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 bottom of 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 premisses where a Fire servise 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 bypass 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 1,00,000 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.

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 buildings it has to be pressurized to prevent it from getting smoke logged.

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) SIGNAGE'S :

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 suppy 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 IDIVDUAL 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

/ 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.

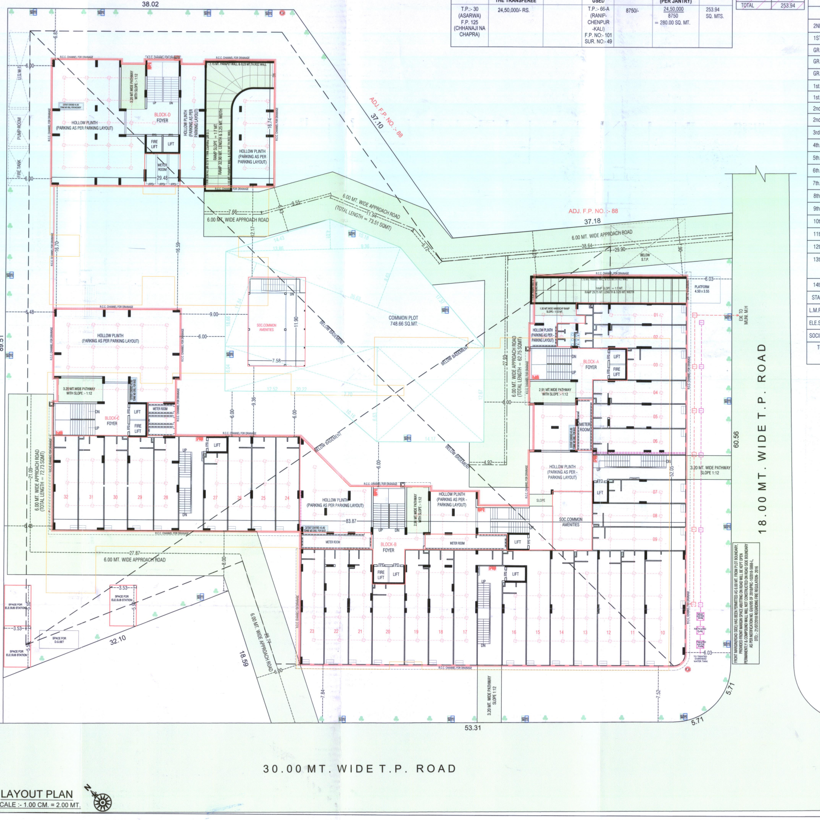
FIRE HYDRANT LEGEND

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

NOTES

- 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.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017,ALL 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 CGDCR -2017,THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.11 AND 13.1.13 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGDCR 2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNTIL SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNTIL.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF CGDCR 2017
- THE STRUCTURE 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 CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 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 CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 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 CGDCR-2017.
- MECHANICAL VENTILATION & LIGHTINING SYSTEM SHALL BE PROVIDED IN BASEMENT.

SCRUTINIZE COPY
NO. 950 DT. 15/4/21
TDO, BPSP, AMC



LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

DETAIL OF SLUM RE-DEVELOPMENT PLOT	RIGHTS OF T.D.R F.S.I. (SQ. MTS.) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE		RECIPIENT PLOT WHERE PROPOSED T.D.R TO BE USED	JANTRY RATE of RECIPIENT PLOT (RS. PER Sq.mt.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS (PER JANTRY)	T.D.R F.S.I. PROPOSED IN RECIPIENT PLOT
T.P.:- 30 (ASARWA) F.P. 125 (CHHANAJI NA CHAPRA)	24,50,000/- RS.		T.P.:- 66-A (RANIP-CHENPUR -KALI) F.P. NO:- 101 SUR. NO:- 49	8750/-	24,50,000 / 8750 = 280.00 SQ. MT.	253.94 SQ. MTS.

T.D.R. F.S.I. AREA TABLE BL.-D

FLOOR	F.S.I. AREA
13th. FLOOR	143.99
14th. FLOOR	109.95
TOTAL	253.94

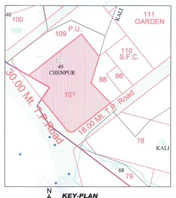
AREA TABLE (IN SQ.MTS.)

USE AND UNIT

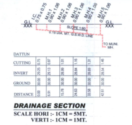
FLOOR	USE APPR. BLOCK-A	USE REVI. BLOCK-D	USE APPR. BLOCK-BCD	USE REVI. BLOCK-ABC	UNIT APPR. BLOCK-A	UNIT REVI. BLOCK-D	UNIT APPR. BLCK-BCD	UNIT REVI. BLCK-ABC	UNIT APPR. TOTAL	UNIT REVI. TOTAL
2ND.BASEMENT	PARKING	-----	PARKING	-----	-----	-----	-----	-----	-----	-----
1ST.BASEMENT	PARKING	PARKING	PARKING	PARKING	-----	-----	-----	-----	-----	-----
GR.FL.(H.P.)	PARKING	PARKING	PARKING	PARKING	-----	-----	-----	-----	-----	-----
GR.FL.(S.P.)	-----	-----	-----	SOC.AMENEITES	-----	-----	-----	-----	-----	-----
GR.FL.(S.P.)	-----	-----	COMM.	COMM.	-----	-----	17	32	17	32
1st.FL.(COMM.)	RESI.	RESI.	COMM.	COMM.	-----	-----	17	33	17	33
1st.FL.(RESI.)	RESI.	RESI.	RESI.	RESI.	04	04	01	06	05	10
2nd.FL.(COMM.)	RESI.	RESI.	RESI.	COMM.	-----	-----	-----	33	-----	33
2nd.FL.(RESI.)	RESI.	RESI.	RESI.	RESI.	04	04	10	06	14	10
3rd.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	06	14	10
4th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
5th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
6th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
7th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
8th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
9th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
10th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
11th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16
12th.FL.	RESI.	RESI.	RESI.	RESI.	02	04	10	12	12	16
13th.FL.	-----	RESI.	RESI.	RESI.	-----	04	10	12	10	16
14th.FL.	-----	RESI.	-----	RESI.	-----	-----	-----	04	-----	04
STAIR CABIN	-----	---	-----	---	-----	-----	-----	-----	-----	-----
L.M.R & O.H.W.T	-----	---	-----	---	-----	-----	-----	-----	-----	-----
ELE.SUB-STATION	-----	---	-----	---	-----	-----	-----	-----	-----	-----
SOCIETY OFFICE	-----	---	-----	---	-----	-----	-----	-----	-----	-----
TOTAL	PARKING + RESI.	PARKING + RESI.	PARKING + COMM. + RESI.	PARKING + COMM. + RESI.	46	52	34 + 121 = 155	98 + 142 = 240	34 + 167 = 201	98 + 194 = 292

