Sr.	Particular	Area
1	PLOT AREA	2368.00
2	PERMISSIBLE FSI	2841.60
3	PERMISSIBLE CHARGEBLE FSI	3552.00
4	MAX PERMISSIBLE F.S.I (2+3)	6393.60
5	TOTAL UTILISED F.S.I	6367.60
6	UTILISED CHARGEBLE F.S.I (5-2)	3526.00
7	MAX PERMISSIBLE F.S.I COMMERCIAL	636.76

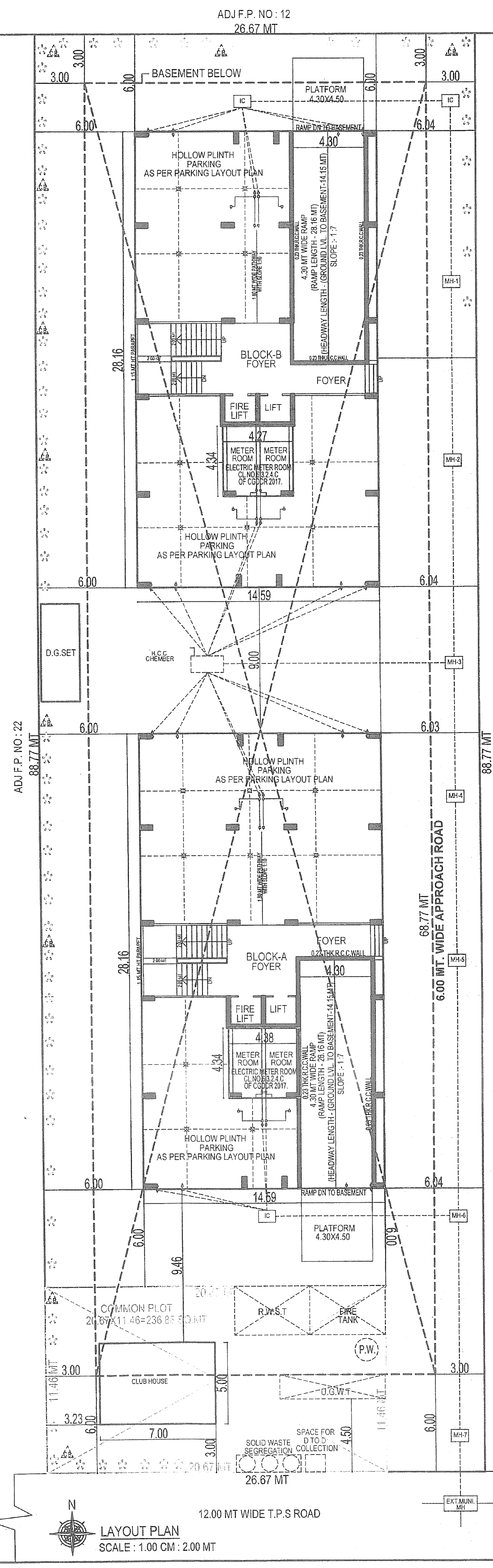
SCRUTINIZE COPY
NO. 2826/D Dt. 9/10/2024
TDO, BPSP, AMC

