

નં.યુડીએ/પ્લાન-૪/૧૦૧૫૬૪૬/૨૦૧૮

તા.૭/૦૧/૨૦૧૯ જનરલ/૨૦

પ્રતિ,

શ્રીજી ઇન્ફ્રા ભાગીદારી પેઢીના ભાગીદાર

શ્રી કંદર્ભ ભક્તરાજ બ્રહ્મભટ્ટ તથા અન્ય

મુ.પો.ભાયલી, તા.જી.વડોદરા

વિષય: મોજે ભાયલી તા.જી.વડોદરાના બ્લોક નં. ૨૬ નગર રચના યોજના નં ૨ ફાયનલ પ્લોટ નં ૫૪ વાળી જમીનમાં માંજૂર થયેલ ઓનલાઈન વિકાસ પરવાનગીમાં રહેલ ક્ષતી સુધારી આપવા બાબત.

સંદર્ભ: (૧) ODPS પર જનરેટ થયેલ તા.૨૫/૧૦/૨૦૧૮ના રોજની વિકાસ પરવાનગી ક્રમાંક. નં.વુડા/૨૫/૧૦/૧૮/૧૦૧૫૬૪૬/૦૨/૦૦૦૨૮૦

(૨) આપશ્રીની તા.૩૧/૧૨/૨૦૧૮ની રજૂઆત અરજી.

ઉપરોક્ત વિષય પરત્વેની અરજદારશ્રી ની સંદર્ભિત અરજી પરત્વે જણાવવાનું કે મોજે ભાયલી તા.જી.વડોદરાના બ્લોક નં. ૨૬, નગર રચના યોજના નં ૨, ફાયનલ પ્લોટ નં ૫૪ વાળી જમીનમાં ODPS થી જનરેટ થયા મુજબ વિકાસ પરવાનગીમાં કુલ-૦૭ ફ્લેટ્સ માટે ની રજાચીઠી જનરેટ થયેલ છે, જે ખરેખર ૮૪ ફ્લેટ્સ માટેની હોવી જોઈએ, જે અંગે આપશ્રી દ્વારા અત્રેથી સુધારો કરી આપવા જણાવેલ હોવાથી નીચે જણાવેલ વિગતોનુસાર અત્રેથી સુધારો કરી આપવામાં આવે છે.

અનુ.નં.	ઓનલાઈન આપવામાં આવેલ વિકાસ પરવાનગી મુજબની વિગત	ટાવર/કુલ ફ્લેટ્સ (ઓનલાઈન આપવામાં આવેલ વિકાસ પરવાનગી મુજબની વિગત)	સુધારા મુજબની વિગત
૧	૦૭	એ-બી-સી-ડી-ઇ-એફ	
૧	બેઝમેન્ટ	પાર્કીંગ	પાર્કીંગ
૨	ગ્રાઉન્ડ ફ્લોર	પાર્કીંગ	પાર્કીંગ
૩	પ્રથમ માળ	૧	૧૨
૪	બીજો માળ	૧	૧૨
૫	ત્રીજો માળ	૧	૧૨
૬	ચોથો માળ	૧	૧૨
૭	પાંચમો માળ	૧	૧૨
૮	છઠ્ઠો માળ	૧	૧૨
૯	સાતમો માળ	૧	૧૨
કુલ		૦૭	૮૪

જ્યારે ODPS માં જનરેટ થયેલ વિકાસ પરવાનગીમાં યુનીટ ની સખ્યા સીવાય કોઈપણ પ્રકારનો સુધારો સૂચવવામાં આવેલ નથી જે વિદિત થાય.

Received by Engineer on Record (VUDA-AE-386)

તા. ૧૧/૧૧/૧૯

નગર નિયંત્રકશ્રી

શહેરી વિકાસ સત્તામંડળ
વડોદરા

Vadodara Urban Development Authority

FORM NO. D.