FLOOR & F.S.I. AREA AND B.UP AREA

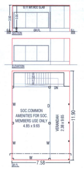
FLOOR	F.S.I. APPR. BLOCK-A	F.S.I. REVI. BLOCK-D	F.S.I. APPR. BLCK-BCD	F.S.I. REVI. BLCK-ABC	F.S.I. APPR. TOTAL	F.S.I. REVI. TOTAL	B.UP APPR. BLOCK-A	B.UP REVI. BLOCK-D	B.UP APPR. BLCK-BCD	B.UP REVI. BLCK-ABC	B.UP APPR. TOTAL	B.UP REVI. TOTAL
2ND.BASEMENT	-----	-----	-----	-----	-----	-----	-----	-----	5340.86	-----	5340.86	-----
1ST.BASEMENT	-----	-----	-----	-----	-----	-----	-----	5798.38	5340.86	-----	5340.86	5798.38
GR.FL.(H.P.)	-----	-----	59.38	-----	59.38	-----	414.08	489.85	-----	777.54	414.08	1267.39
GR.FL.(S.P.)	-----	-----	-----	41.24	-----	41.24	-----	-----	-----	41.24	-----	41.24
GR.FL.(S.P.)	-----	-----	2396.16	1441.59	2396.16	1441.59	-----	-----	2899.28	1589.89	2899.28	1589.89
1st.FL.(COMM.)	-----	-----	2468.92	1449.79	2468.92	1449.79	-----	-----	2899.28	1595.22	2899.28	1595.22
1st.FL.(RESI.)	358.95	375.84	88.81	449.64	447.76	825.48	414.08	443.60	-----	720.84	414.08	1164.44
2nd.FL.(COMM.)	-----	-----	-----	1449.79	-----	1449.79	-----	-----	-----	1595.22	-----	1595.22
2nd.FL.(RESI.)	358.95	375.84	896.49	449.64	1255.44	825.48	414.08	443.60	1071.55	720.84	1485.63	1164.44
3rd.FL.	358.95	375.84	896.49	449.91	1255.44	825.75	414.08	443.60	1071.55	721.11	1485.63	1164.71
4th.FL.	358.95	375.84	896.49	904.91	1255.44	1280.75	414.08	443.60	1071.55	1173.95	1485.63	1617.55
5th.FL.	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	459.91	1071.55	1169.39	1485.63	1629.30
6th.FL.	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
7th.FL.	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
8th.FL.	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	459.91	1071.55	1169.39	1485.63	1629.30
9th.FL.	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
10th.FL.	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
11th.FL.	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
12th.FL.	183.59	375.84	896.49	898.91	1080.08	1274.75	238.72	459.91	1071.55	1169.39	1310.27	1629.30
13th.FL.	-----	202.80 + 143.99 = 346.79	896.49	884.13	896.49	1230.92	-----	414.55	1071.55	1105.68	1071.55	1520.23
14th.FL.	-----	109.95	-----	490.40	-----	600.35	-----	165.26	-----	697.45	-----	862.71
STAIR CABIN	-----	-----	-----	-----	-----	-----	55.92	61.34	280.36	188.50	336.28	249.84
L.M.R & O.H.W.T	-----	-----	-----	-----	-----	-----	42.62	45.11	195.32	143.02	237.94	188.13
ELE.SUB-STATION	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	58.25
SOCIETY OFFICE	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	90.20
TOTAL	4132.04	4966.82	4865.08 +10906.07 =15771.15	4341.17 +10861.15 =15202.32	4865.08 +15038.11 =19903.19	4341.17 +15827.97 =20169.14	5306.22	12346.62	29814.56	20180.97	35120.78	32676.04

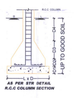


KEY-PLAN
SCALE:- 1CM = 20.00 MTS.

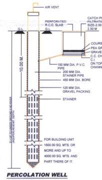


DRAINAGE SECTION
SCALE HORI :- 1CM = 5MT.
VERTI :- 1CM = 1MT.





AS PER STR DETAIL
R.C.C COLUMN SECTION



PERCOLATION WELL
N.T.S.

