



Ahmedabad Municipal Corporation

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

Commencement Letter (Rajachitthi)

Case No: BLNTS/EZ/170514/GDR/A1922/R0/M1 Date: 07 MAR 2015

Rajachitthi No: 03332/170514/A1922/R0/M1

Arch./Engg. No.: ER0554051014R1 Arch./Engg. Name: PATEL JIGNESHKUMAR MANUBHAI

S.D. No: SD0404220518 S.D. Name: SHAH VALAY P.

C.W. No: CW0422281218R1 C.W. Name: PATEL JIGNESHKUMAR MANUBHAI

Dev. No: DEV152180220 Dev. Name: SUN BUILDCON

Owner Name: JAYSUKHBHAI G PATEL, PARTNER OF SUN BUILDCON

Address: RADHE HEIGHTS, B/H RELIANCE PETROL PUMP, OPP SHYAM 36 BUNGLOWS, VASTRAL, AHMEDABAD

Occupier Name: JAYSUKHBHAI G PATEL, PARTNER OF SUN BUILDCON

Address: RADHE HEIGHTS, B/H RELIANCE PETROL PUMP, OPP SHYAM 36 BUNGLOWS, VASTRAL, AHMEDABAD

Election Ward: 52-VASTRAL Zone: EAST

TPScheme 113 - Vastral Final Plot No: 23 (RS NO. 9/13)

Sub Plot No.: Block/Tenament: BLOCK - B

Site Address: RADHE HEIGHTS, B/H RELIANCE PETROL PUMP, OPP SHYAM 36 BUNGLOWS, VASTRAL, AHMEDABAD - 382418.

Height of Building 24.30 METER

Floor Name	Floor Usage	Build up Area (In SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	421.63	0	0
First Floor	RESIDENTIAL	421.63	8	0
Second Floor	RESIDENTIAL	421.63	8	0
Third Floor	RESIDENTIAL	421.63	8	0
Fourth Floor	RESIDENTIAL	421.63	8	0
Fifth Floor	RESIDENTIAL	421.63	8	0
Sixth Floor	RESIDENTIAL	421.63	8	0
Seventh Floor	RESIDENTIAL	421.63	8	0
Stair Cabin	STAIR CABIN	41.81	0	0
Lift Room	LIFT	32.49	0	0
Total		3447.34	56	0

[Signature]

Sub Inspector
(Civic Center)

[Signature]

Asst. T.D.O./Asst. E.O.
(Civic Center)

[Signature]

RAJENDRA JADAV
Dy TDO
East

[Signature]

