



Commencement Letter (Rajachitthi)

Case No:

BLNTS/WZ/261018/CGDCRV/A0507/R0/M1

Rajachitthi No:

00585/261018/A0507/R0/M1

Arch./Engg No.:

AR0216281119

S.D. No.:

SD0469210620

C.W. No.:

CW0529160722R1

Developer Lic. No.:

DEV234190320

Owner Name:

ASHWINI APPARTMENT OWNERS ASSOCIATION

Owners Address:

ELITE INFRASTRUCTURE 704, SATKAR B/H SWAGAT BUILDING LAL BUNGLOW, CROSS ROAD, C.G. ROAD AHMEDABAD, NARANPURA Ahmedabad Ahmedabad India

Occupier Name:

ASHWINI APPARTMENT OWNERS ASSOCIATION

Occupier Address:

ELITE INFRASTRUCTURE 704, SATKAR B/H SWAGAT BUILDING LAL BUNGLOW, CROSS ROAD, C.G. ROAD AHMEDABAD, NARANPURA Ahmedabad Ahmedabad Gujarat

Election Ward:

09 - NARANPURA

Zone: WEST

TPS Scheme

29 - NARANPURA

Final Plot No 196

Sub Plot Number

1

Block/Tenament No.: 1

Site Address:

ELITE INFRASTRUCTURE 704, SATKAR B/H SWAGAT BUILDING LAL BUNGLOW, CROSS ROAD, C.G. ROAD AHMEDABAD.

Height of Building: 24.99 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	306.42	0	0
First Floor	RESIDENTIAL	306.42	3	0
Second Floor	RESIDENTIAL	306.42	3	0
Third Floor	RESIDENTIAL	306.42	3	0
Fourth Floor	RESIDENTIAL	306.42	3	0
Fifth Floor	RESIDENTIAL	306.42	3	0
Sixth Floor	RESIDENTIAL	306.42	3	0
Seventh Floor	RESIDENTIAL	306.42	3	0
Stair Cabin	STAIR CABIN	39.35	0	0
Over Head Water Tank	O.H.W.T.	31.66	0	0
Total		2522.37	21	0

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

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

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

[Signature]

[Signature]

[Signature]

Note / Conditions:

- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL OBEY AS PER ALL BONDS AND AFFIDAVIT'S 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) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER CGDCR-2017 CLAUSE NO.- 25.2.
- (4) 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:-12/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (5) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION 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.31/08/2018.
- (6) 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.- 05/11/2018 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT
- (7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 05/11/2018.
- (8) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME IMPLIMENTATION GIVEN BY TOWN DEVELOPMENT INSPECTOR (WZ) DT.05/11/2018.
- (9) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY DIVISIONAL SUPRITENDENT (WZ) ON DT.02/08/2018.
- (10) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION MENTION IN GAM NAMUNA 2 BY TALATI WADAJ , TALUKA SABARMATI, DATED-23/10/18 AND IT IS SUBMITTED BY OWNER-APPLICANTS.
- (11) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN NO OBJECTION CERTIFICATE/RECOMMENDATION DT.-27/08/2018 GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE THEIR LETTER NO:AHME/WEST/15/0822/1327942.
- (12) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITION MENTION IN OPINION NO. 288 GIVEN ON DT:-23/10/2018 BY FIRE DEPARTMENT, FIRE NOC, FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BEFORE APPLYING FOR B.U. PERMISSION.
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED CASE NO.-B/29/594, RAJACHITTI NO.44, DATE:-23/03/1981, IT IS SUBMITTED BY OWNER/APPLICANTS.
- (14) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 25.2.3.
- (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.26.6.1 OF CGDCR-2017.
- (17) 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.
- (18) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25PERCENT CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER NECESSARY CHARGES IN AN INSTANT MANNER IN 1 YEAR FROM THE DATE OF COMMENCEMENT CERTIFICATE.