

Junagadh Municipal Corporation

FORM NO. D.

DEVELOPMENT PERMISSION

Date :22/06/2021

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:1690480

Rajachitthi No:JMC/09-06-2021/1690480/01/019347

For: Mercantile

District:Junagadh

Taluka: Junagadh City

Village: Junagadh Mun. Corpor

Final Plot No.: 0

Arch/Engg. No: EOR-27

Arch/ Engg. Name: BHARATBHAI
DAMODARDAS VYAS

Name of Applicant :NAYANBHAI SARMANBHAI MARU

Address :VED, MAJEVDI GATE,JUNAGADH Junagadh Mun. Corpor Junagadh Gujarat

Land Description: COMMERCIAL BUILDING

Sub Plot No.: 11

TP Scheme: NO

TP Scheme No.: NO

Proposed Final Plot No: 0

Building Name :A (COMMERCIAL)

Height of the Building: 29.48

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
BASEMENT FLOOR	Parking	1267.40	0	0
GROUND FLOOR	Parking, Mercantile	1451.08	0	26
FIRST FLOOR	Mercantile	934.38	0	20
SECOND FLOOR	Mercantile	934.38	0	20
THIRD FLOOR	Mercantile	864.94	0	1
FOURTH FLOOR	Mercantile	497.62	0	1
FIFTH FLOOR	Mercantile	497.62	0	1
SIXTH FLOOR	Mercantile	497.62	0	1
SEVENTH FLOOR	Mercantile	465.52	0	2
TERRACE FLOOR		108.21	0	0
Total		7518.77		

On the following conditions/grounds

Conditions:

Conditional Remarks:- -

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Junagadh Municipal Corporation

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 $\frac{1}{2}$ 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 :JMC/09-06-2021/1690480/01/019347

Order Date :15/06/2021

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



Payment Receipt

Applicant Name: NAYANBHAI SARMANBHAI MARU

Receipt No: 1745970

Receipt Date and Time: 21/06/2021 01:53:51.51

Financial Year: 2021-22

Name: Junagadh Municipal Corporation

District Name: Junagadh

Municipality Name: Junagadh City

Agency Name: Junagadh Mun. Corpor

Payment Heads	Amount
Dustbin Deposit	0
Tree Plantation Deposit	22500
Security Deposit	0
Incremental Contribution Deposit	0
Parking Deposit	0
Road Obstruction Deposit	0
Height Restriction Deposit	0
Betterment Charge	0
Penalty	0
Construction Cess	25
Service and Amenities Fee	2255631
Water Use Charges for Construction	0

Charges of FSI Fees	1315517
Difference in Scrutiny Fee	111682
Drainage Charge	0
Development Charge	15786
Incremental Contribution	0
Open Plot Charge	0
Labour Welfare Cess	225563
Fee under Section 23 (i)	0
Other Charges	0
Total	3946704

IFP Application No.	Application Name	Department Name	Total Amount (in Rs.)
1690480	UDD - Building Permission Application	Urban Development & Urban Housing Department	3946704

Amount in Words: Rupees Thirty Nine Lacs Forty Six Thousand Seven Hundred Four Only.

Note: This Receipt is Generated from Investor Facilitation Portal and Not Required Signature.

THANK YOU FOR PAYMENT

Print

VIANNA DEVELOPERS

VED SARMAN BUILDERS, PLOT 11, R.S. No. 65/p1/p1, OPP. MAJEVADI GATE, JUNAGADH, JUNAGADH,
Junagadh, Gujarat, 362001

To,

Gujarat Real Estate Regulatory Authority

4th Floor, Sahyog Sankul, Sector-11,
Gandhinagar-382010

Ph. No. (079) 232-58659

Email id: inforera@gujarat.gov.in

Sub: Request for Acceptance of revised Inventory details for our project "PRATHMESH" having acknowledgement number **PR/JUNAGADH/JUNAGADH/GUJRERA/230206/014108**

Dear Sir,

We have applied for our project "PRATHMESH" having acknowledgement no. **PR/JUNAGADH/JUNAGADH/GUJRERA/230206/014108** with total inventory as 72. However, RERA TP department has brought to our knowledge to disclose 3rd to 7th floor Hotel as a single unit of hotel. Hence we are representing our revised inventory table as below:

Floor	Existing Inventory	Proposed Inventory
Ground Floor	26	26
1 st	20	20
2 nd	20	20
3 rd	1	1
4 th	1	
5 th	1	
6 th	1	
7 th	2	
Total	72	67

Kindly, consider above mentioned inventory table as final/ proposed inventory table.

We are thankful to you for your patience and anticipating to your extended support till the end.

VIANNA DEVELOPERS

VIANNA DEVELOPERS



PROPRIETOR

NAYANKUMAR SARMANBHAI MARU

(Promoter)

Dated: 13th February, 2023