



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 49(1)(B) & The Bombay Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

18 AUG 2017

Case No: BLNT/EZ/190617/GDR/A8683/R0/M1
Rajachitthi No : 9099/190617/A8683/R0/M1
Arch./Engg No. : ER1183280522
S.D. No. : SD0042220721R3
C.W. No. : CW0665210720
Developer Lic. No. : DEV920310322
Owner Name : PATEL RAKESH SHANTILAL
Owners Address : RAJVI RESIDENCY,NR.ABAJIBAPA GREEN,VIRAT NAGAR TO S.P.RING ROAD, NIKOL, Ahmedabad
Occupier Name : PATEL RAKESH SHANTILAL
Occupier Address : RAJVI RESIDENCY,NR.ABAJIBAPA GREEN,VIRAT NAGAR TO S.P.RING ROAD, NIKOL, Ahmedabad
Election Ward: 24 - NIKOL
TPScheme 119 - Nikol
Sub Plot Number
Site Address: RAJVI RESIDENCY,NR.ABAJIBAPA GREEN,VIRAT NAGAR TO S.P.RING ROAD,NIKOL,AHMEDABAD-382350.
Height of Building: 24.85 METER

Arch./Engg. Name: CHIRAGKUMAR NAKRANI
S.D. Name: JOSHI KETAV P.
C.W. Name: NAKRANI CHIRAGKUMAR PRAGJIBHAI
Developer Name: RAJVI CONSTRUCTION

Zone : EAST
Proposed Final Plot No 20/3 (R.S.NO.99/3)
Block/Tenament No.: BLOCK- A + B AND ELE.SUB STATION

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	OTHER (Foyer)	30.00	0	0
Ground Floor	ELECTRIC SUB STATION	26.54	0	0
Ground Floor	PARKING	427.71	0	0
Ground Floor	COMMERCIAL	92.78	0	3
First Floor	RESIDENTIAL	550.49	8	0
Second Floor	RESIDENTIAL	550.49	8	0
Third Floor	RESIDENTIAL	550.49	8	0
Fourth Floor	RESIDENTIAL	550.49	8	0
Fifth Floor	RESIDENTIAL	550.49	8	0
Sixth Floor	RESIDENTIAL	550.49	8	0
Seventh Floor	RESIDENTIAL	550.49	8	0
Stair Cabin	STAIR CABIN	79.49	0	0
Lift Room	LIFT	49.97	0	0
Total		4559.92	56	3

Sub Inspector(Civic Center)

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

R.K. Tadvl
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.-13/06/06.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/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:-11/07/2017.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESI. AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.11/07/2017 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) 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.12/05/2017.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 12/05/2017 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.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING GIVEN ON DT. 12/05/2017 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1250 OF 2013 IN L.P.A. NO. 1397 OF 2013 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION /ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER /APPLICANT.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 01/04/2017, REF.NO.TPS/NO.119(NIKOL)/CASE NO.40/207 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASST.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/A.M.C/GENERAL/3087, ON DT.-21/04/2017 AND LETTER NO.-CPD/A.M.C/GENERAL/OT-297, ON DT.-14/06/2017.
- (13) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA. DT.-12/05/2017.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY A.T.D.O. (E.Z.) REF NO.249, DT.11/05/2017





Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 49(1)(B) & The Bombay Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

18 AUG 2017

Date :

Case No: BLNTS/EZ/190617/GDR/A8684/R0/M1
 Rajachitthi No : 9102/190617/A8684/R0/M1
 Arch./Engg No. : ER1183280522 Arch./Engg. Name: CHIRAGKUMAR NAKRANI
 S.D. No. : SD0042220721R3 S.D. Name: JOSHI KETAV P.
 C.W. No. : CW0665210720 C.W. Name: NAKRANI CHIRAGKUMAR PRAGJIBHAI
 Developer Lic. No. : DEV920310322 Developer Name: RAJVI CONSTRUCTION
 Owner Name : PATEL RAKESH SHANTILAL
 Owners Address : RAJVI RESIDENCY,NR.ABAJIBAPA GREEN,VIRAT NAGAR TO S.P.RING ROAD, NIKOL, Ahmedabad
 Occupier Name : PATEL RAKESH SHANTILAL
 Occupier Address : RAJVI RESIDENCY,NR.ABAJIBAPA GREEN,VIRAT NAGAR TO S.P.RING ROAD, NIKOL, Ahmedabad
 Election Ward: 24 - NIKOL Zone : EAST
 TPScheme 119 - Nikol Proposed Final Plot No 20/3 (R.S.NO.99/3)
 Sub Plot Number Block/Tenament No.: BLOCK- C
 Site Address: RAJVI RESIDENCY,NR.ABAJIBAPA GREEN,VIRAT NAGAR TO S.P.RING ROAD,NIKOL,AHMEDABAD-382350.
 Height of Building: 24.85 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	OTHER (Foyer)	14.99	0	0
Ground Floor	PARKING	576.85	0	0
First Floor	RESIDENTIAL	591.84	8	0
Second Floor	RESIDENTIAL	591.84	8	0
Third Floor	RESIDENTIAL	591.84	8	0
Fourth Floor	RESIDENTIAL	591.84	8	0
Fifth Floor	RESIDENTIAL	591.84	8	0
Sixth Floor	RESIDENTIAL	591.84	8	0
Seventh Floor	RESIDENTIAL	591.84	8	0
Stair Cabin	STAIR CABIN	40.36	0	0
Lift Room	LIFT	26.80	0	0
Total		4801.88	56	0

Sub Inspector(Civic Center)

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

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

J.S. PRAJAPATI
Dy MC
EAST

Note / Conditions:

- 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.
- THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/08.
- THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:-20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- 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.
- THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-11/07/2017.
- THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESI. AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.11/07/2017 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.
- 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.12/05/2017.
- THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 12/05/2017 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.
- THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING GIVEN ON DT. 12/05/2017 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1397 OF 2013 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION /ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER /APPLICANT.
- THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 01/04/2017 , REF.NO.TPS/NO.119(NIKOL)/CASE NO.40/207 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/A.M.C/GENERAL/3087, ON DT.-21/04/2017 AND LETTER NO.-CPD/A.M.C/GENERAL/OT-297, ON DT.-14/06/2017.
- THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.-12/05/2017.
- THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.T.D.O. (E.Z.) REF NO.249,DT.11/05/2017.
- THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.09/05/2017 (NO.131) AND FIRE NOC ,FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/05/2017 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

