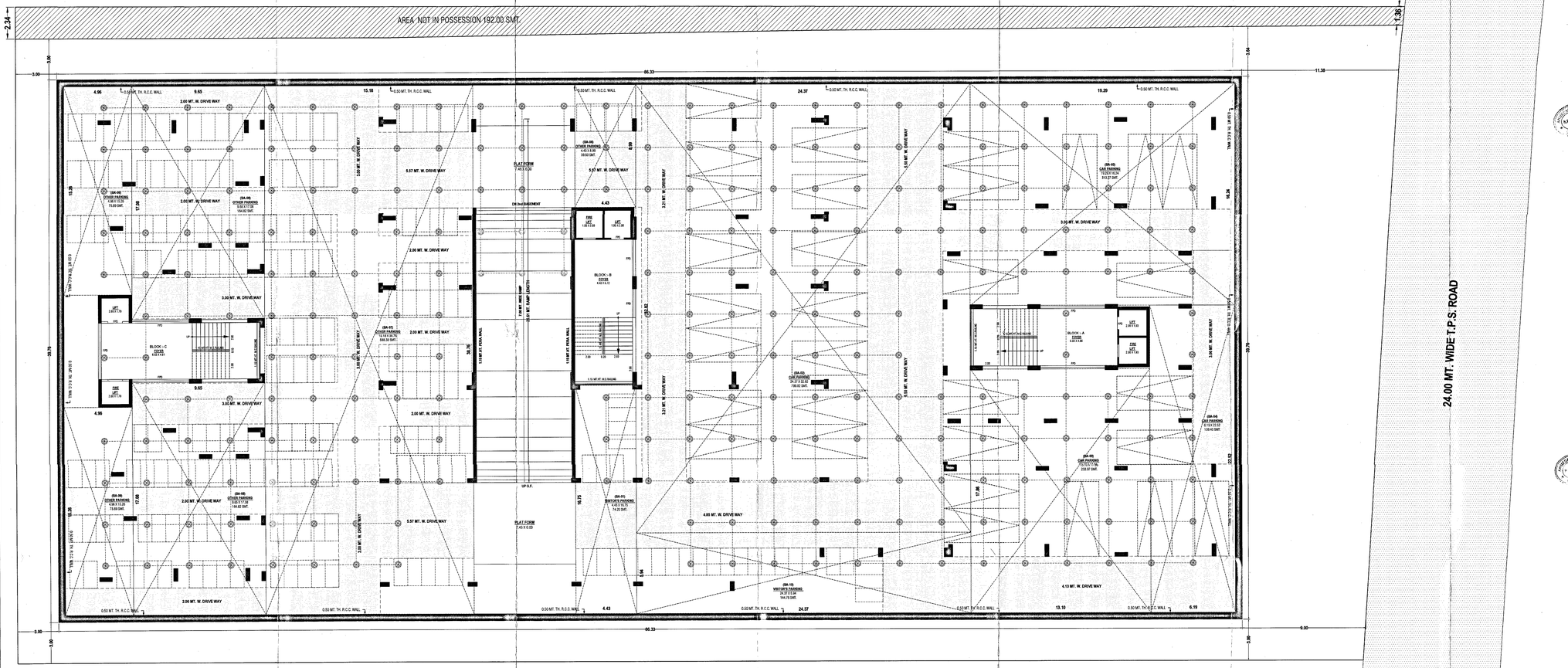


1st BASEMENT PLAN

SCRUTINIZE COPY
TP. NO. 39/2/1/1
AMC/B.P.S.P.

BUILT UP AREA CALC. ON 1st BASEMENT FLOOR	
	38.23 X 38.76 X 1 = 3452.48
NET BUILT UP AREA = 3452.48	

PARKING AREA CALC.

CAR PARKING		
IN BASE. (BA-02)	24.37 X 32.62 X 1 =	795.02 SMT.
IN BASE. (BA-03)	13.10 X 17.95 X 1 =	235.97 SMT.
IN BASE. (BA-04)	6.10 X 22.52 X 1 =	136.40 SMT.
IN BASE. (BA-05)	16.29 X 15.24 X 1 =	313.57 SMT.
TOTAL	=	1480.96 SMT.

TOTAL CAR PARKING AREA = 1480.96 SMT.

REQ. PARKING AREA CALC.		
OTHER PARKING		
IN BASE. (BA-06)	4.43 X 6.96 X 1 =	30.83 SMT.
IN BASE. (BA-07)	15.18 X 38.76 X 1 =	588.38 SMT.
IN BASE. (BA-08)	9.65 X 17.08 X 2 =	329.54 SMT.
IN BASE. (BA-09)	4.96 X 15.29 X 2 =	151.38 SMT.
TOTAL	=	1100.23 SMT.

TOTAL OTHER PARKING AREA = 1100.23 SMT.

REQ. PARKING AREA CALC.		
VISITORS PARKING		
IN BASE. (BA-03)	4.43 X 16.75 X 1 =	74.20 SMT.
IN BASE. (BA-10)	24.37 X 5.94 X 1 =	144.76 SMT.
TOTAL	=	218.96 SMT.

TOTAL OTHER PARKING AREA = 218.96 SMT.

1st BASEMENT PLAN
PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO.:-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL:- VATVA, DIST : AHMEDABAD.

SHEET NO.: 03

SCALE : 1 CM = 1.00 MT.

ZONE :- R1 (T.O.Z DUE TO M.R.T.S.-)

USE : RESIDENTIAL + COMMERCIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON 1st BASEMENT	3452.48
PROP. BUILT UP AREA ON 2nd BASEMENT	3432.48
TOTAL BUILT UP AREA	6884.96

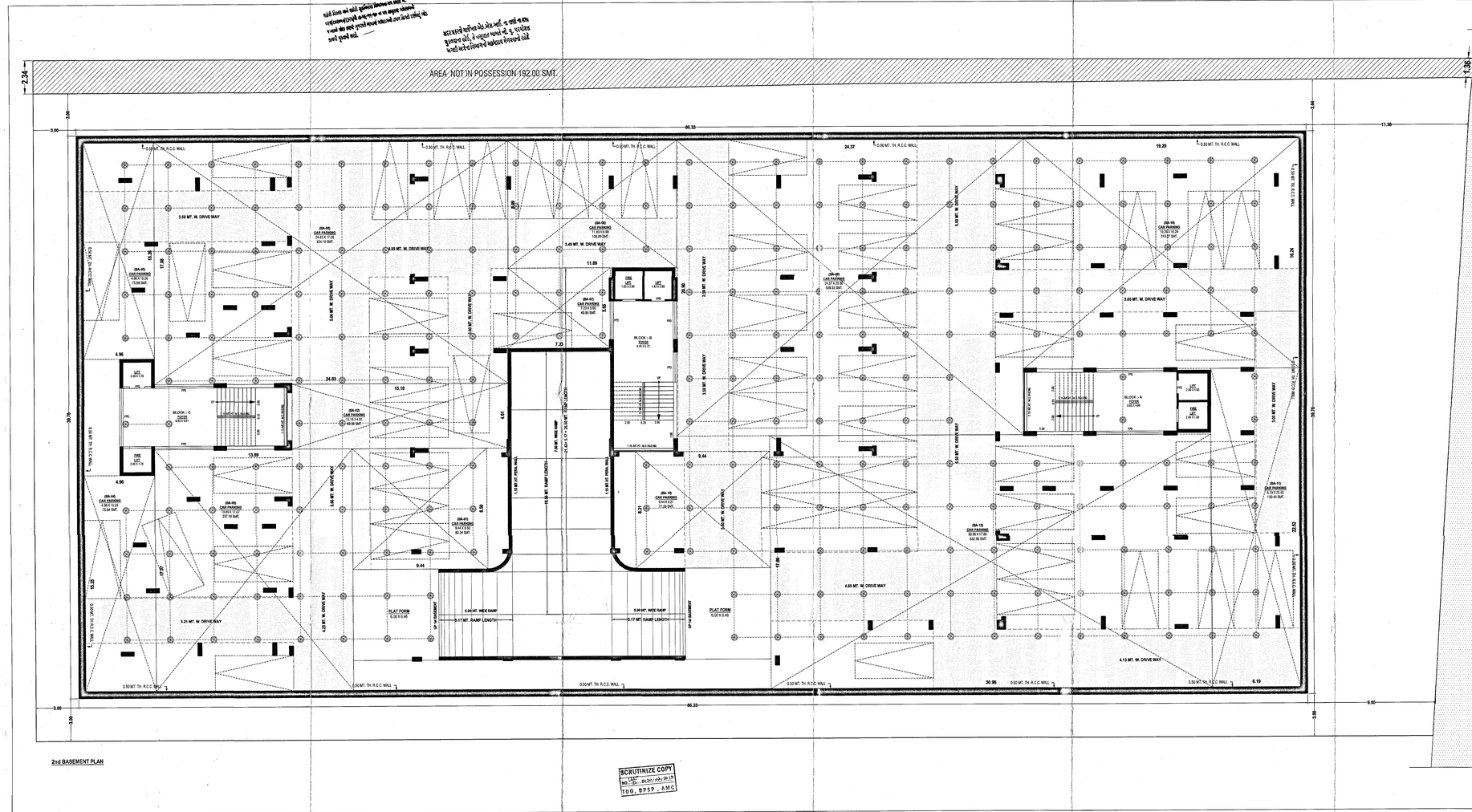
OPENING SCHEDULE :-
D1 = 0.9 X 2.1 0

R.C.C. STAIR DETAIL
WIDTH =2.00 TREAD = 0.30 RISER = 0.15
WIDTH = 2.00

COLOUR NOTE :-
PROP.WORK DESCR. SPRINKLER

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS MENTIONED IN PLAN ARE MEASURED BY ENGINEER ON SITE AND IS INCORPORATE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS SOLE LY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE RULE NO. 4.4.3 OF THE C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE SCHEME OF THE ACCREDITED STRUCTURAL ENGINEER.
- DESIGN OF EGRESS AND FIRALING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1 AND 13.1.15 OF G.D.C.R.-2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8 OF G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR (LNB), PER BACH UNIT
- WATER TANK FOR FIRE SAFETY REQUIREMENTS PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2018
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7.2 OF C.G.D.C.R.-2017
- DRINKING WATER FACILITY IS DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.5 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.13.7.2 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.1 OF C.G.D.C.R.-2017
- THE RAMPS OF BUILDING (INTERNAL 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 AS PER THE PROVISION OF THE CLAUSE NO.13.1.4 OF C.G.D.C.R.-2017
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF G.D.C.R.-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2 & 17.2.5 OF C.G.D.C.R.-2017
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM PROVIDED AS PER THE CLAUSE NO.17.3 OF 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 CLAUSE NO.13.19 OF C.G.D.C.R.-2017
- SOLID WASTE MANAGEMENT IS PROVIDED AS PER CHAPTER 13.20 OF C.G.D.C.R.-2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION 2015 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.13.21 OF C.G.D.C.R.-2017.
- MARGINAL SPACES BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4000 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017 AND IS 1893 (PART-1) 2002.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.11.1 OF C.G.D.C.R.-2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PRO



2nd BASEMENT PLAN

BUILT UP AREA CALC ON 2nd BASEMENT FLOOR			
88.30 X 38.79 X 1	=	3425.46	
NET BUILT UP AREA. =		3425.46	

PARKING AREA CALC.			
CAR PARKING			
IN BASE (BA-01)	9.44 X 8.00 X 1 =	80.34 SMT.	
IN BASE (BA-02)	15.18 X 4.80 X 1 =	69.98 SMT.	
IN BASE (BA-03)	13.89 X 17.07 X 1 =	237.10 SMT.	
IN BASE (BA-04)	4.96 X 15.25 X 1 =	75.64 SMT.	
IN BASE (BA-05)	4.95 X 15.25 X 1 =	75.59 SMT.	
IN BASE (BA-06)	24.63 X 17.28 X 1 =	424.10 SMT.	
IN BASE (BA-07)	7.23 X 5.50 X 1 =	40.48 SMT.	
IN BASE (BA-08)	11.89 X 8.00 X 1 =	95.12 SMT.	
IN BASE (BA-09)	9.44 X 8.00 X 1 =	75.52 SMT.	
IN BASE (BA-10)	19.29 X 16.24 X 1 =	313.27 SMT.	
IN BASE (BA-11)	5.19 X 23.33 X 1 =	120.40 SMT.	
IN BASE (BA-12)	30.96 X 17.98 X 1 =	552.96 SMT.	
IN BASE (BA-13)	9.44 X 8.21 X 1 =	77.50 SMT.	
TOTAL		2702.94 SMT.	
TOTAL CAR PARKING AREA = 2702.94 SMT.			

OPENING SCHEDULE :	R.C.C. STAIR DETAIL :
D1 = 0.90 X 2.10	WIDTH = 2.00 TREAD = 0.30 RISER = 0.15
	WIDTH = 2.00
COLOUR NOTE :	
PROP. WORK : SPRINKLER	

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
- THE PLOT IS NOT ABUTTING ON ANY NATIONAL HIGHWAY OR STATE HIGHWAY
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERIFIED BY ME ON SITE AND PROVIDED CAN BET DRAINAGE CONNECTION
- IT IS CERTIFY THAT ACCORDING TO G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING WE CHECKED AND NECESSARY ACTIONS ARE TAKEN
- IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS
- PARKING FACILITY FOR PHYSICALLY CHALLENGED IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.AP OF G.D.C.R.-2017
- PEDESTRIAN RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF G.D.C.R.-2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8 OF 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-2018
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF G.D.C.R.-2017
- SOLID WASTE MANAGEMENT SHALL BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6.3 OF G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF G.D.C.R.-2017.
- DRAINAGE 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 UNOFFIAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.5 OF 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
- SOLID WASTE MANAGEMENT SHALL BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.6 OF G.D.C.R.-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF G.D.C.R.-2017
- GREY 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 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.10 OF C.G.D.C.R.-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.2017
- FIRE PROTECTION AND FIRE SAFETY SHALL BE PROVIDED AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2019 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2012
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R.2017
- PARKING SPACES EVERSMART SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4000 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-2018
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER G.C.A.R.E NO.17.6.1 OF C.G.D.C.R.-2017
- THE GLASS SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL FACADE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO ALL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017

2nd BASEMENT PLAN

PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 (R.S.NO.:-1314/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO.:-114 (VASTRAL-RAMOL)(DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

SHEET NO.:- 04

SCALE : 1 CM =1.00 MT

ZONE :- R1 (T.O.Z DUE TO M.R.T.S.) USE : RESIDENTIAL + COMMERCIAL

AREA TABLE :	SQMT
PROP. BUILT UP AREA ON 1st BASEMENT	3432.48
PROP. BUILT UP AREA ON 2nd BASEMENT	3432.48
TOTAL BUILT UP AREA	6864.96

PEARL ASSOCIATES
AUTHO. EGIN. NILESHKUMAR B. PANCHAL
DEV.I.C. NO. - 5593210223
4, THAKS RESIDENCY, B/H. PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

CHIRAGKUMAR P. NAYKANI (B.E.C.
A-101,Shantiniketan-2,Opp.Platinum P
New India Colony Road,Nikol,Ahmedabad-382
AMC Lic No. :- ER - 1103/2016/22
AMC Lic No.:- CW - 0065/2/2720
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.SDA/22/2/2183
503, Abhijeet Square,
Makarba, Ahmedabad.
STR.ENGINEER

OWNER

SCRUTINIZE COPY
No. 1152 Date 05/01/2019
T.D.O., BPSP., AMC

Ahmedabad Municipal Corporation

Case No. : BHINTIVADI/19/10/CODO/19-0000/0/R3

Zone: EAST

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 0120190108/R3/A/0000/0/M1

Date : 05/08/2019

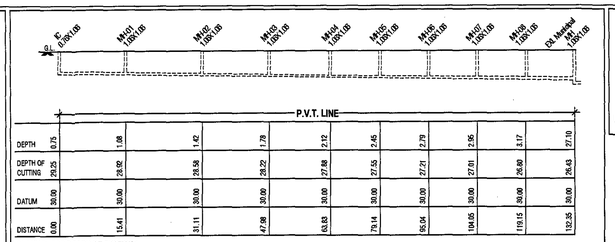
T.D. Sub Engineer(B.P.S.P.) T.D. Inspector (B.P.S.P.) Asst. T.D.O. (B.P.S.P.)

NOTES:-

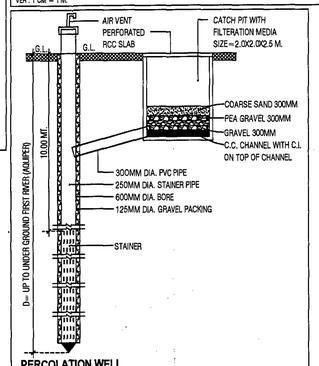
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FIRST RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-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 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 RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.18 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 DI.AUSE NO. 13.1.10OF 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 UNITUFINAL 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
- GREY 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 SPACES, 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 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

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)

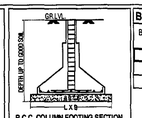
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.50 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.



CHANNEL FOR DRAINAGE SECTION 1
SCALE : HOR. 1 CM = 5 M.
VER. : 1 CM = 1 M.



PERCOLATION WELL
(PLOT AREA = 1500 TO 4000 SQ.MT.)
NOTE:-STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER. (THIS IS ONLY SKETCH PLAN)



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN.

BUILDING HEIGHT TABLE

BLOCK	HEIGHT OF BUILDING (GR. TO TOP FLOOR)	TOTAL HEIGHT
A	44.80	49.94
B	44.80	49.94
C	44.80	49.94

FLOOR AREA TABLE:-

FLOOR	BLOCK :- A USE	BLOCK :- A FLOOR AREA RESI.	TOTAL	BLOCK :- A FLOOR AREA COMM.	RESI.	TOTAL	BLOCK :- B USE	BLOCK :- B FLOOR AREA RESI.	BLOCK :- C USE	BLOCK :- C FLOOR AREA RESI.	TOTAL FLOOR AREA COMM.	RESI.	TOTAL	TOTAL FLOOR AREA COMM.	RESI.	TOTAL
GR. FLOOR (S.P.)	06	------	06	272.61	-------	272.61	------	-------	------	-------	06	------	06	272.61	-------	272.61
1st. FLOOR	06	02	08	272.43	250.43	522.86	04	498.66	02	286.27	06	08	14	272.43	1035.36	1307.79
2nd. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
3rd. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
4th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
5th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
6th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
7th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
8th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
9th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
10th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
11th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
12th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
13th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
14th. FLOOR	------	04	04	-------	502.86	502.86	04	498.66	02	286.27	------	10	10	-------	1287.79	1287.79
TOTAL	14	54	68	545.04	6787.61	7332.65	56	6981.24	28	4007.78	14	138	152	476.78	17776.63	18321.67

F.S.I. AREA TABLE:-

FLOOR	BLOCK :- A COMM.	RESI.	TOTAL	BLOCK :- B RESI.	BLOCK :- C COMM.	RESI.	TOTAL
GR. FLOOR (S.P.)	272.61	-------	272.61	-------	272.61	-------	272.61
1st. FLOOR	272.43	250.43	522.86	498.66	272.43	1035.36	1307.79
2nd. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
3rd. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
4th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
5th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
6th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
7th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
8th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
9th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
10th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
11th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
12th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
13th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
14th. FLOOR	------	502.86	502.86	498.66	-------	1287.79	1287.79
TOTAL	545.04	6787.61	7332.65	6981.24	4007.78	545.04	11777.65 18321.67

BUILT UP AREA TABLE:-

FLOOR	BLOCK :- A COMM.	RESI.	TOTAL	BLOCK :- B RESI.	BLOCK :- C COMM.	RESI.	TOTAL
1st BASEMENT	------	-------	-------	3432.48	------	3432.48	3432.48
2nd BASEMENT	------	-------	-------	3432.48	------	3432.48	3432.48
GR. FLOOR (H.P.)	------	326.60	326.60	626.05	398.03	------	1350.68 1350.68
GR. FLOOR (S.P.)	292.60	------	292.60	-------	------	292.60	------ 292.60
1st. FLOOR	292.42	307.69	600.11	559.70	354.34	292.42	1221.73 1514.15
2nd. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
3rd. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
4th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
5th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
6th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
7th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
8th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
9th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
10th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
11th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
12th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
13th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
14th. FLOOR	------	560.12	560.12	559.70	354.34	------	1474.16 1474.16
ST. CABIN	------	65.19	65.19	64.72	67.42	------	197.33 197.33
LM. & OHWT	------	36.95	36.95	36.95	38.55	------	112.45 112.45
ELE.SUB.	------	11.22	11.22	-------	-------	------	11.22 11.22
TOTAL	585.02	6029.21	6614.23	15428.48	5484.78	585.02	29922.48 29507.47

BLOCK :- (ELE. S.S.)
BUILT UP AREA CALC- SQMT
GROUND FLOOR
2.93 X 3.83 X 1 = 11.22 SMT.

SANITARY CALC.:-
REQ. SANITARY 4.00 SQ MT CARPET AREA = 1 PERSONS
TOTAL CARPET AREA =478.78 SMT.
478.78/ 04 = 119.69 PERSONS
SAY =120 PERSONS

REQ. SANITARY	PROVI. SANITARY
100 Person 1 W.c. & Urinal 120/100= 1.20 Say =02 2.00 Male wc & 2.00 Female wc One Toilet Provided In Each Shop 25 % Sanitary For General Public Urinal = 2/0.25 = 0.50 Say = 01 For Male W.c = 2/0.25 = 0.50 Say = 01 For Female One Special Toilet For Handicap Person	Provi. 1 Toi.for Each Unit Total Provide 14 Nos. General 04 Nos.

LIFT CALCULATION :- BLOCK :- A
50 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 46
46/30 = 1.60 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LIFT CALCULATION :- BLOCK :- B
50 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 46
46/30 = 1.60 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LIFT CALCULATION :- BLOCK :- C
50 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 24
24/30 = 1.25 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LAYOUT PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1
R.S. NO.:- 1214/1/2, O.P.NO.:- 39/2/1/1, T.P.S. NO. :- 114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

BLOCK :- A
SHEET NO.:- 01

SCALE : 1 CM = 2.00 MT
USE ZONE :- R1 (T.O.Z DUE TO M.R.T.S.)
USE : RESIDENTIAL + COMMERCIAL

AREA TABLE :-	SQMT PROPOSE
PLOT AREA OF F.P. NO.39/2/1/1	4775.00
AREA NOT IN POSSESSION	192.00
NET PLOT AREA	4584.00
REQ. COMMON PLOT @ 10 %	458.40
PROVI. COMMON PLOT	467.76
PERMI. F.S.I. AREA (1:1.8) 4584.00 X 1.8	8251.20
CHARGEABLE F.S.I. @ 0.9 OF PLOT AREA (4584.00 X 0.90)	4125.60
PERMI. F.S.I AS PER T.O.Z. 1.3 OF PLOT AREA (4584.00 X 1.3)	5959.20
TOTAL PERMISSIBLE F.S.I.	18336.00
TOTAL USE F.S.I.	18321.67
TOTAL CHARGEABLE F.S.I.(18321.67 - 5251.20)	13070.47

R.C.C. STAIR DETAIL :-

2.00 MT.	WIDTH	
0.30 MT.	TREAD	
0.15 MT.	RISER	

COLOUR NOTE :-
( ) PROP. WORK
( ) PROP. DRAINAGE
( ) ROAD
( ) PLOT BOUNDARY
( ) TREE
( ) CONTAINER BIN
( ) PERCOLATING WELL
(----) PROP. DUAL PLUMBING SYSTEM
( ) NOT IN POSSESSION
( ) PUBLIC DOMAIN
LIGHT INDICATOR

CONTAINER BIN CALC. (COMMERCIAL)
20 LITR CAPACITY FOR EACH 100 S.MT PLA.AREA
PROP.C.B.-478.78/ 100 X 20 = 95.76 LITERS
REQ. COMMUNITY BIN = 95.76 / 80 = 1.19 NOS.
PROP. COMMUNITY BIN = 2.00 NOS.
PROVIDE CONTAINER BIN RESI. 18 + COMM. 02 = 20
PROVI. CONTAINER BIN = 20.00 NOS.

CONTAINER BIN CALC. (RESIDENTIAL)
TOTAL NO. OF UNIT 138
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI.CAPACITY OF CONTAINER 80 LTRS
80 LTRS = 8 UNITS
TOTAL NO. = 138/ 8 = 17.25
REQ. REFUSED CONT. = 18.00 NOS.
PROVI. CONTAINER BIN = 18.00 NOS.

COMMON PLOT AREA CALC :- IN SMT.
(A) 36.63 X 12.77 X 1 = 467.76
TOTAL = 467.76
NET COMMON PLOT AREA = 467.76

PERCOLATING WELL CALC:- IN NOS.
REQ. 1500 TO 4000 SMT = 1.00 NOS.
4584.00 / 4000.00 = 1.15 NOS.
SAY REQ. P.WELL = 2.00 NOS.
PROVI. P.WELL = 2.00 NOS.

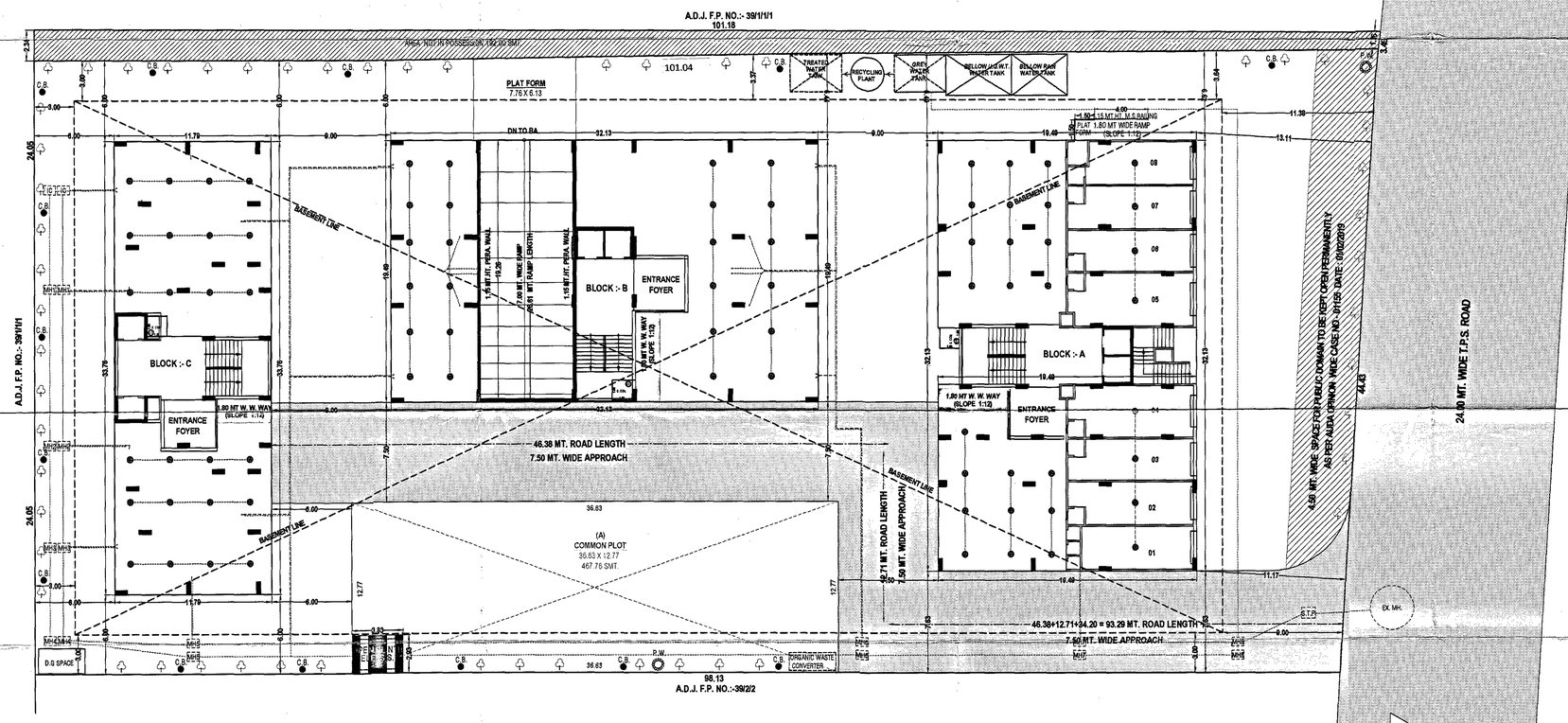
TREE PLANTATION CALC :- IN NOS.
REQ. 200.00 SQMT = 5 TREE
4584.00 / 200 X 5 = 114.60
SAY REQ.TREE = 115 NOS.
PROVIDE TREE = 115.00 NOS.

