

Ahmedabad Municipal Corporation

FORM NO. D.

DEVELOPMENT PERMISSION

Date :08/03/2021

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:1603812

Rajachitthi No:AMC/12-02-2021/1603812/01/005830

For: Industrial

District:Ahmedabad

Taluka: Ahmedabad City

Village: Nikol

Final Plot No.: 54

Arch/Engg. No: ER1297060923

Arch/ Engg. Name: Vaibhav V. Sojitra

Name of Applicant :JITENDRABHAI JERAMBHAI DESAI AND OTHERS

Address :36, SHREEKUNJ SOCIETY, NR.PRABHAT CHOWK, RANNA PARK, GHATLODIA, AHMEDABAD. Ghatlodiya Ahmedabad Gujarat

Land Description: INDUSTRIAL SHED

Sub Plot No.:

TP Scheme: Nikol_Kathwada_111

TP Scheme No.: 111

Proposed Final Plot No: 54

Building Name :A (54)

Height of the Building: 10.00

Floor Name	Floor Usage	Built up Area in Sq. Mt.	Total Nos. of Residential units	Total Nos. of Non-Residential units
G R O U N D F L O O R	P a r k i n g , Industrial	1264.02	0	14
FIRST FLOOR	, Industrial	1264.02	0	0
T E R R A C E F L O O R		0.00	0	0
Total		2528.04		

OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS

(19) LIABILITY (C.G.D.C.R.-2017, 3.3.2): 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.

(20) OWNER/APPLICANT SHALL COMMENCE THE CONSTRUCTION ON SITE IF PLOT DIMENSIONS AND AREA OF THE CONCERNED PLOT IS FOUND ACCURATELY ON SITE AND PLOT IS FOUND CLEAN AND WITH ADEQUATE SLOPE (WITHOUT WATERLOGGING AND PITS).

(21) OWNER/APPLICANT SHALL REMOVE UNAUTHORIZED AND TEMPORARY CONSTRUCTION AT HIS OWN COSTS AND RESPONSIBILITY BEFORE COMMENCEMENT OF CONSTRUCTION AS PER APPROVED PLAN ON SITE.

(22) PROGRESS REPORT OF THE ONGOING CONSTRUCTION AS PER APPROVED PLAN SHALL BE CHECKED PERIODICALLY AS PER C.G.D.C.R.-2017 REGULATIONS.

(23) THE APPLICANT / OWNER WILL HAVE TO COMPLY WITH THE CONDITIONS STATED IN THE COMMENCEMENT CERTIFICATE (RAJACHITTHI). IF ANY OF THE CONDITIONS MENTIONED IN THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) ARE VIOLATED, THE MUNICIPAL CORPORATION WILL BE ABLE TO ENFORCE THOSE CONDITIONS AND THE APPLICANT / OWNER WILL NOT GET ANY KIND OF COMPENSATION FOR ANY LOSS, DAMAGE OR HARM CAUSED BY SUCH ACT OF MUNICIPAL CORPORATION.

(24) EVEN IF THE APPLICANT / OWNER HAS BEEN GIVEN A COMMENCEMENT CERTIFICATE (RAJACHITTHI), ACCORDING TO THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976, DEMAND / CONTRIBUTION UNDER TOWN PLANNING SCHEME, AS WELL AS ANY OTHER DUE CHARGES OR ARREARS UNDER OTHER LAWS OR IF THEY HAVE TO BE PAID IN FUTURE, THEY HAVE TO BE DEPOSITED IN MUNI. CORPORATION / COMPETENT AUTHORITY.

(25) WITH THE COMPLETION OF CONSTRUCTION ON THE SITE AS PER THE APPROVED PLAN, APPROVED CONSTRUCTION CAN BE USED ONLY AFTER OBTAINING BUILDING USE PERMISSION (BU PERMISSION) AS PER THE PROVISIONS UNDER CLAUSES -263 OF THE G.P.M.C. ACT 1964 AS WELL AS COMPREHENSIVE GENERAL DEVELOPMENT CONTROL RULES (CGDCR).

