



Ahmedabad Municipal Corporation

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



Commencement Letter (Rajachitthi)

સરકારી યાજમાન અંદાજિત નો પત્રો નો ઉપર
ચુકવવાની હોઈ, તે વચૂકવાત બાબતે બી. યુ. પરનીશન
અગાઉ અત્રેના વિભાગનો અધિકારી મેળવવાનો રહેશે

Date: 15 NOV 2017

Case No: BLNTI/EZ/290816/GDR/A7080/R0/M1
Rajachitthi No: 9707/290816/A7080/R0/M1
Arch/Engg No.: ER1183280522
S.D. No.: SD0349200221R1
C.W. No.: CW0665210720
Developer Lic. No.: DEV364170520
Owner Name: SANJAYBHAI P KHENI AS PARTNER OF HINDVA BUILDERS
Owners Address: HINDVA BY PRIDE,B/H DEVIKRUPA FLAT,OPP. MARUTI -5, NIKOL, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: SANJAYBHAI P KHENI AS PARTNER OF HINDVA BUILDERS
Occupier Address: HINDVA BY PRIDE,B/H DEVIKRUPA FLAT,OPP. MARUTI -5, NIKOL, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 24 - NIKOL
TPScheme: 111 - Nikol
Sub Plot Number:
Site Address: PRIDE,B/H DEVIKRUPA FLAT,OPP. MARUTI -5,NIKOL,AHMEDABAD-382350.
Height of Building: 24.85 METER
Arch/Engg. Name: CHIRAGKUMAR NAKRANI
S.D. Name: JAYESH D. DESAI
C.W. Name: NAKRANI CHIRAGKUMAR PRAGJIBHAI
Developer Name: HINDVA BUILDERS
Zone: EAST
Final Plot No: 4 (R.S. NO:- 13/4)
Block/Tenament No.:

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	907.89	0	0
Ground Floor	PARKING	404.84	0	0
Ground Floor	COMMERCIAL	427.76	0	15
First Floor	RESIDENTIAL-COMMERCIAL	832.60	4	12
Second Floor	RESIDENTIAL	730.02	8	0
Third Floor	RESIDENTIAL	730.02	8	0
Fourth Floor	RESIDENTIAL	730.02	8	0
Fifth Floor	RESIDENTIAL	730.02	8	0
Sixth Floor	RESIDENTIAL	730.02	8	0
Seventh Floor	RESIDENTIAL	730.02	8	0
Stair Cabin	STAIR CABIN	88.18	0	0
Lift Room	LIFT	59.06	0	0
Total		7100.45	52	27

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.-13/06/06.
- (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 PROVIDE 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:-25/10/2017.
- (7) સેલરનું ખોદાણકામ / ઓધકામ દરમિયાન, આજુબાજુની જાનમાલ કે મલિકોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આરકીટેક્ટ / એન્જીનીયર / સરકચર એન્જીનીયર / ફ્લારક એન્જીનીયર (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતા, તબક્કાવાર કરી, જરૂરી પરીકેટીવ સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ / ઓધકામ દરમિયાન આજુબાજુની મલિકોની સંવામની માટે કરવાની જરૂરી વ્યવસ્થાનું સરકચર એન્જીનીયર / એન્જીનીયર / ફ્લારક એન્જીનીયર (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂરયાતો તો તકે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ડેવલપર / આરકીટેક્ટ / એન્જીનીયર / સરકચર એન્જીનીયર / ફ્લારક એન્જીનીયર (સાઈટ સુપરવાઈઝર) ના સેલ્યુલર નોટરાઈઝ બોર્ડરની મુજબ વરતવાની થતું તથા સુચને સલામતીના ધોરણે પગલા લીધા સિવાય બાંધકામ / ખોદાણકામ / ડિમોલિશન ની કામગીરી કરવામાં આવતી જણાયે તો નાનકાલીક અસરથી સજાઈડિસીયુઅરિ. રદ કરવાની કાર્યવાહી કરવામાં આવશે
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURERS 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.10/08/2017.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 10/08/2017 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. 10/08/2017 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.
- (11) 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/126, ON DT:-21/04/2016.
- (12) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT:- 03/02/2016, LETTER NO:-C.B./LAND-1/N.A./S.R.-1107/2015 BY DISTRICT COLLECTOR(AHMEDABAD) AND ON DT:- 29/04/2016, LETTER NO:- N.A./U-1-2/KALAM-65-A/NIKOL/CASE NO.226/2015-16 BY NAYAB COLLECTOR (BIN KHUTI) (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.
- (13) 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. 30/05/2016.
- (14) 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 4 INSTALLMENT IN 1 YEAR 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:- 10/11/2017.

