



Ahmedabad Municipal Corporation

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: 24 JAN 2022

Case No: BLNT/INZ/241121/CGDCRV/A5399/R0/M1
 Rajachitthi No: 03714/241121/A5399/R0/M1
 Arch/Engg No.: 001ERL16092510077
 S.D. No.: 001SE26082600100
 C.W. No.: 001CW24092510090
 Developer Lic. No.: 001DV18122510274
 Owner Name: SHREE DHARA INFRASTRUCTURE PARTNER NARESHKUMAR M MALPANI
 Owners Address: MANN-7, OPP.SUKHMANI MARKET, NEW BUNGLOW, SAJIPUR BOGHA, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: SHREE DHARA INFRASTRUCTURE PARTNER NARESHKUMAR M MALPANI
 Occupier Address: MANN-7, OPP.SUKHMANI MARKET, NEW BUNGLOW, SAJIPUR BOGHA, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 13 - SAJIPURBOGHA
 TPScheme: 47 - SAJIPUR BOGHA
 Sub Plot Number: 75
 Site Address: MANN-7, OPP.SUKHMANI MARKET, NEW BUNGLOW, SAJIPUR BOGHA, AHMEDABAD
 Height of Building: 15.7 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	100.51	0	0
Ground Floor	COMMERCIAL	87.51	0	5
First Floor	RESIDENTIAL	181.78	2	0
Second Floor	RESIDENTIAL	181.78	2	0
Third Floor	RESIDENTIAL	181.78	2	0
Fourth Floor	RESIDENTIAL	181.78	2	0
Stair Cabin	STAIR CABIN	33.31	0	0
Over Head Water Tank	O.H.W.T.	12.30	0	0
Total		960.75	8	5

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 ENGGO/ARCHITECT WILL OBEY AS PER ALL BYE LAWS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGGO/ARCHITECT.
- (2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/20 AND OFFICE ORDER NO-42/DT-13/08/03.
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/1239 OF 2017/EDB-102016-3629-L, DATED-12/10/2017 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 AND LETTER NO: GHV/152/EDB-102016-3629-L, DATED-5/11/2018 AND LETTER NO: GHV/307/EDB-102016-3629-L, DATED-20/12/2017, AND LETTER NO - GHV/143 OF 2019/EDB-102016-3629-L, DATED-31/03/2019 AND LETTER NO: GHV/174 OF 2020/EDB-102016-3629-L, DATED-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) 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.
- (5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-13/01/2022.
- (6) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT, LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION BY TOWN DEV. INSP.(NZ), DATE-31/12/2020
- (7) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT(RENT DEPT., NZ) ON DT.04/11/2020.
- (8) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.13/06/2021 (LETTER NO.-OPN175113062021) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.18/10/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (9) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., NZ) ON DT.26/10/2021
- (10) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
- (11) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.02/12/2020, REF.NOC ID NO.AHME/WEST/B/101520/502980 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) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.18/10/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (14) 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 UNDERTAKING THE NOTERISED UNDERTAKING FOR THE SAME ON DT.18/10/2021
- (15) 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.
- (16) 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.