



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)

Case No: BLNTI/SZ/060922/CGDCRV/A6431/R0/M1
 Rajachitthi No: 07104/060922/A6431/R0/M1
 Arch./Engg No.: 001ERH05012710470
 S.D. No.: 001SE20022600349
 C.W. No.: 001CW20092510083
 Developer Lic. No.: 001DV22122500605
 Owner Name: CH/SEC. OF THE PUSHPA KUNJ CO. OP. HOU. SOC. LTD.
 Owners Address: TRIVIA ONE, SP NO.2, THE PUSHPA KUNJ CO. OP. HOU.SOC. LTD., MANINAGAR, Ahmedabad Ahmedabad
 Occupier Name: ARC INFRASTRUCTURE PARTNER (1) PATEL RAKESHKUMAR M. (2)PATEL LALJIBHAI K. (3)PATEL RAJENDRAKUMAR R.
 Occupier Address: TRIVIA ONE, SP NO.2, THE PUSHPA KUNJ CO. OP. HOU.SOC. LTD., MANINAGAR, Ahmedabad Ahmedabad
 Election Ward: 37 - MANINAGAR
 TPScheme: 4 - MANIPUR
 Sub Plot Number: 2
 Site Address: TRIVIA ONE, SP NO.2, THE PUSHPA KUNJ CO. OP. HOU.SOC. LTD., KANKARIYA, AHMEDABAD - 380028
 Height of Building: 24.96 METER

સદર પ્રકરણે અરજીના તથા બી.આર.ટી.એસ રૂટ એફ.એસ.આઈ નાં નાણાં ના હવા મુકવવાના હોર્ડ, તે ચકુલાત બાબતે બી.યુ.પરમીશન અંગાઈ અંગેના વિભાગનો અધિકારી મેળવવાનો રહેશે.

Date: 21 OCT 2022

Arch/Engg Name: DATTALAL HARJOVANDAS PATEL
 S.D. Name: JAYESH D. DESAI
 C.W. Name: DHARA HIRENKUMAR THAKKAR
 Developer Name: T-SQUARE CONSULTANT

Zone: SOUTH
 Final Plot No: 21 (CS NO.738)
 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	518.78	0	0
Second Celler	PARKING	474.51	0	0
Ground Floor	SHOP	469.54	0	4
Ground Floor	PARKING	49.24	0	0
First Floor	OFFICE	518.78	0	4
Second Floor	OFFICE	518.78	0	4
Third Floor	OFFICE	518.78	0	8
Fourth Floor	OFFICE	518.78	0	8
Fifth Floor	OFFICE	518.78	0	8
Sixth Floor	OFFICE	518.78	0	8
Stair Cabin	STAIR CABIN	82.88	0	0
Lift Room	LIFT	27.97	0	0
Over Head Water Tank	O.H.W.T.	18.20	0	0
Total		4753.8	0	44

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 C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:-12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO:GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO- GH/V/ 174 OF 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
- (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 DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-1 (R-1) AND TOZ(BRTS) (AS SHOWN IN PLAN) FOR COMMERCIAL BUILDING WITHIN HEIGHT OF 25.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.MC(UD) ON DT.18/10/2022
- (7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-19/10/2022
- (8)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.12/01/2022 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
- (9) PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEEP IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.
- (10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION AND SKETCH FOR SCHEME IMPLIMENTATION BY TOWN DEV. INSP.(SZ). DATE:- 27/04/2021
- (11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT. DEPT. SZ), ON DT.- 26/03/2021
- (12)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., SZ) ON DT.- 24/09/2021.

સદર પ્રકરણે ચર્ચાના તથા બી.આર.ટી.એસ રૂટ એફ.એસ.આઈ નાં નાણાં ના હવા મુકવવાના હોર્ડ, તે ચકુલાત બાબતે બી.યુ.પરમીશન અંગાઈ અંગેના વિભાગનો અધિકારી મેળવવાનો રહેશે.



