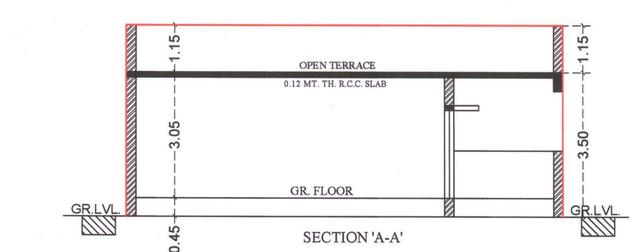
SOC. COMMON USE GR. FLOOR			
(1)	12.74 X 08.00 X 1	=	101.92 SQ.MT.
(2)	05.05 X 02.63 X 1	=	13.28 SQ.MT.
(3)	01.22 X 07.08 X 1	=	8.64 SQ.MT.
TOTAL BUILT UP AREA		=	123.84 SQ.MT.

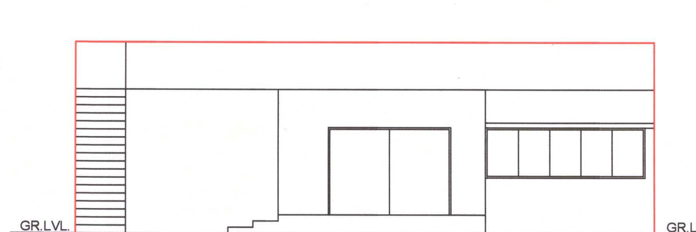
COMMON PLOT - 1 AREA = 981.46 SQ.MT.
PERM. B.AERA @ 15 % OF COM. PLOT AERA ON GR.FLR.
981.46 X 0.15 = 147.22 SQ. MT.
PROP. B.AERA IN COMMON PLOT AERA

(1)	SOC. COMMON USE	=	123.84 SQ.MT.
(2)	SUB STATION	=	21.96 SQ. MT.
	TOTAL	=	145.80 SQ. MT.

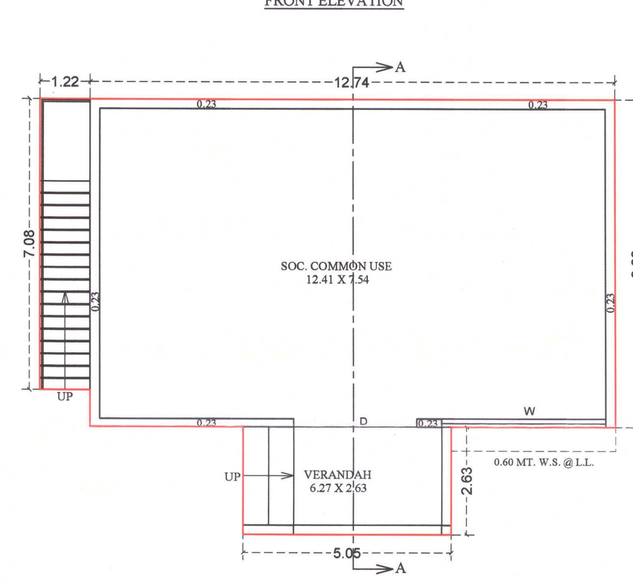
AS PER CGDCR CLAUSE NO. 6.17.5
5 (c.) Community/ Society common facility shall be permitted on a Common Plot. The area of this Community/Society common facility built up area shall not be considered towards computation of FSI of the Building Unit. Community facilities with common plot shall be hand over to the association of allottees as the case may be as per The Real Estate (Regulation and Development) Act,2016.



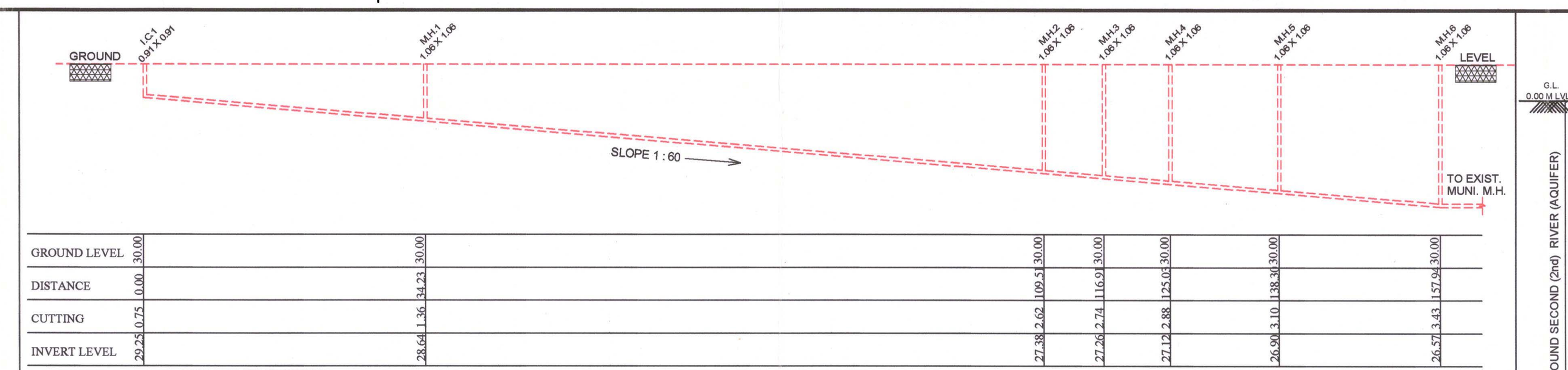
SECTION 'A-A'



FRONT ELEVATION



GROUND FLOOR



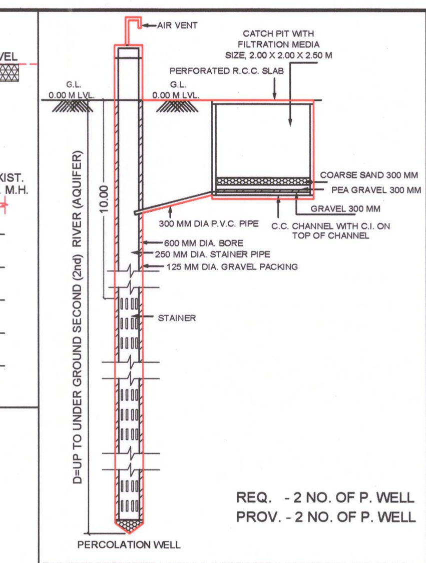
DRAINAGE SECTION
SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

REQ. LIFT CALCULATION :-	(BLOCK- A)	
TOTAL NOS OF UNIT	=	52 NOS
LESS UNIT OF G.F.+2 FLR.	=	08 NOS
TOTAL UNIT REMAINING	=	44 NOS
REQ. LIFT 1 NOS. PER 30 UNIT		
TOTAL LIFT REQD.	= 44/30 =	1.47 NOS
		= SAY 2 NOS
REQ. 2 NO. LIFT OF 6 PASSENGER		
PROVI. 2 NO. LIFT OF 6 PASSENGER		

REQ. LIFT CALCULATION :-	(BLOCK- B+C)	
TOTAL NOS OF UNIT	=	84 NOS
LESS UNIT OF G.F.+2 FLR.	=	08 NOS
TOTAL UNIT REMAINING	=	76 NOS
REQ. LIFT 1 NOS. PER 30 UNIT		
TOTAL LIFT REQD.	= 76/30 =	2.53 NOS
		= SAY 3 NOS
REQ. 3 NO. LIFT OF 6 PASSENGER		
PROVI. 2 NO. LIFT OF 6 PASSENGER		

LIFT CALCULATION (COMMERCIAL) (BLOCK :- B+C)
Total Built-up Area 3rd to 4th Floor. = 2817.74 Sq.mts
[Excluding Gorund, 1st & 2nd Floor]
1200.00 Sq.mts Built-up Area : Required 1nos. Lift of 6 Person Capacity
Total B. A. = 2817.74 / 1200 = Required 2.35 Nos Lift(Says 3 Nos. lift)
Required 3 Nos of Lift of 6 Person Capacity.
Provide 2 Lift of 12 Person Capacity.
Provide 1 Lift of 8 Person Capacity.
Total 32 Passenger Capacity Lift Provided.

