



Ahmedabad Municipal Corporation

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

Commencement Letter (Rajachitthi)

સરકારી ચાર્ટર્ડ એન્ડ એન્જી. ના નામ ના હેઠળ

ચુકવના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીટના

અગાઉ અને ના વિભાગનો અધિપતિ મેળવવાનો રહેશે.

Date: 03 FEB 2021

Case No: BLNT/EZ/180118/CGDCR/A0451/R1/M1
Rajachitthi No: 01543/180118/A0451/R1/M1
Arch/Engg No.: ER1000250624R1
S.D. No.: SD0041220721R3
C.W. No.: CW0617250624R1
Developer Lic. No.: 001DV06092510136
Owner Name: AASHUTOSH BHAI K AGRAWAL PARTNER OF INDIA METAL WORKS AND STEEL FABS CORPORATION
Owners Address: SAI PRASAD INDUSTRIAL PARK-2, NEAR RAMOL POLICE STATION RAMOL, Ahmedabad Ahmedabad
Occupier Name: AASHUTOSH BHAI K AGRAWAL PARTNER OF INDIA METAL WORKS AND STEEL FABS CORPORATION
Occupier Address: SAI PRASAD INDUSTRIAL PARK-2, NEAR RAMOL POLICE STATION RAMOL, Ahmedabad Ahmedabad
Election Ward: 48 - RAMOL 86* HATHIJAN
Zone: EAST
TPScheme: 107 - Vastral-Ramol
Proposed Final Plot No: 75/3 (R.S.NO.-636/3)
Sub Plot Number: (75/3) / 2
Block/Tenament No.: BLOCK - C
Site Address: SAI PRASAD INDUSTRIAL PARK-2, NEAR RAMOL POLICE STATION, RAMOL, AHMEDABAD-382449.
Height of Building: 16.15 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	COMMERCIAL	1748.09	0	27
Mezzanine Floor	STORE	430.61	0	0
First Floor	COMMERCIAL	1149.14	0	7
Second Floor	COMMERCIAL	1149.14	0	7
Third Floor	COMMERCIAL	1149.14	0	7
Stair Cabin	STAIR CABIN	190.70	0	0
Lift Room	LIFT	145.49	0	0
Total		5962.31	0	48

T.D. Sub Inspector (B.P.S.P.)

T.D. Inspector (B.P.S.P.)

Asst. T.D.O. (B.P.S.P.)

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 C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:-12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:-31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:-31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO: GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO: GH/V/174 OF 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 17.2
- (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 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.08/07/2020.
- (7) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING 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.
- (8) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.
- (9) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 08/01/2021.
- (10) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BLNT/EZ/180118/CGDCR/A0451/R0/M1, AND OTHERS DT.27/08/2018 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (11) THIS REVISE DEVELOPMENT PERMISSION IS GIVEN ONLY IN INDUSTRIAL GENERAL (IG) (AS SHOWN IN PLAN) FOR COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.07/01/2021 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.
- (12) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT (SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT. 22/01/2021 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER/CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 26/07/2019, REF.NO.TPS/NO.107(RAMOL)/CASE NO.992080AND UNIT-5, DATED:- 25/01/2016, REF.NO.TPS/NO.107 (RAMOL)/CASE NO.99/46 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. LETTER NO:-CPD/A.M.C/GENERAL/749, ON DT.-17/05/2016 AND LETTER NO:-CPD/AMC/OT-201, ON DT.-18/06/2020
- (15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION AND RECEIPT FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., EZ) ON DT.22/07/2015.

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 ચુકવના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીટના
 અગાઉ અને ના વિભાગનો અધિપતિ મેળવવાનો રહેશે.

(16) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA. DT:-22/01/2021

(17) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (EZ), REF. NO-194, ON DT.07/08/2020.

(18) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER (E.Z.) REF NO.4132, DT.04/07/2020.

