1	**PLOT AREA**	**3356.72**
2	**PERMISSIBLE FSI**	**6042.10**
3	**PERMISSIBLE CHARGEBLE FSI**	**3021.05**
4	**MAX. PERMISSIBLE F.S.I. (2+3)**	**9063.15**
5	**TOTAL UTILISED F.S.I**	**8966.03**
6	**UTILISED CHARGEBLE F.S.I. (5-2)**	**2923.93**
7	**MAX. PERMISSIBLE F.S.I. COMMERCIAL**	**896.60**
8	**CHARGEBLE F.S.I. COMMERCIAL**	**239.94**
9	**CHARGEBLE F.S.I. RESIDENTIAL**	**2683.99**

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	19	735.77	8.21	239.94
B	Up 50 sq.mt	**0**	0	0.00	0.00
C	more then 50 and up to 66	**52**	3353.22	37.40	1093.53
D	more then 66 and up to 80	**70**	4877.04	54.39	1590.46
E	With. Aff. F.S.I. (40% slab)	**0**	0	0.00	0.00
	Grand Total	**141**	8966.03	100.00	**2923.93**

BLOCK	CONSUME F.S.I.			Prop. Charg. F.s.i. comm	Prop. Charg. F.s.i. Resi	PROP. CHARG. F.S.I.	No. Of Com. Unit	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			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.
A+B	735.77	3353.22	**4088.99**	**239.944**	**1093.53**	**1333.47**	19	52	3353.22	**100.00**	**1093.53**	0	0.00	**0.00**	**0.00**
C	0	2438.52	**2438.52**	**0**	**795.23**	**795.23**	0	0	0.00	**0.00**	**0.00**	35	2438.52	**100.00**	**795.23**
D	0	2438.52	**2438.52**	**0**	**795.23**	**795.23**	0	0	0.00	**0.00**	**0.00**	35	2438.52	**100.00**	**795.23**
E	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
F	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
G	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
TOTAL	**735.77**	**8230.26**	**8966.03**	**239.94**	**2683.99**	**2923.93**	**19**	**52**	**3353.22**		**1093.53**	**70**	**4877.04**		**1590.46**

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 3356.72 SQ.MTS
REQ. COMMON PLOT @ 10% 335.67 SQ.MT.
COMMON PLOT:-
(1) 10.32 X 32.74 = 337.88 SQ.MT.
TOTAL = 337.88 SQ.MT.
NET PROV. COMMON PLOT = 337.88 SQ.MT.

REQ. PERCOLATING WELL:-

PLOT AREA:- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3356.00 / 4000.00 SQ. MTS.
= 0.84 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

TREE PLANTETION:-

PLOT AREA:- 3356.72 SQ. MTS.
200 SQ. MTS. / 5 TREE
3356.72 X 5 / 200 = 83.92 NOS
PROVI. 84 NO. TREES

PERMI. B-UP AREA CALC. IN COMMON PLOT

= 15% OF COMMON PLOT AREA ON G.F.
= 0.15 X 337.88 = 50.68 SQ.MT.
PROVIDED
(1) 4.08 X 7.09 (SOC. OFFICE) = 28.93 SQ.MT.
NET B-UP AREA IN G.F. = 28.93 SQ.MT.

SANITARY PROVISION (COMM.):-

FLOOR AREA (TOTAL):- 735.77 SQ. MTS.
4 SQ. MTS. = 1 PERSON
735.77 SQ. MTS. = 183.94 PERSON SAY 184
92 GENTS & 92 LADIES

SANITORY REQ.

MALE W.C. REQD. = 4 W.C.
FEMALE W.C. REQD. = 4 W.C.
URINAL REQD.
= 2 REQD.
PROVIDED INDIVIDUAL TOILET IN 18 NOS. OF SHOPS

COMMON REQUIRED 25%
MALE W.C. REQD. = 4 X 0.25 = 0.25 SAY 1 NO.
FEMALE W.C. REQD. = 4 X 0.25 = 0.25 SAY 1 NO.
PROVIDED W.C.=
1 MALE W.C. PROVIDED
1 FEMALE W.C. PROVIDED
1 D.P. W.C. PROVIDED

DUST-BIN PROVIDED NOTES (RESIDENCE):-

1 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPACITY SHALL BE PROVIDED FOR 8 UNIT IN MARGINAL OPEN SPACE
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 122 UNITS / 8UNITS / 1 = 15.25 NOS. REQD.
PROVIDED CONTAINER = 16 NOS.

DUST-BIN PROVIDED NOTES (COMMERCIAL):-

TOTAL FLOOR AREA FOR SHOPS = 735.71 SQ.MT.
C.B. SHALL BE PROVIDED IN MARGINAL OPEN SPACE
CONTAINER REQD. = 735.77 X 20 / 100 X 80 = 1.84 NOS.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.00 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 2 NOS.
TOTAL C.BIN PROVIDED = 16 NOS.FOR RESI.
+ 2 NOS. FOR COMM.
= 18 NOS.OF 80 LIT.CAPACITY

COMMERCIAL F.S.I. AREA STATEMENT	
BLOCK	A+B
GROUND (S. P.)	380.70
1ST FLOOR	355.07
TOTAL	735.77

LIFT CALCULATION:-

REQ.LIFT CALCULATION
= 1 LIFT REQUIRED PER 30 UNITS
ABOVE SECOND FLOOR

BLOCK	UNITS	REQ.LIFT 6 PASSENGER	PROV.LIFT 6 PASSENGER
A+B	40	02	04
B	25	01	02
C	25	01	02

BUILT UP AREA STATEMENT				(IN SQ.MT.)
BLOCK	A+B	C	D	TOTAL
BASEMENT FL.	--	2374.61	--	2374.61
GROUND (H. P.)	334.51	413.42	413.42	1161.35
GROUND (S. P.)	399.98	--	--	399.98
SOCIETY OFFICE (G.F)	--	28.93	--	28.93
SUB-STATION (G.F.)	16.29	--	--	16.29
1ST FLOOR	729.06	413.42	413.42	1555.90
2ND FLOOR	616.50	413.42	413.42	1443.34
3RD FLOOR	616.50	413.42	413.42	1443.34
4TH FLOOR	616.50	413.42	413.42	1443.34
5TH FLOOR	616.50	413.42	413.42	1443.34
6TH FLOOR	616.50	413.42	413.42	1443.34
7TH FLOOR	616.50	413.42	413.42	1443.34
STAIR CABIN	89.87	43.15	43.15	176.17
LIFT MAC. ROOM	60.57	32.53	32.53	125.63
TOTAL	5329.28	5786.58	3383.04	14498.90

F.S.I. AREA STATEMENT						(IN SQ.MT.)
BLOCK	A+B		C	D	TOTAL	
	COMM.	RESI.	RESI.	RESI.	COMM.	RESI.
GROUND (S. P.)	380.70	--	--	--	380.70	--
1ST FLOOR	355.07	257.94	348.36	348.36	355.07	954.66
2ND FLOOR	--	515.88	348.36	348.36	--	1212.60
3RD FLOOR	--	515.88	348.36	348.36	--	1212.60
4TH FLOOR	--	515.88	348.36	348.36	--	1212.60
5TH FLOOR	--	515.88	348.36	348.36	--	1212.60
6TH FLOOR	--	515.88	348.36	348.36	--	1212.60
7TH FLOOR	--	515.88	348.36	348.36	--	1212.60
	735.77	3353.22	--	--	735.77	8230.26
TOTAL	4088.99		2438.52	2438.52	8966.03	

TENEMENT STATEMENT

FLOOR	USE	EQUITY TENEMENT					
BLOCK		A+B		C	D	TOTAL	
		COM.	RESI.	RESI.	RESI.	COM.	RESI.
GROUND (H. P.)	PARK.	--	--	--	--	--	--
GROUND (S. P.)	SHOP	12	--	--	--	12	--
1ST FLOOR	RESI/OFF.	07	04	05	05	07	14
2ND FLOOR	RESI	--	08	05	05	--	18
3RD FLOOR	RESI	--	08	05	05	--	18
4TH FLOOR	RESI	--	08	05	05	--	18
5TH FLOOR	RESI	--	08	05	05	--	18
6TH FLOOR	RESI	--	08	05	05	--	18
7TH FLOOR	RESI	--	08	05	05	--	18
TOTAL	SHOP/RESI	19	52	35	35	19	122

RESIDENTIAL AFFORDABLE HOUSING PROJECT (BLOCK-A+B) SHEET NO.:- 1/7

LAYOUT PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 25/2 OF F.P. NO. 25 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT. | LAYOUT PLAN
ZONE:- RESIDENTIAL-1 (R1)
USE:- RESIDENCE + COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO. 25/2 AS PER APPROVED PLAN	3356.72
REQ COMMON PLOT @ 10%	335.67
PROV.COMMON PLOT AREA	337.88

AREA TABLE	SQ.MTS.
PLOT AREA	3356.72
PERMI. F.S.I - (1:80 X 3356.72)	6042.10
CHARGEABLE F.S.I. (0.90 X 3356.72)	3021.05
MAX. PERMI. F.S.I. (6042.10+3021.05)	9063.15
TOTAL UTILIZED F.S.I.	8966.03
CHARGABLE F.S.I.	2923.93

COLOUR NOTES:-

F. P. BOUNDARY	▭	ROAD	▭
PROP. WORK	▭	PERCOLATION WELL	◌
PROP. DRAIN-LINE	▭	COM.BIN.	△
COMMON PLOT	▭	TREE	✳
BASEMENT LINE	▭	SPRINKLER	⌖

OWNER:-

KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.

ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.

COW:-

ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930

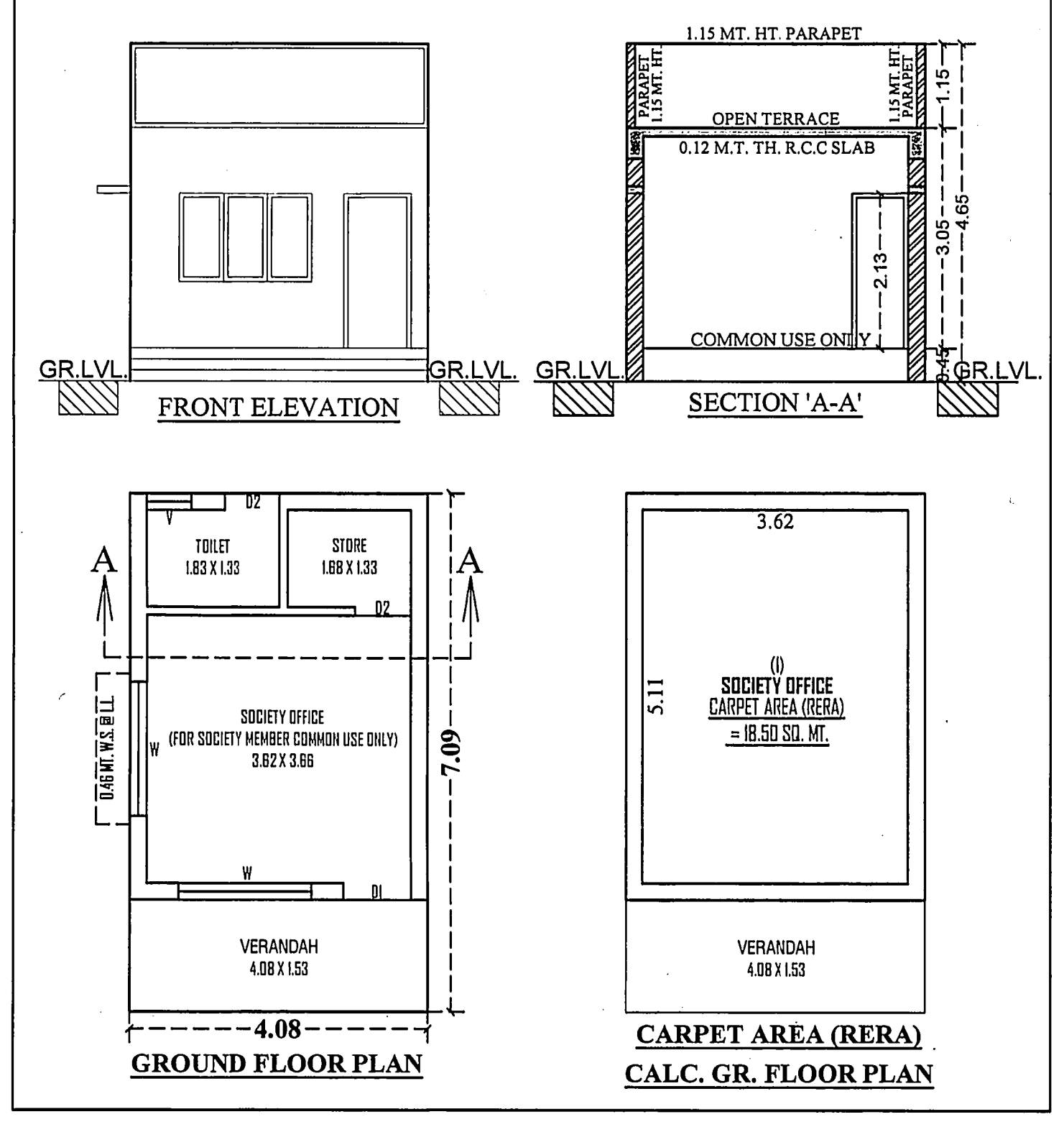
DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342131020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.

STR. ENGINEER:-

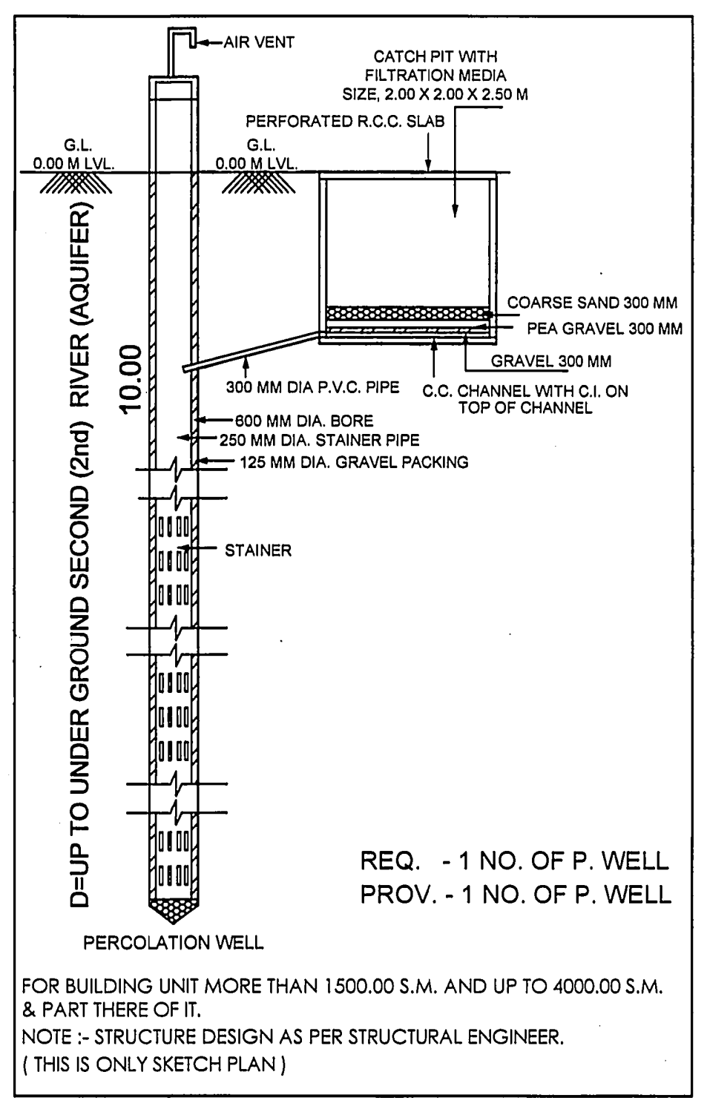
Ajay J. Padshala
AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130

S.O.R.:-



PROP. B.AREA & F.S.I. CALC. ON GR. FL. :-
(1) 4.08 X 7.09 X 1 = 28.93 SQ. MT.
NET B.A. GR. FLOOR = 28.93 SQ. MT.

SOCIETY OFFICE
S. OFF. CARPET AREA (RERA) CALC.:-
(1) 3.62 X 5.11 = 18.50
NET CARPET AREA = 18.50

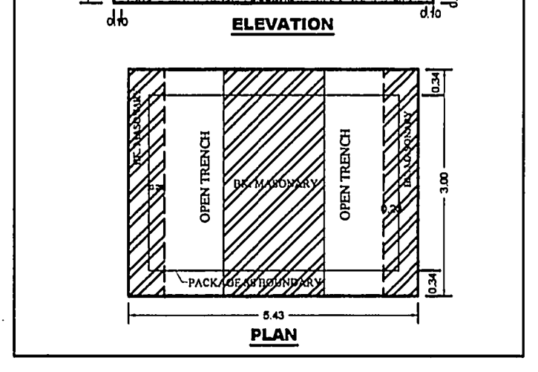


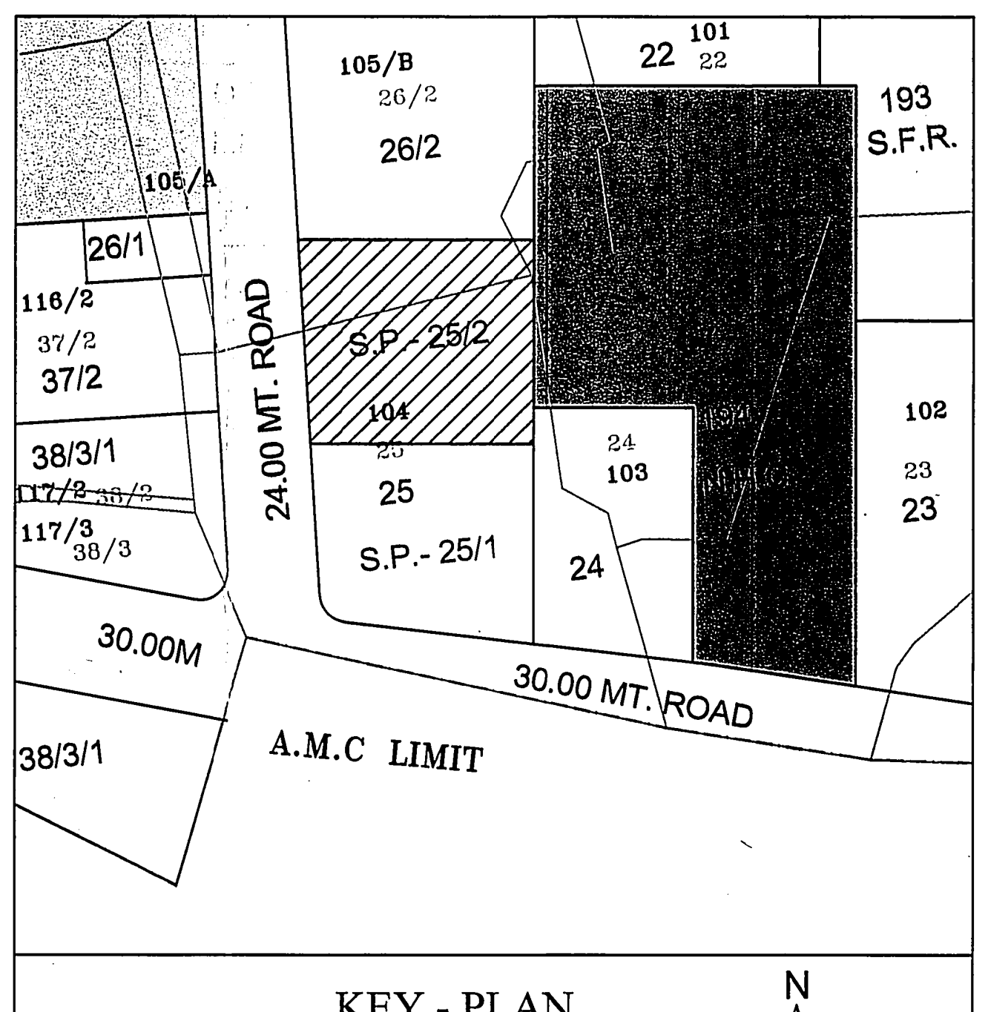
REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

FOR BUILDING UNIT MORE THAN 1500.00 S.M. AND UP TO 4000.00 S.M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

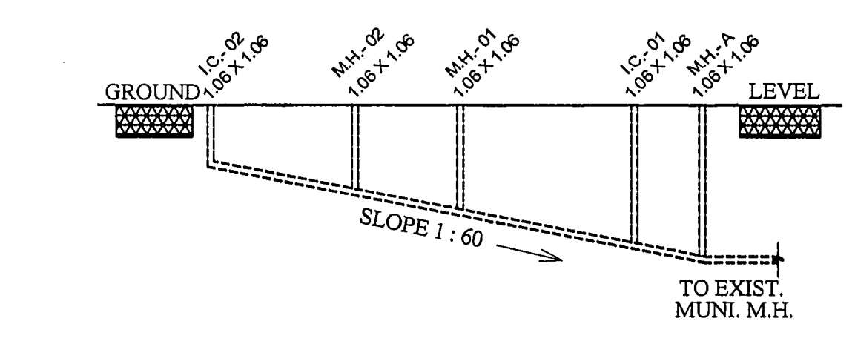
SUB-STATION

PROP. B.AREA CALC.
GROUND FLOOR :-
5.43 X 3.00 X 1 = 16.29 SQ. MT.
NET B.AREA ON GROUND FLOOR = 16.29 SQ. MT.





KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.



GROUND LEVEL	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	09.18	06.55	11.04	04.07
CUTTING	0.75	1.12	1.39	1.84	2.01
INVERT LEVEL	29.25	28.88	28.61	28.16	27.99

DRAINAGE SECTION
SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

GENERAL 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 space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the indian standards
- Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017
- letter box for each unit shall be provided at ground floor level for each unit.
- Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- The structure of the building is as per the norms of the specified in the indian standard and take necassary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L, Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

2. FIRE LIFT :

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

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
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.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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

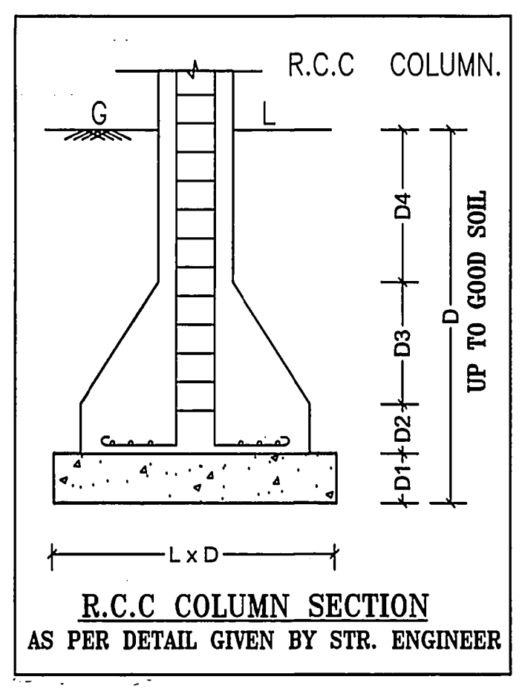
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

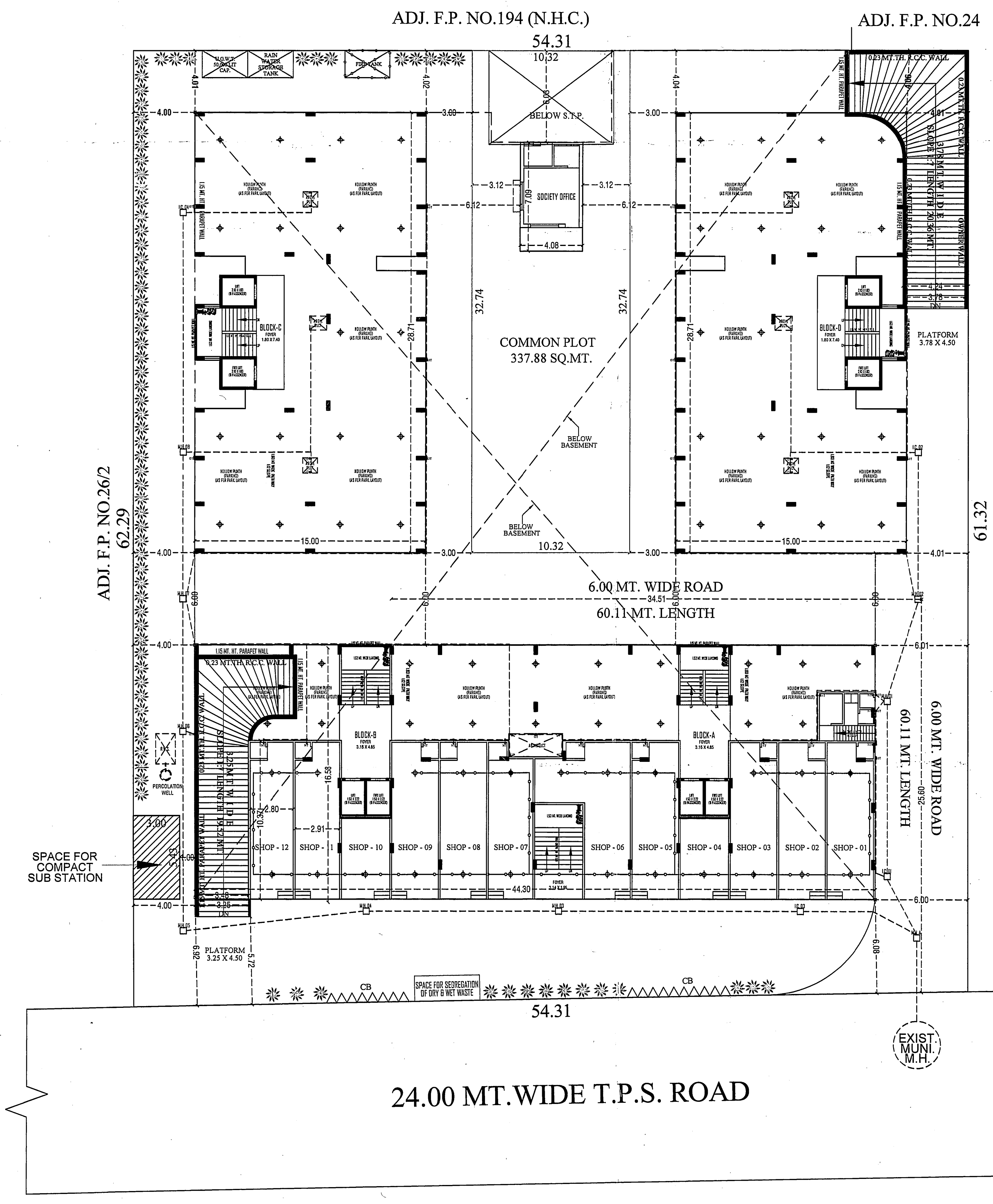
After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active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

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1	—	FIRE HYDRANT SYSTEM PIPE MAIN
2	–○– SH	SINGLE HANDED HYDRANT VALVE
3	⋈	SLUICE VALVE
4	▷	NON RETURN VALVE
5	⍤	LANDING HYDRANT VALVE
6	☒	FIRE HOSE BOX
7	▬	FIRST AID HOSE REEL
8	▣▣	DC.P & CO-2
9	⊣	TWO WAY SIAMESE CONNECTION
10	R D	RISE OR DROP
11	◁	REDUCER
12	–○–	COURT YARD HYDRANT VALVE
13	⊖	SPRINKLERED



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER



LAY - OUT PLAN
[SCALE :- 1.00 CM. = 2.00 MT.]

SCRUTINIZE COPY
TDO, BPSP, AMC

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શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મૂકવાની શરતે.

- બાંધકામની સ્ટ્રક્ચરલ ડિઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. [illegible] અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો" [illegible] પત્રો તથા રીપોર્ટ [illegible] સઘળી જવાબદારી તેઓની રહેશે.
[illegible] કરવાના થતા સોઈલ રીપોર્ટ, સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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. : BLNTI/EZ/070820/CGDCRV/A3742/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03868/070820/A3742/R0/M1
Date : 19/10/2020

19/10/2020
19/10/2020

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

AUTHORITY:-

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

UNITS CALCULATION			
FLOOR	USE	EQUITY TENA.	
BLOCK		A+B	
		COMM.	RESI.
GROUND (S. P.)	SHOP	12	--
1ST FLOOR	RESI/OFF.	07	04
2ND FLOOR	RESI	--	08
3RD FLOOR	RESI	--	08
4TH FLOOR	RESI	--	08
5TH FLOOR	RESI	--	08
6TH FLOOR	RESI	--	08
7TH FLOOR	RESI	--	08
TOTAL	SHOP/RESI	19	52

BLOCK:- A
UNIT BUILT-UP AREA CALCULATION

FLAT NO. 201,301,401,501,601,701
FLAT NO. 202,302,402,502,602,702
(1) 1.81 X 5.76 = 10.43
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.66

FLAT NO. 203,303,403,503,603,703
FLAT NO. 204,304,404,504,604,704
(1) 1.75 X 5.76 = 10.08
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.31

BLOCK:- B
UNIT BUILT-UP AREA CALCULATION

FLAT NO. 201,301,401,501,601,701
FLAT NO. 202,302,402,502,602,702
(1) 1.75 X 5.76 = 10.08
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.31

FLAT NO. 203,303,403,503,603,703
FLAT NO. 204,304,404,504,604,704
(1) 1.81 X 5.76 = 10.43
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.66

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

FLAT NO. 201,301,401,501,601,701
FLAT NO. 202,302,402,502,602,702
FLAT NO. 203,303,403,503,603,703
FLAT NO. 204,304,404,504,604,704
(1) 3.53 X 5.53 = 19.52
(2) 2.75 X 0.96 = 02.64
(3) 5.77 X 4.72 = 27.23
(4) 4.17 X 1.47 = 06.13
NET CARPET AREA = 55.52
BALCONY 3.02 X 0.96 = 02.90
WASH 1.53 X 1.61 = 02.46
0.19 X 1.50 = 00.29
TOTAL WASH & BALC. = 05.65

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

FLAT NO. 201,301,401,501,601,701
FLAT NO. 202,302,402,502,602,702
FLAT NO. 203,303,403,503,603,703
FLAT NO. 204,304,404,504,604,704
(1) 3.53 X 5.53 = 19.52
(2) 2.75 X 0.96 = 02.64
(3) 5.77 X 4.72 = 27.23
(4) 4.17 X 1.47 = 06.13
NET CARPET AREA = 55.52
BALCONY 3.02 X 0.96 = 02.90
WASH 1.53 X 1.61 = 02.46
0.19 X 1.50 = 00.29
TOTAL WASH & BALC. = 05.65

PROP. B. AREA CALC. TYPICAL FLOOR:-
(2ND FL. TO 7TH FL.)
(1) 44.30 X 14.64 X 1 = 648.55 SQ. MT.
LESS:-
(1) 3.15 X 3.30 X 2 = 20.79
(2) 1.81 X 3.11 X 2 = 11.26
TOTAL = 32.05 SQ. MT.
NET B-UP AREA TYPICAL FLOOR:-
2ND FL. TO 7TH FL. = 616.50 SQ. MT.

PROP. B. AREA CALC. ON STAIR CABIN:-
(1) 3.61 X 11.34 X 2 = 81.87 SQ. MT.
(2) 4.00 X 01.00 X 2 = 08.00 SQ. MT.
TOTAL = 89.87 SQ. MT.
NET B-UP AREA ON STAIR CABIN:-
= 89.87 SQ. MT.

PROP. B-UP AREA CALCULATION ON LIFT MACHINE ROOM & O.H.W.T.:-
(1) 3.61 X 3.88 X 2 = 28.01 SQ. MT.
(2) 3.61 X 4.51 X 2 = 32.56 SQ. MT.
TOTAL = 60.57 SQ. MT.
NET B-UP AREA ON LIFT MACHINE ROOM & O.H.W.T.:-
= 60.57 SQ. MT.

RESIDENCE						
FLOOR	UNIT NO.	UNIT BUILT-UP AREA	F.S.I. AREA BUILT-UP AREA	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)
BLOCK:- A						
1ST FLOOR	101	64.66	128.97	55.52	2.90	2.75
	104	64.31		55.52	2.90	2.75
2ND FLOOR	201	64.66	257.94	55.52	2.90	2.75
	202	64.66		55.52	2.90	2.75
	203	64.31		55.52	2.90	2.75
	204	64.31		55.52	2.90	2.75
3RD FLOOR	301	64.66	257.94	55.52	2.90	2.75
	302	64.66		55.52	2.90	2.75
	303	64.31		55.52	2.90	2.75
	304	64.31		55.52	2.90	2.75
4TH FLOOR	401	64.66	257.94	55.52	2.90	2.75
	402	64.66		55.52	2.90	2.75
	403	64.31		55.52	2.90	2.75
	404	64.31		55.52	2.90	2.75
5TH FLOOR	501	64.66	257.94	55.52	2.90	2.75
	502	64.66		55.52	2.90	2.75
	503	64.31		55.52	2.90	2.75
	504	64.31		55.52	2.90	2.75
6TH FLOOR	601	64.66	257.94	55.52	2.90	2.75
	602	64.66		55.52	2.90	2.75
	603	64.31		55.52	2.90	2.75
	604	64.31		55.52	2.90	2.75
7TH FLOOR	701	64.66	257.94	55.52	2.90	2.75
	702	64.66		55.52	2.90	2.75
	703	64.31		55.52	2.90	2.75
	704	64.31		55.52	2.90	2.75
TOTAL			1676.61	1443.52	75.40	71.50

RESIDENCE						
FLOOR	UNIT NO.	UNIT BUILT-UP AREA	F.S.I. AREA BUILT-UP AREA	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)
BLOCK:- B						
1ST FLOOR	101	64.31	128.97	55.52	2.90	2.75
	104	64.66		55.52	2.90	2.75
2ND FLOOR	201	64.31	257.94	55.52	2.90	2.75
	202	64.31		55.52	2.90	2.75
	203	64.66		55.52	2.90	2.75
	204	64.66		55.52	2.90	2.75
3RD FLOOR	301	64.31	257.94	55.52	2.90	2.75
	302	64.31		55.52	2.90	2.75
	303	64.66		55.52	2.90	2.75
	304	64.66		55.52	2.90	2.75
4TH FLOOR	401	64.31	257.94	55.52	2.90	2.75
	402	64.31		55.52	2.90	2.75
	403	64.66		55.52	2.90	2.75
	404	64.66		55.52	2.90	2.75
5TH FLOOR	501	64.31	257.94	55.52	2.90	2.75
	502	64.31		55.52	2.90	2.75
	503	64.66		55.52	2.90	2.75
	504	64.66		55.52	2.90	2.75
6TH FLOOR	601	64.31	257.94	55.52	2.90	2.75
	602	64.31		55.52	2.90	2.75
	603	64.66		55.52	2.90	2.75
	604	64.66		55.52	2.90	2.75
7TH FLOOR	701	64.31	257.94	55.52	2.90	2.75
	702	64.31		55.52	2.90	2.75
	703	64.66		55.52	2.90	2.75
	704	64.66		55.52	2.90	2.75
TOTAL			1676.61	1443.52	75.40	71.50

TOTAL F.S.I. (RESIDENCE)		
BLOCK:- A	BLOCK:- B	TOTAL
1676.61	1676.61	3353.22

RESIDENTIAL AFFORDABLE HOUSING PROJECT
2ND TO 7TH FL.,OPEN TERR.,ELEVATION & SECTION PLAN
SHEET NO.:- 4/7

PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 02 OF F.P. NO. 25/2 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25]
MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT.
BLOCK:- A+B
ZONE:- RESIDENTIAL-1 (R1)
USE:- RESIDENCE + COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING)

B.AREA TABLE	SQ. MTS.
PROP. B.AREA ON GROUND FL.(HOLLOW PLINTH)	= 334.51 SQ. MTS.
PROP. B.AREA ON GROUND FL.(SUB-STATION)	= 16.29 SQ. MTS.
PROP. B.AREA ON GROUND FL.(SOLID PLINTH COMM.)	= 399.98 SQ. MTS.
PROP. B.AREA ON 1 ST FLOOR (COMM. 380.90+348.16 RESI.)	= 729.06 SQ. MTS.
PROP. B.AREA ON 2 ND FLOOR	= 616.50 SQ. MTS.
PROP. B.AREA ON 3 RD FLOOR	= 616.50 SQ. MTS.
PROP. B.AREA ON 4 TH FLOOR	= 616.50 SQ. MTS.
PROP. B.AREA ON 5 TH FLOOR	= 616.50 SQ. MTS.
PROP. B.AREA ON 6 TH FLOOR	= 616.50 SQ. MTS.
PROP. B.AREA ON 7 TH FLOOR	= 616.50 SQ. MTS.
PROP. B.AREA ON STAIR CABIN	= 89.87 SQ. MTS.
PROP. B.AREA ON LIFT RM.	= 60.57 SQ. MTS.
PROP. B.AREA TOTAL	= 5329.28 SQ. MTS.

F.S.I. AREA TABLE	SQ. MTS.
PROP. B.AREA ON GROUND FL.(SOLID PLINTH COMM.)	= 380.70 SQ. MTS.
F.S.I. ON 1 ST FLOOR (COMM. 355.07+257.94 RESI.)	= 613.01 SQ. MTS.
F.S.I. ON 2 ND FLOOR	= 515.88 SQ. MTS.
F.S.I. ON 3 RD FLOOR	= 515.88 SQ. MTS.
F.S.I. ON 4 TH FLOOR	= 515.88 SQ. MTS.
F.S.I. ON 5 TH FLOOR	= 515.88 SQ. MTS.
F.S.I. ON 6 TH FLOOR	= 515.88 SQ. MTS.
F.S.I. ON 7 TH FLOOR	= 515.88 SQ. MTS.
TOTAL F.S.I. AREA	= 4088.99 SQ. MTS.

