



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: 28 JUN 2016

Case No: BLNTS/WZ/260416/GDR/A6328/R0/M1
 Rajachitthi No: 6113/260416/A6328/R0/M1
 Arch./Engg No.: ER0582280720R2
 S.D. No.: SD0338220920R1
 C.W. No.: CW0083230816R2
 Developer Lic. No.: DEV139050220
 Owner Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
 Owners Address: 2/2 VAIKUNTH COMPLEX, B/H KUNJ MALL, NIKOL, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
 Occupier Address: 2/2 VAIKUNTH COMPLEX, B/H KUNJ MALL, NIKOL, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 4-CHANDKHEDA-MOTERA
 TPScheme: 44 - Chandkheda
 Sub Plot Number: 132 (R.S. NO:- 834)
 Site Address: ADITYA ANTRIX,NR. FIRE STATION CHANDKHEDA,AHMEDABAD-382424.
 Height of Building: 24.4 METER

Arch./Engg. Name: MANOJ L.KANANI
 S.D. Name: PATEL RAJESH P.
 C.W. Name: PATEL KETAN K.
 Developer Name: ADITYA CORPORATION

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	METER ROOM	11.69	0	0
Ground Floor	PARKING	506.97	0	0
First Floor	RESIDENTIAL	463.66	4	0
Second Floor	RESIDENTIAL	463.66	4	0
Third Floor	RESIDENTIAL	463.66	4	0
Fourth Floor	RESIDENTIAL	463.66	4	0
Fifth Floor	RESIDENTIAL	463.66	4	0
Sixth Floor	RESIDENTIAL	463.66	4	0
Seventh Floor	RESIDENTIAL	442.94	4	0
Stair Cabin	STAIR CABIN	47.21	0	0
Lift Room	LIFT	31.15	0	0
Total		3821.92	28	0

સરકારનો આજ્ઞાવરણ છે. એસ.આઈ. ના નાણાં ના હસ્તાક્ષરો વગર, તે તરફથી જાહેરની બી.યુ. પરમીશન અપાઉં અને ના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

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.-13/05/06.
- (3) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO:- 27.2.
- (4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:- 20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (5) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (6) IS 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.21/04/2016.
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 04/05/2016.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 30/04/2016 FOR THE PENDING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1255 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.
- (9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING IS GIVEN 25.00 MT. HEIGHT AS PER ORDER /APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT.13/02/2015 AND 13/02/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING (B) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN NO OBJECTION CERTIFICATE/ RECOMMENDATION DT:- 01/05/2015 GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE THEIR LETTER NO: AAIAH/ATCO-61/13821-26.
- (10) THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES 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 DT. 14/06/2016.
- (11) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:- CB/LAND/NA/SR-179/2008-2009,DATE:- 02/12/2008 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANTS.
- (12) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 16/02/2015,21/04/2016 SUBMITTED BY THEM.
- (13) ALL TERMS AND CONDITIONS AS MENTIONED IN ENVIRONMENT CLEARANCE CERTIFICATE NO:- SEIAA/GUJ/EC/8(a)/3556/2015, DATED:- 09/09/2015 (ISSUED BY STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY)WILL BE APPLICABLE AND BINDING TO THE OWNER APPLICANT.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSR.(W.Z.) DATE:- 07/08/2012.
- (15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANER, CITY PLANNING DEPT. IN LETTER NO:- C.P.D./A.M.C./GEN/3873, DATE:- 09/07/2014.

(16) સેલરના બોદાણામાં / બોધકામ દરમ્યાન, અજુબજુબી જનગણલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કિટેક્ટ / એન્જિનિયર / સુકચાર એન્જિનિયર/અલ્કે બેક વર્કસ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ બોદાણામાં બેક થશે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પોટેક્ટીવ સ્ટ્રોટિંગ (Shoring / Strutting) ની વ્યવસ્થા કરી બોધકામ કરવાનું રહેશે તથા બોદાણામાં / બોધકામ દરમ્યાન અજુબજુબી મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સુકચાર એન્જિનિયર / એલકે બેક વર્કસ (સાઈટ સુપરવાઈઝર) બરા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે બંને માલિક / અરજદાર / કેલપર્સ / આર્કિટેક્ટ / એન્જિનિયર / સુકચાર એન્જિનિયર / અલ્કે બેક વર્કસ શ્રી બરા તા.21/04/2016 ના રોજ બાબેલ નોટરફાઈ બોધકરી મુખ્ય મંત્રીશ્રી શ્રી રવે તથા મુખ્ય મંત્રીશ્રીના ઓફિસમાંથી લીધેલા સિવાય બોધકામ / બોદાણામાં / ડિઓલીસન ની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલીક અસરથી રાખિશ્ચિત. જે કંઈકેવાની કંઈકેવાથી કરવામાં આવેલો નથી, તે નોંધેલ નથી રહેશે.

