



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, 1949, section 253/254

Commencement Letter (Rajachitthi)

Date **19 JAN 2019**

Case No: BLNWSZ/201218/CGDCRV/A1071/R0/M1
 Rajachitthi No: 00943/201218/A1071/R0/M1
 Arch/Engg No.: ER1310221023
 S.D. No.: SD0374170722R1
 C.W. No.: CW0937221023
 Developer Lic. No.: DEV1100011123
 Owner Name: MOHAMMED FAJAN YAKUB MUNSHI AND SARFARAZ MOHAMMED IQBAL MEMON
 Owners Address: 242, OPP. ALREHAN FLATS, DANILIMDA, AHMEDABAD, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: MOHAMMED FAJAN YAKUB MUNSHI AND SARFARAZ MOHAMMED IQBAL MEMON
 Occupier Address: 242, OPP. ALREHAN FLATS, DANILIMDA, AHMEDABAD, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 36 - DANILIMDA
 Gamta (other than Walled City): DANILIMDA GAMTAL
 Sub Plot Number:
 Site Address: 242, OPP. ALREHAN FLATS, DANILIMDA, AHMEDABAD, 380028
 Height of Building: 18.75 METER
 Arch/Engg. Name: MOHAMADFAIZAN MUNSHI
 S.D. Name: SHAH PARAG M.
 C.W. Name: MOHAMADFAIZAN MUNSHI
 Developer Name: KGN HEIGHTS
 Zone: SOUTH
 City Survey No: 242
 Block/Tenament No.:
 T.D. Sub Inspector (B.P.S.P.):
 T.D. Inspector (B.P.S.P.):
 Asst. T.D.O. (B.P.S.P.):

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	194.93	0	0
1st Floor	COMMERCIAL	39.16	0	2
2nd Floor	RESIDENTIAL	224.57	3	0
3rd Floor	RESIDENTIAL	224.57	3	0
4th Floor	RESIDENTIAL	224.57	3	0
5th Floor	RESIDENTIAL	224.57	3	0
Stair Cabin	STAIR CABIN	28.76	0	0
Over Head Water Tank	O.H.W.T.	25.86	0	0
Total		1411.56	15	2

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: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 1/2017 AND LETTER NO: GHV/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: GHV/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 25.2.3
- (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:-27/12/2018
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN GAMTAL (AS SHOWN IN PLAN) FOR RES. COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.27/12/2018 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 PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR ROAD LINE GIVEN BY HEAD DRAFTSMAN (ESTATE DRAWING BRANCH) A.M.C. DT.19/3/2016
- (9) THIS PERMISSION IS GIVEN ON THE BASIS OF ROAD LINE POSSESSION GIVEN BY TOWN DEV. INSP.(S.Z.) A.M.C. DATE:- 7/7/2018
- (10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR T.D.O. HOUSING GIVEN BY SURVEYOR (T.D.O. HOUSING) A.M.C. DT.31/5/2018
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR LAND ACQUISITION GIVEN BY ASSISTANT ESTATE OFFICER (ACQUISITION, ESTATE) A.M.C. DT.6/6/2018
- (12) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.27/11/2018 (NO.345) AND FIRE NOC, FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERISED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT. 29/10/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (13) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.20/10/2018
- (14) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY (RERA) OFFICE.
- (15) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
- (16) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017.
- (17) 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 NOTERISED UNDERTAKING FOR THE SAME ON DT.20/10/2018
- (18) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.
- (19) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING 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.