



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)

Case No: BLNTS/SZ/231019/CGDCRV/A2955/R0/M1
Rajachitthi No: 02924/231019/A2955/R0/M1
Arch./Engg No.: ER1052160720
S.D. No.: SD0342181020R1
C.W. No.: CW0664160720
Developer Lic. No.: DEV619010121
Owner Name: CH./SEC. RAJ FLAT OWNERS' ASSOCIATION
Owners Address: RAJ FLAT, OPP.JALDAHARA WATER PARK, MANINAGAR, AHMEDABAD Ahmedabad Ahmedabad Ahmedabad India
Occupier Name: CH./SEC. RAJ FLAT OWNERS' ASSOCIATION
Occupier Address: RAJ FLAT, OPP.JALDAHARA WATER PARK, MANINAGAR, AHMEDABAD Ahmedabad Ahmedabad Ahmedabad Gujarat
Election Ward: 37 - MANINAGAR
TPScheme: 4 - MANIPUR
Sub Plot Number: A-6
Site Address: RAJ FLAT, OPP.JALDAHARA WATER PARK, MANINAGAR, AHMEDABAD
Height of Building: 24.85 METER
Zone: SOUTH
Final Plot No: 97/3
Block/Tenament No.:

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	397.19	0	0
Ground Floor	PARKING	330.49	0	0
First Floor	RESIDENTIAL	330.49	4	0
Second Floor	RESIDENTIAL	330.49	4	0
Third Floor	RESIDENTIAL	330.49	4	0
Fourth Floor	RESIDENTIAL	330.49	4	0
Fifth Floor	RESIDENTIAL	330.49	4	0
Sixth Floor	RESIDENTIAL	330.49	4	0
Seventh Floor	RESIDENTIAL	330.49	4	0
Stair Cabin	STAIR CABIN	47.59	0	0
Over Head Water Tank	O.H.W.T.	31.17	0	0
Total		3119.87	28	0

P.R. Vaghaniya

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

T.D. Inspector (B.P.S.P.)

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.-13/06/06.
- (3) 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 INTEND 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-07/10/2019 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.
- (4) THIS PERMISSION IS GRANTED FOR RESIDENTIAL USE UPTO 25 MT. HEIGHT IN RESIDENTIAL -1 ZONE AS PER THE APPROVAL OF DY.MC.(U.D) ON DT.- 18/12/2019 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (5) THIS PERMISSION IS GIVEN ON THE BASIS OF NOC GIVEN BY RAJ FLAT OWNERS ASSOCIATION ON DATE-11/08/2019, AND COPY OF THE RAJ FLAT HOURS ASSOCIATION RESOLUTION OF THE GENERAL MEETING OF THE SOCIETY PASSED ON DATE-01/08/2019.
- (6) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR MONUMENT BOUNDARY GIVEN BY T.P.I (T.D.O DRAWING BRANCH TOWN DEVELOPMENT DEPARTMENT,CENTRAL OFFICE) ON DATE-13/09/2019.
- (7) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME IMPLEMENTATION GIVEN BY TOWN DEVELOPMENT INSPECTOR (SZ) DT.21/08/2019.
- (8) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF BETTERMENT CHARGE GIVEN BY ASSISTANT T.D.O. (SZ) ON DT.21/08/2019.
- (9) DEVELOPMENT PERMISSION IS GRANTED ON THE BASIS OF THE OPINION GIVEN BY DIVISIONAL SUPRINTENDENT, PROPERTY TAX DEPARTMENT (SZ), ON DATE-16/10/2019.
- (10) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT.11/10/2019, REF.NOC ID NO AHME/WEST/B/092519/431437 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (11) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT 04/10/2019 LETTER NO.OPN134004102019 AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.07/10/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (12) 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.
- (13) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
- (14) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
- (15) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND AS PER THE NOTARISED UNDERTAKING GIVEN FOR THE SAME ON DATE-07/10/2019.