(26) AS PER URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT LETTER NO.PRC/802010/6325/P DATED:16/11/2010, A SIGN BOARD IN GUJARATI LANGUAGE SHOWING ALL CONSTRUCTION PERMISSION DETAIL SHALL BE KEPT AT SITE PERMANENTLY.

(27) APPLICANT CAN APPLY FOR DRAINAGE/WATER CONNECTION AND OTHER SERVICES-UTILITIES AS PER RULES ONLY AFTER OBTAINING BUILDING USE PERMISSION.

(28) CONSTRUCTION AND OTHER FACTS WHICH ARE NOT IN COMPLIANCE WITH THE COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS(C.G.D.C.R.) OR AS PER REGULATION NO.2.6 OF C.G.D.C.R., IF APPLICANT HAS MADE FALSE REPRESENTATION OR SUBMITTED FALSE DOCUMENTARY FACTS, THE COMMENCEMENT CERTIFICATE WILL STANDS REVOKED AUTOMATICALLY.

(29) OWNER / APPLICANT SHALL COMMENCE THE CONSTRUCTION OF THE BUILDING AND USE OF THE SAME AS PER PREVAILING COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS (C.G.D.C.R.), RULES AND REGULATIONS AMENDED BY THE LOCAL AUTHORITY, THE GUJARAT PROVINCIAL MUNICIPAL CORPORATION ACT-1949, THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 AND TOWN PLANNING SCHEME REGULATIONS. OWNER / APPLICANT SHALL OBEY ALL RULES, SUB RULES AND REGULATIONS WITHOUT ASKING FOR COMPENSATION EVEN IF THERE IS A LOSS OCCURS TO THEM.

(30) IN CASE OF ANY OTHER TYPE OF DAMAGE OR LOSS TO THE SURROUNDING HOUSE/PROPERTY DURING OR AFTER CONSTRUCTION, DEMOLITION OF BUILDING, THE ENTIRE RESPONSIBILITY WILL BE BORNE BY THE APPLICANT OWNER/DEVELOPER/ENGINEER/ARCHITECT/STRUCTURAL ENGINEER/CLERK OF WORKS. A.M.C. WILL NOT BE RESPONSIBLE IN THIS MATTER EITHER CIVIL OR CRIMINAL. AS WELL AS THE CONSTRUCTION / DEMOLITION WORK WILL HAVE TO BE DONE IN SUCH WAY THAT THE SURROUNDING RESIDENTS WILL NOT BE DISTURBED/DAMAGED AT ANY TIME.

(31) IF ANY DAMAGE TO THE ROAD OR FOOTPATH DUE TO BUILDING MATERIALS OR DEBRIS STACKED ON MUNI. ROAD OR FOOTPATH, DAMAGE COST PLUS PENALTY CHARGE AS PER RULES WILL BE RECOVERED FROM THE APPLICANT / OWNER. ALSO, ACTION WILL BE TAKEN TO CANCEL THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) OF THIS CONSTRUCTION.

(32) PROVISION OF PERCOLATING WELL / PIT, WATER HARVESTING, TREE PLANTATION SHALL BE PROVIDED IN THE SAME BUILDING UNIT AS PER COMPREHENSIVE GENERAL DEVELOPMENT CONTROL RULES (CGDCR) AND

OWNER / DEVELOPER AND ENGINEER /ARCHITECT, STRUCTURAL ENGINEER, CLERK OF WORKERS WILL BE SOLELY RESPONSIBLE FOR PROVISION OF INSPECTION CHAMBER, MANHOLE, SIZE AND NUMBER OF SEPTIC TANK AND SOAKWELL, ETC. AT THE SITE AS SHOWN IN THE DRAINAGE LAYOUT.

(33) THE BUILDING AND OTHER CONSTRUCTION WORKERS (REGULATION OF EMPLOYMENT AND TERMS OF SERVICE) ACCORDING TO 1996 ACT, 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION WORK EVERY OWNER TO FILL NOTICE IN ACCORDANCE WITH THE PRESCRIBED FORM-4 AND WITHIN 60 DAYS AFTER COMMENCEMENT OF CONSTRUCTION THE REGISTRATION OF THE SITE UNDER THE ACT SHOULD BE DONE IN THE INDUSTRIAL SAFETY AND HEALTH OFFICE.

