



As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1), 34, 49, 50
The Gujarat Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

સરકારે આજેના એફ.એસ.આઈ નાં નાણાં નાં હપ્તા

સુકવપાના હોદ્દાને વસૂલાત બાબતે બી.યુ.પરમીશન

Date: 07 FEB 2020

Case No.: BLNTI/WZ/141119/CGDCRV/A2987/R0/M1
Rajachitthi No.: 03058/141119/A2987/R0/M1
Arch./Engg No.: ER1288110723
S.D. No.: SD0349200221R1
C.W. No.: 001CW10012500120
Developer Lic. No.: DEV292160420
Owner Name: DARSHAN D. THAKKAR PARTNER OF RAJVI DEVELOPERS
Owners Address: 402, ARYAN APPARTMENT, VIKAS GRUH ROAD, FATEVADI PALDI AHMEDABAD-380007 Ahmedabad
Occupier Name: DARSHAN D. THAKKAR PARTNER OF RAJVI DEVELOPERS
Occupier Address: 402, ARYAN APPARTMENT, VIKAS GRUH ROAD, FATEVADI PALDI AHMEDABAD-380007 Ahmedabad
Election Ward: 06 - NAVA WADAJ
Zone: WEST
TP Scheme: 28 - NEW WADAJ
Final Plot No: 893(R.S.NO-632/1+2)
Sub Plot Number: Block/Tenament No.: A+B+C
Site Address: RAJVI RIVERA, NR. BALOLNAGAR CROSS ROAD, RANIP, AHMEDABAD
Height of Building: 25.0 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	938.87	0	0
Ground Floor	PARKING	422.98	0	0
Ground Floor	COMMERCIAL	423.45	0	20
Ground Floor	ELECTRIC SUB STATION	15.58	0	0
First Floor	RESIDENTIAL	404.38	5	0
First Floor	COMMERCIAL	428.12	0	15
Second Floor	RESIDENTIAL	759.20	11	0
Third Floor	RESIDENTIAL	759.20	11	0
Fourth Floor	RESIDENTIAL	759.20	11	0
Fifth Floor	RESIDENTIAL	759.20	11	0
Sixth Floor	RESIDENTIAL	759.20	11	0
Seventh Floor	RESIDENTIAL	507.99	7	0
Stair Cabin	STAIR CABIN	118.57	0	0
Lift Room	LIFT	75.71	0	0
Total		7131.63	67	35

P.R. Vaghaniya
T.D. Sub Inspector (B.P.S.P.)

AKK 7/2
T.D. Inspector (B.P.S.P.)

Don 7/2/2020
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. 13/05/08.
- (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 INSTEAD 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 ENGINEERS/ENGINEER/CLERK OF THE WORK (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-04/02/2020 AFFIDAVIT GIVEN BY THE OWNER/APPLICANT/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL 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- 1093.22 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 CONCERN PERSONS.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/01/2020.
- (7) THIS PERMISSION IS GRANTED FOR RESIDENTIAL COMMERCIAL USE UP TO 25 MT. HEIGHT IN RESIDENTIAL -1 ZONE AS PER THE APPROVAL OF DY.MC.(U.D) ON DT:- 30/01/2020 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 OPINION GIVEN BY T.P.O. UNIT-02, DATED:- 22/07/2019, REF.NO.TPS/NO.28(NAVA VADAJ)(FORTH CHANGE)/CASE NO.89/2518 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
- (9) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER (WZ) ON LETTER NO.3151, DT. 21/10/2019.
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.: CPD/A.M.C/GENERAL/O.P.775, ON DT:-10/10/2019.
- (11) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA, DT:-04/02/2020