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHANI
DEV LIC. NO. - 659220221
4, ITIHAS RESIDENCY, B/H, PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

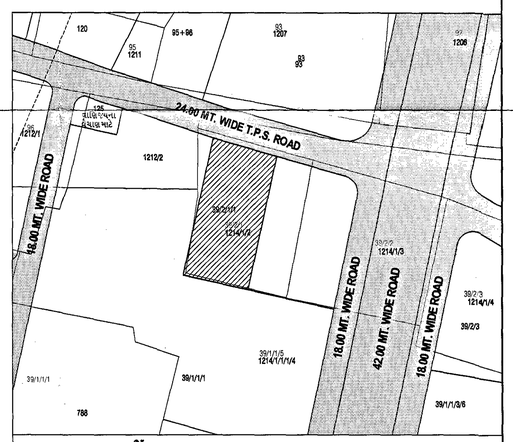
CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101, Shantiniketan-2, Opp. Platinum Plaza,
New India Colony Road, Nikol, A'bad-382350
AMC LIC No. : ER - 1183280522
AMC LIC No.: CW - 0665210720
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.0042220721R3
503, Abhijyot Square,
Makarba, Ahmedabad.
STR.ENGINEER

OWNER



LAYOUT PLAN
SCALE : 1 CM = 2.00 MT



KEY PLAN
SCALE : 1 CM = 20.00 MT

SCRUTINIZE COPY
NO. 12/5
TDO, BPSP, AMC

Ahmedabad Municipal Corporation
Case No. : BHNT/EZ/100119/CGDCRV/A1609/R0/M1
Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 02331/100119/A1609/R0/M1
Date : 02/08/2019

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

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

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 OWNER/RHP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFIY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFIY 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 RAILING 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. 13.10OF C.G.D.C.R.-2017
- DISMAGES 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
- GREY 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 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 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

સદર નકશામાં બાહ્યરેખા એક સેલ જાડી તા વધતા તા તેમ કુલ્યવ્યાપ્ત ધરાવે, તે પ્રમાણિત કરવામાં આવે છે. જુ. પ્રમાણિત નકશાની સાથેના નિયમોની અમલબજાવણી સંબંધમાં તેમજ કોર્ટ કેસો સંબંધી જવાબદારી રહેશે.

SCRUTINIZE COPY
NO. ... DT. 26-03-2019
T.D.O. BP&SP, AMC

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/8)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.50 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

GR. FLOOR FOYER BUILT UP & F.S.I. AREA CALC. :-

(A)	3.68 X 4.22 X 1	=	16.37
	TOTAL	=	16.37
GR. FLOOR FOYER F.S.I. AREA		=	**16.37**

BUILT UP AREA TABLE:-

FLOOR	COMM.	RESI.	TOTAL
GR. FLOOR (H.P.)	------	326.60	326.60
GR. FLOOR (S.P.)	292.60	------	292.60
1st. FLOOR	292.42	307.69	600.11
2nd. FLOOR	------	550.12	550.12
3rd. FLOOR	------	550.12	550.12
4th. FLOOR	------	550.12	550.12
5th. FLOOR	------	550.12	550.12
6th. FLOOR	------	550.12	550.12
7th. FLOOR	------	550.12	550.12
8th. FLOOR	------	550.12	550.12
9th. FLOOR	------	550.12	550.12
10th. FLOOR	------	550.12	550.12
11th. FLOOR	------	550.12	550.12
12th. FLOOR	------	550.12	550.12
13th. FLOOR	------	550.12	550.12
14th. FLOOR	------	550.12	550.12
ST. CABIN	------	65.19	65.19
LMI. & OHWT.	------	36.95	36.95
ELE.SUB.	------	11.22	11.22
TOTAL		**585.02**	**8029.21**	**8014.23**

F.S.I. AREA TABLE:-

FLOOR	COMM.	RESI.	TOTAL
GR. FLOOR (S.P.)	272.61	------	272.61
1st. FLOOR	272.43	250.43	522.86
2nd. FLOOR	------	522.86	522.86
3rd. FLOOR	------	522.86	522.86
4th. FLOOR	------	522.86	522.86
5th. FLOOR	------	522.86	522.86
6th. FLOOR	------	522.86	522.86
7th. FLOOR	------	522.86	522.86
8th. FLOOR	------	522.86	522.86
9th. FLOOR	------	522.86	522.86
10th. FLOOR	------	522.86	522.86
11th. FLOOR	------	522.86	522.86
12th. FLOOR	------	522.86	522.86
13th. FLOOR	------	522.86	522.86
14th. FLOOR	------	522.86	522.86
TOTAL	**545.04**	**6787.61**	**7332.65**

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-

BLOCK - A							NO. OF UNIT
FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA		
GR. FLOOR COMM.	01	125.57	26.93	---	---		01
	02	52.49 *	30.22	---	---		01
	03,06	31.02	28.85	---	---		02
	04,05	39.59	36.84	---	---		02
	07	32.43	30.22	---	---		01
	08	30.02	27.20	---	---		01
1st. FLOOR COMM.	101,106	65.36	62.12	---	---		02
	102,105	25.39	23.91	---	---		02
	103,104	32.31	30.43	---	---		02
1st. FLOOR	101	125.57	109.99	6.00	4.97		01
	104	125.84	109.99	6.00	4.97		01
2nd. FLOOR	201, 204	125.84	109.99	6.00	4.97		02
	202, 203	125.57	109.99	6.00	4.97		02
3rd. FLOOR	301, 304	125.84	109.99	6.00	4.97		02
	302, 303	125.57	109.99	6.00	4.97		02
4th. FLOOR	401, 404	125.84	109.99	6.00	4.97		02
	402, 403	125.57	109.99	6.00	4.97		02
5th. FLOOR	501, 504	125.84	109.99	6.00	4.97		02
	502, 503	125.57	109.99	6.00	4.97		02
6th. FLOOR	601, 604	125.84	109.99	6.00	4.97		02
	602, 603	125.57	109.99	6.00	4.97		02
7th. FLOOR	701, 704	125.84	109.99	6.00	4.97		02
	702, 703	125.57	109.99	6.00	4.97		02
8th. FLOOR	801, 804	125.84	109.99	6.00	4.97		02
	802, 803	125.57	109.99	6.00	4.97		02
9th. FLOOR	901, 904	125.84	109.99	6.00	4.97		02
	902, 903	125.57	109.99	6.00	4.97		02
10th. FLOOR	1001, 1004	125.84	109.99	6.00	4.97		02
	1002, 1003	125.57	109.99	6.00	4.97		02
11th. FLOOR	1101, 1104	125.84	109.99	6.00	4.97		02
	1102, 1103	125.57	109.99	6.00	4.97		02
12th. FLOOR	1201, 1204	125.84	109.99	6.00	4.97		02
	1202, 1203	125.57	109.99	6.00	4.97		02
13th. FLOOR	1301, 1304	125.84	109.99	6.00	4.97		02
	1302, 1303	125.57	109.99	6.00	4.97		02
14th. FLOOR	1401, 1404	125.84	109.99	6.00	4.97		02
	1402, 1403	125.57	109.99	6.00	4.97		02
TOTAL		**5454.68**	**6787.61**	**7332.65**			

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 01 UNIT (Gr. FLOOR)

SHOP NO.:-[01]
(A) 3.37 X 8.775 = 29.57 SMT.
TOTAL = 29.57 SMT.
29.57 X 01 = 29.57

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 01 UNIT (Gr. FLOOR)

SHOP NO.:-[02]
(A) 3.31 X 8.775 = 29.04 SMT.
(B) 3.37 X 1.025 = 3.45 SMT.
TOTAL = 32.49 SMT.
32.49 X 01 = 32.49

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 03 UNIT (GROUND FLOOR).

SHOP NO.:-[03,06]
(A) 3.165 X 9.80 = 31.02 SMT.
TOTAL = 31.02 SMT.
31.02 X 02 = 62.04

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 02 UNIT (GROUND FLOOR).

SHOP NO.:-[04,05]
(A) 4.12 X 4.755 = 19.59 SMT.
(B) 4.01 X 2.345 = 9.40 SMT.
(C) 2.18 X 4.12 = 8.98 SMT.
(D) 3.11 X 0.52 = 1.62 SMT.
TOTAL = 39.59 SMT.
39.59 X 02 = 79.18

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 01 UNIT (GROUND FLOOR).

SHOP NO.:-[07]
(A) 3.31 X 9.80 = 32.43 SMT.
TOTAL = 32.43 SMT.
32.43X 01 = 32.43

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 01 UNIT (GROUND FLOOR).

SHOP NO.:-[08]
(A) 3.37 X 8.19 = 27.60 SMT.
(B) 1.50 X 1.615 = 2.42 SMT.
TOTAL = 30.02 SMT.
30.02 X 01 = 30.02

FLOOR AREA TABLE :-

FLOOR	USE COMM.	USE RESI.	USE TOTAL	AREA COMM.	AREA RESI.	AREA TOTAL
GR. FLOOR (S.P.)	08	------	08	272.61	------	272.61
1st. FLOOR	06	02	08	272.43	250.43	522.86
2nd. FLOOR	------	04	04	------	522.86	522.86
3rd. FLOOR	------	04	04	------	522.86	522.86
4th. FLOOR	------	04	04	------	522.86	522.86
5th. FLOOR	------	04	04	------	522.86	522.86
6th. FLOOR	------	04	04	------	522.86	522.86
7th. FLOOR	------	04	04	------	522.86	522.86
8th. FLOOR	------	04	04	------	522.86	522.86
9th. FLOOR	------	04	04	------	522.86	522.86
10th. FLOOR	------	04	04	------	522.86	522.86
11th. FLOOR	------	04	04	------	522.86	522.86
12th. FLOOR	------	04	04	------	522.86	522.86
13th. FLOOR	------	04	04	------	522.86	522.86
14th. FLOOR	------	04	04	------	522.86	522.86
TOTAL	**14**	**54**	**68**	**545.04**	**6787.61**	**7332.65**

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 01 UNIT (1st. FLOOR)

SHOP NO.:-[101,106]
(A) 2.66 X 1.73 = 4.60 SMT.
(B) 2.60 X 8.01 = 20.83 SMT.
(C) 4.075 X 9.80 = 39.93 SMT.
TOTAL = 65.36 SMT.
65.36 X 02 = 130.72

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 05 UNIT (1st. FLOOR)

SHOP NO.:-[102,105]
(A) 3.17 X 8.01 = 25.39 SMT.
TOTAL = 25.39 SMT.
25.39 X 02 = 50.78

UNIT AREA CALC.:- BLOCK :- A (COMM.)

TOTAL = 02 UNIT (1st. FLOOR)

SHOP NO.:-[103,104]
(A) 4.12 X 3.03 = 12.48 SMT.
(B) 4.01 X 2.35 = 9.42 SMT.
(C) 4.12 X 2.18 = 8.98 SMT.
(D) 3.11 X 0.46 = 1.43 SMT.
TOTAL = 32.31 SMT.
32.31 X 02 = 63.62

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 01 UNIT (GR. FLOOR)

SHOP NO.:-[01]
(A) 3.195 X 8.43 = 26.93 SMT.
TOTAL = 26.93 SMT.
26.93 X 01 = 26.93

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 02 UNIT (GR. FLOOR)

SHOP NO.:-[02,03]
(A) 3.195 X 9.49 = 30.22 SMT.
TOTAL = 30.22 SMT.
30.22 X 02 = 60.44

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 02 UNIT (GR. FLOOR).

SHOP NO.:-[03,08]
(A) 3.05 X 9.49 = 28.85 SMT.
TOTAL = 28.85 SMT.
28.85 X 02 = 57.70

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 02 UNIT (1st. FLOOR)

SHOP NO.:-[04,05]
(A) 3.95 X 8.94 = 35.31 SMT.
(B) 2.94 X 0.52 = 1.53 SMT.
TOTAL = 36.84 SMT.
36.84 X 02 = 73.68

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 01 UNIT (GR. FLOOR)

SHOP NO.:-[08]
(A) 3.195 X 7.84 = 25.05 SMT.
(B) 1.33 X 1.62 = 2.15 SMT.
TOTAL = 27.20 SMT.
27.20 X 01 = 27.20

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 02 UNIT (1st. FLOOR).

SHOP NO.:-[101,106]
(A) 5.335 X 9.57 = 50.97 SMT.
(B) 1.175 X 9.46 = 11.15 SMT.
TOTAL = 62.12 SMT.
62.12 X 02 = 124.24

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 02 UNIT (1st. FLOOR)

SHOP NO.:-[102,105]
(A) 3.05 X 7.84 = 23.91 SMT.
TOTAL = 23.91 SMT.
23.91 X 02 = 47.82

CARPET AREA (RERA) BLOCK:-A (COMM.)

TOTAL = 02 UNIT (1st. FLOOR)

SHOP NO.:-[103,104]
(A) 3.95 X 7.32 = 28.91 SMT.
(B) 2.94 X 0.52 = 1.52 SMT.
TOTAL = 30.43 SMT.
30.43 x 02 = 60.86

UNIT AREA CALC.:- BLOCK :- A (RESI.)

TOTAL = 02 UNIT (1st. FLOOR)

FLAT NO.:-[101,104]
(A) 1.015 X 9.28 = 9.42 SMT.
(B) 8.875 X 8.743 = 85.47 SMT.
(C) 4.075 X 7.35 = 29.95 SMT.
TOTAL = 125.84 SMT.
125.81 X 02 = 251.62

RERA CARPET AREA CALC.:- BLOCK :- A(RESI)

TOTAL = 02 UNIT (1st. FLOOR)

FLAT NO.:-[101]
[104]
(A) 1.015 X 7.54 = 7.65 SMT.
(B) 2.935 X 8.06 = 23.66 SMT.
(C) 3.58 X 9.57 = 34.26 SMT.
(D) 2.13 X 7.235 = 15.41 SMT.
(E) 4.075 X 7.12 = 29.01 SMT.
TOTAL = 109.99 SMT.
109.99 X 02 = 219.98

RERA BALCONY AREA :-

(F) 3.95 X 1.52 = 6.00 SMT.
TOTAL = 6.00 SMT.
6.00 X 02 = 12.00

RERA WASH AREA :-

(G) 2.13 X 2.335 = 4.97 SMT.
TOTAL = 4.97 SMT.
4.97 X 02 = 9.94

BUILT UP AREA CALC. ON 1st. FLOOR (RESI.)

1st. FLOOR BUILT UP AREA = 600.11
1st. FLOOR COMM. BUILT UP AREA = 292.42
TOTAL = 307.69
600.11 - 292.42= 307.69
NET BUILT UP AREA = 307.69

F.S.I. AREA CALC. ON 1st.FLOOR (RESI.)

BUILT UP AREA CALC. ON 1st. FLOOR = 307.69
LESS :-
(A) 4.20 X 10.76 X 1 = 45.19
(B) 4.43 X 2.35 X 1 = 10.41
(C) 0.30 X 0.32 X 2 = 1.06
TOTAL = 57.26
307.69 - 57.26 = 250.43
NET F.S.I. AREA = 250.43

F.S.I. AREA CALC. ON GR. FLOOR (S.P.)

GR. FLOOR (S.P.) :-> 292.60
4.20 X 4.76 X 1 = 19.99
TOTAL = 19.99
292.60 - 19.99 = 272.61
NET F.S.I.UP AREA = 272.61

BUILT UP AREA CALC. ON GR. FLOOR : IN SMT.

32.13 X 19.485 X 1 = 626.05
LESS :-
4.20 X 1.63 X 1 = 6.85
TOTAL = 6.85
626.05 - 6.85 = 619.20
NET BUILT UP AREA = 619.20

BUILT UP AREA CALC. ON GR. FLOOR : IN SMT. (S.P.)

32.13 X 9.80 X 1 = 314.87
LESS :-
4.20 X 5.05 X 1 = 21.21
1.02 X 0.52 X 1 = 1.06
TOTAL = 22.27
314.87 - 22.27 = 292.60
NET BUILT UP AREA = 292.60

BUILT UP AREA CALC. ON GR. FLOOR (H.P.)

GR. FLOOR BUILT UP AREA = 619.20
LESS :- GR. FLOOR S.P BUILT UP AREA = 292.60
TOTAL = 326.60
619.20 - 292.60 = 326.60
NET BUILT UP AREA = 326.60

BUILT UP AREA CALC. ON 1st. FLOOR (COMM.)

32.13 X 9.80 X 1 = 314.87
LESS :-
(1a) 4.43 X 2.35 X 1 = 10.41
(1b) 4.20 X 2.18 X 1 = 9.17
(1c) 6.23 X 0.46 X 1 = 2.87
TOTAL = 22.45
314.87 - 22.45 = 292.42
NET BUILT UP AREA = 292.42

F.S.I. AREA CALC. ON 1st. FLOOR (COMM.)

1st. FLOOR:- 292.42
4.20 X 4.76 X 1 = 19.99
TOTAL = 19.99
292.42-19.99 = 272.43
NET F.S.I. UP AREA = 272.43

BUILT UP AREA CALC. ON 1st FLOOR : IN SMT.

32.13 X 19.485 X 1 = 626.05
LESS :-
(01) 4.20 X 1.63 X 1 = 6.85
(02) 4.08 X 2.34 X 2 = 19.09
TOTAL = 25.94
626.05 - 25.94 = 600.11
NET BUILT UP AREA = 600.11

BLOCK :- A

PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1
R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

SHEET NO.:- 05

SCALE : 1 CM = 1.00 MT

ZONE :- R1 (T.O.Z DUE TO M.R.T.S.)

USE :- RESIDENTIAL + COMMERCIAL

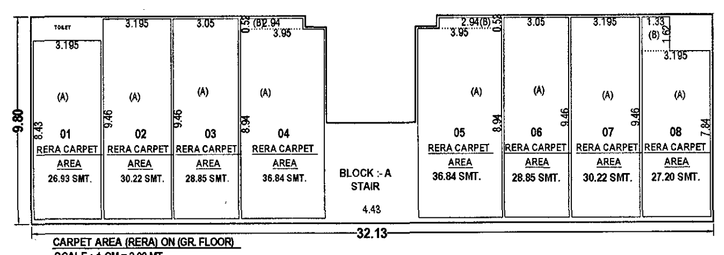
AREA TABLE :-

	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	326.60
PROP. BUILT UP AREA ON GR. FLOOR (S.P.)	292.60
PROP. BUILT UP AREA ON 1st. FLOOR	600.11
PROP. BUILT UP AREA ON 2nd. FLOOR	550.12
PROP. BUILT UP AREA ON 3rd. FLOOR	550.12
PROP. BUILT UP AREA ON 4th. FLOOR	550.12
PROP. BUILT UP AREA ON 5th. FLOOR	550.12
PROP. BUILT UP AREA ON 6th. FLOOR	550.12
PROP. BUILT UP AREA ON 7th. FLOOR	550.12
PROP. BUILT UP AREA ON 8th. FLOOR	550.12
PROP. BUILT UP AREA ON 9th. FLOOR	550.12
PROP. BUILT UP AREA ON 10th. FLOOR	550.12
PROP. BUILT UP AREA ON 11th. FLOOR	550.12
PROP. BUILT UP AREA ON 12th. FLOOR	550.12
PROP. BUILT UP AREA ON 13th. FLOOR	550.12
PROP. BUILT UP AREA ON 14th. FLOOR	550.12
PROP. BUILT UP AREA ON ST. CABIN	65.19
PROP. BUILT UP AREA ON LMI. MACHINE RM & O.H.W.T.	36.95
PROP. BUILT UP AREA ON ELE. SUB.	11.22
TOTAL BUILT UP AREA	**8014.23**
PROP. F.S.I. AREA ON GR. FLOOR	272.61
PROP. F.S.I. AREA ON 1st. FLOOR (COMM. + RESI.) (272.43+250.43)	522.86
PROP. F.S.I. AREA ON 2nd. FLOOR	522.86
PROP. F.S.I. AREA ON 3rd. FLOOR	522.86
PROP. F.S.I. AREA ON 4th. FLOOR	522.86
PROP. F.S.I. AREA ON 5th. FLOOR	522.86
PROP. F.S.I. AREA ON 6th. FLOOR	522.86
PROP. F.S.I. AREA ON 7th. FLOOR	522.86
PROP. F.S.I. AREA ON 8th. FLOOR	522.86
PROP. F.S.I. AREA ON 9th. FLOOR	522.86
PROP. F.S.I. AREA ON 10th. FLOOR	522.86
PROP. F.S.I. AREA ON 11th. FLOOR	522.86
PROP. F.S.I. AREA ON 12th. FLOOR	522.86
PROP. F.S.I. AREA ON 13th. FLOOR	522.86
PROP. F.S.I. AREA ON 14th. FLOOR	522.86
TOTAL F.S.I. AREA	**7332.65**

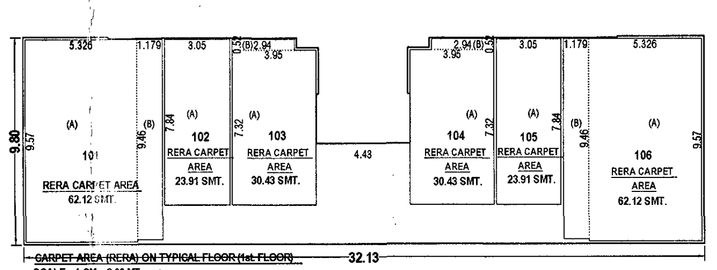
OPENING SCHEDULE :-
D3 = 2.44 X 2.50 D1 = 0.91 X 2.13 W = 1.83 X 1.65
D2 = 1.45 X 2.13 D2 = 0.76 X 2.13 W1 = 0.91 X 1.34
D4 = 1.07 X 2.13 V = 0.60 X 0.60
DOW = DOOR CUM VENT

R.C.C. STAIR DETAIL
WIDTH = 2.00 TREAD = 0.30 RISER = 0.15

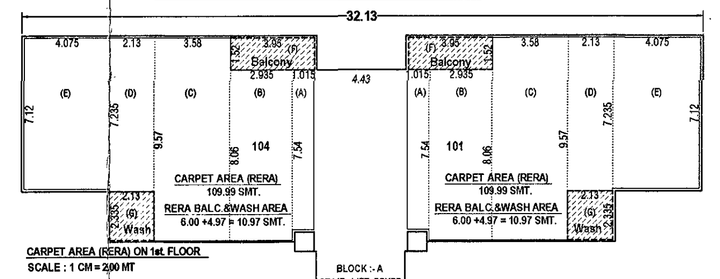
COLOUR NOTE :-
PROP. DRAIN
PROP. WORK
LIGHT INDICATOR
SPRINKLER



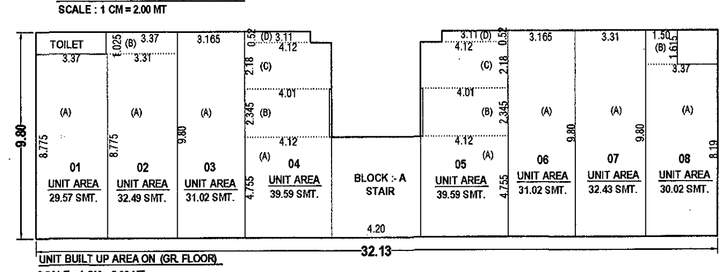
CARPET AREA (RERA) ON GR. FLOOR
SCALE : 1 CM = 2.00 MT



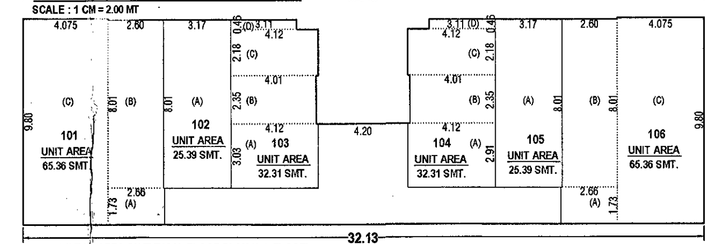
CARPET AREA (RERA) ON TYPICAL FLOOR (1st. FLOOR)
SCALE : 1 CM = 2.00 MT



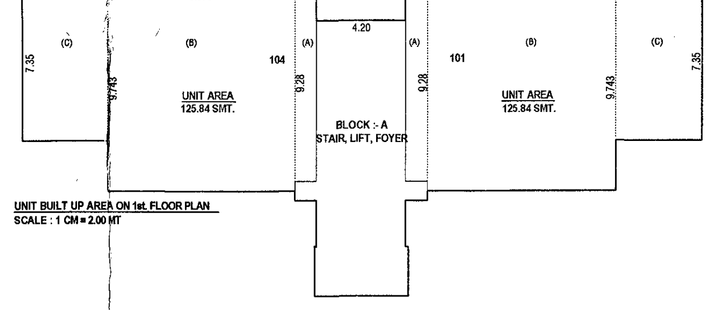
CARPET AREA (RERA) ON 1st FLOOR
SCALE : 1 CM = 2.00 MT



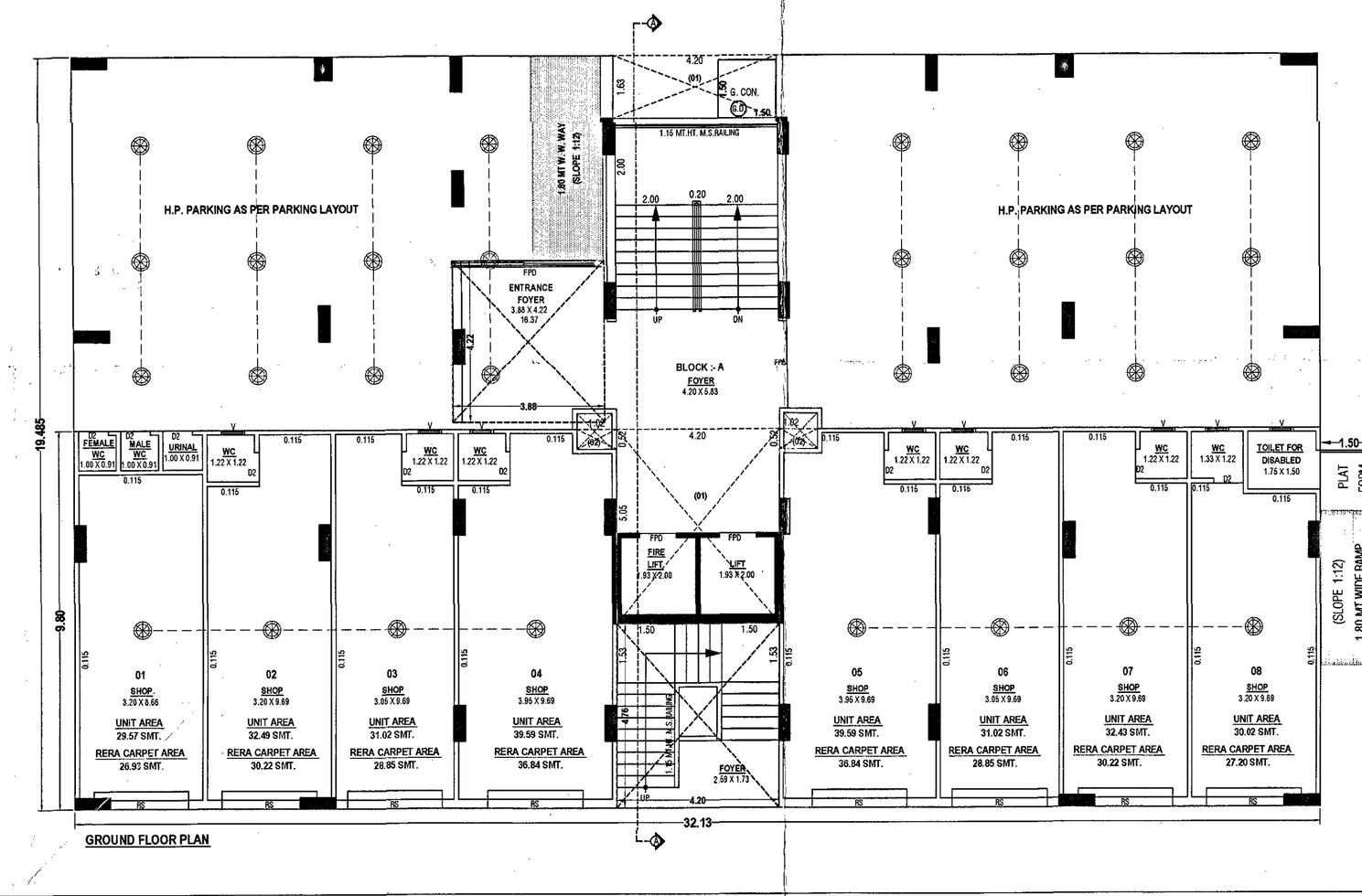
UNIT BUILT UP AREA ON GR. FLOOR
SCALE : 1 CM = 2.00 MT



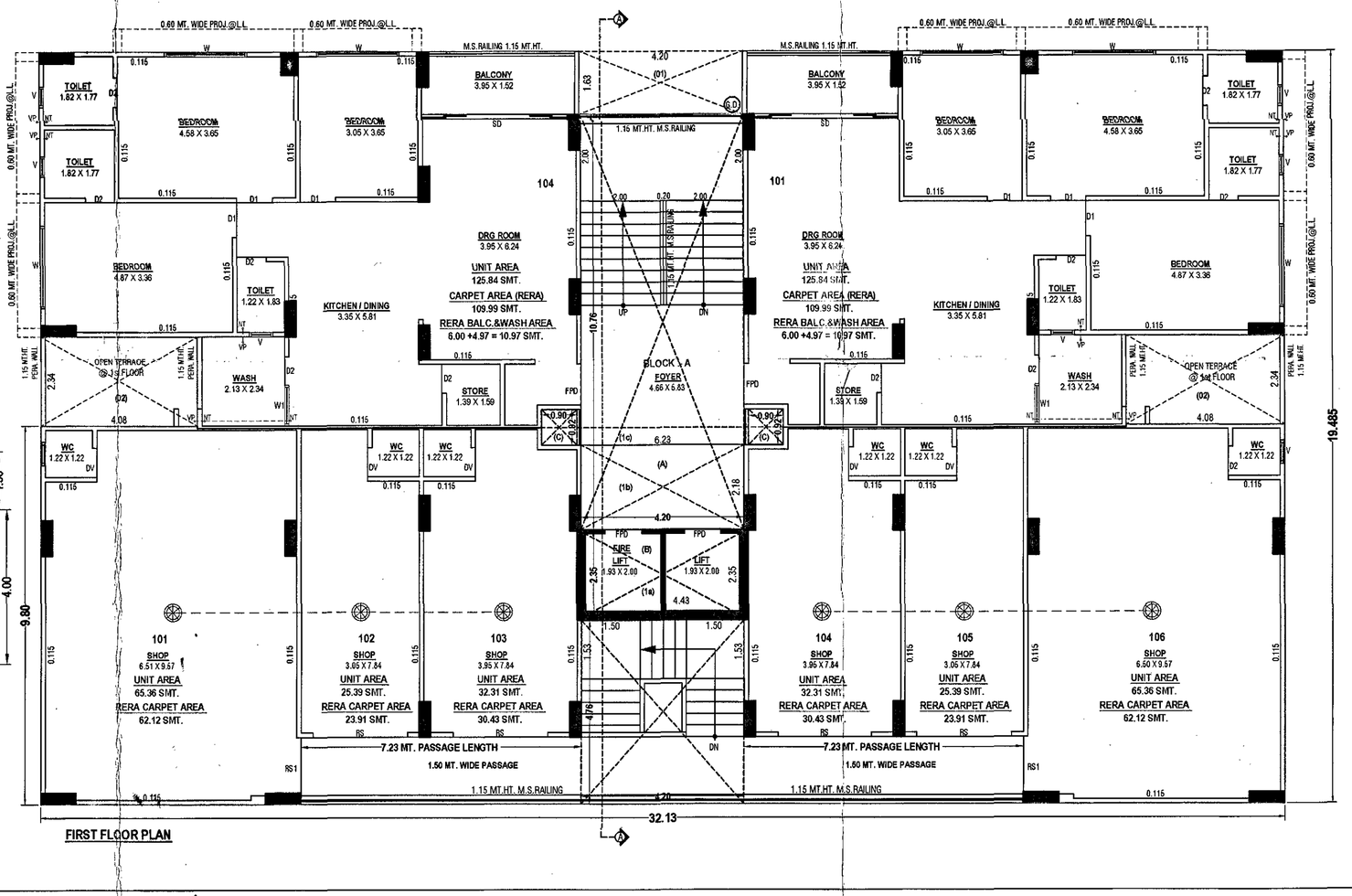
UNIT BUILT UP AREA ON TYPICAL FLOOR PLAN (1st. FLOOR)
SCALE : 1 CM = 2.00 MT



UNIT BUILT UP AREA ON 1st. FLOOR PLAN
SCALE : 1 CM = 2.00 MT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLAN APPROVED BY THE COMMISSIONER OF AHMEDABAD MUNICIPAL CORPORATION

(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT ARE MENTIONED IN THE BOND EXECUTED BY THE OWNER/APPLICANT AND ANY OTHER CONDITIONS IMPOSED BY THE COMMISSIONER OFFICE OF AHMEDABAD MUNICIPAL CORPORATION.

