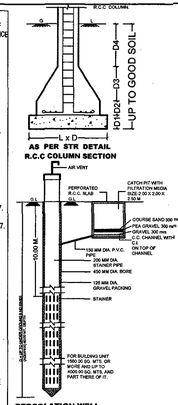
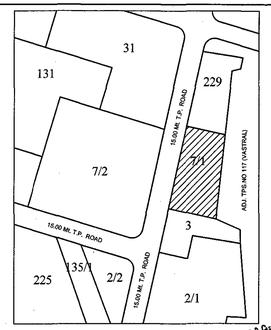
NOTES :-
- IT IS CERTIFY THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIPY REVENUE RECORD
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIPY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND BUILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 AND 21.1.14 AND 22.6 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 22.21 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PAR THE CLAUSE NO. 21.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR 2017. ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVI_OF THE CLAUSE NO. 21.1.4 OF CGDCR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR 2017.
- GREY WATER RECYLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLOUSE NO. 25.4 OF CGDCR 2017
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLOUSE NO.25.6 OF THE CGDCR 2017
- POLLUTION CONTROL SYSTEM IS PROVIDE AS PER CHAPTER NO.26 PF CGDCR 2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 22 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFT SAFETY MEASURES REGULATION-2016 AND RRE PREVENTION AND LIFT SAFETY MEASURESACT-2013
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PAR CLAUSE
- NO. 25.6.1 OF CGDCR 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 CGDCR 2017 CLAUSE NO. 21.13.





KAY PLAN
SCALE : 1.00 CM. = 20 MT.

BLOCK	CONSUME F.S.I.			No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt			Dwelling Unit more then 66 sq.mt and up to 80 sq.mt			OTHER F.S.I,		COMM F.S.I,	
	COMM / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.
A	210.72	2225.58	**2436.30**	6	0	0.00	**0.00**	0	0.00	**0.00**	28	2225.58	**100.00**	0.00	**0.00**	210.72	**8.65**
B	212.16	2345.42	**2557.58**	7	0	0.00	**0.00**	7	442.61	**17.31**	28	1902.81	**81.13**	0.00	**0.00**	212.16	**8.30**
TOTAL	422.88	4571.00	**4993.88**	13	0	0.00	**0.00**	7	442.61	**8.86**	56	4128.39	**82.67**	0.00	**0.00**	422.88	**8.47**

GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	13	422.88	8.47	140.74
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	7	442.61	8.86	147.31
D	more then 66 and up to 80	56	4128.39	82.67	1374.02
E	With. Aff. F.S.I. (40% slab)	0	0.00	0.00	0.00
	Grand Total	76	4993.88	100.00	1662.08

1	PLOT AREA	1851.00
2	PERMISSIBLE FSI	3331.80
3	PERMISSIBLE CHARGEBLE FSI	1665.90
4	MAX. PERMISSIBLE F.S.I. (2+3)	4997.70
5	TOTAL UTILISED F.S.I	4993.88
6	UTILISED CHARGEBLE F.S.I. (5-2)	1662.08
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	499.39

TENAMENT & FLOOR AREA TABLE

FLOOR	USE		EQ.TENA.			BLOCK (FLOOR AREA)		
	BLOCK - A	BLOCK - B	BL. - A	BL. - B	TOTAL	BLOCK- A	BLOCK- B	TOTAL
GROUND	COMM.	COMM.	06	07	13	210.72	212.16	422.88
1st. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
2nd. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
3rd. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
4th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
5th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
6th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
7th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
TOTAL	RESI+ COMM	RESI+ COMM	6+28=34	7+35=42	13+63=76	2436.30	2557.58	4993.88

F.S.I. AREA TABLE

	BLOCK- A	BLOCK- B	TOTAL
F.S.I. AREA ON GR.FL.	210.72	212.16	422.88
F.S.I. AREA ON FR.FL.	317.94	335.06	653.00
F.S.I. AREA ON SEC.FL.	317.94	335.06	653.00
F.S.I. AREA ON 3rd.FL.	317.94	335.06	653.00
F.S.I. AREA ON 4th.FL.	317.94	335.06	653.00
F.S.I. AREA ON 5th.FL.	317.94	335.06	653.00
F.S.I. AREA ON 6th.FL.	317.94	335.06	653.00
F.S.I. AREA ON 7th.FL.	317.94	335.06	653.00
TOTAL F.S.I. AREA	2436.30	2557.58	4993.88

BUILT UP AREA TABLE

	BLOCK- A	BLOCK- B	TOTAL
BUILT UP AREA ON BASEMENT	1164.87	------	1164.87
BUILT UP AREA ON GROUND FLOOR(H.P)	209.45	196.86	406.31
BUILT UP AREA ON GROUND FLOOR(S.P)	210.49	212.01	422.50
BUILT UP AREA ON FIRST FLOOR	362.61	395.21	757.82
BUILT UP AREA ON SECOND FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 3rd FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 4th FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 5th FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 6thFLOOR	362.61	395.21	757.82
BUILT UP AREA ON 7th FLOOR	362.61	395.21	757.82
BUILT UP AREA ON STAIR CABIN	48.32	50.51	98.83
BUILT UP AREA ON O.H.W.T.	35.49	34.02	69.51
TOTAL BUILT UP AREA	4206.89	3259.87	7466.76

PERCOLATING WELL CALC:-
REQ. 4000 SMT= 1 NOS.
NET PLOT AREA = 1851.00 SQ.MT.
1851.00 / 4000.00 =0.46 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

CONTAINER BIN AREA CALC:- RESI.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 63 X 10 LIT. = 630 LIT.
630 /80 = 7.875 NOS. SAY 8 NOS.CONT.
RESI. 8 NOS BIN OF 80 LIT CAP.
TOTAL 8 NOS BIN REQ / PROV.
OF 80 L.T.R. CAPACITY

TREE PLANTATION CAL. :
PLOT AREA = 1851.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
1851.00 /200x5 = 46.28 NOS.
SAY 47 NOS.
PROVIDE 47 NOS. TREE.

COMMUNITY BIN AREA CALC:- COMM.
TOTAL GR. AREA = 422.88
COMMUNITY BIN REQ. = 422.88/100 X 20= 84.58
NO. OF COMMUNITY BIN OF 80 LTR.
85/80= 1.06 SAY 2

SANITORY PROVISION
GR. FL.
FLOOR AREA = 422.88 SQ.MT.
422.88/ 4 = 105.72 SAY 106 USERS
REQD. URINAL 1/50 MALE USERS = 106/100
REQD. WC 1/50 USERS = 106/100 } 1.06 NOS.
= 2 NOS. REQ. TOILET

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROVI.
GENTS	1	1
LADIES	1	1

1 TOILET DISABLE PERSON

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down - corner.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premisses where a Fire servise vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

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

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

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

5. STAIRCASE :
The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.

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

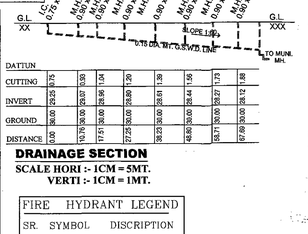
7. LIGHTENING ARRESTER :
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

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

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

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

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

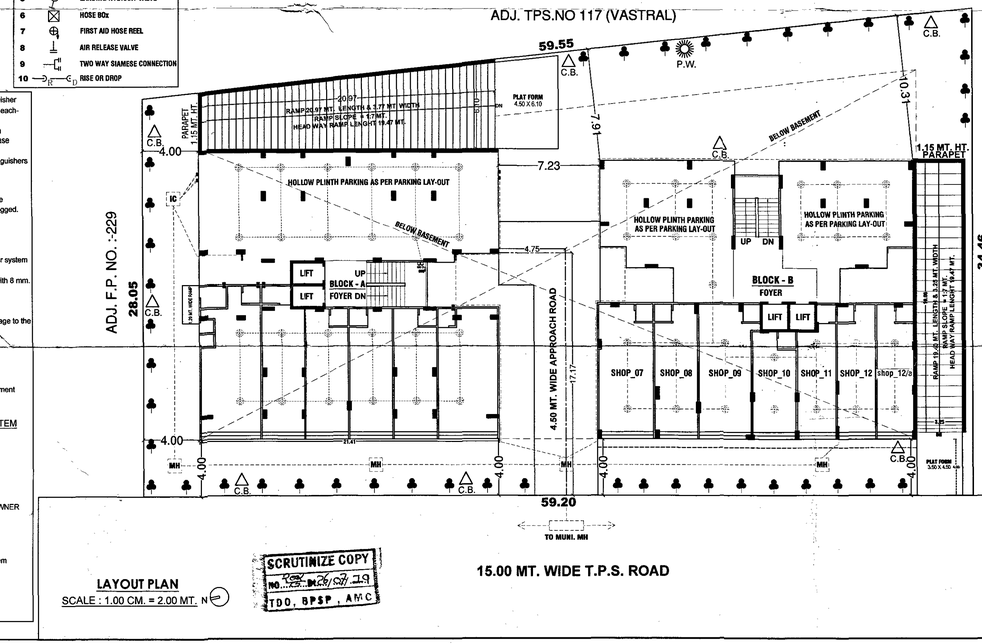


DATTUN													
CUTTING	0.75		0.60		1.04		1.39		1.66		1.73		1.68
INVERT	29.25	29.25	28.65	28.86	28.60	28.89	28.61	28.61	28.34	28.34	28.27	28.27	28.12
GROUND	30.00	30.00	29.25	29.25	29.64	29.89	30.00	30.00	30.00	30.00	30.00	30.00	29.80
DISTANCE	0.00	10.75	30.00	17.61	30.00	27.25	30.00	36.23	30.00	48.80	30.00	58.71	30.00	67.69	30.00	78.12	1.88

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

FIRE HYDRANT LEGEND

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



LAYOUT PLAN
SCALE : 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
NO. ... DT. 26/07/19
TDO, BPSP , AMC

RESIDENTIAL AFFORDABLE HOUSING PROJECT 1/A

PROPOSED LAYOUT PLAN SHOWING RESI. + COMM. BUILDING ON F.P. NO. :- 7/1, OP NO. :- 7, SUR. NO. :- 5 FINAL T.P.S. NO.:- 113 (VASTRAL) , MOJE :- VASTRAL, TALUKA :- VATVA, DIST: AHMEDABAD.

SCALE : 1.00 CM = 2.00 MT | BLOCK : A
ZONE :- RESI.- II (OVERLAY RAH ZONE) | USE :- RESI.+COMM. (RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE	IN SQ. MTS.
PLOT AREA OF F.P. NO. :-	1851.00
PERMISSIBLE F.S.I AREA @ 1:1.8 (1851.00 x 1.8)	3331.80
CHARGEABLE F.S.I AREA @ 0:90 (1851.00 x 0.90)	1665.90
TOTAL PERMI.+CHARG. F.S.I. AREA	4997.70
TOTAL USED F.S.I. AREA	4993.88
USE CHARGEABLE F.S.I (4993.88 - 3331.80)	1662.08

COLOUR NOTE

PLOT BOUNDRY | COMMON PLOT | P.WELL | SPRINKLER
ROAD | PROP WORK | C.B.
TREE | PROP DRAINAGE

SHRADDHA INFRACONE
Licence No. DEV1295210524
DILIPBHAI K. PATEL
01, Shraddha Industrial Park-2, S.P. Ring Road, Vatva G.I.D.C., Nathijan, AHMEDABAD-382445.
DEVELOPER

FOR, SHRADDHA INFRACONE
PARTNERS
OWNER

YOGESH P. PANCHAL
CW, LIC No. 0338090421R2
C/104, Goldcoast Residency, Nr. Honest Rest. S.P. Ring Road, Odhav, Ahmedabad-382415.
C.O.W.

Yogesh P. Panchal
ENG. LIC. No. 0801090421R2
C-104, Goldcoast Residency,
Nr. Panjrapole, S. P. Ring Road,
Vastral, Ahmedabad.
ENGINEER

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No.: SD/0421810/2017
Reg. No. AUDA/SD-1/289
402, Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad-380 015.
ST-ENGINEER

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITIONS TO BE COMPLIED BY APPLICANT LAND UNDER WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PROVIDED BY APPLICANT AND ENCLOSURES.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S ORDER CIRCULAR DATED 06/03/05 AND OFFICE ORDER NO.42,OT.-1/06/06.

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDB/1212/1613/181, DTD. 29/10/2018, DTD. 25/10/2018, AND IN ACCORDANCE WITH PROVISIONS OF GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976 AND RULES MADE THEREUNDER, DEPARTMENT OF URBAN DEVELOPMENT AND HOUSING AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS 2017.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PUR LETTER NO. GHV/269 OF 2017/EDB-102016-362/54, DATED:- 12/02/2017 AND LETTER NO. GHV/207 OF 2018/EDB-102016-362/54, DATED:- 29/01/2018 AND LETTER NO. GHV/1078 OF 30/08/2018/EDB-102016-362/54, DATED:- 31/03/2018 AND LETTER NO. EDB-102016-362/54, DATED:- 31/03/2018 AND LETTER NO. GHV/1552 OF 2018/EDB-102016-362/54, DATED:- 25/07/2018 AND LETTER NO. GHV/1757 OF 2018/EDB-102016-362/54, DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5)TRAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.3.

(6)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.

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-15/07/2019.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE CONSTRUCTION OF THE CELLAR, SURROUNDING PROPER EXCAVATION AND SHORING / STRUTTING AND FOR THE SAFETY OF THE ADJOINING PROPERTY. IF EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/SUPERVISOR OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND THE SAFETY OF ADJOINING PROPERTY. ADDITIONAL ARRANGEMENT WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT/ DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE. THE PERMISSION GRANTED ABOVE IS ONLY FOR RESI AND COM. BUILDING AS PER THE ORDER/APPROVAL GIVEN BY GV. M.C.(I) ON DT. 10/07/2019 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LASGURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SERVICRAD WILL NOT BE ENTERTAINED UNDER ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.23/07/2019.