ELE.SUB-STATION B.UP.AREA		SQ.MT.
3.53 x 5.50 x 3	=	58.25

LIFT REQUIRED CALCULATION (BLOCK-A+B+C)
30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 20 UNIT/ 1 LIFT
SO 134 UNIT - 4.46 LIFT- 6 PERSON
PROVID LIFT - 6 LIFT - 12 PERSON

LIFT REQUIRED CALCULATION (BLOCK-D)
30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 20 UNIT/ 1 LIFT
SO 44 UNIT - 1.47 LIFT- 6 PERSON
PROVID LIFT - 2 LIFT - 12 PERSON

SANITARY PROVISION FOR COMM.
FLOOR AREA = 4341.17 SQ.MT.
4341.17 / 4= 1085.29 SAY 1086 USERS
REQD. URINAL1/25 MALE USERS = 1086/100 = 10.86 NOS.
REQD. WC 1/100 USERS = 1086/100 SAY 11 NOS.
= 1 NOS. REQ. TOILET PER GENDER

PROVIDED
TOTAL PROVI. TOILET 3 GENTS & 3 LADIES NOS.
GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROVI.
GENTS	2.75	3
LADIES	2.75	3
URINAL	2.75	3

1 TOILET DISABLE PERSON

CONTAINER BIN AREA CALC. FOR COMM.
COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 4341.17 x 20/100 = 868.23 LIT.
868.23 / 80 = 10.85 SAY 11 NOS CONTAINER
PROVIDED 80 LTR. CAPACITY 11 NOS C.B.

CONTAINER BIN AREA CALC. FOR RESI.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 198 x 10 LIT. = 1980 LIT.
1980/80 = 24.75 SAY 25 NOS.
REQU. 25 NOS BIN OF 80 LIT CAP.
PROVI. 25 NOS BIN OF 80 LIT CAP.

PERCOLATING WELL CALC.:-
REQ. 1500 TO 4000 SMT= 1 NOS.
7376.00/ 4000.00 = 1.92 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

TREE PLANTATION CAL. :
PLOT AREA = 7376.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
7376.00 / 200 x 5 = 184.40 NOS.
SAY 185 NOS.
PROVIDE 185 NOS. TREE.

COMMON PLOT AREA CALC.		SQ.MT.
½ x 13.86 x 4.01	=	27.79
½ x 4.01 x 9.36	=	18.77
(11.84+8.63)/2 x 36.63	=	374.91
20.22 x 6.04	=	122.13
½ x 7.70 x 6.63	=	25.53
14.17 x 12.67	=	179.53
NET COMMON PLOT	=	748.66

SOC.OFFICE B.UP.AREA CALC.		SQ.MT.
GR.FL.		
7.58 x 11.90	=	90.20

COMMPLOT B.UP AREA CALC.:-		IN.SQ.MTS.
PROVI. COMMON PLOT	=	748.66
PERMI. B.A. ON C. PLOT @ 15%	=	112.30
PROVI. B.A. ON C. PLOT (SOC.OFFICE)	=	90.20
BALANCE B.UP AREA	=	22.10

C.G.D.C.R. CLAUSE NO. 6.17.5:-
(A):- MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.
(C):- COMMUNITY/SOCIETY COMMON FACILITY SHALL BE PERMITTED ON A COMMON PLOT. THE AREA OF THIS COMMUNITY/SOCIETY COMMON FACILITY BUILT UP AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. COMMUNITY FACILITIES WITH COMMON PLOT SHALL BE HAND OVER TO THE ASSOCIATION OF ALLOTTEES AS THE CASE MAY BE AS PER THE REAL ESTATE (REGULATION AND DEVLOPMENT) ACT, 2016.

(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 AND LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 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 CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/3/2021

(7) 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 ON DT.9/12/2020 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.

(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(J.D.) ON DT.24/3/2021 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 45.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY CHIEF CITY PLANNER LETTER NO.:- CPD/AMC/3112 AND 80, ON DT.1/5/2015

(10) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-1, DATED:-28/10/2020, REF.NO.TPS/NO.66/A(RANIP-CHENPUR-KALI)/OPINION/CASE NO./19998 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(W.Z.), DT.18/9/2017

(12)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-9/12/2020

(13) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (W.Z- 4) ON DT.22/12/2020

(14)THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.

(15) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BHNT/WZ/230318/CGDCR/A0890/R0/M1 AND OTHERS, ON DT.30/5/2018 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.26/4/2018, REF.NOC ID NO.AHME/WEST/B/042618/302179 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.26/10/2020 (NO.OPN433626102020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT, WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.9/12/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYFOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT. 9/12/2020

(19) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 4/1/2015, ORDER NO.:-CB/LAND-2/NA/SR-1492/15 BY DISTRICT COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(20)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017

(21) IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON C'STERN (DUAL FLUSH TANK).

(22) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO-DEVELOPERS(PROMOTERS) WILL MAKE ADVERTIZEMENT FOR 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.

(23) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., W.Z.) ON DT.5/5/2018

(24) 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 ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.9/12/2020

(25)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/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 OR SPOIL OF PUBLIC ROAD.

(26) 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.

(27) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.29/03/2018, NOTIFICATION NO: PRCH/102018/7108/L; DTD.15/10/2018, DTD.29/6/2018 & OTHERS 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.

(28) (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.

