

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

- (1) **Roof top solar energy installation and generation** :- Space for roof top solar energy installations and generation system to be provided as per CL NO.- 17.5.1, table no.- 17.3 of CGDCR - 2017 or as per suggested by concern government authority / agency.
- (2) **Rain water harvesting system** :- Applicant shall have to make provision for rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
- (3) **Rain water storage tank** :- Applicant shall provide Rain water storage tank of adequate capacity as per CL NO.- 17.2.3 of CGDCR - 2017.
- (4) **Tree Plantation** :- Applicant shall provide Tree Plantation conforming to CL NO.- 17.4 of CGDCR - 2017 and shall take proper care regularly & maintain the same number of trees permanently.
- (5) **Solid waste management** :- Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per CL NO.- 17.2.3.1 OF CGDCR - 2017 and disposal of solid waste shall be carried out as per the norms decided by the competent authority from time to time.

Note :- Location of Above Provisions may vary as per site condition

TREE PLANTATION CAL. :

PLOT AREA = 1645.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
1645.00 / 200.00 x 5 = 41.13 NOS.
SAY 42 NOS.
PROVIDE 42 NOS. TREE.

PERCOLATING WELL CALC.:-

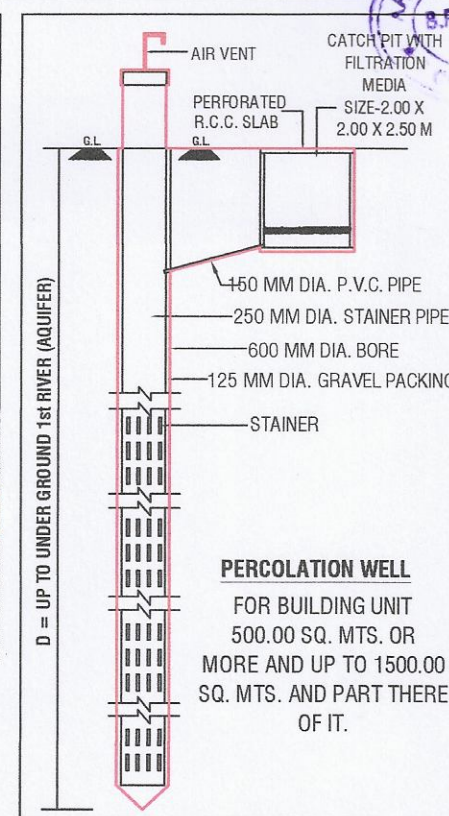
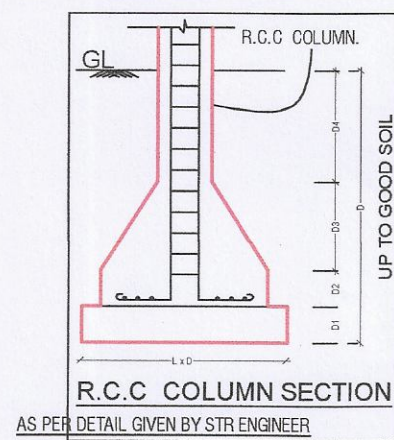
REQ. 1500 TO 4000 SMT = 1 NOS.
1645.00 / 4000.00 = 0.41 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

CONTAINER BIN AREA CALC.(RESI.)

RESI : 1 UNIT TO 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 78 x 10 LIT. = 780 LIT.
780 / 80 = 9.75 SAY 10 NOS. CONT.
REQ. 10 NOS BIN OF 80 LIT CAP.
PROVI. 10 NOS BIN OF 80 LIT CAP.

Final Plan boundary and allotment of final plot is Subject to Variation by Town Planning Officer

The permission is valid only Till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.



