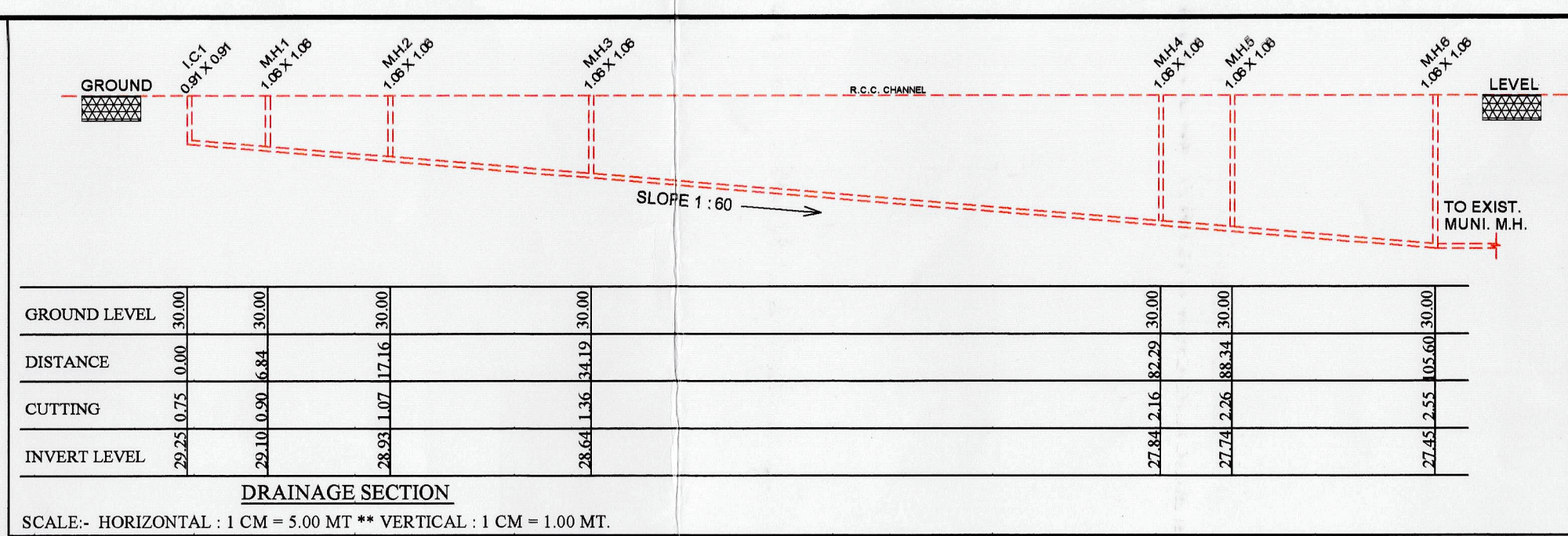
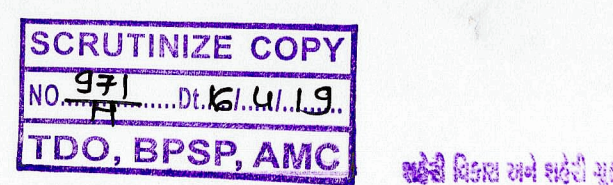




KEY - PLAN

SCALE :- 1.00 CM. = 20.00 MT.

Automatic Sprinkler



COMPOUND WALL SHALL NOT BE CONSTRUCTED
ON ROAD SIDE BOUNDARY AS PER
NOTIFICATION NO. GH/V/95 OF 2018/PRC-
1020185068-L, DTD:-21/07/2019 REGARDING
FIRE REGULATION - 2018

REQ. LIFT CALCULATION - (BLOCK-A)	
TOTAL NOS OF UNIT	= 52 NOS
LESS UNIT OF G +2 FLR.	= 08 NOS
TOTAL UNIT REMAINING	= 44 NOS
REQ. LIFT 1 NOS. PER 30 UNIT	
TOTAL LIFT REQD.	= $\frac{44}{30}$ = 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)	
TOTAL NOS OF UNIT	= 56 NOS
LESS UNIT OF G +2 FLR.	= 08 NOS
TOTAL UNIT REMAINING	= 8 NOS
REQ. LIFT 1 NOS. PER 30 UNIT	
TOTAL LIFT REQD.	= $\frac{48}{30}$ = 1.60 NOS
	= SAY 2 NOS
REQ. 2 NO. LIFT OF 6 PASSENGER	
PROVI. 2 NO. LIFT OF 6 PASSENGER	

