



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)

Case No: BLNTS/WZ/170114/GDR/A1155/R0/M1 Date: **02 MAY 2014**
Rajachitthi No: 01193/170114/A1155/R0/M1
Arch./Engg. No.: ER0799070716 Arch./Engg. Name: HARESH A. SHAH
S.D. No: SD033416615 S.D. Name: RAJDEV J. BRAHMBHATT
C.W. No: CW0335010316R1 C.W. Name: HARESH A. SHAH
Owner Name: (1) SHRINATH REAL ESTATE PARTNER (2) AMRUTKUMAR BHABUTMAL SHANGAVI
Address: 2/2/1, CENTRE POINT, PANCHVATI, AMBAWADI, AHMEDABAD
Occupier Name: (1) SHRINATH REAL ESTATE PARTNER (2) AMRUTKUMAR BHABUTMAL SHANGAVI
Address: 2/2/1, CENTRE POINT, PANCHVATI, AMBAWADI, AHMEDABAD
Election Ward: 5-SABARMATI Zone: WEST
TP Scheme: 23 - SABARMATI Final Plot No: 858
Sub Plot No.: Block/Tenament:
Site Address: SAMRUDHI RESI., NR. TORENT POWER, OPP. RAILWAY LINE, RAMNAGAR ROAD, SABARMATI, AHMEDABAD-380005.
Height of Building: 21.58 METER

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
1st Cellar	PARKING	283.89	0	0
Ground Floor	PARKING	230.89	0	0
First Floor	RESIDENTIAL	230.89	5	0
Second Floor	RESIDENTIAL	230.89	5	0
Third Floor	RESIDENTIAL	230.89	5	0
Fourth Floor	RESIDENTIAL	230.89	5	0
Fifth Floor	RESIDENTIAL	230.89	5	0
Sixth Floor	RESIDENTIAL	230.89	5	0
Stair Cabin	STAIR CABIN	38.45	0	0
Total		1943.56	30	0


Sub Inspector
(Civic Center)


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


NILESH BARANDA
Dy TDO
West


R.B. BARAD
Dy MC
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) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER DRAFT GDR AS PER LETTER NO: VNM-112013-1133-L, DT. 20/04/2013 OF URBAN DEVELOPMENT DEPT. OF GOVT. OF GUJARAT SUBJECT TO CONDITION THAT, IF ANY CHANGES / MODIFICATION IN THESE REGULATIONS (GDR) IS MADE IN FUTURE BY AUTHORITY OR STATE GOVT., OWNER/APPLICANT SHALL HAVE TO STRICTLY FOLLOW THOSE CHANGES / MODIFICATIONS AND SHALL HAVE TO TAKE REVISED DEVELOPMENT PERMISSION IF REQUIRED UNDER THE RULES, AND SHALL MODIFY / REMOVE / DEMOLISH THE APPROVED CONSTRUCTION OR PART THEREOF AT THEIR COST BECAUSE OF SUCH CHANGES / MODIFICATION AND SHALL NOT ASK FOR ANY COMPENSATION FOR IT. AND WILL NOT MAKE ANY COURT LITIGATION AGAINST THE AUTHORITY OR STATE GOVT. FOR SUCH CHANGES / MODIFICATION AND OWNER/APPLICANT SHALL BE SOLELY BE RESPONSIBLE FOR ANY LITIGATION / COURT MATTER, IF ARISES IN FUTURE. AND SHALL HAVE TO PAY FOR ALL COST FOR SUCH LITIGATION IMPOSED ON AUTHORITY OR STATE GOVT.
- (4) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO.27 OF DRAFT GDR.
- (5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 07/04/2014.
- (6) THIS DEVELOPMENT PERMISSION FOR AFFORDABLE RESIDENCE BUILDING IS GIVEN UP TO 25.00 MT. HEIGHT AS PER ORDER / APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT.31/03/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING DT.26/02/2014.(B) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLY 16.50 MT. HEIGHT AS NOTARISED UNDERTAKING DT.26/02/2014.
- (7) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT & LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (W.Z.) A.M.C. DT. 15/06/2013.
- (8) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO.01679 DT. 05/02/2014 FOR LOCAL AREA PLANNING AS PER GDR CL. 15.1.B, OWNER-APPLICANTS HAVE SUBMITTED NOTARISED UNDERTAKING DATED 06/03/2014 FOR THE SAME.
- (9) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER THE ORDER GIVEN BY DY.M.C. (WZ) ON DATED 01/06/2013 WITH THE CONDITION THAT OWNER/APPLICANT WILL SUBMIT RAILWAY N.O.C. BEFORE APPLYING FOR THE B.U. PERMISSION.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER CONSENT/ APPROVAL GIVEN BY ASSI. MUNI.COMM. (W.Z.) ON DATE:- 20/12/2013 IN RESPECT OF OBJECTION (1) PURUSHOTUM G. JOSHI (2) KHETARAM M. MISTRI WITH CONDITION THAT ANY ORDER GIVEN BY HON. COURT FOR LITIGATION OF QUASTION LAND DIMU NO:- 438/2012 WILL BE APPLICABLE & BINDING TO OWNER/APPLICANT AS UNDERTAKING GIVEN BY OWNER/APPLICANT DT.12/03/2014.
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY AMRUTKUMAR B. SANGHAVI AND OTHERS DTD. 26/02/2014 IN RESPECT OF OPINION FOR METRO RAIL ALIGNMENT GIVEN BY TOWN PLANNING INSP. T.D.O. DRO.BR. DATE:- 30/12/2013.
- (12) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION VIDE LETTER NO:- L.N.D.P., DATED:- 18/06/1958 MENTION IN GAM NAMUNA NO:- 2 SUBMITTED BY OWNER-APPLICANTS.
- (13) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDR CL. NO. 27.2.3.





