

Dharti Infracon

41, Marutinandan Complex, Mandal Road, Viramgam - 382150 MO. 9825379280

01/05

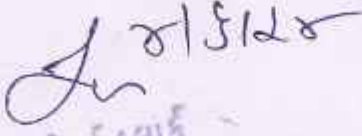
તા. ૦૧/૦૫/૨૦૨૪

પ્રતિ શ્રી,
ચીફ ઓફિસર,
ટાઉન પ્લાનર, વિરમગામ
વિરમગામ નગરપાલિકા કચેરી
વિરમગામ.

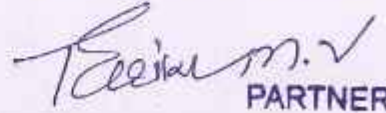
વિષય: ઓનલાઇન મેળવેલ વિકાસ પરવાનગી અંગે
સ્પષ્ટતા કરવા બાબત...

મે. સાહેબ,

જય ભારત સહ જણાવાનું કે મોજે વિરમગામ, તા. વિરમગામ, જી. અમદાવાદ ના રેવન્યુ સર્વે નંબર-૩૨૬/૩ માં અંતર્ગત ઓનલાઇન મેળવેલ વિકાસ પરવાનગી નં. 1045LD24250002, તા. ૦૯/૦૪/૨૦૨૪ ના રોજથી મીક્ષ(રહેણાંક+વાણિજ્ય) ટાઈપ યુનિટની વિકાસ પરવાનગીમાં ટેકનિકલ ખામીને કારણે ફક્ત પ્લોટ એરિયા જનરેટ થયેલ છે. વધુમાં મંજૂર થયેલ નકશાની વિગતો જોતા બંચલોઝ ટાઈપ ૧ થી ૨૯ યુનિટ ગ્રા. ફ્લોર, ફર્સ્ટ ફ્લોર, તથા સ્ટેર કેબીન (રહેણાંક) અને બિલ્ડીંગ-ફ્લેટ(૧) માં ૪૨ યુનિટ (રહેણાંક) તેમજ ૩૮ યુનિટ (વાણિજ્ય) ગ્રા. ફ્લોર થી ફોર્થ ફ્લોર, તથા સ્ટેર કેબીન (મીક્ષ) મંજૂર થયેલ છે. જે મુજબની વિકાસ પરવાનગી સુધારી આપવા વિનંતી. જે આપ સાહેબને વિદિત થાય.


રેકર્ડ ક્લાર્ક
વિરમગામ નગરપાલિકા

FOR, DHARTI INFRACON


PARTNER

(ધરતી ઇન્ફ્રાકોન)



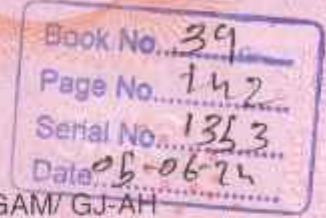
IN-GJ00832760291558W



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ00832760291558W
Certificate Issued Date : 05-Jun-2024 02:39 PM
Account Reference : IMPACC (AC)/ gj13120911/ VIRAMGAM/ GJ-AH
Unique Doc. Reference : SUBIN-GJGJ1312091120972924106315W
Purchased by : DHARTI INFRACON
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : DHARTI INFRACON
Second Party : MANOJKUMAR VISHNUBHAI PARIKH
Stamp Duty Paid By : DHARTI INFRACON
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



HIF 0011378120

એફિડેવિટ

પ્રમોટર ધરતી ઇન્ફ્રાકોન (પ્રોજેક્ટ નામ - હર્ષાવ હાર્મોની) ને વિરમગામ એરિયા ડેવલપમેન્ટ ઓથોરિટી પાસેથી પ્રોજેક્ટના ડેવલપમેન્ટ માટેની રજાચિકી મળી જેનો રજાચિકી નંબર 1045LD24250002 છે. પ્રોજેક્ટ માં ટોટલ ૨૯ બંગ્લોઝ ગ્રા. ફ્લોર, ફર્સ્ટ ફ્લોર, તથા સ્ટેર કેબીન (રહેણાંક), અને બિલ્ડીંગ-ફ્લેટ(૧) માં ૪૨ યુનિટ (રહેણાંક) તેમજ ૩૮ યુનિટ (વાણિજ્ય) ગ્રા. ફ્લોર થી ફોર્થ ફ્લોર, તથા સ્ટેર કેબીન (મીક્ષ) છે. રજાચિકીમાં ૨૯ પ્લોટ લખેલું છે, જેના માટે રેરા ઓથોરિટી એ આ અંગે નું સ્પષ્ટીકરણ માગ્યું હતું અને અમે રજાચિકીમાં સુધારીને ઉપર મુજબ ૨૯ બંગ્લોઝ ગ્રા. ફ્લોર, ફર્સ્ટ ફ્લોર, તથા સ્ટેર કેબીન (રહેણાંક), અને બિલ્ડીંગ-ફ્લેટ(૧) માં ૪૨ યુનિટ (રહેણાંક) તેમજ ૩૮ યુનિટ (વાણિજ્ય) ગ્રા. ફ્લોર થી ફોર્થ ફ્લોર, તથા સ્ટેર કેબીન (મીક્ષ) લખવા માટેની અરજી કરી છે અને જે તે સમયે રજાચિકીમાં સુધારો થઈ જશે તે સમયે અમે રેરા ઓથોરિટી ને સુધારેલી રજાચિકી જમા કરી દઈશું.

