



**ANAND-VIDHYANAGAR-KARAMSAD
URBAN DEVELOPMENT AUTHORITY
(AVKUDA)**

Old Prant Office, Amul Dairy Road, Anand - 388001

(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. : 1005BDP20210274 **Date** : 11/11/2020
Development Permission No : 1005LD20210033 **ODPS Application No.** : ODPS/2020/017519
Application Type : LAYOUT
DEVELOPMENT
Architect/Engineer No. : 1005ERH160325000 **Architect/ Engineer Name** : DIPAKKUMAR J. GANDHI
Owner Name : PROPRIETOR OF RAGHUKUL BUILDERS PURANSINGH RAMSINGH RATHORE
Owner Address : 204, MARUTI SKAND ANAND VIDYANAGAR ROAD ANAND.388001
A.V.ROAD , ANAND - 388001
Applicant/ POA holder's Name : PROPRIETOR OF RAGHUKUL BUILDERS PURANSINGH RAMSINGH RATHORE
Applicant/ POA holder's Address : 204, MARUTI SKAND ANAND VIDYANAGAR ROAD ANAND.388001
A.V.ROAD , ANAND - 388001
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE
AUTHORITY

Signature valid

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CHANDRAYADAN
Date: 2020.11.11 03:46:13 PST
Reason:
Location:

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District : ANAND Taluka : ANAND
 City/Village : KARAMSAD
 TP Scheme/ Non TP Scheme Number : NA TP Scheme/ Non TP Scheme Name : NA
 Revenue Survey No. : 1377/5 City Survey No. : NA
 Final Plot No. : N.A Original Plot No. : N.A
 Sub Plot no. : NA Tikka No. / Part No. : NA
 Block No/Tenement No : NA Sector No. / Plot No. : NA
 Site Address : RAGHUKUL FLORA, SANDESAR - KARAMSAD ROAD, KARAMSAD

Existing Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT	3129.00	983.28	SURRENDEREDARE A : 790.49	2145.72

Amalgamation Plot Details/ Sub division Plot details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
11	N.A	N.A	N.A	101.27
12A	N.A	N.A	N.A	102.69
10	N.A	N.A	N.A	137.02
12	N.A	N.A	N.A	101.98
14	N.A	N.A	N.A	103.39
09	N.A	N.A	N.A	299.94
COMMERCIAL BUILDING 01	N.A	N.A	N.A	170.88
COMMERCIAL BUILDING 02	N.A	N.A	N.A	242.19
07	N.A	N.A	N.A	73.29
05	N.A	N.A	N.A	73.29

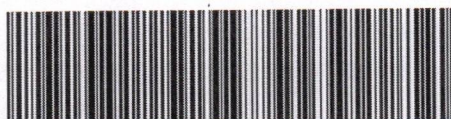
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03	N.A	N.A	N.A	73.29
01	N.A	N.A	N.A	73.29
08	N.A	N.A	N.A	100.94
06	N.A	N.A	N.A	73.29
04	N.A	N.A	N.A	73.29
02	N.A	N.A	N.A	73.29

Development Permission Valid from Date : 11/11/2020

Note / Conditions :

1. This permission shall be considered to be valid for 12 months and shall have to revalidate the same as per the Comprehensive General Development Control Regulations (CGDCR).
2. The permission granted does not absolve the owner from any liabilities or the permission (s) 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, quality, quantity and 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) and (d) above.
4. The applicant, as specified in CGDCR, shall submit: a. Structural drawings and related reports, before the commencement of the construction for office records only. b. Progress Reports. c. Any other documents / drawing as specified in CGDCR.
5. Applicant, Developer, Owner and POR are bound to follow the requirements for construction as per regulation no 5 of CGDCR.

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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. 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 taken by the competent authority.

7. 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.

8. In every water closets or toilet, it shall be mandatory to provide double button cistern (dual flush tank).

9. 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.

10. 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.

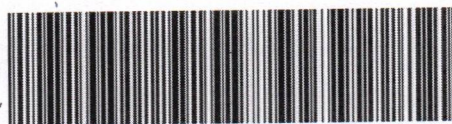
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11. In case of any change made by appropriate authority /Town Planning Officer / State Government while preparing / finalising town planning scheme, development plan and local area plan shall be binding to all concerned.

12. 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 in neighbourhood and no nuisance is caused to traffic and neighbouring people by the way of noise, dust, smell, vibration etc. and shall maintain cleanliness and hygienic conditions within and surrounding the site area.

13. 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.

14. In the case of change in any POR, the development work permitted under this development permission shall be treated as withheld till the appointment of new POR.

15. 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.

16. 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.

17. This permission is not an evidence of ownership. The decision of Honble Collector - Anand shall be final in that case,

18. After the completion of construction, the applicant has to take the Building Use certificate before commencement of use.,

19. The applicant has to apply for stage wise inspection for the construction.,

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