(2) THIS APPROVAL IS GIVEN ACCORDING TO AUTHORITY GRANTED BY THE COMMISSIONER OFFICE VIDE LETTER NO:-AMC/P&D/DEVELOPMENT PLANNING/ENGG.DRAWING/CORRESPONDENCE/2017-18/1066/06.

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO:- GH/VT/DEVELOPMENT PLANNING/BP/F.P.39/2/1/1-114/2018-19/2018-19/2018-19

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.
- ENGINEER IS FULLY RESPONSIBLE FOR LANEWI OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-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 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 RAILING 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 FACIUTY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.5.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF 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 UNITIFINAL 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
- GREY 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-2015 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 SPACES BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/50 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

સદર પ્લાનરજી ચાર્જેબલ એફ.એસ.આઈ. ના વાપરી ના શકાય ચુકવવાના હોઈ, તે પબ્લિશ્ડ બાબતે બી. યુ. પરમીશન આપતી અને નગર વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

સદરે પ્લિંથ કામ કર્યેથી સુધરિયાતો વિભાગના પત્ર ક્રમાંક નં. ૨૧૫/એમએફડીસી તા. ૧૬-૧૧-૧૯ ના પત્ર અનુસાર પ્લિંથલેવલ ઓળખી લેવા અહેવાલ સુપરતો ભરવાની બાંધકામની ખાત્રી કિસ્સો રાખેલું જોઇ કરવાની મુકવાની રહશે.

SCRUTINIZE COPY
NO. 285 DT. 01/01/09 2019
T.D.O. B.P.S.P. AMC

UNIT AREA CALC.:- BLOCK :- A (RESI.)			
TOTAL = 28 UNIT (2nd TO 14th. FLOOR)			
FLAT NO.:-[201,301,401,501,601,701] [801,901,1001,1101,1201,1301,1401] [204,304,404,504,604,704] [804,904,1004,1104,1204,1304,1404]			
(A)	1.015 X 9.28	=	9.42 SMT.
(B)	8.875 X 9.743	=	86.47 SMT.
(C)	4.075 X 7.35	=	29.95 SMT.
	TOTAL	=	125.84 SMT.
125.84 X 02 = 251.68			

UNIT AREA CALC.:- BLOCK :- A (RESI.)			
TOTAL = 28 UNIT (2nd. TO 14th. FLOOR)			
FLAT NO.:-[202,302,402,502,602,702] [802,902,1002,1102,1202,1302,1402] [203,303,403,503,603,703] [803,903,1003,1103,1203,1303,1403]			
(A)	8.88 X 0.462	=	4.10 SMT.
(B)	9.69 X 2.18	=	21.56 SMT.
(C)	9.78 X 2.345	=	22.93 SMT.
(D)	9.69 X 4.755	=	47.03 SMT.
(E)	4.075 X 7.35	=	29.95 SMT.
	TOTAL	=	125.57 SMT.
125.57 X 02 = 251.14			

RERA CARPET AREA CALC.:- BLOCK :- A(RESI.)			
TOTAL = 52 UNIT (2nd. TO 14th. FLOOR)			
FLAT NO.:-[201,301,401,501,601,701] [801,901,1001,1101,1201,1301,1401] [202,302,402,502,602,702] [802,902,1002,1102,1202,1302,1402] [203,303,403,503,603,703] [803,903,1003,1103,1203,1303,1403] [204,304,404,504,604,704] [804,904,1004,1104,1204,1304,1404]			
(A)	1.015 X 7.54	=	7.65 SMT.
(B)	2.935 X 8.06	=	23.66 SMT.
(C)	3.58 X 9.57	=	34.26 SMT.
(D)	2.13 X 7.235	=	15.41 SMT.
(E)	4.075 X 7.12	=	29.01 SMT.
	TOTAL	=	109.99 SMT.
109.99 X 04 = 439.96			
RERA BALCONY AREA :-			
(F)	3.95 X 1.52	=	6.00 SMT.
	TOTAL	=	6.00 SMT.
6.00 X 04 = 24.00			
RERA WASH AREA :-			
(G)	2.13 X 2.335	=	4.97 SMT.
	TOTAL	=	4.97 SMT.
4.97 X 04 = 19.88			

BUILT UP AREA CALC. ON 2nd.TO 14th. FLOOR : IN SMT.			
32.13 X 19.485 X 1		=	626.05
LESS :-			
(01)	4.20 X 4.76 X 1	=	19.99
(02)	4.08 X 4.79 X 2	=	39.09
(03)	1.63 X 4.20 X 1	=	6.85
	TOTAL	=	65.93
626.05 - 65.93 =560.12			
NET BUILT UP AREA = 560.12			

F.S.I. AREA CALC. ON 2nd. TO 14th FLOOR (RESI.)			
BUILT UP AREA ON 1st. TO 14th FLOOR		=	560.12
LESS :-			
(A)	4.20 X 10.76 X 1	=	45.19
(B)	4.43 X 2.35 X 1	=	10.41
(C)	0.90 X 0.92 X 2	=	1.66
	TOTAL	=	57.26
560.12 - 57.26 = 502.86			
NET F.S.I. AREA = 502.86			

BUILT UP AREA CALC. ON STAIR CABIN : IN SMT.			
	4.66 X 13.10 X 1	=	61.05
	4.14 X 1.00 X 1	=	4.14
	TOTAL	=	65.19
NET BUILT UP AREA = 65.19			

BUILT UP AREA CALC. ON L.M.R. & O.H.W.T. : IN SMT.			
(O.H.W.T.)	4.66 X 4.93 X 1	=	22.97
(L.M.R.)	4.66 X 3.00 X 1	=	13.98
	TOTAL	=	36.95
NET BUILT UP AREA = 36.95			

BLOCK :- A

PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

SHEET NO.:- 06

SCALE : 1 CM = 1.00 MT

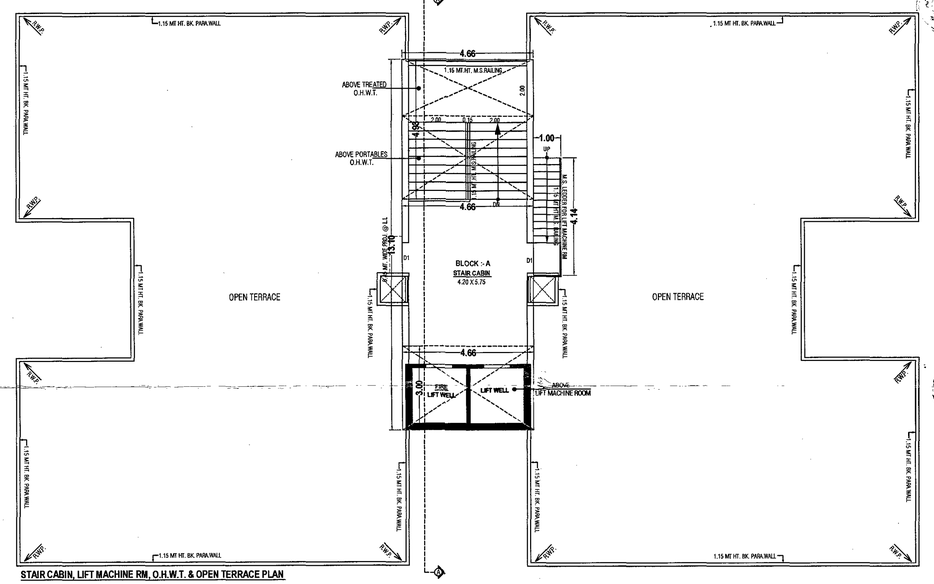
ZONE :- R1 (T.O.Z DUE TO M.R.T.S.) USE : RESIDENTIAL + COMMERCIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	326.00
PROP. BUILT UP AREA ON GR. FLOOR (S.P.)	292.50
PROP. BUILT UP AREA ON 1st. FLOOR	500.11
PROP. BUILT UP AREA ON 2nd. FLOOR	550.12
PROP. BUILT UP AREA ON 3rd. FLOOR	550.12
PROP. BUILT UP AREA ON 4th. FLOOR	550.12
PROP. BUILT UP AREA ON 5th. FLOOR	550.12
PROP. BUILT UP AREA ON 6th. FLOOR	550.12
PROP. BUILT UP AREA ON 7th. FLOOR	550.12
PROP. BUILT UP AREA ON 8th. FLOOR	550.12
PROP. BUILT UP AREA ON 9th. FLOOR	550.12
PROP. BUILT UP AREA ON 10th. FLOOR	550.12
PROP. BUILT UP AREA ON 11th. FLOOR	550.12
PROP. BUILT UP AREA ON 12th. FLOOR	550.12
PROP. BUILT UP AREA ON 13th. FLOOR	550.12
PROP. BUILT UP AREA ON 14th. FLOOR	550.12
PROP. BUILT UP AREA ON STAIR CABIN	65.19
PROP. BUILT UP AREA ON LIFT MACHINE RM & O.H.W.T.	36.95
PROP. BUILT UP AREA ON B.E.SUB.	11.22
TOTAL BUILT UP AREA	**8614.23**
PROP. F.S.I. AREA ON GR. FLOOR	272.51
PROP. F.S.I. AREA ON 1st. FLOOR (COMM. + RESI.) (272.43+250.43)	522.86
PROP. F.S.I. AREA ON 2nd. FLOOR	502.86
PROP. F.S.I. AREA ON 3rd. FLOOR	502.86
PROP. F.S.I. AREA ON 4th. FLOOR	502.86
PROP. F.S.I. AREA ON 5th. FLOOR	502.86
PROP. F.S.I. AREA ON 6th. FLOOR	502.86
PROP. F.S.I. AREA ON 7th. FLOOR	502.86
PROP. F.S.I. AREA ON 8th. FLOOR	502.86
PROP. F.S.I. AREA ON 9th. FLOOR	502.86
PROP. F.S.I. AREA ON 10th. FLOOR	502.86
PROP. F.S.I. AREA ON 11th. FLOOR	502.86
PROP. F.S.I. AREA ON 12th. FLOOR	502.86
PROP. F.S.I. AREA ON 13th. FLOOR	502.86
PROP. F.S.I. AREA ON 14th. FLOOR	502.86
TOTAL F.S.I. AREA	**7332.85**

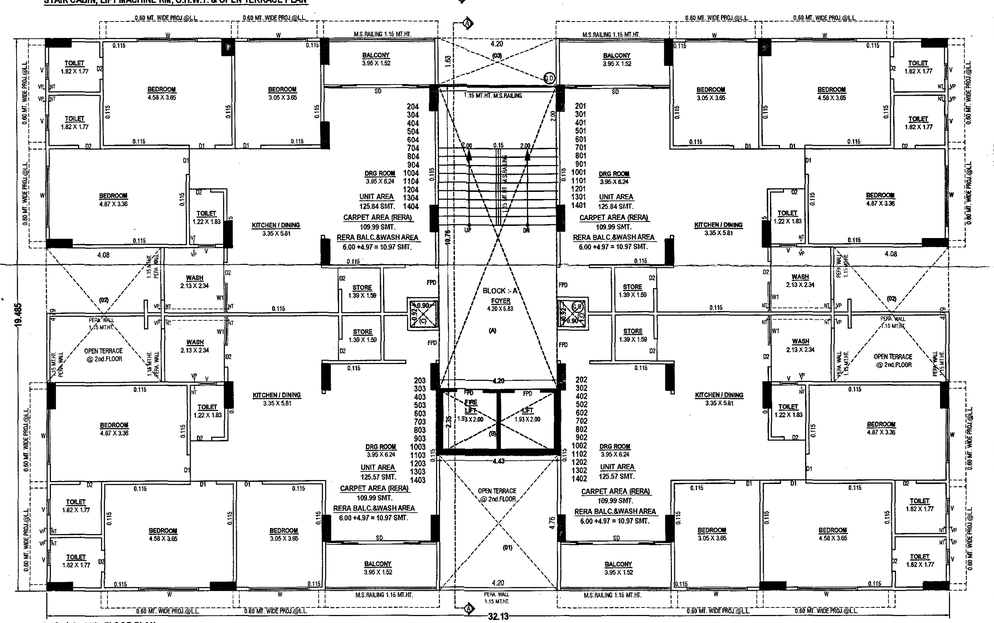
OPENING SCHEDULE :-			
RS = 2.44 X 2.56	D1 = 0.91 X 2.13	W = 1.83 X 1.65	
SD = 1.45 X 2.13	D2 = 0.76 X 2.13	W1 = 0.91 X 1.34	
FPD = 1.07 X 2.13		V = 0.60 X 0.60	
D2W = DOOR CUM VENT			

R.C.C. STAIR DETAIL		
WIDTH = 2.00	TREAD = 0.30	RISER = 0.15

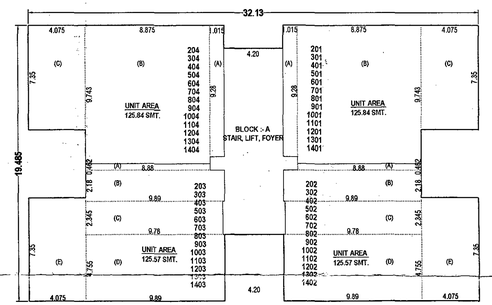
COLOUR NOTE :-
PROP. DRAIN
PROP. WORK
LIGHT INDICATOR
SPRINKLER



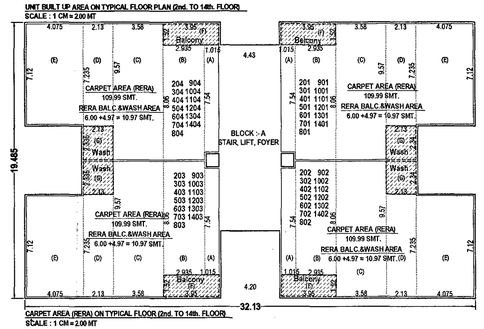
STAIR CABIN, LIFT MACHINE RM, O.H.W.T. & OPEN TERRACE PLAN



2nd. to 14th. FLOOR PLAN



UNIT BUILT UP AREA ON TYPICAL FLOOR PLAN (2nd. TO 14th. FLOOR)
SCALE : 1 CM = 2.00 MT



CARPET AREA (RERA) ON TYPICAL FLOOR (2nd. TO 14th. FLOOR)
SCALE : 1 CM = 2.00 MT

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND OWNER/ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND EQUIS/MPC.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/09 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= EDB-102015-3629-L, DATED:- 27/12/2017 AND LETTER NO= GNV/001/EDB-102015-3629-L, DATED:- 31/05/2018 AND LETTER NO: EDB-102015-3629-L, DATED:- 11/03/2019 AND LETTER NO: GNV/001/EDB-102015-3629-L, DATED:-03/06/2019 AND LETTER NO: EDB-102015-3629-L, DATED:- 02/04/2019 AND LETTER NO: GNV/001/EDB-102015-3629-L, DATED:-20/12/2017 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 MINIMUM 2.00 MTR. HEIGHT (NOT LESS THAN 2.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY AT ALL BOUNDARIES OF PLOT FOR SAFETY PURPOSE.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL OF DT:- 19/5/2019

(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 BUILDING PERIOD/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 SHORING AND STRUTTING (STRUTTING) AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING CELLAR CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ARCHITECT/ENGINEER OF WORK (SITE SUPERVISOR) FOR DAYS TO BE MADE FOR THE SAFE URGENT ADDITIONAL ARRANGEMENT WILL BE ENSURED/ENSURE BY ARCHITECT / ENGINEER OF WORK (SITE SUPERVISOR) / LANDOWNER/APPLICANT GIVEN ON DT.4/10/19 BY THE OWNER / APPLICANT TO THE ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS. THE COMMENCEMENT OF CONSTRUCTION WORK(THIS 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 AND TOZ DUE TO MRTS ZONE (AS SHOWN IN DEVELOPMENT PLAN) OF COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(EO) COM. DT.1/8/2019 IN RESPECT OF 45.00MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O UNIT-5, DATED:- 17/12/2018 REF. NO. P.SHNO.114(VASTRAL-RAMOL)CASE NO.38/5/171 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O OPINION).

(10)THIS PERMISSION IS GIVEN ON THE BASE OF OPINION FOR BETTERMENT CHARGES GIVEN BY TOWN PLANNER (SC)LETTER NO.:- CFDNAMC/GENERAL/220, ON DT.:16/10/2018 AND ARBT.CITY FLAMINGO LETTER NO.:- CFDNAMC/GENERAL/DP-02, ON DT.:30/4/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.) REF.NO.3481, DT.6/2/2017

(12)THIS PERMISSION IS GRANTED AS PER THE N.O.C.OF AIRPORT AUTHORITY OF INDIA ON 01/2/21/02/2016, NOC ID NO. AHMEWEST/B/101016/177267 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS IN LETTER NO.:- GH/SOUTH/AMC/BP/1/2019/1 DT.07/3/2019 (NO.1) AND SUBJECT TO OWNER/APPLICANT GIVE UNDERTAKING AS PER GIVEN BY OWNER/APPLICANT ON DT.:8/5/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(15)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCATION PLAN AND PLAN GIVEN BY SENIOR TOWN PLANNER(AUDA) ON DT.:12/2019 LETTER NO.:- AND AS PER NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.:-/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT. 13/02/2019 IN RESPECT OF OPINION FORMETRO/ROUTE GIVEN BY METRO LINK EXPRESS FOR GANDHINAGAR AND AHMEDABAD (MEGA) COMPANY LTD.LETTER NO. :- GMRC LTD/GM/ AND D2016 DATED:- 8/02/2019

(17)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, BOOKING OF OFFICE/SHOP(S)/ FLAT(S) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, PART OF THEIR, UNTIL THE REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR AUTHORITY/REAL ESTATE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY OFFICE.

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20)THIS PERMUSION IS GIVEN AS PER N.A. PERMISSION ON DT.:-19/1/2019, LETTER NO.:- GH/VASTRAL/MEDA/VASTRAL/7214/G2/R90/R4/2018 BY DISTRICT COLLECTOR(AHMEDABAD) IT IS SUBMITTED BY OWNER-APPLICANTS.

(21)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY SANITARY ACCOMODATION FOR SANITATION FACILITY, PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED WITH PROPER ANY CASE AS PER GIVEN BY OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME IN SAME ON DT.8/2/2019

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF VEHICHLES OF THE EARTH MOVER/MACHINERY/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(23)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.

(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.: EDB/1122/2017/1441, DTD.:28/04/2018, DTD.:7/12/2018, DTD.:25/09/2018, NOTIFICATION HOUSING AND URBAN DEVELOPMENT (GOVERNMENT OF GUJARAT AND URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISIONS OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE AND MRTS ROUTE FEE(TOD) SHALL BE PAID BY OWNER/APPLICANT AS PER 20 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 20 CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER GR(ZONE) NO.: 37/2015-14,DATE:- 27/12/2015 AND 20 CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER GR(ZONE) NO.: 37/2015-14,DATE:- 27/12/2015 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 19/7/2019 AND DT.30/7/2019 RESPECTIVELY.

(26)THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR THE SAME PURPOSE.

(27)ANY ADDITIONAL FLOOR(S) OR ANY OTHER BUILDING(S) OR ANY OTHER USE(S) NOT MENTIONED IN THE SANCTIONED PLAN SHALL BE ENTERTAINED ON THE BASIS OF THE PROVISIONS OF THE DEVELOPMENT CONTROL REGULATIONS OF THE AHMEDABAD MUNICIPAL CORPORATION AS ON THE DATE OF SUBMISSION OF THE PLAN.

(28)ANY ADDITIONAL FLOOR(S) OR ANY OTHER BUILDING(S) OR ANY OTHER USE(S) NOT MENTIONED IN THE SANCTIONED PLAN SHALL BE ENTERTAINED ON THE BASIS OF THE PROVISIONS OF THE DEVELOPMENT CONTROL REGULATIONS OF THE AHMEDABAD MUNICIPAL CORPORATION AS ON THE DATE OF SUBMISSION OF THE PLAN.

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

(30)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT.:13/02/2019 IN RESPECT OF OPINION FORMETRO/ROUTE GIVEN BY METRO LINK EXPRESS FOR GANDHINAGAR AND AHMEDABAD (MEGA) COMPANY LTD.LETTER NO. :- GMRC LTD/GM/ AND D2016 DATED:- 8/02/2019

(31)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, BOOKING OF OFFICE/SHOP(S)/ FLAT(S) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, PART OF THEIR, UNTIL THE REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR AUTHORITY/REAL ESTATE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY OFFICE.

(32)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(34)THIS PERMUSION IS GIVEN AS PER N.A. PERMISSION ON DT.:-19/1/2019, LETTER NO.:- GH/VASTRAL/MEDA/VASTRAL/7214/G2/R90/R4/2018 BY DISTRICT COLLECTOR(AHMEDABAD) IT IS SUBMITTED BY OWNER-APPLICANTS.

(35)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY SANITARY ACCOMODATION FOR SANITATION FACILITY, PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED WITH PROPER ANY CASE AS PER GIVEN BY OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME IN SAME ON DT.8/2/2019

(36)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF VEHICHLES OF THE EARTH MOVER/MACHINERY/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(37)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.

(38)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.: EDB/1122/2017/1441, DTD.:28/04/2018, DTD.:7/12/2018, DTD.:25/09/2018, NOTIFICATION HOUSING AND URBAN DEVELOPMENT (GOVERNMENT OF GUJARAT AND URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISIONS OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(39)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE AND MRTS ROUTE FEE(TOD) SHALL BE PAID BY OWNER/APPLICANT AS PER 20 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 20 CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER GR(ZONE) NO.: 37/2015-14,DATE:- 27/12/2015 AND 20 CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER GR(ZONE) NO.: 37/2015-14,DATE:- 27/12/2015 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 19/7/2019 AND DT.30/7/2019 RESPECTIVELY.

(40)THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR THE SAME PURPOSE.

(41)ANY ADDITIONAL FLOOR(S) OR ANY OTHER BUILDING(S) OR ANY OTHER USE(S) NOT MENTIONED IN THE SANCTIONED PLAN SHALL BE ENTERTAINED ON THE BASIS OF THE PROVISIONS OF THE DEVELOPMENT CONTROL REGULATIONS OF THE AHMEDABAD MUNICIPAL CORPORATION AS ON THE DATE OF SUBMISSION OF THE PLAN.

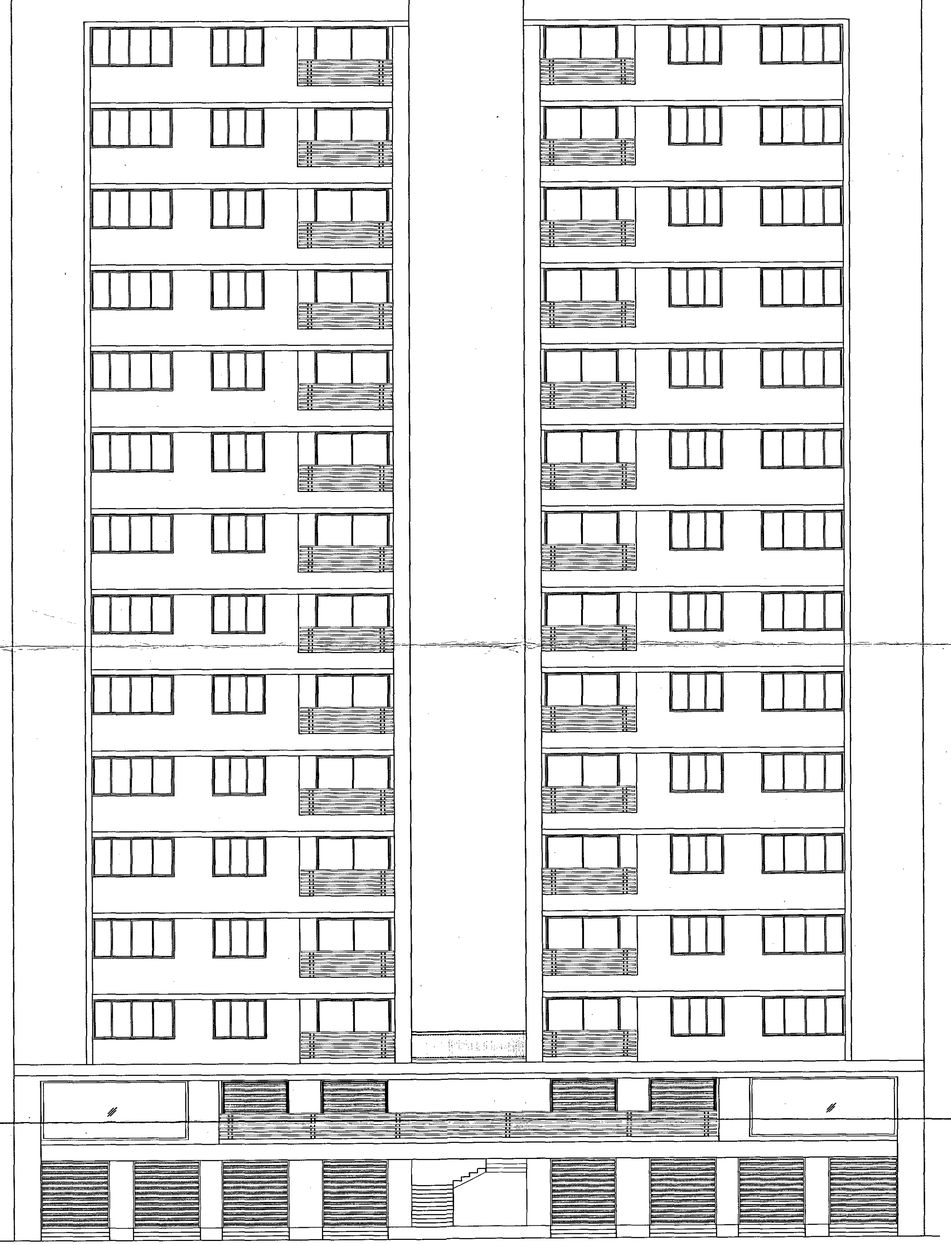
(42)ANY ADDITIONAL FLOOR(S) OR ANY OTHER BUILDING(S) OR ANY OTHER USE(S) NOT MENTIONED IN THE SANCTIONED PLAN SHALL BE ENTERTAINED ON THE BASIS OF THE PROVISIONS OF THE DEVELOPMENT CONTROL REGULATIONS OF THE AHMEDABAD MUNICIPAL CORPORATION AS ON THE DATE OF SUBMISSION OF THE PLAN.

(43)ઉપર-નીચે કરવી બાકી કરવા તેમજ Grey Water recycling Recycling System With Dual Plumbing System તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતના વાર્ષિકરાહતની પ્રાપ્તિની અગિયાર તબક્કા પૈકાના/આંશિક કામની પૂર્ણતા કરવા સંબંધમાં ઓનલાઈન અરજી કરેલ હોય પછીથી બાંધકામ પૂર્ણતા થયે કરવાના ૩૦ દિવસમાં પૂર્ણતાનો દાખલો મેળવી લેવાનો રહેશે. તેમજ ફાયર ફાઈટર ઈમર્જન્સી એક્ઝિટ તેમજ બાંધકામ થયે કરવાના ૩૦ દિવસમાં પૂર્ણતાનો દાખલો મેળવી લેવાનો રહેશે.

