

Veraval-Patan Area Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION

Date :03/08/2019

Permission is hereby granted 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:1255157

Rajachitthi No:VPADA/26-06-2019/1255157/01/007599

For: Mercantile

District:Gir-Somnath

Taluka: Patan-Veraval

Village: Veraval

Final Plot No.: 68

Arch/Engg. No: VER-EOR-026

Arch/ Engg. Name: CHAUHAN SHAHNAWAZ UMAR

Name of Applicant :RAMBHAI DHANABHAI BARAD

Address :OPP. BUS STATION ABHAY TYRE Veraval Gir-Somnath Gujarat

Land Description: PROPOSED SHOPPING CENTER PLAN, AT OPP. BUS STAND, BUS STATION ROAD, ABHAY TYRE, CITY SURVEY NO. 24 P. IN GAMTAL AREA OF VERAVAL.

Sub Plot No.: CITY SURVEY NO. 24 P,

TP Scheme: Veraval_2

TP Scheme No.: 2

Proposed Final Plot No: 68

Building Name :ABHAY (PLAZA)

Height of the Building: 15.75

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
LOWER GROUND FLOOR	Parking , Mercantile	245.28 0		1
UPPER GROUND FLOOR	, Mercantile	170.84 0		6
FIRST FLOOR	, Mercantile	173.89 0		6
SECOND FLOOR	, Mercantile	163.19 0		6
THIRD FLOOR	, Mercantile	163.19 0		6
TERRACE FLOOR		16.41 0		0
Total		932.80		

On the following conditions/grounds

Conditions:

(in case of grant)

Order Date :25/06/2019

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

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.

10. The Opinion should be a residential 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

:: 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.

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 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.

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.

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