



Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 39(1)(B) & The Bombay Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

Date: 25 SEP 2017

Case No: BLNTI/EZ/270715/GDR/A4677/R1/M1
 Rajachitthi No: 9374/270715/A4677/R1/M1
 Arch/Engg No.: ER0945190618
 S.D. No.: SD0003250621R3
 C.W. No.: CW0573190618
 Developer Lic. No.: DEV432300620
 Owner Name: KASTURI DEVELOPERS PARTNER (1) EMESHBHAI P SHAHANAND (2) HEMANT PRAVINCHANDRA SHAHANAND AND (3) PRAVINCHANDRA P SHAHANAND
 Owners Address: 46, MANSI SOCI., BHAIKAVNATH ROAD, MANINAGAR, Ahmedabad Ahmedabad India
 Occupier Name: KASTURI DEVELOPERS PARTNER (1) EMESHBHAI P SHAHANAND (2) HEMANT PRAVINCHANDRA SHAHANAND AND (3) PRAVINCHANDRA P SHAHANAND
 Occupier Address: 46, MANSI SOCI., BHAIKAVNATH ROAD, MANINAGAR, Ahmedabad Ahmedabad Gujarat
 Election Ward: 40 - ODHAV
 TPScheme: 41 - ODHAV NO. 1
 Sub Plot Number: 2
 Site Address: KASTURI ESTATE, OPP. GANGOTRI ESTATE, ODHAV RING ROAD, ODHAV, AHMEDABAD-380045.
 Height of Building: 7.01 METER

Arch./Engg. Name: SHAH NISHIL MAHESHCHANDRA
 S.D. Name: PARIKH ACHAL JITENDRA
 C.W. Name: SHAH NISHIL MAHESHCHANDRA
 Developer Name: KASTURI DEVELOPERS

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	INDUSTRY	1348.84	0	24
Mezzanine Floor	INDUSTRY	357.90	0	0
Total		1706.74	0	24

Sub Inspector(Civic Center)

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

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

J.S. PRAJAPATI
Dy MC
EAST

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) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO:- 27.2.
- (4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 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.
- (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 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. 18/08/2017.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 11/09/2017.
- (7) 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. 11/09/2014.
- (8) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT. 06/07/2015 (NO. 117) AND FIRE NOC AND FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT. 18/08/2017 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 18/08/2017 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.
- (10) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION VIDE NO:- L.N.D.P./4233, DATED:- 20/04/1961, AND C.D.C.N.A.VI.DHARO, DATED:- 18/12/1970 MENTION IN GAM NAMUNA NO:- 2 SUBMITTED BY OWNER-APPLICANTS.
- (11) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- LTS/EZ/270215/GDR/A3814/M1, DATE:- 04/05/2015 WILL BE APPLICANTS AND BINDING.
- (12) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021.
- (13) 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.
- (14) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (E.Z) ON DT. 24/08/2017.
- (15) THIS PERMISSION IS GIVEN AS PER OPINION OF (E.Z) FOR BETTERMENT CHARGE ON DT.-10/10/2014.
- (16) THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMME GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.
- (17) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BLNTI/EZ/270715/GDR/A4677/R0/M1, DT. 30/09/2015 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (18) નું સંસ્કરણ ના સહીમાંથી રસૂના ઉપર અવર જવર કરતા વાહન /કમ્પાયર/ઈન્જિન/પમ્પ/નટસ ના ટાપર/વૃદ્ધીક વોલ/સફાઈની યોગ્ય જોગવાઈ સુધ્ધન-ઉપર કાપની પોરભે રાખવાની રહેશે; અનુષ્ઠ થા કાપદેસર પગલા લેવામાં આવશે, જાહેર સ્થાને નુકસાન નહીં પહોંચે, તો તે અંગેની સંપૂર્ણ જવાબદારી માલિક/ડિવલપરની રહેશે.

For Other Terms & Conditions See Overleaf





Ahmedabad Municipal Corporation

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 Occupier Address: 46, MANSI SOCI., BHAIKAVNATH ROAD, MANINAGAR, Ahmedabad Ahmedabad Gujarat
 Election Ward: 40 - ODHAV
 Zone: EAST
 TPScheme: 41 - ODHAV NO. 1
 Final Plot No: 232 (R.S. NO:- 48 50/1 51)
 Sub Plot Number: 2
 Block/Tenament No.: TYPE:- B (SHED NO:- 25 TO 32)
 Site Address: KASTURI ESTATE, OPP. GANGOTRI ESTATE, ODHAV RING ROAD, ODHAV, AHMEDABAD-380045.
 Height of Building: 7.01 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	ELECTRIC SUB STATION	30.30	0	0
Ground Floor	INDUSTRY	456.60	0	8
Mezzanine Floor	INDUSTRY	120.10	0	0
Total		607.0	0	8

Sub Inspector (Civic Center)

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

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

J.S. PRAJAPATI
Dy MC
EAST

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