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 VERYFIED BY ME ON SITE AND PREMISES CAN GATE DRAINAGE CONNECTION.
- IT IS CERTISY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTISY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.12 AND 21.1.14 AND 22.6 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.6 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 22.21 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO.21.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO.21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO.21.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.21.1.7 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT / FINI PLOT AS PER THE PROVISION OF THE CLAUSE NO.21.1.4 OF CGDCR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NACESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.25.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.25.3 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.25.4 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.25.5 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.25.6 OF CGDCR 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 26 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 22 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION -2016 AND FIRE PREVENTION AND LITE MEASURES ACT -2013.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40.00 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 22.3 OF C.G.D.C.R. -2017.
- ROOF TOP SOLAR ENTROY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.25.6.1 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 RAILLING UPTO SILL LEVEL AS PER CL. NO. 21.13. OF CGDCR 2017

1. HYYDRANT SYSTEM:

OR/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 10 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 Riser - cannon.
One riser is required for every 1000sq. meters floor area and if the building is divided into. two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premisses where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,50,000 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 as to ensure 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 especially 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 it 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) SIGNAGES :

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

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

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

10.INDIVIDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN INDIVIDUAL FLATS 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.

LEGENDS:-

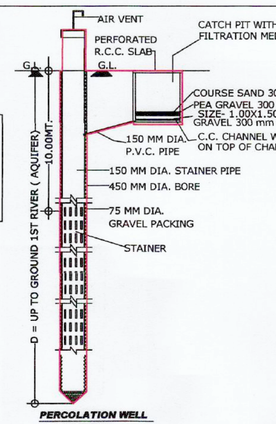
	FIRE HYDRANT SYSTEM PIPE MAIN		REDUCER
	SLUICE VALVE.		FIRE HOSE BOX.
	SINGLE HANDED HYDRANT VALVE.		HOSE REEL HOSE.
	TWO WAY STAMESE/ FIRE SERVICE INLET.		B.C.P. & CO2
	NON RETURN VALVE.		

TREE PLANTATION CALCULATION	
PLOT AREA ON	= 1130.00 SQ. MTR.
UP TO 500.00 SQ.MT.	= 12 TREE REQ.
1130 - 500 = 630 X 5 / 200	= 16 TREE REQ.
TOTAL REQUIRED TREE	= 12+16 = 28 TREE REQUIRED
TOTAL PROVIDED TREE	= 28 TREE PROVIDED

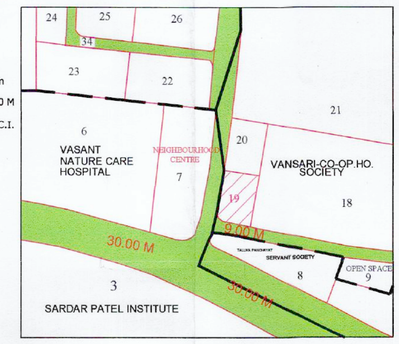
PERCOLATING WELL CALC.
PERCOLATING WELL REQD.
1130.00 / 4000 = 0.28 SAY 1 NOS.
PERCOLATING WELL PROVIDED = 1 NOS.

CONTAINER BIN AREA CAL.(COMM.)
FLOOR AREA (TOTAL) :- 305.74 SQ.MT.
100 SQ. MTS FL. AREA / 20 LTS.
305.74/5 = 61.15 SAY 62 LTS.
REQ. 1 NOS BIN OF 80 LIT CAPACITY
TOTAL 1 NOS BIN REQ / PROV.

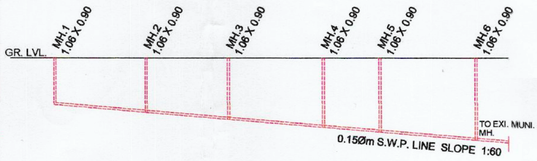
CONTAINER BIN AREA CAL.(RESI.)
1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 28 X 10 LIT. = 280 LIT.
280/80 = 3.5 NOS
REQ. 4 NOS BIN OF 80 LIT CAPACITY
TOTAL 4 NOS BIN REQ / PROV.



