

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/SZ/070616/GDR/A6587/R0/M1

Rajachitthi No: 7018/070616/A6587/R0/M1

Arch./Engg No.: ER1084200121

S.D. No.: SD0042220721R3

C.W. No.: CW0718200121

Developer Lic. No.: DEV072210120

Owner Name: MAHENDRABHAI N PATEL

Owners Address: B-41, DIVYAPRABHA SOCIETY PART 1-2, OPP GANDHI PARK SOCIETY, VIRATNAGAR ROAD, Ahmedabad

Occupier Name: MAHENDRABHAI N PATEL

Occupier Address: B-41, DIVYAPRABHA SOCIETY PART 1-2, OPP GANDHI PARK SOCIETY, VIRATNAGAR ROAD, Ahmedabad

Election Ward: 60-LAMBHA

Draft TP Scheme: 85 - VATVA - 5

Sub Plot Number

Site Address: NEAR ISANPUR - VATVA CANA; ROAD, VATVA, AHMEDABAD - 382440.

Height of Building: 24.85 METER

Arch./Engg. Name: JOSHI HARDIK KIRITKUMAR

S.D. Name: JOSHI KETAV P.

C.W. Name: JOSHI HARDIK KIRITKUMAR

Developer Name: AARAT ELECTRO CHEMICAL PVT. LTD.

Date: 26 SEP 2016

Zone: South

Proposed Final Plot No: 4 5 (RS NO. 661/1 661/2)

Block/Tenament No.:

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	756.41	0	0
Ground Floor	PARKING	458.98	0	0
Ground Floor	COMMERCIAL	284.87	0	14
First Floor	RESIDENTIAL	700.60	12	0
Second Floor	RESIDENTIAL	700.60	12	0
Third Floor	RESIDENTIAL	700.60	12	0
Fourth Floor	RESIDENTIAL	700.60	12	0
Fifth Floor	RESIDENTIAL	700.60	12	0
Sixth Floor	RESIDENTIAL	700.60	12	0
Seventh Floor	RESIDENTIAL	700.60	12	0
Stair Cabin	STAIR CABIN	47.54	0	0
Lift Room	LIFT	40.57	0	0
Total		6492.57	84	14

Sub Inspector(Civic Center)

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

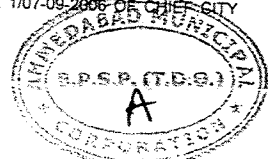
Rajendra Jadhav
Dy T.D.O.
South

C.R. Kharsan
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 02/03/05 AND OFFICE ORDER NO-42, DT.-13/06/06.
- (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:-20/12/2014 OF URBAN 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) સેલરમાં બોદાણકામ / બાંધકામ દરમ્યાન, આજુબાજુની જાનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઇઝર) ની રહેશે તથા સંપૂર્ણ બોદાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા બોદાણકામ / બાંધકામ દરમ્યાન આજુબાજુની મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સ્ટ્રક્ચર એન્જિનિયર / એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઇઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ડેવલપર્સ / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ શ્રી દ્વારા તા. ૨૭/૦૫/૨૦૧૬ ના રોજ આપેલ નોટરાઈઝ બાંહેધરી મુજબ વર્તવાની શરતે તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય બાંધકામ / બોદાણકામ / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલીક અસરથી રજાધિક્ષી સ્થગિત / રદ કરવાની કાર્યવાહી કરવામાં આવશે.
- (6) 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. ૨૦/૦૬/૨૦૧૬ ના રોજ આપેલ બાંહેધરીને આધિન.
- (7) 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.27/05/2016.
- (8) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-15/09/2016.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 27/05/2016 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.
- (10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 27/05/2016 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.
- (11) THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES PAID IN 8 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 DATED:-26/09/2016.
- (12) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL COMMERCIAL AFFORDABLE HOUSING BUILDING USE IN RESI - I ZONE (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT.14/09/2016 SUBJECT TO CONDITION THAT (A)APPOINTMENT OF FIRE CONSULTANT AND 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. 27/05/2016 (C)OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 27/05/2016 (D) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 01/06/2016 AND OWNER-APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT.
- (13) THIS PERMISSION IS SUBJECTED TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.
- (14) 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 CIRCULAR NO. 1/07-09-2006 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF A.E.O.(SZ) ON DT.16/02/2016.

અરજદારને અરજીના બેંક બેલેન્સ બેંક નામના ના હતા
ચુકવવાના હોઈ, તે વસુલાત બાબતે બી.પુ. પરમીશન
મંજૂર કરીને અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનને સોંપવાનો રહેશે.



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22. શહેરી લોકો અને શહેરી બજામાં વેચાણ કરનાર વ્યક્તિઓને નિયંત્રિત કરવા માટે શહેરના અધિકારીઓને સત્વરે કાર્યવાહી કરવાની જવાબદારી સોંપવામાં આવી છે. શહેરના અધિકારીઓને સત્વરે કાર્યવાહી કરવાની જવાબદારી સોંપવામાં આવી છે. શહેરના અધિકારીઓને સત્વરે કાર્યવાહી કરવાની જવાબદારી સોંપવામાં આવી છે. શહેરના અધિકારીઓને સત્વરે કાર્યવાહી કરવાની જવાબદારી સોંપવામાં આવી છે.

29. LIABILITY (G.D.C.R. 3.3.1) : NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND
 OPMENT REGULATIONS AND THE LAWS OF TERT AND LOCAL ACTS.
 AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN
 OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL

30. RESPONSIBILITY (G.D.C.R. 4.3 & 4.4) : APPROVAL OF DRAWING AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATE SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT Act, 1973.

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11029 33 (33) 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2835 2836 2

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REMARKS (CONTINUED FROM PREVIOUS PAGE)

2. GRANT OF THIS DEVELOPMENT PERMISSION SHALL NOT MEAN HOLDING OF COVENANTED EASEMENT OR EASEMENT OF TITLE OF THE LAND, BUILDING, EASEMENT RIGHTS, VARIATION IN THE AREA FROM RECORDS, STRUCTURAL REPORTS & STRUCTURAL DRAWINGS, WORKMANSHIP AND SOUNDNESS OF MATERIAL USED IN CONSTRUCTION OF THE BUILDING, LOCATION AND BOUNDARY OF PLOT, SOIL INVESTIGATION REPORTS ETC. AND SHALL NOT BIND OR RENDER THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN THIS RECORDS / UNDER C.O.S.B. CI No. 3-10)

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23.01.2023

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(15) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF CITY PLANNER VIDE THEIR LETTER NO:- CPD/AMC/GEN/2975 ON DT. 23/04/2015 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(16) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 19/01/2015 REF.NO. TPS/85/VATVA-5/CASE NO.4PERCENT2B5/33 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
(17) THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION GIVEN BY COLLECTOR (AHMEDABAD) VIDE LETTER NO. CB/LAND-1/N.A./S.R.1049/2014 ON DT.27/02/2015 APPLICANT HAS TO OBEY THE TERMS AND CONDITION MENTION IN N.A. PERMISSION.
For Other Terms & Conditions See Overleaf

સદર પ્રકરણે ચાર્જબલ એફ.સી.સી. ના નિર્ણયો ના હિસાબે
ચુકવવાના હોઈ, તે વસુલ્લાત બાબતે બી.યુ. પરમીશન
અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

