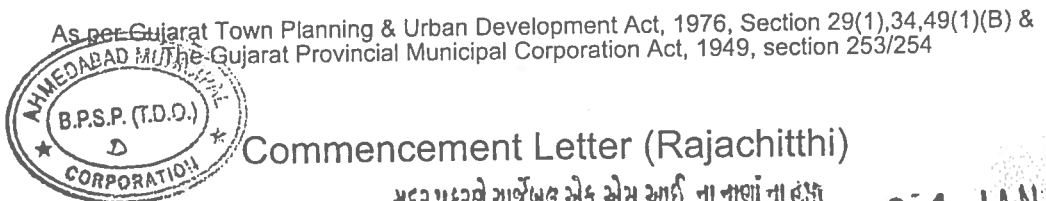


Ahmedabad Municipal Corporation



Commencement Letter (Rajachitthi)

Case No: BLNT/VEZ/270115/GDR/A3608/R0/M1
Rajachitthi No: 10656/270115/A3608/R0/M1
Arch./Engg No.: ER0947040723R1
S.D. No.: SD0314080723R2
C.W. No.: CW0556050323R1
Developer Lic. No.: DEV080220120
Owner Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
Owners Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
Occupier Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 41 - VASTRAL
TPScheme: 106 - Ramol-Vastral
Sub Plot Number:
Site Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, 382418
Height of Building: 24.85 METER

સદર પ્રકરણ ચાર્ટર્ડ એક.એસ.આઈ. ના નાણાં ના હસ્તા
ચુકવણના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન મેળવવાનો રહેશે

Date: 01 JAN 2019

Arch./Engg. Name: PATEL ANKURKUMAR C.
S.D. Name: SHAH DIGANT M.
C.W. Name: PATEL ANKURKUMAR C.
Developer Name: SHASWAT REALTORS

Zone: EAST
Proposed Final Plot No: 40 (R.S. NO:- 903/2)
Block/Tenament No.: BLOCK:- A

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	2156.15	0	0
Ground Floor	PARKING	247.90	0	0
Ground Floor	COMMERCIAL	242.48	0	8
First Floor	RESIDENTIAL	464.48	7	0
Second Floor	RESIDENTIAL	464.48	7	0
Third Floor	RESIDENTIAL	464.48	7	0
Fourth Floor	RESIDENTIAL	464.48	7	0
Fifth Floor	RESIDENTIAL	464.48	7	0
Sixth Floor	RESIDENTIAL	464.48	7	0
Seventh Floor	RESIDENTIAL	464.48	7	0
Stair Cabin	STAIR CABIN	57.32	0	0
Over Head Water Tank	O.H.W.T.	38.93	0	0
Total		5994.14	49	8

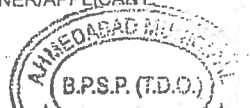
T.D. Sub Inspector(B.P.S.P.)

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

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

Note / Conditions:

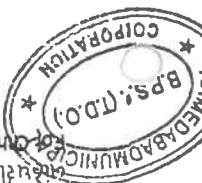
- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
- (2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT.-13/06/06.
- (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) 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:-20/12/2018
- (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.5/12/2018 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 RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RES AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.19/12/2018 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.
- (9) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 14/2/2014, REF.NO.TPS/NO.106(VASTRAL-RAMOL)/TENTATIVE/CASE NO.40/307 AND TPS/NO.106(VASTRAL-RAMOL)/CASE NO.-37/702, DATED.25/10/2018 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/A.M.C/GENERAL/4130, ON DT.-26/5/2014 AND LETTER NO.- CPD/A.M.C/GENERAL/490, ON DT.-16/11/2018
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY A.E.O. (E.Z.) DT.2/12/2014
- (12) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.-5/12/2018
- (13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.22/10/2018, NOC ID NO. AHME/WEST/B/102118/344231 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF TORRENT POWER OPINION GIVEN ON DT.20/11/2018



ලේ. 11-2136212 / 2014-2015

ලේ. 11-2136212 / 2014-2015

- ලේ. 11-2136212 / 2014-2015



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ଜିଏ ପ୍ରତିଷ୍ଠାପକ / ନିର୍ଦ୍ଦେଶକ

19. අනුමැතිය ලබාදීම සඳහා අවශ්‍ය වන ප්‍රධාන කාරණා

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20. RESPONSIBILITY (G.D.C.R. 4.3 & 4.4) : APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATE, SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT REGULATIONS AND THE LAWS OF TORI AND LOCAL ACTS.