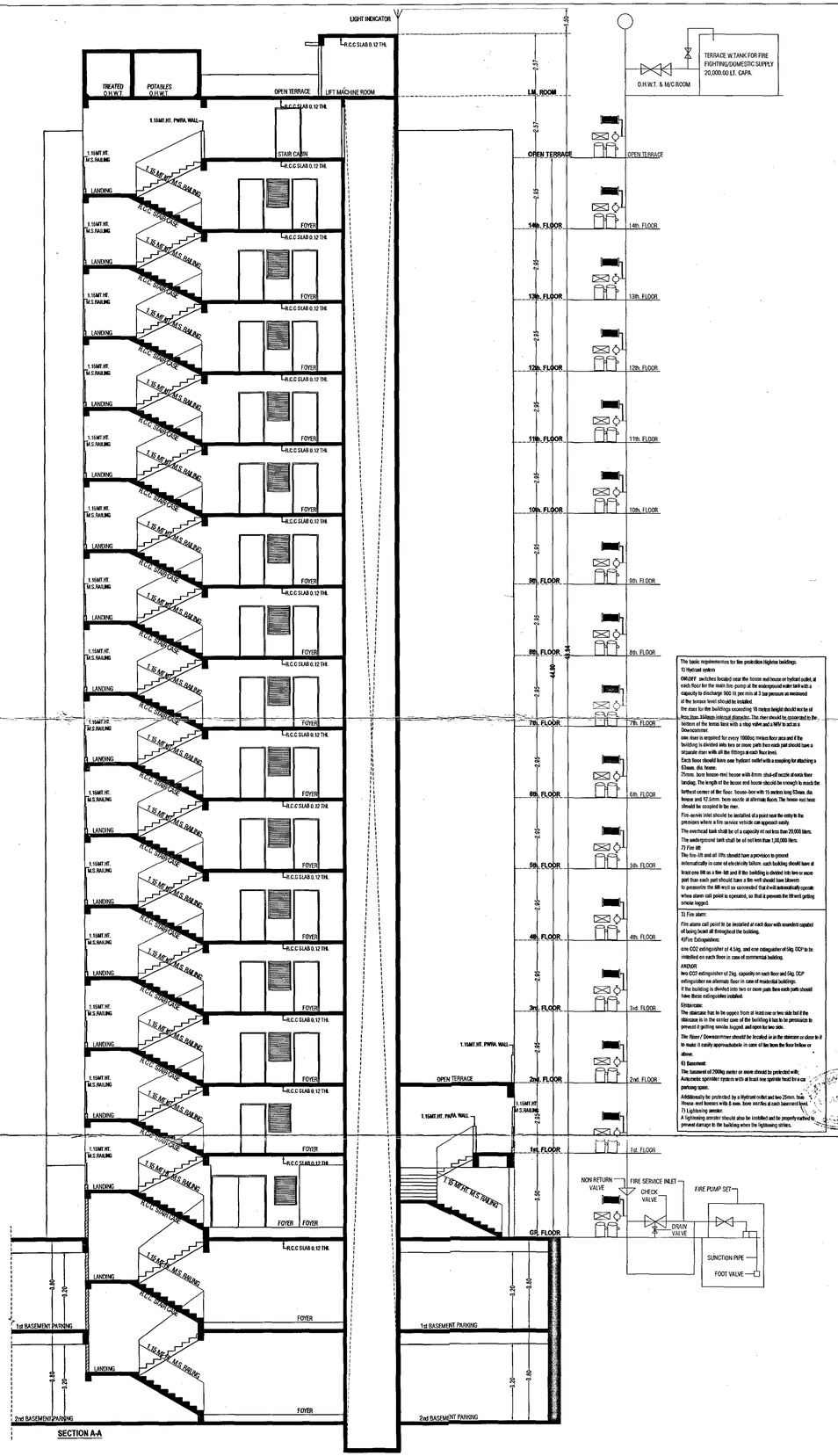
(44)ઉપર-નીચે કરવી બાકી કરવા તેમજ Grey Water recycling Recycling System With Dual Plumbing System તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતના વાર્ષિકરાહતની પ્રાપ્તિની અગિયાર તબક્કા પૈકાના/આંશિક કામની પૂર્ણતા કરવા સંબંધમાં ઓનલાઈન અરજી કરેલ હોય પછીથી બાંધકામ પૂર્ણતા થયે કરવાના ૩૦ દિવસમાં પૂર્ણતાનો દાખલો મેળવી લેવાનો રહેશે. તેમજ ફાયર ફાઈટર ઈમર્જન્સી એક્ઝિટ તેમજ બાંધકામ થયે કરવાના ૩૦ દિવસમાં પૂર્ણતા

અહીની વિકાસ અને બાંધકામ પરવાનગીઓ વિગતવાર પત્ર સમાંક નં. ૨૧૧૧/૦૦૦૧૧૧/૨૦૧૭થી તા-૧૬-૧૧-૧૭ ના રોજ અનુસાર બાંધકામ પરવાનગી મેળવ આજદિ જુનાગઢ મહાનગરપાલિકાના તમામ વિભાગો તરફનાં બધા કામકાજ થઈ ગયાં છે.

સદર પ્રકરણે આર્કીટેક્ટ એન.એસ.આઈ. ના નામાં ના દાવા જુનાગઢના ઓઈ. ની પત્રુલાલ બાબલે ની. યુ. પરમોલ અગાઉ અનેના વિભાગની અભિપ્રાય મેળવવાની રહેછે



ELEVATION



SECTION A-A

SCRUTINIZE COPY
NO. 1126 DTED 28/..../2019
T.D.O., BPSP, AMC

The basic requirements for fire protection Hydrant buildings.

1) Hydrant system

ON/OFF switches located near the house and house or hydrant outlet, at each floor for the main to pump all the accumulated water tank with a capacity to discharge 900 lit per min at 3 bar pressure as mentioned at the bottom level should be installed.

The riser for the buildings exceeding 15 meters height should not be of less than 150mm internal diameter. The riser should be connected to the bottom of the tanks tank with a stop valve and a NRV to act as a Downcommer.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. hose.

25mm. here house-reel hoses with 8mm shut-off nozzle at each floor landing. The length of the house reel hoses should be enough to reach the furthest corner of the floor. hoses-box with 15 meters long 63mm. dia. hoses and 12.5mm. here nozzle at alternate floors. The hoses-reel hoses should be coupled to the riser.

Fire-servis inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.

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 Jet.

The fire-lift and lift lifts should have a provision to ground internationally in case of electrically failure. each building should have at least one lift as a fire-lift and if the building is divided into two or more part than each part should have a fire-well should have blowers to pressurize the lift well as connected that it will automatically operate when alarm call point is operated, so that it prevents the lift well getting smoke logged.

3) Fire alarm:

Fire alarm call point to be installed at each door with sounders capabel of being heard all throughout the building.

4)Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be installed on each floor in case of commercial building.

AND/OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.

if the building is divided into two or more parts then each parts should have these extinguisher installed.

5)staircase:

The staircase has to be open from at least one or two side but if the staircase is in the center case of the building it has to be pressurize to prevent it getting smoke logged. and open for two side.

The Riser/ Downcommer should be located in in the staircase or close to it to make it easily approachable in case of fire from the floor bellow or above.

6) Basement

The basement of 200sq meter or more should be protected with Automatic sprinkler system with at least one sprinkle head for a car parking space.

Additionally be protected by a Hydrant outlet and two 25mm. here House-reel Hoses with 8 mm. Jove 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.

(27)સદર પ્લાન માટે ગોઠવામા આવેલ (રોકાણકૃત્રિ નિયમન અને બોગીની સરતો) અધિનિયમ,૨૦૦૬* કેલ ટેક મહિતે લાગુપાત્ર થતી શુ કરવાના ૦૦ દિવસ પહેલા નો.૨ સરકારી કેલના નિયત ફોર્મ-૪ મુજબની નોટિસ તેમજ લાગુપાત્ર શુ કર્યેલ ૦૦ દિવસમાં ઉક્ત કાયદા કેલ સદરની બીજી નિયમાવલી,બોગોલિક સરતનાં અને સરતનાની અમલીકરણ કરવાની રહેશે.

(૨૮)સદર પ્લાન મુજબ બાંધકામ કરતાં પહેલાં ગ્રેવેટી ફીડિંગ સિસ્ટમ અને ગ્રેવેટી ફીડિંગ સિસ્ટમ ઉપરાંત વધારાનું પાણી મેળવવા માટે ટ્યુબવેલ/કોલ્યાણી મેળવેલ હોવાનું તેમજ તે મુજબ પાણીના સપ્લાય/કોલ્યાણી અંગેના નોટરાઇઝ્ડ અંડેન્ટેશન આપીને

BLOCK :- A

PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1
R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

SHEET NO.:- 07

SCALE : 1 CM = 1.00 MT

ZONE :- R1 (T.O.Z DUE TO M.R.T.S.)

USE : RESIDENTIAL + COMMERCIAL

OPENING SCHEDULE :-

RS = 2.44 X 2.56	D1 = 0.91 X 2.13	W = 1.83 X 1.65	
SD = 1.45 X 2.13	D2 = 0.76 X 2.13	W1 = 0.91 X 1.34	
FPD = 1.07 X 2.13		V = 0.60 X 0.60	
DZV = DOOR CUM VENT			

R.C.C. STAIR DETAIL

WID1H = 2.00 TREAD = 0.30 RISER = 0.15

COLOUR NOTE :-
PROP.DRAIN
PROP.WORK
LIGHT INDICATOR
SPRINKLER

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHANI
DEV LIC. NO. - 659220221
4, ITIHAS RESIDENCY, B/H, PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

CHIRAGKUMAR P. MAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinum Plaza,
New India Colony Road,Nikol,Ahmedabad-382350
AMC LIC No. : ER - 1183280522
AMC LIC No.: CW - 0665210720
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.00422207221R3
503, Abhijyot Square,
Makarba, Ahmedabad.
STR.ENGINEER

OWNER

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT/ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS SHALL STRICTLY OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG.DATA.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE OPINION FOR BELOW MENTIONED FSI AND ADDITIONAL FSI PREMIUM AND AMENITY SPACE.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO. GH/VISS OF 2018/EDB-102016-362-L, DATED:- 12/12/2017 AND LETTER NO. GH/VISS OF 2018/EDB-102016-362-L, DATED:- 31/03/2018 AND LETTER NO. EDB-102016-362-L, DATED:- 31/03/2019 AND LETTER NO. GH/VISS OF 2018/EDB-102016-362-L, DATED:- GH/VISS/EDB-102016-362-L, DATED:- 31/03/2019 AND LETTER NO. GH/VISS/EDB-102016-362-L, DATED:-01/12/2018 AND TP SCHEME NO.-114 (VASTRAL-RAMOL) 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 2.00MT.) 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:- 19/6/2019

(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 CONSTRUCTION/DEMOLITION PROCESS AND INSTEAD OF TAKING ALL THE NECESSARY PRECAUTIONS DURING CONSTRUCTION OF THE CELLAR AND INSTEAD OF DEWATERING, PLEASE 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 PROTECTIVE MEASURE TO BE TAKEN AT SITE. THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT:-8/10/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (VAJAC/HT7/R) 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 AND NOT DUE TO MISCONCEPTION OF ZONE AS PER TP SCHEME. THE ZONE WILL BE CHANGED AS PER THE PROCEDURE PRESCRIBED IN THE DEVELOPMENT PLAN OF AMC (D.P.) ON DT MENTION IN RESPECT OF AS AMAT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-6, DATTED:-17/12/2018, REF NO.TPS/NO.114(VASTRAL-RAMOL)/CASE NO.365/1771 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOARD (IN CONTEXT TO T.P.O. OPINION).

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY CHIEF CITY PLANNER (ECLETTER NO. - CFD/AMC/DEB/ALD/258, ON DT. 18/5/2019 AND ASST.CITY PLANNER LETTER NO. – CFD/AMC/DEB/ALD/P-02, ON DT 30/6/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GRANTED ON THE BASIS OF NOTARISED UNDERTAKING GIVEN BY A.E.O.(E.L.) REF NO.3481, DT.6/3/2019

(12)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/10/2016, NOC ID NO. AHMEWEST/B/H/016/1/7047 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY METRO LINK EXPRESS FOR GANDHINAGAR AND AHMEDABAD (MEGA COMPANY LTD.LETTER NO. – GMRC LTD/GAAP AND D/2019, DATED:- 8/2/2019

(14)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/(PROMOTERS) WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING AND PART OF THEIR, UNITS. THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(15)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20)THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION ON DT.-10/11/2019, LETTER NO.-DB/NA/AMEDABAD/VASTRAL/1214/1/2999564/2018 BY DISTRICT COLLECTOR(AHMEDABAD) IT IS SUBMITTED BY OWNER-APPLICANTS.

(21)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 ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTARIZED UNDERTAKING FOR THE SAME ON DT. 9/10/019

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF VEHICLES TO PREVENT DISPERSAL OF MUD AND DEBRIS ON TO 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.

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

(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/1172016/375/L/L, DTD.26/04/2016, DTD.25/09/2018, NO:31/CATION NO: PRCHY/102/167/1994, DTD.16/10/2018, & 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

(25)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE AND MRTS ROUTE FEE(TOZ) SHALL BE PAID BY OWNER/APPLICANT AS PER 24 CHARGES FROM TIME OF COMMENCEMENT CERTIFICATE TILL COMPLETION OF THE DEVELOPMENT WITHIN 7 YEARS AS PER CGDCR-2017/31.3.4.DATED:- 22/12/2020 AND OWNER APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 19/7/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(26)THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN THE APPROVED INTER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.

(29)સદર પ્લાન માટે ગોઠવામા આવેલ (રોકાણકૃત્રિ નિયમન અને બોગીની સરતો) અધિનિયમ,૨૦૦૬* કેલ ટેક મહિતે લાગુપાત્ર થતી શુ કરવાના ૦૦ દિવસ પહેલા નો.૨ સરકારી કેલના નિયત ફોર્મ-૪ મુજબની નોટિસ તેમજ લાગુપાત્ર શુ કર્યેલ ૦૦ દિવસમાં ઉક્ત કાયદા કેલ સદરની બીજી નિયમાવલી,બોગોલિક સરતનાં અને સરતનાની અમલીકરણ કરવાની રહેશે.

(૩૦)સદર પ્લાન મુજબ બાંધકામ કરતાં પહેલાં Grey Water recycling Recycling System With Dual Plumbing System તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનું પાણીની જરૂરીયાત સંતોષવા અસરકારક વ્યવસ્થા/વ્યવસ્થાઓ કરવી ફરજીયાત રહેશે તે મુજબ પાણીના સપ્લાય/કોલ્યાણી અંગેના નોટરાઇઝ્ડ અંડેન્ટેશન આપીને

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

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

(૩૧)સદર પ્લાન મુજબ બાંધકામ કરતાં પહેલાં સુકાતા કચરા, ભીનો કચરો, સુકાતા કચરા માટે ભીનો કચરો અલગ અલગ કરવાની વ્યવસ્થા કરવી ફરજીયાત રહેશે. આ માટે બાંધકામપરવાનગી તબક્કે જણાવેલી તમામ શરતોનું તથા કચરાનું યોગ્ય રીતે નિકાલ કરવાનું રહેશે. કચરાનું યોગ્ય રીતે નિકાલ કરવાની જવાબદારી માલિક/બિલ્ડર/ડેવલપરની રહેશે. અન્યથા સદર કચરાના કારણે સ્થાનિક વિસ્તારમાં રોગચાળો ફાટી નીકળે તો તેની જવાબદારી માલિક/બિલ્ડર/ડેવલપરની રહેશે.

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

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

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

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

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

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

Ahmedabad Municipal Corporation

Case No. : BHNTIEZ/100119/CGDCRV/A1609/R0/M1 Zone: EAST

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chithi Number : 02331/100119/A1609/R0/M1

Date : 02/08/2019

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

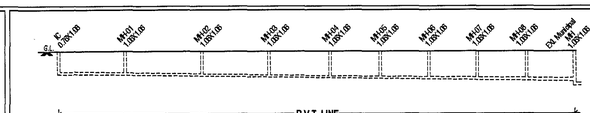
B.P.S.P. (T.D.O.) CORPORATION

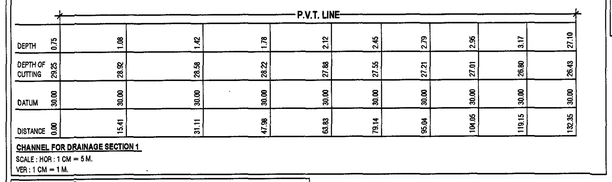
NOTES:-

- 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.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-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 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 RAILING 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. 13.10OF 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
- GREY 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 SPACES, BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/50 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-2015
- 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

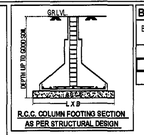
NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)

HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.50 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.





CHANNEL FOR DRAINAGE SECTION 1
SCALE : HOR : 1 CM = 5 M.
VER : 1 CM = 1 M.



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

BUILDING HEIGHT TABLE		
BLOCK	HEIGHT OF BUILDING (GR. TO TOP FLOOR)	TOTAL HEIGHT
A	44.80	49.94
B	44.80	49.94
C	44.80	49.94

FLOOR AREA TABLE:-

FLOOR	BLOCK :- A USE	BLOCK :- A FLOOR AREA RESI.	BLOCK :- A TOTAL	BLOCK :- A COMM.	BLOCK :- B USE	BLOCK :- B FLOOR AREA RESI.	BLOCK :- B TOTAL	BLOCK :- C USE	BLOCK :- C FLOOR AREA RESI.	BLOCK :- C TOTAL	TOTAL FLOOR AREA COMM.	TOTAL FLOOR AREA RESI.	TOTAL FLOOR AREA TOTAL
GR. FLOOR (S.P.)	08	------	08	272.61	------	272.61	----	--------	----	--------	08	----	08	272.61	--------	272.61
1st. FLOOR	06	02	08	272.43	250.43	522.86	04	498.66	02	286.27	06	08	14	272.43	1035.36	1307.79
2nd. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
3rd. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
4th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
5th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
6th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
7th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
8th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
9th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
10th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
11th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
12th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
13th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
14th. FLOOR	----	04	04	--------	502.86	502.86	04	498.66	02	286.27	----	10	10	--------	1287.79	1287.79
TOTAL	**14**	**54**	**68**	**545.04**	**6787.61**	**7332.65**	**56**	**6981.24**	**28**	**4007.78**	**14**	**138**	**152**	**478.78**	**17776.63**	**18321.67**

F.S.I. AREA TABLE:-

FLOOR	BLOCK :- A COMM.	BLOCK :- A RESI.	BLOCK :- A TOTAL	BLOCK :- B RESI.	BLOCK :- C RESI.	TOTAL COMM.	TOTAL RESI.	TOTAL TOTAL
GR. FLOOR (S.P.)	272.61	--------	**272.61**	--------	--------	272.61	--------	**272.61**
1st. FLOOR	272.43	250.43	**522.86**	498.66	286.27	272.43	1035.36	**1307.79**
2nd. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
3rd. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
4th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
5th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
6th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
7th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
8th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
9th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
10th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
11th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
12th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
13th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
14th. FLOOR	--------	502.86	**502.86**	498.66	286.27	--------	1287.79	**1287.79**
TOTAL	**545.04**	**6797.61**	**7332.65**	**6981.24**	**4007.78**	**545.04**	**17776.63**	**18321.67**

BUILT UP AREA TABLE:-

FLOOR	BLOCK :- A COMM.	BLOCK :- A RESI.	BLOCK :- A TOTAL	BLOCK :- B RESI.	BLOCK :- C RESI.	TOTAL COMM.	TOTAL RESI.	TOTAL TOTAL
1st BASEMENT	--------	--------	--------	**3432.48**	--------	--------	3432.48	**3432.48**
2nd BASEMENT	--------	--------	--------	**3432.48**	--------	--------	3432.48	**3432.48**
GR. FLOOR (H.P.)	--------	326.60	**326.60**	626.05	398.03	--------	1350.68	**1350.68**
GR. FLOOR (S.P.)	292.60	--------	**292.60**	--------	--------	292.60	--------	**292.60**
1st. FLOOR	292.42	307.58	**600.11**	559.70	354.34	292.42	1221.73	**1514.15**
2nd. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
3rd. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
4th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
5th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
6th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
7th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
8th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
9th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
10th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
11th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
12th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
13th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
14th. FLOOR	--------	560.12	**560.12**	559.70	354.34	--------	1474.16	**1474.16**
ST. CABIN	--------	65.19	**65.19**	64.72	67.42	--------	197.33	**197.33**
LM. & OHWT	--------	36.95	**36.95**	36.95	38.55	--------	112.45	**112.45**
ELE.SUB.	--------	11.22	**11.22**	--------	--------	--------	11.22	**11.22**
TOTAL	**585.02**	**8039.21**	**8624.23**	**15428.48**	**5486.76**	**585.02**	**28952.45**	**29537.47**

BLOCK :- (ELE. S.S.)
BUILT UP AREA CALC.- SQMT
GROUND FLOOR
2.93 X 3.83 X 1 = 11.22 SMT.

SANITARY CALC:-
REQ. SANITARY 4.00 SQ.MT CARPET AREA = 1 PERSONS
TOTAL CARPET AREA =478.78 SMT.
478.78/ 04 = 119.69 PERSONS
SAY =120 PERSONS

REQ. SANITARY	PROVI. SANITARY
100 Parson 1 W.c. & Urinal	Provi. 1 Toi.for Each Unit
120/100= 1.20 Say = 02	Total Provide 14 Nos.
2.00 Male wc & 2.00 Famale wc	General 04 Nos.

One Toilet Provided In Each Shop
2/3 % Sanitary For General Public
Urinal = 2/0.25 = 0.50 Say = 01 For Male
W.c = 2/0.25 = 0.50 Say = 01 For Female
One Special Toilet For Handicap Person

LIFT CALCULATION :- BLOCK:- A
30 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 48
48/30 = 1.60 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LIFT CALCULATION :- BLOCK :- B
30 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 48
48/30 = 1.60 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LIFT CALCULATION :- BLOCK :- C
30 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 24
24/30 = 1.25 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LAYOUT PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1
R.S. NO.:- 1214/1/2, O.P.NO.:- 39/2/1/1, T.P.S. NO. :- 114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

BLOCK :- B
SHEET NO.:- 01

SCALE : 1 CM = 2.00 MT
USE ZONE :- R1 (T.O.Z DUE TO M.R.T.S.)
USE : RESIDENTIAL + COMMERCIAL

AREA TABLE :-	SQMT
	PROPOSE
PLOT AREA OF F.P. NO 39/2/1/1	4776.00
AREA NOT IN POSSESSION	192.00
NET PLOT AREA	**4584.00**
REQ. COMMON PLOT @ 10 %	458.40
PROVI. COMMON PLOT	467.76
PERMI. F.S.I. AREA (1:1.8) 4584.00 X 1.8	8251.20
CHARGEABLE F.S.I. @ 0.9 OF PLOT AREA (4584.00 X 0.90)	4125.60
PERMI. F.S.I AS PER T.O.Z. 1.3 OF PLOT AREA (4584.00 X 1.3)	5959.20
TOTAL PERMISSIBLE F.S.I.	18336.00
TOTAL USE F.S.I.	18321.67
TOTAL CHARGEABLE F.S.I. (18321.67 / 4584.00)	100%

R.C.C. STAIR DETAIL:-
2.00 MT. WIDTH
0.30 MT. TREAD
0.15 MT. RISER

COLOUR NOTE :-
(——) PROP. WORK
(▭) PROP. DRAINAGE
(▭) ROAD
(——) PLOT BOUNDARY
(▭) TREE
(●) CONTAINER BIN
(O) PERCOLATING WELL
(- - - -) PROP. DUAL PLUMBING SYSTEM
(▭) NOT IN POSSESSION
(▭) PUBLIC DOMAIN
Y LIGHT INDICATOR

CONTAINER BIN CALC. (COMMERCIAL)
20 LTR CAPACITY FOR EACH 100 SMT PL.AREA
PROP.C.B.-478.78/ 100 X 20 = 95.76 LITERS
REQ. COMMUNITY BIN = 95.76 / 80 = 1.19 NOS.
PROP. COMMUNITY BIN = 2.00 NOS.
PROVIDE CONTAINER BIN REQ. 18 + COMM. 02 = 20
PROVI. CONTAINER BIN = 20.00 NOS.

CONTAINER BIN CALC. (RESIDENTIAL)
TOTAL NO. OF UNIT 138
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI.CAPACITY OF CONTAINER 80 LTRS
80 LTRS = 8 UNITS
TOTAL NO. = 138/ 8 = 17.25
REQ. REFUSED CONT. = 18.00 NOS.
PROVI. CONTAINER BIN = 18.00 NOS.

COMMON PLOT AREA CALC :- IN SMT.
(A) 36.63 X 12.77 X 1 = 467.76
TOTAL = 467.76
NET COMMON PLOT AREA = 467.76

TREE PLANTATION CALC :- IN NOS.
REQ. 200.00 SQMT = 5 TREE
4584.00 / 200 X 5 = 114.60
SAY REQ.TREE = 115 NOS.
PROVIDE TREE = 115.00 NOS.

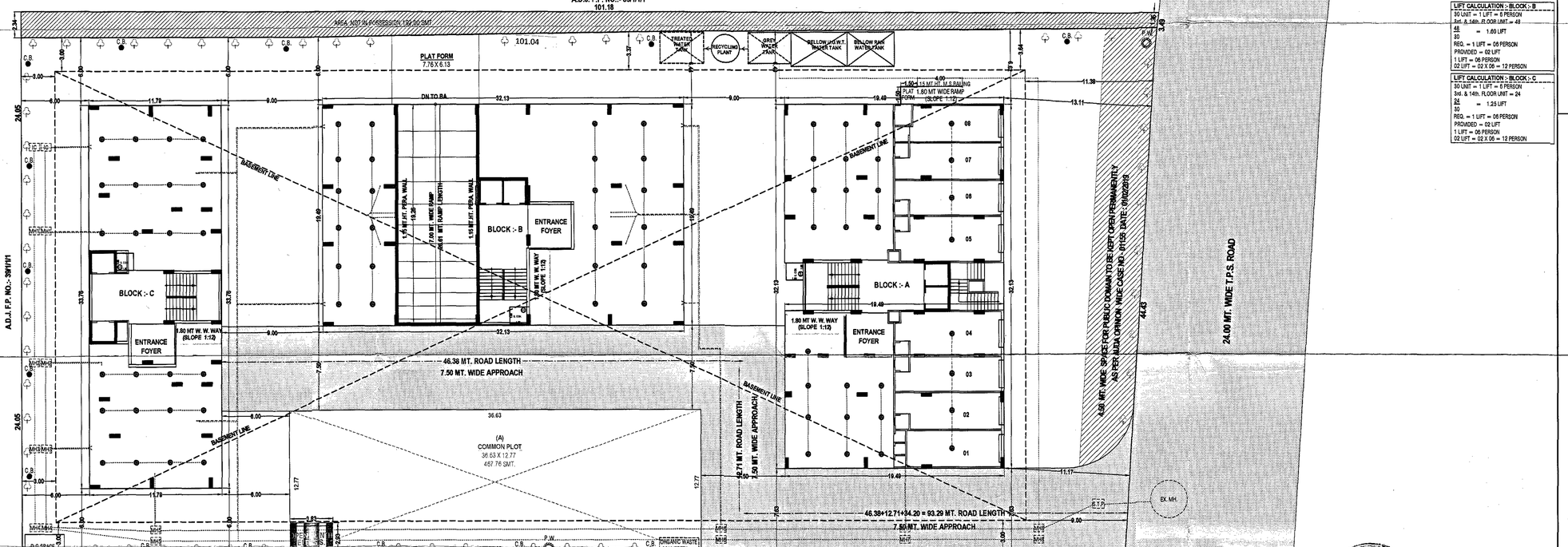
PERCOLATING WELL CALC:- IN NOS.
REQ. 1500 TO 4000 SMT = 1.00 NOS.
4584.00 / 4000.00 = 1.15 NOS.
SAY REQ. P.WELL = 2.00 NOS.
PROV. P.WELL = 2.00 NOS.

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHANI
DEV LIC. NO. - 659220221
4, ITIHAS RESIDENCY, B/H, PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

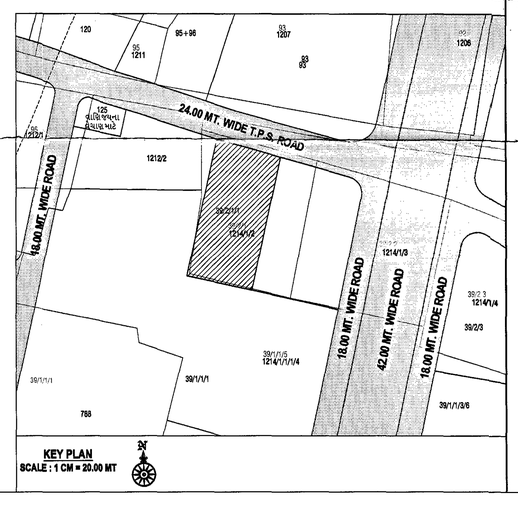
CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinium Plaza,
New India Colony Road,Nikol,A'bad-382350
AMC LIC No.: ER - 1183280522
AMC LIC No.: CW - 0665210720
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.0922220721R3
Makarba, Ahmedabad.
STR.ENGINEER

OWNER



LAYOUT PLAN
SCALE : 1 CM = 2.00 MT



KEY PLAN
SCALE : 1 CM = 20.00 MT

સંદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. ના નાણાં ના હપ્તા ચુકવવાના બાકી, તે પણ સાથે ભરપાઈ કરી. તુ. પરવાનેદાર અમારી અરજીના વિભાગનો આભિપ્રાય મેળવવાનો રહેશે.

