



# 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:

BLNTI/SZ/260815/GDR/A4873/R0/M1

Rajachitthi No:

4730/260815/A4873/R0/M1

Arch./Engg No.:

ER0248240916R2

S.D. No.:

SD0007010716R2

C.W. No.:

CW0633190120

Developer Lic. No.:

DEV424230620

Owner Name:

VIJAYBHAI R GAJJAR, PARTNER OF ADITI CONSTRUCTION COMPANY

Owners Address:

10, SRUSHTI - 3, NR L G CORNER, MANINAGAR, Ahmedabad Ahmedabad India

Occupier Name:

VIJAYBHAI R GAJJAR, PARTNER OF ADITI CONSTRUCTION COMPANY

Occupier Address:

10, SRUSHTI - 3, NR L G CORNER, MANINAGAR, Ahmedabad Ahmedabad Ahmedabad Gujarat

Election Ward:

58-MANINAGAR

TPScheme

4 - MANIPUR

Sub Plot Number

65 + 66 (CS NO. 7558, 7559, 7560, 7561)

Site Address:

SPARSH, 65 66, NR DOON SCHOOL, NR JAIHIND CROSS ROAD, MANINAGAR, AHMEDABAD - 380008

Height of Building:

21.8 METER

Date:

16 OCT 2015

Arch./Engg. Name: SHAH JAYESHKUMAR AMRATLAL  
S.D. Name: CHHIPA AHMADHUSEN Y  
C.W. Name: THAKKAR HIREN MAHESHBHAI  
Developer Name: ADITI CONSTRUCTION COMPANY

Zone : South  
Final Plot No 147/5

Block/Tenament No.:

| Floor Number | Usage                  | BuiltUp Area (In Sq mtr.) | Total Nos. of Residential Units | Total Nos. of Non-Residential Units |
|--------------|------------------------|---------------------------|---------------------------------|-------------------------------------|
| First Cellar | PARKING                | 580.12                    | 0                               | 0                                   |
| Ground Floor | PARKING                | 271.64                    | 0                               | 0                                   |
| Ground Floor | COMMERCIAL             | 276.99                    | 0                               | 1                                   |
| First Floor  | RESIDENTIAL-COMMERCIAL | 548.63                    | 1                               | 1                                   |
| Second Floor | RESIDENTIAL            | 543.95                    | 4                               | 0                                   |
| Third Floor  | RESIDENTIAL            | 543.95                    | 4                               | 0                                   |
| Fourth Floor | RESIDENTIAL            | 543.95                    | 4                               | 0                                   |
| Fifth Floor  | RESIDENTIAL            | 543.95                    | 4                               | 0                                   |
| Sixth Floor  | RESIDENTIAL            | 357.03                    | 2                               | 0                                   |
| Stair Cabin  | STAIR CABIN            | 48.89                     | 0                               | 0                                   |
| Lift Room    | LIFT                   | 36.40                     | 0                               | 0                                   |
| Total        |                        | 4295.5                    | 19                              | 2                                   |

Sub Inspector (Civic Center)

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

R.K. Tadvi  
Dy T.D.O.  
South

C.R. Kharsan  
Dy MC  
South

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.-13/06/05
- (3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:- 20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (5) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURERS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/ APPLICANT'S SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT. 24/08/2015.
- (6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-07/10/2015.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 25/08/2015 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) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 24/08/2015 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.
- (9) 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 75 PERCENTAGE CHARGES PAID IN 8 INSTALLMENT IN 2 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:- 16/10/2015.
- (10) THIS PERMISSION FOR RESIDENTIAL AND COMMERCIAL BUILDING USE IN RESI - I ZONE (AS SHOWN IN PLAN) IS GRANTED LESS THAN 25.00 MT. HEIGHT AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER (U.D.) DT. 06/10/2015, SUBJECT TO CONDITION THAT (A) APPOINTMENT OF FIRE CONSULTANT AND FIREMAN 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. 24/08/2015, (C) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DT. 24/08/2015 (D) ALL RELEVANT TERMS AND CONDITIONS, MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 02/06/2015 AND OWNER-APPLICANT WILL SUBMIT NOC FROM FIRE DEPARTMENT BEFORE APPLYING FOR THE B.U. PERMISSION, WILL BE APPLICABLE AND BINDING TO THE OWNER-APPLICANT.
- (11) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO. 09149 DT. 07/07/2015 FOR LOCAL AREA PLANNING AS PER GDCR CL. 15.1 A. APPLICANT/OWNER HAS TO OBEY NOTARISED UNDERTAKING SUBMITTED BY THEM DT. 15/07/2015 FOR THE SAME.
- (12) THIS PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION, MEASUREMENT OF PLOT, AREA OF PLOT, ROAD WIDTH AND ROAD LINE OPINION GIVEN BY ASST T.D.O. (SZ) DT. 10/07/2015 AND SKETCH PLAN SUBMITTED BY OWNER/ APPLICANT.
- (13) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION AND ROAD LINE POSSESSION GIVEN BY TOWN DEV. INSP. (W.Z.) A.M.C. DATE:- 30/04/2015, 21/05/2015.
- (14) THIS PERMISSION IS GIVEN AS PER THE N.A. PERMISSION VIDE NO:- (1) L.N.D.P. 255 DT. 12/10/1950 (2) L.N.D.P. 1438 DT. 05/10/1950 MENTION IN GAM NAMUNA NO:- 2 SUBMITTED BY OWNER-APPLICANTS.
- (15) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER CONSENT APPROVAL GIVEN BY ASST. MUNICIPAL COMMISSIONER (S.Z.) ON DT.-17/08/2015 REGARDING APPLICATION FOR OBJECTIONS ON THE SAID PLOT AND OWNER HAS TO OBEY ALL FUTURE ORDER/DECISIONS IN THIS COURT LITIGATION/MATTER. OWNER/APPLICANT SUBMITTED THE NOTERISED UNDERTAKING BOND DT.-21/08/2015 FOR THE SAME.
- (16) THIS PERMISSION IS GRANTED ONLY FOR THE BASE F.S.I. ALONGWITH THE ADDITIONAL CHARGABLE F.S.I. AVAILABLE AS PER BASE ZONE UNDER REGULATIONS, ANY HIGHER F.S.I. (MARKED INPULRE COLOUR HATCH IN PLAN), IF PERMISSIBLE AS PER T.O.Z. (TRANSIT ORIENTED ZONE) AS PER NOTARIZED UNDERTAKING ON DT. 04/09/2015 GIVEN BY OWNERS/ APPLICANTS IN FUTURE SHALL ONLY BE GRANTED BY THE AUTHORITY, AFTER APPROVAL OF LOCAL AREA PLAN BY THE GOVERNMENT; SUBJECT TO THE STRUCTURAL STABILITY REQUIREMENTS AND OTHER RELEVANT PROVISIONS OF REGULATION PREVAILING AT THE TIME OF PERMISSION.
- (17) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED PLAN BY AMC CASE NO. - L.T.S/SZ/100615/GDR/A4498M1, DT. 21/08/2015, SUBMITTED BY OWNER/APPLICANTS.
- (18) THIS PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST T.D.O. (SZ) DT. 09/10/2015

For Other Terms & Conditions See Overlay



સરકારે આપેલ છે. એસ.આર્. સ.સી. ની બાબતે  
સુધારના હોઈ, તે અનુસાર આપેલ બી.યુ. પરમીશન  
અમલ અંગેના વિગતોની અંગત મીટિંગમાં સંકેત