(29) રહેણાંક ઝોન-૧ માં ૪૫.૦૦ મી. ઊંચાઈની મર્યાદામાં રેસીડેન્સીયલ અને કોમર્શીયલ પ્રકારના બાંધકામની વિકાસ પરવાનગી SRC-2013 પોલીસી મુજબ ટી.પી.સ્કીમ નં.૬૬/એ(રાણીપ-ચેનપુર-કાળી)(ફાઈનલ મંજુર), ફા.પ્લોટ નં.૧૦૧(મોજે ચેનપુર, રે.સર્વે નં.૪૯) માં ટી.પી.નં.૩૦(અસારવા) ના ફા.પ્લોટ નં.૧૨૫(છનાજીના છાપરા) માં સ્લમ પ્રોજેક્ટની રૂ.૨૪,૫૦,૦૦૦/- ની SLUM T.D.R. F.S.I. ને RECEIPIENT PLOT ની જંત્રી વેલ્યુના PROPORTIONATE ધોરણે ૨૮૦.૦૦ ચો.મી. આપવા બાબતે મ્યુનિ.કમિશનરશ્રીની તા.૨૪/૩/૨૦૨૧ ની મંજુરીને આધીન

(30) નેટ ડીમાન્ડ અંગે ચ્યુ.સી.ટી પ્લાનરશ્રીના પત્ર ઈ.નં.૧૨૧૭ તા.૫/૩/૨૦૧૮ થી પાઠવેલ અભિપ્રાય તથા હાલમાં આ.સી.ટી પ્લાનરશ્રીના પત્ર ક્રમાંક:સીપીડી/અ.મ્યુ.કો./જનરલ/ઓપી-૬૦૭ તા.૨૫/૧/૨૦૨૧ થી પાઠવેલ પુનઃઅભિપ્રાયમાં દર્શાવ્યા મુજબ સીટી સિવીલ કોર્ટ માં ચાલતા દાવા અંગે જે નિર્ણય થશે તે અરજદારશ્રીને બંધનકર્તા રહેશે તે અંગે અરજદારશ્રી દ્વારા રજુ કરેલ બાંહેધરી પત્ર થી વિકાસ પરવાનગી આપવાની શરતે

(31) કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના ૭/૧૨ મા બીજા હકમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા.9/12/2020 ના રોજ આપેલ બાંહેધરીને આધિન.

(32)રિવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-૨૦૧૬ મુજબ એક પણ યુનિટનું બુકીંગ/વેચાણ ન કરેલ હોવા અંગે અરજદાર/માલિક દ્વારા રજુ કરેલ તા.9/12/2020 ની નોટરાઈઝ બાંહેધરીને આધીન

(33) અરજદાર દ્વારા કાર્યરતમાં રજુ કરેલ પ્લાન અંગે તારીખ 9/12/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન

(34)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(35) સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.9/12/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન."

(36) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા [illegible] આધીન.

(37)ઉક્ત જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોઈ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.9/12/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન

LAYOUT PLAN — D {01/04}

REVISED PLAN SHOWING RESIDENTIAL + COMMERCIAL BUILDING ON F.P. NO:- 101 (O.P. NO:- 101, SUR. NO:- 49),
DRAFT T.P.S. NO:- 66-A (RANIP-CHENPUR-KALI),
MOJE- CHENPUR, TA.- GHATLODIYA, DIST.- AHMEDABAD

SCALE : 1.00 CM = 2.00 MT | ZONE:- RESIDENTIAL - I (R1) | USE :- RESI. + COMM. | BLOCK :- D

AREA TABLE — IN SQ MTS

	APPR.	REVI.
PLOT AREA	7376.00	7376.00
REQ.COMMON PLOT @ 10%	737.60	737.60
PROV. COMMON PLOT	739.98	748.66
PERMI. F.S.I. AREA @ 1.8 (7376.00 x 1.8)	13276.80	13276.80
CHARGEABLE F.S.I. @ 0.90 (7376.00 x 0.90)	6638.40	6638.40
TOTAL PERMI.+ CHARG. F.S.I. AREA	19915.20	19915.20
TOTAL USED F.S.I. AREA	19903.19	20169.14
CHARGEABLE F.S.I. AREA	6626.39	6638.40
USED T.D.R. F.S.I. AREA		253.94

COLOUR NOTE

PLOT BOUNDRY		TREE	
ROAD / PATHWAY		CONTAINER BIN	
REVI. WORK		P.WELL	APPR. WORK

DEVELOPER:
રાજશ્રી ડેવલપર્સ
શ્રી ટેર્ના ... શાહ અને ભાગીદારો
૭૦૨, ગણેશ[illegible] કોમ્પ્લેક્ષ,
નવરંગપુરા બસ સ્ટેન્ડ પાસે
નવરંગપુરા, અમદાવાદ-૩૮૦૦૦૯.
Lic.No. DEV 881100122 Dt. 11/01/2017

S.O.R.:
Mrugesh Kiritkumar Solanki
7, Usha Society, Near Shrijibag Flats,
Navrangpura, Ahmedabad City-380009.
Lic No : 001SR08112510410

OWNER:
Rajshree Developers
Partners

C.O.W.:
JIGNESH ALMOULA
ARCH REG. NO.: 0120081021R2
COW REG. NO.: 0580270823R1
17, Chaitanya Society, I.I.M. Road,
Vastrapur, Ahmedabad-380015.

ST. ENGINEER:
NELSON N. MACWAN
STR.ENG.LIC.NO.001SE21062500469(GRADE-1)
B-11, ANAND COLONY,
NR. C.T.M. CHAR RASTA,
AMRAIWADI, AHMEDABAD-380026.

ENGINEER:
JIGNESH ALMOULA
ARCH REG. NO.: 0120081021R2
COW REG. NO.: 0580270823R1
17, Chaitanya Society, I.I.M. Road,
Vastrapur, Ahmedabad-380015.

AUTHORITY:

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજુ કરેલ "[illegible]" [illegible] તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે.
- [illegible] રજુ કરવાના થતા સોઈલ રીપોર્ટ, સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ વિ. અંગે કક્ત રેકર્ડ હેતુ માટે લોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહીં.