(11)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 23/07/2019 BY OWNER/APPLICANT AND DEVELOPER THAT HE HAS THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPER AND IT WIL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(12)THIS PERMISSION IS GIVEN AS PER OPINION OF (E.Z) FOR BETTERMENT CHARGE ON DT.-01/02/2019.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF NO OBJECTION/ADJUSTMENT AND LOCATION OFFLOT MENTION IN OPINION FOR SCHEME NO. IMPLEMENTATION GIVEN BY TOWN DEV.PSP (L.I.) M.C. (T).

(14)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ORDT. 18/10/2018, LETTER NO.:-CB/NAA/ MEGABASE/NASTRAL/1020/2018 BY DISTRICT COLLECTOR,(AHMEDABAD) ,IT IS SUB. ITED BY OWNER-APPLICANTS.

(15)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN NOC OF FIRE DEPARTMENT ON DT.13/06/2019 (NO.293) AND FIRE NOC AND FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.23/07/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16)FOR AFFORDABLE HOUSING NEVER COMBINED OR MERGED TWO OR MORE DWELLING UNITS IN TO THE SINGLE DWELLING UNIT AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.23/07/2019.

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

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

(19)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTED:14/05/2019, REF.AAI/C.H.Q.NAM/CWEST/ENGG/41/19/403344 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(20)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.Y.3.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-04/05/2019.

(21)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 75 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES I.R INSTALLMENT, IN 2 YEAR AS PER CIRCULAR NO.:-TP/2013-14,DATE:- 27/12/2013 AND I)/WNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN L/Y FOR THE SAME DT:- 23/07/2019.

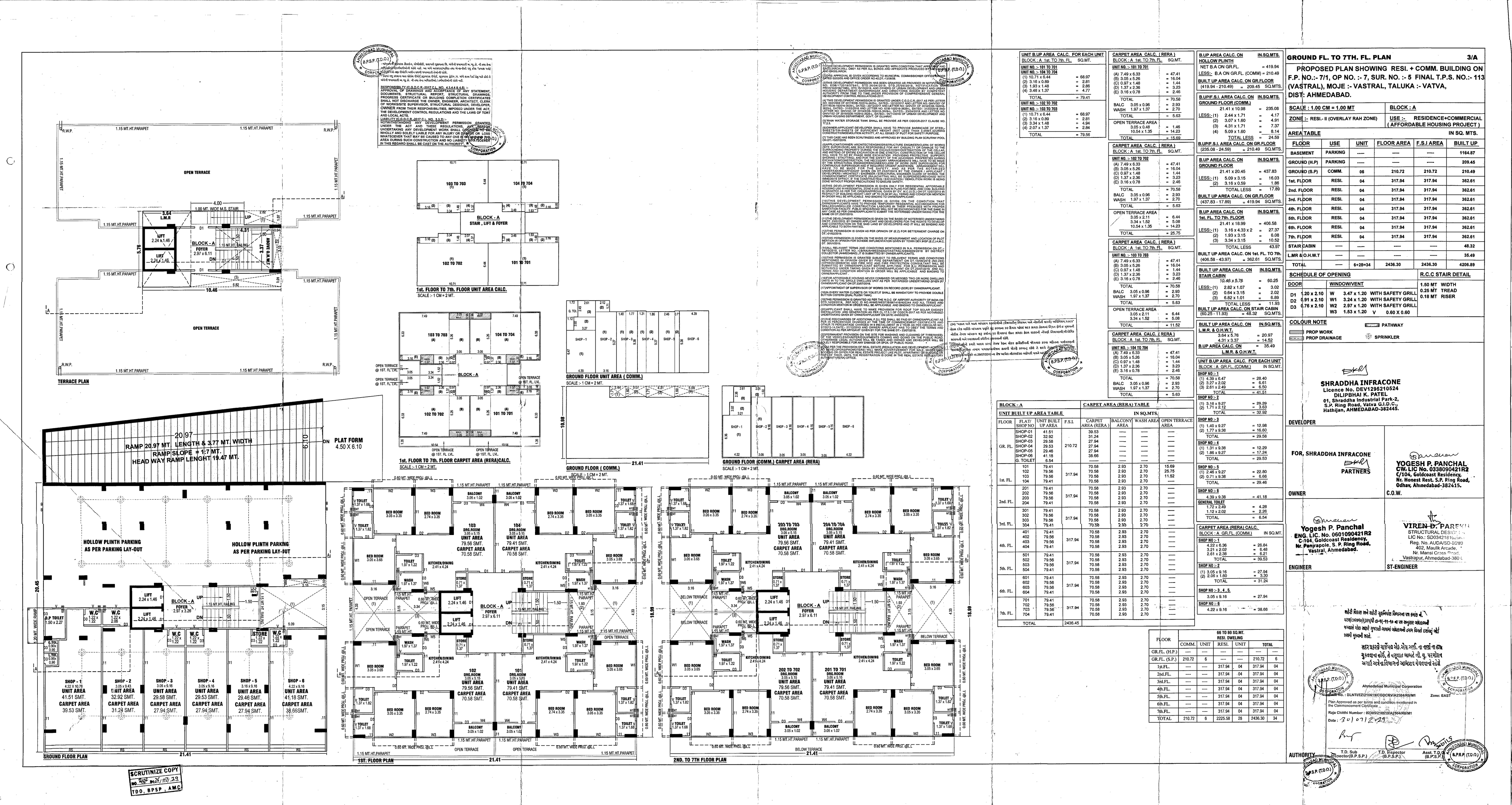
(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD FROM THE CONSTRUCTION SITE SHALL BE MADE BY THE DEVELOPER/ OWNER/ APPLICANT OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND PUBLIC HOAD SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF

(23)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, ALL DEVELOPERS(PROMOTERS) WILL MAKE ADVERTISEMENT FOR SALE/MARKETING/BOOKING OR OFFER FOR SALE OR INVITE PERSONS TO PURCHASE IN ANY PLOT, APARTMENT OR BUILDING AS PART OF THEIR, UNTIL THE REGISTRATION IS DONE BY THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(24) "આજના અને ભાવી આયોજન સમાજોગીઓ (રીયલ્ટરસ્ટેનિ વિકાસના અને નોકરીની શરતો) અધિનિયમ,૨૦૧૬" હેઠળ રજીસ્ટ્રેશન આપવામાં આવ્યું છે. તેમાં તમામ નિયમો તેમજ જોગવાઈ મુજબ કામ કરવાનું રહેશે. તેમજ જોગવાઈ મુજબ કોઈપણ જાહેરાત પહેલાં મંજૂરી મેળવવાની રહેશે. તેમજ જોગવાઈ મુજબ કોઈપણ જાહેરાત પહેલાં મંજૂરી મેળવવાની રહેશે. તેમજ જોગવાઈ મુજબ કોઈપણ જાહેરાત પહેલાં મંજૂરી મેળવવાની રહેશે.

(25)આ પરવાનગી પત્ર તા.૨૩/૦૭/૨૦૧૯ ના રોજ ઓનલાઈન ઓફલાઈન અમલમાં આવેલ છે.

RESPONSIBILTY I/C.G.D.C.R.-2017 C.L. NO. 4.3.4.4 & 4.8.1 :-
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 I/C.G.D.C.R.-2017 C.L. NO. :-3.2.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST



UNIT B.UP AREA CALC. FOR EACH UNIT		
BLOCK - A 1st. TO 7th. FL.		SQ.MT.
UNIT NO. :- 101 TO 701		
(1) 10.71 x 6.44	=	68.97
(2) 3.16 x 0.89	=	2.81
(3) 1.93 x 1.48	=	2.86
(4) 3.48 x 1.37	=	4.77
TOTAL	=	79.41
UNIT NO. :- 102 TO 702		
UNIT NO. :- 103 TO 703		
(1) 10.71 x 6.44	=	68.97
(2) 3.16 x 0.89	=	2.81
(3) 3.34 x 1.48	=	4.94
(4) 2.07 x 1.37	=	2.84
TOTAL	=	79.56

CARPET AREA CALC. (RERA)		
BLOCK : A 1st. TO 7th. FL.		SQ.MT.
UNIT NO. :- 101 TO 701		
(A) 7.49 x 6.33	=	47.41
(B) 3.05 x 5.26	=	16.04
(C) 0.97 x 1.48	=	1.44
(D) 1.37 x 2.36	=	3.23
(E) 3.16 x 0.78	=	2.46
TOTAL	=	70.58
BALC 3.05 x 0.96	=	2.93
WASH 1.97 x 1.37	=	2.70
TOTAL	=	5.63
OPEN TERRACE AREA		
3.05 x 0.48	=	1.46
10.54 x 1.35	=	14.23
TOTAL	=	15.69

CARPET AREA CALC. (RERA)		
BLOCK : A 1st. TO 7th. FL.		SQ.MT.
UNIT NO. :- 102 TO 702		
(A) 7.49 x 6.33	=	47.41
(B) 3.05 x 5.26	=	16.04
(C) 0.97 x 1.48	=	1.44
(D) 1.37 x 2.36	=	3.23
(E) 3.16 x 0.78	=	2.46
TOTAL	=	70.58
BALC 3.05 x 0.96	=	2.93
WASH 1.97 x 1.37	=	2.70
TOTAL	=	5.63
OPEN TERRACE AREA		
3.05 x 2.11	=	6.44
3.34 x 1.52	=	5.08
10.54 x 1.35	=	14.23
TOTAL	=	25.75

CARPET AREA CALC. (RERA)		
BLOCK : A 1st. TO 7th. FL.		SQ.MT.
UNIT NO. :- 103 TO 703		
(A) 7.49 x 6.33	=	47.41
(B) 3.05 x 5.26	=	16.04
(C) 0.97 x 1.48	=	1.44
(D) 1.37 x 2.36	=	3.23
(E) 3.16 x 0.78	=	2.46
TOTAL	=	70.58
BALC 3.05 x 0.96	=	2.93
WASH 1.97 x 1.37	=	2.70
TOTAL	=	5.63
OPEN TERRACE AREA		
3.05 x 2.11	=	6.44
3.34 x 1.52	=	5.08
TOTAL	=	11.52

CARPET AREA CALC. (RERA)		
BLOCK : A 1st. TO 7th. FL.		SQ.MT.
UNIT NO. :- 104 TO 704		
(A) 7.49 x 6.33	=	47.41
(B) 3.05 x 5.26	=	16.04
(C) 0.97 x 1.48	=	1.44
(D) 1.37 x 2.36	=	3.23
(E) 3.16 x 0.78	=	2.46
TOTAL	=	70.58
BALC 3.05 x 0.96	=	2.93
WASH 1.97 x 1.37	=	2.70
TOTAL	=	5.63

B.UP AREA CALC. ON HOLLOW PLINTH	IN SQ.MTS.
NET B.A ON GR.FL.	= 419.94
LESS:- B.A ON GR.FL. (COMM) =	210.49
BUILT UP AREA CALC. ON GR.FLOOR	
(419.94 - 210.49) =	209.45 SQ.MTS.

B.UP/F.S.I. AREA CALC. ON GROUND FLOOR (COMM.)		IN SQ.MTS.
21.41 x 10.98	=	235.08
LESS:- (1) 2.44 x 1.71	=	4.17
(2) 3.07 x 1.60	=	4.91
(3) 4.31 x 1.71	=	7.37
(4) 5.09 x 1.60	=	8.14
TOTAL LESS	=	24.59
B.UP/F.S.I. AREA CALC. ON GR.FLOOR		
(235.08 - 24.59)	=	210.49 SQ.MTS.

B.UP AREA CALC. ON GROUND FLOOR		IN SQ.MTS.
21.41 x 20.45	=	437.83
LESS:- (1) 5.09 x 3.15	=	16.03
(2) 3.16 x 0.59	=	1.86
TOTAL LESS	=	17.89
BUILT UP AREA CALC. ON GR.FLOOR		
(437.83 - 17.89)	=	419.94 SQ.MTS.

B.UP AREA CALC. ON 1st. FL. TO 7th. FLOOR		IN SQ.MTS.
21.41 x 10.99	=	406.58
LESS:- (1) 3.16 x 4.33 x 2	=	27.37
(2) 1.93 x 3.15	=	6.08
(3) 3.34 x 3.15	=	10.52
TOTAL LESS	=	43.97
BUILT UP AREA CALC. ON 1st. FL. TO 7th.		
(406.58 - 43.97)	=	362.61 SQ.MTS.

B.UP AREA CALC. ON STAIR CABIN		IN SQ.MTS.
10.46 x 5.76	=	60.25
LESS:- (1) 2.82 x 1.07	=	3.02
(2) 0.64 x 3.15	=	2.02
(3) 6.82 x 1.01	=	6.89
TOTAL LESS	=	11.93
BUILT UP AREA CALC. ON STAIR CABIN		
(60.25 - 11.93)	=	48.32 SQ.MTS.