DEVELOPMENT PERMISSION

Date :27/12/2018

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:1015646

Rajachitthi No:VUDA/25-10-2018/1015646/02/000280

For: Residential

District:Vadodara

Taluka: Vadodara

Village: Vadodara City

Final Plot No.: FINAL PLOT NO. 54

Arch/Engg. No: VUDA-AE-386

Arch/ Engg. Name: TARUN G. SOJITRA

Name of Applicant :SHREEJI INFRA - PARTNERSHIP FIRM - KANDARP BHAKTARAJ BRAHMBHATT AND OTHERS

Address :BLOCK NO. 26, O.P. NO. 4, FINAL PLOT NO. 54, R.S. NO. 27, TPS No. 2, AT: BHAYLI, TA: VADODARA, DIST: VADODARA 390015 GUJARAT

Land Description: OPEN LAND

Sub Plot No.:

TP Scheme: Bhayli_2

TP Scheme No.: 2

Proposed Final Plot No: FINAL PLOT NO. 54

Building Name :A TO F (TOWER)

Height of the Building: 24.90

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
BASEMENT FLOOR	Parking	2378.09	0	0
PARKING FLOOR	Parking	1517.17	0	0
FIRST FLOOR	Residential	1517.17	1	0
SECOND FLOOR	Residential	1517.17	1	0
THIRD FLOOR	Residential	1517.17	1	0
FOURTH FLOOR	Residential	1517.17	1	0
FIFTH FLOOR	Residential	1517.17	1	0
SIXTH FLOOR	Residential	1517.17	1	0
SEVENTH FLOOR	Residential	1517.17	1	0
Total		14515.45		

On the following conditions/grounds

ions:

Additional Remarks:- Special Conditions

1. Soil Test Report, Form No. 10, 11, 12 and Structural Detail drawing and Structural stability certificate have to be submitted before 7 Days of Commencement of Construction.
2. The ownership of the common plot and proposed club house in the common plot shall be joint ownership of all the members of the project. The common plot shall not be sold / transferred to anyone. There shall be the provision of designated space of transformer of Madhya Gujarat Vij Company Ltd. in the Common plot.
3. As per the provision of Urban development and Urban Housing Department order No. VNM-1008-3260-L dtd.10/03/2010, trees have to be sown & maintained.
4. As per the provision of Urban Development and Urban Housing Department order notification no PRCH/102004/1961/L dtd.27/07/2010, percolating well is to be provided and maintained.
5. The provisions of Gujarat Real Estate (Regulation and development) (Matters relating to the Gujarat Real Estate Appellate tribunal) rules 2016 shall be followed.
6. The RERA Registration certificate is to be obtained from RERA and shall have to submit the copy of RERA Receipt and RERA Registration certificate at VUDA office before taking the plinth check certificate from VUDA.
7. The provisions of the CGDCR's Regulation no.22 i.e. "Fire prevention and Safety" and "Fire prevention and Life Safety Measures Act, Gujarat as applicable on time to time basis and shall be followed and maintained by owner(s) / developers / property owner(s).
8. "No Objection Certificate" issued by fire officer shall have to be submitted to this office, before the commencement of the construction.
9. Final Fire NOC has to be submitted in VUDA office before taking Occupancy Certificate.
10. Applicant(s)/Land owner(s)/Developer(s) has to undertake the Building insurance for 6 Towers before obtaining occupancy certificate and shall submit the copy of the same at VUDA office before obtaining occupancy certificate.
11. The Facilities of electricity, Water Supply, Drainage, Approach road, access to the building etc. shall be provided and maintained by the applicant(s)/ property occupier(s) unless and until is provided by VUDA/VMC.
12. As per provision of Gujarat Town Planning and Urban Development Act. 1976 and rules 1979, this development permission is subject to the policies and proposal(s) prepared and sanctioned under the development plan local area plans & Town planning schemes shall be applicable and shall be enforced on site and shall be binding upon to all applicant(s) / land owner(s) / Developer(s) / Property Occupier(s).
13. All the dues as per net demand or any other charges recoverable in the future shall be recovered from property occupier(s) as per the prevailing norm(s) as per demand notices under any relevant act(s) in future by any central / state government or any other statutory local bodies / appropriate Authorities.
14. The development permission no. UDA/plan-6/permission/28/2017, dtd.19/05/2017 issued by VUDA for this land is hereby cancelled. The Owner / POR must not use the said permission for any work. The Owner of land / POR will be responsible for the use of said permission for any work.
15. This permission will be binding upon the decision of Regular Civil Application no. 17/2008 pending at District Court, Vadodara for the owner and the successors of this land.

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Vadodara Urban Development Authority

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–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 :VUDA/25-10-2018/1015646/02/000280

Order Date :24/10/2018

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