SCRUTINIZE COPY
NO. 15 DATE 09/09/2019
TDO, BPS

BE SPECIFICALLY CONFIRMED THAT DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT THE OWNER/APPLICANT WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY THEM AND ENGAGEMENTS.

(2)THE APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S CIRCULARS, ORDERS AND OFFICE ORDER NO-42,DT.-13/9/06

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER NO. GPV/099 OF 2017/835-1020/16-2024 , DATED:- 12/10/2017 AND LETTER NO. 835-1020/16-2018/EOH-1020/16-3039-L , DATED:- 31/03/2018 AND LETTER NO. 835-1020/16-2018/EOH-1020/16-3039-L , DATED:- 31/03/2018 AND LETTER NO. GPV/145 OF 2018/835-1020/16-2024-L DATED-23/04/2018 AND LETTER NO. GPV/117/835-1020/16-3029-L , DATED:-5/11/2018 AND LETTER NO. GPV/097/EDB-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 OF SUFFICIENT HEIGHT (NOT LESS THAN 2.00MT.) 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.-19/6/2019

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/SUPERVISOR/CLERK OF WORKS (STR SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO ANY PERSON DURING CONSTRUCTION OF BUILDING. 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/CONSTRUCTION OF SHORING (STRUTTING) AND FOR THE SAFETY OF THE ADJOINING PROTECTIVE SUPPORTS EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS OF PROPERTIES DURING CONSTRUCTION/DEMOLITION ACTIVITY AND ENSURE THE SAFETY OF PUBLIC PROPERTIES CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE AND ENSURE THE SAFETY OF PUBLIC PROPERTIES AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.-8/10/2019 BY THE OWNER / APPLICANT / DEVELOPER / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR. THE COMPLETION / BUILDING USE CERTIFICATE (NA/ARCHITH) WILL BE SUSPENDED/WITHHELD IF ANY DEVIATION OF 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 AND TOZ DUE TO METRO RAILWAY AS SHOWN IN PLAN FOR RES AND COM. BUILDING IS GRANTED 45.0MT. ALL TERMS AND CONDITION MENTION IN OPINION GIVEN BY DT. M.C.(U.D.) ON DT.-3/8/2019 IN RESPECT OF BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:-17/12/2018, REF.NO.TPS/NO.114/VASTRAL-RAMOL/CASE NO.3636/1771, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE ROAD IN CONTEXT TO T.P.O. OPINION.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY CHIEF CITY PLANNER OF BETTERMENT CHARGES, AHMEDABAD DATED:-20/12/2018 AND LETTER NO. - CP/DA/MC/GENERAL/CP-02, ON DT.30/4/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.(U.E.) REF NO.3491, DT.6/3/2017

(12)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/03/2018, NOC ID NO. AHMEWEST/101016/17097 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.27/12/2019 (NO.31) AND FIRE NOC OWNER/APPLICANT BY CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY TAKING GIVEN BY OWNER/APPLICANT ON DT. 8/1/2019, PERMISSION AND NOTERIZED UNDER MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(15)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND / AS PER NOTARISED UNDERTAKING GIVEN ON DT.-10/2/2019 LETTER REF NO.01152 AND THE SAME.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT. 19/2/2019 IN FOR CONSTRUCTION OF PRIMETROROUTE ALIGNMENT GIVEN BY METRO LINE EXPRESS FOR GANDHINAGAR-MOTERA AND AHMEDABAD (MEGA) COMPANY LTD.LETTER NO. - GMRC LTD/GAP AND D/2019, DATED -6/2/2019

(17)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS/PROMOTERS WILL MAKE ADVERTISEMENT AND PUBLISH IN ANY MANNER OR MAKE ANY OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEREIN, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20)THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION ON DT.-10/1/2019, LETTER NO.:- CSNA/NH/MEEDABAD/VASTRAL/121410/995664/2019 BY DISTRICT COLLECTOR/AHMEDABAD JT.CE SUBMITTED BY OWNER/APPLICANTS.

(21)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT.-8/10/2019 THAT THE SAFETY OF THE SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THERE PREMISES AND TEMPORARY RESIDENTIAL ACCOMODATION FOR ANY CASE AS ACT OF OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.8/1/2019.

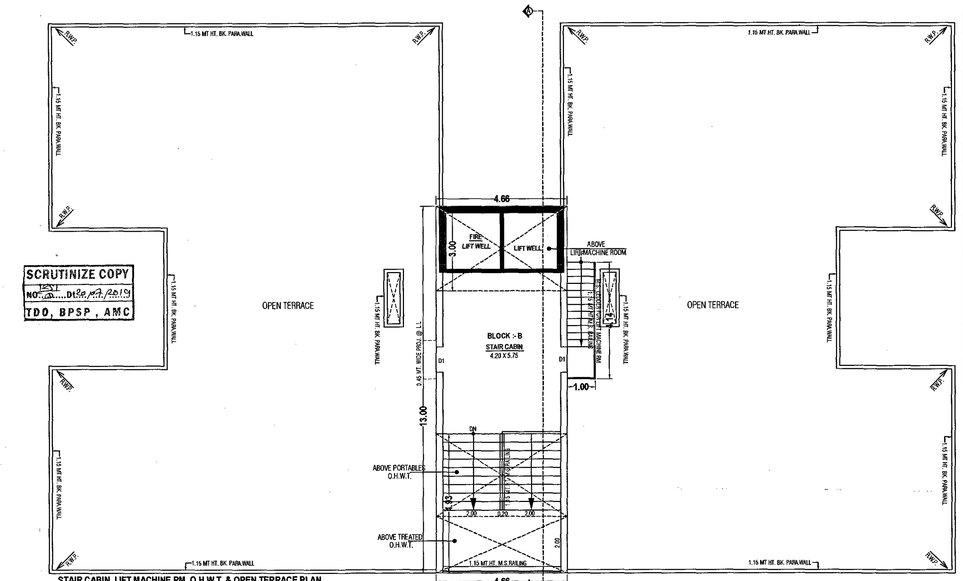
(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES MUST BE MADE TO AVOID MUDDY COVING AND GIVING ON THE PUBLIC ROAD, OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR UPON OF PUBLIC ROAD.

(23)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING BY OWNER/ APPLICANT ON DT.-8/10/2019 THAT THERE IS NO LIS PENDENS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

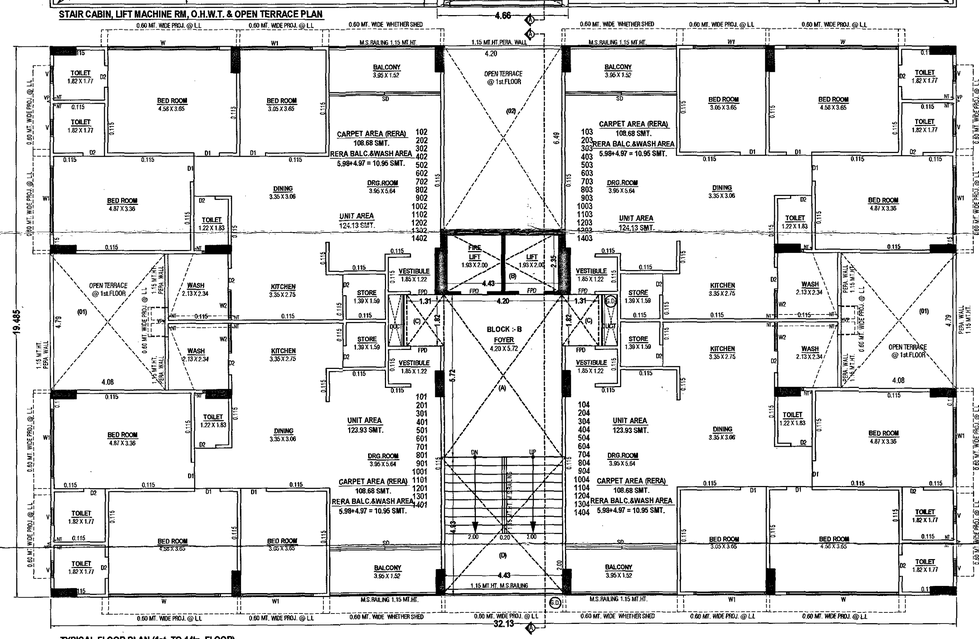
(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/1172018/378/L, DTD.26/04/2018 & CIRCULAR NO. PRCH/102018/166/L DTD.04/06/2018, & CIRCULAR NO. TPM/102018/166/L DTD.29/06/2018, NOTIFICATION NO.: HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT - TOWN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT - TOWN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT OF GUJARAT AND ALL TERMS AND CONDITION ISSUED BY GOMEFAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25)THE FEES/CHARGES OF ADDITIONAL F.S.I. FEE AND MRTS ROUTE FEE/TOD SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE OR IN ADVANCE IN THREE INSTALLMENT IN 1 YEAR AS PER CIRCULAR N

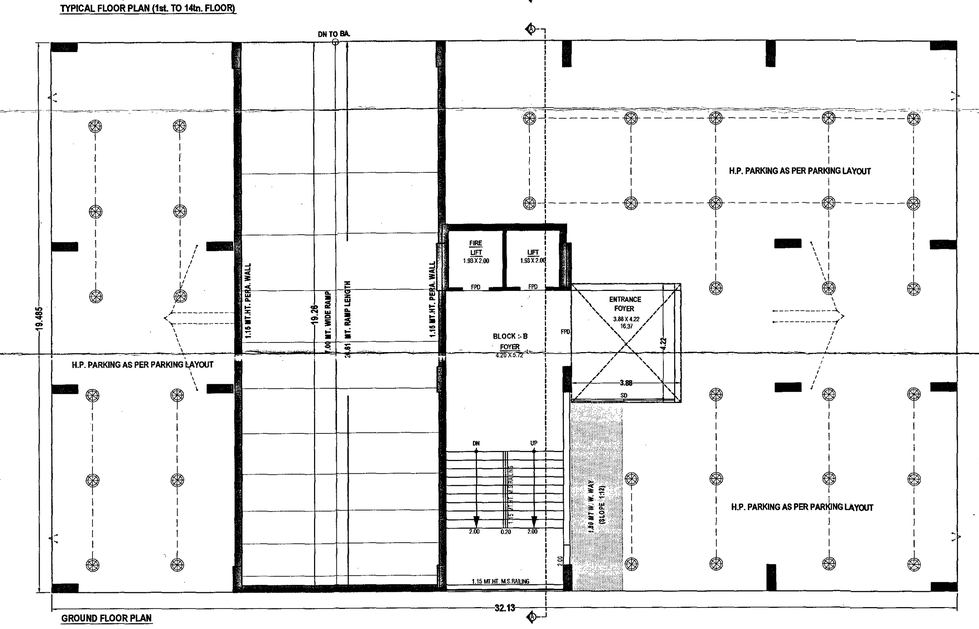
SCRUTINIZE COPY
NO: ..... Date 27/8/19
TDO, BPSP, AMC



STAIR CABIN, LIFT MACHINE RM, O.H.W.T. & OPEN TERRACE PLAN



TYPICAL FLOOR PLAN (1st. TO 14th. FLOOR)

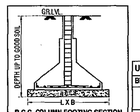


GROUND FLOOR PLAN

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.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-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 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 RAILING 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. 13.10OF 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 UNIFORM 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
GREY 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 SPACES 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 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



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN.

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.50 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-
BLOCK - B

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101,104	123.93	108.68	5.98	4.97	02
	102,103	124.13	108.68	5.98	4.97	02
2nd. FLOOR	201,204	123.93	108.68	5.98	4.97	02
	202,203	124.13	108.68	5.98	4.97	02
3rd. FLOOR	301,304	123.93	108.68	5.98	4.97	02
	302,303	124.13	108.68	5.98	4.97	02
4th. FLOOR	401,404	123.93	108.68	5.98	4.97	02
	402,403	124.13	108.68	5.98	4.97	02
5th. FLOOR	501,504	123.93	108.68	5.98	4.97	02
	502,503	124.13	108.68	5.98	4.97	02
6th. FLOOR	601,604	123.93	108.68	5.98	4.97	02
	602,603	124.13	108.68	5.98	4.97	02
7th. FLOOR	701,704	123.93	108.68	5.98	4.97	02
	702,703	124.13	108.68	5.98	4.97	02
8th. FLOOR	801,804	123.93	108.68	5.98	4.97	02
	802,803	124.13	108.68	5.98	4.97	02
9th. FLOOR	901,904	123.93	108.68	5.98	4.97	02
	902,903	124.13	108.68	5.98	4.97	02
10th. FLOOR	1001,1004	123.93	108.68	5.98	4.97	02
	1002,1003	124.13	108.68	5.98	4.97	02
11th. FLOOR	1101,1104	123.93	108.68	5.98	4.97	02
	1102,1103	124.13	108.68	5.98	4.97	02
12th. FLOOR	1201,1204	123.93	108.68	5.98	4.97	02
	1202,1203	124.13	108.68	5.98	4.97	02
13th. FLOOR	1301,1304	123.93	108.68	5.98	4.97	02
	1302,1303	124.13	108.68	5.98	4.97	02
14th. FLOOR	1401,1404	123.93	108.68	5.98	4.97	02

BUILT UP AREA TABLE:-

FLOOR	RESI.
BASEMENT 1st	3432.48
BASEMENT 2nd	3432.48
GR. FLOOR (H.P.)	626.05
GR. FLOOR (S.P.)	------
1st. FLOOR	559.70
2nd. FLOOR	559.70
3rd. FLOOR	559.70
4th. FLOOR	559.70
5th. FLOOR	559.70
6th. FLOOR	559.70
7th. FLOOR	559.70
8th. FLOOR	559.70
9th. FLOOR	559.70
10th. FLOOR	559.70
11th. FLOOR	559.70
12th. FLOOR	559.70
13th. FLOOR	559.70
14th. FLOOR	559.70
ST. CABIN	64.72
LM. & OHWT	36.95
TOTAL	15428.48

F.S.I. AREA TABLE:-

FLOOR	RESI.
1st. FLOOR	498.66
2nd. FLOOR	498.66
3rd. FLOOR	498.66
4th. FLOOR	498.66
5th. FLOOR	498.66
6th. FLOOR	498.66
7th. FLOOR	498.66
8th. FLOOR	498.66
9th. FLOOR	498.66
10th. FLOOR	498.66
11th. FLOOR	498.66
12th. FLOOR	498.66
13th. FLOOR	498.66
14th. FLOOR	498.66
TOTAL	6981.24

FLOOR AREA TABLE :-

FLOOR	USE		AREA	
	RESI.	TOTAL	RESI.	TOTAL
1st. FLOOR	04	04	498.66	498.66
2nd. FLOOR	04	04	498.66	498.66
3rd. FLOOR	04	04	498.66	498.66
4th. FLOOR	04	04	498.66	498.66
5th. FLOOR	04	04	498.66	498.66
6th. FLOOR	04	04	498.66	498.66
7th. FLOOR	04	04	498.66	498.66
8th. FLOOR	04	04	498.66	498.66
9th. FLOOR	04	04	498.66	498.66
10th. FLOOR	04	04	498.66	498.66
11th. FLOOR	04	04	498.66	498.66
12th. FLOOR	04	04	498.66	498.66
13th. FLOOR	04	04	498.66	498.66
14th. FLOOR	04	04	498.66	498.66
TOTAL	56	56	6981.24	6981.24

RERA CARPET AREA CALC.:- BLOCK :- B
TOTAL = 56 UNIT (1st. TO 14th. FLOOR)
FLAT NO.:-[101,201,301,401,501,601,701]
[801,901,1001,1101,1201,1301,1401]
[102,202,302,402,502,602,702]
[802,902,1002,1102,1202,1302,1402]
[103,203,303,403,503,603,703]
[803,903,1003,1103,1203,1303,1403]
[104,204,304,404,504,604,704]
[804,904,1004,1104,1204,1304,1404]

(A)	1.97 X 7.09	=	13.97	SMT.
(B)	1.99 X 8.055	=	16.03	SMT.
(C)	3.58 X 9.57	=	34.26	SMT.
(D)	2.13 X 7.235	=	15.41	SMT.
(E)	4.075 X 7.12	=	29.01	SMT.
	TOTAL	=	108.68	SMT.

108.68 X 04 = 434.72

RERA BALCONY AREA :-

(F)	3.95 X 1.515	=	5.98	SMT.
	TOTAL	=	5.98	SMT.

5.98 X 04 = 23.92

RERA WASH AREA :-

(G)	2.13 X 2.335	=	4.97	SMT.
	TOTAL	=	4.97	SMT.

4.97 X 04 = 19.88

UNIT AREA CALC.:- BLOCK :- B (RESI.)
TOTAL = 28 UNIT (1st. TO 14th. FLOOR)
FLAT NO.:-[101,201,301,401,501,601,701]
[801,901,1001,1101,1201,1301,1401]
[104,204,304,404,504,604,704]
[804,904,1004,1104,1204,1304,1404]

(A)	7.93 X 0.91	=	7.22	SMT.
(B)	9.89 X 3.90	=	38.57	SMT.
(C)	9.775 X 4.93	=	48.19	SMT.
(D)	4.075 X 7.35	=	29.95	SMT.
	TOTAL	=	123.93	SMT.

123.93X 02 = 247.86

UNIT AREA CALC.:- BLOCK :- B (RESI.)
TOTAL = 28 UNIT (1st. TO 14th. FLOOR)
FLAT NO.:-[102,202,302,402,502,602,702]
[802,902,1002,1102,1202,1302,1402]
[103,203,303,403,503,603,703]
[803,903,1003,1103,1203,1303,1403]

(A)	7.93 X 0.91	=	7.22	SMT.
(B)	9.78 X 1.73	=	16.92	SMT.
(C)	9.775 X 2.35	=	22.97	SMT.
(D)	9.89 X 4.755	=	47.07	SMT.
(E)	4.075 X 7.35	=	29.95	SMT.
	TOTAL	=	124.13	SMT.

124.13 X 02 = 248.26

BUILT UP AREA CALC. ON GR. FLOOR : IN SMT.

32.13 X 19.485 X 1	=	626.05	
NET BUILT UP AREA	=	626.05	

BUILT UP AREA CALC. ON 1st. TO 14th. FLOOR : IN SMT.

32.13 X 19.485 X 1	=	626.05	
LESS :-			
(D1) 4.08 X 4.79 X 2	=	39.09	
(D2) 4.20 X 6.45 X 1	=	27.26	
TOTAL	=	66.35	
626.05 - 66.35= 559.70			
NET BUILT UP AREA	=	559.70	

F.S.I. AREA CALC. ON 1st. TO 14th FLOOR (RESI.)

BUILT UP AREA ON 1st. TO 14th FLOOR		=	559.70
LESS :-			
(A)	4.20 X 5.72 X 1	=	24.02
(B)	4.43 X 2.35 X 1	=	10.41
(C)	1.31 X 1.82 X 2	=	4.77
(D)	4.43 X 4.93 X 1	=	21.84
TOTAL		=	61.04
559.70 - 61.04 = 498.66			
NET F.S.I. AREA	=	498.66	

BUILT UP AREA CALC. ON STAIR CABIN : IN SMT.

4.66 X 13.00 X 1	=	60.58	
4.14 X 1.00 X 1	=	4.14	
TOTAL	=	64.72	
NET BUILT UP AREA	=	64.72	

BUILT UP AREA CALC. ON L.M. & O.H.W.T. : IN SMT.

(O.H.W.T.)	4.66 X 4.93 X 1	=	22.97
(L.M.R.)	4.66 X 3.00 X 1	=	13.98
TOTAL		=	36.95
NET BUILT UP AREA	=	36.95	

GR. FLOOR FOYER BUILT UP & F.S.I. AREA CALC. :-

(A)	3.88 X 4.22 X 1	=	16.37
TOTAL		=	16.37
GR. FLOOR FOYER F.S.I. AREA		=	16.37

BLOCK :- B

PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

SHEET NO.:- 06

SCALE : 1 CM = 1.00 MT

ZONE :- R1 (T.O.Z DUE TO M.R.T.S.) USE : RESIDENTIAL + COMMERCIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON 1st. BASEMENT	3432.48
PROP. BUILT UP AREA ON 2nd. BASEMENT	3432.48
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	626.05
PROP. BUILT UP AREA ON 1st. FLOOR	559.70
PROP. BUILT UP AREA ON 2nd. FLOOR	559.70
PROP. BUILT UP AREA ON 3rd. FLOOR	559.70
PROP. BUILT UP AREA ON 4th. FLOOR	559.70
PROP. BUILT UP AREA ON 5th. FLOOR	559.70
PROP. BUILT UP AREA ON 6th. FLOOR	559.70
PROP. BUILT UP AREA ON 7th. FLOOR	559.70
PROP. BUILT UP AREA ON 8th. FLOOR	559.70
PROP. BUILT UP AREA ON 9th. FLOOR	559.70
PROP. BUILT UP AREA ON 10th. FLOOR	559.70
PROP. BUILT UP AREA ON 11th. FLOOR	559.70
PROP. BUILT UP AREA ON 12th. FLOOR	559.70
PROP. BUILT UP AREA ON 13th. FLOOR	559.70
PROP. BUILT UP AREA ON 14th. FLOOR	559.70
PROP. BUILT UP AREA ON STAIR CABIN	64.72
PROP. BUILT UP AREA ON LIFT MACHINE RM & O.H.WT.	36.95
TOTAL BUILT UP AREA	15428.48
PROP. F.S.I. AREA ON 1st. FLOOR	498.66
PROP. F.S.I. AREA ON 2nd. FLOOR	498.66
PROP. F.S.I. AREA ON 3rd. FLOOR	498.66
PROP. F.S.I. AREA ON 4th. FLOOR	498.66
PROP. F.S.I. AREA ON 5th. FLOOR	498.66
PROP. F.S.I. AREA ON 6th. FLOOR	498.66
PROP. F.S.I. AREA ON 7th. FLOOR	498.66
PROP. F.S.I. AREA ON 8th. FLOOR	498.66
PROP. F.S.I. AREA ON 9th. FLOOR	498.66
PROP. F.S.I. AREA ON 10th. FLOOR	498.66
PROP. F.S.I. AREA ON 11th. FLOOR	498.66
PROP. F.S.I. AREA ON 12th. FLOOR	498.66
PROP. F.S.I. AREA ON 13th. FLOOR	498.66
PROP. F.S.I. AREA ON 14th. FLOOR	498.66
TOTAL F.S.I. AREA	6981.24

OPENING SCHEDULE :-
RS = 2.44 X 2.56 D1 = 0.91 X 2.13 W = 1.83 X 1.65
SD = 1.45 X 2.13 D2 = 0.76 X 2.13 W1 = 0.91 X 1.34
FPD = 1.0 X 2.13 V = 0.60 X 0.60
D2V = DOOR DUM VENT

R.C.C. STAIR DETAIL
WIDTH = 2.00 TREAD = 0.30 RISER = 0.15

COLOUR NOTE :-
PROP. DRAIN
PROP. WORK
LIGHT INDICATOR
SPRINKLER

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHAL
DFV LIC. NO. - 6/92/2021
4, RAMAS RESIDENCY, B/H. PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

CHIRAGKUMAR P. MAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinum Plaza,
New India Colony Road,Nikol,Ahmedabad-382350
AMC LIC No. : ER - 1185/2005
AMC LIC No.: CW - 0065/2020
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.0042220721R3
503, Abhijyot Square,
Makarba, Ahmedabad.
STR.ENGINEER

OWNER

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND SINGLUNCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.:- 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.:-EDB/177/2016/394/L- DTD.26/04/2016, DTD.12/10/2017, AND LETTER NO. GHM/170/2016/EDB-102016-3629-L, DATED:- 21/03/2018 AND LETTER NO. EDB-102016-3629-L, DATED:- 31/03/2018, AND LETTER NO. GHM/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO. GHM/102/EDB-102016-3629-L, DATED:-07/12/2018 AND LETTER NO. GHM/350/EDB-102016-3629-L, DATED:-20/12/2017 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.-19/6/2019

(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 THREAD 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 TO AVOID ANY LOSS/DAMAGE TO LIFE AND PROPERTY. THE UNDERTAKING/AFFIDAVIT GIVEN ON DT.8/12/2015 BY THE OWNER / APPLICANT / DEVELOPER / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/RE-CALLED 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 AND ZONE-II AREA AS PER THE PROVISION OF THE PLAN FOR RED AND COM. BUILDING IS GRANTED AS PER THE GRDCR/GHMC/GDCR AND AS PER DCR OF TP OF AMC/UDA OF TP NO.39/2 IN THE CITY. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS OF CIVIL COURT DECREE NO.:- DATED:- AND REF. NO.:- DATED:- AND REF. NO.:-TP-S-NO.114(VASTRAL-RAMOL)/CASE NO.385/5/1771 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY CHIEF CITY PLANNER (BC) LETTER NO.:- CP/AMC/DS/BERA/2204, ON DT.-16/5/2019 AND ASST. CITY PLANNER LETTER NO. :- CP/DAMC/DS/BERA/JOP-02, ON DT 30/5/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(B.Z.) REF NO.3481, DT.9/9/2017

(12)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/10/2016, NOC ID NO. AIMEWEST/B/102016/377047 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTION GIVEN BY FIRE DEPARTMENT ON DT.9/12/2019 NO.31/A/ FIRE/NOC FIRE PROTECTION SYSTEM, FIRE FIGHTING SYSTEM WILL BE INSTALLED AND ENSURED BY OWNER/APPLICANT BEFORE BUILDING OCCUPANCY. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(15)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY SENIOR TOWN PLANNER(ASUDA) ON DT.-12/2/2019 LETTER REF NO.8100 AND AS PER NOTARIASED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-16/2/2019 FOR THE SAME.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT. 10/2/2019 IN RESPECT OF OPINION FORMETROROUTE ALIGNMENT GIVEN BY METRO LINK EXPRESS FOR GANDHINAGAR AND AHMEDABAD (MEGA) COMPANY LTD.LETTER NO.:- GMRC LTD/GM-P AND 6/2019, DATED:- 8/2/2019

(17)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO SALE OR OTHER TRANSACTION OF REAL ESTATE PROJECT WHICH INCLUDES FLAT, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEM, UNITS, THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY (RERA) OFFICE.

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20)THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION O:- ..-19/11/2019, L.E.I.D.R NO.:- CB/NA/AHMEDABAD/VASTRAL/214/10/999954/2018 BY DISTRICT COLLECTOR(AHMEDABAD) IT IS SUBMITTED BY OWNER/APPLICANTS.

(21)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.3/10/2019

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREW/HEEL OF VEHICLES TO AVOID DISTURBANCE TO THE PUBLIC ROAD. IN CASE OF 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.

(23)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED 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.

(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO:- EDB/177/2016/394/L- DTD.26/04/2016, DTD.25/09/2018, NOTIFICATION NO:- PRC/19/2018/7181, DTD.15/10/2018, & 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.

(25)THE FEECHARGES OF ADDITIONAL F.S.I. FEE AND MRTS ROUTE FEE(TOD) SHALL BE LEVIED BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER TO CHARGES IN A YEAR(ALMINIM A. - LEAP AS PER CIRCULAR NO.:- TPO/BRTS/10/2017-18/1013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITIONS AS PER APPROVAL BY FOR THE SAME DT:- 19/7/2019 AND 31/7/2019 RESPECTIVELY.

(26)THE DEVELOPMENT PERMISSION FOR ELECTRIC CHARGING STATION AS REVISED PLAN DESIGN.

(27)નિયત કરવા તેમજ વસ્તીના પ્રમાણમાં સામાજીકોની (વિદ્યાર્થીનું નિયમિત અને નોકરીની જરુરી) સોસાયટીના ૧૦૦૦ ફેલ્સ દીઠ ચારેકી વધારાના પણ્ડિત મજુર કરવામા ૨૦ દિવસ પહેલ મારફત મંજુરી મેળવવા નિયત ફોર્મ-૨ મુજબની નોકીસ તેમજ વધારાના મજુર કરવાની રહેશે. કામ ચલાવી નીકળી નિયમભંગી,બીનઅધિકૃત સાહમાની અને ખણકામની કાર્યવાહી કરવાપાત્ર રહેશે.

(28)રોન-સીસ્ટમ કરવી ખાસ કરવા તેમજ Grey Water recycling Recycling System અને Dual Plumbing System તેમજ RAIN WATER HARVESTING ની જોગવાઈ ફરજીયાત કરવાની રહેશે. ગુજરાત મહેલ મહાનગર પાલિકા/કોર્પોરેશન અધિકાર નોટીફાઈડ વિસ્તારોમાં ફરજીયાત કરવાની રહેશે.

સદર પ્રકરણે ગાર્ગેવ એફ.એસ.આઈ. ના નાણાં ના રકમ મુજબના કોઈ, તે પત્રવ્યાર આપતાં બી. યુ. પરમીશન અગાઉ અને ના વિભાગની આનંદાયક મેળવવાની રહેશે.

