



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, 1948, Section 253/254



Commencement Letter (Rajachitthi)

સર પ્રકરણ ચાલુ રાખેલ અરજીના બંધારણના હેતુ માટે

શુક્રવારના હોદ, તે વચ્ચેના વખતે બી. યુ. પરીચાલક

અમારે સરના વિભાગનો અધિકાર્ય મેળવવાનો રહેશે.

Arch/Engg. Name: SAMIR BHIKHUBHAI MULTANI

S.D. Name: NASIRKHAN A. PATHAN

C.W. Name: PATHAN NASIRKHAN A.

Developer Name: M R DEVELOPERS

Date: 06 FEB 2020

Case No: BHNTI/SWZ/300719/CGDCRV/AZ/34/R0/M1
Rajachitthi No: 03057/300719/AZ/34/R0/M1
Arch/Engg No.: AR0256030922
S.D. No.: 001SE17112400328
C.W. No.: 001CW17112400445
Developer Lic. No.: DEV904280222
Owner Name: HASANALI H PATAWAT AS PARTNER OF AAYAT BUILDCON
Owners Address: AAYAT AVENUE, T.P.-85 ROAD, SARKHEJ, Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: HASANALI H PATAWAT AS PARTNER OF AAYAT BUILDCON
Occupier Address: AAYAT AVENUE, T.P.-85 ROAD, SARKHEJ, Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 51 - SARKHEJ(South West)
TPScheme: 85 - Sarkhej-Makarba-Okaf
Sub Plot Number: 1
Site Address: AAYAT AVENUE, T.P.-85 ROAD, SARKHEJ, AHMEDABAD-380051.
Height of Building: 44.95 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	1448.79	0	0
Second Celler	PARKING	1450.61	0	0
Ground Floor	COMMERCIAL	889.38	0	16
First Floor	COMMERCIAL	884.74	0	15
Second Floor	COMMERCIAL	884.74	0	15
Third Floor	RESIDENTIAL	825.06	6	0
Fourth Floor	RESIDENTIAL	825.06	7	0
Fifth Floor	RESIDENTIAL	843.76	7	0
Sixth Floor	RESIDENTIAL	825.06	7	0
Seventh Floor	RESIDENTIAL	843.76	7	0
Eighth Floor	RESIDENTIAL	825.06	7	0
Ninth Floor	RESIDENTIAL	825.06	7	0
Tenth Floor	RESIDENTIAL	825.06	7	0
Eleventh Floor	RESIDENTIAL	825.06	7	0
Twelfth Floor	RESIDENTIAL	843.76	7	0
Thirteenth Floor	RESIDENTIAL	825.06	7	0
Stair Cabin	STAIR CABIN	98.46	0	0
Over Head Water Tank	O.H.W.T.	70.32	0	0
Total		14858.8	76	46

Ik P.R. Vaghela

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/307 OF 2017/EDB-102016-3629-L, DATED-20/12/2017 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 OF 2018/EDB-102016-3629-L, DATED-05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) APPLICANT / ARCHITECT / ENGINEERS / STRUCTURE ENGINEER / CLERK OF WORKS (SITE SUPERVISOR) ARE SOLELY RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/ CONSTRUCTION OF THE CELLAR, AND INTEND OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR SHOULD HAVE TO BE DONE 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 WORKS (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 GIVEN ON THE DATE 22/07/2019 AFFIDAVIT GIVEN BY THE OWNER/APPLICANT/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/CLERK OF WORKS. THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) SHALL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION/EXCAVATION/DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(5) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA 2844.19 SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED. (B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM (C) IF MISUSE OF PARKING SPACE IS NOTICED, THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERNED PERSONS.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-31/01/2020.

(7) THIS PERMISSION IS GRANTED FOR RESIDENTIAL COMMERCIAL USE UPTO 45 MT. HEIGHT IN RESIDENTIAL ZONE AS PER THE APPROVAL OF DY.MC.(U.D) ON DT-29/01/2020 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(8) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN ORDER GIVEN BY T.P.O. UNIT-02, DATED-25/04/2019, REF.NO. TPS/NO.85(SARKHEJ-MAKRBA-OKHAF)/CASE NO.13/1489 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

