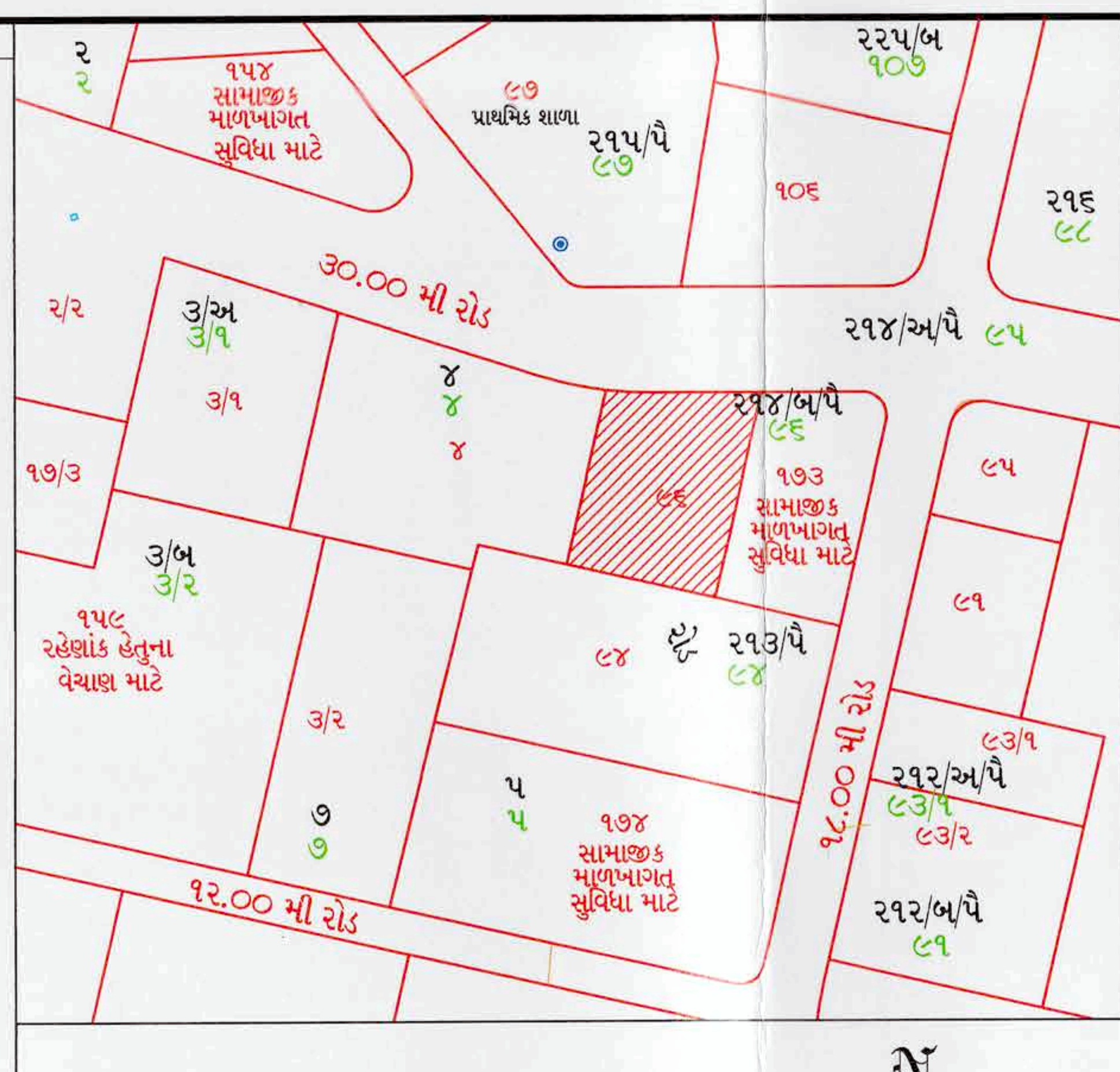
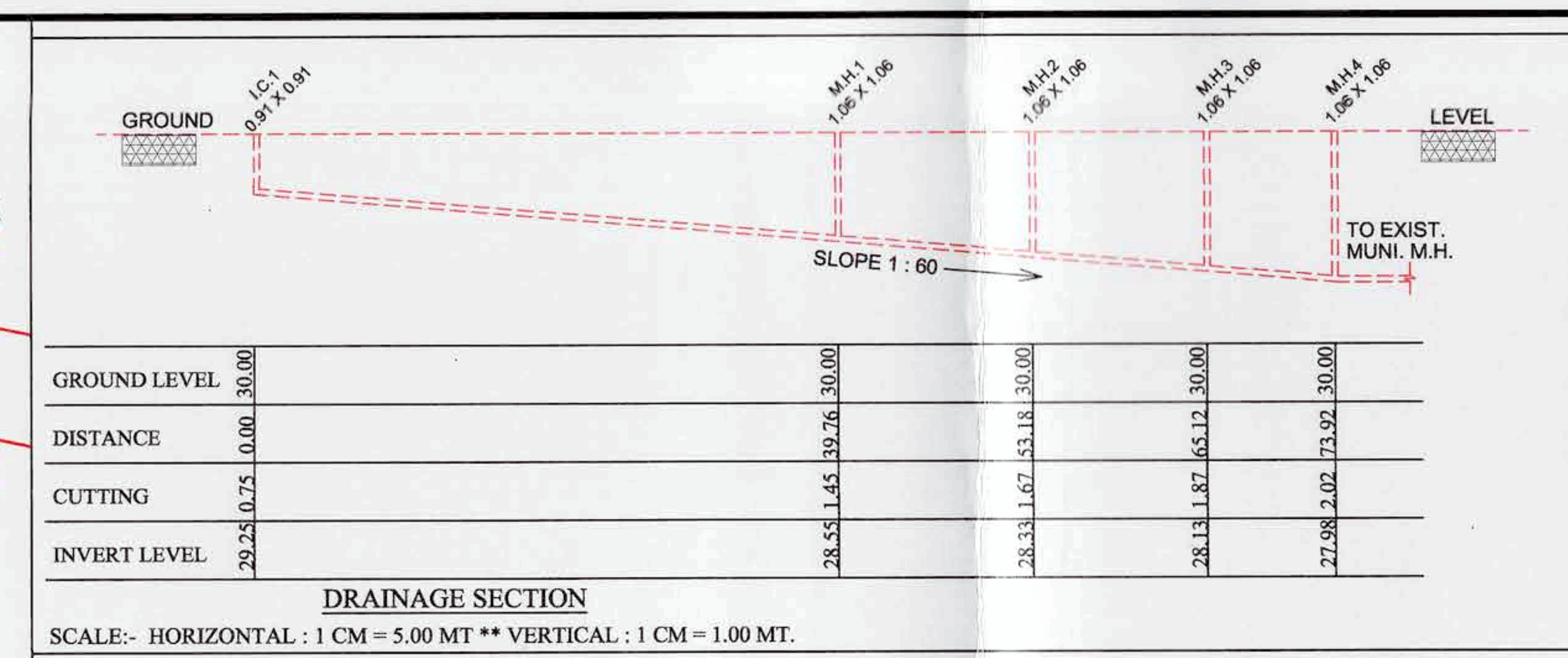
GENERAL NOTES RALATED TO CGDCR 2017

* 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 disabiled 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.
* Pollution control system is provided as per the chapter no. 18 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 45 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.OPN088401022022, Date : 01/02/2022 .



