



JUNAGADH MUNICIPAL CORPORATION

Swami Vivekananda, Azad Chowk, M.G Road ,
Junagadh, Gujarat

(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.	: 007BDP22232113	Date	: 16/12/2022
Development Permission No	: 007BP22231591	ODPS Application No.	: ODPS/2022/117567
IFP Application Number	: N.A		
Application Type	: DEVELOPMENT PERMISSION	Case Type	: NEW
Architect/Engineer No. 1	: 007ERL3112230001	Architect/ Engineer Name	: AMITBHAI ARVINDBHAI GHARDESIA
Structure Engineer No. 1	: 1118SE3112250007	Structure Engineer Name	: CHETANBHAI BHAGAVANJIBHAI SHAYANI
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	: MADHUKAR PARABATBHAI PATEL ,RINABEN MADHUKAR PATEL ,SUKETU MADHUKAR PATEL ,DIPTI SUKETU PATEL		

Signature Not Verified

Digitally signed by BIPINKUMAR
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Reason:
Location:



Certificate created on 02/01/2023



SENIOR TOWN PLANNER

JUNAGADH
MUNICIPAL
CORPORATION

Owner Address : TIRTH APARTMENT ZANZARDA ROAD 362001
Applicant/ POA holder's Name : MADHUKAR PARABATBHAI PATEL ,RINABEN MADHUKAR PATEL ,SUKETU MADHUKAR PATEL ,DIPTI SUKETU PATEL
Applicant/ POA holder's Address : TIRTH APARTMENT ZANZARDA ROAD 362001
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE JUNAGADH
District : JUNAGADH **Taluka** : JUNAGADH CITY
City/Village : TIMBAVADI
TP Scheme/ Non TP Scheme Number : NA **TP Scheme/ Non TP Scheme Name** : NA
Revenue Survey No. : 59/P.1 AND 59/P.3 AND 59/P.4 **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.** : 14+15
Site Address : PLOT NO – 14 15, ON R. SR. NO. – 59/P.1 AND 59/P.3 AND 59/P.4, AKSHAR RESIDENCY – 2, TIMBAVADI, JUNAGADH

Block/Building Name : APARTMENT BUILDING (PROPOSED) **No. of Same Buildings** : 1

Height Of Building : 14.88 Meter(s) **No. of floors** : 7

Proposed/Existing Floor/Plot Details for Block - APARTMENT BUILDING (PROPOSED)

Floor Number	Floor Usage	Built up Area	Total Number of Residential Unit	Total Number of Non-Residential Unit
Parking Floor		333.53	0	0
First Floor	Residential	333.39	4	0

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Second Floor	Residential	333.39	4	0
Third Floor	Residential	333.39	4	0
Fourth Floor	Residential	333.39	4	0
Fifth Floor	Residential	333.39	4	0
Terrace Floor		31.36	0	0
Total		2031.84	20	0
Final Total for Building APARTMENT BUILDING (PROPOSED)		2031.84		

Development Permission Valid from Date : 02/01/2023

Development Permission Valid till Date : 01/01/2024

Note / Conditions :

1. 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,,
2. Correctness of demarcation of the plot on site,,
3. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard above The applicant, as specified in CGDCR, shall submit Structural drawings and related reports, before the commencement of the construction and Progress reports,,
4. The approval is given according to municipal commissioner office order no 431/16 Dated 13/06/2016,,
5. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act,,
6. Follow the requirements for construction as per regulation no 5 of CGDCR,,

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7. 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,,

8. Workmanship soundness of material and structural safety of the proposed building,,

9. as per the provision of section-3 of the real estate (Regulation and Development) Act, 2016, any developer (promoter) in the State for advertisement, marketing, booking or offer for sale of any real estate project such as plot, apartment or building or part thereof. The action cannot be taken without registration in the office of the Real Estate Regulatory Authority (RERA) constituted by the State Government.,

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Swami Vivekananada, Azad Chowk, M.G Road , Junagadh, Gujarat

