



અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન

મહાનગર સેવા સદન, અમદાવાદ

સરદાર પટેલ ભવન, દાણાપીઠ, અમદાવાદ : ૩૮૦૦૦૧

Client Copy

બુક નં. 156

નંબર: 19
તા.: 23/10/2020

✓ 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.: BLN11/EZ/141119/CMDCRV/A2986/R01m1

રજા ચિટ્ટી નં.: 03059/141119/A2986/R01m1

પ્રતિ, મૈસર્સ હીપ ડેવલોપર્સના ભાગીદારી

પેઠીવતી શૈલેશભાઈ વી. દવખાળી

ગામનંદ આર્ટ્સ, શિવાનંદ બ્રાંચીઓની

સામે, વસ્તાલ, અમદાવાદ.

ટા.પ્લા.સ્કીમ નં. 114 (વસ્તાલ ફા. મે. પ્લોટ નં. 39/2/8/1 સબ પ્લોટ/ટિના./બ્લોક નં. -

રેવન્યુ વિલેજ - રેવન્યુ સર્વે નં. 796/2 બ્લોક નં./ટિના નં. -

ગામતળ - સીટી સર્વે નં. - શીટ નં. -

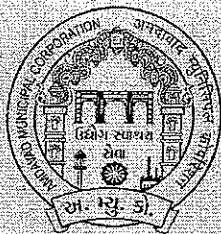
ઉપરોક્ત વિષય અંગે આપશ્રીની નવા માલિક/લાયસન્સદાર એન્જિનિયર/આર્કિટેક્ટ/સ્ટ્રક્ચરલ ડિઝાઇનર/ક્લાર્ક ઓફ વર્ક્સની નિમણૂક કરવા અંગે તા. 16/10/2020 ની અરજી તથા સદર અરજી સાથે રજુ કરેલ પુરાવા ધ્યાનમાં લઈ નીચે મુજબની નિમણૂકની પરવાનગી આપવામાં આવે છે.

અનુ. નં.	વિગત	લાયસન્સ નંબર	તારીખ સુધી	લાયસન્સ નંબર	તારીખથી
૧.	માલિક	મહુભાઈ ડે પટેલ તથા અન્યી ૩ (ત્રણ)	15/10/2020	મૈસર્સ હીપ ડેવલોપર્સ ના ભાગીદારી પેઠીવતી શૈલેશભાઈ વી. દવખાળી	16/10/2020
૨.	એન્જિનિયર/ આર્કિટેક્ટ	-	-	-	-
૩.	સ્ટ્રક્ચરલ ડિઝાઇનર	-	-	-	-
૪.	ક્લાર્ક ઓફ વર્ક્સ	-	-	-	-

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ડે.ટાઉન ડેવલપમેન્ટ ઓફીસર/ડે.એસ્ટેટ ઓફીસર

(.....પૂ.વિ.....ઓન)



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)

Date: 0 FEB 2020

Case No: BLNT/VEZ/141119/CGDCRV/A2986/R0/M1
 Rajachitthi No: 03059/141119/A2986/R0/M1
 Arch/Engg No: ER1043270420
 S.D. No: SD0349200221R1
 C.W. No: CW0559020423R1
 Developer Lic. No: DEV1027201122
 Owner Name: (1) MADHUBHAI KARSANBHAI PATEL, (2) MANSUKHBHAI MADHUBHAI PATEL, (3) HIMMATBHAI MADHUBHAI PATEL, (4) PRAVINKUMAR MADHUBHAI PATEL
 Owners Address: 704, KAILASH BHUVAN, B/H NARAN CHAMBER, INDIA COLONY, BAPUNAGAR AHMEDABAD Ahmedabad
 Occupier Name: (1) MADHUBHAI KARSANBHAI PATEL, (2) MANSUKHBHAI MADHUBHAI PATEL, (3) HIMMATBHAI MADHUBHAI PATEL, (4) PRAVINKUMAR MADHUBHAI PATEL
 Occupier Address: 704, KAILASH BHUVAN, B/H NARAN CHAMBER, INDIA COLONY, BAPUNAGAR AHMEDABAD Ahmedabad
 Election Ward: 41 - VASTRAL
 Zone: EAST
 TP Scheme: 114 - Vastral-Ramol
 Proposed Final Plot No: 39/2/8/1 (R.S.NO. 796/2)
 Block/Tenament No.:
 Sub Plot Number:
 Site Address: GAJANAN ARCADE, OPP SHIVNAND BUNGLOWS, VASTRAL, AHMEDABAD
 Height of Building: 18.17 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Cellar	PARKING	917.57	0	0
Ground Floor	COMMERCIAL	714.90	0	12
First Floor	COMMERCIAL	682.34	0	9
Second Floor	COMMERCIAL	682.34	0	11
Third Floor	COMMERCIAL	682.34	0	14
Fourth Floor	COMMERCIAL	602.34	0	9
Stair Cabin	STAIR CABIN	74.51	0	0
Over Head Water Tank	O.H.W.T.	20.58	0	0
Total		4376.92	0	55