BUILT UP AREA CALC. ON L.M.R. & O.H.W.T.		IN SQ.MTS.
3.64 x 5.76	=	20.97
4.31 x 3.37	=	14.52
B.UP AREA CALC. ON L.M.R. & O.H.W.T.	=	35.49

UNIT B.UP AREA CALC. FOR EACH UNIT	
BLOCK : A GR.FL. (COMM.)	IN SQ.MT.
SHOP NO. :- 1	
(1) 4.39 x 6.47	= 28.40
(2) 3.57 x 2.02	= 6.61
(3) 2.61 x 2.49	= 6.50
TOTAL	= 41.51
SHOP NO. :- 2	
(1) 3.10 x 9.27	= 29.39
(2) 1.71 x 0.12	= 3.83
TOTAL	= 32.92
SHOP NO. :- 3	
(1) 1.40 x 9.27	= 12.98
(2) 1.77 x 9.38	= 16.60
TOTAL	= 29.58
SHOP NO. :- 4	
(1) 1.31 x 9.38	= 12.29
(2) 1.86 x 9.27	= 17.24
TOTAL	= 29.53
SHOP NO. :- 5	
(1) 2.46 x 9.27	= 22.80
(2) 0.71 x 9.38	= 6.66
TOTAL	= 29.46
SHOP NO. :- 6	
4.39 x 9.38	= 41.18
GENERAL TOILET	
1.72 x 2.49	= 4.28
1.12 x 2.02	= 2.26
TOTAL	= 6.54

CARPET AREA (RERA) CALC.	
BLOCK : A GR.FL. (COMM.)	IN SQ.MT.
SHOP NO. :- 1	
4.22 x 6.36	= 26.84
3.21 x 2.02	= 6.48
2.61 x 2.38	= 6.21
TOTAL	= 39.53
SHOP NO. :- 2	
(1) 3.05 x 9.16	= 27.94
(2) 0.68 x 1.60	= 3.30
TOTAL	= 31.24
SHOP NO. :- 3 , 4 , 5	
3.05 x 9.16	= 27.94
SHOP NO. :- 6	
4.22 x 9.16	= 38.66

BLOCK - A				CARPET AREA (RERA) TABLE			
UNIT BUILT UP AREA TABLE				IN SQ.MTS.			
FLOOR	FLAT/ SHOP NO	UNIT BUILT UP AREA	F.S.I.	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	OPEN TERRACE AREA
GR. FL.	SHOP-01	41.51	210.72	39.53	-----	-----	-----
	SHOP-02	32.92		31.24	-----	-----	-----
	SHOP-03	29.58		27.94	-----	-----	-----
	SHOP-04	29.53		27.94	-----	-----	-----
	SHOP-05	29.46		27.94	-----	-----	-----
	SHOP-06	41.18		38.66	-----	-----	-----
	G. TOILET	6.54		-----	-----	-----	-----
1st. FL.	101	79.41	317.94	70.58	2.93	2.70	15.69
	102	79.56		70.58	2.93	2.70	25.75
	103	79.56		70.58	2.93	2.70	11.52
	104	79.41		70.58	2.93	2.70	-----
2nd. FL.	201	79.41	317.94	70.58	2.93	2.70	-----
	202	79.56		70.58	2.93	2.70	-----
	203	79.56		70.58	2.93	2.70	-----
	204	79.41		70.58	2.93	2.70	-----
3rd. FL.	301	79.41	317.94	70.58	2.93	2.70	-----
	302	79.56		70.58	2.93	2.70	-----
	303	79.56		70.58	2.93	2.70	-----
	304	79.41		70.58	2.93	2.70	-----
4th. FL.	401	79.41	317.94	70.58	2.93	2.70	-----
	402	79.56		70.58	2.93	2.70	-----
	403	79.56		70.58	2.93	2.70	-----
	404	79.41		70.58	2.93	2.70	-----
5th. FL.	501	79.41	317.94	70.58	2.93	2.70	-----
	502	79.56		70.58	2.93	2.70	-----
	503	79.56		70.58	2.93	2.70	-----
	504	79.41		70.58	2.93	2.70	-----
6th. FL.	601	79.41	317.94	70.58	2.93	2.70	-----
	602	79.56		70.58	2.93	2.70	-----
	603	79.56		70.58	2.93	2.70	-----
	604	79.41		70.58	2.93	2.70	-----
7th. FL.	701	79.41	317.94	70.58	2.93	2.70	-----
	702	79.56		70.58	2.93	2.70	-----
	703	79.56		70.58	2.93	2.70	-----
	704	79.41		70.58	2.93	2.70	-----
TOTAL		2436.45					

FLOOR	66 TO 80 SQ.MT. RESI. DWELING				TOTAL	
	COMM.	UNIT	RESI.	UNIT		
GR.FL. (H.P.)	----	----	----	----	----	----
GR.FL. (S.P.)	210.72	6	----	----	210.72	6
1st.FL.	----	----	317.94	04	317.94	04
2nd.FL.	----	----	317.94	04	317.94	04
3rd.FL.	----	----	317.94	04	317.94	04
4th.FL.	----	----	317.94	04	317.94	04
5th.FL.	----	----	317.94	04	317.94	04
6th.FL.	----	----	317.94	04	317.94	04
7th.FL.	----	----	317.94	04	317.94	04
TOTAL	210.72	6	2225.58	28	2436.30	34

GROUND FL. TO 7TH. FL. PLAN **3/A**

PROPOSED PLAN SHOWING RESI. + COMM. BUILDING ON F.P. NO.:- 7/1, OP NO. :- 7, SUR. NO. :- 5 FINAL T.P.S. NO.:- 113 (VASTRAL), MOJE :- VASTRAL, TALUKA :- VATVA, DIST: AHMEDABAD.

SCALE : 1.00 CM = 1.00 MT | BLOCK : A

ZONE :- RESI.- II (OVERLAY RAH ZONE) | USE :- RESIDENCE+COMMERCIAL (AFFORDABLE HOUSING PROJECT)

AREA TABLE IN SQ. MTS.

FLOOR	USE	UNIT	FLOOR AREA	F.S.I AREA	BUILT UP
BASEMENT	PARKING	-----	-----	-----	1164.87
GROUND (H.P)	PARKING	-----	-----	-----	209.45
GROUND (S.P)	COMM.	06	210.72	210.72	210.49
1st. FLOOR	RESI.	04	317.94	317.94	362.61
2nd. FLOOR	RESI.	04	317.94	317.94	362.61
3rd. FLOOR	RESI.	04	317.94	317.94	362.61
4th. FLOOR	RESI.	04	317.94	317.94	362.61
5th. FLOOR	RESI.	04	317.94	317.94	362.61
6th. FLOOR	RESI.	04	317.94	317.94	362.61
7th. FLOOR	RESI.	04	317.94	317.94	362.61
STAIR CABIN	-----	-----	-----	-----	48.32
L.MR & O.H.W.T	-----	-----	-----	-----	35.49
TOTAL	-----	6+28=34	2436.30	2436.30	4206.89

SCHEDULE OF OPENING

DOOR		WINDOW/VENT			R.C.C STAIR DETAIL
D1	1.20 x 2.10	W	3.47 x 1.20	WITH SAFETY GRILL	1.50 MT WIDTH
D2	0.91 x 2.10	W1	3.24 x 1.20	WITH SAFETY GRILL	0.26 MT TREAD
D3	0.76 x 2.10	W2	2.97 x 1.20	WITH SAFETY GRILL	0.18 MT RISER
		W3	1.53 x 1.20	V 0.60 X 0.60	

COLOUR NOTE

PROP WORK | PATHWAY
PROP DRAINAGE | SPRINKLER

SHRADDHA INFRACONE
Licence No. DEV1295210524
DILIPBHAI K. PATEL
01, Shraddha Industrial Park-2,
S.P. Ring Road, Vatva G.I.D.C.,
Hathijan, AHMEDABAD-382445.
DEVELOPER

FOR, SHRADDHA INFRACONE
PARTNERS
OWNER

YOGESH P. PANCHAL
CW. LIC No. 0338090421R2
C/104, Goldcoast Residency,
Nr. Honest Rest. S.P. Ring Road,
Odhav, Ahmedabad-382415.
C.O.W.

Yogesh P. Panchal
ENG. LIC. No. 0601000421R2
C-104, Goldcoast Residency,
Nr. Panjrapole, S. P. Ring Road,
Vastral, Ahmedabad.
ENGINEER

VIREN B. PAREKH
STRUCTURAL DESIGNER
LIC No.: SD0342181
Reg. No. AUDA/SD-1/289
402, Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad-380 015.
ST-ENGINEER

આકારે વિકાસ અને ઓકારે ગ્રામવિકાસ વિભાગના તા ૭૬ ૧૧ ૧૯૭૬ ના રોજ અમુલ્ય અભિપ્રાયથી જગ્યાનો ચોક અહીં મુજબની જગ્યા મોકલો.

સદર પ્લાનને જોઈને જણાવવાનું કે, એક્સ ઝનો. તા. વાળુ તા ૦૩ ૦૩ ૨૦૧૯ના રોજ, ૨ વધારાના વાળવો જો. ધ્યુ. પ્રમાણેના અગાઉ અને ત્યારબાદના બાંધકામ વેચવવાનો રહેશે

Ahmedabad Municipal Corporation
Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate .....
Raja Chithi Number : 0230/9/210519/CGDCRVIA/2504/R6/M1
Date : 30/07/2019

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

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar, pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

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

3. FIRE ALARM:

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 9kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.

6. BASEMENT :

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

7. LIGHTENING ARRESTER :

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

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

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

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

Electricity suppy to the fire pump. fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10.INDIVDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

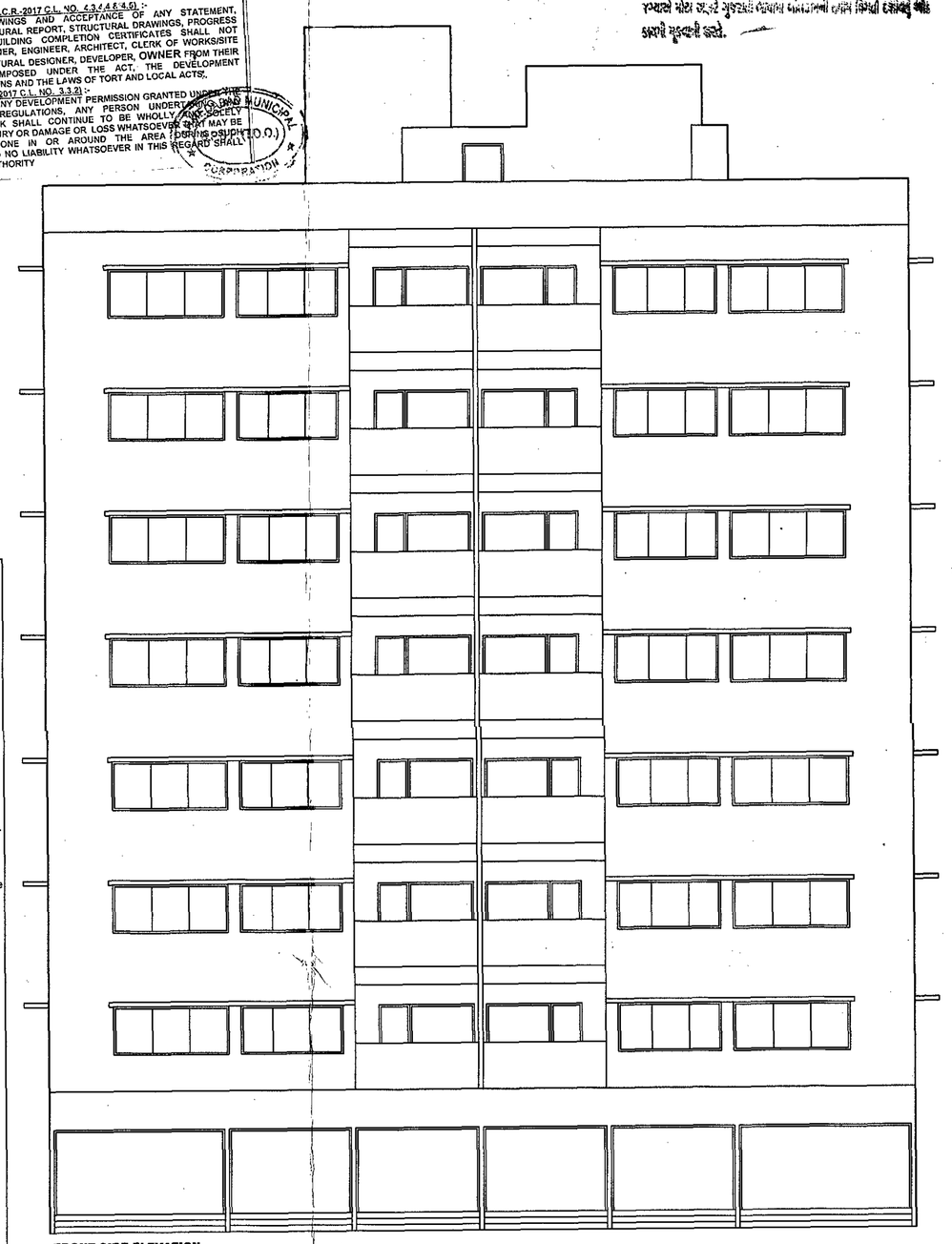
IMPORTANT INSTRUCTIONS:

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

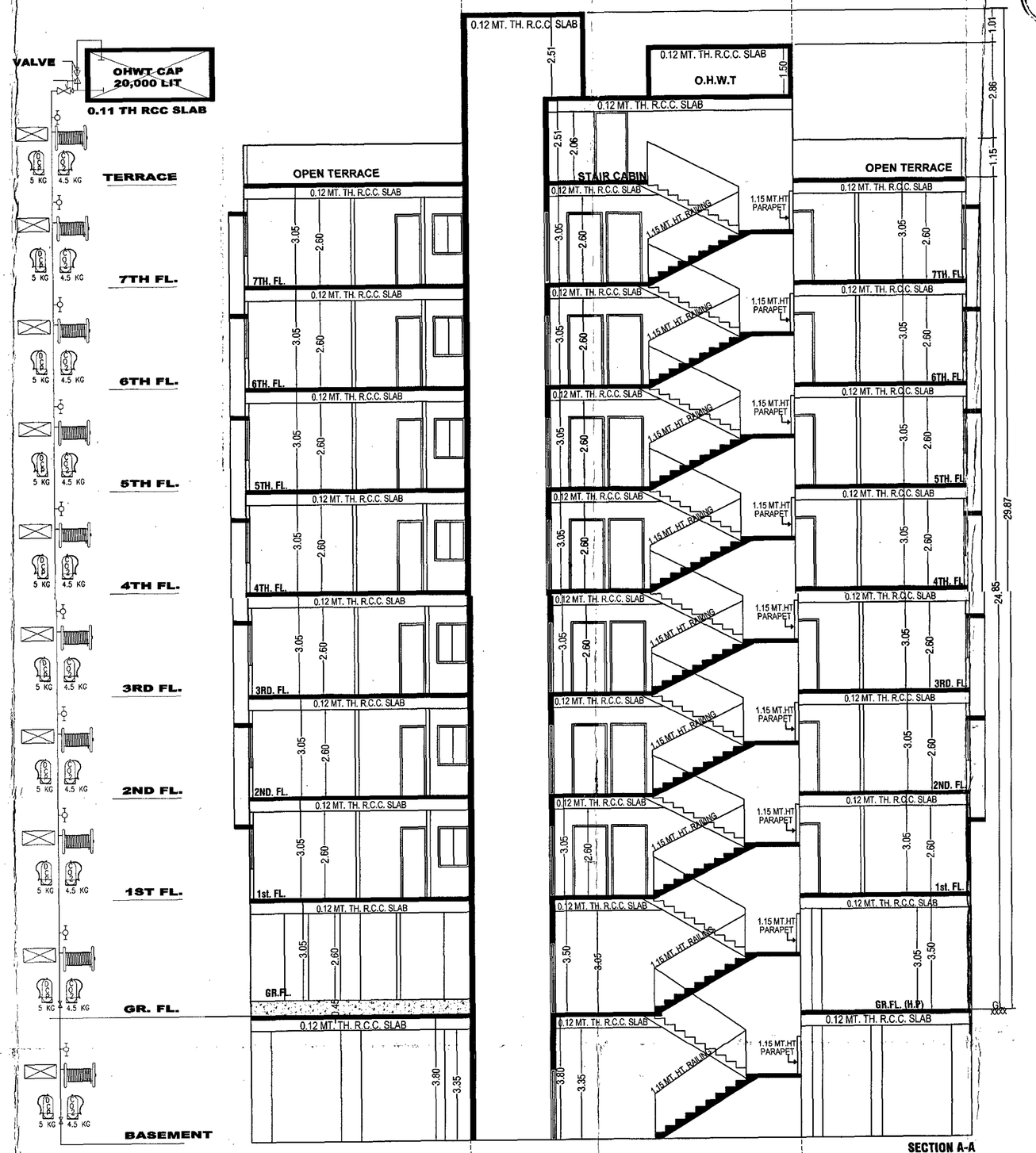
AHMEDABAD MUNICIPAL CORPORATION B.P.S.P.(T.D.O.)

BPC/CERTIFICATE/2020/CR-2017/GJ - NO. 434/4/4/21 :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THIS ACT, THE PERSON TO WHOM SUCH PERMISSION IS GRANTED OR ANY OTHER PERSON CARRYING OUT DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING THE CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY.

SCRUTINIZE COPY
NO. 1126/ DIZK/ ST/ 20...
TDO, BPSP, AMC



FRONT SIDE ELEVATION



SECTION A-A

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

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT WILL OBSERVE,FULFILL AND OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENQUIRY.
(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO.42,DT.-13/06/06.
(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDB/1772013/137BXL, DTD.25/04/2018, DTD.25/05/2018, DTD.31/07/2018 AND NOTIFICATION NO. EDB/1772013/137BXL, DTD.25/05/2018 ISSUED BY THE GUJARAT HOUSING DEPARTMENT,GANDHINAGAR AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO. GH/VIS/10-BRHLT/16 OF SUBJECT:-GOVERNMENT SANCTION TO THE PROPOSAL OF DEVELOPMENT PERMISSION AS PER G.O.,T.P.S.1 OF CODOR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-04/05/2019.
(5) THE FEE/CHARGES OF ADDITIONAL F.S.I FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND AS PER THE RATE APPLICABLE AT THE TIME OF PAYMENT AS PER G.R. DTD.-31/07/2019 (A DATED: 27/10/2017) AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 23/07/2019.
(6)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/MACHINERY/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. THE APPLICANT SHALL ENSURE THAT NO MUD OR DEBRIS IS SPILLED ON THE ROAD AND SOLELY RESPONSIBLE IF ANY DAMAGE OR PENALTY OF PUBLIC ROAD.
(7)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO OBJECTION CERTIFICATE(NOC) SHALL MADE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OF OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART THEREOF, UNTIL HE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY GUJARAT) HOUSING OFFICE.
(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE W.RESIDENTIAL ZONE(I.E.AS IS SHOWN IN PLAN) FOR RESI. AND COM. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY GOVT. VIDE NO. TPS-1213-1-DP-1 DT.10.10.13 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9)FOR AFFORDABLE HOUSING NEVER COMBINED OR MERGED TWO OR MORE DWELLING UNIT AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.23/07/2019 AND ALL TERMS AND CONDITIO MONTION IN GHDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT
(10)FOR AFFORDABLE HOUSING NEVER COMBINED OR MERGED TWO OR MORE DWELLING UNIT AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.23/07/2019 AND ALL TERMS AND CONDITIO MONTION IN GHDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT
(11)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
(12)IN EVERY WATER D. PIETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
(13)THIS PERMISSION IS GRANTED AS PER THE N.O.C OF AIRPORT AUTHORITY OF INDIA ON DATE:-30/05/2019 AND LETTER NO. AAI/WR-NOC/AHMEDABAD/2044/ 2018 ALL TERMS AND CONDITION MENTION IN SAID LETTER 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 G.,T.P.S.1 OF CODOR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-04/05/2019.
(15)THE FEE/CHARGES OF ADDITIONAL F.S.I FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND AS PER THE RATE APPLICABLE AT THE TIME OF PAYMENT AS PER G.R. DTD.-31/07/2019 (A DATED: 27/10/2017) AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 23/07/2019.
(16)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/MACHINERY/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. THE APPLICANT SHALL ENSURE THAT NO MUD OR DEBRIS IS SPILLED ON THE ROAD AND SOLELY RESPONSIBLE IF ANY DAMAGE OR PENALTY OF PUBLIC ROAD.
(17)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO OBJECTION CERTIFICATE(NOC) SHALL MADE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OF OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART THEREOF, UNTIL HE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY GUJARAT) HOUSING OFFICE.

ELEVATION & SECTION PLAN	**4/A**
PLAN SHOWING PROPOSE RESIDENCE + COMMERCIAL BUILDING ON F.P. NO. :- 7/1, OP NO. :- 7, SUR. NO. :- 5 T.P.S. NO.:- 113 (VASTRAL) , MOJE :- VASTRAL, TALUKA :- VATVA, DIST: AHMEDABAD.	
SCALE : 1.00 CM = 1.00 MT	BLOCK : A
ZONE : RESI.- II (OVERLAY RAH ZONE)	USE :- RESIDENCE+COMMERCIAL (AFFORDABLE HOUSING PROJECT)

COLOUR NOTE — PROP WORK — PROP DRAINAGE — PATHWAY — SPRINKLER

DEVELOPER: SHRADDHA INFRACONE, Licence No. DEV1295210524, DILIPBHAI K. PATEL, 01, Shraddha Industrial Park-2, S.P. Ring Road, Vatva G.I.D.C, Nathijan, AHMEDABAD-382445.

OWNER: FOR, SHRADDHA INFRACONE, PARTNERS

C.O.W.: YOGESH P. PANCHAL, CW. LIC No. 0338090421R2, C/104, Goldcoast Residency, Nr. Honest Rest. S.P. Ring Road, Odhav, Ahmedabad-382415.

ENGINEER: Yogesh P. Panchal, ENG. LIC. No. 06010904021R2, C-104, Goldcoast Residency, Nr. Panjrapole, S. P. Ring Road, Vastral, Ahmedabad.

ST-ENGINEER: VIREN D. PAREKH, STRUCTURAL DESIGNER, LIC No.: SD0342181020R1, Reg. No. AUDA/SD-I/289, 402, Maulik Arcade, Nr. Mansi Cross Road, Vastrapur, Ahmedabad-380 015.

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

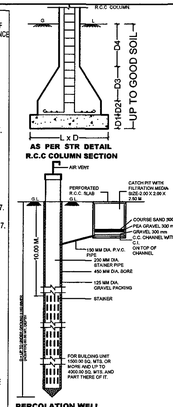
Ahmedabad Municipal Corporation
Case No. : BLHRVSZ/210510/20/OTHV/A/2504/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chithi Number : 0230/210619/A2504/R0/M1
Date : 24/07/2019

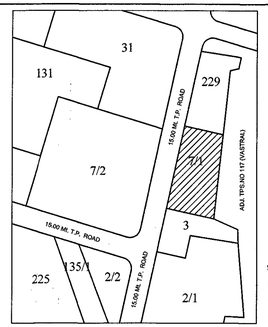
Sub Inspector (B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D.O (B.P.S.P.)

AUTHORITY

NOTES :-

- IT IS CERTIFY 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 SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 AND 21.1.14 AND 22.6 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.8 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHIPTER NO. 22.21 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PAR THE CLAUSE NO. 21.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR 2017.
- "ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVI. OF THE CLAUSE NO. 21.1.4 OF CGDCR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR 2017.
- GREY WATER RECYLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLOUSE NO. 25.4 OF CGDCR 2017.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLOUSE NO.25.6 OF THE CGDCR 2017
- POLLUTION CONTROL SYSTEM IS PROVIDE AS PER CHAPTER NO.29 PF CGDCR 2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 22 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFT SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFT SAFETY MEASURES ACT-2013
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 OF CGDCR 2017.
- MARGINAL SPACE & GELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PAR CLAUSE
- NO. 25.6.1 OF CGDCR 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 CGDCR 2017 CLAUSE NO. 21.13.





KAY PLAN
SCALE : 1.00 CM. = 20 MT.

BLOCK	CONSUME F.S.I.			No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt			Dwelling Unit more then 66 sq.mt and up to 80 sq.mt			OTHER F.S.I,		COMM F.S.I,	
	COMM / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.
A	210.72	2225.58	2436.30	6	0	0.00	0.00	0	0.00	0.00	28	2225.58	100.00	0.00	0.00	210.72	8.65
B	212.16	2345.42	2557.58	7	0	0.00	0.00	7	442.61	17.31	28	1902.81	81.13	0.00	0.00	212.16	8.30
TOTAL	422.88	4571.00	4993.88	13	0	0.00	0.00	7	442.61	8.86	56	4128.39	82.67	0.00	0.00	422.88	8.47

GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	13	422.88	8.47	140.74
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	7	442.61	8.86	147.31
D	more then 66 and up to 80	56	4128.39	82.67	1374.02
E	With. Aff. F.S.I. (40% slab)	0	0.00	0.00	0.00
	Grand Total	76	4993.88	100.00	1662.08

1	PLOT AREA	1851.00
2	PERMISSIBLE FSI	3331.80
3	PERMISSIBLE CHARGEBLE FSI	1665.90
4	MAX. PERMISSIBLE F.S.I. (2+3)	4997.70
5	TOTAL UTILISED F.S.I	4993.88
6	UTILISED CHARGEBLE F.S.I. (5-2)	1562.08
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	499.39

TENAMENT & FLOOR AREA TABLE

FLOOR	USE		EQ.TENA.			BLOCK (FLOOR AREA)		
	BLOCK - A	BLOCK - B	BL. - A	BL. - B	TOTAL	BLOCK - A	BLOCK - B	TOTAL
GROUND	COMM.	COMM.	06	07	13	210.72	212.16	422.88
1st. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
2nd. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
3rd. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
4th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
5th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
6th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
7th. FL.	RESI.	RESI.	04	05	09	317.94	335.06	653.00
TOTAL	RESI+ COMM	RESI+ COMM	6+28=34	7+35=42	13+63=76	2436.30	2557.58	4993.88

F.S.I. AREA TABLE

	BLOCK- A	BLOCK- B	TOTAL
F.S.I. AREA ON GR.FL.	210.72	212.16	422.88
F.S.I. AREA ON FR.FL.	317.94	335.06	653.00
F.S.I. AREA ON SEC.FL.	317.94	335.06	653.00
F.S.I. AREA ON 3rd.FL.	317.94	335.06	653.00
F.S.I. AREA ON 4th.FL.	317.94	335.06	653.00
F.S.I. AREA ON 5th.FL.	317.94	335.06	653.00
F.S.I. AREA ON 6th.FL.	317.94	335.06	653.00
F.S.I. AREA ON 7th.FL.	317.94	335.06	653.00
TOTAL F.S.I. AREA	2436.30	2557.58	4993.88

BUILT UP AREA TABLE

	BLOCK- A	BLOCK- B	TOTAL
BUILT UP AREA ON BASEMENT	1164.87	------	1164.87
BUILT UP AREA ON GROUND FLOOR(H.P)	209.45	196.86	406.31
BUILT UP AREA ON GROUND FLOOR(S.P)	210.49	212.01	422.50
BUILT UP AREA ON FIRST FLOOR	362.61	395.21	757.82
BUILT UP AREA ON SECOND FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 3rd FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 4th FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 5th FLOOR	362.61	395.21	757.82
BUILT UP AREA ON 6thFLOOR	362.61	395.21	757.82
BUILT UP AREA ON 7th FLOOR	362.61	395.21	757.82
BUILT UP AREA ON STAIR CABIN	48.32	50.51	98.83
BUILT UP AREA ON O.H.W.T.	35.49	34.02	69.51
TOTAL BUILT UP AREA	4206.89	3259.87	7466.76

PERCOLATING WELL CALC:-
REQ. 4000 SMT= 1 NOS.
NET PLOT AREA = 1851.00 SQ.MT.
1851.00 / 4000.00 =0.46 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

CONTAINER BIN AREA CALC:- RESI.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 63 X 10 LIT. = 630 LIT.
630 /80 = 7.875 NOS. SAY 8 NOS.CONT.
RESI. 8 NOS BIN OF 80 LIT CAP.
TOTAL 8 NOS BIN REQ / PROV.
OF 80 L.T.R. CAPACITY

TREE PLANTATION CAL. :
PLOT AREA = 1851.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
1851.00 /200x5 = 46.28 NOS.
SAY 47 NOS.
PROVIDE 47 NOS. TREE.