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



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

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 2393.00 SQ.MTS	
REQ. COMMON PLOT @ 10%	= 239.30 SQ.M
COMMON PLOT 24.72 X 10.00 X 1	= 247.20 SQ.M.
TOTAL PROV. COMMON PLOT	= 247.20 SQ.M.

BUILT UP & F.S.I. AREA STATEMENT (IN SQ.MT.)

FLOOR / BLOCK	USE	EQUITY TENA. TOTAL COMM.	RESI.	TOTAL	FLOOR AREA TOTAL	F.S.I. AREA TOTAL	BUILT UP AREA TOTAL
2ND BASEMENT	PARKING	--	--	--	--	--	1649.22
1ST BASEMENT	PARKING	--	--	--	--	--	1703.38
GROUND (H. P.)	PARKING	--	--	--	--	--	484.25
GROUND (S. P.)	SHOP	09	--	09	336.85	336.85	372.72
1ST FLOOR	SHOP+RESI	09	02	11	613.02	613.02	736.83
2ND FLOOR	RESI	--	04	04	515.78	515.78	629.11
3RD FLOOR	RESI	--	04	04	512.84	512.84	626.17
4TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
5TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
6TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
7TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
8TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
9TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
10TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
11TH FLOOR	RESI	--	04	04	512.84	512.84	626.17
12TH FLOOR	RESI	--	02	02	259.06	259.06	366.93
STAIR CABIN	--	--	--	--	--	--	90.31
O.H.W.T. / L.M.R.	--	--	--	--	--	--	22.84
TOTAL	Parking+Shop +Office+RESI.	9 Shop 9 Office 18	44	62	6340.27	6340.27	11691.12

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

FLOOR	BLOCK -A TOTAL
GROUND (S. P.)	336.85
1st FLOOR	334.12
TOTAL	670.97

LAY OUT PLAN
SHEET NO:- 1/6

PLAN SHOWING PROPOSED RESIDENCE AND COMMERCIAL (MIX) BUILDING ON F.P. NO. 96 OF T.P.S.NO. 36 (CHHARODI-TRAGAD) PRELIMINARY SANCTION [REVENUE BLOCK NO. 214/B/P (O. P. NO. 96) OF MOJE :- Chharodi , TALUKA:- Ghatlodiya , DISTRICT :- Ahmedabad

LAY OUT — **SCALE:- 1C.M. = 2 MT.**

USE : Residence (Dwelling-3)+Commercial (Mercantile -1) (Mix)

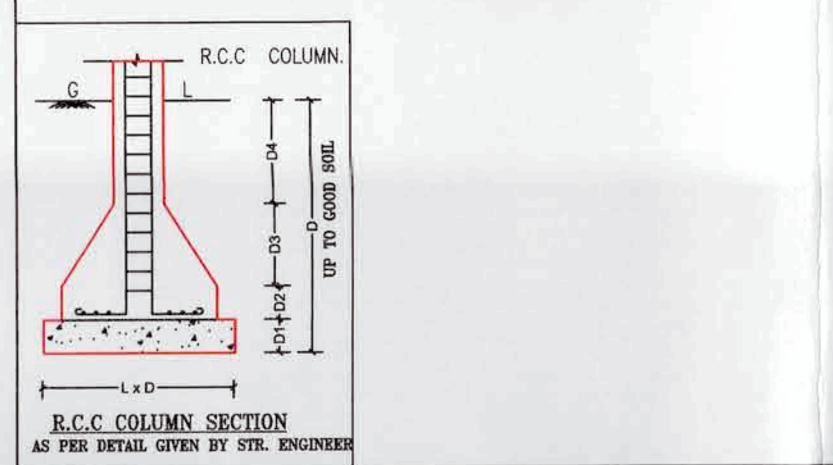
ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -I (ONE) R1

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 96	2393.00
REQ. COMMON PLOT AREA @ 10%	239.30
PROVI. COMMON PLOT AREA	247.20
PERMI. Base Zone F.S.I.- (1:1.80 X 2393.00)	4307.40
PERMI. CHARGEABLE F.S.I. (1:0.90 X 2393.00)	2153.70
TOTAL PERMI. F.S.I. (1:2.70)(4307.40+2153.70)	6461.10
TOTAL UTILIZED F.S.I.	6340.27
UTILIZED Base Zone F.S.I.	4307.40
UTILIZED CHARGEABLE F.S.I. (6340.27 - 4307.40)	2032.87

COLOUR NOTES:-

O. P. BOUNDARY	ROAD
F. P. BOUNDARY	P. WELL
PROP. WORK	COM.BIN.
PROP. DRAIN-LINE	TREE
COMMON PLOT LINE	BASEMENT LINE
SPRINKLER	

NOTE:-
ALL BASEMENTS PARKING AND HPP SHALL BE FULLY SPRINKLERED.
ALL LOWER BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.



