



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: 12 NOV 2020

Case No: BLNTS/SZ/240920/CGDCRV/A3947/R0/M1
 Rajachitthi No: 04098/240920/A3947/R0/M1
 Arch./Engg No.: ER1093020321
 S.D. No.: SD029022022R2
 C.W. No.: CW0731020321
 Developer Lic. No.: 001DV04082510106
 Owner Name: GHANCHI MEHBUB MUNNABHAI AUTHORIZED PARTNER OF A.M. BUILDCON
 Owners Address: 155, ALTAF NAGAR, SONAL FACTORYNI PACHHAL NAROL Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: GHANCHI MEHBUB MUNNABHAI AUTHORIZED PARTNER OF A.M. BUILDCON
 Occupier Address: 155, ALTAF NAGAR, SONAL FACTORYNI PACHHAL NAROL Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 46 - LAMBHA
 TP Scheme: 85 - VATVA - 5
 Sub Plot Number: 11 (R.S. NO.- 666/2)
 Site Address: FALAK HEIGHT, NEAR AMBER HEIGHT, VATVA CANAL ROAD, VATVA, AHMEDABAD.
 Height of Building: 24.85 METER

Arch./Engg. Name: PATEL JIGNESHKUMAR V.
 S.D. Name: CHAVDA PARESHKUMAR M.
 C.W. Name: PATEL JIGNESHKUMAR V.
 Developer Name: A.M.BUILDCON

Zone: SOUTH
 Final Plot No: 11 (R.S. NO.- 666/2)
 Block/Tenant No.:

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	321.37	0	0
Ground Floor	RESIDENTIAL	77.02	2	0
First Floor	RESIDENTIAL	380.19	7	0
Second Floor	RESIDENTIAL	380.19	7	0
Third Floor	RESIDENTIAL	380.19	7	0
Fourth Floor	RESIDENTIAL	380.19	7	0
Fifth Floor	RESIDENTIAL	380.19	7	0
Sixth Floor	RESIDENTIAL	380.19	7	0
Seventh Floor	RESIDENTIAL	380.19	7	0
Stair Cabin	STAIR CABIN	55.26	0	0
Over Head Water Tank	O.H.W.T.	32.21	0	0
Total		3147.19	51	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 GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 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.- 11/11/2020.
- (7) 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.
- (8) 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.- 07/09/2020.
- (9) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (356.73) SQ.MT 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. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE- 1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C. (U.D.) ON DT.- 10/11/2020 IN RESPECT OF 25.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (11) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD:- 16/09/2020, REF.NOC ID NO.: AHME/WEST/B/091020/479945 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (12) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 05/09/2020 (NO.- OPN376205092020) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:- 07/09/2020.
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (S.Z.) A.M.C. DT.- 05/09/2020.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASSIT. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.- CPD/A.M.C/GENERAL/1241(3428), ON DT.- 20/02/2020.