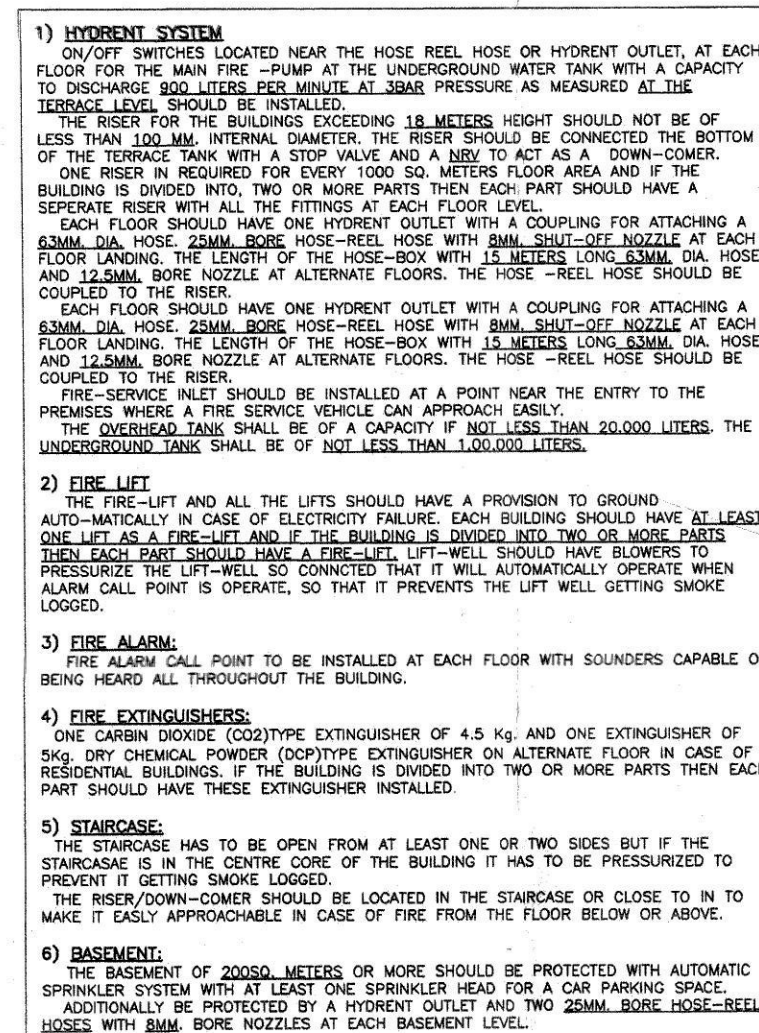




ADJ. S.P. NO. 17
25.29

ADJ. S.P. NO. 312
22.09

12.20 MT. WIDE T.P.S. ROAD

7.62 MT. WIDE APP. ROAD

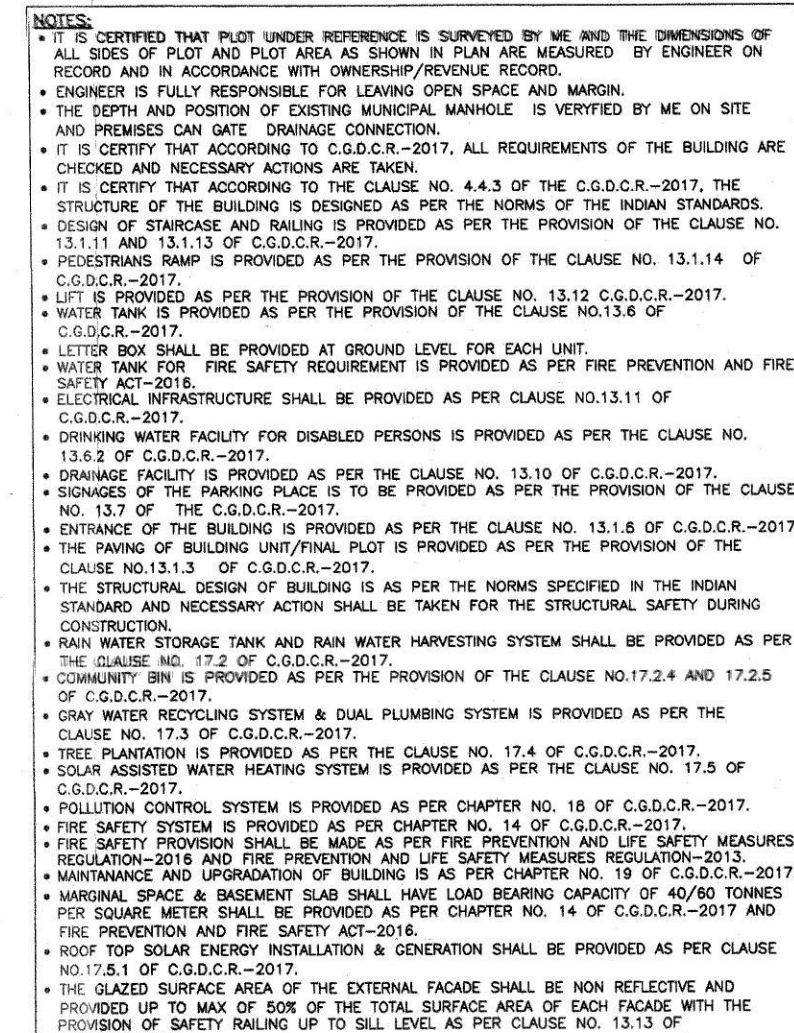
LEGEND:

- 1.) FIRE HYDRANT SYSTEM PIPE MAIN
- 2.) SINGLE HANDED HYDRANT VALVE
- 3.) SLUICE VALVE
- 4.) TWO WAY SAME CONNECTION
- 5.) RISE ON DROP
- 6.) NON RETURN VALVE
- 7.) REDUCER
- 8.) FIRE HOUSE BOX
- 9.) HOSE REEL HOUSE
- 10.) D.C.P. & CO-2
- 11.) HYDRANT VALVE
- 12.) SMOKE DETECTOR
- 13.) WATER SPRINKLER

