



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 263/264

Commencement Letter (Rajachitthi)

29 JUL 2017

Case No: BLNTS/BZ/130117/GDR/A7902/R0/M1
 Rajachitthi No: 8718/130117/A7902/R0/M1
 Arch/Engg No.: ER0024060721R3
 S.D. No.: SD0011060721R3
 C.W. No.: CW0735040321
 Developer Lic. No.: DEV042201121
 Owner Name: (1) RIYAZBHAI B SHEKH, (2) MOHAMMEDSHOEB Y PATEL AND (3) ANILBHAI C PATEL
 Owners Address: RUSEF RESIDENCY, NR. CHIRAG PARK, NR. OLD OKTROY NAKA, DANILIMDA Ahmedabad Ahmedabad
 Occupier Name: (1) RIYAZBHAI B SHEKH, (2) MOHAMMEDSHOEB Y PATEL AND (3) ANILBHAI C PATEL
 Occupier Address: RUSEF RESIDENCY, NR. CHIRAG PARK, NR. OLD OKTROY NAKA, DANILIMDA Ahmedabad Ahmedabad
 Election Ward: 28 - BEHRAMPURA
 Draft TP Scheme: 38/1 - DANILIMDA EAST
 Sub Plot Number:
 Site Address: RUSEF RESIDENCY, NR. CHIRAG PARK, NR. OLD OKTROY NAKA, DANILIMDA, AHMEDABAD-380022.
 Height of Building: 24.86 METER

Arch/Engg. Name: PRAVINBHAI R SHAH
 S.D. Name: PRAVINBHAI R SHAH
 C.W. Name: SHAH PRAVIN RANCHHODLAL
 Developer Name: RUSHEF RESIDENCY
 Zone: SOUTH
 Proposed Final Plot No: 180/B (R.S.NO.396/2)
 Block/Tenement No.: BLOCK-A + B

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	666.41	0	0
First Floor	RESIDENTIAL	666.41	12	0
Second Floor	RESIDENTIAL	666.41	12	0
Third Floor	RESIDENTIAL	666.41	12	0
Fourth Floor	RESIDENTIAL	666.41	12	0
Fifth Floor	RESIDENTIAL	666.41	12	0
Sixth Floor	RESIDENTIAL	666.41	12	0
Seventh Floor	RESIDENTIAL	240.06	5	0
Stair Cabin	STAIR CABIN	62.75	0	0
Lift Room	LIFT	37.70	0	0
Total		5012.28	77	0

Sub Inspector (Civic Center)

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

Rajendra Jadhav
 Dy T.D.O.
 SOUTH

Dr. Harshit P. Gosavi
 Dy MC
 SOUTH

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.-13/06/08.
- (3) 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.
- (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 CONSTRUCTION AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-07/08/2017.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/PROVAL GIVEN BY DY. M.C.(U.D.) ON DT.07/08/2017 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.
- (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.14/12/2016.
- (9) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING ON DT. 14/12/2016 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-13, DATED:- 12/04/2016 REF.NO.TP9/NO.38/1(DANILIMDA-EAST)/CASE NO.180/2/141 AND DATED:- 03/04/2017 REF.NO.TP9/NO.38/1(DANILIMDA-EAST)/CASE NO.180/2/149 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (11) 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/1089, ON DT.-13/05/2016, DT.07/04/2017 AND OUTWARD NO.1089, DT.20/05/2017.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJA KARAR OPINION GIVEN BY A.T.D.O. (S.Z.) REF NO.8465, DT.09/12/2016.
- (13) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA, DT.-14/12/2016.
- (14) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-08/08/2015, LETTER NO.: C.B./LAND-1/N.A./S.R.-199/2015 BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
- (15) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 18.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.14/12/2016.
- (16) APPOINTMENT OF FIRE PROTECTION CONSULTANT BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-14/12/2016.
- (17) ગુજરાત સરકાર દ્વારા મળેલી જમીન માટેના અનુમતિ પત્રો અને અન્ય સંબંધિત દસ્તાવેજોની તપાસ કરીને આ અનુમતિ પત્ર 20/07/2017 ના રોજ અમલમાં લાગુ પડેલું છે.