Ahmedabad Municipal Corporation

Case No. : BHNTS/EZ/100119/CGDCR/VA1612/R0/M1 Zone: EAST

Plan Approved as per forms and condition mentioned in the Commencement Certificate

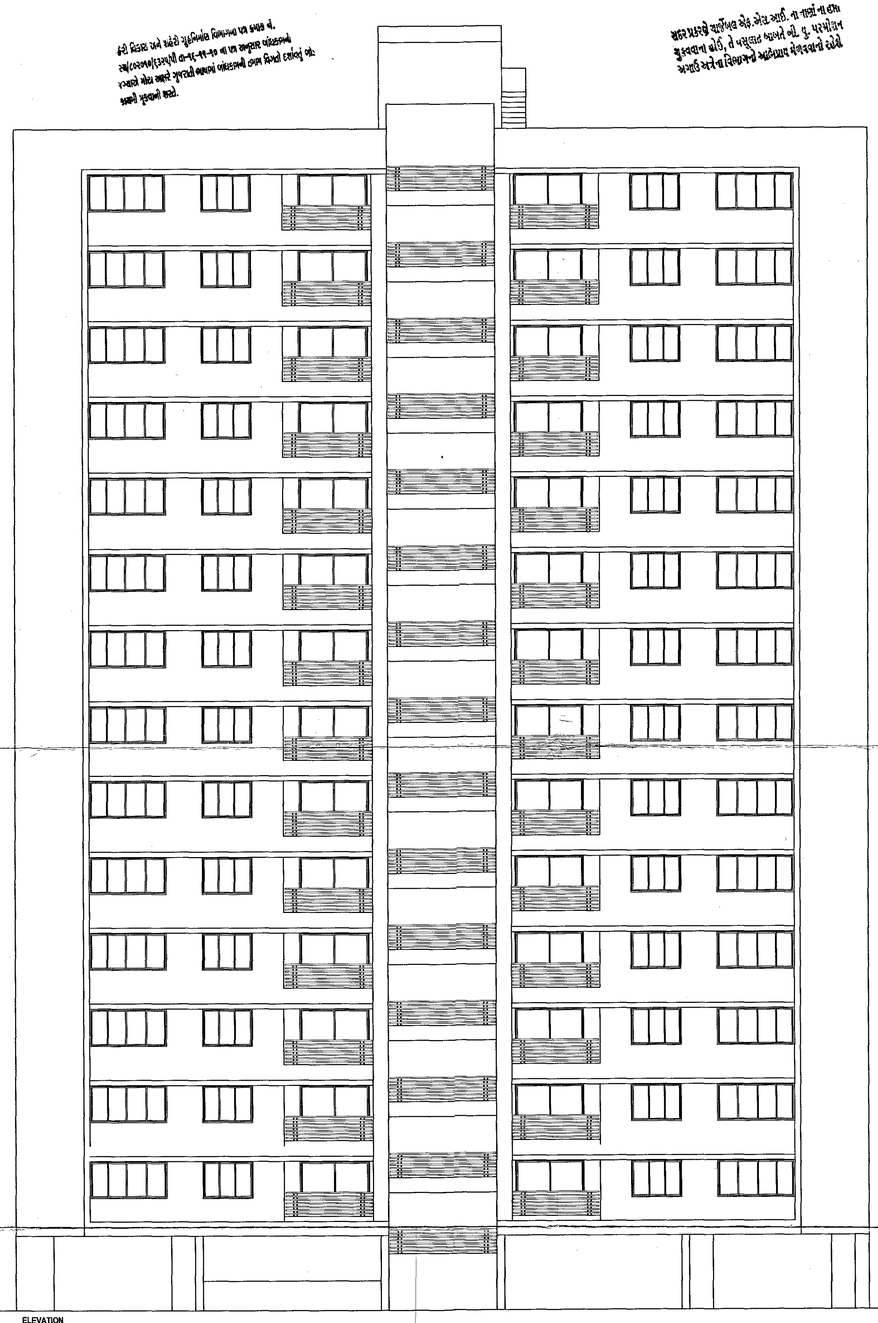
Raja Chitthi Number : 02332/100119/A1612/R0/M1

Date : 02/08/2019

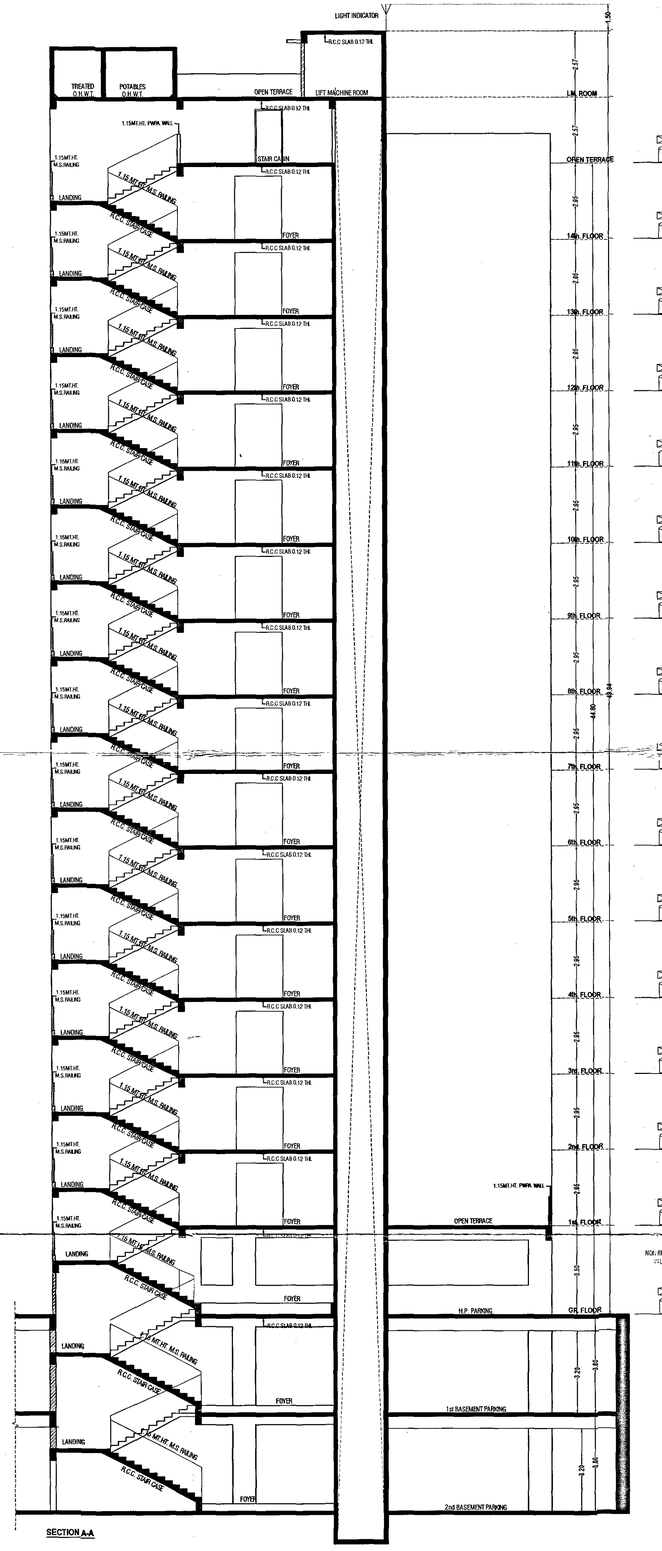
T.O. Sub (B.P.S.P.) T.O. Inspector (B.P.S.P.) Asst. T.O. (B.P.S.P.) T.O.(B.P.S.

જી-૧ વિકાસ પ્લને થયેલી ગુજીડીસીના નિયમોના પત્ર ક્રમાંક નં. ટીપી/૮૬૦૦૫૭/૧૩૫૫/પી તા-૧૬-૧૧-૨૦ ના પત્ર અનુસાર પરિપત્રમાં દર્શાવેલ નોંધ અહીં મુજબની બાબતો પરિપત્રમાં તમામ વિગતો દર્શાવવી એ મકાનની મુજબની રહશે.

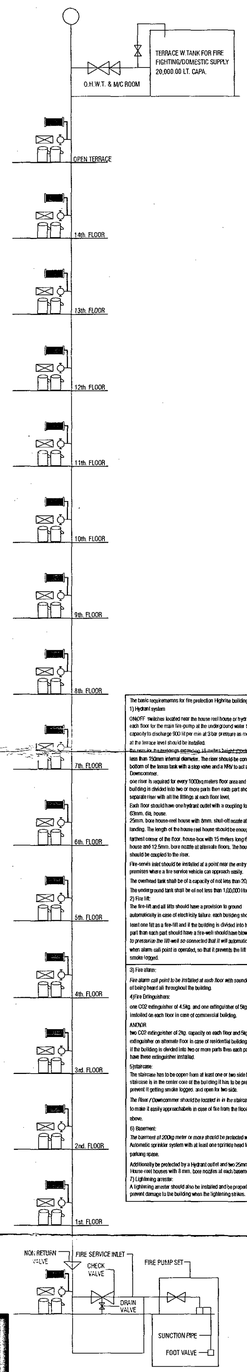
સક્ષમ અધિકારી ગુજીડીસી એફ.એસ.આઈ. ના નક્શો ના હકમ મુકવવાના હોવે, તે પણ્યુલર બ્યાબતે સી. યુ. પત્રમાંગવા અગાઉ અરજદાર વિધિવત્ત અભિપ્રાય મેળવવાનો રહેશે.



ELEVATION



SECTION A-A



The basic requirements for fire protection Hydrtnts buildings.

1) Hydrant system

ON/OFF Switches located near the house nail hoses or hydrant outlet, at each floor for the main fire pump at the underground water tank with a capacity discharge 900 litre min at 3.5bar pressure as measured at the bmpa level should be installed.

Hydrants shall be provided at every 50 metres. Length of hose not to exceed more than 750mm internal diameter. The rotor should be connected to the bottom of the boosa tank with a stop valve and a Nrte to act as a Overcurrent.

one rotor 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 rotor with all the fittings at each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. hoose.

20mm. Bore hoose reel hoose with 30mm. short off nozzle at each floor landing. The length of the hoose reel hoose should be enough to reach the farthest corner of the floor. Hoose box with 15 metres long 63mm. dia. hoose and 12 Mmm. Bore nozzle at strategic floors. The hoose-reel hoose should be coupled to the rotor.

Fire control room should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.

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 lifts should have a provision to ground automatically in case of electrifying failure. each bonoos should have at least one lift as a fire-lift and if the building is divided into two or more part then each part should have a fire well should have blowers to pressurize the lift well so connected that it will automatically operate when alarm call point is operated, so that it prevents the lift well getting smoke trapped.

3) Fire alarm:

Fire alarm call point to be installed at each floor with sounders coupled of using heat all throughout the building.

4) Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be installed on each floor in case of commercial buildings.

AND/OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.

If the building is divided into two or more parts then each parts should have three extinguisher installed.

5) staircase:

The staircase has to be open from at least one or two side but if the staircase is in the center core of the building it has to be pressurize to prevent it getting smoke logged. and open for two side.

The Rotor / Overcurrent should be located in in the staircase or closer to it to make it easily approachable in case of fire from the floor bellow or above.

6) Basement:

The basement of 200sq meter or more should be protected with: Automatic sprinkler system with at least one sprinkles head for a car parking space.

Additionally be protected by a hydrant outlet and two 20mm. bore hoose reel hoosos 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.

BLOCK :- B

PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

SHEET NO.:- 09

SCALE : 1 CM = 1.00 MT

ZONE :- R1 (T.O.Z DUE TO M.R.T.S.)

USE : RESIDENTIAL + COMMERCIAL

OPENING SCHEDULE :			
RS = 2.44 X 2.56	D1 = 0.91 X 2.13	W = 1.83 X 1.65	
SD = 1.45 X 2.13	D2 = 0.76 X 2.13	W1 = 0.91 X 1.34	
FPD = 1.07 X 2.13		V = 0.60 X 0.60	
COV = DOOR CUM VENT			

R.C.C. STAIR DETAIL	
WIDTH = 2.00	TREAD = 0.30 RISER = 0.15

COLOUR NOTE :- PROP.DRAIN, PROP.WORK, LIGHT INDICATOR, SPRINKLER

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHANI
DEV LIC. NO. - 65922022 1
4, TRIHAS RESIDENCY, B/H, PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

NEERAJKUMAR P. MAKRANI (B.E.CIVIL)
A-103,Shantiniketan-2,Opp.Platinum Plaza,
New India Colony Road,Nikol,Ahmedabad-382350
AMC LIC No.: ER - 1183280522
AMC LIC No.: CW - 0665210720
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.0042220721R3
503, Abhijyot Square,
Makarba, Ahmedabad.
STR.ENGINEER

OWNER

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT OWNER/APPLICANT/ ENGINEER WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PROVIDED BY APPLICANT ASSOCIATION/ANGDI.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S CIRCULAR NO.: CHP/10/2003 AND OFFICE ORDER NO:42/DT.-13/9/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.D.D.C.R.-2017 AS PER LETTER NO.: GHV/0059 OF 20/10/2018-102016-3629-L DATED:- 12/10/2017 AND LETTER NO: GHV/21 OF 2018/DB-102016-3629-L DATED:- 24/03/2018-102016-3629-L DATED:- 12/10/2017 AND LETTER NO: BDS-102016-3629-L DATED:- 13/03/2018, AND LETTER NO: GHV/45 OF 2018/BDS-102016-3629-L DATED:-25/04/2018 AND LETTER NO: GHV/102/DB-102016-3629-L DATED:-5/12/2018 AND LETTER NO: GHV/007/BDS-102016-3629-L DATED:- 20/12/2017 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.-19/9/2019

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY INJURY 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 BE DONE IN SMALL PATCHES. AND WHILE EXCAVATION PROVIDING PROTECTIVE (SUPPORT) SHORING (STRUTTING) AND WHILE EXCAVATION PROVIDING PROTECTIVE (SUPPORT) EXCAVATION/CONSTRUCTION, THE INTEGRITY AND SAFETY OF THE ADJOINING PROPERTIES DURING BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORKS/ (SITE SUPERVISOR) MUST HAVE TO BE MADE CONTINUOUS SUPERVISION AND IF REQUIRED URGENT AND/OR EMERGENCY MEASURES TO BE UNDERTAKEN/IF FAULT OCCURS IN THE SAFETY, AND AS PER THE NOTARIZED / ARCHITECT / ENGINEER / CLERK OF WORKS / THE OWNER / APPLICANT / DEVELOPERS COMMENCEMENT CERTIFICATE (NA/CHT/TP) 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 / AND TO MIXTE ZONE (AS SHOWN IN PLAN) FOR RSD AND COM. BUILDING IS GRANTED AS PER TP SCHEME/DRAFT/FINAL GIVEN BY DT. M.C.(U.D.) ON DT.18/6/2013 AND IS SUBJECT TO 45 CONT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY DT. T.D.O. UNIT-3, DATED:-17/12/2018, THAT OWNER HAS TO OBEY TO THE BOND ON OWNER PART AND SUBJECT TO COP TITLE.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY CHIEF CITY PLANNER (BC) LETTER NO. - CP/DAMC/GENERAL/2204, ON DT. 18/9/2019 AND ASST CITY PLANNER LETTER NO. - CP/DAMC/GENERAL/2204, ON DT. 18/9/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O (E.Z.) REF NO.3481, DT.6/3/2017

(12)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/09/2015, NOC ID NO. AHMEWEST/910910/177047 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT. 4/10/2019 (NO.31) AND FIRE NOC, FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT AND APPLYING FOR B.U. PERMISSION AND NOTARIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT. 8/10/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.8.1 OF CGDCR-2017.

(15)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND TP SCHEME (MINOR TOWN PLANNER/AUDA) ON DT.-10/7/2018 LETTER REF NO.07155 AND AS PER NOTARIASED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-18/2/2019 FOR THE SAME.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT.-18/2/2019 IN RESPECT OF SP.WION (FORMET/ROUTE ALIGNMENT GIVEN BY METRO LINK EXTENSION FROM THAKAR DANDHINAGAR AND AHMEDABAD (MEGA) COMPANY LTD.LETTER NO. - GMRC LTD/GMP AND 6/2016, DATED:- 8/2/2019

(17)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ANY ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT,WE FURTHER REPRESENT AND UNDERTAKE PART OF THESIS, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20)THIS PERMMISSION IS GIVEN AS PER N.A. PERMISSION C-I DT.-18/11/2019, LETTER NO.:- CP/NAP/MEDABADRAJASVA/2018/2018 AND ALL TERMS AND CONDITION MENTION IN IT IS SUBMITTED BY OWNER-APPLICANTS.

(21)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS WITH PROPER SANITATION FACILITY, PUBLIC SPACES/ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.9/10/2019

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/EQUIPMENTS/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.

(23)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING GIVEN BY OWNERS AND DEVELOPERS THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.: EBR/1720/61/3/NA/ DTD.-4/2/2015, DTD.25/09/2018, NOTIFICATION NO.: PRCH/102016/7186/- DTD.10/10/2018 & DTD.-25/09/2018, GOVT. OF GUJ. 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.

(25)THE FEES/CHARGES OF ADDITIONAL F.S.I. FEE AND ANY OTHER FEE/TDO SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES IN 4 INSTALLMENT BY YEAR AS PER CIRCULAR NO.: BP/TP/GANDHINAGAR/ 2712/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITIONS OF AFFIDAVIT GIVEN BY FOR THE SAME DT.- 19/7/2019 AND ALL TERMS AND CONDITION REGRDING PAYMENT OF FEES.

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

(27)બધાજ ખાનગી વપરાશના સ્વયંસંચાલિત રિસાયકલ અને ગ્રેવોટર રિસાયકલ સ્વયંસંચાલિત વરસાદી પાણીના સંગ્રહ માટેની સિસ્ટમ સ્થાપવાની રહેશે. ઉપરાંત ઉપરોક્ત સિવાય ફ્રેશ વૃક્ષનાની નીચેની સિસ્ટમોનો ઉપયોગ કરવાની અને અમલમાં મૂકવાની રહેશે.

(28)THE OWNER/APPLICANT SHALL INSTALL RAIN WATER HARVESTING તી પોગવાડ કરવા ફરિજિયાત પાણીનાં સંગ્રહ માટેના તમામ પગલાં/સાધનો અમલી કોલ્ડ કરવાનું રહેશે તે ઉપરાંત ઉપર મુજબની વિગતે અરજદાર/ડેવલોપરે અમલ મોકલવાનું ધ્યાનમાં રાખવું.

(29)THE OWNER/APPLICANT SHALL INSTALL Grey Water recycling /Recycling System With System તેમજ RAIN WATER HARVESTING તી પોગવાડ કરવા ફરિજિયાત પાણીનાં સંગ્રહ માટેના તમામ પગલાં/સાધનો અમલી કોલ્ડ કરવાનું રહેશે તે ઉપરાંત ઉપર મુજબની વિગતે અરજદાર/ડેવલોપરે અમલ મોકલવાનું ધ્યાનમાં રાખવું.

(30)THE OWNER/APPLICANT SHALL INSTALL Grey Water recycling /Recycling System With System તેમજ RAIN WATER HARVESTING તી પોગવાડ કરવા ફરિજિયાત પાણીનાં સંગ્રહ માટેના તમામ પગલાં/સાધનો અમલી કોલ્ડ કરવાનું રહેશે તે ઉપરાંત ઉપર મુજબની વિગતે અરજદાર/ડેવલોપરે અમલ મોકલવાનું ધ્યાનમાં રાખવું.

RESPONSIBLITY (C.D.D.C.R.-2017 C.L. NO. 4.3.4 & 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.D.D.C.R.-2017 C.L. NO. 3.3.3) :- 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 ON ACCOUNT OF WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE BUILDING DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Muncipal Corporation

Application No. : BHNTS/EZ/100119/CGDCR/V/A1612/R0/M1 Zone: EAST

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 02332/100119/A1612/R0/M1

Date : 02/08/2019

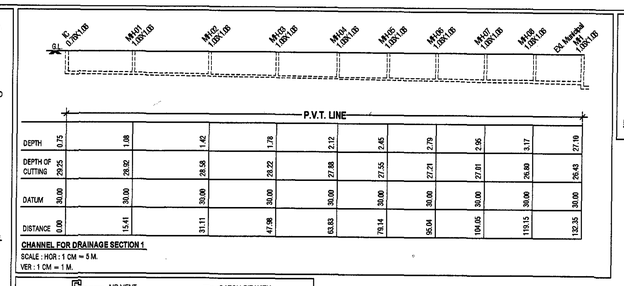
T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D.O. (B.P.S.P.) | T.D.O.

SCRUTINIZE COPY
NO. 1254 DT. 28/9/2019
T.D.O., BPSP, AMC

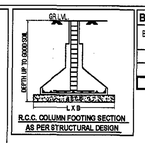
NOTES:-

- 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.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.8 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 RAILING 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. 13.8 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-2015
- 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. 13.10OF 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
- GREY 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 SPACES BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40.00 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-2015
- 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

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 18.50 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

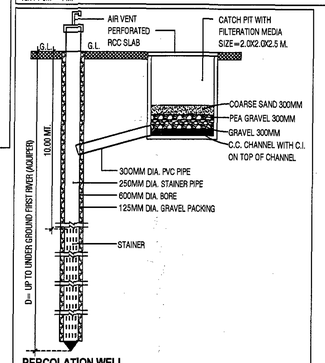


CHANNEL FOR DRAINAGE SECTION 1
SCALE : HOR : 1 CM = 5 M.
VER : 1 CM = 1 M.



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

BUILDING HEIGHT TABLE		
BLOCK	HEIGHT OF BUILDING (GR. TO TOP FLOOR)	TOTAL HEIGHT
A	44.80	49.94
B	44.80	49.94
C	44.80	49.94



PERCOLATION WELL
(PLOT AREA = 1500 TO 4000 SQ.MT.)
NOTE:-STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER. (THIS IS ONLY SKETCH PLAN)

FLOOR AREA TABLE:-	BLOCK :- A						BLOCK :- B		BLOCK :- C			TOTAL			TOTAL		
	USE			FLOOR AREA			USE	FLOOR AREA	USE	FLOOR AREA					FLOOR AREA		
FLOOR	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	RESI.	RESI.	RESI.	RESI.	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL
GR. FLOOR (S.P.)	08	-----	08	272.61	-------	272.61	-----	-------	-----	-------	08	-----	08	272.61	-------	272.61
1st. FLOOR	06	02	08	272.43	250.43	522.86	04	498.66	02	286.27	06	08	14	272.43	1035.36	1307.79
2nd. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
3rd. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
4th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
5th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
6th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
7th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
8th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
9th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
10th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
11th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
12th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
13th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
14th. FLOOR	-----	04	04	-------	522.86	522.86	04	498.66	02	286.27	-----	10	10	-------	1287.79	1287.79
TOTAL	14	54	68	545.04	6787.61	7332.65	50	6981.24	28	4007.78	14	138	152	478.78	17776.63	18321.67

F.S.I. AREA TABLE:-	BLOCK :- A			BLOCK :- B			BLOCK :- C			TOTAL		
FLOOR	COMM.	RESI.	TOTAL		RESI.			RESI.		COMM.	RESI.	TOTAL
GR. FLOOR (S.P.)	272.61	-------	272.61		-------			272.61		272.61	-------	272.61
1st. FLOOR	272.43	250.43	522.86		498.66			286.27		272.43	1035.36	1307.79
2nd. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
3rd. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
4th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
5th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
6th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
7th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
8th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
9th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
10th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
11th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
12th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
13th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
14th. FLOOR	-------	522.86	522.86		498.66			286.27		-------	1287.79	1287.79
TOTAL	545.04	6787.61	7332.65		6981.24			4007.78		545.04	17776.63	18321.67

BUILT UP AREA TABLE:-	BLOCK :- A			BLOCK :- B			BLOCK :- C			TOTAL		
FLOOR	COMM.	RESI.	TOTAL		RESI.			RESI.		COMM.	RESI.	TOTAL
1st BASEMENT	-------	-------	-------		3432.48			-------		-------	3432.48	3432.48
2nd BASEMENT	-------	-------	-------		3432.48			-------		-------	3432.48	3432.48
GR. FLOOR (H.P.)	-------	326.60	326.60		626.05			396.03		-------	1350.68	1350.68
GR. FLOOR (S.P.)	292.60	-------	292.60		-------			-------		292.60	-------	292.60
1st. FLOOR	292.42	307.69	600.11		559.70			354.34		292.42	1221.73	1514.15
2nd. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
3rd. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
4th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
5th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
6th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
7th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
8th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
9th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
10th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
11th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
12th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
13th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
14th. FLOOR	-------	560.12	560.12		559.70			354.34		-------	1474.16	1474.16
ST. CABIN	-------	55.19	55.19		54.72			67.42		-------	197.33	197.33
LM. & OHWT.	-------	36.95	36.95		36.95			38.55		-------	112.45	112.45
ELE.SUB	-------	11.22	11.22		-------			-------		-------	11.22	11.22
TOTAL	585.02	8029.21	8614.23		15429.48			5464.78		585.02	28922.46	29507.47

BLOCK :- (ELE. S.S.)
BUILT UP AREA CALC- SQMT
GROUND FLOOR
2.93 X 3.83 X 1 = 11.22 SMT.

SANITARY CALC:-
REQ. SANITARY 4.00 SQ.MT CARPET AREA = 1 PERSONS
TOTAL CARPET AREA =478.78 SMT.
478.78/ 04 = 119.60 PERSONS
SAY =120 PERSONS

REQ. SANITARY	PROVI. SANITARY
100 Persen 1 W.c. & Urinal	Provi. 1 Toi.for Each Unit
120/100= 1.20 Say =02	Total Provide 14 Nos.
2.00 Male wc & 2.00 Female wc	General 04 Nos.
One Toilet Provided in Each Shop	
25 % Sanitary For General Public	
Urinal = 2/0.25 = 0.50 Say = 01 For Male	
W.c = 2/0.25 = 0.50 Say = 01 For Female	
One Special Toilet For Handicap Person	

LIFT CALCULATION :- BLOCK :- A
30 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 48
48 / 30 = 1.60 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LIFT CALCULATION :- BLOCK :- B
30 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 48
48 / 30 = 1.60 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LIFT CALCULATION :- BLOCK :- C
30 UNIT = 1 LIFT = 6 PERSON
3rd. & 14th. FLOOR UNIT = 24
24 / 30 = 1.25 LIFT
REQ. = 1 LIFT = 06 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LAYOUT PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 R.S. NO.:- 1214/1/2, O.P.NO.:- 39/2/1/1, T.P.S. NO. :- 114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

BLOCK :- C

SHEET NO.:- 01

SCALE : 1 CM = 2.00 MT

USE ZONE :- R1 (T.O.Z DUE TO M.R.T.S.)

USE : RESIDENTIAL + COMMERCIAL

AREA TABLE :-	SQMT
	PROPOSE
PLOT AREA OF F.P. NO 39/2/1/1	4776.00
AREA NOT IN POSSESSION	192.00
NET PLOT AREA	4584.00
REQ. COMMON PLOT @ 10 %	458.40
PROVI. COMMON PLOT	467.76
PERMI. F.S.I. AREA (1:1.8) 4584.00 X 1.8	8251.20
CHARGEABLE F.S.I. @ 0.9 OF PLOT AREA (4584.00 X 0.90)	4125.60
PERMI. F.S.I AS PER T.O.Z. 1.3 OF PLOT AREA (4584.00 X 1.3)	5959.20
TOTAL PERMISSIBLE F.S.I.	18336.00
TOTAL USE F.S.I.	18321.67
TOTAL CHARGEABLE F.S.I.(18321.67 / 4584.00)	100%-0%

R.C.C. STAIR DETAIL :-		
2.00 MT.	WIDTH	
0.30 MT.	TREAD	
0.15 MT.	RISER	

COLOUR NOTE :-
(———) PROP. WORK
(———) PROP. DRAINAGE
(———) PERCOLATING WELL
(----) PROP. DUAL PLUMBING SYSTEM
( ) TREE
( ) CONTAINER BIN
( ) ROAD
( ) PLOT BOUNDARY
( ) NOT IN POSSESSION
( ) PUBLIC DOMAIN
Y LIGHT INDICATOR

CONTAINER BIN CALC. (COMMERCIAL)
20 LTR CAPACITY FOR EACH 100 S.MT RL AREA
PROP.C.B.-478.78/ 100 X 20 = 95.76 LITERS
REQ. COMMUNITY BIN = 95.76 / 80 = 1.19 NOS.
PROP. COMMUNITY BIN = 2.00 NOS.
PROVIDE CONTAINER BIN RESI. 18 + COMM. 02 = 20
PROVI. CONTAINER BIN = 20.00 NOS.

CONTAINER BIN CALC. (RESIDENTIAL)
TOTAL NO. OF UNIT 138
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI.CAPACITY OF CONTAINER 80 LTRS
80 LTRS = 8 UNITS
TOTAL NO. = 138/ 8 = 17.25
REQ. REFUSED CONT. = 18.00 NOS.
PROVI. CONTAINER BIN = 18.00 NOS.

COMMON PLOT AREA CALC :- IN SMT.	
(A) 36.63 X 12.77 X 1 =	467.76
TOTAL =	467.76
NET COMMON PLOT AREA = 467.76	

PERCOLATING WELL CALC:- IN NOS.
REQ. 1500 TO 4000 SMT = 1.00 NOS.
4584.00 / 4000.00 = 1.15 NOS.
SAY REQ. P.WELL = 2.00 NOS.
PROVI. P.WELL = 2.00 NOS.

