

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

Date: 23 FEB 2018

Height of Building: 24.85 METER

Height of Building: 24.63 m				
Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	2128.92	0	0
Ground Floor	ELECTRIC SUB STATION	21.96	0	0
Ground Floor	PARKING	195.83	0	0
Ground Floor	COMMERCIAL	302.97	0	12
First Floor	RESIDENTIAL	471.84	7	0
Second Floor	RESIDENTIAL	471.84	7	0
Third Floor	RESIDENTIAL	471.84	7	0
Fourth Floor	RESIDENTIAL	471.84	7	0
Fifth Floor	RESIDENTIAL	471.84	7	0
Sixth Floor	RESIDENTIAL	471.84	7	0
Seventh Floor	RESIDENTIAL	471.84	7	0
Stair Cabin	STAIR CABIN	49.52	0	0
Lift Room	LIFT	32.63	0	0
	Total	6034.71	49	12

(Sub Inspector(Civic Center)	Asst. T.D.O./ Asst. E.O.(Civie Center)	Nilesh Baranda Dy.T.S.D. SOUTH	Dr. Harshit P. Gosavi By MC SOUTH
Note / Conditions:			
(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG.ARCH.WILL OBEY AS PER ALL BONDS & 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/D. 13/06/06.			
(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EOB-102016-3629-L., DATED:- 12/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT,			
(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 25.2.3.			
(5) OWNER/APPLICANT/DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/WIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.0MT.) 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.-12/02/2018.			
(7) ધોરણ પાસદારનાં / મલિકને જાણવું, અગત્યની તપાસ કરી બેઠક નિર્ધારિત સમયમાં આ રજૂ થતા કૃષ્ટવાહન પરમાળોક માટેનાં / મલિકે આઈડીએ / એન્જીઆર્ચ અને ગ્રુપના ચીફ ઓથોરિટી દ્વારા આપેલી વિશ્લાષ્ટનો ઉપરથી આ વખતે પ્રસ્વીકૃતિ આપવામાં આવે છે. તેથી આ કૃષ્ટવાહન પરમાળોક માટેનાં / મલિકે આઈડીએ / એન્જીઆર્ચ અને ગ્રુપના ચીફ ઓથોરિટી દ્વારા આપેલી વિશ્લાષ્ટનો ઉપરથી આ વખતે પ્રસ્વીકૃતિ આપવામાં આવે છે. જે અંગ્રેજી સાથે હાઇ લેવેલ ખર્ચાઓ અને ફાયનાન્સીઅલ ભારનાં હેતુએ કરવામાં આવ્યા છે. અને તે અંગ્રેજી માટે / એન્જીઆર્ચ / ટ્રસ્ટનાં / આઈડીએ / એન્જીઆર્ચનાં / ગ્રુપના ચીફ ઓથોરિટી દ્વારા નો.05/10/2017 નાં વિશ્લાષ્ટનો નક્કરતા સાબિતી કરવામાં આવ્યા છે. આથી આ કૃષ્ટવાહન પરમાળોક માટેનાં / મલિકે આઈડીએ / એન્જીઆર્ચ અને ગ્રુપના ચીફ ઓથોરિટી દ્વારા નો.05/10/2017 નાં વિશ્લાષ્ટનો નક્કરતા સાબિતી કરવામાં આવ્યા છે. આથી આ કૃષ્ટવાહન પરમાળોક માટેનાં / મલિકે આઈડીએ / એન્જીઆર્ચ અને ગ્રુપના ચીફ ઓથોરિટી દ્વારા નો.05/10/2017 નાં વિશ્લાષ્ટનો નક્કરતા સાબિતી કરવામાં આવ્યા છે.			
(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR REST. AND COM. BUILDING IS GRANTED AS PER THE ORDER/PROVAIL BY M.C.(U.D.) ON DT.07/02/2018 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.			
(9) 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 WLL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTICISED UNDERTAKING FOR THE SAME ON DT.05/10/2017.			
(10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTICURED UNDERTAKING ON DT. 05/10/2017 BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOPED AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPlicable TO BOTH PARTIES.			
(11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. NIPALNIGAD, DATED :- 16/08/2014 , REF.NO TPS/N-6/CASE NO.8/328 AND DATE:- 30/08/2017 . REF.NO. TPS/N.80 (VATVA-6)/CASE NO.8/328 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND IN CONNECTION TO T.P/O. OPINION).			
(12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINON FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIST CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO..CPDIAM-C/S/3875, ON DT.-19/11/2014 AND LETTER NO.-CPDIINWARD NO.OT-90, ON DT.-06/10/2017.			
(13) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT I.P.SCHEME AREA DT.-05/10/2017.			

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செலிஷ் டி.பட்டி

A.V. Sharmen

भायगंगा पोखर क्रमेन्वेष्ट संशोधन (सी.डी.) मधील जगाच्या भूगोलाला शरतीत पोखराच्या स्थानाचे वर्णन देव. ओकर, १९७८ मधील कवच-२८ (१), ३४, ४८, ५८, ७० तथा पी. ७०, पी. ७१, ओकर, १९७८ मधील कवच २५३ तथा २५४ मधील जोगवाडीओने तथा डोंग्रीवडीव आद्यान्व विकास नियमो (सी.डी.सी.आर.) मधील जोगवाडीओने आद्यान्व भायगंगा मधील आद्यान्व आद्यान्व आहे.