SCHEDULE OF DOOR & WINDOW
ALL WINDOW PROTECTED BY SAFETY GRILL

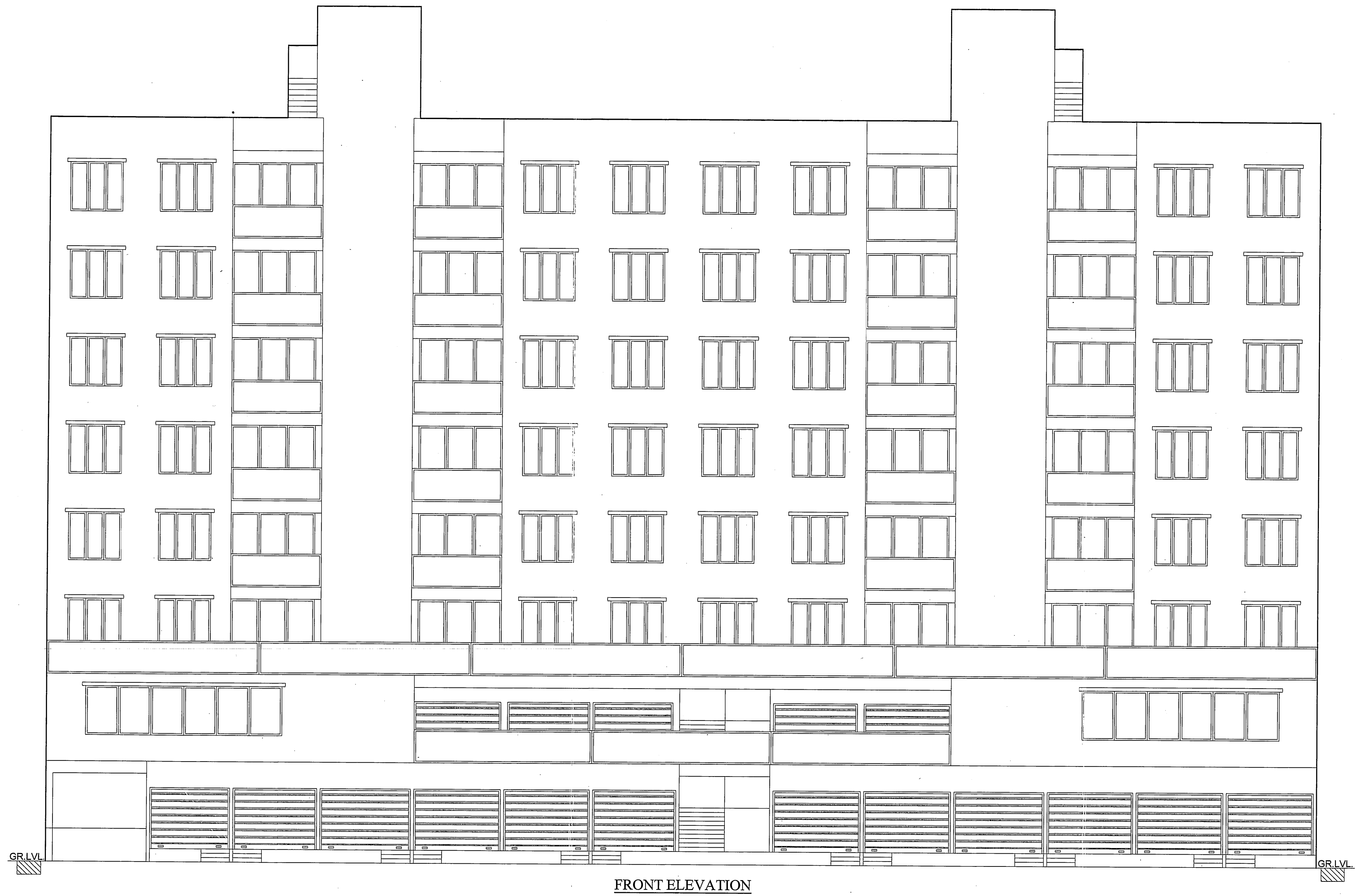
DOOR	WINDOW / VENT
D = 1.00 X 2.13	W = 1.83 X 1.71
D1 = 0.92 X 2.13	W1 = 0.85 X 1.56
D2 = 0.76 X 2.13	W3 = 6.86 X 1.71
D3 = 0.68 X 2.13	V = 0.61 X 0.61
SD = 3.02 X 2.63	G = OPEN GAP

R.C.C. STAIR DETAILS
WIDTH :- 1.50 MT.
TREAD :- 0.25 MT.
RISER :- 0.16 MT.
GAP BETWEEN BALUSTER :- 0.15 MT.

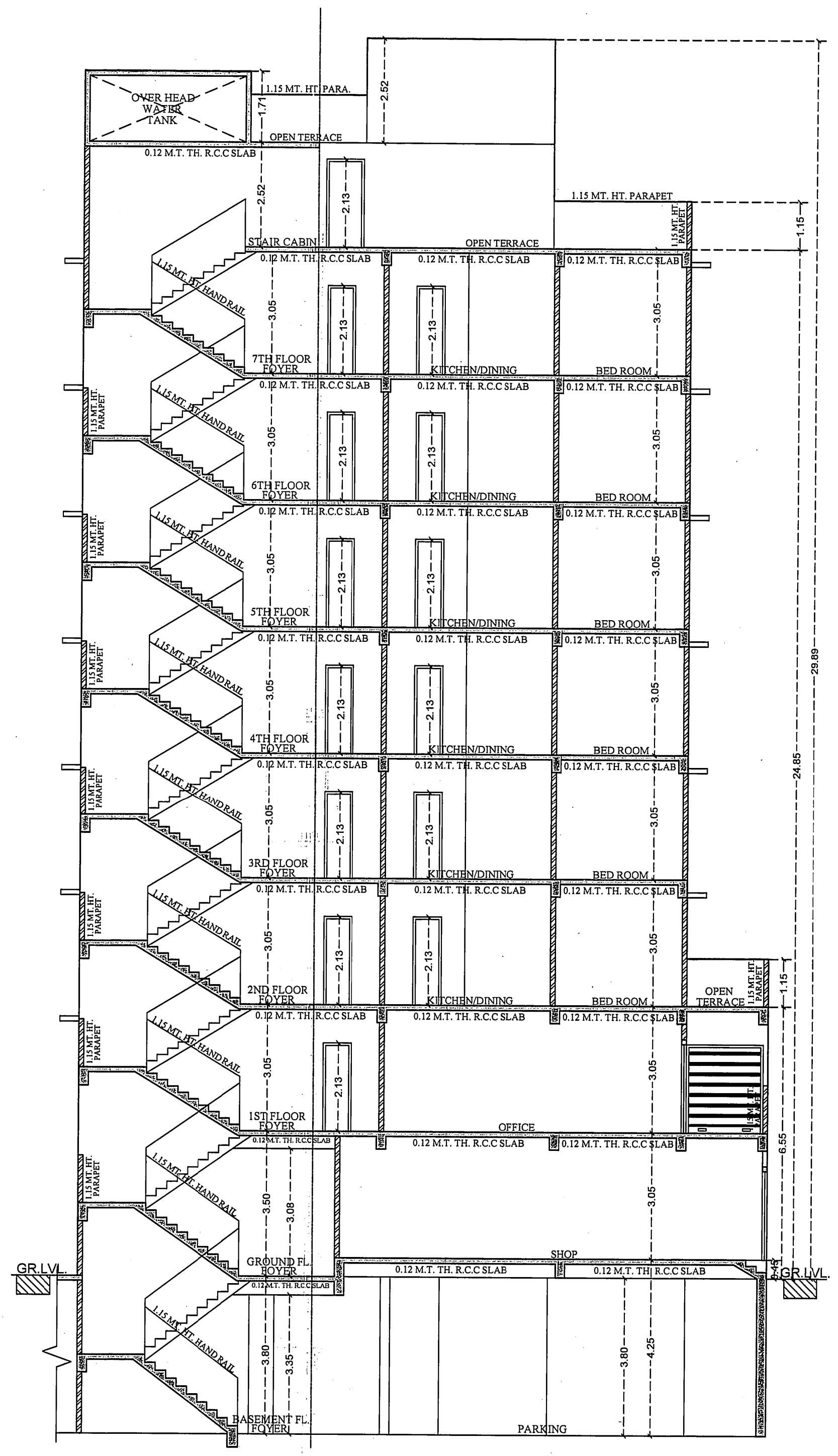
COLOUR NOTE :	
PROP. WORK	▭
PROP. DRAINAGE	⬚

RERA CALCULATION COLOUR NOTE:-	
WASH & BALCONY	▨
NET CARPET AREA LINE (RERA)	▭
EXTERNAL BOUNDARY LINE	▭

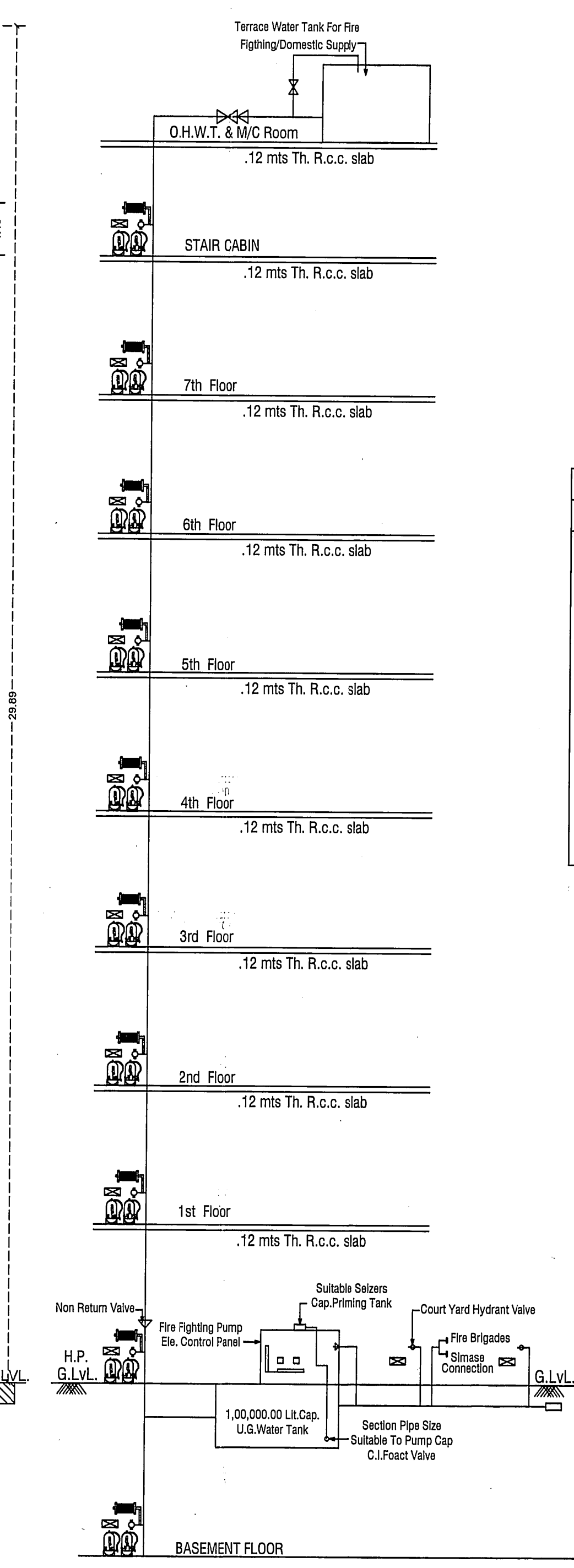
LIFT DETAIL
MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.



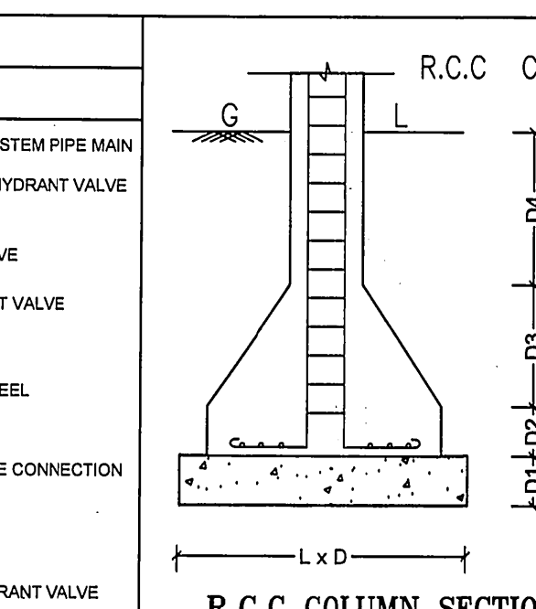
FRONT ELEVATION



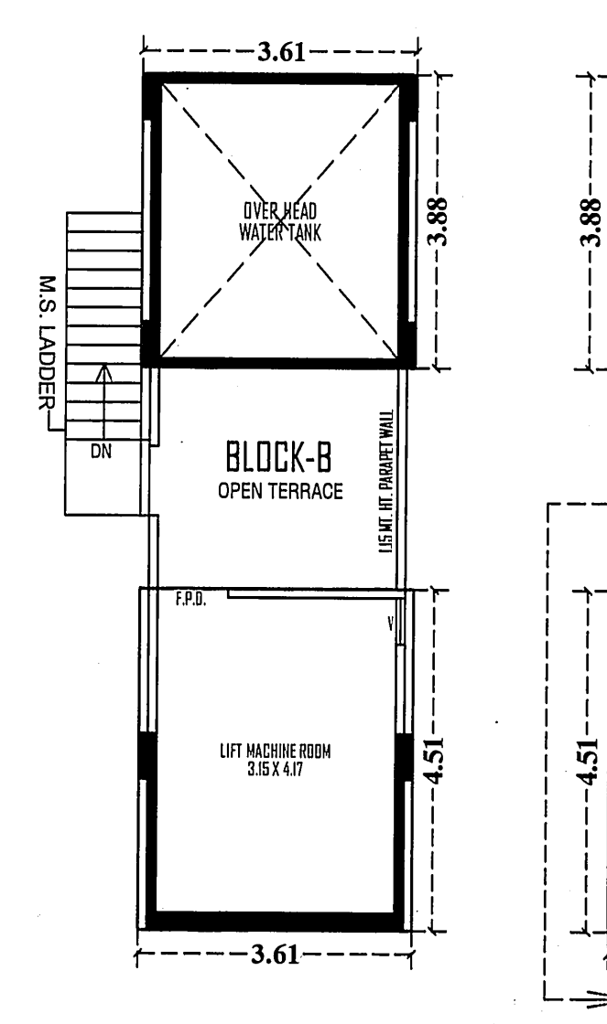
SECTION 'A-A'



FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRIPTION
1	—	FIRE HYDRANT SYSTEM PIPE MAIN
2	—○SH—	SINGLE HANDED HYDRANT VALVE
3	—⋈—	SLUICE VALVE
4	—▷—	NON RETURN VALVE
5		LANDING HYDRANT VALVE
6	☒	FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10	R D	RISE OR DROP
11		REDUCER
12	—○—	COURT YARD HYDRANT VALVE
13		SPRINKLERED



R.C.C. COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER



LIFT MACHINE ROOM & O.H.W.T PLAN
OPEN TERRACE

GENERAL 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 space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the indian standards
- Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017
- Pedestrrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- Water tank is provided as per the provision of the clause no: 13.6 of CGDCR 2017
- letter box for each unit shall be provided at ground floor level for each unit.
- Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- The structure of the building is as per the norms of the specified in the indian standard and take necessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102016-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

2. FIRE LIFT :

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

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
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. The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / Installed.

OWNER:-

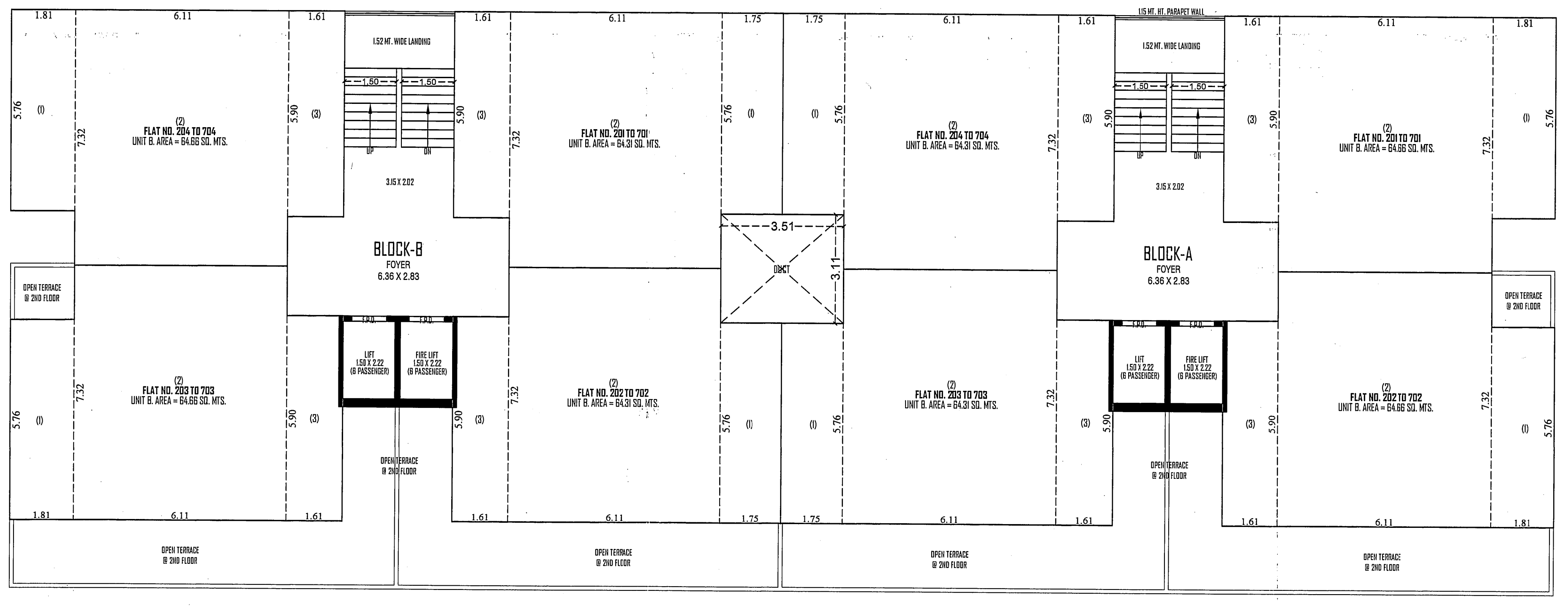
KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.
ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.
COW:-

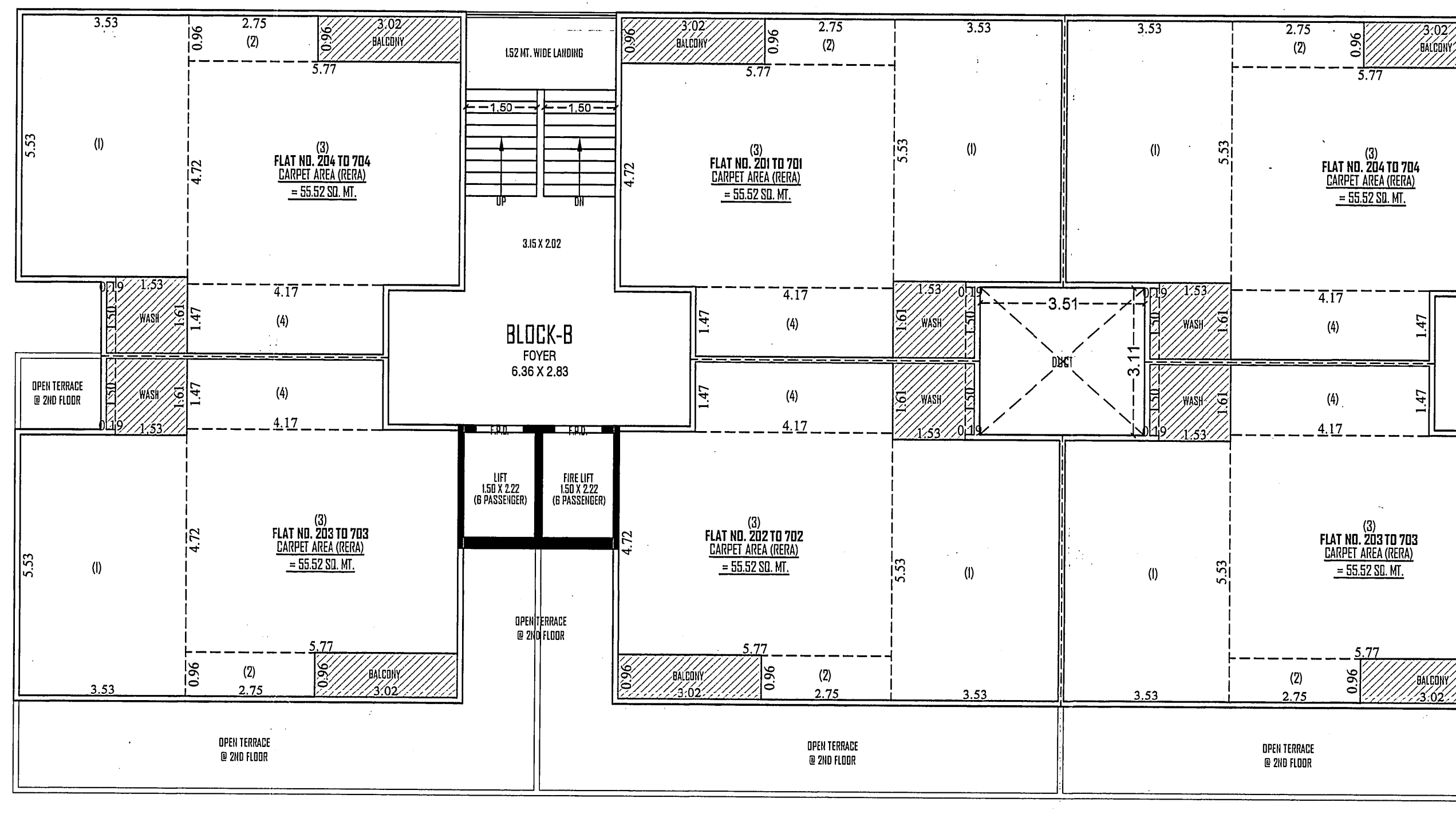
ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930
DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342181020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.
STR. ENGINEER:-

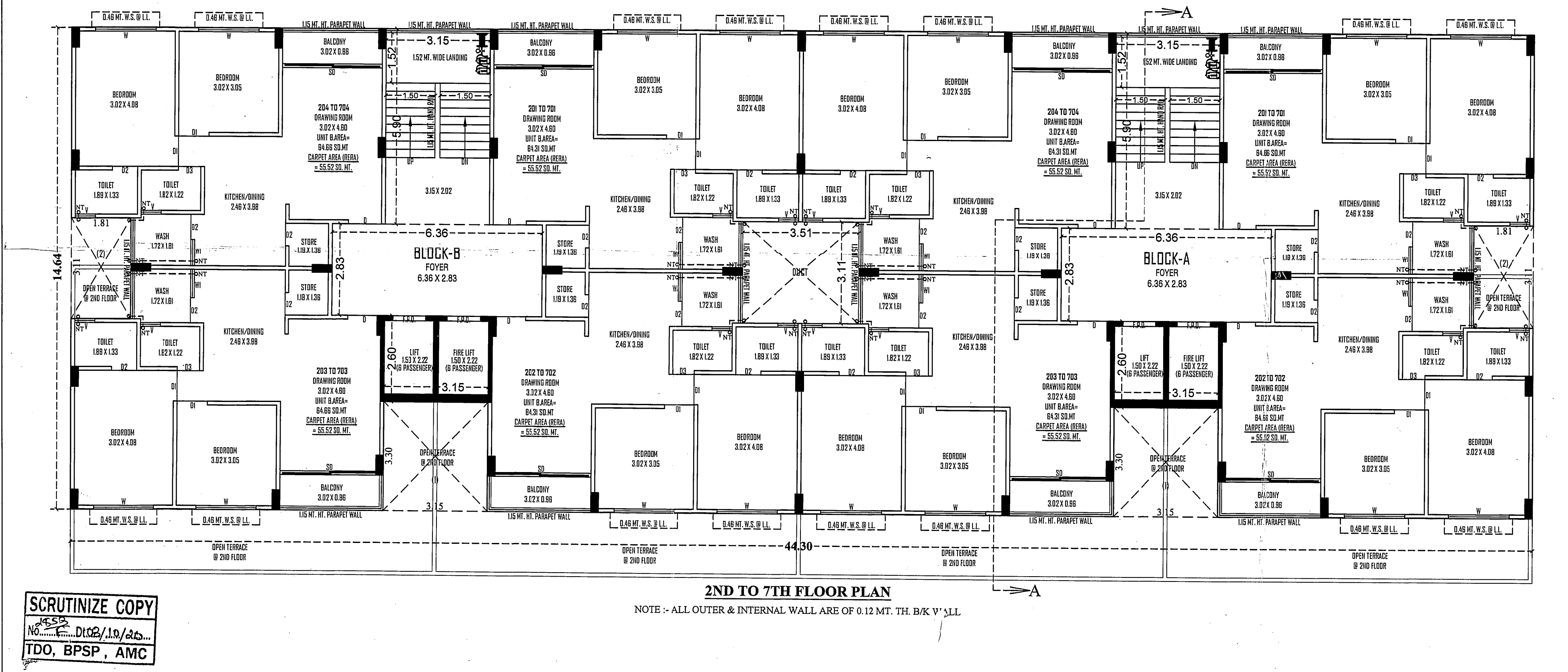
AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130
S.O.R.:-



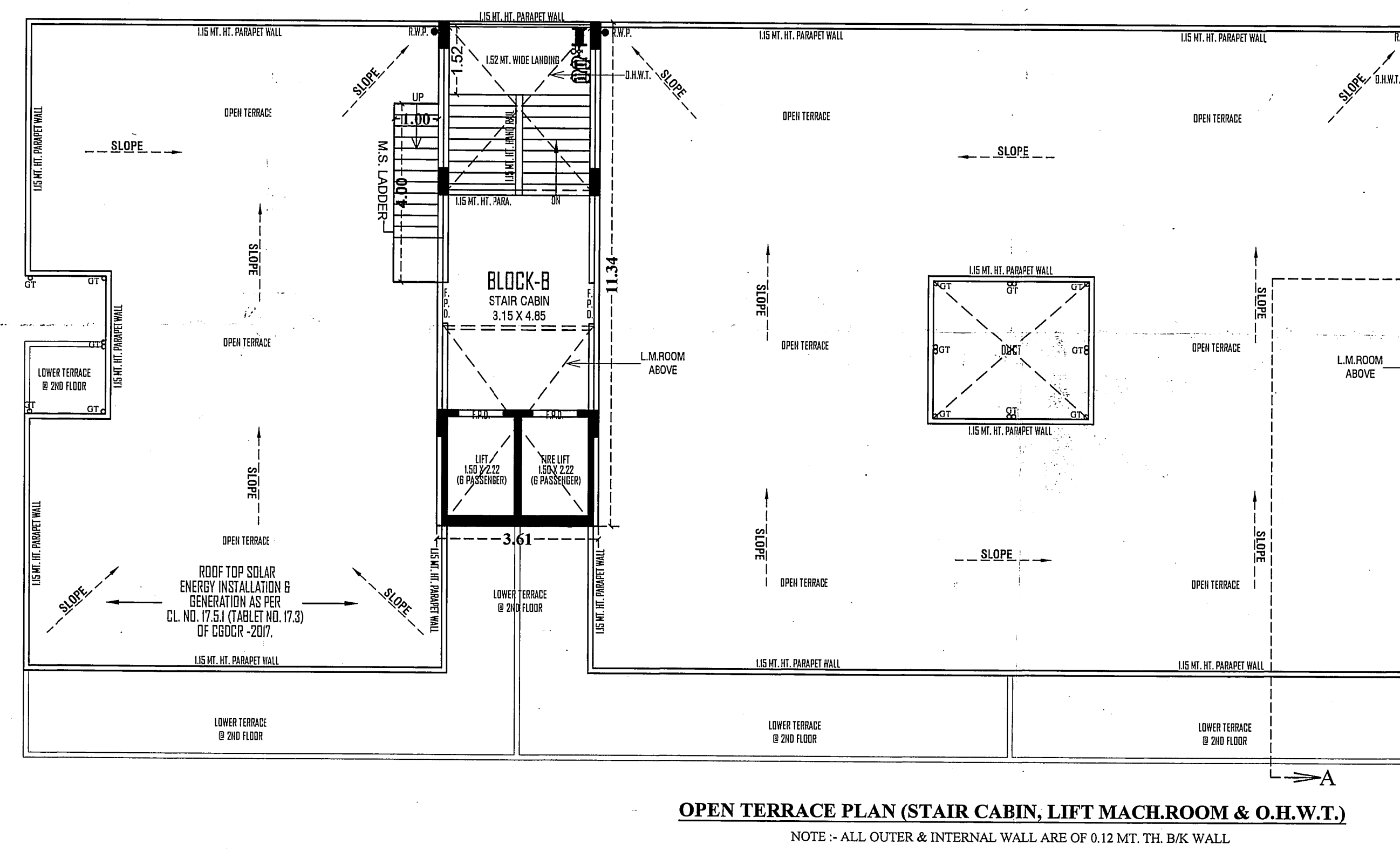
UNIT BUILT-UP AREA CALCULATION 2ND FLOOR TO 7TH FLOOR PLAN (BLOCK - A+B)



CARPET, WASH & BALCONY AREA (RERA) CALCULATION 2ND TO 7TH FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



2ND TO 7TH FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL


A
BLOCK-B
STAIR CABIN 3.15 X 4.85
BLOCK-A
STAIR CABIN 3.15 X 4.85
M.S. LADDER
SLOPE
OPEN TERRACE
LOWER TERRACE
L.M.ROOM ABOVE
ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION AS PER CL. NO. 17.5.1 (TABLE NO. 17.3) OF CGDCR -2017.
1.02 MT. HT. PARAPET WALL
3.61
11.34

OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM & O.H.W.T.)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED:02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO:GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.7/10/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN)(AS PER NOTIFICATION ON DT.3/10/2019) FOR RESIDENTIAL AND COMMERCIAL BUILDING (MIX) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 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.

(9) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:-LTS/EZ/290720/CGDCRV/A3699/M1, ON DT.4/8/2020 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:-12/2/2020, REF.NO.TPS/NO.119(NIKOL)/CASE NO.-47/344 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-796, ON DT.20/3/2020

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.),LETTER NO.-128, DT.22/6/2020

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., E.Z.) ON DT.24/1/2020 AND AS PER 2020-2021 YEAR PROPERTY TAX RECEIPT

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-7/10/2020

(15)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/1/2020, REF.NOC ID NO.AHME/WEST/B/011020/438086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-30/3/2019, ORDER NO.:-1278/07/14/004/2019 BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.13/7/2020(LETTER NO.-OPN322313072020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(21) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.7/10/2020

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

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

(24) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3764/L; DTD.26/9/2018, DTD.25/09/2019, NOTIFICATION NO.PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 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:- 15/10/2020

(26) (A) TOTAL PARKING AREA (2918.09) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQURIED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(27) ઈલે.સબ સ્ટેશન ના લોકેશન, માપ અંગે તા.5/9/2020 થી રજુ કરેલ નોટેરાઈઝ્ડ બાંહેધરીને આધીન.

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

(29)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.7/10/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(30) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.7/10/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન

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

(32) સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.23/6/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/બાંહેધરી પત્રો તથા રીપોર્ટ"ને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે છે. તેઓની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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. : BLNTI/EZ/070820/CGDCRV/A3742/R0/M1
Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03868/070820/A3742/R0/M1
Date : 19/10/2020

19/10/2020
19/10/2020

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

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

SCRUTINIZE COPY
TDO, BPSP, AMC

RESIDENTIAL AFFORDABLE HOUSING PROJECT
GROUND & 1ST FLOOR

SHEET NO.:- 3/7

PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 02 OF F.P. NO. 25/2 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT.
BLOCK:- A+B
ZONE:- RESIDENTIAL-1 (R1)
USE:- RESIDENCE + COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING)

B.AREA TABLE

B.AREA TABLE	SQ. MTS.
PROP. B.AREA ON GROUND FL.(HOLLOW PLINTH)	= 334.51 SQ. MTS
PROP. B.AREA ON GROUND FL.(SUB-STATION)	= 16.29 SQ. MTS
PROP. B.AREA ON GROUND FL.(SOLID PLINTH COMM.)	= 399.98 SQ. MTS
PROP. B.AREA ON 1 ST FLOOR (COMM. 380.90+348.16 RESI.)	= 729.06 SQ. MTS
PROP. B.AREA ON 2 ND FLOOR	= 616.50 SQ. MTS
PROP. B.AREA ON 3 RD FLOOR	= 616.50 SQ. MTS
PROP. B.AREA ON 4 TH FLOOR	= 616.50 SQ. MTS
PROP. B.AREA ON 5 TH FLOOR	= 616.50 SQ. MTS
PROP. B.AREA ON 6 TH FLOOR	= 616.50 SQ. MTS
PROP. B.AREA ON 7 TH FLOOR	= 616.50 SQ. MTS
PROP. B.AREA ON STAIR CABIN	= 89.87 SQ. MTS
PROP. B.AREA ON LIFT RM.	= 60.57 SQ. MTS
PROP. B.AREA TOTAL	= 5329.28 SQ. MTS

F.S.I. AREA TABLE

F.S.I. AREA TABLE	SQ. MTS.
PROP. B.AREA ON GROUND FL.(SOLID PLINTH COMM.)	= 380.70 SQ. MTS
F.S.I. ON 1 ST FLOOR (COMM. 355.07+257.94 RESI.)	= 613.01 SQ. MTS
F.S.I. ON 2 ND FLOOR	= 515.88 SQ. MTS
F.S.I. ON 3 RD FLOOR	= 515.88 SQ. MTS
F.S.I. ON 4 TH FLOOR	= 515.88 SQ. MTS
F.S.I. ON 5 TH FLOOR	= 515.88 SQ. MTS
F.S.I. ON 6 TH FLOOR	= 515.88 SQ. MTS
F.S.I. ON 7 TH FLOOR	= 515.88 SQ. MTS
TOTAL F.S.I. AREA	= 4088.99 SQ. MTS

SCHEDULE OF DOOR & WINDOW
ALL WINDOW PROTECTED BY SAFETY GRILL

DOOR	WINDOW / VENT
D = 1.00 X 2.13	W = 1.83 X 1.71
D1 = 0.92 X 2.13	W1 = 0.85 X 1.56
D2 = 0.76 X 2.13	W3 = 6.86 X 1.71
D3 = 0.68 X 2.13	V = 0.61 X 0.61
SD = 3.02 X 2.63	G = OPEN GAP

R.C.C. STAIR DETAILS
WIDTH :- 1.50 MT.
TREAD :- 0.25 MT.
RISER :- 0.16 MT.
GAP BETWEEN :- 0.15 MT.
BALUSTER :-

COLOUR NOTE :
PROP. WORK ▭
PROP. DRAINAGE ▭

RERA CALCULATION COLOUR NOTE:-
WASH & BALCONY ▨
NET CARPET AREA LINE (RERA) ▭
EXTERNAL BOUNDARY LINE ▭

LIFT DETAIL
MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

OWNER:-

KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.
ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.
COW:-

ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930
DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342181020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.
STR. ENGINEER:-

AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130
S.O.R.:-

BLOCK:- A+B GR. FLOOR SHOP — UNIT BUILT-UP AREA CALCULATION

SHOP NO. 1
(1) 3.20 X 10.37 = 33.18
NET BUILT-UP AREA = 33.18

SHOP NO. 2,8
(1) 3.14 X 10.37 = 32.56
NET BUILT-UP AREA = 32.56

SHOP NO. 3,5,9
(1) 3.14 X 05.36 = 16.83
(2) 3.19 X 05.01 = 15.98
NET BUILT-UP AREA = 32.81

SHOP NO. 4,10
(1) 3.26 X 05.36 = 17.47
NET BUILT-UP AREA = 17.47

SHOP NO. 6
(1) 3.20 X 06.14 = 19.65
(2) 6.39 X 03.18 = 20.32
(3) 4.52 X 01.05 = 04.75
NET BUILT-UP AREA = 44.72

SHOP NO. 7
(1) 3.08 X 06.14 = 18.91
(2) 3.02 X 03.18 = 09.60
(3) 1.38 X 01.05 = 01.45
NET BUILT-UP AREA = 29.96

SHOP NO. 11
(1) 3.02 X 5.36 = 16.19
(2) 3.08 X 5.01 = 15.43
NET BUILT-UP AREA = 31.62

SHOP NO. 12
(1) 2.97 X 10.37 = 30.80
NET BUILT-UP AREA = 30.80

SANITARY BLOCK
(1) 3.75 X 03.18 = 11.93
NET BUILT-UP AREA = 11.93

BLOCK:- A+B GR. FLOOR SHOP — SHOP CARPET AREA (RERA) CALC.:-

SHOP NO. 1,2,3,5,8,9
(1) 3.02 X 10.26 = 30.99
NET CARPET AREA = 30.99

SHOP NO. 4,10
(1) 3.15 X 5.25 = 16.54
NET CARPET AREA = 16.54

SHOP NO. 6
(1) 3.02 X 6.26 = 18.91
(2) 6.28 X 2.95 = 18.53
(3) 4.24 X 1.05 = 04.45
NET CARPET AREA = 41.89

SHOP NO. 7
(1) 2.91 X 9.21 = 26.80
(2) 1.21 X 1.05 = 01.27
NET CARPET AREA = 28.07

SHOP NO. 11
(1) 2.91 X 10.26 = 29.86
NET CARPET AREA = 29.86

SHOP NO. 12
(1) 2.80 X 10.26 = 28.73
NET CARPET AREA = 28.73

SANITARY BLOCK
(1) 3.52 X 3.07 = 10.81
NET CARPET AREA = 10.81

BLOCK:- A+B 1ST FLOOR OFFICE — UNIT BUILT-UP AREA CALCULATION

OFFICE NO. 101,107
(1) 1.81 X 9.32 = 16.87
(2) 6.11 X 9.26 = 56.58
(3) 1.61 X 9.32 = 15.01
(4) 3.21 X 3.42 = 10.98
(5) 3.26 X 1.95 = 06.36
NET BUILT-UP AREA = 105.80

OFFICE NO. 102,106
(1) 3.14 X 3.42 = 10.74
(2) 1.61 X 3.96 = 06.38
(3) 1.59 X 3.90 = 06.20
NET BUILT-UP AREA = 23.32

OFFICE NO. 103
(1) 3.20 X 4.20 = 13.44
(2) 5.37 X 1.56 = 08.38
(3) 4.52 X 1.56 = 07.05
NET BUILT-UP AREA = 28.87

OFFICE NO. 104
(1) 3.08 X 4.20 = 12.94
(2) 1.38 X 1.50 = 02.07
(3) 2.66 X 1.56 = 04.15
NET BUILT-UP AREA = 19.16

OFFICE NO. 105
(1) 3.14 X 7.32 = 22.98
(2) 1.38 X 1.61 = 02.22
NET BUILT-UP AREA = 25.20

BLOCK:- A+B 1ST FLOOR OFFICE — SHOP CARPET AREA (RERA) CALC.:-

OFFICE NO. 101,107
(1) 9.30 X 9.09 = 84.54
(2) 3.26 X 3.30 = 10.76
(3) 3.38 X 1.83 = 06.19
NET CARPET AREA = 101.49

OFFICE NO. 102,106
(1) 3.02 X 7.26 = 21.93
NET CARPET AREA = 21.93

OFFICE NO. 103
(1) 3.02 X 4.31 = 13.02
(2) 5.26 X 1.33 = 07.00
(3) 4.35 X 1.61 = 07.00
NET CARPET AREA = 27.02

OFFICE NO. 104
(1) 2.91 X 5.65 = 16.44
(2) 1.02 X 1.33 = 01.36
NET CARPET AREA = 17.80

OFFICE NO. 105
(1) 3.02 X 7.26 = 21.93
(2) 1.33 X 1.50 = 02.00
NET CARPET AREA = 23.93

PROP. B. AREA CALC. GROUND FLOOR:-

(1) 44.30 X 16.58 X 1 = 734.49 SQ. MT.
NET B.A. 1ST FLOOR
= 734.49 SQ. MT.