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation
Case No. : BHNTS/WZ/230318/CGDCR/A0890/R1/M1 — Zone: WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 01563/230318/A0890/R1/M1
Date : ૨૩/૦૪/૨૦૨૧

T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D.O. (B.P.S.P.)
23/04/21

AHMEDABAD MUNICIPAL CORPORATION B.P.S.P. (T.D.O.)

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 bottom of 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 premisses where a Fire servise 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 bypass 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 1,00,000 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.

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 buildings it has to be pressurized to prevent it from getting smoke logged.

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) SIGNAGE'S :

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) signages 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 suppy 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 IDIVDUAL 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

/ 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.

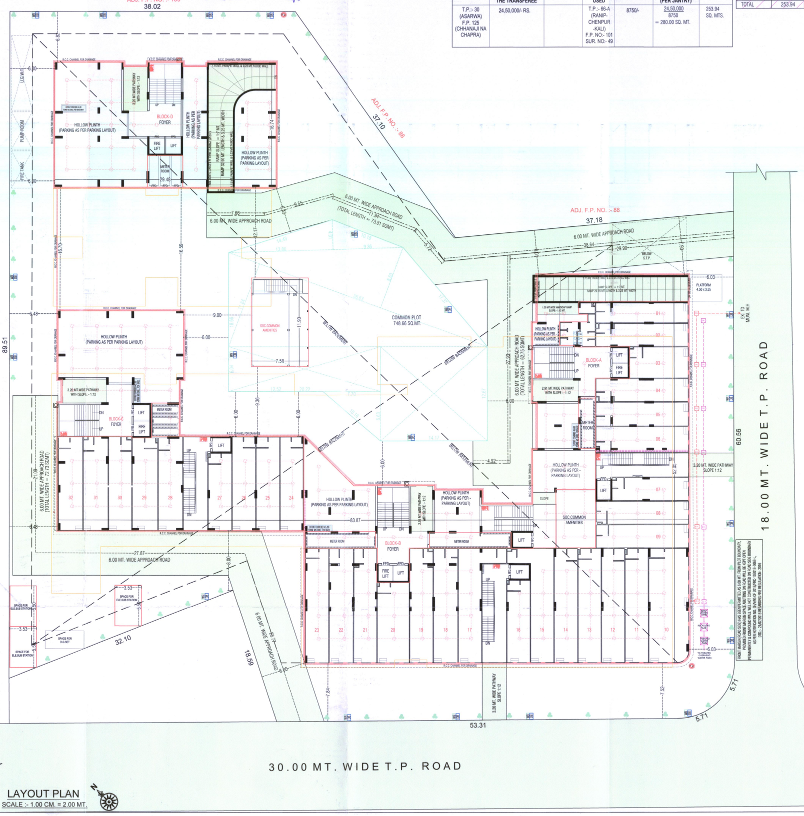
FIRE HYDRANT LEGEND

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

NOTES

- 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.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017,ALL 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 CGDCR -2017,THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.11 AND 13.1.13 OF CGDCR 2017 .
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGDCR 2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNTIL SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNTIL.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF CGDCR 2017
- THE STRUCTURE 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 CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 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 CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 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 CGDCR-2017.
- MECHANICAL VENTILATION & LIGHTINING SYSTEM SHALL BE PROVIDED IN BASEMENT.

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. [illegible] તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામનાં [illegible] મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું [illegible] મુકવાની રહેશે.



SCRUTINIZE COPY
NO. 989 Dt. (5/4/21)
TDO, BPSP, AMC

LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

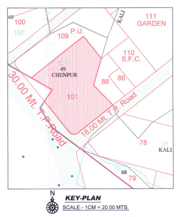
DETAIL OF SLUM RE-DEVELOPMENT PLOT	RIGHTS OF T.D.R F.S.I. (SQ. MTS.) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE		RECIPIENT PLOT WHERE PROPOSED T.D.R TO BE USED	JANTRY RATE of RECIPIENT PLOT (RS. PER Sq.mt.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS PER JANTRY)	T.D.R F.S.I. PROPOSED IN RECIPIENT PLOT
T.P.:- 30 (ASARWA) F.P. 125 (CHHANAJI NA CHAPRA)	24,50,000/- RS.		T.P.:- 66-A (RANIP-CHENPUR -KALI) F.P. NO:- 101 SUR. NO:- 49	8750/-	24,50,000 / 8750 = 280.00 SQ. MT.	253.94 SQ. MTS.

T.D.R. F.S.I. AREA TABLE BL.-D.

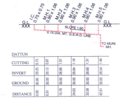
FLOOR	F.S.I. AREA
13th. FLOOR	143.99
14th. FLOOR	109.95
TOTAL	253.94

AREA TABLE (IN SQ.MTS.)

