

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)

સરકાર પ્રકારે ચર્ચાઈત તથા લી.સા.તી.એસ રૂ. ૨૩ એફ.એસ.આર્ડ નં. ૧૩/૦૭/૨૦૨૦ નાં હેતુ સુકવચના ટીપ્પણે વસુકાત બાબતે લી.સુ.પરમીશન આપાઈ અનેના વિસ્તારનો અધિકાર મેળવવાનો રહેશે.

Date: 13 JUL 2020

Case No: BLNTI/NZ/211019/CGDCRV/A2934/R0/M1
 Rajachitthi No: 03394/211019/A2934/R0/M1
 Arch./Engg No.: ER1336240124
 S.D. No.: SD0620080823
 C.W. No.: CW972120524
 Developer Lic. No.: DEV897190222
 Owner Name: BAPASHREE NARODA DEVELOPER PARTNER JIGARBHAI S PATEL AND HIRALAL D THAKKAR
 Owners Address: DEV AASHISH PRIDE AND PLAZA, F.P.NO. - 89, HANSPURA, AHMEDABAD Ahmedabad Ahmedabad
 Occupier Name: BAPASHREE NARODA DEVELOPER PARTNER JIGARBHAI S PATEL AND HIRALAL D THAKKAR
 Occupier Address: DEV AASHISH PRIDE AND PLAZA, F.P.NO. - 89, HANSPURA, AHMEDABAD Ahmedabad Ahmedabad
 Election Ward: 12 - NARODA
 TPScheme: 121 - Naroda-Hanspura-Kathwada
 Sub Plot Number:
 Site Address: DEV AASHISH PRIDE AND PLAZA, F.P.NO. - 89, HANSPURA, AHMEDABAD
 Height of Building: 25.0 METER

Arch./Engg. Name: JAMINKUMAR PATEL
 S.D. Name: HARDIK P UPADHYAY
 C.W. Name: HARDIK MISTRY
 Developer Name: ABJIBAPA BUILDCON PVT.LTD.

Zone: NORTH
 Final Plot No: 89 (R.S.NO. - 48)
 Block/Tenament No.: A

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	COMMERCIAL	984.38	0	13
First Floor	COMMERCIAL	984.38	0	14
Second Floor	COMMERCIAL	984.38	0	14
Third Floor	COMMERCIAL	984.38	0	14
Fourth Floor	COMMERCIAL	984.38	0	14
Fifth Floor	COMMERCIAL	984.38	0	14
Sixth Floor	COMMERCIAL	984.38	0	14
Seventh Floor	COMMERCIAL	984.38	0	14
Stair Cabin	STAIR CABIN	103.81	0	0
Over Head Water Tank	O.H.W.T.	37.65	0	0
Total		8016.5	0	111

T.D. Sub Inspector(B.P.S.P.)

T.D. Inspector (B.P.S.P.)

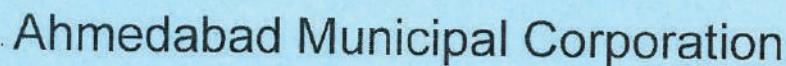
Asst. T.D.O. (B.P.S.P.)

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 GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 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 CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-3/7/2020
- (7) 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.4/12/2019 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.
- (8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I AND TOZ(OVERLAY DUE TO BRIS)(AS PER ARTICAL-12(2)(m))(AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/6/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT AND 45.00MT., AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV. INSP.(NARODA WARD, N.Z.) A.M.C. DT.18/6/2019
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. - CPD/AMC/OP-304, ON DT.29/6/2019
- (11) THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY DEPUTY TOWN PLANNER(AUDA)(I/C) ON DT:-18/10/2019 LETTER REF NO.11858 AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT:-4/12/2019 FOR THE SAME.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR ROAD WIDTH GIVEN BY ASST.CITY PLANNER LETTER NO. - CPD/AMC/OT-807, ON DT.13/12/2019
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(N.Z.), DT.17/6/2019
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPRINTENDENT (PROERTY TAX DEPT., N.Z.) ON DT.7/9/2019
- (15) ALL TERMS AND CONDITIONS AS MENTIONED IN ENVIRONMENT CLEARANCE CERTIFICATE NO:- SEIAA/ GUJ/ EC/ 8(a)/1656/2019, DATED:-16/11/2019(ISSUED BY STATE LEVEL ENVIRONMENT IMPACT ASSESMENT AUTHORITY) WILL BE APPLICABLE AND BINDING TO THE OWNER -APPLICANT.



