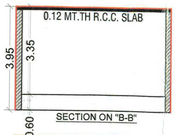
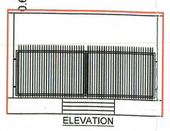
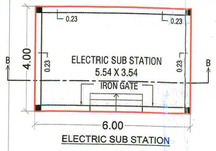
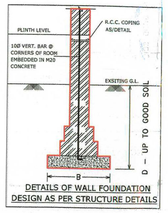
NOTES RELATED TO C.G.D.C.R.-2017(DI.+03/10/2019)

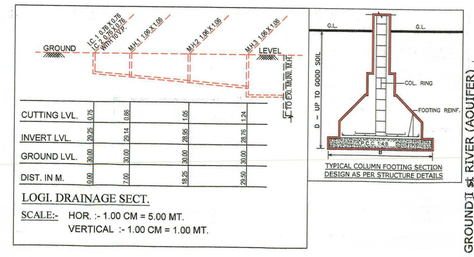
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF All SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, AI REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-2017,THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RALING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO 13.1.11 AND 13.1.13 OF C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO 13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF C.G.D.C.R.-2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.6 OF C.G.D.C.R.-2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT- 2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO.13.10 OF C.G.D.C.R.-2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.-2017.
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF C.G.D.C.R.-2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.-2017.
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO 17.3 OF C.G.D.C.R.-2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R.-2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R.-2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R.-2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.-2017.
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R.-2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO 14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT 2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO 17.5.1 OF C.G.D.C.R.-2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO 13.13 OF C.G.D.C.R.-2017.
- FURTHER THE PLAN OF THIS PROJECT IS COMPLIANT WITH THE CONDITIONS PRESCRIBED UNDER SECTION 80-IBA OF THE INCOME TAX ACT, 1961 WITH RESPECT TO THE AREA OF THE PLOT OF LAND, CARPET AREA OF EACH RESIDENTIAL UNIT, PERCENTAGE OF CARPET AREA OF SHOPS AND OTHER COMMERCIAL ESTABLISHMENTS IN THE PROJECT AND UTILIZATION OF FLOOR AREA RATIO.

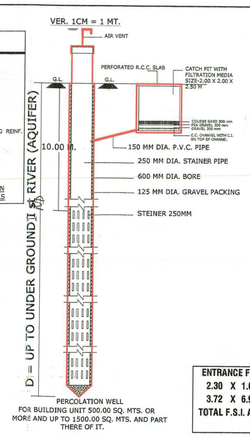












BUILT UP AREA, F.S.I. AREA, TENAMENT & FLOOR AREA TABLE					
FLOOR	USE	BUILT UP AREA	F.S.I.	UNIT	FLOOR AREA
BASEMENT - 2	PARKING	815.92	0.00	0	0.00
BASEMENT - 1	PARKING	937.57	30.97	0	30.97
GROUND FLOOR (H.P.)	PARKING	477.98	0.00	0	0.00
GROUND FLOOR (S.P.)	RESIDENCE (ENTRANCE FOYER)	59.69	59.69	0	59.69
	RESI.(SOC. COMMON AMENITIES - 1)	21.35	21.35	0	21.35
	RESI.(SOC. COMMON AMENITIES - 2)	149.98	149.98	0	149.98
	RESIDENCE (UTILITY)	39.47	39.47	0	39.47
	ELECTRIC METER ROOM	22.31	0.00	0	0.00
GROUND LEVEL (OPEN SPACE)	ELECTRIC SUB STATION	24.00	0.00	0	0.00
1ST FLOOR	RESIDENCE	770.80	707.20	4	707.20
2nd FLOOR	RESIDENCE	770.80	707.20	4	707.20
3RD FLOOR	RESIDENCE	770.80	707.20	4	707.20
4TH FLOOR	RESIDENCE	770.80	707.20	4	707.20
5TH FLOOR	RESIDENCE	770.80	707.20	4	707.20
6th FLOOR	RESIDENCE	770.80	707.20	4	707.20
7th FLOOR	RESIDENCE	770.80	707.20	4	707.20
STAIR CABIN & STAIR		122.08	0.00	0	0.00
O.H.W.T. & L.M.R.		81.74	0.00	0	0.00
TOTAL	PARKING + RESIDENCE	8147.69	770.78	5251.86	28	5251.86

