



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: 30 AUG 2016

Case No: BLNT/SZ/260215/GDR/A3812/R1/M1
Rajachitthi No: 6801/260215/A3812/R1/M1
Arch/Engg No.: ER0947040718
S.D. No.: SD0314080718R1
C.W. No.: CW0556050318
Developer Lic. No.: DEV231190320
Owner Name: GHANSHYAM M VADODARIA, MD OF TAKSHASHILA GRUH NIRMAN PVT LTD
Owners Address: MANAV MANDIR, NR OLD ARADHANA VIDHYALAY CROSS ROAD, B/H RAMANNAGAR, MANINAGAR, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: GHANSHYAM M VADODARIA, MD OF TAKSHASHILA GRUH NIRMAN PVT LTD
Occupier Address: MANAV MANDIR, NR OLD ARADHANA VIDHYALAY CROSS ROAD, B/H RAMANNAGAR, MANINAGAR, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 57-KHOKHRA
TPScheme: 7 - KHOKHARA MAHEMDABAD
Sub Plot Number: 89
Site Address: TAKSHASHILA RESICOM, IDLI CROSS ROAD, KHOKHRA, AHMEDABAD - 380008.
Height of Building: 24.85 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	891.96	0	0
First Celler	STORE	152.20	0	0
Ground Floor	PARKING	498.46	0	0
Ground Floor	COMMERCIAL	553.47	0	22
First Floor	RESIDENTIAL	1034.54	12	0
Second Floor	RESIDENTIAL	1034.54	12	0
Third Floor	RESIDENTIAL	1034.54	12	0
Fourth Floor	RESIDENTIAL	1034.54	12	0
Fifth Floor	RESIDENTIAL	1034.54	12	0
Sixth Floor	RESIDENTIAL	1034.54	12	0
Seventh Floor	RESIDENTIAL	1034.54	12	0
Stair Cabin	STAIR CABIN	90.12	0	0
Lift Room	LIFT	68.16	0	0
Total		9496.15	84	22

સદર મહારજે ચાહે બંધ એક એક આઈ. ના નામો ના હતા
ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી.યુ. પરમીશન
અગાઉ અને ના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

Sub Inspector(Civic Center) Asst. T.D.O./Asst. E.O (Civic Center) Rajendra Jadhav Dy T.D.O. South C.R. Kharsan Dy MC South

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 IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GHV/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 PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.
(5) સેલરના ખોદાણકામ / બાંધકામ દરમ્યાન, આજુબાજુની જાનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી બરજદાર / માલિક / આર્કીટેક્ટ / એન્જીનિયર / સ્ટ્રક્ચર એન્જીનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઇઝર) ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પોટેક્ટીવ સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ / બાંધકામ દરમ્યાન આજુબાજુની મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સ્ટ્રક્ચર નિયર / એન્જીનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઇઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / ક્લાર્ક / ડેવલપર્સ / આર્કીટેક્ટ / એન્જીનિયર / સ્ટ્રક્ચર એન્જીનિયર / ક્લાર્ક ઓફ વર્ક્સ શ્રી દ્વારા તા. 20/04/2015 ના રોજ આપેલ નોટીસઇઝ બાંહેધરી મુજબ વર્તવાની શરત તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય બાંધકામ / ખોદાણકામ / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલીક અસરથી રજાચિઠ્ઠી સ્થગિત / રદ કરવાની કાર્યવાહી કરવામાં આવશે.
(6) પોપટી કાંડ મુજબ, બ્લોક - એ, ગ્રા.ક-3 ના માલિકશ્રી રામપ્રકાશ દયારામ પંજાપતિ ના તા. 19/04/2015 ના રજીસ્ટર્ડ નોટીસઇઝ સમતિપત્રને આધારે આ પરવાનગી આપવામાં આવે છે.
(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. 20/05/2016.
(8) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-08/07/2016.
(9) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERISED UNDERTAKING ON DT. 20/05/2016 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) 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 75PERCENTAGE CHARGES PAID IN 8 INSTALLMENT IN 2 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 DATED:- 28/04/2015.
(11) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 28/04/2015 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.
(12) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO. 3269 DT. 23/03/2015 FOR LOCAL AREA PLANNING AS PER GDR CL.15.1.A. APPLICANT/OWNER HAS TO OBEY NOTARISED UNDERTAKING SUBMITTED BY THEM DTD. 23/08/2016 FOR THE SAME.
(13) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED PLAN BY A.M.C. REF. CASE NO. BU/EZ/081007/0476 DT. 22/06/2009, IT IS SUBMITTED BY OWNER/APPLICANTS.
(14) THIS REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL BUILDING USE IN R - I ZONE (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 24/04/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT AND FIRM 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. 20/05/2016 (C) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 20/05/2016. (D) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 17/01/2015 AND OWNER-APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION. WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT.
(15) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER CONSENT/ APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (S.Z.) ON DT.-24/02/2015, 10/04/2015 REGARDING APPLICATION FOR OBJECTIONS ON THE SAID PLOT AND COURT LITIGATION CITY SMALL CAUSES COURT DI MU. NO. 548/2013. OWNER HAS TO OBEY ALL FUTURE DECISIONS IN THIS MATTER AND SUBMIT THE NOTERISED UNDERTAKING BOND DT.- 10/04/2015 FOR THE SAME.
(16) THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION GIVEN BY DY. COLLECTOR (AHMEDABAD) VIDE LETTER NO. N.A./U-1/CASE NO. 28/KADAM-68-A/KHOKHRA-MAHEMDAVAD/2014 ON DT. 08/07/2014 APPLICANT HAS TO OBEY THE TERMS AND CONDITION MENTIONED IN N.A. PERMISSION.
(17) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY A.T.D.O. (S.Z.) DT. 31/05/2016.
(18) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED BUILDING PLAN BY AMC CASE NO:- BLNT/SZ/260215/GDR/A3812/R1/M1 ON DT. 29/04/2015, SUBMITTED BY OWNER/APPLICANTS.
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