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THIS REGARDS (UNDER G.D.C.R. CL NO. 3.10)
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AREA FROM RECORDS, STRUCTURAL REPORTS & STRUCTURAL DRAWINGS, WORKMANSHIP AND SOUNDNESS OF MATERIAL USED IN CONSTRUCTION OF THE BUILDING, LOCATION AND BOUNDARY OF PLOT, SOIL INVESTIGATION REPORT ETC. AND SHALL NOT BIND OR RENDER THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN THIS REGARDS / UNDER G.D.R. CI. NO. 140.

2. Grant of this development permission shall not mean acceptance or confirmation of approval or endorsement of title of the land, building, easement rights, variation in area from approved plan or any other matter.

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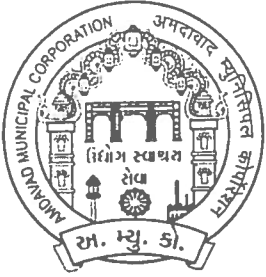
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Ahmedabad Municipal Corporation

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)

સદર પ્રકરણ ચાલુબલ એફ.એમ.ઓ. ના નામના ના હતા
ચુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

Date 01 JAN 2019

Case No: BLNTS/2018/40307/A3609/R0/M1
Rajachitthi No: 10657/270115/A3609/R0/M1
Arch./Engg No.: ER0947040723R1
S.D. No.: SD0314080723R2
C.W. No.: CW0556050323R1
Developer Lic. No.: DEV080220120
Owner Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
Owners Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
Occupier Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 41 - VASTRAL
Zone: EAST
TPScheme: 106 - Ramol-Vastral
Proposed Final Plot No: 40 (R.S. NO:- 903/2)
Block/Tenament No.: BLOCK:- B
Sub Plot Number
Site Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, 382418
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	RESIDENTIAL	239.04	4	0
Ground Floor	PARKING	325.25	0	0
First Floor	RESIDENTIAL	564.29	8	0
Second Floor	RESIDENTIAL	564.29	8	0
Third Floor	RESIDENTIAL	564.29	8	0
Fourth Floor	RESIDENTIAL	564.29	8	0
Fifth Floor	RESIDENTIAL	564.29	8	0
Sixth Floor	RESIDENTIAL	564.29	8	0
Seventh Floor	RESIDENTIAL	564.29	8	0
Stair Cabin	STAIR CABIN	42.74	0	0
Over Head Water Tank	O.H.W.T.	26.47	0	0
Total		4583.53	60	0

[Signature]

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

[Signature]

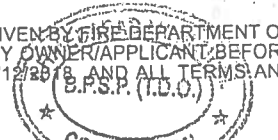
T.D. Inspector (B.P.S.P.)

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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) 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:-20/12/2018
- (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.5/12/2018 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 RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RES AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.19/12/2018 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.
- (9) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 14/2/2014, REF.NO.TPS/NO.106(VASTRAL-RAMOL)/TENTATIVE/CASE NO.40/307 AND TPS/NO.106(VASTRAL-RAMOL)/CASE NO.-37/702, DATED.25/10/2018 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/A.M.C/GENERAL/4130, ON DT.-26/5/2014 AND LETTER NO.- CPD/A.M.C/GENERAL/490, ON DT.-16/11/2018
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (E.Z.) DT.2/12/2014
- (12) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA. DT.-5/12/2018
- (13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.22/10/2018, NOG ID NO. AHME/WEST/B/102118/344231 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF TORRENT POWER OPINION GIVEN ON DT.20/11/2018
- (15) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.3/12/2018 (NO.359) AND FIRE NOC, FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.5/12/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.