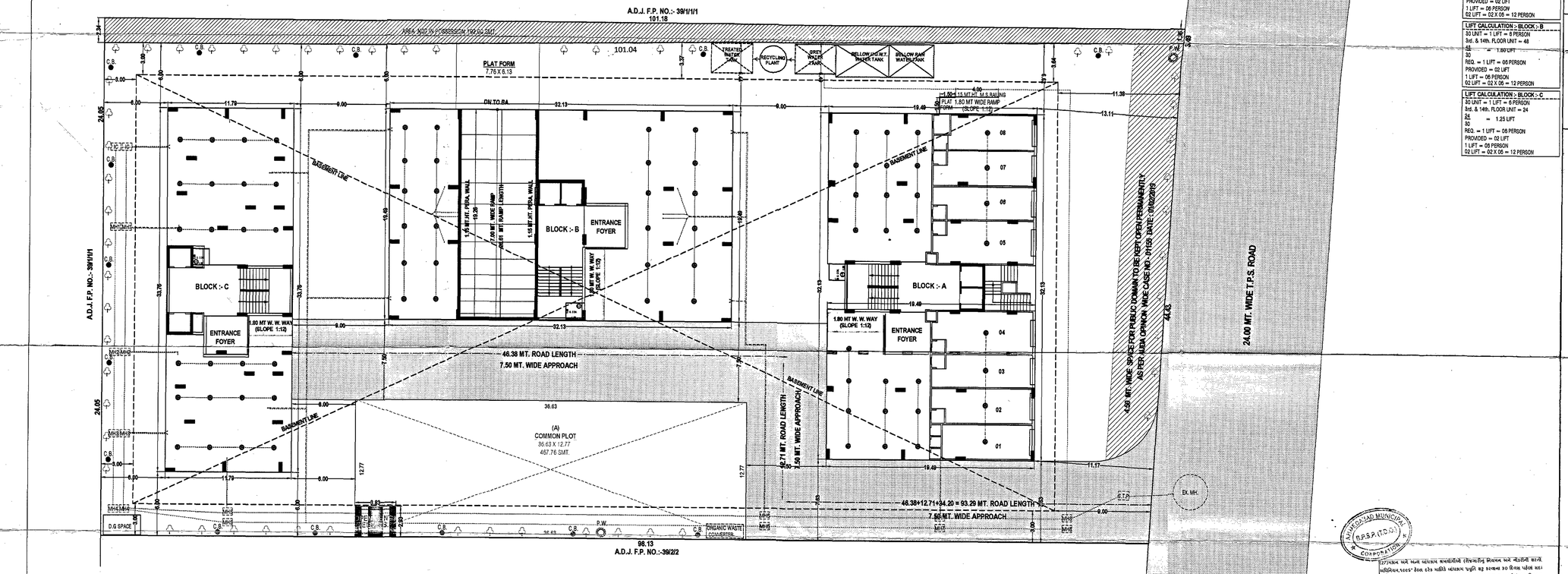
TREE PLANTATION CALC :- IN NOS.
REQ. 200.00 SQMT = 5 TREE
4584.00 / 200 X 5 = 114.60
SAY REQ.TREE = 115 NOS.
PROVIDE TREE = 115.00 NOS.

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHANI
DEV LIC. NO. - 699220221
4, ITIHAS RESIDENCY, B/H, FUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

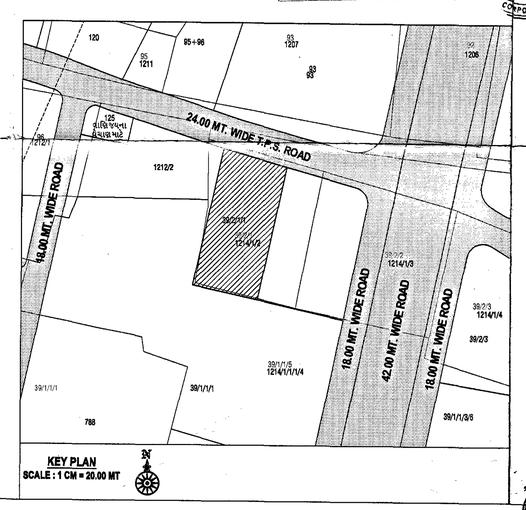
CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinium Plaza,
New India Colony Road,Nikol,A'bad-382350
AMC LIC No. : ER - 1183280522
AMC LIC No.: CW - 0665210720
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.00422207213
503, Abhijyot Square,
Makarba, Ahmedabad.
STR.ENGINEER

OWNER



LAYOUT PLAN
SCALE : 1 CM = 2.00 MT



KEY PLAN
SCALE : 1 CM = 20.00 MT

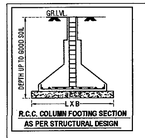
સદર પ્રકરણે ગાર્ગેજ એફ.એસ.આઈ. ના નાણાં ના લીધે મુકવામાં આવે છે, તે પરત્વેના બાબતે લી. યુ. પરમીશન અગાઉ અને ના લિખાનની આલેખાર મેળવવાનો રહેશે.

શહેરી વિકાસ અને શહેરી મુકિનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૬૨૦૦/૬૩૨૫/બી તા-૧૬-૦૧-૮૬ ના પત્ર અનુસાર બાંધકામની જગ્યાએ બોર અથવા કાયમી પ્રકારની બાંધકામ બાંધકામની ભાગ દિઠાનો દસ્તાવેજ ઓ કબજાની મુકવાની રહશે.

SCRUTINIZE COPY
NO. 1225
Dt. 31/01/2019
B.P.S.P. , AMC
T.D.O.

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

(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT/OWNER/ENGINEER WILL OBEY AS PER ALL BORND AND AFFIDAVITS PRODUCED BY THEM AND CIRCULARCH.
(2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE NOTIFICATION AND OFFICE ORDER NO-42,01-1/200606
(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER T.P.S. NO. 114(VASTRAL-RAMOL)CASE NO.39/0/1771 DATED:- 17/09/2018, LETTER NO: GH/DEV/DE DO/ 2017/EDB-102016-3629-L, DATED:- 17/09/2018 AND LETTER NO: GH/DEV/DE DO/ 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/DEV/DE DO/ 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/HAS OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/HTS/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/HS/07/EDB-102016-3629-L, DATED:-20/12/2017 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 SHEET/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.-19/06/2019
(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY DAMAGE TO THE 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/ ARRANGEMENTS FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/DEMOLITION ACTIVITY. THE ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/SUPERVISOR. ARRANGEMENTS WILL HAVE TO BE MADE CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED AFFIDAVIT GIVEN ON DT.8/2/2017 BY THE OWNER/APPLICANT/DEVELOPER / ARCHITECT/ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE WILL BE ISSUED. IF ANY DAMAGE TO ADJOINING BUILDING WHICH BAMOUNTS 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 OF RESIDENTIAL ZONE I AND TOZ DUE TO MRTS ZONE (AS SHOWN IN PLAN) FOR RES AND COM. BUILDING IS GRANTED AS PER THE ORB/RUA/PROVAL GIVEN BY DY. M.C.(E.O.) ON DT.1/8/2019 IN RESPECT OF 45.00MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-6, DATED:-17/12/2018, REF NO.TPS/NO.114(VASTRAL-RAMOL)CASE NO.39/0/1771 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE RULES IN ON CONTEXT TO T.P.O. OPINION.
(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES (NOTIFICATION NO.GH/HS/07/EDB-102016-3629-L, GANDHINAGAR/RUA/0294 ON DT.16/5/2019 AND CIRCULAR NO.TPO/BDC/2018/1/1/1



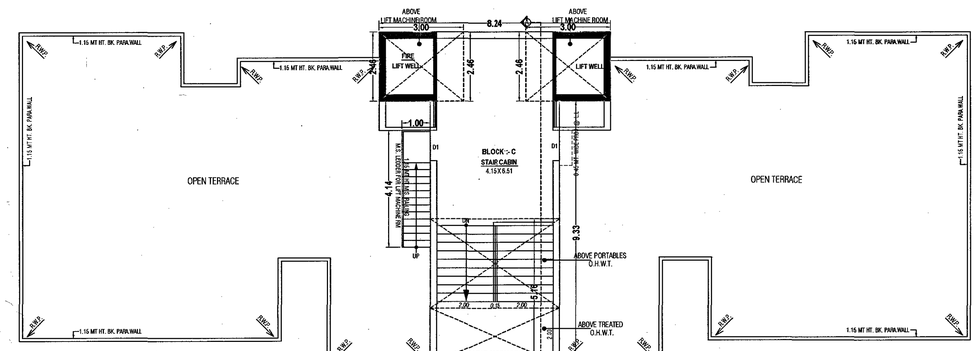
SCRUTINIZE COPY
NO. 1232
Dt. 20/03/2019
TDO, BPSP , AMC

સક્ષમ અધિકારી દ્વારા મંજૂર કરેલ નકશામાં દર્શાવેલ વપરાશ સિવાય અન્ય વપરાશ કરવાનો અથવા ફેરફાર કરવાનો નથી. તેમજ મંજૂર નકશા મુજબનો વપરાશ અમલમાં કરવાનો રહેશે અન્યથા કાયદાની કલમ ૨૬૪ મુજબ નોટીસ આપ્યા વગર સીલ મારી તોડી પાડવામાં આવશે.

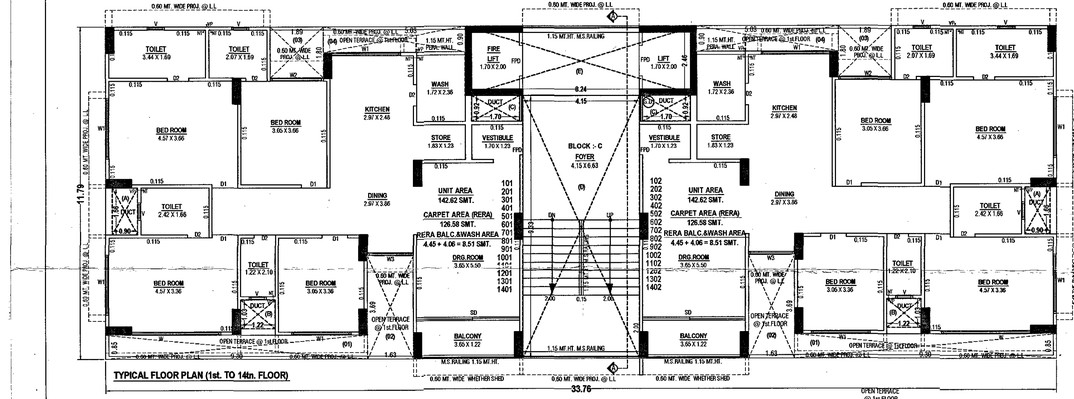
સદર મકાનનું વાણિજ્ય વેરો, એલ.આઈ. વેરા નક્કી કર્યા સિવાય ભોગવટો કરી શકાશે નહિ. તેમજ વધારાનું બાંધકામ કરી શકાશે નહિ. તેમજ વધારાનું બાંધકામ કરવાનું રહેશે તો અલગ અરજી કરી રજાચિઠ્ઠી મેળવવાની રહેશે.

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.50 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

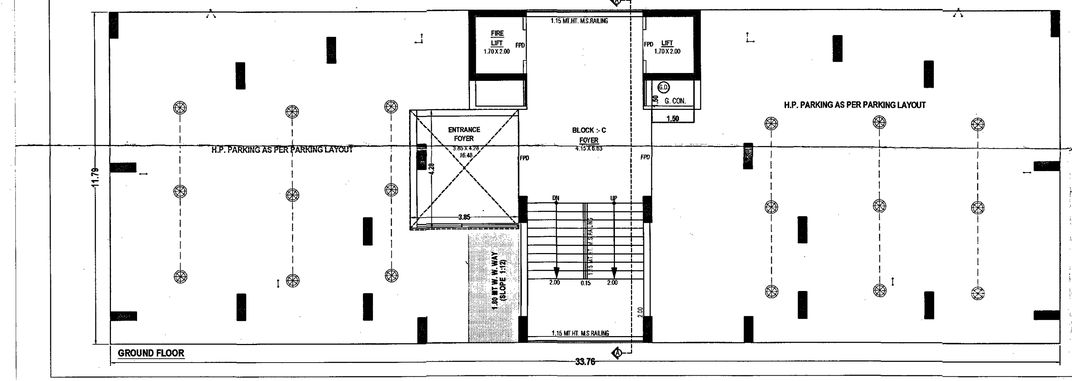
NOTES:-
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND CHECKED THE GRAND CONNECTION.
- IT IS CERTIFIY THAT ACCORDING TO C.G.D.C.R.-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 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 RAILING 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. 13.100F 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
- GREY 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 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 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



STAIR CABIN, LIFT MACHINE RM, O.H.W.T. & OPEN TERRACE PLAN



TYPICAL FLOOR PLAN (1st. TO 14th. FLOOR)



GROUND FLOOR

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-
BLOCK - C

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101	142.62	126.58	4.45	4.06	01
	102	142.62	126.58	4.45	4.06	01
2nd. FLOOR	201	142.62	126.58	4.45	4.06	01
	202	142.62	126.58	4.45	4.06	01
3rd. FLOOR	301	142.62	126.58	4.45	4.06	01
	302	142.62	126.58	4.45	4.06	01
4th. FLOOR	401	142.62	126.58	4.45	4.06	01
	402	142.62	126.58	4.45	4.06	01
5th. FLOOR	501	142.62	126.58	4.45	4.06	01
	502	142.62	126.58	4.45	4.06	01
6th. FLOOR	601	142.62	126.58	4.45	4.06	01
	602	142.62	126.58	4.45	4.06	01
7th. FLOOR	701	142.62	126.58	4.45	4.06	01
	702	142.62	126.58	4.45	4.06	01
8th. FLOOR	801	142.62	126.58	4.45	4.06	01
	802	142.62	126.58	4.45	4.06	01
9th. FLOOR	901	142.62	126.58	4.45	4.06	01
	902	142.62	126.58	4.45	4.06	01
10th. FLOOR	1001	142.62	126.58	4.45	4.06	01
	1002	142.62	126.58	4.45	4.06	01
11th. FLOOR	1101	142.62	126.58	4.45	4.06	01
	1102	142.62	126.58	4.45	4.06	01
12th. FLOOR	1201	142.62	126.58	4.45	4.06	01
	1202	142.62	126.58	4.45	4.06	01
13th. FLOOR	1301	142.62	126.58	4.45	4.06	01
	1302	142.62	126.58	4.45	4.06	01
14th. FLOOR	1401	142.62	126.58	4.45	4.06	01
	1402	142.62	126.58	4.45	4.06	01

RERA CARPET AREA CALC.:- BLOCK :- C
TOTAL = 28 UNIT (1st. TO 14th. FLOOR)
FLAT NO.-[101,201,301,401,501,601,701] [801,901,1001,1101,1201,1301,1401] [102,202,302,402,502,602,702] [802,902,1002,1102,1202,1302,1402]

(A)	1.93 X 6.96	=	13.43 SMT.
(B)	1.715 X 7.08	=	12.14 SMT.
(C)	1.85 X 6.87	=	11.29 SMT.
(D)	3.05 X 8.91	=	27.17 SMT.
(E)	1.45 X 7.65	=	11.09 SMT.
(F)	3.44 X 8.91	=	30.65 SMT.
(G)	1.13 X 3.36	=	3.80 SMT.
(H)	1.13 X 3.66	=	4.13 SMT.
(I)	5.62 X 1.80	=	10.11 SMT.
(J)	0.90 X 3.08	=	2.77 SMT.
	TOTAL	=	126.58 SMT.

126.58 X 02 = 253.16

RERA BALCONY AREA :-

(K)	3.65 X 1.22	=	4.45 SMT.
	TOTAL	=	4.45 SMT.

4.45 X 02 = 8.90

RERA WASH AREA :-

(L)	1.72 X 2.36	=	4.06 SMT.
	TOTAL	=	4.06 SMT.

4.06 X 02 = 8.12

UNIT AREA CALC.:- BLOCK :- C (RESI.)
TOTAL = 28 UNIT (1st. TO 14th. FLOOR)
FLAT NO.-[101,201,301,401,501,601,701] [801,901,1001,1101,1201,1301,1401] [102,202,302,402,502,602,702] [802,902,1002,1102,1202,1302,1402]

(A)	1.815 X 8.41	=	15.26 SMT.
(B)	2.065 X 9.33	=	19.27 SMT.
(C)	1.625 X 6.30	=	10.24 SMT.
(D)	3.28 X 9.14	=	29.98 SMT.
(E)	1.22 X 7.88	=	9.61 SMT.
(F)	3.67 X 9.14	=	33.54 SMT.
(G)	1.13 X 3.59	=	4.06 SMT.
(H)	1.13 X 3.89	=	4.39 SMT.
(I)	5.85 X 1.80	=	10.53 SMT.
(J)	5.03 X 0.90	=	4.53 SMT.
(K)	1.835 X 0.66	=	1.21 SMT.
	TOTAL	=	142.62 SMT.

142.62 X 02 = 285.24

BUILT UP AREA CALC. ON GR. FLOOR : IN SMT.

33.76 X 11.79 X 1		=	**398.03**
NET BUILT UP AREA		=	**398.03**

BUILT UP AREA CALC. ON 1st. TO 14th. FLOOR : IN SMT.

33.76 X 11.79 X 1		=	**398.03**
LESS :-			
(01)	9.30 X 0.85 X 2	=	15.81
(02)	1.63 X 3.69 X 2	=	12.03
(03)	1.89 X 1.80 X 2	=	6.80
(04)	5.03 X 0.90 X 2	=	9.05
	TOTAL	=	**43.69**

398.03 - 43.69 = 354.34

NET BUILT UP AREA		=	**354.34**

F.S.I. AREA CALC. ON 1st. TO 14th FLOOR (RESI.)

BUILT UP AREA ON 1st. TO 14th FLOOR		=	**354.34**
LESS :-			
(A)	0.90 X 1.56 X 2	=	2.95
(B)	1.22 X 1.03 X 2	=	2.51
(C)	1.70 X 0.92 X 2	=	3.13
(D)	4.15 X 9.33 X 1	=	38.72
(E)	8.24 X 2.46 X 1	=	20.72
	TOTAL	=	**68.07**

354.34 - 68.07 = 286.27

NET F.S.I. AREA		=	**286.27**

BUILT UP AREA CALC. ON STAIR CABIN : IN SMT.

	4.61 X 9.33 X 1	=	**43.01**
	8.24 X 2.46 X 1	=	**20.27**
	4.14 X 1.00 X 1	=	**4.14**
	TOTAL	=	**67.42**
NET BUILT UP AREA		=	**67.42**

BUILT UP AREA CALC. ON L.M.R. & O.H.W.T. : IN SMT.

(O.H.W.T.)	**4.61 X 5.16 X 1**	=	**23.79**
(L.M.R.)	**3.00 X 2.46 X 2**	=	**14.76**
	TOTAL	=	**38.55**
NET BUILT UP AREA		=	**38.55**

GR. FLOOR FOYER BUILT UP & F.S.I. AREA CALC.:-

(A)	3.85 X 4.28 X 1	=	16.46
	TOTAL	=	**16.46**
GR. FLOOR FOYER F.S.I. AREA		=	**16.46**

BUILT UP AREA TABLE:-

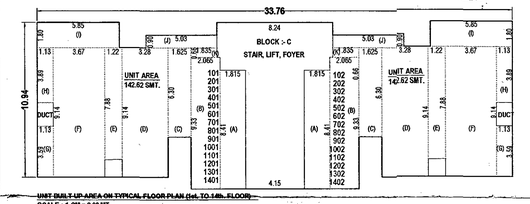
FLOOR	RESI.
GR. FLOOR (H.P.)	398.03
1st. FLOOR	354.34
2nd. FLOOR	354.34
3rd. FLOOR	354.34
4th. FLOOR	354.34
5th. FLOOR	354.34
6th. FLOOR	354.34
7th. FLOOR	354.34
8th. FLOOR	354.34
9th. FLOOR	354.34
10th. FLOOR	354.34
11th. FLOOR	354.34
12th. FLOOR	354.34
13th. FLOOR	354.34
14th. FLOOR	354.34
ST. CABIN	67.42
LM. & OHWT	38.55
TOTAL	**5464.76**

F.S.I. AREA TABLE:-

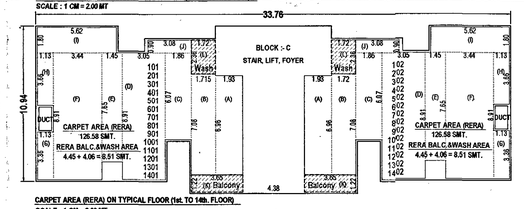
FLOOR	RESI.	TOTAL
1st. FLOOR	286.27	286.27
2nd. FLOOR	286.27	286.27
3rd. FLOOR	286.27	286.27
4th. FLOOR	286.27	286.27
5th. FLOOR	286.27	286.27
6th. FLOOR	286.27	286.27
7th. FLOOR	286.27	286.27
8th. FLOOR	286.27	286.27
9th. FLOOR	286.27	286.27
10th. FLOOR	286.27	286.27
11th. FLOOR	286.27	286.27
12th. FLOOR	286.27	286.27
13th. FLOOR	286.27	286.27
14th. FLOOR	286.27	286.27
TOTAL	**4007.78**	**4007.78**

FLOOR AREA TABLE:-

FLOOR	USE		AREA	
	RESI.	TOTAL	RESI.	TOTAL
1st. FLOOR	02	02	286.27	286.27
2nd. FLOOR	02	02	286.27	286.27
3rd. FLOOR	02	02	286.27	286.27
4th. FLOOR	02	02	286.27	286.27
5th. FLOOR	02	02	286.27	286.27
6th. FLOOR	02	02	286.27	286.27
7th. FLOOR	02	02	286.27	286.27
8th. FLOOR	02	02	286.27	286.27
9th. FLOOR	02	02	286.27	286.27
10th. FLOOR	02	02	286.27	286.27
11th. FLOOR	02	02	286.27	286.27
12th. FLOOR	02	02	286.27	286.27
13th. FLOOR	02	02	286.27	286.27
14th. FLOOR	02	02	286.27	286.27
TOTAL	**28**	**28**	**4007.78**	**4007.78**



UNIT BUILT UP AREA ON TYPICAL FLOOR PLAN (1st. TO 14th. FLOOR)
SCALE : 1 CM = 2.00 MT



CARPET AREA (RERA) ON TYPICAL FLOOR (1st. TO 14th. FLOOR)
SCALE : 1 CM = 2.00 MT

(1)TIMS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND PROPRIATORS WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY THE OWNER AND ENGINEERS.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S NOTICE ORDER DATED:02/01/08 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AND AS PER GDCR NO.GHV/005 OF 2017EDB-102016-36284, DATED:- 12/10/2017 AND LETTER NO. EDB-102016-102016-36284, DATED:- 31/03/2018 AND LETTER NO. EDB-102016-36284, DATED:- 31/03/2018 AND LETTER NO. GHV/145 OF 2018EDB-102016-36284, DATED:-23/04/2018 AND LETTER NO. GHV/150EDB-102016-36284, DATED:-07/12/2018 AND LETTER NO. GHV/002EDB-102016-36284, DATED:-20/12/2017 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+ARPS+CONT+DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.20MT.) 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:-19/6/2019

(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, WILL HAVE TO DO BY PASS/WITHOUT CLONE STRUCTURE CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PASS/WITHOUT DISTURBANCE (PROVIDING PROTECTIVE SUPPORTS SHORING (STRUTTING) AND FOR THE SAFETY PROVISIONS DURING THE EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR SAFETY PROVISIONS AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE BY THE OWNER/ARPS/CONT/DEVELOPER AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT:-20/12/2017 BY OWNER/ARPS/CONT/DEVELOPER / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RA/JAICHITHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)TIMS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I AND TOD QUIETO MIXTS ZONE (AS SHOWN IN PLAN) FOR RES AND COM. BUILDING IS GRANTED AS PER THE UNDERTAKING GIVEN BY DAT M.C.D.D.I.ON DT:-08/02/2019 IN RESPECT OF 45.00MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY THE CHIEF FIRE OFFICER ON DT:-12/02/2019 REF NO.TFS/NO.114/VASTRAL-RAMOL(RASE NO.38/2017) AND SUBJECT TO CONDITIONS THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO I.P.D. OPINION).

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR DEFERMENT CHARGES GIVEN BY CHIEF CITY PLANNER (EC) LETTER NO.:- CFD/AMC/CEN/RAJ2024, ON DT: 16/5/2019 AND AERT CITY PLANNER LETTER NO. :- CFD/AMC/CEN/RAJ/OP-02, ON DT: 26/4/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.(E.Z.) REF NO.3441, DT.5/3/2017

(12)THIS PERMISSION IS GRANTED AS PER THE NO.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD:21/10/2016, NOC ID NO. AAI/WEST/BP/101/177047 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT:9/12/2019 (NO:31) AND FIRE NOC OF FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE OBTAINING THE B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT:-09/12/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(15)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND, IT IS GIVEN BY SENIOR TOWN PLANNER(ALUN CITY) ON DT:-12/2019 LETTER REF NO.01155 AND AS PER NOTARAISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT:-16/09/2019 FOR THE SAME.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT. 16/2/2019 IN RESPECT OF OPINION FOR METRO RAIL ALIGNMENT GIVEN BY METRO LINK EXPRESS FOR GANDHINAGAR AND AHMEDABAD (MEGA) COMPANY (TD)LETTER NO. - GMRC/TD/OMAP-AND GD/319, DATED:- 8/2/2019

(17)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/PROMOTER(S) WILL MAKE ADVERTISEMENT 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.

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20)THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION ON DT.:-19/11/2019, LETTER NO.:- CE/NA/AMD/MADA/DWK PRALAY/1210/2019/5054/2019 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER/APPLICANT.

(21)THIS DEVELOPMENT PERMISSION IS GIVEN (2) THE CONDITION THAT APPLICANT/OWNER/ARPS/CONT/DEVELOPER WILL NOT DISCRIMINATE THE PRICE OF SALE(SUBSIDIZED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITARY FACILITY AND PROVIDE DRINKING WATER FACILITY IN THE PROJECT IN ANY CASE AS PER OWNER/APPLICANT'S SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.8/10/2019

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/EQUIPMENT/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD, DURING CONSTRUCTION SITE AND OWNER AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

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

(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO:- EDB/1722/918/3TMAC, DTD.28/04/2018, B.E.D.25/05/2018, BOT/118/2018 NOT PRCH/102/01/1984, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND OTHERS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GEOTAXIAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25)IT IS FEE/CHARGES OF ADDITIONAL F.S.I. FEE AND MRTS ROUTE FEE(TOD) SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER CIRCULAR NO.:- TPO/BRTS/102/2018/1188/DT.:- 12/07/2018 AND OTHER APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 19/7/2019 AND DT.30/7/2019 RESPECTIVELY

(26)THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (A) SHOULD BE GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR SAME AND

PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1
R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.

BLOCK :- C

SHEET NO.:- 10

SCALE : 1 CM = 1.00 MT

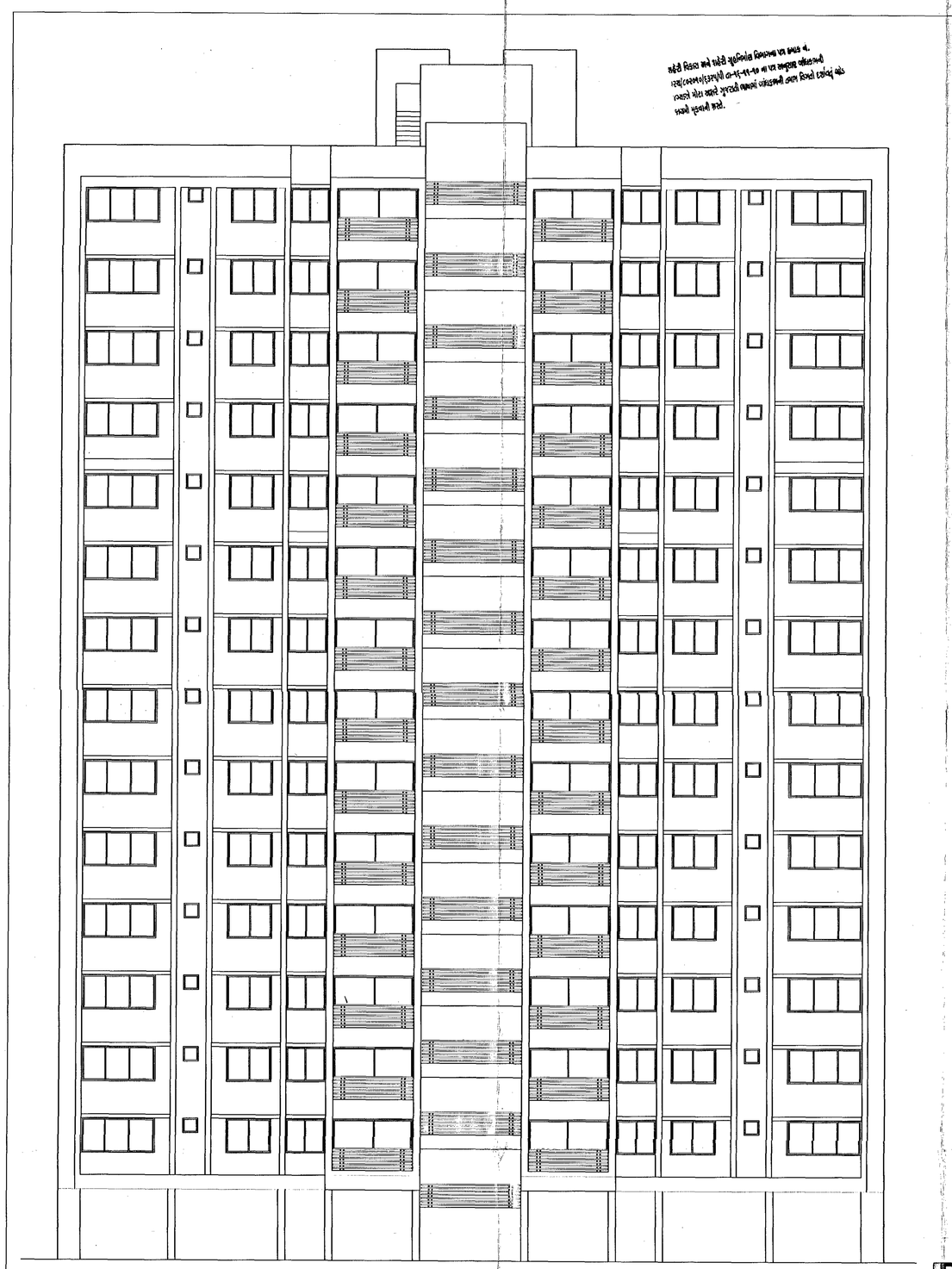
ZONE :- R1 (T.O.Z DUE TO M.R.T.S.)

