



॥ कोशल्यं सेवा सर्वसिद्धिः ॥

DHOLKA AREA DEVELOPMENT AUTHORITY

Nr. Santokba Hospital, Dholka

(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.	:	1028BDP24250046	Date	:	09/12/2024
Development Permission No	:	1028LD24250013	ODPS Application No.	:	ODPS/2024/135604
IFP Application Number	:	N.A			
Application Type	:	LAYOUT DEVELOPMENT			
Architect/Engineer No.	:	1114ERH210228125 6	Architect/ Engineer Name	:	DHRUMIL PIYUSHBHAI PATEL
Owner Name	:	KALPATARU DEVELOPERS			
Owner Address	:	R.S.NO.1922/2/6/2 JALARAM JIN KHEDA - BAGODRA ROAD DHOLKA , DHOLKA - 382225			
Applicant/ POA holder's Name	:	KALPATARU DEVELOPERS			
Applicant/ POA holder's Address	:	R.S.NO.1922/2/6/2 JALARAM JIN KHEDA - BAGODRA ROAD DHOLKA , DHOLKA - 382225			
Administrative Ward	:	DEFAULT WARD	Administrative Zone	:	DEFAULT ZONE AUTHORITY

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District : AHMEDABAD Taluka : DHOLKA
 City/Village : DHOLKA
 TP Scheme/ Non TP : NA TP Scheme/ Non TP : NA
 Scheme Number : NA Scheme Name : NA
 Revenue Survey No. : 1922/2/6/2 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 : R.S.NO.1922/2/6/2, JALARAM JIN, KHEDA - BAGODRA ROAD, DHOLKA.

Existing Plot Details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
PLOT	9941.00	0.00	N.A	9941.00

Amalgamation Plot Details/ Sub division Plot details

Plot Number	Gross Plot Area	Deduction Area	Deduction For	Net Plot Area
01	N.A	N.A	N.A	209.57
02	N.A	N.A	N.A	116.02
03	N.A	N.A	N.A	116.54
04	N.A	N.A	N.A	114.98
05	N.A	N.A	N.A	113.59
06	N.A	N.A	N.A	111.77
07	N.A	N.A	N.A	110.33
08	N.A	N.A	N.A	109.14
09	N.A	N.A	N.A	108.72
10	N.A	N.A	N.A	107.94
11	N.A	N.A	N.A	107.48
12	N.A	N.A	N.A	106.31

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13	N.A	N.A	N.A	105.38
14	N.A	N.A	N.A	104.12
15	N.A	N.A	N.A	145.89
16	N.A	N.A	N.A	114.53
17	N.A	N.A	N.A	105.59
18	N.A	N.A	N.A	106.16
19	N.A	N.A	N.A	106.61
20	N.A	N.A	N.A	108.46
21	N.A	N.A	N.A	108.6
22	N.A	N.A	N.A	108.41
23	N.A	N.A	N.A	107.44
24	N.A	N.A	N.A	106.28
25	N.A	N.A	N.A	105.19
26	N.A	N.A	N.A	104.29
27	N.A	N.A	N.A	103.41
28	N.A	N.A	N.A	98.41
29	N.A	N.A	N.A	95.05
30	N.A	N.A	N.A	98.23
31	N.A	N.A	N.A	98.27
32	N.A	N.A	N.A	98.31
33	N.A	N.A	N.A	98.35
34	N.A	N.A	N.A	98.16
35	N.A	N.A	N.A	98.12
36	N.A	N.A	N.A	98.16
37	N.A	N.A	N.A	98.12
38	N.A	N.A	N.A	98.09

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39	N.A	N.A	N.A	98.19
40	N.A	N.A	N.A	98.1
41	N.A	N.A	N.A	98.17
42	N.A	N.A	N.A	98.15
43	N.A	N.A	N.A	98.21
44	N.A	N.A	N.A	98.09
45	N.A	N.A	N.A	98.21
46	N.A	N.A	N.A	98.09
47	N.A	N.A	N.A	98.21
48	N.A	N.A	N.A	98.22
49	N.A	N.A	N.A	98.09
50	N.A	N.A	N.A	98.34
51	N.A	N.A	N.A	97.96
52	N.A	N.A	N.A	98.34
53	N.A	N.A	N.A	97.96
54	N.A	N.A	N.A	98.34
55	N.A	N.A	N.A	98.15