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)

Case No: BLNTS/WZ/170114/GDR/A1155/R1/M1

Rajachitthi No: 5754/170114/A1155/R1/M1

Arch/Engg No.: ER0799070716

S.D. No.: SD0334160620R1

C.W. No.: CW0335010321R2

Developer Lic. No.: DEV558251020

Owner Name: (1) SHRINATH REAL ESTATE PARTNER (2) AMRUTKUMAR BHABUTMAL SHANGAVI

Owners Address: 2/2/1, CENTRE POINT, PANCHVATI, AMBAWADI, Ahmedabad Ahmedabad Ahmedabad India

Occupier Name: (1) SHRINATH REAL ESTATE PARTNER (2) AMRUTKUMAR BHABUTMAL SHANGAVI

Occupier Address: 2/2/1, CENTRE POINT, PANCHVATI, AMBAWADI, Ahmedabad Ahmedabad Ahmedabad Gujarat

Election Ward: 5-SABARMATI

Zone: West

TPScheme: 23 - SABARMATI

Final Plot No: 858

Sub Plot Number

Block/Tenant No.:

Site Address: SAMRUDHI RESI., NR. TORENT POWER, OPP. RAILWAY LINE, RAMNAGAR ROAD, SABARMATI, AHMEDABAD-380005.

Height of Building: 24.15 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	264.06	0	0
Ground Floor	PARKING	89.15	0	0
Ground Floor	RESIDENTIAL-COMMERCIAL	186.55	2	4
First Floor	RESIDENTIAL-COMMERCIAL	275.70	3	4
Second Floor	RESIDENTIAL	266.43	6	0
Third Floor	RESIDENTIAL	266.43	6	0
Fourth Floor	RESIDENTIAL	266.43	6	0
Fifth Floor	RESIDENTIAL	266.43	6	0
Sixth Floor	RESIDENTIAL	266.43	6	0
Seventh Floor	RESIDENTIAL	266.43	6	0
Stair Cabin	STAIR CABIN	40.14	0	0
Lift Room	LIFT	30.20	0	0
Total		2484.38	41	8

16/04/2016

16/4

16/4

16/4

Sub Inspector(Civic Center)

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

Nilesh Baranda
Dy T.D.O.
West

R.B. BARAD
Dy MC
West

Note / Conditions:

