

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: BLNTI/NWZ/300914/GDR/A2881/R0/M1 Date: 04 DEC 2014
 Rajachitthi No: 02703/300914/A2881/R0/M1
 Arch./Engg. No.: ER0516060219R2 Arch./Engg. Name: PATEL MAHESHKUMAR MANILAL
 S.D. No: SD0003250616R2 S.D. Name: PARIKH ACHAL JITENDRA
 C.W. No: CW0289030519R2 C.W. Name: PATEL MAHESHKUMAR MANILAL
 Owner Name: JAGDISHBHAI D THAKKAR, DIRECTOR OF PRATHNA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Occupier Name: JAGDISHBHAI D THAKKAR, DIRECTOR OF PRATHNA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Election Ward: 1-GOTA Zone: NEW WEST
 TPScheme 33 - Gota Proposed Final Plot 56/1/2 (RS NO. 230/2/2)
 Sub Plot No.: Block/Tenament: BLOCK - A+B+C
 Site Address: PRATHNA ELEGANCE, NR VANDEMATRAM FLAT, GOTA, AHMEDABAD - 380061.
 Height of Building 24.85 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	612.12	0	0
Ground Floor	COMMERCIAL	118.20	0	5
First Floor	RESIDENTIAL	713.11	12	0
Second Floor	RESIDENTIAL	713.11	12	0
Third Floor	RESIDENTIAL	713.11	12	0
Fourth Floor	RESIDENTIAL	713.11	12	0
Fifth Floor	RESIDENTIAL	713.11	12	0
Sixth Floor	RESIDENTIAL	713.11	12	0
Seventh Floor	RESIDENTIAL	690.03	12	0
Stair Cabin	STAIR CABIN	105.15	0	0
Lift Room	LIFT	73.10	0	0
Total		5877.26	84	5

Sub Inspector
(Civic Center)

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

H.R.SHAH
Dy TDO
New west

D.P.DESAI
Dy MC
New 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. 13/06/06.
- (3) 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 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) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-18/10/2014.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (6) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDR CL. NO. 27.2.3.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERISED UNDERTAKING ON DT. 03/09/2014 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN I.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 FCC CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75% CHARGES IN 3 INSTALLMENT IN 2 YEARS AS PER CIRCULAR NO:- 37/2013-14, DATE:- 20.12.2013 AND OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT. 26/11/2014.
- (9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFFORDABLE BUILDING USE IN R - I ZONE IS GRANTED LESS THAN 15.50 MT HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 16/10/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT & FIREMAN BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION, (B) NOC OF APPROVED AUTHORITY FOR THE REQUIRED HEIGHT WILL BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION BEYOND 16.50 M. HEIGHT AS PER THE NOTARISED BOND DT. 25/09/2014, (C) OWNER/APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 25/09/2014, (D) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 03/09/2014 & OWNER/APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER/APPLICANT.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE CONSTRUCTION OF 22,000 SQ.MTS OF BUILT UP AREA ON SITE OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME DT. 26/09/2014.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNITS ON DT. 03/07/2014, REF.NO.:TPS33 (GOTA)5676 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (12) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (G.P.) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDOVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER NON T.P. SCHEME ACCORDING TO CIRCULAR NO. 007/2014 OF CHIEF CITY PLANNER AS PER THE NOTELLETTER OF A.T.G.(NWZ) ON DT. 13/08/2014.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST CITY PLANNER WHERE THEIR LETTER NO: CPO/AMC/GENM329 ON DT. 03/07/2014 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (14) THE DEVELOPMENT PERMISSION IS GRANTED IN A PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO.