BUILT UP AREA CALC. :-
(ELECTRIC S/S TRANSFORMER)
3.66 X 6.00 = 21.96 SQ. MT.
NET BUILT UP AREA ON ELECTRIC S/S
= 21.96 SQ. MT.



PERCOLATION WELL

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

COMMON PLOT AREA CALCULATION:-	
NET PLOT AREA = 7952.00 SQ.MTS	
REQ. COMMON PLOT @ 10%	795.20 SQ.MT.
COMMON PLOT - 1	
(1) 24.36 X 40.29 X 1	= 981.46 SQ.MT.
COMMON PLOT - 2	
(1) 23.07 X 24.84 X 1	= 573.06 SQ.MT.
TOTAL PROV. COMMON PLOT	= 1554.52 SQ.MT.

TREE PLANTETION
UP TO 500 (100+200+200)
PLOT AREA NO. OF TREES 4+4+4 = 12 NOS.
TREES AFTER FIVE EVERY 200 SQ.MT.
NO. OF TREE REQ. = 5
7952.00 - 500.00 = 7452/200 = 37.26 SAY 38 NOS.
∴ NO. OF TREE
= 12+38 X 5
= 12+190 = 202 NO. OF TREES REQ.
PROVI. 202 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 7952.00 / 4000.00 SQ. MTS.
= 1.99 NO. REQ. SAY 2 NOS.
PROVI. 2 NO.PERCO. WELL

DUST-BIN PROVIDED NOTES:-(RESI.)
8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 136 UNITS / 8UNITS / 1 = 17.00 NOS. REQD.
PROVIDED CONTAINER = 17 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)
TOTAL FLOOR AREA FOR SHOPS = 6596.41 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 6596.41 X 20 / 100 X 80 = 16.49 NO.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 17 NO
TOTAL C.BIN PROVIDED = 17 NO.FOR RESI.+ 17 NO. FOR COMM.
= 34 NO.OF 80 LIT.CAPACITY

(26)ડ્રાફ્ટ ટી.પી.સ્કીમ હોઈ, બેટરમેન્ટ ચાર્જ અંગે આસી.સીટી પ્લાનરશ્રીના પત્રક્માંક:સીપીડી/અમ્યુકો/જનરલ/ઓ.પી.૨૧૭, તા.૫/૧/૨૦૧૯ થી પાઠવેલ અભિપ્રાય તથા સદર અભિપ્રાય યથાવત રહે તે માટે તા.૧૪/૮/૨૦૨૦ થી પાઠવેલ અભિપ્રાયને આધીન
(27)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવુતિ 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.
(28)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.23/10/2019 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(29)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.
(30)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.24/6/2020 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(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:-6/11/2018 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:-5/9/2020

(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(SHCRING / 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.23/10/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN)(AS PER NOTIFICATION ON DT.3/10/2019) FOR RESIDENTIAL AND COMMERCIAL (MIX) BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.3/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 45.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-1, DATED:-30/11/2018, REF.NO.TPS/NO.65(TRAGAD-JAGATPUR-CHANDKHEDA-CHENPUR-RANIP)/F.P.NO. – 300/16884 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(N.W.Z.), LETTER NO.-1255, ON DT.15/7/2019

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.19/9/2019

(12)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-23/10/2019

(13)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.12/9/2019, REF.NOC ID NO.AHME/WEST/B/082219/422627 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(14)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-9/1/2018, ORDER NO.:-CB/CTS/NA/CHENPUR/S.NO./BLOCK NO.127/SR-766/2017 BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(15)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:-22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYFOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT. 23/10/2019

(16)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.28/5/2020 (NO.-OPN286428052020) 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.23/10/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(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.23/10/2019 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.23/10/2019

(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)(A) TOTAL PARKING AREA (6513.47) 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 REQUIRED 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.

EQ. TENAMENT STATEMENT

FLOOR	USE	EQUITY TENA. A	B+C		TOTAL	
BLOCK		RESI.	COMM.	RESI.	COMM.	RESI.
GROUND (H. P.)	PARK.	--	--	--	--	--
GROUND (S. P.)	SHOP	--	28	--	28	--
1ST FLOOR	RESI./COMM.	04	28	04	28	08
2ND FLOOR	RESI./COMM.	04	27	04	27	08
3RD FLOOR	RESI./COMM.	04	27	04	27	08
4TH FLOOR	RESI./COMM.	04	27	04	27	08
5TH FLOOR	RESI	04	--	04	--	08
6TH FLOOR	RESI	04	--	08	--	12
7TH FLOOR	RESI	04	--	08	--	12
8TH FLOOR	RESI	04	--	08	--	12
9TH FLOOR	RESI	04	--	08	--	12
10TH FLOOR	RESI	04	--	08	--	12
11TH FLOOR	RESI	04	--	08	--	12
12TH FLOOR	RESI	04	--	08	--	12
13TH FLOOR	RESI	04	--	08	--	12
TOTAL	SHOP/RESI	52	137	84	137	136

FLOOR AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B+C	TOTAL
GROUND (S. P.)	---	1369.73	1369.73
1ST FLOOR	417.62	1850.57	2268.19
2ND FLOOR	424.92	1670.90	2095.82
3RD FLOOR	417.62	1663.91	2081.53
4TH FLOOR	424.92	1705.76	2130.68
5TH FLOOR	417.62	858.03	1275.65
6TH FLOOR	424.92	847.22	1272.14
7TH FLOOR	417.62	833.23	1250.85
8TH FLOOR	424.92	847.22	1272.14
9TH FLOOR	417.62	833.23	1250.85
10TH FLOOR	424.92	847.22	1272.14
11TH FLOOR	417.62	833.23	1250.85
12TH FLOOR	445.58	888.59	1334.17
13TH FLOOR	445.58	888.59	1334.17
TOTAL	5521.48	15937.43	21458.91

COMM. B.UP AREA STATEMENT

FLOOR	BLOCK -B+C (IN SQ.MT.)
GROUND (S. P.)	1619.48
1ST FLOOR	1578.10
2ND FLOOR	1391.44
3RD FLOOR	1391.44
4TH FLOOR	1426.30
TOTAL	7406.76

COMM. F.S.I. AREA STATEMENT

FLOOR	BLOCK -B+C (IN SQ.MT.)
GROUND (S. P.)	1369.73
1ST FLOOR	1437.95
2ND FLOOR	1251.29
3RD FLOOR	1251.29
4TH FLOOR	1286.15
TOTAL	6596.41