આગળના પેજ પર કમેન્સમેન્ટ સર્ટીફિકેટ (રજાચિઠ્ઠી)ની જણાવેલ શરતો ઉપરાંત નીચે જણાવ્યા મુજબની શરતોએ ધી ગુ. ટા. પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬ની કલમ-૨૯ (૧), ૩૪, ૪૯, ૫૨, ૭૦ તથા ધી જી.પી.એમ.સી. એક્ટ ૧૯૪૮ની કલમ ૨૫૩ તથા ૨૫૪ ની જોગવાઈઓને આધિન તથા સામાન્ય વિકાસ નિયમો(જી.ડી.સી.આર.)ની જોગવાઈઓને આધિન આ પરવાનગી આપવામાં આવે છે.

:: શરતો ::

- ધી જી.પી.એમ.સી. એક્ટ, ૧૯૪૮, ધી ગુ. ટા. પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬, ટાઉન પ્લાનીંગ સ્કીમના રેગ્યુલેશન, સામાન્ય વિકાસ નિયમો તેમજ પ્રવર્તમાન નીતિ- નિયમોને અનુસરીને મકાન બાંધકામ તેમજ ઉપયોગ કરવાનો રહેશે. તેમજ આ અંગેના તમામ કાયદા તેમજ પેટા કાયદાનું પાલન કરવાનું રહેશે. તેમજ તેમાં જે કંઈ અંકુશો તથા શરતો મુકવામાં આવી છે તેનાથી જો નુકશાન થતું હશે તો પણ નુકશાનનો બદલો માંગ્યા સિવાય અરજદાર/માલિકે તેનો અમલ કરવાનો રહેશે.
- અરજદાર/માલિકને કમેન્સમેન્ટ સર્ટીફિકેટ (રજાચિઠ્ઠી)આપવામાં આવ્યું હશે તો પણ ધી ગુ. ટા. પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬ મુજબ ટા.પ્લા. સ્કીમ અન્વયેની ડિમાન્ડ/ફાળો તેમજ અન્ય કાયદા હેઠળ કોઈ ચાર્જ કે લેણાં બાકી હશે કે ભવિષ્યમાં ચૂકવવાના થશે તો તે મ્યુ. કોર્પો./સક્ષમ સત્તામાં જમા કરાવવાના રહેશે.
- અરજદાર/માલિકને કમેન્સમેન્ટ સર્ટીફિકેટ (રજાચિઠ્ઠી)માં જણાવ્યા મુજબની શરતોનું પાલન કરવાનું રહેશે. કમેન્સમેન્ટ સર્ટીફિકેટ (રજાચિઠ્ઠી)માં જણાવ્યા મુજબની શરતો પૈકી કોઈપણ શરતોનું ઉલ્લંઘન કરવામાં આવશે તો મ્યુનિસિપલ કોર્પોરેશન તે શરતોનો અમલ કરાવી શકશે અને મ્યુનિસિપલ કોર્પોરેશનના તેવા કૃત્યને લીધે જે કંઈ નુકશાન, ખોટ, કે હરકત અરજદાર/માલિકને થશે તે બદલ કોઈપણ પ્રકાર નો બદલો મળી શકશે નહીં.
- કમેન્સમેન્ટ સર્ટીફિકેટ (રજાચિઠ્ઠી) ની તારીખથી એક વર્ષમાં બાંધકામ શરૂ કરવામાં આવેલ નહીં હોય કે નિયત સમયમર્યાદામાં તેના રીન્યુઅલ અંગેની કાયદાકીય કાર્યવાહી કરવામાં આવેલ નહીં હોય તો કમેન્સમેન્ટ સર્ટીફિકેટ (રજાચિઠ્ઠી) સહિત આપેલ પરવાનગી આપો આપ રદ થયેલ ગણાશે.
- મંજૂર થયેલ પ્લાન મુજબનું સ્થળ પર બાંધકામ પુરું થયેથી ધી જી.પી.એમ.સી. એક્ટ, ૧૯૪૮ ની કલમ-૨૬૩ તેમજ સામાન્ય વિકાસ નિયંત્રણ નિયમો(જી.ડી.સી.આર.) ની જોગવાઈ મુજબ મકાન વપરાશની પરવાનગી (બી. યુ. પરમીશન) મેળવ્યા બાદ જ મંજૂર કરેલ બાંધકામનો વપરાશ કરી શકાશે.
- ધી જી.પી.એમ.સી. એક્ટ, ૧૯૪૮ની કલમ - ૩૭૬ થી ૩૮૩માં નિર્દિષ્ટ કર્યા પ્રમાણેના ધંધા અગર ઉપયોગ માટે કોઈપણ જગ્યાના ઉપયોગ કરતાં પહેલા અમ.મ્યુનિ. કોર્પોરેશન/સક્ષમ સત્તા પાસેથી જરૂરી લાયસન્સ/પરવાના મેળવવાના રહેશે.
- પ્લોટના માપો થયા ક્ષેત્રફળ મળી રહેતા હોય તે માટેની સાઈટ તરીકે પ્લોટ યોગ્ય થાય અને પ્લોટ સ્વચ્છ અને ઢોળાવવાળો (ખાડા-પોલાણનો ભાગ રહે નહીં અને પાણી ભરાઈ રહે નહીં તેવો) થાય તો જ બાંધકામ શરૂ કરી શકાશે.