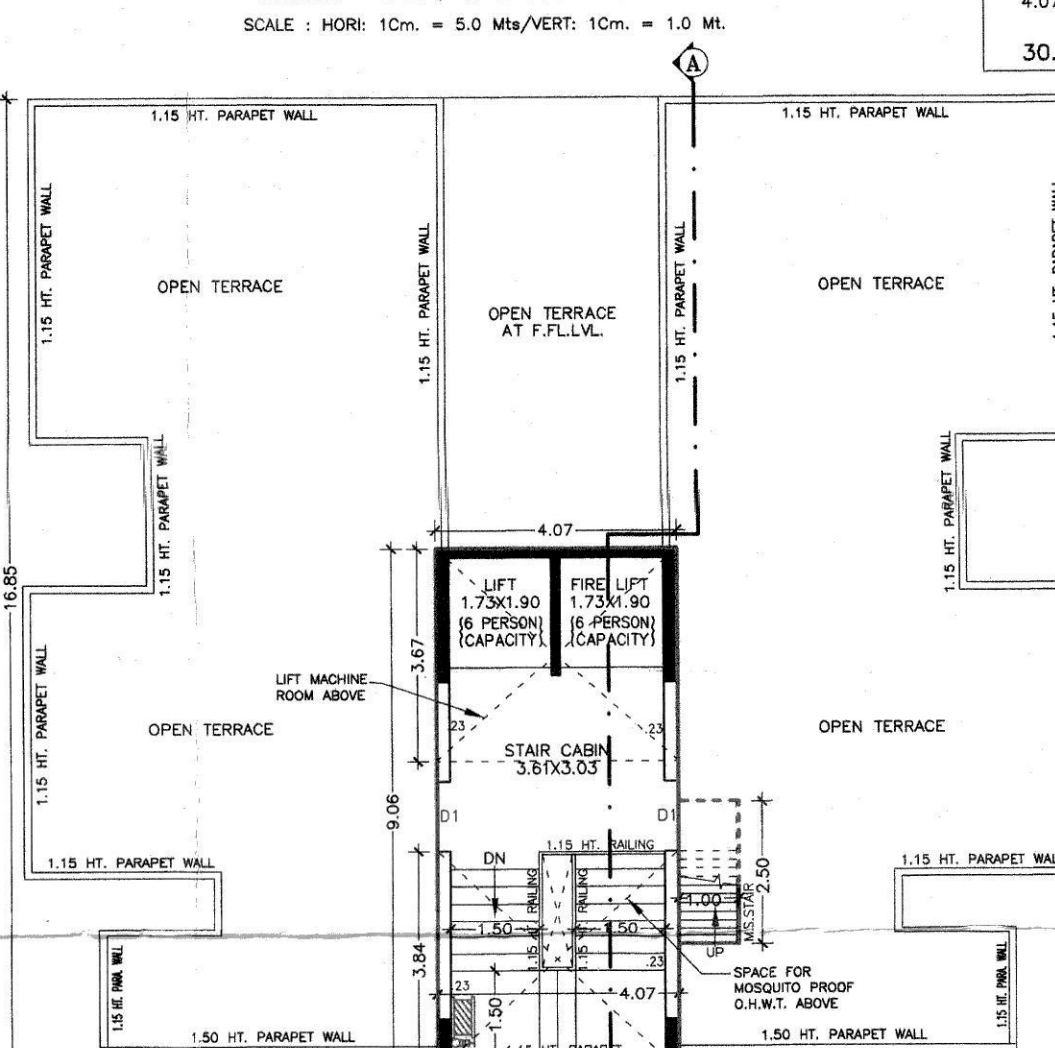
PERMITS:

- 1. FIRE TANK
- 2. U.S.W.T.
- 3. FIRE TANK
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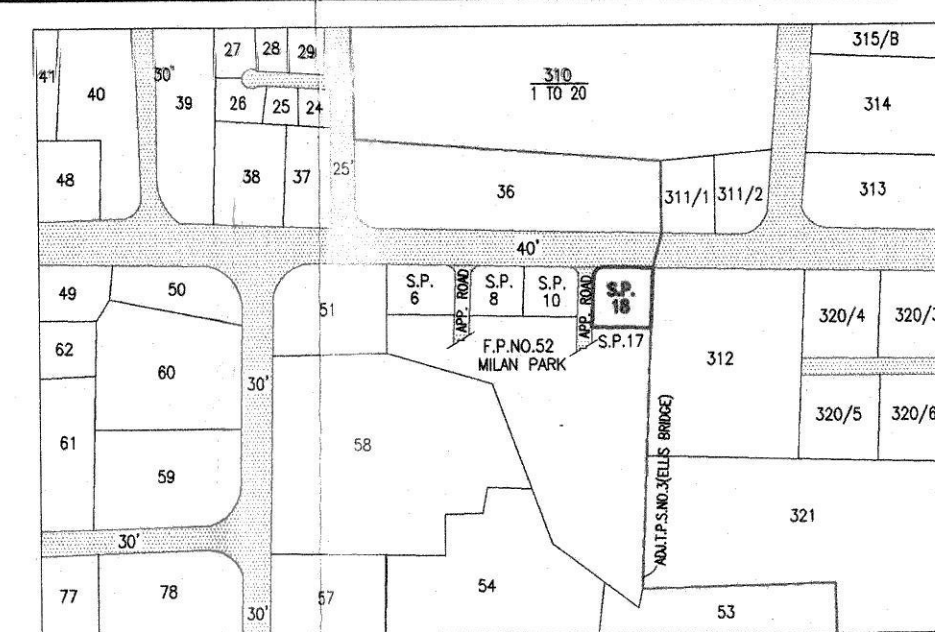
TYPICAL [1st TO 7th] FL. PLAN