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B+C	TOTAL
BASEMENT	--	6259.34	6259.34
GROUND (H. P.)	637.35	691.56	1328.91
GROUND (S. P.)	--	1619.48	1619.48
1ST FLOOR	496.67	2186.66	2683.33
2ND FLOOR	503.97	2006.99	2510.96
3RD FLOOR	496.67	2000.00	2496.67
4TH FLOOR	503.97	2041.85	2545.82
5TH FLOOR	496.67	1181.33	1678.00
6TH FLOOR	519.75	1041.95	1561.70
7TH FLOOR	496.67	994.90	1491.57
8TH FLOOR	519.75	1041.95	1561.70
9TH FLOOR	496.67	994.90	1491.57
10TH FLOOR	519.75	1041.95	1561.70
11TH FLOOR	496.67	994.90	1491.57
12TH FLOOR	524.63	1050.26	1574.89
13TH FLOOR	524.63	1050.26	1574.89
Soci. Office (G.F.)	123.84	---	123.84
SECURITY CABIN	4.00	---	4.00
SUB STATION	21.96	---	21.96
STAIR CABIN	66.51	135.97	202.48
LIFT MAC. ROOM	42.09	85.46	127.55
METER ROOM	18.99	57.74	76.73
TOTAL	7511.21	26477.45	33988.66

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

BLOCK	A	B+C COMM.	B+C RESI.	B+C TOTAL	TOTAL
GROUND (S. P.)	---	1369.73	---	1369.73	1369.73
1ST FLOOR	417.62	1437.95	412.62	1850.57	2268.19
2ND FLOOR	424.92	1251.29	419.61	1670.90	2095.82
3RD FLOOR	417.62	1251.29	412.62	1663.91	2081.53
4TH FLOOR	424.92	1286.15	419.61	1705.76	2130.68
5TH FLOOR	417.62	---	858.03	858.03	1275.65
6TH FLOOR	424.92	---	847.22	847.22	1272.14
7TH FLOOR	417.62	---	833.23	833.23	1250.85
8TH FLOOR	424.92	---	847.22	847.22	1272.14
9TH FLOOR	417.62	---	833.23	833.23	1250.85
10TH FLOOR	424.92	---	847.22	847.22	1272.14
11TH FLOOR	417.62	---	833.23	833.23	1250.85
12TH FLOOR	445.58	---	888.59	888.59	1334.17
13TH FLOOR	445.58	---	888.59	888.59	1334.17
TOTAL	5521.48	6596.41	9341.02	15937.43	21458.91

SANITARY PROVISION
FLOOR AREA (UNIT AREA) :- 6596.41 SQ. MTS.
4 SQ. MTS. = 1 PERSON
6596.41 SQ. MTS. = 1649.10 SAY 1650 PERSON
SANITORY REQ.
TOTAL W.C. REQD. = 1 W.C. FOR EVERY 100 PERSON
= 16 W.C. REQD.FOR EACH GENDER
URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS
= 33 REQD.
133 Nos. W.C. PROVIDED FOR INDIVIDUAL.
Sanitary Required For Common (Total Required 25%)
TOTAL W.C. REQD. = 16 X 0.25 = 4.00 SAY 4 W.C. FOR EACH GENDER
TOTAL W.C. PROP. = 4 FOR MALE & 4 FOR FEMALE
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON

BLOCK :- A SHEET NO:- 1/6

LAY-OUT PLAN SHOWING PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON F.P. NO. 300 OF D.T.P.S.NO. 65 (JAGATPUR - TRAGAD - CHANDKHEDA - CHENPUR - RANIP) [R.SUR.NO. 127 (O. P. NO. 300) OF MOJE :-CHENPUR , TA.:-GHATLODIYA , DIST :-AHMEDABAD

LAY OUT | SCALE:- 1C.M. = 2 MT.
USE : RESIDENTIAL + COMMERCIAL
ZONE :- RESIDENTIAL - R1

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 300	7952.00
REQ. COMMON PLOT AREA @ 10%	795.20
PROVI. COMMON PLOT AREA	1554.52
PERMI. F.S.I.- (1.80 X 7952.00)	14313.60
CHARGEABLE F.S.I. (0.90 X 7952.00)	7156.80
TOTAL PERMI. F.S.I. (14313.60+7156.80)	21470.40
TOTAL UTILIZED F.S.I.	21458.91
UTILIZED CHARGEABLE F.S.I.	7145.31

COLOUR NOTES:-
O. P. BOUNDARY — ROAD
F. P. BOUNDARY — P. WELL
PROP. WORK — COM.BIN.
PROP. DRAIN-LINE — TREE
COMMON PLOT LINE — BASEMENT LINE

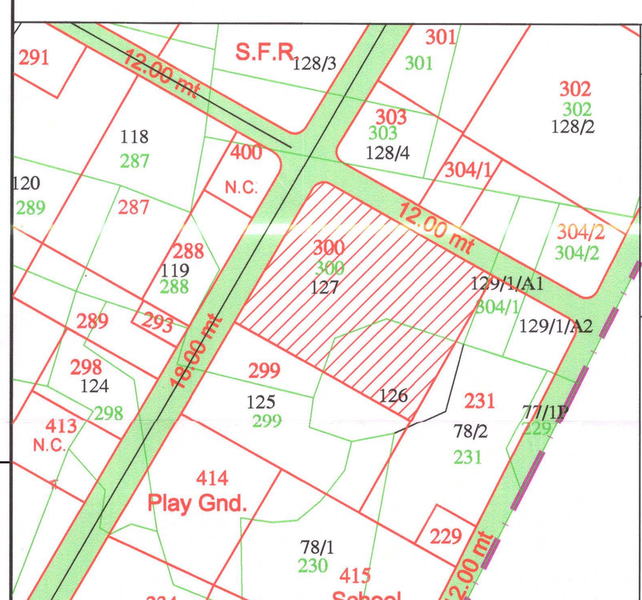
RIDHAM CORPORATION
PARTNERS ,

OWNER:
ENGINEER: KETAN K. PATEL
2/2, VAIKUNTH COMPLEX, OPP.RASPAN PARTY PLOT, NIKOL, AHMEDABAD - 50.
AMC.NO.ER. - 0114020821R3

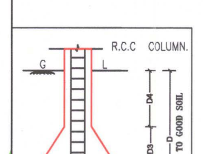
STR. ENGINEER: RAJESH P. PATEL
STR. DESIGNER
REG. NO. SD-001SE01102500338
101,AVARNYA APARTMENTS, PRABHA COLONY, NR.USHMANPURA UNDER BRDIGE, USHMANPURA, A'BAD - 380013

C.O.W.: MANOJ L. KANANI
16, PADMA BUNGLOWS-2 OPP.SHUKAN BUNGLOWS, NIKOL,AHMEDABAD-382350.
AMC/LIC/NO-001CW28072500325

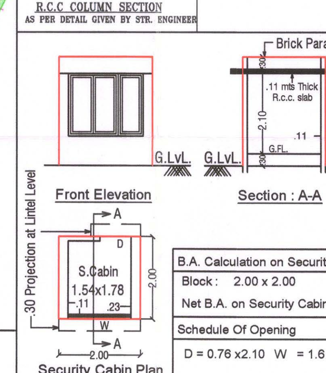
DEVLOPER: RIDHAM DEVELOPERS
SUPAL MOTILAL SHAH & OTHERS , RUJUVALIKA , OPP. NALANDA ENCLAVE PRITAMNAGAR , AHMEDABAD
AMC / DEV. - 952040722