770.78

GROUND FLOOR S.P. BUILT UP AREA (RESIDENCE)

1) BUILT UP AREA OF ENTRANCE FOYER	=	59.69 SQ.MT.
2) BUILT UP AREA OF SOCIETY COMMON AMENITIES - 1	=	21.35 SQ.MT.
3) BUILT UP AREA OF SOCIETY COMMON AMENITIES - 2	=	149.98 SQ.MT.
5) BUILT UP AREA OF RESI. UTILITY	=	39.47 Q.MT.
6) BUILT UP AREA OF ELE. METER ROOM	=	22.31 SQ.MT.
TOTAL BUILT UP AREA OF S.P. (RESIDENCE)	=	292.80 SQ.MT.
TOTAL BUILT UP AREA OF HOLLOW PLINTH		
GROUND FLOOR BUILT UP AREA	=	770.78 SQ.MT.
GROUND FLOOR B.A (RESI. (S.P.))	=	292.80 SQ.MT.
B. A. OF H. P. (770.80 - 395.79)	=	477.98 SQ.MT.

GROUND FLOOR S.P. F.S.I. AREA (RESIDENCE)

1) BUILT UP AREA OF ENTRANCE FOYER	=	59.69 SQ.MT.
2) BUILT UP AREA OF SOCIETY COMMON AMENITIES - 1	=	21.35 SQ.MT.
4) BUILT UP AREA OF SOCIETY COMMON AMENITIES - 2	=	149.98 SQ.MT.
5) BUILT UP AREA OF RESI. UTILITY	=	39.47 SQ.MT.
TOTAL F.S.I. AREA OF S.P. (RESIDENCE)	=	270.49 SQ.MT.

ENTRANCE FOYER F.S.I. AREA CALC. :-
2.30 X 1.67 X 2 = 7.68 SQ.MT.
3.72 X 6.99 X 2 = 52.01 SQ.MT.
TOTAL F.S.I. AREA ON ENTRANCE FOYER = 59.69 SQ.MT.

ELE. SUB STATION B. AREA CALC. :-
4.00 X 6.00 = 24.00 SQ.MT.

	SIZE	AREA (IN SQ.MT.)
SOCIETY COMMON AMENITIES - 1	6.55 X 3.26	21.35
SOCIETY COMMON AMENITIES - 2	2.18 X 8.81 2.20 X 8.68 12.25 X 8.87 0.49 X 5.12	149.48
TOTAL BUILT UP AREA		170.83

SOCIETY COMMON AMENITIES - 1
F.S.I. AREA CALCULATION :-
6.55 X 3.26 = 21.35 SQ.MT.

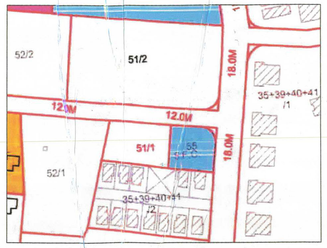
SOCIETY COMMON AMENITIES - 2
F.S.I. AREA CALCULATION :-
2.18 X 8.81 X 1 = 19.21 SQ.MT.
2.20 X 8.68 X 1 = 19.10 SQ.MT.
12.25 X 8.87 X 1 = 108.66 SQ.MT.
0.49 X 5.12 X 1 = 2.51 SQ.MT.
= 149.48 SQ.MT.

RESIDENCE UTILITY F.S.I. AREA CALC. :-
5.09 X 7.14 X 1 = 36.34 SQ.MT.
1.77 X 1.77 X 1 = 3.13 SQ.MT.
TOTAL F.S.I. AREA ON RESI. UTILITY = 39.47 SQ.MT.

