



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)

Case No: BLNTS/NZ/280314/GDR/A1584/R0/M1
 Rajachitthi No: 01526/280314/A1584/R0/M1
 Arch./Engg. No.: ER0947040718 Arch./Engg. Name: PATEL ANKUR CHUNILAL
 S.D. No: SD0011060716R2 S.D. Name: SHAH PRAVIN RANCHODLAL
 C.W. No: CW0556050318 C.W. Name: PATEL ANKUR CHUNILAL
 Owner Name: DIPAKBHAI K. PATEL PARTNER OF ASHIRVAD DEVELOPERS
 Address: 14, RAMYAKUNJ SOCIETY, NARODA, AHMEDABAD
 Occupier Name: DIPAKBHAI K. PATEL PARTNER OF ASHIRVAD DEVELOPERS
 Address: 14, RAMYAKUNJ SOCIETY, NARODA, AHMEDABAD
 Election Ward: 13-NOBALNAGAR Zone: NORTH
 TPScheme: 121 - Naroda-Hanspura-Kaihwada Proposed Final Plot: 49 (R.S.NO.639)
 Sub Plot No.: Block/Tenament: BLOCK-A+B
 Site Address: ASHIRVAD AVENUE, NR. HARI DARSHAN CROSS ROAD, NARODA, AHMEDABAD-382325.
 Height of Building: 24.40 METER

Date: 26 JUN 2014

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	472.11	0	0
First Floor	RESIDENTIAL	472.11	8	0
Second Floor	RESIDENTIAL	472.11	8	0
Third Floor	RESIDENTIAL	472.11	8	0
Fourth Floor	RESIDENTIAL	472.11	8	0
Fifth Floor	RESIDENTIAL	472.11	8	0
Sixth Floor	RESIDENTIAL	472.11	8	0
Seventh Floor	RESIDENTIAL	472.11	8	0
Stair Cabin	STAIR CABIN	73.99	0	0
Lift Room	LIFT + O.H. W.P.	36.46	0	0
Total		3867.33	66	0

Sub Inspector
(Civic Center)

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

R K TADVI
Dy TDO
North

SIDDHARTH KHATRI
Dy MC
North

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 DRAFT GDR AS PER LETTER NO: VNM-112013-1133-L, DT. 20/04/2013 OF URBAN DEVELOPMENT DEPT. OF GOVT. OF GUJARAT SUBJECT TO CONDITION THAT, IF ANY CHANGES / MODIFICATION IN THESE REGULATIONS (GDR) IS MADE IN FUTURE BY AUTHORITY OR STATE GOVT., OWNER/APPLICANT SHALL HAVE TO STRICTLY FOLLOW THOSE CHANGES / MODIFICATIONS AND SHALL HAVE TO TAKE REVISED DEVELOPMENT PERMISSION IF REQUIRED UNDER THE RULES, AND SHALL MODIFY / REMOVE / DEMOLISH THE APPROVED CONSTRUCTION OR PART THEREOF AT THEIR COST BECAUSE OF SUCH CHANGES / MODIFICATION AND SHALL WILL NOT ASK FOR ANY COMPENSATION FOR IT. AND WILL NOT MAKE ANY COURT LITIGATION AGAINST THE AUTHORITY OR STATE GOVT. FOR SUCH CHANGES / MODIFICATION AND OWNER/APPLICANT SHALL BE SOLELY BE RESPONSIBLE FOR ANY LITIGATION / COURT MATTER, IF ARISES IN FUTURE, AND SHALL HAVE TO PAY FOR ALL COST FOR SUCH LITIGATION IMPOSED ON AUTHORITY OR STATE GOVT.
- (4) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-12/06/2014.
- (5) THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-4 (AS SHOWN IN PLAN) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT-10/06/2014 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT (RESI.+COMM.), ALL TERMS & CONDITION MENTION IN ORDER WILL BE APPLICABLE & BINDING TO OWNER/APPLICANT.
- (6) THE OWNER/DEVELOPER PROVIDE APPLICABILITY OF FIRE PREVENTION PROVISIONS AS SPECIFIED IN GDR CLAUSE NO. 24.2
- (7) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITION MENTION IN OPINION GIVEN ON DT-21/03/2014 BY FIRE DEPARTMENT AND FIRE NOC/FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BEFORE APPLYING FOR B.U. PERMISSION.
- (8) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN NO OBJECTION CERTIFICATE / RECOMMENDATION DT-28/11/2013 GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE THEIR LETTER NO-AA/AAH/ATCO-61/32530-36.
- (9) 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./GEN/2450 ON DT.-18/12/2013 AND CPD/A.M.C./540 ON DT.-29/09/2011.
- (10) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-11 ON DT-29/11/2013 REF.NO.TPS/NO.121(NARODA-HANSPURA-KAIHWADA) CASE NO. 68/1635 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (11) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER DRAFT T.P. SCHEME ACCORDING TO CIRCULAR NO. 1/07-09-2006 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF ASST.E.O.(NZ) ON DT-20/10/2011.
- (12) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY OWNER/APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA ON DT.-19/03/2014.
- (13) THIS PERMISSION IS GRANTED FOR CELLAR USE ONLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE-19/03/2014.
- (14) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING GIVEN ON DT. 25/03/2014 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.
- (15) 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 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-24/06/2014 AND 26/06/2014.
- (16) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR, AHMEDABAD VIDE LETTER NO.E.S.T.N.A./T.B.KHE/TATKAL/K-65/SR-3/2013 ON DT.-06/02/2013, IT WILL BE APPLICABLE & BINDING TO OWNER/APPLICANTS.
- (17) THIS PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION (FOR PENALISED SCRUTINY FEES) GIVEN BY ASST.T.D.O. (NZ) DT.06/06/2014 AND DT.24/06/2014.
- (18) RAIN WATER STORAGE TANK AND WATER HARVESTING SYSTEM SHALL BE PROVIDE AS PER DRAFT G.D.R, CLAUSE NO.27.2.

For Other Terms & Conditions See Overleaf

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