



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: 14 APR 2023

Case No: BHNTI/SWZ/060423/CGDCRV/A7376/R0/M1
 Rajachitthi No: 08161/060423/A7376/R0/M1
 Arch/Engg No.: 001ERH11082610350
 S.D. No.: 001SE18102500342
 C.W. No.: 001CW24102610522
 Developer Lic. No.: 001DV27012810967
 Owner Name: BHARATKUMAR T. PATEL SELF, AND P.O.A.H OF (1)KAPILABEN T. PATEL (2)TULSIBHAI V. PATEL (3)BHAMINIBEN B. PATEL (4)YAX B. PATEL
 Owners Address: TRINITY SKY, NR. SHANVI NIRMAL STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, Ahmedabad Ahmedabad
 Occupier Name: BHARATKUMAR T. PATEL SELF, AND P.O.A.H OF (1)KAPILABEN T. PATEL (2)TULSIBHAI V. PATEL (3)BHAMINIBEN B. PATEL (4)YAX B. PATEL
 Occupier Address: TRINITY SKY, NR. SHANVI NIRMAL STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, Ahmedabad Ahmedabad
 Election Ward: 51 - SARKHEJ(South West)
 TPScheme: 3 - GHUMA
 Sub Plot Number:
 Site Address: TRINITY SKY, NR. SHANVI NIRMAL STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, AHMEDABAD - 380058
 Height of Building: 44.83 METER
 Arch/Engg. Name: GAURANG PRAVINKUMAR BHAVSAR
 S.D. Name: VIREN DILIPBHAI PAREKH
 C.W. Name: GAURANG PRAVINKUMAR BHAVSAR
 Developer Name: SWAMARVELLA DEVELOPERS
 Zone: SOUTH WEST
 Proposed Final Plot No: 203/2 (MOJE GHUMA RS NO.760/B)
 Block/Tenament No.: A

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Celler	PARKING	2534.16	0	0
Second Celler	PARKING	2596.39	0	0
Ground Floor	COMMERCIAL	487.16	0	6
First Floor	COMMERCIAL	487.16	0	6
Second Floor	RESIDENTIAL	439.79	4	0
Third Floor	RESIDENTIAL	439.79	4	0
Fourth Floor	RESIDENTIAL	439.79	4	0
Fifth Floor	RESIDENTIAL	439.79	4	0
Sixth Floor	RESIDENTIAL	439.79	4	0
Seventh Floor	RESIDENTIAL	439.79	4	0
Eighth Floor	RESIDENTIAL	439.79	4	0
Ninth Floor	RESIDENTIAL	439.79	4	0
Tenth Floor	RESIDENTIAL	439.79	4	0
Eleventh Floor	RESIDENTIAL	439.79	4	0
Twelfth Floor	RESIDENTIAL	439.79	4	0
Thirteenth Floor	RESIDENTIAL	439.79	4	0
Fourteenth Floor	RESIDENTIAL	255.27	2	0
Stair Cabin	STAIR CABIN	69.83	0	0
Lift Room	LIFT	23.60	0	0
Total		11731.05	50	12

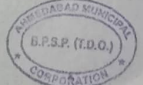
T.D. Sub Inspector(B.P.S.P.)

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

Asst. T.D.O. (B.P.S.P.)

Note / Conditions:

- 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.
- THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.
- 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/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/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016 -3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO: GH/V/ 174 OF 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
- 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.
- APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE 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 WILL HAVE TO DO BY 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 ENGINEER/ENGINEER/CLERK OF 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/AFFIDAVIT GIVEN BY THE OWNER / APPLICANT / DEVELOPERS / 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.
- PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.



(8) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L, DTD: 26/04/2018, DTD: 25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L, DTD: 15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(9) IN EVERY WATER CLOSETS OR TOILET IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(10) 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 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11) 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.

(12) 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.

(13) 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.

(14) 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.

