



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)

સરકારને ચાર્જબલ એસ.આઈ. ના નામો ના હતા

ચુકવના હોઈ, તે વચુના બાબતે બી. યુ. પરમીશન

અમારે મને ના વિભાગનો અધિકાર મેળવવાનો રહેશે

Arch/Engg. Name: PATEL MIHIR I

S.D. Name: JIGAR G SHAH

C.W. Name: VISHAL P. PATEL

Developer Name: MBA DEVELOPERS PVT LTD

Date: 18 FEB 2019

Case No:

BLNTS/NWZ/161118/CGDCRV/A0714/R0/M1

Rajachitthi No:

01119/161118/A0714/R0/M1

Arch/Engg No.:

ER0962160923R1

S.D. No.:

SD0231200323R3

C.W. No.:

CW0783031021

Developer Lic. No.:

DEV1133050623

Owner Name:

SAILESH KUMAR N. THAKKAR DIRECTOR OF MBA DEVELOPER PVT LTD

Owner's Address:

2/1, OM SKY, NR, ANUSTHAN BUNGLOWS, SCIENCE CITY ROAD SOLA. SOLA Ahmedabad Ahmedabad

Occupier Name:

SAILESH KUMAR N. THAKKAR DIRECTOR OF MBA DEVELOPER PVT LTD

Occupier Address:

2/1, OM SKY, NR, ANUSTHAN BUNGLOWS, SCIENCE CITY ROAD SOLA. SOLA Ahmedabad Ahmedabad

Election Ward:

01 - GOTA

Zone:

NORTH WEST

TP Scheme

42 - Sola-Thaltej

Final Plot No

18 (R.S.NO. 135 139 140)

Sub Plot Number

2/1

Block/Tenament No.:

BLOCK (A C)

Site Address:

F.P. 18, S.P. 2/1, NR. ANUSTHAN BUNGLOWS, JALARAM PARATHA HOUSE ROAD, SCIENCE CITY ROAD, SOLA, AHMEDABAD-380060.

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
1st Celler	PARKING	2676.13	0	0
Ground Floor	PARKING	456.10	0	0
Ground Floor	COMMERCIAL	550.00	0	19
Ground Floor	OTHER	22.41	0	0
First Floor	RESIDENTIAL	716.32	7	0
Second Floor	RESIDENTIAL	716.32	7	0
Third Floor	RESIDENTIAL	716.32	7	0
Fourth Floor	RESIDENTIAL	716.32	7	0
Fifth Floor	RESIDENTIAL	716.32	7	0
Sixth Floor	RESIDENTIAL	740.14	7	0
Seventh Floor	RESIDENTIAL	527.43	5	0
Stair Cabin	STAIR CABIN	109.38	0	0
Over Head Water Tank	O.H.W.T.	73.65	0	0
Total		8736.84	47	19

18/02/19

18/02/19

18/02/19

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 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 25.2.3.

(5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 04/01/2019.

(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:- 03/01/2019 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(7) APPLICANT / ARCHITECT / ENGINEERS / STRUCTURE ENGINEER / CLERK OF WORKS (SITE SUPERVISOR) ARE SOLELY 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 SHOULD HAVE TO BE DONE PHASE WISE EXCAVATION PROVIDING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEERS/ENGINEER/CLERK OF THE 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 GIVEN ON THE DATE-27/06/2018 AFFIDAVIT GIVEN BY THE OWNER/APPLICANT/DEVELOPER/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) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/06/2017, REF.NOC ID NO.AHME/WEST/B/062117/227523 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.02/06/2018 (NO.123) AND FIRE NOC, FIRE OFFICER AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

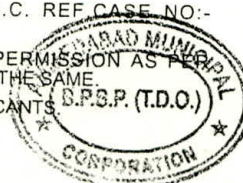
(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME IMPLEMENTATION GIVEN BY TOWN DEVELOPMENT INSPECTOR (NWZ) DT.18/07/2017.

(11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY A.C.P., CITY PLANNING DEPT. DATED.11/07/2017 REF.NO.C.P.D./A.M.C/OP-330, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (INCONTEXT TO T.P.O. OPINION) GIVEN BY APPLICANT.

(12) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED AMALGAMATION PLAN BY A.M.C. REF.CASE NO:-LTS/NWZ/20318/CGDCR/A0911/M1, DATE:-20/04/2018, SUBMITTED BY OWNER/APPLICANTS.

(13) THIS PERMISSION IS GIVEN ON THE BASIS OF SUBMITTING RAILWAY N.O.C. BEFORE APPLYING FOR B.U. PERMISSION AS PER ORDER/APPROVAL GIVEN BY DY.M.C. (NWZ) AND AS PER THE NOTARIZED UNDERTAKING GIVEN ON DTD. 05/11/2018 FOR THE SAME.