COMMUNITY BIN AREA CALC:- COMM.
TOTAL GR. AREA = 422.88
COMMUNITY BIN REQ. = 422.88/100 X 20= 84.58
NO. OF COMMUNITY BIN OF 80 LTR.
85/80= 1.06 SAY 2

SANITORY PROVISION
GR. FL.
FLOOR AREA = 422.88 SQ.MT.
422.88/ 4 = 105.72 SAY 106 USERS
REQD. URINAL 1/50 MALE USERS = 106/100 } 1.06 NOS.
REQD. WC 1/50 USERS = 106/100 } = 2 NOS. REQ. TOILET
GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROVI.
GENTS	1	1
LADIES	1	1

1 TOILET DISABLE PERSON

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premisses where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

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

3. FIRE ALARM:

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 9kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.

6. BASEMENT :

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

7. LIGHTENING ARRESTER :

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

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

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

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

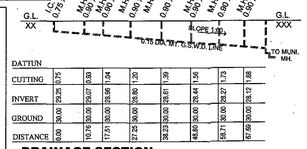
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and the lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10.INDIVDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

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

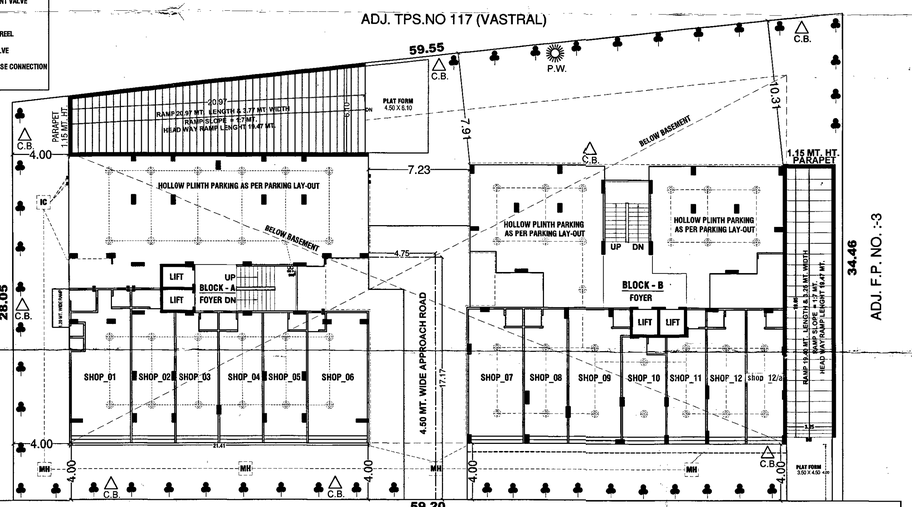


DATTUN									
CUTTING	29.25	29.75	29.04	29.63	28.84	29.04	28.69	29.39	29.73
INVERT	28.25	28.75	28.04	28.63	27.84	28.04	27.69	28.39	28.73
GROUND	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	10.70	17.51	27.25	38.23	48.80	58.71	67.68	

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

FIRE HYDRANT LEGEND

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



LAYOUT PLAN
SCALE : 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
DATE 23/01/19
TDO, BPSP, AMC

(24) "આકાર અને ઢબના આયોજન સ્થાપત્યવિદ (ઈન્ટિરિયર ડિઝાઈનર અને એકસ્ટિરિયર સ્ટાઈલિસ્ટ),ઇજનેર (સિવિલ,સ્ટ્રક્ચરલ,મિકેનિકલ,ઇલેક્ટ્રીકલ,પબ્લિક હેલ્થ અને ફાયર) અને સર્વેયર (જમીન અને મકાનોની મોજણી) તરીકે કામ કરવાનો અધિકાર આપતું પ્રમાણપત્ર."

(25) "ઉપયોગી કામો માટેની જમીન" એટલે કોઈ સ્થાનિક સત્તામંડળ અથવા રાજ્ય સરકાર દ્વારા જાહેર હેતુ માટે સંપાદન કરવાની થતી જમીન અને તેમાં જાહેર પ્રયોજનોમાટેના રસ્તાઓ,ગટરો,ઉદ્યાનો,રમતના મેદાનો,શાળાઓ,દવાખાનાઓ,બસ્તી સુધારણા યોજના તેમજ આવાસ યોજના માટે અનામત રાખવામાં આવેલી જમીનો તથા જાહેર હેતુઓ માટે અનામત રાખવામાં આવેલી જમીનોનો સમાવેશ થાય છે.

(26) "વિકાસ પરવાનગી" એટલે આ નિયમો હેઠળ આપવામાં આવતી વિકાસ પરવાનગી અને તેમાં પ્રારંભિક વિકાસ પરવાનગી અને અંતિમ વિકાસ પરવાનગીનો સમાવેશ થાય છે.

(27) "વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(28) "વિસ્તાર" એટલે કોઈ સ્થાનિક સત્તામંડળ અથવા રાજ્ય સરકાર દ્વારા જાહેર હેતુ માટે સંપાદન કરવાની થતી જમીન અને તેમાં જાહેર પ્રયોજનોમાટેના રસ્તાઓ,ગટરો,ઉદ્યાનો,રમતના મેદાનો,શાળાઓ,દવાખાનાઓ,બસ્તી સુધારણા યોજના તેમજ આવાસ યોજના માટે અનામત રાખવામાં આવેલી જમીનો તથા જાહેર હેતુઓ માટે અનામત રાખવામાં આવેલી જમીનોનો સમાવેશ થાય છે.

(29) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(30) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(31) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(32) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(33) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(34) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(35) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(36) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(37) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(38) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(39) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(40) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(41) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(42) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(43) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(44) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(45) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(46) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(47) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(48) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(49) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(50) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(51) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(52) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(53) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(54) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(55) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(56) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(57) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(58) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(59) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(60) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(61) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(62) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(63) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને તેમાં કરવામાં આવેલ સુધારા વધારા.

(64) "વિસ્તાર વિકાસ યોજના" એટલે ગુજરાત પ્રાદેશિક યોજના અને શહેરી વિકાસ અધિનિયમ,૧૯૭૬ની કલમ ૧૨ હેઠળ મંજૂર થયેલ વિકાસ યોજના અને

PROPOSED PLAN SHOWING RESI. + COMM. BUILDING ON F.P. NO.:- 7/1, OP NO. :- 7, SUR. NO. :- 5 FINAL T.P.S. NO.:- 113 (VASTRAL), MOJE :- VASTRAL, TALUKA :- VATVA, DIST: AHMEDABAD.

SCALE : 1.00 CM = 1.00 MT | BLOCK : B

ZONE :- RESI.- II (OVERLAY RAH ZONE) | USE :- RESI.+COMM. (RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE

IN SQ. MTS.

FLOOR	USE	UNIT	FLOOR AREA	F.S.I AREA	BUILT UP
GROUND (H.P)	PARKING	00	------	------	196.86
GROUND (S.P)	COMM.	07	212.16	212.16	212.01
1st. FLOOR	RESI.	05	335.06	335.06	395.21
2nd. FLOOR	RESI.	05	335.06	335.06	395.21
3rd. FLOOR	RESI.	05	335.06	335.06	395.21
4th. FLOOR	RESI.	05	335.06	335.06	395.21
5th. FLOOR	RESI.	05	335.06	335.06	395.21
6th. FLOOR	RESI.	05	335.06	335.06	395.21
7th. FLOOR	RESI.	05	335.06	335.06	395.21
ST.CABIN	------	------	------	------	50.61
O.H.W.T. & L.M.R	------	------	------	------	34.02
TOTAL	COMM.+ RESI.	7+35=42	2557.58	2557.58	3259.87

SCHEDULE OF OPENING

DOOR		WINDOW/VENT			
D1	1.07 x 2.10	W	1.52 x 2.10	W4	0.60 x 2.10
D2	0.91 x 2.10	W1	1.22 x 1.20	V	0.60 x 2.10
D3	0.76 x 2.10	W2	0.92 x 1.20		
		W3	0.92 x 1.20		

R.C.C STAIR DETAIL

1.50 MT WIDTH
0.30 MT TREAD
0.17 MT RISER

COLOUR NOTE

PROP WORK
PROP DRAINAGE

DEVELOPER

SHRADDHA INFRACONE
Licence No. DEV29210524
DILIPBHAI K. PATEL
01, Shraddha Industrial Park-2,
S.P. Ring Road, Vatva G.I.D.C.,
Hathijan, AHMEDABAD-382445.

OWNER

FOR, SHRADDHA INFRACONE
PARTNERS

C.O.W.

YOGESH P. PANCHAL
CW. LIC No. 0338090421R2
C/104, Goldcoast Residency,
Nr. Honest Rest. S.P. Ring Road,
Odhav, Ahmedabad-382415.

ENGINEER

Yogesh P. Panchal
ENG. LIC. No. 0601090421R2
C-104, Goldcoast Residency,
Nr. Panjrapole, S. P. Ring Road,
Vastral, Ahmedabad.

ST-ENGINEER

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No.: SD03421810201R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad-380 015.

BLOCK - B — CARPET AREA (RERA) TABLE

UNIT BUILT UP AREA TABLE | IN SQ.MTS.

FLOOR	FLAT/ SHOP NO	UNIT BUILT UP AREA	F.S.I.	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	OPEN TERRACE AREA
GR. FL.	SHOP-07	39.03	212.16	36.53	----	----	----
	SHOP-08	30.53		28.79	----	----	----
	SHOP-09	37.93		35.99	----	----	----
	SHOP-10	24.49		23.21	----	----	----
	SHOP-11	25.02		23.59	----	----	----
	SHOP-12	27.34		25.68	----	----	----
	SHOP-13/A	27.82		25.68	----	----	----
1st. FL.	101	69.01	335.06	57.66	2.71	2.78	----
	102	66.91		57.66	2.71	2.77	2.38
	103	63.23		57.63	----	3.13	7.88
	104	66.90		57.66	2.71	2.77	2.38
	105	69.01		60.31	2.65	2.78	----
2nd. FL.	201	69.01	335.06	60.31	2.65	2.78	----
	202	66.91		57.66	2.71	2.77	----
	203	63.23		57.63	----	3.13	----
	204	66.90		57.66	2.71	2.77	----
	205	69.01		60.31	2.65	2.78	----
3rd. FL.	301	69.01	335.06	60.31	2.65	2.78	----
	302	66.91		57.66	2.71	2.77	----
	303	63.23		57.63	----	3.13	----
	304	66.90		57.66	2.71	2.77	----
	305	69.01		60.31	2.65	2.78	----
4th. FL.	401	69.01	335.06	60.31	2.65	2.78	----
	402	66.91		57.66	2.71	2.77	----
	403	63.23		57.63	----	3.13	----
	404	66.90		57.66	2.71	2.77	----
	405	69.01		60.31	2.65	2.78	----
5th. FL.	501	69.01	335.06	60.31	2.65	2.78	----
	502	66.91		57.66	2.71	2.77	----
	503	63.23		57.63	----	3.13	----
	504	66.90		57.66	2.71	2.77	----
	505	69.01		60.31	2.65	2.78	----
6th. FL.	601	69.01	335.06	60.31	2.65	2.78	----
	602	66.91		57.66	2.71	2.77	----
	603	63.23		57.63	----	3.13	----
	604	66.90		57.66	2.71	2.77	----
	605	69.01		60.31	2.65	2.78	----
7th. FL.	701	69.01	335.06	60.31	2.65	2.78	----
	702	66.91		57.66	2.71	2.77	----
	703	63.23		57.63	----	3.13	----
	704	66.90		57.66	2.71	2.77	----
	705	69.01		60.31	2.65	2.78	----
TOTAL		2557.58					

FLOOR	90 TO 66 SQ.MT. RESI. DWELING				66 TO 60 SQ.MT. RESI. DWELING				TOTAL	
	COMM.	UNIT	RESI.	UNIT	UNIT	RESI.	UNIT	RESI.	----	----
GR.FL. (H.P.)	----	----	----	----	----	----	----	----	----	----
GR.FL. (S.P.)	212.16	07	----	----	07	----	----	----	212.16	07
1st.FL.	----	----	63.23	01	----	271.83	04	335.06	05	
2nd.FL.	----	----	63.23	01	----	271.83	04	335.06	05	
3rd.FL.	----	----	63.23	01	----	271.83	04	335.06	05	
4th.FL.	----	----	63.23	01	----	271.83	04	335.06	05	
5th.FL.	----	----	63.23	01	----	271.83	04	335.06	05	
6th.FL.	----	----	63.23	01	----	271.83	04	335.06	05	
7th.FL.	----	----	63.23	01	----	271.83	04	335.06	05	
TOTAL	212.16	07	442.61	07	07	1902.81	28	2557.58	42	

CARPET AREA (RERA) CALC.
BLOCK : 1st. TO 7th. FLOOR SQ.MT.

UNIT NO.:- 101 TO 701 & 105 TO 705
(1) 1.85 X 5.83 = 10.78
(2) 4.47 X 5.04 = 26.55
(3) 3.05 X 6.44 = 19.64
(4) 2.44 X 1.37 = 3.34
TOTAL = 60.31

BALCONY 3.05 X 0.87 = 2.65

UNIT NO.:- 102 TO 702 & 104 TO 704
(1) 6.16 X 3.12 = 19.22
(2) 5.55 X 6.32 = 35.08
(3) 1.37 X 2.45 = 3.36
TOTAL = 57.66

BALCONY 0.87 X 3.12 = 2.71
WASH 1.37 X 2.02 = 2.77

OPEN TERRACE AREA
1.37 x 1.74 = 2.38

UNIT NO.:- 103 TO 703
(1) 3.04 X 1.93 = 5.87
(2) 1.33 X 0.90 = 1.22
(3) 6.75 X 3.05 = 20.59
(4) 5.45 X 4.46 = 24.31
(5) 1.55 X 3.64 = 5.64
TOTAL = 57.63

WASH 1.55 X 2.02 = 3.13

OPEN TERRACE AREA
1.55 x 1.74 = 2.70
1.19 x 4.35 = 5.18
TOTAL = 7.88

UNIT & UP AREA CALC. FOR EACH UNIT
BLOCK : 1st. TO 7th. FLOOR SQ.MT.