Payment Receipt

Receipt Number : 0007BPM2223004171 **Payment Date** : 02-01-2023
08:43 PM
Application Name : NEW BUILDING PERMISSION **Mobile Number** : 9726211211
Payee Name : MADHUKAR PARABATBHAI PATEL **Email** : amitghardeshiya211@yahoo.com
Applicant Address : TIRTH APARTMENT ZANZARDA ROAD 362001

Pay Mode : NEFT/RTGS **Track Id/Merchant Order No.** : 1163235
Payment Gateway : SBIEPAY

Building Permission Number : 007BP22231591	Type of Application : DEVELOPMENT PERMISSION
Pre Scrutiny ID : ODPS/2022/117567	Owner Name : MADHUKAR PARABATBHAI PATEL ,RINABEN MADHUKAR PATEL ,SUKETU MADHUKAR PATEL ,DIPTI SUKETU PATEL
Type of Area : NON TP AREA	
TP / Non TP Scheme Name : NA	
Revenue Survey No. : 59/P.1 AND 59/P.3 AND 59/P.4	
Site Address : PLOT NO – 14 15, ON R. SR. NO. – 59/P.1 AND 59/P.3 AND 59/P.4, AKSHAR RESIDENCY – 2, TIMBAVADI, JUNAGADH	
	TP scheme No/ Non TP Scheme No. : NA
	Final Plot No. :
	Application Number : 007BDP22232113

Payment Head	Amount
OTHER CHARGES	611
Devlopment Charges-land	35365
Service and Amenities Fees	609546
Labour Welfare Cess	60955
SALE OF FSI	1289315
Tree Plantation Deposit	10000
Land Area Fees (100122)	25
Total Amount	2005817

Amount In Words : RUPEES TWENTY LACS FIVE THOUSAND EIGHT HUNDRED SEVENTEEN ONLY.

Note: This is computer generated receipt and doesn't require any signature and stamp.



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Junagadh, Gujarat

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Development Permission

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Application No. : 007BDP22232112 **Date** : 16/12/2022
Development Permission No : 007LD22230511 **ODPS Application No.** : ODPS/2022/117570
IFP Application Number : N.A
Application Type : AMALGAMATION
Architect/Engineer No. : 007ERL3112230001 **Architect/ Engineer Name** : AMITBHAI ARVINDBHAI GHARDESIA
Owner Name : MADHUKAR PARABATBHAI PATEL ,RINABEN MADHUKAR PATEL ,SUKETU MADHUKAR PATEL,DIPTI SUKETU PATEL
Owner Address : TIRTH APARTMENT ZANZARDA ROAD 362001
Applicant/ POA holder's Name : MADHUKAR PARABATBHAI PATEL ,RINABEN MADHUKAR PATEL ,SUKETU MADHUKAR PATEL,DIPTI SUKETU PATEL
Applicant/ POA holder's Address : TIRTH APARTMENT ZANZARDA ROAD 362001
Administrative Ward : DEFAULT WARD **Administrative Zone** : DEFAULT ZONE JUNAGADH

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District : JUNAGADH Taluka : JUNAGADH CITY
 City/Village : TIMBAVADI
 TP Scheme/ Non TP : NA TP Scheme/ Non TP : NA
 Scheme Number : NA Scheme Name : NA
 Revenue Survey No. : 59/P.1 AND 59/P.3 AND 59/P.4 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. : 14+15
 Site Address : PLOT NO – 14 15, ON R. SR. NO. – 59/P.1 AND 59/P.3 AND 59/P.4,
 AKSHAR RESIDENCY – 2, TIMBAVADI, JUNAGADH

Existing Plot Details				
Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT NO - 14	424.37	0.00	N.A	424.37
PLOT NO - 15	186.48	0.00	N.A	186.48
Amalgamation Plot Details				
Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT NO - 14+15	610.85	0	N.A	610.85

Development Permission Valid from Date : 11/01/2023

Note / Conditions :

1. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act,,
2. Follow the requirements for construction as per regulation no 5 of CGDCR,,
3. The approval is given according to municipal commissioner office order no 431/16 Dated 13/06/2016,,

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4. 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,,

5. 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,,

6. Correctness of demarcation of the plot on site,,

7. ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR,

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