L.S. OF DRAINAGE

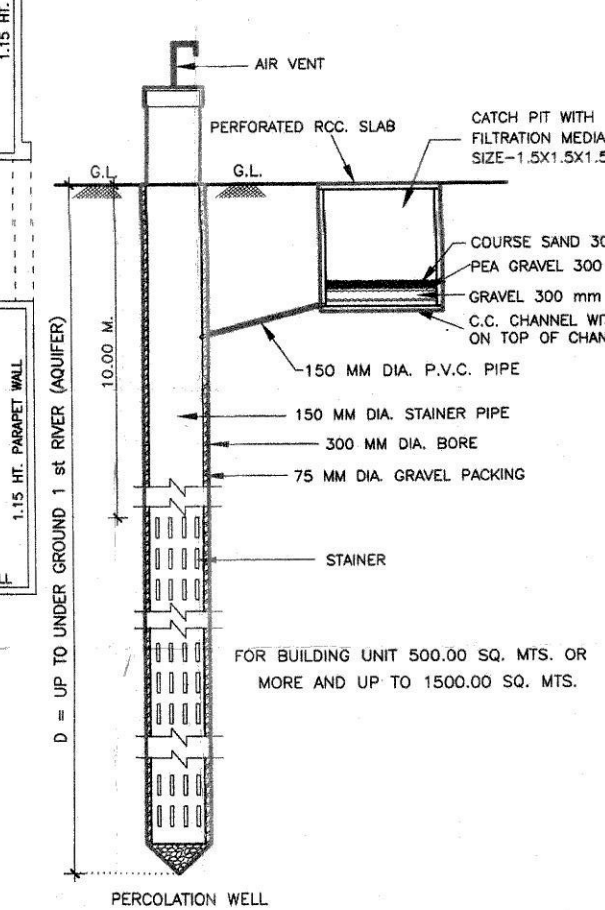


OPEN TERR./STAIR CABIN PLAN



KEY PLAN
SCALE : 1 CM. = 20.0 MT

AREA CALCULATION (AREA IN SqMts.)			
		DEDUCTION	
17.86 X 18.85 X 1 =	300.94		
	= 22.29		
	= 278.65	1. 0.15 X 5.65 X 1 =	0.81
		2. 1.92 X 0.90 X 2 =	3.44
		3. 1.25 X 3.07 X 2 =	7.61
		4. 6.89 X 0.32 X 2 =	4.4
		5. 2.05 X 2.44 X 1 =	5.0
		6. 0.15 X 5.95 X 1 =	0.8
278.65 Sqmt. B.A. OF G.F. [H.P.]		TOTAL =	22.29
17.86 X 18.85 X 1 =	300.94	DEDUCTION	
	= 50.41	1. 0.15 X 5.65 X 1 =	0.8
	= 250.53	2. 1.92 X 0.90 X 2 =	3.44
		3. 1.25 X 3.07 X 2 =	7.61
		4. 6.89 X 0.32 X 2 =	4.4
		5. 2.05 X 2.44 X 1 =	5.0
		6. 0.15 X 5.95 X 1 =	0.8
		7. 3.61 X 7.79 X 1 =	28.1
250.53 Sqmt. B.A. OF 1st To 7th Fl.		TOTAL =	50.41
B.A. OF 1st Fl.	250.53	DEDUCTION	
	= 38.06	1. 3.65 X 1.83 X 1 =	14.71
	= 211.57	Lift. 4.07 X 2.31 X 1 =	9.4
		Fyler- 3.61 X 2.92 X 1 =	10.5
		Out- 1.75 X 2.44 X 1 =	4.2
211.57 Sqmt. F.S.J. OF 1st To 7th Fl.		TOTAL =	38.99
3.65 X 7.79 X 1 =	29.99	29.99 Sqmt. B.A. OF	
		ELEC. METER ROOM AT H.P.	
		(NOT COUNTED IN F.S.J.)	
29.99 Sqmt. < 50.00 Sqmt. AS PER CL.NO.6.3.2.4.C			
4.07 X 9.06 X 1 =	36.87		
1.00 X 2.50 X 1 =	2.50 W.S.S.T.R		
TOTAL =	39.37		
39.37 Sqmt. B.A. OF STAIR CABIN			
4.07 X 3.84 X 1 =	15.63 O.H.W.T.		
4.07 X 3.67 X 1 =	14.94 L.W.ROOM		
TOTAL =	30.57		
30.57 Sqmt. B.A. OF STAIR & O.H.W.T.			



UNIT BUILT UP & RERA
CARPET AREA TABLE
(AREA IN SqMtr)

[illegible][illegible]

		SHEET NO.1/2
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PLAN SHOWING PROPOSED RESI.
BLDG. ON S.P.NO. 18,C.S.NO. 116,
F.P.NO. 52,
FINAL T.P.S.NO. 20 [GULBAI TEKRA].
MOJE: CHANGISPUR,
TAL.: SABARMATI, DIST.: AHMEDABAD.

ZONE: RESIDENTIAL - (R-1)		USE: RESIDENCE (DWELLING-3)
A. AREA TABLE:		AREA IN Sq.Ft.
LOT AREA (AS PER PROPERTY CARD)		548.00
LOT AREA (AS PER APPROVED PLAN)		549.33
LOT AREA CONSIDERED FOR DEVELOPMENT		
F.S.I. AREA TABLE:		549.00
LOT AREA		
PERMAL BASE F.S.I. AREA AS F.S.I. 1:1.8 (549.00X1.8)		988.20
PERMIT PAYMENT F.S.I. AREA AT 0.80 OF PLOT AREA (549.00X0.8)		439.20
TOTAL F.S.I. AREA (BASE+PAYMENT)		1427.40
F.S.I. ON 1ST FLOOR		211.57
F.S.I. ON 2ND FLOOR		211.57
F.S.I. ON 3RD FLOOR		211.57
F.S.I. ON 4TH FLOOR		211.57
F.S.I. ON 5TH FLOOR		211.57
F.S.I. ON 6TH FLOOR		211.57
F.S.I. ON 7TH FLOOR		211.57
TOTAL UTILIZED F.S.I. AREA		1480.99
TOTAL PAYMENT F.S.I. AREA USED		492.79
B.A. TABLE:		
BA. OF G.F. (H.P.)		278.65
BA. ON 1ST FLOOR		250.53
BA. ON 2ND FLOOR		250.53
BA. ON 3RD FLOOR		250.53
BA. ON 4TH FLOOR		250.53
BA. ON 5TH FLOOR		250.53
BA. ON 6TH FLOOR		250.53
BA. ON 7TH FLOOR		250.53
BA. OF STAIR CABIN		21.37
BA. OF LIFT M. ROOM+H.W.T.		30.87
TOTAL BA.		362.30

