



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: 11 APR 2016

Case No: BLNTS/NWZ/050514/GDR/A1822/R1/M1
 Rajachitthi No: 5780/050514/A1822/R1/M1
 Arch./Engg No.: AR0120081016R1
 S.D. No.: SD0374170717
 C.W. No.: CW0580270818
 Developer Lic. No.: DEV478100820
 Owner Name: CH/SEC SARASHWATI DARSHAN CO OP HOU SOC LTD
 Owners Address: 505, ISCON ELEGANCE, S G ROAD, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: ROBIN RAMAVTAR GOENKA, DIRECTOR OF GINGER PROPERTIES PVT LTD
 Occupier Address: 505, ISCON ELEGANCE, S G ROAD, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 23-BODAKDEV
 TPScheme: 51 - Bodakdev-Makarba-Vejalpur
 Sub Plot Number: 101/2 (RS NO. 699)
 Site Address: SANKALP GRACE - II, AMBALI BOPAL ROAD, BODAKDEV, AHMEDABAD - 380059.
 Height of Building: 12.2 METER
 Zone: New West
 Proposed Final Plot No: 101/2 (RS NO. 699)
 Block/Tenament No.: BLOCK - C
 Arch./Engg. Name: JIGNESH HEMENDRA ALMOULA
 S.D. Name: PARAG M. SHAH
 C.W. Name: JIGNESH ALMOULA
 Developer Name: SANKALP DEVELOPERS

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Ground Floor	PARKING	435.09	0	0
First Floor	RESIDENTIAL	435.09	2	0
Second Floor	RESIDENTIAL	435.09	2	0
Third Floor	RESIDENTIAL	435.09	2	0
Stair Cabin	STAIR CABIN	44.43	0	0
Lift Room	LIFT	32.70	0	0
Total		1817.49	6	0

[Signature]

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[Signature]

[Signature]

Sub Inspector(Civic Center)

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

CHAITANYA J. SHAH (I/C)
Dy T.D.O.
New West

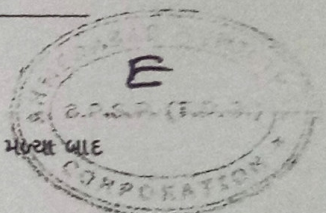
D.P. Desai
Dy MC
New West

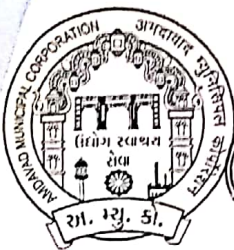
Note / Conditions:

- (1)સરકારશ્રીના નોટીફિકેશન ક્રમાંક :- GHV/321 OF 2015/DVP-112015-2086-L તા.08/12/2015 મુજબ LOCAL AREA PLAN ને સરકારશ્રી દ્વારા મંજૂરી મેળવવા માટે LOCAL AREA PLAN અન્વયે જે કોઈ નિર્ણય લેવામાં આવશે. તે અરજદારશ્રી ને બંધનકર્તા રહેશે. તે મુજબ વર્તવા અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરી તા. 08/02/2016 ને આપિન.
- (2)જોલરનાં ખોદાણકામ / બાંધકામ દરમ્યાન, આજુબાજુની જાનમાલ કે મિલકતોને કોઈપણ પ્રકારનું નુકસાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર / માલિક / કોન્ટ્રાક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઈઝર) ની રહેશે તથા સંપૂર્ણ ખોદાણકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring / Strutting) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે તથા ખોદાણકામ / બાંધકામ દરમ્યાન આજુબાજુની મિલકતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું સ્ટ્રક્ચર એન્જિનિયર / એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે, તથા તે અંગે માલિક / અરજદાર / ડેવલપર્સ / આર્કિટેક્ટ / એન્જિનિયર / સ્ટ્રક્ચર એન્જિનિયર / ક્લાર્ક ઓફ વર્ક્સ શ્રી દ્વારા તા. 08/02/2016 ના રોજ આપેલ નોટરાઈઝ બાંહેધરી મુજબ વર્તવાની શરતે તથા સ્થળે સલામતીના ચોક્કસ પગલા લીધા સિવાય બાંધકામ / ખોદાણકામ / ડિમોલિશન ની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલીક અસરથી રજાચિત્રી સ્થગિત / રદ કરવાની કાર્યવાહી કરવામાં આવશે.
- (3)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.
- (4)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.- 13/06/06.
- (5)THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR- 2021 CLAUSE NO:- 27.2.
- (6)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.
- (7)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.
- (8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIALACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLICSPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.08/02/2016.
- (9)THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERIZED UNDERTAKING ON DT.08/02/2016 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.
- (10)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 22/03/2016.
- (11)THIS PERMISSION AS PER OPINION GIVEN BY AUDA LETTER NO. 04959 DT. 23/05/2014 FOR LOCAL AREA PLANNING AS PER GDR CL. 15.1.A.APPLICANT/OWNER HAS TO OBEY NOTARISED UNDERTAKING SUBMITTED BY THEM DT. 13/10/2014 FOR THE SAME.
- (12)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:- 05/04/2016.
- (13)THE FEE CHARGES FOR ADDITIONAL F.S.I. FEE (B.R.T.S. ROUTE) SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75PERCENTAGE 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:- 05/04/2016.
- (14)THIS DEVELOPMENT PERMISSION FOR HIGHRISE RESIDENCE BUILDING USE IN R-II ZONE AND BRTS OVERLAY T.O.Z. (AS SHOWN IN PLAN) IS GIVEN UP TO 45.00 MT. HEIGHT IS GIVEN AS PER ORDER /APPROVAL GIVEN BY MUNICIPLE COMMISSIONER AND DY.MUNI.COMM.(U.D.) DATE:- 11/12/2015 ,21/03/2016 ,07/10/2014 SUBJECT TO CONDITION THAT (1) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPT. DT. 19/01/2016 WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT (2) APPOINTMENT OF FIRE CONSULTUNT, FIREMEN, FIRE OFFICER AND FIRE N.O.C. WILL BE PRODUCE BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION (3) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN AIR PORT N.O.C. GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE LET. NO:- AAI/AH/ATCO-61/14280-85,DT. 16/03/2016 (4) OWNER-APPLICANT WILL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL SAFETY OF ADJOINING PROPERTY DURING EXCAVATION/ CONSTRUCTION OF CELLAR AS PER UNDERTAKING DATED:- 08/02/2016
- (15)THIS PERMISSION IS GRANTED AS PER THE STRUCTURAL STABILITY CERTIFICATE OF BHOOMI CONSULTANTS ON DTD:- 12/09/2014.
- (16)EXISTING STRUCTURE SHOWN IN PLAN HAS BEEN REGULARAISED UNDER GRUDA CASE NO:- GRUDA/AMC/NWZ/130812/01804,DT:- 04/09/2012.
- (17)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-9 AHMEDABAD DATED.19/10/2013. REF.NO.TPS/NO:- 51(BODAKDEV-MAKARBA-VEJALPUR(JODHPUR))/CASE NO:-11 6/387, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION) GIVEN BY APPLICANT.
- (18)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY ASST. CITY PLANNER VIDE THEIR LETTER NO:- C.P.D./A.M.C/ GEN/2145, DATED.09/04/2014 WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT.
- (19)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR, AHMEDABAD VIDE LETTER NO. CB/LAND/NA/SR-117/2007-2008, DATED:- 20/10/2007 WILL BE APPLICABLE AND BINDING TO OWNER-APPLICANTS.
- (20)THIS REVISE PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (N.W.Z.) DT.18/02/2016.

