

શરતો

म्य. कमिश्वरश्री,

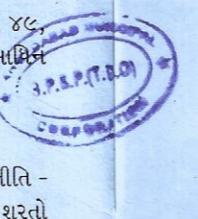
આ કેન્સેન્ટ સર્ટિફિકેટ (રજાચીડી) દ્વારા કેવિકાસ કરવા પરવાનગી આપેલ છે તે અને વિકાસ પરવાનગી મેળવવા જે પ્લાન સાથે અરજી તેમજ બાહેયરી રજી કરેલી તેના આપારે છે. માટે અરજીમાં કે પ્લાનમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત કોમ્પ્લેન્સીવ સામાન્ય વિકાસ ન્યાયત્વના નિયમો (સી.છ.રી.સી.આર.)ના નિયમો સાથે સુસંગત નહીં હોય તેમજ બાહેયરી કે અરજી માં અમારા દ્વારા કરવામાં આવેલ રજુઆત ખોટી હશે તો આ કેન્સેન્ટ સર્ટિફિકેટ (રજાચીડી) રદ થયેલી ગણાશે તથા કરેલ બાંધકામ અમારા ખર્ચે અને જોખે અમદાવાદ ચ્યનુસિપલ કોર્પોરેશન દ્વારા કરી શક્યો અને કરેલ બાંધકામ દૂર કરવા અમને કાયદાકીય કોઈપણ પ્રકારની નોટિસ જાણ કરવાને રહેશે નહીં. આ કેન્સેન્ટ સર્ટિફિકેટ (રજાચીડી) ની ઉપરોક્ત તમામ શરતો મેં/મેં વાંચેલ છે અને સાથે અમે સંમત છીએ.

માલિક/અરજદાર ની સહી

FOR, PANCHDEV REALITY

**KHUSHAL A. PATEL**  
20, RAMESH VIHAR SOCIETY,  
B/H. BAJRANGDAS BAPA ASHRAM,  
HIRAWADI, AHMEDABAD.  
AMC/ER - 001ERH24092610391  
AMC/COW - 001CW24092610486

## એન્જનીયર/આર્કિટિક્ટની સહી



## Commencement Letter (Rajachitthi)

As per The 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)



DATE : 05.08.2002

E: 05 JUL 2025  
JOURNAL DATE

CASE NO.	: BHNTI/EZ/070325/CGDCRV/A9027/R0/M1	DATE :	05 JUL 2025
RAJACHITTHI NO.	: 06791/070325/A9027/R0/M1		
ARCH./ENGG NO.	: 001ERH24092610391	ARCH./ENGG. NAME	: KHUSHAL ASHOKBHAI PATEL
C.W. NO.	: 001CW24092610486	C.W. NAME	: KHUSHAL ASHOKBHAI PATEL
S.D. NO	: 001SE11062900289	S.D. NAME	: VIREN DILIPBHAI PAREKH
DEVELOPER LIC. NO.	: 001DV13062710785	DEVELOPER NAME	: RAMDEV BUILDCON
SUPERVISOR LIC. NO.	: 001SR24092611057	SUPERVISOR NAME	: KHUSHAL ASHOKBHAI PATEL
OWNER NAME	JOGIDAS R. JOGRANA AS A PARTNER OF PANCHDEV REALTY		
OWNER'S ADDRESS	SIGNORE SOMMET, NEAR RAMOL TOLL PLAZA, RAMOL RING ROAD, RAMOL, , AHMEDABAD, GUJARAT, INDIA.		
OCCUPIER NAME	JOGIDAS R. JOGRANA AS A PARTNER OF PANCHDEV REALTY		
OCCUPIER'S ADDRESS	SIGNORE SOMMET, NEAR RAMOL TOLL PLAZA, RAMOL RING ROAD, RAMOL, , AHMEDABAD, GUJARAT, INDIA.		
ELECTION WARD	48 - RAMOL - HATHIJAN	ADMIN. ZONE	: EAST ZONE
T.P. SCHEME NO. & NAME:	115-RAMOL		
PROPOSED FINAL PLOT NUMBER	14/1/2 (MOJERAMOL, R.S. NO. 30/1/2)		
SUB PLOT NUMBER	BLOCK/TENEMENT NO. : A+B		
SITE ADDRESS	SIGNORE SOMMET, NEAR RAMOL TOLL PLAZA, RAMOL RING ROAD, RAMOL, AHMEDABAD-382449.		
HEIGHT OF BUILDING	44.99 METER		
TOTAL HEIGHT OF BUILDING	44.99 (BUILDING HEIGHT) + 3.05 (STAIR CABIN) + 2.25 (O.H.W.T.) + 1.00 (LIGHTNING ARRESTER) = 51.29 METER		