DILIP S. GOR
Dy MC
East

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) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (3) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT.-13/06/06.
- (4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER DRAFT GDR AS PER LETTER NO: VNM-112013-1133-L, DT. 20/04/2013 OF URBAN DEVELOPMENT DEPT. OF GOVT. OF GUJARAT AND ALSO MUNICIPAL COMMISSIONER APPROVAL ORDER ON DT. 26/04/2013 & DT. 26/11/2014 SUBJECT TO CONDITION THAT, IF ANY CHANGES / MODIFICATION IN THESE REGULATIONS (GDR) IS MADE IN FUTURE BY AUTHORITY OR STATE GOVT., OWNER/APPLICANT SHALL HAVE TO STRICTLY FOLLOW THOSE CHANGES / MODIFICATIONS AND SHALL HAVE TO TAKE REVISED DEVELOPMENT PERMISSION IF REQUIRED UNDER THE RULES, AND SHALL MODIFY / REMOVE / DEMOLISH THE APPROVED CONSTRUCTION OR PART THEREOF AT THEIR COST BECAUSE OF SUCH CHANGES / MODIFICATION AND SHALL WILL NOT ASK FOR ANY COMPENSATION FOR IT. AND WILL NOT MAKE ANY COURT LITIGATION AGAINST THE AUTHORITY OR STATE GOVT. FOR SUCH CHANGES / MODIFICATION AND OWNER/APPLICANT SHALL BE SOLELY BE RESPONSIBLE FOR ANY LITIGATION/ COURT MATTER, IF ARISES IN FUTURE. AND SHALL HAVE TO PAY FOR ALL COST FOR SUCH LITIGATION IMPOSED ON AUTHORITY OR STATE GOVT.
- (5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.- 14/08/2014.
- (6) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDR CL. NO. 27.2.3.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 07/03/2015 FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO. 1256 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.
- (8) THIS DEVELOPMENT PERMISSION FOR RESIDENTIAL & COMMERCIAL AFFORDABLE BUILDING (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/ APPROVAL BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 13/08/2014 SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION. (B) NOC OF AIRPORT AUTHORITY FOR THE REQUIRED HEIGHT WILL BE OBTAINED BEFORE COMMENCEMENT OF CONSTRUCTION BEYOND 16.50 M. HEIGHT AS PER THE NOTARISED BOND DT. 26/02/2015, (C) ALL RELEVANT TERMS & CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT DT. 27/03/2014 & OWNER/APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER/APPLICANT.
- (9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT & LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (E.Z.) A.M.C. DT. 30/01/2014.
- (10) THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION GIVEN BY COLLECTOR & DY. COLLECTOR (AHMEDABAD) VIDE LETTER NO. (1) EST/N.A./T.BIKHE./TATKAL/K-65/SR-81/2013 ON DT. 25/03/2013 (2) N.A./U-2/KALAM-65/A/VASTRAL/CASE NO. 121/2014 ON DT. 02/01/2015 APPLICANT HAS TO OBEY THE TERMS & CONDITION MENTION IN N.A. PERMISSION.

EST/N.A./T.BIKHE./TATKAL/K-65/SR-81/2013 ON DT. 25/03/2013 (2) N.A./U-2/KALAM-65/A/VASTRAL/CASE NO. 121/2014 ON DT. 02/01/2015 APPLICANT HAS TO OBEY THE TERMS & CONDITION MENTION IN N.A. PERMISSION.

(11) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERIZED UNDERTAKING ON DT. 16/02/2015 BY OWNER APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS & IT WILL BE BINDING & APPLICABLE TO BOTH PARTIES.

(12) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO. 06139 DT. 19/06/2014 FOR LOCAL AREA PLANNING AS PER GDR CL. 15.1.B. APPLICANT/OWNER HAS TO OBEY NOTARISED UNDERTAKING SUBMITTED BY THEM DTD. 16/02/2015 FOR THE SAME.

(13) THIS PERMISSION IS GIVEN ON THE BASIS OF USE ZONE OF PLOT OPINION GIVEN BY T.P.I., DRAWING BRANCH, DT. 10/02/2014.

For Other Terms & Conditions See Overleaf





Ahmedabad Municipal Corporation

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

Commencement Letter (Rajachitthi)

Case No: BLNT/EZ/170514/GDR/A1921/R0/M1 Date: 07 MAR 2015
 Rajachitthi No: 03331/170514/A1921/R0/M1
 Arch./Engg. No.: ER0554051014R1 Arch./Engg. Name: PATEL JIGNESHKUMAR MANUBHAI
 S.D. No: SD0404220518 S.D. Name: SHAH VALAY P.
 C.W. No: CW0422281218R1 C.W. Name: PATEL JIGNESHKUMAR MANUBHAI
 Dev. No: DEV152180220 Dev. Name: SUN BUILDCON
 Owner Name: JAYSUKHBHAI G PATEL, PARTNER OF SUN BUILDCON
 Address: RADHE HEIGHTS, B/H RELIANCE PETROL PUMP, OPP SHYAM 36 BUNGLOWS, VASTRAL, AHMEDABAD
 Occupier Name: JAYSUKHBHAI G PATEL, PARTNER OF SUN BUILDCON
 Address: RADHE HEIGHTS, B/H RELIANCE PETROL PUMP, OPP SHYAM 36 BUNGLOWS, VASTRAL, AHMEDABAD
 Election Ward: 52-VASTRAL Zone: EAST
 TPScheme 113 - Vastral Final Plot No: 23 (RS NO. 9/13)
 Sub Plot No.: Block/Tenament: BLOCK - A
 Site Address: RADHE HEIGHTS, B/H RELIANCE PETROL PUMP, OPP SHYAM 36 BUNGLOWS, VASTRAL, AHMEDABAD - 382418.
 Height of Building 24.30 METER