COMMON PLOT AREA CALCULATION -	
NET PLOT AREA = 3619.00 SQ.MTS	
REQ. COMMON PLOT @ 10%	361.90 SQ.MT.
<u>COMMON PLOT</u>	
$37.16 \times (9.90 + 9.60) / 2$	= 362.31 SQ.MT.
TOTAL PROV. COMMON PLOT	= 362.31 SQ.MT.

<u>SANITARY PROVISION</u>	
FLOOR AREA (TOTAL) > 495.79 SQ. MTS.	
4 SQ. MTS. = 1 PERSON	
495.79 SQ. MTS. = 123.95 SAY 124 PERSON	
SANITARY REQ.	
TOTAL W.C. REQ. = 1 W.C. FOR EVERY 50 PERSON	
= 3 W.C. REQ. FOR EACH GENDER	
URINAL REQ.	
= 1 URINAL FOR EVERY 50 PERSONS UP TO 100	
= 1 REQD.	
09 Nos. W.C. PROVIDED FOR SHOP INDIVIDUAL.	
Sanitary Required For Common (Total Required 25%)	
TOTAL W.C. REQ. = $3 \times 0.25 = 0.75$ SAY 1 W.C. FOR EACH GENDER	
TOTAL W.C. PROP. = 1 FOR MALE & 1 FOR FEMALE	
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON	

F. S. I. AREA STATEMENT		(IN SQ. MT.)	
GROUND	A	B	TOTAL
GROUND (S. P.)	485.79	—	495.79
1ST FLOOR	592.74	447.18	1039.92
2ND FLOOR	592.74	447.18	1039.92
3RD FLOOR	592.74	447.18	1039.92
4TH FLOOR	592.74	447.18	1039.92
5TH FLOOR	592.74	447.18	1039.92
6TH FLOOR	592.74	447.18	1039.92
7TH FLOOR	592.74	447.18	1039.92
8TH FLOOR	592.74	447.18	1039.92
9TH FLOOR	592.74	447.18	1039.92
10TH FLOOR	592.74	447.18	1039.92
11TH FLOOR	592.74	447.18	1039.92
12TH FLOOR	592.74	447.18	1039.92
13TH FLOOR	592.74	447.18	1039.92
14TH FLOOR	—	447.18	447.18
TOTAL	8201.41	6260.52	14461.93

COMM. F.S.I. AREA STATEMENT	
FLOOR	BLOCK -A
	(IN SQ.MT.)
GROUND (S. P.)	495.79

BLOCK :- A **SHEET NO:- 1/5**

LAY-OUT PLAN SHOWING PROPOSED

RESIDENTIAL AND COMMERCIAL BUILDING

ON F.P. NO. 103 OF

T.P.S.NO. 42 (SOLA-THALTEJ) FINAL SANCTION

[R.SUR.NO. 457/14+57/2 (O. P. NO. 103) OF

MOJE :-SOLA, TA.:- GHATLODIYA, DIST :- AHMEDABAD

LAY OUT

SCALE:- 1:C.M. = 2 MT.

USE : RESIDENTIAL + COMMERCIAL

ZONE :- RESIDENTIAL -II & TOZ OVER LAY ZONE-(BRTS)

AREA TABLE

SQ.MTS.

PLOT AREA, OF F.P. NO. 103.....3619.00.

REQ. COMMON PLOT AREA @ 10%.....361.90.

PROVL. COMMON PLOT AREA.....362.31.

PERMI. F.S.I.:(1.20 X 3619.00).....4342.80.

CHARGEABLE F.S.I.:(0.80 X 3619.00).....2171.40.

HIGHER F.S.I. AREA, FOR TOZ. (2.20 X 3619.00).....7961.80.

TOTAL PERMI. F.S.I.:(4342.80+2171.40+7961.80).....14476.00.

TOTAL UTILIZED F.S.I.....14461.93.

UTILIZED CHARGEABLE F.S.I.....2171.40.

