



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)



Case No: BLNTI/EZ/171018/CGDCRV/A0331/R0/M1

Date:

Rajachitthi No: 00680/171018/A0331/R0/M1

07 DEC 2018

Arch./Engg No.: ER1236201222

Arch./Engg. Name: ASHOKKUMAR PATEL

S.D. No.: SD0564060922

S.D. Name: VINIT K PARIKH

C.W. No.: CW0874201222

C.W. Name: ASHOK C PATEL

Developer Lic. No.: DEV1145260623

Developer Name: DEVPRIYA LANDMARK

Owner Name: NAVINCHANDRA HARILAL BAROT

Owners Address: OM RESIDENCY, NEAR RELINCE PETROL PUMP, S.P. RING ROAD, VASTRAL, AHMEDABAD-382418
Ahmedabad Ahmedabad Ahmedabad India

Occupier Name: NAVINCHANDRA HARILAL BAROT

Occupier Address: OM RESIDENCY, NEAR RELINCE PETROL PUMP, S.P. RING ROAD, VASTRAL, AHMEDABAD-382418
Ahmedabad Ahmedabad Ahmedabad Gujarat

Election Ward: 41 - VASTRAL

Zone: EAST

TPScheme: 113 - Vastral

Final Plot No: 123/2 (R.S. NO. - 1139/33)

Sub Plot Number

Block/Tenament No.:

Site Address: OM RESIDENCY, NEAR RELINCE PETROL PUMP, S.P. RING 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	PARKING	149.26	0	0
Ground Floor	COMMERCIAL	142.87	0	6
First Floor	RESIDENTIAL	285.93	6	0
Second Floor	RESIDENTIAL	285.93	6	0
Third Floor	RESIDENTIAL	285.93	6	0
Fourth Floor	RESIDENTIAL	285.93	6	0
Fifth Floor	RESIDENTIAL	285.93	6	0
Sixth Floor	RESIDENTIAL	285.93	6	0
Seventh Floor	RESIDENTIAL	155.28	2	0
Stair Cabin	STAIR CABIN	53.43	0	0
Lift Room	LIFT	39.26	0	0
Total		2255.7	38	6

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 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 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:-22/11/2018

(7) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (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.22/11/2018 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.

(8) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP.(E.Z.) A.M.C. DT. 19/3/2018

(9) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY DIVISIONAL SUPERINTENDENT RENT DEPT.(E.Z.) ON DT. 22/3/2018

(10) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.13/8/2018, .NOC ID NO. AHME/WEST/B/080918/326193 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.16/8/2018 (NO.185) 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. 14/8/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12) 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.

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

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

(15) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017.

(16) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT:-17/7/2018, LETTER NO:-CB/PR.S.PR./TATKA. NA/VASTRAL-1139/SR 846/2018 BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) 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.14/8/2018