



VAPI AREA DEVELOPMENT AUTHORITY

Vapi 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.	: 1020BDP21220076	Date	: 17/03/2022
Development Permission No	: 1020BP21220065	ODPS Application No.	: ODPS/2022/012608
IFP Application Number	: N.A		
Application Type	: DEVELOPMENT PERMISSION	Case Type	: REVISION
Architect/Engineer No.	: 1020ERH10012701043	Architect/ Engineer Name	: DIPALI M. DESAI
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	: HEM BUILDERS & DEVELOPERS,RAJIV CHANDRAKANT SHAH		
Owner Address	: SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. , VAPI - 396191		

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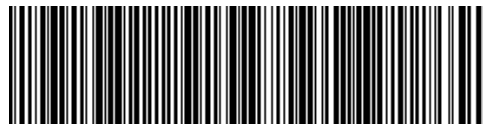
Applicant/ POA holder's Name : HEM BUILDERS & DEVELOPERS,RAJIV CHANDRAKANT SHAH
Applicant/ POA holder's Address : SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. SHRI RAJIV CHANDRAKANT SHAH,NEHRU STREET,NEAR JAIN DERASAR,VAPI. , VAPI - 396191
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE AUTHORITY
District : VALSAD **Taluka** : VAPI
City/Village : VAPI (M)
TP Scheme/ Non TP Scheme Number : **TP Scheme/ Non TP Scheme Name** : NOT APPLICABLE
Revenue Survey No. : C.SR.NO.1916 **City Survey No.** : NOT APPLICABLE
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 : C.SR.NO.1916,VAPI.
Block/Building Name : C D (TYPE) **No. of Same Buildings** : 1
Height Of Building : 35.26 Meter(s) **No. of floors** : 14

Proposed/Existing Floor/Plot Details for Block - C D (TYPE)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Parking Floor		828.95	0	0
First Floor	Residential	829.98	12	0
Second Floor	Residential	829.98	12	0
Third Floor	Residential	829.98	12	0



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Fourth Floor	Residential	829.98	12	0
Fifth Floor	Residential	829.98	12	0
Sixth Floor	Residential	876.11	12	0
Seventh Floor	Residential	829.98	12	0
Eighth Floor	Residential	876.11	12	0
Ninth Floor	Residential	829.98	12	0
Tenth Floor	Residential	829.98	12	0
Eleventh Floor	Residential	829.98	12	0
TWELFTH FLOOR	Residential	319.47	4	0
Terrace Floor		37.05	0	0
Total		10407.51	136	0
Final Total for Building C D (TYPE)		10407.51		

Block/Building Name : B (TYPE)

No. of Same Buildings : 1

Height Of Building : 29 Meter(s)

No. of floors : 13

Proposed/Existing Floor/Plot Details for Block - B (TYPE)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
BasementFloor		1437.75	0	0
Parking Floor		261.36	0	0
First Floor	Residential	261.36	4	0
Second Floor	Residential	261.36	4	0
Third Floor	Residential	261.36	4	0
Fourth Floor	Residential	261.36	4	0
Fifth Floor	Residential	261.36	4	0
Sixth Floor	Residential	285.44	4	0



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Seventh Floor	Residential	261.36	4	0
Eighth Floor	Residential	285.44	4	0
Ninth Floor	Residential	261.36	4	0
Tenth Floor	Residential	261.36	4	0
Terrace Floor		36.21	0	0
Total		4397.08	40	0
Final Total for Building B (TYPE)		4397.08		

Development Permission Valid from Date : 06/04/2022

Development Permission Valid till Date : 05/04/2023

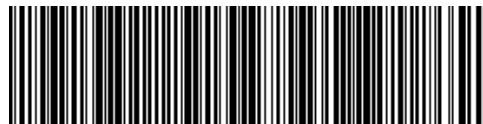
Note / Conditions :