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



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



B.A. Calculation on Security Cabin (C.P.)	
Block : 2.00 x 2.00	= 4.00 Sq.mts
Net B.A. on Security Cabin	= 4.00 Sq.mts
Schedule Of Opening	
D = 0.76 x2.10 W = 1.61x1.22	

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED

GENERAL NOTES [AS PER CGDCRV 2017]
- It is certified that plot under reference is surveyed by me and dimensions of all side of plot and plot area as and shown in plan are measured by engineer on record and in accordance with ownershio / revenue record.
- Engineer is fully responsible for leaving open marginal space and margin.
- The depth and position of existing municipal manhole is veryfied by me 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 level for each unit.
- Water tank for fire safety requirement provided as per fire prevention and fire safety act 2016.
- Electrical infrastructure shall be provided as per clause no. 13.11. of CGDCR 2017.
- Drinking Water Facility for disabled persons is provided as per 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 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 necessary action shall be taken for the structural safety during construction.
- Rain water storage tank and rain water harvesting system shall be provided as per the clause no. 17.2 of CGDCR 2017.
- Community bin provided as per the provision of the clause no. 17.2.4 and 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 chapter no. 14 of CGDCR 2017.
- Fire Safety Provision Shall Be made As Per Fire prevention And life safety measures regulation-2016 and fire prevention and life safety measures regulation-2013
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & basement slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention And fire safety act-2016.
- Fire Safety Provision Shall Be Provided As Per A.M.C. Fire And Emergency Service Department Opinion Letter No. ______ , Date : ______

The Basic Requirements For Fire Protection Of High-Rise Building In A.M.C. and A.U.D.A. Area

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge the 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 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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose. & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.

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

A permanent hydrant point comprising of 63 mm dia size 2 nos 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 Part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

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

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

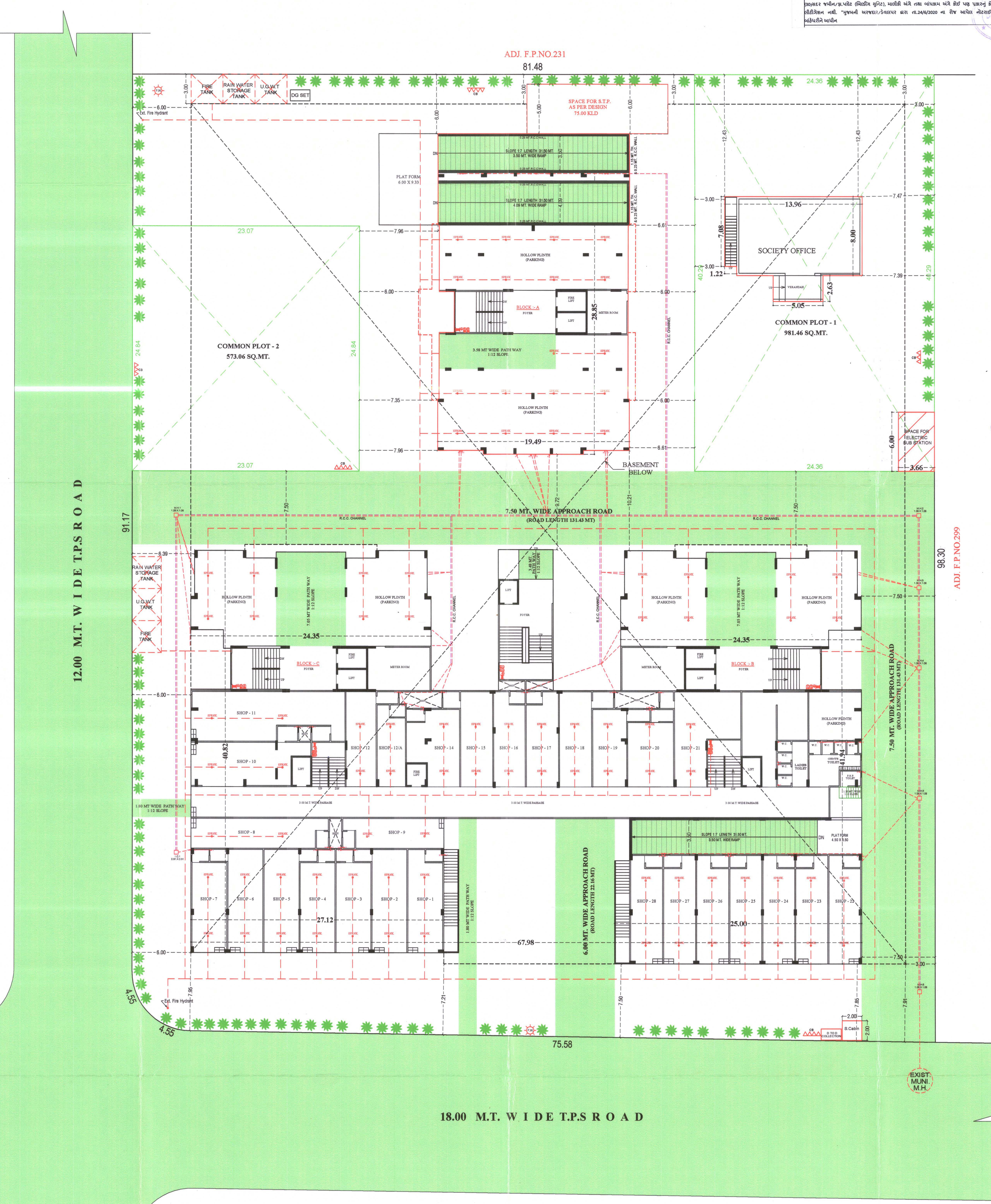
5. STAIRCASE :
The staircase has to be open from at least one or two sides but if the staircase is in the center core of the buildings it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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

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

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 / pathwy / dead-end and along all exit routes landing to the ground level. The signage should indicate fire fighting, fire safety, first-aid and other safety equipement present on the respective floor / landing / pathway / dead - end and along all exit routes leading to the ground level.

10. IMPORTANT INSTRUCTIONS :
After inspection of a low-rise building by the fire services authority , if the fire officer concerned feels the need for additional fire prevention / protection / ventilation system required or equipement (I.E. passive system / sprikler / drencher etc.) as per fire load / fire risk / public gethering. potential / occupancy / confined area, those additional measures / equipement have to be implemented / installed.



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

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૦૨૦૧૭/૬૩૪૫/પી તા-૧૬-૧૧-૧૭ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ ફરજીયાત મૂકવાની શરતે.

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NO. 2409 F DT. 13/10/20
TDO, BPSP, AMC

- બાંધકામની સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી સુલભતા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજુ કરેલ "પ્રમાણ પત્રો" બાંહેધરી પત્રો તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે લીધેલ છે તેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહીં.

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPPOVAL 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. : BHNTS/NWZ/111119/CGDCRV/A2982/R0/M1 | Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03874/111119/A2982/R0/M1
Date : 20|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.)

