



GANDHIDHAM DEVELOPMENT AUTHORITY

Post Box No. 31, ADIPUR (Kachchh) 370205

PERMISSION NO 49171/LP ISSUED UNDER NO 16 GDA(1202)/2019 DT. 29-8-19.

Permission under Section 8(2) of the Gandhidham (Development & Control on Erections of Buildings) Act 1957, for Development of the site (layout plan) of Survey No. 1/1, Village Kidana is hereby granted to Nitin V Shah thro attr. Mustaq R Node subject to the below mentioned conditions Nos. 1 To 49 for Residential purpose as the said survey No(s) falls under declared Residential zone of GDA.

CONDITIONS

1. Necessary permission of concerned officer shall be obtained before using the said land as Non-agricultural land. After obtaining the approval for Non-Agricultural land, permission of the Gandhidham Development Authority (GDA) shall be obtained before carrying out any construction/Addition and alteration/development work under Section 7 & 8 of the Gandhidham (Development & Control on Erections of Buildings) Act 1957, otherwise the construction shall be considered as unauthorized.
2. The applicants shall abide by all the Directions issued under Section 6 of the ACT.
3. The N. A. Permission may be granted if the applicant is owner of the concerned land.
4. The Competent Officer shall verify the ownership of land in question, rights, interest, area, measurements of boundaries, site entrance position, General Power of Attorney etc.
5. The use of the land in question shall be done exactly as per the approved layout plan. If any portion of land is to be used for purpose other than shown in the approve layout plan, prior permission shall be obtained from the GDA.
6. In case of any breach in conditions mentioned in the said permission, the applicant shall be responsible for the same. The Authority shall not be held responsible or no compensation will be paid to the owner of land/plot if the owner faces damage, loss while ensuring the implementation of the conditions.
7. This permission has been granted according to existing Directions issued by the GDA & due to this if any loss occurs, the GDA shall not be responsible for the same.
8. The owner is bound to produce the development permission whenever the Development Authority Officer asks for the same. If the permission is not produced, the Office can order to stop the work and work will not to be carried out till further order. One set of approved plans (laminated) along with permission letter shall be kept available at the site.



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The permission shall be valid for a period of two years from the date of its issue. Thereafter, the owner shall have to apply for renewal under the provisions of Gandhidham (Development & Control on Erections of Buildings) Act 1957.

10. The permission of the Collector, Kutch will be necessary for the land in question according to acquisition Act clause 24(7) if the notification is issued under acquisition clause - 4 of the land acquisition act- 1894.
11. The owner shall abide by all the rules/regulations from time to time which are changed/issued by the Gandhidham Development Authority/ Government.
12. The owner /applicant shall be responsible to pay the development charges, other charges, deposits, fees as decided by the Gandhidham Development Authority/Government from time to time.
13. The applicant will be liable for punishment and fine for breach of any of above said conditions under the Gandhidham (Development & Control on Erections of Buildings) Act 1957, Regulations & Directions issued by the Gandhidham Development Authority.
14. If there is encumbrance on the land in question, the rules of the concerned financial institution will be applicable.
15. The permission is issued without prejudice to any other statutory regulations in force at the time of granting permission.
16. The owner will get authorized entry from the concerned department before commencing the development work as per submitted plans.
17. The applicant shall obtain NOC from different Government department regarding industrial/ commercial construction etc & also abide by the rules & conditions of the said departments.
18. The applicant shall have to plant 3 (three) trees at the rate of every 200 sq. mt. of the area by ensuring that this plantation does not create hindrance to internal roads or common plot.
19. There should be proper arrangement for disposal of rain water.
20. If there is any change in name of the owner(s) or any registered person, in connection with this permission. The permission granted by the Gandhidham Development Authority shall have to be suspended and during such period if any development work is carried out shall be treated as unauthorized until new ownership proof is produced and/or new registered person(s) is/are appointed and such intimation is given to the Gandhidham Development Authority.
21. The permission will automatically stand cancelled if the applicant has made wrong/false presentations or submitted false/wrong fabricated documents/ documentary evidence.
22. The land in question shall be used for which permission has been granted. If the land is used for any other purpose, the permission shall stand cancelled automatically.