- GRANT OF THIS DEVELOPMENT PERMISSION SHALL NOT MEAN ACCEPTANCE OF CORRECTNESS, CONFIRMATION, APPROVAL OR ENDORSEMENT OF TITLE OF THE LAND, BUILDING, EASEMENT RIGHTS, VARIATION IN THE AREA FROM RECORDS, STRUCTURAL REPORTS & STRUCTURAL DRAWINGS, WORKMANSHIP AND SOUNDNESS OF MATERIAL USED IN CONSTRUCTION OF THE BUILDING, LOCATION AND BOUNDARY OF PLOT, SOIL INVESTIGATION REPORT ETC. AND SHALL NOT BIND OR RENDER THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN THIS REGARDS (UNDER G.D.C.R. CL No.: 3.10)
- પ્લાનમાં મંજૂર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કરતા પહેલા બીન પરવાનગીના/બિન અધિકૃત કાચા - પાકા બાંધકામ અરજદાર/માલિકે પોતાના ખર્ચે/જોખમે દૂર કરવાના રહેશે.
- પ્લાનમાં મંજૂર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કર્યેથી સામાન્ય વિકાસ નિયંત્રણ નિયમો(જી.ડી.સી.આર.) મુજબ તબક્કાવાર પ્રોગ્રેસ ચેક કરાવવાના રહેશે.
- કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ, સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ પ્રોગ્રેસ બોન્ડ-અન્ડરટેકીંગ-બાંહેધરી વિગેરે ફક્ત કોર્પોરેશનના રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ. મ્યુ. કોર્પોરેશનની તથા અધિકારી / કર્મચારીની રહેશે નહિ. આ અંગે જવાબદાર અરજદાર/માલિક/ડિવલપર તથા એન્જનીયર/આર્કિટેક્ટ સ્ટ્રક્ચરલ એન્જનીયર, કલાર્ક ઓફ વર્ક્સ રજુ કરેલ પ્રમાણપત્રો / બાંહેધરી તથા રીપોર્ટને આધીન સધળી જવાબદારી તેઓની (અરજદાર/માલિક / ડેવલપર તથા એન્જનીયર/આર્કિટેક્ટ સ્ટ્રક્ચરલ એન્જનીયર, કલાર્ક ઓફ વર્ક્સ) રહેશે.
- બીલ્ડીંગ મટીરીયલ્સ કે કાટમાળ મ્યુ. રસ્તા ઉપર કે ફુટપાથ ઉપર નાંખવામાં આવશે તો તેના કારણે રસ્તા કે ફુટપાથને જે કંઈ નુકશાન થશે તેનું ખર્ચ વના નિયમાનુસારની પેનલ્ટીની રકમ અરજદાર/માલિક પાસેથી વસૂલ કરવામાં આવશે. તેમજ આ બાંધકામની કમેન્સમેન્ટ સર્ટીફિકેટ(રજાચિઠ્ઠી)રદ કરવા અંગેની કાર્યવાહી કરવામાં આવશે.
- સામાન્ય વિકાસ નિયંત્રણ નિયમો(જી.ડી.સી.આર.)ની જોગવાઈ તેમજ જે તે સમયે સરકારશ્રી દ્વારા જાહેર કરાયેલ નીતિ અનુસાર પરકોલેટીંગવેલ/પીટ, વોટર હાઉસ્ટીંગ, ટ્રી-પ્લાન્ટેશન/વૃક્ષારોપણની જોગવાઈ બીલ્ડીંગ પ્લોટમાં કરવાની રહેશે. સેપ્ટિક ટેન્ક તથા સોકવેલની સાઈઝ તથા સંખ્યા, ઈન્સ્પેક્શન ચેમ્બર, મેનહોલ વિગેરે ડ્રેનેજ લેઆઉટમાં બતાવ્યા મુજબના સ્થળે કરવાની જવાબદારી અરજદાર/માલિક/ડિવલપર તથા એન્જનીયર/આર્કિટેક્ટ, સ્ટ્રક્ચરલ એન્જનીયર, કલાર્ક ઓફ વર્ક્સની રહેશે.
- મકાનમાં બાંધકામ/ડીમોલીશ કરતી વખતે અથવા ત્યારબાદ આજુબાજુના મકાનો/મિલકતને અન્ય કોઈપણ જાતનું નુકશાન કે જનહાની થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર/માલિક / ડેવલપર તથા એન્જનીયર/ આર્કિટેક્ટ સ્ટ્રક્ચરલ એન્જનીયર, કલાર્ક ઓફ વર્ક્સની રહેશે. અ.મ્યુ.કોર્પોરેશન આ બાબતે દિવાની યા ફોજદારી રોહ જવાબદાર ગણાશે નહિ. તેમજ આજુબાજુના રહીશોને કોઈપણ સમયે ખલેલ / નુકશાન થાય નહિ તે રીતે બાંધકામ / ડિમોલિશનની કામગીરી કરવાની રહેશે.