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	323.56	0	0
Ground Floor	COMMERCIAL	156.06	0	6
First Floor	RESIDENTIAL	461.58	10	0
Second Floor	RESIDENTIAL	461.58	10	0
Third Floor	RESIDENTIAL	461.58	10	0
Fourth Floor	RESIDENTIAL	461.58	10	0
Fifth Floor	RESIDENTIAL	461.58	10	0
Sixth Floor	RESIDENTIAL	461.58	10	0
Seventh Floor	RESIDENTIAL	461.58	10	0
Stair Cabin	STAIR CABIN	43.29	0	0
Lift Room	LIFT	34.70	0	0
Total		3788.67	70	6

Sub Inspector (Civic Center) 7/13/15
 Asst. T.D.O./Asst. E.O. (Civic Center) 7/13
 RAJENDRA JADAV Dy TDO East
 DILIP S. GOR Dy MC East

Note / Conditions:

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- (2) THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS PROVIDED CHAPTER NO. 27 OF DRAFT GDR.
- (3) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT.- 13/06/06.
- (4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER DRAFT GDR AS PER LETTER NO: VNM-112013-1133-L, DT. 20/04/2013 OF URBAN DEVELOPMENT DEPT. OF GOVT. OF GUJARAT AND ALSO MUNICIPAL COMMISSIONER APPROVAL/ORDER ON DT. 26/04/2013 & DT. 26/11/2014 SUBJECT TO CONDITION THAT, IF ANY CHANGES / MODIFICATION IN THESE REGULATIONS (GDR) IS MADE IN FUTURE BY AUTHORITY OR STATE GOVT., OWNER/APPLICANT SHALL HAVE TO STRICTLY FOLLOW THOSE CHANGES / MODIFICATIONS AND SHALL HAVE TO TAKE REVISED DEVELOPMENT PERMISSION IF REQUIRED UNDER THE RULES, AND SHALL MODIFY / REMOVE / DEMOLISH THE APPROVED CONSTRUCTION OR PART THEREOF AT THEIR COST BECAUSE OF SUCH CHANGES / MODIFICATION AND SHALL WILL NOT ASK FOR ANY COMPENSATION FOR IT. AND WILL NOT MAKE ANY COURT LITIGATION AGAINST THE AUTHORITY OR STATE GOVT. FOR SUCH CHANGES / MODIFICATION AND OWNER/APPLICANT SHALL BE SOLELY BE RESPONSIBLE FOR ANY LITIGATION/ COURT MATTER, IF ARISES IN FUTURE, AND SHALL HAVE TO PAY FOR ALL COST FOR SUCH LITIGATION IMPOSED ON AUTHORITY OR STATE GOVT.
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- (9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT & LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (E.Z.) A.M.C. DT. 30/01/2014.
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 Election Ward: 52-VASTRAL Zone: EAST
 TPScheme: 113 - Vastral Final Plot No: 23 (RS NO. 9/13)
 Sub Plot No.: Block/Tenament: ELE SUB STATION
 Site Address: RADHE HEIGHTS, B/H RELIANCE PETROL PUMP, OPP SHYAM 36 BUNGLOWS, VASTRAL, AHMEDABAD - 382418.
 Height of Building: 3.75 METER

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	ELECTRIC SUB STATION	26.54	0	0
Total		26.54	0	0

Sub Inspector (Civic Center) 713
 Asst. T.D.O./Asst. E.O. (Civic Center)
 RAJENDRA JADAV Dy TDO East
 DILIP S. GOR Dy MC East

Note / Conditions:

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- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF USE ZONE OF PLOT OPINION GIVEN BY T.P.I. DRAWING BRANCH, DT.10/02/2014.
- (14) THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GIVEN ON THE BASIS OF RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.

For Other Terms & Conditions See Overleaf



