



**FORM " E "**  
**Order of Regularization**

To,  
**Shri Shaileshbhai Dhanjibhai Zadafiya**  
F.P. No. 8 Paikoo, G.G. Expert,  
Kapadra, Varachha, Surat.

Whereas, you have carried out the unauthorized development, owned or occupied by you, on F.P.S. No.16 (Kapadra), F.P. No.8 Paikoo G.G. Expert, Kapadra, Varachha, Surat for Industrial use in contravention to the permission granted vide letter No. T.D.O.320, Dated : 27/01/2004.

Whereas, you have made application for Regularization of the Unauthorized Development;

Whereas, you have paid the fees on dated : 13/02/2015 as demanded by the designated authority.

Whereas, under the provisions of the Gujarat Regularization of Unauthorized Development Act, 2011 (hereafter referred as "the said Act") and the rules there under, you have fulfilled certain or all of the requirements;

Now, Therefore in pursuance of the provisions of sub section (3) of section 6, I undersigned hereby issue an order to regularize the below mentioned unauthorized development, with the following conditions;

(1) This Order is given subject to the condition of obtaining the permission of the relevant authority so as to be in conformity with the relevant Act, if applicable.

Details of such Regularization are as under;

Sr. No.	Description of Unauthorized Development	Floor	Area in Sq. Mt.	Use
1	Built - up	Ground Floor	1241.03	Industrial
		H.Ground Floor	145.98	
		First Floor	94.30	
		Third Floor	1251.53	
		Forth Floor	1251.53	

As per sub section (2) of section 11 of the said Act, this order shall not be an evidence to decide the ownership. If you are aggrieved by this order, you may prefer an appeal to the Appellate Officer appointed under section 6 of this Act within a period of sixty days from the date of receipt of this notice.

You shall also require informing the designated authority in this regard within fifteen days from the date of filing such appeal.