(13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.20/03/2020, REF.NOC ID NO.AHME/WEST/B/031220/451694 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.13/07/2021(OPN321431072021). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/01/2022. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(15) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(16) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/01/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(17) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(18) THIS PERMISSION IS GIVEN ON THE BASIS OF PLOT AREA AND OWNERSHIP MENTION IN SOCIETY N.O.C. GIVEN BY CH/SEC. OF THE PUSHPKUNJ CO. OP. HOU. SOC. LTD. ON DT.17/01/2022

(19) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-16/07/2021, ORDER NO.-CB/LAND-1/N.A./S.R-2184/2020, GIVEN BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(20) THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY DEPUTY TOWN PLANNER (AUDA) ON DT.-09/08/2021, LETTER REF NO.D.P.UNIT/LAP/08000, AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-15/12/2021 FOR THE SAME

(21) (A) TOTAL PARKING AREA 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 AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(22) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018; DTD.25/09/2018, NOTIFICATION NO:PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME, UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(23) 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.12/01/2022

(24) 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.

(25) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING 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.

(26) THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U. PERMISSION AND MAINTAIN FUNCTIONAL PERMANENTLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-12/01/2022

(27) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE AND TOZ (BRTS) FSI 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 OPTION NO. 3 OF CIRCULAR NO:- 01/2022-23, DATE:- 13/04/2022 AND 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:-20/10/2022.

(28) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ, ૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(29) A.S.I. N.O.C. અંગે "પૂરાતત્વ અને સંગ્રહાલય નિયામક"ના પત્રકમાંક : અરલ/૮૬૨૦૨૦/NOC-Reg.7/808, તા.૨૦/૧૧/૨૧ થી પાઠવેલ અભિપ્રાય તથા તે A.S.I. N.O.C.ની ખરાબ અંગે તેઓએ જ પાઠવેલ પત્રકમાંક : ARL - 862021 - 22 / NOC. Reg / 7 / 1851, તા.૨૦/૧૧/૨૧ની વિગતોને આધીન

(30) સદર સબ-પ્લોટમાં બાંધકામ ન કરવા અંગે અગાઉ તા.૨૮/૦૭/૨૦ તથા તા.૧૬/૧૦/૨૦ના રોજ થયેલ વાંધા અરજદારના અનુસંધાને મ્યુનિ. એડવોકેટશ્રીનો અભિપ્રાય મેળવ્યા બાદ આસી. મ્યુનિ. કમિશનર (સબ ઝોન - ૩)શ્રીએ તા.૨૫/૦૮/૨૨ના રોજ કરેલ હુકમની વિગતો તથા તે હુકમ મુજબ વર્તવા અંગે અરજદારે તા.૧૫/૧૦/૨૨ના રોજ આપેલ નોટરાઇઝ્ડ બોન્ડની વિગતોને આધીન

(31) માલિકી અંગે અરજદારે રજૂ કરેલ પ્રોપર્ટીકાર્ડની નકલ ને આધીન.

(32) સુકા-લીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૧૨/૦૧/૨૦૨૨ ના રોજ આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધીન

(33) કાયદર ખાતામાં રજૂ કરેલ પ્લાન અંગે અરજદારશ્રી એ તા.૧૨/૦૧/૨૦૨૨ ની નોટરાઇઝ્ડ બાંહેધરીને આધીન.

(34) સી.જી.ડી.સી.આર.-૨૦૧૭ ના કલોઝ નં.-૧૬ ની જોગવાઈ મુજબ સદર હુકમ બિલ્ડીંગનું મેઈન્ટેનેન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે તા.૧૨/૦૧/૨૦૨૨ ના રોજ આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધીન

સદર હુકમ બાંધકામની વપરાશ પરવાનગી મેળવવા માટે અરજી કરતાં પહેલાં THE APPRENTICES ACT-1961 અન્વયે અરજદાર/માલિક દ્વારા તેઓનું EMPLOYER - ની તરીકે રજીસ્ટ્રેશન કરાવવાનું રહેશે તથા આ અંગે અરજદાર/માલિક દ્વારા તા.૧૬/૧૦/૨૦૨૨ ના રોજ આપવામાં આવેલ બાંહેધરીને આધીન.

(35) સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી." મુજબની અરજદાર/ડેવલોપર દ્વારા તા.૧૨/૦૧/૨૦૨૨ ના રોજ આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધીન

નોંધેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

For Other Terms & Conditions See Overleaf

સદર પ્રકરણે ચર્ચાઈત તથા સી.આર.ડી.એચ.ટુ.એચ.આઈ.ની નજાં ના હુકમ મુજબના હોઈ, તે વસુલાત બાબતે સી.યુ.પરમીશન અગાઉ અંગેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