- (1)સરકારીના નોટીફિકેશન ક્રમાંક :- GHV/321 OF 2015/DVP-112015-2085-L તા. 08/12/2015 મુજબ LOCAL AREA PLAN ને સરકારી વાસ મંજૂરી પ્રાપ્ત થઈ LOCAL AREA PLAN અન્વયે જે કોઈ મિલ્કત લેવામાં આવશે તે અરજદારની નીચેના બંધનકર્તા રહેશે. તે મુજબ વતેવા અરજદારે રજુ કરેલ નોટીફિકેશન પ્રાપ્ત થઈ 16/04/2016 ને અર્જન.
- (2)સેલરના બોલાણકામ / બંધકામ દરમિયાન, અજુબાજુની જાનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / કલર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ બોલાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સાયટ (Shoring / Strutting) ની વ્યવસ્થા કરી બંધકામ કરવાનું રહેશે તથા બોલાણકામ / બંધકામ દરમિયાન અજુબાજુની મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સ્ટ્રક્ચર એન્જિનિયર / એન્જિનિયર / કલર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે તથા તે અંગે માલિક / અરજદાર / કંસલપર્સ / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / કલર્ક ઓફ વર્કસ સી દ્વારા તા. 02/12/2015 ના રોજ અપેલ નોટીફિકેશન બાંહેધરી મુજબ વતેવાની જરૂરે તથા સમગ્ર સલામતીના ચોક્કસ પગલ લીધે શિલાવા બંધકામ / બોલાણકામ / ડિમોલિશન ની કામગીરી કરવામાં આવશે. જરૂરે તો તાકીદે અસરગ્રસ્ત સ્થિતિ / રદ કરવાની કાર્યવાહી કરવામાં આવશે.
- (3)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.
- (4)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT- 13/06/05.
- (5)THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO- 27.2.
- (6)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.
- (7)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIALACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY,PUBLICSPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.02/12/2015.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT.02/12/2015 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 75 PERCENTAGE CHARGES PAID IN 8 INSTALLMENT IN 2 YEARS AS PER CIRCULAR NO- 31/2013- 14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DATED:- 10/03/2016.
- (11) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 25/02/2016
- (12) THIS DEVELOPMENT PERMISSION FOR HIGHRISE COMM. AND RESIDENCE BUILDING USE IN R-1 ZONE AND BRIS OVERLAY T.O.Z. (AS SHOWN IN PLAN) IS GIVEN UP TO 25.00 MT. HEIGHT AS PER ORDER /APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT. 31/03/2014,23/02/2016 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT,FIRE MEN AND FIRE N.O.C. PRODUCE BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING (B) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 28/09/2015 WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT (C) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN AIR PORT N.O.C. GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE LET. NO- AA/AH/ATCO-61/11926-31,DT. 04/08/2014 (D) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 02/12/2015 SUBMITTED BY THEM.

(14) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO.01670 DT. 06/02/2014 FOR LOCAL AREA PLANNING AS PER GDR CL. 15.1.A, OWNER-APPLICANTS HAVE SUBMITTED NOTARISED UNDERTAKING DATED 06/03/2014 FOR THE SAME.

(15) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER THE ORDER GIVEN BY DY.M.C. (WZ) ON DATED 01/06/2013 WITH THE CONDITION THAT OWNER-APPLICANT WILL SUBMIT RAILWAY N.O.C. BEFORE APPLYING FOR THE B.U. PERMISSION.

(16) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER CONSENT/ APPROVAL GIVEN BY ASSI. MUNI.COMM. (W.Z.) ON DATE:- 20/12/2013 IN RESPECT OF OBJECTION (1)PURUSHOTUM G. JOSHI(2) KHETARAM M. MISTRI WITH CONDITION THAT ANY ORDER GIVEN BY HON. COURT FOR LITIGATION OF QUASTION LAND DIMU NO:- 438/2012 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT AS UNDERTAKING GIVEN BY OWNER/APPLICANT DT.12/03/2014.

(17) THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY AMRUTKUMAR B. SANGHAVI AND OTHERS DTD. 26/02/2014 IN RESPECT OF OPINION FOR METRO RAIL ALLIGNMENT GIVEN BY TOWN PLANNING INSP. T.D.O. DRG.BR. DATE:- 30/12/2013.

(18) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION VIDE LETTER NO:- L.N.D.P., DATED:-18/06/1958 MENTION IN GAM NAMUNA NO:- 2 SUBMITTED BY OWNER-APPLICANTS.

(19) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY DY. COLLECTOR (N.A.) AHMEDABAD, VIDE LETTER NO.N.A./U.1/KALAM-65-A/ACHER/CASE NO:- 104/2015, DATED:-05/10/2015 WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.

(20) THIS REVISE PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (W.Z.) DT.18/09/2015.

For Other Terms & Conditions See Overleaf

સાદર પ્રકટિતે ગાજીબંદ એફ.એમ.આર્ટી. ના નાણાં ના હાતા
ચુકવવાના હોર્ડી, તે વસૂલાત બાબતે બી.યુ. પરમીશન
અગાઉ અનેના વિભાગનો અધિકારી સેવાવવાનો રહેશે.

