

To,
Chairperson,
Gujarat Rera Authority,
Gandhinagar, Gujarat.

Subject: Matter of giving clearance about Land Area, FSI as well Parking Area.

I, VIPUL BHOLABHAI KUNJADIYA (Partner: Lake Paradise) Clearing that,for
Project- Lake paradise

Address : NEW SR NO 2756,2757 (OLD SR NO 339/2,340/1 DUNGRA.Vapi –Guajrat
As Per Building Plan Total Land :- 15377 SSq mt
Receivable FSI (2.7) :41517.9 Sq mt

FSI used for all Building - :40101.81 Sq mt (2.608)
Total Parking Area – 11235.45 Sq mt
Total Block- A,B,C,D ,E,F
Applied Rera for Block – C,D (D1-D2)

Particular	As per Building Plan (A,B,E,F)-OLD	Remaining building (C,D)-
Land Area under Registration (in sq. Mtr.)	10324.11	5052.89
FSI available (2.7) (in sq. Mtr.)	27875.09	13642.803
FSI Used(Sq mt)2.608	26925.28	13177.50
Parking area under registration (in sq. Mtr.)	7712.63	3522.82
Rera Registration status	PR/GJ/VALSAD/PARDI/Others/MAA00404/A1M/EX1/160523	Applied
No of Units	520	200

For LAKE PARADISE
Vipul
Authorised Signatory



Vapi Area Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION



Date :09/10/2020

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:1231014

Rajachitthi No:VAADA/15-10-2019/1231014/01/000392/ODPS/166/20-21

For: Residential

District:Valsad

Taluka: Vapi

Village: Dungra (CT)

Final Plot No.:

Arch/Engg. No: VM/ENG/447

Arch/ Engg. Name: DIPALI M. DESAI

Name of Applicant :M/S LAKE PARADISE (PARTNER) NANUBHAI PREMJBHAI BAMBHAROLIA, SHIVNANDAN NANU KAWLLATHIL, SHACHI HITESH PARIKH, NIRAV RAJUBHAI SHAH

Address :S/O PREMJBHAI BAMBHAROLIA, KALPDEEP, PLOT NO. 147,148-H-1, CHHARWADA ROAD, GIDC VAPI, DUNGRA (CT) VALSAD GUJARAT

Land Description: NEW SR.NO. 2756,2757 (OLD SR.NO. 339/2 , 340/1) DUNGRA

Sub Plot No.:

TP Scheme: n.a.

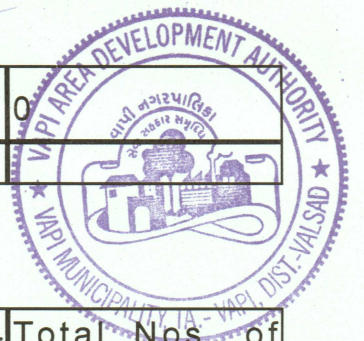
TP Scheme No.: 0

Proposed Final Plot No:

Building Name :E (TYPE)

Height of the Building: 28.96

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
BASEMENT FLOOR	Parking	3620.56	0	0
PARKING FLOOR	Parking	264.32	0	0
FIRST FLOOR	Residential	278.67	4	0
SECOND FLOOR	Residential	278.67	4	0
THIRD FLOOR	Residential	278.67	4	0
FOURTH FLOOR	Residential	278.67	4	0
FIFTH FLOOR	Residential	278.67	4	0
SIXTH FLOOR	Residential	281.05	4	0
SEVENTH FLOOR	Residential	278.67	4	0
EIGHTH FLOOR	Residential	281.05	4	0
NINTH FLOOR	Residential	278.67	4	0
TENTH FLOOR	Residential	278.67	4	0



TERRACE FLOOR		37.80	0	0
Total		6714.14		

Building Name :C (TYPE)
Height of the Building: 29.00

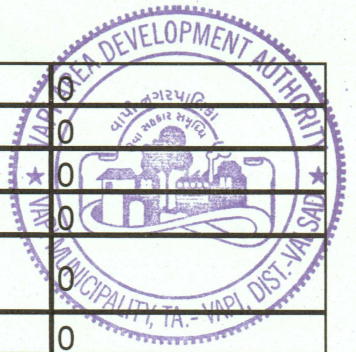
Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
PARKING FLOOR	Parking	342.38	0	0
FIRST FLOOR	Residential	342.38	4	0
SECOND FLOOR	Residential	342.38	4	0
THIRD FLOOR	Residential	342.38	4	0
FOURTH FLOOR	Residential	342.38	4	0
FIFTH FLOOR	Residential	342.38	4	0
SIXTH FLOOR	Residential	358.13	4	0
SEVENTH FLOOR	Residential	342.38	4	0
EIGHTH FLOOR	Residential	358.13	4	0
NINTH FLOOR	Residential	342.38	4	0
TENTH FLOOR	Residential	342.38	4	0
TERRACE FLOOR		56.61	0	0
Total		3854.29		

