



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 : **24 MAY 2018**

Case No: BLNT/EZ/210318/CGDCR/A0862/R0/M1
Rajachitthi No : 00793/210318/A0862/R0/M1
Arch./Engg No. : ER0748280420R1
S.D. No. : SD0342181020R1
C.W. No. : CW0520100422R1
Developer Lic. No. : DEV344110520
Owner Name : AS A PARTNER SHRI RAMESHBHAI RAVJIBHAI DOBARIYA OF A PARTNERSHIPFIRM OF MANSA BUILDCON
Owners Address : PLOT NO.-11, KAILASHDHAM SOCIETY, VIBHAG-2 ,INDIACOLONY ROAD BAPUNAGAR,AHMEDABAD-380024. Ahmedabad Ahmedabad Ahmedabad India
Occupier Name : AS A PARTNER SHRI RAMESHBHAI RAVJIBHAI DOBARIYA OF A PARTNERSHIPFIRM OF MANSA BUILDCON
Occupier Address : PLOT NO.-11, KAILASHDHAM SOCIETY, VIBHAG-2 ,INDIACOLONY ROAD BAPUNAGAR,AHMEDABAD-380024. Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 40 - ODHAV
TPScheme 41 - ODHAV NO. 1
Sub Plot Number 220/2/1/2
Site Address: HIMALAYA HOMES ,NR. GURUDWARA,ODHAV,AHMEDABAD-382415.
Height of Building: 24.85 METER

Arch./Engg. Name: PATEL KIRANKUMAR N.
S.D. Name: PAREKH VIREN DILIPBHAI
C.W. Name: PATEL KIRANKUMAR N.
Developer Name: SHREE RAM CORPORATION

Zone : EAST
Final Plot No 220
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	1351.12	0	0
Ground Floor	PARKING	823.22	0	0
Ground Floor	COMMERCIAL	474.70	0	22
First Floor	RESIDENTIAL-COMMERCIAL	1023.25	13	9
Second Floor	RESIDENTIAL	1007.97	18	0
Third Floor	RESIDENTIAL	1007.97	18	0
Fourth Floor	RESIDENTIAL	1007.97	18	0
Fifth Floor	RESIDENTIAL	1007.97	18	0
Sixth Floor	RESIDENTIAL	1007.97	18	0
Seventh Floor	RESIDENTIAL	1007.97	18	0
Stair Cabin	STAIR CABIN	80.37	0	0
Lift Room	LIFT	57.98	0	0
Total		9658.46	121	31

Sub Inspector(Civic Center)

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

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

J.S. PRAJAPATI
Dy MC
EAST

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.-13/08/06.
- (3)THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER CGDCR-2017 CLAUSE NO:- 25.2.
- (4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/288 OF 2017/EDB-102016-3628-L, DATED:-12/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (5)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 15/05/2018.
- (6)THIS PERMISSION FOR RESI.AFFORDABLE HOUSING USE(RAH) IN RESI.-1 ZONE (R1)(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. 14/05/2018 SUBJECT TO CONDITION THAT (A)APPOINTMENT OF FIRE CONSULTUNT AND FIREMAN BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION. (B)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT WIDE LETTER NO.-71,DT. 18/03/2018 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.
- (7)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN AIRPORT N.O.C. GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE LET. NO:- AHME/WEST/B/101516/177382, DT. 17/10/2016.
- (8)ALL TERMS AND CONDITIONS MENTIONED IN EARLIER APPROVED PLAN BY AMC CASE NO:- LTS/EZ/280118/GDR/A3612/M1, DTD:04/04/2015. IN SPNO.-220/2/1 OF F.P NO.-220.,IT IS SUBMITTED BY OWNER/APPLICANTS.
- (9)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(E.Z.) A.M.C. DT.07/10/2009.
- (10)THIS PERMISSION IS GRANTED AS PER OPINION GIVEN BY DIVISIONAL SUPERINTENDENT (EZ) DTD.14/07/2009 REGARDING BETTERMENT CHARGE (UNDER T.P. SCHEME).
- (11)THIS PERMISSION IS GRANTED IN R1 ZONE FOR LOCAL AREA PLANING OPINION GIVEN BY SENIOR TOWN PLANNER,AUDA WIDE LETTER NO.2066, DTD:-20/02/2015. APPLICANT/OWNER HAS TO OBEY NOTARISED UNDERTAKING SUBMITTED BY THEM DTD. 10/04/2018 FOR THE SAME.
- (12)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD(SOR)BY OWNER/APPLICANT.
- (13)FOR AFFORDABLE HOUSING NEVER COMBINED OR MERGED TWO OR MORE DWELLING UNITS IN TO THE SINGLE DWELLING UNIT AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.18/03/2018.
- (14)ALL RELAVENT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY DY.COLLECTOR (AHMEDABAD) DT:-11/04/2017. VIDE LETTER NO:-N.A.U-2/KALAM-85-A/ODHAV/CASE NO.283/2016, IT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (15)THE FEE/CHARGES OF 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 PERCENTAGECHARGES IN 8 INSTALLMENTS 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 DT:- 23/05/2018.

