



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 બેડ. એસ. ઓઈ. ના નાણાં ના હાથ
ચુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અગાઉ અને ના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે

Date: 07 MAY 2022

Case No: BHNTS/EZ/120122/CGDCRV/A5584/R0/M1
Rajachitthi No: 06338/120122/A5584/R0/M1
Arch./Engg No.: ER1272220423
S.D. No.: 001SE20022600349
C.W. No.: 001CW17092610481
Developer Lic. No.: 001DV25082510119
Owner Name: UDAYRAJ CORPORATION PARTNER THAKKAR RAJEN DILIPKUMAR
Owners Address: TULSI GALAXY, OPP.RAF CAMP, S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: UDAYRAJ CORPORATION PARTNER THAKKAR RAJEN DILIPKUMAR
Occupier Address: TULSI GALAXY, OPP.RAF CAMP, S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 41 - VASTRAL
TPScheme: 114 - Vastral-Ramol
Sub Plot Number: 2
Site Address: TULSI GALAXY, OPP.RAF CAMP, S.P.RING ROAD, VASTRAL, AHMEDABAD - 382418
Height of Building: 3.50 METER(H.P.) + 30.00 METER

Arch./Engg. Name: JIGAR PRAJAPATI
S.D. Name: JAYESH D. DESAI
C.W. Name: RANJIT NAGESWAR PRASAD
Developer Name: UDAYRAJ COPORATION
Zone: EAST
Final Plot No: 19 (R.S.NO.- 757, 758)
Block/Tenament No.: K+L

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	666.32	0	0
First Floor	RESIDENTIAL	666.32	8	0
Second Floor	RESIDENTIAL	666.32	8	0
Third Floor	RESIDENTIAL	666.32	8	0
Fourth Floor	RESIDENTIAL	666.32	8	0
Fifth Floor	RESIDENTIAL	699.00	8	0
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Eighth Floor	RESIDENTIAL	699.00	8	0
Ninth Floor	RESIDENTIAL	666.32	8	0
Tenth Floor	RESIDENTIAL	666.32	8	0
Stair Cabin	STAIR CABIN	119.49	0	0
Lift Room	LIFT	86.53	0	0
Total		7600.9	80	0

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 PROVIDE 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:-30/4/2022
- (7) 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.20/9/2021 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.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/4/2022 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-5, DATED:-10/4/2017, REF.NO.TPS/NO.114(VASTRAL-RAMOL)/CASE NO.16/114 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASST.CITY PLANNER LETTER NO.-CPD/AMC/GENERAL-241, ON DT.7/7/2021
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.), DT.16/8/2017
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., E.Z.) ON DT.13/9/2021
- (13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.19/2/2018, REF.NOC ID NO.AHME/WEST/B/021418/281233 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (14) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.-20/9/2021

સરકારી ચાર્ટર્ડ બેડ. એસ. ઓઈ. ના નાણાં ના હાથ
ચુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અગાઉ અને ના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે





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Commencement Letter (Rajachitthi)

અહમદાબાદ મ્યુનિસિપલ કોર્પોરેશન
જુલવાણ હોર્ડ, તે વસુલાત બાબતે બી. યુ. પરમીશન
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Developer Name: UDAYRAJ COPRORATION

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Block/Tenament No.: M+N

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- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASST.CITY PLANNER LETTER NO.-CPD/AMC/GENERAL-241, ON DT.7/7/2021
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.), DT.16/8/2017
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- (13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.19/2/2018, REF N.O.C ID NO.AHME/WEST/B/021418/281233 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

અહમદાબાદ મ્યુનિસિપલ કોર્પોરેશન
જુલવાણ હોર્ડ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અગાઉ અનેના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે



(14) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA. DT.: 20/9/2021

(15) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT. 17/9/2021 (NO. OPN474117092021) AND FIRE NOC, FIRE PROTECTION CONSULTANT, WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT. 20/9/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.: 19/1/2018, ORDER NO.: CB/LAND3/NA/VASTRAL/S.NO./BLOCK NO. 757/SR-456/2017 AND ON DT. 25/5/2017, ORDER NO.-ACB/TNC-2/TATKAL N.A./K-65/SR-2/2016 BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) ALL TERMS AND CONDITIONS AS MENTIONED IN ENVIRONMENT CLEARANCE CERTIFICATE NO.: SEIAA/ GUJ/ EC/ 8(a)/366/2020, DATED: 5/6/2020 (ISSUED BY STATE LEVEL ENVIRONMENT IMPACT ASSESMENT AUTHORITY) WILL BE APPLICABLE AND BINDING TO THE OWNER -APPLICANT.

(18) 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. 20/9/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(20) 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.

(21) 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. 20/9/2021

(22) 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.

(23) 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.

(24) 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, DTD. 29/6/2019 & 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.

