C.G.D.C.R.V.-2017(Dt:-15/01/2019)

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.100F C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISIONOF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF C.G.D.C.R.-2017
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF SPACIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTUREAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF C.G.D.C.R-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R-2017
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF C.G.D.C.R-2017
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R-2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 ANDFIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.-2017

FIRE NOTES

ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE –PUMP AT THE UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.

THE RISER FOR THE BUILDINGS EXCEEDING 18 METERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT AS A DOWN–COMER.

ONE RISER IN REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO, TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.

EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63MM. DIA. HOSE. 25MM. BORE HOSE–REEL HOSE WITH 5MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE–BOX WITH 15 METERS LONG 63MM. DIA. HOSE AND 12.5MM. BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE –REEL HOSE SHOULD BE COUPLED TO THE RISER.

FIRE–SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PREMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.

THE OVERHEAD TANK SHALL BE OF A CAPACITY IF NOT LESS THAN 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 AUTO–MATICALLY IN CASE OF ELECTRICITY FAILURE. EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE-LIFT AND IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A FIRE-LIFT. LIFT–WELL SHOULD HAVE 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 CARBINE DIOXIDE (CO2)TYPE EXTINGUISHER OF 4.5 Kg. AND ONE EXTINGUISHER OF 5Kg. DRY CHEMICAL POWDER (DCP)TYPE EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS.

IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHER INSTALLED.

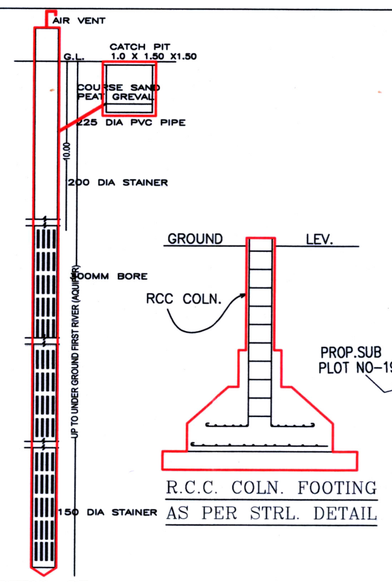
5) BASEMENT:

THE BASEMENT SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLER HEAD FOR A CAR PARKING SPACE.

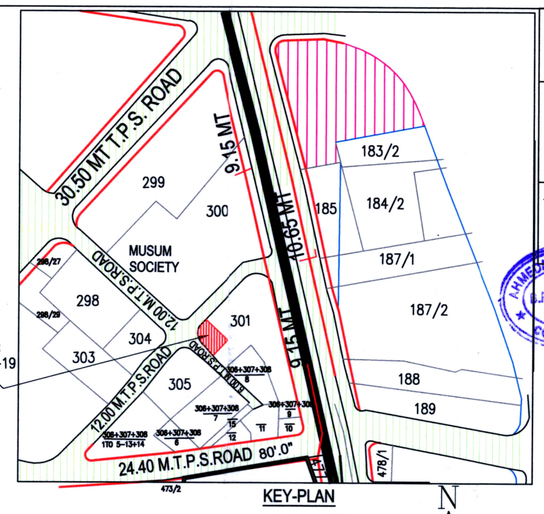
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25MM. BORE HOSE-REEL HOSES WITH 8MM. BORE NOZZLES AT EACH BASEMENT LEVEL.

6) LIGHTENING ARRESTER:

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



DETAIL OF PERCOLATING WELL (500–1500 & PART THERE OF)



KEY-PLAN

SCALE - 1:20 MTR.

PERCOLATING WELL TABLE	PW	NOS.
REQ. NOS. WELL @ 1/4000 SQ.MT.	963.00 / 4000	0.24
PROVI NOS. OF WELL		1.00

TREE PLANTATION TABLE	TREE
REQ. NOS. OF TREE @ 5/200 SQ.MT	
PROVI NOS. OF TREE	
PLOT AREA = 963.00 SQ.MT. = 963.00 X 5 / 200	
25 SAY 26 REQ. & PROVIDED	

COMMUNITY BINS REQ. CALC.		CB
NOS. OF UNITS	=	21 NOS.
REQ. 1 NOS. OF BIN OF 80LTR @ EVERY 8 UNITS	=	3 NOS.
PROVI. COMMUNITY BINS CAP. 80 LIT.	=	3 NOS.