(14) THIS PERMISSION IS GRANTED ON THE BASIS ON MEASUREMENT OF PLOT MENTION IN 7/12 GIVEN BY OWNER / APPLICANTS.





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)

સદર પ્રમુખે રાજચિત્તી એક. એસ. આઈ. ના નામ ના હતા
ચુકવણના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન
અગાઉ અને ના વિભાગનો અધિપતિ ચુકવણનો રહેશે

Date: 18 FEB 2019

Case No: BLNTS/NWZ/161118/CGDCRV/A0715/R0/M1
Rajachitthi No: 01120/161118/A0715/R0/M1
Arch./Engg No.: ER0962160923R1
S.D. No.: SD0231200323R3
C.W. No.: CW0783031021
Developer Lic. No.: DEV1133050623
Owner Name: SAILESH KUMAR N. THAKKAR DIRECTOR OF MBA DEVELOPER PVT LTD
Owners Address: 2/1, OM SKY, NR, ANUSTHAN BUNGLOWS, SCIENCE CITY ROAD SOLA. SOLA Ahmedabad Ahmedabad
Occupier Name: SAILESH KUMAR N. THAKKAR DIRECTOR OF MBA DEVELOPER PVT LTD
Occupier Address: 2/1, OM SKY, NR, ANUSTHAN BUNGLOWS, SCIENCE CITY ROAD SOLA. SOLA Ahmedabad Ahmedabad
Election Ward: 01 - GOTA
TP Scheme: 42 - Sola-Thaltej
Sub Plot Number: 2/1
Site Address: F.P. 18, S.P. 2/1, NR. ANUSTHAN BUNGLOWS, JALARAM PARATHA HOUSE ROAD, SCIENCE CITY ROAD, SOLA, AHMEDABAD-380060.
Height of Building: 24.85 METER

Arch./Engg. Name: PATEL MIHIR I
S.D. Name: JIGAR G SHAH
C.W. Name: VISHAL P. PATEL
Developer Name: MBA DEVELOPERS PVT LTD

Zone: NEW WEST
Final Plot No: 18 (R.S.NO. 135 139 140)
Block/Tenament No.: BLOCK (B)

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	378.92	0	0
First Floor	RESIDENTIAL	378.92	4	0
Second Floor	RESIDENTIAL	378.92	4	0
Third Floor	RESIDENTIAL	378.92	4	0
Fourth Floor	RESIDENTIAL	378.92	4	0
Fifth Floor	RESIDENTIAL	399.53	4	0
Sixth Floor	RESIDENTIAL	378.92	4	0
Seventh Floor	RESIDENTIAL	214.45	2	0
Stair Cabin	STAIR CABIN	55.01	0	0
Lift Room	LIFT	33.52	0	0
Total		2976.03	26	0

18/02/19

18/02/19

18/02/19

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.

HIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42, DT.-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 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 25.2.3.

(5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 04/01/2019.

(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:- 03/01/2019 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(7) APPLICANT / ARCHITECT / ENGINEERS / STRUCTURE ENGINEER / CLERK OF WORKS (SITE SUPERVISOR) ARE SOLELY 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 SHOULD HAVE TO BE DONE 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 ENGINEERS/ENGINEER/CLERK OF THE 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 GIVEN ON THE DATE-27/06/2018 AFFIDAVIT GIVEN BY THE OWNER/APPLICANT/DEVELOPER/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) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/06/2017, REF.NOC ID NO.AHME/WEST/B/062117/227523 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.02/06/2018 (NO.123) AND FIRE NOC, FIRE OFFICER AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTARIZED UNDER TAKING GIVEN BY OWNER/APPLICANT AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME IMPLEMENTATION GIVEN BY TOWN DEVELOPMENT INSPECTOR (NWZ) ON DT.18/07/2017.

(11) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY A.C.P., CITY PLANING DEPT. DATED.11/07/2017 REF.NO.C.P.D./A.M.C/OP-330, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION) GIVEN BY APPLICANT.

(12) THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED AMALGAMATION PLAN BY A.M.C. REF.CASE NO:-LTS/NWZ/270318/CGDCR/A0911/M1, DATE:-20/04/2018, SUBMITTED BY OWNER/APPLICANTS.

(13) THIS PERMISSION IS GIVEN ON THE BASIS OF SUBMITTING RAILWAY N.O.C. BEFORE APPLYING FOR B.U. PERMISSION AS PER ORDER/APPROVAL GIVEN BY DY.M.C. (NWZ) AND AS PER THE NOTARIZED UNDERTAKING GIVEN ON DTD.05/11/2018 FOR THE SAME.

(14) THIS PERMISSION IS GRANTED ON THE BASIS ON MEASUREMENT OF PLOT MENTION IN 7/12 GIVEN BY OWNER / APPLICANTS

(15) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

