



Ahmedabad Municipal Corporation

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



Commencement Letter (Rajachitthi)

Date: 15 JUN 2016

Case No: BLNTI/NWZ/110416/GDR/A6235/R0/M1
 Rajachitthi No: 6213/110416/A6235/R0/M1
 Arch./Engg No.: ER0701281218R1
 S.D. No.: SD0338220920R1
 C.W. No.: CW0423281218R1
 Developer Lic. No.: DEV314260420
 Owner Name: (1)KIRANBHAI M. THAKKAR (2) SHINGALA DILIPBHAI HARIBHAI
 Owners Address: 76, RAJPATH BUNG., NR. SMRUTI MANDIR, NR. NIGAM SOCI., GHODASAR, Ahmedabad Ahmedabad
 Occupier Name: (1)KIRANBHAI M. THAKKAR (2) SHINGALA DILIPBHAI HARIBHAI
 Occupier Address: 76, RAJPATH BUNG., NR. SMRUTI MANDIR, NR. NIGAM SOCI., GHODASAR, Ahmedabad Ahmedabad
 Election Ward: 1-GOTA
 Draft TP Scheme: 69 - Chandkheda-Jhundal-Tragad
 Sub Plot Number:
 Site Address: DEV RESIDENCY, OPP. PARSHAVE RESI., NR. GREEN ARC, TRAGAD, AHMEDABAD-382470.
 Height of Building: 24.85 METER

Arch./Engg. Name: NIRUPAMA A. PATADIYA
 S.D. Name: PATEL RAJESH P.
 C.W. Name: PATADIYA NIRUPAMA ASHVINKUMAR
 Developer Name: ANAYA INFRACON PVT LTD

Zone: New West
 Proposed Final Plot No: 275 (R.S. NO:- 329/2)
 Block/Tenament No.: BLOCK:- A

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	1802.30	0	0
Ground Floor	PARKING	177.73	0	0
Ground Floor	COMMERCIAL	430.03	0	13
First Floor	RESIDENTIAL	548.40	8	0
Second Floor	RESIDENTIAL	548.40	8	0
Third Floor	RESIDENTIAL	548.40	8	0
Fourth Floor	RESIDENTIAL	548.40	8	0
Fifth Floor	RESIDENTIAL	548.40	8	0
Sixth Floor	RESIDENTIAL	548.40	8	0
Seventh Floor	RESIDENTIAL	548.40	8	0
Stair Cabin	STAIR CABIN	69.74	0	0
Lift Room	LIFT	47.40	0	0
Total		6386.0	56	13

Sub Inspector (Civic Center)

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

CHAITANYA J. SHAH (I/C)
 Dy T.D.O.
 New West

R.B. BARAD I/C
 Dy MC
 New West

Note / 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) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO:- 27.2.
- (4) 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.
- (5) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (6) સેલરના ખોદાણકામ / બાંધકામ દરમિયાન આજુબાજુની જાનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ / બાંધકામ દરમિયાન આજુબાજુની મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સ્ટ્રક્ચર એન્જિનિયર / એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ડેવલપર્સ / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ શ્રી દ્વારા તા.02/03/2016 ના રોજ આપેલ નોટિસમાં બાંહેધરી મુજબ વર્તવાની શરતે તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય બાંધકામ / ખોદાણકામ / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલિક અસરથી રજાવિહી સ્થગિત. ૨૬ કરવાની કાર્યવાહી કરવામાં આવશે
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS 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. 02/03/2016.
- (8) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 31/05/2016.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERISED UNDERTAKING ON DT. 02/03/2016 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1397 OF 2013 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION /ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER /APPLICANT.
- (10) THIS DEVELOPMENT PERMISSION FOR COMM. AND RESIDENCE BUILDING (AFFORDABLE HOUSING) IS GIVEN 25.00 MT. HEIGHT AS PER ORDER APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT. 30/05/2016 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT, FIRE MEN AND FIRE NOC PRODUCE BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION (B) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS PER UNDERTAKING DT. 02/03/2016 (C) OWNER- APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 02/03/2016 SUBMITTED BY THEM.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST. CITY PLANNER VIDE THEIR LETTER NO:- C.P.D./A.M.C/2680 DATED. 18/01/2012, AND 25/01/2012 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3 AHMEDABAD DATE - 12/01/2016, REF. NO:- TPS/NO:- 69/F.P. NO. 275/10, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND IN CONTEXT TO T.P.O. OPINION) GIVEN BY APPLICANT.
- (13) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P.) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT AS BEEN HANDED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER DRAFT T.P. SCHEME ACCORDING TO CIRCULAR NO. 1/07-09-2006
- (14) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF. CITY ANNER VIDE THEIR LETTER NO:- C.P.D./A.M.C/ GEN/2506, 2680, DATED:- 30/01/2016 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (15) THIS PERMISSION IS SUBJECT TO OTHER TERMS /CONDITION SPECIFIED IN NOTARISED BOND GIVEN BY APPLICANT FOR DEVELOPMENT.
- (16) T.P. SCHEME AREA ON DATE:- 02/03/2016.
- (17) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 09/03/2016.
- (18) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY DY. COLLECTOR (N.A.) AHMEDABAD VIDE LETTER NO. NA/U-ALAM-65-A/TRAGHAD/CASE NO:- 178/2016, DATED:- 03/3/2016, AND COLLECTOR AHMEDABAD VIDE LETTER NO. CB/LAND-2/NA/SR- 268/2012, DATED:- 03/07/2012, WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

Other Terms & Conditions See Overleaf





Ahmedabad Municipal Corporation

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

Commencement Letter (Rajachitthi)