UNIT NO.:- 101 TO 701 & 105 TO 705
(A) 1.94 X 6.05 = 11.19
(A) 7.75 X 0.98 = 7.59
(C) 7.64 X 4.33 = 33.08
(D) 7.75 X 2.22 = 17.20
TOTAL = 69.01

UNIT NO.:- 102 TO 702
(A) 5.77 X 9.66 = 55.74
(B) 1.37 X 2.04 = 2.79
(C) 1.83 X 3.16 = 4.52
(D) 1.85 X 1.81 = 3.86
TOTAL = 66.91

UNIT NO.:- 103 TO 703
(A) 3.21 X 2.04 = 6.55
(B) 1.32 X 1.03 = 1.26
(C) 7.17 X 5.77 = 41.37
(D) 5.56 X 1.85 = 10.29
(E) 1.19 X 3.16 = 3.76
TOTAL = 63.23

UNIT NO.:- 104 TO 704
(A) 7.30 X 7.91 = 56.23
(B) 5.77 X 1.85 = 10.67
TOTAL = 66.90

CARPET AREA (RERA) CALC.
BLOCK : GR.FL. SQ.MT.

SHOP NO.:- 07
3.87 X 9.44 = 36.53

SHOP NO.:- 08
3.05 X 9.44 = 28.79

SHOP NO.:- 09
(1) 3.68 X 7.62 = 28.04
(2) 4.37 X 1.82 = 7.95
TOTAL = 35.99

SHOP NO.:- 10
3.09 X 7.62 = 23.21

SHOP NO.:- 11
(1) 2.79 X 7.51 = 20.95
(2) 1.37 X 1.93 = 2.64
TOTAL = 23.59

SHOP NO.:- 12
2.72 X 9.44 = 25.68

SHOP NO.:- 13/A
2.72 X 9.44 = 25.68

UNIT & UP AREA CALC. FOR EACH UNIT
BLOCK : GR.FL. SQ.MT.

SHOP NO.:- 07
4.04 X 9.66 = 39.03

SHOP NO.:- 08
3.16 X 9.66 = 30.53

SHOP NO.:- 09
(A) 3.79 X 7.68 = 29.11
(B) 4.43 X 1.99 = 8.82
TOTAL = 37.93

SHOP NO.:- 10
(A) 2.57 X 7.62 = 19.58
(B) 0.64 X 7.68 = 4.91
TOTAL = 24.49

SHOP NO.:- 11
(A) 2.90 X 7.62 = 22.10
(B) 1.43 X 2.04 = 2.92
TOTAL = 25.02

SHOP NO.:- 12
2.83 X 9.66 = 27.34

SHOP NO.:- 13/A
2.88 X 9.66 = 27.82

B.UP AREA CALC. ON 1st. FL. TO 7th. FLOOR — IN.SQ.MTS.

22.80 X 19.63 = 447.56
LESS:- (1) 5.44 X 2.44 = 13.27
(2) 2.09 X 1.48 = 3.09
(3) 0.24 X 6.05 = 1.45
(4) 3.15 X 0.98 = 3.09
(5) 0.23 X 6.05 = 1.39
(6) 2.09 X 1.48 = 3.09
(7) 5.46 X 2.44 = 13.32
(8) 1.19 X 2.61 = 3.11
(9) 2.67 X 1.85 = 4.94
(10) 3.03 X 1.95 = 5.90
TOTAL LESS = 53.27

BUILT UP AREA CALC. ON 1st. to 7th. FL. (447.56 - 52.35) = 395.21 SQ.MTS.

B.UP AREA CALC. ON STAIR CABIN — IN.SQ.MTS.

6.07 X 11.11 = 67.44
0.88 X 4.00 = 3.52
TOTAL = 70.96
LESS:- 2.58 X 6.44 = 16.61
1.91 X 2.01 = 3.84
TOTAL LESS = 20.45

BUILT UP AREA CALC. ON STAIR CABIN (70.96 - 20.45) = 50.51 SQ.MTS.

B.UP AREA CALC. ON O.H.W.T. & L.M.R — IN.SQ.MTS.

3.37 X 4.33 = 14.59
4.16 X 4.67 = 19.43
TOTAL = 34.02

BUILT UP AREA CALC. ON STAIR CABIN = 34.02 SQ.MTS.

B.UP AREA CALC. ON HOLLOW PLINTH — IN.SQ.MTS.

NET B.A ON GR.FL. = 408.87
LESS:- B.A ON GR.FL (COMM) = 212.01

BUILT UP AREA CALC. ON GR.FLOOR (408.87 - 212.01) = 196.86 SQ.MTS.

B.UP AREA CALC. ON GROUND FLOOR (COMM.) — IN.SQ.MTS.

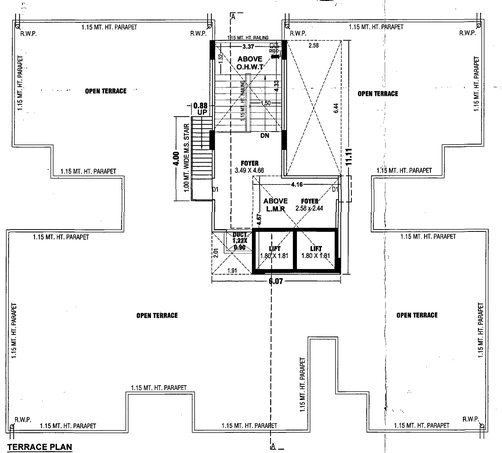
22.80 X 9.66 = 220.25
LESS :- 4.04 X 2.04 = 8.24

B.UP AREA CALC. ON GR.FLOOR (220.25 - 8.24) = 212.01 SQ.MTS.

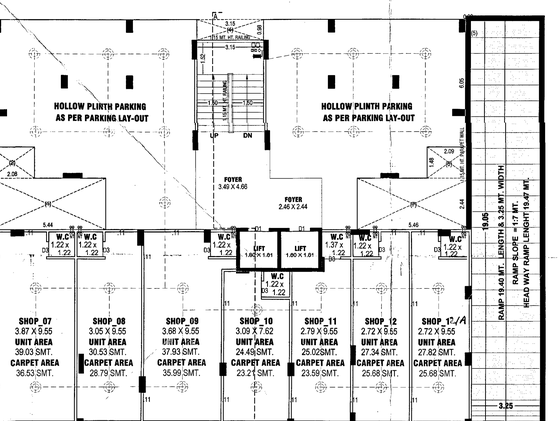
B.UP AREA CALC. ON GROUND FLOOR — IN.SQ.MTS.

22.80 X 19.63 = 447.56
LESS:- (1) 5.44 X 2.44 = 13.27
(2) 2.08 X 1.48 = 3.08
(3) 0.24 X 6.05 = 1.45
(4) 3.15 X 0.98 = 3.09
(5) 0.23 X 6.05 = 1.39
(6) 2.09 X 1.48 = 3.09
(7) 5.46 X 2.44 = 13.32
TOTAL LESS = 38.69

BUILT UP AREA CALC. ON GR. FLOOR (447.56 - 38.69) = 408.87 SQ.MTS.

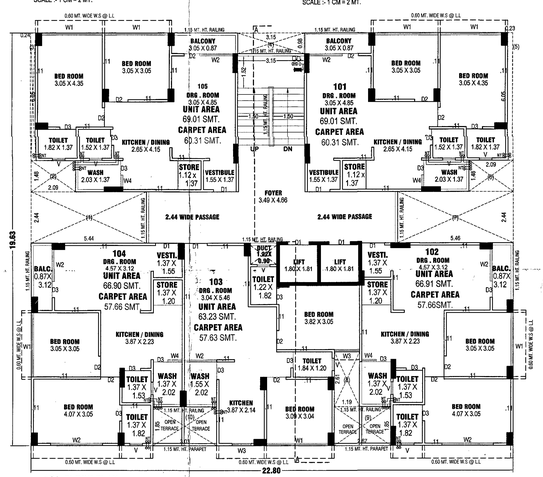


TERRACE PLAN

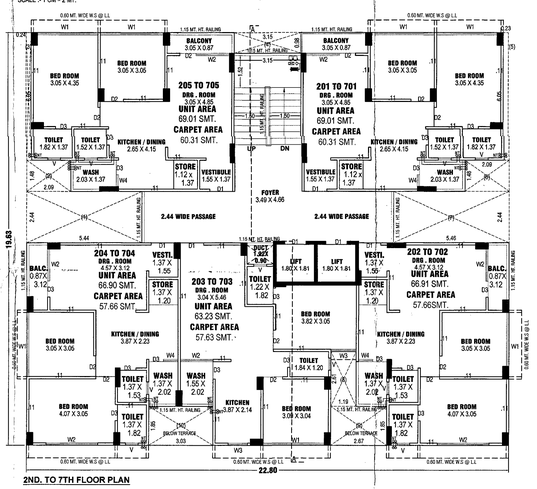


GROUND FLOOR PLAN

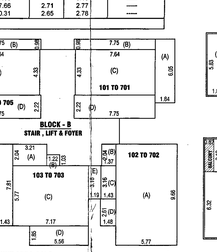
SCRUTINIZE COPY
NO. 25 DT. 07/09/22
TDO, BPSP, AMC



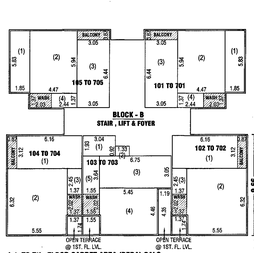
1ST. FLOOR PLAN



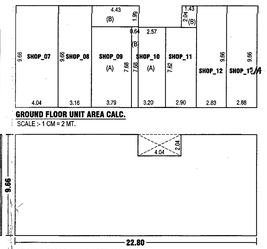
2ND. TO 7TH FLOOR PLAN



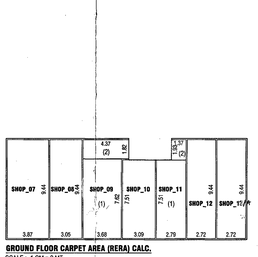
1st. to 7th. FLOOR UNIT AREA CALC.
SCALE - 1 CM = 2 MT.



1st. TO 7th. FLOOR CARPET AREA (RERA) CALC.
SCALE - 1 CM = 2 MT.



GROUND FLOOR BUILT AREA (COMM.)
SCALE - 1 CM = 2 MT.



GROUND FLOOR CARPET AREA (RERA) CALC.
SCALE - 1 CM = 2 MT.

(1) DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT THE APPLICANT SHALL OBEY AS PER ALL BOARD AND AFFIDAVITS PRODUCED BY THE APPLICANT.

(2) FINAL APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER LETTER NO. 6555/65 AND OFFICE ORDER NO.4527 /135/05.

(3) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDC/112016/316/61, DTD.29/04/2016, BTPS 2016/2016, TOWN PLANNING SCHEME NO.113 (VASTRAL), MOJE :- VASTRAL, TALUKA :- VATVA, DIST: AHMEDABAD, AFFORDABLE HOUSING DEPARTMENT'S NOTIFICATION AND CIRCULAR DATED 30/03/2016 AND AMENDED NOTIFICATION DATED 31/08/2016 AND AHMEDABAD URBAN DEVELOPMENT CONTROL REGULATIONS-2017.

(4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.O.C.C.E.-10/17 AS PER LETTER NO. GH/2/356 OF 2017/UDD-10015-R(MAN), DATED :-27/10/2017 AND LETTER NO.GH/2/356 OF 2017/UDD-10015-R(MAN), DATED :-30/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 7.8.

(6) BEFORE APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL SHEETS/FIBRE SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.)FIGURING OUTSIDE PROPERTY BEFORE COMMENCEMENT OF CONSTRUCTION WORK.

(7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POST, A.M.C.

(8) APPLICANT/OWNER/ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALITY OR DAMAGE TO THE PUBLIC OR ADJOINING PROPERTY DURING CONSTRUCTION PERIOD AND THEY SHALL BE INDEMNIFIED AT THE ENTIRE EXCLUSION BY OWNER/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) DURING CONSTRUCTION AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING CONSTRUCTION. THE OWNER/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE OF THE CONDITIONS AS LAID DOWN BY THE STRUCTURAL ENGINEER/RESPONSIBLE FOR WORKS, ARRANGEMENT SHALL BE MADE FOR WATCHING AND LIGHTING THE BARRICADING ERECTED FOR PROTECTIVE WORKS AND FOR PREVENTION OF ACCIDENTS. IN CASE OF NON-COMPLIANCE OF ANY OF THE CONDITIONS, THE OWNER / APPLICANT / DEVELOPER / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER/CLERK OF WORKS, THE PERMISSION GRANTED IS LIABLE TO BE REVOKED BY THE AUTHORITY AND ALL IMMEDIATE EFFECT, IF THE CONSTRUCTION WORK / DEMOLITION WORK IS BEING DONE BY THE OWNER.

(9) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE AS PER NOTIFICATION DATED 31/08/2016. NO PERMISSION IS GRANTED AS PER THE GDCR/APPROVAL GIVEN BY THE M.C.G.D.CN.OT.10/07/2018 IN RESPECT OF USE OF ANY PART OF THE BUILDING FOR NON-RESIDENTIAL USE AND NO OBJECTION WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT DATED 10/07/2018 AND ALL TERMS AND CONDITIONS OF THE SAID UNDERTAKING ARE BINDING AND APPLICABLE TO BOTH PARTIES.

(11) THIS PERMISSION IS GIVEN AS PER OPINION OF (E.Z) FOR SETTLEMENT CHARGE ON ENTIRE PROPERTY.

(12) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV.INSP.(E.Z.) A.M.C.

(13) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 18/10/2016, LETTER NO.:- CONS/342/2016/AMC/SP/1 AND ASSESSMENT DATED:- BY DISTRICT COLLECTOR (AHMEDABAD) (F.I) SUBMITTED BY OWNER/APPLICANTS.