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 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/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/EDB-102016-3629-L, DATED-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) 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.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-21/01/2020.

(7) 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.

(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 NOTARISED UNDERTAKING FOR THE SAME ON DT.07/10/2019.

(9) APPLICANT/OWNER/ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION, PROVIDING PROTECTIVE SUPPORT (SHORING / STRUTTING) AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.07/10/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(10) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (1179.85) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED. (B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM (C) IF MISUSE OF PARKING SPACE IS NOTICED, THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(11) THIS REVISE PERMISSION IS GRANTED FOR COMMERCIAL USE UPTO 25.00 MT. HEIGHT IN RESIDENTIAL ZONE-1 AS PER THE APPROVAL OF D.Y.MC.(U.D) ON DT-20/01/2020 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.07/10/2019.

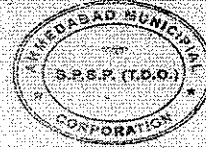
(13) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.28/12/2019 (NO.OPN202928122019) AND FIRE NOC, FIRE PROTECTION CONSULTANT, FIRE MAN AND FIRE OFFICER WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE-07/10/2019.



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- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (E.Z.), REF. NO. - 1734 ON DT. 23/08/2019.
- (15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASSIT. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO. - CPD/A.M.C/OP-952, ON DT. 30/07/2019.
- (16) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3 (PRANANI), DATED - 25/03/2019, REF. NO. T.P.S./NO. 114 (VASTRAL - RAMOL)/CASE NO. 36/12/452 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (17) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., E.Z.) ON DT. 25/09/2019.
- (18) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
- (19) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
- (20) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL 17.5.1 OF CGDCR-2017 AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT. 07/10/2019.
- (21) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS (PROMOTERS) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY (RERA) OFFICE.
- (22) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING 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.
- (23) 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, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
- (24) સદરજી જમીનમાં વાણિજ્યના બિનખેતી ઉપયોગ અને કલેક્ટરશ્રી, અમદાવાદના પત્ર નં. સીબી/ત.બી.પ્ર./વચાલ/સ.નં./બી.ક નં. 065/૨/બેસ.અર.૧૪૩૬/૨૦૧૮, તા. ૦૩/૦૬/૨૦૧૮ થી રજૂ કરેલ હુકમ તથા તેની શરતોને આધિન તથા સદર બિનખેતી હુકમમાં દર્શાવેલ ૨૦૩૮.૦૦ ચો.મી. વાણિજ્ય હેતુ પીકી ૧૫૭૮.૦૦ ચો.મી. વાણિજ્ય હેતુ માટેની જમીન ફક્ત સદર જા. પ્લોટમાં જ વાપરવા અંગે તથા તે મુજબ રેવન્યુ રેકર્ડમાં કરાવવા અંગે અરજદાર દ્વારા રજૂ કરેલ તા. ૦૨/૦૧/૨૦૨૦ ના રોજની નોટરાઈઝ્ડ બાંહેધરીને આધિન.
- (25) મુકાબીની કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગ ની જોગવાઈ કરવા સહિતનાં પંચાયતની જળવણી અંગેના તમામ પ્રગલ્લા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપર તા. ૦૭/૧૦/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધિન.
- (26) મકાન અને અન્ય બાંધકામ શ્રમગીશી(રોજગરી)નું નિયમન અને નોકરીની શરતો) અધિનિયમ, ૧૯૯૬ હેઠળ દરેક માલિકે બાંધકામ પૂર્ણ થઈ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ - ૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ભક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી/બી.પી.ઓ.ક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.
- For Other Terms & Conditions See Overleaf



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- D.K. Patel*
મો. 9824142234/982422211 સર્કલ
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Nava Naroda, Ahmedabad.