SCHEDULE OF OPENINGS:					
DOORS		WINDOWS		VENTS	
D1	1.20 x 2.38	W1	5.30 x 1.48	W5	0.60 x 0.60
D2	1.00 x 2.38	W2	2.40 x 2.38	W6	3.65 x 1.48
D3	0.80 x 2.38	W3	1.97 x 1.48	W7	3.25 x 1.48
D4+W	2.40 x 2.38	W4	2.44 x 1.48	W7	1.80 x 1.30

FLOOR AREA, USE & UNIT TABLE :			
FLOOR	USE	UNIT	FL. AREA IN Sq.M.
G.F.	PARKING	-	
1st Fl.	RESI.	2	211.57
2nd Fl.	RESI.	2	211.57
3rd Fl.	RESI.	2	211.57
4th Fl.	RESI.	2	211.57
5th Fl.	RESI.	2	211.57
6th Fl.	RESI.	2	211.57
7th Fl.	RESI.	2	211.57
			*890.90

TOTAL	REST.	14	1460.95
OWNER			DEVELOPER
For, V. R. BUILDCON <i>Nilesh</i> PARTNER	<i>Nilesh</i> V. R. BUILDCON PARTNER NILESH RAMESHBHAI VIRANI BMC DEVELOPER LIC No. 00100626010433 401, SAFAL PRELUDE, DIPU SCAPLET GATEWAY CORPORATE ROAD, PRAHLADNAGAR, SATELLITE AHMEDABAD CITY - 380 015		

(0)		
STRL. ENGINEER	ARCHITECT/ENGINEER	
 H.D. CHAUDHARI LIC No.: GCS28302500342 UC No.: AUSA 56-1/285 A-815, Siddhimayak Tower, Maharashtra, S.G. Highway, Akhadnagar-431 002/801341	 H. D. CHAUDHARI A.M.C./ER. Lic. No.: ER1001030724R A/12, Motiram Bhikhabhai Society, Nr. Sharda School, Navranpur.	

C.O.W.	Ahmedshah - 350 014.
CHAL 2618378 PALLA,	 

S.O.R. Raja Chitthi Number : 05030170021/A4942/ROM/1
Date : 08/10/2002

CHAL
102510870
PALLA,
SIS.

T.D. Sub
Director (B.P.S.P.)

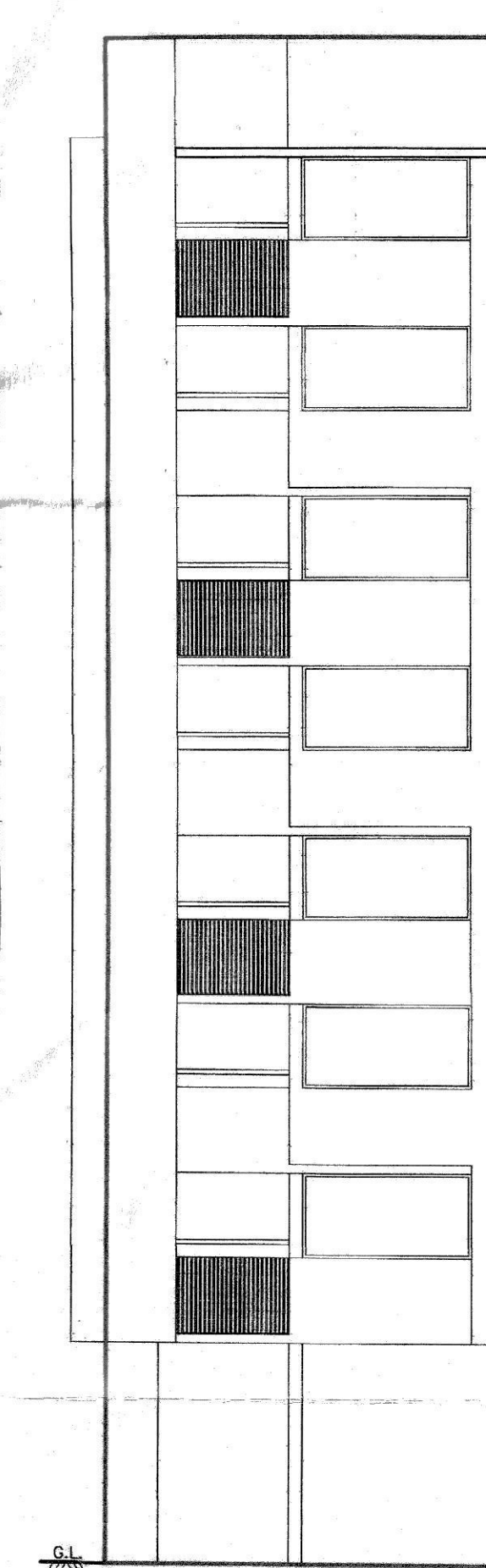
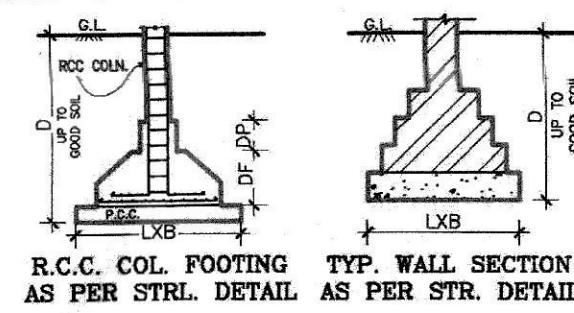
T.D. Inspector
(B.P.S.P.)