EZ/GRUDA/No. 299  
Date : 10/8/2015  
Place : Surat

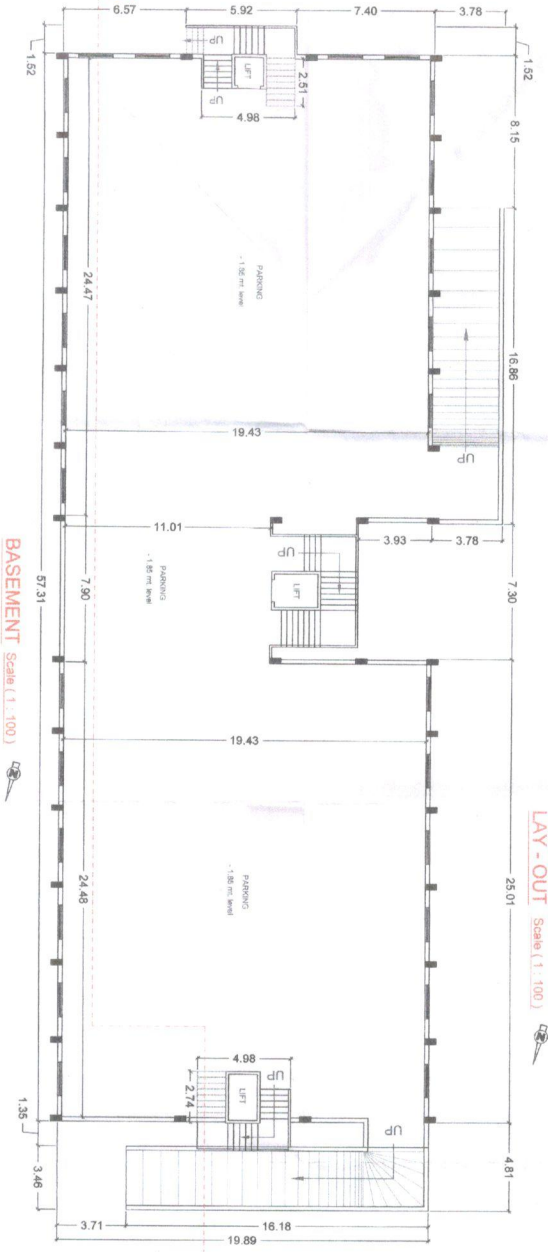
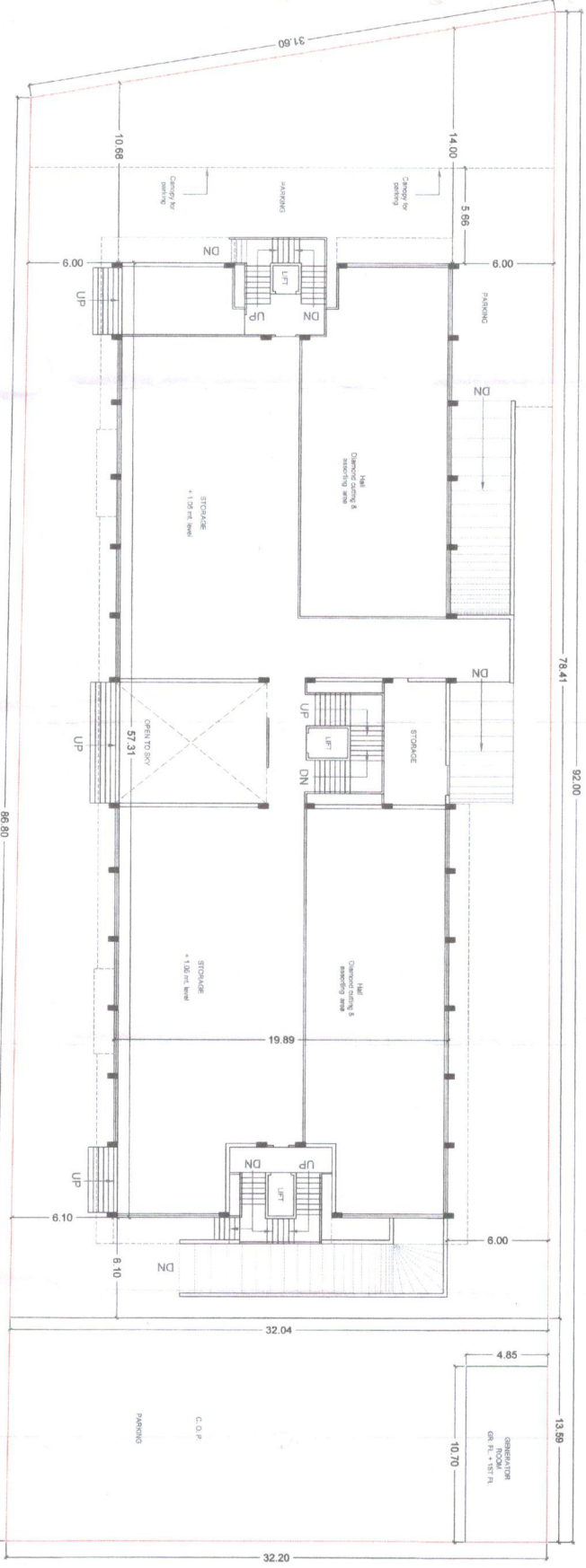
Executive Engineer  
East Zone (Varachha)  
Surat Municipal Corporation.

**Note :-**

- If the affidavit/ information / documents submitted by the applicant found incorrect, it shall lead to the criminal proceeding and accordingly action shall be taken.
- This Order of Regularization is issued purely on the basis of the affidavit/ information/ documents submitted by the applicant. In case the affidavit/information/documents are found incorrect, the Order of Regularization Will be cancelled and the amount paid towards the Order of Regularization will be forfeited, for which Surat Municipal Corporation will not be responsible.
- If you are aggrieved by this order or decision, you may appeal before the Appellate Officer at the below mentioned address within 60 (sixty) days from the date of receipt of this Order, under the intimation of this office.

Appellate Officer (GRUDA),  
Gujarat Urban Development Company Ltd., Block No. 6, 5th Floor, Udhog Bhavan,  
Sector No. 11, Gandhinagar-382 011.

Copy W.C. to : Assistant Commissioner Shri, East (Varachha) Zone



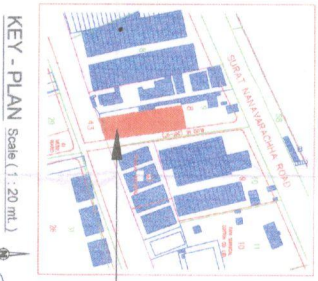
LAY - OUT Scale (1 : 100)

BASEMENT Scale (1 : 100)

Sl.	Floor	B.U.A Approved	B.U.A /site	IMPACT AREA
1.	Basement	1261.84	1261.84	1261.84
2.	Ground	1074.59	1220.57	145.98
3.	Hr. Ground	1074.59	1168.89	94.30
4.	First	1074.59	1074.35	1251.53
5.	Second	1074.59	1251.53	1251.53
6.	Third	1074.59	1251.53	1251.53
7.	Fourth	1074.59	1251.53	1251.53
Total:		4488.96	8332.46	3084.37

Sl.	Area (sq.mt)
1.)	57.31 X 19.89 = 1139.90
2.)	4.81 X 16.18 = 77.82
3.)	1.52 X 5.92 = 9.00
5.)	16.88 X 3.78 = 63.90
Total = 1290.62 sq. mt.	
Less : 7.30 X 3.93 = 28.69	
NET BUA = 1261.84 sq. mt.	