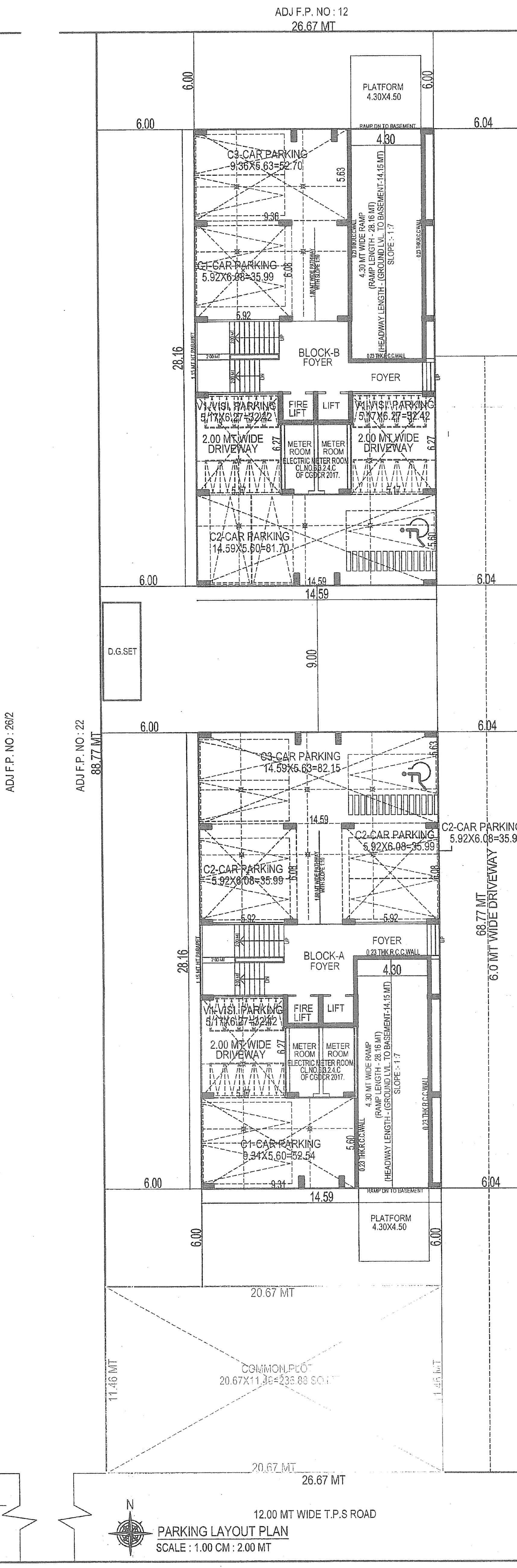
BLOCK	CONSUME F.S.I.			No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt			Dwelling Unit more then 66 sq.mt and up to 80 sq.mt			OTHER F.S.I.		COMM F.S.I.	
	COMM / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.
A	0.00	3183.80	3183.80	0	0	0.00	0.00	0	0.00	0.00	40	3183.80	100.00	0.00	0.00	0.00	0.00
B	0.00	3183.80	3183.80	0	0	0.00	0.00	0	0.00	0.00	40	3183.80	100.00	0.00	0.00	0.00	0.00
TOTAL	0.00	6367.60	6367.60	0	0	0.00	0.00	0	0.00	0.00	80	6367.60	100.00	0.00	0.00	0.00	0.00

GRAND TOTAL DETAIL

Sr. No.	Dwelling Unit Type	No. Of Unit	Used F.S.I.	% Used F.S.I.	Chargeable F.S.I.
A	COMMERCIAL UNIT	0	0.00	0.00	0.00
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	0	0.00	0.00	0.00
D	more then 66 and up to 80	80	6367.6	100.00	3526.00
E	W.R. AH. F.S.I. (40% slab)	0	0.00	0.00	0.00
	Grand Total	80	6367.6	100.00	3526.00

TREE PLANTATION :
PLOT AREA = 2368.00 SQ.MT REQUIRED : 5 NOS TREE / 200.00 SQ.MT = 59.20 SAY 60 NOS PROVIDED : 60 NOS TREE
PERCOLATION WELL :
PLOT AREA = 2368.00 SQ.MT REQUIRED : 1 NOS P.W / 4000.00 SQ.MT = 0.59 SAY 1 NOS PROVIDED : 1 NOS P.W
RESIDENCE - C.B. REQUIRED CALCULATION
DUST BIN REQUIRED 10 LTS / 1 RESI UNIT REQ : TOTAL UNIT 80 X 10 = 800 LTS (10 BIN OF 80 LIT) PROVI : 10 NOS BIN EACH 80 LIT CAPACITY
COMMON PLOT AREA CALCULATION
20.67X11.46=236.88 SQ.MT





THE BASIC REQUIRMENTS FOR FIRE
PROTECTION OF HIGH-RISE BUILDING IN AMC AND AUDA AREA

1.HYDRANT SYSTEM
ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.
The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down-comer.
One riser is required for every 1000 sq. 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 fitting at each floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose & 25mm.Bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be reach the farthest corner of the floor. Hose-box with 15 meters long 63 mm. Dia. Hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm dia size 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 litres. The underground tank shall be of not less than 1, 00,000 liters.