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

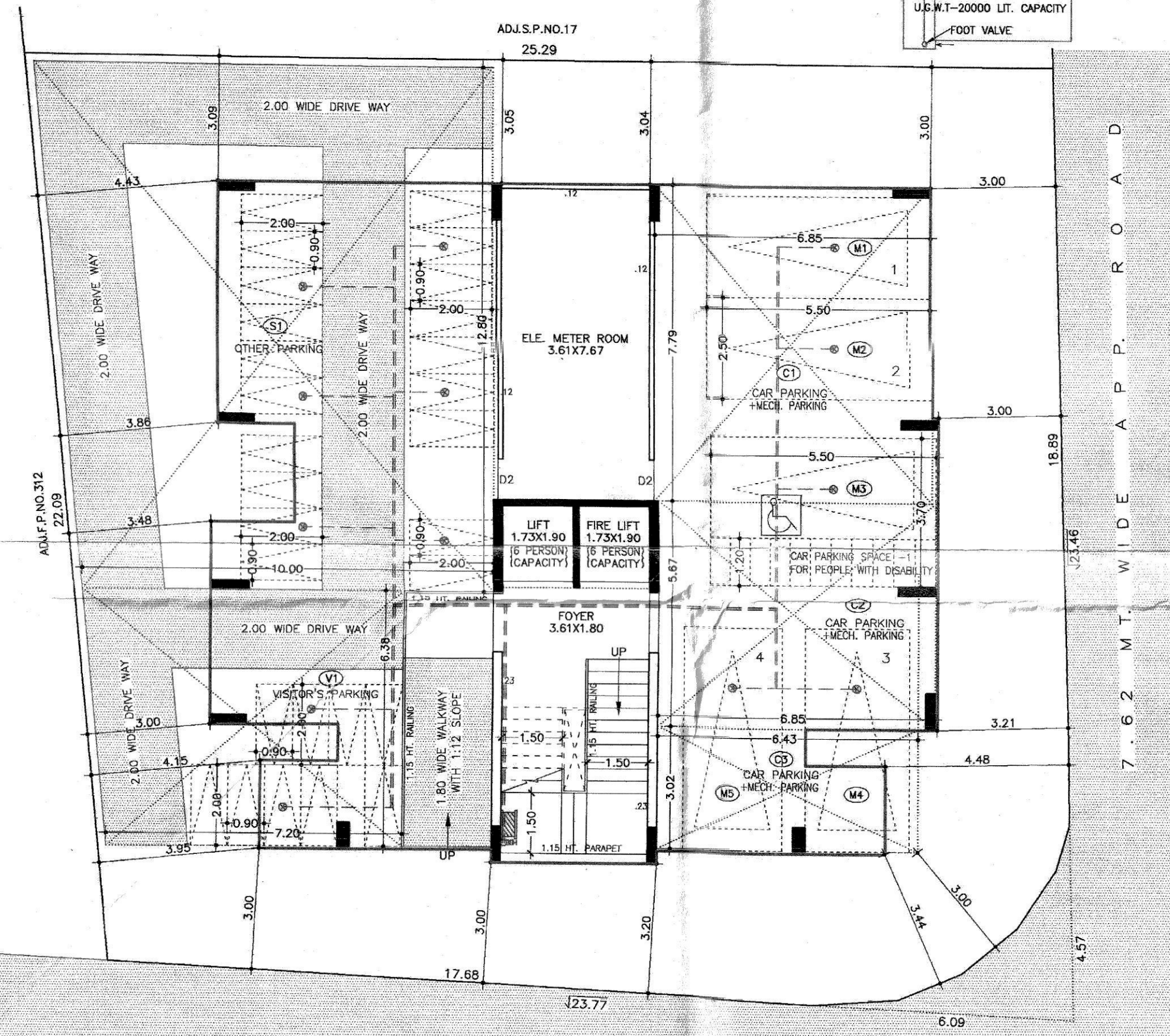
APPROVED & SIGNED
P.S.P. (T.D.O.)

APPROVED & SIGNED
P.S.P.

