Revised

## Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1),34,49(1)(B) & The Bombay Provincial Municipal Corporation Act, 1949, section 253/254

D MUNIC B.P.S.P. (T.D.O.)

Commencement Letter (Rajachitthi)

Case No:

ORPOPA SHE 11216/GDR/A7647/R1/M1

Rajachitthi No: Arch/Engg No.:

1-21. aH.

> 8671/011216/A7647/R1/M1 ER0130070821R3

S.D. No. :

SD0100260821R3

C.W. No. : Developer Lic. No. :

DEV044160120

CW0063070821R3

Arch./Engg. Name:

S.D. Name:

C.W. Name:

PATEL DILIPKUMAR RAMABHAI KIKANI MAHESH MANILAL

PATEL DILIPKUMAR RAMABHAI

Date:

Developer Name:

SHAH HARESH AMRUTLAL JAIPRAKASH

Owner Name: Owners Address:

DILIPKUMAR NANDLAL TALREJA SELF AND P.O.A.H. OF PRADEEPKUMAR NANDLAL TALREJA, JAI NANDLAL TALREJA, MANOJKUMAR NANDLAL TALREJA AS PARTNERS OF M/S S S D DEVLOPERS

22, SWASTIK SOC., HANSOL Ahmedabad Ahmedabad India DILIPKUMAR NANDLAL TALREJA SELF AND P.O.A.H. OF PRADEEPKUMAR NANDLAL TALREJA, JAIPRAKASH NANDLAL TALREJA, MANOJKUMAR NANDLAL TALREJA AS PARTNERS OF M/S S S D DEVLOPERS

Occupier Name: Occupier Address:

22, SWASTIK SOC., HANSOL Ahmedabad Ahmedabad Ahmedabad Gujarat NORTH

**Election Ward:** 

11 - SARDARNAGAR

Zone: Proposed Final Plot

37 (R.S.NO.214/2)

**Draft TP Scheme** 

97 - NARODA-NORTH

Sub Plot Number Site Address:

Block/Tenament No.: BLOCK-A S.S.D.HEIGHT, B/H MAHARAJA BUNGLOWS, MAYA CINEMA ROAD, KUBERNAGAR, AHMEDABAD-382475.

Height of Building:

24 0 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	454.77	0	0
First Floor	RESIDENTIAL	454.77	4	0
Second Floor	RESIDENTIAL	454.77	4	0
Third Floor	RESIDENTIAL	454,77	4	0
Fourth Floor	RESIDENTIAL	454.77	4	0
Fifth Floor	RESIDENTIAL	454.77	4	0
Sixth Floor	RESIDENTIAL	454.77	4	0
Seventh Floor	RESIDENTIAL	454.77	4	0
Stair Cabin	STAIR CABIN	53,59	0	0
Lift Room	LIFT	14.97	0	0
	Total	3706.72	28	0

KISHOR L. BACHANI

Dy MC

b Inspector(Civic Center)

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

MAYANK SHAH T.D.O Dy T.D.C

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 G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:-20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.

(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:-13/06/2017.

(7)સેલરના ખોદાસકામ / બાંધકામ દરમુયાન, આજુબાજુની જાનમાલ કે મલિકતોને કોઈપણ પુરારનું નુકસાન થશે તો તેની સંપુરણ જવાબદારી અરજાદાર / માલીક એન્જીનિયિર / સટ્ટરક્ચર એન્જીનિયિર (ક્લારક એક વરકરે (સાઈટ સુપરવાઇઝર) ની રહેશે તથા સંપુરણ ખોદાણકામ એક સાથે નહીં કરતાં, તબફકાવાર કરી, જરૂરી પુરાટેક્ટીવ સપ્પેસ્ટ (Shoring / Strutting) ની વયવસથા કરી બાંધકામ કરવાનું રહેશે તથાખોદાણકામ / બાંધકામ દરમુયાન આજુબાજુની મલિકતોની સંલામની માટે કરવાની જરૂરી વૃથવસથાનું સેટ્ટકચર એન્જીનિયિર / ફ્લારક એક વરકસ (સાઈટ સુપરવાઇઝર) દ્રારા સતત નસિક્પણ કરી જરૂરજણાય તો તાકીદ વધારાની વૃયવસથા કરવાની રહેશે, તથા તે અંગે માલીક / અરજદાર / કેલલપટ્ટ એન્જીનિયિર / સ્ટ્રકચર એન્જીનિયર / ફ્લારક ઓફ વરકસ શરી દ્રારા તા.04/04/2017ના રોજઅપલ નોટરાઇઝ બોલેયરી મુજબ વરતવાની શરતે તથા સથળે સલામનીના યોગ્ય પગલા લીધા સવિય બાંધકામ / ખોદાયુકામ / ડિમોલીશન ની કામગીરી કરવામાં ઓવતી જણાશે તો તાનુકાલીક અસરથી રજાચફિઠી