સુકચારના હોઈ, તે તરફથી જાહેરની બી.યુ. પરમીશન અપાઉં અને ના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.





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: 19 FEB 2015

Case No: BLNTS/WZ/051214/GDR/A3300/R0/M1
 Rajachitthi No: 03229/051214/A3300/R0/M1
 Arch/Engg. No.: ER0582280715R1 Arch/Engg. Name: MANOJKUMAR LALJIBHAI KANANI
 S.D. No: SD0338220915 S.D. Name: RAJESH P. PATEL
 C.W. No: CW0083230816R2 C.W. Name: KETANKUMAR KANUBHAI PATEL
 Dev. No: DEV139050220 Dev. Name: ADITYA CORPORATION
 Owner Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
 Address: 2/2 VAIKUNTH COMPLEX, B/H KUNJ MALL, NIKOL, AHMEDABAD
 Occupier Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
 Address: 2/2 VAIKUNTH COMPLEX, B/H KUNJ MALL, NIKOL, AHMEDABAD
 Election Ward: 4-CHANDKHEDA-MOTERA Zone: WEST
 TPScheme: 44 - Chandkheda Final Plot No: 132 (R.S. NO:- 834)
 Sub Plot No.: Block/Tenament: BLOCK:- B
 Site Address: ADITYA ANTRIX, NR. FIRE STATION CHANDKHEDA, AHMEDABAD-382424.
 Height of Building: 24.40 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	5258.46	0	0
Ground Floor	PARKING	506.97	0	0
First Floor	RESIDENTIAL	463.66	4	0
Second Floor	RESIDENTIAL	463.66	4	0
Third Floor	RESIDENTIAL	463.66	4	0
Fourth Floor	RESIDENTIAL	463.66	4	0
Fifth Floor	RESIDENTIAL	463.66	4	0
Sixth Floor	RESIDENTIAL	463.66	4	0
Seventh Floor	RESIDENTIAL	442.94	4	0
Stair Cabin	STAIR CABIN	47.21	0	0
Lift Room	LIFT	31.15	0	0
Ground Floor	METER ROOM	11.69	0	0
Ground Floor	SECURITY ROOM	4.00	0	0
Stair Cabin	STAIR CABIN	223.52	0	0
Total		9307.90	28	0

Sub Inspector (Civic Center) 19/02/2015
 Asst. T.D.O./Asst. E.O. (Civic Center) 19/2
 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) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (3) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT.- 13/05/06.
- (4) 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 AND ALSO MUNICIPAL COMMISSIONER APPROVAL/ORDER ON DT. 26/04/2013 & DT. 26/11/2014 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 REVERSED 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.
- (5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 13/02/2015.
- (6) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 16/02/2015 FOR PARKING DEPOSIT OF NON. 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 NON. COURT WILL BE APPLICABLE TO OWNER/APPLICANT.
- (7) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING IS GIVEN 25.00 MT. HEIGHT AS PER ORDER /APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT. 13/02/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING (B) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLET 16.50 MT. HEIGHT AS NOTARISED UNDERTAKING DT. 16/02/2015.
- (8) "ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:- CBLANDINA/SR-179/2008-2009, DATE:- 02/12/2008 WILL BE APPLICABLE & BINDING TO OWNER-APPLICANTS.
- (9) "OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 16/02/2015 SUBMITTED BY THEM.
- (10) "THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (W.Z.) DATE:- 07/08/2012.
- (11) "THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO:- C.P.D.J.A.M.C./GEN/3873, DATE:- 09/07/2014.
- (12) "RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDR CL. NO. 27.23.