2.FIRE LIFT
The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate , so that it prevents that lift well getting smoke logged.

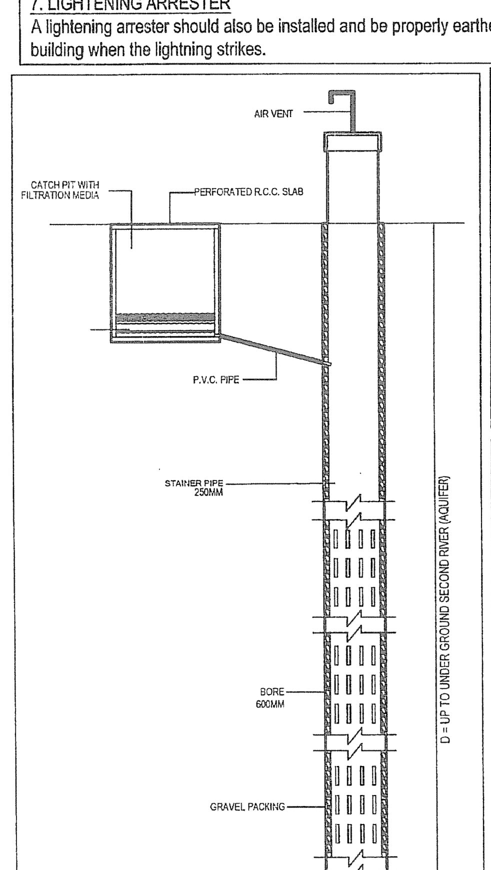
3.FIRE ALARM
Fire alarm call point to be installed at each floor with sounders capable of being hard all throughout the building.

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.
If the building divided into two or more parts then each part should have these extinguishes 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 building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-Corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below.

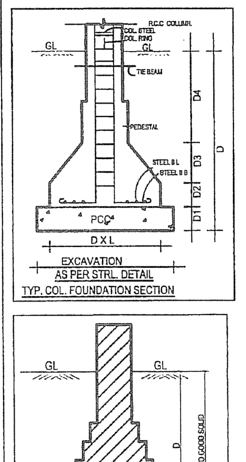
6.BASEMENT
The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.
Additionally be protected by hydrant outlet and two 25 mm bore hose-reel hoses with 8 mm bore nozzles at each basement level.

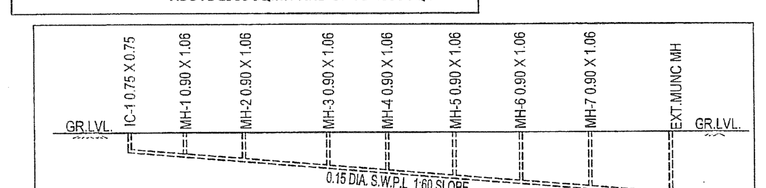
7. LIGHTENING ARRESTER
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightning strikes.



FOR BUILDINGS WITH BUILDING-UNIT AREA ABOVE 1500 SQ.MT AND UP TO 4000 SQ.MT

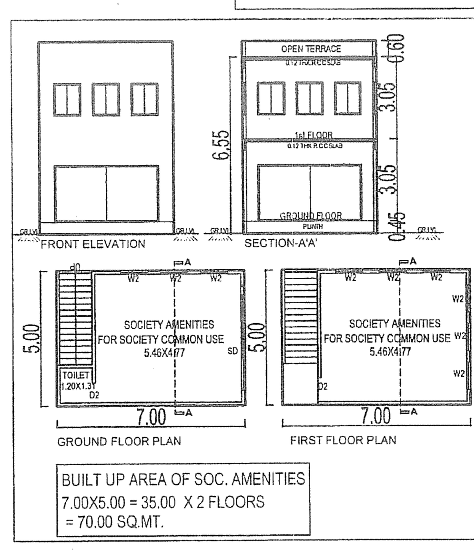
LEGEND	
	HYDRANT VALVE (HV)
	BUTTERFL VALVE (BFV)
	HOSE REEL (HR)
	HOOTER
	MCP
	FIRE EXTINGUISHER
	BOOSTER PUMP