GROUND TO 7TH FLOOR BUILT UP AREA CALC. :-
39.05 X 20.45 X 1 = 798.57 SQ.MT.
LESS
(1) 10.71 X 0.34 X 1 = 3.64 SQ.MT.
(2) 15.61 X 0.19 X 1 = 2.97 SQ.MT.
(3) 0.49 X 3.75 X 1 = 1.84 SQ.MT.
(4) 1.93 X 3.06 X 1 = 5.91 SQ.MT.
(5) 1.30 X 3.55 X 1 = 4.62 SQ.MT.
(6) 1.58 X 2.29 X 1 = 3.62 SQ.MT.
(6) 1.93 X 2.69 X 1 = 5.19 SQ.MT.
= 27.79 SQ.MT.
NET BUILT UP AREA ON GROUND TO 7TH FLOOR
(798.57 - 27.79) = 770.78 SQ.MT.

ELE. METER ROOM B. AREA CALC. :-
0.76 X 3.16 X 1 = 2.40 SQ.MT.
6.55 X 3.04 X 1 = 19.91 SQ.MT.
TOTAL BUILT UP AREA ON ELE. METER ROOM = 22.31 SQ.MT.

AS PER C-GDCR CLAUSE NO.-6.3.2.4, ELECTRICAL METER ROOM OF 50.00 SQ.MT. SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF F.S.I.



KEY PLAN
SCALE :- NTS

N

GROUND FLOOR LAYOUT PLAN | 1/5

LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON F.P. NO.:- 51/1, OF T.P.S. NO.:-37 (THALTEJ), (FINAL), MOJE-THALTEJ,TALUKA-GHATLODIA, DIST.-AHMEDABAD.]

SCALE :- 1.00 CM = 1.00 MT.

ZONE:AS PER R.D.P.-2021:-RESIDENTIAL ZONE-II (TWO) OVERLAY ZONE MRTS [TRANSIT ORIENTED ZONE (TZ)]

USE : RESIDENCE (DW3)

AREA TABLE

			SQ. MTS.
PLOT AREA OF F.P. NO.- 51/1	(AS PER F-FORM)	=	1379.00 SQ. MTS.
AREA NOT IN POSSESSION		=	65.20 SQ. MTS.
NET PLOT AREA	(1779.00 - 65.20)	=	1313.80 SQ. MTS.

F.S.I. AREA TABLE

			SQ. MTS.
NET PLOT AREA OF F.P. NO.- 51/1		=	1313.80 SQ. MTS.
PERMISSIBLE BASE ZONE F.S.I. AREA 1 : 1.2	(1313.80 X 1.2)	=	1576.56 SQ. MTS.
PERMISSIBLE CHARGEABLE F.S.I.@1.0.6	(1313.80 X 0.6)	=	788.28 SQ. MTS.
PERMISSIBLE HIGHER FSI DUE TO MRTS F.S.I.@1:2.2	(1313.80 X 2.2)	=	2890.36 SQ. MTS.
CHARGEABLE HIGHER FSI DUE TO MRTS	(5251.86 - 1576.50 - 788.28)	=	2887.10 SQ. MTS.
TOTAL PERMISSIBLE F.S.I.	(1.2 + 0.6 + 2.2 = 4)	=	5255.20 SQ. MTS.
TOTAL UTILISED F.S.I. AREA		=	5251.86 SQ. MTS.
BALANCE F.S.I. AREA	(5255.20 - 5251.86)	=	3.34 SQ. MTS.

TREE PLANTATION CALCULATION:-
EVERY 200 sq.mt. OF PLOT AREA REQ. 5 nos
OF TREE SO, FOR 1313.80 / 200 x 5 = 32.85 SAY, 33 NOS
PROVIDED 33 nos. OF TREE IN OPEN MARGINAL SPACE

PERCOLATION WELL CALCULATION:-
BUILDING UNIT B. AREA ABOVE 500 SQ.MT. AND UP TO 1500.00sq.mt. OF PLOT AREA REQ. 1nos. OF PER(OLATING WELL
SO, FOR 1313.80 sq.mt. OF PLOT AREA REQ. P.WELL = 1313.80 / 1500 = 0.88 SAY, 1
PROVIDED 1 nos. OF PERCOLATING WELL