1. SOAK PIT AND SEPTIC TANK FACILITY SHALL HAVE TO BE PROVIDED.,
2. PROVISION FOR TEMPORARY TOILET FOR CONSTRUCTION LABOURS SHALL HAVE TO BE DONE COMPULSORY ON SITE.,
3. NECESSARY REQUIRED FIRE SYSTEM, RULES, REGULATIONS & CONDITIONS SHALL HAVE TO BE FOLLOWED AS PER GUJARAT FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2013, RULES-2014 & REGULATIONS-2016 AND AS PER NATIONAL BUILDING CODE.,
4. SOLAR WATER HEATING SYSTEM SHALL HAVE TO BE PROVIDED AS PER CGDCR PART 3, CLAUSE NO.17.5, IF REQUIRED,
5. THE OWNERSHIP OF COMMON PLOT, INTERNAL ROAD AND OPEN TERRACE SHALL BE JOINT OWNERSHIP OF ALL THE FLAT HOLDERS, OCCUPANTS OR PLOT HOLDERS.,
6. THE PERMISSION GIVEN DATED ON 13/08/2020 VIDE LETTER NO :VAADA/13-08-2020/1163696/01/000570/ODPS/246/21-22 HAS BEEN CANCELLED.,
7. RAIN WATER HARVESTING SYSTEM SHALL HAVE TO BE PROVIDED AS PER CGDCR PART 3, CLAUSE NO. 17.2.2,
8. LAND WHICH GOES UNDER DEDUCTION OF D.P. ROAD SHOULD SURRENDER WITHOUT ANY COMPENSATION BEFORE COMMENCEMENT OF CONSTRUCTION.,
9. THE PERMISSION OF OTHER RELEVANT AUTHORITIES SHALL HAVE TO BE TAKEN, IF NECESSARY.,

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IN-GJ70576362737148V

1109/2023



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ70576362737148V
Certificate Issued Date : 25-May-2023 03:37 PM
Account Reference : CSCACC (GV)/ gjcsceg07/ GJ-VLVAR0811/ GJ-VL
Unique Doc. Reference : SUBIN-GJGJCSCEG0766318044102662V
Purchased by : EARTH DEVELOPERS
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : AFFIDAVIT CUM DECLARATON
Consideration Price (Rs.) : 0
(Zero)
First Party : EARTH DEVELOPERS
Second Party : GUJARAT RERA
Stamp Duty Paid By : EARTH DEVELOPERS
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

BOOK No. : 02
PAGE No. : 85
SERIAL No. : 1109/2023
DATE : 28 May, 2023



JD 0045096940

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shreestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



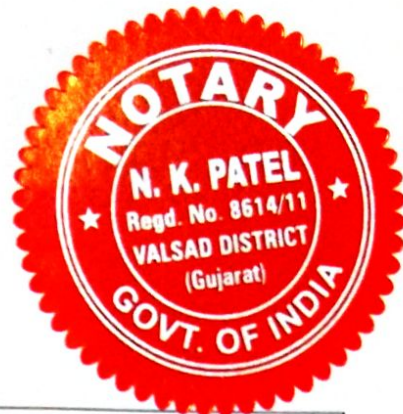
Earth Developers

To,

The Gujarat Real Estate Regulatory Authority,

4th Floor, Sahyog Sankul,

Sector – 11, Gandhinagar.



SUBJECT	Clarification Required Regarding: Land area under Registration, Carpet under Layout, Carpet Area under Registration, FSI, Covered area, Common Amenities, Parking Area
PROJECT NAME	MOON TOWER BUILDING B
PROMOTER NAME	EARTH DEVELOPERS
ACK NUMBER	PR/VALSAD/PARDI/GUJRERA/230510/014583

Respected Sir/Ma'am,

We hereby clarifying numbers of building as mentioned in approved layout plan of the aforesaid project.

In these regard it is submitted that, at present entire layout plan consist of 4 numbers of Buildings (7 Numbers of Wings) [namely A,B,C+D,E1+E2+E3) admeasuring 8758.75 Sq. Mtrs.

Out of Total admeasuring 8758.75 Sq. Mtrs., as per entire layout plan consist of 4 numbers of Buildings (7 Numbers of Wings) [namely A,B,C+D,E1+E2+E3), our land owner have executed registered development agreement on dated : 10/10/2022 with us is only of building namely "B" having 1996.95 Sq. Mtrs.

