



# Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 30(1)(B) &  
The Bombay Provincial Municipal Corporation Act, 1949, section 253/254



## Commencement Letter (Rajachitthi)

Date: 21/10/2017

Case No: BLNTS/SZ/290917/GDR/A9183/R0/M1

Rajachitthi No :  
Arch./Engg No. : ER0598010321R2  
S.D. No. : SD0385181022R1  
C.W. No. : CW0566050518  
Developer Lic. No. : DEV998260922  
Owner Name : MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
Owners Address : KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA Ahmedabad Ahmedabad  
Occupier Name : MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
Occupier Address : KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA Ahmedabad Ahmedabad  
Election Ward: 47 - VATVA  
Zone : SOUTH  
TPScheme 84 - VATVA-IV  
Proposed Final Plot No 30/3 ( R.S.NO. 1449/1, 1449/2, 1450)  
Sub Plot Number 2  
Block/Tenament No.: BLOCK - B  
Site Address: KUSHAL AAVAS, B/H. AYODHYA APPARTMENT, VATVA, AHMEDABAD - 382445.  
Height of Building: 24.4 METER

| Floor Number  | Usage       | BuiltUp Area (In Sq mtr.) | Total Nos. of Residential Units | Total Nos. of Non Residential Units |
|---------------|-------------|---------------------------|---------------------------------|-------------------------------------|
| Ground Floor  | PARKING     | 386.04                    | 0                               | 0                                   |
| First Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Second Floor  | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Third Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Fourth Floor  | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Fifth Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Sixth Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Seventh Floor | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Stair Cabin   | STAIR CABIN | 36.51                     | 0                               | 0                                   |
| Lift Room     | LIFT        | 31.00                     | 0                               | 0                                   |
| Total         |             | 3155.83                   | 56                              | 0                                   |

Sub Inspector(Civic Center)

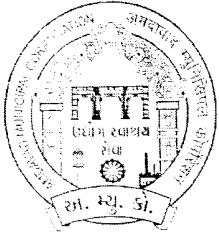
Asst. T.D.O./Asst. E.O (Civic Center)

Nilesh Baranda  
Dy T.D.O.  
SOUTH

Dr. Harshit P. Gosavi  
Dy MC  
SOUTH

### 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: GHV/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 PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (5) 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.16/10/2017.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-17/10/2017.
- (7) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL-COMMERCIAL USE OF AFFORDABLE BUILDING 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.) ON DT. 17/10/2017 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT, FIRE MEN AND FIRE N.O.C. PRODUCE BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION, (B) N.O.C. OF AIRPORT AUTHORITY FOR THE REQUIRED HEIGHT WILL BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION BEYOND 16.50 M. HEIGHT AS PER THE NOTARISED BOND DT. 16/10/2017, WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT, (C) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. NO.236, DT. 19/09/2017 WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT. AND ALL OTHER TERMS AND CONDITIONS MENTIONED IN ORDER/ APPROVAL WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (8) 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.- 16/10/2017.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 16/10/2017 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 FOR DRAFT T.P. SCHEME IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF CITY PLANNER. VIDE THEIR LETTER NO:- CPD/AMC/GEN/2435, ON DT.-09/03/2017, AND OPINION GIVEN BY ASSIST. CITY PLANNER, VIDE THEIR LETTER NO:- CPD/AMC/GEN/OP-94, ON DT.-26/05/2017 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (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 ASSIE.O. (S.Z.) DATED:-29/10/2012.
- (12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 21/01/2017, REF.NO.: TPS/NO.84 /VATVA-4/ CASE NO.30/43, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (13) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY DY. COLLECTOR, VIRAMGAM PRANT, DISTRICT AHMEDABAD, VIDE LETTER NO. (1) JAMIN/VATVA/BINKHETI/S.R.39/08, DT.13/06/2008, (2) JAMIN/VATVA/BINKHETI/S.R.40/08, DT.13/06/2008, AND N.A. PERMISSION GIVEN BY DY. COLLECTOR (N.A.) AHMEDABAD VIDE LETTER NO. N.A./U-2/KALAM-65-A/VATVA/CASE NO. 396/2016, DT. 16/03/2017 WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.
- (14) ALL TERMS AND CONDITIONS MENTIONED IN EARLIER APPROVED PLAN BY AMC CASE NO. :- LTS/SZ/070717/GDRI/A877/M1, ON DT:-11/08/2017, IT IS SUBMITTED BY OWNER/APPLICANTS.