- મંજૂર થયેલા પ્લાન તેમજ કમેન્સમેન્ટ સર્ટીફિકેટ(રજાચિઠ્ઠી)ની નકલ દરેક મેમ્બરને ફરજિયાત આપવાની રહેશે અને બાંધકામની સાઈટ પર નોટિસ બોર્ડ ઉપર જાહેરમાં જોઈ શકાય તે રીતે દર્શાવવાની રહેશે.
- મકાન વપરાશની પરવાનગી (બી. યુ. પરમીશન) મેળવ્યા બાદ જ ડ્રેનેજ / પાણી તથા અન્ય સર્વિસ-યુટીલીટી માટે નિયમાનુસાર અરજ કરી શકાશે.
- બાંધકામ તથા અન્ય બાબતો સામાન્ય વિકાસ નિયંત્રણ નિયમો(જી.ડી.સી.આર.) સાથે સુસંગત નહીં હોય કે સામાન્ય વિકાસ નિયંત્રણ નિયમો(જી.ડી.સી.આર.)ના વિનિયમ ૩.૬ મુજબ અરજદાર માલિકે ખોટી રજુઆત અથવા ખોટા દસ્તાવેજ પુરાવા રજુ કરેલ હશે તો આ કમેન્સમેન્ટ સર્ટીફિકેટ(રજાચિઠ્ઠી) તથા મંજૂર કરેલ પ્લાન આપો આપ રદ થયેલ ગણાશે.
- ઓવરલેડ અને અન્ડરગ્રાઉન્ડ પાણીની ટાંકી હવા ચુસ્ત ઢાંકણથી બંધ રાખવી. ગટરની વેન્ટ પાઈપ ઉપર ઝીણું કપડું બાંધીને રાખવું અથવા પાતળા વાયરની જાળી રાખવી. મેલેરીયા કર્મચારી માટે ઓવરલેડ ટાંકીની તપાસ માટે સીડીની વ્યવસ્થા કરવી.
- કેન્ટ્રીફ્યુગેશન / રિમોલીશનની પ્રવૃત્તિ દરમ્યાન પ્લોટની દરેક બાજુએ ઓછામાં ઓછી ૩ મી. ઊંચાઈની પતરાની વાડ (બેરીકેડ) તથા બહુમાળી બિલ્ડીંગમાં ઉપરના માળના બાંધકામ સમયે ચારે બાજુ નેટ સેફટીનું પ્રોવીઝન સલામતિ જળવાઈ તે હેતુસર કરવાની રહેશે.
- RESPONSIBILITY (G.D.C.R. 4.3 & 4.4) : APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
- LIABILITY (G.D.C.R. 3.3.1) : NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER.
- શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા. ૧૬-૧૧-૨૦૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ ખોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મુકવાની શરતે.
- સેલરના ખોદાણકામ/બાંધકામ દરમ્યાન આજુબાજુની જનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકશાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર/માલિક /આર્કિટેક્ટ/એન્જનીયર/સ્ટ્રક્ચરલ એન્જનીયર/કલાર્ક ઓફ વર્ક્સ(સાઈટ સુપરવાઈઝર)ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતા તબક્કાવાર કરી જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring/Stutting)ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ/બાંધકામ દરમ્યાન આજુબાજુની જનમાલ કે મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું એન્જનીયર/સ્ટ્રક્ચરલ એન્જનીયર/કલાર્ક ઓફ વર્ક્સ(સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે તથા તે અંગે અરજદાર/માલિક/ડિવલપર/આર્કિટેક્ટ/એન્જનીયર/સ્ટ્રક્ચરલ એન્જનીયર/કલાર્ક ઓફ વર્ક્સશ્રી દ્વારા આપેલ નોટારીઅલ બાંહેધરી મુજબ વર્તવાની શરતે તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય બાંધકામ/ખોદાણકામ/ડિમોલીશનની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલીક અસરથી રજાચિઠ્ઠી સ્થગિત/રદ કરવાની કાર્યવાહી કરવામાં આવશે તથા ખોદકામમાં નિકાલ થયેલ માટીથી તેમજ ઈમારતી માલસામાનના જાહેર માર્ગો પર થતા પરિવહન દરમ્યાન જાહેર માર્ગને નુકશાન થાય નહિ તે માટે જરૂરી જોગવાઈ કરવાની રહેશે..

