



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 49(1)(B) & 8.
The Bombay Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

સરકારી રાજચિત્તી એ.એ.આઈ. ના નામના હેતુ

ચુકવણી હેતુ, તે વસુલાત માટે બી.યુ. પરમીટ

અગાઉ અત્રેના વિભાગના અધિપતિ મેળવવાનો રહેશે

Date 06 JUL 2017

Case No: BLNTS/NWZ/030517/GDR/A8463/R0/M1
Rajachitthi No: 8785/030517/A8463/R0/M1
Arch./Engg No.: ER0456230318R2
S.D. No.: SD0302131117R1
C.W. No.: CW0545071117
Developer Lic. No.: DEV389020620
Owner Name: SURESHBHAI PATEL PARTNER OF VAIBHAVI INFRASTRUCTURE
Owners Address: 1, NANDESHWARI TENAMENT, OPP. SUN N STEP CLUB, SOLA ROAD, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: SURESHBHAI PATEL PARTNER OF VAIBHAVI INFRASTRUCTURE
Occupier Address: 1, NANDESHWARI TENAMENT, OPP. SUN N STEP CLUB, SOLA ROAD, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 01 - GOTA
TPScheme: 32 - Gota
Sub Plot Number:
Site Address: VISHVAS CITY-9, OPP. PASAND HOTEL, GOTA, AHMEDABAD-380061.
Height of Building: 24.85 METER

Arch./Engg. Name: SHAH NITESHKUMAR J.
S.D. Name: VAGADIA VIRENDRA CHANDLAL
C.W. Name: SHAH BRIJESHKUMAR V.
Developer Name: DIVYA BUILDERS

Zone: NEW WEST
Final Plot No: 85/2 (R.S.NO. 109/4)
Block/Tenament No.: BLOCK - C

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	309.12	0	0
First Floor	RESIDENTIAL	309.12	4	0
Second Floor	RESIDENTIAL	309.12	4	0
Third Floor	RESIDENTIAL	309.12	4	0
Fourth Floor	RESIDENTIAL	309.12	4	0
Fifth Floor	RESIDENTIAL	309.12	4	0
Sixth Floor	RESIDENTIAL	309.12	4	0
Seventh Floor	RESIDENTIAL	309.12	4	0
Stair Cabin	STAIR CABIN	37.04	0	0
Lift Room	LIFT	22.12	0	0
Total		2532.12	28	0

Sub Inspector(Civic Center)

Asst. T.D.O./Asst. E.O (Civic Center)

CHAITANYA J. SHAH (I/C)
Dy T.D.O.
NEW WEST

D.A. Shah
Dy MC
NEW WEST

Conditions:

- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
- (2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT.-13/06/06.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:-20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (5) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/ APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURERS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/ APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.25/04/2017.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-08/06/2017.
- (7) THIS PERMISSION FOR LOW-RISE RESIDENTIAL BUILDING USE IN R-1 ZONE (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 08/06/2017 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT AND FIREMAN BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION, (B) NOC OF AIRPORT AUTHORITY FOR THE REQUIRED HEIGHT WILL BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION BEYOND 16.50 M. HEIGHT AS PER THE NOTARISED BOND DT. 25/04/2017. AND ALL OTHER TERMS AND CONDITIONS MENTIONED IN ORDER/ APPROVAL WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO. CPD/AMC/GEN/3236, DT. 06/01/2015.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 25/04/2017 BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTIONED IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP.(N.W.Z.) A.M.C. DATE:- 12/02/2015.
- (11) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FACING FOR SAFETY PURPOSE.
- (12) THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION GIVEN BY COLLECTOR (AHMEDABAD) VIDE LETTER NO. CB/ADM/ N.A.S.R.- 546/2010, ON DT. 29/06/2010, APPLICANT HAS TO OBEY THE TERMS AND CONDITION MENTIONED IN N.A. PERMISSION.
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY A.T.D.O. (N.W.Z.) DT.23/04/2012.
- (14) THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES PAID IN 4 INSTALLMENT IN 1 YEARS AS PER CIRCULAR NO:- 37/2013-14, DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT. 01/07/2017.

(15) અગાઉ અત્રેથી અપાયેલ વિકાસ પરવાનગી કેસ નં. (1) BLNTS//050811/P/B1768/R1/M1, DT. 27/07/2012, (2) BLNTS/NWZ/050811/P/B1768/R1/M1, DT. 13/09/2011, તથા તેમાં સૂચવેલ શરતો મુજબ વર્તવાનું રહેશે.

For Other Terms & Conditions See Overleaf

