Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1),34,49(1)B.R.C.
The Bombay Provincial Municipal Corporation Act, 1949, section 253/254.

Commencement Letter (Rajachitthi)

Case No: BLNTINWZ/130715/GDR/A4572/R1/M1
Date: 22 JUL 2016

Rajachitthi No : 6522/100715/A4570/R1/M1
Arch./Engg. No : ER07611608020R1
Arch./Engg. Name: MAHENDRA CHOTALAL KOSHTI
S.D. No. : SD03361608020R1
S.D. Name: MAHENDRA CHOTALAL KOSHTI
C.W. No. : CW0473160820R1
C.W. Name: MAHENDRA CHOTALAL KOSHTI
Developer Lic. No. : DEV3320050520
Developer Name: PADMAVATI BUILDCON
Owner Name : PADMAVATI BUILDCON PARTNER HIRENBHAI S. PATEL
Owners Address : PADMAVATI RESIDENCY, NR. KAVERI SANGAM,SHILAJ CROSS ROAD THALTEJ Ahmedabad Ahmedabad
Occupier Name : PADMAVATI BUILDCON PARTNER HIRENBHAI S. PATEL
Occupier Address : PADMAVATI RESIDENCY, NR. KAVERI SANGAM,SHILAJ CROSS ROAD THALTEJ Ahmedabad Ahmedabad Gujarat
Election Ward: 8-THALTEJ
Zone : New West
TPScheme : 53/A - Shilaj
Proposed Final Plot No : 111,112,115,117,136 (R.S.NO. 545,548,548,553,564,601)
Sub Plot Number
Block/Tenement No.: BLOCK-A
Site Address: PADMAVATI RESIDENCY, NR. KAVERI SANGAM,SHILAJ CROSS ROAD,THALTEJ,AHMEDABAD-380059.
Height of Building: 24.85 METER

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Caller	PARKING	2279.38	0	0
Ground Floor	PARKING	388.49	0	0
Ground Floor	COMMERCIAL	99.90	0	0
First Floor	RESIDENTIAL	456.34	6	0
Second Floor	RESIDENTIAL	456.34	6	0
Third Floor	RESIDENTIAL	456.34	6	0
Fourth Floor	RESIDENTIAL	456.34	6	0
Fifth Floor	RESIDENTIAL	456.34	6	0
Sixth Floor	RESIDENTIAL	456.34	6	0
Seventh Floor	RESIDENTIAL	456.34	6	0
Stair Cabin	STAIR CABIN	48.40	0	0
Lift Room	LIFT	43.89	0	0
	Total:	6026.44	42	5

Sub Inspector(Civic Center) | Asst. T.D.O./Asst. E.O (Civic Center) | CHAITANYA J. SHAH (I/C) Dy.T.D.O. New West | D.A. Shah Dy. MC New West

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)THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO- 27.2.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO.: GHV/207 OF 2014/DVP-112013-4777-L, DATED:-20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.

(6) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLEDUNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC UNDERTAKING FOR THE SAME ON DT.20/05/2016.

(7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-05/07/2016.

(8) THIS DEVELOPMENT PERMISSION FOR RESIDENCE BUILDING (AFFORDABLE HOUSING) IS GIVEN ON 25.00 MT. HEIGHT AS PER ORDER APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT.30/07/2015 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE PROTECTION CONSULTUNTSY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AS PER NOTARISED UNDERTAKING (B) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 13/05/2016 (C)OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATIONCONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 02/06/2016,SUBMITTED BY THEM (D) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 13/05/2016.

(9) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTARIZED UNDERTAKING ON DT. 15/06/2015 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1258 OF 2013 IN L.P.A. NO. 1397 OF 2013 IN S.C.A. NO. 12467 OF 2013. THE FINAL DECISION ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER /APPLICANT.

(10) THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75PERCENTAGE CHARGES PAID IN 4 INSTALLMENT IN 1 YEARS AS PER CIRCULAR NO:-37/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DATED:- 01/09/2015,17/02/2016.

(11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 23/01/2015, REF.NO.T.P.S.NO.53/A (SHILAJ-THALTEJ)-HEBATPURTENTETIVE,NO:- 111,112,115,117,136/RAND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(12) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY CHIEF CITY PLANNER,VIDE THEIR LETTER NO:- C.P.D./A.M.C./ GEN./3187, DATE:- 18/02/2015,10/02/2015 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (O.P) FOR PUBLIC PURPOSE, ROAD AND FOR PRIVATE ALLOTMENT HAS BEEN HANDED OVER TO A.M.C. AS PER RECONSTITUTION PROPOSAL UNDER DRAFT T.P. SCHEME ACCORDING TO NOTE/LETTER OF ASST.T.O.O. (W.W.Z.) DTD:- 07/03/2015.

સ્થળ તપાસ કરીને પ્રસ્તાવ રજાચિઠ્ઠી મોકલવા અંગે તા.૧૭/૦૬/૧૬ ના રોજ મળેલ નગરપાલિકાની સ્થાયી સમિતિ ના ઠરાવ મુજબ નગરપાલિકાના ઠરાવ નં.૧૧૧૧ તા.૧૧/૦૭/૧૬ ની શરતોને આધીન નગરપાલિકાની સ્થાયી સમિતિ ના ઠરાવ નં.૧૧૧૧