



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: 3 JAN 2021

Case No: BHNTS/SZ/050214/GDR/A1278/R1/M1
 Rajachitthi No: 11213/050214/A1278/R1/M1
 Arch./Engg No.: AR0182020822R1
 S.D. No.: 001SE21062500463
 C.W. No.: 001CW04122400627
 Developer Lic. No.: DEV899200222
 Owner Name: BARKATALI BAHADURBHAI NARSHIHANI
 Owners Address: G.F. CLASSIK HOMES,NR. AMBAR TOWER, JUHAPURA ROAD, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: BARKATALI BAHADURBHAI NARSHIHANI
 Occupier Address: G.F. CLASSIK HOMES,NR. AMBAR TOWER, JUHAPURA ROAD, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 37 - MANINAGAR
 TPScheme: 2 - KANKARIA
 Sub Plot Number: 2/A
 Site Address: OPP. KANKARIA,FOOTBALL GROUND,KANKARIA,AHMEDABAD-380008.
 Height of Building: 43.15 METER

Arch./Engg. Name: M.K.NOORANI
 S.D. Name: JAPAN BHADRESHBHAI SHAH
 C.W. Name: MOHAMMED YAKUB ISMAILBHAI SHAIKH
 Developer Name: NAWAB INFRASTRUCTURE PVT. LTD.

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	1119.84	0	0
Ground Floor	PARKING	576.92	0	0
First Floor	RESIDENTIAL	562.77	5	0
Second Floor	RESIDENTIAL	562.77	5	0
Third Floor	RESIDENTIAL	562.77	5	0
Fourth Floor	RESIDENTIAL	562.77	5	0
Fifth Floor	RESIDENTIAL	562.77	5	0
Fifth Floor	RESIDENTIAL	562.77	5	0
Seventh Floor	RESIDENTIAL	562.77	5	0
Eighth Floor	RESIDENTIAL	562.77	5	0
Ninth Floor	RESIDENTIAL	562.77	5	0
Tenth Floor	RESIDENTIAL	562.77	5	0
Eleventh Floor	RESIDENTIAL	562.77	5	0
Twelfth Floor	RESIDENTIAL	291.15	2	0
Thirteenth Floor	RESIDENTIAL	72.06	0	0
Over Head Water Tank	O.H.W.T.	41.59	0	0
Total		8292.03	57	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 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.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (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:- 24/12/2020.
- (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.- 05/01/2021.
- (9) 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.- 05/01/2021 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.
- (10) PARKING AREA CONDITIONS:- (A) TOTAL PARKING SPACE MUST BE 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.
- (11) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD:- 03/11/2020, REF. NO: ID NO. - AHMEWEST/B/110120/508522 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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- ઉપર જણાવેલ કોઈપણ શરતોનો ભંગ થશે તો આપેલ બાંધકામનું આરંભ પ્રમાણપત્ર (રજાચિઠ્ઠી) રદ કરવામાં આવશે.

આ કમ્પન્સમેન્ટ સર્ટીફિકેટ (રજા ચીટી) દ્વારા જે વિકાસ કરવા પરવાનગી આપેલ છે તે અમે વિકાસ પરવાનગી માં આવેલા જે બાંધકામની રજુ કરેલી તથા આપાર છે. માટે અરજીમાં કે પાંચમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત અનુસાર નવ વિકાસ ની સી.સી.આર. નો નિયમો સાથે સુમેળ નહીં હોય તેમજ બાંધકામની કે અરજીમાં અમારા દ્વારા કરવામાં આવેલ નો ખોટી સર્ટીફિકેટ (રજા ચીટી) રદ થયેલી ગણાશે તથા કરેલ બાંધકામ અમારા પર્યે અને જોખમ અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન દ્વારા બાંધકામ દૂર કરવા અમને કાયદાકીય કોર્સપણ પ્રકારની નોટિસ કે જાણ કરવાની રહેશે નહીં. આમ શરતો મંથમે થયેલ છે અને તે સાથે અમે સંમત છીએ.

M. K. NOORAN

એન્જનીયર / આર્કિટેક્ટ