



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)

Date: 07 MAR 2015

Case No: BLNTSAWZ/161214/GDR/A3365/R0/M1
Rajachitthi No: 03334/161214/A3365/R0/M1
Arch/Engg. No: ER0023060716R2 Arch/Engg. Name: SHAH HARESHKUMAR H
S.D. No: SD0003250616R2 S.D. Name: PARIKH ACHAL J
C.W. No: CW0119250916R1 C.W. Name: SHAH HARESHKUMAR H
Dev. No: DEV020101219 Dev. Name: KAIVAL REALITIES PVT. LTD.
Owner Name: PRAVINSHAI N. MANIYAR DIRECTOR KAIVAL REALITIES PVT. LTD.
Address: F.P. NO- 10, B/H RAJPATH SOCI., P.T. COLLEGE ROAD, PALDI, AHMEDABAD
Occupier Name: PRAVINSHAI N. MANIYAR DIRECTOR KAIVAL REALITIES PVT. LTD.
Address: F.P. NO- 10, B/H RAJPATH SOCI., P.T. COLLEGE ROAD, PALDI, AHMEDABAD
Election Ward: 40-PALDI Zone: WEST
TPScheme: 6 - PALDI Final Plot No: 10
Sub Plot No.: 1/5/1 Block/Tenament:
Site Address: F.P. NO- 10, B/H RAJPATH SOCI., P.T. COLLEGE ROAD, PALDI, AHMEDABAD-380007.
Height of Building: 24.92 METER

Floor Name	Floor Usage	Build up Area (in SQ. MT.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
1st Cellar	PARKING	1354.95	0	0
Ground Floor	PARKING	623.33	0	0
Ground Floor	RESIDENTIAL	397.69	4	0
Mezzanine Floor	PARKING	150.35	0	0
First Floor	RESIDENTIAL	1021.02	11	0
Second Floor	RESIDENTIAL	1021.02	11	0
Third Floor	RESIDENTIAL	1021.02	11	0
Fourth Floor	RESIDENTIAL	1021.02	11	0
Fifth Floor	RESIDENTIAL	1021.02	11	0
Sixth Floor	RESIDENTIAL	1021.02	11	0
Seventh Floor	RESIDENTIAL	991.65	10	0
Stair Cabin	STAIR CABIN	120.26	0	0
Lift Room	LIFT	36.79	0	0
Total		9861.14	80	0

Sub Inspector (Civic Center) 07/03/2015
Asst. T.D.O./Asst. E.O. (Civic Center) 7/3
NILESH BARANDA Dy TDO West
R.B BARAD Dy MC 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) 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-I, 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 SCRTINY POOL ON DT:- 04/03/2015.
- (6) THE FEE CHARGES FOR ADDITIONAL HEIGHT AND ADDITIONAL BUILTUP AREA SHALL BE PAID BY OWNER/APPLICANT AS PER 25% CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75% 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:- 05/03/2015.
- (7) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT. 29/09/2014 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 BUILDING IS GIVEN 25.00 MT. HEIGHT AS PER ORDER /APPROVAL GIVEN BY DY. MUNI. COMMISSIONER (U.D.) DT.05/03/2015 SUBJECT TO CONDITION THAT (A) THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO.11901 DT. 22/11/2013 FOR OPINION OF D.P. ROAD. (B) OWNER-APPLICANTS HAVE SUBMITTED NOTARISED UNDERTAKING DATED 04/03/2015 FOR THE MEZZANINE FLOOR PARKING(C)THE PERMISSION OF 25.00 MT. HEIGHT OF THE BUILDING IS GIVEN ON THE BASIS OF PLOT BOUNDARY TOWARDS THE SABARMATI RIVER SIDE IS TAKEN AS GROUND LEVEL & ENTRY/EXIT APPROCH SHOULD BE FROM 18.00 MT.