PERCOLATION WELL
FOR PLOT AREA
ABOVE 1500 TO 4000

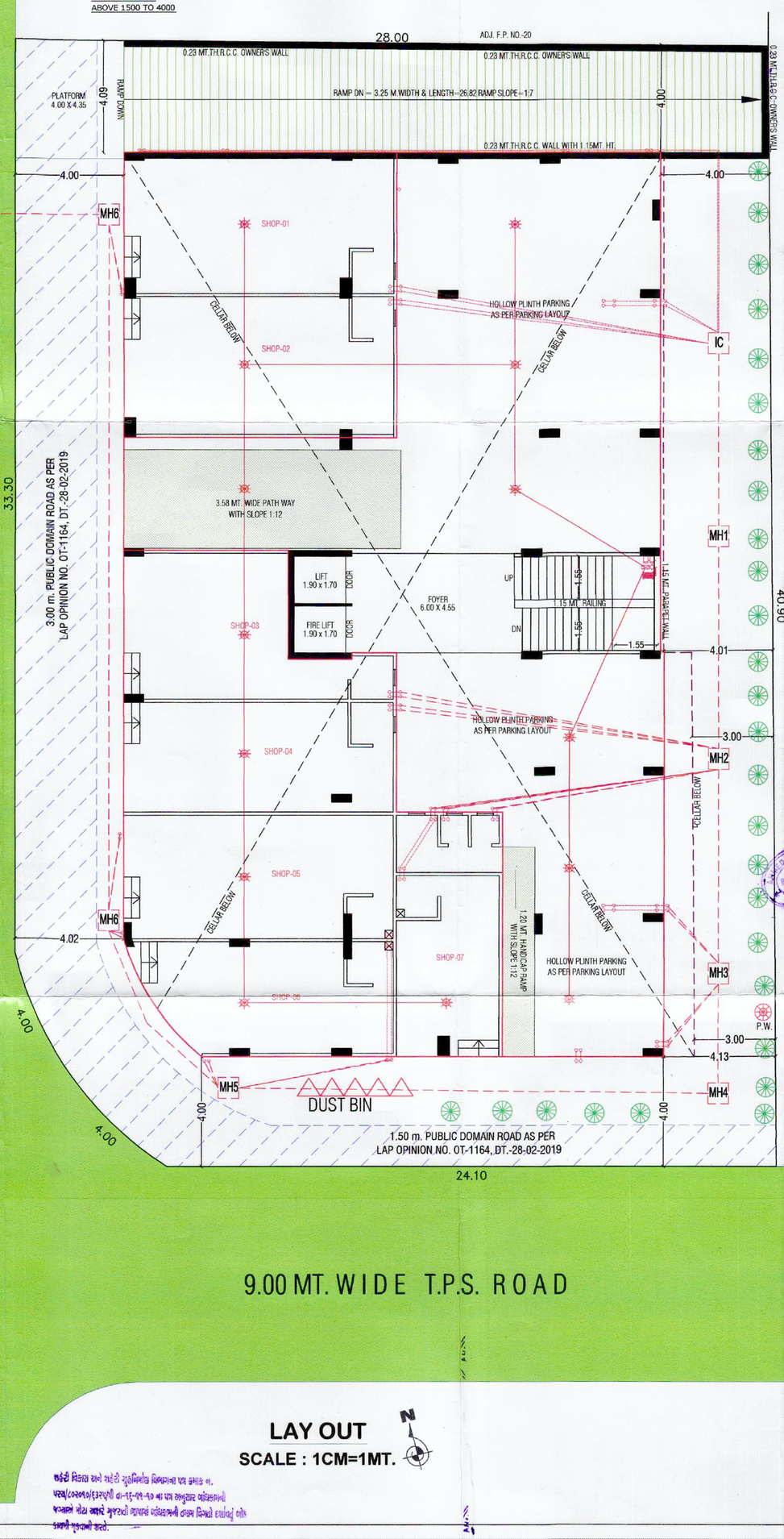


KEY PLAN
SCALE : 1CM=20.00MT.



1.03	28.87	30.00	1.34	28.66	30.00	1.65	28.35	30.00	1.87	28.13	30.00	2.58	27.42
0.00	30.00	18.47	0.00	30.00	37.23	0.00	30.00	50.17	0.00	30.00	57.91	0.00	30.00

DRAINAGE SECTION
SCALE:- 1cm = 5-00 mts (HORI.) SCALE:- 1cm = 1-00 mts (VER)



LAY OUT
SCALE : 1CM=1MT.

(1)THE DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCHITECT-DEY AS PER ALL BOND/S AND AFFIDAVITS PROVIDED BY APPLICANT AND ENGG./ARCH.

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

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/17201/8/78&/L. DTD.26/04/2018, DTD.23/09/2019, NOTIFICATION NO: PRCH/102016/7198/L. DTD.15/10/2018, AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT GANDHINAGAR AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L DATED:- 12/10/2017 AND LETTER NO: GHV/31 OF 2018/EDB-102016-2017/EDB-102016-3629-L. DATED:- 20/12/2017 AND LETTER NO: GHV/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: GHV/45 OF 2018/EDB-102016-3629-L. DATED:- 23/04/2018 AND LETTER NO: GHV/132 OF 2018/EDB-102016-3629-L. DATED:- 30/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 25.2.3.