(34) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOPR SOLAR SYSTEMAS PER CL.17.5 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLARK OF WORKS SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.-04/09/2020.

(35) SUBJECT TO STRICT ADHERENCE TO GUIDELINES AND REGULATIONS ISSUED / DETERMINED BY THE GOVERNMENT FROM TIME TO TIME TO PREVENT THE TRANSMISSION OF NOVEL CORONA VIRUS (COVID-19).

(36) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT)ACT-2016 NO DEVELOPERS(PROMOTERS)WILL MAKE ADVERTIZEMENT FOR SALE ,MARKETING,BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT,APPARTMENT OR BUILDING OR PART OF THEIR ,UNTIL THE REGULATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

For The Chief Executive Authority / Municipal Commissioner /Chief Officer
Ahmedabad Municipal Corporation

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 $\frac{1}{2}$ 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 :AMC/12-02-2021/1603812/01/005830

Order Date :12/02/2021

Order Updated Date :10/03/2021

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





અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન

મહાનગર સેવા સદન, અમદાવાદ

સરદાર પટેલ ભવન, દાશાપીઠ, અમદાવાદ : ૩૮૦૦૦૧

Client Copy

બુક નં.

161

નંબર:

45

તા.:

માલિક/ લાયસન્સદાર એન્જિનિયર/આર્કિટેક્ટ/સ્ટ્રક્ચરલ ડિઝાઇનર/ક્લાર્ક ઓફ વર્ક્સ ના બદલે નવા માલિક/ લાયસન્સદાર એન્જિનિયર/આર્કિટેક્ટ/સ્ટ્રક્ચરલ ડિઝાઇનર/ક્લાર્ક ઓફ વર્ક્સની નિમણૂક કરવા અંગેની પરવાનગી

રેકૉર્ડ્સ કેસ નં.: 1603812

રજીસ્ટ્રી નં.: AMC/12-02-2021/1603812/01/005830

પ્રતિ, કોલકાયા દિલ્લેશકુમાર હિંમતલાઈ

103, સિંગનિયર ચોટલ, સ્થાઈમ બિલા પાસે,

ચુર્ચમ ફુલોરા પારકે, નિકોલ.

ટા.પ્લા.સ્કીમ નં. 111 (નિકોલ)	ફા. પ્લોટ નં. 54	સબ પ્લોટ/ટા. પ્લોટ નં. —
રેવન્યુ વિલેજ નિકોલ	રેવન્યુ સર્વે નં. 32/2	પ્લોટ નં./ટા. નં. —
ગામતળ —	સીટી સર્વે નં. —	શીટ નં. —

ઉપરોક્ત વિષય અંગે આપશ્રીની નવા માલિક/લાયસન્સદાર એન્જિનિયર/આર્કિટેક્ટ/સ્ટ્રક્ચરલ ડિઝાઇનર/ક્લાર્ક ઓફ વર્ક્સની નિમણૂક કરવા અંગે તા. 17/08/2021ની અરજી તથા સદર અરજી સાથે રજુ કરેલ પુરાવા ધ્યાનમાં લઈ નીચે મુજબની નિમણૂકની પરવાનગી આપવામાં આવે છે.

અનુ. નં.	વિગત	લાયસન્સ નંબર	તારીખ સુધી	લાયસન્સ નંબર	તારીખથી
૧.	માલિક	ગુતીબૂલાઈ બેરામલાઈ દેસાઈ તથા અન્યો.	23-08-2021	રામદેવ બિલ્ડીંગ એ જામની લાગેલી પેટા અને લાલ લકીવલ્લો લાગેલા	24-08-2021
૨.	એન્જિનિયર/ આર્કિટેક્ટ	—	—	કોલકાયા દિલ્લેશકુમાર હિંમતલાઈ	—
૩.	સ્ટ્રક્ચરલ ડિઝાઇનર	—	—	—	—
૪.	ક્લાર્ક ઓફ વર્ક્સ	—	—	—	—

(Signature)
25.7.2021

ડે.ટાઉન ડેવલપમેન્ટ ઓફીસર/ડે.એસ્ટેટ ઓફીસર

(.....પૂર્ણ.....ઓન)