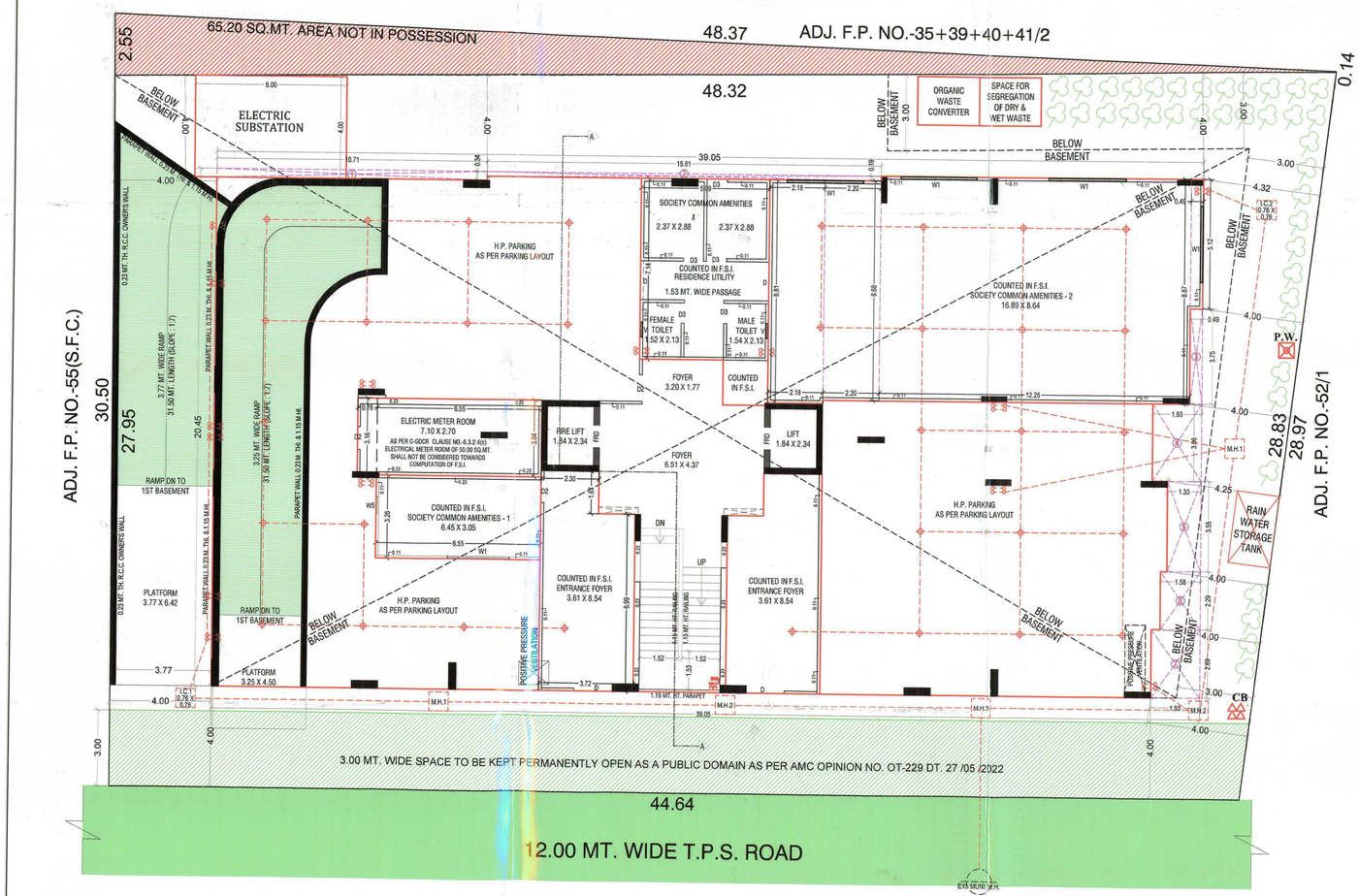
COMMUNITY BIN (RESI.) :-
REQUIRE 10 LITRE FOR 1 RESI. UNIT, 28 x 10 = 280 LTS. TOTAL REQUIRE
280 / 80 = 3.5 NOs. SAY 4 DUSTBIN REQ.OF 80 LIT.CAPACITY
PROVI. 4 NOS.C/MMUNITY BIN ON (EACH OF SOLID CAPACITY) OPEN AREA