UTILIZED HIGHER F.S.I. AREA, FOR TOZ.....7947.73.

TOTAL CHARGEABLE F.S.I. USE.:(14461.93 + 4342.80).....10119.13.

COLOUR NOTES:-

O. P. BOUNDARY

ROAD

F. P. BOUNDARY

P. WELL

PROP. WORK

COM.BIN.

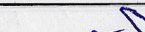
PROP. DRAIN-LINE

TREE

COMMON PLOT LINE

BASEMENT LINE

અગત્યના બિનાના નકશા
પરિત્રા સહાયક બિનાના નકશા

OWNER:	 KETHAN K. PATEL 22, VAIKUNTH COMPLEX, OFF: RASPARI PARTY PLOT, NIKOL, AHMEDABAD - 50. AMC.NO.ER. - 0114020821R3
ENGINEER:	 RAJAN H. PATEL STRUCTURAL DESIGNER SD 0392220118 - 0123A 12/A, BHUMINAGAR SOC.- II MR. SATTADHAR BUS-STAND GHATLODIA, AHMEDABAD-380061. STR. ENGINEER.

AMBERSINH N. DESHANDI
 153 - 154, AZAD SOCIETY
 NR.AZAD BUS STAND AMBAVADI,
 AHMEDABAD-380015.
 AMC LIC NO. CW - 0691290920 GI
C.O.W. :

श्री अम्बरसिंह निहडकोन
 अम्बरसिंह नि. देव.291160420
 कमलेशभाय डी. पटेल
 नि. अम्बरसिंह कोयलेश, मोटेरा,
 इ.म.स.नरी, अमदावाद-380005.
DEVELOPER:

GENERAL NOTES -

- * Engineer is fully responsible for leaving room space and margin.
- * The depth and position of existing municipal manholes is verified by on site and perches can get drainage connection.
- * It is certified that according to order 2017[7] requirements of the building are checker and necessary actions are taken.
- * It is certified that according to the clause no. 35.3 of the order 2017, the structure of the building is designed as per the norms of the Indian standards.
- * Design of staircase and lifting is provided as per the provision of the clause no. 21.1.12 and 21.1.14 and 22.6 of order 2017.
- * Pedestrians ramp is provided as per the provision of the clause no. 21.1.15 of order 2017.
- * Lift is provided as per the provision of the clause no. 21.12 and 22.6 of order 2017.
- * Water tank is provided as per the provision of the clause no. 21.6 of order 2017.
- * Separate letter box is provided at ground level for each unit.
- * Water tank for fire safety requirement provided as per chapter no. 22.21 of order 2017.
- * Electrical infrastructure shall be provided as per clause no. 21.1.11 of order 2017.
- * Drinking water facility for disabled persons is provided as per the clause no. 21.6.2 of order 2017.
- * Drainage facility is provided as per the clause no. 21.1 of order 2017.
- * Design of the parking place is to be provided as per the clause no. 21.7 of the order 2017.
- * Entrance of the building is provided as per the clause no. 21.7 of order 2017.
- * The paving of building/ final plot as per the provision of the clause no. 21.1.4 of order 2017.
- * The structure of the building is as per the norms of the Indian standards and takes 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. 25.2 of order 2017.
- * Community bin provided as per the provision of the clause no. 25.3 of order 2017.
- * Grey water recycling system & dual plumbing system is provided as per the clause no. 25.4 of order 2017.
- * Trees plantation is provided as per the clause no. 25.5 of order 2017.
- * Fire safety system is provided as per chapter no. 22 of order 2017.
- * Fire safety provisions shall be made as per fire prevention and life safety measures regulation 2017 and fire prevention and life safety measures act 2013.
- * Maintenance and upgradation of building is as per chapter no. 27 of order 2017.
- * Marginal space & collar shall have load bearing capacity of 40/80 tonnes per square meter shall be provided as per chapter no. 29.3 of order 2017.

[illegible][illegible]

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) FOR RES. COM. BUILDING IS GRANTED AS PER THE ORDER APPROVED GIVEN BY THE COMMISSIONER, D.D. NO. 25-32/2019 IN RESPECT OF BUILDING HEIGHT / LIMIT UNDER ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10C) DT. 31/12/2016
 (10D) THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AT IT IS GIVEN BY DEPUTY TOWN PLANNER(AUD) ON DT-31/12/2019 LETTER REF. NO.0195 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPPLICANT ON DT-422/2019 FOR THE SAME.