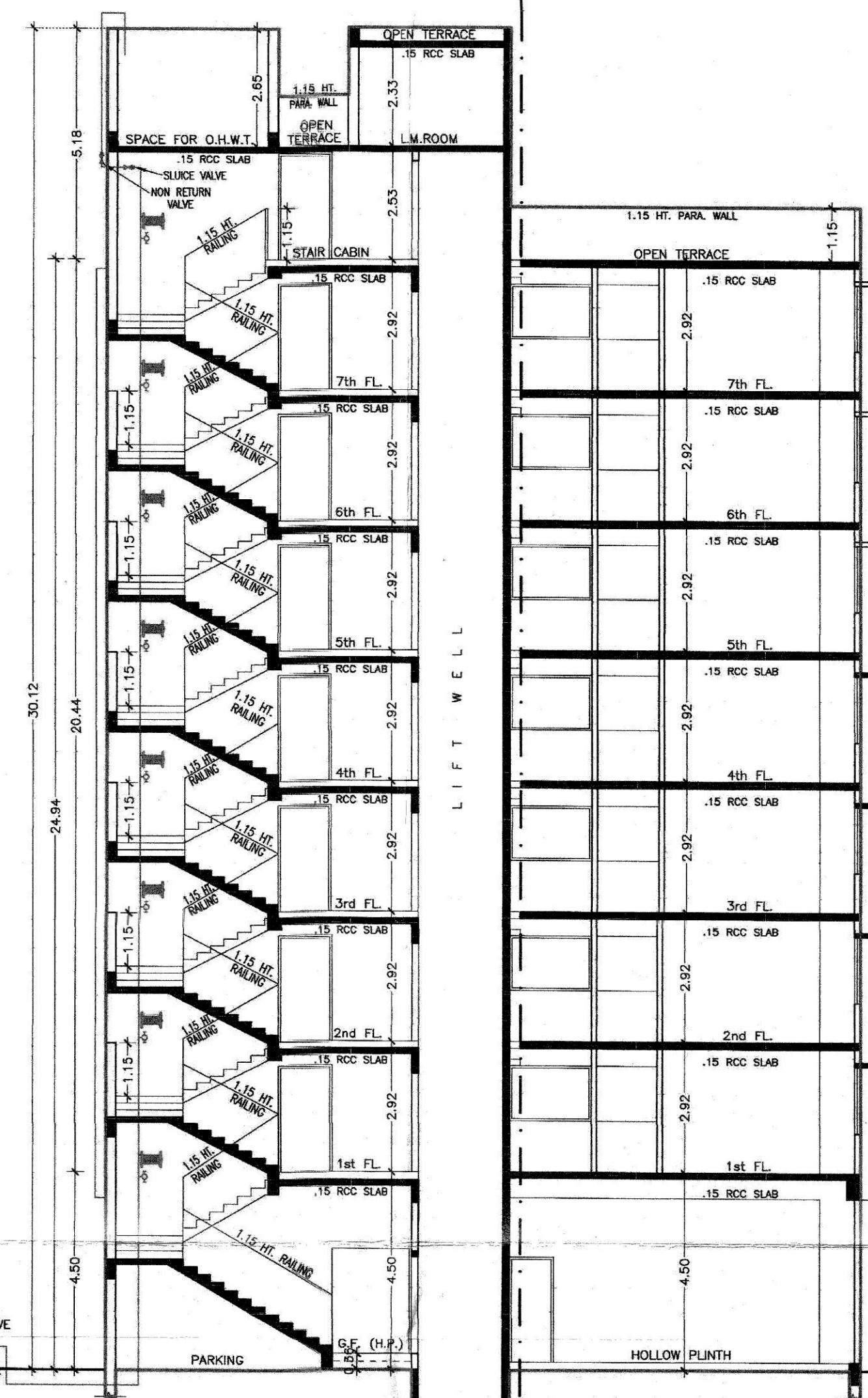
CORPORATION



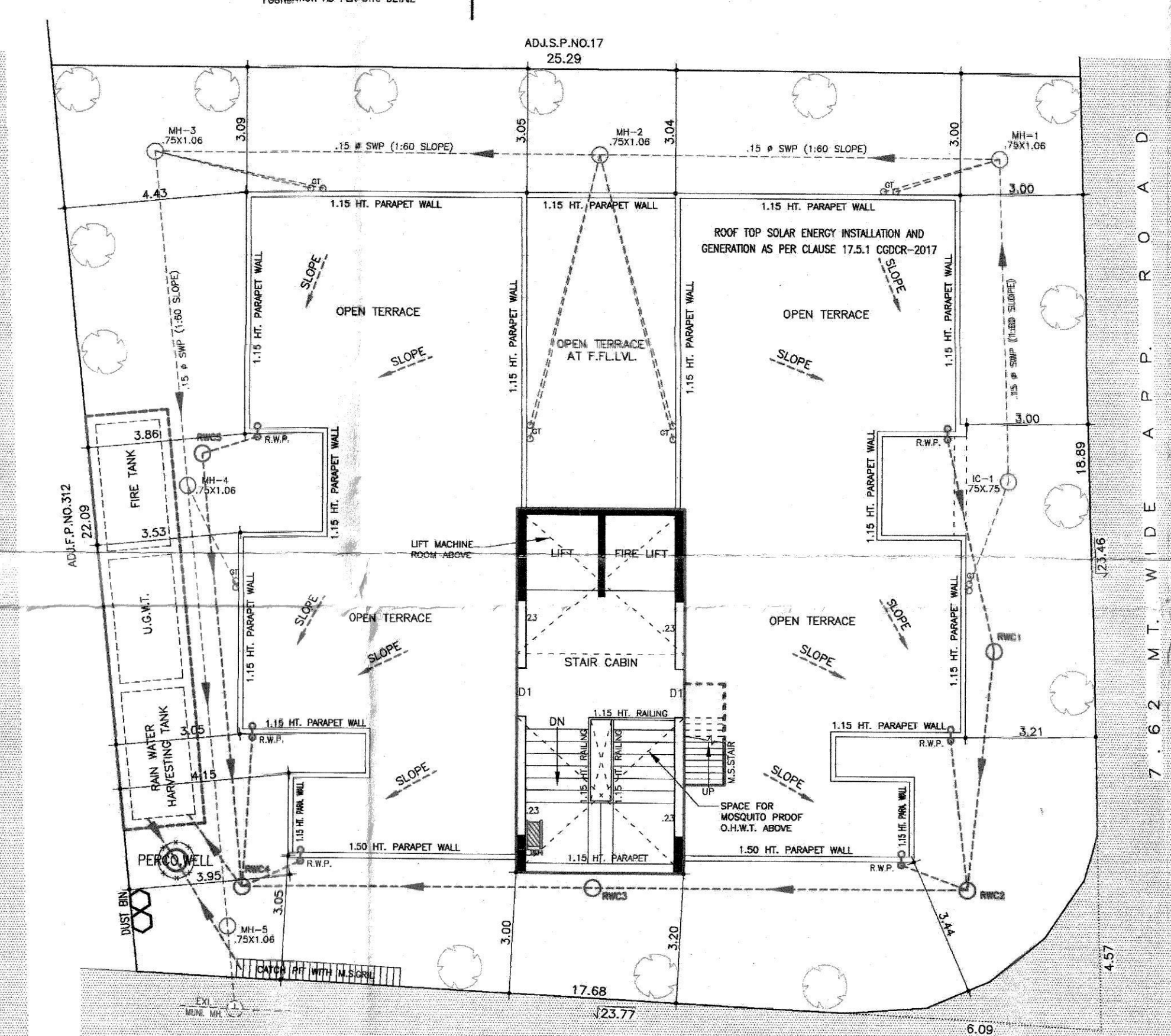
ELEVATION



PARKING LAYOUT (GROUND FLOOR)



SECTION A-A



ENVIRONMENTAL MANAGEMENT PLAN

L.S. OF DRAINAGE
SCALE : HORIZ. 1cm. = 5.0 Mts; VERT. 1cm. = 1.0 M.