Sl.	Area (sq.mt)
1.)	57.31 X 19.89 = 1139.90
2.)	4.81 X 16.18 = 77.82
3.)	1.52 X 5.92 = 9.00
5.)	16.88 X 3.78 = 63.90
Total = 1290.62 sq. mt.	
Less : 7.30 X 3.93 = 28.69	
NET BUA = 1261.84 sq. mt.	



Sl.	Area (sq.mt)
1.)	24.48 X 19.43 = 475.54
2.)	24.47 X 19.43 = 475.54
5.)	7.90 X 11.01 = 86.98
Total = 1038.16 sq. mt.	
Less : 2.74 X 4.98 = 13.64	
NET PARKING = 1012.02 sq. mt.	

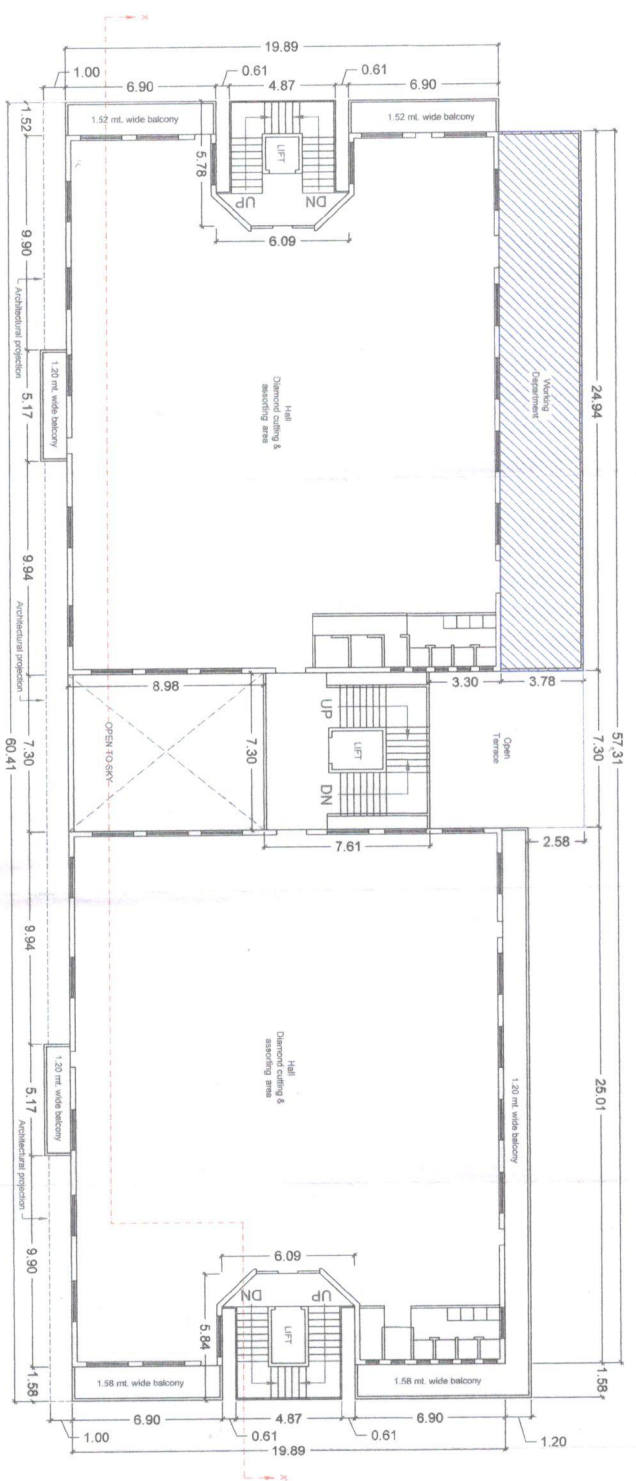
ARCHITECT & PLANNER : SIGNATURE :  
 RAVIN C. SATASIVA  
 404, PODDAR PLAZA,  
 NR. INCOME TAX OFFICE,  
 GHOD DODD ROAD, SURAT.  
 LIC. NO. :-  
 TPO / ER / 1041  
 SIDA NO. :-

**NOTE:**  
 This set of regularizations is based purely on the information of the applicant. In case of any discrepancy/shortfall in the submitted documents, the applicant shall be responsible for the same. The amount paid towards the regularization will be refunded for which State Manager's Discretion will be the sole responsibility.  
 This application is given subject to the condition that the applicant shall be liable to pay the regularization fee as per the schedule of rates and the relevant Act, if applicable.  
 The applicant's attention is drawn to the fact that the regularization fee is a one-time payment and is not refundable.  
 The applicant is advised to consult the relevant authorities for the regularization process.









