



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)

સદર પ્રકરણે ચાર્જ બલ એફ. એસ. આઈ. ના નામ ની હેતુ
ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન
આર. એન્ગ. નામ: CHIRAGKUMAR NAKRANI
S.D. Name: BHAVIK R. SUDANI
C.W. Name: NAKRANI CHIRAGKUMAR PRAGJIBHAI
Developer Name: SHYAM CORPORATION

Date: 07 NOV 2017

Case No: BLNTS/EZ/220817/GDR/A9004/R0/M1
Rajachitthi No: 9669/220817/A9004/R0/M1
Arch./Engg No.: ER1183280522
S.D. No.: SD0326220919R1
C.W. No.: CW0665210720
Developer Lic. No.: DEV943010622
Owner Name: JAYSUKHBHAI P PATEL AND NIKUNJBHAI J RAIYANI AS PARTNER OF SHYAM CORPORATION
Owners Address: BROWN STONE, OPP. SADGURU VATIKA, OPP. MALABAR HILLS, SHAJANAND GREEN PARTY PLOT ROAD, NIKOL, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: JAYSUKHBHAI P PATEL AND NIKUNJBHAI J RAIYANI AS PARTNER OF SHYAM CORPORATION
Occupier Address: BROWN STONE, OPP. SADGURU VATIKA, OPP. MALABAR HILLS, SHAJANAND GREEN PARTY PLOT ROAD, NIKOL, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 24 - NIKOL
Zone: EAST
TP Scheme: 119 - Nikol
Proposed Final Plot No: 93/3 (R.S.NO.450/3)
Block/Tenament No.: BLOCK- B
Sub Plot Number:
Site Address: BROWN STONE, OPP. SADGURU VATIKA, OPP. MALABAR HILLS, SHAJANAND GREEN PARTY PLOT ROAD, NIKOL, AHMEDABAD-382350.
Height of Building: 24.7 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	722.46	0	0
First Floor	RESIDENTIAL	722.46	4	0
Second Floor	RESIDENTIAL	722.46	4	0
Third Floor	RESIDENTIAL	722.46	4	0
Fourth Floor	RESIDENTIAL	722.46	4	0
Fifth Floor	RESIDENTIAL	722.46	4	0
Sixth Floor	RESIDENTIAL	722.46	4	0
Seventh Floor	RESIDENTIAL	722.46	4	0
Stair Cabin	STAIR CABIN	45.17	0	0
Lift Room	LIFT	27.89	0	0
Total		5852.74	28	0

Sub Inspector (Civic Center)

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

R.K. Tadvi
Dy T.D.O.
EAST

J.S. PRAJAPATI
Dy MC
EAST

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: GH/V/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) 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:-05/10/2017.
- (7) સેલરના ખોદાણકામ / બાંધકામ દરમિયાન, આજુબાજુની જાનમાલ કે મલિકોને કોઈપણ પ્રકારનું નુકસાન થયે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આરકીટેક્ટ / એનજીનિયર / સુટરચર એનજીનિયર / ક્વારક્ટ એન્ડ વરકસ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતા, તબક્કાવાર કરી, જરૂરી પરીચક્રીય સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ / બાંધકામ દરમિયાન આજુબાજુની મલિકોની સંલગ્નતા માટે કરવાની જરૂરી વ્યવસ્થાનું સુટરચર એનજીનિયર / એનજીનિયર / ક્વારક્ટ એન્ડ વરકસ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નજીકથી કરી જરૂરજણાવે તો તાકીદ વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ઉપલપરસ / આરકીટેક્ટ / એનજીનિયર / સુટરચર એનજીનિયર / ક્વારક્ટ એન્ડ વરકસ યરી દ્વારા તા. 17/10/2017 ના રોજ આપેલ નોટરસીઝ બાંધકામ મુજબ વરતવાની ચરતે તથા સૂચને સલામતીના પોગ્ય પગલા લીધા સવિધ બાંધકામ / ખોદાણકામ / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાયે તો તાત્કાલિક અસરથી રજાચક્રીકીસુચનિ. રક કરવાની કાર્યવાહી કરવામાં આવશે
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURERS 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. 17/10/2017.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 17/10/2017 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.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERISED UNDERTAKING GIVEN ON DT. 17/10/2017 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.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 27/02/2015, REF.NO.TPS/NO.119 (NIKOL)/CASE NO.118/94 AND DATED:- 31/07/2017, REF.NO.TPS/NO.119 (NIKOL)/CASE NO.188/395 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/A.M.C/GENERAL/3201, ON DT.-27/04/2015 AND LETTER NO.-CPD/INWARD NO.OP-433 AND OT-392, ON DT.-18/08/2017.
- (13) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA.DT.-17/10/2017.
- (14) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-17/07/2015, LETTER NO.-C.B./LAND-1/N.A./S.R.-1459/2014 BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
- (15) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.T.D.O. (E.Z.) REF NO.2615, DT.17/12/2016.