Development Permission Valid from Date : 02/01/2025

Note / Conditions :

1. મંજૂર થયેલ બિલ્ડઅપ, એક્ઝેસઆઈ, હાઈટ, માર્જિન, પાર્કિંગ, કોમન પ્લોટ, ઓપન સ્પેસ વગેરેમાં ધોળકા ઓથોરીટીની લિખિત મંજૂરી વગર ફેરફાર કરી શકાશે નહીં.,,
2. The applicant, as specified in CGDCR, shall submit: a. Structural drawings and related reports, before the commencement of the construction, b. Progress reports.,,

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3. 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.,,
4. In case of any change made by appropriate authority /Town Planning Officer / State Government while preparing / finalizing town planning scheme, development plan and local area plan shall be binding to all concerned.,,
5. 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 in neighbourhood and no nuisance is caused to traffic and neighbouring people by the way of noise, dust, smell, vibration etc. and shall maintain cleanliness and hygienic conditions within and surrounding the site area.,,
6. 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 of 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.,,
7. In the case of change in any POR, the development work permitted under this development permission shall be treated as withheld till the appointment of new POR.,,
8. 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.,,
9. 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.,,
10. It is upon applicant/POR/Owner/Developer have to take NOC/opinion or permission pertaining to other concern departments about any other Act, Rules, Regulations.,,
11. The architect on record or engineer on record or developer and the owner shall be responsible for notifying the competent authority of construction having been completed up to the stages specified below. They shall also certified that the construction has been carried out in compliance with sanctioned drawings and to the development control regulations, using the format as prescribed in form number 11. 1) lower basement slab level 2) plinth level 3) ground floor 4) middle storey (in case of buildings above 16.5 m in height) 5) last storey (when the last structural roof has been completed),,



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12. સહિયારા કોમન પ્લોટ, પાર્કિંગ અને રસ્તાની જમીન સોસાયટીની માલિકીની અથવા સર્વે પ્લોટ હોલ્ડરની સહિયારી માલિકીની ગણાશે તે ઉપર મૂળ માલિક નો કોઈ હક રહેશે નહીં તથા સર્વે પ્લોટ હોલ્ડરોની સંમતિ વિના કોમન પ્લોટ વહેંચી શકાશે નહીં અને સહિયારો ઉપયોગ કરવાનો રહેશે.,,

13. Applicant / POR / Developer / Owner has to follow and comply all relevant term and conditions mentioned in N.A. Permission given by collector.,,

14. 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.,,

15. 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 court and local acts.,,

16. The applicant/POR/Owner/Developer must have to provide sufficient drain facility for natural drains and water flowing bodies before starting construction work and during & after completion of construction.,,

17. The applicant/POR/Owner/Developer must have to keep sufficient margin from BCL & keep margin open through out from H.T. Line/L.T.line/Gas Line/O.N.G.C. Line/ Canal/Waterbody/Natural Drain/Common Plot & Parking As Per CGDCR - 2017.,,

18. This permission shall be considered to be valid for 12 months and shall have to revalidate the same as per the Comprehensive General Development Control Regulations (CGDCR).,,

19. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.,,

20. Applicant/owner/occupier shall not change the purpose of use without taking prior permission to change as in NA and Development permission.,,

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21. Follow the requirements for construction as per regulation no 5 of CGDCR.,,
22. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application.,,
23. 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.,,
24. 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.,,
25. The applicant has to obtain NOC from Road & Buildings Department (R&B) (State) as well as Road & Building Department (Panchayat) and submit the same to Dholka Nagarpalika before commencing the work. The Applicant has to adhere to "Building Control Line" and "Control Line" norms and regulations notified by Road & Buildings Department (R&B) (State) as well as Road & Building Department (Panchayat) and has to remove any construction which is not in lieu with CGDCR or is within the Control line of R&B.,,
26. The applicant/POR/SEOR/Developer has to ensure that construction is carried out as per sanctioned plan and inform the authority about various stages of construction, apply for progress entry online and on completion of construction, apply for Building Use Certificate (BUC) and get BUC from the Nagarpalika/Authority.,,
27. The applicant/POR/Owner/Developer has to obtain RERA CERTIFICATE from concern RERA authority under Guj RERA-2017 act as per criteria of act prior to apply for Building Use Certificate (BUC) and get BUC from the Nagarpalika/Authority.,,

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