FIRST FLOOR Scale (1 : 100)

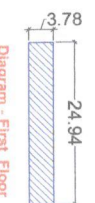
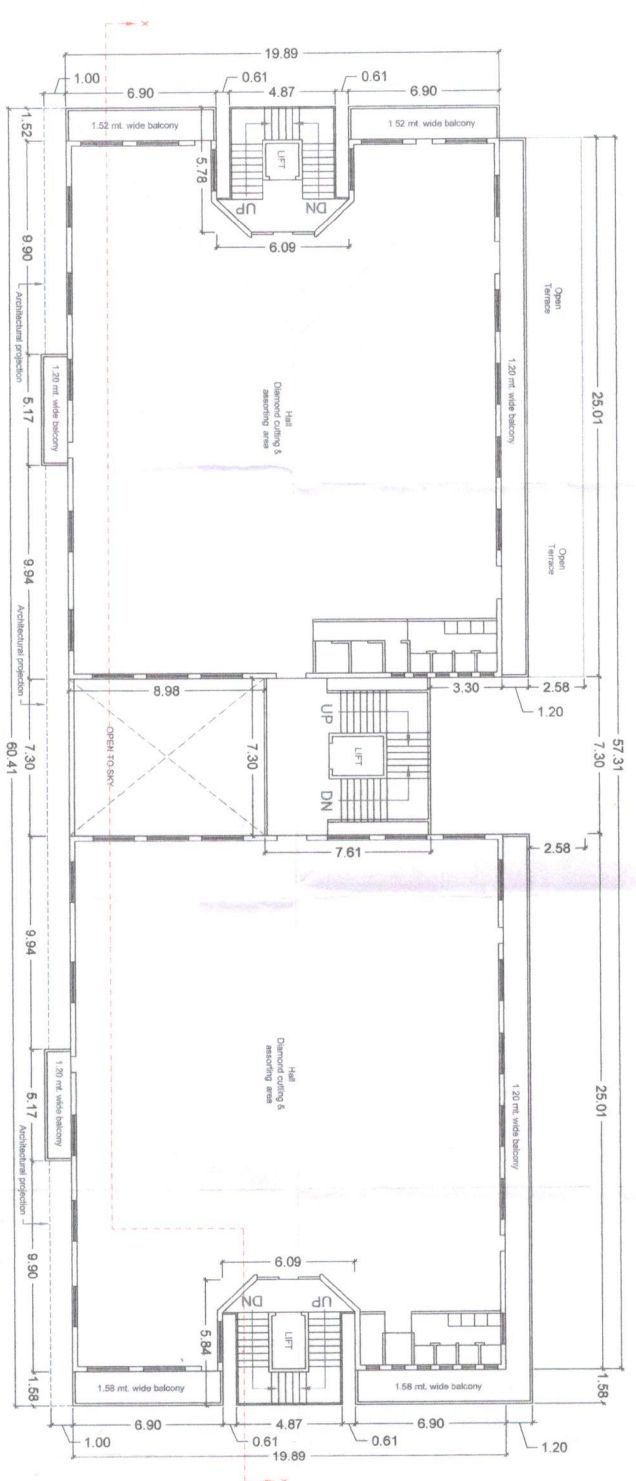


Diagram - First Floor



2ND FLOOR Scale (1 : 100)

Area Calculation Under GRUDA :-

24.94 X 3.78 = 94.30  
Total = 94.30 sq. mt.

NET BUA = 94.30 sq. mt.

BUA CALCULATIONS (1ST. FL.) :-

NET BUA = 1168.89 sq. mt.

BUA CALCULATIONS (2ND. FL.) :-

1) : 57.31 X 19.89 = 1139.90  
Total = 1139.90 sq. mt.  
Less : 7.30 X 8.98 = 65.55  
NET BUA = 1074.35 sq. mt.