ઉપર જણાવેલ કોઈપણ શરતોનો ભંગ થશે તો આપેલ બાંધકામનું આરંભ પ્રમાણપત્ર (રજાચિઠ્ઠી) રદ કરવામાં આવશે.

મ્યુ કમિશનરશ્રી,

આ કમેન્સમેન્ટ સર્ટીફિકેટ (રજા ચિઠ્ઠી) દ્વારા જે વિકાસ કરવા પરવાનગી આપેલ છે તે અમે વિકાસ પરવાનગી મેળવવા જે પ્લાન સાથે અરજી તેમજ બાંહેધરી રજુ કરેલી તેના આધારે છે. માટે અરજીમાં કે પ્લાનમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત સામાન્ય વિકાસ નિયંત્રણ નિયમો(જી.ડી.સી.આર.)ના નિયમો સાથે સુસંગત નહીં હોય તેમજ બાંહેધરી કે અરજીમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત ખોટી હશે તો આ કમેન્સમેન્ટ સર્ટીફિકેટ (રજા ચિઠ્ઠી) રદ થયેલી ગણાશે તથા કરેલ બાંધકામ અમારા ખર્ચે અને જોખમે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન દ્વારા કરી શકશે અને કરેલ બાંધકામ દૂર કરવા અમને કાયદાકીય કોઈપણ પ્રકારની નોટિસ કે જાણ કરવાની રહેશે નહીં. આ કમેન્સમેન્ટ સર્ટીફિકેટ (રજા ચિઠ્ઠી)ની ઉપરોક્ત તમામ શરતો મેં/અમે વાંચેલ છે અને તે સાથે અમે સંમત છીએ.

માલિક / અરજદારની સહી

એન્જનીયર / આર્કિટેક્ટની સહી.



3/4

(16) 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.

(17) THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION ON DT:- 21/8/2018, LETTER NO:- CB/PR.S.PR./TATKAL N.A./ASTRAL/S.NO./BLOCK NO. - 903/2/S.R. 1099/2018 BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(18) 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. 5/12/2018

(19) 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.

(20) 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.