PROP. B.-UP AREA CALCULATION ON GROUND FLOOR COMM.:-
[GROUND FL.(SOLID PLINTH COMM.)]
(1) 40.82 X 10.37 X 1 = 423.30 SQ. MT.
(2) 03.75 X 03.18 X 1 = 11.93 SQ. MT.
TOTAL = 435.23 SQ. MT.
LESS:-
(A1) 3.15 X 5.01 X 2 = 31.56 SQ. MT.
(B1) 3.51 X 1.05 X 1 = 03.69 SQ. MT.
TOTAL = 35.25 SQ. MT.
NET B-UP AREA ON SOLID PLINTH:-
GROUND FLOOR = 399.98 SQ. MT.

PROP. B. AREA CALC. HOLLOW PLINTH:-
GROUND FLOOR - GROUND (S.P.)
734.49 - 399.98 = 334.51 SQ. MT.

PROP. F.S.I. AREA CALC. GR. FL. COMM.:-
B.A. ON GR. FL. COMM. = 399.98 SQ. MT.
LESS:-
(A) 3.14 X 6.14 X 1 = 19.28
TOTAL = 19.28 SQ. MT.
NET F.S.I. AREA GROUND FL. COMM.:-
= 380.70 SQ. MT.

PROP. B-UP AREA CALC. 1ST FLOOR:-

(1) 44.30 X 16.58 X 1 = 734.49 SQ. MT.
LESS:-
(1) 1.81 X 1.50 X 2 = 05.43
TOTAL = 05.43 SQ. MT.
NET B-UP AREA 1ST FLOOR:-
= 729.06 SQ. MT.

PROP. B. AREA CALC. 1ST FL. COMM.:-
(1) 1.81 X 9.32 X 2 = 33.74 SQ. MT.
(2) 6.11 X 9.26 X 4 = 226.31 SQ. MT.
(3) 1.61 X 9.32 X 4 = 60.02 SQ. MT.
(4) 3.15 X 5.36 X 2 = 33.77 SQ. MT.
(5) 3.51 X 7.71 X 1 = 27.06 SQ. MT.
TOTAL = 380.90 SQ. MT.
NET B-UP AREA 1ST FLOOR COMM.:-
= 380.90 SQ. MT.

PROP. B. AREA CALC. 1ST FLOOR (RESI).:-
1ST FLOOR - 1ST FLOOR (COMM.)
729.06 - 380.90 = 348.16 SQ. MT.

PROP. F.S.I. AREA CALC. 1ST FL. COMM.:-
B.A. ON 1ST. FL. COMM. = 380.90 SQ. MT.
LESS:-
(A) 3.14 X 6.14 X 1 = 19.28
(B) 1.68 X 1.95 X 2 = 06.55
TOTAL = 25.83 SQ. MT.
NET F.S.I. AREA 1ST FLOOR COMM.:-
= 355.07 SQ. MT.

RESIDENCE

FLOOR	UNIT NO.	UNIT BUILT-UP AREA	F.S.I. AREA BUILT-UP AREA	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)	FLOOR	UNIT NO.	UNIT BUILT-UP AREA	F.S.I. AREA BUILT-UP AREA	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)
BLOCK:- A							BLOCK:- B						
1ST FLOOR	101	64.66	128.97	55.52	2.90	2.75	1ST FLOOR	101	64.31	128.97	55.52	2.90	2.75
	104	64.31		55.52	2.90	2.75		104	64.66		55.52	2.90	2.75
2ND FLOOR	201	64.66	257.94	55.52	2.90	2.75	2ND FLOOR	201	64.31	257.94	55.52	2.90	2.75
	202	64.66		55.52	2.90	2.75		202	64.31		55.52	2.90	2.75
	203	64.31		55.52	2.90	2.75		203	64.66		55.52	2.90	2.75
	204	64.31		55.52	2.90	2.75		204	64.66		55.52	2.90	2.75
3RD FLOOR	301	64.66	257.94	55.52	2.90	2.75	3RD FLOOR	301	64.31	257.94	55.52	2.90	2.75
	302	64.66		55.52	2.90	2.75		302	64.31		55.52	2.90	2.75
	303	64.31		55.52	2.90	2.75		303	64.66		55.52	2.90	2.75
	304	64.31		55.52	2.90	2.75		304	64.66		55.52	2.90	2.75
4TH FLOOR	401	64.66	257.94	55.52	2.90	2.75	4TH FLOOR	401	64.31	257.94	55.52	2.90	2.75
	402	64.66		55.52	2.90	2.75		402	64.31		55.52	2.90	2.75
	403	64.31		55.52	2.90	2.75		403	64.66		55.52	2.90	2.75
	404	64.31		55.52	2.90	2.75		404	64.66		55.52	2.90	2.75
5TH FLOOR	501	64.66	257.94	55.52	2.90	2.75	5TH FLOOR	501	64.31	257.94	55.52	2.90	2.75
	502	64.66		55.52	2.90	2.75		502	64.31		55.52	2.90	2.75
	503	64.31		55.52	2.90	2.75		503	64.66		55.52	2.90	2.75
	504	64.31		55.52	2.90	2.75		504	64.66		55.52	2.90	2.75
6TH FLOOR	601	64.66	257.94	55.52	2.90	2.75	6TH FLOOR	601	64.31	257.94	55.52	2.90	2.75
	602	64.66		55.52	2.90	2.75		602	64.31		55.52	2.90	2.75
	603	64.31		55.52	2.90	2.75		603	64.66		55.52	2.90	2.75
	604	64.31		55.52	2.90	2.75		604	64.66		55.52	2.90	2.75
7TH FLOOR	701	64.66	257.94	55.52	2.90	2.75	7TH FLOOR	701	64.31	257.94	55.52	2.90	2.75
	702	64.66		55.52	2.90	2.75		702	64.31		55.52	2.90	2.75
	703	64.31		55.52	2.90	2.75		703	64.66		55.52	2.90	2.75
	704	64.31		55.52	2.90	2.75		704	64.66		55.52	2.90	2.75
TOTAL			1676.61	1443.52	75.40	71.50	TOTAL			1676.61	1443.52	75.40	71.50

COMMERCIAL F.S.I. AREA STATEMENT

BLOCK	A+B
GROUND (S. P.)	380.70
1ST FLOOR	355.07
TOTAL	735.77

TOTAL F.S.I. (RESIDENCE)

BLOCK:- A	BLOCK:- B	TOTAL
1676.61	1676.61	3353.22

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

BLOCK :- A+B
COMMERCIAL

FLOOR	UNIT NO.	UNIT BUILT-UP AREA	TOTAL UNIT BUILT-UP AREA	CARPET AREA (RERA)
GR. FLOOR	01	33.18	380.70	30.99
	02	32.56		30.99
	03	32.81		30.99
	04	17.47		16.54
	05	32.81		30.99
	06	44.72		41.89
	07	29.96		28.07
	08	32.56		30.99
	09	32.81		30.99
	10	17.47		16.54
	11	31.62		29.86
	12	30.80		28.73
	SANITARY	11.93		10.81
1ST FLOOR	101	105.80	331.47	101.49
	102	23.32		21.93
	103	28.87		27.02
	104	19.16		17.80
	105	25.20		23.93
	106	23.32		21.93
	107	105.80		101.49
TOTAL			712.17	673.97

BLOCK:- A — UNIT BUILT-UP AREA CALCULATION

FLAT NO. 101
(1) 1.81 X 5.76 = 10.43
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.66

FLAT NO. 104
(1) 1.75 X 5.76 = 10.08
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.31

BLOCK:- B — UNIT BUILT-UP AREA CALCULATION

FLAT NO. 101
(1) 1.75 X 5.76 = 10.08
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.31

FLAT NO. 104
(1) 1.81 X 5.76 = 10.43
(2) 6.11 X 7.32 = 44.73
(3) 1.61 X 5.90 = 09.50
NET BUILT-UP AREA = 64.66

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

FLAT NO. 101 / FLAT NO. 104
(1) 3.53 X 5.53 = 19.52
(2) 2.75 X 0.96 = 02.64
(3) 5.77 X 4.72 = 27.23
(4) 4.17 X 1.47 = 06.13
NET CARPET AREA = 55.52
BALCONY 3.02 X 0.96 = 02.90
WASH 1.53 X 1.61 = 02.46
0.19 X 1.50 = 00.29
TOTAL WASH & BALC. = 05.65

BLOCK:- B — RESI. CARPET AREA (RERA) CALC.:-

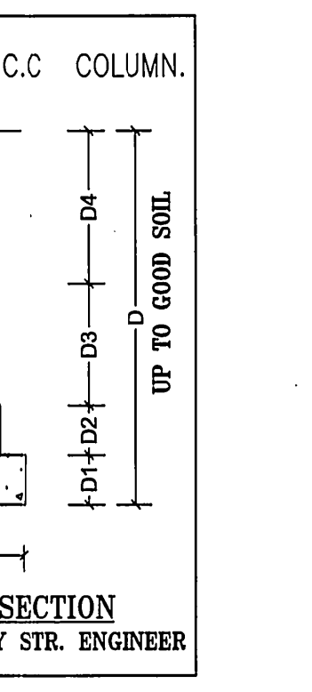
FLAT NO. 101 / FLAT NO. 104
(1) 3.53 X 5.53 = 19.52
(2) 2.75 X 0.96 = 02.64
(3) 5.77 X 4.72 = 27.23
(4) 4.17 X 1.47 = 06.13
NET CARPET AREA = 55.52
BALCONY 3.02 X 0.96 = 02.90
WASH 1.53 X 1.61 = 02.46
0.19 X 1.50 = 00.29
TOTAL WASH & BALC. = 05.65

UNITS CALCULATION

FLOOR	USE	EQUITY TENA.	
BLOCK		A+B	
		COMM.	RESI.
GROUND (S. P.)	SHOP	12	--
1ST FLOOR	RESI/OFF.	07	04
2ND FLOOR	RESI	--	08
3RD FLOOR	RESI	--	08
4TH FLOOR	RESI	--	08
5TH FLOOR	RESI	--	08
6TH FLOOR	RESI	--	08
7TH FLOOR	RESI	--	08
TOTAL	SHOP/RESI	19	52

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1	—	FIRE HYDRANT SYSTEM PIPE MAIN
2	—○SH—	SINGLE HANDED HYDRANT VALVE
3	—▷◁—	SLUICE VALVE
4	—▷—	NON RETURN VALVE
5		LANDING HYDRANT VALVE
6	☒	FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10	R D	RISE OR DROP
11		REDUCER
12	—○—	COURT YARD HYDRANT VALVE
13	○—	SPRINKLERED



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.7/10/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN)(AS PER NOTIFICATION ON DT.3/10/2019) FOR RESIDENTIAL AND COMMERCIAL BUILDING (MIX) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 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.

(9) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- LTS/EZ/290720/CGDCRV/A3699/M1, ON DT.4/8/2020 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:-12/2/2020, REF.NO.TPS/NO.119(NIKOL)/CASE NO.-47/344 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-796, ON DT.20/3/2020

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.),LETTER NO.-128, DT.22/6/2020

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., E.Z.) ON DT.24/1/2020 AND AS PER 2020-2021 YEAR PROPERTY TAX RECEIPT

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-7/10/2020

(15)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/1/2020, REF.NOC ID NO.AHME/WEST/B/011020/438086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-30/3/2019, ORDER NO.:-1278/07/14/004/2019 BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.13/7/2020(LETTER NO.-OPN322313072020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(19)IN EVERY WATER CLOSETS OR TOILET IT SHALL BE MANDATORY TO PROVIDE DOUBLE [illegible]

GENERAL 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 space and margin.
- * The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- * It is certify that according to CGDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- * It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the indian standards
- * Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017
- * Pedesttrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- * Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- * Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017
- * letter box for each unit shall be provided at ground floor level for each unit.
- * Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- * Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- * Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- * Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- * Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- * Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- * The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- * The structure of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
- * Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- * Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- * Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- * Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- * Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- * Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- * Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- * Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- * The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- * Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

2. FIRE LIFT :

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

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
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. The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

(27) ઈલે.સબ સ્ટેશન લોકેશન, માપ અંગે તા.5/9/2020 થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(28) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.
(29)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.7/10/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(30) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.7/10/2020 થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન
(31) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(32)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.23/6/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન

બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો" તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે.
[illegible] થતા સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની [illegible] અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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

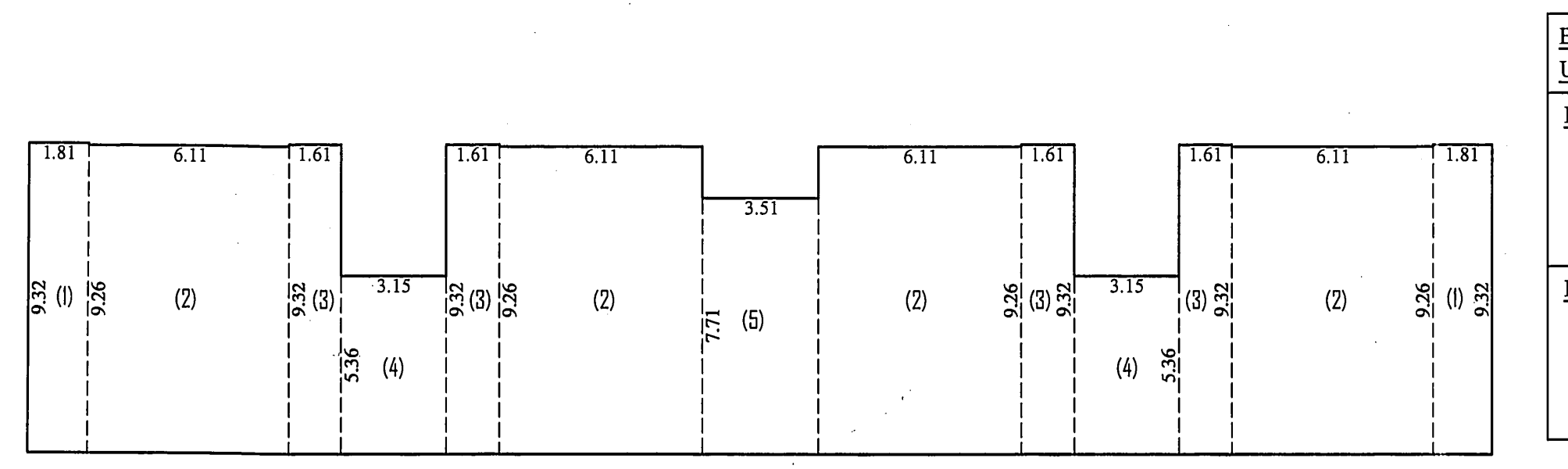
Ahmedabad Municipal Corporation
Case No. : LNTI/EZ/070820/CGDCRV/A3742/R0/M1
Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03868/070820/A3742/R0/M1
Date : 19/10/2020

19/10/2020
19/10/2020

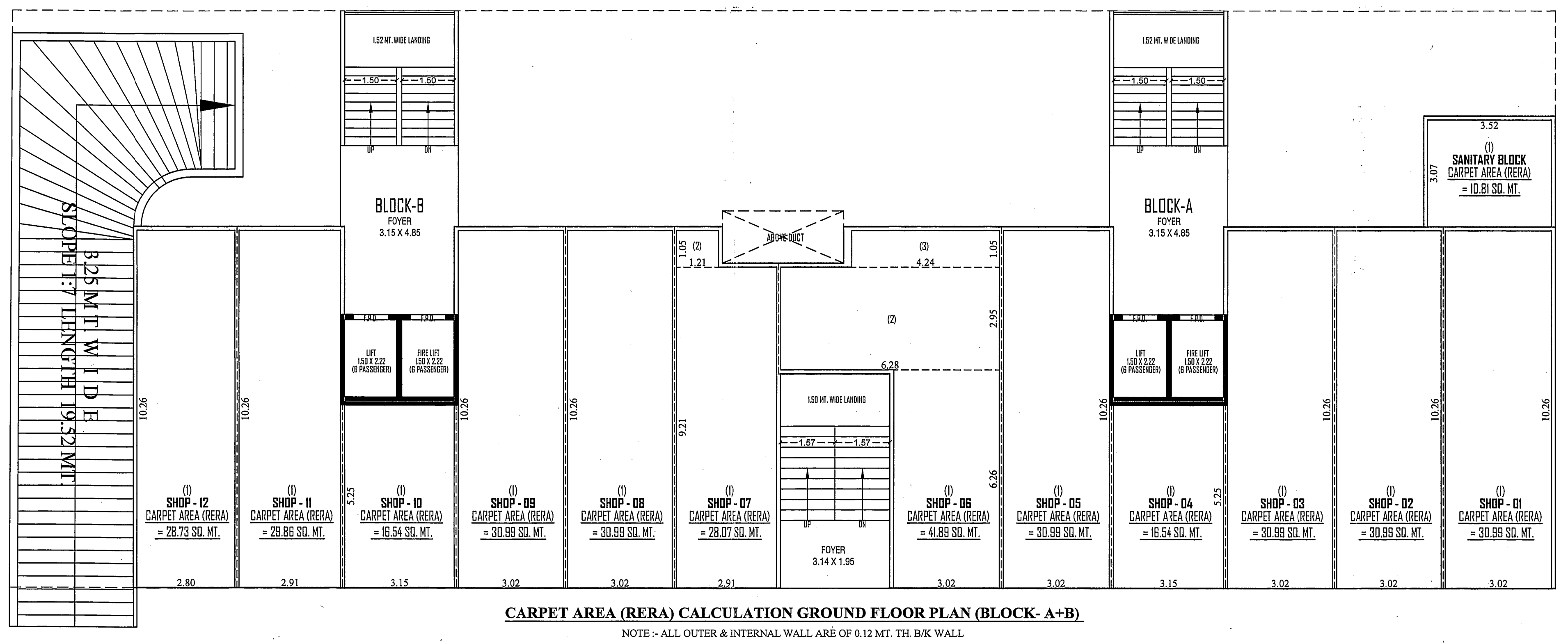
T.D. Sub Inspector(B.P.S.P.)
T.D. Inspector (B.P.S.P.)
Asst. T.D.O. (B.P.S.P.)

AUTHORITY:-

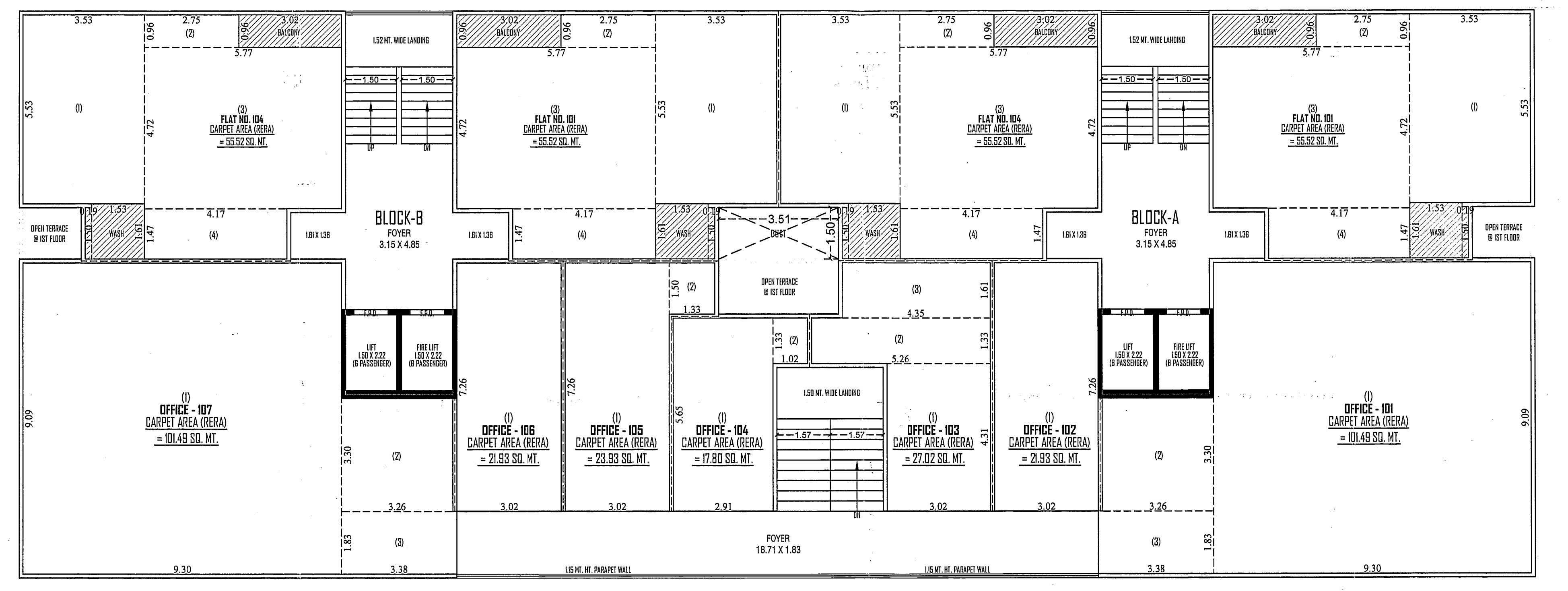
B.P.S.P. (T.D.O.)



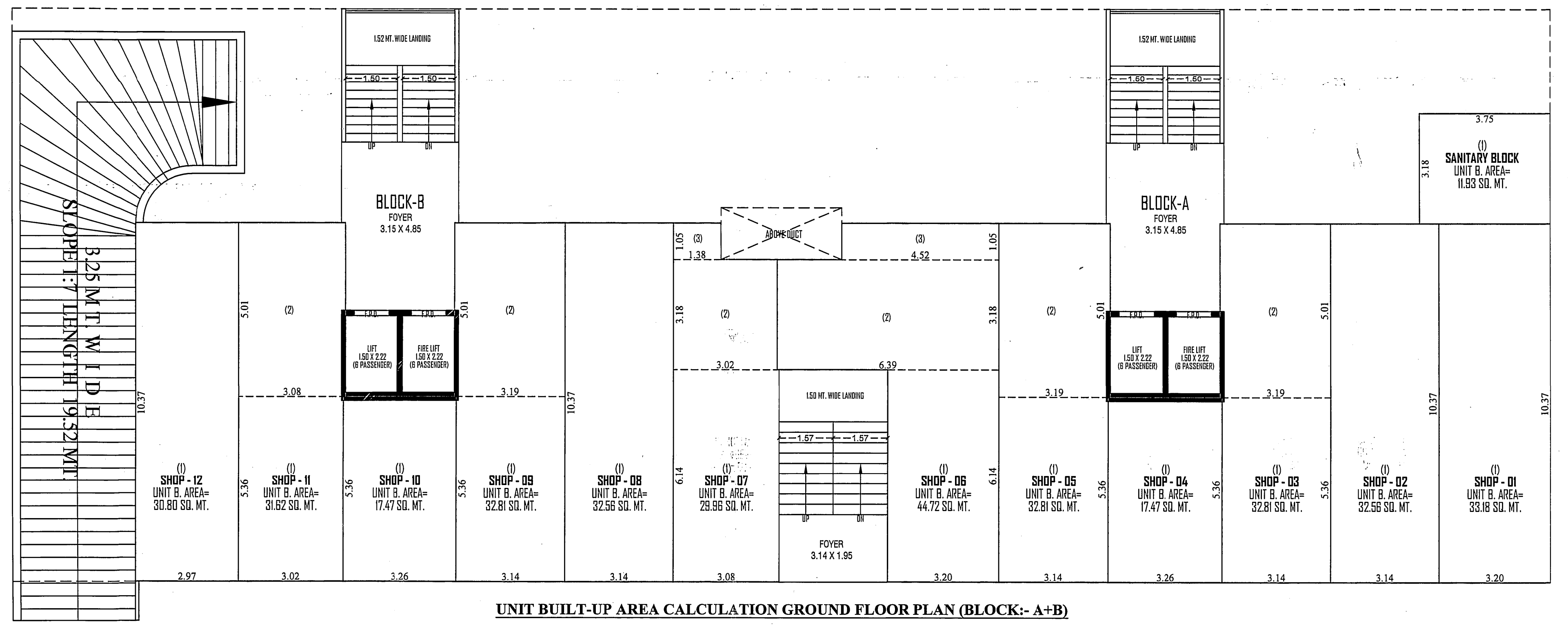
AREA CALCULATION 1ST FLOOR COMM. PLAN
SCALE :- 1.00 CM. = 2.00 MT.



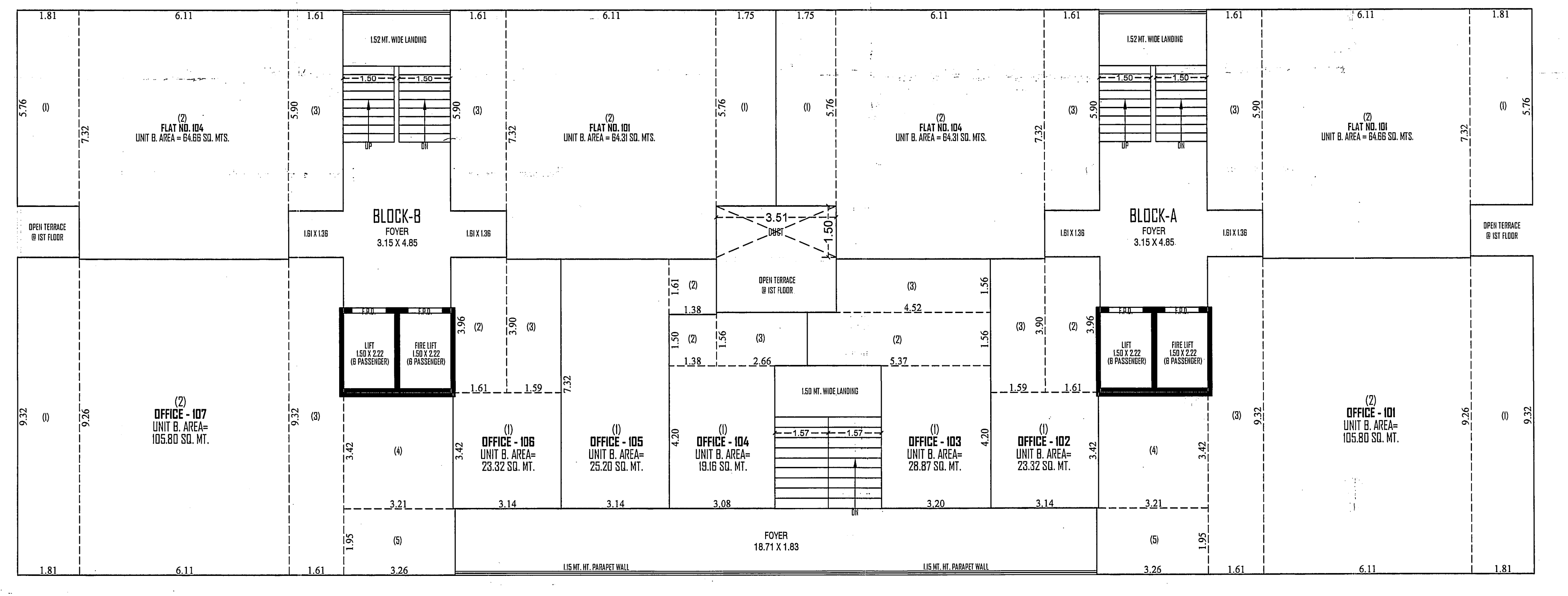
CARPET AREA (RERA) CALCULATION GROUND FLOOR PLAN (BLOCK:- A+B)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



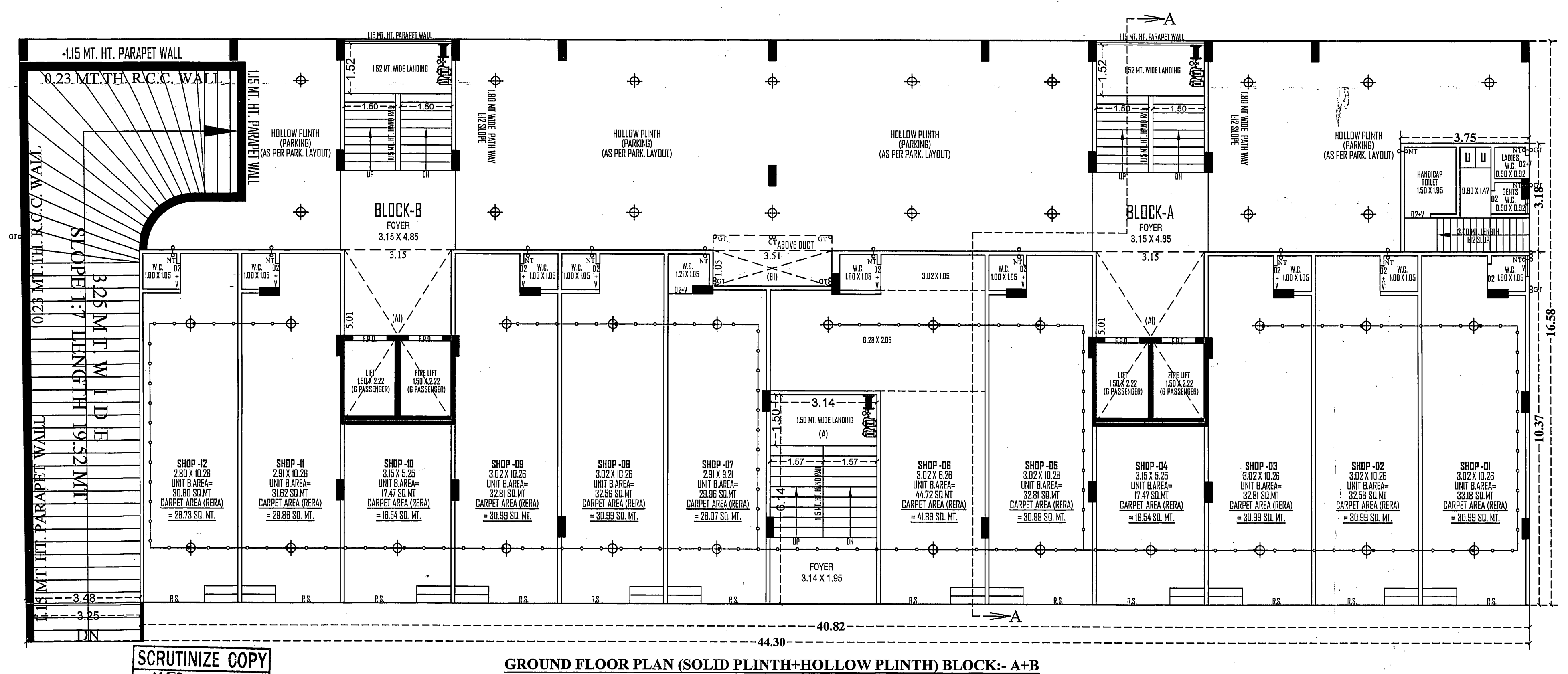
CARPET, WASH & BALCONY AREA (RERA) CALCULATION 1ST FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



UNIT BUILT-UP AREA CALCULATION GROUND FLOOR PLAN (BLOCK:- A+B)

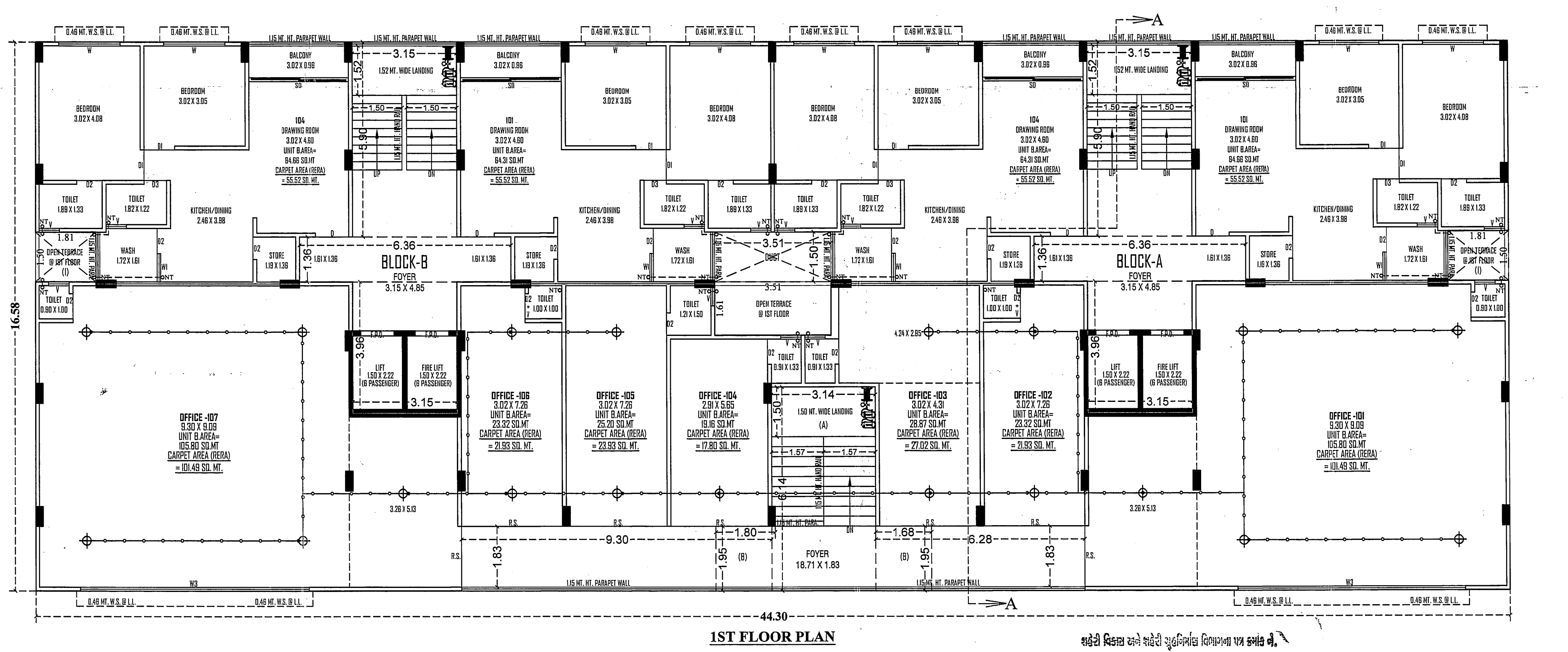


UNIT BUILT-UP AREA CALCULATION 1ST FLOOR PLAN (BLOCK - A+B)