The unauthorised development cannot be considered as a violation of the provisions of the Gujarat Urban Development Act, 1974, if the same is regularized under sub-section (3) of Section 9 of the Gujarat Urban Development Act, 1974. The amount paid towards the regularization will be forfeited, for which Surat Municipal Corporation will not be responsible.

**NOTE :-** This certificate is given subject to the condition that the applicant shall be responsible for the regularization of the development and shall be liable to pay the regularization charges as per the provisions of the relevant Act, if applicable.

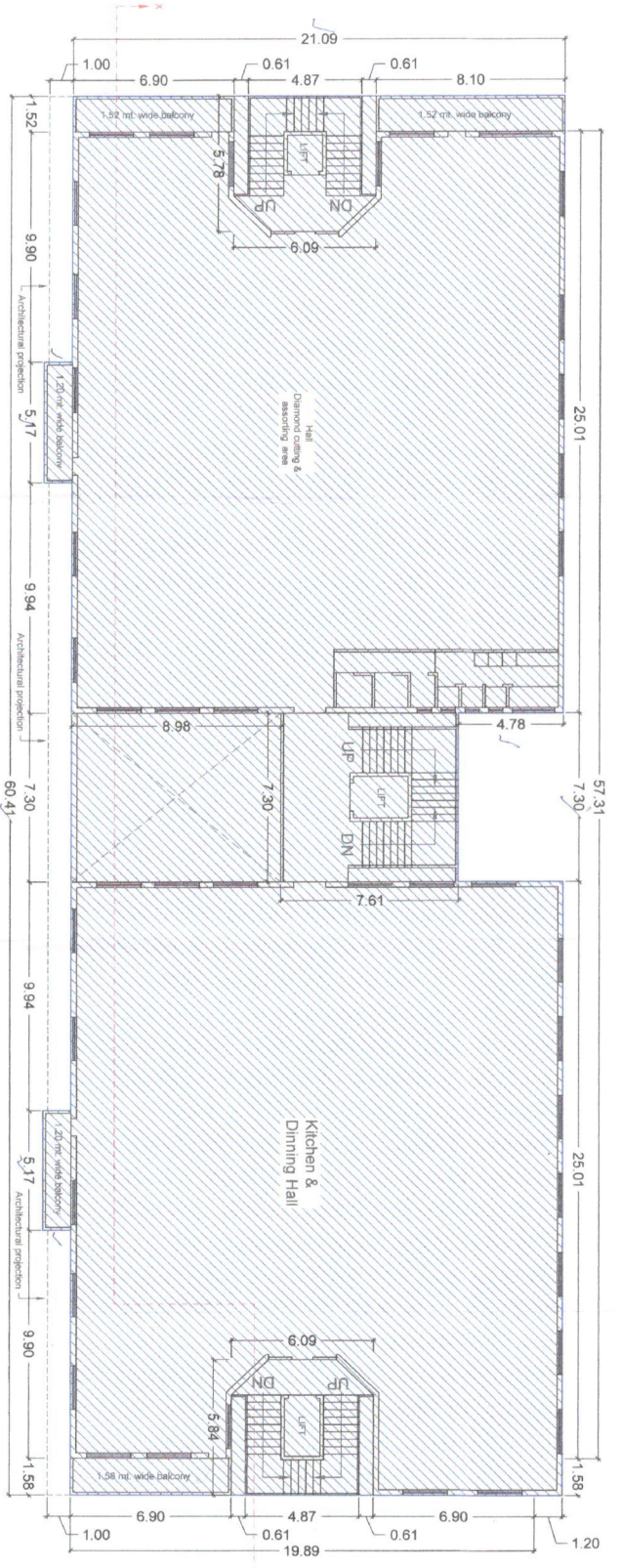
**NOTE :-** The applicant / respondent / document submitted to the relevant authority shall be liable to the regularization charges as per the provisions of the relevant Act, if applicable.