For Other Terms & Conditions See Overleaf





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/051214/GDR/A3301/R0/M1 Date: 19 FEB 2015
 Rajachitthi No: 03230/051214/A3301/R0/M1
 Arch./Engg. No.: ER0582280715R1 Arch./Engg. Name: MANOJKUMAR LALJIBHAI KANANI
 S.D. No: SD0338220915 S.D. Name: RAJESH P. PATEL
 C.W. No: CW0083230816R2 C.W. Name: KETANKUMAR KANUBHAI PATEL
 Dev. No: DEV139050220 Dev. Name: ADITYA CORPORATION
 Owner Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
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 Occupier Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
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 Election Ward: 4-CHANDKHEDA-MOTERA Zone: WEST
 TPScheme 44 - Chandkheda Final Plot No: 132 (R.S. NO:- 834)
 Sub Plot No.: Block/Tenament: BLOCK:- C
 Site Address: ADITYA ANTRIX,NR. FIRE STATION CHANDKHEDA,AHMEDABAD-382424.
 Height of Building 24.40 METER

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
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Third Floor	RESIDENTIAL	463.66	4	0
Fourth Floor	RESIDENTIAL	463.66	4	0
Fifth Floor	RESIDENTIAL	463.66	4	0
Sixth Floor	RESIDENTIAL	463.66	4	0
Seventh Floor	RESIDENTIAL	442.94	4	0
Stair Cabin	STAIR CABIN	47.21	0	0
Lift Room	LIFT	31.15	0	0
Ground Floor	METER ROOM	11.69	0	0
Total		3821.92	28	0

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- (2) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
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- (4) 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 AND ALSO MUNICIPAL COMMISSIONER APPROVAL/ORDER ON DT. 26/04/2013 & DT. 26/11/2014 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.
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- (8) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:- CB/LAND/NA/SR-179/2008-2009, DATE:- 02/12/2008 WILL BE APPLICABLE & BINDING TO OWNER-APPLICANTS.
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Ahmedabad Municipal Corporation



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Commencement Letter (Rajachitthi)

Date: 19 FEB 2015

Case No: BLNTS/WZ/051214/GDR/A3302/R0/M1
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 Address: 2/2 VAIKUNTH COMPLEX, B/H KUNJ MALL, NIKOL, AHMEDABAD
 Election Ward: 4-CHANDKHEDA-MOTERA Zone: WEST
 TPScheme: 44 - Chandkheda Final Plot No: 132 (R.S. NO:- 834)
 Sub Plot No.: Block/Tenement: BLOCK:- D
 Site Address: ADITYA ANTRIX NR. FIRE STATION CHANDKHEDA, AHMEDABAD-382424.
 Height of Building: 24.40 METER

Floor Name	Floor Usage	Build up Area (In SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	506.97	0	0
First Floor	RESIDENTIAL	463.66	4	0
Second Floor	RESIDENTIAL	463.66	4	0
Third Floor	RESIDENTIAL	463.66	4	0
Fourth Floor	RESIDENTIAL	463.66	4	0
Fifth Floor	RESIDENTIAL	463.66	4	0
Sixth Floor	RESIDENTIAL	463.66	4	0
Seventh Floor	RESIDENTIAL	442.94	4	0
Stair Cabin	STAIR CABIN	47.21	0	0
Lift Room	LIFT	31.15	0	0
Ground Floor	METER ROOM	11.69	0	0
Total		3821.92	28	0

[Signature]
19/02/2015

[Signature]
19/2

[Signature]

[Signature]

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) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (3) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT.- 13/06/05.
- (4) 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 GUJARAT AND ALSO MUNICIPAL COMMISSIONER APPROVAL ORDER ON DT. 26/04/2013 & DT. 26/11/2014 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.
- (5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 13/02/2015.
- (6) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 16/02/2015 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.
- (7) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING IS GIVEN 25.00 MT. HEIGHT AS PER ORDER /APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT.13/02/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING (B) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLIT 16.50 MT. HEIGHT AS NOTARISED UNDERTAKING DT.16/02/2015.
- (8) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:- CB/LAND/NA/SR-179/2008-2009, DATE:- 02/12/2008 WILL BE APPLICABLE & BINDING TO OWNER-APPLICANTS.
- (9) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 16/02/2015 SUBMITTED BY THEM.
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV. INSP. (W.Z.) DATE:- 07/08/2012.
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO:- C.P.D./A.M.C./GEN/3873, DATE:- 09/07/2014.
- (12) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDR CL. NO. 27.2.3.