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

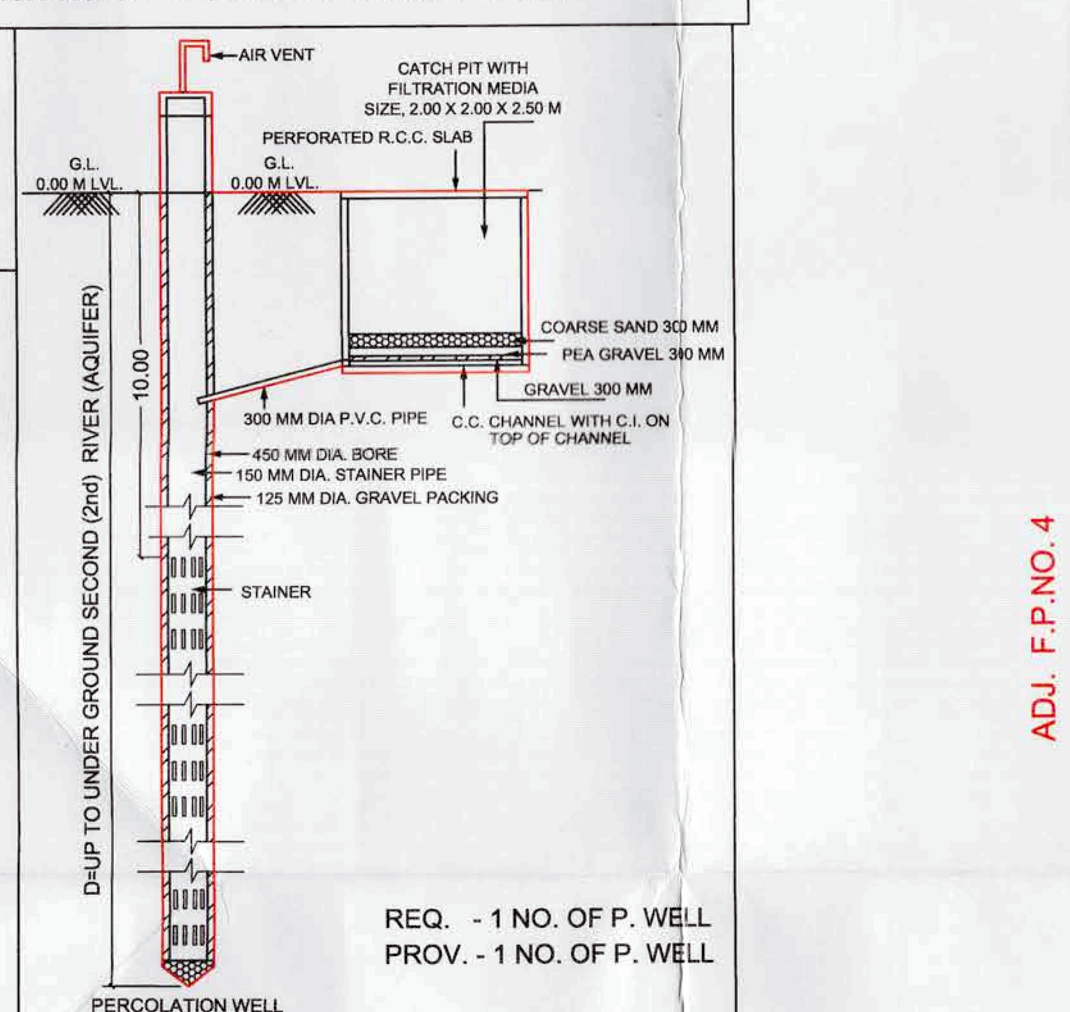
SANITATION PROVISION

FLOOR AREA (TOTAL) :- 670.97 SQ. MTS.
4 SQ. MTS. = 1 PERSON
670.97 SQ. MTS. = 167.74 SAY 168 PERSON

SANITATION REQ.
TOTAL W.C. REQD. = 1 W.C. FOR EVERY 50 PERSON
= 4 W.C. REQD.FOR EACH GENDER
URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS UP TO 100
= 4 REQD.

18 Nos. W.C. PROVIDED FOR SHOP INDIVIDUAL.

Sanitary Required For Common (Total Required 25%)
TOTAL W.C. REQD. = 4 X 0.25 = 1.00 SAY 1 W.C. FOR EACH GENDER
TOTAL W.C. PROP. = 1 For Male With Urinal &1 For Female
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON



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

NOTES RELATED TO FIRE SAFETY
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 comer 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.
The Overhead tank shall be of a capacity of not less than 20,000 liters.
The Underground tank shall be of a capacity 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.

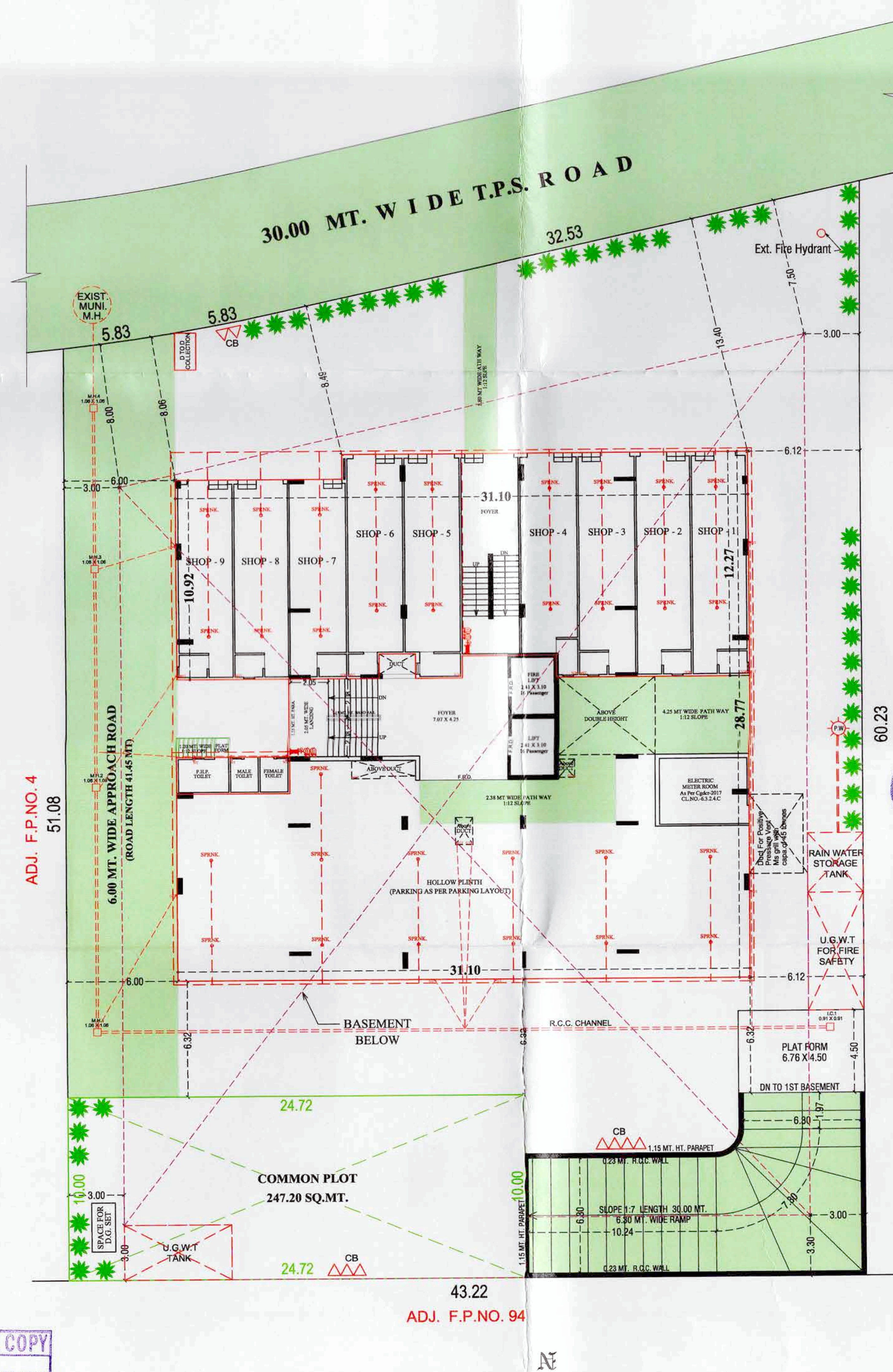
6. LIGHTENING ARRESTER :
A lightening arrester should also be installed and be properly berthed to prevent damage to the building when the lightening strikes.

7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE
Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

8. 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.

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



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

(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 LETTER NO.-GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO-GH/V/174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 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 DEVELOPMENT PERMISSION IS GIVEN IN RESIDENTIAL ZONE-1 (R1) (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING WITHIN HEIGHT OF 45.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER ON DT.30/01/2023.

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 01/02/2023.

(8)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 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.

(9)PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION AND SKETCH FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (NWZ) A.M.C. DT.10/10/2022.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CPD/A.M.C/GENERAL/OP-234, ON DT.:-18/12/2021.

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., NWZ) ON DT.03/12/2022.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.23/11/2022(OPN641423112022). OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.12/12/2022, REF.NOC ID NO.AHME/WEST/B/112422/728263 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(15)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 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16)IN EVERY WATER CLOSETS 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-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.

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

(19)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.

(20)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

(21)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.

(22)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT-27/08/2019, ORDER NO.925/07/17/049/2019, (RS NO.214/B) FOR MULTIPURPOSE N.A.PERMISSION GIVEN BY DISTRICT COLLECTOR (AHMEDABAD) , IT IS SUBMITTED BY OWNER-APPLICANTS.

(23)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENT CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO.3 OF CIRCULAR NO:- 01/2022-23, DATE:- 13/04/2022 AND CIRCULAR NO:-37/2013-14, DATE:-27/12/2013 AND OWNER/ APPLICANT/DEVELOPER HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:-21/02/2023.

