



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: 10 OCT 2016

Case No: BLNTI/EZ/141015/GDR/A5187/R1/M1
 Rajachitthi No: 7111/141015/A5187/R1/M1
 Arch/Engg No: ER0328091216R2
 S.D. No: SD0469210620
 C.W. No: CW0210041017R2
 Developer Lic. No: DEV292160420
 Owner Name: RUDRA INFRASTRUCTURE PARTNER MAYANK H. RUPALA
 Owners Address: MAHADEV CONSTRUCTION, NR BRTS BUS STOP GHODASAR, GHODASAR, Ahmedabad Ahmedabad
 Occupier Name: RUDRA INFRASTRUCTURE PARTNER MAYANK H. RUPALA
 Occupier Address: MAHADEV CONSTRUCTION, NR BRTS BUS STOP GHODASAR, GHODASAR, Ahmedabad Ahmedabad
 Election Ward: 64-RAMOL-HATHIJAN
 Draft TP Scheme: 115 - Ramol
 Sub Plot Number:
 Site Address: MAHADEV HEIGHTS, OPP RAMOL RESIDENCY, NR RAMOL RING ROAD, RAMOL, AHMEDABAD - 382405.
 Height of Building: 24.85 METER

Arch/Engg. Name: CHOKSHI MILAP B.
 S.D. Name: MACHWAN NELSON NANUBHAI
 C.W. Name: CHOKSI MILAP B.
 Developer Name: SHREE RANG DEVELOPERS

Zone: East
 Proposed Final Plot No: 60 (RS NO. 192)
 Block/Tenament No.: BLOCK - A

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	233.85	0	0
Ground Floor	COMMERCIAL	95.85	0	4
First Floor	RESIDENTIAL	317.84	5	0
Second Floor	RESIDENTIAL	317.84	5	0
Third Floor	RESIDENTIAL	317.84	5	0
Fourth Floor	RESIDENTIAL	317.84	5	0
Fifth Floor	RESIDENTIAL	317.84	5	0
Sixth Floor	RESIDENTIAL	317.84	5	0
Seventh Floor	RESIDENTIAL	317.84	5	0
Stair Cabin	STAIR CABIN	35.22	0	0
Lift Room	LIFT	24.63	0	0
Total		2614.43	35	4

10/10/2016

10/10

10/10

10/10

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) 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.05/08/2016.
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-19/09/2016.
- (8) THIS DEVELOPMENT PERMISSION FOR RESIDENCE BUILDING (AFFORDABLE HOUSING) IS GIVEN 25.00 MT. HEIGHT AS PER ORDER /APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 26/11/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT, FIRE MAN BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION (B) AIR PORT N.O.C. GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE LET. NO. AAU/AH/ATCO-61/33603-08 DT. 29/12/2015 (C) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 20/08/2016.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN ACCORDING TO GDCR 2021 CL. NO. 14.4.1(5), THE BENEFITS OF R.A.H. (RESIDENTIAL AFFORDABLE HOUSING) PROJECT IN THE DEVELOPMENT REGULATIONS SHALL BE VALID FROM THE DATE OF IMPLEMENTATION OF NEW DEVELOPMENT REGULATIONS (DT-19/12/2016), AND AT THE END OF TWO YEARS, IF CONSTRUCTION HAS NOT COMMENCED, THIS INCENTIVE SHALL LAPSE AND THIS MUST REVISE ACCORDING TO BASE ZONE.
- (10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 05/08/2016 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 RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-5 AHMEDABAD DATE :- 20/07/2015, REF. NO.:- T.P.S./NO. 115(RAMOL)CASE NO:- 144/805 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION) GIVEN BY APPLICANT.
- (12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF CITY PLANNER,VIDE THEIR LETTER NO:- C.P.D./A.M.C/ GEN./ 482, DATE:- 04/08/2015, WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (13) 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 DRAFT T.P. SCHEME ACCORDING TO NOTE/LETTER OF ASSI.E.O. (EZ) DTD:-23/09/2015.
- (14) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:- CB/LAND-2/NA/SR-1,384/2010,C-31798/11, DATED:- 12/08/2011,DY. COLLECTOR (N.A.) AHMEDABAD VIDE LETTER NO:- N.A./U-1-2/KALAM-65-A/RAMOL/CASE NO:- 147/2015, DATE:- 27/05/2016 WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.
- (15) THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.
- (16) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY A.T.D.O. (E.Z.) DT.11/08/2016.
- (17) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 10/10/2016 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 /ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER /APPLICANT.
- (18) પુનઃવ્યાપાર સંદર્ભે ક્ષાત્ર થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા અપેલ કબજા કરાર મુજબ જમીનના ડ્રાઈંગમાં બીજા ફરફમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા.10/10/2015 ના રોજ અપેલ બાંહેધરીને આપિન.
- (19) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO.15108, DT. 06/11/2015 FOR LOCAL AREA PLANNING AS PER GDCR CL. 15.1.A. OWNER-APPLICANTS HAVE SUBMITTED NOTARISED UNDERTAKING DATED 17/11/2015 FOR THE SAME.