SCRUTINIZE COPY
TDO, BPSP, AMC

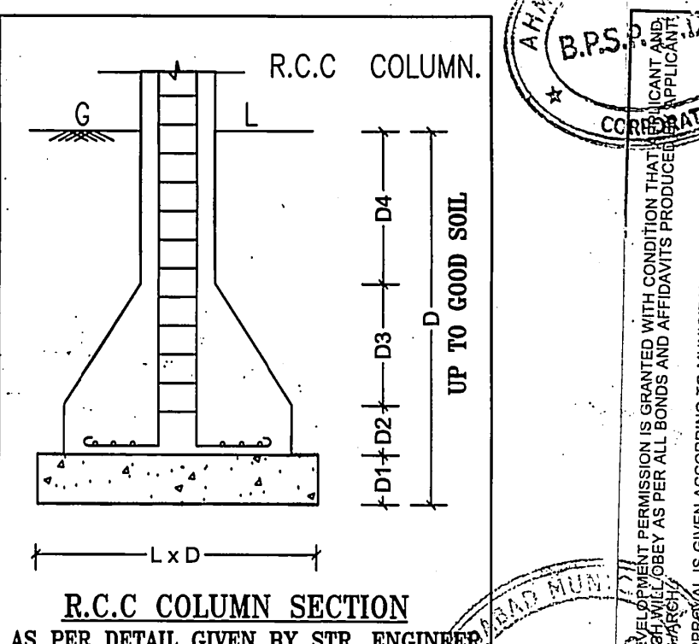
GROUND FLOOR PLAN (SOLID PLINTH+HOLLOW PLINTH) BLOCK:- A+B
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



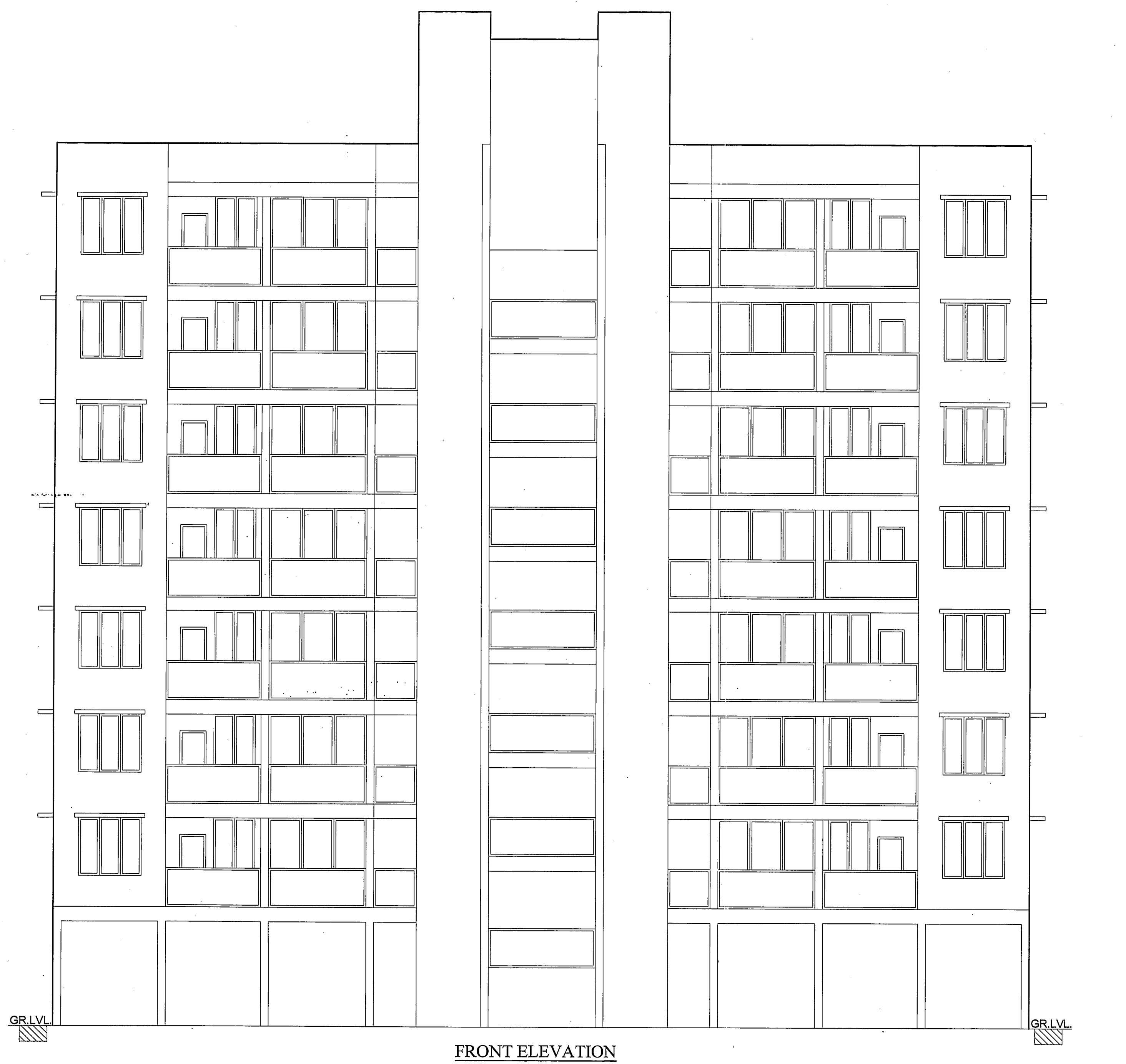
1ST FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

FIRE HYDRANT LEGEND

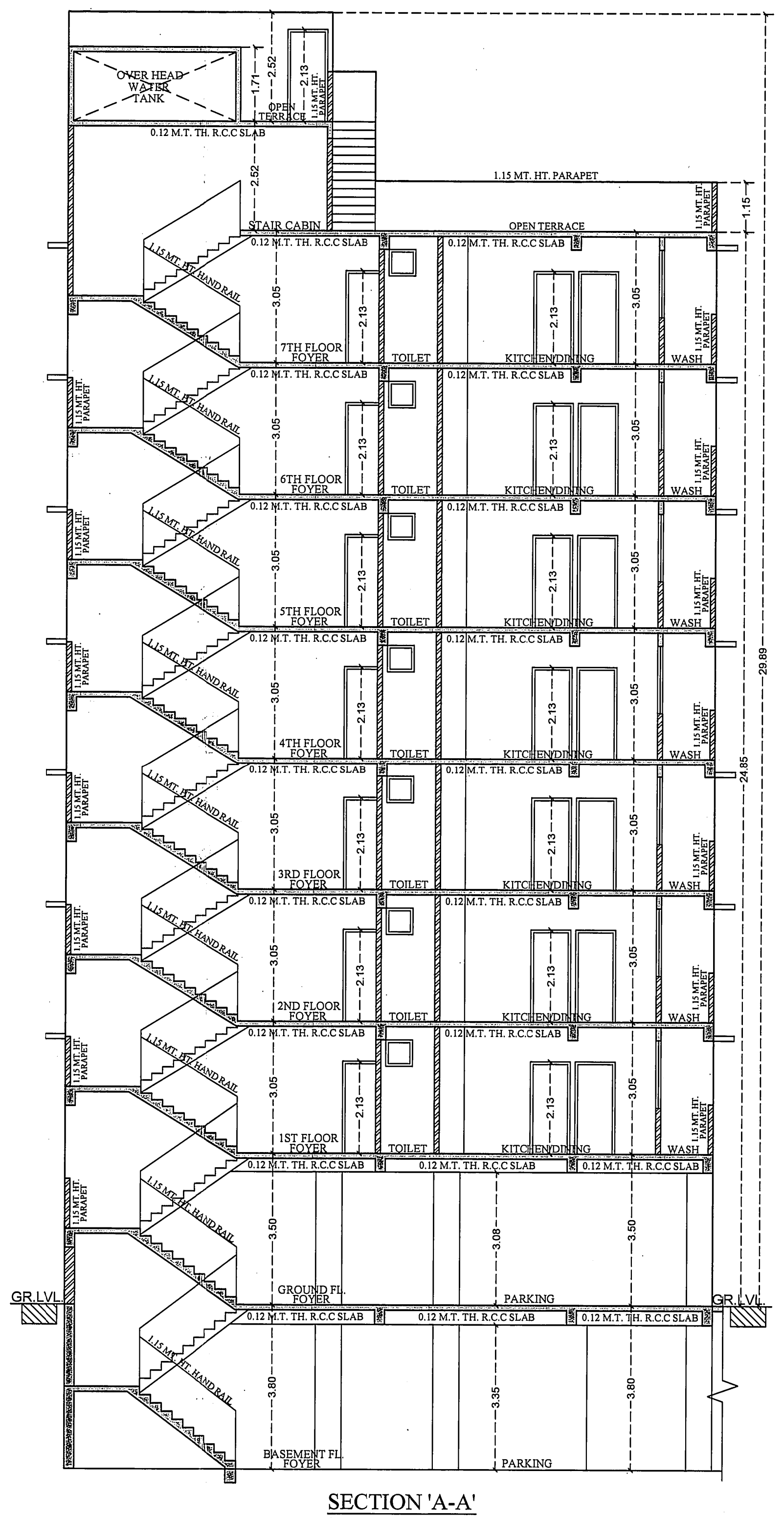
SR.	SYMBOL	DISCRIPTION
1	—	FIRE HYDRANT SYSTEM PIPE MAIN
2	—○— SH	SINGLE HANDED HYDRANT VALVE
3	⋈	SLUICE VALVE
4	▷	NON RETURN VALVE
5		LANDING HYDRANT VALVE
6	⊠	FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10	R D	RISE OR DROP
11		REDUCER
12	—○—	COURT YARD HYDRANT VALVE
13	⊖	SPRINKLERED


R.C.C COLUMN.
G
L
D1
D2
D3
D4
D
UP TO GOOD SOIL
L x D

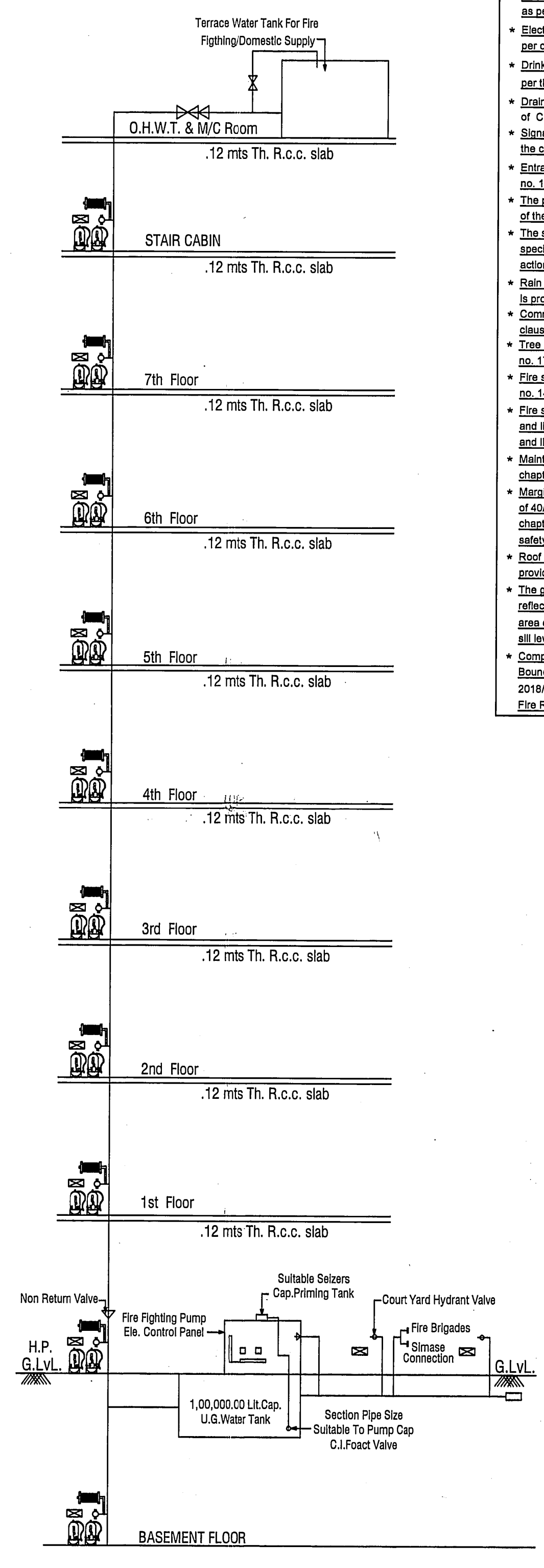
R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER


GR.LVL.
GR.LVL.

FRONT ELEVATION


OVER HEAD WATER TANK
1.15 MT. HT. PARAPET
STAIR CABIN
OPEN TERRACE
7TH FLOOR FOYER
6TH FLOOR FOYER
5TH FLOOR FOYER
4TH FLOOR FOYER
3RD FLOOR FOYER
2ND FLOOR FOYER
1ST FLOOR FOYER
GROUND FL. FOYER
BASEMENT FL. FOYER
0.12 M.T. TH. R.C.C SLAB
TOILET
KITCHEN/DINING
WASH
PARKING
GR.LVL.
29.88

SECTION 'A-A'


Terrace Water Tank For Fire Fighting/Domestic Supply
O.H.W.T. & M/C Room
.12 mts Th. R.c.c. slab
STAIR CABIN
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Non Return Valve
H.P. G.LvL.
Fire Fighting Pump Ele. Control Panel
Suitable Seizers Cap Priming Tank
Court Yard Hydrant Valve
Fire Brigades Simese Connection
1,00,000 Ltr.Cap. U.G.Water Tank
Section Pipe Size Suitable To Pump Cap C.I.Foact Valve
G.LvL.
BASEMENT FLOOR

GENERAL 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 space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
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- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- The structure of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

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. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

RESIDENCE

FLOOR	UNIT NO.	UNIT BUILT-UP AREA	F.S.I. AREA BUILT-UP AREA	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)
BLOCK:- C						
1ST FLOOR	101	70.10	348.36	60.50	2.93	3.08
	102	69.94		60.50	2.93	3.08
	103	68.44		58.67	3.02	2.79
	104	69.78		60.50	2.93	3.08
	105	70.10		60.50	2.93	3.08
2ND FLOOR	201	70.10	348.36	60.50	2.93	3.08
	202	69.94		60.50	2.93	3.08
	203	68.44		58.67	3.02	2.79
	204	69.78		60.50	2.93	3.08
	205	70.10		60.50	2.93	3.08
3RD FLOOR	301	70.10	348.36	60.50	2.93	3.08
	302	69.94		60.50	2.93	3.08
	303	68.44		58.67	3.02	2.79
	304	69.78		60.50	2.93	3.08
	305	70.10		60.50	2.93	3.08
4TH FLOOR	401	70.10	348.36	60.50	2.93	3.08
	402	69.94		60.50	2.93	3.08
	403	68.44		58.67	3.02	2.79
	404	69.78		60.50	2.93	3.08
	405	70.10		60.50	2.93	3.08
5TH FLOOR	501	70.10	348.36	60.50	2.93	3.08
	502	69.94		60.50	2.93	3.08
	503	68.44		58.67	3.02	2.79
	504	69.78		60.50	2.93	3.08
	505	70.10		60.50	2.93	3.08
6TH FLOOR	601	70.10	348.36	60.50	2.93	3.08
	602	69.94		60.50	2.93	3.08
	603	68.44		58.67	3.02	2.79
	604	69.78		60.50	2.93	3.08
	605	70.10		60.50	2.93	3.08
7TH FLOOR	701	70.10	348.36	60.50	2.93	3.08
	702	69.94		60.50	2.93	3.08
	703	68.44		58.67	3.02	2.79
	704	69.78		60.50	2.93	3.08
	705	70.10		60.50	2.93	3.08
TOTAL			2438.52	2104.69	103.18	105.77

RESIDENTIAL AFFORDABLE HOUSING PROJECT
TYPICAL FL., OPEN TERR., ELEVATION & SECTION PLAN
SHEET NO.:- 5/7

PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 02 OF F.P. NO. 25/2 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT.
BLOCK:- C
ZONE:- RESIDENTIAL-1 (R1)
USE:- RESIDENCE (RESIDENTIAL AFFORDABLE HOUSING)

B.AREA TABLE

B.AREA TABLE	SQ. MTS.
PROP. B.AREA ON BASEMENT FL.	= 2374.61 SQ. MTS
PROP. B.AREA ON GROUND FL.(HOLLOW PLINTH)	= 413.42 SQ. MTS
PROP. B.AREA ON GROUND FL.(SOCIETY OFFICE)	= 28.93 SQ. MTS
PROP. B.AREA ON 1 ST FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 2 ND FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 3 RD FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 4 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 5 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 6 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 7 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON STAIR CABIN.	= 43.15 SQ. MTS
PROP. B.AREA ON LIFT RM.	= 32.53 SQ. MTS
PROP. B.AREA TOTAL	= 5786.58 SQ. MTS

F.S.I. AREA TABLE

F.S.I. AREA TABLE	SQ. MTS.
F.S.I. ON 1 ST FLOOR	= 348.36 SQ. MTS
F.S.I. ON 2 ND FLOOR	= 348.36 SQ. MTS
F.S.I. ON 3 RD FLOOR	= 348.36 SQ. MTS
F.S.I. ON 4 TH FLOOR	= 348.36 SQ. MTS
F.S.I. ON 5 TH FLOOR	= 348.36 SQ. MTS
F.S.I. ON 6 TH FLOOR	= 348.36 SQ. MTS
F.S.I. ON 7 TH FLOOR	= 348.36 SQ. MTS
TOTAL F.S.I. AREA	= 2438.52 SQ. MTS

SCHEDULE OF DOOR & WINDOW
ALL WINDOW PROTECTED BY SAFETY GRILL

DOOR	WINDOW / VENT
D = 1.00 X 2.13	W1 = 1.22 X 1.56
D1 = 0.92 X 2.13	W2 = 0.93 X 1.71
D2 = 0.76 X 2.13	W3 = 0.73 X 1.56
SD = 3.05 X 2.63	V = 0.61 X 0.61
W = 1.83 X 1.71	G = OPEN GAP

R.C.C. STAIR DETAILS

WIDTH	:- 1.50 MT.
TREAD	:- 0.25 MT.
RISER	:- 0.16 MT.
GAP BETWEEN BALUSTER	:- 0.15 MT.

COLOUR NOTE :

PROP. WORK	▭
PROP. DRAINAGE	⬚

RERA CALCULATION COLOUR NOTE:-

WASH & BALCONY	▨
NET CARPET AREA LINE (RERA)	▭
EXTERNAL BOUNDARY LINE	▭

LIFT DETAIL

MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

PROP. B. AREA CALC. TYPICAL FLOOR:- (GR. FL. TO 7TH FL.)

(1) 28.71 X 15.00 X 1 = 430.65 SQ. MT.
LESS:-
(1) 1.25 X 3.27 X 2 = 08.18
(2) 1.90 X 1.60 X 2 = 06.08
(3) 0.93 X 3.19 X 1 = 02.97
TOTAL = 17.23 SQ. MT.

NET B-UP AREA TYPICAL FLOOR:-
GR. FL. TO 7TH FL. = 413.42 SQ. MT.

PROP. B. AREA CALC. ON STAIR CABIN:-

(1) 3.61 X 1.60 X 1 = 05.78 SQ. MT.
(2) 7.40 X 4.51 X 1 = 33.37 SQ. MT.
(3) 4.00 X 1.00 X 1 = 04.00 SQ. MT.
TOTAL = 43.15 SQ. MT.
NET B-UP AREA ON STAIR CABIN:-
= 43.15 SQ. MT.

PROP. B-UP AREA CALCULATION ON LIFT MACHINE ROOM & O.H.W.T.:-

(1) 3.61 X 1.60 X 1 = 05.78 SQ. MT.
(2) 7.40 X 2.40 X 1 = 17.76 SQ. MT.
(3) 2.13 X 2.11 X 2 = 08.99 SQ. MT.
TOTAL = 32.53 SQ. MT.
NET B-UP AREA ON LIFT MACHINE ROOM & O.H.W.T.:-
= 32.53 SQ. MT.

BLOCK:- C
UNIT BUILT-UP AREA CALCULATION

FLAT NO. 101,201,301,401,501,601,701
FLAT NO. 105,205,305,405,505,605,705
(1) 5.22 X 7.50 = 39.15
(2) 0.99 X 7.02 = 06.95
(3) 3.20 X 7.50 = 24.00
NET BUILT-UP AREA = 70.10

FLAT NO. 102,202,302,402,502,602,702
(1) 5.22 X 7.50 = 39.15
(2) 0.99 X 7.02 = 06.95
(3) 3.20 X 3.19 = 10.21
(4) 3.15 X 3.25 = 10.24
(5) 3.20 X 1.06 = 03.39
NET BUILT-UP AREA = 69.94

FLAT NO. 103,203,303,403,503,603,703
(1) 09.02 X 3.19 = 28.77
(2) 10.01 X 3.25 = 32.53
(3) 02.06 X 1.34 = 02.76
(4) 03.27 X 1.34 = 04.38
NET BUILT-UP AREA = 68.44

FLAT NO. 104,204,304,404,504,604,704
(1) 5.22 X 7.50 = 39.15
(2) 0.99 X 7.02 = 06.95
(3) 3.15 X 6.44 = 20.29
(4) 3.20 X 1.06 = 03.39
NET BUILT-UP AREA = 69.78

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

FLAT NO. 101,201,301,401,501,601,701
FLAT NO. 102,202,302,402,502,602,702
FLAT NO. 104,204,304,404,504,604,704
FLAT NO. 105,205,305,405,505,605,705
(1) 3.16 X 1.08 = 03.41
(2) 4.99 X 6.25 = 31.19
(3) 1.03 X 5.71 = 05.88
(4) 3.16 X 5.83 = 18.42
(5) 2.97 X 0.54 = 01.60
NET CARPET AREA = 60.50
BALCONY 3.05 X 0.96 = 02.93
WASH 2.85 X 1.08 = 03.08
TOTAL WASH & BALC. = 06.01

FLAT NO. 103,203,303,403,503,603,703
(1) 3.16 X 1.11 = 03.51
(2) 5.68 X 2.08 = 11.81
(3) 6.72 X 3.02 = 20.29
(4) 1.83 X 1.34 = 02.42
(5) 3.05 X 1.34 = 04.09
(6) 3.17 X 5.22 = 16.55
NET CARPET AREA = 58.67
BALCONY 3.05 X 0.99 = 03.02
WASH 2.51 X 1.11 = 02.79
TOTAL WASH & BALC. = 05.81

UNITS CALCULATION

FLOOR	USE	EQUITY TENA.
BLOCK		C
		RESI.
GROUND (S. P.)	RESI	--
1ST FLOOR	RESI	05
2ND FLOOR	RESI	05
3RD FLOOR	RESI	05
4TH FLOOR	RESI	05
5TH FLOOR	RESI	05
6TH FLOOR	RESI	05
7TH FLOOR	RESI	05
TOTAL	RESI	35

OWNER:-

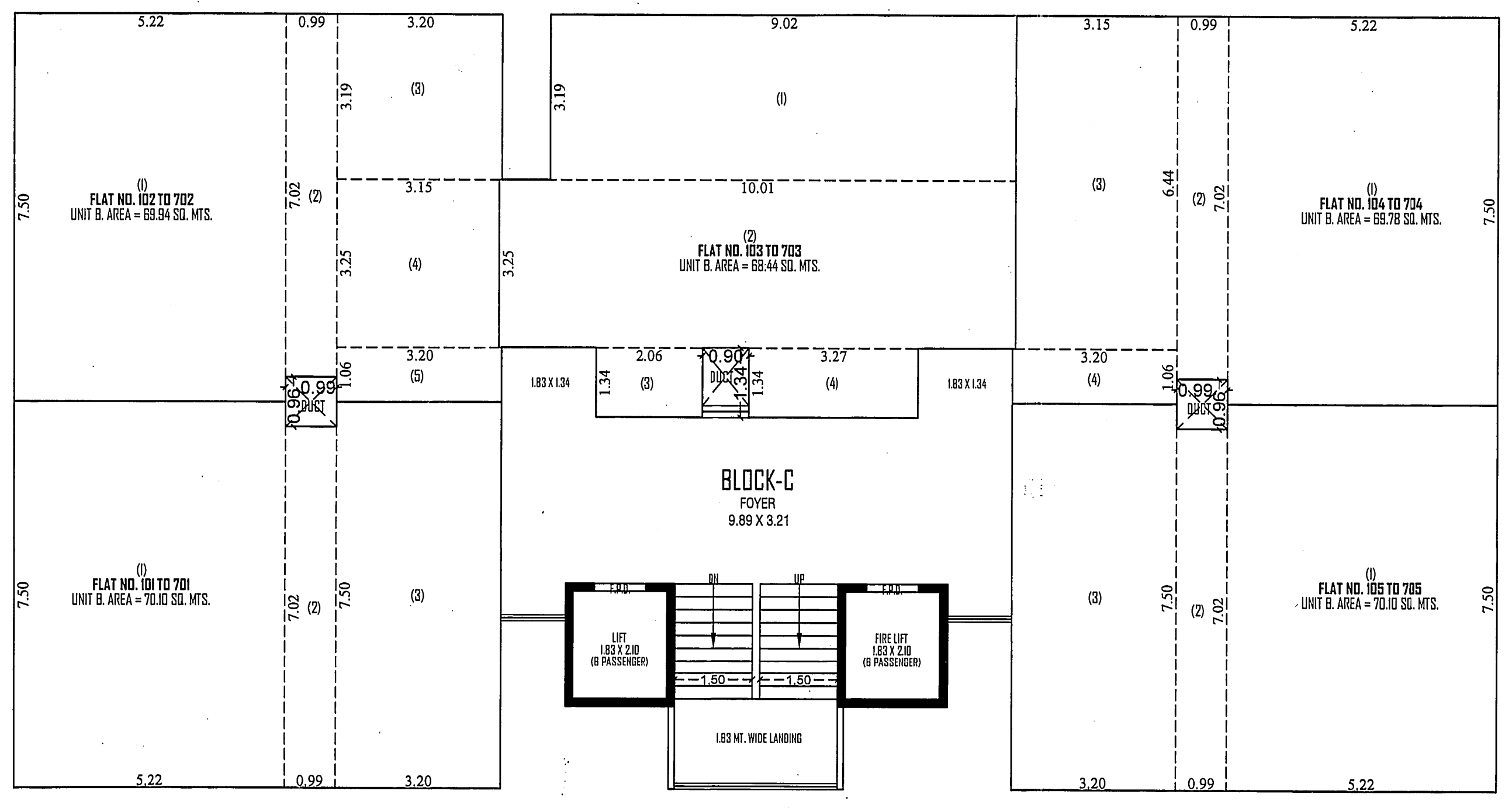
KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.
ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.
COW:-

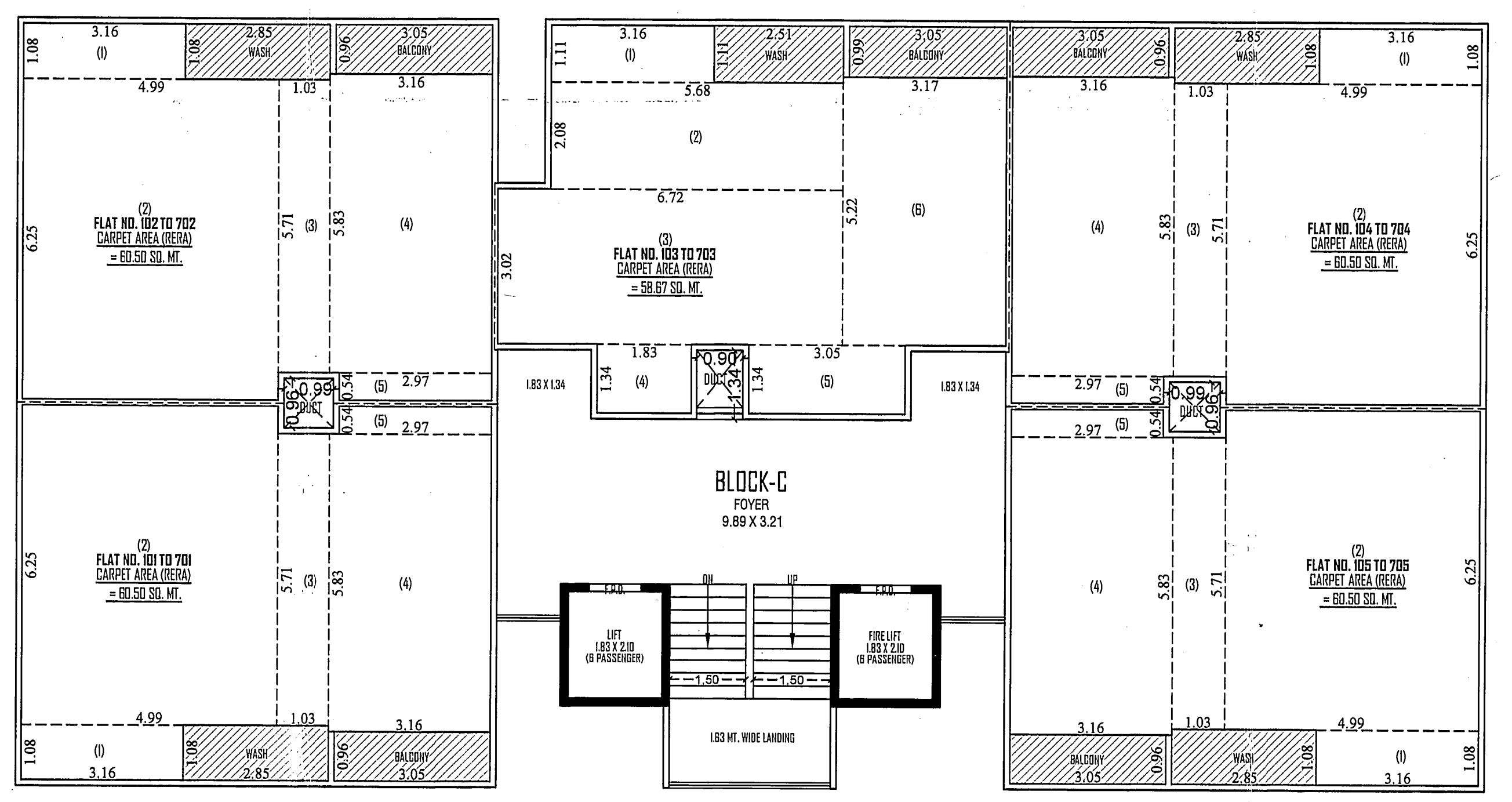
ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930
DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342181020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.
STR. ENGINEER:-

AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130
S.O.R.:-

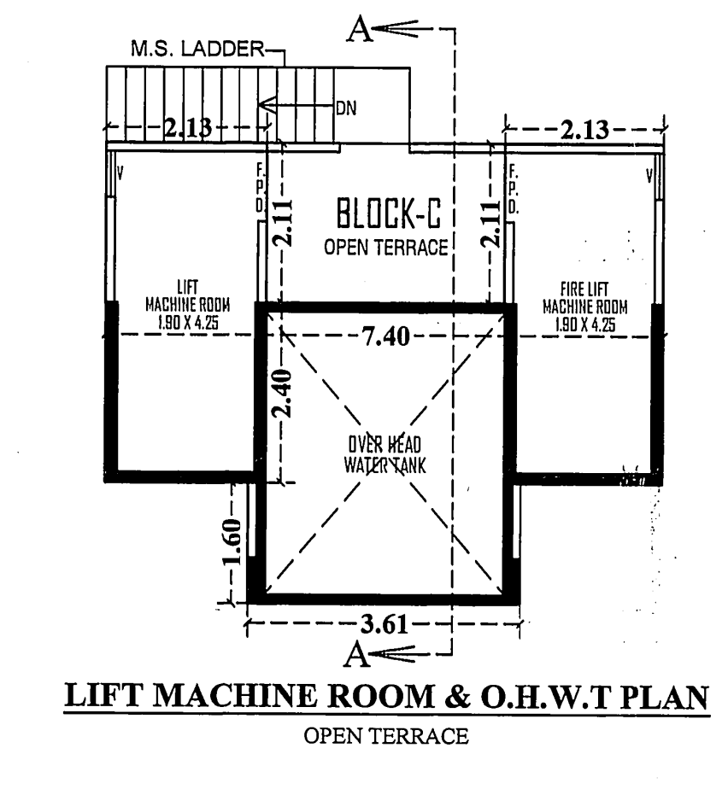

FLAT NO. 102 TO 702 UNIT B. AREA = 69.94 SQ. MTS.
FLAT NO. 103 TO 703 UNIT B. AREA = 68.44 SQ. MTS.
FLAT NO. 104 TO 704 UNIT B. AREA = 69.78 SQ. MTS.
FLAT NO. 101 TO 701 UNIT B. AREA = 70.10 SQ. MTS.
FLAT NO. 105 TO 705 UNIT B. AREA = 70.10 SQ. MTS.
BLOCK-C
FOYER
9.89 X 3.21

UNIT BUILT-UP AREA CALCULATION 1ST FLOOR TO 7TH FLOOR PLAN (BLOCK - C)

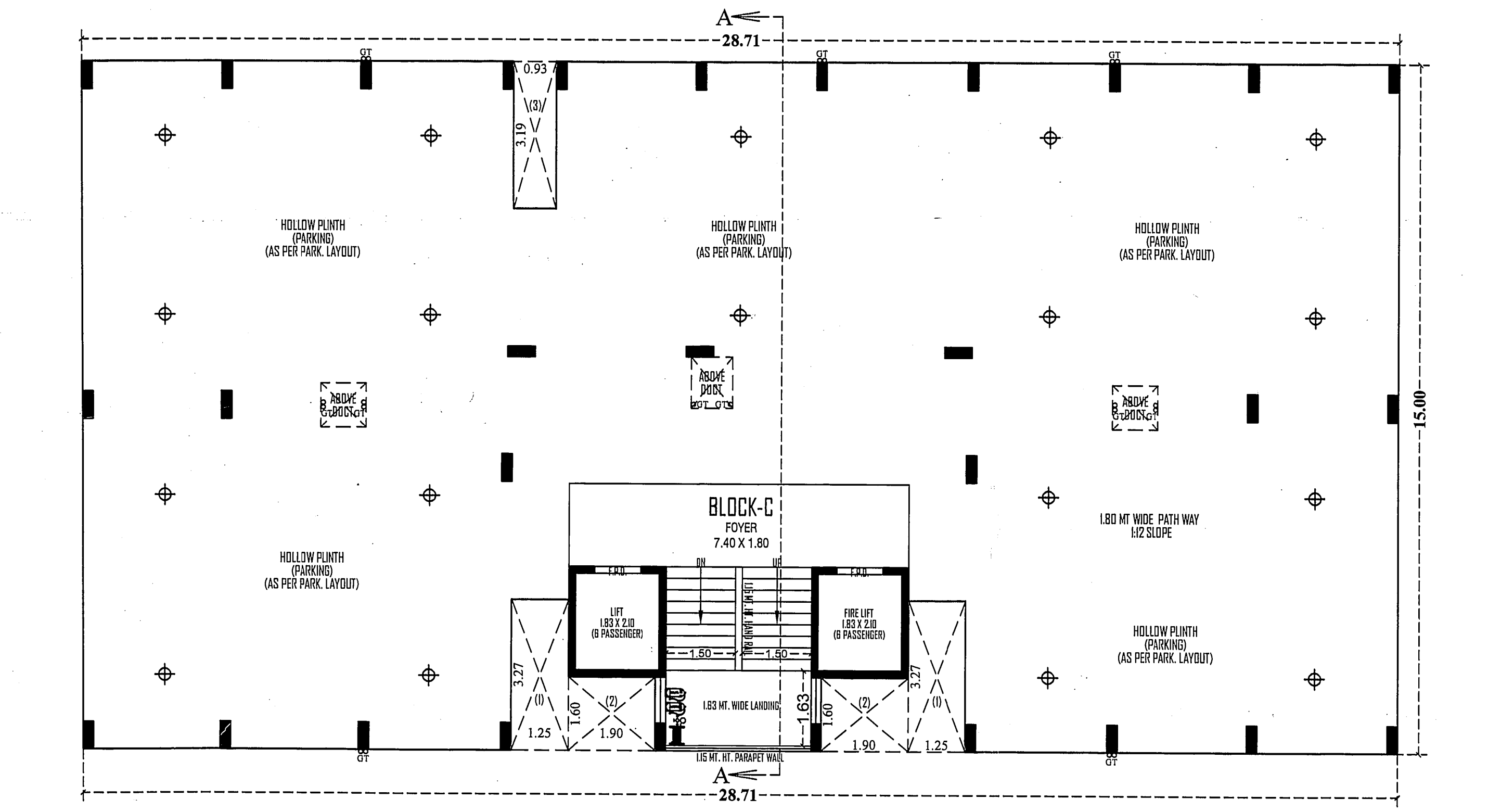

FLAT NO. 102 TO 702 CARPET AREA (RERA) = 60.50 SQ. MT.
FLAT NO. 103 TO 703 CARPET AREA (RERA) = 58.67 SQ. MT.
FLAT NO. 104 TO 704 CARPET AREA (RERA) = 60.50 SQ. MT.
FLAT NO. 101 TO 701 CARPET AREA (RERA) = 60.50 SQ. MT.
FLAT NO. 105 TO 705 CARPET AREA (RERA) = 60.50 SQ. MT.
BLOCK-C
FOYER
9.89 X 3.21