(14) THIS PERMISSION IS GRANTED SUBJECT TO FULFILLMENT OF TERMS AND CONDITIONS MENTIONED IN LETTER NO. CFO/NOC/AMC/2018/000253 DTD.:-10/05/2018 AND NO. CFO/NOC/AMC/2018/000253(R) AND FIRE NOC AND FIRE PROTECTION CONSULTANT WILL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THIS AUTHORITY.

(15) THIS PERMISSION IS GIVEN ON THE BASIS OF NEIGHBOURHOOD AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV.INSP.(E.Z.) A.M.C.

(16) THIS PERMISSION IS GRANTED AS PER THE N.O.C OF AIRPORT AUTHORITY OF INDIA ON DT.:- 10/05/2018 AND NO. CFO/NOC/AMC/2018/000253 DTD.:-10/05/2018 AND NO. CFO/NOC/AMC/2018/000253(R) DTD.:-10/05/2018.

(17) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY SYSTEM AS PER GUJARAT SOLAR POLICY-2015 AND GUJARAT SOLAR POWER OBLIGATION AND RENEWABLE PURCHASE OBLIGATION (ENFORCEMENT) REGULATIONS-2016 AS PER LETTER NO. GH/2/356 OF 2017/UDD-10015-R(MAN), DATED :-27/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(18) THE PROVISION OF AREA/SPACE FOR PARKING AS PROVIDED IN THE APPROVED PLAN SHALL BE MAINTAINED BY THE OWNER/OCCUPIER/USER AND SHALL NOT BE CONVERTED FOR ANY OTHER USE. NON-COMPLIANCE OF THIS CONDITION SHALL BE DEEMED TO BE VIOLATION OF BUILDING USE PERMISSION AND ENTAIL ACTION AS PER PROVISIONS OF GDCR-2017 CLAUSE NO. 12.2.

(19) THE PROVISION OF AREA/SPACE FOR PARKING AS PROVIDED IN THE APPROVED PLAN SHALL BE MAINTAINED BY THE OWNER/OCCUPIER/USER AND SHALL NOT BE CONVERTED FOR ANY OTHER USE. NON-COMPLIANCE OF THIS CONDITION SHALL BE DEEMED TO BE VIOLATION OF BUILDING USE PERMISSION AND ENTAIL ACTION AS PER PROVISIONS OF GDCR-2017 CLAUSE NO. 12.2.

(20) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT, WORK SHALL BE COMMENCED AFTER APPOINTMENT OF SOR.

(21) THE BUILDING SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF A COMPETENT STRUCTURAL ENGINEER.

(22) THIS PERMISSION IS GRANTED AS PER THE N.O.C OF AIRPORT AUTHORITY OF INDIA ON DT.:- 10/05/2018 AND NO. CFO/NOC/AMC/2018/000253 DTD.:-10/05/2018 AND NO. CFO/NOC/AMC/2018/000253(R) DTD.:-10/05/2018.

(23) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY SYSTEM AS PER GUJARAT SOLAR POLICY-2015 AND GUJARAT SOLAR POWER OBLIGATION AND RENEWABLE PURCHASE OBLIGATION (ENFORCEMENT) REGULATIONS-2016 AS PER LETTER NO. GH/2/356 OF 2017/UDD-10015-R(MAN), DATED :-27/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(24) THE PROVISION OF AREA/SPACE FOR PARKING AS PROVIDED IN THE APPROVED PLAN SHALL BE MAINTAINED BY THE OWNER/OCCUPIER/USER AND SHALL NOT BE CONVERTED FOR ANY OTHER USE. NON-COMPLIANCE OF THIS CONDITION SHALL BE DEEMED TO BE VIOLATION OF BUILDING USE PERMISSION AND ENTAIL ACTION AS PER PROVISIONS OF GDCR-2017 CLAUSE NO. 12.2.

(25) THE PROVISION OF AREA/SPACE FOR PARKING AS PROVIDED IN THE APPROVED PLAN SHALL BE MAINTAINED BY THE OWNER/OCCUPIER/USER AND SHALL NOT BE CONVERTED FOR ANY OTHER USE. NON-COMPLIANCE OF THIS CONDITION SHALL BE DEEMED TO BE VIOLATION OF BUILDING USE PERMISSION AND ENTAIL ACTION AS PER PROVISIONS OF GDCR-2017 CLAUSE NO. 12.2.

(26) THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016 AND GUJARAT RULES-2017 (AS APPLICABLE) SHALL MADE ADVERTISEMENT FOR SALE, MARKETING, BOOKING, SALE OR AGREEMENT FOR SALE OR ALLOTMENT OF ANY APARTMENT, PLOT OR BUILDING, AS THE CASE MAY BE, REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY ESTABLISHED.

(27) આ પરવાનગી ફક્ત અને ફક્ત બાંધકામ સમયગાળાની (Construction Period) માટે લાગુ પડશે. બાંધકામ પૂર્ણ થયા બાદ કોમન પ્લોટ, ટી.પી. રોડ, ફાયનલ પ્લોટ, એમેનિટી સ્પેસ, પાર્કિંગ સ્પેસ, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ પરની કમ્પાઉન્ડ વોલ, ગાર્ડન, ડ્રેનેજ લાઈન, વોટર લાઈન, સ્ટ્રીટ લાઈટ, ઈલેક્ટ્રીક લાઈન, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ પરની કમ્પાઉન્ડ વોલ, ગાર્ડન, ડ્રેનેજ લાઈન, વોટર લાઈન, સ્ટ્રીટ લાઈટ, ઈલેક્ટ્રીક લાઈન, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ વગેરે જે કાંઈ કામ કરેલ હોય તે તમામ કામોની જવાબદારી બિલ્ડર/ડેવલપર/માલિક/ભોગવટેદારની રહેશે. તેમાં કોઈપણ જાતની જવાબદારી મહાનગરપાલિકાની રહેશે નહીં.

(28) આ પરવાનગી ફક્ત અને ફક્ત બાંધકામ સમયગાળાની (Construction Period) માટે લાગુ પડશે. બાંધકામ પૂર્ણ થયા બાદ કોમન પ્લોટ, ટી.પી. રોડ, ફાયનલ પ્લોટ, એમેનિટી સ્પેસ, પાર્કિંગ સ્પેસ, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ પરની કમ્પાઉન્ડ વોલ, ગાર્ડન, ડ્રેનેજ લાઈન, વોટર લાઈન, સ્ટ્રીટ લાઈટ, ઈલેક્ટ્રીક લાઈન, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ પરની કમ્પાઉન્ડ વોલ, ગાર્ડન, ડ્રેનેજ લાઈન, વોટર લાઈન, સ્ટ્રીટ લાઈટ, ઈલેક્ટ્રીક લાઈન, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ વગેરે જે કાંઈ કામ કરેલ હોય તે તમામ કામોની જવાબદારી બિલ્ડર/ડેવલપર/માલિક/ભોગવટેદારની રહેશે. તેમાં કોઈપણ જાતની જવાબદારી મહાનગરપાલિકાની રહેશે નહીં.

(29) આ પરવાનગી ફક્ત અને ફક્ત બાંધકામ સમયગાળાની (Construction Period) માટે લાગુ પડશે. બાંધકામ પૂર્ણ થયા બાદ કોમન પ્લોટ, ટી.પી. રોડ, ફાયનલ પ્લોટ, એમેનિટી સ્પેસ, પાર્કિંગ સ્પેસ, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ પરની કમ્પાઉન્ડ વોલ, ગાર્ડન, ડ્રેનેજ લાઈન, વોટર લાઈન, સ્ટ્રીટ લાઈટ, ઈલેક્ટ્રીક લાઈન, ટ્રાન્સફોર્મર, ઓપન સ્પેસ, ટી.પી. રોડ પરની કમ્પાઉન્ડ વોલ, ગાર્ડન, ડ્રેનેજ લાઈન, વોટર લાઈન, સ્ટ્રીટ લાઈટ

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service Inlet should be installed at a point near the entry to the premisses where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant values should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

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

3. FIRE ALARM:

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

4. FIRE EXTINGUISHERS

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

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.

6. BASEMENT :

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

7. LIGHTENING ARRESTER :

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

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

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

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

Electricity supply to the fire pump. fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply.
(i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10.INDIVIDUAL FIRE SEFTY SYSTEM

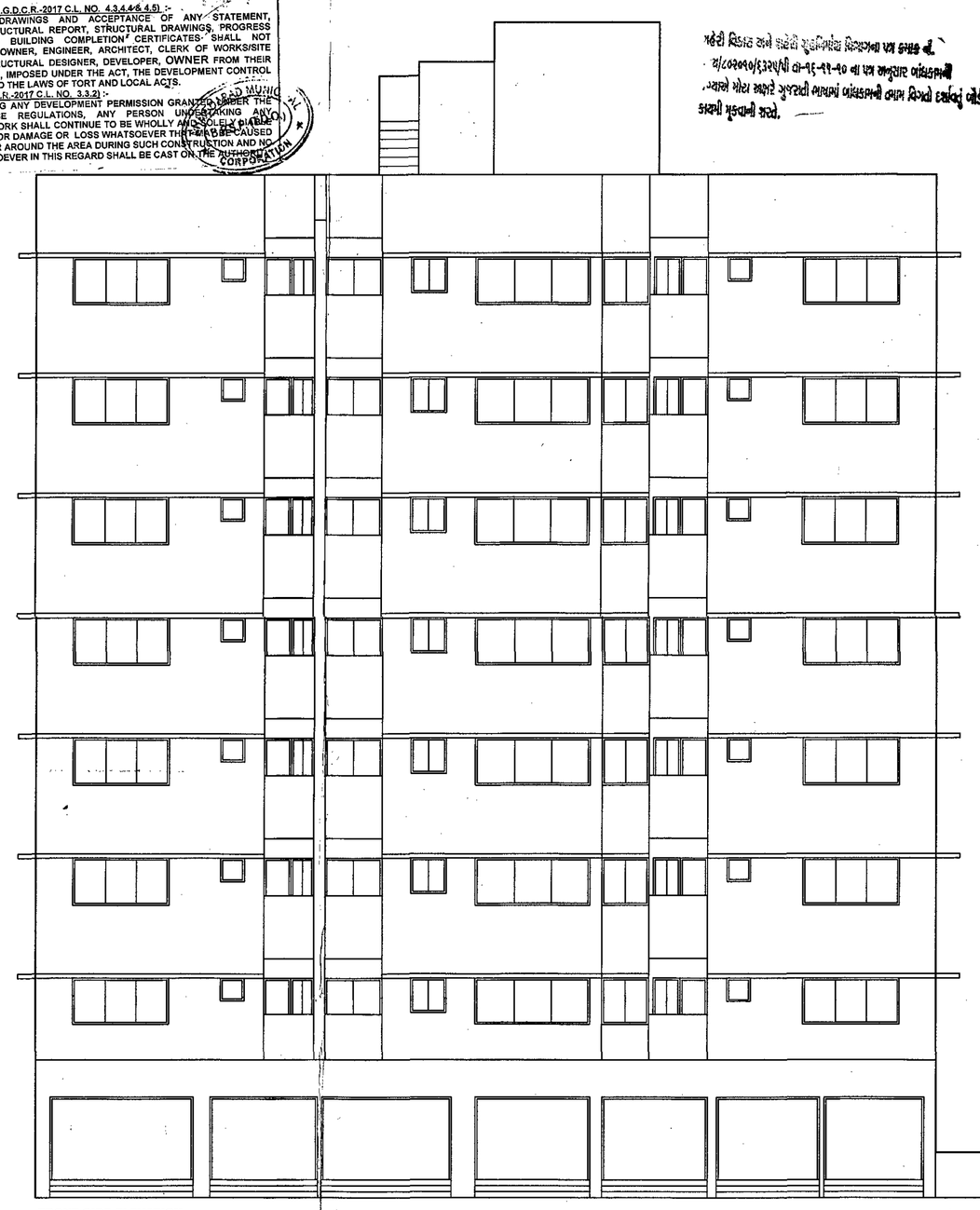
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVIDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

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

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

RESPONSIBILITY (C.G.D.C.R.-2017 Cl. NO. 4,3,4,4,5,6) :-
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 WORKSBITE 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 Cl. NO. 3,9,3) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON CARRYING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE CORPORATION