(25) (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

(26) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO. 3 OF CIRCULAR NO.: 01/2022-23, DATE: 13/04/2022 AND 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.: 4/5/2022

(27) સદરજુ જ્યાંમાં બાંધકામની વિકાસ પરવાનગી આપવા સામે આવેલ વાંધા અરજી અન્વયે આસી. મ્યુનિ. કમિશનરશ્રી (પૂર્વ ઝોન-૧) દ્વારા તા. ૬/૧/૨૦૨૨ ના રોજ થયેલ હુકમને આધીન

(28) અરજદારશ્રીએ રજુ કરેલ અગાઉ મંજૂર થયેલ સબડીવીઝનનાં કેસ નં. LTS/EZ/240817/GDR/A9018/M1, તા. ૧૬/૬/૨૦૧૭ તથા બિલ્ડીંગ પ્લાનમાં કેસ નં. BLNTI/EZ/160118/CGDCRV/A0432/R0/M1 (BLOCK-A,B) તા. ૫/૩/૨૦૧૮ તથા અન્ય તેમજ સદર કેસોમાં તા. ૬/૨/૨૦૨૧ થી મેળવેલ બી.યુ. પરમીશનને આધીન. તથા તેમાં સૂચવેલ શરતો મુજબ વર્તવાની શરતે

(29) ઓનલાઈન ફાયર અલિપ્રાય OPN474117092021, ON DT. 17/9/2021 માં સબમીટ કરેલ પ્લાન મુજબ જ વિકાસ પરવાનગીના પ્લાન રજુ કરેલ છે તે મુજબની અરજદારે રજુ કરેલ તા. 20/9/2021 નોટરાઈઝ બાંહેધરીને આધીન

(30) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ, ૧૯૮૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(31) સુકા-બીનો કચરો અલગ કરવા તેમજ sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવાણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા. 20/9/2021 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન.

(32) 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.

(33) સદર જમીન/ફા. પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલોપર દ્વારા તા. 20/9/2021 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(34) રિવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-૨૦૧૬ મુજબ અરજદાર/માલિક દ્વારા બુકીંગ કરેલ મેમ્બર્સના/સંમતિ પત્રો સાથે અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન

For Other Terms & Conditions See Overleaf

સદર પ્રકરણે ચર્ચાઈએલ એસ. આઈ. ના નામના ના હતા
ચુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અગાઉ અત્રેના વિભાગનો અધિપતિ મેળવવાનો રહેશે



ITANABAD MABAIL
ESPRESSO...
YTH...
BRISTAL AHMEDABAD 38250



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 પ્રકરણે ચાજીખલ એફ.એસ.આઈ. ના નાણા ના હથા
ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન
અગાઉ અત્રેના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે

Date: 07 MAY-2022

Case No: BHNTS/EZ/120122/CGDCRV/A5586/R0/M1
Rajachitthi No: 06340/120122/A5586/R0/M1
Arch./Engg No.: ER1272220423
S.D. No.: 001SE20022600349
C.W. No.: 001CW17092610481
Developer Lic. No.: 001DV25082510119
Owner Name: UDAYRAJ CORPORATION PARTNER THAKKAR RAJEN DILIPKUMAR
Owners Address: TULSI GALAXY, OPP.RAF CAMP, S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: UDAYRAJ CORPORATION PARTNER THAKKAR RAJEN DILIPKUMAR
Occupier Address: TULSI GALAXY, OPP.RAF CAMP, S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 41 - VASTRAL
Zone: EAST
TPScheme: 114 - Vastral-Ramol
Proposed Final Plot No: 19 (R.S.NO.- 757, 758)
Sub Plot Number: 2
Block/Tenament No.: 0
Site Address: TULSI GALAXY, OPP.RAF CAMP, S.P.RING ROAD, VASTRAL, AHMEDABAD - 382418
Height of Building: 3.50 METER(H.P.) + 30.00 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	2767.22	0	0
Ground Floor	PARKING	331.09	0	0
First Floor	RESIDENTIAL	331.09	4	0
Second Floor	RESIDENTIAL	331.09	4	0
Third Floor	RESIDENTIAL	331.09	4	0
Fourth Floor	RESIDENTIAL	331.09	4	0
Fifth Floor	RESIDENTIAL	347.44	4	0
Sixth Floor	RESIDENTIAL	331.09	4	0
Seventh Floor	RESIDENTIAL	331.09	4	0
Eighth Floor	RESIDENTIAL	347.44	4	0
Ninth Floor	RESIDENTIAL	331.09	4	0
Tenth Floor	RESIDENTIAL	331.09	4	0
Stair Cabin	STAIR CABIN	59.74	0	0
Lift Room	LIFT	43.27	0	0
Total		6544.92	40	0

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 PROVIDE 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:-30/4/2022
- (7) 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.20/9/2021 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.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/4/2022 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-5, DATED:-10/4/2017, REF.NO.TPS/NO.114(VASTRAL-RAMOL)/CASE NO.16/114 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASST.CITY PLANNER LETTER NO.-CPD/AMC/GENERAL-241, ON DT.7/7/2021
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.), DT.16/8/2017
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., E.Z.) ON DT.13/9/2021