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/NWZ/300914/GDR/A2883/R0/M1 Date:
 Rajachitthi No: 02705/300914/A2883/R0/M1
 Arch./Engg. No.: FR0516/0219R2 Arch./Engg. Name: PATEL MAHESHKUMAR MANILAL
 S.D. No.: SD0003250616R2 S.D. Name: PARIKH ACHAL JITENDRA
 C.W. No.: CW0289030519R2 C.W. Name: PATEL MAHESHKUMAR MANILAL
 Owner Name: JAGDISHBHAI D THAKKAR DIRECTOR OF PRATHNA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Occupier Name: JAGDISHBHAI D THAKKAR DIRECTOR OF PRATHNA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Election Ward: 1 GOTA Zone: NEW WEST
 TPScheme: 33 - Gota Proposed Final Plot: 56/1/2 (RS NO 230/2/2)
 Sub Plot No.: Block/Tenament: BLOCK - H+I
 Site Address: PRATHNA ELEGANCE NR VANDEMATRAM FLAT GOTA, AHMEDABAD - 380061.
 Height of Building: 34.40 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	2104.89	0	0
1st Cellar	STORE	219.86	0	0
Ground Floor	PARKING	554.30	0	0
First Floor	RESIDENTIAL	526.36	8	0
Second Floor	RESIDENTIAL	526.36	8	0
Third Floor	RESIDENTIAL	526.36	8	0
Fourth Floor	RESIDENTIAL	526.36	8	0
Fifth Floor	RESIDENTIAL	526.36	8	0
Sixth Floor	RESIDENTIAL	526.36	8	0
Seventh Floor	RESIDENTIAL	496.73	8	0
Stair Cabin	STAIR CABIN	70.10	0	0
Lift Room	LIFT	47.49	0	0
Total		6651.58	56	0

[Signature]
4/12/14

[Signature]
4/12

[Signature]
4/12/14

[Signature]
4/12/14

Sup Inspector
(Civic Center)

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

H.R. SHAH
Dy TDO
New west

D.P. DESAI
Dy MC
New 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.-13/06/06.
- (3) 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 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 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) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-18/10/2014.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (6) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDR CL. NO. 27.2.3.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 02/09/2014 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 FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75% CHARGES IN 3 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. 26/11/2014.
- (9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFFORDABLE BUILDING USE IN R - I ZONE IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 16/10/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT & FIREMAN 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. 25/09/2014, (C) OWNER/APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 25/09/2014, (D) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 03/09/2014 & OWNER/APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE CONSTRUCTION OF 20,000 SQ.MTS OF BUILT UP AREA ON SITE OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME DT. 26/09/2014.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-8 ON DT. 05/03/2014, FILE NO.-TPS/33 (GOTA)/56/76 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (12) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P.) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDOVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER NON T.P. SCHEME ACCORDING TO CIRCULAR NO. 107/02/06 OF CHIEF CITY PLANNER AS PER THE NOTER LETTER OF A T.D.O.-NWZ/ ON DT.-13/08/2014.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASS. CITY PLANNER WITH THEIR LETTER NO:- CPD/MC/REG/1329 ON DT. 08/07/2014 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.



01/16
10/1/97

Case No.	BU/NT/NW/7306914/GDR/A/2884/R9/M1	Date:	
Registration No.	42705/300914/A2884/R9/M1		
Applicant's Name	FATEE MAHESHKUMAR MANILAL	Arch. Engrg. Name	FATEE MAHESHKUMAR MANILAL
S.D. No.	TH0003/3506/BR/1	S.D. Name:	BARIA LACHAL JITENDRA
C.W. No.	W020003051000	C.W. Name:	FATEE MAHESHKUMAR MANILAL
Owner Name	MADHUBHAI C. THAKKAR, DIRECTOR OF PRATHINA SHELCON PVT LTD		
Address	7, DEVPRIYA BUNGLOWS, ANANINAGAR, SATELITE ROAD, AHMEDABAD		
Occupier Name	MADHUBHAI C. THAKKAR, DIRECTOR OF PRATHINA SHELCON PVT LTD		
Address	7, DEVPRIYA BUNGLOWS, ANANINAGAR, SATELITE ROAD, AHMEDABAD		
Election Ward	Gota	Zone:	NEW WEST
TPS Scheme	33 Gota	Proposed Final Plot	56/1/2 (RS NO. 230/2/2)
Sub Plot No.		Block/Tenement:	BLOCK - J+K
Site Address	PRATHINA ELEGANCE NR VANDEMA RAM FLAT, GOTA, AHMEDABAD - 380061		
Height of Building	24.40 METER		

Sub Inspector (Civic Center)	Asst. T.D.O./Asst. E.O. (Civic Center)	H.R.SHAH Dy TDO New west	D.P.DESAI Dy MC New west
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(1) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO CONDITION THAT APPLICANT AND ENGG.ARCH. WILL OBEY AS PER ALL BONDS AND AFFIDAVIT'S PRODUCED BY APPLICANT AND ENGG.ARCH.

