



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: BLNTI/EZ/100614/GDR/A2113/R0/M1
 Rajachitthi No: 01826/100614/A2113/R0/M1
 Arch./Engg. No.: ER0601090416R1 Arch./Engg. Name: PANCHAL YOESHKUMAR P.
 S.D. No: SD0007010716R2 S.D. Name: CHHIPA AHMADHUSEN Y
 C.W. No: CW0337020416R1 C.W. Name: PATEL VIJAYKUMAR BABULAL
 Owner Name: (1)MANSUKHBHAI M PATEL (2)BALDEVBHAI L PATEL (3)SHAILESHKUMAR M PATEL (4)ANKUR B JOSHI
 Address: DEVKRUPA FLORA, B/H ASTHA COMPLEX, S P RING ROAD, VIRATNAGAR ROAD, NIKOL, AHMEDABAD
 Occupier Name: (1)MANSUKHBHAI M PATEL (2)BALDEVBHAI L PATEL (3)SHAILESHKUMAR M PATEL (4)ANKUR B JOSHI
 Address: DEVKRUPA FLORA, B/H ASTHA COMPLEX, S P RING ROAD, VIRATNAGAR ROAD, NIKOL, AHMEDABAD
 Election Ward: 34-NIKOL Zone: EAST
 TPScheme 111 - Nikol Proposed Final Plot 116/1 (RS NO. 93/2)
 Sub Plot No.: Block/Tenament: BLOCK - A+B+C
 Site Address: DEVKRUPA FLORA, B/H ASTHA COMPLEX, S P RING ROAD, VIRATNAGAR ROAD, NIKOL, AHMEDABAD - 382350.
 Height of Building 24.85 METER

Date: 01 AUG 2014

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
1st Cellar	PARKING	696.60	0	0
Ground Floor	PARKING	335.39	0	0
Ground Floor	COMMERCIAL	286.46	0	14
First Floor	RESIDENTIAL-COMMERCIAL	621.85	6	9
Second Floor	RESIDENTIAL	596.87	12	0
Third Floor	RESIDENTIAL	596.87	12	0
Fourth Floor	RESIDENTIAL	596.87	12	0
Fifth Floor	RESIDENTIAL	596.87	12	0
Sixth Floor	RESIDENTIAL	596.87	12	0
Seventh Floor	RESIDENTIAL	596.87	12	0
Stair Cabin	STAIR CABIN	109.29	0	0
Lift Room	LIFT	74.43	0	0
Total		5705.24	78	23

[Signature]
 Sub Inspector
 (Civic Center)

[Signature]
 Asst. T.D.O./Asst. E.O.
 (Civic Center)

[Signature]
 RAJENDRA JADAV
 Dy TDO
 East

[Signature]
 DILIP S. GOR (i/c)
 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 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.-23/07/2014.
- (5) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (6) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDR CL. NO. 27.2.3.
- (7) THE FEE CHARGES FOR 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 PAID IN 8 INSTALLMENT 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 DATED:- 31/07/2014.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 02/06/2014 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.
- (9) THIS PERMISSION FOR RESIDENTIAL & COMMERCIAL BUILDING USE IN R-1 ZONE (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 21/07/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT & FIREMAN BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION. (B) NOC OF AIRPORT AUTHORITY FOR THE REQUIRED HEIGHT WILL BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION BEYOND 16.50 M. HEIGHT AS PER THE NOTARISED BOND DATED. 07/06/2014, (C) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 07/06/2014. (D) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 27/05/2014 & OWNER-APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER/APPLICANT.
- (10) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (C.R. FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER NON T.P. SCHEME ACCORDING TO CIRCULAR NO. 1/07-09-2006 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF A.E.O. (EZ) ON DT.-20/05/2014.
- (11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST. CITY PLANNER VIDE THEIR LETTER NO:- CPD/AMC/GEN/4740 ON DT. 11/04/2014 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (12) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR, AHMEDABAD VIDE LETTER NO:- CB/LAND-1/NA/SR-135/2010 ON DT.-22/04/2010 WILL BE APPLICABLE & BINDING TO OWNER-APPLICANTS.
- (13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.D.O. UNIT-7, DATED:- 28/03/2014 REF. NO. T.P.S./NO. 111 (NIKOL-KHATHWADA)/CASE NO. 110/209 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

For Other Terms & Conditions See Overleaf