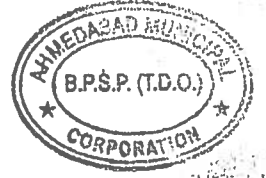
(21) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER CIRCULAR NO:- 37/2013-14, DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 24/12/2018

(22) એફડેબલ હાઉસીંગ માટે પરવાનગી માંગેલ હોઈ, અલગ-અલગ કેટેગરીના યુનીટને સીંગલ યુનીટમાં કે યુનીટની સાઇઝમાં ફેરફાર કરી શકાશે નહીં તે શરતે તથા ફેરફાર કરવામાં આવશે તો જી.ડી.સી.આર.-૨૦૨૧ ની જોગવાઈ મુજબ "PUNISHMENT /ACTION" લેવામાં આવશે તથા તે મુજબની તા.૫/૧૨/૨૦૧૮ થી રજુ કરેલ નોટિસ હાઈદરીને આપીને.

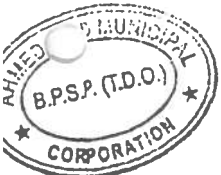
For Other Terms & Conditions See Overleaf



સદર મુદરને ચાજીબ મેડ. એસ. આઈ. ના નામો ના હોય
ચુકવવાના હોઈ, તે વચૂકાત બાબતે બી. યુ. પરમીશન
અગાઉ અને ના વિનમ્રતા અભિપ્રાય મેળવવાનો રહેશે.



RECEIVED
PERMIT
NO. 10/2018





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)

સદર પ્રકરણે આજેના એક.એસ.આઇ ની નામાં બા હતા
ચુકવવાના હોઈ, તે વધુલાત બાબતે બી.યુ.પરમીશન
અમારી અગ્રેજા વિભાગનો અધિકાર મેળવવાનો રહેશે.

Date: 15 JUL 2020

Case No: BLNTS/EZ/270115/GDR/A3610/R1/M1
Rajachitthi No: 11060/270115/A3610/R1/M1
Arch./Engg No.: ER0947040723R1
S.D. No.: SD0314080723R2
C.W. No.: CW0556050323R1
Developer Lic. No.: DEV1227311223
Owner Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
Owners Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
Occupier Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 41 - VASTRAL
TPScheme: 106 - Ramol-Vastral
Sub Plot Number: 106 - Ramol-Vastral
Site Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, 382418
Height of Building: 24.85 METER

Arch./Engg. Name: PATEL ANKURKUMAR C.
S.D. Name: SHAH DIGANT M.
C.W. Name: PATEL ANKURKUMAR C.
Developer Name: S J BUILDCON

Zone: EAST
Proposed Final Plot No: 40 (R.S. NO:- 903/2)
Block/Tenament No.: BLOCK:- C

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	247.48	0	0
Ground Floor	RESIDENTIAL	173.42	4	0
First Floor	RESIDENTIAL	420.90	8	0
Second Floor	RESIDENTIAL	420.90	8	0
Third Floor	RESIDENTIAL	420.90	8	0
Fourth Floor	RESIDENTIAL	420.90	8	0
Fifth Floor	RESIDENTIAL	420.90	8	0
Sixth Floor	RESIDENTIAL	420.90	8	0
Seventh Floor	RESIDENTIAL	420.90	8	0
Stair Cabin	STAIR CABIN	35.89	0	0
Over Head Water Tank	O.H.W.T.	23.90	0	0
Total		3426.99	60	0

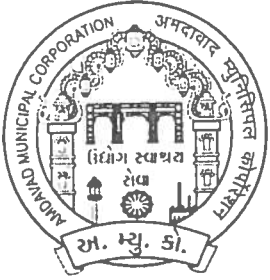
T.D. Sub Inspector(B.P.S.P.)

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

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

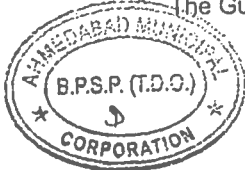
Note / Conditions:

- (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) 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:-18/6/2020
- (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.28/11/2019 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 RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.12/6/2020 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.
- (9) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BLNTS/EZ/270115/GDR/A3610/R0/M1, ON DT.1/1/2019 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (10) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:-25/10/2018, REF.NO.TPS/NO.106(VASTRAL-RAMOL)/CASE NO.37/702 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION BY ASST.CITY PLANNER LETTER NO. - CPD/AMC/GENERAL/490, ON DT.3/11/2018
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY A.E.O. (E.Z.), LETTER NO.-1736, DT.2/12/2014
- (13) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (E.Z) ON DT.10/2/2020
- (14) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.22/10/2018, .NOC ID NO. AHME/WEST/B/102118/344231 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (15) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.3/12/2018 (NO.359) AND FIRE NOC, FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.28/11/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.