TREE PLANTATION
TREES AFTER FIVE EVERY 200 SQ.MT.
NO. OF TREE REQ. = 5
∴ NO. OF TREE
= 2393.00 X 5 / 200
= 60 NO. OF TREES REQ.
= PROVI. 60 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2393.00 / 4000.00 SQ. MTS.
= 0.60 NO. REQ. SAY 1 NOS.
PROVI. 1 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 = 44 UNITS / 8UNITS / 1 = 5.50 NOS. REQD.
PROVIDED CONTAINER = 7 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)
TOTAL FLOOR AREA FOR SHOPS = 670.97 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 670.97 X 20 / 100 X 80 = 1.68 NO.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 2 NO
TOTAL C.BIN PROVIDED = 7 NO.FOR RESI.+ 2 NO. FOR COMM.
= 9 NO.OF 80 LIT.CAPACITY

શહેરી વિકાસ વિભાગ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. ... અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામવિગતો દર્શાવતું બોર્ડ કરવાનું રહેશે.

For , THE BRICK BOND REALTY
PARTNER
OWNER:

KETAN K. PATEL
C/7 , MURDHANYA APPARMENT,
NR. BHOOMI PARTY PLOT ,
OPP. NARANPURA A.E.C. ,
NARANPURA , A'BAD CITY - 380013.
AMC.NO.ER. - 001ERH02082600114
ENGINEER:

BHARGAV D. PATEL
AMC S.D. GRADE -1
LIC NO. 001SE14072500486
A-704 , SETU VARTICA,
BEHIND VODAFONE TOWER,
GOTA , AHMEDABAD - 382481
STR. ENGINEER:

ARPAN K. PRAJAPATI
CLERK OF WORK (GRADE - 1) AMC
001CW15082610453
4 , SAHAJ VILLA BUNGLOWS ,
SCIENCE CITY ROAD , SOLA ,
AHMEDABAD CITY - 380060.
C.O.W.:

SHREE BRAHMANI DEVELOPERS
Partner
(ARPAN K. PRAJAPATI)
10 , NARNARAYAN C H SOC,
B/H ANUPAM COLONY ,
INDIA COLONY , THAKKARBAPA NAGAR ,
BAPUNAGAR , AHMEDABAD - 382350
AMC/DEV/LIC/NO- 001DV24032710722
DEVELOPER:

YASHKUMAR P. PATEL
B-401 , SERENE LIFESTYLE ,
OPP. VISHWAKARMA TEMPLE ,
NR. GOTA OVERBRIDGE ,
CHANDLODIYA , AHMEDABAD -81
AMC/SOR - 001SR04122711615
S.O.R.:

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

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED .

Ahmedabad Municipal Corporation
Zone: NORTH WEST
Case No. : BHNTI/NWZ/121222/CGDCRV/A6754/R0/M1
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 07551/121222/A6754/R0/M1
Date : 03/03/2023

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

AUTHORITY:

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6079
TDO, BPSP, AMC

GENERAL NOTES RALATED TO CGDCR 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 disabiled 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.
- Pollution control system is provided as per the chapter no. 18 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 45 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.OPN088401022022, Date : 01/02/2022 .

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

(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:-23/04/2018 AND 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 LETTER NO.-GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO-GH/V/174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 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 DEVELOPMENT PERMISSION IS GIVEN IN RESIDENTIAL ZONE-1 (R1) (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING WITHIN HEIGHT OF 45.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. MUNICIPAL COMMISSIONER ON DT.30/01/2023.

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 01/02/2023.

(8)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 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.

(9)PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION AND SKETCH FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (NWZ) A.M.C. DT.10/10/2022.

(11)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CPD/A.M.C/GENERAL/OP-234, ON DT.:-18/12/2021.

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., NWZ) ON DT.03/12/2022.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.23/11/2022(OPN641423112022). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.12/12/2022, REF.NOC ID NO.AHME/WEST/B/112422/728263 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(15)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 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16)IN EVERY WATER CLOSETS 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-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.

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

(19)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.

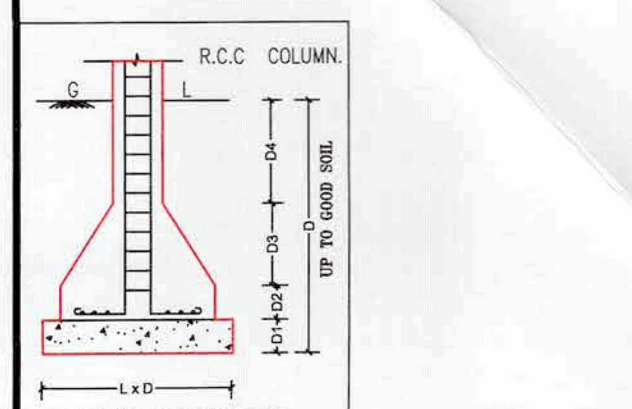
(20)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS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

(21)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.

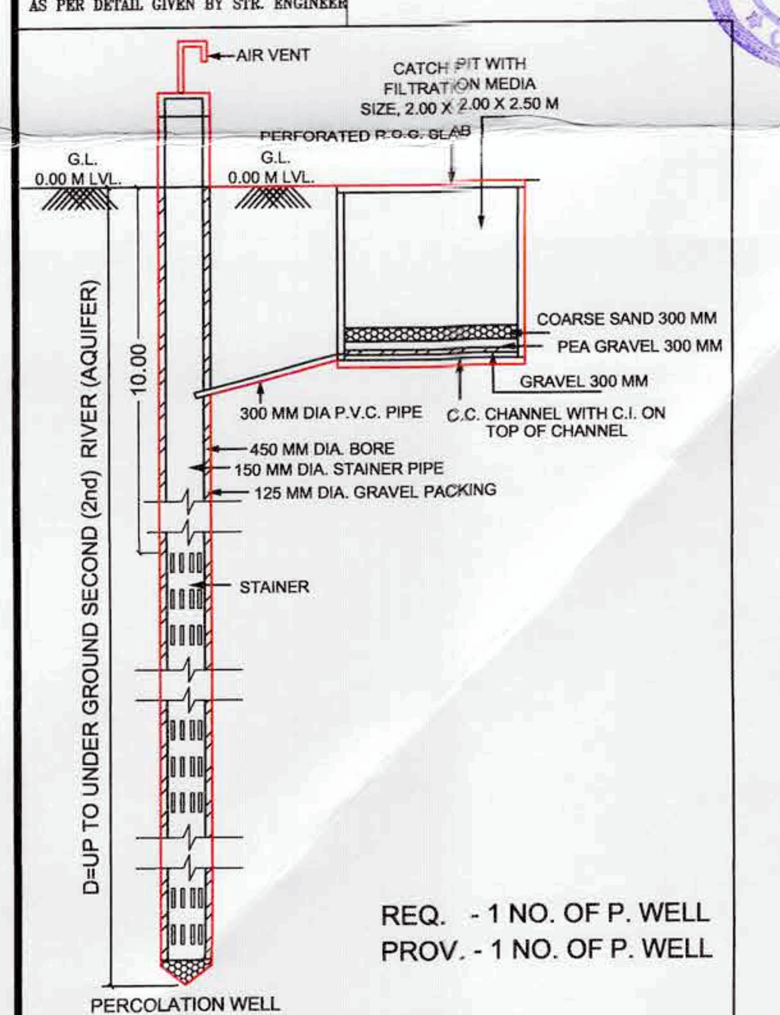
(22)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT-27/08/2019, ORDER NO.925/07/17/049/2019, (RS NO.214/B) FOR MULTIPURPOSE N.A.PERMISSION GIVEN BY DISTRICT COLLECTOR (AHMEDABAD) , IT IS SUBMITTED BY OWNER-APPLICANTS.