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)

સદર પ્રકરણ ચર્ચા બેઠક એસ.આઈ. ની નાણા ની હાજરી
ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી.યુ. પરમીશન
અંગત અને વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

Date: 07 NOV 2017

Case No: BLNTS/EZ/220817/GDR/A9003/R0/M1
Rajachitthi No: 9668/220817/A9003/R0/M1
Arch./Engg No.: ER1183280522
S.D. No.: SD0326220919R1
C.W. No.: CW0665210720
Developer Lic. No.: DEV943010622
Owner Name: JAYSUKHBHAI P PATEL AND NIKUNJBHAI J RAIYANI AS PARTNER OF SHYAM CORPORATION
Owners Address: BROWN STONE, OPP. SADGURU VATIKA, OPP. MALABAR HILLS, SHAJANAND GREEN PARTY PLOT ROAD, NIKOL, Ahmedabad Ahmedabad Ahmedabad India
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Election Ward: 24 - NIKOL
TPScheme: 119 - Nikol
Sub Plot Number:
Site Address: BROWN STONE, OPP. SADGURU VATIKA, OPP. MALABAR HILLS, SHAJANAND GREEN PARTY PLOT ROAD, NIKOL, AHMEDABAD-382350.
Height of Building: 24.7 METER

Arch./Engg. Name: CHIRAGKUMAR NAKRANI
S.D. Name: BHAVIK R. SUDANI
C.W. Name: NAKRANI CHIRAGKUMAR PRAGJIBHAI
Developer Name: SHYAM CORPORATION
Zone: EAST
Proposed Final Plot No: 93/3 (R.S.NO.450/3)
Block/Tenament No.: BLOCK- A AND ELE.SUB STATION

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	2536.97	0	0
Ground Floor	OTHER (Ele. Sub station)	19.01	0	0
Ground Floor	PARKING	983.32	0	0
First Floor	RESIDENTIAL	983.32	4	0
Second Floor	RESIDENTIAL	983.32	4	0
Third Floor	RESIDENTIAL	983.32	4	0
Fourth Floor	RESIDENTIAL	983.32	4	0
Fifth Floor	RESIDENTIAL	983.32	4	0
Sixth Floor	RESIDENTIAL	983.32	4	0
Seventh Floor	RESIDENTIAL	983.32	4	0
Stair Cabin	STAIR CABIN	43.66	0	0
Lift Room	LIFT	34.18	0	0
Total		10500.38	28	0

Sub Inspector(Civic Center)

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

R.K. Tadvl
Dy T.D.O.
EAST

J.S. PRAJAPATI
Dy MC
EAST

Note / Conditions:

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- (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:-05/10/2017.
- (7) સેલરની ખોદાણકામ / બાંધકામ દરમિયાન, આજીવનની જાનમાલ કે મલિકનો કોઈપણ પુરકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કીટેક્ટ / એન્જીનિયર / સુટરકચર એન્જીનિયર / ફાઉન્ડેશન એન્જીનિયર (સાઈટ સુપરવાઈઝર) ની રહેશે નહીં સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પુરોટકટીવ સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે નહીં. ખોદાણકામ / બાંધકામ દરમિયાન આજીવનની મલિકનો સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સુટરકચર એન્જીનિયર / એન્જીનિયર / ફાઉન્ડેશન એન્જીનિયર દ્વારા સતત નરીકપણ કરી જરૂરજણાયે તો તાકીદ વધારાની વ્યવસ્થા કરવાની રહેશે, નહીં તે અંગે માલિક / અરજદાર / ઉપરબપુર / આર્કીટેક્ટ / એન્જીનિયર / સુટરકચર એન્જીનિયર / ફાઉન્ડેશન એન્જીનિયર / ફાઉન્ડેશન એન્જીનિયર દ્વારા તા. 17/10/2017 ના રજાવાદિહીસૂચનિતિ રદ કરવાની કાર્યવાહી કરવામાં આવશે.
- (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 NOTERISED UNDERTAKING FOR THE SAME ON DT. 17/10/2017.
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- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 27/02/2015, REF.NO.TPS/NO.119 (NIKOL)/CASE NO.118/94 AND DATED:- 31/07/2017, REF.NO.TPS/NO.119 (NIKOL)/CASE NO.188/395 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
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