E-CAN/HTV Engineer  
Ead Zone (Baroda)  
Surat Municipal Corporation

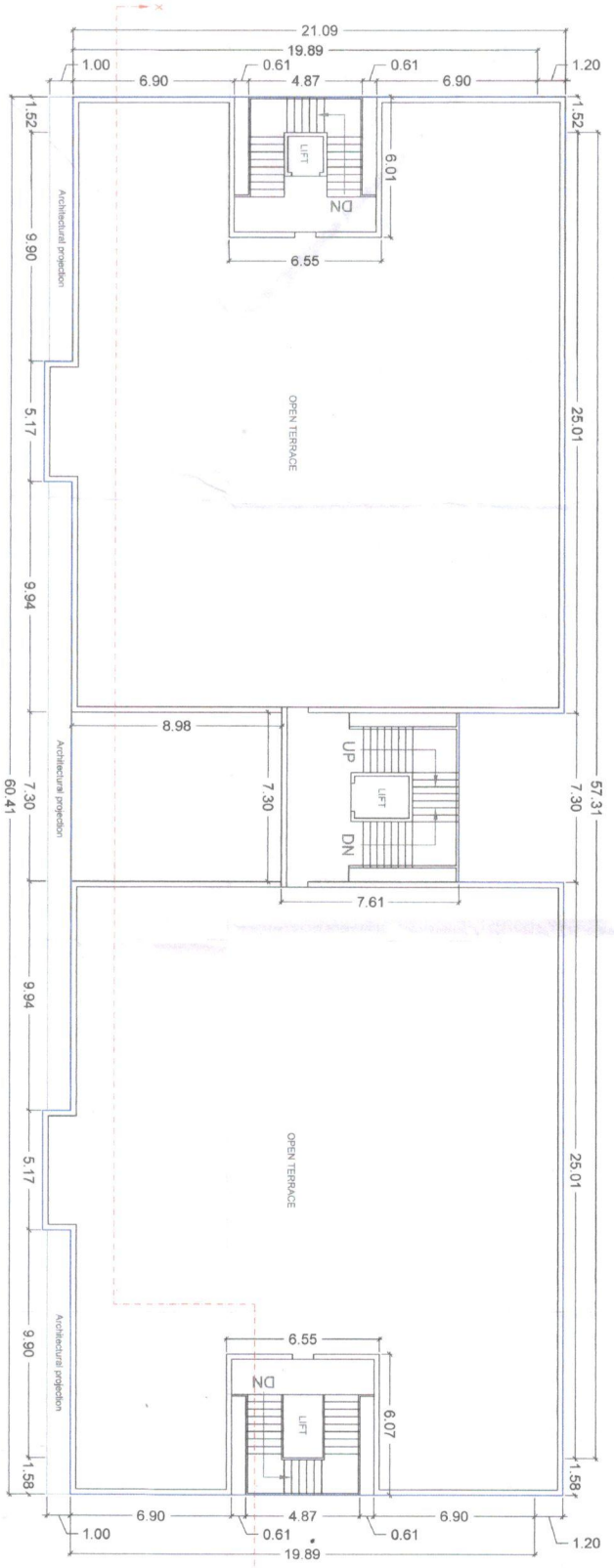
ARCHITECT & PLANNER SIGNATURE:  
RAMESH C. SATIASIA

404, PODDAR PLAZA  
NRI INCOME TAX OFFICE  
GHOD DODD ROAD, SURAT  
LICNO :-  
TDC / BR / 1041  
SIDA NO :-





3RD & 4TH FLOOR Scale ( 1 : 100 )



TERRACE FLOOR Scale ( 1 : 100 )

The standardized development control and framed as completed in permanent/Rev./House/Shop/ Room/ on site Part to... R/S/C/S/Final Part No. 4/P... of Village/Ward/T.R. Scheme No. 15 B in the regularized under sub-section (3) of section 6 of the Gujarat Regularization of Unincorporated Areas Act, 1976. The Regularization of Unincorporated Areas Order No. 15 of 2015 is issued under the authority of the Government of Gujarat. The Regularization of Unincorporated Areas Order No. 15 of 2015 is issued under the authority of the Government of Gujarat. The Regularization of Unincorporated Areas Order No. 15 of 2015 is issued under the authority of the Government of Gujarat.

**BUA CALCULATIONS ( 3RD & 4TH, FL. ) :-**

- 1) : 60.41 X 21.09 = 1274.03
- 5) : 5.17 X 1.20 X 2 = 12.40
- Total = 1286.43 sq. mt.
- Less : 7.30 X 4.78 = 34.90
- NET BUA = 1251.53 sq. mt.**

**FSI CALCULATIONS ( 3RD & 4TH, FL. ) :-**

- NET BUA = 1251.53 sq. mt.**
- Less :
- 5.84 X 6.09 = 35.56
- 7.30 X 7.61 = 55.55
- 5.78 X 6.09 = 35.20
- Total = 126.31
- NET FSI = 1251.53 - 126.31 = 1125.22 sq. mt.**

**Note :-**  
The area of regularization is valid only on the basis of the affidavit/declaration/ documents submitted by the applicant. In case the affidavit/ information/ documents are found incorrect, the Order of Regularization will be cancelled and the applicant will be liable for the cost of regularization for which Surat Municipal Corporation will not be responsible.

