



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)

સરકારી અધિકારીઓએ આ દસ્તાવેજ બાબતે વી. યુ. પરમીટ
અસાઈ અને ની વિભાગની સહાયતા મેળવવાની રહેશે

Date : 16 MAY 2019

BLNT/WZ/220319/CGDCRV/A2097/R0/M1

01836/220319/A2097/R0/M1

ER0804040821R1

SD0205050522R3

CW0529160722R1

DEV210090320

SONI KINAL D.

UMANG J PATEL

JAIKSHAL GOPAL NAGINDAS

EVEREST DEVELOPERS

(1) RANCHHODHBHAI M PATEL (2) BALAVANTBHAI R PATEL (3) BHARATBHAI R PATEL (4) ARVINDKUMAR R PATEL (5) DARSHANKUMAR R PATEL (6) NANDABEN K PATEL (7) NILESHBHAI K PATEL (8) KRUPA K PATEL (9) JAYSHREEBEN K PATEL AND (10) BHARATBHAI R PATEL P.O.A.H.OF ROHITBHAI R PATEL

ARYAMAN, OPP. SWAMINARAYAN TEMPLE, NR. NARANPURA, TELEPHONE EXCHANGE NARANPURA, Ahmedabad Ahmedabad Ahmedabad India

(1) RANCHHODHBHAI M PATEL (2) BALAVANTBHAI R PATEL (3) BHARATBHAI R PATEL (4) ARVINDKUMAR R PATEL (5) DARSHANKUMAR R PATEL (6) NANDABEN K PATEL (7) NILESHBHAI K PATEL (8) KRUPA K PATEL (9) JAYSHREEBEN K PATEL AND (10) BHARATBHAI R PATEL P.O.A.H.OF ROHITBHAI R PATEL

ARYAMAN, OPP. SWAMINARAYAN TEMPLE, NR. NARANPURA, TELEPHONE EXCHANGE NARANPURA, Ahmedabad Ahmedabad Ahmedabad Gujarat

09 - NARANPURA

WEST

29 - NARANPURA

Proposed Final Plot No 445 (R.S.NO.229/2)

Block/Tenament No.: BLOCK - A + B

ARYAMAN, OPP. SWAMINARAYAN TEMPLE, NR. NARANPURA, TELEPHONE EXCHANGE NARANPURA, AHMEDABAD-380013.

24.85 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	3332.51	0	0
Ground Floor	COMMERCIAL	388.89	0	11
Ground Floor	PARKING	468.06	0	0
First Floor	RESIDENTIAL	805.23	6	0
Second Floor	RESIDENTIAL	805.23	6	0
Third Floor	RESIDENTIAL	805.23	6	0
Fourth Floor	RESIDENTIAL	805.23	6	0
Fifth Floor	RESIDENTIAL	805.23	6	0
Sixth Floor	RESIDENTIAL	805.23	6	0
Seventh Floor	RESIDENTIAL	773.57	6	0
Stair Cabin	STAIR CABIN	98.76	0	0
Lift Room	LIFT	72.43	0	0
Total		9965.6	42	11

સરકારી અધિકારીઓએ આ દસ્તાવેજ બાબતે વી. યુ. પરમીટ

અસાઈ અને ની વિભાગની સહાયતા મેળવવાની રહેશે

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:

- 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.
- THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42.DT.-3/06/06.
- 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.
- THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 2/10/2017 AND LETTER NO: GHV/307 OF 2017/EDB-102016-3629-L, DATED:- 20/12/2017 AND LETTER NO: GHV/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: GHV/45 OF 2018/EDB-102016-3629-L, DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 25.2.3.
- 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.
- THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-02/05/2019.
- 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.08/03/2019 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.
- THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESI. AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY D.Y.M.C.(U.D.) ON DT.01/05/2019 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- 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.08/03/2019.





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)

સરપ્રમુખશ્રી અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન
શ્રીમતી રાજચિત્તી
શ્રીમતી રાજચિત્તી, તે વસવાત આપેલી બી. યુ. પરમીશન
અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન મેયરશ્રીને રજૂ કરેલ

Date: 16 MAY 2019

BLNTSWZ/220319/CGDCRV/A2098/R0/M1

Case No:

01837/220319/A2098/R0/M1

Date: 16 MAY 2019

Arch./Engg. No.:

ER0804040821R1

Arch./Engg. Name: SONI KINAL D.