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATION
FRD = 0.90 x 2.50	W = 3.05 x 1.20	W5 = 0.68 x 1.20
SD = 2.70 x 2.10	W1 = 2.45 x 1.20	W6 = 5.23 x 1.20
FRD1 = 1.20 x 2.10	W2 = 1.80 x 1.20	W7 = 5.78 x 1.20
FRD2 = 1.53 x 2.10	W3 = 2.15 x 1.20	
D2 = 0.90 x 2.10	W4 = 1.40 x 1.20	
D3 = 0.80 x 2.10	ALL FULL WINDOW WITH SAFETY GRILL	

R.C.C STAIR DETAIL
WIDTH = 1.52 MT
TREAD = 0.30 MT
RISER = 0.16 MT

COLOUR NOTE :
PROP. WORK | ROAD | COM.BIN.
PROP. DRAINAGE | PROP. BOUNDRY | TREE
BASEMENT LINE | SPRINKLER | P.W.



GROUND FLOOR PLAN / LAYOUT PLAN

NOTES RELATED TO FIRE SAFETY & PROVISION

1. HYYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar; pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling hoses connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,50,000 liters.

2. FIRE LIFT :
The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:
Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

4. FIRE EXTINGUISHERS
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark, and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE :
The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

6. BASEMENT :
The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES :
If the building falls in a confined area or if it has an enclosed staircase or is not well-lit-up on the inside, then adequate photo luminescent (auto glow) signage's should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10.INDIVDUAL FIRE SEFTY SYSTEM
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:
After Inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOX
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG.ARCH.WILL OBEY AS PER ALL SCRES AND AFFIDAVITS PRODUCED BY ARCHITECT AND ENGG.ARCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S RISE ORDER DATED 02/03/05 AND OFFICE ORDER NO.-227-1/05/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO.- GH/0389 OF 2017/DDE-10201/-3/39-L, DATED- 12/10/2017 AND LETTER NO. GH/0389 OF 2018/DDE-10201/6-3629-L, DATED- 31/10/2021 AND LETTER NO. DDE-10201/6-3629-L, DATED- 31/10/2021 AND LETTER NO. GH/0389 OF 2018/DDE-10201/6-3629-L, DATED- 31/10/2021 AND LETTER NO. GH/0389 OF 2018/DDE-10201/6-3629-L, DATED- 01/12/2018 AND LETTER NO. GH/0389 OF 2018/DDE-10201/6-3629-L, DATED- 20/12/2017, AND LETTER NO.- GH/143 OF 2019/DDE-10201/0-3629-L OF 1/05-3/12/2019 AND LETTER NO.- GH/0 18 A OF 2019/DDE-10201/0-3629-L, DATED-31/1/10/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4)RAIN WATER HARVEST TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL SHEETS/TIN-SHEETS, OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) ALL ROUND CONSTRUCTION/DEMOLITION ACTIVITY, X ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR AN RESIDENTIAL ZONE-2 (R-2) AND NOT FOR ANY OTHER PURPOSE AND FOR RESIDENTIAL BUILDING WITHIN HEIGHT OF 25.00 MT. IS GRANTED AS PER THE CONDITIONS GIVEN BY DY.MUCO ON DT.10/06/2022.

(7)THE CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT- 01/06/2022.