USE : RESIDENTIAL + COMMERCIAL

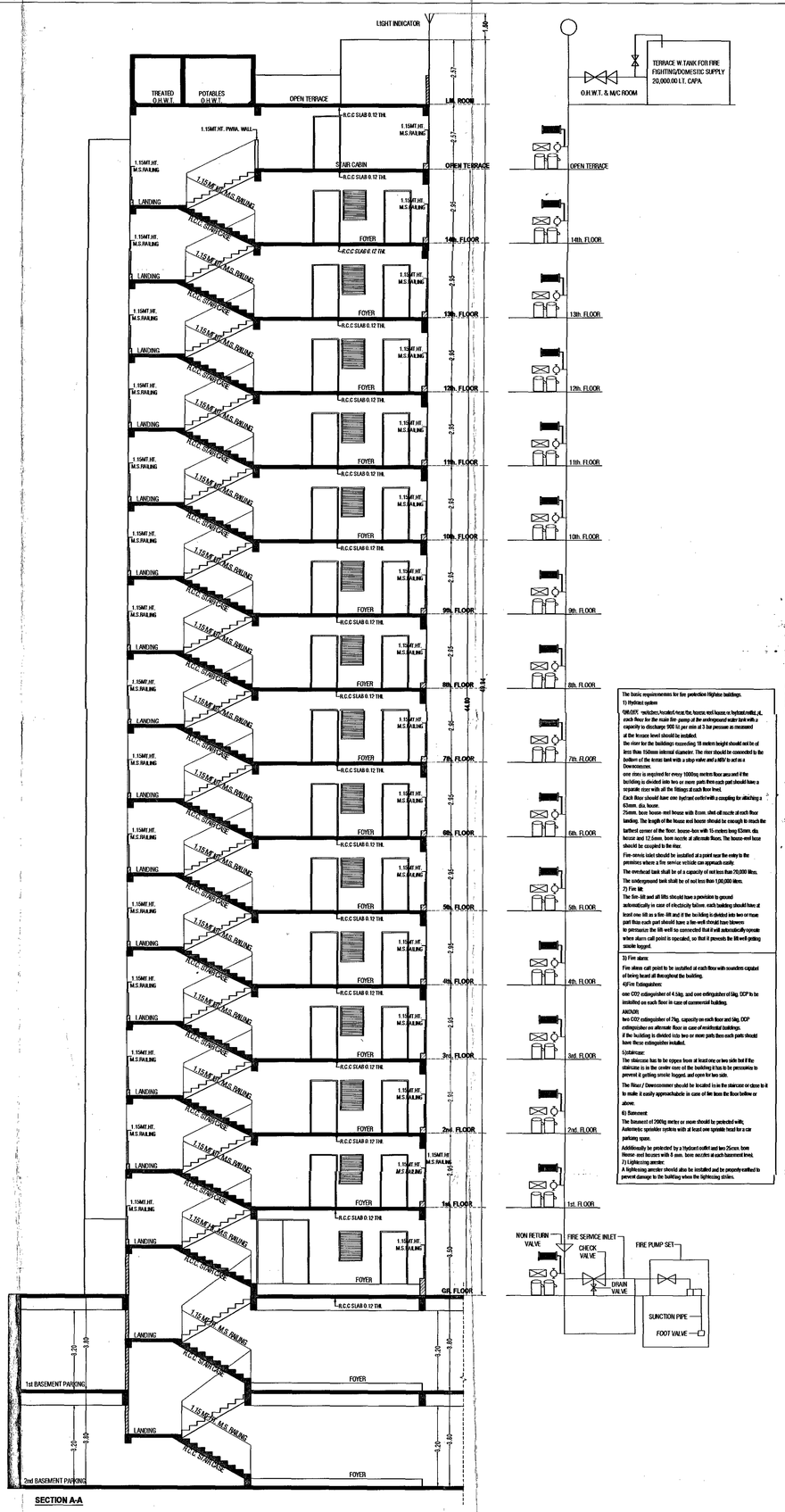
AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	398.03
PROP. BUILT UP AREA ON 1st. FLOOR	354.34
PROP. BUILT UP AREA ON 2nd. FLOOR	354.34
PROP. BUILT UP AREA ON 3rd. FLOOR	354.34
PROP. BUILT UP AREA ON 4th. FLOOR	354.34
PROP. BUILT UP AREA ON 5th. FLOOR	354.34
PROP. BUILT UP AREA ON 6th. FLOOR	354.34
PROP. BUILT UP AREA ON 7th. FLOOR	354.34
PROP. BUILT UP AREA ON 8th. FLOOR	354.34
PROP. BUILT UP AREA ON 9th. FLOOR	354.34
PROP. BUILT UP AREA ON 10th. FLOOR	354.34
PROP. BUILT UP AREA ON 11th. FLOOR	354.34
PROP. BUILT UP AREA ON 12th. FLOOR	354.34
PROP. BUILT UP AREA ON 13th. FLOOR	354.34
PROP. BUILT UP AREA ON 14th. FLOOR	354.34
PROP. BUILT UP AREA ON STAIR CABIN	67.42
PROP. BUILT UP AREA ON LIFT MACHINE RM & O.H.W.T.	38.55
TOTAL BUILT UP AREA	**5464.76**
PROP. F.S.I. AREA ON 1st. FLOOR	286.27
PROP. F.S.I. AREA ON 2nd. FLOOR	286.27
PROP. F.S.I. AREA ON 3rd. FLOOR	286.27
PROP. F.S.I. AREA ON 4th. FLOOR	286.27
PROP. F.S.I. AREA ON 5th. FLOOR	286.27
PROP. F.S.I. AREA ON 6th. FLOOR	286.27
PROP. F.S.I. AREA ON 7th. FLOOR	286.27
PROP. F.S.I. AREA ON 8th. FLOOR	286.27
PROP. F.S.I. AREA ON 9th. FLOOR	286.27
PROP. F.S.I. AREA ON 10th. FLOOR	286.27
PROP. F.S.I. AREA ON 11th. FLOOR	286.27
PROP. F.S.I. AREA ON 12th. FLOOR	286.27
PROP. F.S.I. AREA ON 13th. FLOOR	286.27
PROP. F.S.I. AREA ON 14th. FLOOR	286.27
TOTAL F.S.I. AREA	**4007.78**

OPENING SCHEDULE:-	
RS = 2.44 X 2.56	D1 = 0.91 X 2.13
SD = 1.45 X 2.13	D2 = 0.76 X 2.13
FFD = 1.07 X 2.13	
D/V = DOOR CUM VENT	

R.C.C. STAIR DETAIL	



ELEVATION



SECTION A-A

The basic requirements for fire protection Highrise buildings.

1) Hydrant system

ONLOOT hydrants located near the house, mid house or hydrant outlet at each floor for the main fire pump at the underground water tank with a capacity to discharge 900 ltr per min at 3 bar pressure as measured at the house level should be installed.

the riser for the buildings exceeding 18 meters height should not be of less than 150mm internal diameter. The riser should be connected to the bottom of the mains tank with a stop valve and a NRV to act as a Downcomer.

one riser is required for every 1000sq metre 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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm dia hose.

25mm hose house-reel hose with 8mm shut off nozzle at each floor landing. The length of the hose and hose should be enough to reach the farthest corner of the floor. hose-reel with 15 metres long 63mm dia hose and 12.5mm. 8mm nozzle at alternate floors. The hose-reel hose should be coupled to the riser.

Fire-servic inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.

The overhead tank shall be of a capacity of not less than 70,000 litres.

The underground tank shall be of not less than 1,00,000 litres.

2) Fire lift

The fire-lift and all 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 part then each part should have a fire-well divided from between

by permanent fire lift well to connected that it will automatically operate when alarm call point is operated, 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 Extinguisher:

one CO2 extinguisher of 4.5kg. and one extinguisher of 6kg. DCP to be installed on each floor in case of commercial building.

AND/OR

two CO2 extinguisher of 2kg. capacity on each floor and 6kg. DCP extinguisher on alternate floor in case of residential buildings.

if the building is divided into two or more parts then each parts should have these extinguisher installed.

5)Staircase:

The staircase has to be open from at least one or two side but if the staircase is in the center core of the building it has to be pressurise to prevent it getting smoke logged and open for two side.

The Riser / Downcomer should be located in to the staircase or close to it to make it easily approachable in case of fire from the floor below or above.

6) Basement

The basement of 200Sq metre or more should be protected with, Automatic sprinkler system with at least one sprinkler head for a car parking space.

Additionally be protected by a Hydrant outlet and two 25mm hose House reel hoses with 8 mm. hose nozzles at each basement level.

7) Lightening arester

A lightening arester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

SCRUTINIZE COPY
NO. 1332
Dt 20/08/2019
TDO, BPSP, AMC

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ARCHITECT WILL ORDER AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY THEM AND ENGINEER.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER ORDER UNDER DATED:02/05/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.D.D.C.R.-2017 AS PER GDCR-2017 AND GHV0089 OF 2017 BILL-102016-30284, DATED:- 13/10/2017 AND LETTER NO: GHV(R)/BP-102016-30284/1, DATED:-07/12/2018 AND LETTER NO: GHV(R)/BP-102016-30284/2, DATED:-21/03/2019 AND LETTER NO: GHV(R)/ OF 2018/BP-102016-30284/3, DATED:-29/05/2019 AND LETTER NO: GHV(R)/102016-30284/4, DATED:-07/12/2018 AND LETTER NO: GHV(R)/BP-102016-30284/5, DATED:-20/12/2017 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) FOR SUFFICIENT HEIGHT (NOT LESS THAN 3.0MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY FOOL ON DT.-19/02/2019

(7)APPLICANT/OWNER/ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS/SITE SUPERVISOR/OWNER HAVE SOLE RESPONSIBILITIES FOR ANY CASUALTY OR DAMAGE TO THE PUBLIC DURING THE DEMOLITION AND EXCAVATION IN ONE STRETCH. CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(ANCHORING) TO THE ADJACENT PLOT. IN CASE OF ANY DAMAGE DUE TO NON-PROPER 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 GIVEN BY OWNER/APPLICANT/DEVELOPER/ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT IF ANY DEVIATION/VIOLATION TAKES PLACE DURING / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE(AND TOD) DUE TO MIXED ZONE AS SHOWN IN PLAN FOR RES AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(H.O.) ON DT.-16/05/2019 IN RESPECT OF RS.COMT. ALL TERMS AND CONDITION MENTION ON ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN THE FINAL APPROVAL GIVEN BY T.P.O. UNIT-D, DATED:-17/12/2018, REF NO:TPS(NO-11) FINAL RANGE(TO-VATVA) FINAL PLOT NO:114 SUBJECT TO CONDITION THAT OWNER HAS TO DEDICATE THE ROAD(WIDTH 30'-0" TO 24'-0" UPWARD).

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGES GIVEN BY CHIEF CITY PLANNER(CCP) UNDER LETTER NO. – CP(NA)/COD/BETTERMENT DIVISION, ON DT.-19/5/2019 AND ASST.CITY PLANNER LETTER NO. – CP(NA)/COD/BETTERMENT-02, ON DT.-30/4/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.D.O.(E.Z.) REF NO.:-191, DT.6/3/2017

(12)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.27/10/2016, NOC NO.:AHMD/WEST/BP/102/17/0547 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.9/10/2019 (NO.311) AND FIRE NOC -FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTARIZED UNDER TAKING GIVEN BY OWNER/APPLICANT AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(15)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY SENIOR TOWN PLANNER(ASUDA) ON DT.-1/2/2019 LETTER REF NO.6110 AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-18/2/2019 FOR THE SAME.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DT.-18/2/2019 IN RESPECT OF OPEN SPACE FOR INTRODUCTION OF AUXIANARY FACILITIES (MEGA SUPPLY) BY AHMEDABAD MUNICIPAL CORPORATION (AMC) AND AHMEDABAD (MEGA) COMPANY LTD LETTER NO. – CMRC LTD/BP-3 AND D2015, DATED:- 8/02/2019

(17)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT,2016(N.O DEVELOPERS/PROMOTERS) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNIT IN THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20)THIS PERMISSION IS GIVEN AS PER N.A. PERMISSION ON DT.-19/11/2019, LETTER NO.:-CB/NA/R-MEDABAD/VATRAL/1216/12/95/954/2018 BY DISTRICT COLLECTOR(AHMEDABAD) IT IS SUBMITTED BY OWNER/APPLICANTS.

(21)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANT SHALL HAVE TO MAKE ARRANGEMENT FOR ACCOMMODATION OF SKILLED/HANDMADE 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/APPLICANT'S SUBMIT THE NOTARISED UNDERTAKING FOR THE SAME ON DT.8/7/2019 .

(22)PROPER WHEEL PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEELS OF THE VEHICLES/DIRTIES/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND THE DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(23)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERIZED UNDERTAKING BY OWNERS 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.

(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NO.NOTIFICATION NO. EDB/1123/1837(NA), DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO. PRO/102/2018/ DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN DEVELOPMENT DEPARTMENT, GOVT. OF GUJARAT AND ALL TERMS AND CONDITION CONSISTENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25)THE FEES/CHARGES OF ADDITIONAL F.S.I. FEE AND AMTS ROUTE FEE(TOD) SHALL BE PAID BY OWNER/APPLICANT AS PER 20 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND BETTERMENT CHARGES IN INSTALLMENT IN 5 YEAR AS PER CIRCULAR NO.-VIZ/STCH/CIRCULAR-2017/20101/1000 DATED:-17/01/2017 AND ALL TERMS AND CONDITION AS PER APPROVAL GIVEN BY FOR THE SAME DT.- 19/10/2018 AND DT.-19/11/2019 RESPECTIVELY

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

BLOCK :- C
PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 R.S.NO.:-1214/1/2,O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD.
SHEET NO.:- 11
SCALE : 1 CM = 1.00 MT
ZONE :- R1 (T.O.Z DUE TO M.R.T.S.) — USE : RESIDENTIAL + COMMERCIAL

OPENING SCHEDULE :-	R.C.C. STAIR DETAIL
RS = 2.44 X 2.56 D1 = 0.91 X 2.13 W = 1.83 X 1.65	WIDTH = 2.00 TREAD = 0.30 RISER = 0.15
SD = 1.45 X 2.13 D2 = 0.76 X 2.13 W1 = 0.91 X 1.34	
FPD = 1.07 X 2.13 V = 0.60 X 0.60	COLOUR NOTE :-
DZV = DOOR CUM VENT	PROP.DRAIN, PROP.WORK, LIGHT INDICATOR, SPRINKLER

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHANI
DEV LIC. NO. - 655/2702211
4, ITIHAS RESIDENCY, B/H, PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER — ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.0042220721R3
503, Abhijyot Square,
Makarba, Ahmedabad.
STR.ENGINEER — OWNER

(27)પ્રસ્તાવ અને અમલ સમયોચીત (રોજગારીનું વિકાસ અને નોકરીની શરતો) અધિનિયમ,૧૯૭૬ હેઠળ મંજુરી આપવામાં આવી છે તેમજ ૩૦ દિવસ, પહેલાં અને ૩૦ દિવસ પછી સરકાર પ્રમાણે ફરજીયાત નોંધણી કરાવવી અને જરૂરીયાતની વિગતોનું પાલન કરવાનું રહેશે.

(28)ગુજરાત મહાનગરપાલિકાઓ (સુધારાનો) કાયદો,૨૦૧૬ ના કલમ ૩૦ ઉપરાંત ૧૦૦ ટકા ઓનલાઈન પ્રક્રિયા થયા બાદ જ બાંધકામ પ્રવૃતિ શરૂ કરવાના રહેશે. આ અંગે બાંધકામ પ્રવૃતિમાં ફેરફાર અંગેની પરવાનગી તથા બોગસપણાંનો ભંગ કરેલ જણાશે અથવા ખોટી રજૂઆત કરેલ જણાશે તો તેમાં કોઈ પણ તબક્કે મંજુરી રદ્દ કરવામાં આવશે.

(29)ગુજરાત મહાનગરપાલિકાઓ (સુધારાનો) કાયદો,૨૦૧૬ ની કલમ ૬૩ મુજબ ૧૦૦ ટકા વરસાદી પાણી નો સંગ્રહ કરવાનો રહેશે. તેમજ Rain Water Harvesting અને Grey Water recycling System નો અમલ કરવાનો રહેશે.

(30)ગુજરાત મહાનગરપાલિકાઓ (સુધારાનો) કાયદો,૨૦૧૬ ની કલમ ૧૧૦ મુજબ ૧૦૦ ટકા વરસાદી પાણી નો સંગ્રહ કરવાનો રહેશે.

(31)ગુજરાત મહાનગરપાલિકાઓ (સુધારાનો) કાયદો,૨૦૧૬ ની કલમ ૧૧૧ મુજબ ૧૦૦ ટકા સોલાર પેનલ નો અમલ કરવાનો રહેશે.

(32)ગુજરાત મહાનગરપાલિકાઓ (સુધારાનો) કાયદો,૨૦૧૬ ની કલમ ૧૧૨ મુજબ ૧૦૦ ટકા સોલાર વોટર હીટર નો અમલ કરવાનો રહેશે.

(33)ગુજરાત મહાનગરપાલિકાઓ (સુધારાનો) કાયદો,૨૦૧૬ ની કલમ ૧૧૩ મુજબ ૧૦૦ ટકા એલ.ઈ.ડી. લાઈટ નો અમલ કરવાનો રહેશે.

શહેર પ્રદેશ વાર્ષિક એફ.એસ.આઈ. ના વધારા ના લાભ મેળવવા માટે, તે મુજબ બાકરાને બી. યુ. પરમીશન આપતી અગે ના વિભાગની સાર્વજનિક મેળવવાની રહેશે.

(34)ગુજરાત મહાનગરપાલિકા (સુધારાનો) કાયદો,૨૦૧૬ ની કલમ ૧૧૪ મુજબ ૧૦૦ ટકા ઈલેક્ટ્રીક કનેક્શન, સોલેરીટી, ગટરનાં જુડાણના ટિ.સી., ઓનેર્સ જણાવતાં મ.મુ.શ. સિવાય ભોગવટાની મ.મુ.શ. ની નકલ રજુ કર્યેથી જ ભોગવટાનો દાખલો આપવાનો રહેશે નહી. આ અંગે બાંધકામ/બાંધકામ તથા બોગસપણાંનો ભંગ કરેલ જણાશે અથવા ખોટી રજૂઆત કરેલ જણાશે તો તેમાં કોઈ પણ તબક્કે મંજુરી રદ્દ કરવામાં આવશે.

(35)ગુજરાત મહાનગરપાલિકા (સુધારાનો) કાયદો,૨૦૧૬ ની કલમ ૧૧૫ મુજબ ૧૦૦ ટકા ઓનલાઈન પ્રક્રિયા થયા બાદ જ બાંધકામ પ્રવૃતિ શરૂ કરવાના રહેશે. આ અંગે બાંધકામ/બાંધકામ તથા બોગસપણાંનો ભંગ કરેલ જણાશે અથવા ખોટી રજૂઆત કરેલ જણાશે તો તેમાં કોઈ પણ તબક્કે મંજુરી રદ્દ કરવામાં આવશે.

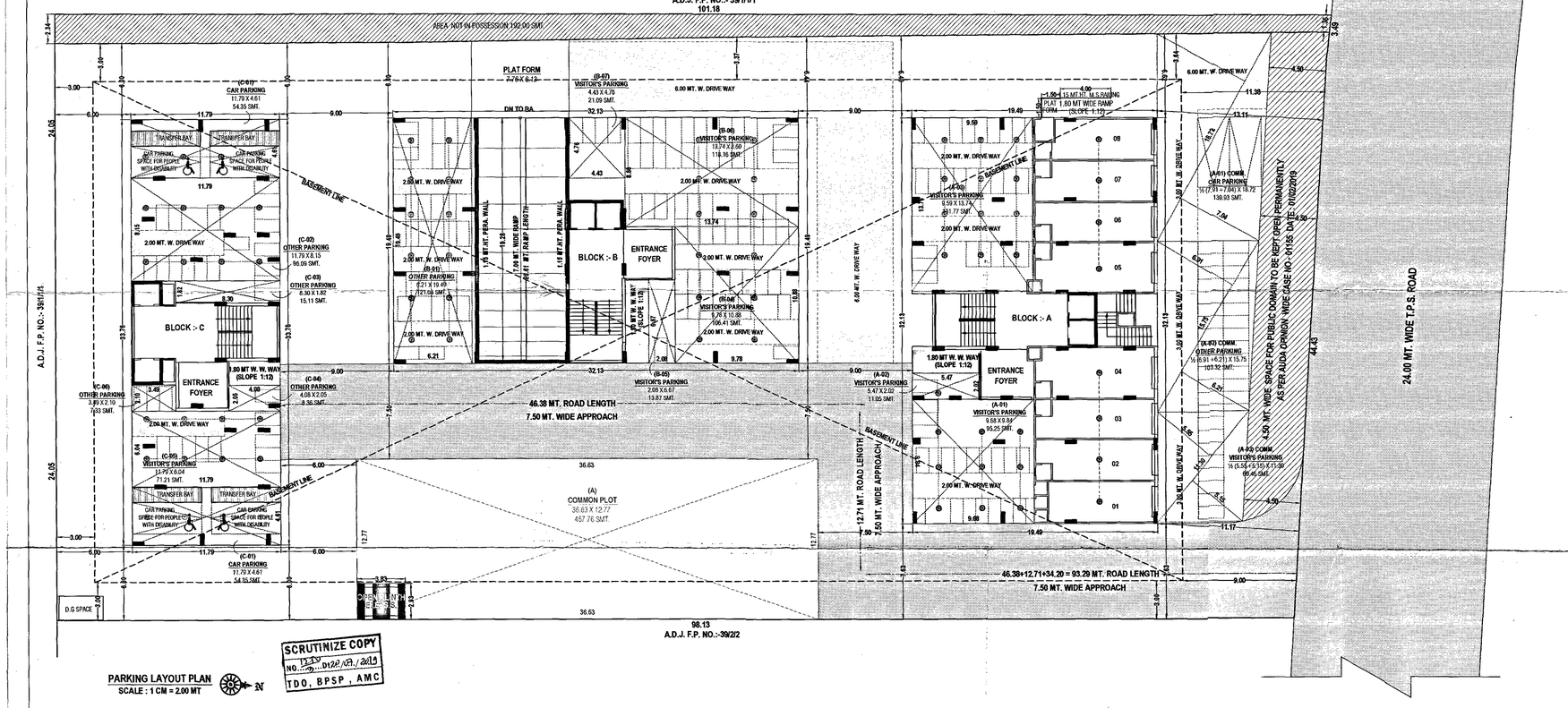
RESPONSIBILITY OF C.D.D.C.R.-2017 C.L. NO. 4.3.4.4.5.4.6) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, 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.D.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 SUCH LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CARE ON THE SAID APPLICANT.

Ahmedabad Municipal Corporation
Case No. : BHNTS/EZ/100119/CGDCRV/A1613/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 02333/100119/A1613/R0/M1
Date : 09/08/2019

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

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.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-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 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 RAILING 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 UNITARIAL 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
- GREY 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 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 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



PARKING LAYOUT PLAN
SCALE : 1 CM = 2.00 MT

SCRUTINIZE COPY
NO. 1259 D12/03/2019
TDO, BPSP, AMC

COMM. PARKING AREA CALCULATION :-			
USE F.S.I. AREA :- 545.04 PARKI.:- 545.04 X 50% = 272.52 SMT.			
REQ. CAR PARKING 50%	=	136.26	
REQ. OTHER PARKING 30%	=	81.76	
REQ. VISITOR PARKING 20%	=	54.50	
TOTAL		= 272.52	

TOTAL REQ. PARKING			
	TOTAL REQ.	PROVI. PARKING GR. FLOOR	TOTAL
CAR	136.26	139.93	139.93
OTHER	81.76	103.32	103.32
VISITOR	54.50	60.46	60.46
TOTAL	272.52	303.71	303.71

COMM. PARKING AREA CALC.			
CAR PARKING			
IN M. (A-01)	½ (7.91 + 7.04) X 18.72	= 139.93 SMT.	
	TOTAL	= 139.93 SMT.	
TOTAL CAR PARKING AREA = 139.93 SMT.			
OTHER PARKING			
IN M. (A-02)	½ (8.91 + 6.21) X 15.75	= 103.32 SMT.	
	TOTAL	= 103.32 SMT.	
TOTAL OTHER PARKING AREA = 103.32 SMT.			
VISITOR'S PARKING			
IN M. (A-03)	½ (5.55 + 5.15) X 11.30	= 60.46 SMT.	
	TOTAL	= 60.46 SMT.	
TOTAL VISITOR'S PARKING AREA = 60.46 SMT.			

RESI. PARKING AREA CALCULATION :-			
RESI. USE F.S.I. AREA :- 1777.68 SMT. PARKI. :- 1777.68 X 20% = 355.53			
REQ. CAR PARKING 50%	=	1777.66	
REQ. OTHER PARKING 30%	=	1066.60	
REQ. VISITOR PARKING 20%	=	711.07	
TOTAL		= 3555.33	

TOTAL REQ. PARKING				
	TOTAL REQ.	PROVI. PARKING GR. FLOOR	BASEMENT	TOTAL
CAR	1777.66	108.70	4189.40	4298.10
OTHER	1066.60	247.92	1109.23	1357.15
VISITOR	711.07	568.81	218.96	787.77
TOTAL	3555.33	925.43	5517.59	6443.02

RESI. PARKING AREA CALC.			
CAR PARKING			
BASEMENT 01 CAR PARKING AREA :- 1486.46 SMT.			
BASEMENT 02 CAR PARKING AREA :- 2702.94 SMT.			
TOTAL		:- 4189.40 SMT.	
IN H.P. (C-01)	11.79 X 4.61 X 2	= 108.70 SMT.	
	TOTAL	= 108.70 SMT.	
BASEMENT + GR. FLOOR = 4189.40 + 108.70 = 4298.10 SMT.			
TOTAL CAR PARKING AREA = 4298.10 SMT.			
OTHER PARKING			
BASEMENT 01 OTHER PARKING AREA		:- 1109.23 SMT.	
IN H.P. (B-01)	6.21 X 19.49 X 1	= 121.03 SMT.	
IN H.P. (C-02)	11.79 X 8.15 X 1	= 96.09 SMT.	
IN H.P. (C-03)	8.30 X 1.82 X 1	= 15.11 SMT.	
IN H.P. (C-04)	4.68 X 2.05 X 1	= 9.36 SMT.	
IN H.P. (C-06)	3.49 X 2.10 X 1	= 7.33 SMT.	
	TOTAL	= 247.92 SMT.	
BASEMENT + GR. FLOOR = 1109.23 + 247.92 = 1357.15 SMT.			
TOTAL OTHER PARKING AREA = 1357.15 SMT.			
VISITOR'S PARKING			
BASEMENT 01 OTHER PARKING AREA		:- 218.96 SMT.	
IN H.P. (A-01)	9.64 X 9.64 X 1	= 93.25 SMT.	
IN H.P. (A-02)	5.47 X 2.02 X 1	= 11.05 SMT.	
IN H.P. (A-03)	9.59 X 13.74 X 1	= 131.77 SMT.	
IN H.P. (B-04)	9.78 X 10.88 X 1	= 106.41 SMT.	
IN H.P. (B-05)	2.08 X 6.67 X 1	= 13.87 SMT.	
IN H.P. (B-06)	13.74 X 8.60 X 1	= 118.16 SMT.	
IN H.P. (B-07)	4.43 X 4.76 X 1	= 21.09 SMT.	
IN H.P. (C-05)	11.79 X 6.04 X 1	= 71.21 SMT.	
	TOTAL	= 568.81 SMT.	
BASEMENT + GR. FLOOR = 218.96 + 568.81 = 787.77 SMT.			
TOTAL VISITOR'S PARKING AREA = 787.77 SMT.			

PARKING LAYOUT PLAN SHOWING PROP. RESI.+COMM. BULDG. ON F.P.NO.:- 39/2/1/1 R.S.NO.:- 1214/1/2, O.P.NO.:- 39/2/1/1, T.P.S.NO. :-114 (VASTRAL-RAMOL) (DRAFT, SECTION) MOJE : VASTRAL, TAL.:- VATVA, DIST : AHMEDABAD. SHEET NO.:- 02

SCALE : 1 CM = 2.00 MT USE ZONE :- R1 (T.O.Z DUE TO M.R.T.S.) USE : RESIDENTIAL + COMMERCIAL

PEARL ASSOCIATES
AUTHO. SIGN. NILESHKUMAR B. PANCHAL
DEV LIC.NO. - 8652200771
4, THIRAS SOCIETY, O.N. PUSHKAR BUNGLOWS
NIKOL, AHMEDABAD.
DEVELOPER

CHIRAGKUMAR P. MAKRA
A-101, Shanditirthan-2, Opp.P
New India Colony Road, Nikol
AMC LIC No.: ER - 3500...05
AMC LIC No.: CW - 0662...07
ENGINEER / C.O.W.

KETAV P. JOSHI
S.D. LIC.NO.0042220721R3
503, Abhijyot Square,
Makarba, Ahmedabad.
STR. ENGINEER

OWNER

RESPONSIBILITY (C.G.D.C.R.-2017 C.I. NO. 4.3.4 & 4.6) :- 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.I. 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. NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE

Ahmedabad Municipal Corporation
Case No. : BHNTI/EZ/100119/CGDCRV/A1609/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chithi Number : 02331/100119/A1609/R0/M1
Date : 02/08/2019

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