# 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/SZ/290917/GDR/A9185/R0/M1 Date: 21/11/2017  
Rajachitthi No: 9742/290917/A9185/R0/M1  
Arch./Engg No.: ER0598010321R2 Arch./Engg. Name: MISTRY KRUNAL KIRITKUMAR  
S.D. No.: SD0385181022R1 S.D. Name: MISTRY KRUNAL KIRITKUMAR  
C.W. No.: CW0566050518 C.W. Name: DAVE AMIT B.  
Developer Lic. No.: DEV998260922 Developer Name: KUSHAL INFRASTRUCTURE PVT. LTD.  
Owner Name: MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
Owners Address: KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA Ahmedabad Ahmedabad  
Occupier Name: MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
Occupier Address: KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA Ahmedabad Ahmedabad  
Election Ward: 47 - VATVA Zone: SOUTH  
TPScheme: 84 - VATVA-IV Proposed Final Plot No: 30/3 ( R.S.NO. 1449/1, 1449/2, 1450)  
Sub Plot Number: 2 Block/Tenament No.: BLOCK - C  
Site Address: KUSHAL AAVAS, B/H, AYODHYA APPARTMENT, VATVA, AHMEDABAD - 382445.  
Height of Building: 24.4 METER

| Floor Number  | Usage       | BuiltUp Area (In Sq mtr.) | Total Nos. of Residential Units | Total Nos. of Non Residential Units |
|---------------|-------------|---------------------------|---------------------------------|-------------------------------------|
| Ground Floor  | PARKING     | 386.04                    | 0                               | 0                                   |
| First Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Second Floor  | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Third Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Fourth Floor  | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Fifth Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Sixth Floor   | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Seventh Floor | RESIDENTIAL | 386.04                    | 8                               | 0                                   |
| Stair Cabin   | STAIR CABIN | 36.51                     | 0                               | 0                                   |
| Lift Room     | LIFT        | 31.00                     | 0                               | 0                                   |
| Total         |             | 3155.83                   | 56                              | 0                                   |

Sub Inspector(Civic Center)

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

Nilesh Baranda  
Dy T.D.O.  
SOUTH

Dr. Harshit P. Gosavi  
Dy MC  
SOUTH

### 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 PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (5) 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. 16/10/2017.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-17/10/2017.
- (7) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL-COMMERCIAL USE OF AFFORDABLE BUILDING 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.) ON DT. 17/10/2017 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT, FIRE MEN AND FIRE N.O.C. PRODUCE 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 DT. 16/10/2017, WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT, (C) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. NO 236, DT. 19/09/2017 WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT. AND ALL OTHER TERMS AND CONDITIONS MENTIONED IN ORDER/ APPROVAL WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (8) 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.- 16/10/2017.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 16/10/2017 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 FOR DRAFT T.P. SCHEME IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF CITY PLANNER, VIDE THEIR LETTER NO:- CPD/AMC/GEN/2435, ON DT.-09/03/2017, AND OPINION GIVEN BY ASSIST. CITY PLANNER, VIDE THEIR LETTER NO:- CPD/AMC/GEN/OP-94, ON DT.-26/05/2017 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (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 ASSLE.O. (S.Z.) DATED:-29/10/2012.
- (12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 21/01/2017, REF.NO.: TPS/NO.84 /VATVA-4/ CASE NO.30/43, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (13) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY DY. COLLECTOR, VIRAMGAM PRANT, DISTRICT AHMEDABAD, VIDE LETTER NO. (1) JAMIN/VATVA/BINKHETI/S.R.39/08, DT.13/06/2008, (2) JAMIN/VATVA/BINKHETI/S.R.40/08, DT.13/06/2008, AND N.A. PERMISSION GIVEN BY DY. COLLECTOR (NA), AHMEDABAD VIDE LETTER NO. N.A./U-2/KALAM-65-A/VATVA/CASE NO. 396/2016, DT. 16/03/2017 WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.
- (14) ALL TERMS AND CONDITIONS MENTIONED IN EARLIER APPROVED PLAN BY AMC CASE NO. :- LTS/SZ/070717/GDR/A877/M1, ON DT.-11/08/2017, IT IS SUBMITTED BY OWNER/APPLICANTS.



# Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29, (S.R.O. 49(1)(B) & 49(2)(B))  
The Gujarat Provincial Municipal Corporation Act, 1949, section 252, R.S.P. (10/6)



## Commencement Letter (Rajachitthi)

Date: 07 JUN 2019

**Case No:** BLNTS/SZ/290917/GDR/A9186/R1/M1  
**Rajachitthi No:** 10835/290917/A9186/R1/M1  
**Arch./Engg No.:** ER0598010321R2  
**S.D. No.:** SD0385181022R1  
**C.W. No.:** CW0566050523R1  
**Developer Lic. No.:** DEV998260922  
**Owner Name:** MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
**Owners Address:** KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA, Ahmedabad Ahmedabad  
**Occupier Name:** MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
**Occupier Address:** KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA, Ahmedabad Ahmedabad  
**Election Ward:** 47 - VATVA  
**Zone:** SOUTH  
**TPScheme:** 84 - VATVA-IV  
**Proposed Final Plot No:** 30/3 ( R.S.NO. 1449/1, 1449/2, 1450)  
**Sub Plot Number:** 2  
**Block/Tenament No.:** BLOCK - D  
**Site Address:** KUSHAL AAVAS, B/H, AYODHYA APPARTMENT, VATVA, AHMEDABAD - 382445.  
**Height of Building:** 24.85 METER

| Floor Number  | Usage                | BuiltUp Area (In Sq mtr.) | Total Nos. of Residential Units | Total Nos. of Non Residential Units |
|---------------|----------------------|---------------------------|---------------------------------|-------------------------------------|
| Ground Floor  | ELECTRIC SUB STATION | 32.07                     | 0                               | 0                                   |
| Ground Floor  | SOCIETY OFFICE       | 50.00                     | 0                               | 0                                   |
| Ground Floor  | RESIDENTIAL          | 157.15                    | 4                               | 0                                   |
| Ground Floor  | PARKING              | 228.89                    | 0                               | 0                                   |
| First Floor   | RESIDENTIAL          | 386.04                    | 8                               | 0                                   |
| Second Floor  | RESIDENTIAL          | 386.04                    | 8                               | 0                                   |
| Third Floor   | RESIDENTIAL          | 386.04                    | 8                               | 0                                   |
| Fourth Floor  | RESIDENTIAL          | 386.04                    | 8                               | 0                                   |
| Fifth Floor   | RESIDENTIAL          | 386.04                    | 8                               | 0                                   |
| Sixth Floor   | RESIDENTIAL          | 386.04                    | 8                               | 0                                   |
| Seventh Floor | RESIDENTIAL          | 386.04                    | 8                               | 0                                   |
| Stair Cabin   | STAIR CABIN          | 36.51                     | 0                               | 0                                   |
| Lift Room     | LIFT                 | 31.00                     | 0                               | 0                                   |
| Total         |                      | 3237.9                    | 60                              | 0                                   |

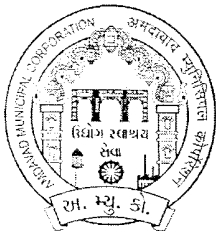
T.D. Sub Inspector(B.P.S.P.)

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 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 PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (5) 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, AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GANDHINAGAR AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME, UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
- (6) 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.
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-17/05/2019.
- (8) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL-COMMERCIAL USE OF AFFORDABLE BUILDING 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.) ON DT. 17/10/2017 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT, FIRE MEN AND FIRE N.O.C. PRODUCE BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION, (C) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. NO.234, DT. 19/09/2017 WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT, AND ALL OTHER TERMS AND CONDITIONS MENTIONED IN ORDER/ APPROVAL WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/ APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION 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.02/01/2019.
- (10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 02/01/2019 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.
- (11) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (S.Z) ON DT.11/01/2019.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTIONED IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (S.Z.) A.M.C. DT. 25/04/2019.
- (13) THIS DEVELOPMENT PERMISSION FOR DRAFT T.P. SCHEME IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF CITY PLANNER, VIDE THEIR LETTER NO:- CPD/AMC/GEN/2435, ON DT.-09/03/2017, AND OPINION GIVEN BY ASST. CITY PLANNER, VIDE THEIR LETTER NO:- CPD/AMC/GEN/OP-94, ON DT.-26/05/2017 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (14) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P) FOR PUBLIC PURPOSE, ROAD, AND FOR PRIVATE ALLOTMENT HAS BEEN HANDLED 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 ASSI.E.O. (S.Z.) DATED:-29/10/2012.



# Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 48(1)(a) &  
The Bombay Provincial Municipal Corporation Act, 1949, section 253/254



## Commencement Letter (Rajachitthi)

21 NOV 2017

Case No: BLNTI/SZ/290917/GDR/A9187/R0/M1  
Rajachitthi No: 9744/290917/A9187/R0/M1  
Arch./Engg No.: ER0598010321R2  
S.D. No.: SD0385181022R1  
C.W. No.: CW0568050518  
Developer Lic. No.: DEV998260922  
Owner Name: MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
Owners Address: KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA Ahmedabad Ahmedabad  
Occupier Name: MANOJ TULSIRAM AGRAWAL DIRECTOR OF KUSHAL INFRASTRUCTURE PVT. LTD.  
Occupier Address: KUSHAL HOUSE, OPP. CLASSIC GOLD HOTEL, C.G.ROAD, NAVRANGPURA Ahmedabad Ahmedabad  
Election Ward: 47 - VATVA  
TPScheme: 84 - VATVA-IV  
Sub Plot Number: 2  
Site Address: KUSHAL AAVAS, B/H, AYODHYA APPARTMENT, VATVA, AHMEDABAD - 382445.  
Height of Building: 24.85 METER

Arch./Engg. Name: MISTRY KRUNAL KIRITKUMAR  
S.D. Name: MISTRY KRUNAL KIRITKUMAR  
C.W. Name: DAVE AMIT B.  
Developer Name: KUSHAL INFRASTRUCTURE PVT. LTD.

Zone: SOUTH  
Proposed Final Plot No: 30/3 ( R.S.NO. 1449/1, 1449/2, 1450)  
Block/Tenament No.: BLOCK - E + F

| Floor Number  | Usage       | BuiltUp Area (In Sq mtr.) | Total Nos. of Residential Units | Total Nos. of Non Residential Units |
|---------------|-------------|---------------------------|---------------------------------|-------------------------------------|
| Ground Floor  | COMMERCIAL  | 115.19                    | 0                               | 4                                   |
| Ground Floor  | RESIDENTIAL | 150.71                    | 3                               | 0                                   |
| Ground Floor  | PARKING     | 924.39                    | 0                               | 0                                   |
| First Floor   | RESIDENTIAL | 1171.38                   | 20                              | 0                                   |
| Second Floor  | RESIDENTIAL | 1171.38                   | 20                              | 0                                   |
| Third Floor   | RESIDENTIAL | 1171.38                   | 20                              | 0                                   |
| Fourth Floor  | RESIDENTIAL | 1171.38                   | 20                              | 0                                   |
| Fifth Floor   | RESIDENTIAL | 1171.38                   | 20                              | 0                                   |
| Sixth Floor   | RESIDENTIAL | 1171.38                   | 20                              | 0                                   |
| Seventh Floor | RESIDENTIAL | 1171.38                   | 20                              | 0                                   |
| Stair Cabin   | STAIR CABIN | 69.14                     | 0                               | 0                                   |
| Lift Room     | LIFT        | 54.76                     | 0                               | 0                                   |
| Total         |             | 9513.85                   | 143                             | 4                                   |

Sub Inspector(Civic Center)

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

Nilesh Baranda  
Dy T.D.O.  
SOUTH

Dr. Harshit P. Gosavi  
Dy MC  
SOUTH

### 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 PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (5) 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.16/10/2017.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-17/10/2017.
- (7) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL-COMMERCIAL USE OF AFFORDABLE BUILDING 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.) ON DT. 17/10/2017 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT FIRE MEN AND FIRE N.O.C. PRODUCE 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 DT. 16/10/2017. WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT, (C) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. NO.236, DT. 19/09/2017 WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT. AND ALL OTHER TERMS AND CONDITIONS MENTIONED IN ORDER/ APPROVAL WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (8) 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:- 16/10/2017.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 16/10/2017 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 FOR DRAFT T.P. SCHEME IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF, CITY PLANNER. VIDE THEIR LETTER NO:- CPD/AMC/GEN/2435, ON DT:-09/03/2017, AND OPINION GIVEN BY ASSISTANT CITY PLANNER, VIDE THEIR LETTER NO:- CPD/AMC/GEN/OP-94, ON DT:-26/05/2017 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (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. 107-09-2006 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF ASSI.E.O. (S.Z.) DATED:-29/10/2012.
- (12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-12, DATED:- 21/01/2017, REF.NO.: TPS/NO.84 VATVA-4/ CASE NO.30/43, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).