(8)APPLICANT/OWNER/ARCHITECT/ENGINEER/INSTRUCTION ENGINEER/ENGINEER THE OWNER/ARCHITECT/SUPERVISOR ARE ENTIRELY RESPONSIBLE FOR ANY DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR MUST BE DONE IN SMALL PATCHES AT A TIME TO AVOID DAMAGE TO ADJOINING BUILDINGS/ STRUCTURES, AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER-INCHARGE OF WORK UNDER SUPERVISION 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 ON 01/7/06/2022 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION AND SKETCH FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEVELOPMENT (TP) DEPARTMENT.

(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES NO.-TP/0000/0000-0000-0000, ON DT.-01/06/2022 AND PAYMENT RECEIPT NO.3023500-0000-0000-0000, ON DT-08/06/2022.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT.) VIDE ON DT.23/06/2022.

(12)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION CIN DT.- 25/10/2021, ORDER NO.-24/45/07/17/TPA-0/2021, AND DT.-27/10/2021, ORDER NO.2471/07/10/04/2021, GIVEN BY COLLECTOR, (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(13) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN NOC GIVEN BY THE FIRE OFFICER. THE FIRE PROTECTION/FIRE FIGHTING NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/06/2022. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT.-27/05/2022 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/06/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(15)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEEL OF THE VEHICLES/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO SPOIL OF PUBLIC ROAD.

(16)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT APPLICANT/OWNER/DEVELOPER WILL PROVIDE ADEQUATE PROTECTION TO THE UNSKILLED/SKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED FOR THE SAME.IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERIZED UNDERTAKING FOR THE SAME ON DT.17/06/2022.

(17)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCT ON THE LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

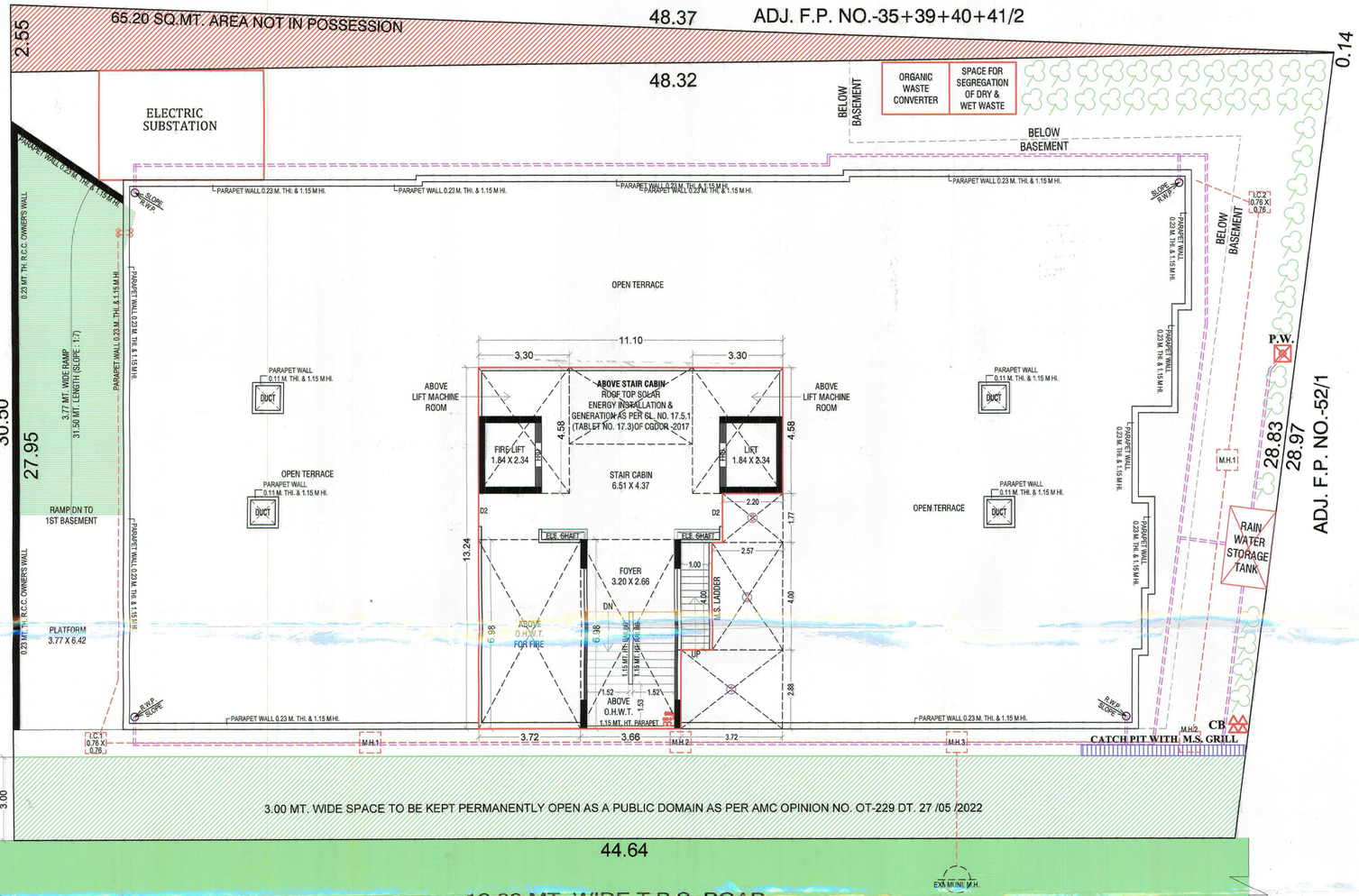
(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/06/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(19)IN EVERY WATER CLOSETS OR TOILEUT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(20)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, DEVELOPER/REGISTERES WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR PROPOSE TO SELL REAL ESTATE PROJECT UNE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATION AUTHORITY(RERA) OFFICE.