(2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06

(3) 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 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 / REPLY/REDESIGN 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 ARISE IN FUTURE, AND SHALL HAVE TO PAY FOR ALL COST FOR SUCH LITIGATION IMPOSED ON AUTHORITY OR STATE GOVT.

(4) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-18/10/2014.

(5) THE OWNER DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR

(6) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CUR CL. NO. 77.2.3

(7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTICIZED UNDERTAKING ON DT. 03/09/2014 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1387 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 FEE CHARGES FOR ADDITIONAL FSI FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER FSI CHARGES IN INSTALLMENT IN 2 YEARS AS PER CIRCULAR NO.- 37/2013-14, DATE - 27/02/2014 AND OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITIONS AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT. 26/11/2014

(9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFFORDABLE BUILDING USE IN R-I ZONE IS GRANTED LESS THAN 24.65 M HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 16/10/2014 SUBJECT TO CONDITION THAT ENGAGEMENT OF FIRE CONSULTANT & FIREMAN 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. 25/09/2014, (C) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 25/09/2014,

(10) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 03/09/2014 & OWNER-APPLICANT WILL SUBMIT APPLICATION FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION. WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT

(11) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE CONSTRUCTION OF 20.80 M HEIGHTS OF BUILT UP AREA ON SITE OR WITHIN 3 MONTHS FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER

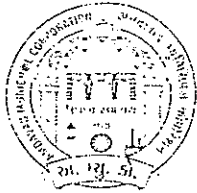
(12) THE OWNER/APPLICANT SUBMIT NOTARISED UNDERTAKING FOR THE SAME DT. 26/11/2014

(13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. DT. 26/11/2014, 03/09/2014 REFNO-TPS/33/2014/5678 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT OF T.P.O. ORDER)

(14) THE LAND POSSESSION OF LAND EXCEPTED FROM ORIGINAL INTENT OF THE PUBLIC PURPOSE ROAD AND FOR PRIVATE DEVELOPMENT HAS BEEN HANDOVER TO A.M.C. AFTER RECOGNITION BY APPROVAL UNDER NON-T.P.O. SCHEME ACCORDING TO CIRCULAR NO. 2006 OF CHIEF CITY PLANNER AS PER THE NOTIFIED LETTER OF A.M.C. DATED ON DT. -13/06/2014

(15) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST. CITY PLANNER WIDE THIRD LETTER NO.-CPM/MAGNON/4329/C/O/01/01/2014 AND ALL CONDITIONS RELEASED BY THE





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/NWZ/300914/GDR/A2883/R0/M1 Date:
 Rajachitthi No: 02705/300914/A2883/R0/M1
 Arch./Engg. No.: ER0516060219R2 Arch./Engg. Name: PATEL MAHESHKUMAR MANILAL
 S.O. No.: SO0003250616R2 S.O. Name: PARIKH ACHAL JITENDRA
 C.W. No.: CW0289030519R2 C.W. Name: PATEL MAHESHKUMAR MANILAL
 Owner Name: JAGDISHBHAI D THAKKAR DIRECTOR OF PRATHINA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Occupier Name: JAGDISHBHAI D THAKKAR DIRECTOR OF PRATHINA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Election Ward: GOTA Zone: NEW WEST
 TPScheme: 35 - Gota Proposed Final Plot: 56/1/2 (RS NO 230/2/2)
 Sub Plot No.: Block/Tenant: BLOCK - H+1
 Site Address: PRATHINA ELEGANCE, NR VANDEMATRAALI FLAT, GOTA, AHMEDABAD - 380061
 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	2104.89	0	0
1st Cellar	STORE	219.86	0	0
Ground Floor	PARKING	554.30	0	0
First Floor	RESIDENTIAL	526.36	8	0
Second Floor	RESIDENTIAL	526.36	8	0
Third Floor	RESIDENTIAL	526.36	8	0
Fourth Floor	RESIDENTIAL	526.36	8	0
Fifth Floor	RESIDENTIAL	526.36	8	0
Sixth Floor	RESIDENTIAL	526.36	8	0
Seventh Floor	RESIDENTIAL	496.73	8	0
Stair Cabin	STAIR CABIN	70.10	0	0
1st Room	LIFT	47.49	0	0
Total		6651.58	56	0