(23)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENT CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO.3 OF CIRCULAR NO:- 01/2022-23, DATE:- 13/04/2022 AND CIRCULAR NO:-37/2013-14, DATE:-27/12/2013 AND OWNER/ APPLICANT/DEVELOPER HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:-21/02/2023.

(24)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ(રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ.૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવૃતિ શરુ કરવાના 30 દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ -4 મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાના 60 દિવસમાં ઉક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે. (25)સી જી ડી સી આર -૨૦૧૭ ના ક્લોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરહું બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન (26)સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલાઓ/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન. (27)માલિકી અંગે અરજદારે રજુ કરેલ ગામ નમુના નં.૭/૧૨ ની નકલને આધીન. (28) "સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી" મુજબની અરજદાર/ડેવલપર દ્વારા આપેલ નોટરાઈઝ બાંહેધરીને આધીન. (29)ફાયર ખાતામાં રજુ કરેલ પ્લાન અંગે અરજદારશ્રી એ તા.0૭/૧૨/૨૦૨૨ ની નોટરાઈઝ બાંહેધરીને આધીન. (30)સદરહું બાંધકામની વપરાશ પરવાનગી મેળવવા માટે અરજી કરતાં પહેલા THE APPRENTICES ACT-1961 અન્વયે અરજદાર/માલિક દ્વારા તેઓનું EMPLOYER - નોકરીદાતા તરીકે રજીસ્ટ્રેશન કરાવવાનુ રહેશે તથા આ અંગે અરજદાર/માલિક દ્વારા તા.0૭/૧૨/૨૦૨૨ ના રોજ આપવામં આવેલ બાંહેધરીને આધીન. (31)નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી/અ.મ્યુ.કો. દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન



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



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

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)

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No. 6079 .. Dt. 28/02/23
TDO, BPSP, AMC

Conditions for Environmental management provisions as per CGDCR 2017 chapter 17

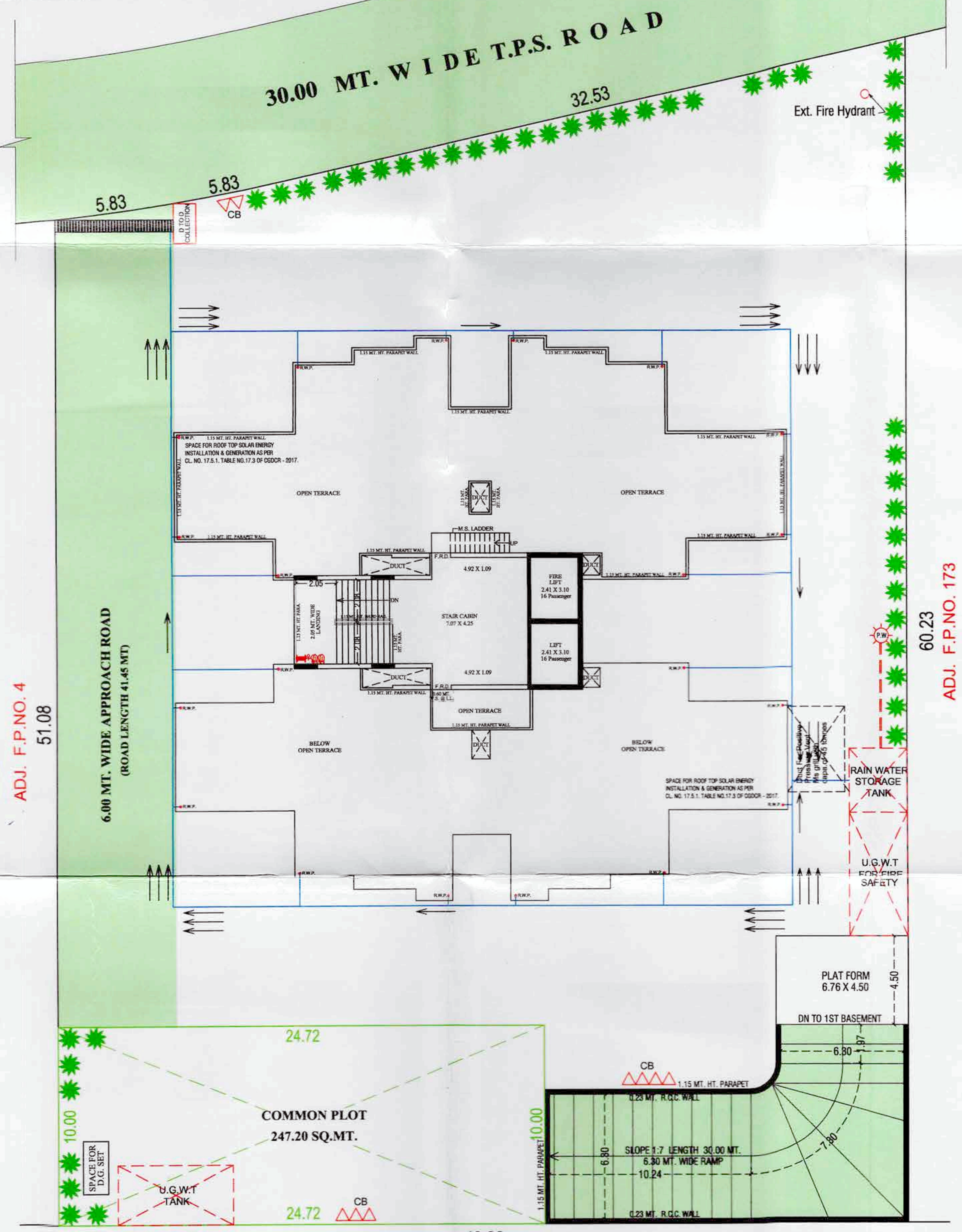
1. Roof top Solar Energy Installations and Generations:
   Space for Roof Top Solar Energy Installations and generations system to be provided as per CL. NO. 17.5.1. table no.17.3 of CGDCR 2017 or as per suggested by concern government authority/agency.
2. Rain Water Harvesting System:-
   Applicant 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 plantations conforming to Cl.No.17.4 of CGCR-2017
5. Solid Waste Management:
   Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularlyas perCl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competant Authority from time to time.