CARPET, WASH & BALCONY AREA (RERA) CALCULATION 1ST TO 7TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

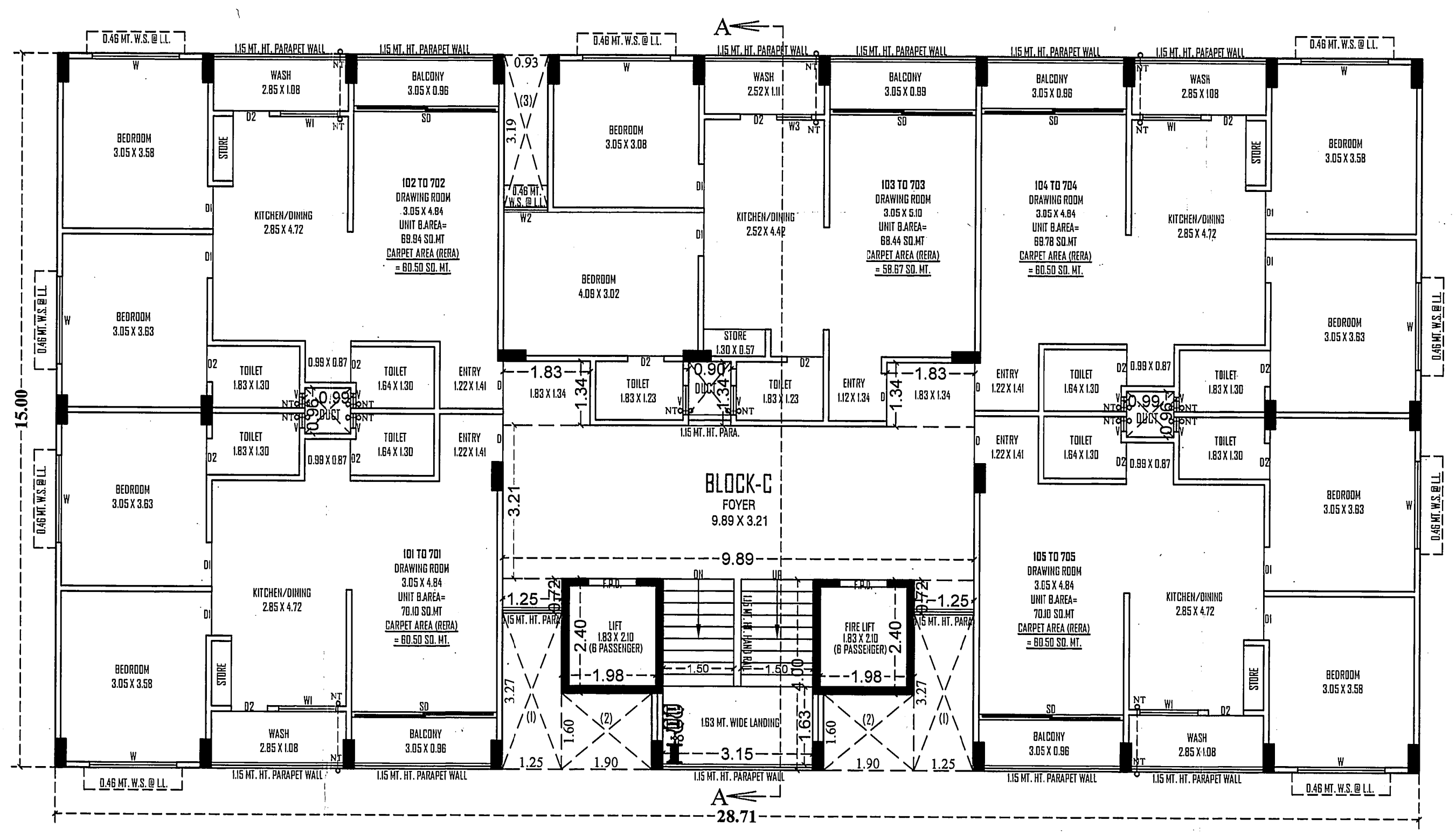

M.S. LADDER
A
2.13
BLOCK-C
OPEN TERRACE
7.40
3.61
1.60

LIFT MACHINE ROOM & O.H.W.T PLAN
OPEN TERRACE


28.71
15.00
HOLLOW PLINTH (PARKING) (AS PER PARK. LAYOUT)
BLOCK-C
FOYER
7.40 X 1.60
LIFT 1.83 X 2.10 (6 PASSENGER)
FIRE LIFT 1.83 X 2.10 (6 PASSENGER)
1.63 MT. WIDE LANDING
1.15 MT. HT. PARAPET WALL
A

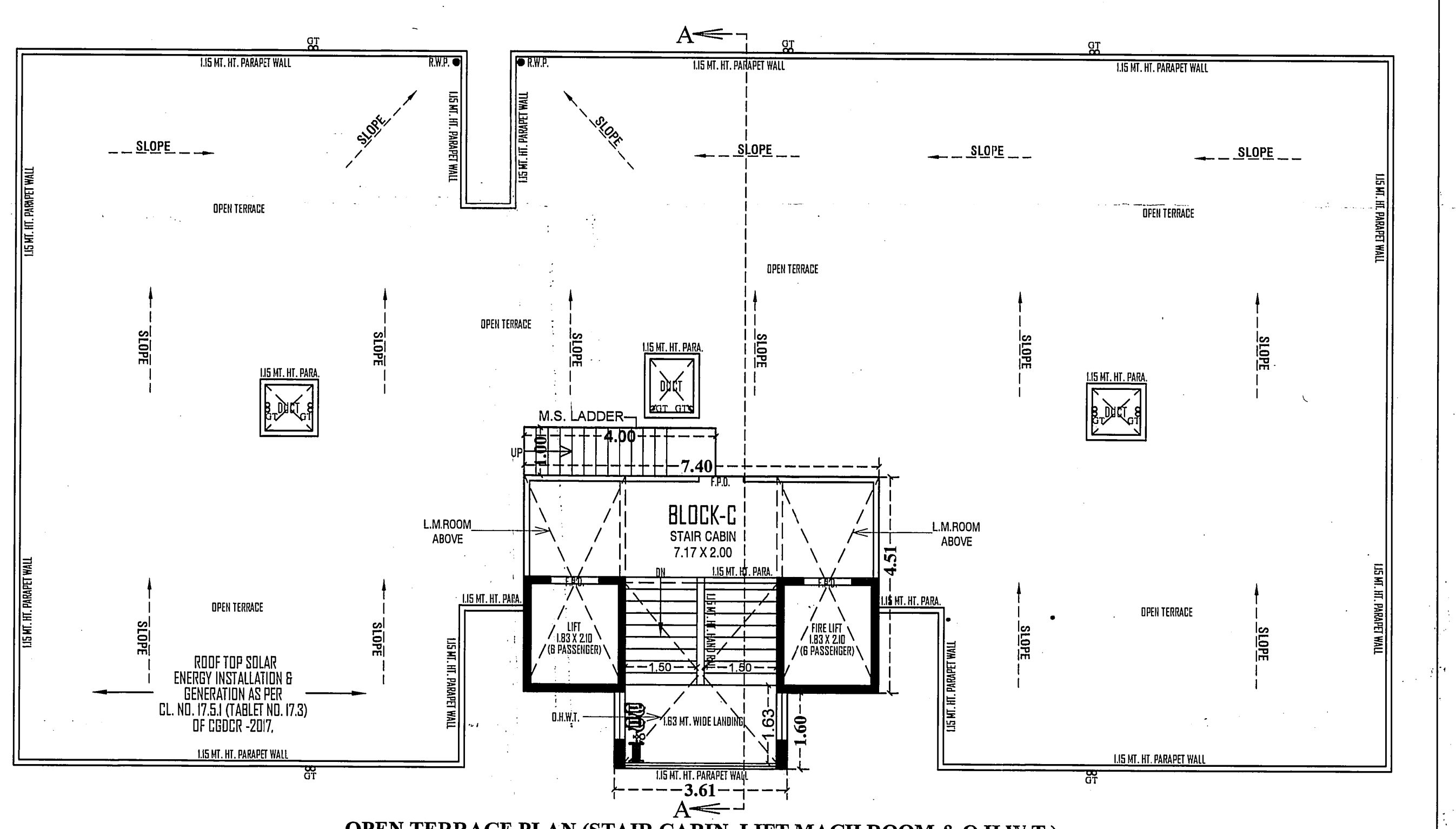
GROUND FLOOR PLAN (HOLLOW PLINTH) BLOCK:- C

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL


BEDROOM
KITCHEN/DINING
DRAWING ROOM
TOILET
WASH
BALCONY
STORE
ENTRY
BLOCK-C
FOYER
9.89 X 3.21
LIFT
FIRE LIFT
1.15 MT. HT. PARAPET WALL
28.71
15.00
A

1ST TO 7TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL


SLOPE
OPEN TERRACE
M.S. LADDER
BLOCK-C
STAIR CABIN
7.17 X 2.00
L.M.ROOM ABOVE
ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION AS PER CL. NO. 17.5.1 (TABLE NO. 17.3) OF CGDCR -2017.
7.40
4.51

OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM & O.H.W.T.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

SCRUTINIZE COPY
No 2554 Dt 08/10/20
TDO, BPSP, AMC

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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/EZ/070820/CGDCRV/A3743/R0/M1
Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03869/070820/A3743/R0/M1
Date : 19/10/2020

T.D. Sub Inspector (B.P.S.P.)
T.D. Inspector (B.P.S.P.)
Asst. T.D.O. (B.P.S.P.) 19/10/2020

AUTHORITY:-

1	**PLOT AREA**	**3356.72**
2	**PERMISSIBLE FSI**	**6042.10**
3	**PERMISSIBLE CHARGEBLE FSI**	**3021.05**
4	**MAX. PERMISSIBLE F.S.I. (2+3)**	**9063.15**
5	**TOTAL UTILISED F.S.I**	**8966.03**
6	**UTILISED CHARGEBLE F.S.I. (5-2)**	**2923.93**
7	**MAX. PERMISSIBLE F.S.I. COMMERCIAL**	**896.60**
8	**CHARGEBLE F.S.I. COMMERCIAL**	**239.94**
9	**CHARGEBLE F.S.I. RESIDENTIAL**	**2683.99**

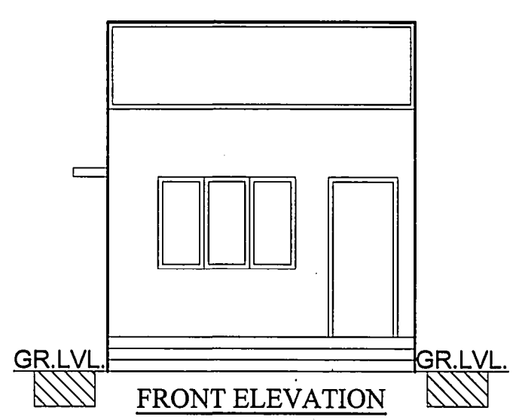
GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	19	735.77	8.21	239.94
B	Up 50 sq.mt	**0**	0	0.00	0.00
C	more then 50 and up to 66	**52**	3353.22	37.40	1093.53
D	more then 66 and up to 80	**70**	4877.04	54.39	1590.46
E	With. Aff. F.S.I. (40% slab)	**0**	0	0.00	0.00
Grand Total		**141**	8966.03	100.00	**2923.93**

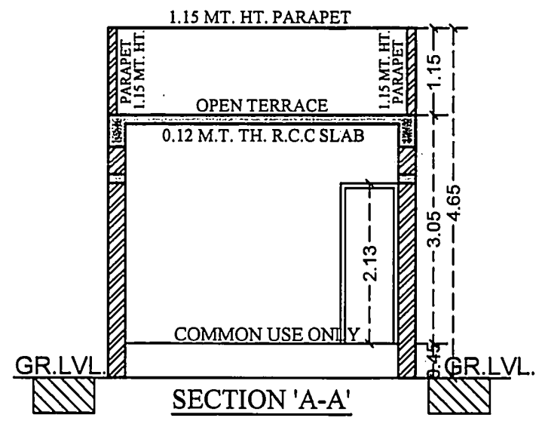
BLOCK	CONSUME F.S.I.			Prop. Charg. F.s.i. comm	Prop. Charg. F.s.i. Resi	PROP. CHARG. F.S.I.	No. Of Com. Unit	RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt				Dwelling Unit more then 66 sq.mt and up to 80 sq.mt			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.
A+B	735.77	3353.22	**4088.99**	**239.944**	**1093.53**	**1333.47**	19	52	3353.22	**100.00**	**1093.53**	0	0.00	**0.00**	**0.00**
C	0	2438.52	**2438.52**	**0**	**795.23**	**795.23**	0	0	0.00	**0.00**	**0.00**	35	2438.52	**100.00**	**795.23**
D	0	2438.52	**2438.52**	**0**	**795.23**	**795.23**	0	0	0.00	**0.00**	**0.00**	35	2438.52	**100.00**	**795.23**
E	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
F	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
G	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
TOTAL	**735.77**	**8230.26**	**8966.03**	**239.94**	**2683.99**	**2923.93**	**19**	**52**	**3353.22**		**1093.53**	**70**	**4877.04**		**1590.46**

PROP. B.AREA & F.S.I. CALC. ON GR. FL. :-
(1) 4.08 X 7.09 X 1 = 28.93 SQ. MT.
NET B.A. GR. FLOOR = 28.93 SQ. MT.

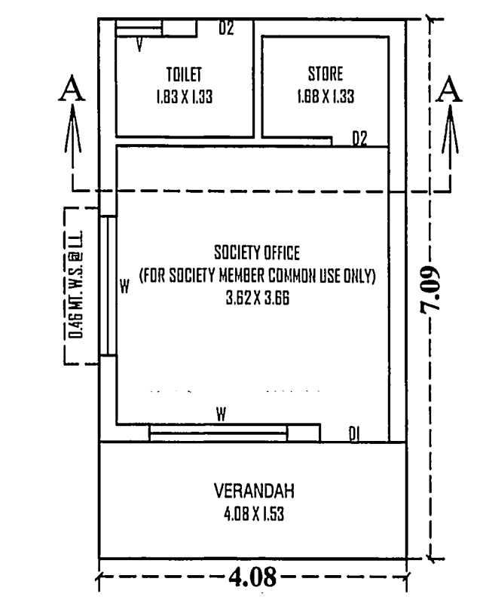
SOCIETY OFFICE
S. OFF. CARPET AREA (RERA) CALC.:-
(1) 3.62 X 5.11 = 18.50
NET CARPET AREA = 18.50



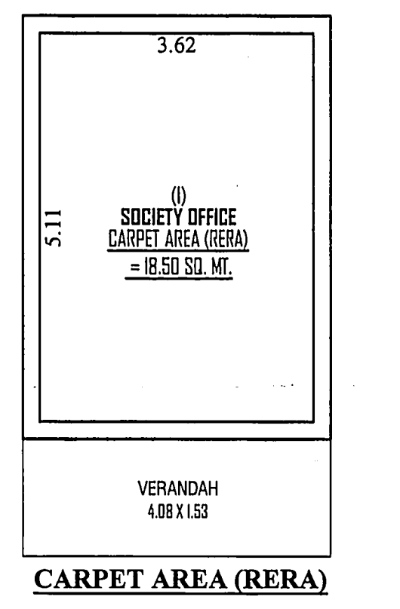
FRONT ELEVATION



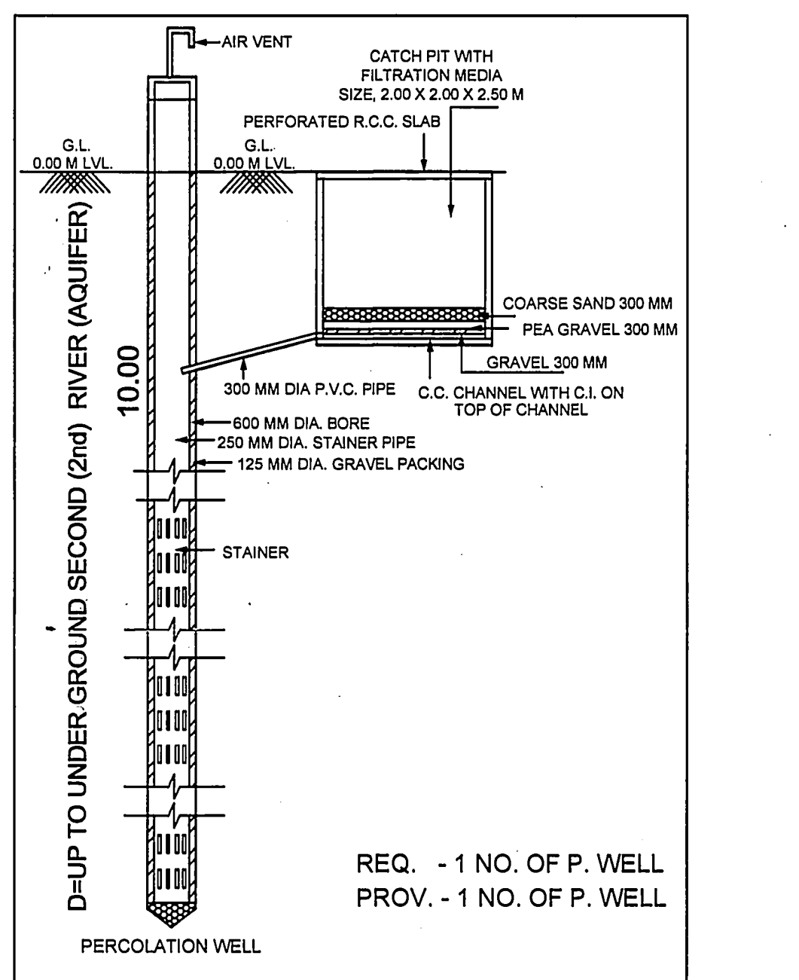
SECTION 'A-A'



GROUND FLOOR PLAN



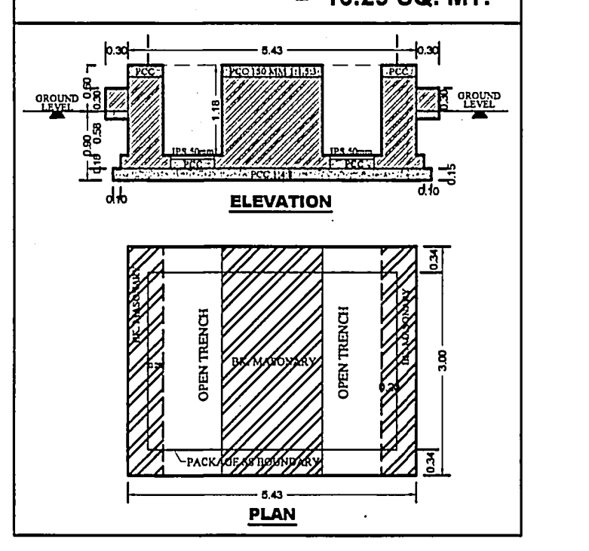
CARPET AREA (RERA) CALC. GR. FLOOR PLAN



REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

FOR BUILDING UNIT MORE THAN 1500.00 S.M. AND UP TO 4000.00 S.M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

SUB-STATION
PROP. B.AREA CALC.
GROUND FLOOR :-
5.43 X 3.00 X 1 = 16.29 SQ. MT.
NET B.AREA ON GROUND FLOOR = 16.29 SQ. MT.



COMMON PLOT AREA CALCULATION:-
NET PLOT AREA = 3356.72 SQ.MTS
REQ. COMMON PLOT @ 10% 335.67 SQ.MT.
COMMON PLOT:-
(1) 10.32 X 32.74 = 337.88 SQ.MT.
TOTAL = 337.88 SQ.MT.
NET PROV. COMMON PLOT = 337.88 SQ.MT.

REQ. PERCOLATING WELL:-
PLOT AREA:- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3356.00 / 4000.00 SQ. MTS.
= 0.84 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

TREE PLANTETION:-
PLOT AREA:- 3356.72 SQ. MTS.
200 SQ. MTS. / 5 TREE
3356.72 X 5 / 200 = 83.92 NOS
PROVI. 84 NO. TREES

PERMI. B-UP AREA CALC. IN COMMON PLOT
= 15% OF COMMON PLOT AREA ON G.F.
= 0.15 X 337.88 = 50.68 SQ.MT.
PROVIDED
(1) 4.08 X 7.09 (SOC. OFFICE) = 28.93 SQ.MT.
NET B-UP AREA IN G.F. = 28.93 SQ.MT.

SANITARY PROVISION (COMM.):-
FLOOR AREA (TOTAL):- 735.77 SQ. MTS.
4 SQ. MTS. = 1 PERSON
735.77 SQ. MTS. = 183.94 PERSON SAY 184
92 GENTS & 92 LADIES

SANITORY REQ.
MALE W.C. REQD. = 4 W.C.
FEMALE W.C. REQD. = 4 W.C.
URINAL REQD.
= 2 REQD.
PROVIDED INDIVIDUAL TOILET IN 18 NOS. OF SHOPS

COMMON REQUIRED 25%
MALE W.C. REQD. = 4 X 0.25 = 0.25 SAY 1 NO.
FEMALE W.C. REQD. = 4 X 0.25 = 0.25 SAY 1 NO.
PROVIDED W.C.=
1 MALE W.C. PROVIDED
1 FEMALE W.C. PROVIDED
1 D.P. W.C. PROVIDED

DUST-BIN PROVIDED NOTES (RESIDENCE):-
1 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPACITY SHALL BE PROVIDED FOR 8 UNIT IN MARGINAL OPEN SPACE
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 122 UNITS / 8UNITS / 1 = 15.25 NOS. REQD.
PROVIDED CONTAINER = 16 NOS.

DUST-BIN PROVIDED NOTES (COMMERCIAL):-
TOTAL FLOOR AREA FOR SHOPS = 735.71 SQ.MT.
C.B. SHALL BE PROVIDED IN MARGINAL OPEN SPACE
CONTAINER REQD. = 735.77 X 20 / 100 X 80 = 1.84 NOS.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.00 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 2 NOS.
TOTAL C.BIN PROVIDED = 16 NOS.FOR RESI.
+ 2 NOS. FOR COMM.
= 18 NOS.OF 80 LIT.CAPACITY

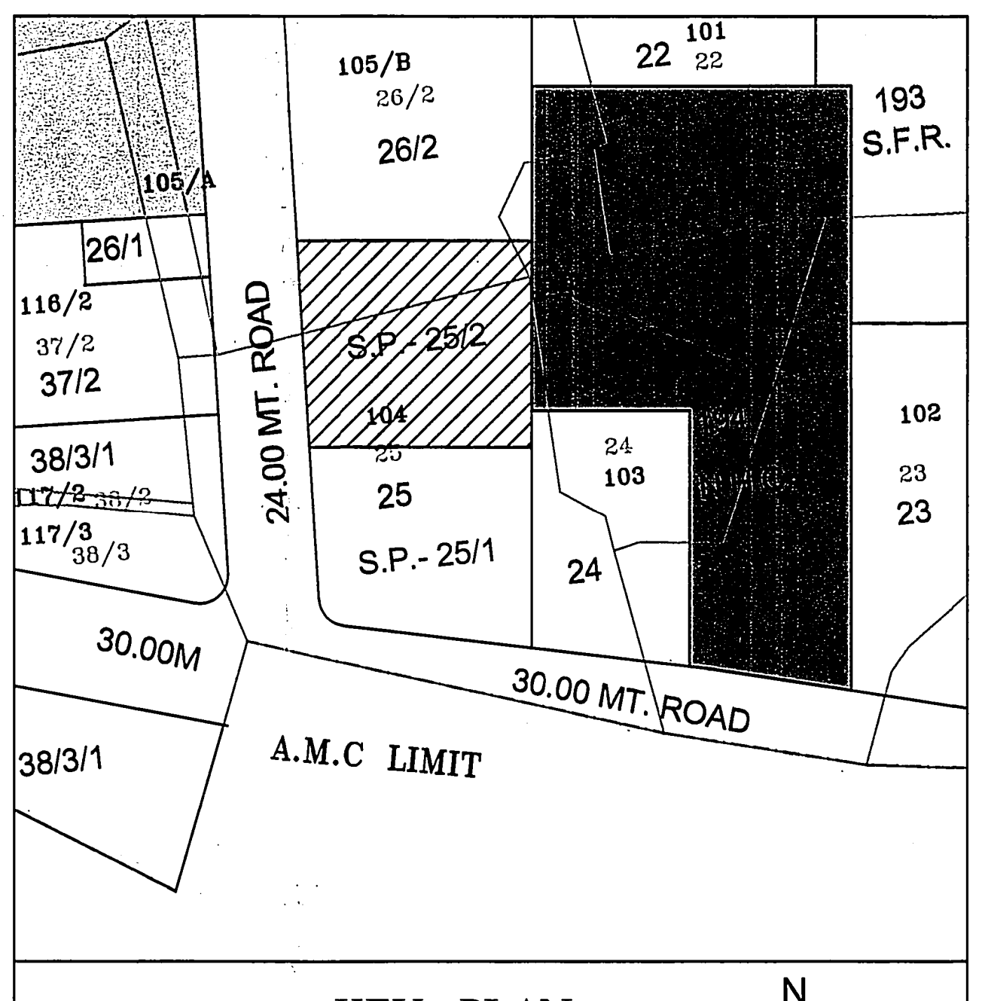
COMMERCIAL F.S.I. AREA STATEMENT

BLOCK	A+B
GROUND (S. P.)	380.70
1ST FLOOR	355.07
TOTAL	735.77

LIFT CALCULATION:-

REQ.LIFT CALCULATION
= 1 LIFT REQUIRED PER 30 UNITS
ABOVE SECOND FLOOR

BLOCK	UNITS	REQ.LIFT 6 PASSENGER	PROV.LIFT 6 PASSENGER
A+B	40	02	04
B	25	01	02
C	25	01	02



KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

BUILT UP AREA STATEMENT (IN SQ.MT.)

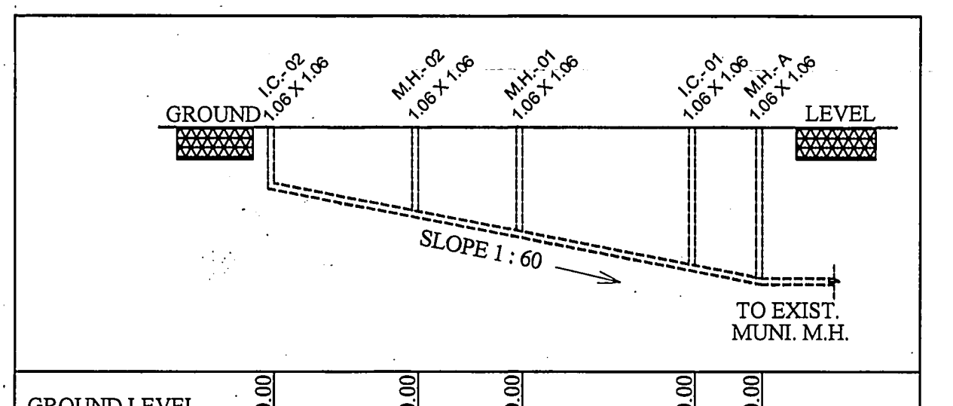
BLOCK	A+B	C	D	TOTAL
BASEMENT FL.	--	2374.61	--	2374.61
GROUND (H. P.)	334.51	413.42	413.42	1161.35
GROUND (S. P.)	399.98	--	--	399.98
SOCIETY OFFICE (G.F)	--	28.93	--	28.93
SUB-STATION (G.F.)	16.29	--	--	16.29
1ST FLOOR	729.06	413.42	413.42	1555.90
2ND FLOOR	616.50	413.42	413.42	1443.34
3RD FLOOR	616.50	413.42	413.42	1443.34
4TH FLOOR	616.50	413.42	413.42	1443.34
5TH FLOOR	616.50	413.42	413.42	1443.34
6TH FLOOR	616.50	413.42	413.42	1443.34
7TH FLOOR	616.50	413.42	413.42	1443.34
STAIR CABIN	89.87	43.15	43.15	176.17
LIFT MAC. ROOM	60.57	32.53	32.53	125.63
TOTAL	5329.28	5786.58	3383.04	14498.90

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B		C	D	TOTAL	
	COMM.	RESI.	RESI.	RESI.	COMM.	RESI.
GROUND (S. P.)	380.70	--	--	--	380.70	--
1ST FLOOR	355.07	257.94	348.36	348.36	355.07	954.66
2ND FLOOR	--	515.88	348.36	348.36	--	1212.60
3RD FLOOR	--	515.88	348.36	348.36	--	1212.60
4TH FLOOR	--	515.88	348.36	348.36	--	1212.60
5TH FLOOR	--	515.88	348.36	348.36	--	1212.60
6TH FLOOR	--	515.88	348.36	348.36	--	1212.60
7TH FLOOR	--	515.88	348.36	348.36	--	1212.60
	735.77	3353.22	--	--	735.77	8230.26
TOTAL	4088.99		2438.52	2438.52	8966.03	

TENEMENT STATEMENT

FLOOR	USE	EQUITY TENEMENT					
BLOCK		A+B		C	D	TOTAL	
		COM.	RESI.	RESI.	RESI.	COM.	RESI.
GROUND (H. P.)	PARK.	--	--	--	--	--	--
GROUND (S. P.)	SHOP	12	--	--	--	12	--
1ST FLOOR	RESI/OFF.	07	04	05	05	07	14
2ND FLOOR	RESI	--	08	05	05	--	18
3RD FLOOR	RESI	--	08	05	05	--	18
4TH FLOOR	RESI	--	08	05	05	--	18
5TH FLOOR	RESI	--	08	05	05	--	18
6TH FLOOR	RESI	--	08	05	05	--	18
7TH FLOOR	RESI	--	08	05	05	--	18
TOTAL	SHOP/RESI	19	52	35	35	19	122



GROUND LEVEL	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	09.18	06.55	11.04	04.07
CUTTING	0.75	1.12	1.39	1.84	2.01
INVERT LEVEL	29.25	28.88	28.61	28.16	27.99

DRAINAGE SECTION
SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

GENERAL 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 space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the Indian standards
- Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017
- Pedesttrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017
- letter box for each unit shall be provided at ground floor level for each unit.
- Water tank for fire safety requirement provided as per chapter no. 13.11 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- The structure of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

2. FIRE LIFT :

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

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
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.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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

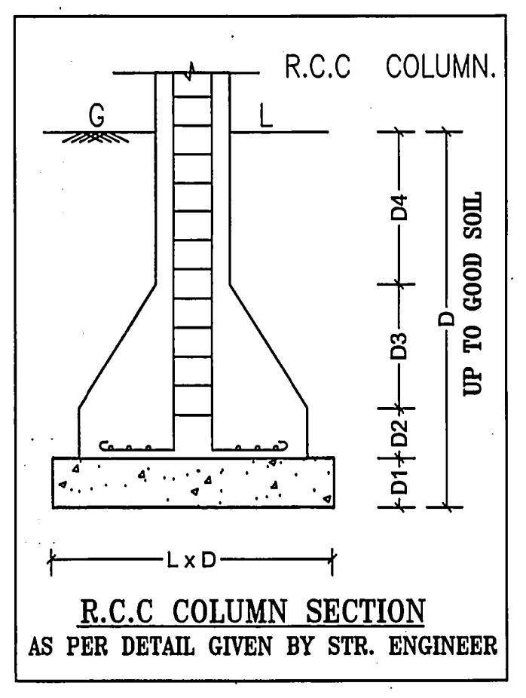
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

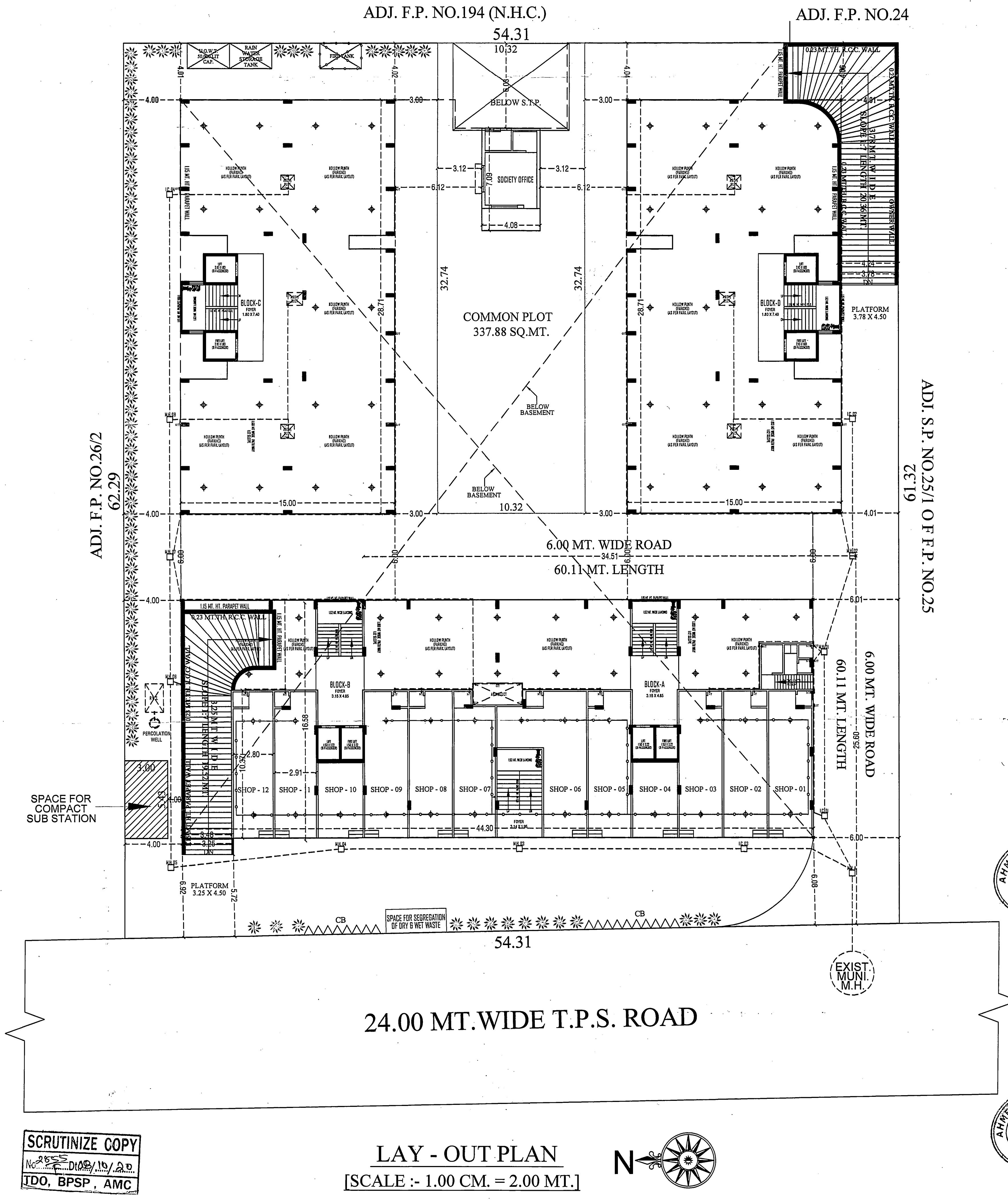
After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active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

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1	───	FIRE HYDRANT SYSTEM PIPE MAIN
2	─○─ SH	SINGLE HANDED HYDRANT VALVE
3	─▷◁─	SLUICE VALVE
4	─▷─	NON RETURN VALVE
5		LANDING HYDRANT VALVE
6	☒	FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10	R D	RISE OR DROP
11		REDUCER
12	─○─	COURT YARD HYDRANT VALVE
13		SPRINKLERED



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER



LAY - OUT PLAN
[SCALE :- 1.00 CM. = 2.00 MT.]

SCRUTINIZE COPY
No. 2 Dt 19/10/20
IDO, BPSP, AMC

RESIDENTIAL AFFORDABLE HOUSING PROJECT (BLOCK-D) SHEET NO.:- 1/7

LAYOUT PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 25/2 OF F.P. NO. 25 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT. LAYOUT PLAN

ZONE:- RESIDENTIAL-1 (R1)

USE:- RESIDENCE + COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO. 25/2 AS PER APPROVED PLAN	3356.72
REQ.COMMON PLOT @ 10%	335.67
PROV.COMMON PLOT AREA	337.88

AREA TABLE	SQ.MTS.
PLOT AREA	3356.72
PERMI. F.S.I - (1:80 X 3356.72)	6042.10
CHARGEABLE F.S.I. (0.90 X 3356.72)	3021.05
MAX. PERMI. F.S.I. (6042.10+3021.05)	9063.15
TOTAL UTILIZED F.S.I.	8966.03
CHARGABLE F.S.I.	2923.93

COLOUR NOTES:-

F. P. BOUNDARY	▭	ROAD	▭
PROP. WORK	▭	PERCOLATION WELL	P.W.
PROP. DRAIN-LINE	╌	COM.BIN.	△
COMMON PLOT	▭	TREE	❋
BASEMENT LINE	╌	SPRINKLER	⊕

OWNER:-

KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.

ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.

COW:-

ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930

DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342181020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.

STR. ENGINEER:-

AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130

S.O.R.:-

(27) ઈલે.સબ સ્ટેશન ની લોકેશન, માપ અંગે તા.5/9/2020 થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(28) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો)-અધિનિયમ-૧૯૯૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરુ કરવાના 30 દિવસ પહેલાં સેક્શન હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાનાં 60 દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.
(29)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.7/10/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(30) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.7/10/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન
(31) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(32) સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.23/6/2020 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૨૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ મુકવાની શરતે.

- બાંધકામની સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરીપત્રો તથા શરતોને આધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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.