સદર પ્રકરણે ચાજીખલ એફ.એસ.આઈ. ના નાણા ના હથા
ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન
અગાઉ અત્રેના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે



(13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.19/2/2018, REF.NOC ID NO.AHME/WEST/B/021418/281233 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.-20/9/2021

(15) THIS PERMISSION IS GRANTED SUBJECT TO RELAVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.17/9/2021 (NO.OPN474117092021) AND FIRE NOC ,FIRE PROTECTION CONSULTANT, WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.20/9/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-19/1/2018, ORDER NO.-CB/LAND3/NA/VASTRAL/S.NO./BLOCK NO.757/SR-456/2017 AND ON DT.25/5/2017, ORDER NO.-ACB/TNC-2/TATKAL N.A./K-65/SR-2/2016 BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) ALL TERMS AND CONDITIONS AS MENTIONED IN ENVIRONMENT CLEARANCE CERTIFICATE NO:- SEIAA/ GUJ/ EC/ 8(a)/366/2020, DATED:- 5/6/2020 (ISSUED BY STATE LEVEL ENVIRONMENT IMPACT ASSESMENT AUTHORITY) WILL BE APPLICABLE AND BINDING TO THE OWNER -APPLICANT.

(18) 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.20/9/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(20) 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.

(21) 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.20/9/2021

(22) 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.

(23) 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.

(24) 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, DTD.29/6/2019 & 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.

(25) (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

(26) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO. 3 OF CIRCULAR NO:- 01/2022-23, DATE:- 13/04/2022 AND 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:-4/5/2022

(27) સદરજુ જગ્યામાં બાંધકામની વિકાસ પરવાનગી આપવા સામે આવેલ વાંધા અરજી અન્વયે આસી.મ્યુનિ.કમિશનરશ્રી(પૂર્વ ઝોન-૧) દ્વારા તા.૬/૧/૨૦૨૨ ના રોજ થયેલ હુકમને આધિન

(28) અરજદારશ્રીએ રજુ કરેલ અગાઉ મંજુર થયેલ સબડીવીઝનનાં કેસ નં.LTS/EZ/240817/GDR/A9018/M1, તા.૧૬/૯/૨૦૧૭ તથા બિલ્ડીંગ પ્લાનમાં કેસ નં.BLNTI/EZ/160118/CGDCRV/A0432/R0/M1 (BLOCK-A,B) તા.૫/૩/૨૦૧૮ તથા અન્ય તેમજ સદર કેસોમાં તા.૯/૨/૨૦૨૧ થી મેળવેલ બી.યુ.પરમીશનને આધીન. તથા તેમાં સૂચવેલ શરતો મુજબ વર્તવાની શરતે

(29) ઓનલાઈન ફાયર અભિપ્રાય OPN474117092021, ON DT.17/9/2021 માં સબમીટ કરેલ પ્લાન મુજબ જ વિકાસ પરવાનગીના પ્લાન રજુ કરેલ છે તે મુજબની અરજદારે રજુ કરેલ તા.20/9/2021 નોટરાઈઝ બાંહેધરીને આધીન

(30) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ, ૧૯૮૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરુ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાનાં ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(31) સુકા-ભીનો કચરો અલગ કરવા તેમજ sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.20/9/2021 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન.

(32) 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.

(33) સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલોપર દ્વારા તા.20/9/2021 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(34) રિવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-૨૦૧૬ મુજબ અરજદાર/માલિક દ્વારા બુકીંગ કરેલ મેમ્બર્સના/સંમતિ પત્રો સાથે અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધિન

For Other Terms & Conditions See Overleaf



સદર પ્રકરણે ચર્ચિત્ત એક.એસ.આઈ. ના નાણાં ના હતા
ચુકવવાના હોઈ, તે વચૂલાત બાબતે બી.યુ. પરમીશન
અગાઉ અને ના વિગતો અભિપ્રાય મેળવવાનો રહેશે

1. Promoter Name :- Udayraj Corporation

2. Project Name :-

2.1 Tulsi Galaxy Phase - 1 (RERA No. PR/ GJ/ AHMEDABAD/
AHMEDABAD CITY/ AUDA/ MAA02833/ 060618.)

2.2 Tulsi Galaxy Phase - 2 (Newly Launched and applied for
Registration)

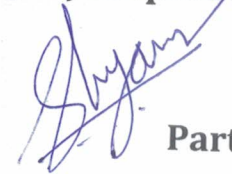
3. The summary of both the phase are as under,

Sr No	Particulars	Land Area (Sq Mtr)	FSI (Sq Mtr)	Covered Area (Sq Mtr)	Parking Area (Sq Mtr)
1	Tulsi Galaxy Phase - 1	6845	16248.41	2727.92	2664.05
2	Tulsi Galaxy Phase - 2	4048	14205.80	1663.73	3686.52
Total		10893	30454.21	4391.65	6350.57


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AHMEDABAD, INDIA
COUNCIL OF ARCHITECTURE
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ODHAV, AHMEDABAD - 382415

For, Udayraj Corporation,


Partner