TREE PLANTATION
TREES AFTER FIVE EVERY 200 SQ.MT.
NO. OF TREE REQ. = 5
∴NO. OF TREE
= 2393.00 X 5 / 200
= 60 NO. OF TREES REQ.
= PROVI. 60 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2393.00 / 4000.00 SQ. MTS.
= 0.60 NO. REQ. SAY 1 NOS.
PROVI. 1 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 = 44 UNITS / 8UNITS / 1 = 5.50 NOS. REQD.
PROVIDED CONTAINER = 7 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)
TOTAL FLOOR AREA FOR SHOPS = 670.97 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 670.97 X 20 / 100 X 80 = 1.68 NO.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 2 NO
TOTAL C.BIN PROVIDED = 7 NO.FOR RESI.+ 2 NO. FOR COMM.
= 9 NO.OF 80 LIT.CAPACITY



ENVIRONMENTAL MANAGEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

Environmental Management Plan — **SHEET NO:- 2/6**

PLAN SHOWING PROPOSED RESIDENCE AND COMMERCIAL (MIX) BUILDING ON F.P. NO. 96 OF T.P.S.NO. 36 (CHHARODI-TRAGAD) PRELIMINARY SANCTION [REVENUE BLOCK NO. 214/B/P (O. P. NO. 96) OF MOJE :- Chharodi , TALUKA:- Ghatlodiya , DISTRICT :- Ahmedabad

Environmental Management Plan	SCALE:- 1C.M. = 2 MT.
USE : Residence (Dwelling-3)+Commercial (Mercantile -1) (Mix)	
ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -I (ONE) R1	

COLOUR NOTES:-

O. P. BOUNDARY		ROAD	
F. P. BOUNDARY		P. WELL	
PROP. WORK		COM.BIN.	
PROP. DRAIN-LINE		TREE	
COMMON PLOT LINE		BASEMENT LINE	
SPRINKLER			

NOTE:-
ALL BASEMENTS PARKING AND HPP SHALL BE FULLY SPRINKLERED.
ALL LOWER BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.

For , THE BRICK BOND REALTY
PARTNER
OWNER:

KETAN K. PATEL
C/7 , MURDHANYA APPARMENT,
NR. BHOOMI PARTY PLOT ,
OPP. NARANPURA A.E.C. ,
NARANPURA , A'BAD CITY - 380013.
AMC.NO.ER. - 001ERH02082600114
ENGINEER:

BHARGAV D. PATEL
AMC S.D. GRADE -1
LIC NO. 001SE14072500486
A-704 , SETU VARTICA,
BEHIND VODAFONE TOWER,
GOTA , AHMEDABAD - 382481
STR. ENGINEER:

ARPAN K. PRAJAPATI
CLERK OF WORK (GRADE - 1) AMC
001CW15082610453
4 , SAHAJ VILLA BUNGLOWS ,
SCIENCE CITY ROAD , SOLA ,
AHMEDABAD CITY - 380060.
C.O.W.:

SHREE BRAHMANI DEVELOPERS
Partner
(ARPAN K. PRAJAPATI)
10 , NARNARAYAN C H SOC,
B/H ANUPAM COLONY ,
INDIA COLONY , THAKKARBAPA NAGAR ,
BAPUNAGAR , AHMEDABAD - 382350
AMC/DEV/LIC/NO- 001DV24032710722
DEVELOPER:

YASHKUMAR P. PATEL
B-401 , SERENE LIFESTYLE ,
OPP. VISHWAKARMA TEMPLE ,
NR. GOTA OVERBRIDGE ,
CHANDLODIYA , AHMEDABAD -81
AMC/SOR - 001SR04122711615
S.O.R.:

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. ઘ૨વ/૮૦૨૦૧૦/૬૩૨૫/પી તા.૧૬-૧૧-૧૦ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામવિગતો દર્શાવતું બોર્ડ ફરજીયાત મુકવાનું રહેશે.

સદર પ્રકરણે વાપરેલ એફ.એસ.આઈ.ના નાણા ના હપ્તા ચુકવવાના હોઈ, તે વસુલાત બાબતે બી.યુ. પરમીશન અરજી સમયે વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

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

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED .

Ahmedabad Municipal Corporation
Case No. : BHNTI/NWZ/121222/CGDCRV/A6754/R0/M1 — Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 07551/121222/A6754/R0/M1
Date : 03/03/2023

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.) 6/3/23	Asst. T.D.O. (B.P.S.P.) 06/03/2023

AUTHORITY:

PARKING AREA TABLE (RESI.)		REQ. SQ.MTS.	TOTAL PROVI.
TOTAL USED F.S.I. AREA = 6340.27 - 670.97 (COMM.F.S.I.) TOTAL USED F.S.I. AREA = 5669.30 TOTAL REQ. PARKING AREA	REQ. @ 20%	1133.86	SQ.MTS. 2627.15
REQ. CAR PARKING AREA PROVI. CAR PARK. AREA	REQ. @ 50% (A1 TO A5)	566.93 ---------	--------- 1230.37
REQ. OTHER PARK. AREA PROVI. OTHER PARK. AREA	REQ. @ 40% (B1 TO B6)	453.54 ---------	--------- 1100.65
ADDI. VISITOR'S PARKING AREA PROVI. VISITOR'S PARK. AREA	REQ. @ 10% (C2 TO C5)	113.39 ---------	--------- 296.13

VISITOR PARKING AREA(RESI.)	
(C3) 06.13 X 10.26 = 62.89 SQ. MTS. (HOLLOW PLINTH) (C4) 06.80 X 12.03 = 81.80 SQ. MTS. (HOLLOW PLINTH) (C5) 18.18 X 08.33 = 151.44 SQ. MTS. (HOLLOW PLINTH)	296.13
OTHER PARKING AREA(RESI.)	
(B2) 14.98 X 06.20 X 1 = 92.88 SQ. MTS. (IN 1ST BASEMENT) (B3) 15.04 X 10.13 X 1 = 152.36 SQ. MTS. (IN 1ST BASEMENT) (B4) 36.76 X 08.37 X1/2= 153.84 SQ. MTS. (IN 1ST BASEMENT) (B5) 15.29 X 09.04 X 1 = 138.22 SQ. MTS. (IN 1ST BASEMENT) (B6) 05.84 X 03.53 X 1 = 20.62 SQ. MTS. (IN 1ST BASEMENT)	557.92
(B1) 11.96 X 06.20 X 1 = 74.15 SQ. MTS. (IN 2ND BASEMENT) (B2) 15.04 X 10.13 X 1 = 152.36 SQ. MTS. (IN 2ND BASEMENT) (B3) 36.76 X 08.37 X1/2= 153.84 SQ. MTS. (IN 2ND BASEMENT) (B4) 15.29 X 09.04 X 1 = 138.22 SQ. MTS. (IN 2ND BASEMENT) (B5) 03.70 X 06.53 X 1 = 24.16 SQ. MTS. (IN 2ND BASEMENT)	542.73
	1100.65
CAR PARKING AREA(RESI.)	
(A2) 08.52 X 11.00 X 1 = 93.72 SQ. MTS.(IN 1ST BASEMENT) (A3) 14.99 X 21.59 X 1 = 323.63 SQ. MTS.(IN 1ST BASEMENT) (A4) 08.80 X 04.71 X 1 = 41.45 SQ. MTS.(IN 1ST BASEMENT)	458.80
(A1) 13.26 X 17.89 X 1 = 237.22 SQ. MTS. (IN 2ND BASEMENT) (A2) 08.52 X 11.00 X 1 = 93.72 SQ. MTS.(IN 2ND BASEMENT) (A3) 14.99 X 18.29 X 1 = 274.17 SQ. MTS.(IN 2ND BASEMENT) (A4) 08.80 X 04.71 X 1 = 41.45 SQ. MTS.(IN 2ND BASEMENT) (A5) 09.82 X 12.73 X 1 = 125.01 SQ. MTS.(IN 2ND BASEMENT)	771.57
	1230.37
TOTAL	2627.15