The certificate is given subject to the condition of obtaining the permission of the relevant authority as to be in conformity with the relevant Act, if applicable.

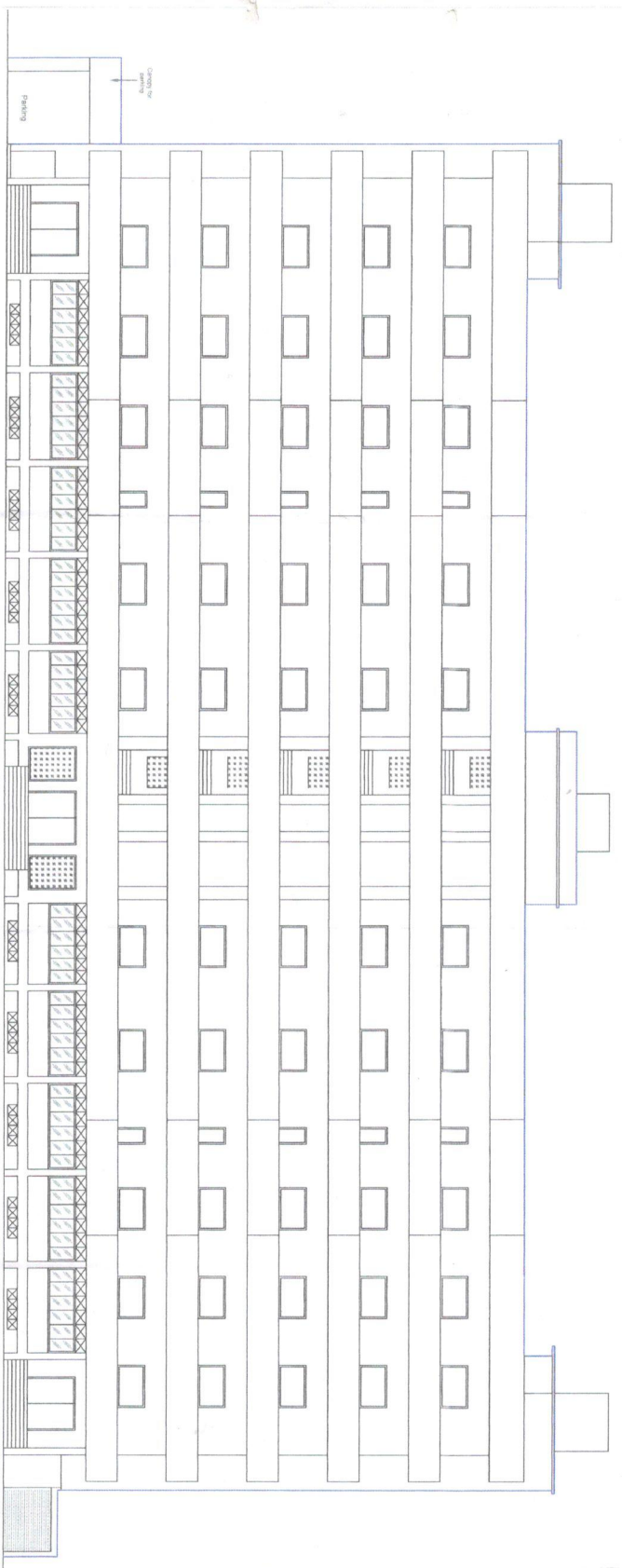
**Note :-**  
This is legal / information / documents submitted by the applicant for regularization. It shall be the responsibility of the applicant to ensure that all the documents are in conformity with the relevant Act, if applicable.