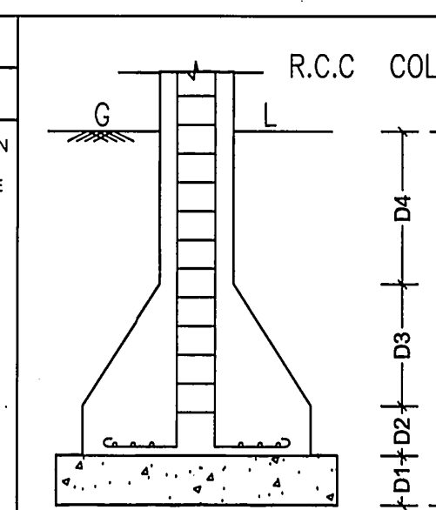
Ahmedabad Municipal Corporation
Case No. : BLNTS/EZ/070820/CGDCRV/A3744/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03870/070820/A3744/R0/M1
Date : 19/10/2020

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.) 19/10/2020	Asst. T.D.O. (B.P.S.P.) 19/10/2020

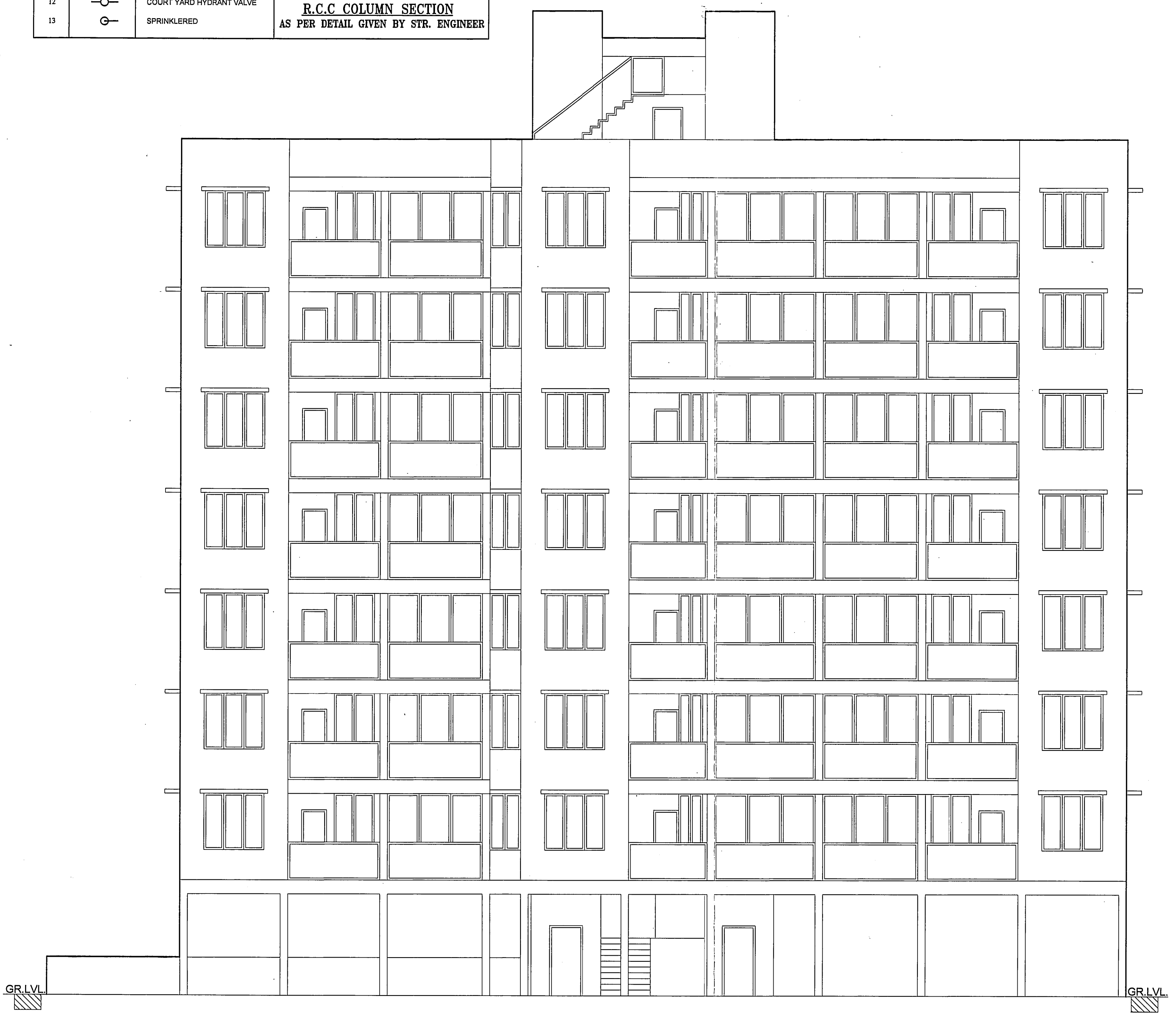
AUTHORITY:-

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

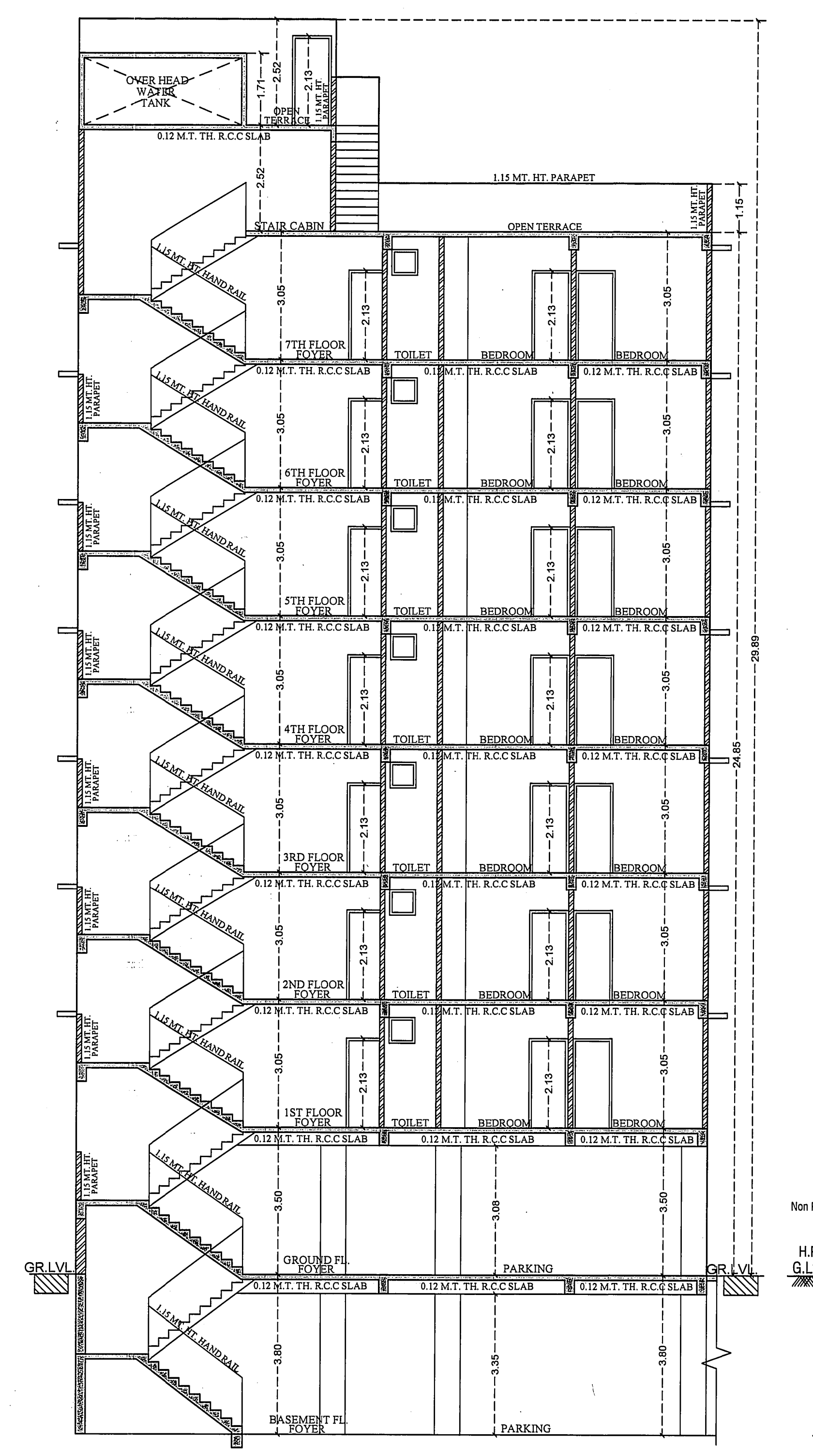
FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRIPTION
1	—	FIRE HYDRANT SYSTEM PIPE MAIN
2	—○— SH	SINGLE HANDED HYDRANT VALVE
3	⋈	SLUICE VALVE
4	▷	NON RETURN VALVE
5		LANDING HYDRANT VALVE
6	⊠	FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10	R D	RISE OR DROP
11		REDUCER
12	—○—	COURT YARD HYDRANT VALVE
13	⊖	SPRINKLERED



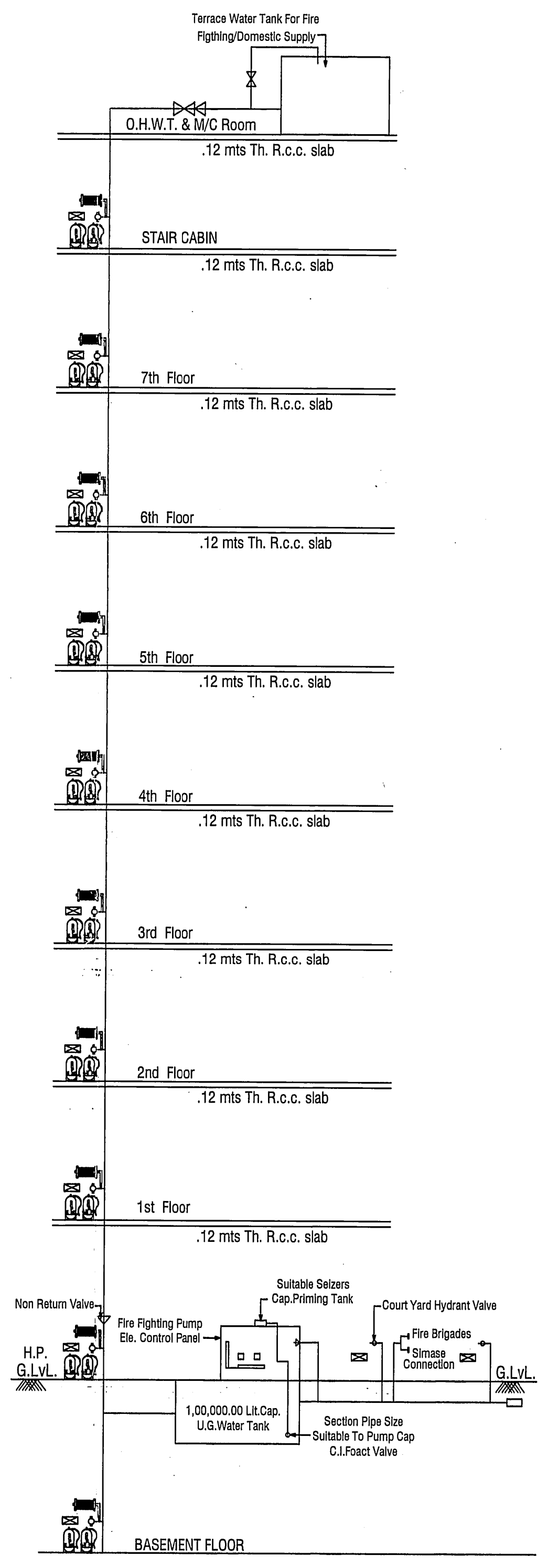
R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER



FRONT ELEVATION



SECTION 'A-A'


Terrace Water Tank For Fire Fighting/Domestic Supply
O.H.W.T. & M/C Room
STAIR CABIN
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
.12 mts Th. R.c.c. slab
Non Return Valve
Fire Fighting Pump Ele. Control Panel
Suitable Seizers Cap.Priming Tank
Court Yard Hydrant Valve
Fire Brigades Simase Connection
H.P.
G.Lvl.
1,00,000.00 Lit.Cap. U.G.Water Tank
Section Pipe Size Suitable To Pump Cap. C.I.Foect Valve
BASEMENT FLOOR

GENERAL 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 space and margin.
- * The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- * It is certify that according to CGDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- * It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the indian standards
- * Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017
- * Pedesttrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- * Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- * Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017
- * letter box for each unit shall be provided at ground floor level for each unit.
- * Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- * Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- * Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- * Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- * Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- * Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- * The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- * The structure of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
- * Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- * Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- * Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- * Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- * Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- * Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- * Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- * Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- * The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- * Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

2. FIRE LIFT :

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

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
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.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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 SHOWROOM 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.

RESIDENCE						
FLOOR	UNIT NO.	UNIT BUILT-UP AREA	F.S.I. AREA BUILT-UP AREA	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)
BLOCK:- D						
1ST FLOOR	101	70.10	348.36	60.50	2.93	3.08
	102	69.78		60.50	2.93	3.08
	103	68.44		58.67	3.02	2.79
	104	69.94		60.50	2.93	3.08
	105	70.10		60.50	2.93	3.08
2ND FLOOR	201	70.10	348.36	60.50	2.93	3.08
	202	69.78		60.50	2.93	3.08
	203	68.44		58.67	3.02	2.79
	204	69.94		60.50	2.93	3.08
	205	70.10		60.50	2.93	3.08
3RD FLOOR	301	70.10	348.36	60.50	2.93	3.08
	302	69.78		60.50	2.93	3.08
	303	68.44		58.67	3.02	2.79
	304	69.94		60.50	2.93	3.08
	305	70.10		60.50	2.93	3.08
4TH FLOOR	401	70.10	348.36	60.50	2.93	3.08
	402	69.78		60.50	2.93	3.08
	403	68.44		58.67	3.02	2.79
	404	69.94		60.50	2.93	3.08
	405	70.10		60.50	2.93	3.08
5TH FLOOR	501	70.10	348.36	60.50	2.93	3.08
	502	69.78		60.50	2.93	3.08
	503	68.44		58.67	3.02	2.79
	504	69.94		60.50	2.93	3.08
	505	70.10		60.50	2.93	3.08
6TH FLOOR	601	70.10	348.36	60.50	2.93	3.08
	602	69.78		60.50	2.93	3.08
	603	68.44		58.67	3.02	2.79
	604	69.94		60.50	2.93	3.08
	605	70.10		60.50	2.93	3.08
7TH FLOOR	701	70.10	348.36	60.50	2.93	3.08
	702	69.78		60.50	2.93	3.08
	703	68.44		58.67	3.02	2.79
	704	69.94		60.50	2.93	3.08
	705	70.10		60.50	2.93	3.08
TOTAL			2438.52	2104.69	103.18	105.77

RESIDENTIAL AFFORDABLE HOUSING PROJECT
TYPICAL FL., OPEN TERR., ELEVATION & SECTION PLAN

SHEET NO.:- 6/7

PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 02 OF F.P. NO. 25/2 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT.

BLOCK:- D

ZONE:- RESIDENTIAL-1 (R1)

USE:- RESIDENCE (RESIDENTIAL AFFORDABLE HOUSING)

B.AREA TABLE	SQ. MTS.
PROP. B.AREA ON GROUND FL.(HOLLOW PLINTH)	= 413.42 SQ. MTS
PROP. B.AREA ON 1 ST FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 2 ND FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 3 RD FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 4 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 5 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 6 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON 7 TH FLOOR	= 413.42 SQ. MTS
PROP. B.AREA ON STAIR CABIN	= 43.15 SQ. MTS
PROP. B.AREA ON LIFT RM.	= 32.53 SQ. MTS
PROP. B.AREA TOTAL	= 3383.04 SQ. MTS

F.S.I. AREA TABLE	SQ. MTS.
F.S.I. ON 1 ST FLOOR	= 348.36 SQ. MTS
F.S.I. ON 2 ND FLOOR	= 348.36 SQ. MTS
F.S.I. ON 3 RD FLOOR	= 348.36 SQ. MTS
F.S.I. ON 4 TH FLOOR	= 348.36 SQ. MTS
F.S.I. ON 5 TH FLOOR	= 348.36 SQ. MTS
F.S.I. ON 6 TH FLOOR	= 348.36 SQ. MTS
F.S.I. ON 7 TH FLOOR	= 348.36 SQ. MTS
TOTAL F.S.I. AREA	= 2438.52 SQ. MTS

SCHEDULE OF DOOR & WINDOW
ALL WINDOW PROTECTED BY SAFETY GRILL

DOOR	WINDOW / VENT
D = 1.00 X 2.13	W1 = 1.22 X 1.56
D1 = 0.92 X 2.13	W2 = 0.93 X 1.71
D2 = 0.76 X 2.13	W3 = 0.73 X 1.56
SD = 3.05 X 2.63	V = 0.61 X 0.61
W = 1.83 X 1.71	G = OPEN GAP

R.C.C. STAIR DETAILS

WIDTH	:-	1.50 MT.
TREAD	:-	0.25 MT.
RISER	:-	0.16 MT.
GAP BETWEEN BALUSTER	:-	0.15 MT.

COLOUR NOTE :

PROP. WORK	▭
PROP. DRAINAGE	▭

RERA CALCULATION COLOUR NOTE:-

WASH & BALCONY	▨
NET CARPET AREA LINE (RERA)	▭
EXTERNAL BOUNDARY LINE	▭

LIFT DETAIL

MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

OWNER:-

PROP. B. AREA CALC. TYPICAL FLOOR:-
(GR. FL. TO 7TH FL.)
(1) 28.71 X 15.00 X 1 = 430.65 SQ. MT.
LESS:-
(1) 1.25 X 3.27 X 2 = 08.18
(2) 1.90 X 1.60 X 2 = 06.08
(3) 0.93 X 3.19 X 1 = 02.97
TOTAL = 17.23 SQ. MT.
NET B-UP AREA TYPICAL FLOOR:-
GR. FL. TO 7TH FL. = 413.42 SQ. MT.

PROP. B. AREA CALC. ON STAIR CABIN:-
(1) 3.61 X 1.60 X 1 = 05.78 SQ. MT.
(2) 7.40 X 4.51 X 1 = 33.37 SQ. MT.
(3) 4.00 X 1.00 X 1 = 04.00 SQ. MT.
TOTAL = 43.15 SQ. MT.
NET B-UP AREA ON STAIR CABIN:-
= 43.15 SQ. MT.

PROP. B-UP AREA CALCULATION ON LIFT MACHINE ROOM & O.H.W.T.:-
(1) 3.61 X 1.60 X 1 = 05.78 SQ. MT.
(2) 7.40 X 2.40 X 1 = 17.76 SQ. MT.
(3) 2.13 X 2.11 X 2 = 08.99 SQ. MT.
TOTAL = 32.53 SQ. MT.
NET B-UP AREA ON LIFT MACHINE ROOM & O.H.W.T.:-
= 32.53 SQ. MT.

BLOCK:- D
UNIT BUILT-UP AREA CALCULATION

FLAT NO. 101,201,301,401,501,601,701
FLAT NO. 105,205,305,405,505,605,705
(1) 5.22 X 7.50 = 39.15
(2) 0.99 X 7.02 = 06.95
(3) 3.20 X 7.50 = 24.00
NET BUILT-UP AREA = 70.10

FLAT NO. 102,202,302,402,502,602,702
(1) 5.22 X 7.50 = 39.15
(2) 0.99 X 7.02 = 06.95
(3) 3.15 X 6.44 = 20.29
(4) 3.20 X 1.06 = 03.39
NET BUILT-UP AREA = 69.78

FLAT NO. 103,203,303,403,503,603,703
(1) 09.02 X 3.19 = 28.77
(2) 10.01 X 3.25 = 32.53
(3) 02.06 X 1.34 = 02.76
(4) 03.27 X 1.34 = 04.38
NET BUILT-UP AREA = 68.44

FLAT NO. 104,204,304,404,504,604,704
(1) 5.22 X 7.50 = 39.15
(2) 0.99 X 7.02 = 06.95
(3) 3.20 X 3.19 = 10.21
(4) 3.15 X 3.25 = 10.24
(5) 3.20 X 1.06 = 03.39
NET BUILT-UP AREA = 69.94

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

FLAT NO. 101,201,301,401,501,601,701
FLAT NO. 102,202,302,402,502,602,702
FLAT NO. 104,204,304,404,504,604,704
FLAT NO. 105,205,305,405,505,605,705
(1) 3.16 X 1.08 = 03.41
(2) 4.99 X 6.25 = 31.19
(3) 1.03 X 5.71 = 05.88
(4) 3.16 X 5.83 = 18.42
(5) 2.97 X 0.54 = 01.60
NET CARPET AREA = 60.50
BALCONY 3.05 X 0.96 = 02.93
WASH 2.85 X 1.08 = 03.08
TOTAL WASH & BALC. = 06.01

FLAT NO. 103,203,303,403,503,603,703
(1) 3.16 X 1.11 = 03.51
(2) 5.68 X 2.08 = 11.81
(3) 6.72 X 3.02 = 20.29
(4) 1.83 X 1.34 = 02.42
(5) 3.05 X 1.34 = 04.09
(6) 3.17 X 5.22 = 16.55
NET CARPET AREA = 58.67
BALCONY 3.05 X 0.99 = 03.02
WASH 2.51 X 1.11 = 02.79
TOTAL WASH & BALC. = 05.81

UNITS CALCULATION		
FLOOR	USE	EQUITY TENA.
BLOCK		D
		RESI.
GROUND (S. P.)	RESI	--
1ST FLOOR	RESI	05
2ND FLOOR	RESI	05
3RD FLOOR	RESI	05
4TH FLOOR	RESI	05
5TH FLOOR	RESI	05
6TH FLOOR	RESI	05
7TH FLOOR	RESI	05
TOTAL	RESI	35

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.7/10/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN)(AS PER NOTIFICATION ON DT.3/10/2019) FOR RESIDENTIAL AND COMMERCIAL BUILDING (MIX) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 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.

(9) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:-LTS/EZ/290720/CGDCRV/A3699/M1, ON DT.4/8/2020 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:-12/2/2020, REF.NO.TPS/NO.119(NIKOL)/CASE NO.-47/344 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-796, ON DT.20/3/2020

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.),LETTER NO.-128, DT.22/6/2020

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., E.Z.) ON DT.24/1/2020 AND AS PER 2020-2021 YEAR PROPERTY TAX RECEIPT

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-7/10/2020

(15)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/1/2020; REF.NOC ID NO.AHME/WEST/B/011020/438086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-30/3/2019, ORDER NO.:-1278/07/14/004/2019 BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.13/7/2020(LETTER NO.-OPN322313072020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(21) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.7/10/2020

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

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

(24) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 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:- 15/10/2020

(26) (A) - TOTAL PARKING AREA (2918.09) SQ:MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQURIED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE,OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.

ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.

COW:-

ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930

DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342181020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.

STR. ENGINEER:-

Ajay Padshala

AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130

S.O.R.:-

(27) ઈલે.સબ સ્ટેશન ના લોકેશન, માપ અંગે તા.5/9/2020 થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

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

(29)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.7/10/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(30) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.7/10/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન

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

(32)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ [illegible] કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.23/6/2020 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક શ્રી, પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મૂકવાની શરતે.

- બાંધકામની સ્ટ્રકચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો.ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/બાંહેધરી" પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે છે તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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

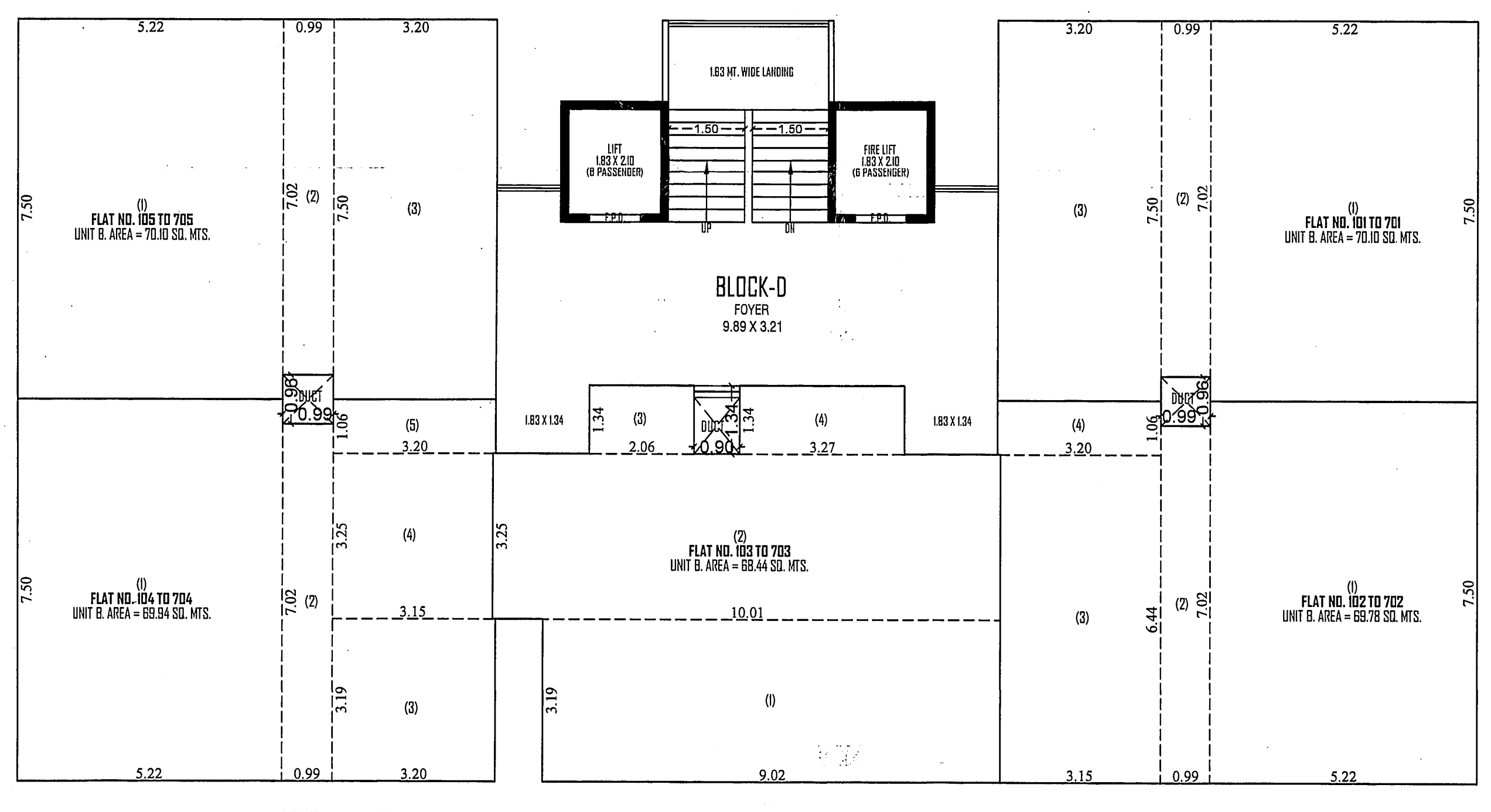
Ahmedabad Municipal Corporation
Case No. : BLNTS/EZ/070820/CGDCRV/A3744/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03870/070820/A3744/R0/M1
Date : 19/10/2020

19/10/2020

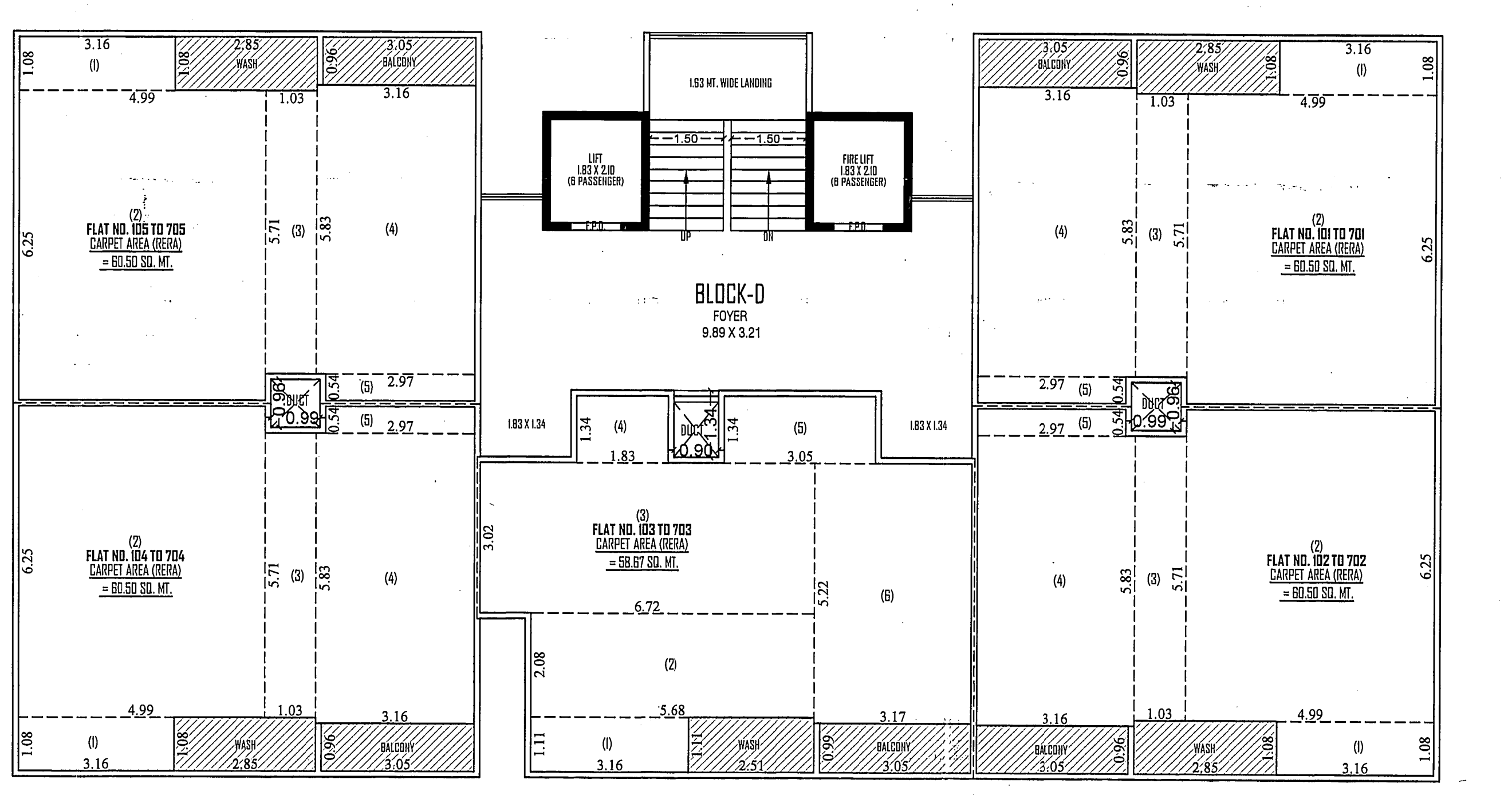
19/10/2020

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

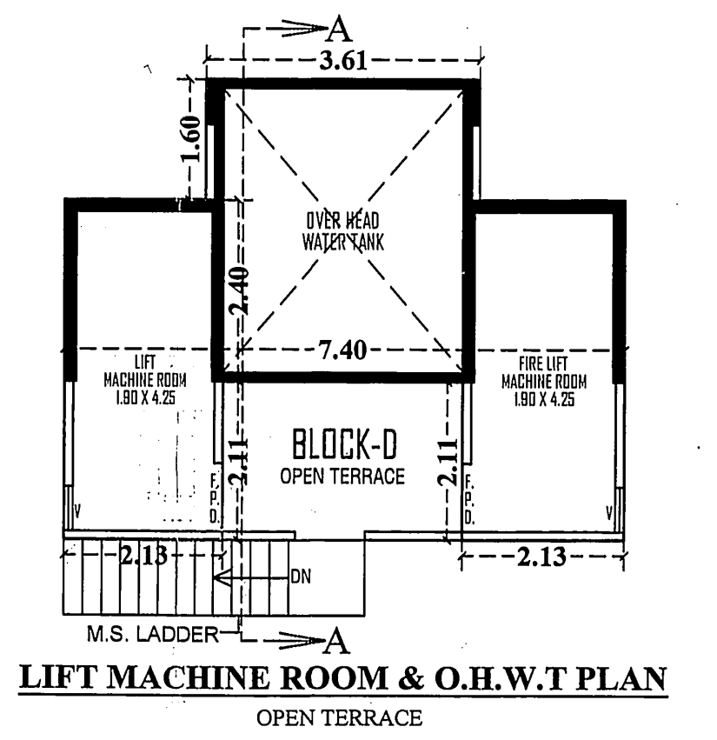
AUTHORITY:-


BLOCK-D
FOYER
9.89 X 3.21
FLAT NO. 101 TO 701 UNIT B. AREA = 70.10 SQ. MTS.
FLAT NO. 102 TO 702
FLAT NO. 103 TO 703 UNIT B. AREA = 68.44 SQ. MTS.
FLAT NO. 104 TO 704 UNIT B. AREA = 69.94 SQ. MTS.
FLAT NO. 105 TO 705
LIFT
FIRE LIFT

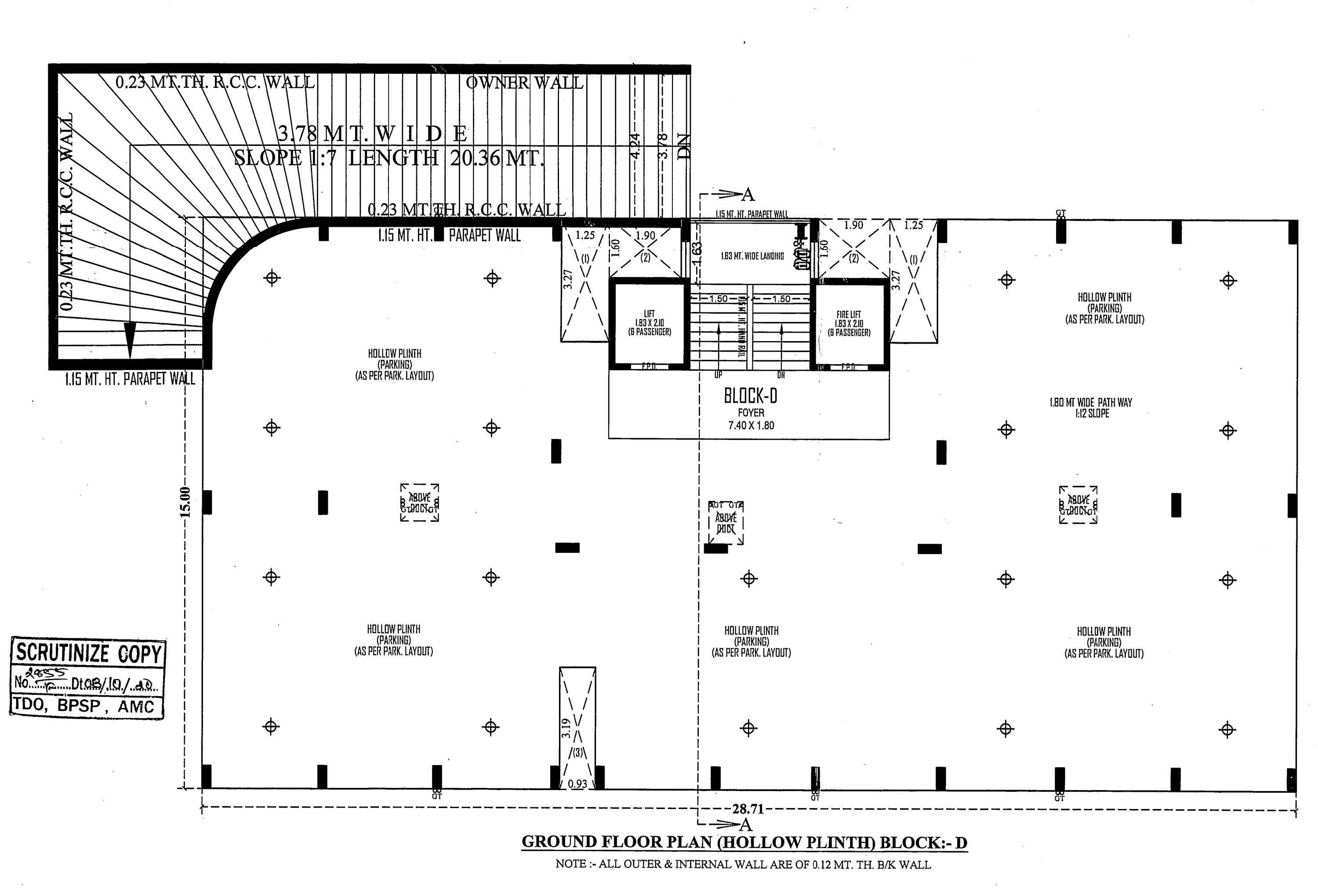
UNIT BUILT-UP AREA CALCULATION 1ST FLOOR TO 7TH FLOOR PLAN (BLOCK - D)


BLOCK-D
FOYER
9.89 X 3.21
CARPET AREA (RERA) = 60.50 SQ. MT.
CARPET AREA (RERA) = 58.67 SQ. MT.

