



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)

Date : 15 JUL 2021

Case No: BLNTI/EZ/211119/CGDCRV/A3006/R1/M1
 Rajachitthi No : 04983/211119/A3006/R1/M1
 Arch./Engg No. : ER1183280522
 S.D. No. : 001SE18102500342
 C.W. No. : 001CW09082500665
 Developer Lic. No. : 001DV20122510278
 Owner Name : PRAYAG ENTERPRISE PARTNER HARDIK MUKESHBHAI DUDHAT
 Owners Address : 14, JINAL BUNGLOWS, NEAR FENIL AVENUE, OPP SATYAM PLAZA, NIKOL, Ahmedabad Ahmedabad
 Occupier Name : PRAYAG ENTERPRISE PARTNER HARDIK MUKESHBHAI DUDHAT
 Occupier Address : 14, JINAL BUNGLOWS, NEAR FENIL AVENUE, OPP SATYAM PLAZA, NIKOL, Ahmedabad Ahmedabad
 Election Ward: 48 - RAMOL à€" HATHIJAN
 TPScheme 127 - Vinzol
 Sub Plot Number
 Site Address: PRAYAG RESIDENCY, S.P RING ROAD, ROPDA CHOKDI, VATVA ROAD, VINZOL, AHMEDABAD
 Height of Building: 24.85 METER

Arch./Engg. Name: CHIRAGKUMAR NAKRANI
 S.D. Name: VIREN DILIPBHAI PAREKH
 C.W. Name: CHIRAGKUMAR P NAKRANI
 Developer Name: PRAYAG ENTERPRISE

Zone : EAST
 Final Plot No 114(MOJE VINZOL R.S.NO-689)
 Block/Tenament No.: BLOCK - A+B

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	757.24	0	0
Ground Floor	COMMERCIAL	116.15	0	4
Ground Floor	PARKING	667.47	0	0
First Floor	RESIDENTIAL	738.88	10	0
Second Floor	RESIDENTIAL	738.88	10	0
Third Floor	RESIDENTIAL	738.88	10	0
Fourth Floor	RESIDENTIAL	738.88	10	0
Fifth Floor	RESIDENTIAL	738.88	10	0
Sixth Floor	RESIDENTIAL	738.88	10	0
Seventh Floor	RESIDENTIAL	683.16	9	0
Stair Cabin	STAIR CABIN	77.97	0	0
Lift Room	LIFT	46.87	0	0
Total		6782.14	69	4

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/307 OF 2017/EDB-102016-3629-L, DATED:- 20/12/2017 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 OF 2018/EDB-102016-3629-L, DATED:- 05/11/2018 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 CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-24/06/2021.
- (7) THIS REVISED DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE RESIDENTIAL AFFORDABLE HOUSING IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.03/01/2020 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.
- (8) 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.25/01/2021 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
- (9) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BLNTS/EZ/211119/CGDCRV/A3006/R0/M1, DT.05/02/2020 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (10) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-13, DATED:-02/01/2019, REF.NO.TPS/NO.127 (VINZOL)/CASE NO.131/10, AND UNIT-3, DATED:-18/06/2021, REF.NO.TPS/NO.127 (VINZOL)/CASE NO.131/1174 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER (EZ) REF NO.8663, DT.30/03/2019.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:CPD/A.M.C/GENERAL/OP-410, ON DT.-13/02/2019 AND REF. NO.-OT-866, DT-22/06/2021.
- (13) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.-25/01/2021
- (14) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (EZ), REF. NO-6221, ON DT.01/02/2021.

Final Plot 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



(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.18/01/2021.

(16) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.11/01/2021(OPN013911012021) 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.25/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(17) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.25/09/2019, REF.NOC ID NO.AHME/WEST/B/090919/429145 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(18) 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.

(19) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME, UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(20) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.- 20/07/2018, LETTER NO.-C.B./LAND-1/NA/SR158/2018/FMPS NO.318877, (FOR RESI) AND ON DT.10/02/2020, LETTER NO.345/07/16/029/2020 (FOR COMM.) N.A. GIVEN BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

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

(22) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF OGCOR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(23) 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.

(24) THIS 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.25/01/2021.

(25) 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.

(26) (A) TOTAL PARKING AREA 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

(27) 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.

(28) એફોર્ડેબલ હાઉસીંગ માટે પરવાનગી માંગેલ હોઈ, અલગ-અલગ કેટેગરીના યુનીટને સીંગલ યુનીટમાં કે યુનીટની સાઇઝમાં ફેરફાર કરી શકાશે નહીં તે શરતે તથા ફેરફાર કરવામાં આવશે તો સી.જી.ડી.સી.આર.-૨૦૧૭ ની જોગવાઈ મુજબ "PUNISHMENT/ACTION" લેવામાં આવશે તથા તે મુજબની તા.૨૫/૦૧/૨૦૨૧ થી રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.

(29) 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.૨૫/૦૧/૨૦૨૧ ના રોજ આપેલ બાંહેધરીને આધીન.

(30) કચર ખાતામાં રજુ કરેલ પ્લાન અંગે અરજદારશ્રી એ તા.૨૫/૦૧/૨૦૨૧ ની નોટરાઈઝ બાંહેધરીને આધીન.

(31) રિવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-૨૦૧૬ મુજબ અરજદાર/માલિક દ્વારા મેમ્બર્સનું બુકિંગ/વેચાણ કરેલ ન હોય તે અંગે રજુ કરેલ તા.૨૫/૦૧/૨૦૨૧ ની નોટરાઈઝ બાંહેધરીને આધીન.

(32) "સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી." મુજબની અરજદાર/ડેવલપર દ્વારા તા.૨૫/૦૧/૨૦૨૧ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(33) સુક્રા-ભીનો કચરો અલગ કરવા તથા RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલપરે તા.૨૫/૦૧/૨૦૨૧ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(34) સી.જી.ડી.સી.આર.-૨૦૧૭ ના કલોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરફું બિલ્ડીંગનું મેઈન્ટેનેન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે તા.૨૫/૦૧/૨૦૨૧ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(35) 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.

For Other Terms & Conditions See Overleaf

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.

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