માટે ફક્ત રજાચિકીના કારણે અમને રેરા નંબર આપવામાં વિલંબ ન કરે અને રેરા રેજીસ્ટ્રેશન ની અરજી સ્વીકારી રેરા નંબર આપવામા અમે ઓથોરિટી ને વિનંતી કરીએ છીએ.

મનોજકુમાર વિષ્ણુભાઈ પરીખ



SOLEMNLY AFFIRMED
BEFORE ME
SUKHDEV N SALJA
NOTARY
GOVT. OF INDIA
(06-06-2024)





VIRAMGAM AREA DEVELOPMENT AUTHORITY

Viramgam Area Development Authority- Address

(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. : 1045BDP24250005 Date : 09/04/2024
Development : 1045LD24250002 ODPS Application No. : ODPS/2024/034148
Permission No
IFP Application : N.A
Number
Application Type : LAYOUT
DEVELOPMENT
Architect/Engineer No. : 1045ERL270928000 Architect/ Engineer : SUMANTLAL
01 Name SHANTILAL PATEL
Owner Name : DHARTI INFRACON'S PARTNER MANOJKUMAR VISHNUBHAI PARIKH &
OTHERS
Owner Address : 27-B SUBHLABH SOCIETY NEAR APM MALL SUN AND STEP CLUB ,
AHMEDABAD CITY - 380054
Applicant/ POA : DHARTI INFRACON'S PARTNER MANOJKUMAR VISHNUBHAI PARIKH &
holder's Name OTHERS
Applicant/ POA : 27-B SUBHLABH SOCIETY NEAR APM MALL SUN AND STEP CLUB ,
holder's Address AHMEDABAD CITY - 380054

Signature valid

Digitally signed by JAYESHKUMAR D. MECHARDAS
Date: 2024.07.20 17:54:12 IST
Reason:
Location:

CHIEF OFFICER

VIRAMGAM
AREA
DEVELOPMENT
AUTHORITY



Certificate created on 20/07/2024



Administrative Ward : DEFAULT WARD Administrative Zone : DEFAULT ZONE
 District : AHMEDABAD Taluka : VIRAMGAM
 City/Village : VIRAMGAM
 TP Scheme/ Non TP : NA TP Scheme/ Non TP : NA
 Scheme Number Scheme Name
 Revenue Survey No. : 326/3 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 : C.S.NO-NA326/3 OF VIRAMGAM

Existing Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT	7379.00	0.00	N.A	7379.00

Amalgamation Plot Details/ Sub division Plot details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
1	N.A	N.A	N.A	118.55
10	N.A	N.A	N.A	89.25
11	N.A	N.A	N.A	89.25
12	N.A	N.A	N.A	89.25
13	N.A	N.A	N.A	124.72
14	N.A	N.A	N.A	89.43
15	N.A	N.A	N.A	61.7
16	N.A	N.A	N.A	61.7
17	N.A	N.A	N.A	61.7
18	N.A	N.A	N.A	61.7
19	N.A	N.A	N.A	61.7

Signature valid

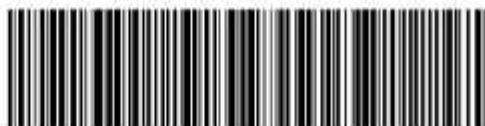
Digitally signed by DWEL
 JAYESHKUMAR D. MECHARDAS
 Date: 2024.07.20 12:54:17 IST
 Reason:
 Location:

