



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/EZ/020516/GDR/A6372/R0/M1
Rajachitthi No: 6256/020516/A6372/R0/M1
Arch./Engg No.: ER0554051019R2
S.D. No.: SD0350030316
C.W. No.: CW0658070720
Developer Lic. No.: DEV659220221
Owner Name: (1) DILIPSINH.V.THAKOR (2) MANUJI.D.THAKOR (3) BADARJI.D.THAKOR (4) DEEPSINH.B.THAKOR P.O.A.H. OF POPATJI VIRAJI, CHAAGANJI VIRAJI AND OTHERS.
Owners Address: NEAR MALBAR ROYAL, SAURASHTRA PATEL SAMAJWADI, BASANT BIHAR ROAD NIKOL Ahmedabad Ahmedabad India
Occupier Name: (1) DILIPBHAI.V.THAKOR (2) MANUJI.D.THAKOR (3) BADARJI.D.THAKOR (4) DEEPSINH.B.THAKOR P.O.A.H. OF POPATJI VIRAJI, CHAAGANJI VIRAJI AND OTHERS.
Occupier Address: NEAR MALBAR ROYAL, SAURASHTRA PATEL SAMAJWADI, BASANT BIHAR ROAD NIKOL Ahmedabad Ahmedabad Gujarat
Election Ward: 34-NIKOL
Zone: East
TP Scheme: 119 - Nikol
Final Plot No: 95/1 (R.S.NO.-452)
Sub Plot Number: Block/Tenament No.: BLOCK- C
Site Address: THE GRAND EASTERN, NEAR MALBAR ROYAL, SAURASHTRA PATEL SAMAJWADI, BASANT BIHAR ROAD, NIKOL, AHMEDABAD-382350.
Height of Building: 24.85 METER

Date: 24 JUN 2016

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	656.39	0	0
First Floor	RESIDENTIAL	656.39	2	0
Second Floor	RESIDENTIAL	656.39	2	0
Third Floor	RESIDENTIAL	656.39	2	0
Fourth Floor	RESIDENTIAL	656.39	2	0
Fifth Floor	RESIDENTIAL	656.39	2	0
Sixth Floor	RESIDENTIAL	656.39	2	0
Seventh Floor	RESIDENTIAL	659.75	2	0
Stair Cabin	STAIR CABIN	100.50	0	0
Over Head Water Tank	O.H.W.T.	71.69	0	0
Total		5426.67	14	0

Sub Inspector(Civic Center)

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

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

DILIP S. GOR
Dy MC
East

Conditions:

(1) This development permission is granted on the condition that the owner/applicant shall provide the necessary facilities for the parking of the vehicles of the residents of the building. The parking area shall be provided in the form of a parking lot or a parking garage. The parking area shall be provided in the form of a parking lot or a parking garage. The parking area shall be provided in the form of a parking lot or a parking garage.

(2) 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.

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

(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 CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-01/08/2016.

(7) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURERS 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:07/03/2016.

(8) THIS DEVELOPMENT PERMISSION (AS SHOWN IN PLAN) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT:30/05/2016, FOR RESIDENTIAL BUILDING HEIGHT UP TO 25.00 MT. ALL RELEVANT TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER CONSENT/APPROVAL GIVEN BY DY.M.C. (EZ) ON DT:-18/04/2016 ON THE CONDITION THAT OBJECTION RAISED IN COURT LITIGATION DIMU NO.406/2007 ON THE SAID PLOT THE FINAL DECISION /ORDER OF HON. COURT IF ANY IN FUTURE WILL BE APPLICABLE TO OWNER /APPLICANT AS PERGIVE THE NOTERISED UNDERTAKING GIVEN FOR THE SAME ON DT:02/05/2016.

(10) THIS PERMISSION IS GIVEN AS PER THE N.O.C. GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE LETTER NO.AA/AHATCO/61/3118-23, ON DT:-24/02/2016.

(11) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITION MENTION IN OPINION GIVEN ON DT:-20/02/2016, BY FIRE DEPARTMENT AND FIRE NOC/FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BEFORE APPLYING FOR B.U. PERMISSION.

(12) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT:-07/03/2016, 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.

(13) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT:07/03/2016, 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.

(14) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR, AHMEDABAD VIDE LETTER NO.CB/LAND-1/NA/SR:- 1131/2015, ON DATED:-12/01/2016, WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.

(15) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY A.E.O. (E.Z.) ON DT:10/02/2016.

(16) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT -12 AHMEDABAD REF.NO. TPS NO.119 (NIKOL) GENERAL/14, ON DT:-06/01/2016, SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION)

(17) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASST. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-:CPD/A.M.C/GEN/826, ON DT:-19/01/2016.

For Other Terms & Conditions See Overleaf



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ON THE AUTHORITY OF ANY OFFICER.

