



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)

Date 23 OCT 2018

Case No: BLNTIAWZ/201018/CGDCRV/A0384/R0/M1
 Rajachitthi No: 00347/201018/A0384/R0/M1
 Arch./Engg No.: ER0047170721R3
 S.D. No.: SD0199190322R3
 C.W. No.: CW0631181219
 Developer Lic. No.: DEV159220220
 Owner Name: JAYANTIBHAI K PATEL AND HANSABEN H PATEL
 Owners Address: F.P.NO.839,NR.NIRNAYANAGAR GARANALA, NEW VADAJ, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: JAYANTIBHAI K PATEL AND HANSABEN H PATEL
 Occupier Address: F.P.NO.839,NR.NIRNAYANAGAR GARANALA, NEW VADAJ, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 06 - NAVA WADAJ
 Zone: WEST
 TPScheme: 28 - NEW WADAJ
 Proposed Final Plot No: 839 (R.S.NO.391/2/1)
 Block/Tenament No.: BLOCK - A + B
 Sub Plot Number
 Site Address: F.P.NO.839,NR.NIRNAYANAGAR GARANALA,NEW VADAJ,AHMEDABAD-380013.
 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
First Celler	PARKING	832.19	0	0
Ground Floor	COMMERCIAL	191.05	0	6
Ground Floor	PARKING	579.64	0	0
First Floor	RESIDENTIAL	770.69	8	0
Second Floor	RESIDENTIAL	770.69	8	0
Third Floor	RESIDENTIAL	770.69	8	0
Fourth Floor	RESIDENTIAL	770.69	8	0
Fifth Floor	RESIDENTIAL	770.69	8	0
Sixth Floor	RESIDENTIAL	770.69	8	0
Seventh Floor	RESIDENTIAL	770.69	8	0
Stair Cabin	STAIR CABIN	118.24	0	0
Lift Room	LIFT	69.14	0	0
Total		7185.09	56	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 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:-16/10/2018.
- (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.01/03/2018 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 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 NOTARISED UNDERTAKING FOR THE SAME ON DT.01/03/2018.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING ON DT. 01/03/2018 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.
- (10) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-10, DATED:- 05/05/2018, REF.NO.TPS/NO.28 (NAVA VADAJ) (FOURTH VARIED)/CASE NO.13/389 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (11) THIS PERMISSION IS GIVEN FOR DRAFT T.P. ON THE BASIS OF OPINION GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:CPD/A.M.C/GENERAL/OP-26, ON DT.:17/05/2018.
- (12) 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/A.M.C/OP/327, ON DT.:18/07/2017.
- (13) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:01/03/2018.
- (14) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY A.E.O. (W.Z) ON DT.31/05/2018.