



Ahmedabad Municipal Corporation

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



Commencement Letter (Rajachitthi)

Date: 20 JUL 2016

Case No: BLNTS/SZ/010415/GDR/A4100/R1/M1
Rajachitthi No: 6514/010415/A4100/R1/M1
Arch/Engg No.: ER0691130716R1
S.D. No.: SD0349200221R1
C.W. No.: CW0399310316R1
Developer Lic. No.: DEV263300320
Owner Name: YASH B PATEL, DIRECTOR OF B N PROJECTS PRIVATE LIMITED
Owners Address: 32, NIRANT PARK HOUSE, OPP SUN N STEP CLUB, THALTEJ, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: YASH B PATEL, DIRECTOR OF B N PROJECTS PRIVATE LIMITED
Occupier Address: 32, NIRANT PARK HOUSE, OPP SUN N STEP CLUB, THALTEJ, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 62-GHODASAR
TPScheme: 55 - ISANPUR - SOUTH
Sub Plot Number: 117/5 (RS NO. 338/11)
Site Address: D M PRIDE, NR JYOTI VIDHYA VIHAR VIDHYALAY, ISANPUR - VATVA ROAD, AHMEDABAD - 382443.
Height of Building: 24.4 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	622.27	0	0
First Celler	STORE	86.73	0	0
Ground Floor	RESIDENTIAL	680.68	0	0
Ground Floor	SECURITY ROOM	4.00	0	0
First Floor	RESIDENTIAL	680.68	9	0
Second Floor	RESIDENTIAL	680.68	9	0
Thirld Floor	RESIDENTIAL	680.68	9	0
Fourth Floor	RESIDENTIAL	680.68	9	0
Fifth Floor	RESIDENTIAL	680.68	9	0
Sixth Floor	RESIDENTIAL	680.68	9	0
Seventh Floor	RESIDENTIAL	680.68	9	0
Stair Cabin	STAIR CABIN	100.22	0	0
Lift Room	LIFT	64.87	0	0
Total		6323.53	63	0

Sub Inspector (Civic Center)

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

Rajendra Jadhav
By T.D.O.
South

C.R. Kharsan
By MC

Note / Conditions:

- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL OBEY AS PER PRODUCE 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. 13/08/08.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GHV/207 OF 2014/DVP-112013-4777-L, DATED 14/02/2014 BY DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (5) સેલરનું ખોદાણકામ / બાંધકામ દરમ્યાન, આજુબાજુની જાનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ડ્રાફ્ટ ઓફ વર્ક્સ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring / Shuttling) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ / બાંધકામ દરમ્યાન આજુબાજુની મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સ્ટ્રક્ચર એન્જિનિયર / એન્જિનિયર / ડ્રાફ્ટ ઓફ વર્ક્સ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ડેવલપર્સ / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ડ્રાફ્ટ ઓફ વર્ક્સ શ્રી દ્વારા તા. ૧૧/૦૫/૨૦૧૬ ના રોજ આપેલ નોટરિયલ બાંધેધારી મુજબ વર્તવાની થરતે તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય બાંધકામ / ખોદાણકામ / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાયે તો તાત્કાલિક અસરથી રજાચિત્તી સ્થગિત / રદ કરવાની કાર્યવાહી કરવામાં આવશે.
- (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. 11/05/2016.
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT. 24/08/2016.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 11/05/2016 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1258 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) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 11/05/2016 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.
- (10) THIS REVISED PERMISSION FOR RESIDENTIAL USE IN R-1 ZONE (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY OY. MUNICIPAL COMMISSIONER (U.D.) ON DT. 23/06/2016 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION. (B) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN AIRPORT N.O.C. GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE LET. NO:- AA/IAH/ATCO-61/4292-97, DT. 15/03/2016, WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT.
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (SZ) A.M.C. ON DT. 27/09/2014.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION GIVEN BY COMPETENT AUTHORITY, GOVT. OF INDIA FOR DISTANCE FROM MONUMENT AS OPINION OF A.S.I. VIDE LET. NO. F.NO. 2-24/340/2015-NOC/NMA ON DT. 18/03/2015 SUBMITTED BY OWNER/APPLICANT.
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. VIDE LET. NO:- CPD/AMC/ GEN/2290 ON DT.-09/10/2014, SUBMITTED BY OWNERS/ APPLICANTS.
- (14) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR AHMEDABAD VIDE LETTER NO:-CB/LAND-1/N.A./S.R.147/2015, DATE:- 24/03/2015 WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.
- (15) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (SZ) DT.07/05/2016.
- (16) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED BUILDING PLAN BY AMC CASE NO:- BLNTS/SZ/010415/GDR/A4100 AND A4101/R0/M1 ON DT. 28/05/2015, SUBMITTED BY OWNER/APPLICANTS.

For Other Terms & Conditions See Overleaf