7/12/2014

4/1/2

1/2/8/2014

2/2/2

Supt. Inspector
(Civic Center)

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

H.R.SHAH
Dy TDO
New west

D.P.DESAI
Dy MC
New 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. 13/06/06.
- (3) 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 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) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-18/10/2014.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (6) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDR CL. NO. 27.2.3.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERISED UNDERTAKING ON DT. 03/09/2014 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1397 OF 2012 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION / ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER/APPLICANT.
- (8) THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75% CHARGES IN 3 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. 26/11/2014.
- (9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFFORDABLE BUILDING USE IN R - I ZONE IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 16/10/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT & FIREMAN 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. 25/09/2014, (C) OWNER/APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 25/09/2014, (D) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 03/09/2014 & OWNER/APPLICANT WILL SUBMIT NOT FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE CONSTRUCTION OF 23,008 SQ.MTS OF BUILT UP AREA ON SITE OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME DT. 26/09/2014.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-8 ON DT. 03/03/2014, REF.NO.-TPS/33 (GOTA)/56/76 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (12) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P.) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER NON T.P. SCHEME ACCORDING TO CIRCULAR NO. 107-09-2006 OF CHIEF CITY PLANNER AS PER THE NOTELLETTER OF A.T.D.O.-NWZ/3 ON DT. 13/08/2014.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASS. CITY PLANNER VIDE THEIR LETTER NO:- CPD/AMC/GEN/4329 ON DT. 06/07/2014 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.



Ahmedabad Municipal Corporation

As per General 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.	BLNT/INWZ/300914/GDR/A2884/R9/M1	Date:	
Rajacharya No:	02706/300914/A2884/R9/M1		
Arch/E. Eng. No.	TR0516060219R2	Arch./Engg. Name:	PATEL MAHESHKUMAR MANILAL
S.D. No.	TD00C3250616R2	S.D. Name:	PARIKH ACHAL JITENDRA
C.W. No.	CV0284030519R2	C.W. Name:	PATEL MAHESHKUMAR MANILAL
Owner Name:	JAGDISHBHAI C THAKKAR, DIRECTOR OF PRATHINA BUILDCON PVT LTD		
Address:	7, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATFLITE ROAD, AHMEDABAD		
Occupier Name:	JAGDISHBHAI C THAKKAR, DIRECTOR OF PRATHINA BUILDCON PVT LTD		
Address:	7, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATFLITE ROAD, AHMEDABAD		
Election Ward:	1-GOTA	Zone:	NEW WEST
TPScheme	RS-1-Gota	Proposed Final Plot	56/1/2 (RS NO. 230/2/2)
Sub Plot No.		Block/Tenant:	BLOCK - J+K
Site Address:	PRATHINA ELEGANCE, NR VANDEMATRAM FLAT, GOTA, AHMEDABAD - 380061.		
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	300.88	0	0
Ground Floor	COMMERCIAL	269.50	0	12
First Floor	RESIDENTIAL	536.83	8	0
Second Floor	RESIDENTIAL	536.83	8	0
Third Floor	RESIDENTIAL	536.83	8	0
Fourth Floor	RESIDENTIAL	536.83	8	0
Fifth Floor	RESIDENTIAL	536.83	8	0
Sixth Floor	RESIDENTIAL	536.83	8	0
Seventh Floor	RESIDENTIAL	536.83	8	0
Stair Cabin	STAIR CABIN	70.68	0	0
Lift Room	LIFT	46.55	0	0
	Total	3445.42	56	12

Sub Inspector (Civic Center)	Asst. T.D.O./Asst. E.G. (Civic Center)	H R.SHAH Dy TDO New wsst	O.P.DESAI Dy MC New west
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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. 13/05/05.

3) 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 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 / RE-APPROVE / DEMONSTRATE 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 HAVE 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 ARISE IN FUTURE, AND SHALL HAVE TO PAY FOR ALL COST FOR SUCH LITIGATION IMPOSED ON AUTHORITY OR STATE GOVT.

(4) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-18/10/2014.

(5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.

16) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GOR CL. NO. 27.2.3

(7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTORIZED UNDERTAKING ON DT. 03/09/2014 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.