(15) (A) TOTAL PARKING AREA 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 AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(16) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/APPROVAL GIVEN BY MUNI. COMMISSIONER DT:-22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLY FOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME

(17) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-11/04/2023

(18) THIS DEVELOPMENT PERMISSION IS GIVEN FOR USE RESIDENTIAL AFFORDABLE HOUSING IN RAH-1 ZONE (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING WITHIN HEIGHT OF 45.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY MUNICIPAL COMMISSIONER ON DT.11/04/2023.

(19) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-2, DATED:13/09/2022, REF.NO.TPS NO.3(GHUMA)/FP NO.2032/OPINION/2221, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(20) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER.(SWZ) REF NO.19, DT.01/04/2023

(21) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA.

(22) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY DY.TDO, CITY PLANNING DEPT. IN LETTER NO.: CPD/A.M.C/OP-282, ON DT.:18/03/2023

(23) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT.,SWZ) ON DT.31/03/2023.

(24) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD:13/10/2022, REF.NOC ID NO.AHME/WEST/101122/702122 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(25) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.28/03/2023(OPN136228032023) 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 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(26) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.01/02/2023, ORDER NO:-384/07/17/062/2023 GIVEN BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER/APPLICANTS.

(27) સુકા-લીનો કચરો અલગ કરવા, તેમજ STP, ઓર્ગેનિક વેસ્ટ કન્વર્ટર, RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે આપેલ નોટરાઈઝ બાંહેધરીને આધીન.

(28) સફોડેબલ હાઉસીંગ માટે પરવાનગી માંગેલ હોઈ, અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં કે યુનિટની સાઇઝમાં ફેરફાર કરી શકાશે નહીં તે શરતે તથા ફેરફાર કરવામાં આવશે તો સી.જી.ડી.સી.આર.-૨૦૧૭ ની જોગવાઈ મુજબ "PUNISHMENT /ACTION" લેવામાં આવશે તથા તે મુજબની રજૂ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.

(29) સદરફું બાંધકામની વપરાશ પરવાનગી મેળવવા માટે અરજ કરતાં પહેલાં THE APPRENTICES ACT-1961 અન્વયે અરજદાર/માલિક દ્વારા તેઓનું EMPLOYER - નોકરીદાતા તરીકે રજીસ્ટ્રેશન કરાવવાનું રહેશે તથા આ અંગે અરજદાર/માલિક દ્વારા આપવામાં આવેલ બાંહેધરીને આધીન.

(30) મકાન અને અન્ય બાંધકામ શ્રમગીઓ/રોજગારીનું નિયમન અને નોકરીની શરતો અધિનિયમ, ૧૯૯૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ભક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી ઓધોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(31) પુનઃબંધારણ સંદર્ભે કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના ૭/૧૨ માં બીજા ફક્તમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે આપેલ બાંહેધરીને આધીન.

(32) માલિકી અંગે રજૂ કરેલ ગ્રામ નમુના નં. ૭/૧૨ નકલને આધીન

(33) સી.જી.ડી.સી.આર.-૨૦૧૭ ના કલોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરફું બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે આપેલ નોટરાઈઝ બાંહેધરીને આધીન.

(34) સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી." મુજબની અરજદાર/ડેવલપર દ્વારા આપેલ નોટરાઈઝ બાંહેધરીને આધીન.

(35) ઈડેલ સબ સ્ટેશનના માપ અને લોકેશન અંગે અરજદારશ્રી એ રજૂ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.