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

(7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-02/04/2019.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SITE 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 & IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE IT ON THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.-25/02/2019 BY THE OWNER/APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RA/ACHITTH) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I (OVER LAY TRANSIT ORIENTED ZONE)(AS SHOWN IN PLAN) FOR RESI. AND COM. BUILDING IS GRANTED AS PER ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON 01/05/2019 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.-25/02/2019.

(11)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERIZED UNDERTAKING ON DT. 25/02/2019 BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(12)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-18/04/2019, LETTER NO.-C-8 /N.A./AHMEDABAD/THALTEJ/460/2018/493/2019 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT. 08/01/2019 .

(14)THIS PERMISSION IS GIVEN AS PER OPINION OF BETTERMENT CHARGE GIVEN BY A.T.D.O.(N.W.Z.) ON DT.:-11/01/2019 AND OWNER ONLINE APLICATION NO:NOC/291/2018/10031210.

(15)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.25/02/2019 (NO.128) AND FIRE NOC ,FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/02/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16)AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.25/02/2019.

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

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

(19)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY ASSI. MANAGER(URBAN PLANNAR) ON DT.-28/02/2019 , LETTER REF NO.CPD.INWARD NO.-OT-1164 ,DT.22/02/2019 AND AS PER NOTARAISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-20/02/2019 FOR THE SAME.

(20)THE FEE/CHARGES OF ADDITIONAL AND B.R.T.S. ROUTE F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO:- 37/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 22/04/2019.

(21)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-13/03/2019.

(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)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.

(24) :-GHV/321 OF 2015/DVP-112015-2086-L // LOCAL AREA PLAN LOCAL AREA PLAN 20/03/2019 .

(25) ( ) :- .

(26) / ..9 .

(27) / / 25/04/2019

- બાંધકામની સુપરવિઝન ડીઝાઈન, સ્ટ્રેબીલીટી, સલામતી ગુણવત્તા તથા એની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા એન્જીનીયર રજુ કરેલ પુરાવા પુરતું/ અધિપત્ય પુરતો તથા રીપોર્ટના અધીન સલાહી જવાબદારી તેઓની રહેશે.
- પ્લેસમાં રજુ કરવાના થતા સર્ટીફીકેટ/રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ,સ્ટ્રકચરલ ડ્રાઈંગ વ. એવા દરેક રેકર્ડ હંતુ માટે હોઈ તે એની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ /કર્મચારીઓની રહેશે નહીં.

LAYOUT PLAN	SHEET NO :- 01/04

LAYOUT PLAN SHOWING PROP. RESI.+COMM. BUILDING OF (SUR NO:-46/P, S.P. NO:- 2, O.P. NO.-18/A), F.P.NO. :- 19, OF T.P.S.:- 2 (THALTEJ) FINAL, MOJE: THALTEJ, TALUKA :- GHATLODIA, DIST.:-AHMEDABAD.

SCALE :- 1CM = 2.00 MTR.

ZONE :- RESIDENCE - I (R1) +OVER LAY T.O.Z. DUE TO MRTS | USE :- RESIDENCE + COMMERCIAL

AREA TABLE		SQ. MTS.
PLOT AREA		1130.00
PERMI. F.S.I. AREA @ 1.8%	(1130.00 x 1.8)	2034.00
PERMI. CHARGEABLE F.S.I. AREA @ 0.9 OF PLOT AREA	(1130.00 x 0.90)	1017.00
PERMI. T.O.Z. F.S.I. AREA @ 1.3 OF PLOT AREA	(1130.00 x 1.30)	1469.00
TOTAL PERMI. F.S.I. AREA (PERMI.+CHARG.+T.O.Z.)		4520.00
TOTAL USED F.S.I. AREA		4363.50
CHARGEABLE F.S.I. AREA USE		1017.00
USE HIGHER F.S.I. OF T.O.Z.	(4363.50 - 2034.00 - 1017.00)	1312.50