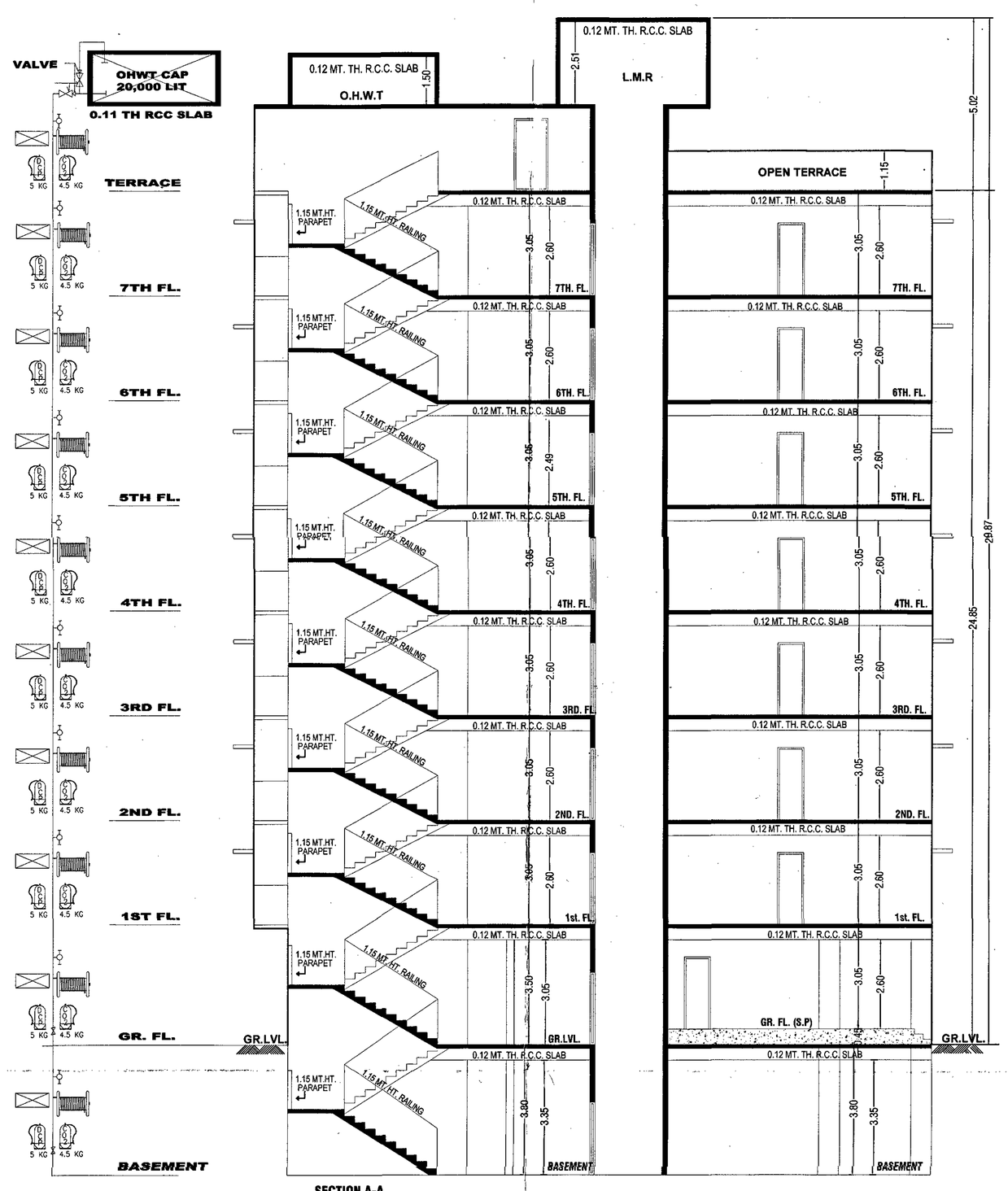


FRONT SIDE ELEVATION

REMP ON

SCRUTINIZE COPY
NO....5... Dt 26/07/19
TDO, BPSP, AMC

જોતી વિકાસ લગત લાગતી જુદાજુદા ખિડકામ પર ફરજ ની.
ચાંદલોડિયા(ટીપી નં-૧૮-૧૧-૧૦ ના રા અમદાવાદ મહાનગરની .વાળી જોડા જાહેર ખુલ્લની લાગવગ બાંધકામને ક્યાર કિલ્લો રસ્તાનું જોઈ કરવી મુકવાની રહશે.



SECTION A-A

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

1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT THE ENGINEER/OWNER SHALL OBEY AS PER ALLBONDS AND AFFIDAVITS PRODUCED BY APPLICANT.
2)NO CONSTRUCTION APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OR THE CORPORATION.
3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: GUDM/112013/1813/B.T.P. (VASTRAL)-2, DTD.30/12/2013 , NOTIFICATION NO: PRCH/102013/871/66, DTD.19/10/2013, NOTIFICATION NO: GUDM/102013/1813/B.T.P. (VASTRAL)-2, DTD.30/12/2013 AND LETTER NO. GH/1031 OF 2014/BDB-1303/6-2014, DATED:- 23/04/2014 AND LETTER NO. GH/1032 OF 2014/BDB-1303/6-2014, DATED:- 23/04/2014 AND LETTER NO. GH/1033 OF 2014/BDB-1303/6-2014, DATED:- 23/04/2014 AND LETTER NO. GH/1034 OF 2014/BDB-1303/6-2014, DATED:- 23/04/2014 AND LETTER NO. GH/1035 OF 2014/BDB-1303/6-2014, DATED:- 23/04/2014 AND LETTER NO.

COMM. PARKING AREA TABLE			
PROP. F.S.I AREA = 422.88 SQ.MTS.			
REQ PARKING AREA @ 50 % = 211.44 SQ.MTS.			
VEHICAL	REQ. AREA	PROVI PARKING AREA	
CAR PARKING AREA @ 50 %	105.72 SQ.MT.	BASE. (C1) 15.56 x 7.39	= 114.99
SCOOTER&CYCLE AREA @ 30 %	63.43 SQ.MT.	BASE. (S1) 16.61 x 4.20 =	69.76
VISITOR'S PARKING AREA @ 20 %	42.29 SQ.MT.	H.P (V1) 2.50 x 9.38 = 23.45 BASE.(V2) 4.52 x 4.20 = 18.98	
		TOTAL	= 42.43
TOTAL	211.44 SQ.MT.	TOTAL	= 227.18

RESI. PARKING AREA TABLE						
	TOTAL USED F.S.I = 4993.88 SQ.MT. (4993.88-422.88) = 4571.00					
	50 to 66 F.S.I. AREA FOR PARKING		66 to 80 F.S.I. AREA FOR PARKING			
	TOTAL F.S.I. AREA = 4442.61 SQ.MT. REQ. PARKING AREA @ 10 % = 44.26 ADD. 10% VISITOR PARKING AREA 4426		TOTAL F.S.I. AREA = 4128.39 SQ.MT. REQ PARKING AREA @ 20 % = 825.68		TOTAL REQ. PARK.	TOTAL PROVIDED PARKING
VEHICAL	VEHICAL	REQ. AREA	VEHICAL	REQ. AREA		
CAR PARKING AREA @ 50 %	CAR PARKING AREA @ 50 %	22.13 SQ.MT.	CAR PARKING AREA @ 50 %	412.84 SQ.MT.	434.97 SQ.MT.	465.42 SQ.MT.
SCOOTER & CYCLE AREA @ 50 %	SCOOTER & CYCLE AREA @ 50 %	22.13 SQ.MT.	SCOOTER & CYCLE AREA @ 40 %	330.27 SQ.MT.	352.40 SQ.MT.	356.23 SQ.MT.
VISITOR'S PARKING AREA @ 10 %	VISITOR'S PARKING AREA @ 10 %	44.26 SQ.MT.	VISITOR'S PARKING AREA @ 20 %	82.57 SQ.MT.	126.83 SQ.MT.	228.15 SQ.MT.
TOTAL	TOTAL	88.52 SQ.MT.	TOTAL	825.68 SQ.MT.	914.20	1049.80

B.UP AREA CALC. ON BASEMENT		IN.SQ.MTS.
	51.20 X 26.00	= 1331.20
LESS:- (1)	21.18 x 5.55	= 117.55
(2)	0.50 x 30.02 x 3.25	= 48.78
	TOTAL	= 166.33
BUILT UP AREA CALC. ON BASEMENT		
(1331.20 - 166.33)		= 1164.87 SQ.MTS.

RESI. PARKING AREA TABLE			
VEHICAL	REQ. AREA	PROVI PARKING AREA	
CAR PARKING	434.97 SQ.MT.	BASE: (C1) 14.91 x 7.58	= 113.02
		(C2) (14.93 + 16.74)/2 x 16.71	= 264.61
		(C3) 11.88 x 7.39	= 87.79
		TOTAL	= 465.42
SCOOTER & CYCLE	352.40 SQ.MT.	BASE: (S1) 18.72 x 8.92	= 166.98
		(S2) 6.27 x 4.27	= 26.77
		TOTAL	= 193.75
		H.P: (S1) 21.41 x 7.33	= 156.94
		(S2) 3.34 x 1.66	= 5.54
		TOTAL	= 162.48
		TOTAL PARKING	= 356.23
VISITOR'S PARKING	126.83 SQ.MT.	H.P: (V1) 9.48 x 6.05 x 2	= 114.71
		(V2) 7.64 x 1.48	= 11.31
		(V3) 4.27 x 2.44	= 10.42
		(V4) 1.68 x 2.44	= 4.10
		(V5) 5.70 x 1.48	= 8.44
		(V6) 7.45 x 6.05	= 45.07
		(V7) 5.50 x 6.20	= 34.10
		TOTAL	= 228.15
TOTAL	914.20	TOTAL	= 1049.80

PRKING LAYOUT PLAN **2/A**

PROPOSED PARKING LAY OUT PLAN SHOWING RESI. + COMM. BUILDING ON F.P. NO. :- 7/1, OP NO. :- 7, SUR. NO. :- 5 FINAL T.P.S. NO.:- 113 (VASTRAL) , MOJE :- VASTRAL, TALUKA :- VATVA, DIST: AHMEDABAD.

SCALE : 1.00 CM = 2.00 MT	BLOCK :
ZONE :- RESI.- II (OVERLAY RAH ZONE)	USE :- RESI.+COMM. (RESIDENTIAL AFFORDABLE HOUSING)

COLOUR NOTE

PLOT BOUNDRY, ROAD, TREE, COMMON PLOT, PROP WORK, PROP DRAINAGE, P.WELL, C.B., SPRINKLER

SHRADDHA INFRACONE
Licence No. DEV1295210524
DILIPBHAI K. PATEL
81, Shraddha Industrial Park-2,
B.P. Ring Road, Vatva G.I.D.C.,
Nathijan, AHMEDABAD-382445.
DEVELOPER

FOR, SHRADDHA INFRACONE
PARTNERS
OWNER

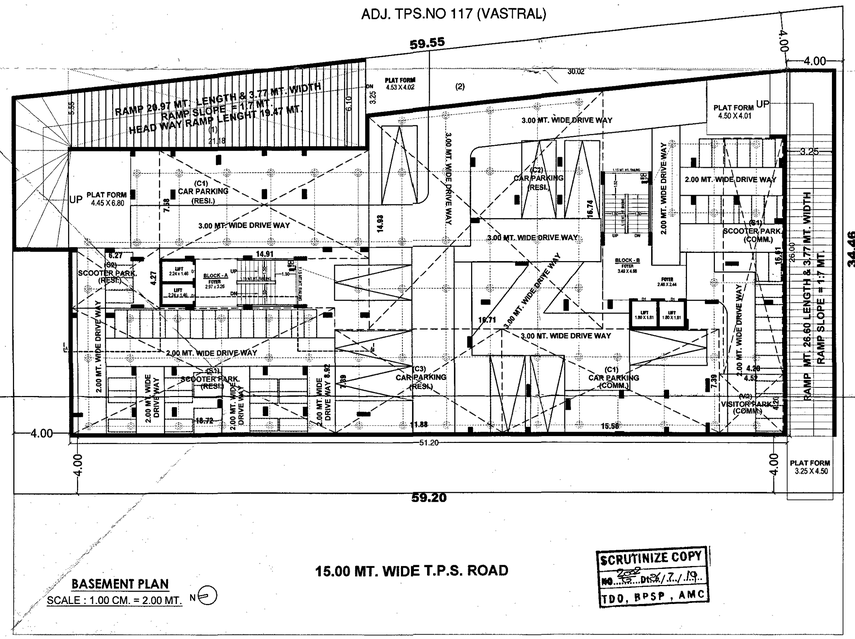
YOGESH P. PANCHAL
CW. LIC No. 0338090421R2
C/104, Goldcoast Residency,
Nr. Honest Rest. S.P. Ring Road,
Odhav, Ahmedabad-382415.
C.O.W.

Yogesh P. Panchal
ENG. LIC. No. 0601090421R2
C-104, Goldcoast Residency,
Nr. Panjrapole, S. P. Ring Road,
Vastral, Ahmedabad.
ENGINEER

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No.: SD03421810201R1
Reg. No. AUDA/SD-I/289
402, Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad-380 015.
ST-ENGINEER

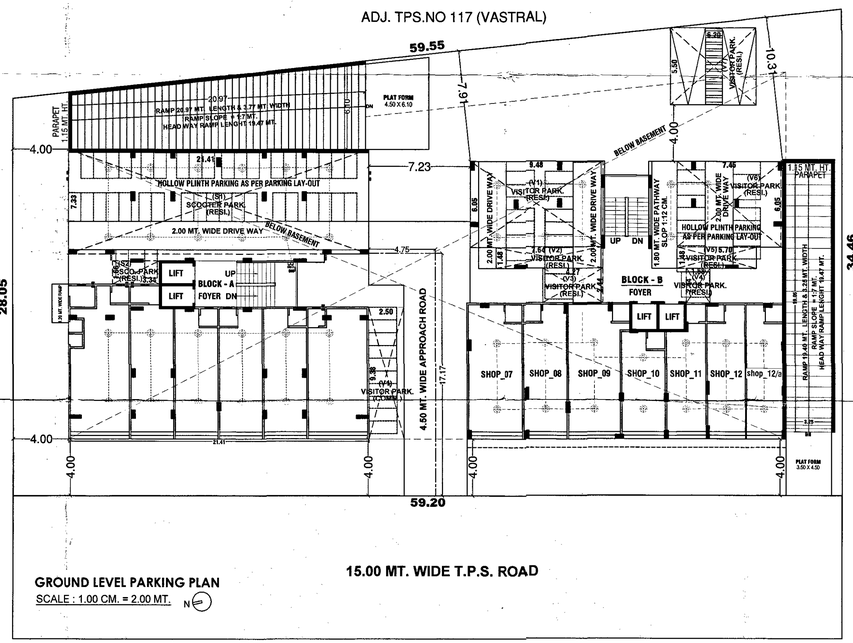
Ahmedabad Municipal Corporation
Case No. : BLNT/EZ/210619/CGD/CRV/A2504/R0/M1 Zone: EAST
Plan Approved as per terms and conditions mentioned in the Commencement Certificate.
Raja Chithi Number : 02305/210619/A2504/R0/M1
Date : 30/07/2019
T.D. Sub Inspector (B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D. Officer (B.P.S.P.)
AUTHORITY

ADJ. TPS.NO 117 (VASTRAL)



BASEMENT PLAN
SCALE : 1.00 CM. = 2.00 MT.

ADJ. TPS.NO 117 (VASTRAL)



GROUND LEVEL PARKING PLAN
SCALE : 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
NO. 25 DtdX 2./.19.
TDO, BPSP, AMC