Building Name :F (TYPE)
Height of the Building: 28.96

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
PARKING FLOOR	Parking	1262.10	0	0
FIRST FLOOR	Residential	1262.92	24	0
SECOND FLOOR	Residential	1262.92	24	0
THIRD FLOOR	Residential	1262.92	24	0
FOURTH FLOOR	Residential	1262.92	24	0
FIFTH FLOOR	Residential	1262.92	24	0
SIXTH FLOOR	Residential	1275.60	22	0
SEVENTH FLOOR	Residential	1262.92	24	0
EIGHTH FLOOR	Residential	1275.60	22	0
NINTH FLOOR	Residential	1262.92	24	0
TENTH FLOOR	Residential	943.41	16	0
TERRACE FLOOR		96.30	0	0
Total		13693.45		

Building Name :A (TYPE)
Height of the Building: 29.72

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	830.51	0	18
FIRST FLOOR	Residential	904.61	12	0
SECOND FLOOR	Residential	904.61	12	0



THIRD FLOOR	Residential	904.61	12	0
FOURTH FLOOR	Residential	904.61	12	0
FIFTH FLOOR	Residential	904.61	12	0
SIXTH FLOOR	Residential	906.97	12	0
S E V E N T H F L O O R	Residential	904.61	12	0
EIGHTH FLOOR	Residential	906.97	12	0
NINTH FLOOR	Residential	904.61	12	0
T E R R A C E F L O O R		109.74	0	0
Total		9086.46		

Building Name :D1 D2 (TYPE)
Height of the Building: 28.96

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	1231.70	0	0
FIRST FLOOR	Residential	1231.70	16	0
S E C O N D F L O O R	Residential	1231.70	16	0
THIRD FLOOR	Residential	1231.70	16	0
FOURTH FLOOR	Residential	1231.70	16	0
FIFTH FLOOR	Residential	1231.70	16	0
SIXTH FLOOR	Residential	1237.16	16	0
S E V E N T H F L O O R	Residential	1231.70	16	0
EIGHTH FLOOR	Residential	1237.16	16	0
NINTH FLOOR	Residential	1231.70	16	0
TENTH FLOOR	Residential	1231.70	16	0
T E R R A C E F L O O R		71.25	0	0
Total		13630.87		

Building Name :B (TYPE)
Height of the Building: 29.72

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
GROUND AND P A R K I N G F L O O R	P a r k i n g , M e r c a n t i l e	554.72	0	18
FIRST FLOOR	Residential	901.74	12	0
S E C O N D F L O O R	Residential	901.74	12	0
THIRD FLOOR	Residential	901.74	12	0
FOURTH FLOOR	Residential	901.74	12	0
FIFTH FLOOR	Residential	901.74	12	0
SIXTH FLOOR	Residential	904.10	12	0
S E V E N T H F L O O R	Residential	901.74	12	0
EIGHTH FLOOR	Residential	904.10	12	0
NINTH FLOOR	Residential	901.74	12	0
T E R R A C E F L O O R		111.69	0	0
Total		8786.79		

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.

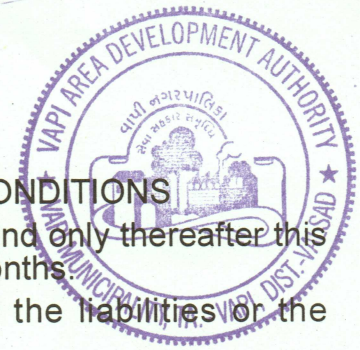
3.NECESSARY REQUIRE FIRE SYSTEM , RULES, REGULATIONS & CONDITION SHALL HAVE TO BE FOLLOWED AS PER GUJARAT FIRE PREVENTION AND LIFE SAFETY MEASURES ACT – 2013 , RULES – 2014 , REGULATION – 2016 AND AS PER CONDITION OF APPROVED FIRE LAYOUT PLAN BY REGIONAL FIRE OFFICER SURAT VIDE OPINION NUMBER 197 DATE 26/07/2019.

4.BY THIS REVISED DEVELOPMENT PERMISSION , DEVELOPMENT PERMISSION GIVEN DATED ON 25/07/2017 PERMISSION NUMBER – 32 IS CANCELLED .

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


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 1½ 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/15-10-2019/1231014/01/000392 /ODPS/ 166/ 20-21
Order Date :24/10/2019

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