(36) "Cube construction engineering ltd." ના ઓયોરાઈઝ સિએચરી શ્રી સંજયભાઈ સી. શાહ દ્વારા ડી.પી. સ્કીમ નં- ૨૯ (નવા વાડજ), ફા.પ્લોટ નં- ૩૩૦+૩૩૧+૭૧૩/૧+૭૧૩/૨/૧+૪૧૩+૪૧૪+૪૧૫+૭૧૩/૨/૨ માં આવેલ "રામાપીર ટેકરો, સેક્ટર-સી" ના નામે ઓળખાતા સ્લમ રીહેબીલીટેશન પ્રોજેક્ટના ફે. ૨.૯૫.૭૫.૦૦૦/- (રૂપિયા બે કરોડ પંચાણી લાખ પંચોતેર હજાર રૂપિયા પુરા) મુલ્યાંકન મુલ્યની કીમતના "T.D.R. F.S.I." વાપરવા અંગેના Rights અરજદારશ્રી કપીલાબેન તુલસીભાઈ પટેલ, તુલસીભાઈ વેરાભાઈ, ભામિનીબેન ભરતકુમાર પટેલ, યશ ભરતકુમાર પટેલ ના પાવર ઓફ એટર્ની હોલ્ડર તથા પોતે ભરતકુમાર તુલસીભાઈ પટેલ ને ટ્રાન્સફર ને સુચિત બાંધકામ માટે ટ્રાન્સફર કરવામાં આવેલ છે, જે અંગે "Cube construction engineering ltd." દ્વારા Transferable Development Rights Certificate Utilization Form સાથે તા.૨૭.૦૨.૨૦૨૩ ના રોજનું સંમતિપત્ર રજૂ કરેલ છે. સદરફું પ્લોટની જમીન વેલ્યુના પ્રપોઝેટ ધોરણે "T.D.R. F.S.I.", વાપરવા મંગેલ મ્યુનિ.કમિશનરશ્રીની તા.૧૧.૦૪.૨૦૨૩ ની મંજૂરી આધીન

(37) પ્લાનમાં પર્પલ હેયથી દર્શાવેલ ડી.ડી.આર.એસ.આઇ. વાળું બાંધકામ સ્લમ પ્રોજેક્ટ ડી.પી.રત(નવા વાડજ), ફા.પ્લોટ નં. ૪૧૩+૪૧૪+૪૧૫+૩૩૦+૩૩૧+૭૧૩/૧+૭૧૩/૨/૧+૭૧૩/૨/૨ (રામાપીરની ટેકરો સેક્ટર-સી) નું બી.યુ.પરવાનગી મેળવ્યા બાદ જ કરવાનું રહેશે તે અંગે અરજદારે રજૂ કરેલ તા.૦૩.૦૩.૨૦૨૩ ની નોટરાઈઝ બાંહેધરીને આધીન

(38) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારી તથા અ.મ્યુ.કો. દ્વારા વખતોવખત બહાર પાડેલ નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

For Other Terms & Conditions See Overleaf

Final Plot boundary and
allotment of final plot is
Subject to Verification by
Town Planning Officer

The permission is valid only
Till the DP, TPS remains unaltered
and further that the permission
shall stand revoked as soon as
there is change in DP/TPS with
reference to the land under
reference.





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: 14 APR 2023

Case No: BHNTS/SWZ/060423/CGDCRV/A7377/R0/M1
 Rajachitthi No: 08162/060423/A7377/R0/M1
 Arch/Engg No.: 001ERH11082610350
 S.D. No.: 001SE18102500342
 C.W. No.: 001CW24102610522
 Developer Lic. No.: 001DV27012810967
 Owner Name: BHARATKUMAR T. PATEL SELF, AND P.O.A.H OF (1)KAPILABEN T. PATEL (2)TULSIBHAI V. PATEL (3)BHAMINIBEN B. PATEL (4)YAX B. PATEL
 Owners Address: TRINITY SKY, NR. SHANVI NIRMAN STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, Ahmedabad Ahmedabad
 Occupier Name: BHARATKUMAR T. PATEL SELF, AND P.O.A.H OF (1)KAPILABEN T. PATEL (2)TULSIBHAI V. PATEL (3)BHAMINIBEN B. PATEL (4)YAX B. PATEL
 Occupier Address: TRINITY SKY, NR. SHANVI NIRMAN STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, Ahmedabad Ahmedabad
 Election Ward: 51 - SARKHEJ(South West)
 Zone: SOUTH WEST
 TPScheme: 3 - GHUMA
 Proposed Final Plot No: 203/2 (MOJE GHUMA RS NO.760/B)
 Sub Plot Number: Block/Tenament No.: B
 Site Address: TRINITY SKY, NR. SHANVI NIRMAN STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, AHMEDABAD - 380058
 Height of Building: 41.85 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	356.32	0	0
First Floor	RESIDENTIAL	339.72	4	0
Second Floor	RESIDENTIAL	339.72	4	0
Third Floor	RESIDENTIAL	339.72	4	0
Fourth Floor	RESIDENTIAL	339.72	4	0
Fifth Floor	RESIDENTIAL	339.72	4	0
Sixth Floor	RESIDENTIAL	339.72	4	0
Seventh Floor	RESIDENTIAL	339.72	4	0
Eighth Floor	RESIDENTIAL	339.72	4	0
Ninth Floor	RESIDENTIAL	339.72	4	0
Tenth Floor	RESIDENTIAL	339.72	4	0
Eleventh Floor	RESIDENTIAL	339.72	4	0
Twelfth Floor	RESIDENTIAL	339.72	4	0
Thirteenth Floor	RESIDENTIAL	339.72	4	0
Fourteenth Floor	RESIDENTIAL	205.36	2	0
Stair Cabin	STAIR CABIN	68.60	0	0
Lift Room	LIFT	23.60	0	0
Total		5070.24	54	0