CHIEF OFFICER

VIRAMGAM
 AREA
 DEVELOPMENT
 AUTHORITY



Certificate created on 20/07/2024



2	N.A	N.A	N.A	89.15
20	N.A	N.A	N.A	128.84
21	N.A	N.A	N.A	140.9
22	N.A	N.A	N.A	61.7
23	N.A	N.A	N.A	61.7
24	N.A	N.A	N.A	61.7
25	N.A	N.A	N.A	93.87
26	N.A	N.A	N.A	106.34
27	N.A	N.A	N.A	69.53
28	N.A	N.A	N.A	71.74
29	N.A	N.A	N.A	122.26
3	N.A	N.A	N.A	89.15
4	N.A	N.A	N.A	89.15
5	N.A	N.A	N.A	89.15
6	N.A	N.A	N.A	89.15
7	N.A	N.A	N.A	125.96
8	N.A	N.A	N.A	112.13
9	N.A	N.A	N.A	89.26

Development Permission Valid from Date : 20/07/2024

Note / Conditions :

1. GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS (This Development Permission [Form No.D] is to be read in conjunction with all other documents and Building Plan Map scrutinized through Auto DCR system.),
2. This permission shall be considered to be valid for 12 months from the date of development permission and shall have to revalidate the same as per the Comprehensive General Development Control Regulations (CGDCR).The development permission shall mean to have lapsed if construction of the building is not commenced within the period stipulated in the order.,

Signature valid

Digitally signed by PUNEEL
JAYESHKUMAR D. MECHARDAS
Date: 2024.07.20 15:54:17 IST
Reason:
Location:

CHIEF OFFICER

VIRAMGAM
AREA
DEVELOPMENT
AUTHORITY



Certificate created on 20/07/2024



3. a) Title, ownership, and easement rights of the Building unit for which the building is proposed.,
4. b) The area, dimensions and other properties of the plot which violate the plot validation certificate.,
5. c) Correctness of demarcation of the plot on site.,
6. d) Workmanship, soundness of material and structural safety of the proposed building.,
7. 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.,
8. The applicant, as specified in CGDCR, shall submit:.,
9. a) Structural drawings along with soil investigation report and related reports, before the commencement of the construction.,
10. b) Progress reports.,
11. Follow the requirements for construction as per regulation no. 5 of CGDCR.,
12. 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.,

Signature valid

Digitally signed by DWEL
JAYESHKUMAR S. MECHARDAS
Date: 2024.07.20 17:54:18 IST
Reason:
Location:

CHIEF OFFICER

VIRAMGAM
AREA
DEVELOPMENT
AUTHORITY



Certificate created on 20/07/2024



13. 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.,
14. 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.,
15. In case of any change made by appropriate authority /Town Planning Officer / State Government during the preparation / finalization of town planning scheme, development plan and local area plan; there decision shall be binding to land owner or their beneficiaries.,
16. 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 living in neighborhood and no nuisance is caused to traffic and neighboring people by the way of noise, dust, smell, vibration etc. and shall maintain cleanliness and hygienic conditions within and surrounding the site area.,
17. 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 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.,

Signature valid

Digitally signed by DWEL
JAYESHKUMAR S. MECHARDAS
Date: 2024.07.20 17:54:18 IST
Reason:
Location:

CHIEF OFFICER

VIRAMGAM
AREA
DEVELOPMENT
AUTHORITY



Certificate created on 20/07/2024



18. In the case of change in any POR, the development work permitted under this development permission shall be treated as withheld until such time till the appointment of new POR. The Architect on Record or Engineer on Record, the Structural Engineer on Record, the Clerk of Works on Record and the Fire Protection Consultant on Record based on whose respective certifications the Development Permission has been issued or granted, are respectively responsible for ensuring that construction of the building is in compliance with these Regulations. After the Development Permission is granted, if any of the Persons on Record is relieved of his responsibility by the Owner, or, relieves himself of responsibility of the building, the Development Permission shall be withheld regardless of whether the construction of the building has commenced or not, until such time the name of the new appointee is brought on record.,

19. If the ownership of a Building-unit changes after a Development Permission has been granted, such a Development Permission shall be withheld, regardless of whether building has commenced or not, until such time the name of the new owner is brought on record.,

20. 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.,

21. 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.,

22. 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.,

23. After the completion of construction, the applicant has to take the Building Use certificate before commencement of use. Subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.,

Signature valid

Digitally signed by DWEL
JAYESHKUMAR S. MECHARDAS
Date: 2024.07.20 17:54:18 IST
Reason:
Location:

CHIEF OFFICER

VIRAMGAM
AREA
DEVELOPMENT
AUTHORITY



Certificate created on 20/07/2024