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: 10 OCT 2016

Case No: BLNT/EZ/141015/GDR/A5188/R1/M1
 Rajachitthi No: 7112/141015/A5188/R1/M1
 Arch./Engg. No.: ER0328091216R2
 S.D. No.: S00469210620
 C.W. No.: CW0210041017R2
 Developer Lic. No.: DEV292160420
 Owner Name: RUDRA INFRASTRUCTURE PARTNER MAYANK H. RUPALA
 Owners Address: MAHADEV CONSTRUCTION, NR BRTS BUS STOP GHODASAR, GHODASAR, Ahmedabad Ahmedabad
 Occupier Name: RUDRA INFRASTRUCTURE PARTNER MAYANK H. RUPALA
 Occupier Address: MAHADEV CONSTRUCTION, NR BRTS BUS STOP GHODASAR, GHODASAR, Ahmedabad Ahmedabad
 Election Ward: 64-RAMOL-HATHIJAN
 Draft TP Scheme: 115 - Ramol
 Sub Plot Number:
 Site Address: MAHADEV HEIGHTS, OPP RAMOL RESIDENCY, NR RAMOL RING ROAD, RAMOL, AHMEDABAD - 382405.
 Height of Building: 24.85 METER

Arch./Engg. Name: MILAP BIPINCHANDRA CHOKSI
 S.D. Name: MACHWAN NELSON NANUBHAI
 C.W. Name: CHOKSI MILAP B.
 Developer Name: SHREE RANG DEVELOPERS

Zone: East
 Proposed Final Plot No: 60 (RS NO. 192)
 Block/Tenament No.: BLOCK - B C

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	403.60	0	0
Ground Floor	COMMERCIAL	95.72	0	5
First Floor	RESIDENTIAL	492.38	10	0
Second Floor	RESIDENTIAL	492.38	10	0
Third Floor	RESIDENTIAL	492.38	10	0
Fourth Floor	RESIDENTIAL	492.38	10	0
Fifth Floor	RESIDENTIAL	492.38	10	0
Sixth Floor	RESIDENTIAL	492.38	10	0
Seventh Floor	RESIDENTIAL	492.38	10	0
Stair Cabin	STAIR CABIN	63.58	0	0
Lift Room	LIFT	46.18	0	0
Total		4055.74	70	5

[Signature]

[Signature]

[Signature]

[Signature]

Sub Inspector(Civic Center)

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

R.K. Tadv
Dy T.D.O.
East

J.S. PRAJAPATI
Dy MC
East

Note / Conditions:

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- (18) પુનઃવ્યાપાર સંદર્ભે ક્ષાત થતી જમીનની કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા અપેલ કબજા કરાર મુજબ જમીનના ડાઉર માં બીજા હક્કમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને નામ દાખલ કરવા બબતે તા.10/08/2015 ના રોજ અપેલ બીજાદરેને આપિન.
- (19) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO.15108, DT. 06/11/2015 FOR LOCAL AREA PLANNING AS PER GDCR CL. 15.1.1.1. OWNER/APPLICANTS HAVE SUBMITTED NOTARISED UNDERTAKING DATED 17/11/2015 FOR THE SAME.