PARKING AREA TABLE SOLID PLINTH (COMM.) :-

USE F. S. I. AREA = 670.97 SQ. MT.
OF PLOT AREA
PARKING REQ. @ 50% OF 670.97 = 670.97 X 0.50 = 335.49

PARKING	REQUIRED	PROVIDED	TOTAL
VISITOR	@ 20% OF 335.49	(C1) 10.51 X (4.65+2.90)/2 = 39.68 SQ. MTS. (IN MARGIN) (C2) 08.71 X (4.29+3.13)/2 = 32.31 SQ. MTS. (IN MARGIN)	
	67.10	71.99	71.99
OTHER	@ 30% OF 335.49	(B1) 16.40 X (5.00+7.58)/2 = 103.16 SQ. MTS. (IN MARGIN)	
	100.65	103.16	103.16
CAR	@ 50% OF 335.49	(A1) 13.26 X 17.89 X 1 = 237.22 SQ. MTS. (IN 1ST Basement)	
	167.74	237.22	237.22
TOTAL	335.49	412.37	412.37

PARKING AREA TABLE

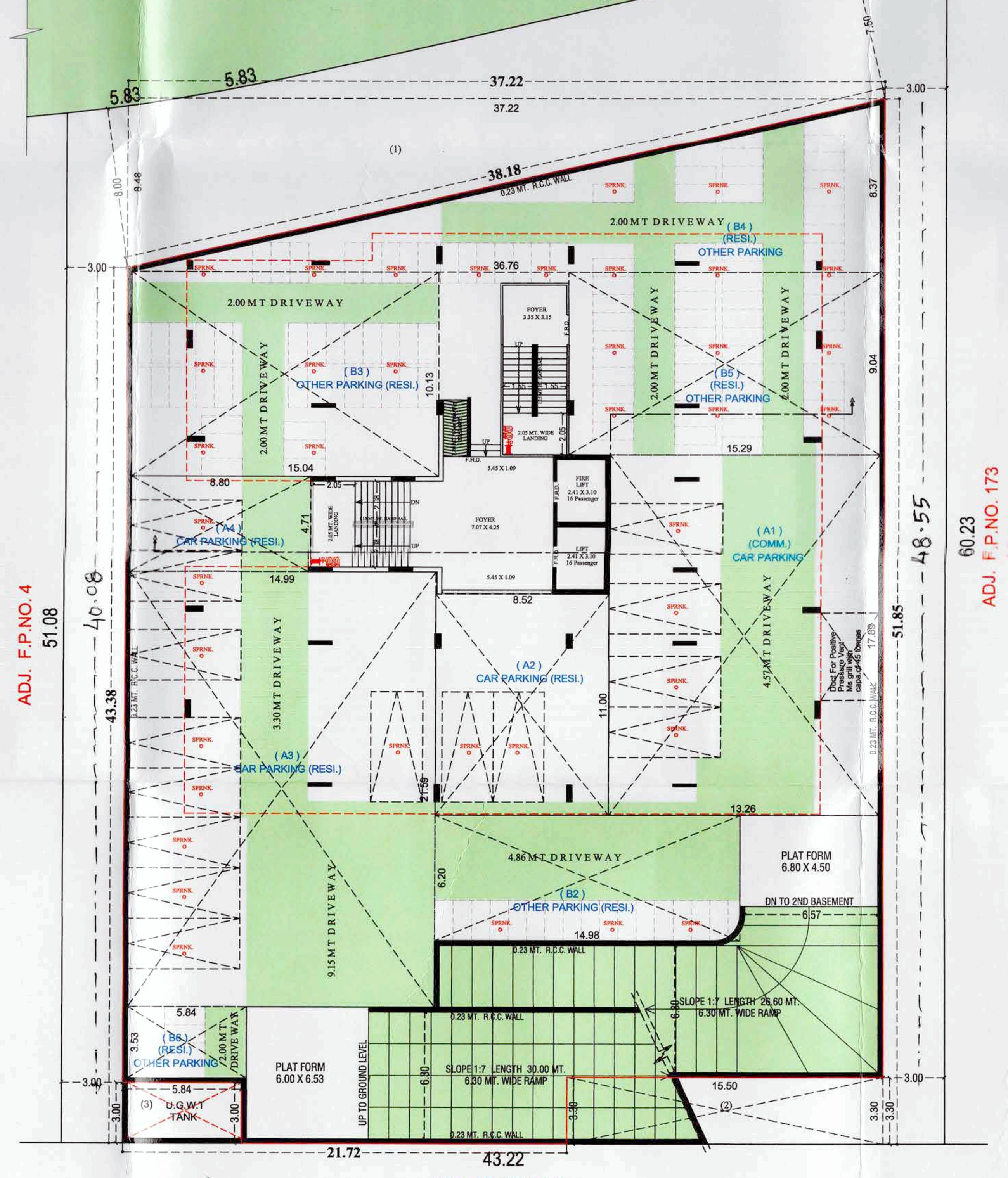
	COMMERCIAL				RESIDENTIAL					RESI.+COMM.	
	REQ.	PROVI.			REQ.	PROVI.				TOTAL	
		G.F.	1ST BASEMENT	TOTAL		G.F.	1ST BASEMENT	2ND BASEMENT	TOTAL	REQ.	PROVI.
CAR	167.74	--	237.22	237.22	566.93	--	458.80	771.57	1230.37	734.67	1467.59
OTHER	100.65	103.16	--	103.16	453.54	--	557.92	542.73	1100.65	554.19	1203.81
VISITOR	67.10	71.99	--	71.99	113.39	296.13	--	--	296.13	180.49	368.12
TOTAL	335.49	175.15	237.22	412.37	1133.86	296.13	1016.72	1314.30	2627.15	1469.35	3039.52

DISABLE CAR PARKING CALC.