With Regards to Land Area under Registration :

such land area are calculated based on taking covered area of the said building with proportion undivided share in common area. i.e. Covered Area of B Building is 261.36 Sq. Mtrs. And Proportionate Share in Common Area is of 1735.59 Sq. Mtrs. By totalling both i.e. Covered Area of Building with proportionate share in common area, we considered Land Area under Registration for the B Building is having 1996.95 Sq. Mtrs.

With Regards to Covered Area Calculation :

Building Name "B" having Covered area of 261.36 Sq. Mtrs. Of Land and in the current phase only B Building has to be registered.

Hence, we have calculated covered area 261.36 Sq. Mtrs. And balancing part i.e. 1996.95 Sq. Mtrs. Less 261.36 Sq. Mtrs. As Covered area balancing part i.e. 1735.59 Sq. Mtrs. As Open Area for the said Building B.

With Regards to FSI Area :

Building namely "B" having FSI area of 2251.50 Sq. Mtrs. As per the Approved Plan and only B Building is to be registered under this application.

With Regards to Parking Area :

(i) With Regards to Covered Parking :-

Basement Floor Parking = 1326.68 Sq. Mtrs.

Ground Parking Floor = 224.54 Sq. Mtrs.

Totalling 112 numbers of Covered Parking in 1551.23 Sq. Mtrs. Of Area.

(ii) With Regards to Open Parking :-

Totalling 27 Numbers of Open Parking in 375.69 Sq. Mtrs. Of Area around B Building Open Space.

With Regards to Carpet Area:-

Carpet Area for the B Building as per the Approved Plan is 2004.80 Sq. Mtrs. For the 40 Units in the said Building.

With Regards to Common Amenities:

As per Approved Layout Plan, Road, Basement Area, Ramp and Other Facilities and amenities are remain the responsibilities with us as a developers.

With Regards to Other Blocks in Layout Plan :

Our Project Land consisting of 1996.95 Sq. Mtrs. Of land as per Registered Development Agreement consisting of 1 Building namely "B" Building.

However as per the Approved Layout Plan it consist of 4 numbers of Buildings (7 Numbers of Wings) [namely A,B,C+D,E1+E2+E3) admeasuring 8758.75 Sq. Mtrs. And the details of all Blocks area as follows:-

A:- Block already constructed by the land owners before the RERA Act.

B:- Applied under Registration in this Application by us.

C+D:- Already Registered under RERA Act.

E1+E2+E3:- Block already constructed by the land owners before the RERA Act.

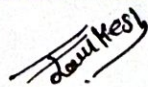
Hence, we hereby applied for RERA Registration of only 1 number of Building namely "B" and which is also mentioned in online filed application form : 1, 2 and 3 also. Moreover, we have given project end date is 31/12/2027 which is for completion of the said project.

Hence, we hereby request your honour kindly consider our request as mentioned herein for your honour consideration.

We hope that the clarification as made herein above would sacrifice however, if your honour require any further information or explanations in this regards, we shall be provide the same.

Thanking You,

For Earth Developers,
For EARTH DEVELOPERS


Partner

Partner



ATTESTED BY ME


NILESH K. PATEL
ADVOCATE & NOTARY
VALSAD DISTRICT, GUJARAT
GOVT. OF INDIA.



I KNOW THE DEPONENT
WHO SIGNED BEFORE ME



Earth Developers

EARTH DEVELOPERS

CLARIFICATION FOR COMMON PLOT AREA AND COMMON AMENITIES

PROJECT NAME :- MOON TOWER BUILDING B

As per Approved Layout Plan, Road, Basement Area, Ramp, Common Plot and Other Facilities and amenities are equally rights to allottees of the all buildings as per the approved plans

As per the Approved layout plan 2 numbers of Common Plots totally having Land area of 940.69 Sq. Mtrs. are available for the whole project. (i. One Common Plot having area of 317.19 Sq. Mtrs. Of land and another Common Plot having Land Area of 623.50 Sq. Mtrs. Of Land)

However, For the said application we have only Building "B" as per the approved plan and Common Plot having area of 623.50 Sq. Mtrs of land will be used equally by the allottees of Building Block namely "B" along with Building Blocks namely C and D.

Common Plot having area of 317.19 Sq. Mtrs. Of land will be used by the allottees of Building Block namely "A".

Thanking You,

For Earth Developers,
For EARTH DEVELOPERS

Partner

Partner