- (1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT SHALL OBEY ALL BOND AND AFFIDAVITS PRODUCED BY THE COMPETENT AUTHORITY.
- (2) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO. GHV/269 OF 2017/EDB-10216-3629-L, DATED: 12/10/2017 AND LETTER NO. GHV/31 OF 31/03/2018 AND LETTER NO. GHV/45 OF 2018/EDB-10216-3629-L, DATED: 04/04/2018 AND LETTER NO. GHV/52/EDB-10216-3629-L, DATED: 21/10/2018 AND LETTER NO. GHV/307/EDB-10216-3629-L, DATED: 12/02/2017, AND GHV/103 OF 2018/EDB-10216-3629-L, DATED: 31/02/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
- (3) RAIN WATER STORAGE TANK SHALL BE PROVIDED AS PER CGDCR-2017 CLAUSE NO. 17.2.
- (4) OWNER/APPLICANT/DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL SHEETS/TIN SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00 MT.) DURING CONSTRUCTION/DEMOLITION/ACTIVITY AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
- (5) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 27/01/2021.
- (6) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLE/CONSTRUCTION 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.
- (7) DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT THE OWNER/APPLICANT/DEVELOPER SHALL PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURERS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACEROAD WILL NOT BE ENCLOSED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANT/DEVELOPER'S SUBMIT THE NOTICED UNDERTAKING FOR THE SAME ON DT:- 28/12/2020.
- (8) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (1001.63) 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. (D) THE PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND TIME TO TIME. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.
- (9) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 SHOWN IN PLAN FOR RESIDENTIAL AFFORDABLE HOUSING AS PER THE ORDINANCE/PROVISION CASE NO.- 2098664 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 OPINION FOR NET DEMAND GIVEN BY ASSET CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.- CPD/A.M.C.O.P.-257, ON DT:- 03/03/2020.
- (11) THIS PERMISSION IS GIVEN ON THE BASIS OF KAJIA KARAR OPINION GIVEN BY A.E.O., OUTWARD NO.- 238 ON DT:- 03/03/2020.
- (12) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT:- 14/10/2020, REF. NO. ICD NO.- AHME/WEST/101320/02651 AND ALL TERMS AND CONDITION MENTIONED IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
- (13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF WESTERN RAILWAY, D.R.M. (WORKS) BHAVNAGAR PAKA, ON DT:- 08/04/2018, REF. NO. W-3404/ND/79.
- (14) THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT:- 27/10/2020 (NO.- 02/27/2020/10200) AND FIRE NOC. FIRE PROTECT CONSULTANT OF THE ENTIRE BUILDING OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITIONS MENTIONED IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT AND AS PER NOTICED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:- 28/12/2020. AND BASED UPON NOTICED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT:- 28/12/2020 FOR SUBMITTED PLAN AT FIRE DEPARTMENT.
- (15) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., W.Z.) ON DT:- 14/09/2020.
- (16) IN EVERY WATER CLOSET OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
- (17) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND OWNER/APPLICANT/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLARK OF WORKS/ SUPERVISOR OF WORKS SUBMIT NOTICED UNDERTAKING FOR THE SAME ON DT:- 28/12/2020.
- (18) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/PROSPECTORS WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY (REERA) OFFICE.
- (19) ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT:- 28/06/2018, ORDER NO.- CBLAND-1/ASR-4810215/MPMS NO. 300975 GIVEN BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER/APPLICANTS.
- (20) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.S. SCHEME AREA DT:- 28/12/2020.
- (21) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTICED UNDERTAKING BY OWNER/APPLICANT FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.
- (22) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.- EDH/172019/3784/L, DTD: 26/04/2018, DTD: 25/09/2018, NOTIFICATION NO. PRCH/102018/1084, DTD: 10/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT GOVERNMENT OF GUJARAT AND DIRECTION/NOTIFICATION BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE URBAN DEVELOPMENT CONTROL REGULATIONS-2017.

RESIDENTIAL AFFORDABLE HOUSING PROJECT

ENVIRONMENTAL MANAGEMENT PLAN SHEET NO.- A_02/05

PLAN SHOWING PROP. RESI. BUILDING ON
SUR. NO.- 346/P, F.P. NO.- 248, O.P. NO.- 248 OF DRAFT
T.P.S. NO.- 66 (RANIP - CHENPUR - CHANDLODIYA),
MOJE.- RANIP, TA.- SABARAMATI, DIST.- AHMEDABAD

ZONE : RESIDENCE - I

USE : RESIDENCE (RAH) SCALE : 1.00 CM. = 2.00 MT.