DEPTH	INVERT LVL.	G.R. LVL.	DRAINAGE
0.00	30.00	30.00	1.00
0.75	29.25	30.00	1.00
1.50	28.50	30.00	1.00
2.25	27.75	30.00	1.00
3.00	27.00	30.00	1.00
3.75	26.25	30.00	1.00
4.50	25.50	30.00	1.00
5.25	24.75	30.00	1.00
6.00	24.00	30.00	1.00
6.75	23.25	30.00	1.00
7.50	22.50	30.00	1.00
8.25	21.75	30.00	1.00
9.00	21.00	30.00	1.00
9.75	20.25	30.00	1.00
10.50	19.50	30.00	1.00
11.25	18.75	30.00	1.00
12.00	18.00	30.00	1.00
12.75	17.25	30.00	1.00
13.50	16.50	30.00	1.00
14.25	15.75	30.00	1.00
15.00	15.00	30.00	1.00

PARKING AREA TABLE:

RECD. PARKING @ 20 %	RECD. G.L./H.P.	PROVIDED TOTAL
148.10	167.43	167.43
118.48	128.00	128.00
29.62	45.94	45.94
298.20	341.37	341.37

NOTES :

- ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION :
SPACE FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION SYSTEM TO BE PROVIDED AS PER CL.17.5.1 TABLE NO.17.2 OF C.O.D.C.R.-2017 OR AS PER SUGGESTED BY CONCERN GOVERNMENT AUTHORITY/AGENCY.
- RAIN WATER HARVESTING SYSTEM :
APPLICANT SHALL HAVE TO MAKE PROVISION FOR RAIN WATER HARVESTING SYSTEM MUST BE MAINTAIN REGULARLY EVERY YEAR AND RAIN WATER SHALL NOT BE DISCHARGE TO TO AMC STORM WATER LINE.
- RAIN WATER STORAGE TANK :
APPLICANT SHALL PROVIDE RAIN WATER STORAGE TANK OF ADEQUATE CAPACITY AS PER CL.17.2.3 OF C.O.D.C.R.-2017.
- TREE PLANTATION :
APPLICANT SHALL PROVIDE TREE PLANTATIONS CONFORMING TO CL.17.4 OF C.O.D.C.R.-2017 AND SHALL MAINTAIN PROPER CARE REGULARLY AND MAINTAIN THE SAME NO. OF TREE PERMANENTLY.
- SOLID WASTE MANAGEMENT :
APPLICANT SHALL PROVIDE FACILITIES FOR SOLID WASTE MANAGEMENT WITH SEGREGATION OF DRY AND WET WASTE AT SOURCE REGULARLY AS PER CL.17.2.3.1 OF C.O.D.C.R.-2017 AND DISPOSAL OF SOLID WASTE SHALL BE CARRIED OUT AS PER THE NORMS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME.

PARKING AREA CALCULATION (@ G.L./H.P.)

PROVIDED MECHANICAL CAR PARKING	PROVIDED OTHER PARKING	PROVIDED VISITOR'S PARKING	TOTAL
167.43	128.00	45.94	341.37

1) HYDRO SYSTEM
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRO OUTLET, AT EACH FLOOR FOR THE MAIN FIRE PUMP AT THE UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 500 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TANK LEVEL. THE RISER FOR THE BUILDING EXCEEDING 18 METERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE TANK WITH A STOP VALVE AND A KEY TO BE KEPT AS A TOWN-CORNER. ONE RISER IN REQUIRED FOR EVERY 1000 SQ. 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 HYDRO OUTLET WITH A COUPLING OR ATTACHING A 3/4" DIA. HOSE, 25MM BORE HOSE-REEL HOSE WITH 25MM SHUT-OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE-BOX WITH 15 METERS LONG 3/4" DIA. HOSE AND 12.5MM BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER. EACH FLOOR SHOULD HAVE ONE HYDRO OUTLET WITH A COUPLING OR ATTACHING A 3/4" DIA. HOSE, 25MM BORE HOSE-REEL HOSE WITH 25MM SHUT-OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE-BOX WITH 15 METERS LONG 3/4" DIA. HOSE AND 12.5MM BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER. FIRE-SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PREMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY. THE OVERHEAD TANK SHALL BE OF A CAPACITY IF NOT LESS THAN 20000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 100000 LITERS.

2) FIRE LIFT
THE FIRE LIFT AND ALL THE LIFTS SHOULD HAVE A PROVISION TO GROUND AUTO-MATICALLY IN CASE OF ELECTRICITY FAILURE. EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE LIFT AND IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A FIRE LIFT. LIFT-WELL SHOULD HAVE DOWNERS TO PRESSURIZE THE LIFT-WELL SO CONNECTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IT PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.

3) FIRE ALARM
FIRE ALARM CALL POINTS TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING.

4) FIRE EXTINGUISHERS
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. AND ONE EXTINGUISHER OF SKG. DRY CHEMICAL POWDER (DEPTYPE) EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS. IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHER INSTALLED.

5) STAIRCASE
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTRE CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT GETTING SMOKE LOGGED. THE RISER/DOWN-COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IT IN MAKE IT EASILY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.

6) BASEMENT
THE BASEMENT OF 2000 SQ. METERS 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 HYDRO OUTLET AND TWO 25MM BORE HOSE-REEL HOSES WITH 25MM BORE NOZZLES AT EACH BASEMENT LEVEL.