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)

સહર પ્રકરણ ચાર્જ બેલ એફ.એસ.આર્. ના નામના ના હાથે

ચુકવણના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન

અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

01 JAN 2019

Case No: BLNT/EZ/270115/GDR/A3611/R0/M1
Rajachitthi No: 10659/270115/A3611/R0/M1
Arch/Engg No.: ER0947040723R1
S.D. No.: SD0314080723R2
C.W. No.: CW0556050323R1
Developer Lic. No.: DEV080220120
Owner Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
Owners Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: HASMUKHBHAI N PATEL PARTNERS OF S J BUILDCON
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Election Ward: 41 - VASTRAL
Zone: EAST
TPScheme: 106 - Ramol-Vastral
Proposed Final Plot No: 40 (R.S. NO:- 903/2)
Block/Tenament No.: ELE.S.S.
Sub Plot Number
Site Address: SHASWAT PARADISE, VASTRAL RTO ROAD, VASTRAL, AHMEDABAD, 382418
Height of Building: 7.24 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	ELE.S.S	26.63	0	0
FIRST FLOOR	ELE.S.S	18.15	0	0
Total		44.78	0	0

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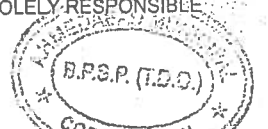
T.D. Sub Inspector(B.P.S.P.)

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) 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:-20/12/2018
- (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.5/12/2018 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 RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RES AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.19/12/2018 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.
- (9) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 14/2/2014, REF.NO.TPS/NO.106(VASTRAL-RAMOL)/TENTATIVE/CASE NO.40/307 AND TPS/NO.106(VASTRAL-RAMOL)/CASE NO.-37/702, DATED.25/10/2018 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO:- CPD/A.M.C/GENERAL/4130, ON DT.-26/5/2014 AND LETTER NO.- CPD/A.M.C/GENERAL/490, ON DT.-16/11/2018
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY A.E.O. (E.Z.) DT.2/12/2014
- (12) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA. DT.-5/12/2018
- (13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.22/10/2018, NOC ID NO. AHME/WEST/B/102118/344231 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF TORRENT POWER OPINION GIVEN ON DT.20/11/2018
- (15) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.3/12/2018 (NO.359) AND FIRE NOC, FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.5/12/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (16) 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.
- (17) THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION ON DT.- 21/8/2018, LETTER NO.-CB/PR.S.PR./TATKAL N.A./VASTRAL/S.NO./BLOCK NO. - 903/2/S.R. 1099/2018 BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
- (18) 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.5/12/2018
- (19) 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.



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ON THE AUTHORITY OF ANY OFFICER,
DATE 06-09-2020 AT 11:45 AM.

REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS. . . .
 29. LIABILITY (G.D.C.R. 3.3.1) : NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND
 THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY
 AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR
 AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST
 UPON THE DEVELOPER.

20. RESPONSIBILITY (G.D.C.B. 4.3 & 4.4): APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATE SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT

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THIS REGARDS (UNDER G.D.C.R. CL NO. 3.10)

AREA FROM RECORDS, STRUCTURAL REPORTS & STRUCTURAL DRAWINGS, WORKMANSHIP AND SOUNDNESS OF MATERIAL USED IN CONSTRUCTION OF THE BUILDING, LOCATION AND BOUNDARY OF PLOT, SOIL INVESTIGATION REPORT ETC. AND SHALL NOT BIND OR BENEFIT THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN

APPROVAL OR ENDORSEMENT OF TITLE OF THE LAND, BUILDING, EASEMENT RIGHTS, VARIATION IN THE AREA FROM RECORDS, STIPULATED REPORTS & STIPULATED DRAWINGS, WORKMANSHIP AND SOUNDNESS OF

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