(19) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT EARLIER APPROVAL CASE NO:- LTS/EZ/201115/GDR/A5343/M1, DT02/12/2015 WILL BE FILED. AND CASE NO.LTS/EZ/230617/A8716/M1, DT-27/10/2017

(20) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT.29/06/2020, NOC ID NO. AHME/WEST/B/62520/467697 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(21) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.15/12/2020 (OPN483615122020) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.08/07/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(22) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION MENTION IN GAM NAMUNA NO:- 2, ON DT-19/06/2015 GIVEN BY TALATI (RAMOL), IT IS SUBMITTED BY OWNER-APPLICANTS.

(23) THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U. PERMISSION AND MAINTAIN FUNCTIONAL PERMENTALLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-22/01/2021

(24) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.22/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(25) (A) TOTAL COMMERCIAL PARKING AREA (5978.61) SHOWN IN APPROVED PLAN MUST BE MAINTAINED. (B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM. (C) IF MISUSE OF PARKING SPACE IS NOTICED, THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(26) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(27) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS (PROMOTERS) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY (RERA) OFFICE.

(28) The building and other construction workers (Regulation of Employment and Terms of Service) According to 1996 Act, 30 days before commencement of construction work every owner to fill notice in accordance with the prescribed Form-4 and within 60 days after commencement of construction the Registration of the site under the Act should be done in the Industrial Safety and health office.

(29) THE FEE/CHARGES OF ADDITIONAL F.S.I. SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT IN 8 INSTALLMENT IN 2 YEAR 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 FOR THE SAME DT:- 29/01/2021.

(30) સદર કા.પ્લોટમાં વિકાસ પરવાનગી અંગેની વાંધા અરજી અન્વયે કે.મ્યુનિ.કમિશનરશ્રી(પૂર્વ ઝોન)ના તા.૧૦/૧૧/૨૦૧૫ ના હુકમને આધીન.

(31) કે.કલેક્ટર (પૂર્વ) સમક્ષ થયેલ RTS/APPEAL/CASE NO.80/2014,DT.30/01/2015 માં જે કોઈ હુકમ આવે તે બંધનકર્તા રહેશે. જે અંગે માલિક ધ્વારા આપેલ તા.૧૮/૧૧/૨૦૧૫ ની બાંહેધરીને આધીન.

(32) સીટી કે.કલેક્ટરશ્રી(પૂર્વ) અમદાવાદ ખાતે થયેલ RTS/APPEAL/CASE NO.177/14 અંગે અરજદારશ્રીએ રજુ કરેલ લેખીત બાંહેધરી મુજબ વર્તવાની શરતે.

(33) સુશ્લ-લીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા Grey Water recycling System with dual plumbing system. તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૨૨/૦૧/૨૦૨૧ તથા તા.૨૧/૧૨/૨૦૨૦ ના રોજ આપેલ નોટિસર્જક બાંહેધરીને આધીન.

(34) રિવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-૨૦૧૬ મુજબ અરજદાર/માલિક દ્વારા મોબાઈલ નંબર ૯૮૭૬૫/૯૮૭૬૫ કરેલ ન હોય તે અંગે રજુ કરેલ તા.૦૮/૦૭/૨૦૨૦ ની નોટિસર્જક બાંહેધરીને આધીન..

(35) કચર ખાતામાં રજુ કરેલ પ્લાન અંગે અરજદારશ્રી એ તા.૨૧/૧૨/૨૦૨૦ ની નોટિસર્જક બાંહેધરીને આધીન.

(36) "સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી." મુજબની અરજદાર/ડેવલપર દ્વારા તા.૦૮/૦૭/૨૦૨૦ ના રોજ આપેલ નોટિસર્જક બાંહેધરીને આધીન.

(37) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

હકા પુનઃબંધારણ સંદર્ભે કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના ૭/૧૨ માં બીજા હક્કમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા.૨૨/૦૧/૨૦૨૧ ના રોજ આપેલ બાંહેધરીને આધીન.

For Other Terms & Conditions See Overleaf

Final Plan boundary and allotment of final plot is Subject to Verification by Town Planning Officer

The permission is valid only Till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

સદર પ્રકરણ ચાર્જબલ એક. એસ. આઈ. ના નામના ના હકમાં ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન અગાઉ અંગેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.