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: 14 DEC 2015

Case No: BLNT/EZ/141015/GDR/A5189/R0/M1
Rajachitthi No: 5040/141015/A5189/R0/M1
Arch./Engg No.: ER0328091216R2
S.D. No.: SD0469210620
C.W. No.: CW0210041017R2
Developer Lic. No.: DEV292160420
Owner Name: (1)HARISHBHAI D PATEL SELF AND HUF (2)RAMESHBHAI T PATEL (3)TRUPTIBEN Y BHAVSAR
Owners Address: MAHADEV CONSTRUCTION, NR BRTS BUS STOP GHODASAR, GHODASAR, Ahmedabad Ahmedabad
Occupier Name: (1)HARISHBHAI D PATEL SELF AND HUF (2)RAMESHBHAI T PATEL (3)TRUPTIBEN Y BHAVSAR
Occupier Address: MAHADEV CONSTRUCTION, NR BRTS BUS STOP GHODASAR, GHODASAR, Ahmedabad Ahmedabad
Election Ward: 64-RAMOL-HATHIJAN
Draft TP Scheme: 115 - Ramol
Sub Plot Number:
Site Address: MAHADEV HEIGHTS, OPP RAMOL RESIDENCY, NR RAMOL RING ROAD, RAMOL, AHMEDABAD - 382405.
Height of Building: 3.75 METER

Arch./Engg. Name: CHOKSI MILAP B.
S.D. Name: MACHWAN NELSON NANUBHAI
C.W. Name: CHOKSI MILAP B.
Developer Name: SHREE RANG DEVELOPERS
Zone: East
Proposed Final Plot No: 60 (RS NO. 192)
Block/Tenament No.: ELE SUB STATION

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	ELECTRIC SUB STATION	21.44	0	0
Total		21.44	0	0

14/12/2015

14/12

RAJADG

TD

Sub Inspector(Civic Center)

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

Rajendra Jadhav
Dy T.D.O.
East

DILIP S. GOR
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.-13/06/08.
- (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: GHV/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) 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 NOTARISED UNDERTAKING FOR THE SAME ON DT. 08/10/2015.
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-30/11/2015.
- (8) THIS DEVELOPMENT PERMISSION FOR RESIDENCE BUILDING (AFFORDABLE HOUSING) IS GIVEN 25.00 MT. HEIGHT AS PER ORDER /APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 26/11/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE PROTECTION 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 COMPLETE 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT. 08/10/2015.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN ACCORDING TO GDCR 2021 CL. NO. 14.4.1(5). THE BENEFITS OF R.A.H. (RESIDENTIAL AFFORDABLE HOUSING) PROJECT IN THE DEVELOPMENT REGULATIONS SHALL BE VALID FROM THE DATE OF IMPLEMENTATION OF NEW DEVELOPMENT REGULATIONS (DT. 19/12/2016), AND AT THE END OF TWO YEARS, IF CONSTRUCTION HAS NOT COMMENCED, THIS INCENTIVE SHALL LAPSE AND THIS MUST REVISE ACCORDING TO BASE ZONE.
- (10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING ON DT. 31/08/2015 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.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-5 AHMEDABAD DATE :- 20/07/2015, REF. NO.- T.P.S./NO. 115(RAMOL)/CASE NO.- 144/805 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION) GIVEN BY APPLICANT.
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- (14) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:- CB/LAND-2/NA/SR-1,384/2010.C-31798/11, DATED:- 12/08/2011, WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANTS.
- (15) THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.

For Other Terms & Conditions See Overleaf