22. 1. 2024

29. LIABILITY (G.D.R. 3.3.1) : NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND DEVELOPMENT REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

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

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THIS REGARDS (UNDER G.D.R. CL No.: 3.10)
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GRANT OF THIS DEVELOPMENT PERMISSION SHALL NOT MEAN ACCEPTANCE OF CORRECTNESS, CONFIRMATION, APPROVAL OR ENDORSEMENT 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 REPORT ETC. AND SHALL NOT BIND OR RENDER THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN THIS RECORDS UNDER G.D.R. CI No. 3.10)

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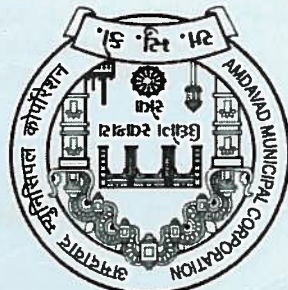
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Ahmedabad Municipal Corporation

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 (Rajachitti)

Date : 24 JUN 2016



Case No:

BLN/TS/EZ/020516/CDRA/6367/R0/M1

Rajachitti No :

6256/020516/A6367/R0/M1

Arch/Engg No. :

ER0554051019R2

S.D. No. :

SD0350030316

C.W. No. :

CW0658070720

Developer Lic. No. :

DEV659220221

Owner Name :

(1) DILIPSINH V. THAKOR 2) MANUJI. D. THAKOR (3) BADARJI. D. THAKOR (4) DEEPSINH. B. THAKOR P.O.A.H. OF POPATIJI VIRAJI, CHAAGANJI VIRAJI AND OTHERS.

Owners Address :

NEAR MALBAR ROYAL, SAURASHTRA PATEL SAMAJWADI, BASANT BIHAR ROAD NIKOL Ahmedabad

Occupier Name :

(1) DILIPSINH V. THAKOR (2) MANUJI. D. THAKOR (3) BADARJI. D. THAKOR (4) DEEPSINH. B. THAKOR P.O.A.H. OF POPATIJI VIRAJI, CHAAGANJI VIRAJI AND OTHERS.

Occupier Address :

NEAR MALBAR ROYAL, SAURASHTRA PATEL SAMAJWADI, BASANT BIHAR ROAD NIKOL Ahmedabad

Election Ward :

34-NIKOL

Theme

119 - NIKOL

Sub Plot Number

Block/Tenement No. : BLOCK-A B

Site Address :

THE GRAND EASTERN, NEAR MALBAR ROYAL, SAURASHTRA PATEL SAMAJWADI, BASANT BIHAR ROAD, NIKOL, AHMEDABAD-382350.

Height of Building :

24.85 METER

Floor Number	Usage	Builtup Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Ceiler	PARKING	2767.29	0	0
Ground Floor	PARKING	1104.14	0	0
First Floor	RESIDENTIAL	1104.14	4	0
Second Floor	RESIDENTIAL	1104.14	4	0
Third Floor	RESIDENTIAL	1104.14	4	0
Fourth Floor	RESIDENTIAL	1104.14	4	0
Fifth Floor	RESIDENTIAL	1104.14	4	0
Sixth Floor	RESIDENTIAL	1104.14	4	0
Seventh Floor	RESIDENTIAL	1111.26	4	0
Stair Cabin	STAIR CABIN	121.28	0	0
Over Head Water Tank	O.H.W.T.	78.14	0	0
Total		11806.95	28	0

Note / Conditions

(1) The development permission is granted under G.D.C.R.-2021 as per letter NO: GHV/207 OF 2014/DVP-112013-477-L, DATED:- 20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(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-112013-477-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) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-01/06/2016.
(6) THE DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION 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. 07/03/2016.
(7) THIS DEVELOPMENT PERMISSION (AS SHOWN IN PLAN) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT. 30/05/2016. FOR RESIDENTIAL BUILDING HEIGHT UP TO 25.00 MT. ALL RELEVANT TERMS AND CONDITIONS MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(8) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER CONSENT/APPROVAL GIVEN BY DY. M.C. (EZ) ON DT. 18/06/2016 ON THE CONDITION THAT OWNER/APPLICANTS PERFORM THE NOTERISED UNDERTAKING GIVEN FOR THE SAME ON DT. 02/05/2016.
(9) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTION IN OPINION GIVEN ON DT.-20/02/2016, BY FIRE DEPARTMENT AND FIRE NOC/FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BEFORE APPLYING FOR B.U. PERMISSION.
(10) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERISED UNDERTAKING ORDER OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1266 OF 2013 IN L.P.A. NO. 1387 OF 2013 IN S.C.A. NO. 12487 OF 2013. THE FINAL DECISION/ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER/APPLICANT.
(11) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 07/03/2016, 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.
(12) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR, AHMEDABAD VIDE LETTER NO. CBA/LND-1/N/A/SR.-1131/2016, ON DATED:-12/01/2016, WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANTS.
(13) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (EZ), ON DT. 10/02/2016.
(14) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT -12 AHMEDABAD REF. NO. T.P.S. NO. 119 (NIKOL) GENERAL/14, ON DT.-08/01/2016, SUBJECT TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION)
(15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASST. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-:CPDA/M.C/GEN/825, ON DT.-19/01/2016.
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