



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)

18 MAR 2019

Date :

Case No: BLNWS/NWZ/110119/CGDCRV/A1672/R0/M1

Rajachitthi No: 01371/110119/A1672/R0/M1

Arch./Engg No.: ER1224151022

Arch./Engg. Name: JIGAR PATEL

S.D. No.: SD0571151022

S.D. Name: PATEL JIGAR CHETANKUMAR

C.W. No.: CW0865151022

C.W. Name: PATEL JIGAR CHETANKUMAR

Developer Lic. No.: DEV904280222

Developer Name: M R DEVELOPERS

Owner Name: (1) SANDIP GOVINDBHAI BHARWAD (2) KARPADA RANJITBHAI SANGABHAI AND (3) MEHULBHAI LAXMIKANT MEHTA

Owners Address: C.S.NO. - 603, NEW FATEHWADI, AZADNAGAR, NEAR BAPASITARAM MATHULI, DHOLKA-SARKHEJ ROAD AHMEDABAD Ahmedabad Ahmedabad Ahmedabad India

Occupier Name: (1) SANDIP GOVINDBHAI BHARWAD (2) KARPADA RANJITBHAI SANGABHAI AND (3) MEHULBHAI LAXMIKANT MEHTA

Occupier Address: C.S.NO. - 603, NEW FATEHWADI, AZADNAGAR, NEAR BAPASITARAM MATHULI, DHOLKA-SARKHEJ ROAD AHMEDABAD Ahmedabad Ahmedabad Ahmedabad Gujarat

Election Ward: 33 - SARKHEJ

Zone: NEW WEST

Gamtal(other than Walled City) Fatehwadi Gamtal

City Survey No 603

Sub Plot Number

Block/Tenament No.:

Site Address: C.S.NO. - 603, NEW FATEHWADI, AZADNAGAR, NEAR BAPASITARAM MATHULI, DHOLKA-SARKHEJ ROAD, AHMEDABAD

Height of Building: 11.99 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	371.44	0	0
First Floor	RESIDENTIAL	371.44	8	0
Second Floor	RESIDENTIAL	371.44	8	0
Third Floor	RESIDENTIAL	371.44	8	0
Fourth Floor	RESIDENTIAL	371.44	8	0
Stair Cabin	STAIR CABIN	43.11	0	0
Over Head Water Tank	O.H.W.T.	25.16	0	0
Total		1925.47	32	0

[Signature]

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

[Signature]

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

[Signature]

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.-12/06/06.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/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: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:- 5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:- 20/12/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 25.2.3
- (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:-1/3/2019
- (7) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR T.D.O. HOUSING GIVEN BY SURVEYOR (T.D.O. HOUSING) A.M.C. DT.8/1/2019
- (8) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR LAND ACQUISITION GIVEN BY ASSISTANT ESTATE OFFICER (ESTATE DEPT., CO) A.M.C. DT.8/1/2019
- (9) 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.
- (10) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
- (11) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017.
- (12) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
- (13) 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.27/2/2019
- (14) 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.
- (15) 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.
- (16) 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, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME, UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(17) જમીન સંપાદન અંગે ચોક્કસ દ્વારા રજુ કરેલ પત્ર નં. 02255 તા.20/2/2018 ને આધીન

(18) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ, 1947 હેઠળ દરેક માલિકે બાંધકામ પૂર્ણ કરવાના 30 દિવસ પહેલાં સુદર કાયદા હેઠળના નિયત ફોર્મ-8 મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં 50 દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

For Other Terms & Conditions See Overleaf