(8)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I(AS SHOWN IN PLAN) FOR RESI. BUILDING IS GRANTED AS PER ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.04/01/2017 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.

(9)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION 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.04/04/2017.

(10)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 04/04/2017 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.

(11)THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING GIVEN ON DT. 15/08/2016 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1397 OF 2013 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION /ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER (APPLICANT.

(12)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECI FIED IN OPINION GIVEN BY T.P.O. UNIT-11, DATED:- 19/01/2016 , REF.NO.TPS/NO.97(NARODA NORTH)/CASE NO.40/848 AND DATED:- 24/11/2016 , REF.NO.TPS/NO.97(NARODA NORTH)/CASE NO.40/598 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:-CPD/A.M.C/GENERAL/3178, ON DT.:-12/02/2015 AND LETTER NO.:-CPD/A.M.C/GENERAL/1695, ON DT.:-26/12/2016 AND LETTER NO.:-CPD/AMC/GENERAL/1695, ON DT.:-26/12/2016 (14)THIS PERMISSION IS SUBJECTE TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA, DT.:-04/04/2017.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.T.D.O. (N.Z.) REF NO.3351,DT.09/10/2015.



## Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1),34,49(1)(B) & The Bombay Provincial Municipal Corporation Act, 1949, section 253/254



Commencement Letter (Rajachitthi)

2 0 JUN 2017

Case No:

BLNTS/NZ/011216/GDR/A7648/R1/M1

Rajachitthi No:

म्यु. sH.

8672/011216/A7648/R1/M1

Arch/Engg No. : S.D. No. :

Owner Name: Owners Address: ER0130070821R3 SD0100260821R3

C.W. No. : Developer Lic. No. :

CW0063070821R3 DEV044160120

Arch./Engg. Name:

**Developer Name:** 

S.D. Name:

C.W. Name:

PATEL DILIPKUMAR RAMABHAI KIKANI MAHESH MANILAL

PATEL DILIPKUMAR RAMABHAI

SHAH HARESH AMRUTLAL

DILIPKUMAR NANDLAL TALREJA SELF AND P.O.A.H. OF PRADEEPKUMAR NANDLAL TALREJA, JAIPRAKASH NANDLAL TALREJA, MANOJKUMAR NANDLAL TALREJA AS PARTNERS OF M/S S S D DEVLOPERS 22,SWASTIK SOC., HANSOL Ahmedabad Ahmedabad Ahmedabad India

Occupier Name: Occupier Address:

DILIPKUMAR NANDLAL TALREJA SELF AND P.O.A.H. OF PRADEEPKUMAR NANDLAL TALREJA, JAIPRAKASH NANDLAL TALREJA, MANOJKUMAR NANDLAL TALREJA AS PARTNERS OF M/S S S D DEVLOPERS 22,SWASTIK SOC., HANSOL Ahmedabad Ahmedabad Ahmedabad Gujarat

11 - SARDARNAGAR 97 - NARODA-NORTH Zone: **Proposed Final Plot** 

NORTH

Block/Tenament No.:

37 (R.S.NO.214/2)

Sub Plot Number

**Draft TP Scheme** 

**Election Ward:** 

Site Address: Height of Building:

BLOCK-B S.S.D.HEIGHT, B/H MAHARAJA BUNGLOWS, MAYA CINEMA ROAD, KUBERNAGAR, AHMEDABAD-382475.