For Other Terms & Conditions See Overleaf

+BRTS ROUTE
 સરકારશ્રીના નોટીફિકેશન ક્રમાંક :- GHV/321 OF 2015/DVP-112015-2086-L તા.08/12/2015 મુજબ LOCAL AREA PLAN ને સરકારશ્રી દ્વારા મંજૂરી મેળવવા માટે LOCAL AREA PLAN અન્વયે જે કોઈ નિર્ણય લેવામાં આવશે. તે અરજદારશ્રી ને બંધનકર્તા રહેશે. તે મુજબ વર્તવા અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરી તા. 08/02/2016 ને આપિન.





Ahmedabad Municipal Corporation

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



Commencement Letter (Rajachitthi)

Case No: BHNTS/NWZ/250216/GDR/A5979/R1/M1
 Rajachitthi No: 9752/250216/A5979/R1/M1
 Arch./Engg No.: AR0120081021R2
 S.D. No.: SD0374170722R1
 C.W. No.: CW0580270818
 Developer Lic. No.: DEV478100820
 Owner Name: CH./SEC. SARASHWATI DARSHAN CO. OP. HOU. SOC. LTD.V-4
 Owners Address: SANKALP GRACE - II, AMBALI BOPAL ROAD, BODAKDEV, Ahmedabad Ahmedabad Ahmedabad India
 Occupier Name: ROBIN RAMAVTAR GOENKA, DIRECTOR OF GINGER PROPERTIES PVT.LTD.
 Occupier Address: SANKALP GRACE - II, AMBALI BOPAL ROAD, BODAKDEV, Ahmedabad Ahmedabad Ahmedabad Gujarat
 Election Ward: 19 - BODAKDEV
 Zone: NEW WEST
 TPScheme: 51 - Bodakdev-Makarba-Vejalpur
 Proposed Final Plot No: 101/2 (R.S.NO. 699)
 Sub Plot Number: Block/Tenament No.: BLOCK - D
 Site Address: SANKALP GRACE - II, AMBALI BOPAL ROAD, BODAKDEV, AHMEDABAD - 380059.
 Height of Building: 44.78 METER

Date: 23 NOV 2017

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
Celler	STORE (SoC-Common use Store)	137.80	0	0
First Celler	PARKING	1495.61	0	0
Ground Floor	OTHER (SoC-Common use)	299.95	0	0
Ground Floor	OTHER (Ele. sub station)	25.37	0	0
Ground Floor	PARKING	478.19	0	0
First Floor	RESIDENTIAL	778.14	3	0
Second Floor	RESIDENTIAL	778.14	3	0
Third Floor	RESIDENTIAL	778.14	3	0
Fourth Floor	RESIDENTIAL	778.14	3	0
Fifth Floor	RESIDENTIAL	778.14	3	0
Sixth Floor	RESIDENTIAL	778.14	3	0
Seventh Floor	RESIDENTIAL	778.14	3	0
Eighth Floor	RESIDENTIAL	778.14	3	0
Ninth Floor	RESIDENTIAL	778.14	3	0
Tenth Floor	RESIDENTIAL	778.14	3	0
Eleventh Floor	RESIDENTIAL	778.14	3	0
Twelfth Floor	RESIDENTIAL	778.14	3	0
Thirteenth Floor	RESIDENTIAL	778.14	3	0
Stair Cabin	STAIR CABIN	97.72	0	0
Lift Room	LIFT	60.71	0	0
Total		12711.17	39	0

Sub Inspector(Civic Center)

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

CHAITANYA J. SHAH
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) 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 LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT. 25/07/2017.
- (6) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTERISED UNDERTAKING ON DT. 25/07/2017 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.
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- (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:- 05/04/2016.
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