સરકાર પ્રકારે ચર્ચાઈત તથા લી.સા.તી.એસ રૂ. ૨૩ એફ.એસ.આર્ડ નં. ૧૩/૦૭/૨૦૨૦ નાં હેતુ સુકવચના ટીપ્પણે વસુકાત બાબતે લી.સુ.પરમીશન આપાઈ અનેના વિસ્તારનો અધિકાર મેળવવાનો રહેશે.



Commencement Letter (Rajachitthi)

[illegible]

Date: 13 JUL 2020

At:

9/13/07/2020

7310712020

Asst. T.D.O. (B.P.S.P.)

(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.

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(4) RAIN WATER STORAGE TANK SHALL BE PROVIDED 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 CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-3/7/2020

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(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I AND TOZ (OVERLAY DUE TO BRTS) (AS PER ARTICAL-12(2)(m)) (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C (U.D.) ON DT.29/6/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT AND 45.00MT., AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (NARODA WARD, N.Z.) A.M.C. DT.18/6/2019



સાર પ્રકારથી ચાલેલો હવે હી.આર.સી. સેલ રૂ. ૧૦૬.૨૦ લાખ બાં
નામાં ના હતાં હુકમના હોઈ, તે વધુવાત બાબતે બી.પી.પરમીશન
અગાઉ આવીને વિધાનસભા સભ્યશ્રી મેઘવંશી રહેશે.



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)

અહીં આ દસ્તાવેજના દ્વારા અ.મ.ક.ના ડી.પી.ના આધારે આ રજાચિત્તી આપવામાં આવી છે. આ રજાચિત્તી અમલમાં લાગુ પડે તે સુધી અમલમાં રહેશે.

Date: 13 JUL 2020

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 Election Ward: 12 - NARODA
 TPScheme: 121 - Naroda-Hanspura-Kathwada
 Sub Plot Number:
 Site Address: DEV AASHISH PRIDE AND PLAZA, F.P.NO. - 89, HANSPURA, AHMEDABAD
 Height of Building: 41.2 METER

Arch./Engg. Name: JAIMINKUMAR PATEL
 S.D. Name: HARDIK P UPADHYAY
 C.W. Name: HARDIK MISTRY
 Developer Name: ABJIBAPA BUILDCON PVT.LTD.

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	443.18	0	0
First Floor	RESIDENTIAL	443.18	4	0
Second Floor	RESIDENTIAL	443.18	4	0
Third Floor	RESIDENTIAL	443.18	4	0
Fourth Floor	RESIDENTIAL	443.18	4	0
Fifth Floor	RESIDENTIAL	443.18	4	0
Sixth Floor	RESIDENTIAL	443.18	4	0
Seventh Floor	RESIDENTIAL	443.18	4	0
Eighth Floor	RESIDENTIAL	443.18	4	0
Ninth Floor	RESIDENTIAL	443.18	4	0
Tenth Floor	RESIDENTIAL	443.18	4	0
Eleventh Floor	RESIDENTIAL	443.18	4	0
Twelfth Floor	RESIDENTIAL	443.18	4	0
Thirteenth Floor	RESIDENTIAL	396.33	2	0
Stair Cabin	STAIR CABIN	69.19	0	0
Total		6226.86	50	0

T.D. Sub Inspector(B.P.S.P.)

T.D. Inspector (B.P.S.P.)

Asst. T.D.O. (B.P.S.P.)

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- (11) THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY DEPUTY TOWN PLANNER(AUDA)(I/C) ON DT:-18/10/2019 LETTER REF NO.11858 AND AS PER NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT:-4/12/2019 FOR THE SAME.



અહીં આ દસ્તાવેજના દ્વારા અ.મ.ક.ના ડી.પી.ના આધારે આ રજાચિત્તી આપવામાં આવી છે. આ રજાચિત્તી અમલમાં લાગુ પડે તે સુધી અમલમાં રહેશે.