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

(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/1729/018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, AND OTHERS OF URBAN DEVELOPMENT AND URBAN 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: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/307 OF 2017/EDB-102016-3629-L, DATED:- 20/12/2017 AND LETTER NO: GHV/31 OF 2018/EDB-102015-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GHV/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 AND LETTER NO: GHV/152 OF 2018/EDB-102016-3629-L, DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5) RAIN 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.-01/10/2019.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.05/07/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-(OVER LAY TRANSIT ORIENTED ZONE)AS SHOWN IN PLAN) FOR RESI. BUILDING IS GRANTED AS PER LAY OUT PERMISSION ON DT.15/01/2019) ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.30/09/2019 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 LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.05/07/2019.

(11)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 05/07/2019 BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TO/WN DEV.INSP.(W.Z.) A.M.C. DT. 20/06/2019.

(13)THIS PERMISSION IS GIVEN AS PER OPINION OF (W.Z) FOR BETTERMENT CHARGE ON DT.:-10/06/2019.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF PROPERTY TAX NOC GIVEN BY ASST.MANAGER/DIVISIONAL SUPRITENDENT (PROPERTY TAX DEPARTMENT,W.Z.) ON DT.26/06/2019.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (W.Z) ON DT.06/08/2019.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF PLOT AREA AND OWNERSHIP MENTION IN SOCIETY N.O.C. GIVEN BY CH./SEC. OF MUSLIM CO.OP.HOU.SOC.LTD., ON DT:- 19/07/2019.

(17) THIS PERIMMISION IS GIVEN AS PER THE N.A. PERMISSION MENTION IN GAM NAMUNA NO:- 2 GIVEN BY TALATI (SHEKHPUR-KHANPUR),IT IS SUBMITED BY OWNER/APPLICANTS.

(18)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.15/07/2019 (NO.351) (OPN06921207 2019) 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.05/07/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(19)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.08/08/2019, REF.NOC ID NO.AHMEP/RESTB/0723194417899 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(20)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY NAYAB NAGAR NIYOJAK (IC/JAUDA) ON DT.-30/07/2019 LETTER REF.NO.09447 AND AS PER NOTARAISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-15/10/2019 FOR THE SAME.

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

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

(23)THE FEES/CHANGES OF ADDITIONAL AND M.R.T.S. ROUTE F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO.- 37/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 04/10/2019 AND DT.:11/10/2019.

(24)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALATION AND GENEHATION AS PER CL.17.5.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-16/07/2019.

(25)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL LAY OUT PLAN RECEIPT NO:- 21 AND 22,DT.16/05/1990 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(28)સરકારશ્રીના નોટીફીકેશન ક્રમાંક :-GHV/321 OF 2015/DVP-112015-2086-L તા.૦૪/૧૨/૨૦૧૫ મુજબ LOCAL AREA PLAN ને સરકારશ્રી દ્વારા મંજુરી મળ્યા બાદ LOCAL AREA PLAN અમલમાં જે કોઇ નિર્ણય લેવામાં આવશે, તે અરજદારશ્રી ને બંધનકર્તા રહેશે. તે મુજબ વર્તવા અરજદારે રજુ કરેલ નોટરાઇઝ્ડ બાંહેધરી તા. 15/10/2019 ને આધિન.

(29)ગામતળ અને અન્ય બાંધકામ ક્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળના નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની ક્રચેરીમાં કરાવવાની રહેશે.

(30)સુકી-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઇ કરવા સહિતના પર્યાવરણની જાળવણી અંગેના તમામ પગલાં/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદારઠેવલોપરે તા.16/07/2019 ના રોજ આપેલ નોટરાઈઝડ બાંહેધરી પત્રને આધીન.

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

ADJ.S.P.NO-20/A

ADJ.S.P.NO-21

LAY OUT PLAN

SCRUTINIZE COPY
NO. 2210 DT. 10/10/2019
TDO, BPSP, AMC

LEGENDS.

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

LAYOUT PLAN 1/6

PLAN SHOWING PROP. RESI. BUILDING ON S.P.NO.19, OF F.P.NO.- 301,T.P.S. NO:-03 (ELLIS- BRIDGE)(SHEKHPUR KHANPUR) (1ST.VARIED) ,MOJE:-ELLIS BRIDGE , TA. SABARMATI DIST:-AHMEDABAD,

SCALE : 1 CM.= 1.0 MT.