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) 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/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/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO- GH/V/ 174 OF 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
- (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:-11/04/2023
- (7) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE 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 WILL HAVE TO DO BY 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 ENGINEER/ENGINEER/CLERK OF 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/AFFIDAVIT GIVEN BY THE OWNER / APPLICANT / DEVELOPERS / 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.
- (8) PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLAR AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLAR AND TO KEEP IT DRY.



(9) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDB/172018/37841, DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO. PRCH/102018/7198/L, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME, UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(10) IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(11) 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 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) 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.

(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 SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME.

(15) 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.

(16) (A) TOTAL PARKING AREA 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 AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(17) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/APPROVAL GIVEN BY MUNI. COMMISSIONER DT-22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLY FOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME

(18) THIS DEVELOPMENT PERMISSION IS GIVEN FOR USE RESIDENTIAL AFFORDABLE HOUSING IN RAH-1 ZONE (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING WITHIN HEIGHT OF 45.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY MUNICIPAL COMMISSIONER ON DT.11/04/2023.

(19) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-2, DATED:13/09/2022, REF.NO.TPS NO.3(GHUMA)/FP NO.2032/OPINION/2221, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(20) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER.(SWZ) REF NO.19, DT.01/04/2023

(21) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA.

(22) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY DY.TDO, CITY PLANNING DEPT. IN LETTER NO.:CPDIA.M.C/OP-282, ON DT.:18/03/2023

(23) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT.,SWZ) ON DT.31/03/2023.

(24) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.13/10/2022, REF.NOC ID NO.AHMEWEST/8/101122/702122 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(25) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.28/03/2023 (OPN136228032023) 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 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(26) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.01/02/2023, ORDER NO.-384/07/17/062/2023 GIVEN BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(27) સુકા-સીનો કચરો અલગ કરવા, તેમજ STP, ઓગેનો કલેક્ટર, RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલાં/આયોજન કાચમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે આપેલ નોટારાઈઝ બાંહેધરીને આધીન.

(28) સેફ્ટી ડેમલ હાઉસીંગ માટે પરવાનગી માંગેલ હોઈ, અલગ-અલગ ડેટેગરીના યુનિટને સીંગલ યુનિટમાં કે યુનિટની સાઇઝમાં ફેરફાર કરી શકાશે નહીં તે શરતે તથા ફેરફાર કરવામાં આવશે તો સી.જી.ડી.સી.આર.-૨૦૧૭ ની જોગવાઈ મુજબ "PUNISHMENT /ACTION" લેવામાં આવશે તથા તે મુજબની રજુ કરેલ નોટારાઈઝ બાંહેધરીને આધીન.

(29) સદરજૂ બાંધકામની વપરાશ પરવાનગી મેળવવા માટે અરજી કરતાં પહેલાં THE APPRENTICES ACT-1961 અન્વયે અરજદાર/માલિક દ્વારા તેઓનું EMPLOYER - નોકરીદાતા તરીકે રજીસ્ટ્રેશન કરાવવાનું રહેશે તથા આ અંગે અરજદાર/માલિક દ્વારા આપવામાં આવેલ બાંહેધરીને આધીન.