Ahmedabad Municipal Corporation

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

Commencement Letter (Rajachitthi)

સદર પ્રકરણ ચાર્ટરબલ એફ.એસ.આઈ. ના નામાં ના હતા

ચુકવના હોઈ, તે વસ્તુના બાબતે બી. યુ. પરમીશન

અગાઉ અને ના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે.

Date : 03 FEB 2021

Case No: BLNT/EZ/180118/CGDCR/A0452/R1/M1
Rajachitthi No: 01544/180118/A0452/R1/M1
Arch./Engg No.: ER1000250624R1
S.D. No.: SD0041220721R3
C.W. No.: CW0617250624R1
Developer Lic. No.: 001DV06092510136
Owner Name: AASHUTOSH BHAI K AGRAWAL PARTNER OF INDIA METAL WORKS AND STEEL FABRS CORPORATION
Owners Address: SAI PRASAD INDUSTRIAL PARK-2, NEAR RAMOL POLICE STATION RAMOL, Ahmedabad Ahmedabad
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Election Ward: 48 - RAMOL & HATHIJAN
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TPScheme: 107 - Vastal-Ramol
Proposed Final Plot No: 75/3 (R.S.NO.-636/3)
Block/Tenament No.: BLOCK - D + E
Sub Plot Number: (75/3) / 2
Site Address: SAI PRASAD INDUSTRIAL PARK-2, NEAR RAMOL POLICE STATION, RAMOL, AHMEDABAD-382449.
Height of Building: 21.65 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	3073.29	0	0
Second Celler	PARKING	1365.84	0	0
Ground Floor	SHOP	1348.01	0	28
First Floor	SHOP	1348.01	0	28
Second Floor	SHOP	1348.01	0	28
Third Floor	OFFICE	1172.42	0	24
Fourth Floor	OFFICE	1172.42	0	24
Fifth Floor	OFFICE	1172.42	0	24
Stair Cabin	STAIR CABIN	227.08	0	0
Lift Room	LIFT	177.88	0	0
Total		12405.38	0	156

T.D. Sub Inspector(B.P.S.P.)

T.D. Inspector (B.P.S.P.)

Asst. T.D.O. (B.P.S.P.)

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 C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:-12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:-31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:-31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO: GH/V/174 OF 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 17.2
- (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 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.08/07/2020.
- (7) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING 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.
- (8) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.
- (9) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 08/01/2021.
- (10) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BLNT/EZ/180118/CGDCR/A0451/R0/M1, AND OTHERS DT.27/08/2018 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (11) THIS REVISE DEVELOPMENT PERMISSION IS GIVEN ONLY IN INDUSTRIAL GENERAL (IG) (AS SHOWN IN PLAN) FOR COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY D.Y.M.C.(U.D.) ON DT.07/01/2021 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.
- (12) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT (SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT. 22/01/2021 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 26/07/2019, REF.NO.TPS/NO.107(RAMOL)/CASE NO.99/208/PAND UNIT-5, DATED:- 25/01/2016, REF.NO.TPS/NO.107 (RAMOL)/CASE NO.99/46 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

સદર પ્રકરણ ચાર્ટરબલ એફ.એસ.આઈ. ના નામાં ના હતા
ચુકવના હોઈ, તે વસ્તુના બાબતે બી. યુ. પરમીશન
અગાઉ અને ના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે.



(14) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY (II/C) CHIEF CITY PLANNER, CITY PLANNING DEPT. LETTER NO.: CPD/A.M.C./GENERAL/749, ON DT.: 17/05/2016 AND ASSIT. CITY PLANNER LETTER NO.: CPD/AMC/OT-201, ON DT.: 18/06/2020

(15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION AND RECEIPT FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., EZ) ON DT. 22/07/2015.

(16) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA DT.: 22/01/2021

(17) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST. T.D.O. (EZ), REF. NO-194, ON DT. 07/08/2020.

(18) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER (E.Z.) REF NO. 4132, DT. 04/07/2020.