CARPET, WASH & BALCONY AREA (RERA) CALCULATION 1ST TO 7TH FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

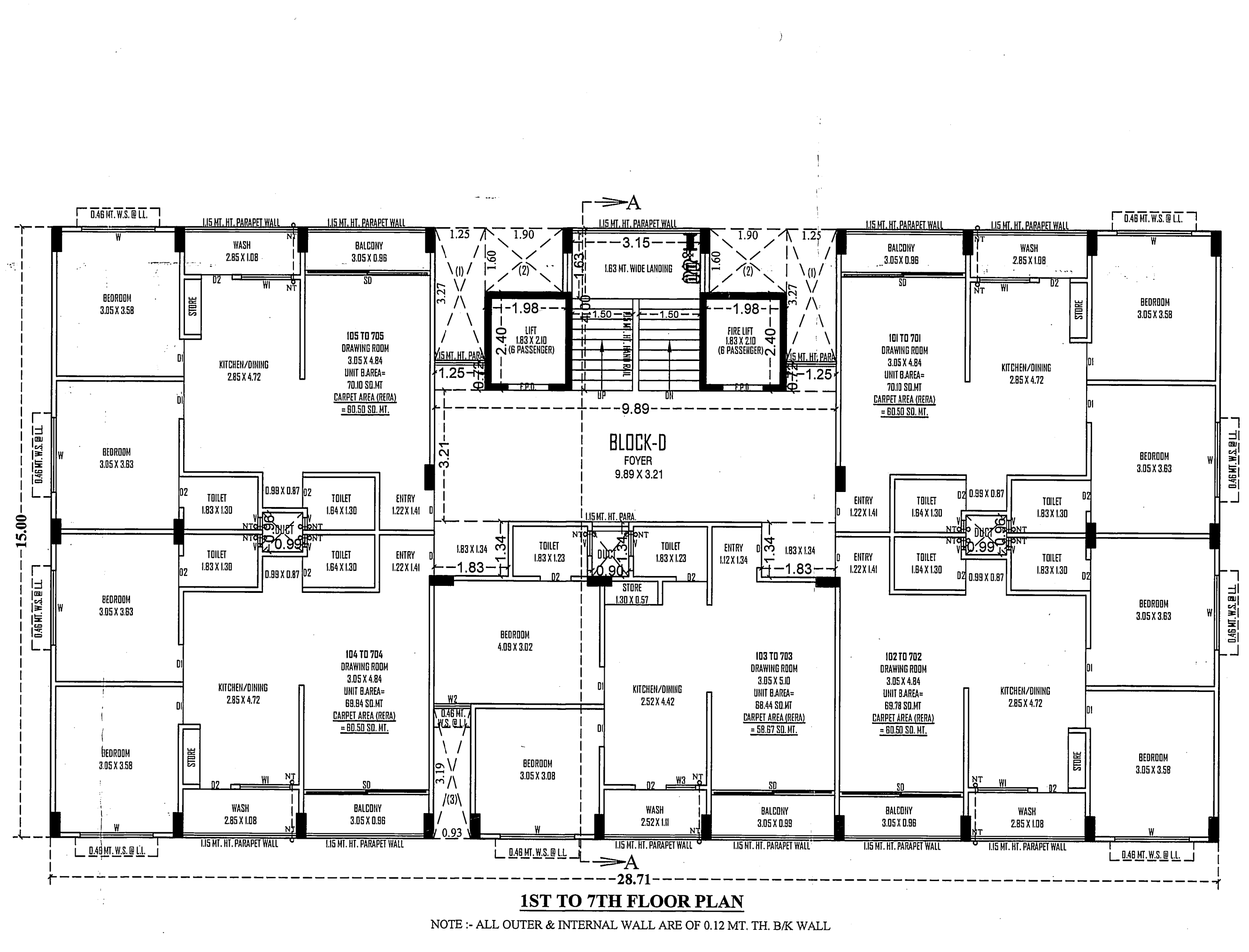


LIFT MACHINE ROOM & O.H.W.T PLAN
OPEN TERRACE

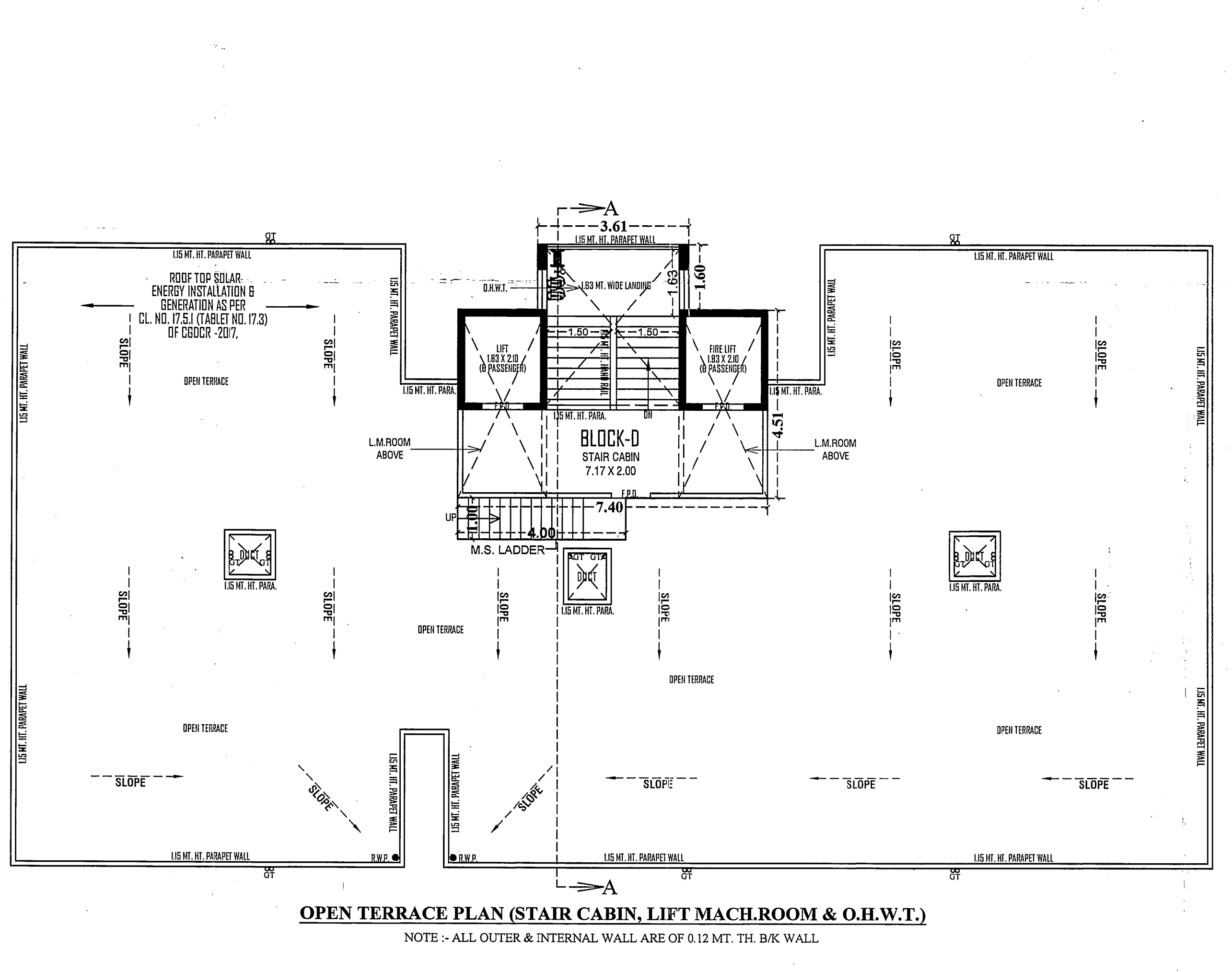

0.23 MT.TH. R.C.C. WALL
OWNER WALL
3.78 MT. WIDE
SLOPE 1:7 LENGTH 20.36 MT.
0.23 MT.TH. R.C.C. WALL
1.15 MT. HT. PARAPET WALL
BLOCK-D
FOYER
7.40 X 1.80
HOLLOW PLINTH (PARKING) (AS PER PARK. LAYOUT)
1.80 MT. WIDE PATH WAY 1:12 SLOPE
LIFT
FIRE LIFT
15.00
28.71
A

SCRUTINIZE COPY
No. D108/30/46
TDO, BPSP, AMC

GROUND FLOOR PLAN (HOLLOW PLINTH) BLOCK:- D
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL



1ST TO 7TH FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL


A
3.61
BLOCK-D
STAIR CABIN
7.17 X 2.00
L.M.ROOM ABOVE
M.S. LADDER
7.40
4.51
OPEN TERRACE
ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION AS PER CL. NO. 17.5.1 (TABLE NO. 17.3) OF CGDCR - 2017.
SLOPE
1.15 MT. HT. PARAPET WALL

OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM & O.H.W.T.)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.12 MT. TH. B/K WALL

1	**PLOT AREA**	**3356.72**
2	**PERMISSIBLE FSI**	**6042.10**
3	**PERMISSIBLE CHARGEBLE FSI**	**3021.05**
4	**MAX. PERMISSIBLE F.S.I. (2+3)**	**9063.15**
5	**TOTAL UTILISED F.S.I**	**8966.03**
6	**UTILISED CHARGEBLE F.S.I. (5-2)**	**2923.93**
7	**MAX. PERMISSIBLE F.S.I. COMMERCIAL**	**896.60**
8	**CHARGEBLE F.S.I. COMMERCIAL**	**239.94**
9	**CHARGEBLE F.S.I. RESIDENTIAL**	**2683.99**

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	19	735.77	8.21	239.94
B	Up 50 sq.mt	**0**	0	0.00	0.00
C	more then 50 and up to 66	**52**	3353.22	37.40	1093.53
D	more then 66 and up to 80	**70**	4877.04	54.39	1590.46
E	With. Aff. F.S.I. (40% slab)	**0**	0	0.00	0.00
Grand Total		**141**	8966.03	100.00	**2923.93**

BLOCK	CONSUME F.S.I.			Prop. Charg. F.s.i. comm	Prop. Charg. F.s.i. Resi	PROP. CHARG. F.S.I.	No. Of Com. Unit	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			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.
A+B	735.77	3353.22	**4088.99**	**239.944**	**1093.53**	**1333.47**	19	52	3353.22	**100.00**	**1093.53**	0	0.00	**0.00**	**0.00**
C	0	2438.52	**2438.52**	**0**	**795.23**	**795.23**	0	0	0.00	**0.00**	**0.00**	35	2438.52	**100.00**	**795.23**
D	0	2438.52	**2438.52**	**0**	**795.23**	**795.23**	0	0	0.00	**0.00**	**0.00**	35	2438.52	**100.00**	**795.23**
E	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
F	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
G	0	0.00	**0.00**	**0**	**0.00**	**0.00**	0	0	0.00	**0.00**	**0.00**	0	0.00	**0.00**	**0.00**
TOTAL	**735.77**	**8230.26**	**8966.03**	**239.94**	**2683.99**	**2923.93**	**19**	**52**	**3353.22**		**1093.53**	**70**	**4877.04**		**1590.46**

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 3356.72 SQ.MTS
REQ. COMMON PLOT @ 10% 335.67 SQ.MT.
COMMON PLOT:-
(1) 10.32 X 32.74 = 337.88 SQ.MT.
TOTAL = 337.88 SQ.MT.
NET PROV. COMMON PLOT = 337.88 SQ.MT.

REQ. PERCOLATING WELL:-

PLOT AREA:- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3356.00 / 4000.00 SQ. MTS.
= 0.84 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

TREE PLANTETION:-

PLOT AREA:- 3356.72 SQ. MTS.
200 SQ. MTS. / 5 TREE
3356.72 X 5 / 200 = 83.92 NOS
PROVI. 84 NO. TREES

PERMI. B-UP AREA CALC. IN COMMON PLOT

= 15% OF COMMON PLOT AREA ON G.F.
= 0.15 X 337.88 = 50.68 SQ.MT.
PROVIDED
(1) 4.08 X 7.09 (SOC. OFFICE) = 28.93 SQ.MT.
NET B-UP AREA IN G.F. = 28.93 SQ.MT.

SANITARY PROVISION (COMM.):-

FLOOR AREA (TOTAL):- 735.77 SQ. MTS.
4 SQ. MTS. = 1 PERSON
735.77 SQ. MTS. = 183.94 PERSON SAY 184
92 GENTS & 92 LADIES

SANITORY REQ.

MALE W.C. REQD. = 4 W.C.
FEMALE W.C. REQD. = 4 W.C.
URINAL REQD.
= 2 REQD.
PROVIDED INDIVIDUAL TOILET IN 18 NOS. OF SHOPS

COMMON REQUIRED 25%
MALE W.C. REQD. = 4 X 0.25 = 0.25 SAY 1 NO.
FEMALE W.C. REQD. = 4 X 0.25 = 0.25 SAY 1 NO.
PROVIDED W.C.=
1 MALE W.C. PROVIDED
1 FEMALE W.C. PROVIDED
1 D.P. W.C. PROVIDED

DUST-BIN PROVIDED NOTES (RESIDENCE):-

1 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPACITY SHALL BE PROVIDED FOR 8 UNIT IN MARGINAL OPEN SPACE
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 122 UNITS / 8UNITS / 1 = 15.25 NOS. REQD.
PROVIDED CONTAINER = 16 NOS.

DUST-BIN PROVIDED NOTES (COMMERCIAL):-

TOTAL FLOOR AREA FOR SHOPS = 735.71 SQ.MT.
C.B. SHALL BE PROVIDED IN MARGINAL OPEN SPACE
CONTAINER REQD. = 735.77 X 20 / 100 X 80 = 1.84 NOS.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.00 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 2 NOS.
TOTAL C.BIN PROVIDED = 16 NOS.FOR RESI.
+ 2 NOS. FOR COMM.
= 18 NOS.OF 80 LIT.CAPACITY

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B	C	D	TOTAL
BASEMENT FL.	--	2374.61	--	2374.61
GROUND (H. P.)	334.51	413.42	413.42	1161.35
GROUND (S. P.)	399.98	--	--	399.98
SOCIETY OFFICE (G.F)	--	28.93	--	28.93
SUB-STATION (G.F.)	16.29	--	--	16.29
1ST FLOOR	729.06	413.42	413.42	1555.90
2ND FLOOR	616.50	413.42	413.42	1443.34
3RD FLOOR	616.50	413.42	413.42	1443.34
4TH FLOOR	616.50	413.42	413.42	1443.34
5TH FLOOR	616.50	413.42	413.42	1443.34
6TH FLOOR	616.50	413.42	413.42	1443.34
7TH FLOOR	616.50	413.42	413.42	1443.34
STAIR CABIN	89.87	43.15	43.15	176.17
LIFT MAC. ROOM	60.57	32.53	32.53	125.63
TOTAL	5329.28	5786.58	3383.04	14498.90

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B		C	D	TOTAL	
	COMM.	RESI.	RESI.	RESI.	COMM.	RESI.
GROUND (S. P.)	380.70	--	--	--	380.70	--
1ST FLOOR	355.07	257.94	348.36	348.36	355.07	954.66
2ND FLOOR	--	515.88	348.36	348.36	--	1212.60
3RD FLOOR	--	515.88	348.36	348.36	--	1212.60
4TH FLOOR	--	515.88	348.36	348.36	--	1212.60
5TH FLOOR	--	515.88	348.36	348.36	--	1212.60
6TH FLOOR	--	515.88	348.36	348.36	--	1212.60
7TH FLOOR	--	515.88	348.36	348.36	--	1212.60
	735.77	3353.22	--	--	735.77	8230.26
TOTAL	4088.99		2438.52	2438.52	8966.03	

TENEMENT STATEMENT

FLOOR	USE	EQUITY TENEMENT					
BLOCK		A+B		C	D	TOTAL	
		COM.	RESI.	RESI.	RESI.	COM.	RESI.
GROUND (H. P.)	PARK.	--	--	--	--	--	--
GROUND (S. P.)	SHOP	12	--	--	--	12	--
1ST FLOOR	RESI/OFF.	07	04	05	05	07	14
2ND FLOOR	RESI	--	08	05	05	--	18
3RD FLOOR	RESI	--	08	05	05	--	18
4TH FLOOR	RESI	--	08	05	05	--	18
5TH FLOOR	RESI	--	08	05	05	--	18
6TH FLOOR	RESI	--	08	05	05	--	18
7TH FLOOR	RESI	--	08	05	05	--	18
TOTAL	SHOP/RESI	19	52	35	35	19	122

RESIDENTIAL AFFORDABLE HOUSING PROJECT (BLOCK-C) SHEET NO.:- 1/7

LAYOUT PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 25/2 OF F.P. NO. 25 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

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

ZONE:- RESIDENTIAL-1 (R1)

USE:- RESIDENCE + COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO. 25/2 AS PER APPROVED PLAN	3356.72
REQ.COMMON PLOT @ 10%	335.67
PROV.COMMON PLOT AREA	337.88

AREA TABLE	SQ.MTS.
PLOT AREA	3356.72
PERMI. F.S.I - (1:80 X 3356.72)	6042.10
CHARGEABLE F.S.I. (0.90 X 3356.72)	3021.05
MAX. PERMI. F.S.I. (6042.10+3021.05)	9063.15
TOTAL UTILIZED F.S.I.	8966.03
CHARGABLE F.S.I.	2923.93

COLOUR NOTES:-

F. P. BOUNDARY	═	ROAD	▭
PROP. WORK	═	PERCOLATION WELL	(P.W.)
PROP. DRAIN-LINE	╌	COM.BIN.	△
COMMON PLOT	═	TREE	✳
BASEMENT LINE	╌	SPRINKLER	⌖

OWNER:-

KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.
ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.
COW:-

ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930
DEVELOPER:-

VIREN D. PAREIKH
STRUCTURAL DESIGNER
LIC No. SD 03421810201R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015,
STR. ENGINEER:-

AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130
S.O.R.:-

COMMERCIAL F.S.I. AREA STATEMENT

BLOCK	A+B
GROUND (S. P.)	380.70
1ST FLOOR	355.07
TOTAL	735.77

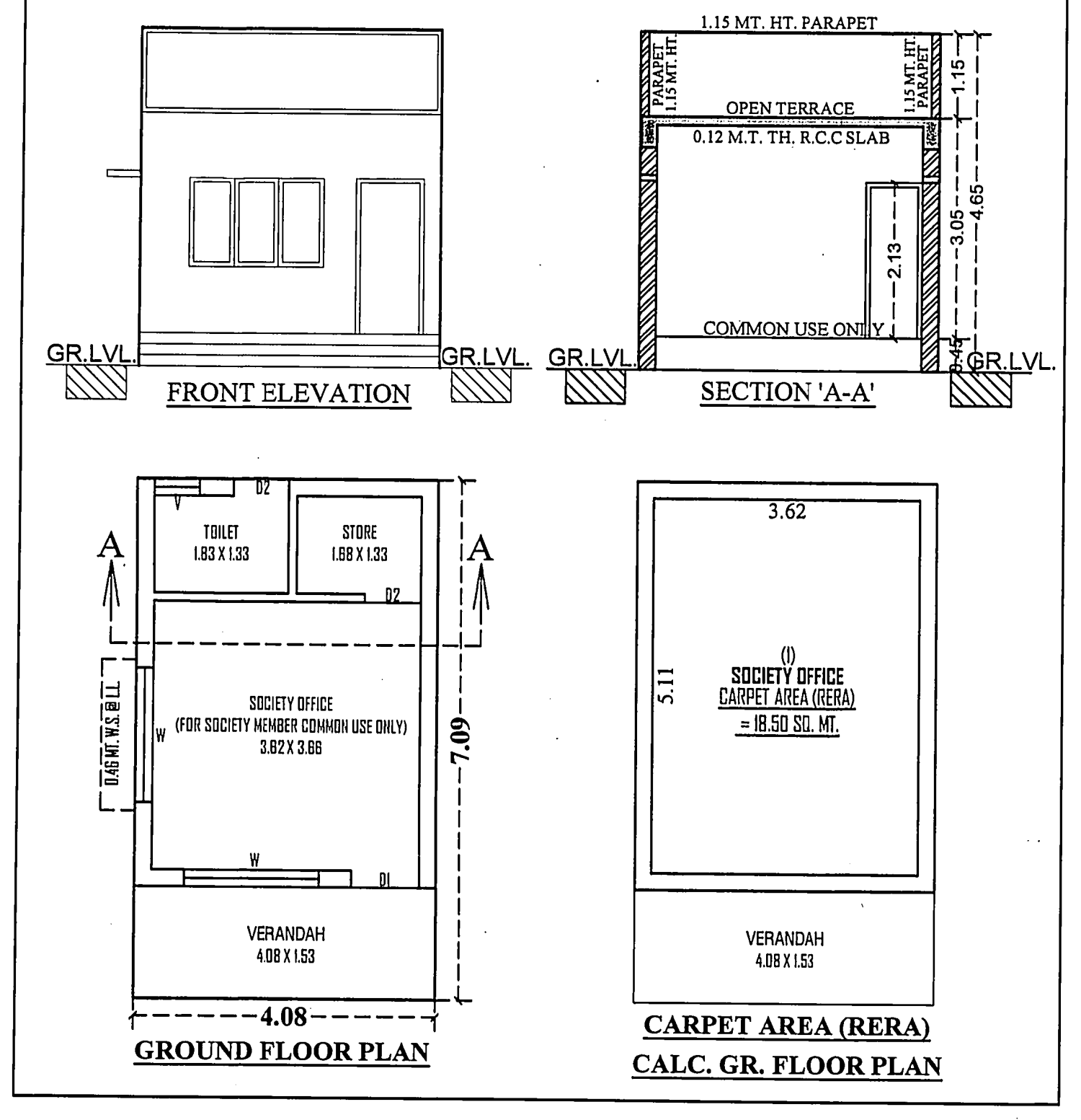
LIFT CALCULATION:-

REQ.LIFT CALCULATION
= 1 LIFT REQUIRED PER 30 UNITS
ABOVE SECOND FLOOR

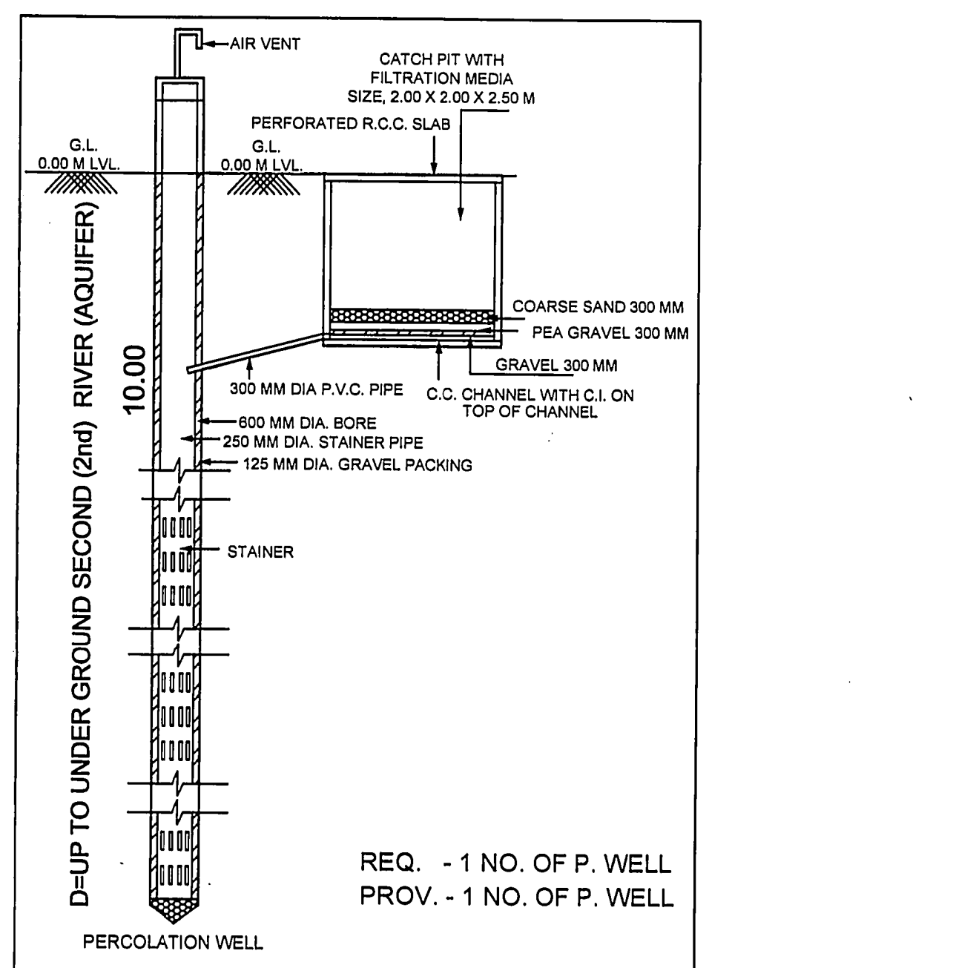
BLOCK	UNITS	REQ.LIFT 6 PASSENGER	PROV.LIFT 6 PASSENGER
A+B	40	02	04
B	25	01	02
C	25	01	02

PROP. B.AREA & F.S.I. CALC. ON GR. FL. :-
(1) 4.08 X 7.09 X 1 = 28.93 SQ. MT.
NET B.A. GR. FLOOR = 28.93 SQ. MT.

SOCIETY OFFICE
S. OFF. CARPET AREA (RERA) CALC.:-
(1) 3.62 X 5.11 = 18.50
NET CARPET AREA = 18.50



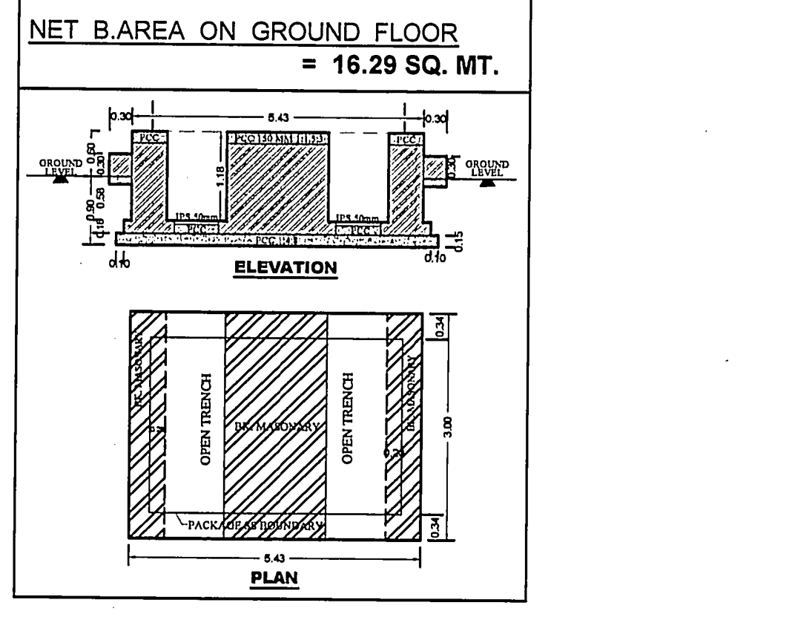
FRONT ELEVATION
SECTION 'A-A'
GROUND FLOOR PLAN
CARPET AREA (RERA) CALC. GR. FLOOR PLAN

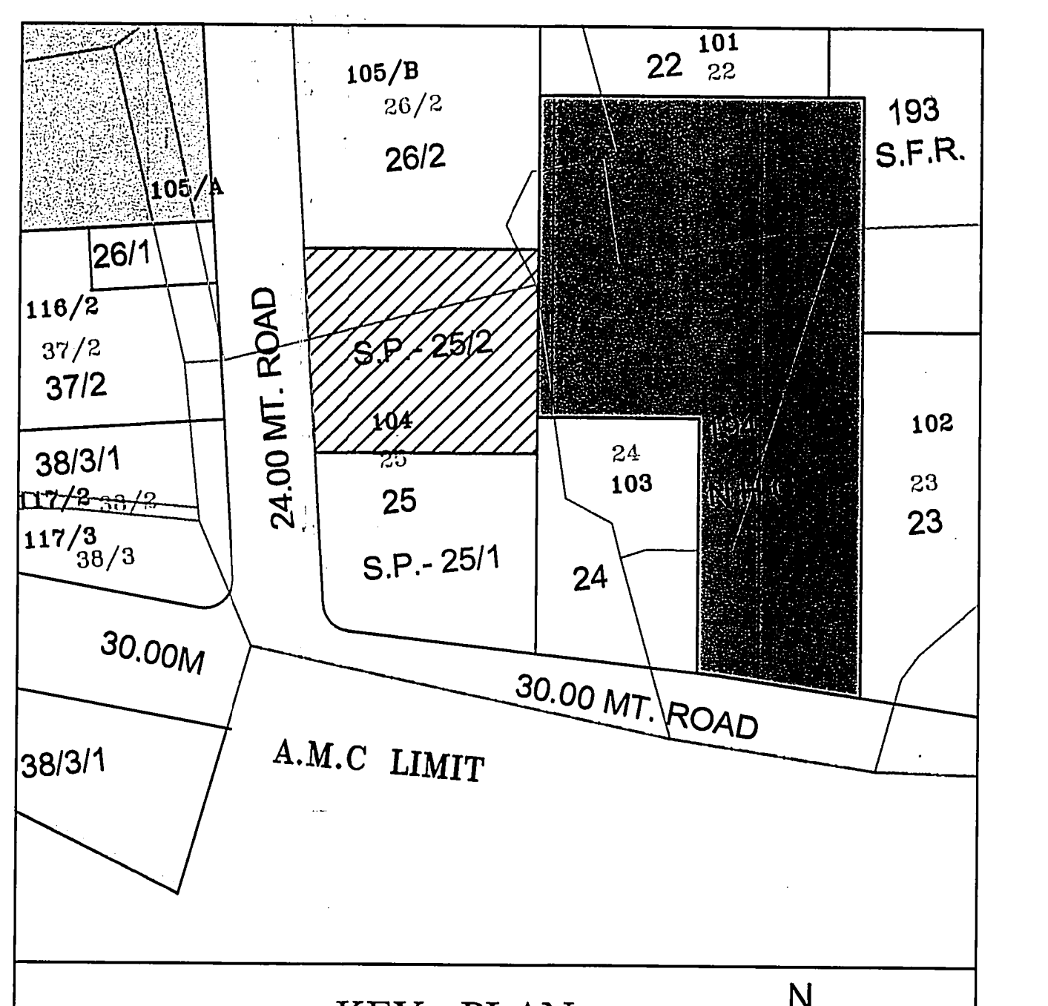


REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

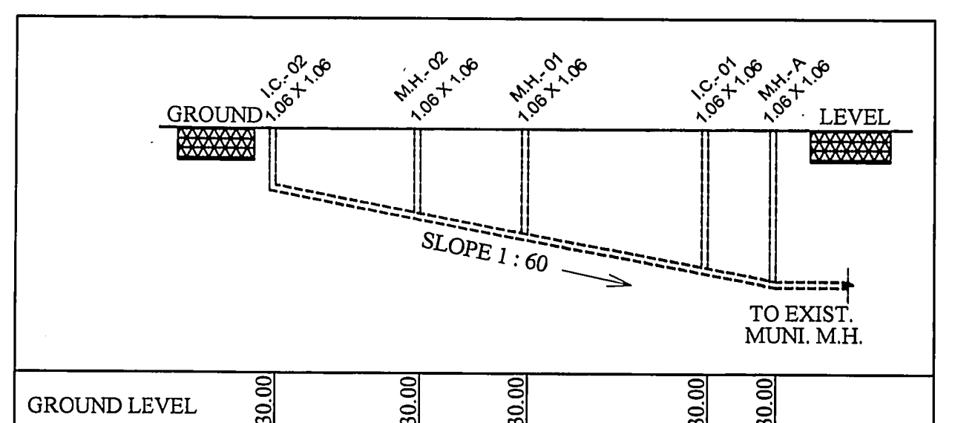
FOR BUILDING UNIT MORE THAN 1500.00 S.M. AND UP TO 4000.00 S.M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

SUB-STATION
PROP. B.AREA CALC.
GROUND FLOOR :-
5.43 X 3.00 X 1 = 16.29 SQ. MT.
NET B.AREA ON GROUND FLOOR = 16.29 SQ. MT.





KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.



GROUND LEVEL	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	09.18	06.55	11.04	04.07
CUTTING	0.75	1.12	1.39	1.84	2.01
INVERT LEVEL	29.25	28.88	28.61	28.16	27.99

DRAINAGE SECTION
SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

GENERAL 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 space and margin.
- * The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- * It is certify that according to CGDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- * It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the indian standards
- * Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017
- * Pedesttrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- * Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- * Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017
- * letter box for each unit shall be provided at ground floor level for each unit.
- * Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- * Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- * Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- * Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- * Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- * Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- * The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- * The structure of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
- * Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- * Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- * Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- * Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- * Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- * Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- * Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- * Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- * The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- * Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

2. FIRE LIFT :

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

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
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. The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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

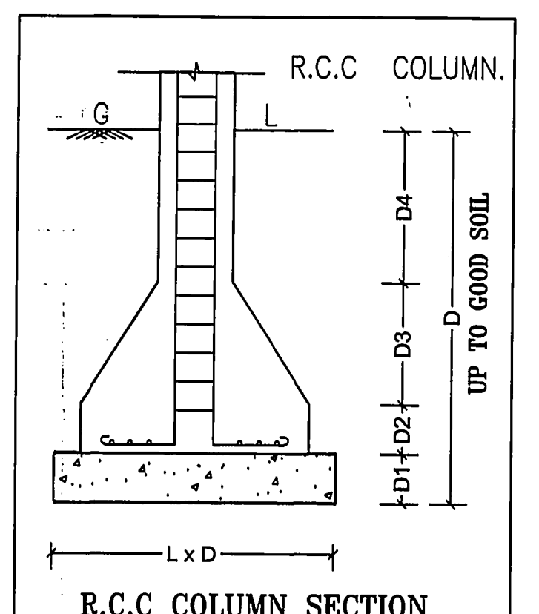
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

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. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

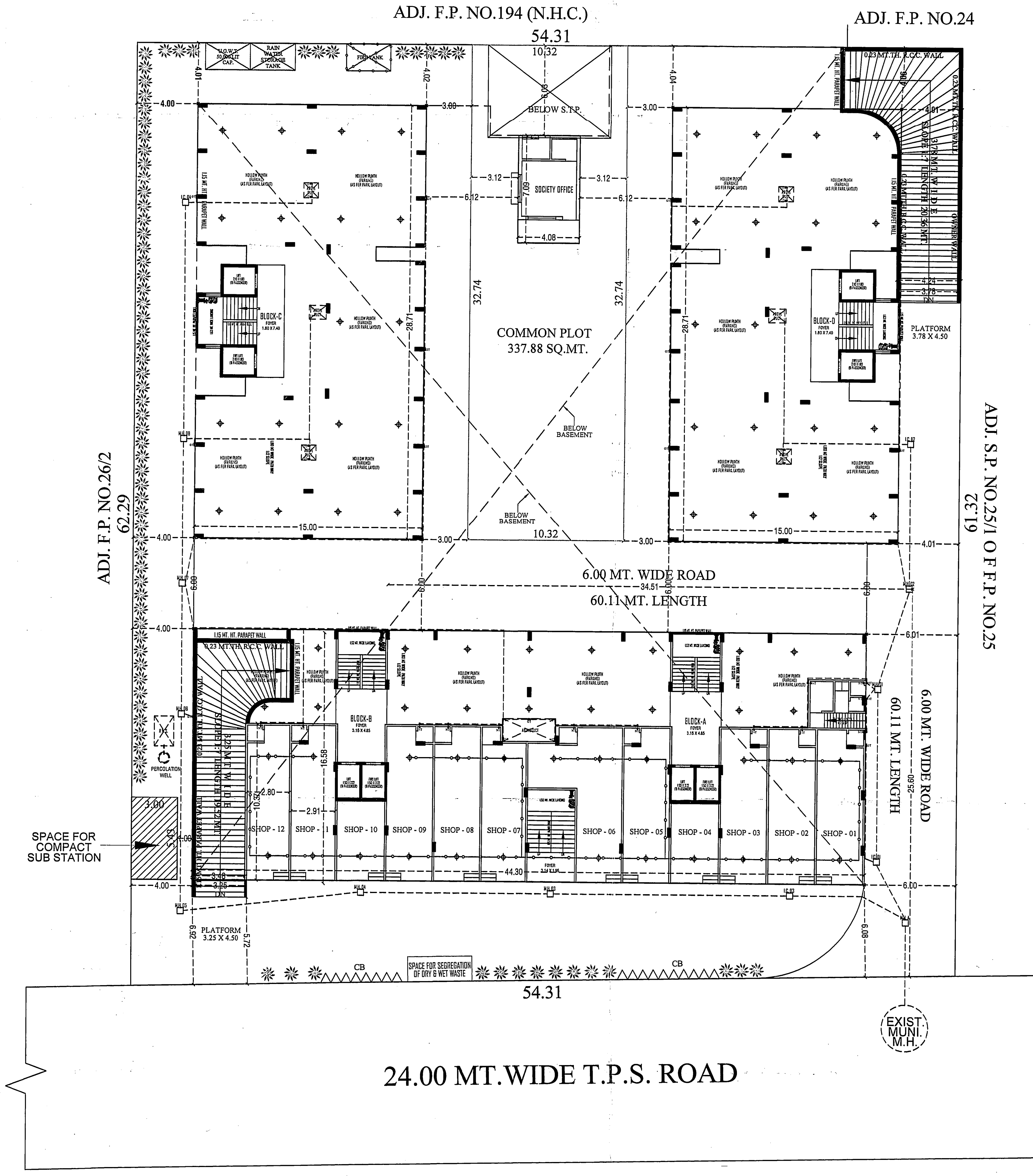
FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1	—	FIRE HYDRANT SYSTEM PIPE MAIN
2	—○— SH	SINGLE HANDED HYDRANT VALVE
3	—⋈—	SLUICE VALVE
4	—▷—	NON RETURN VALVE
5	⚲	LANDING HYDRANT VALVE
6	☒	FIRE HOSE BOX
7	▬	FIRST AID HOSE REEL
8	▯▯	DC.P & CO-2
9	⊣⊢	TWO WAY SIAMESE CONNECTION
10	⊃R ⊂D	RISE OR DROP
11	—▷—	REDUCER
12	—○—	COURT YARD HYDRANT VALVE
13	⊖—	SPRINKLERED



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

(27) ઇલે.સબ સ્ટેશન ના લોકેશન, માપ અંગે તા.5/9/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.
(28) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવુતિ શરૂ કરવાના 30 દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.
(29)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.7/10/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(30) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.7/10/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન
(31) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(32)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.23/6/2020 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન



LAY - OUT PLAN
[SCALE :- 1.00 CM. = 2.00 MT.]

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક બી, પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ બોર્ડ ઉપર ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ ફરજીયાત મુકવાનું રહેશે.