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન
અધિકારીઓનો સહયોગ
અમદાવાદ, ગુજરાત



Ahmedabad Municipal Corporation

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Election Ward: 40 - ODHAV
Zone: EAST
TPScheme: 41 - ODHAV NO. 1
Final Plot No: 220
Sub Plot Number: 220/2/1/2
Block/Tenament No.: BLOCK-C
Site Address: HIMALAYA HOMES SKY, NR. GURUDWARA, ODHAV, AHMEDABAD-382415.
Height of Building: 3.05 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	OTHER	17.86	0	0
Total		17.86	0	0

Sub Inspector(Civic Center)

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

R.K. Tadvl
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- (16) 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 NOTARISED UNDERTAKING FOR THE SAME ON DT. 16/03/2018.
- (17) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3 MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY; AT ALL EDGES OF PLOT FACING ON ROADS FOR SAFTY PURPOSE.

- (18) સેલરના બોલાણકામ/બાંધકામ દરમ્યાન, આગુભાગની જાનમાલ કે મિલકતને કોઈપણ પ્રકારનું નુકસાન થાય તો તેની સંપૂર્ણ જવાબદારી અરજદાર/માલિક/આક્ટિકટ/એન્જિનિયર/સુકચર એન્જિનિયર/કલાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ બોલાણકામ એક સાથે નહીં કરતી, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા બોલાણકામ/બાંધકામ દરમ્યાન આગુભાગની મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સુકચર એન્જિનિયર/ એન્જિનિયર/કલાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે બંને માલિક / અરજદાર/ડેવલપર્સ/આક્ટિકટ/એન્જિનિયર/સુકચર એન્જિનિયર/કલાર્ક ઓફ વર્કસની દ્વારા 16/03/2018ના રોજ આપેલ નોટિસમાં બાંધકામની મુજબ વર્તવાની થતે તથા સ્થલે સલામતીના ચોક્કસ પગલાલેખીયા સિવાય બાંધકામ/બોલાણકામ/ડિમોલિશનની કામગીરી કરવામાં આવતી જણાયે તો તાત્કાલિક અસરથી રજાચિત્તી રદ કરવાની કાર્યવાહી કરવામાં આવશે.
- (19) પુનઃબંધકામ સંદર્ભે કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના 3/12 માં બીજા હકમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા. 16/03/2018 ના રોજ આપેલ બાંધકામની આપિન.
- (20) રીપલ એસ્ટેટ રિગ્યુલેશન એન્ડ ડેવલપમેન્ટ એક્ટ, 2015 ની કલમ -3 ની જોગવાઈ મુજબ, રાજ્યમાં કોઈપણ વિકસાકાર (પ્રોટેક્ટ) રીપલ એસ્ટેટ પ્રોજેક્ટ જેવા કે, પ્લોટ, એપાર્ટમેન્ટ અથવા બિલ્ડિંગ અથવા તેના ભાગના વેચાણ માટે જાહેરાત, માર્કેટીંગ, પ્રકીર્ણ અથવા ઓફર માટેની કાર્યવાહી, રાજ્ય સરકાર દ્વારા રચાયેલ રીપલ એસ્ટેટ રેગ્યુલેટરી ઓથોરીટી (રિસા) ની કચેરી માં રજીસ્ટ્રેશન કરાવવા સિવાય કરી શકશે નહીં.
- (21) સી.કો. ડી. સી. આર-2019 ના કલોઝ નં. ૨૫.૬.૧ મુજબ રૂફટોપ સોલર એનર્જી ઈન્સ્ટોલેશન અને જનરેશનનું પ્રોવિઝન કરવાનું રહેશે.
- (22) કસ્ટોડિયન સમીક્ષાથી રસ્તા ઉપર અવર જવર કરતા વાહન / ડમ્પર/ઈકોવોમોટર ના ટ્રાયર/વ્હીલ વોશ/સફાઈની ચોક્કસ જોગવાઈ સ્થલ-ઉપર કામગીરી ધોરણે સામવાની રહેશે, અથવા કાચદેસર પગલા લેવામાં આવશે, જો કે રસ્તાને નુકસાન/ ગંદકી થશે, તો તે બંનેની સંપૂર્ણ જવાબદારી માલિક/ડેવલપર્સની રહેશે.