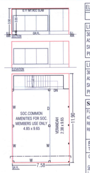
FLOOR	USE APPR. BLOCK-A	USE REVI. BLOCK-D	USE APPR. BLOCK-BCD	USE REVI. BLOCK-ABC	UNIT APPR. BLOCK-A	UNIT REVI. BLOCK-D	UNIT APPR. BLCK-BCD	UNIT REVI. BLCK-ABC	UNIT APPR. TOTAL	UNIT REVI. TOTAL	FLOOR & F.S.I. AREA APPR. BLOCK-A	FLOOR & F.S.I. AREA REVI. BLOCK-D	FLOOR & F.S.I. AREA APPR. BLCK-BCD	FLOOR & F.S.I. AREA REVI. BLCK-ABC	FLOOR & F.S.I. AREA APPR. TOTAL	FLOOR & F.S.I. AREA REVI. TOTAL	B.UP AREA APPR. BLOCK-A	B.UP AREA REVI. BLOCK-D	B.UP AREA APPR. BLCK-BCD	B.UP AREA REVI. BLCK-ABC	B.UP AREA APPR. TOTAL	B.UP AREA REVI. TOTAL
2ND.BASEMENT	PARKING	-----	PARKING	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	5340.86	-----	5340.86	-----
1ST.BASEMENT	PARKING	PARKING	PARKING	PARKING	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	5798.38	5340.86	-----	5340.86	5798.38
GR.FL.(H.P.)	PARKING	PARKING	PARKING	PARKING	-----	-----	-----	-----	-----	-----	-----	-----	59.38	-----	59.38	-----	414.08	489.85	-----	777.54	414.08	1267.39
GR.FL.(S.P.)	-----	-----	-----	SOC.AMENEITES	-----	-----	-----	-----	-----	-----	-----	-----	-----	41.24	-----	41.24	-----	-----	-----	41.24	-----	41.24
GR.FL.(S.P.)	-----	-----	COMM.	COMM.	-----	-----	17	32	17	32	-----	-----	2396.16	1441.59	2396.16	1441.59	-----	-----	2899.28	1589.89	2899.28	1589.89
1st.FL.(COMM.)	RESI.	RESI.	COMM.	COMM.	-----	-----	17	33	17	33	-----	-----	2468.92	1449.79	2468.92	1449.79	-----	-----	2899.28	1595.22	2899.28	1595.22
1st.FL.(RESI.)	RESI.	RESI.	RESI.	RESI.	04	04	01	06	05	10	358.95	375.84	88.81	449.64	447.76	825.48	414.08	443.60	-----	720.84	414.08	1164.44
2nd.FL.(COMM.)	RESI.	RESI.	RESI.	COMM.	-----	-----	-----	33	-----	33	-----	-----	-----	1449.79	-----	1449.79	-----	-----	-----	1595.22	-----	1595.22
2nd.FL.(RESI.)	RESI.	RESI.	RESI.	RESI.	04	04	10	06	14	10	358.95	375.84	896.49	449.64	1255.44	825.48	414.08	443.60	1071.55	720.84	1485.63	1164.44
3rd.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	06	14	10	358.95	375.84	896.49	449.91	1255.44	825.75	414.08	443.60	1071.55	721.11	1485.63	1164.71
4th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	904.91	1255.44	1280.75	414.08	443.60	1071.55	1173.95	1485.63	1617.55
5th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	459.91	1071.55	1169.39	1485.63	1629.30
6th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
7th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
8th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	459.91	1071.55	1169.39	1485.63	1629.30
9th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
10th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
11th.FL.	RESI.	RESI.	RESI.	RESI.	04	04	10	12	14	16	358.95	375.84	896.49	898.91	1255.44	1274.75	414.08	443.60	1071.55	1120.46	1485.63	1564.06
12th.FL.	RESI.	RESI.	RESI.	RESI.	02	04	10	12	12	16	183.59	375.84	896.49	898.91	1080.08	1274.75	238.72	459.91	1071.55	1169.39	1310.27	1629.30
13th.FL.	-----	RESI.	RESI.	RESI.	-----	04	10	12	10	16	-----	202.80 + 143.99 = 346.79	896.49	884.13	896.49	1230.92	-----	414.55	1071.55	1105.68	1071.55	1520.23
14th.FL.	-----	RESI.	-----	RESI.	-----	-----	-----	04	-----	04	-----	109.95	-----	490.40	-----	600.35	-----	165.26	-----	697.45	-----	862.71
STAIR CABIN	-----	---	-----	---	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	55.92	61.34	280.36	188.50	336.28	249.84
L.M.R & O.H.W.T	-----	---	-----	---	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	42.62	45.11	195.32	143.02	237.94	188.13
ELE.SUB-STATION	-----	---	-----	---	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	58.25
SOCIETY OFFICE	-----	---	-----	---	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	90.20
TOTAL	PARKING+ RESI.	PARKING+ RESI.	PARKING+ COMM.+ RESI.	PARKING+ COMM.+ RESI.	46	52	34 +121 =155	98 +142 =240	34 +167 =201	98 +194 =292	4132.04	4966.82	4865.08 +10906.07 =15771.15	4341.17 +10861.15 =15202.32	4865.08 +15038.11 =19903.19	4341.17 +15827.97 =20169.14	5306.22	12346.62	29814.56	20180.97	35120.78	32676.04

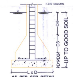


KEY-PLAN
SCALE:- 1CM = 20.00 MTS.

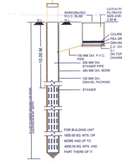


DRAINAGE SECTION
SCALE HORI :- 1CM = 5MT.
VERTI :- 1CM = 1MT.





AS PER STR DETAIL
R.C.C COLUMN SECTION



PERCOLATION WELL
N.T.S.

ELE.SUB-STATION B.UP.AREA	SQ.MT.
3.53 x 5.50 x 3	= 58.25

LIFT REQUIRED CALCULATION (BLOCK-A+B+C)
30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 20 UNIT/ 1 LIFT
SO 134 UNIT - 4.46 LIFT- 6 PERSON
PROVID LIFT - 6 LIFT - 12 PERSON

LIFT REQUIRED CALCULATION (BLOCK-D)
30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 20 UNIT/ 1 LIFT
SO 44 UNIT - 1.47 LIFT- 6 PERSON
PROVID LIFT - 2 LIFT - 12 PERSON

SANITARY PROVISION FOR COMM.
FLOOR AREA = 4341.17 SQ.MT.
4341.17 / 4 = 1085.29 SAY 1086 USERS
REQD. URINAL1/25 MALE USERS = 1086/100 = 10.86 NOS. SAY 11 NOS.
REQD. WC 1/100 USERS = 1086/100
= 1 NOS. REQ. TOILET PER GENDER

PROVIDED
TOTAL PROVI. TOILET 3 GENTS & 3 LADIES NOS.