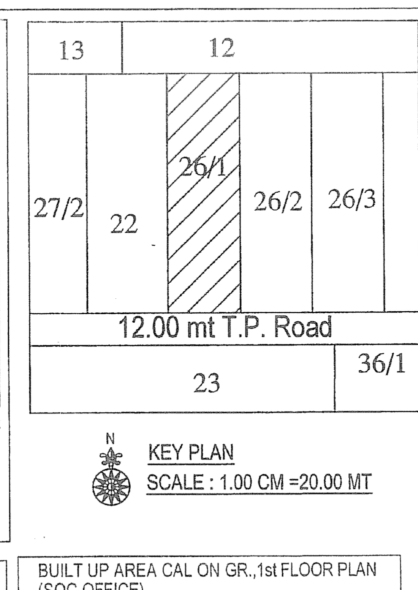


DATUM										
CUTTING	0.75	0.95	1.18	1.50	1.73	1.99	2.24	2.51		2.82
INV.LEV.	29.25	29.05	28.82	28.50	28.27	28.01	27.76	27.49		27.18
GR.LVL.	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00		30.00
DISTANCE	0.00	12.19	25.81	45.25	58.70	74.12	89.46	105.52		124.29

DRAINAGE SECTION VER. 1.00 CM = 1.00 MT.
SCALE - HORI. 1.00 CM = 5.00 MT.



BUILT UP AREA OF SOC. AMENITIES 7.00X5.00 = 35.00 X 2 FLOORS = 70.00 SQ.MT.



KEY PLAN
SCALE : 1.00 CM =20.00 MT

SOCIETY AMENITIES
CLAUSE NO.6.50.5.(A) OF CGDCR-2017
THE TOTAL AREA DOES NOT EXCEED 50.00 SQ.MT. PERMITTED ON A COMMON PLOT. THE AREA OF THIS THE TOTAL AREA DOES NOT EXCEED 50.00 SQ.MT. AREA ONLY UP TO 15 % SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. AS PER CLAUSE NO.6.50.5. (A) OF CGDCR-2017

AREA TABLE	TOTAL IN SQ.MT
PROVIDED COMMON PLOT	236.88
PERMI.GROUND COVERAGE OF 15 %	35.53
PROVIDED B.A.ON GROUND FLOOR	35.00

BUILT UP AREA CAL ON GR.,1st FLOOR PLAN (SOC.OFFICE)
7.00 X 5.00 X 1 NOS = 35.00 SQ.MT

METER ROOM
AS PER CGDCR-2017 CL.NO.6.3.2.4.C
BLOCK-A METER ROOM - 4.38X4.34=19.00 SQ.MT
BLOCK-B METER ROOM - 4.27X4.34=18.53 SQ.MT
THE TOTAL AREA DOES NOT EXCEED 50.0 SQ.MT. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

AREA TABLE

BUILT UP AREA TABLE	BLOCK:A	BLOCK:B	TOTAL
PROP.BUILT UP AREA ON BASEMENT	1648.85	—	1648.85
PROP.BUILT UP AREA ON GROUND FLOOR	410.85	410.85	821.70
PROP.BUILT UP AREA ON 1st FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 2nd FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 3rd FLOOR	382.40	382.40	764.80
PROP.BUILT UP AREA ON 4th FLOOR	387.21	387.21	774.42
PROP.BUILT UP AREA ON 5th FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 6th FLOOR	387.21	387.21	774.42
PROP.BUILT UP AREA ON 7th FLOOR	380.51	380.51	761.02
PROP.BUILT UP AREA ON 8th FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 9th FLOOR	387.21	387.21	774.42
PROP.BUILT UP AREA ON 10th FLOOR	380.51	380.51	774.42
PROP.BUILT UP AREA ON STAIR CABIN	86.56	86.56	173.12
PROP.BUILT UP AREA ON L.M.ROOM	45.42	45.42	90.84
PROP.BUILT UP AREA ON SOC.AMENITIES (G.F.+1st FL.)	70.00	----	70.00
TOTAL BUILT UP AREA	6148.17	4429.32	10590.89

