



Ahmedabad Municipal Corporation

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

Commencement Letter (Rajachitthi)

Case No: BLNWS/NZ/110119/CGDCRV/A1697/R0/M1
 Rajachitthi No: 01615/110119/A1697/R0/M1
 Arch./Engg No.: ER0130070821R3
 S.D. No.: SD0100260821R3
 C.W. No.: CW0063070821R3
 Developer Lic. No.: DEV1026191122
 Owner Name: HARESH B CHANDWANI AND BHARAT M PANJWANI AS PARTNER OF MOTIRAM DEVELOPERS
 Owners Address: C.S.NO.4748,D-WARD,SINDHI COLONY, SARDARNAGAR, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: HARESH B CHANDWANI AND BHARAT M PANJWANI AS PARTNER OF MOTIRAM DEVELOPERS
 Occupier Address: C.S.NO.4748,D-WARD,SINDHI COLONY, SARDARNAGAR, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 14 - KUBERNAGAR
 Zone: NORTH
 Gamtal(other than Walled City): SARDARNAGAR TOWNSHIP
 City Survey No: 4748 (SHEET NO.92)
 Sub Plot Number: Block/Tenament No.:
 Site Address: C.S.NO.4748,D-WARD,SINDHI COLONY,SARDARNAGAR,AHMEDABAD-382475.
 Height of Building: 15.25 METER

Date: 11 APR 2019

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	303.15	0	0
First Floor	RESIDENTIAL	303.15	6	0
Second Floor	RESIDENTIAL	303.15	6	0
Third Floor	RESIDENTIAL	303.15	6	0
Fourth Floor	RESIDENTIAL	258.26	5	0
Stair Cabin	STAIR CABIN	37.07	0	0
Lift Room	LIFT	17.75	0	0
Total		1525.68	23	0

T.D. Sub Inspector(B.P.S.P.)

T.D. Inspector (B.P.S.P.)

Asst. T.D.O. (B.P.S.P.)

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) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GANDHINAGAR AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME, UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
- (4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:-12/10/2017 AND LETTER NO: GH/V/307 OF 2017/EDB-102016-3629-L, DATED:-20/12/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:-31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:-31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152 OF 2018/EDB-102016-3629-L, DATED:-05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER CGDCR-2017 CLAUSE NO:- 25.2.
- (6) 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 FOR SAFETY PURPOSE.
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-25/03/2019.
- (8) 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.22/02/2019.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 22/02/2019 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 AS PER OPINION GIVEN BY ADHIK COLLECTOR AND VAHIVATDAR, SARDARNAGAR TOWNSHIP (AHMEDABAD) FOR C.S.NO.4748 BY REF NO:- R.H.B./ SATASHI/AMC/ ABHIPRAY/CITY SUR. NO: 4748 AND 4749/S.R..14/VASHI.948/18, DATE:- 05/10/2018.
- (11) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
- (12) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR ROAD LINE GIVEN BY HEAD DRAFTSMAN (ESTATE DRAWING BRANCH) A.M.C. DT.13/03/2019.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR T.D.O. HOUSING GIVEN BY SURVEYOR (T.D.O. HOUSING) A.M.C. DT.30/10/2018.
- (15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR LAND AQUISITION GIVEN BY ASSISTANT ESTATE OFFICER (AQUISITION, ESTATE) A.M.C. DT.02/11/2018.
- (16) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.05/11/2018, REF.NOC ID NO.AHME/WEST/B/110118/346147 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (17) THIS PERMISSION IS GIVEN ON THE BASIS OF ROAD LINE POSSESION GIVEN BY TOWN DEV. INSP.(KUBERNAGAR,N.Z.) A.M.C. DATE:-16/01/2019.
- (18) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF PROPERTY TAX NOC GIVEN BY ASSIT.MANAGER/DIVISIONAL SUPRITENDENT (PROPERTY TAX DEPARTMENT,N.Z.) ON DT.07/01/2019.
- (19) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-26/03/2019.
- (20) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.