:: शरतो ::

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सं. ५५५५५५

આ કમ્પેન્સેન્ટ સર્ટીફિકેટ (રજીસ્ટ્રીશી) કાગળ જે વિતરણ કરવા પડવાના બાબતે છે તે અને વિતરણ પડવાની મેળવવા જે આખા સાથે અલગ તબક્કા આલેખથી રજુ કરેલા તેના આધારે છે. માટે અસરમાં કે આધારમાં આધાર કરતા કરવાના આલેખ રજુઆત કી ખાલીએથીવા સામાન્ય વિતરણ નિયંત્રણ નિયમોથી (સી.કે.ટી.સી.આર.) આ નિયમો સાથે સુસંગત નથી હોય તેમજ આલેખથી કે અસરમાં ની અભાવ હોવા કારણથી આલેખ રજુઆત પાસે હોય તે આ કમ્પેન્સેન્ટ સર્ટીફિકેટ (રજીસ્ટ્રીશી) રક.પરથી ગણાશે તથા કોલે અપવાદ અમારા અર્થે અને જોખમે અપવાદના અનિયંત્રિત કોર્પોરેશન દ્વારા જાહેર કરેલે આલેખકામ દ્વારા કરવા માગેને અસલાહીય કી પેપર પ્રકારની નોટિસ કે સ્થાન કરવાને અસર નથી. આ કમ્પેન્સેન્ટ સર્ટીફિકેટ (રજીસ્ટ્રીશી) ની ઉપયોગત તબક્કા મારતો મેખરમે વાંચે છે અને સાથે અને તેમજ કીંગે.

સહી

એન્ડ-નીચર/આર્કિટક્ટની સહી



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 49(1)(B)-8
The Gujarat Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

Date: 23 FEB 2018

Case No: BLNTS/230118/CGDCR/A0480/R0/M1 Date: 5 FEB 2024

Rajachitthi No: 00300/230118/A0480/R0/M1

Arch./Engg No.: ER1000250619 Arch./Engg. Name: SHARMA AMITVIKRAM S.

S.D. No.: SD0342181020R1 S.D. Name: PAREKH VIREN DILIPBHAI

C.W. No.: CW0617250619 C.W. Name: SHARMA AMITVIKRAM S.

Developer Lic. No.: DEV954050722 Developer Name: SUNRISE BUILDCON

Owner Name: SATISHKUMAR N PATEL SELF AND P.O.A.H. OF (1) NAGINBHAI K PATEL (2) MAHENDRABHAI K PATEL (3) MAHESHBHAI H PATEL (4) ZULU U PATEL AND (5) JAYANTILAL M PATEL

Owners Address: SUN RISE HOMES,NR.RAINBOW HEIGHT, VATVA, Ahmedabad Ahmedabad Ahmedabad India

Occupier Name: SATISHKUMAR N PATEL SELF AND P.O.A.H. OF (1) NAGINBHAI K PATEL (2) MAHENDRABHAI K PATEL (3) MAHESHBHAI H PATEL (4) ZULU U PATEL AND (5) JAYANTILAL M PATEL

Occupier Address: SUN RISE HOMES,NR.RAINBOW HEIGHT, VATVA, Ahmedabad Ahmedabad Ahmedabad Gujarat

Election Ward: 46 - LAMBHA Zone: SOUTH

TPScheme: 80 - VATVA-VI Proposed Final Plot No: 8/1 (R.S.NO.419)

Sub Plot Number: Block/Tenament No.: BLOCK - B

Site Address: SUN RISE HOMES,NR.RAINBOW HEIGHT,VATVA,AHMEDABAD-382445.

Height of Building: 24.85 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	494.11	0	0
First Floor	RESIDENTIAL	494.11	10	0
Second Floor	RESIDENTIAL	494.11	10	0
Third Floor	RESIDENTIAL	494.11	10	0
Fourth Floor	RESIDENTIAL	494.11	10	0
Fifth Floor	RESIDENTIAL	494.11	10	0
Sixth Floor	RESIDENTIAL	494.11	10	0
Seventh Floor	RESIDENTIAL	494.11	10	0
Stair Cabin	STAIR CABIN	49.05	0	0
Lift Room	LIFT	42.02	0	0
	Total	4043.95	70	0

Sub Inspector(Civic Center)

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

Nilesh Baran
Dy T.D.O.
SOUTH

Dr. Harshit P. Gosavi
Dy MC
SOUTH

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 02/03/06 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. GHV/269 OF 2017/EDB-102016-3629-L, DATED-12/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 25.2.3.

(9) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS

(b) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-12/02/2018.

[illegible][illegible]

(B) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESI. AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.07/02/2018 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) 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.05/10/2017.

(10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 05/10/2017 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.

(11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 15/09/2014, REF.NO.TPS/NO.80 (VATVA-6)/CASE NO.8/326 AND DATED:- 30/08/2017, REF.NO. TPS/NO.80 (VATVA-6)/CASE NO.8/430 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/AM.C/3875, ON DT.-19/11/2014 AND LETTER NO. -CPD/INWARD NO.OT-90, ON DT.-05/10/2017.

(13) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA DT.: 05/10/2017.

(14) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.- 08/09/2014, LETTER NO.- C.B./LAND/IN.A/S.R.-536/2014 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. (S.Z.) REF NO.8063,DT.05/12/2017.

એન્ડ્રીયુસ/આર્ટિસ્ટની સહ