*S. D. Zaidi*

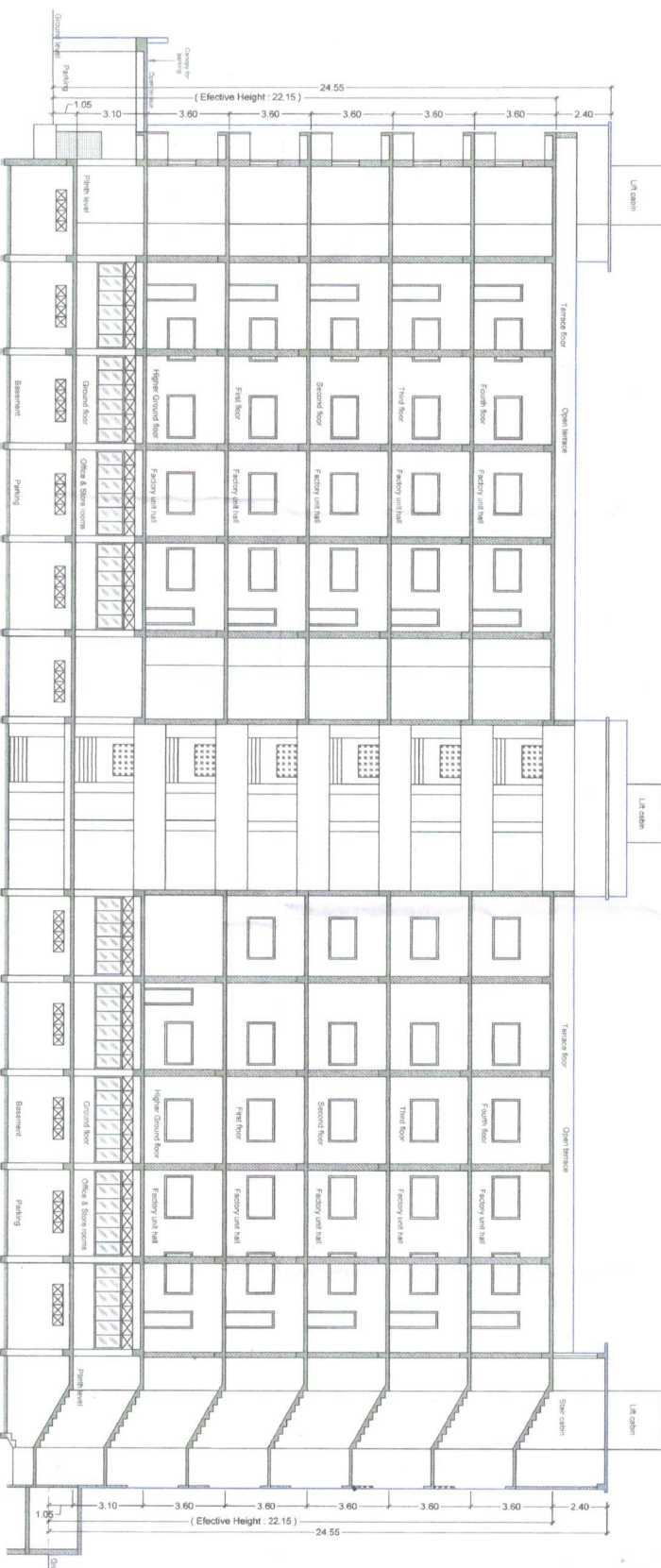
(**SHRUTI KISHORJI D. ZADRA FM**)  
No. 56, EXPORTS

ARCHITECT & PLANNER	SIGNATURE
RAMN C. SATSIVA	<i>S. D. Zaidi</i>
404, PODDAR PLAZA, NR INDORE TAX OFFICE, GHOD DOD ROAD, SURAT	LIC NO. :- TDO / ER / 1041
	SIDA NO. :-





Front Elevation Scale (1 : 100)



Section : XX' Scale (1 : 100)

The unauthorized development carried out by/owner or occupier in violation of the provisions of the Gujarat Urban Development Act, 1969 and the Gujarat Urban Development (Amendment) Act, 2011, is hereby regularized under sub-section (3) of section 6 of the Gujarat Regulation of Unauthorised Development Act, 2011 and order of Regularization is hereby issued. No. 1048/8 TO 1048/24, R.S. NO. 16/2, F.P. NO. 8/P. T.P.S. NO. 16, KAPODARA, SURAT CITY, DIST. SURAT.

Engineer  
Bardoli (General)  
Serial Municipal Corporation

**NOTE:-**  
This order of regularization is issued purely on the basis of the affidavits/declarations of the applicant/owner/occupier and the same are found correct. The Order of Regularization will be cancelled and the amount paid towards the regularization will be forfeited for which Serial Municipal Corporation will not be responsible.

This certificate is given subject to the condition of obtaining the permission to construct from the relevant Act, if applicable.

**NOTE:-**  
If the applicant / proprietor / occupants submitted the application for regularization, a shall lead to the original proceedings and accordingly action shall be taken.

S.D. Zaidi

(SHAILESHBHAI D. ZADAFSHA)

No 4-G EXPDRT

FAVIN C. SATSIVA	SIGNATURE:
404, PODDAR PLAZA,	
KH. INCOME TAX OFFICE,	
GHOD DODI ROAD, SURAT	
UC NO.:-	
TDO / BR / 1041	
SIDA NO.:-	