





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)

20 JUN 2017

Date :

Case No: BLNTS/NZ011216/GDR/A7648/R1/M1
 Rajachitthi No : 8672/011216/A7648/R1/M1
 Arch./Engg No. : ER0130070821R3
 S.D. No. : SD0100260821R3
 C.W. No. : CW0063070821R3
 Developer Lic. No. : DEV044160120
 Owner Name : 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 DEVELOPERS
 Owners Address : 22, SWASTIK SOC., HANSOL Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name : 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 DEVELOPERS
 Occupier Address : 22, SWASTIK SOC., HANSOL Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward : 11 - SARDARNAGAR
 Draft TP Scheme : 97 - NARODA-NORTH
 Sub Plot Number :
 Site Address : S.S.D. HEIGHT, B/H MAHARAJA BUNGLOWS, MAYA CINEMA ROAD, KUBERNAGAR, AHMEDABAD-382475.
 Height of Building : 24.0 METER

Arch./Engg. Name: PATEL DILIPKUMAR RAMABHAI
 S.D. Name: KIKANI MAHESH MANILAL
 C.W. Name: PATEL DILIPKUMAR RAMABHAI
 Developer Name: SHAH HARESH AMRUTLAL

Zone : NORTH
 Proposed Final Plot No : 37 (R.S.NO.214/2)
 Block/Tenament No.: BLOCK-B

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	0
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	218.65	2	0
Sixth Floor	RESIDENTIAL	218.65	2	0
Seventh Floor	RESIDENTIAL	218.65	2	0
Stair Cabin	STAIR CABIN	40.37	0	0
Lift Room	LIFT	15.12	0	0
Total		2677.42	14	0

Sub Inspector(Civic Center)

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

MAYANK SHAH
 Dy T.D.O.
 NORTH

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.-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 PROVIDED 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 ખોદાણકામ / અધિકાર દરમિયાન, આજીવનના જાનમાલ કે મલિકનોને મોર્ટીયુસ પુરકારનું નુસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / આરકીટેક્ટ / એન્જીનીયર / સુટરચર એન્જીનીયર / ફ્લારક ઓફ વરક્સ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા ખોદાણકામ / અધિકાર દરમિયાન આજીવનના મલિકનોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સુટરચર એન્જીનીયર / ફ્લારક ઓફ વરક્સ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂરજણાયે તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ઉપવરક્સ / આરકીટેક્ટ / એન્જીનીયર / સુટરચર એન્જીનીયર / ફ્લારક ઓફ વરક્સ થી દરરોજ તા.04/04/2017 ના સુધ્યગતિ રક કરવાની કરવાવાધી કરવામાં આવશે.
- (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 ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURERS 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 SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-11, DATED:- 19/01/2015 , 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/OT-245, ON DT.:06/06/2017..
- (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.