(19) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT EARLIER APPROVAL CASE NO.: LTS/EZ/201115/GDR/A5343/M1, DT. 02/12/2015 WILL BE FILED. AND CASE NO. LTS/EZ/230617/A8715/M1, DT. 27/10/2017

(20) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT. 29/06/2020, NOC ID NO. AHME/VEST/B/62520/467697 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(21) THIS PERMISSION IS GRANTED SUBJECT TO RELAVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT. 15/12/2020 (OPN483615122020) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT. 08/07/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(22) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION MENTION IN GAM NAMUNA NO.: 2, ON DT-19/06/2015 GIVEN BY TALATI (RAMOL), IT IS SUBMITTED BY OWNER-APPLICANTS.

(23) THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U. PERMISSION AND MAINTAIN FUNCTIONAL PERMENTALLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE: 22/01/2021

(24) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL. 17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT. 22/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(25) (A) TOTAL COMMERCIAL PARKING AREA (5978.61) SHOWN IN APPROVED PLAN MUST BE MAINTAINED. (B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM. (C) IF MISUSE OF PARKING SPACE IS NOTICED, THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(26) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(27) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS (PROMOTERS) WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY (RERA) OFFICE.

(28) The building and other construction workers (Regulation of Employment and Terms of Service) According to 1996 Act, 30 days before commencement of construction work every owner to fill notice in accordance with the prescribed Form-4 and within 60 days after commencement of construction the Registration of the site under the Act should be done in the Industrial Safety and health office.

(29) THE FEE/CHARGES OF ADDITIONAL F.S.I. SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT IN 8 INSTALLMENT IN 2 YEAR 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 FOR THE SAME DT.: 29/01/2021.

(30) સદર ક્ષા. પ્લોટમાં વિકાસ પરવાનગી અંગેની વાંધા અરજી અન્વયે ડે. મ્યુનિ. કમિશનરી (પૂર્વ ઝોન) ના તા. 10/11/2014 ના હુકમને આધીન.

(31) ડે. કલેક્ટર (પૂર્વ) સમક્ષ થયેલ RTS/APPEAL/CASE NO. 80/2014, DT. 30/01/2015 માં જે કોઈ હુકમ આવે તે બંધનકર્તા રહેશે જે અંગે માલિક ધ્વારા આપેલ તા. 10/11/2014 ની બાંહેધરીને આધીન.

(32) સીટી ડે. કલેક્ટરશ્રી (પૂર્વ) અમદાવાદ ખાતે થયેલ RTS/APPEAL/CASE NO. 177/14 અંગે અરજદારશ્રીએ રજુ કરેલ લેખીત બાંહેધરી મુજબ વર્તવાની શરતે.

(33) સુકા-લીનો કચરો અલગ કરવા તેમજ ઓર્ગેનિક વેસ્ટ કન્વર્ટર તથા Grey Water recycling System with dual plumbing system, તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપર તા. 22/01/2021 તથા તા. 21/12/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(34) રિવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-2016 મુજબ અરજદાર/માલિક દ્વારા મેમ્બર્સનું બુકિંગ/વેચાણ કરેલ ન હોય તે અંગે રજુ કરેલ તા. 06/09/2020 ની નોટરાઈઝ બાંહેધરીને આધીન.

(35) કચર ખાતામાં રજુ કરેલ પ્લાન અંગે અરજદારશ્રીએ તા. 21/12/2020 ની નોટરાઈઝ બાંહેધરીને આધીન.

(36) "સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોઈ લીટીગેશન નથી" મુજબની અરજદાર/ડેવલપર દ્વારા તા. 06/09/2020 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન.

(37) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

(38) પુનઃબંધારણ સંદર્ભે કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના 9/12 માં બીજા હક્કમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા. 22/01/2021 ના રોજ આપેલ બાંહેધરીને આધીન.

For Other Terms & Conditions See Overleaf

Final Plan boundary and allotment of final plot is Subject to Variation by Town Planning Officer

The permission is valid only Till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.



સદર પ્રકરણ ચાલુબ એડ. એસ. આઈ. ના નામ નોટ
ચુકવના હોઈ, તે વસુકાત બાબતે બી. યુ. પરગીયા
અગાઉ અનેના વિભાગના અધિકારીને સોંપવાનો રહેશે.