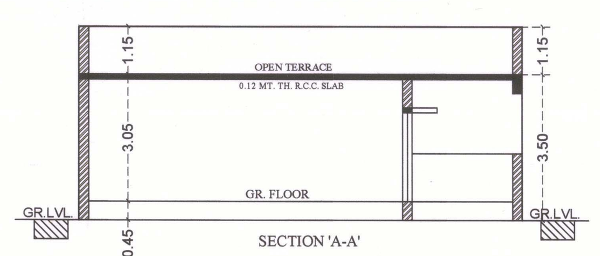
AUTHORITY:

SOC. COMMON USE GR. FLOOR	
(1) 12.74 X 08.00 X 1	= 101.92 SQ.MT.
(2) 05.05 X 02.63 X 1	= 13.28 SQ.MT.
(3) 01.22 X 07.08 X 1	= 8.64 SQ.MT.
TOTAL BUILT UP AREA	= 123.84 SQ.MT.

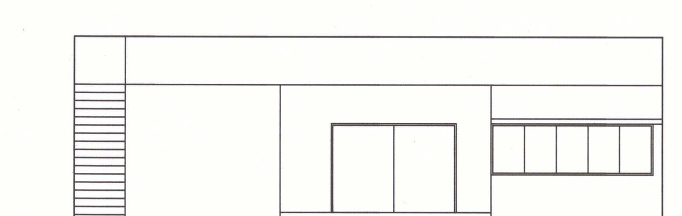
COMMON PLOT - 1 AREA = 981.46 SQ.MT.
PERM. B.AERA @ 15 % OF COM. PLOT AERA ON GR.FLR.
981.46 X 0.15 = 147.22 SQ. MT.
PROP. B.AERA IN COMMON PLOT AERA

(1)	SOC. COMMON USE	= 123.84 SQ.MT.
(2)	SUB STATION	= 21.96 SQ. MT.
	TOTAL	= 145.80 SQ. MT.

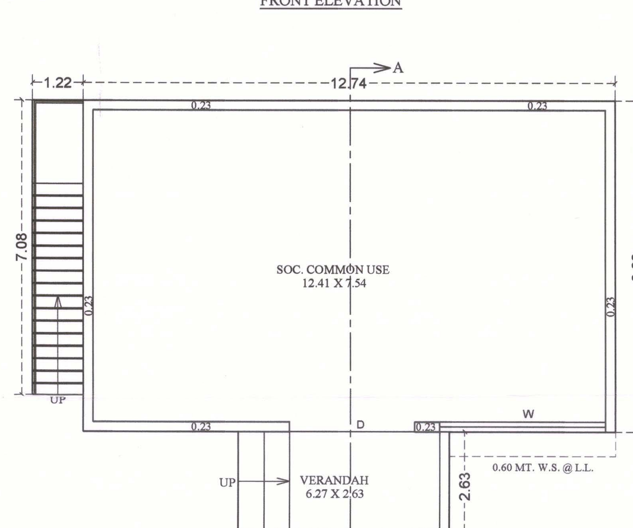
AS PER CGDCR CLAUSE NO. 6.17.5
5 (c.) Community/ Society common facility shall be permited on a Common Plot. The area of this Community/Society common facility built up area shall not be considered towards computation of FSI of the Building Unit. Community facilities with common plot shall be hand over to the association of allottees as the case may be as per The Real Estate (Regulation and Development) Act,2016.



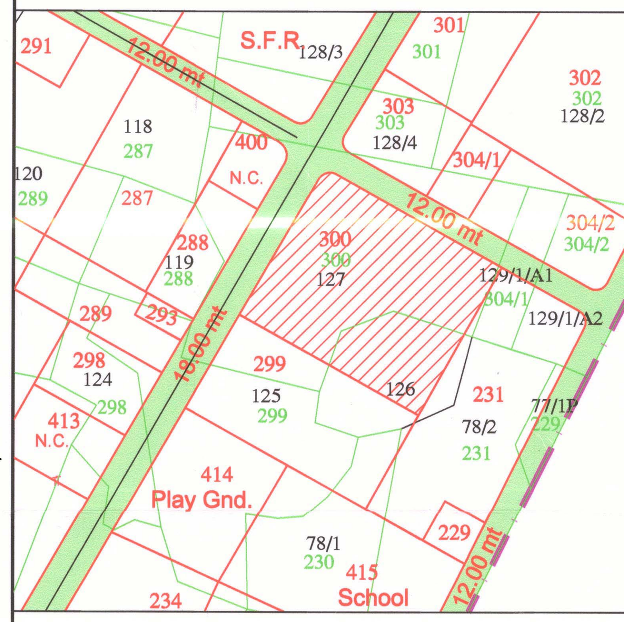
SECTION 'A-A'



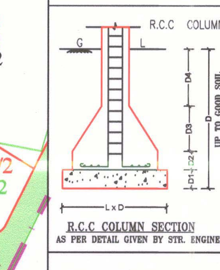
FRONT ELEVATION



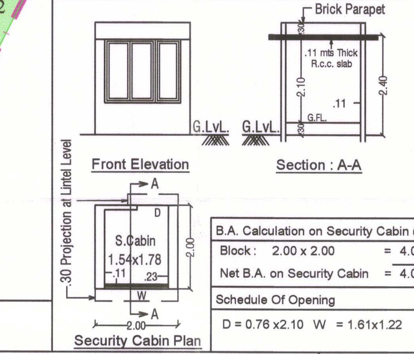
GROUND FLOOR



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

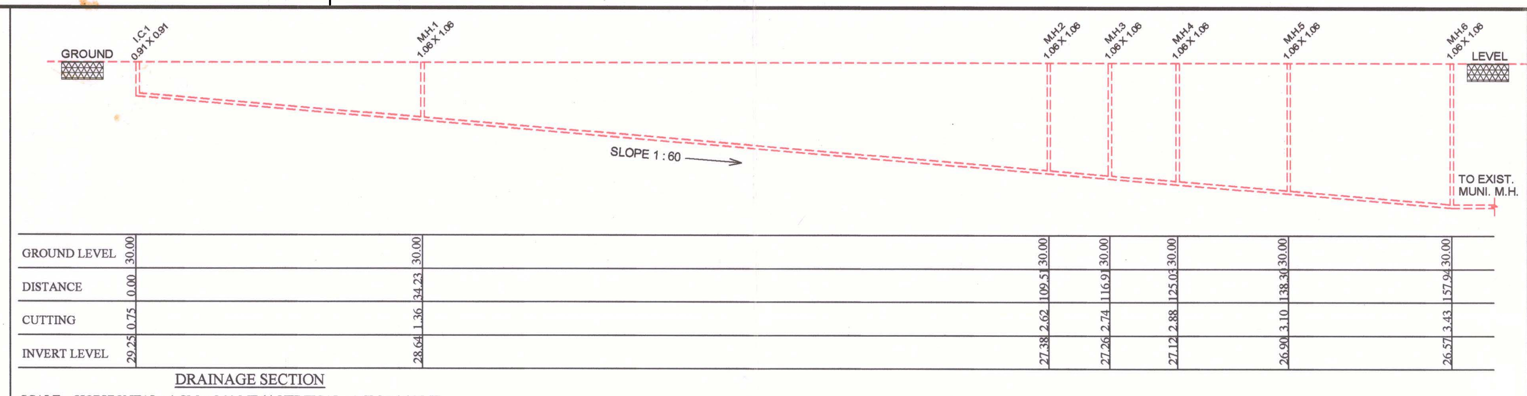


R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

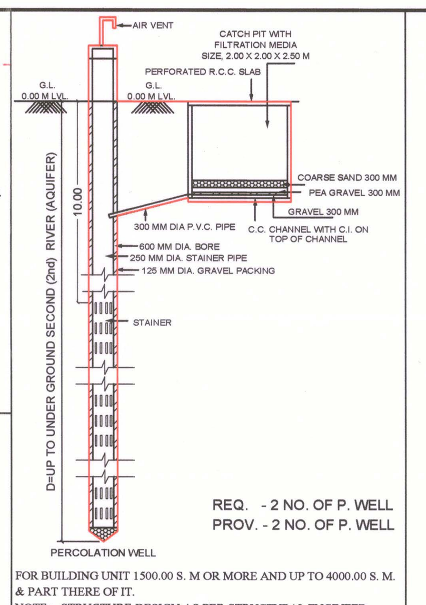


Front Elevation
Section : A-A
Security Cabin Plan

B.A. Calculation on Security Cabin (C.P.)	
Block : 2.00 x 2.00	= 4.00 Sq.mts
Net B.A. on Security Cabin	= 4.00 Sq.mts
Schedule Of Opening	
D = 0.76 x2.10 W = 1.61x1.22	



