



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 (Rajachatti)

મુકદ્દમા નંબર: 20 NOV 2017
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Case No: 9732/121017/A9260/R0/M1
Rajachatti No: ER1000250619
Arch/Engg No.: SD0042220721R3
S.D. No.: CW0617250619
C.W. No.: DEV1016021122
Developer Lic. No.:
Owner Name: SAMIR D PATEL SELF AND P.O.A.H.OF (1) MANSUKHBHAI L. (2) KAILASHBEN M. (3) RAJESHREEBEN D PATEL AND (4) NACHIKET D PATEL
Owners Address: KANSAS DEVSHYA,NR.ONKAR RESI.S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: SAMIR D PATEL SELF AND P.O.A.H.OF (1) MANSUKHBHAI L. (2) KAILASHBEN M. (3) RAJESHREEBEN D PATEL AND (4) NACHIKET D PATEL
Occupier Address: KANSAS DEVSHYA,NR.ONKAR RESI.S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 41 - VASTRAL
TPScheme: 114 - Vastral-Ramoli
Sub Plot Number: 2
Site Address: KANSAS DEVSHYA,NR.ONKAR RESI.S.P.RING ROAD,VASTRAL,AHMEDABAD-382418.
Height of Building: 24.85 METER

Arch/Engg. Name: SHARMA AMITVIKRAM S.
S.D. Name: JOSHI KETAV P.
C.W. Name: SHARMA AMITVIKRAM S.
Developer Name: KANSAS CORPORATION
Zone: EAST
Proposed Final Plot No: 80 (R.S.NO.861/1)
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	614.70	0	0
First Floor	RESIDENTIAL	614.70	8	0
Second Floor	RESIDENTIAL	614.70	8	0
Third Floor	RESIDENTIAL	614.70	8	0
Fourth Floor	RESIDENTIAL	614.70	8	0
Fifth Floor	RESIDENTIAL	614.70	8	0
Sixth Floor	RESIDENTIAL	614.70	8	0
Seventh Floor	RESIDENTIAL	650.86	7	0
Stair Cabin	STAIR CABIN	48.86	0	0
Lift Room	LIFT	37.11	0	0
Total		4938.73	55	0

Sub Inspector (Chiv Center)

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

R.K. Tadi
Dy T.D.O.
EAST

J.S. PRAJAPATI
Dy MC
EAST

Notes / 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-1305/06.
- THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.O.D.R.-2001 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.
- RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDCR-2001 CLAUSE NO. 27.2.3.
- 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-10/11/2017.
- THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-10/11/2017.
- THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (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-05/11/2017 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 SPACEROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT-17/11/2017.
- THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT-17/11/2017 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.
- THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT-22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NDC BEFORE APPLY FOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT-17/11/2017.
- THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED-19/10/2013, REF NO.TPSNO.114 (VASTRAL-RAMOLI) CASE NO.78528 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASST. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/M.C/GENERAL/323, ON DT-01/01/2014 AND LETTER NO.-CPD/M.C/GENERAL/2548, ON DT-01/01/2014.



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)

Date: 20 NOV 2017

Case No: BLNTVEZ/121017/GDR/A9262/RDM1
 Rajachitthi No: 9734/121017/A9262/RDM1
 Arch./Engg No.: ER1000250619
 S.D. No.: SD0042220721R3
 C.W. No.: CW0617250619
 Developer Lic. No.: DEV1016021122
 Owner Name: SAMIR D PATEL SELF AND P.O.A.H.OF (1) MANSUKHBHAI L. (2) KAILASHBEN M. (3) RAJESHREEBEN D PATEL AND (4) NACHIKET D PATEL
 Owners Address: KANSAS DEVSHYA,NR.OMKAR RESI,S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: SAMIR D PATEL SELF AND P.O.A.H.OF (1) MANSUKHBHAI L. (2) KAILASHBEN M. (3) RAJESHREEBEN D PATEL AND (4) NACHIKET D PATEL
 Occupier Address: KANSAS DEVSHYA,NR.OMKAR RESI,S.P.RING ROAD, VASTRAL, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 41 - VASTRAL
 TPScheme: 114 - Vastral-Ramol
 Sub Plot Number: 2
 Site Address: KANSAS DEVSHYA,NR.OMKAR RESI,S.P.RING ROAD,VASTRAL,AHMEDABAD-382418.
 Height of Building: 24.85 METER

Arch./Engg. Name: SHARMA AMITVIKRAM S.
 S.D. Name: JOSHI KETAV P.
 C.W. Name: SHARMA AMITVIKRAM S.
 Developer Name: KANSAS CORPORATION
 Zone: EAST
 Proposed Final Plot No: 80 (R.S.NO.861/1)
 Block/Tenant No.: BLOCK - E + F + G

Floor Number	Usage	BuiltUp Area (in Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	COMMERCIAL	894.14	0	33
Ground Floor	PARKING	813.79	0	0
First Floor	RESIDENTIAL	1530.51	18	0
Second Floor	RESIDENTIAL	1530.51	18	0
Third Floor	RESIDENTIAL	1530.51	18	0
Fourth Floor	RESIDENTIAL	1530.51	18	0
Fifth Floor	RESIDENTIAL	1530.51	18	0
Sixth Floor	RESIDENTIAL	1530.51	18	0
Seventh Floor	RESIDENTIAL	138.89	0	0
Stair Cabin	STAIR CABIN	95.56	0	0
Lift Room	LIFT	12655.95	126	33
Total		12655.95	126	33

Sub Inspector(Civic Center) [Signature]
 Asst. T.D.O./Asst. E.O (Civic Center) [Signature]
 R.K. Tadi [Signature]
 J.S. PRAJAPATI Dy MC EAST [Signature]

Note / Conditional
 (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 03/03/2015 AND OFFICE ORDER NO-42/DT-13/06/08.
 (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GHV207 OF 2014/DVP-112013-4/TT-L DATED: 13/06/08.
 (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER G.D.C.R.-2021 CLAUSE NO. 27.23.
 (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-10/11/2017.
 (7) [Text in Gujarati regarding building plan scrutiny and approval]
 (8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-4 (AS SHOWN IN PLAN) FOR RES. AND COM. BUILDING IS GRANTED AS PER THE ORDER APPROVAL GIVEN BY DY. MC (U.D.) ON DT-08/11/2017 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITIONS MENTIONED IN ORDER 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 ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOUR 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-17/11/2017.
 (10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT-17/11/2017 BY OWNER/APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION IN THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.
 (11) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER APPROVAL GIVEN BY MUNI. COMMISSIONER DT-22/03/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLY FOR S.U. - TERMS, CON OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT-17/11/2017.
 (12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAYANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-6, DATED - 19/10/2013, REF. NO. TPN0.114 (VASTRAL-RAMOL) CASE NO. 76528 AND SUBJECT TO CONDITION THAT OWNER HAS 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 ASST. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/MC/GENERAL/3328, ON DT.-01/01/2014 AND LETTER NO.-CPD/MC/GENERAL/2548, ON DT.-01/01/2014 AND LETTER NO.-CPD/MC/GENERAL/430, ON DT.-18/09/2017.