AREA TABLE

FLOOR	USE	TENA	FL. AREA	F.S.I. AREA	BUILT UP
1ST BASEMENT	PARKING	--	----	----	668.80
GROUND FLOOR	SHOP	07	305.74	305.74	650.52
1ST FLOOR	RESI.	04	579.68	579.68	640.76
2ND FLOOR	RESI.	04	579.68	579.68	640.76
3RD FLOOR	RESI.	04	579.68	579.68	640.76
4TH FLOOR	RESI.	04	579.68	579.68	640.76
5TH FLOOR	RESI.	04	579.68	579.68	640.76
6TH FLOOR	RESI.	04	579.68	579.68	640.76
7TH FLOOR	RESI.	04	579.68	579.68	640.76
STAIR CABIN	----	--	----	----	59.16
O.H.W.T. & L.M.R.	----	--	----	----	34.34
TOTAL	PARK.+SHOP+ RESI.	07+28=35	4363.50	4363.50	5898.14

COLOUR NOTE:-

PLOT BOUNDRY		PROP.DRAINAGE		P.WELL	
ROAD / RAMP		TREE		PARKING	
PROP. WORK		CONTAINER BIN		SPRINKLER	

Shivam Developers
Dev Lic No.: 1095190323
A/207, Amrapali Appartment,
Bodakdev, Ahmedabad.
DEVELOPER

DILIP R. PATEL
AMC CW-I 0449110120
29, Tulsi Society, C.T.M., Abad.
C.O.W.

ફોર, જુ શ્યામલ કો.ઓ.હા.સો.લી.
ચેરમેન
સેક્રેટરી
OWNER

NELSON N. MACWAN
STR. ENG. LIC. NO. SD0469210620(GRADE-I)
Shop No. 11/5, Mangal Tirth,
Nr. Sharda Society, Paldi, Ahmedabad-7.
STRU. ENGINEER

JASHWANT J. PATEL
ENGINEER
AMC LICENCE NO. ER1318121223
1, DAS BUNGLOW,
NR BODAKDEV FIRE STATION
BODAKDEV, AHMEDABAD-380054.
ENGINEER

સદર પ્લેટમાં ચાર્જેબલ એચ.એલ.આઈ. જ્યાં ત્યાં ના હોય ચુકવવાના હોઈ, તે વસુલાત બાબતે ધી યુ. પરમીશન અગાઉ અને જ્યારે વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

(24)પરવાનાની નોટીફીકેશન નંબર :-GHV/321 OF 2015/DVP-112015-2086-L તા.02/11/2016 મુજબ LOCAL AREA PLAN ને મંજુરીની તારીખ થયા બાદ LOCAL AREA PLAN અમલમાં જે ઠેરાવ નિયત તરીકેમાં આવશે, તે પરવાનાઓને લાગુ પડશે.
તે મુજબ વધારાના ચાર્જ વસુલ કરવાનો રહેશે તથા ઓટોકાસ ઓફીસની તા. 29/03/2019 ને પરીપત્ર.
(25)પરવાનાના ખર્ચે ખર્ચ વધારાના કામોમાંનો રીજીયનલીંગ નિયમન અને બોનસીબલ કરવાનો નોટીફીકેશન,૧૯૮૬ ઠેરાવ તારીખે અમલમાં મુકાશે તે મુજબ રજુ કરવાના રહેશે.વધારાના નિયત કરેલ ચાર્જ મુજબની નોટીસ રોમન પ્રમાણે અધિકારના થતુ કર્યાનું રહેશે.
(26)ગોચરની જમીન ઉપર ડીવાલોપમેન્ટ રીસ્ટ્રીકટીવ કરવા તુ કરેલ હોય તો તા.01/04/2016 ને અગાઉ.
(27)જે સોસાયટી કચરો નેબર હોલ વોટર કલીયરીંગની જોગવાઇ કરવા સક્ષમ અધિકારીની પરવાનગી અગાઉ મેળવી લેવાનુ રહેશે તે કરતો તેમજ તે મુજબ વધારાના ચાર્જ વસુલ કરવાનો રહેશે.

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.3.4 & 3.5) :-
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. 2.3.1) :-
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. : BLNT/NWZ/260219/CGDCRV/A1927/R0/M1 Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 01808/260219/A1927/R0/M1
Date : 13/05/2019

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

AUTHORITY

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TDO, BPSP, AMC

અંદરની વિકાસ અને વહેંચી શુભમિલાપ વિભાગના પત્ર ક્રમાંક નં. પરચ/૦૨૭૦/૧૩૨૫૫ તા-૧૬-૦૯-૭૦ ના પત્ર સભ્યશ્રાર આંકડામાં જગ્યાએ નોંધ અંદરે મુજબની જાણવાં બાંધકામની વધારા વિગતો દર્શાવેલ હોય ત્યાંની મુજબની રહશે.