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



PERCOLATION WELL

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

REQ. LIFT CALCULATION :-	(BLOCK- A)
TOTAL NOS OF UNIT	= 52 NOS
LESS UNIT OF G.F.+2 FLR.	= 08 NOS
TOTAL UNIT REMAINING	= 44 NOS
REQ. LIFT 1 NOS. PER 30 UNIT	
TOTAL LIFT REQD.	= 44/30 = 1.47 NOS
	= SAY 2 NOS
REQ. 2 NO. LIFT OF 6 PASSENGER	
PROVI. 2 NO. LIFT OF 6 PASSENGER	

REQ. LIFT CALCULATION :-	(BLOCK- B+C)
TOTAL NOS OF UNIT	= 84 NOS
LESS UNIT OF G.F.+2 FLR.	= 08 NOS
TOTAL UNIT REMAINING	= 76 NOS
REQ. LIFT 1 NOS. PER 30 UNIT	
TOTAL LIFT REQD.	= 76/30 = 2.53 NOS
	= SAY 3 NOS
REQ. 3 NO. LIFT OF 6 PASSENGER	
PROVI. 2 NO. LIFT OF 6 PASSENGER	

LIFT CALCULATION (COMMERCIAL) (BLOCK :- B+C)
Total Built-up Area 3rd to 4th Floor. = 2817.74 Sq.mts
[Excluding Gorund, 1st & 2nd Floor]
1200.00 Sq.mts Built-up Area : Required 1nos. Lift of 6 Person Capacity
Total B. A. = 2817.74 / 1200 = Required 2.35 Nos Lift(Says 3 Nos. lift)
Required 3 Nos of Lift of 6 Person Capacity.
Provide 2 Lift of 12 Person Capacity.
Provide 1 Lift of 8 Person Capacity.
Total 32 Passenger Capacity Lift Provided.

BUILT UP AREA CALC. :-
(ELECTRIC S/S TRANSFORMER)
3.66 X 6.00 = 21.96 SQ. MT.
NET BUILT UP AREA ON ELECTRIC S/S = 21.96 SQ. MT.

COMMON PLOT AREA CALCULATION:-	
NET PLOT AREA = 7952.00 SQ.MTS	
REQ. COMMON PLOT @ 10%	795.20 SQ.MT.
COMMON PLOT - 1	
(1) 24.36 X 40.29 X 1	= 981.46 SQ.MT.
COMMON PLOT - 2	
(1) 23.07 X 24.84 X 1	= 573.06 SQ.MT.
TOTAL PROV. COMMON PLOT	= 1554.52 SQ.MT.

TREE PLANTETION
UP TO 500 (100+200+200)
PLOT AREA NO. OF TREES 4+4+4 = 12 NOS.
TREES AFTER FIVE EVERY 200 SQ.MT.
NO. OF TREE REQ. = 5
7952.00 - 500.00 = 7452/200 = 37.26 SAY 38 NOS.
∴ NO. OF TREE
= 12+38 X 5
= 12+190 = 202 NO. OF TREES REQ.
PROVI. 202 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 7952.00 / 4000.00 SQ. MTS.
= 1.99 NO. REQ. SAY 2 NOS.
PROVI. 2 NO.PERCO. WELL

DUST-BIN PROVIDED NOTES:-(RESI.)
8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 136 UNITS / 8UNITS / 1 = 17.00 NOS. REQD.
PROVIDED CONTAINER = 17 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)
TOTAL FLOOR AREA FOR SHOPS = 6596.41 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 6596.41 X 20 / 100 X 80 = 16.49 NO.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 17 NO
TOTAL C.BIN PROVIDED = 17 NO.FOR RESI.+ 17 NO. FOR COMM.
= 34 NO.OF 80 LIT.CAPACITY

EQ. TENAMENT STATEMENT

FLOOR	USE	EQUITY TENA. A RESI.	B+C COMM.	B+C RESI.	TOTAL COMM.	TOTAL RESI.
GROUND (H. P.)	PARK.	--	--	--	--	--
GROUND (S. P.)	SHOP	--	28	--	28	--
1ST FLOOR	RESI./COMM.	04	28	04	28	08
2ND FLOOR	RESI./COMM.	04	27	04	27	08
3RD FLOOR	RESI./COMM.	04	27	04	27	08
4TH FLOOR	RESI./COMM.	04	27	04	27	08
5TH FLOOR	RESI	04	--	04	--	08
6TH FLOOR	RESI	04	--	08	--	12
7TH FLOOR	RESI	04	--	08	--	12
8TH FLOOR	RESI	04	--	08	--	12
9TH FLOOR	RESI	04	--	08	--	12
10TH FLOOR	RESI	04	--	08	--	12
11TH FLOOR	RESI	04	--	08	--	12
12TH FLOOR	RESI	04	--	08	--	12
13TH FLOOR	RESI	04	--	08	--	12
TOTAL	SHOP/RESI	52	137	84	137	136

FLOOR AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B+C	TOTAL
GROUND (S. P.)	---	1369.73	1369.73
1ST FLOOR	417.62	1850.57	2268.19
2ND FLOOR	424.92	1670.90	2095.82
3RD FLOOR	417.62	1663.91	2081.53
4TH FLOOR	424.92	1705.76	2130.68
5TH FLOOR	417.62	858.03	1275.65
6TH FLOOR	424.92	847.22	1272.14
7TH FLOOR	417.62	833.23	1250.85
8TH FLOOR	424.92	847.22	1272.14
9TH FLOOR	417.62	833.23	1250.85
10TH FLOOR	424.92	847.22	1272.14
11TH FLOOR	417.62	833.23	1250.85
12TH FLOOR	445.58	888.59	1334.17
13TH FLOOR	445.58	888.59	1334.17
TOTAL	5521.48	15937.43	21458.91

BLOCK :- B+C SHEET NO:- 1/13

LAY-OUT PLAN SHOWING PROPOSED
RESIDENTIAL AND COMMERCIAL BUILDING
ON F.P. NO. 300 OF D.T.P.S.NO. 65
(JAGATPUR - TRAGAD - CHANDKHEDA - CHENPUR - RANIP)
[R.SUR.NO. 127 (O. P. NO. 300) OF
MOJE :-CHENPUR , TA.:-GHATLODIYA , DIST :-AHMEDABAD