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23. The permission is granted subject to getting the approval of the concerned department before carrying out this development for which the permission is granted.
24. This permission supersedes the previous permission(s). A fresh N.A. order/permission shall have to be obtained from the concerned department.
25. The common plot and the land for road shall not be transferred by auction/gift or any other manner and the same are to be kept open.
26. No objection certificate shall be obtained, as per the rules of Maritime Board & other Authorities for leaving margin/distance in the land in question or nearby passing electric line/Gas Line/classified roads/Railway/Canal/River/Drain/Pond/Telephone/CRZ.
27. The ownership of the common plot as per approved layout plan shall be of all the plot holders jointly and the original land owner has no right over this land.
28. No changes are allowed in the layout plan without obtaining prior permission.
29. The primary facilities like road, water, drainage street light shall be provided to the plot holders by the owner of the said land.
30. The applicant shall provide percolating well in the land in question.
31. As per the orders/notification of the Government from time to time, SBC testing is to be got done before obtaining permission from the Gandhidham Development Authority.
32. All the conditions of the order dated 29-05-2001 & 07.05.02 of the Urban Development & Urban Housing Department, Government of Gujarat issued vide Order No. PRCH/102001/455/L are to be observed and all the conditions as mentioned therein are also to be performed and Architect/Engineer/Site Supervisor/ Structural Engineer and land owner shall be responsible for this.
33. As per notification dated 07.05.02 the soil investigation report shall be submitted within 15 days after soil testing.
34. The development of site shall be carried out in accordance with the plan, duly signed by the undersigned in token of approval, attached herewith.
35. Plans of drainage lines, water supply lines and storm water drains shall be got approved from the GDA before commencing the said work.
36. The applicant shall give a notice in writing to the Authority immediately after commencing the work.
37. The Applicant shall abide the all the conditions mentioned in N. A order issued by concerned Department.
38. The applicant/owner shall surrender the land of road to the Government & get necessary entry in E-Dhara shall be made from concerned Mamaltdar.
39. The applicant shall not construct compound wall surrounding their Survey No(s). The road area shall have to be left open.

40. The applicant shall keep open the road entry from surrounding Survey No(s).
41. The applicant shall furnish hisab patra "4" & measurement sheet issued by DILR Bhuj failing which this permission shall stand cancelled automatically.
42. The applicant(s) shall obtain completion certificate after developing their site and thereafter application for erection of building(s) be accepted.
43. The owner/applicant(s) shall sale/allot the plot(s) after obtaining completion certificate from GDA as per undertaking submitted the applicant(s).
44. He shall keep the open two sides of road entry one vertical & one horizontal & shall keep remain open and shall not be closed at any time.
45. This development permission does not prove any kind of ownership right and this permission shall not be produced as evidence for ownership in any court.
46. This permission does not approve the ownership/power of attorney and boundaries and area of land. However, approval of development/erection of building is issued as per prevailing rules upon permission of authenticated dimensions, area and extent of land by the applicant(s).
47. The applicant shall abide all conditions mentioned in letter dtd. 13.12.2018 of Ex. Engineer, Kachchh Canal Devision No. 2/3, SSNNL, Adipur.
48. This permission supersedes the previous permission dtd. 01.03.2019.
49. In case of violation of any of the above conditions, this permission shall liable to be cancelled.

Survey No. 1/1, Village Kidana

Total area of land	23978.00 Sq.mt.	
Less area of DP Raod	1309.00 Sq.mt.	05.46%
Balance area of land	22669.00 Sq.mt.	
Less land for thick plantation	680.22 Sq.mt.	03.00%
Balance area of land	21988.78 Sq.mt.	
Proposed area of common plots	2199.11 Sq.mt.	10.00%
Total area of land	23978.00 Sq.mt.	
Area of Residential plot(s)	12362.93 Sq.mt.	51.56%
Area of Shopping plot(s)	631.72 Sq.mt.	02.63%
Area of Residential + Shopping plot(s)	12994.65 Sq.mt.	54.19%
Area of Internal road, GDA land, Thick plantation plots & Common plot(s)	9674.35 Sq.mt.	40.35%
Area for DP road	1309.00 Sq.mt.	05.46%



(Dr. V K JOSHI)

Secretary

GANDHIDHAM DEVELOPMENT AUTHORITY
ADIPUR (KUTCH)

Mustaq R Node attr. of Nitin V Shah,
175, Nagarpalika Colony,
Naya Anjar.

Encl: One copy of approved layout plan, Copy submitted to the Collector Kutch.