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No. Dt. 19/10/20
TDO, BPSP, AMC

બાંધકામની સ્ટ્રકચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેનડી જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો"તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
...માં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

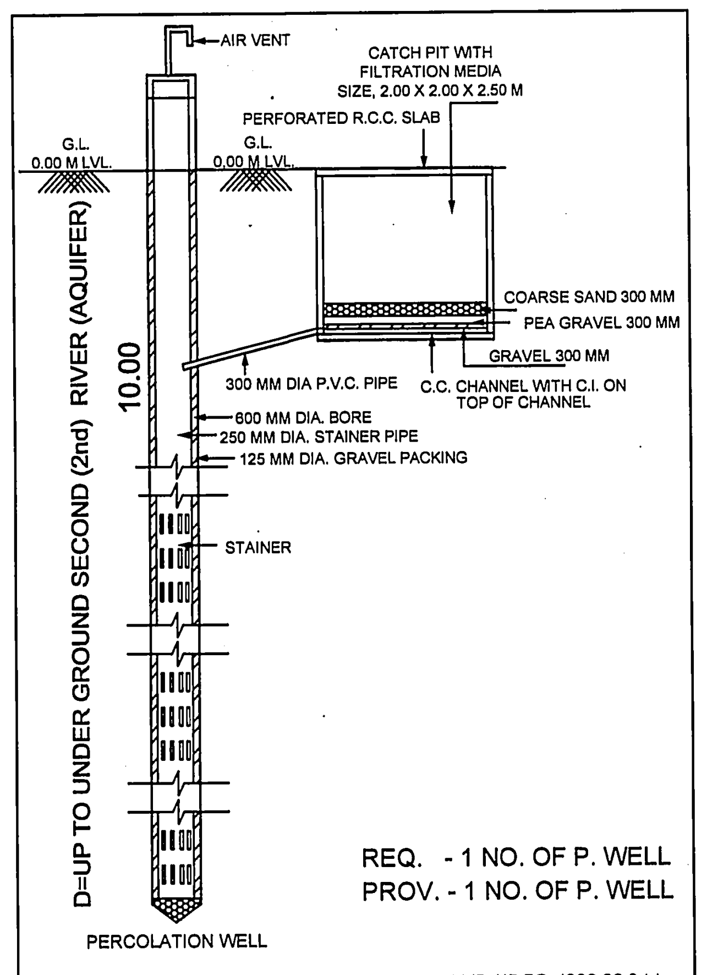
RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, 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/EZ/070820/CGDCRV/A3743/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03869/070820/A3743/R0/M1
Date : 19/10/2020

19/10/2020
19/10/2020

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

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

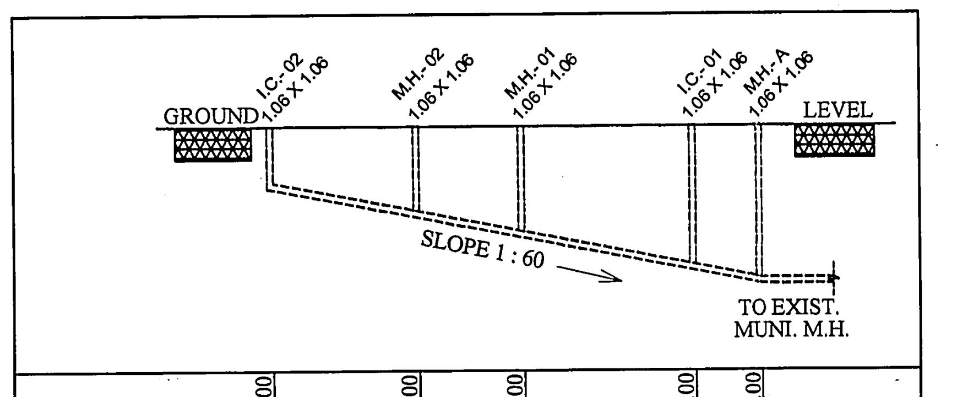


REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

FOR BUILDING UNIT MORE THAN 1500.00 S.M. AND UP TO 4000.00 S.M. & PART THERE OF IT.

NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.

(THIS IS ONLY SKETCH PLAN)



GROUND LEVEL	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	09.18	06.55	11.04	04.07
CUTTING	0.75	1.12	1.39	1.84	2.01
INVERT LEVEL	29.25	28.88	28.61	28.16	27.99

DRAINAGE SECTION

SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 3356.72 SQ.MTS
REQ. COMMON PLOT @ 10% 335.67 SQ.MT.

COMMON PLOT:-
(1) 10.32 X 32.74 = 337.88 SQ.MT.
TOTAL = 337.88 SQ.MT.

NET PROV. COMMON PLOT = 337.88 SQ.MT.

TREE PLANTETION:-
PLOT AREA:- 3356.72 SQ. MTS.
200 SQ. MTS. / 5 TREE
3356.72 X 5 / 200 = 83.92 NOS
PROVI. 84 NO. TREES

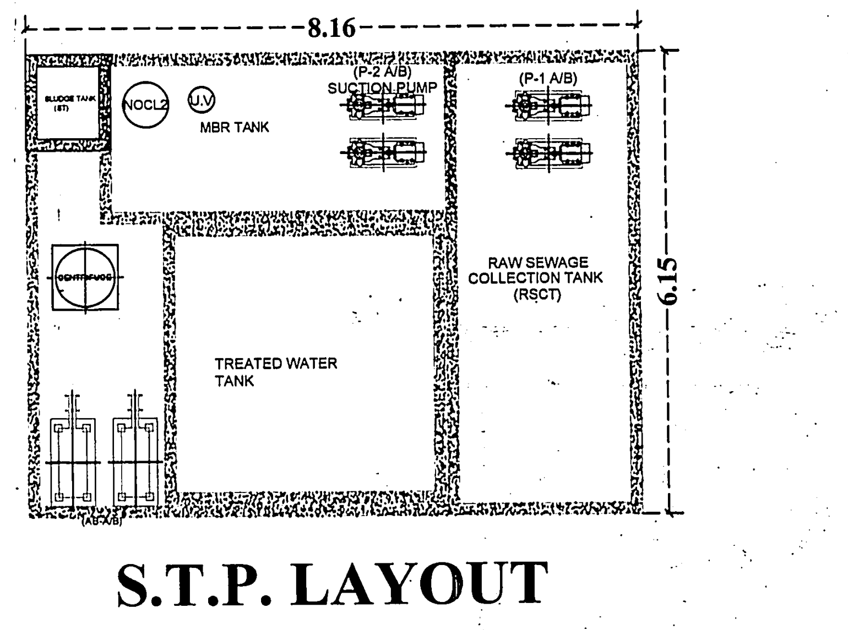
DUST-BIN PROVIDED NOTES (RESIDENCE):-
1 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPACITY SHALL BE PROVIDED FOR 8 UNIT IN MARGINAL OPEN SPACE
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 122 UNITS / 8UNITS / 1 = 15.25 NOS. REQD.
PROVIDED CONTAINER = 16 NOS.

DUST-BIN PROVIDED NOTES (COMMERCIAL):-
TOTAL FLOOR AREA FOR SHOPS = 735.71 SQ.MT.
C.B. SHALL BE PROVIDED IN MARGINAL OPEN SPACE
CONTAINER REQD. = 735.77 X 20 / 100 X 80 = 1.84 NOS.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.00 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 2 NOS.
TOTAL C.BIN PROVIDED = 16 NOS.FOR RESI.
+ 2 NOS. FOR COMM.
= 18 NOS.OF 80 LIT.CAPACITY

Conditions for Environmental Management Provisions as CGDCR-2017 Chapter-17

Note:- Location Of Above Provisions May Very As Per Site Situation.

1. **Roof Top Solar Energy Installations and Generation**: Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
2. **Rain Water Harvesting System**: Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
3. **Rain Water Storage tank:** Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
4. **Tree Plantation**: Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. **Solid Waste Management**: Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.



S.T.P. LAYOUT
DEPTH-7.0M

TANK SIZE :-

MARK	DESCRIPTION	SIZE / CAPACITY	NO. OFF
EQT	EQUALISATION TANK	3.92 X 3.00 X 4.50	01
TWT	TREATED WATER TANK	3.92 X 3.00 X 4.50	01
CWT	CLARIFIED WATER TANK	3.42 X 3.00 X 4.50	01
SHT	SLUDGE HOLDING TANK	8.99 X 2.45 X 4.50	01

DRAINAGE DETAIL - SEWAGE TREATMENT PLANT

BLOCK	UNIT	INFLOW IN LTR.	REQ. (S.T.P.)	PROVI. (S.T.P.)
A+B	71 (RESI.+COMM.)	71 X 5 X 100 = 35500.00	28.00 KLD (@ 80%)	56 KLD
B	35 (RESI.)	35 X 5 X 100 = 17500.00	14.00 KLD (@ 80%)	
C	35 (RESI.)	35 X 5 X 100 = 17500.00	14.00 KLD (@ 80%)	

DRAINAGE NOTE :-

Below ground level

Equalization tank / FER tank and other 3 tanks are provided along with necessary pump room

AT BELOW GROUND LEVEL

S.T.P. 56 KLD

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05.AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.7/10/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN)(AS PER NOTIFICATION ON DT.3/10/2019) FOR RESIDENTIAL AND COMMERCIAL BUILDING (MIX) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 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.

(9) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- LTS/EZ/290720/CGDCRV/A3699/M1, ON DT.4/8/2020 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:-12/2/2020, REF.NO.TPS/NO.119(NIKOL)/CASE NO.-47/344 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-796, ON DT.20/3/2020

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.),LETTER NO.-128, DT.22/6/2020

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., E.Z.) ON DT.24/1/2020 AND AS PER 2020-2021 YEAR PROPERTY TAX RECEIPT

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-7/10/2020

(15)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD:21/1/2020, REF.NOC ID NO.AHME/WEST/B/011020/436086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-30/3/2019, ORDER NO.:-1278/07/14/004/2019 BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.13/7/2020(LETTER NO.-OPN322313072020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(21) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.7/10/2020

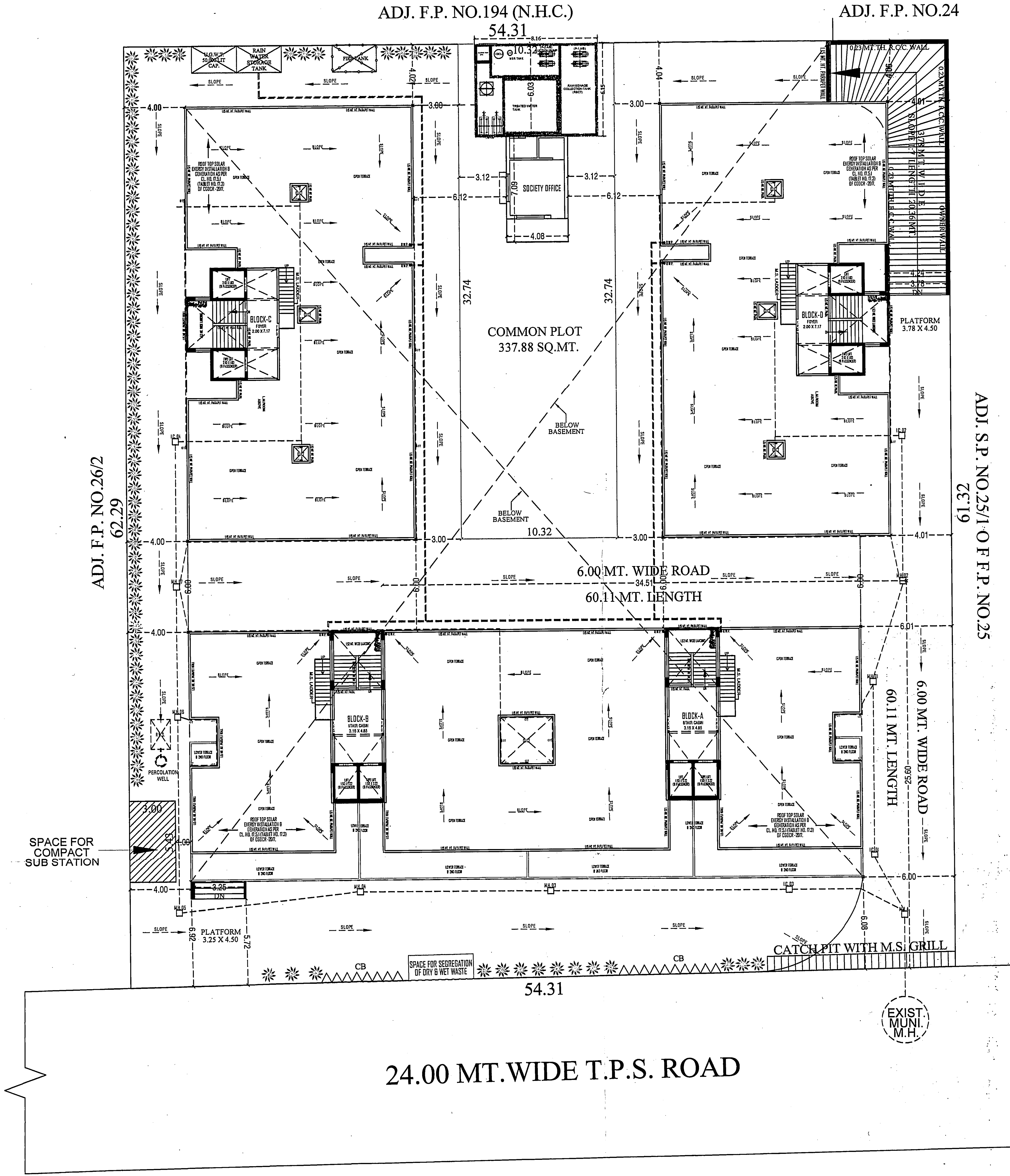
(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

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

(24) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 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:- 15/10/2020

(26) (A) TOTAL PARKING AREA (2918.09) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQURIED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS



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No. 2653 F Dt. 08/10/20
TDO, BPSP, AMC

ENVIRONMENTAL MANAGEMENT PLAN
AS PER CHAPTER -17 OF CGDCR -2017
[SCALE :- 1.00 CM. = 2.00 MT.]

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૧૦૨૦૧૬/[illegible]/પી તા-[illegible] ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની વિગત દર્શાવતું બોર્ડ કાયમી મૂકવાની શરતે.

RESIDENTIAL AFFORDABLE HOUSING PROJECT
ENVIRONMENTAL MANAGEMENT PLAN

SHEET NO.:- 2/7

ENVIRONMENTAL MANAGEMENT PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESI+ COMM.) BUILDING ON S.P. NO. 25/2 OF F.P. NO. 25 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT.	ENVIRONMENTAL MANAG. PLAN
ZONE:- RESIDENTIAL-1 (R1)	
USE:- RESIDENCE + COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING)	
AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO. 25/2 AS PER APPROVED PLAN	3356.72

COLOUR NOTES:-

F. P. BOUNDARY	▭	ROAD	▭
PROP. WORK	▭	PERCOLATION WELL	P.W.
PROP. DRAIN-LINE	▭	COM.BIN.	△
COMMON PLOT	▭	TREE	✳
BASEMENT LINE	▭		

OWNER:-

KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad.

ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion Mall, Nikol, Ahmedabad-382350.

COW:-

ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930

DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342181020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.

STR. ENGINEER:-

AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130

S.O.R.:-

(27) ઈલે.સબ સ્ટેશન ના લોકેશન, માપ અંગે તા.5/9/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.

(28) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરુ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાનાં ૬૦ દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.

(29)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.7/10/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(30) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.7/10/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન

(31) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

(32)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.23/6/2020 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

- બાંધકામની સ્ટ્રકચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓના/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/બાંહેધરી પત્રો તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કર્યાના મુજબ સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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. : BLNTI/EZ/070820/CGDCRV/A3742/R0/M1
Zone: EAST

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

Raja Chitthi Number : 03868/070820/A3742/R0/M1

Date : 19/10/2020

19/10/2020
19/10/2020

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

AUTHORITY

RESIDENTIAL AFFORDABLE HOUSING PROJECT — SHEET NO.:- 7/7

PARKING LAYOUT PLAN SHOWING PROPOSED AFFORDABLE HOUSING (RESIDENCE + COMMERCIAL) BUILDING ON S.P. NO. 25/2 OF F.P. NO. 25 OF DRAFT T.P.S. NO.:-119 (NIKOL), [SUR. NO. 104, O.P. NO. 25] MOJE.:- NIKOL, TA.:- ASARWA, DIST.:- AHMEDABAD

SCALE:- 1.00 CM = 1.00 MT. — PARKING LAYOUT

ZONE:- RESIDENTIAL-1 (R1)

USE:- RESIDENCE + COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING)

COLOUR NOTES:-

F. P. BOUNDARY	═	ROAD	▭
PROP. WORK	═	PERCOLATION WELL	○
PROP. DRAIN-LINE	- - -	COM.BIN.	△
COMMON PLOT	═	TREE	✳
BASEMENT LINE	- - -	SPRINKLER	⊕

OWNER:-

KIRAN N. PATEL
AMC LIC NO. 001ER27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. CW0520100422R1
411-Platinum Plaza, Opp. Rajhans
Cinemas, Nikol, Ahmedabad.

ENGINEER:-

PARAS R. JASANI
AMC LIC No. 001CW16072510032
411, Platinum Plaza, Opp. Pavilion
Mall, Nikol, Ahmedabad-382350.

COW:-

ગૌતમ જયંતિલાલ પ્રજાપતિ
બી-૨૮, પુષ્પવિલા, અક્ષરધામ હાઈટ્સની સામે,
એસ.પી. રીંગ રોડ, વસ્ત્રાલ, અમદાવાદ-૩૮૨૪૧૮.
Lic. No. : DEV 1169290823 Dt. 30/08/2018
(M) 9033260930

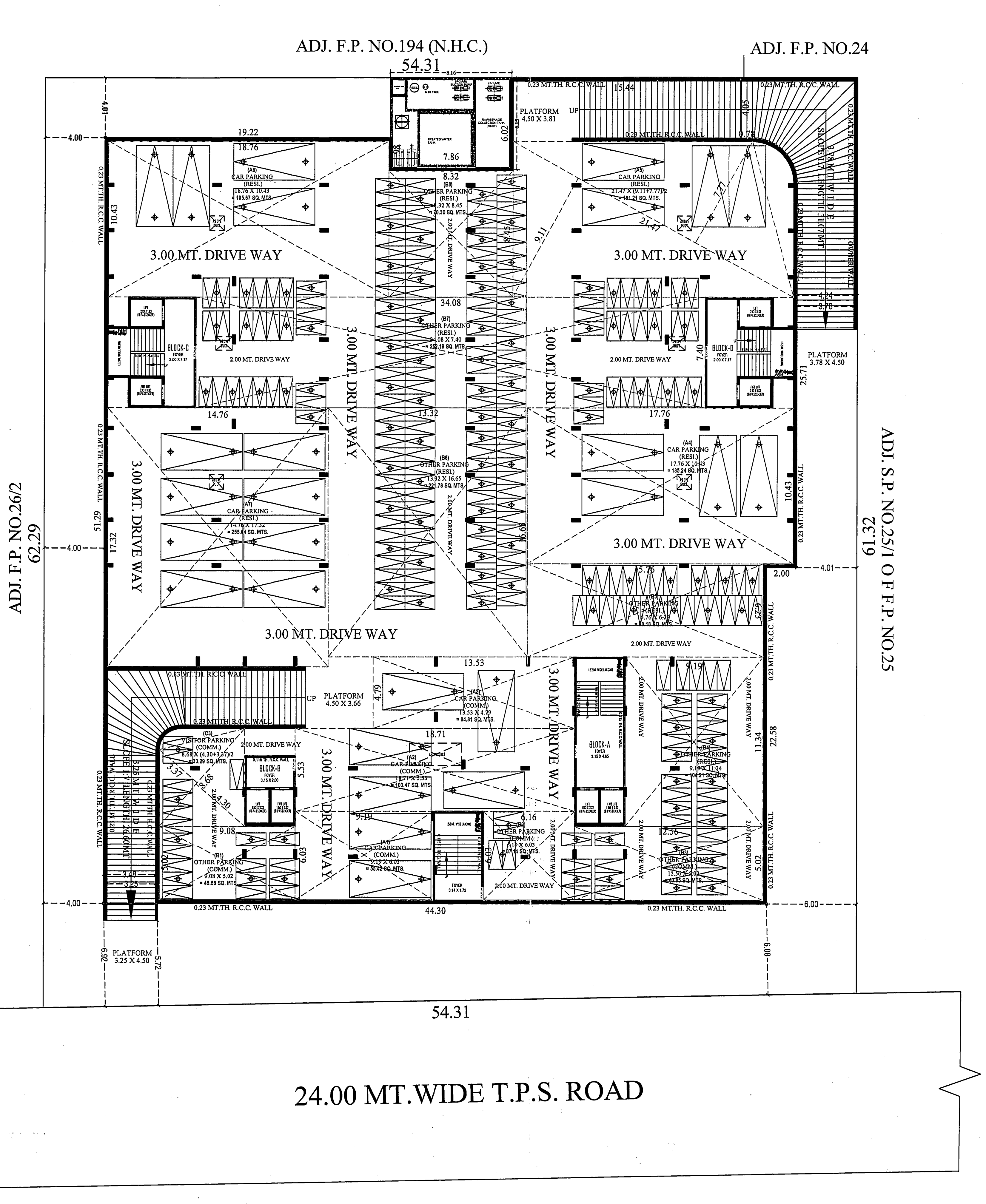
DEVELOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 034218102[illegible]1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagrakha Bazar,
Vastrapur, Ahmedabad-380 015.

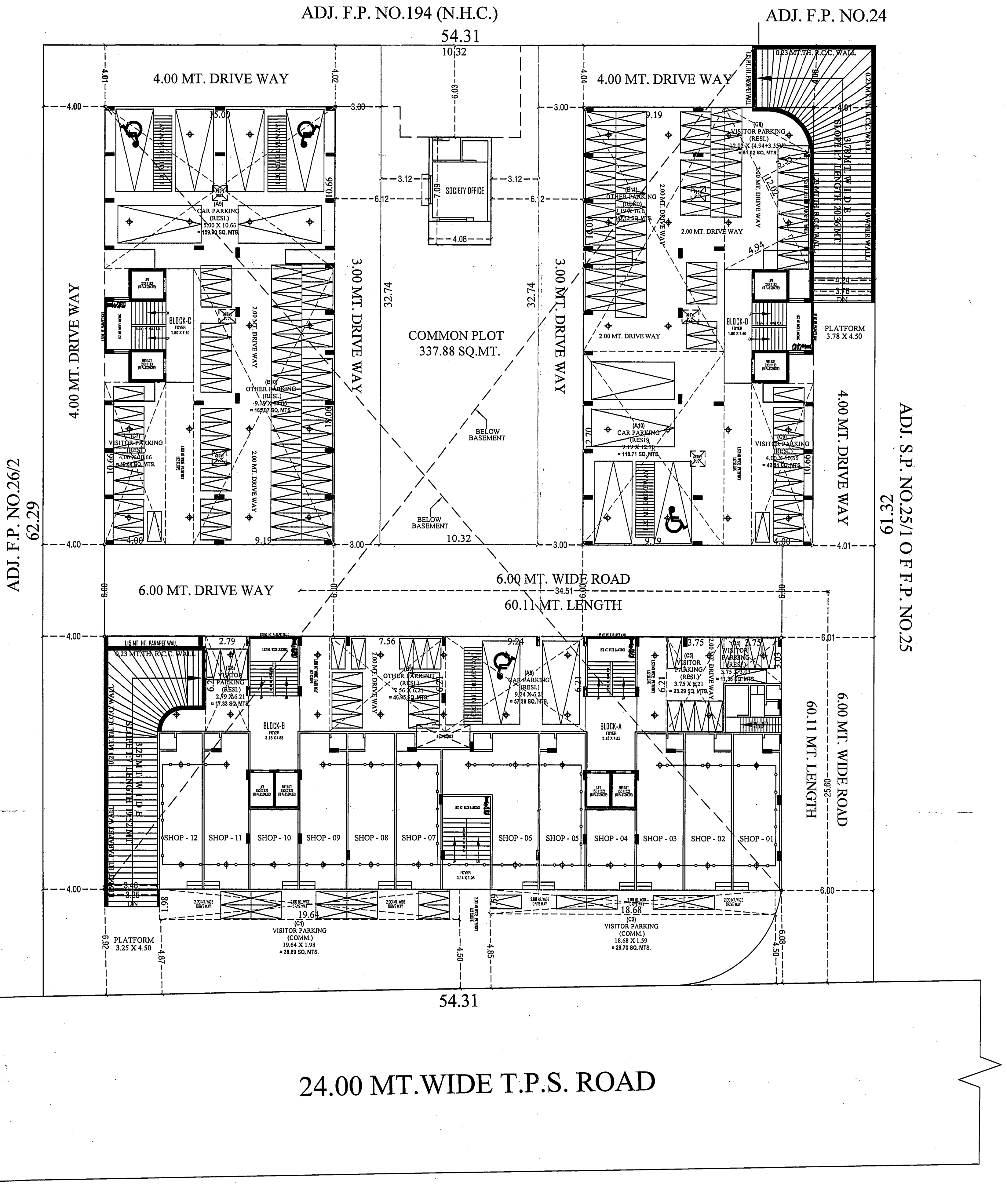
STR. ENGINEER:-

AJAY J. PADSHALA
B/5, SHAKTIDHARA SOC.,
BAPUNAGAR, AHMEDABAD.
SOR/001SR16082510130

S.O.R.:-



BASEMENT FLOOR PLAN
[SCALE :- 1.00 CM. = 2.00 MT.]



GROUND FLOOR PARKING PLAN
[SCALE :- 1.00 CM. = 2.00 MT.]

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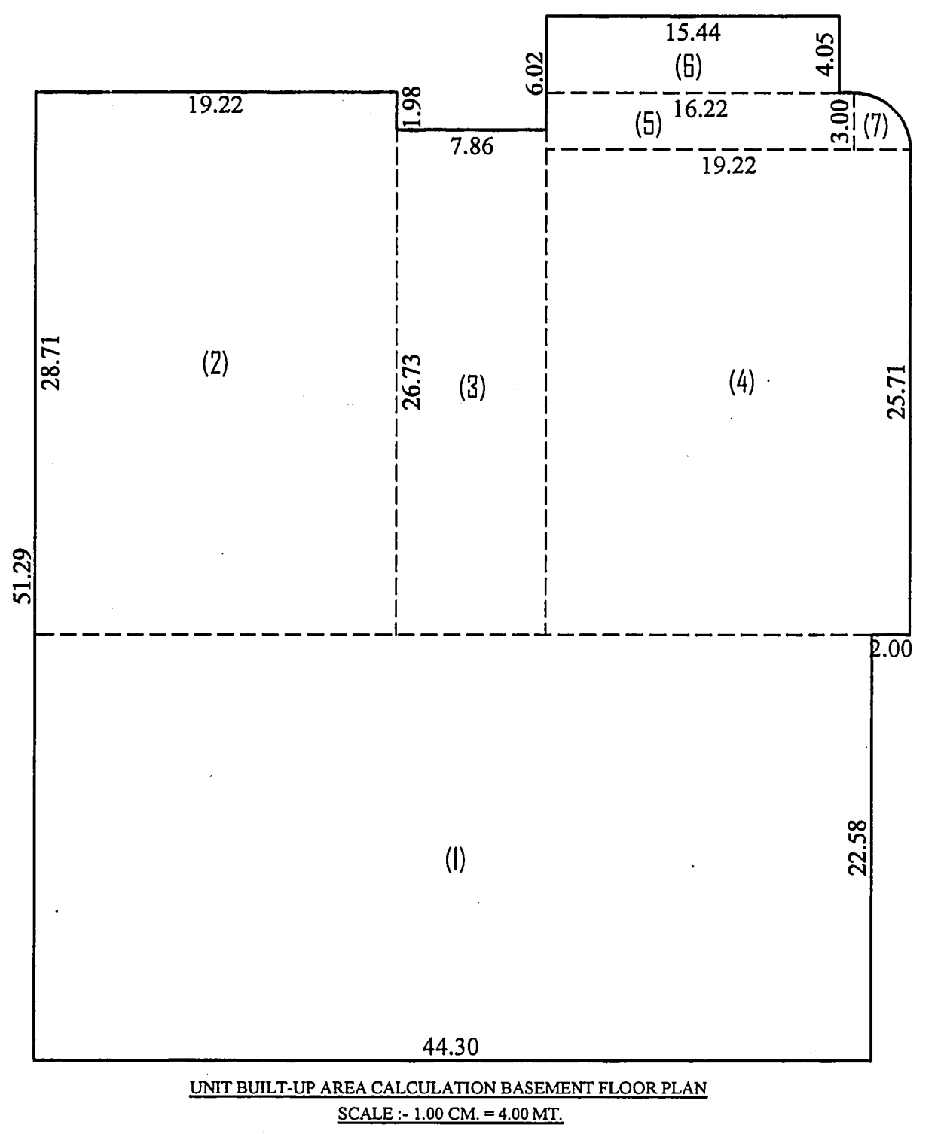
TDO, BPSP, AMC



UNIT BUILT-UP AREA CALCULATION BASEMENT FLOOR PLAN
SCALE :- 1.00 CM = 4.00 MT.

PROP. B. AREA CALC. ON BASEMENT FL.:-

(1) 44.30 X 22.58 = 1000.29 SQ. MT.
(2) 19.22 X 28.71 = 551.81 SQ. MT.
(3) 07.86 X 26.73 = 210.10 SQ. MT.
(4) 19.22 X 25.71 = 494.15 SQ. MT.
(5) 16.22 X 03.00 = 48.66 SQ. MT.
(6) 15.44 X 04.05 = 62.53 SQ. MT.
(7) P. LINE AREA = 07.07 SQ. MT.
TOTAL = 2374.61 SQ. MT.
NET B.AREA ON BASEMENT FLOOR = 2374.61 SQ. MT.

PHY. DISABLED CAR PARKING AREA CAL :-

FOR 25 CAR = 2 CAR PARKING
REQUIRED CAR PARKING = 4 CAR
PROVIDED CAR PARKING = 4 CAR

PARKING TABLE

	REQD.	PROVIDED		
	COMMERCIAL	GROUND FL.	1ST CELLAR	TOTAL
VISITOR PARKING	73.58	68.59	33.29	101.88
OTHER PARKING	110.37	-------	145.77	145.77
CAR PARKING	183.94	-------	223.70	223.70
	367.89	**68.59**	**402.76**	**471.35**
	REQD.	**PROVIDED**		
	RESIEDNCE	GROUND FL.	1ST CELLAR	TOTAL
VISITOR PARKING	131.07	188.28	-------	188.28
OTHER PARKING	655.365	360.05	746.66	1106.71
CAR PARKING	655.365	333.99	817.76	1151.75
	1441.80	**882.32**	**1564.42**	**2446.74**
TOTAL	**1809.69**	**950.91**	**1967.18**	**2918.09**

PARKING AREA TABLE SOLID PLINTH COMM..:-

USE F. S. I. AREA = 735.77 SQ. MT.
OF PLOT AREA
PARKING REQD. @ 50% OF 735.77 = 735.77 X 0.50 = 367.89

PARKING	REQUIRED	PROVIDED	TOTAL
VISITOR	@ 20% OF 367.89	(C1) 19.64 X 1.98 = 38.89 SQ. MTS. (OPEN MARGIN) (C2) 18.68 X 1.59 = 29.70 SQ. MTS. (OPEN MARGIN) (C3) 08.68 X (4.30+3.37)/2 = 33.29 SQ. MTS. (BASEMENT)	
	73.58	101.88	101.88
OTHER	@30% OF 367.89	(B1) 09.08 X 5.02 = 45.58 SQ. MTS. (BASEMENT) (B2) 06.16 X 6.03 = 37.14 SQ. MTS. (BASEMENT) (B3) 12.56 X 5.02 = 63.05 SQ. MTS. (BASEMENT)	
	110.37	145.77	145.77
CAR	@ 50% OF 367.89	(A1) 09.19 X 6.03 = 55.42 SQ. MTS. (BASEMENT) (A2) 18.71 X 5.53 = 103.47 SQ. MTS. (BASEMENT) (A3) 13.53 X 4.79 = 64.81 SQ. MTS. (BASEMENT)	
	183.94	223.70	223.70
TOTAL	367.89	471.35	471.35

PARKING AREA TABLE (RESIDENTIAL)	REQ. SQ.MTS.	TOTAL PROVI.
TOTAL USED F.S.I. AREA = 8966.03 - 735.77 (COMM.F.S.I.) TOTAL USED F.S.I. AREA = 8230.26		SQ.MTS.
TOTAL REQ. PARKING AREA B.UP AREA UP TO 66 SQ.MT.= 3353.22 REQ. @ 10%	335.32	
B.UP AREA IN B/W 66-80 SQ.MT.= 4877.04 REQ. @ 20%	975.41	
TOTAL REQ. PARK. AREA	1310.73	---------
TOTAL PROVI. PARK. AREA	---------	2446.74
REQ. CAR PARKING AREA REQ. @ 50%	655.365	---------
PROVI. CAR PARK. AREA (A4 TO A10)	---------	1151.75
REQ. OTHER PARK. AREA REQ. @ 50%	655.365	---------
PROVI. OTHER PARK. AREA (B3 TO B11)	---------	1106.71
REQ. VISITOR'S PARKING AREA REQ. @ 10%	131.07	---------
PROVI. VISITOR'S PARK. AREA (C4 TO C9)	---------	188.28
TOTAL PARKING AREA	1441.80	2446.74
VISITOR PARKING AREA (C4) 03.75 X 03.03 = 11.36 SQ. MTS. (HOLLOW PLINTH) (C5) 03.75 X 06.21 = 23.29 SQ. MTS. (HOLLOW PLINTH) (C6) 02.79 X 06.21 = 17.33 SQ. MTS. (HOLLOW PLINTH) (C7) 04.00 X 10.66 = 42.64 SQ. MTS. (HOLLOW PLINTH) (C8) 12.02 X (4.94+3.55)/2 = 51.02 SQ. MTS. (HOLLOW PLINTH) (C9) 04.00 X 10.66 = 42.64 SQ. MTS. (HOLLOW PLINTH)	188.28	
OTHER PARKING AREA (B4) 09.19 X 11.34 = 104.21 SQ. MTS. (BASEMENT) (B5) 15.76 X 06.23 = 98.18 SQ. MTS. (BASEMENT) (B6) 13.32 X 16.65 = 221.78 SQ. MTS. (BASEMENT) (B7) 34.08 X 07.40 = 252.19 SQ. MTS. (BASEMENT) (B8) 08.32 X 08.45 = 70.30 SQ. MTS. (BASEMENT) (B9) 07.56 X 06.21 = 46.95 SQ. MTS. (HOLLOW PLINTH) (B10) 09.19 X 18.06 = 165.97 SQ. MTS. (HOLLOW PLINTH) (B11) 09.19 X 16.01 = 147.13 SQ. MTS. (HOLLOW PLINTH)	1106.71	
CAR PARKING AREA (A4) 17.76 X 10.43 = 185.24 SQ. MTS. (BASEMENT) (A5) 21.47 X (9.11+7.77)/2 = 181.21 SQ. MTS. (BASEMENT) (A6) 18.76 X 10.43 = 195.67 SQ. MTS. (BASEMENT) (A7) 14.76 X 17.32 = 255.64 SQ. MTS. (BASEMENT) (A8) 09.24 X 06.21 = 57.38 SQ. MTS. (HOLLOW PLINTH) (A9) 15.00 X 10.66 = 159.90 SQ. MTS. (HOLLOW PLINTH) (A10) 09.19 X 12.70 = 116.71 SQ. MTS. (HOLLOW PLINTH)	1151.75	

GENERAL 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 space and margin.
- ★ The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- ★ It is certify that according to CGDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- ★ It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the Indian standards
- ★ Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017
- ★ Pedesttrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- ★ Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- ★ Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017
- ★ letter box for each unit shall be provided at ground floor level for each unit.
- ★ Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- ★ Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- ★ Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- ★ Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- ★ Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- ★ Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- ★ The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- ★ The structure of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
- ★ Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- ★ Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- ★ Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- ★ Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- ★ Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- ★ Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- ★ Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- ★ Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- ★ The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no:13.13 of c.g.d.c.r.-2017
- ★ Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

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

2. FIRE LIFT :

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

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
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.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

Basic Fire Notes Plan

Take online print of approved opinion and submitted plan copy.The copies of plans are provide during final inspection of the fighting system.
After, the building is built and all the required fire safety and Protection equipment have been installed and after due inspection by the fire service officer in NOC can be issued.

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED.02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/05.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.7/10/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN)(AS PER NOTIFICATION ON DT.3/10/2019) FOR RESIDENTIAL AND COMMERCIAL BUILDING (MIX) IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 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.

(9) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- LTS/EZ/290720/CGDCRV/A3699/M1, ON DT.4/8/2020 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:-12/2/2020, REF.NO.TPS/NO.119(NIKOL)/CASE NO.-47/344 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-796, ON DT.20/3/2020

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.),LETTER NO.-128, DT.22/6/2020

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., E.Z.) ON DT.24/1/2020 AND AS PER 2020-2021 YEAR PROPERTY TAX RECEIPT

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-7/10/2020

(15)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/1/2020, REF.NOC ID NO.AHME/WEST/B/011020/438086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 30/3/2019, ORDER NO.:-1278/07/14/004/2019 BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.13/7/2020(LETTER NO.-OPN322313072020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.7/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(21) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.7/10/2020

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

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

(24) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(25) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 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:- 15/10/2020

(26) (A) TOTAL PARKING AREA (2918.09) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQURIED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(27) ઈલે.સબ સ્ટેશન ના લોકેશન, માપ અંગે તા.5/9/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.

(28) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ ૧૯૯૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના 30 દિવસ પહેલાં સદર કાયદા હેઠળના નિયત [illegible] તેમજ બાંધકામ શરૂ કર્યાનાં 60 દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.

(29)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તથા sewage treatment plant [illegible] તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી [illegible] પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.7/10/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(30) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.7/10/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન

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

(32)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.23/6/2020 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મૂકવાની શરતે,

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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. : BLNTI/EZ/070820/CGDCRV/A3742/R0/M1 — Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03868/070820/A3742/R0/M1
Date : 19/10/2020

19/10/2020 — 19/10/2020

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

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