For Other Terms & Conditions See Overleaf





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: 28 JUN 2016

Case No: BLNTS/WZ/260416/GDR/A6330/R0/M1
 Rajachitthi No: 6114/260416/A6330/R0/M1
 Arch./Engg No.: ER0582280720R2
 S.D. No.: SD0338220920R1
 C.W. No.: CWD083230816R2
 Developer Lic. No.: DEV139050220
 Owner Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
 Owners Address: 2/2 VAIKUNTH COMPLEX, B/H KUNJ MALL, NIKOL, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: GITESH JAYNTILAL MEHTA PARTNER ADITYA CORPORATION
 Occupier Address: 2/2 VAIKUNTH COMPLEX, B/H KUNJ MALL, NIKOL, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 4-CHANDKHEDA-MOTERA
 TPScheme: 44 - Chandkheda
 Sub Plot Number: 44 - Chandkheda
 Site Address: ADITYA ANTRIX,NR. FIRE STATION CHANDKHEDA,AHMEDABAD-382424.
 Height of Building: 24.4 METER

Arch./Engg. Name: MANOJ L.KANANI
 S.D. Name: PATEL RAJESH P.
 C.W. Name: PATEL KETAN K.
 Developer Name: ADITYA CORPORATION
 Zone: West
 Final Plot No: 132 (R.S. NO:- 834)
 Block/Tenament No.: BLOCK:- E

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	METER ROOM	11.69	0	0
Ground Floor	PARKING	506.97	0	0
First Floor	RESIDENTIAL	463.66	4	0
Second Floor	RESIDENTIAL	463.66	4	0
Third Floor	RESIDENTIAL	463.66	4	0
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Seventh Floor	RESIDENTIAL	442.94	4	0
Stair Cabin	STAIR CABIN	47.21	0	0
Lift Room	LIFT	31.15	0	0
Total		3821.92	28	0

સરકારે આપેલ છે. રજા સમયે, આ નિર્ણય ના હેતુ
 નિર્ણય ના હેતુ, જે સરકારે આપેલ છે. રજા સમયે, આ નિર્ણય ના હેતુ
 નિર્ણય ના હેતુ, જે સરકારે આપેલ છે. રજા સમયે, આ નિર્ણય ના હેતુ

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.- 13/05/06.
- (3) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO:- 27.2.
- (4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:- 20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (5) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (6) 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.21/04/2016.
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 04/05/2016.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 30/04/2016 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 JUDGE OF HON. COURT WILL BE APPLICABLE TO OWNER/APPLICANT.
- (9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING IS GIVEN 25.00 MT. HEIGHT AS PER ORDER (APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT.13/02/2015 AND 13/02/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING (B) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN NO OBJECTION CERTIFICATE/ RECOMMENDATION DT:- 01/08/2015 GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE THEIR LETTER NO: AA/IAH/ATCO-61/13821-26.
- (10) THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES 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 DT. 14/08/2016.
- (11) ALL RELAYANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:- CB/LAND/NA/SR-179/2008-2009, DATE:- 02/12/2008 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANTS.
- (12) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 16/02/2015, 21/04/2016 SUBMITTED BY THEM.
- (13) ALL TERMS AND CONDITIONS AS MENTIONED IN ENVIRONMENT CLEARANCE CERTIFICATE NO:- SE/AA/GUJ/EC/8(a)/3558/2015, DATED:- 09/09/2015 (ISSUED BY STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY) WILL BE APPLICABLE AND BINDING TO THE OWNER APPLICANT.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP.(W.Z.) DATE:- 07/08/2012.
- (15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO:- C.P.D./A.M.C./GEN/3873, DATE:- 09/07/2014.

(16) સેલના બોલાવણી / બંધન દરમિયાન, આજુબાજુની જાનમાલ કે નિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કિટેક / એન્જિનિયર / સુકચર એન્જિનિયર/કલક્ટર વર્કસ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ બોલાવણી એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સાઈટ (Shoring / Shuttling) ની વ્યવસ્થા કરી બંધન કરવાનું રહેશે તથા બોલાવણી / બંધન દરમિયાન આજુબાજુની નિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સુકચર એન્જિનિયર / એન્જિનિયર / કલક્ટર વર્કસ (સાઈટ સુપરવાઈઝર) બરા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વાહનની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / કેવલપર્સ / આર્કિટેક / એન્જિનિયર / સુકચર એન્જિનિયર / કલક્ટર વર્કસ થી લેવાઈ જાય તો 21/04/2016 ના રોજ આપેલ નોટિસમાં બોલાવણી મુખ્ય વર્તમાની સરતે તથા સાથે સલામતીના ચોક્કસ પગલા લીધા વિના વ્યવસ્થા / બોલાવણી / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાયે તો તાત્કાલીક અટકાવી રાખવામાં આવશે.

સરકારે આપેલ છે. રજા સમયે, આ નિર્ણય ના હેતુ
 નિર્ણય ના હેતુ, જે સરકારે આપેલ છે. રજા સમયે, આ નિર્ણય ના હેતુ
 નિર્ણય ના હેતુ, જે સરકારે આપેલ છે. રજા સમયે, આ નિર્ણય ના હેતુ