(3) THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75% CHARGES IN 8 INSTALLMENT IN 2 YEARS AS PER CIRCULAR NO. 37/2013-14, DATED: 27/02/2013 AND OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT. 26/11/2014

(10) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFFORDABLE BUILDING GIVEN IN R-1 ZONE IS GRANTED LESS THAN 25.00 M. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 16/10/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT & FIREMAN BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION. (B) NOC OF AIRPOT AUTHORITY FOR THE REQUIRED HEIGHT WILL BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION BEYOND 16.50 M.

HEIGHT AS PER THE NOTARISED BOND DT. 25/09/2014, (C) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 25/09/2014, (D) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 03/09/2014 & OWNER-APPLICANT WILL SUBMIT DECISION FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT.

(18) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE CONSTRUCTION OF 20,000 SQ.MTS OF BUILT UP AREA ON SITE OR WITHIN 5 MONTHS FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER, AND OWNER SHALL COMPLIANT SUBMIT NOTIFIED UNDERTAKING FOR THE SAME DT. 26/09/2014

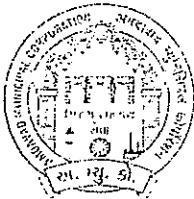
THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. DATED ON 03/03/2014, REF NO. TPS/3/GOTAK/5675 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT IS T.P.O. OPINION)

(12) THE AVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT TO P FOR PUBLIC ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDLED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER N.T.P. SCHEME ACCORDING TO CIRCULAR NO. 10733 7086 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF A.T.O. DATED ON 01-13/08/2014

(13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST CITY PLANNER VIDE THEIR LETTER NO. CPO/AMC/GEN/3329 ON DT. 06/07/2014. IT WILL BE NON-TRANSFERABLE AND BINDING TO COMMERCIAL APPLICANT.



extra copy



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: BLNTI/NWZ/300914/GDR/A2884/R0/M1 Date: 04/12/2014
Rajachitthi No: 02706/300914/A2884/R0/M1
Arch./Engg. No.: ER0516060219R2 Arch./Engg. Name: PATEL MAHESHKUMAR MANILAL
S.D. No.: SD0003250616R2 S.D. Name: PARIKH ACHAL JITENDRA
C.W. No.: CW0285030519R2 C.W. Name: PATEL MAHESHKUMAR MANILAL
Owner Name: JAGDISHBHAI D THAKKAR, DIRECTOR OF PRATHNA BUILDCON PVT LTD
Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
Occupier Name: JAGDISHBHAI D THAKKAR, DIRECTOR OF PRATHNA BUILDCON PVT LTD
Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
Election Ward: 1-GOTA Zone: NEW WEST
TPScheme: 33 - Gota Proposed Final Plot: 56/1/2 (RS NO. 230/2/2)
Sub Plot No.: Block/Tenament: BLOCK - J+K
Site Address: PRATHNA ELEGANCE, NR VANDEMATRAM FLAT, GOTA, AHMEDABAD - 380061.
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	300.88	0	0
Ground Floor	COMMERCIAL	269.50	0	12
First Floor	RESIDENTIAL	536.83	8	0
Second Floor	RESIDENTIAL	536.83	8	0
Third Floor	RESIDENTIAL	536.83	8	0
Fourth Floor	RESIDENTIAL	536.83	8	0
Fifth Floor	RESIDENTIAL	536.83	8	0
Sixth Floor	RESIDENTIAL	536.83	8	0
Seventh Floor	RESIDENTIAL	536.83	8	0
Stair Cabin	STAIR CABIN	70.68	0	0
Lift Room	LIFT	46.55	0	0
Total		4445.42	56	12

Sub Inspector
(Civic Center)

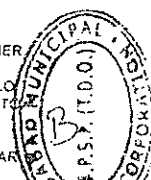
Asst. T.D.O./Asst. E.O.
(Civic Center)