BUILDING		Use	BuiltUp Area (In Sq mtr.)	Total Nos.of Residential Units	Total Nos.of Non Residential Units
Floor Number					
SECOND CELLER	PARKING		1086.55	0	0
FIRST CELLER	PARKING		1080.93	0	0
GROUND FLOOR	SHOP		351.99	0	11
GROUND FLOOR	PARKING		346.71	0	0
FIRST FLOOR	RESIDENTIAL + SHOP		694.89	3	6
SECOND FLOOR	RESIDENTIAL		674.03	8	0
THIRD FLOOR	RESIDENTIAL		674.03	8	0
FOURTH FLOOR	RESIDENTIAL		674.03	8	0
FIFTH FLOOR	RESIDENTIAL		674.03	8	0
SIXTH FLOOR	RESIDENTIAL		674.03	8	0
SEVENTH FLOOR	RESIDENTIAL		674.03	8	0
EIGHTH FLOOR	RESIDENTIAL		674.03	8	0
NINTH FLOOR	RESIDENTIAL		674.03	8	0
TENTH FLOOR	RESIDENTIAL		674.03	8	0
ELEVENTH FLOOR	RESIDENTIAL		674.03	8	0
TWELTH FLOOR	RESIDENTIAL		674.03	8	0
THIRTEENTH FLOOR	RESIDENTIAL		674.03	8	0
FOURTEENTH FLOOR	RESIDENTIAL		674.03	8	0
STAIR CABIN	STAIR CABIN		85.87	0	0
OVER HEAD WATER TANK	O.H.W.T.		55.83	0	0
		Total:	12465.16	107	17

T.D. Sub Inspector (R.R.S.R)

T.D.J.-1000 (B.R.S.B)

ଜନପଦ

T.D. Sub

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 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO:- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019, LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 AND NOTIFICATION NO-GH/V/86 OF 2023/UDUHD/WRT/e-file/18/2023/3253/L DATED:-13/04/2023 AND NOTIFICATION NO.GH/V/125 OF 2022/PARCH-102021-3127-L DATED:13/09/2022 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
4. THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/05/2025.
5. OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
6. APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE 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 WILL HAVE TO DO BY 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 ENGINEER/ENGINEER/CLERK OF 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/AFFIDAVIT GIVEN BY THE OWNER / APPLICANT / DEVELOPERS / 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.
7. PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELS OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.
8. THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., E.Z.) ON DT.04/03/2025.
9. THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(S.Z.), REF. NO.1820 DT.27/09/2024.
10. THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.28/10/2024, REF.NOC ID NO.AHME/WEST/B/102524/1306173 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
11. THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION ALONG WITH CERTIFIED PLAN GIVEN BY FIRE DEPARTMENT ON DT.01/03/2025(FSPA/CFOAMC/2025/000105632). FIRE NOC WILL BE OBTAINED AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTARIZED UNDERTAKING

સાદર પ્રકરણી ચાર્ચાખાત હોઇ, હોસ, યાર્થ, ના નાણા ના કાંઠ  
દુક્કાનાના હોઈ, તે પસારાત જાંતે બી.યુ. મરમીશબ  
શર્ગાઈ ચારેના વિભાગ ચાંદિસય મેળવાનો રહેલો