Date: 15 JUN 2016

Case No: BLNTI/NWZ/110416/GDR/A6237/R0/M1
Rajachitthi No: 6214/110416/A6237/R0/M1
Arch./Engg No.: ER0701281218R1
S.D. No.: SD0338220920R1
C.W. No.: CW0423281218R1
Developer Lic. No.: DEV314260420
Owner Name: (1)KIRANBHAI M. THAKKAR (2) SHINGALA DILIPBHAI HARIBHAI
Owners Address: 76, RAJPATH BUNG., NR. SMRUTI MANDIR, NR. NIGAM SOCI., GHODASAR, Ahmedabad Ahmedabad
Occupier Name: (1)KIRANBHAI M. THAKKAR (2) SHINGALA DILIPBHAI HARIBHAI
Occupier Address: 76, RAJPATH BUNG., NR. SMRUTI MANDIR, NR. NIGAM SOCI., GHODASAR, Ahmedabad Ahmedabad
Election Ward: 1-GOTA
Draft TP Scheme: 69 - Chandkheda-Jhundal-Tragad
Sub Plot Number: Zone: New West
Site Address: DEV RESIDENCY, OPP. PARSHAVE RESI., NR. GREEN ARC, TRAGAD, AHMEDABAD-382470.
Height of Building: 24.85 METER
Proposed Final Plot No: 275 (R.S. NO:- 329/2)
Block/Tenament No.: BLOCK:- B

Floor Number	Usage	BuiltUp Area (in Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING			
Ground Floor	COMMERCIAL	392.65	0	0
First Floor	RESIDENTIAL	212.54	0	6
Second Floor	RESIDENTIAL	548.40	8	0
Third Floor	RESIDENTIAL	548.40	8	0
Fourth Floor	RESIDENTIAL	548.40	8	0
Fifth Floor	RESIDENTIAL	548.40	8	0
Sixth Floor	RESIDENTIAL	548.40	8	0
Seventh Floor	RESIDENTIAL	548.40	8	0
Stair Cabin	STAIR CABIN	548.40	8	0
Lift Room	LIFT	69.74	0	0
		47.40	0	0
Total		4561.13	56	6

Sub Inspector(Civic Center)

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

CHAITANYA J. SHAH (I/C)
Dy T.D.O.
New West

R.B. BARAD I/C
Dy MC
New West

Note / 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) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO:- 27.2.
- (4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/N/207 OF 2014/DVP-112013-4777-L, DATED: 20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (5) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (6) સરના ખાદ્યકામ / બાંધકામ દરમિયાન, આજુબાજુની જાનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કિટેક્ટ / એન્જિનિયર / સૂકચર એન્જિનિયર / કલાર્ક ચોક વર્ક્સ (સાઈટ સુપરવાઇઝર) ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી વ્યવસ્થાનું સૂકચર એન્જિનિયર / ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ કરવાની સલામતી માટે કરવાની કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ડેવલપર્સ / આર્કિટેક્ટ (સાઈટ સુપરવાઇઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા આપેલ નોટરફીકેશન અસરથી રજાચિક્રી સ્થગિત. રદ કરવાની કાર્યવાહી કરવામાં આવશે
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS 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. 02/03/2016.
- (8) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 31/05/2016.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 02/03/2016 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1397 OF 2013 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION / ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER / APPLICANT.
- (10) THIS DEVELOPMENT PERMISSION FOR COMM. AND RESIDENCE BUILDING (AFFORDABLE HOUSING) IS GIVEN 25.00 MT. HEIGHT AS PER ORDER APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT. 30/05/2016 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT, FIRE MEN AND FIRE NOC PRODUCE BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION (B) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS PER UNDERTAKING DT. 02/03/2016 (C) OWNER- APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 02/03/2016 SUBMITTED BY THEM.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAYANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST. CITY PLANNER. VIDE THEIR LETTER NO:- C.P.D./A.M.C/2680 DATED 18/01/2012, AND 25/01/2012 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAYANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-16 AHMEDABAD DATE :- 12/01/2016, REF. NO:- TPS/NO:- 69/F.P. NO. 275/10, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION) GIVEN BY APPLICANT.
- (13) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P.) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER DRAFT T.P. SCHEME ACCORDING TO CIRCULAR NO. 1/07-09-2006 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF ASSI.E.O. (N.W.Z.) DTD. 02/02/2016.
- (14) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAYANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF CITY PLANNER VIDE THEIR LETTER NO:- C.P.D./A.M.C/ GEN/2506, 2680, DATED:- 30/01/2016 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (15) THIS PERMISSION IS SUBJECT TO OTHER TERMS / CONDITON SPECIFIED IN NOTARISED BOND GIVEN BY APPLICANT FOR DEVELOPMENT DRAFT T.P. SCHEME AREA ON DATE:- 02/03/2016.
- (16) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 09/03/2016.
- (17) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY DY. COLLECTOR (N.A.) AHMEDABAD VIDE LETTER NO. NA/U-1/KALAM-65-A/TRAGAD/CASE NO:- 178/2016, DATED:- 03/3/2016, AND COLLECTOR AHMEDABAD VIDE LETTER NO. CB/LAND-2/NA/SR- 268/2012, DATED:- 03/07/2012, WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.
- (18) વોપા અરજી અવધેડે, મુનિ. કમિ. શ્રી (નવા પશ્ચિમ ઝોન) ના તારીખ:- 09/08/2016 ના રોજના કક્કમાં આપેલે તથા તે અન્વયે આશી. ટી. ડી. શ્રી (નવા પશ્ચિમ ઝોન) ના તારીખ:- 09/08/2016 ના રોજના પત્રના આધારે.

For Other Terms & Conditions See Overleaf