LAY OUT — SCALE:- 1C.M. = 2 MT.
USE : RESIDENTIAL + COMMERCIAL
ZONE :- RESIDENTIAL - R1

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 300	7952.00
REQ. COMMON PLOT AREA @ 10%	795.20
PROVI. COMMON PLOT AREA	1554.52
PERMI. F.S.I.- (1.80 X 7952.00)	14313.60
CHARGEABLE F.S.I. (0.90 X 7952.00)	7156.80
TOTAL PERMI. F.S.I. (14313.60+7156.80)	21470.40
TOTAL UTILIZED F.S.I.	21458.91
UTILIZED CHARGEABLE F.S.I.	7145.31

COLOUR NOTES:-
O. P. BOUNDARY — ROAD
F. P. BOUNDARY — P. WELL
PROP. WORK — COM.BIN.
PROP. DRAIN-LINE — TREE
COMMON PLOT LINE — BASEMENT LINE

COMM. B.UP AREA STATEMENT	
FLOOR	BLOCK -B+C (IN SQ.MT.)
GROUND (S. P.)	1619.48
1ST FLOOR	1578.10
2ND FLOOR	1391.44
3RD FLOOR	1391.44
4TH FLOOR	1426.30
TOTAL	7406.76

COMM. F.S.I. AREA STATEMENT	
FLOOR	BLOCK -B+C (IN SQ.MT.)
GROUND (S. P.)	1369.73
1ST FLOOR	1437.95
2ND FLOOR	1251.29
3RD FLOOR	1251.29
4TH FLOOR	1286.15
TOTAL	6596.41

BUILT UP AREA STATEMENT (IN SQ.MT.)

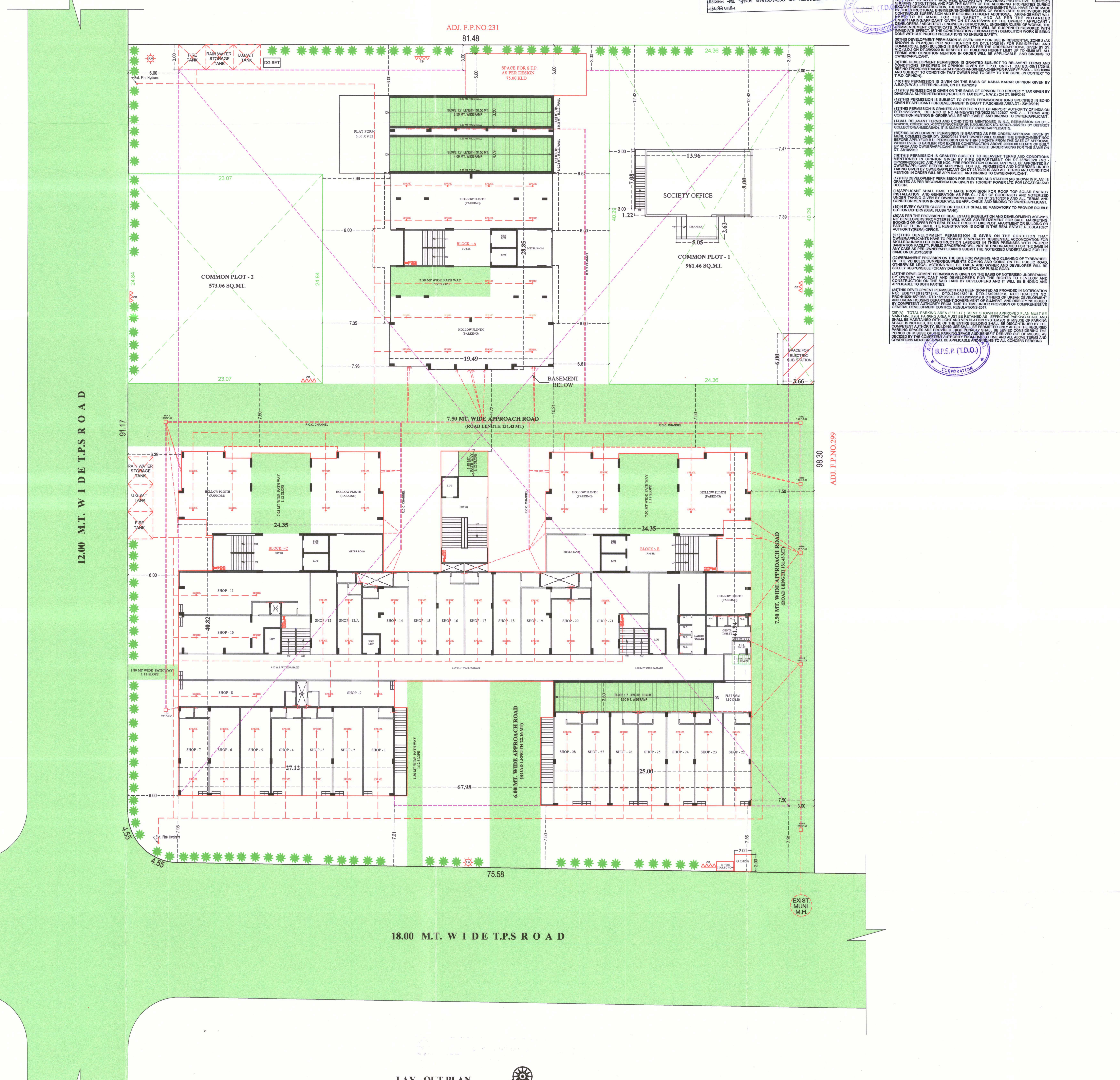
BLOCK	A	B+C	TOTAL
BASEMENT	--	6259.34	6259.34
GROUND (H. P.)	637.35	691.56	1328.91
GROUND (S. P.)	--	1619.48	1619.48
1ST FLOOR	496.67	2186.66	2683.33
2ND FLOOR	503.97	2006.99	2510.96
3RD FLOOR	496.67	2000.00	2496.67
4TH FLOOR	503.97	2041.85	2545.82
5TH FLOOR	496.67	1181.33	1678.00
6TH FLOOR	519.75	1041.95	1561.70
7TH FLOOR	496.67	994.90	1491.57
8TH FLOOR	519.75	1041.95	1561.70
9TH FLOOR	496.67	994.90	1491.57
10TH FLOOR	519.75	1041.95	1561.70
11TH FLOOR	496.67	994.90	1491.57
12TH FLOOR	524.63	1050.26	1574.89
13TH FLOOR	524.63	1050.26	1574.89
Soci. Office (G.F.)	123.84	---	123.84
SECURITY CABIN	4.00	---	4.00
SUB STATION	21.96	---	21.96
STAIR CABIN	66.51	135.97	202.48
LIFT MAC. ROOM	42.09	85.46	127.55
METER ROOM	18.99	57.74	76.73
TOTAL	7511.21	26477.45	33988.66