ZONE : R - 1 OVERLAY ZONE 'TZ' DUE TO MRTS — USE : RESIDENCE

AREA TABLE	TOTAL
SUB PLOT AREA (NO-19) (AS PER PROPERTY CARD)	963.00

BUILT UP AREA TABLE	Sq.Mts.
PROP. B.A. ON BASEMENT	550.07
PROP. B.A. ON GROUND FLOOR	491.28
PROP. B.A. ON 1ST FLOOR	491.28
PROP. B.A. ON 2ND FLOOR	491.28
PROP. B.A. ON 3RD FLOOR	491.28
PROP. B.A. ON 4TH FLOOR	491.28
PROP. B.A. ON 5TH FLOOR	491.28
PROP. B.A. ON 6TH FLOOR	491.28
PROP. B.A. ON 7TH FLOOR	491.28
PROP. B.A. ON S.CABIN	49.15
PROP. B.A. ON O.H.W.T & L.M.R.	21.76
TOTAL PROP. B.A.	4554.22

F.S.I. AREA TABLE		Sq.Mts.
PERMI. F.S.I. 1:1.8 OF PLOT AREA	(963.00 X 1.80)	1733.40
PAYMENT F.S.I. OF PLOT AREA	(963.00 X 0.90)	866.70
PERMI. F.S.I. AS PER T.O.Z.	(963.00 X 1.30)	1251.90
TOTAL PERMI. F.S.I. AREA (REGULAR+CHARGEABLE)	(963.00 X 4.00)	3852.00
PROP. F.S.I. ON 1ST FLOOR		449.23
PROP. F.S.I. ON 2ND FLOOR		449.23
PROP. F.S.I. ON 3RD FLOOR		449.23
PROP. F.S.I. ON 4TH FLOOR		449.23
PROP. F.S.I. ON 5TH FLOOR		449.23
PROP. F.S.I. ON 6TH FLOOR		449.23
PROP. F.S.I. ON 7TH FLOOR		449.23
TOTAL PROP. F.S.I. AREA		3144.61
TOTAL USED F.S.I. CHARGEABLE		866.70
TOTAL USED T.O.Z. F.S.I.	(3144.61 - 2600.10)	544.51

UNIT AREA TABLE

FLOOR	UNIT	FLOOR AREA
GROUND FLOOR	——	——
1ST FLOOR	3	449.23
2ND FLOOR	3	449.23
3RD FLOOR	3	449.23
4TH FLOOR	3	449.23
5TH FLOOR	3	449.23
6TH FLOOR	3	449.23
7TH FLOOR	3	449.23
TOTAL	21	3144.61

SCHEDULE OF OPENINGS

D	DOORS	WINDOWS	VENTS
	D1 – 1.07 X 2.10	W1 – 2.44 X 1.22	V1 – 0.61 X 0.61
	D2 – 0.91 X 2.10	W2 – 2.29 X 1.22	R.C.C. STAIR DETAILS :
	SD – 0.76 X 2.10	W3 – 1.80 X 1.22	1.55 WIDTH
	SD1 – 3.45 X 2.10		0.30 TREAD
	SD2 – 2.45 X 2.10		0.15 RISER

COLOR NOTES

PLOT BOUNDARY — C.B. — PROP. WORK — TREE — PROP. DRAINAGE — PERCOLATING WELL — ROAD

B. AREA CALC.

1ST TO 7TH.FLOOR	SQ.MTS.
31.08 X 16.39	= 509.40
LESS AREA	
1. 2.91 X 2.98 / 3.14	= 2.76
2. 15.25 X 0.40	= 6.10
3. 3.19 X 2.90	= 9.25
TOTAL	= 18.12
NET B.A ON G.R TO 7TH FLOOR	
509.40 - 18.12 = 491.28	

OWNER!

MOHAMED RAFIK J. MUNSHI FOR SELF AND AS A GENERAL POWER OF ATTORNEY HOLDER OF SHAFIAHMED J. MUNSHI

Design Circle
A.M.C.LIC NO. DEV 740060621

The Muslim Co-op. Housing Society Ltd.
Secretary

DEVELOPER

SOC

UMESH M. NINAMA
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Lic.No.: CW0595221223 R1

OWNER

COW

Vaidya Nilang Pravinchandra
401, Tilakraj, Nr Suryarath Building,
Nr Panchwati Cross Road,
Ahmedabad 380015
SD 0132190921 R3 (AMC)

UMESH M. NINAMA
(B.E.Civil)
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Eng.Lic.No. : Er0961110923 R1

ENGINEER

STRU. ENGINEER

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY.

Ahmedabad Municipal Corporation

Case No. : BLNTS/WZ/190319/CGDCRV/A2754/R0/M1 — Zone: WEST

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

Raja Chitthi Number : 02642/190819/A2754/R0/M1

Date : 15/10/2019

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