(21)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO/ EB/1772016/378AL, DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/71BSL, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT AND ACCORDING TO THE PROVISION OF CONSTRUCT AUTHORITY POLICY UNDER THE REGULATORY PROVISION OF GOVERNMENT GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(22)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY DY. MANAGER (



ENVIRONMENTAL MANAGEMENT LAY-OUT PLAN

(AS PER CHAPTER -17 OF CGDCR -2017)

SCALE :- 1.00 CM. = 1.00 MT.

સદર પ્રકરણે ચાર્જેબલ તથા એમ.આર.ટી.એસ. રૂટ એફ.એસ.આઈ.ના નાણાં ના હપ્તા ચુકવવાના હોઈ, તે વસુલાત બાબતે બી.યુ. પરમીશન અગાઉ ચાર્જેબલ વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

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NO. 5215
Dt. 9/9/22
TDO, BPSP, AMC

સદરે વિકાસ અંગે સોલીડ વ્યુસ્ટિમેન્ટ વિભાગના રા કચેરી ટી પત્રક/૧૦૦૧૦/૨૦૨૨માં તા.૧૬-૧૧-૨૦ના રા રજુઆત કરેલમાંની જુગવાઈ મુજબ અગાઉ મુજબની સરતો લોકલાઈન તમામ વિગતે અંકિત કરી સ્ટ્રીટ લાઈટ મુજબની સરતો.

05/09/2022

Conditions for Environmental Management Provisions as CGDCR-2017
Chapter-17
Note:- Location Of Above Provisions May Very As Per Site Situation.

1. **Roof Top Solar Energy Installations and Generation:** Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
2. **Rain Water Harvesting System:** Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
3. **Rain Water Storage tank:** Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
4. **Tree Plantation:** Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. **Solid Waste Management:** Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.
6. **Environment Impact Provision:**
   - (For All uses Project having Built-up Area more than 20,000 sqmt.) Applicant shall provide Organic waste Converter & Grey water Harvesting System with dual plumbing system or Sewage Treatment Plant as per NOC given by State level Environment Impact Assessment Authority for required capacity as per guideline and shall make required provision to maintain the environment permanently.

