-380002

નોં: ૯૯૨૫૦ ૬૦૦૬૨

તારીખ: 19/01/2023

પ્રતિ શ્રી
શ્રી કુશીલાઈ આઈ.જી
નડીઆદ નગરપાલિકા
નડીઆદ

પ્રતિ: પામીંગ ~~ભક્તિલાલ~~ ^{શ્રી દીપેશભાઈ}
Putel Bhuveshm.

જયભારત સદ જગાલવાનુકે રે. સર્વેન્ - 690/3
વોલ ૦. NAGG નડીઆદ નેમ્સ કીલાઈજ ~~ભક્તિલાલ~~ બીહીંગ પાન
મંજુર થયેલ જેમ્સ ગ્રાઉન્ડ ફ્લોર દુકાન નંગ 14 છે. નેમ્સ
ફર્સ્ટ ફ્લોર અને સેકન્ડ ફ્લોર નેમ્સ ઝીરો (0) છે. નેમ્સ ફર્સ્ટ
ફ્લોર દુકાન નંગ 14 અને સેકન્ડ ફ્લોર દુકાન નંગ 14
નેમ્સ વર્ડ ફ્લોર નેમ્સ ઝીરો (0) છે. નેમ્સ વર્ડ ફ્લોર નેમ્સ નંગ 1
કરવા આપ આઈ.જી નેમ્સ નામ નેમ્સ છે.

SHREE RADHE DEVELOPERS

Putel Bhuvesh. m

PARTNER


ડીપેશ બહાઈ
નડીઆદ નગરપાલિકા
નડીઆદ.
તા. ૧૯/૧/૨૦૨૩



નડીઆદ નગર પાલિકા

પ્રમુખશ્રી : (૦૨૬૮) ૨૫૫૦૨૧૭
 નગર પાલિકા કચેરી : (૦૨૬૮) ૨૫૫૧૩૭૬/૭૭
 ફેક્સ : (૦૨૬૮) ૨૫૫૧૩૭૮
 ઈ.મેઈલ : nadiadmunicipality@yahoo.com
 વેબસાઈટ : www.nadiadmunicipality.com

પો.બો.નં.૮
 નગર પાલિકા કચેરી
 સરદાર ઉદ્યાન
 નડીઆદ-૩૮૭૦૦૧
 જી.બેડા

જાવક નં. ૦૪૨૩ ૩ ૧૨-૨૨૫૩

તા. ૦૧/૦૨/૨૦૨૩

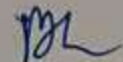
પ્રતિ,
 શ્રી રાધે ઉવલોપર્સના ભાગીદાર ભાવેશ મણીલાલ પટેલ,
 રહે.સી/પ, કશીભાઈ પાર્ક,
 આઈ.જી.માર્ગ,
 નડિયાદ.

વિષય:- "નડીઆદ અર્બન ડેવલોપમેન્ટ ઓથોરીટી" દ્વારા આપવામાં આવેલ ડેવલોપમેન્ટ પરમીશન (ફોર્મ નં. ડી) બાબત.

ઉપરોક્ત વિષય અન્વયે જાણાવવાનું કે, આપશ્રીએ અત્રેની કચેરીએ ODPS અંતર્ગત એપ્લિકેશન આઈ.ડી. નં. 1015BDP22230211 થી બાંધકામ પરવાનગી માટે અરજી કરેલ હતી. જે અન્વયે આપશ્રીને અત્રેથી ડેવલોપમેન્ટ પરમીશન નં. 1015BP22230160 થી વાણીજ્ય હેતુસર પરવાનગી આપવામાં આવેલ છે. પરંતુ e-nagar પોર્ટલમાં ડેવલોપમેન્ટ પરવાનગીની અરજીના કિસ્સામાં FORM-D(રજીસ્ટ્રી)માં અત્રેથી આપેલ પરવાનગીના નકશામાં દર્શાવ્યા મુજબ યુનિટ દર્શાવવામાં આવેલ નથી. જે પરત્વે જાણાવવાનું કે, સદર પરવાનગીથી મંજૂર થયેલ બાંધકામ યુનિટ અને તેનું ક્ષેત્રફળ સદર પરવાનગી આપેલ નકશામાં દર્શાવ્યા પ્રમાણે નીચે મુજબનું છે.

Floor	Usage	Built-up Area (sq.mt.)	Total No. of Residential Unit	Total No. of Non-Residential Unit
Basement		1307.28	0	0
Ground	Mercantile	1162.58	0	14
First	Mercantile	1162.56	0	14
Second	Mercantile	1162.56	0	14
Third	Mercantile	1114.04	0	1
Fourth	Mercantile	334.94	0	1
Terrace	Stair Cabin	18.35	0	0
Total		6262.31	0	44

વધુમાં જાણાવવાનું કે, આપશ્રીએ ઉપરોક્ત જાણાવ્યા મુજબ મંજૂર થયેલ નકશા મુજબનું જ બાંધકામ કરવાનું રહેશે. તેમજ વપરાશ કરતા પહેલા અત્રેથી બાંધકામ વપરાશ પ્રમાણપત્ર મેળવી લેવાનું રહેશે જે વિદિત થાય.


 મુખ્ય અધિકારી
 નડીઆદ નગર પાલિકા