D. No.:

SD0205050522R3

S.D. Name: UMAN J PATEL

W. No.:

CW0529160722R1

C.W. Name: JAISWAL GOPAL NAGINDAS

Developer Lic. No.:

DEV210090320

Developer Name: EVEREST DEVELOPERS

Owner Name:

(1) RANCHHODHBHAI M PATEL (2) BALAVANTBHAI R PATEL (3) BHARATBHAI R PATEL (4) ARVINDKUMAR R PATEL (5) DARSHANKUMAR R PATEL (6) NANDABEN K PATEL (7) NILESHBHAI K PATEL (8) KRUPA K PATEL (9) JAYSHREEBEN K PATEL AND (10) BHARATBHAI R PATEL P.O.A.H.OF ROHITBHAI R PATEL

Owners Address:

ARYAMAN, OPP. SWAMINARAYAN TEMPLE, NR. NARANPURA, TELEPHONE EXCHANGE NARANPURA, Ahmedabad Ahmedabad Ahmedabad India

Occupier Name:

(1) RANCHHODHBHAI M PATEL (2) BALAVANTBHAI R PATEL (3) BHARATBHAI R PATEL (4) ARVINDKUMAR R PATEL (5) DARSHANKUMAR R PATEL (6) NANDABEN K PATEL (7) NILESHBHAI K PATEL (8) KRUPA K PATEL (9) JAYSHREEBEN K PATEL AND (10) BHARATBHAI R PATEL P.O.A.H.OF ROHITBHAI R PATEL

Occupier Address:

ARYAMAN, OPP. SWAMINARAYAN TEMPLE, NR. NARANPURA, TELEPHONE EXCHANGE NARANPURA, Ahmedabad Ahmedabad Ahmedabad Gujarat

Section Ward:

Zone: WEST

Scheme

29 - NARANPURA

Proposed Final Plot No 445 (R.S.NO.229/2)

Plot Number

Block/Tenament No.: BLOCK - C

Plot Address:

ARYAMAN, OPP. SWAMINARAYAN TEMPLE, NR. NARANPURA, TELEPHONE EXCHANGE, NARANPURA, AHMEDABAD-380013.

Height of Building:

18.75 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	251.61	0	0
First Floor	RESIDENTIAL	251.61	2	0
Second Floor	RESIDENTIAL	251.61	2	0
Third Floor	RESIDENTIAL	251.61	2	0
Fourth Floor	RESIDENTIAL	251.61	2	0
Fifth Floor	RESIDENTIAL	251.61	2	0
Air Cabin	STAIR CABIN	40.54	0	0
1 Room	LIFT	24.37	0	0
Total		1574.57	10	0

Signature of T.D. Sub Inspector

Signature of T.D. Inspector

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

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

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

Notes / Conditions:

THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL OBEY AS PER ALL BONDS AND FIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-06/06.

THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD. 26/04/2018, DATED: 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.

THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L, DATED: 10/02/17 AND LETTER NO: GHV/307 OF 2017/EDB-102016-3629-L, DATED: 20/12/2017 AND LETTER NO: GHV/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: GHV/45 OF 2018/EDB-102016-3629-L, DATED: 04/04/2018 AND LETTER NO: GHV/152 OF 2018/EDB-102016-3629-L, DATED: 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 25.2.3.

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.

THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-02/05/2019.

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 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 WORKS (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 08/03/2019 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.

THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 08/03/2019 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.

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 WATER/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING ON THE SAME ON DT. 08/03/2019.

THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. JIT-2, DATED:- 15/03/2019, REF. NO. TPS/NO.29 (NARANPURA)/(SECOND VARIED)/CASE NO.49/1121 AND SUBJECT TO CONDITION THAT OWNER AS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).



(13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO. :- CPD/A.M.C/GENERAL/OP-413, ON DT. :- 26/03/2019.

(14) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P SCHEME AREA DT. :- 08/03/2019.

(15) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (W.Z.) ON DT. 17/05/2016.

(16) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT. :- 03/04/2017, LETTER NO. :- CB/LAND/2/N.A./VADAJ/SUR.NO.229/2/S.R.-1891/2016 BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT. 14/03/2019 (NO.152) AND FIRE NOC ,FIRE MEN AND FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT. 08/03/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.05/03/2019, REF.NOC ID NO.AHME/WEST/B/030219/376711 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(19) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(21) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES IN 8 INSTALLMENT IN 2 YEAR 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. :- 10/05/2019.

(23) 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.

(24) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTIZEMENT 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.

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

(26) સુક્રો-લીનો કચરો અલગ કરવા તથા Grey Water Recycling System with dual plumbing તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/વ્યાયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા. 10/05/2019 ના રોજ આપેલ નોટશર્ટઝ બંધેધરી પત્રને આધીન.

For Other Terms & Conditions See Overleaf



સદર પ્રકરણે ચાર્જેલ અફ ડેસ ઓફ, ના સહાય ના હાથ
મુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અગાઉ અવેન્ય વિભાગનો અધિકારી સેવવાનો 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)

Date : 16 MAY 2019

Case No:

Rajachitthi No :

Arch./Engg No. :

D. No. :

W. No. :

Developer Lic. No. :

Owner Name :

Owners Address :

Occupier Name :

Occupier Address :

Location Ward :

PS Scheme

Sub Plot Number

Site Address:

Height of Building:

BLNTUWZ/220319/CGDCRV/A/2099/R0/M1

01838/220319/A/2099/R0/M1

ER0804040821R1

SD0205050522R3

CW0529160722R1

DEV/210090320

(1) RANCHHODBHAI M PATEL (2) BALAVANTBHAI R PATEL (3) BHARATBHAI R PATEL (4) ARVINDKUMAR R PATEL (5) DARSHANKUMAR R PATEL (6) NANDABEN K PATEL (7) NILESHBHAI K PATEL (8) KRUPA K PATEL (9) JAYSHREEBEN K PATEL AND (10) BHARATBHAI R PATEL P.O.A.H.OF ROHITBHAI R PATEL
ARYAMAN,OPP.SWAMINARAYAN TEMPLE,NR.NARANPURA,TELEPHONE EXCHANGE NARANPURA, Ahmedabad Ahmedabad Ahmedabad India