(30) મકાન અને અન્ય બાંધકામ શ્રમગીઓ/રોજગરીનું નિયમન અને નોકરીની શરતો અધિનિયમ, ૧૯૯૬ હેઠળ દરેક માલિકી બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાચદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઊંચત કાચદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી, ઓધોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(31) પુનઃબંધારણ સંદર્ભે કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનનાં ૭/૧૨ માં બીજા હક્કમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે આપેલ બાંહેધરીને આધીન.

(32) માલિકી અંગે રજુ કરેલ ગામ નમુના નં. ૭/૧૨ નકલને આધીન

(33) સી.જી.ડી.સી.આર.-૨૦૧૭ ના કલોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરજૂ બિલ્ડિંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે આપેલ નોટારાઈઝ બાંહેધરીને આધીન.

(34) સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી " મુજબની અરજદાર/ડેવલપર દ્વારા આપેલ નોટારાઈઝ બાંહેધરીને આધીન.

(35) ઈલે.સલ સ્ટેશનના માપ અને લોકેશન અંગે અરજદારશ્રી એ રજુ કરેલ નોટારાઈઝ બાંહેધરીને આધીન.

(36) "Cube construction engineering ltd." ના ઓથોરાઇઝડ સિએચરી શ્રી સંજયભાઈ સી. શાહ દ્વારા ટી.પી. સ્કીમ નં- ૨૮ (નવા વાડજ), ફા.પ્લોટ નં- ૩૩૦+૩૩૧+૭૧૩/૧+૭૧૩/૨/૧+૪૧૩+૪૧૪+૪૧૫+૭૧૩/૨/૨ માં આવેલ "રામાપીર ટેકો, સેક્ટર-સી" ના નામે ઓળખાતા સ્લમ રીહેબીલીટેશન પ્રોજેક્ટના રૂ. ૨,૯૫,૭૫,૦૦૦/- (રૂપીયા બે કરોડ પંચાણ્ણ લાખ પંચોતર હજાર રૂપીયા પુરા) મુલ્યની કીમતના "T.D.R. F.S.I." વાપરવા અંગેના Rights અરજદારશ્રી કપીલાબેન તુલસીભાઈ પટેલ, તુલસીભાઈ વેરાભાઈ, ભામિનીબેન ભરતકુમાર પટેલ, યશ ભરતકુમાર પટેલ ના પાવર ઓફ ચેટર્મી હોલ્ડર તથા પોતે ભરતકુમાર તુલસીભાઈ પટેલ ને ટ્રાન્સફર ને સૂચિત બાંધકામ માટે ટ્રાન્સફર કરવામાં આવેલ છે. જે અંગે "Cube construction engineering ltd." દ્વારા Transferable Development Rights Certificate Utilization Form સાથે તા.૨૭.૦૨.૨૦૨૩ ના રોજનું સંમતિપત્ર રજુ કરેલ છે. સદરજૂ પ્લોટની જંત્રી લેવ્યુના પ્રપોઝેટ ધોરણે "T.D.R. F.S.I." વાપરવા મળેલ મ્યુનિ.કમિશનરશ્રીની તા.૧૧.૦૪.૨૦૨૩ ની મંજૂરીને આધીન

(37) પ્લાનમાં પર્યાલ હેયથી દર્શાવેલ ટી.ડી.આર.એફ.એસ.આઇ. વાળું બાંધકામ સ્લમ પ્રોજેક્ટ ટી.પી.૨૮(નવા વાડજ), ફા.પ્લોટ નં.૪૧૩-૪૧૪+૪૧૫+૩૩૦+૩૩૧+૭૧૩/૧+૭૧૩/૨/૧+૭૧૩/૨/૨ (રામાપીરનો ટેકો સેક્ટર-સી) નું બી.યુ.પરવાનગી મેળવ્યા બાદ જ કરવાનું રહેશે તે અંગે અરજદારે રજુ કરેલ તા.૦૩.૦૩.૨૦૨૩ ની નોટારાઈઝ બાંહેધરીને આધીન

(38) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી તથા અ.મ્યુ.કો. દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

For Other Terms & Conditions See Overleaf

Final Plot Boundary and
allotment of final plot is
Subject to Variation by
Town Planning Officer

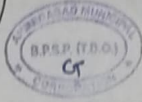
The permission is valid only
Till the DP/TPS remains unaltered
and further that the permission
shall stand revoked as soon as
there is change in DP/TPS with
reference to the land under
reference.





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 **14 APR 2023**

Case No: BHNTS/SWZ/060423/CGDCRV/A7378/R0/M1
Rajachitthi No : 08163/060423/A7378/R0/M1
Arch./Engg. No. : 001ERH11082610350
S.D. No. : 001SE18102500342
C.W. No. : 001CW24102610522
Developer Lic. No. : 001DV27012810967
Owner Name : BHARATKUMAR T. PATEL SELF, AND P.O.A.H OF (1)KAPILABEN T. PATEL (2)TULSIBHAI V. PATEL (3)BHAMINIBEN B. PATEL (4)YAX B. PATEL
Owners Address : TRINITY SKY, NR. SHANVI NIRMAL STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, Ahmedabad Ahmedabad
Occupier Name : BHARATKUMAR T. PATEL SELF, AND P.O.A.H OF (1)KAPILABEN T. PATEL (2)TULSIBHAI V. PATEL (3)BHAMINIBEN B. PATEL (4)YAX B. PATEL
Occupier Address : TRINITY SKY, NR. SHANVI NIRMAL STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, Ahmedabad Ahmedabad
Election Ward: 51 - SARKHEJ(South West)
TPScheme 3 - GHUMA
Sub Plot Number
Site Address: TRINITY SKY, NR. SHANVI NIRMAL STALL, OPP. SHYAPRAM RESIDENCY, GHUMA, AHMEDABAD - 380058
Height of Building: 41.58 METER

Arch./Engg. Name: GAURANG PRAVINKUMAR BHAVSAR
S.D. Name: VIREN DILIPBHAI PAREKH
C.W. Name: GAURANG PRAVINKUMAR BHAVSAR
Developer Name: SWAMARVELLA DEVELOPERS
Zone : SOUTH WEST
Proposed Final Plot No 203/2 (MOJE GHUMA RS NO.760/B)
Block/Tenament No.: C

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	487.16	0	0
First Floor	RESIDENTIAL	441.27	4	0
Second Floor	RESIDENTIAL	441.27	4	0
Third Floor	RESIDENTIAL	441.27	4	0
Fourth Floor	RESIDENTIAL	441.27	4	0
Fifth Floor	RESIDENTIAL	441.27	4	0
Sixth Floor	RESIDENTIAL	441.27	4	0
Seventh Floor	RESIDENTIAL	441.27	4	0
Eighth Floor	RESIDENTIAL	441.27	4	0
Ninth Floor	RESIDENTIAL	441.27	4	0
Tenth Floor	RESIDENTIAL	441.27	4	0
Eleventh Floor	RESIDENTIAL	441.27	4	0
Twelfth Floor	RESIDENTIAL	441.27	4	0
Thirteenth Floor	RESIDENTIAL	256.22	2	0
Fourteenth Floor	RESIDENTIAL	71.44	0	0
Stair Cabin	STAIR CABIN	23.60	0	0
Lift Room	LIFT			
Total		6574.93	54	0

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) 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/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/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO:- GH/V/174 OF 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 17.2
- (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:-11/04/2023
- (7) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE 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 WILL HAVE TO DO BY 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 ENGINEER/ENGINEER/CLERK OF 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/AFFIDAVIT GIVEN BY THE OWNER / APPLICANT / DEVELOPERS / 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.
- (8) PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELS OF BASEMENT/CELLAR AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEEP IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLAR AND TO KEEP IT DRY.