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROVI.
GENTS	2.75	3
LADIES	2.75	3
URINAL	2.75	3

1 TOILET DISABLE PERSON

CONTAINER BIN AREA CALC. FOR COMM.
COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 4341.17 x 20/100 = 868.23 LIT.
868.23 / 80 = 10.85 SAY 11 NOS CONTAINER
PROVIDED 80 LTR. CAPACITY 11 NOS C.B.

CONTAINER BIN AREA CALC. FOR RESI.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 198 x 10 LIT. = 1980 LIT.
1980/80 = 24.75 SAY 25 NOS.
REQU. 25 NOS BIN OF 80 LIT CAP.
PROVI. 25 NOS BIN OF 80 LIT CAP.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
7376.00/ 4000.00 = 1.92 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

TREE PLANTATION CAL. :
PLOT AREA = 7376.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
7376.00 / 200 x 5 = 184.40 NOS.
SAY 185 NOS.
PROVIDE 185 NOS. TREE.

COMMON PLOT AREA CALC.	SQ.MT.
½ x 13.86 x 4.01	= 27.79
½ x 4.01 x 9.36	= 18.77
(11.84+8.63)/2 x 36.63	= 374.91
20.22 x 6.04	= 122.13
½ x 7.70 x 6.63	= 25.53
14.17 x 12.67	= 179.53
NET COMMON PLOT	= 748.66

SOC.OFFICE B.UP.AREA CALC.	SQ.MT.
GR.FL.	
7.58 x 11.90	= 90.20

COMMPLOT B.UP AREA CALC.:-	IN SQ.MTS.
PROVI. COMMON PLOT	= 748.66
PERMI. B.A. ON C. PLOT @ 15%	= 112.30
PROVI. B.A. ON C. PLOT (SOC.OFFICE)	= 90.20
BALANCE B.UP AREA	= 22.10

C.G.D.C.R. CLAUSE NO. 6.17.5:-
(A):- MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.
(C):- COMMUNITY/SOCIETY COMMON FACILITY SHALL BE PERMITTED ON A COMMON PLOT. THE AREA OF THIS COMMUNITY/SOCIETY COMMON FACILITY BUILT UP AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. COMMUNITY FACILITIES WITH COMMON PLOT SHALL BE HAND OVER TO THE ASSOCIATION OF ALLOTTEES AS THE CASE MAY BE AS PER THE REAL ESTATE (REGULATION AND DEVLOPMENT) ACT, 2016.

(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 AND LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 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 CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/3/2021

(7) 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 ON DT.9/12/2020 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.

(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.24/3/2021 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 45.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY CHIEF CITY PLANNER LETTER NO.:- CPD/AMC/3112 AND 80, ON DT.1/5/2015

(10) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-1, DATED:-29/10/2020, REF.NO.TPS/NO.66/A(RANIP-CHENPUR-KALI)/OPINION/CASE NO./19998 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(W.Z.), DT.18/9/2017

(12)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-9/12/2020

(13) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (W.Z- 4) ON DT.22/12/2020

(14)THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.

(15) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BHNTI/WZ/230318/CGDCR/A0890/R0/M1 AND OTHERS, ON DT.30/5/2018 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.26/4/2018, REF.NOC ID NO.AHME/WEST/B/042618/302179 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.26/10/2020 (NO.OPN435626102020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT, WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.9/12/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYFOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT. 9/12/2020

(19) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 4/1/2016, ORDER NO.:-CB/LAND-2/NA/SR-1492/15 BY DISTRICT COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(20)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017

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

(22) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTIZEMENT FOR 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.

(23) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., W.Z.) ON DT.5/5/2018

(24) 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 ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.9/12/2020

(25)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/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 OR SPOIL OF PUBLIC ROAD.

(26) 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.

(27) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/8/2019 & OTHERS 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.

(28) (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 REQUIRED 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.

(29) રહેણાંક ઝોન-૧ માં ૪૫.૦૦ મી. ઉંચાઈની મર્યાદામાં રેસીડેન્શીયલ અને કોમર્શીયલ પ્રકારના બાંધકામની વિકાસ પરવાનગી SRC-2013 પોલીસી મુજબ ટી.પી.સ્કીમ નં.૬૬/એ(રાણીપ-ચેનપુર-કાળી)(ડ્રાફ્ટ મંજુર), ફા.પ્લોટ નં.૧૦૧(મોજે ચેનપુર, રે.સર્વે નં.૪૯) માં ટી.પી.નં.૩૦(અસારવા) ના ફા.પ્લોટ નં.૧૨૫(છનાજીના છાપરા) માં સ્લમ પ્રોજેક્ટની રૂ.૨૪,૫૦,૦૦૦/- ની SLUM T.D.R. F.S.I. ને RECEIPIENT PLOT ની જંત્રી વેલ્યુના PROPORTIONATE ધોરણે ૨૮૦.૦૦ ચો.મી. આપવા બાબતે મ્યુનિ.કમિશ્નરશ્રી ની તા.૨૪/૩/૨૦૨૧ ની મંજુરીને આધીન