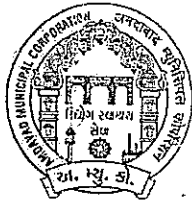
H.R. SHAH
Dy TDO
New west

D.P. DESAI
Dy MC
New 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.-13/06/06.
- (3) 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 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 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) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-18/10/2014.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (6) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDR CL. NO. 27.2.3.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 03/09/2014 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1387 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 FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75% CHARGES IN 3 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. 26/11/2014.
- (9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFF. / R.D.A.B.L.E BUILDING USE IN R-1 ZONE IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 16/10/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT & FIREMAN BY OWNER/APPLICANT BEFORE APPLYING FOR S.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. 25/09/2014, (C) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION / CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 25/09/2014, (D) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 03/09/2014 & OWNER-APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE S.U. PERMISSION. WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE CONSTRUCTION OF 20.00 SQ.FTS OF BUILT UP AREA ON SITE OR WITHIN 5 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME DT. 26/09/2014.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3 ON DT.-03/09/2014, REF. NO. TPS/33/2014/54 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (12) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLAN TO PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDOVER TO A.M.C. AS PER CONSTITUTION ON PROPOSAL UNDER NON L.P. SCHEME ACCORDING TO CIRCULAR NO. 087/2006 OF C.E.F.C. PLANNER AS PER THE NOTERISED UNDERTAKING ON DT. 13/08/2014.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3 ON DT.-03/09/2014, REF. NO. TPS/33/2014/54 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).





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: BLNTI/NWZ/300914/GDR/A2881/R0/M1
 Rajachitthi No: 02703/300914/A2881/R0/M1
 Arch/Engg. No.: ER0516060219R2
 S.D. No: SD0003250616R2
 C.W. No: CW0289030519R2
 Owner Name: JAGDISHBHAI D THAKKAR, DIRECTOR OF PRATHNA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Occupier Name: JAGDISHBHAI D THAKKAR, DIRECTOR OF PRATHNA BUILDCON PVT LTD
 Address: 37, DEVPRIYA BUNGLOWS, ANANDNAGAR, SATELLITE ROAD, AHMEDABAD
 Election Ward: 1-GOTA
 Zone: NEW WEST
 TPScheme: 33 - Gota
 Proposed Final Plot: 56/1/2 (RS NO. 230/2/2)
 Block/Tenament: BLOCK - A+B+C
 Site Address: PRATHNA ELEGANCE, NR VANDEMATRAM FLAT, GOTA, AHMEDABAD - 380061.
 Height of Building: 24.85 METER

Date: 04 DEC 2014

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	612.12	0	0
Ground Floor	COMMERCIAL	118.20	0	5
First Floor	RESIDENTIAL	713.11	12	0
Second Floor	RESIDENTIAL	713.11	12	0
Third Floor	RESIDENTIAL	713.11	12	0
Fourth Floor	RESIDENTIAL	713.11	12	0
Fifth Floor	RESIDENTIAL	713.11	12	0
Sixth Floor	RESIDENTIAL	713.11	12	0
Seventh Floor	RESIDENTIAL	690.03	12	0
Stair Cabin	STAIR CABIN	105.15	0	0
Lift Room	LIFT	73.10	0	0
Total		5877.26	84	5

Sub Inspector
(Civic Center)

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

H.R. SHAH
Dy TDO
New west

D.P. DESAI
Dy MC
New west

Notes / 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 DRAFT GOR 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 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) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT. 18/10/2014.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (6) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GOR CL NO. 27.2.3.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTICED UNDERTAKING ON DT. 03/09/2014 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 FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75% CHARGES IN INSTALLMENT IN 2 YEARS AS PER CIRCULAR NO. 37/2013-14, DATE: 27.12.2012 AND OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT. 26/11/2014.
- (9) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFFORDABLE BUILDING USE IN R-I ZONE IS GRANTED LESS THAN THAT (APPOINTMENT OF FIRE CONSULTANT & FIREMAN 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. 25/09/2014. (C) OWNER/APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 25/09/2014. (D) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN BOND GIVEN BY FIRE DEPARTMENT DT. 03/09/2014 & OWNER/APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER/APPLICANT.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE CONSTRUCTION OF BUILDING WITHIN 6 MONTHS FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER AND OWNER/APPLICANT WILL BE RESPONSIBLE FOR THE SAME DT. 25/09/2014.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO ALL APPLICABLE TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. ON DT. 03/09/2014.
- (12) THE ADVANCEMENT OF ROAD & LAND DEVELOPMENT SHALL BE DONE FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT FOR RESIDENTIAL PURPOSE TO AVOID ANY DELAY IN THE DEVELOPMENT OF THE PROJECT.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER THE PROVISIONS OF THE T.P.O. ACT, 1947 AND THE T.P.O. RULES, 1947.
- (14) CITY PLANNER WILL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE SAME.