(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: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/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: GHV/45 OF 2018/EDB-102016-3629-L, DATED:-25/04/2018 AND LETTER NO:- GHV/174 OF 2018/EDB-102016-3629-L, DATED:- 31/10/2018 AND LETTER NO:- EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO:- GHV/143 OF 2019/EDB-102016-3629-L, DATED:-30/10/2019 AND LETTER NO:- GHV/ 174 of 2020/EDB-102016-3629-L, DATED:-15/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(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)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-2 (R-2) AND TOZ(MRTS) (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING WITHIN HEIGHT OF 25.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.MC(UD) ON DT.12/06/2022

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT- 01/08/2022.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE CELLAR, IF ANY, 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 REQURED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.17/06/2022 BY THE OWNER / APPLICANT / DEVELOPER. IN CASE OF ANY ACCIDENT THE COMMENCEMENT CERTIFICATE/ OCCUPANCY / COMMENCEMENT CERTIFICATE (RA/CHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION AND SKETCH FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (NWZ) A.M.C. DT. 22/04/2022

(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY ASIST. ESTATE OFFICER (NWZ), ON DT.:-21/04/2022 AND PAYMENT RECEIPT NO.2022/0509-10000-005-0016, ON DT-09/05/2022.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., NWZ) ON DT.23/05/2022.

(12)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-26/10/2021, ORDER NO.:-2456/07/17/054/2021, AND DT.:-27/10/2021, ORDER NO.2471/07/17/054/2021, GIVEN BY COLLECTOR, (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(13) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.20/06/2022(OPN42132000202022). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/06/2022. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT.07/06/2022, REF.NOC ID NO.AHMEWEST/B/0922/0874243 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(15)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEELS OF THE VEHICLES/EQUIPER/SEQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(16)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCRHOADED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.17/06/2022.

(17)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING 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.

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER Cl. 17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/06/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(19)IN EVERY WATER CLOSETS ON TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(20)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, THE SALE PROCESS/PROCEED TO SALE THE PROPERTY UNITS BY ANY WAY OF SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT,APARTMENT OR BUILDING, OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(21)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/117/2019/MAL: DTD.26/04/2019, DTD.25/09/2019 NOTIFICATION NO: PRCH/102018/71985, DTD.16/10/2018, & CIRCULARS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(22)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY DY. MANAGER,URBAN PLANNER, CGP, COD LETTER NO.OT-229, ON DT:-03/06/2022 AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT:-17/06/2022 FOR THE SAME.

(23)A)TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED (B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQURIED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(24)THIS PERMISSION IS GRANTED AFTER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U. PERMISSION AND MAINTAIN FUNCTIONAL PERMENENTLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DATE-17/06/2022

(25)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE AND MRTS(TOZ) FSI FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENT CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO.3 OF CIRCULAR NO:- 01/2022-23, DATE:- 13/04/2022 AND CIRCULAR NO:-37/2021-H, DATE:-27/12/2013 AND OWNER-APPLICANT/DEVELOPER HAS TO OBEY THE TERMS AND CONDITIONS AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT.-15/06/2022.

(26)આ પરવાનગી સ્થળના ટોટલ ઈન્ટીગ્રેટેડ,હયાત ઈમારત, મુજબના ટ્રાફિક વિ. અંગે કે કાર પેર્કિંગ અંગે તે પ્રશ્નોમાં નોંધેલ શરત મુજબ અગાઉ મંજુરી મેળવવાની રહેશે.

(27)આ પરવાનગી ખોટી માહિતી આધારે મેળવેલ હોવાનું જણાશે તો આ પરવાનગી રદ્દ થશે તથા નોટરાઈઝ્ડ કરેલ કરાર મુજબ તથા જોગવાઈ મુજબ કાર્યવાહી કરવાની રહેશે.

(28)આ પરવાનગી કોઈ પણ કોર્ટ,ટ્રીબ્યુનલ કોર્ટનો હુકમનામા ડ્રીક્રી વિ. અંગે કે કેસ કેઈ પણ કોર્ટ કે ટ્રીબ્યુનલ કોર્ટ કે ટ્રીબ્યુનલ કોર્ટ કે ટ્રીબ્યુનલ