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

BLOCK	A	B+C COMM.	B+C RESI.	B+C TOTAL	TOTAL
GROUND (S. P.)	---	1369.73	---	1369.73	1369.73
1ST FLOOR	417.62	1437.95	412.62	1850.57	2268.19
2ND FLOOR	424.92	1251.29	419.61	1670.90	2095.82
3RD FLOOR	417.62	1251.29	412.62	1663.91	2081.53
4TH FLOOR	424.92	1286.15	419.61	1705.76	2130.68
5TH FLOOR	417.62	---	858.03	858.03	1275.65
6TH FLOOR	424.92	---	847.22	847.22	1272.14
7TH FLOOR	417.62	---	833.23	833.23	1250.85
8TH FLOOR	424.92	---	847.22	847.22	1272.14
9TH FLOOR	417.62	---	833.23	833.23	1250.85
10TH FLOOR	424.92	---	847.22	847.22	1272.14
11TH FLOOR	417.62	---	833.23	833.23	1250.85
12TH FLOOR	445.58	---	888.59	888.59	1334.17
13TH FLOOR	445.58	---	888.59	888.59	1334.17
TOTAL	5521.48	6596.41	9341.02	15937.43	21458.91

(26)ડ્રાફ્ટ ટી.પી.સ્કીમ હોઇ, બેટરમેન્ટ ચાર્જ અંગે આસી.સીટી પ્લાનરશ્રીના પત્રક્રમાંક:સીપીડી/આયુકો/જનરલ/ઓ.પી.૨૧૭, તા.૫/૧/૨૦૧૯ થી પાઠવેલ અભિપ્રાય તથા સદર અભિપ્રાય યથાવત રહે તે :હેતે તા.૧૪/૮/૨૦૨૦ થી પાઠવેલ અભિપ્રાયને આધીન
(27)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 ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.
(28)સુકા-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વેટર તથા sewage treatment plant (S.T.P.) તેમજ RAIN WATER HARVESTING ની જોગવાઇ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૨૩/૧૦/૨૦૧૯ ના રોજ આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધીન.
(29)નોવેલ કોરોના વાઇરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/જારી કરેલ માર્ગદર્શિકા તથા નિયમોનું યુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(30)સદર જમીન/ફા.પ્લોટ (બિલ્ડીગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઇ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.24/6/2020 ના રોજ આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધીન

(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:-5/9/2020
(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.23/10/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN)(AS PER NOTIFICATION ON DT.3/10/2019) FOR RESIDENTIAL AND COMMERCIAL (MIX) BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.3/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 45.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-1, DATED:-30/11/2018, REF.NO.TPS/NO.65(TRAGAD-JAGATPUR-CHANDKHEDA-CHENPUR-RANIP)/F.P.NO. – 300/16884 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
(10)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(N.W.Z.), LETTER NO.-1255, ON DT.15/7/2019
(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.19/9/2019
(12)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA DT.-23/10/2019
(13)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.12/9/2019, REF.NOC ID NO.AHME/WEST/B/082219/422627 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(14)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-5/1/2015, ORDER NO.:-CB/CTS/NA/CHENPUR-S.NO/BLOCK NO.127/SR-708/2017 BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
(15)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT.- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYFOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT. 23/10/2019
(16)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.28/5/2020 (NO.-OPN286428052020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.23/10/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(17)THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMMENDATION GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.
(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.23/10/2019 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.23/10/2019
(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)(A) TOTAL PARKING AREA (6513.47) 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 REQUIRED 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



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

RIDHAM CORPORATION
PARTNERS ,

OWNER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC.NO.ER. - 0114020821R3
ENGINEER:

RAJESH P. PATEL
STR. DESIGNER
REG. NO. SD-001SE01102500338
101,AVARNYA APARTMENTS,
PRABHA COLONY,
NR.USHMANPURA UNDER BRDIGE,
USHMANPURA, A'BAD - 380013
STR. ENGINEER:

MANOJ L. KANANI
16, PADMA BUNGLOWS-2
OPP.SHUKAN BUNGLOWS,
NIKOL, AHMEDABAD-382350.
AMC/LIC/NO-001CW28072500325
C.O.W.:

RIDHAM DEVELOPERS
SUPAL MOTILAL SHAH & OTHERS ,
RUJUVALIKA , OPP. NALANDA ENCLAVE
PRITAMNAGAR , AHMEDABAD
AMC / DEV. - 952040722
DEVLOPER:

SANITARY PROVISION
FLOOR AREA (UNIT AREA) :- 6596.41 SQ. MTS.
4 SQ. MTS. = 1 PERSON
6596.41 SQ. MTS. = 1649.10 SAY 1650 PERSON
SANITORY REQ.
TOTAL W.C. REQD. = 1 W.C. FOR EVERY 100 PERSON
= 16 W.C. REQD.FOR EACH GENDER
URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS
= 33 REQD.
133 Nos. W.C. PROVIDED FOR INDIVIDUAL.
Sanitary Required For Common (Total Required 25%)
TOTAL W.C. REQD. = 16 X 0.25 = 4.00 SAY 4 W.C. FOR EACH GENDER
TOTAL W.C. PROP. = 4 FOR MALE & 4 FOR FEMALE
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON

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

GENERAL NOTES [AS PER CGDCRV 2017]
- It is certified that plot under reference is surveyed by me and dimensions of all side of plot and plot area as and shown in plan are measured by engineer on record and in accordance with ownershio / revenue record.
- Engineer is fully responsible for leaving open marginal space and margin.
- The depth and position of existing municipal manhole is veryfied by me 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 level for each unit.
- Water tank for fire safety requirement provided as per fire prevention and fire safety act 2016.
- Electrical infrastructure shall be provided as per clause no. 13.11. of CGDCR 2017.
- Drinking Water Facility for disabled persons is provided as per 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 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 necessary action shall be taken for the structural safety during construction.
- Rain water storage tank and rain water harvesting system shall be provided as per the clause no. 17.2 of CGDCR 2017.
- Community bin provided as per the provision of the clause no. 17.2.4 and 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 chapter no. 14 of CGDCR 2017.
- Fire Safety Provision Shall Be made As Per Fire prevention And life safety measures regulation-2016 and fire prevention and life safety measures regulation-2013
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & basement slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention And fire safety act-2016.
- Fire Safety Provision Shall Be Provided As Per A.M.C. Fire And Emergency Service Department Opinion Letter No. , Date : .

The Basic Requirements For Fire Protection Of High-Rise Building In A.M.C. and A.U.D.A. Area

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge the 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 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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose. & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.

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

A permanent hydrant point comprising of 63 mm dia size 2 nos 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 Part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

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

4. FIRE EXTINGUISHERS
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) ISI mark to be installed on floor in case of commercial building.
Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark on alternate floors in case of residential buildings.
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 center 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. LIGHTENING ARRESTER :
A lightening arrester should also be installed and be properly berthed to prevent damage to the building when the lightening strikes.

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

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 and along all exit routes landing to the ground level. The signage should indicate fire fighting, fire safety, first-aid and other safety equipement present on the respective floor / landing / pathway / dead - end and along all exit routes leading to the ground level.

10. IMPORTANT INSTRUCTIONS :
After inspection of a low-rise building by the fire services authority , if the fire officer concerned feels the need for additional fire prevention / protection / ventilation system required or equipement (I.E. passive system / sprikler / drencher etc.) as per fire load / fire risk / public gethering. potential / occupancy / confined area, those additional measures / equipement have to be implemented / installed.

SCRUTINIZE COPY NO. 2402 F DT. 18.10.20 TDO, BPSP, AMC

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

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. : BHNTI/NWZ/111119/CGDCRV/A2981/R0/M1
Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03873/111119/A2981/R0/M1
Date : 20/10/2020

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.) AHMEDABAD MUNICIPAL CORPORATION