



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)

10 JUL 2015

Case No: BLNTS/WZ/190215/GDR/A3748/R0/M1
 Rajachitthi No: 4133/190215/A3748/R0/M1
 Arch./Engg No.: ER0797190516
 S.D. No.: SD0042220716R2
 C.W. No.: CW0499190516
 Developer Lic. No.: DEV069210120
 Owner Name: ARUNABEN A DHRUV & MUKESH B DHRUV
 Owners Address: SHREEKUNJ HOMES, 22, NAVYUG SOCIETY, OPP SNEHKUNJ BUS STAND, SURENDRA MANGALDAS ROAD, AMBAWADI Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: ARUNABEN A DHRUV & MUKESH B DHRUV
 Occupier Address: SHREEKUNJ HOMES, 22, NAVYUG SOCIETY, OPP SNEHKUNJ BUS STAND, SURENDRA MANGALDAS ROAD, AMBAWADI Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 26-AMBAWADI
 TP Scheme: 21 - AMBAWADI
 Sub Plot Number: 22
 Site Address: SHREEKUNJ HOMES, 22, NAVYUG SOCIETY, OPP SNEHKUNJ BUS STAND, SURENDRA MANGALDAS ROAD, AMBAWADI, AHMEDABAD - 380015.
 Height of Building: 25.0 METER

Arch./Engg. Name: PANCHAL RAJESH ARVINDBHAI
 S.D. Name: JOSHI KETAV P.
 C.W. Name: PANCHAL RAJESH ARVINDBHAI
 Developer Name: SHREEKUNJ REALTORS

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	343.46	0	0
Ground Floor	PARKING	314.44	0	0
First Floor	RESIDENTIAL	314.05	2	0
Second Floor	RESIDENTIAL	314.05	2	0
Third Floor	RESIDENTIAL	314.05	2	0
Fourth Floor	RESIDENTIAL	314.05	2	0
Fifth Floor	RESIDENTIAL	314.05	2	0
Sixth Floor	RESIDENTIAL	314.05	2	0
Seventh Floor	RESIDENTIAL	314.05	2	0
Stair Cabin	STAIR CABIN	37.34	0	0
Lift Room	LIFT	30.82	0	0
Total		2924.41	14	0

Sub Inspector(Civic Center)

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

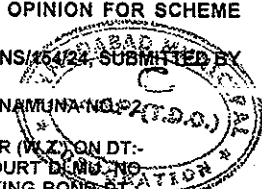
Nilesh Baranda
Dy T.D.O.
West

R.B. BARAD
Dy MC
West

Note / Conditions:

- (1) 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.- 3/06/06.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER GDCR 2021 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 WILL 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 CHEPTER NO.27 OF GDCR 2021.
- (5) 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.16/03/2015.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.- 23/03/2015.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 04/02/2015 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.
- (8) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 11/02/2015 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.
- (9) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO. 02887 DT. 12/03/2015 FOR LOCAL AREA PLANNING AS PER GDCR 2021. APPLICANT/OWNER HAS TO OBEY NOTARISED UNDERTAKING SUBMITTED BY THEM DTD. 16/03/2015 FOR THE SAME.
- (10) THIS PERMISSION FOR RESIDENTIAL BUILDING USE IN R-1 ZONE (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 20/03/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT 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. 04/02/2015, (C) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 04/02/2015, WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT.
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV. INSP.(W.Z.) A.M.C. DT. 09/02/2014.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED SUB PLOTTING PLAN BY AMC, REF CASE NO. BNS/164/24, SUBMITTED BY OWNER/APPLICANTS.
- (13) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION VIDE NO:- L.N.D.153 ON DT. 13/12/1949, MENTION IN GAM NAMUNA NO. 273/2014, SUBMITTED BY OWNER-APPLICANTS.
- (14) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER CONSENT/ APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) ON DT.- 22/06/2015 REGARDING APPLICATION FOR OBJECTIONS ON THE SAID PLOT AND COURT LITIGATION CITY CIVIL COURT D.M.C. NO. 1292/2015, OWNER HAS TO OBEY ALL FUTURE DECISIONS IN THIS MATTER AND SUBMIT THE NOTERISED UNDERTAKING BOND ON DT. 03/07/2015 FOR THE SAME.

For Other Terms & Conditions See Overleaf



:: शरतो ::

- ઉપર જણાવેલ કોઈપણ શરતોનો ભંગ થશે તો આપેલ બાંધકામનું આરંભ પ્રમાણપત્ર (રજીસ્ટ્રી) રદ કરવામાં આવશે.

આ કમન્સમેન્ટ સર્ટીફિકેટ (રજા ચીકી) દ્વારા જે વિકાસ કરવા પરવાનગી આપેલ છે તે અમે વિકાસ પરવાનગી મેળવવા જે પ્લાન સાથે અરજી તેમજ બાહેધરી રજુ કરેલી તેના આધારે છે. માટે અરજીમાં કે પ્લાનમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત સામાન્ય વિકાસ નિયમો(જી.ડી.આર.)ના નિયમો સાથે સુસંગત નહીં હોય તેમજ બાહેધરી કે અરજીમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત ખોટી હશે તો આ કમન્સમેન્ટ સર્ટીફિકેટ (રજા ચીકી) રદ થયેલી ગણાશે તથા કરેલ બાંધકામ અમારા ખર્ચે અને જોખમે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન દ્વારા શકશે અને કરેલ બાંધકામ દૂર કરવા અમને કાયદાકીય કોઈપણ પ્રકારની નોટિસ કે જાણ કરવાની રહેશે નહીં. આ કમન્સમેન્ટ સર્ટીફિકેટ (રજા ચીકી)ની ઉપરોક્ત તમામ શરતો મેં/અમે વાંચેલ છે અને તે સાથે અમે સંમત છીએ.

Asuna Dhzuvi

Livraj Park, Ahmedabad-380051.