(12) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.5/12/2019 (NO.20) AND FIRE NO. 1 FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT. 1/12/2019 AND ALL TERMS AND CONDITIONS MENTIONED IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNICI. COMMISSIONER DT.- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLY FOR 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 BUILDING AREA.

(15) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGOER-2017,

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

(17) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2017

(19) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER WATER SUPPLY, SANITATION, AND ELECTRICAL CONNECTIONS. THE PERMIT IS NOT VALID UNLESS THE OWNER/APPPLICANTS HAVE PROVIDED TEMPORARY RESIDENTIAL ACCOMMODATION FOR THE LABOURERS IN THEIR PREMISES WITH PROPER WATER SUPPLY, SANITATION, AND ELECTRICAL CONNECTIONS. THE PERMIT IS NOT VALID UNLESS THE OWNER/APPPLICANTS HAVE PROVIDED TEMPORARY RESIDENTIAL ACCOMMODATION FOR THE LABOURERS IN THEIR PREMISES WITH PROPER WATER SUPPLY, SANITATION, AND ELECTRICAL CONNECTIONS.

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

(21) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTIFIED UNDERTAKING

(27) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EMD/172018/13784/L, DTD. 28/04/2018, DTD. 25/09/2018, NOTIFICATION NO. PRCH/11/020118/17981, DTD. 10/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY THE COMPETENT AUTHORITY IN THE MATTER OF THE PROVISION OF COMPREHENSIVE DEVELOPMENT PERMISSION FOR THE PROJECT.

(23) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE AND BRTS (OVERLAY DUE TO TQZ) SHALL BE PAID BY OWNER/APPLICANT OR OTHER CASH CARRIER AT THE TIME OF COMMENCEMENT OF CONSTRUCTION AND OTHER CHARGES SHALL BE INSTALLED IN 2 YEAR AS PER CIRCULAR NO. 37/2013, DATED 27/12/2013. OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITIONS AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 19/03/2019

(24) THIS PERMISSION IS GIVEN AS PER OPINION FOR PROPERTY TAX GIVEN BY DIVISION SUPERINTENDENT (PROPERTY TAX DEPT.) ON DT:-13/2/2019

(25) Grey Water recycling RAIN WATER HARVESTING / / 2/24/2019
(26) :GHV/321 OF 2015/DVP-112015-2086-L // LOCAL AREA PLAN LOCAL AREA PLAN
A/2/2019
(27) ... () //
(28) () *

પાંચાકામની સુરક્ષચલ ડીઝાઈન, સુઠેબીલોટી, સલામતી ગુણવત્તાવાળા અંગેની જવાબદારી અમુકો ની તથા તેના અધિકારીઓની કરમધારીઓ રહેશે નહીં. આ અંગે અરજદાર/માલિક તથાએનજીનીની રજૂ કરેલ પુરાવા પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટરને અધીન સઘળી જવાબદારી તેઓ રહેશે.

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અધિકારીઓ સુધારણા ડિવિઝન, સોશીયલ, સલામતી સુવચના વિ. અંગેની જવાબદારી અ.મુ.કો. ની તથા તેના અધિકારીઓની તથા રીટેન્શન અંગેની રહેશે નહીં. આ અને અન્યકાર્યોમાંક તથા બેન્ચનાં રેન્ક કહેવા પ્રમાણ પછી બોલેલી ની તથા રીટેન્શન અંગેની અ.મુ.કો.ના અધિકારીઓના અ.મુ.કો.ના અધિકારીઓની રહેશે નહીં.



Ahmedabad Municipal Corporation
 Case No.: BHNTUNWZ/080119/GCDRC/A1439/R0M1
 Plan Approved as per terms and condition mentioned in the
 Commencement Certificate
 Raja Chitthi Number: 01697/080119/A1439/R0M1
 Date: 30/04/2019
 T.D. Sub Inspector (B.P.S.P.)
 T.D. Inspector (B.P.S.P.)
 Assst. T.D.O.
 AUTHORITY:

