



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1978, Section 29(1), 34(1)(b) & The Bombay Provincial Municipal Corporation Act, 1949, section 253(2)(a)

Commencement Letter (Rajachitthi)

Date: 17 OCT 2015

Case No: DUMEDZ17081900RWA832RMM1
Rajachitthi No: 475177991204622RUE983
Arch/Engg No: ER0601000416R1
S.D. No: SO0300100916
C.W. No: CW0337020416R1
Developer Lic. No: DCA26259820
Owner Name: (1) SAURASH BABULAL PATEL (2) MADHURAN DAIYABHAI PATEL (3) DAIYABHAI PURSHOTTAMDAS PATEL PARTNERS OF YASH CORPORATION
Owners Address: B-604, VASANT VIHAR-1, NR. DAFNALA SHAHBAUG Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: (1) SAURASH BABULAL PATEL (2) MADHURAN DAIYABHAI PATEL (3) DAIYABHAI PURSHOTTAMDAS PATEL PARTNERS OF YASH CORPORATION
Occupier Address: B-604, VASANT VIHAR-1, NR. DAFNALA SHAHBAUG Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 34-NIKOL
Zone: East
TP Scheme: 102 - Nikol
Final Plot No: 0
Sub Plot Number: 2
Block/Tenement No: ELECTRIC SUB STATION
Site Address: 5A HEAVEN, OPP. MATRUSHUMI BUNGLOWS, NIKOL, AHMEDABAD-382350.
Height of Building: 3.72 METER

Floor Number	Usage	BuildUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	OTHER	24.46	0	0
Total		24.46	0	0

[Signature]
17/10/2015

[Signature]
17/10

[Signature]
RAJACHITTHI

[Signature]
T.D.

Sub Inspector (Chic. Center)

Asst. T.D./J.A.M. E.O (Chic. Center)

Rajendra Jadhav
Dy. T.D.O.
(East)

DEEPA S. GOR
Dy MC
(East)

Note / Conditions:

- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGULARCH WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGULARCH.
- (2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 03/06/2015 AND OFFICE ORDER NO-42/DT-1306/2015.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER D.S.C.R. 2001 AS PER LETTER NO: CHAY007 OF 25/06/2015 4771-L, DATED-20/02/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GOOIR-2001 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 DRACER/ROAD WILL NOT BE ENCH/ROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTARISED UNDERTAKING FOR THE SAME ON DT-20/02/2015.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-20/02/2015.
- (7) THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR BUILDING (RES. COMM.) HEIGHT UP TO 25.00 MT IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY MUNICIPAL COMMISSIONER ON DT-24/03/2015. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (8) THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR BUILDING (RES.) HEIGHT UP TO 25.00 MT IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.U.D. ON DT-14/03/2014. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THIS PERMISSION IS GRANTED FOR CELLAR USE ONLY (AS SHOWN IN PLAN) AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:- 20/02/2015.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTARISED UNDERTAKING GIVEN ON DT-03/07/2015 FOR PARKING DEPOSIT OF NON. HIGH COURT CASE NO. C.A. (1708) 2015 NO. 1356 OF 2013 IN L.P.A. NO. 1387 OF 2013 IN S.D.A. NO. 12487 OF 2013 THE FINAL DECISION ORDER OF HIGH COURT WILL BE APPLICABLE TO OWNER/APPLICANT.
- (11) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN S.A. PERMISSION GIVEN BY DY. COLLECTOR T.M.A. AHMEDABAD VIDE LETTER NO: NAU-20/04/2015 CASE NO. 18/06/2014 ON DT-21/05/2015 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANTS.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME IMPLEMENTATION GIVEN BY TOWN DEVELOPMENT INSPECTOR (E2) ON DT-23/02/2014.
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (SETTLEMENT CHARGES) GIVEN BY ASST. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO: CPDA/M.C. GEN/2014 ON DT-16/02/2014.
- (14) THE FEE/CHARGES OF ADDITIONAL P.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 35 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 25 PERCENTAGE CHARGES IN 3 INSTALLMENTS IN 3 YEARS 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-18/10/2014.
- (15) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN NO OBJECTION CERTIFICATE/RECOMMENDATION DT-20/10/2014 GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE THEIR LETTER NO: AAIA/ATD-02/2015-02.
- (16) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING ON DT-03/05/2015 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.
- (17) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN ON DT-23/06/2015 BY FIRE DEPARTMENT AND FIRE NOC/FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BEFORE APPLYING FOR D.S. PERMISSION.
- (18) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST. T.D.O. (E2) ON DT-19/02/2015.
- (19) THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TOWNMENT POWER LTD. FOR THE LOCATION AND DESIGN.

For Other Terms & Conditions See Overleaf



સરનામું નીચેના અધિકારીઓને મોકલવામાં આવેલું છે.
ગુજરાત હાઈકોર્ટ, નીચલા અગ્રણી બેંચ, અમદાવાદ
અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનના અધિકારીઓને મોકલવામાં આવેલું છે.



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1975, Section 28(1), 34, 48(1)(b) & The Bombay Provincial Municipal Corporation Act, 1948, section 253/254

Commencement Letter (Rajachitthi)

Date: 17 OCT 2015

Case No: BLKTEZ/250914/GDUA/2656/R1/M1
Rajachitthi No: 4759250914/GA2656/R1/M1
Arch/Engg No.: ER0601000416R1
S.D. No.: SO3350160015
C.W. No.: CW3337020110R1
Developer Lic. No.: DEVA26250620
Owner Name: (1) SAURASH BABULAL PATEL (2) MADHUBEN DAHYASHAI PATEL (3) DAHYASHAI PURSHOTTAMDAS PATEL PARTNERS OF YASH CORPORATION
Owners Address: B-604 VASANT VIHAR-1, NR. DAFNALA SHAHIBAUG Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: (1) SAURASH BABULAL PATEL (2) MADHUBEN DAHYASHAI PATEL (3) DAHYASHAI PURSHOTTAMDAS PATEL PARTNERS OF YASH CORPORATION
Occupier Address: B-604 VASANT VIHAR-1, NR. DAFNALA SHAHIBAUG Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 34-NIKOL
TP Scheme: 102 - Nikol
Sub Plot Number: 2
Site Address: SA HEAVEN, OPP. MATRU BHUMI BUNGLOWS, NIKOL, AHMEDABAD 382356.
Height of Building: 24.85 METER
Arch/Engg. Name: PANCHAL YOGESHKUMAR PRAWANCHANDRA
S.D. Name: PARWAR NARANKSHAI PREMJIHAI
C.W. Name: PATEL VIJAYKUMAR BABULAL
Developer Name: YASH CORPORATION
Zone: East
Final Plot No: 9
Block/Tenament No.: BLOCK-A+B+C+D

Floor Number	Usage	BuildUp Area (In Sq. mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Cellar	PARKING	2340.54	0	0
Ground Floor	PARKING	604.53	0	0
Ground Floor	COMMERCIAL	721.11	0	31
First Floor	RESIDENTIAL-COMMERCIAL	1358.84	7	16
Second Floor	RESIDENTIAL-COMMERCIAL	1337.88	12	8
Third Floor	RESIDENTIAL	1318.11	16	0
Fourth Floor	RESIDENTIAL	1316.11	16	0
Fifth Floor	RESIDENTIAL	1316.11	16	0
Sixth Floor	RESIDENTIAL	1316.11	16	0
Seventh Floor	RESIDENTIAL	1316.11	16	0
Stair Case	STAIR CASE	195.45	0	0
Lift Room	LIFT	131.55	0	0
Total		12200.85	69	55

[Signature]
Sub Inspector (Civil Center)

[Signature]
Asst. T.D.O./Asst. E.O (Civil Center)

[Signature]
Rajendra Jadhav
By T.D.O.
East

[Signature]
DILIP S. GOR
By N.O.
East

Note / Conditions:

- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGAGERS WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGAGERS.
- (2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/09/2015 AND OFFICE ORDER NO-42/D.T.-13/09/15.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.O.C.R.-2021 AS PER LETTER NO: CHN/207 OF 2014/2015-112013-47734, DATED-20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) URN WATER STORAGE TANK SHALL BE PROVIDED AS PER G.O.C.R.-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 LABOURERS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACEROAD WILL NOT BE ENCLOSED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTARISED UNDERTAKING FOR THE SAME ON DT. 02/09/2015.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-26/09/2015.
- (7) THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR BUILDING (RES. COMM.) HEIGHT UP TO 25.00 MT IS GRANTED AS PER THE ORDER/PROVAL GIVEN BY MUNICIPAL COMMISSIONER ON DT. 24/09/2015. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (8) THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-IV (AS SHOWN IN PLAN) FOR BUILDING (RES. COMM.) HEIGHT UP TO 25.00 MT IS GRANTED AS PER THE ORDER/PROVAL GIVEN BY MUNICIPAL COMMISSIONER ON DT. 24/09/2015. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THIS PERMISSION IS GRANTED FOR CELLAR USE ONLY (AS SHOWN IN PLAN) AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE- 02/09/2015.
- (10) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTARISED UNDERTAKING GIVEN ON DT. 02/09/2015 FOR PARKING DEPOSIT OF HCR. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1597 OF 2013 IN S.C.A. NO. 12487 OF 2013 THE FINAL DECISION/ORDER OF HIGH COURT WILL BE APPLICABLE TO OWNER/APPLICANT.
- (11) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY DY. COLLECTOR N.A. AHMEDABAD VIDE LETTER NO: RAJ-3204/45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100 ON DT.-21/05/2015 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANTS.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME IMPLEMENTATION GIVEN BY TOWN DEVELOPMENT INSPECTOR (ED) ON DT. 02/09/2014.
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (SETTLEMENT CHARGES) GIVEN BY ASST. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.-CPD/M.C./GEN/2014 ON DT.-15/06/2014.
- (14) THE FEE CHARGES OF ADDITIONAL 7.5% FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 15 PERCENTAGE CHARGES IN 2 YEARS AS PER CIRCULAR NO. 37/2015-14 DATE- 31/12/2015 AND OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT.- 15/09/14.
- (15) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN NO OBJECTION CERTIFICATE/RECOMMENDATION DT-26/11/2014 GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE THEIR LETTER NO. AAU/ANR/CO-8/21361-82.
- (16) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING ON DT. 02/09/2015 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.
- (17) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN ON DT.-22/09/2015 BY FIRE DEPARTMENT AND FIRE NO. FIRE CONSULTANT AND FIRE BEEN WILL BE SUBMITTED BEFORE APPLYING FOR D.U. PERMISSION.
- (18) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST. T.D.O. (ED) ON DT. 16/09/2015.

For Other Terms & Conditions See Overlay

સર પ્રકરે સર્જેલ એફ.એસ.આઈ. ના શર્તો નો સત્તા
સુધરવાના હેતુ, તે વસુલત કરાશે ત્રી.સુ. પરની ના
અગત્ય એવે ના વિભાગને અધિગ્રાહ્ય મેળવવાને રહેશે.