24 0 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	872.73	0	residential Units
Ground Floor	PARKING	218.65	0	0
First Floor	RESIDENTIAL	218.65	2	0
Second Floor	RESIDENTIAL	218.65	2	0
Third Floor	RESIDENTIAL	218.65	2	0
Fourth Floor	RESIDENTIAL	218.65	2	0
Fifth Floor	RESIDENTIAL		2	0
Sixth Floor	RESIDENTIAL	218.65	2	0
Seventh Floor	RESIDENTIAL	218.65	2	0
Stair Cabin	STAIR CABIN	218.65	2	0
Lift Room		40.37	0	0
ant mooni	LIFT	15.12	0	0
	Total	2677.42	14	0

rely

Sub Inspector(Civic Center)

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

MAYANK SHAH Dy T.D.O.

KISHOR L. BACHANI Dy MC NORTH

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,-

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:-20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.

(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:-13/06/2017.

(7)સેલરનાં ખોદાણકામ / બાંધકામ દરમ્યાન, આજુબાજુની જાનમાલ કે મલિકનોને કોઈપણ પુરકારન થશે તો તેની સંપુષ્ટણ જવાબદાશે અરજદાર / માલીક / આર્ફીટેક્ટ / એન્જીનિધર / સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રક્ચર એન્જીનિધર અફકાર કરી. જેવી પ્રેરેક્ટીવ સપ્પેસ્ટ (Shoring / Strutting) ની વર્ષવસ્થા કરી બાંધકામ એક સાથે નહીં કરતાં, તેબકાલાર કરી, જેવી પ્રેરેક્ટીવ સપ્પેસ્ટ (Shoring / Strutting) ની વર્ષવસ્થા કરી બાંધકામ કરવાનું રહેશે જેવું જુરાબાના આજુબાજુની મલિકનોની સંલામતી માટે કરવાની જરૂરી વૃષ્યસંથાનું સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રક્ચર સાઇટ સુપરવાઇએર) દ્રારા સત નરીકૃષ્ણક સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રક્ચર સાઇટ સુપરવાઇએર) દ્રારા સત નરીકૃષ્ણક સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રક્ચર સાઇટ સુપરવાઇએર) દ્રારા તત નરીકૃષ્ણક સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રક્ચર સાઇટ સુપરવાઇએર) દ્રારા તત નરીકૃષ્ણક સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રક્ચર એન્જીનિધર / સ્ટ્રાક તા માર્ચક ઓફ વર્ફ્સ શરી દ્રશ્રા તા તાબીન/2017ના સ્થળીતે તર કરવાની કરવામાં આવતી જણાશે તો તાનુકાલીક અસરથી રજાચફિઠી

(8)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I(AS SHOWN IN PLAN) FOR RESI. BUILDING IS GRANTED AS PER ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.04/01/2017 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.

(9)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMPACTION 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.04/04/2017.

(10)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 04/04/2017 BY OWNER/ APPLICANT AND APPLICABLE TO BOTH PARTIES.

APPLICABLE TO BOTH PARTIES.

(11)THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING GIVEN ON DT. 15/08/2016 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 OF 2013 IN L.P.A. NO. 1397 OF 2013 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION /ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER APPLICANT.

(12)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY UNIT-11, DATED:- 19/01/2015, REF.NO.TPS/NO.97(NARODA NORTH)/CASE NO.40/648 AND DATED:- 24/11/2016, REF.NO.TPS/NO.97(NARODA NORTH)/CASE NO.40/598 SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:-CPDIA.M.C/GENERAL/3178, ON DT.:-12/02/2015 AND LETTER NO.:-CPDIA.M.C/GENERAL/1695, ON DT.:-26/12/2016 AND LETTER NO.:-CPDIA.M.C/GENERAL/1695, ON DT.:-26/12/2016

(14)THIS PERMISSION IS SUBJECTE TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-04/04/2017.