(30) નેટ ડીમાન્ડ અંગે આસી.સીટી પ્લાનરશ્રીના પત્ર ઈ.નં.૧૨૧૭ તા.૫/૩/૨૦૧૮ થી પાઠવેલ અભિપ્રાય તથા હાલમાં આસી.સીટી પ્લાનરશ્રીના પત્ર ક્રમાંક:સીપીડી/એ.મ્યુ.કો./જનરલ/ઓપી-૬૯૭ તા.૨૫/૧/૨૦૨૧ થી પાઠવેલ પુનઃઅભિપ્રાયમાં દર્શાવ્યા મુજબ સીટી સિવીલ કોર્ટ માં ચાલતા દાવા અંગે જે નિર્ણય થશે તે અરજદારશ્રીને બંધનકર્તા રહેશે તે અંગે અરજદારશ્રી દ્વારા રજુ કરેલ બાંહેધરી પત્ર થી વિકાસ પરવાનગી આપવાની શરતે

(31) કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના ૭/૧૨ માં બીજા હકમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા.૯/૧૨/૨૦૨૦ ના રોજ આપેલ બાંહેધરીને આધીન.

(32)રિવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-૨૦૧૬ મુજબ એક પણ યુનિટનું બુકીંગ/વેચાણ ન કરેલ હોવા અંગે અરજદાર/માલિક દ્વારા રજુ કરેલ તા.૯/૧૨/૨૦૨૦ ની નોટરાઈઝ બાંહેધરીને આધીન

(33) અરજદાર દ્વારા પ્રસ્તાવમાં રજુ કરેલ પ્લાન અંગે તારીખ ૯/૧૨/૨૦૨૦ થી રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન

(34)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળના નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં નિયત ફ્રોફાર્મ ફેલાવ કરવાનું [illegible] અને સ્વચ્છતાની વ્યવસ્થા કરવાની રહેશે.

(35) શુદ્ધ-નીનો ટ્રાયલે અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા શહેરનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કરવાની જોગવાઈ કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૯/૧૨/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(36) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સબબ સરકારશ્રી દ્વારા વખતોવખત [illegible] કરવામાં આવે તે મુજબ [illegible]

(37) [illegible] જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ) મહીકી અને તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું [illegible] ઉપસ્થિત નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.૯/૧૨/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન

LAYOUT PLAN — A+B+C {01/18}

REVISED PLAN SHOWING RESIDENTIAL + COMMERCIAL BUILDING ON F.P. NO:- 101 (O.P. NO:- 101, SUR. NO:- 49), DRAFT T.P.S. NO:- 66-A (RANIP-CHENPUR-KALI), MOJE- CHENPUR, TA.- GHATLODIYA, DIST.- AHMEDABAD

SCALE : 1.00 CM = 2.00 MT | ZONE:- RESIDENTIAL - I (R1) | USE :- RESI. + COMM. | BLOCK :- A+B+C

AREA TABLE (IN SQ MTS)

	APPR.	REVI.
PLOT AREA	7376.00	7376.00
REQ.COMMON PLOT @ 10%	737.60	737.60
PROV. COMMON PLOT	739.98	748.66
PERMI. F.S.I. AREA @ 1.8 (7376.00 x 1.8)	13276.80	13276.80
CHARGEABLE F.S.I. @ 0.90 (7376.00 x 0.90)	6638.40	6638.40
TOTAL PERMI.+ CHARG. F.S.I. AREA	19915.20	19915.20
TOTAL USED F.S.I. AREA	19903.19	20169.14
CHARGEABLE F.S.I. AREA	6626.39	6638.40
USED T.D.R. F.S.I. AREA		253.94

COLOUR NOTE

PLOT BOUNDRY, ROAD / PATHWAY, REVI. WORK, TREE, CONTAINER BIN, P.WELL, APPR. WORK

રાજશ્રી ડેવલપર્સ
શ્રી દેવાં ભદ્રેશભાઈ શાહ અને ભાગીદારો
ઓ/૬૦૨, ગણેશકલામ કોમ્પલેક્ષ,
નવરંગપુરા બસ સ્ટેન્ડ પાસે
નવરંગપુરા, અમદાવાદ-૩૮૦૦૦૯.
Lic No. DEV 881100122 Dt. 11/01/2017

DEVELOPER

Mrugesh Kiritkumar Solanki
7, Usha Society, Near Shrijibag Flats,
Navrangpura, Ahmedabad City-380009.
Lic No : 001SR08112510410

S.O.R.

Rajshree Developers
Partners

OWNER

JIGNESH ALMOULA
AMC/ARCH REG. NO.: 0120081021R2
AMC/COW REG. NO.: 0580270823R1
17, Chaitanya Society, I.I.M. Road,
Vastrapur, Ahmedabad-380015.

C.O.W.

NELSON N. MACWAN
STR.ENG.LIC.NO.001SE21062500469(GRADE-1)
B-11, ANAND COLONY,
NR. C.T.M. CHAR RASTA,
AMRAIWADI, AHMEDABAD-380026.

ST. ENGINEER

JIGNESH ALMOULA
AMC/ARCH REG. NO.: 0120081021R2
AMC/COW REG. NO.: 0580270823R1
17, Chaitanya Society, I.I.M. Road,
Vastrapur, Ahmedabad-380015.

ENGINEER

[illegible]

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation
Case No. : BHNTI/WZ/230318/CGDCR/A0892/R1/M1 Zone: WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 01564/230318/A0892/R1/M1
Date : 23/04/2021

T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D.O. (B.P.S.P.)

AUTHORITY