(1) RANCHHODBHAI M PATEL (2) BALAVANTBHAI R PATEL (3) BHARATBHAI R PATEL (4) ARVINDKUMAR R PATEL (5) DARSHANKUMAR R PATEL (6) NANDABEN K PATEL (7) NILESHBHAI K PATEL (8) KRUPA K PATEL (9) JAYSHREEBEN K PATEL AND (10) BHARATBHAI R PATEL P.O.A.H.OF ROHITBHAI R PATEL

ARYAMAN OPP.SWAMINARAYAN TEMPLE,NR.NARANPURA,TELEPHONE EXCHANGE NARANPURA, Ahmedabad Ahmedabad Ahmedabad Gujarat

09 - NARANPURA

29 - NARANPURA

ARYAMAN,OPP.SWAMINARAYAN TEMPLE,NR.NARANPURA,TELEPHONE EXCHANGE NARANPURA,AHMEDABAD-380013.

24.85 METER

Zone :

WEST

Proposed Final Plot No

445 (R.S.NO.229/2)

Block/Tenament No.:

BLOCK - D + E

ARYAMAN,OPP.SWAMINARAYAN TEMPLE,NR.NARANPURA,TELEPHONE EXCHANGE NARANPURA,AHMEDABAD-380013.

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	COMMERCIAL	524.87	0	15
Ground Floor	PARKING	542.00	0	0
First Floor	RESIDENTIAL	1037.08	8	0
Second Floor	RESIDENTIAL	1037.08	8	0
Third Floor	RESIDENTIAL	1037.08	8	0
Fourth Floor	RESIDENTIAL	1037.08	8	0
Fifth Floor	RESIDENTIAL	1037.08	8	0
Sixth Floor	RESIDENTIAL	1037.08	8	0
Seventh Floor	RESIDENTIAL	995.32	8	0
Stair Cabin	STAIR CABIN	98.14	0	0
Lift Room	LIFT	73.02	0	0
Total		8455.83	56	15

01/05/2019

16/05/19

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:

- 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.
- THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-3/06/06.
- 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.
- THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/289 OF 2017/EDB-102016-3629-L, DATED:- 21/02/2017 AND LETTER NO: GHV/307 OF 2017/EDB-102016-3629-L, DATED:- 20/12/2017 AND LETTER NO: GHV/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: GHV/45 OF 2018/EDB-102016-3629-L, DATED:- 3/04/2018 AND LETTER NO: GHV/152 OF 2018/EDB-102016-3629-L, DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 25.2.3.
- 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.
- THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-02/05/2019.
- 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.08/03/2019 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.
- THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESI. AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.01/05/2018 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT,ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- 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/APPLICANT'S SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.08/03/2019.



- 1) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING ON DT. 08/03/2019 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.
- 2) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY P.O. UNIT-2, DATED:- 15/03/2019, REF.NO.TPS/NO.29 (NARANPURA)(SECOND VARIED)/CASE NO.49/1121 AND SUBJECT TO CONDITION HAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- 3) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:-CPD/A.M.C/GENERAL/OP-413, ON DT.:-26/03/2019.
- 4) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN RAFT T.P.S. SCHEME AREA.DT.:-08/03/2019.
- 5) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (W.Z.) ON DT.17/05/2016.
- 6) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 03/04/2017, LETTER NO.:- B/LAND2/N.A./VADAJ/SUR.NO.229/2/S.R.-1891/2016 BY DISTRICT COLLECTOR(AHMEDABAD) .IT IS SUBMITTED BY OWNER-APPLICANTS.
- 7) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.14/03/2019 (NO.152) AND FIRE NOC .FIRE MEN AND FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.08/03/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- 8) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.05/03/2019, REF.NOC ID IO.AHMWEST/B/030219/376711 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- 9) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
- 10) IN EVERY WATER CLOSETS OR TOILET IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
- 21) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-08/03/2019.
- 22) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO.:- 17/2013-14, DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 10/05/2019.
- 23) 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.
- 24) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTIZEMENT 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.
- 25) "મકાન, અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ, ૧૯૮૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરુ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાનાં ૬૦ દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.
- 26) સુક્રો-લીનો કચરો અલગ કરવા તથા Grey Water Recycling System with dual plumbing તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઇ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/હેવલોપરે તા.10/05/2019 ના રોજ આપેલ નોટારાઇઝ્ડ બાંહેધરી પત્રને આધીન.

For Other Terms & Conditions See Overlay



સદર માસરો આજેના રોજ રોજ નોંધ, ના સહી ની ઉપર
મુકદ્દમાના હોઈ, તે સમુદાય માટે બી. યુ. પ્રતીક
અગાઉ અને ના વિચારની અભિપ્રાય મેળવવાની રહેશે

