



## VALSAD AREA DEVELOPMENT AUTHORITY

AZAD CHOWK, VALSAD - 396 001

(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.           | : | 1019BDP22230286                                                                        | Date                     | : | 23/12/2022                     |
| Development Permission No | : | 1019BP22230237                                                                         | ODPS Application No.     | : | ODPS/2022/121072               |
| IFP Application Number    | : | N.A                                                                                    |                          |   |                                |
| Application Type          | : | DEVELOPMENT PERMISSION                                                                 | Case Type                | : | NEW                            |
| Architect/Engineer No.    | : | 1020AR0311270019<br>4                                                                  | Architect/ Engineer Name | : | HITESHKUMAR<br>NARANBHAI PATEL |
| Structure Engineer No.    | : | 1019SE3103230010<br>4                                                                  | Structure Engineer Name  | : | ANKIT ANILBHAI<br>THAKKAR      |
| 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                | : | UMA BUILDCON                                                                           |                          |   |                                |
| Owner Address             | : | 302 TRADE ARCADE OPP BANK OF BARODA, DHARMPUR ROAD<br>ABRAMA, VALSAD , VALSAD - 396002 |                          |   |                                |



Certificate created on 04/02/2023



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VALSAD  
AREA  
DEVELOPMENT  
AUTHORITY

**Applicant/ POA holder's Name** : UMA BUILDCON  
**Applicant/ POA holder's Address** : 302 TRADE ARCADE OPP BANK OF BARODA, DHARMPUR ROAD ABRAMA, VALSAD , VALSAD - 396002  
**Administrative Ward** : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE AUTHORITY  
**District** : VALSAD **Taluka** : VALSAD  
**City/Village** : VALSAD INA  
**TP Scheme/ Non TP Scheme Number** : **TP Scheme/ Non TP Scheme Name** :  
**Revenue Survey No.** : 394 **City Survey No.** : 394  
**Final Plot No.** : N.A **Original Plot No.** : N.A  
**Sub Plot no.** : 10 & 11 **Tikka No. / Part No.** : N.A  
**Block No/Tenement No** : N.A **Sector No. / Plot No.** : N.A  
**Site Address** : CITY SURVEY NO.394, PLOT NO.10 & 11, SUNDARVAN SOCIETY, ABRAMA, VALSAD

**Block/Building Name** : A (BUILDING) **No. of Same Buildings** : 1  
**Height Of Building** : 16.75 Meter(s) **No. of floors** : 7

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

| Floor Number | Floor Usage | Built up Area | Total Number of Residential Unit | Total Number of Non-Residential Unit |
|--------------|-------------|---------------|----------------------------------|--------------------------------------|
| Stilt Floor  |             | 266.77        | 0                                | 0                                    |
| First Floor  | Residential | 266.24        | 2                                | 0                                    |
| Second Floor | Residential | 266.24        | 2                                | 0                                    |
| Third Floor  | Residential | 266.24        | 2                                | 0                                    |
| Fourth Floor | Residential | 266.24        | 2                                | 0                                    |



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 AREA  
 DEVELOPMENT  
 AUTHORITY

|                                              |             |                |           |          |
|----------------------------------------------|-------------|----------------|-----------|----------|
| Fifth Floor                                  | Residential | 266.24         | 2         | 0        |
| Terrace Floor                                |             | 28.46          | 0         | 0        |
| <b>Total</b>                                 |             | <b>1626.43</b> | <b>10</b> | <b>0</b> |
| <b>Final Total for Building A (BUILDING)</b> |             | <b>1626.43</b> |           |          |

**Development Permission Valid from Date** : 04/02/2023

**Development Permission Valid till Date** : 03/02/2024

**Note / Conditions :**

1. If any of above mentioned conditions are not followed by Persons On Record or owner or developers, construction development permission will be revoked automatically.,,,
2. This building permission is given on a condition affidavit submitted by applicant of dated 27sept 2022 and submitted society NOC that if there is any objection of the society members or onwers of surrounding properties then it will the sole responsibilty of POR and owner.,,,
3. The Gujarat Town Planning and Urban Development Rules-1979, The Gujarat Municipalities Act-1963.,,,
4. Fire safety will have to be done by the developer or owner as per the Fire Prevention and Life Safety Measurement Act-2013, Rules-2014 and Regulations-2016 and National building code.,,,
5. Transformer must be placed inside plot boundary.,,,
6. Owner or developer must display notice board with the full details regarding the proposed construction on the construction site and Information that shall be displayed on the Notice Board must be as per schedule 4A of CGDCR-2017.,,,
7. Owner or developer must display notice board with the full details regarding the proposed construction on the construction site and Information that shall be displayed on the Notice Board must be as per schedule 4A of CGDCR-2017.,,,
8. If any court matter will arise regarding land ownership, plot boundary, land title, land area, power of attorney, partnership firm, organization, construction development permission or any kind of court matter will arise at that time it will be full responsibility of owner or developer.,,,



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AREA  
DEVELOPMENT  
AUTHORITY

9. All persons on records or owner or developer must take all applicable NOC (No Objection Certificates) from concerned authority/ Department. (railway,airport,national highway or state highway,local electricity board etc.),,,

10. All persons on records or owner or developer regarding this construction development permission must follow all guidelines from CGDCR-2017, National building code and its all time to time amendments.,,,

11. Owner or developer regarding this construction development permission must follow all Acts like The Gujarat Town Planning and Urban Development Act-1976.,,,

12. Minimum clear distance should be maintained from the boundary of the water body and proposed construction. Minimum clear distance must be as per government rules-regulations and CGDCR-2017.,,,



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AREA  
DEVELOPMENT  
AUTHORITY