7) LIGHTNING ARRESTER
A LIGHTNING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTNING STRIKES.

8) SMOKE DETECTOR & CO2 FLOODING SYS.
ENTIRE MULTIPLEX AREA Foyer AREA A.H.U. & PROJECTOR RM. WILL BE PROVIDED BY SMOKE DETECTOR SYSTEM & CO2 FLOODING SYSTEM.

9) ELEC SUPPLY FOR HYDRO LINE
ENTIRE ELECTRIC SUPPLY FOR HYDRO LINE WILL BE PROVIDED SEPARATELY BY SEPARATE ELE. SUPPLY FROM CO. SUPPLY.

NOTES :

- 2 NO. OF COMMUNITY DUST BIN EACH OF 80 LITERS CAPACITY SHALL BE PROVIDED IN MARGINAL OPEN SPACE. REQUIRED = 1 BIN OF 80 LITERS CAPACITY PER 8 UNITS. PROVIDED = 14 UNITS + 8 UNITS / 1 BIN = 2 NO. PROVIDED.
- REQUIRED 1 PERCOLATING WELL ABOVE 500 SqM. & UP TO 1500 SqM. OF PLOT AREA PROVIDED 1 PERCOLATING WELL FOR 549.00 SqM. OF PLOT AREA.
- REQUIRED 5 TREE PER 200 SqM. OF PLOT AREA. REQUIRED 14 TREES FOR 549.00 SqM. OF PLOT AREA. PROVIDED 14 TREES FOR 549.00 SqM. OF PLOT AREA.

SHEET NO.2/2
PLAN SHOWING PROPOSED RESI. BLDG. ON S.P.NO. 18,C.S.NO. 116, F.P.NO. 52, FINAL T.P.S.NO. 20 [GULBAI TEKRA], MOJE: CHANGISPUR, TAL.: SABARMATI, DIST.: AHMEDABAD.

SCALE : 1 CM. = 1.0 MT.

ZONE : RESIDENTIAL-1 (R-1) USE : RESIDENCE (DWELLING-3)

NOTE : ALL DIMENSIONS ARE IN METRE & AREA IN SqM.

SCHEDULE OF OPENINGS :

DOORS	WINDOWS	VENTS
D1 - 1.20 X 2.38	W1 - 3.30 X 1.48	V - 0.60 X 0.60
D2 - 1.00 X 2.38	W2 - 2.40 X 2.38	W5 - 3.65 X 1.48
D3 - 0.80 X 2.38	W3 - 1.97 X 1.48	W6 - 3.25 X 1.48
D4 - 2.40 X 2.38	W4 - 2.44 X 1.48	W7 - 1.80 X 1.30

COLOUR NOTES :

- PLOT BOUNDARY
- PROP. WORK
- ROAD/DRIVEWAY

R.C.C. STAIR DETAILS :

- WIDTH 1.50
- TREAD 0.30
- RISER 0.18 G.F.L.(H.P.) TO F.F.L.
- 10.18 F.F.L. TO STAIR CABIN

LEGENDS.

- FIRE HYDRANT SYSTEM PIPE MAIN
- SINGLE HANDED HYDRANT VALVE
- SLUICE VALVE
- TWO WAY SAME CONNECTION
- RISE ON DROP
- NON RETURN VALVE
- REDUCER
- FIRE HOUSE BOX
- HOSE REEL HOUSE
- D.C.P. & CO-2
- HYDRANT VALVE
- SMOKE DETECTOR
- WATER SPRINKLER

NOTES :

- 2 NO. OF COMMUNITY DUST BIN EACH OF 80 LITERS CAPACITY SHALL BE PROVIDED IN MARGINAL OPEN SPACE. REQUIRED = 1 BIN OF 80 LITERS CAPACITY PER 8 UNITS. PROVIDED = 14 UNITS + 8 UNITS / 1 BIN = 2 NO. PROVIDED.
- REQUIRED 1 PERCOLATING WELL ABOVE 500 SqM. & UP TO 1500 SqM. OF PLOT AREA PROVIDED 1 PERCOLATING WELL FOR 549.00 SqM. OF PLOT AREA.
- REQUIRED 5 TREE PER 200 SqM. OF PLOT AREA. REQUIRED 14 TREES FOR 549.00 SqM. OF PLOT AREA. PROVIDED 14 TREES FOR 549.00 SqM. OF PLOT AREA.

OWNER For. V. R. BUILDCON

DEVELOPER V. R. BUILDCON
PARTNER NILESH RAMESHBHAI VIRANI
AMC DEVELOPER LIC No. 0010V0042610433
401, SAFAL PRELUDE, OFF. SAFAL TEKRA,
CORPORATE ROAD, PRAHLADNAGAR, SATELLITE,
AHMEDABAD CITY - 380 015

STR. ENGINEER JIGANKUMAR D. PANCHAL

ARCHITECT/ENGINEER H. D. CHAUDHARI
A.M.C. LIC. No. ER101030724R,
LIC No. 0010V0042610433
A-819, Siddhivinayak Temple,
Mahatma, B. G. Nagar,
Ahmedabad - 380 015

C.O.W. JIGANKUMAR D. PANCHAL
A.M.C. C.O.W. LIC. No. 0010V0042610433
38, PANCHAL FADIVU, PALLA PALLA,
SABARKANTHA-383355.

S.O.R. JIGANKUMAR D. PANCHAL
A.M.C. S.O.R. LIC. No. 0010V0042610433
38, PANCHAL FADIVU, PALLA PALLA,
SABARKANTHA-383355.

AUTHORITY Ahmedabad Municipal Corporation
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 05030170621/1A/42/R01/M1
Date : 08/10/2024

T.D. SUB Inspector (B.P.S.P.)

T.D. SUB Inspector (B.P.S.P.)

Asst. T.D. SUB Inspector (B.P.S.P.)