AREA TABLE	IN SQ.MTS.
PLOT AREA OF F.P.NO.- 248	1645.00

COLOUR NOTE	
PLOT BOUNDARY	TREE
ROAD / PATHWAY	CONTAINER BIN
PROP. WORK	P.WELL
PROP.DRAINAGE	

DEVELOPER
KEVAL VISION BUILDCON PVT. LTD.
DEVELOPER LIC. No. 001D1V27082510122

S.O.R
KRUNAL B. SHAH
A.M.C. SR. LIC. NO. 001SR0011210413 (GRADE-I)
A-203, SUKRITI TOWER,
NR. PRERNATIRTH-2 BUNGLOWS,
OPP. SHREYAS PARK, SATELLITE,
AHMEDABAD-380015

OWNER
ST. ENGINEER
PRAFUL A. SHIRIMALI
AMC Lic No.: Er.0205020921R3
31, Tejchand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.

ENGINEER
C.O.W.
KRUNAL B. SHAH
AMC-CW.LIC. NO. CW-0945251223 (GRADE-I)
17, SWASTIK APPARTMENT,
JIVRAJ PARK ROAD, VEJALPUR,
AHMEDABAD-380051

12.00 MT. WIDE T.P.S. ROAD

ENVIRONMENTAL MANAGEMENT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
NO. 41830.....11.08.21
TDO, BPSP, AMC

Ahmedabad Municipal Corporation
Case No. : BENTS/WZ/131120/CGDCRV/A4280/R0/M1 Zone: WEST
Date : 16-02-2021
T.D. Sub Inspector (B.P.S.P.)
T.D. Inspector (B.P.S.P.)
Asst. T.D.O. (B.P.S.P.)



The seal is circular with a double border. The outer border contains the text "DAVAO MUNICIPAL" at the top and "CORPORATION" at the bottom, separated by two stars. The inner circle contains the text "B.P.S.P. (T.D.O.)".

१) प्रत्येक नवीन सोडव घेतिले, अक्षरपत्र विघटित, अक्षरपत्र हद्दोत वी. अनेक कामां वेळी नवे माले सोडव ते अक्षरपत्र
जमवादी, भू.अ.गु. को. तथा तयारी भाषिकांचेओ। कपासलाभनी दाखले राहतील.

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 4.344 & 4.5) :-

APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT,
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
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.32) :-
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 PERSON OR AROUND THE AREA DURING SUCH
CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL
REST UPON THE AUTHORITY

<p>177</p> <p>KEVAL VISION BUILDCON PVT. LTD. DEVELOPER LIC. No. 001DV27082510122</p>	<p><i>JSW</i></p> <p>KRUNAL B. SHAH A.M.C. SR. LIC. No. 001BR00112510413 (GRADE-I) A-203, SUKRITI TOWER, NR. PRERNATIRTH-2 BUNGLOWS, OPP. SHREYAS PARK, SATELLITE, AHMEDABAD-380015</p>
<p>DEVELOPER</p>	<p>S.O.R</p>

<p><i>R.D. Patel</i></p>	<p><i>Coates</i></p> <p>UTSAV DIPAKBHAI PATEL AMC LIC NO.SD 0651130324 89, Riddhi Society, Ghatlodia, Ahmedabad-380061</p>
<p>OWNER</p>	<p>ST.ENGINEER</p>

<p><i>Girish</i></p> <p>PRAFUL A. SHRIMALI AMC Lic No.: Er.0205020921R3 31, Tejanand Society, B/h. Market Yard, O.N.G.C. Road, Kalol-382721.</p>	<p><i>H8</i></p> <p>KRUNAL B. SHAH AMC-CW.LIC. NO. CW-0945251223 (GRADE-I) 17, SWASTIK APARTMENT, JIVRAJ PARK ROAD, VEJALPUR, AHMEDABAD-380051</p>
<p>ENGINEER</p>	<p>C.O.W.</p>

Ahmedabad Municipal Corporation




Case No. ZBLNTS/WZ/131120/CGDCRV/A4280/R0/M1

Zone: WEST

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

Raja Chitthi Number : 04543/131120/A4280/R0/M1

Date : 16-02-2021

 16.02.2021		
T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O. (B.P.S.P.)

NO. 4280 Dt. 18.1.2024
TDO, BPSP, AMC