25 = 2 CAR FOR P/H
38 X 2 / 25 = 3.04 SAY 4 CAR REQ.
PROVI. P/H CAR PARKING = 4 CAR

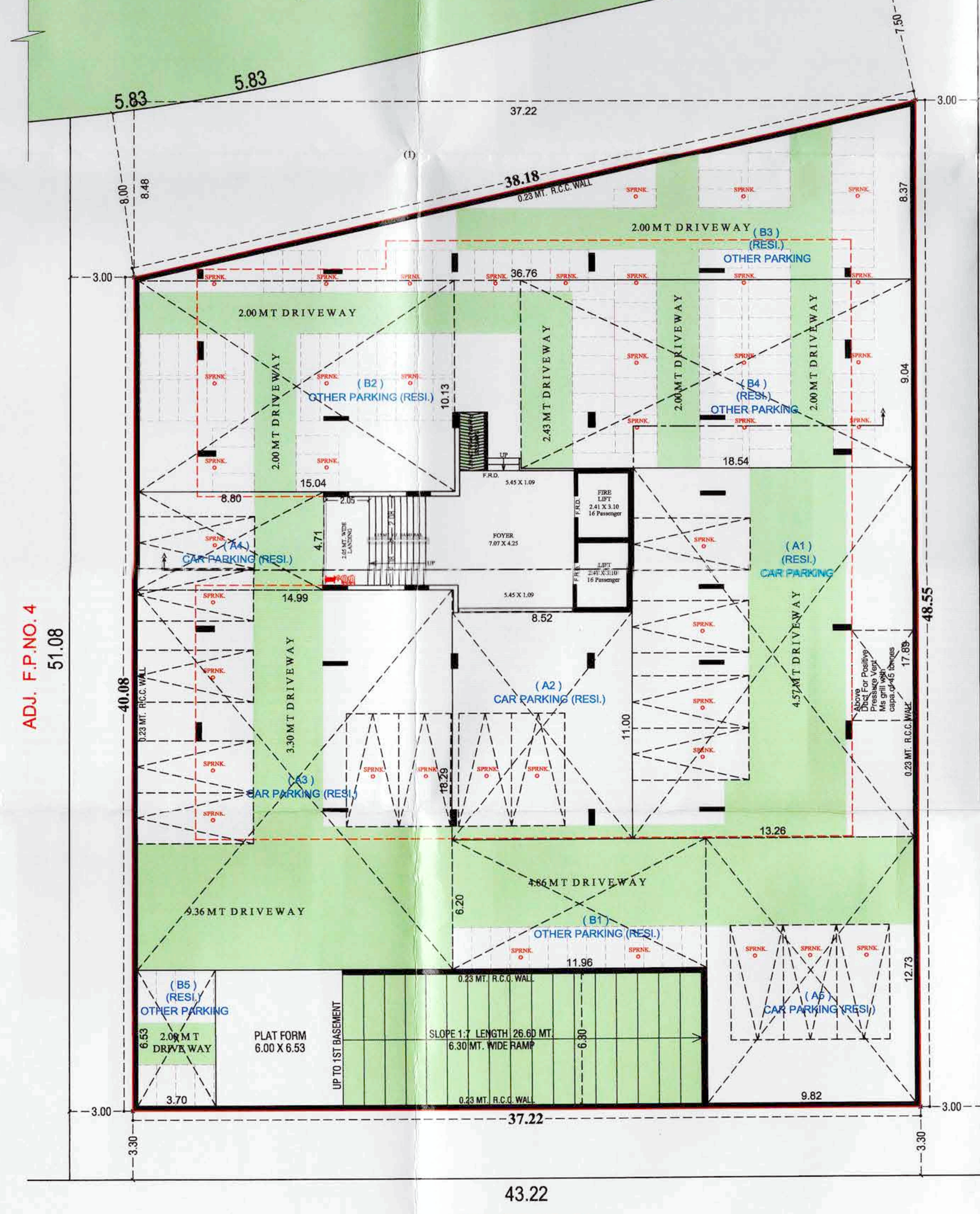
GROUND LEVEL PARKING LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

NOTE:-
ALL BASEMENTS PARKING AND HPP SHALL BE FULLY SPRINKLERED.
ALL LOWER BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.



1ST BASEMENT PLAN WITH PARKING LAY OUT
SCALE :- 1.00 CM. = 2.00 MT.
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL

NOTE:-
ALL BASEMENTS PARKING AND HPP SHALL BE FULLY SPRINKLERED.
ALL LOWER BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.



2ND BASEMENT PLAN WITH PARKING LAY OUT
SCALE :- 1.00 CM. = 2.00 MT.
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL

2ND BASEMENT PARKING CALCULATION (RESI.) :-	
OTHER PARKING AREA(RESI.)	
(B1) 11.96 X 06.20 X 1 = 74.15 SQ. MTS. (B2) 15.04 X 10.13 X 1 = 152.36 SQ. MTS. (B3) 36.76 X 08.37 X1/2= 153.84 SQ. MTS. (B4) 15.29 X 09.04 X 1 = 138.22 SQ. MTS. (B5) 03.70 X 06.53 X 1 = 24.16 SQ. MTS.	542.73
CAR PARKING AREA(RESI.)	
(A1) 13.26 X 17.89 X 1 = 237.22 SQ. MTS. (A2) 08.52 X 11.00 X 1 = 93.72 SQ. MTS. (A3) 14.99 X 18.29 X 1 = 274.17 SQ. MTS. (A4) 08.80 X 04.71 X 1 = 41.45 SQ. MTS. (A5) 09.82 X 12.73 X 1 = 125.01 SQ. MTS.	771.57
TOTAL	1314.30

1ST BASEMENT PARKING CALCULATION (RESI.) :-	
OTHER PARKING AREA(RESI.)	
(B2) 14.98 X 06.20 X 1 = 92.88 SQ. MTS. (B3) 15.04 X 10.13 X 1 = 152.36 SQ. MTS. (B4) 36.76 X 08.37 X1/2= 153.84 SQ. MTS. (B5) 15.29 X 09.04 X 1 = 138.22 SQ. MTS. (B6) 05.84 X 03.53 X 1 = 20.62 SQ. MTS.	557.92
CAR PARKING AREA(RESI.)	
(A2) 08.52 X 11.00 X 1 = 93.72 SQ. MTS. (A3) 14.99 X 21.59 X 1 = 323.63 SQ. MTS. (A4) 08.80 X 04.71 X 1 = 41.45 SQ. MTS.	458.80
TOTAL	1016.72

1ST BASEMENT PARKING CALCULATION (COMM.) :-	
CAR PARKING AREA(COMM.)	
(A1) 13.26 X 17.89 X 1 = 237.22 SQ. MTS.	237.22
TOTAL	237.22

PROP. BUILT UP AREA CALC. ON 1ST BASEMENT :-

(1) 37.22 X 51.85 X 1 = 1929.86
LESS:-
(1) 37.22 X 08.48 X 1/2 = 157.81
(2) 15.50 X 03.30 X 1 = 51.15
(3) 05.84 X 03.00 X 1 = 17.52
TOTAL = 226.48

NET BUILT UP AREA 1ST BASEMENT = 1703.38 SQ. MT.

PROP. BUILT UP AREA CALC. ON 2ND BASEMENT :-

(1) 37.22 X 48.55 X 1 = 1807.03
LESS:-
(1) 37.22 X 08.48 X 1/2 = 157.81

NET BUILT UP AREA 2ND BASEMENT =1649.22 SQ. MT.

Ground Level Parking Lay Out Plan & 1st And 2nd Basement Plan With Parking Lay Out — **SHEET NO:- 3/6**

PLAN SHOWING PROPOSED RESIDENCE AND COMMERCIAL (MIX) BUILDING ON F.P. NO. 96 OF T.P.S.NO. 36 (CHHARODI-TRAGAD) PRELIMINARY SANCTION [REVENUE BLOCK NO. 214/B/P (O. P. NO. 96) OF MOJE :- Chharodi , TALUKA:- Ghatlodiya , DISTRICT :- Ahmedabad

Parking Lay Out + Basement Plan | **SCALE:- 1C.M. = 2 MT.**

USE : Residence (Dwelling-3)+Commercial (Mercantile -1) (Mix)

ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -I (ONE) R1

COLOUR NOTES:-

O. P. BOUNDARY	ROAD
F. P. BOUNDARY	P. WELL
PROP. WORK	COM.BIN.
PROP. DRAIN-LINE	TREE
COMMON PLOT LINE	BASEMENT LINE
SPRINKLER	

For , THE BRICK BOND REALTY
PARTNER
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DEVELOPER:

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S.O.R.:

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Ahmedabad Municipal Corporation
Case No. : BHNTI/NWZ/121222/CGDCRV/A6754/R0/M1 — Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 07551/121222/A6754/R0/M1
Date : 03/03/2023

T.D. Sub Inspector(B.P.S.P.) — I/c T.D. Inspector (B.P.S.P.) 6/3/23 — Asst. T.D.O. (B.P.S.P.) 06/03/2023

AUTHORITY:

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No. 08/02/23
TDO, BPSP, AMC