F.S.I. AREA TABLE	BLOCK:A	BLOCK:B	TOTAL
PROP.F.S.I. AREA ON 1st FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 2nd FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 3rd FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 4th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 5th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 6th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 7th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 8th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 9th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 10th FLOOR	318.38	318.38	636.76
TOTAL UTILIZED F.S.I. AREA	3183.80	3183.80	6367.60

FLOOR AREA TABLE	BLOCK:A	BLOCK:B	TOTAL
1st FLOOR	318.38	318.38	636.76
2nd FLOOR	318.38	318.38	636.76
3rd FLOOR	318.38	318.38	636.76
4th FLOOR	318.38	318.38	636.76
5th FLOOR	318.38	318.38	636.76
6th FLOOR	318.38	318.38	636.76
7th FLOOR	318.38	318.38	636.76
8th FLOOR	318.38	318.38	636.76
9th FLOOR	318.38	318.38	636.76
10th FLOOR	318.38	318.38	636.76
TOTAL	3169.60	3169.60	6367.60

UNIT TABLE	BLOCK:A	BLOCK:B	TOTAL
1st FLOOR	04	04	08
2nd FLOOR	04	04	08
3rd FLOOR	04	04	08
4th FLOOR	04	04	08
5th FLOOR	04	04	08
6th FLOOR	04	04	08
7th FLOOR	04	04	08
8th FLOOR	04	04	08
9th FLOOR	04	04	08
10th FLOOR	04	04	08
TOTAL	40	40	80

USE AREA TABLE	BLOCK:A	BLOCK:B
GROUND FLOOR	H.P.PARKING	H.P.PARKING
1st FLOOR	RESI.	RESI.
2nd FLOOR	RESI.	RESI.
3rd FLOOR	RESI.	RESI.
4th FLOOR	RESI.	RESI.
5th FLOOR	RESI.	RESI.
6th FLOOR	RESI.	RESI.
7th FLOOR	RESI.	RESI.
8th FLOOR	RESI.	RESI.
9th FLOOR	RESI.	RESI.
10th FLOOR	RESI.	RESI.

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 MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, 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 C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED 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 C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR 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 C.G.D.C.R-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF C.G.D.C.R.-2017
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF 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 CLAUSE NO.17.2 OF C.G.D.C.R-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R-2017
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R-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 UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- MARGINAL SPACE& BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017
- MECHANICAL VENTILATION PROVIDED IN BASEMENT.
- ROOF TOP SOLAR PV INSTALLATIONS AS PER CL.NO.17.5.1 OF C.G.D.C.R.-2017

PARKING AREA TABLE. (FOR RESIDENTIAL)
F.S.I. AREA (66 TO 80 UNIT B.A) 6367.60 @ 20 % = 1273.52 SQ.MT

VEHICAL	REQ PARKING AREA	PROVIDED PARKING AREA			
		BASEMENT	BLOCK-A (H.P.)	BLOCK-B (H.P.)	TOTAL
CAR PARKING	@ 50 % OF REQ PARK 636.76 SQ.MT	380.54	206.68	170.39	757.61
OTHER'S PARKING	@ 40 % OF REQ PARK 509.41 SQ.MT	596.89	----	----	596.89
VISITOR'S PARKING	@ 10 % OF REQ PARK 127.35 SQ.MT	272.08	32.42	64.84	369.34
TOTAL	1273.52 SQ.MT	1249.51	239.10	235.23	1723.84

PROVIDED PARKING IN H.P.PARKING (BLOCK-A)
CAR PARKING
C1. 9.31X 5.60= 52.54 SQ.MT
C2. 5.92X6.08X2= 71.99 SQ.MT
C3. 14.59X5.63X1= 82.15 SQ.MT
TOTAL=206.68 SQ.MT
VISITOR'S PARKING
V1. 5.17X6.27= 32.42 SQ.MT

PROVIDED PARKING IN H.P.PARKING (BLOCK-B)
CAR PARKING
C1. 5.92X6.08= 35.99 SQ.MT
C2. 14.59X5.60= 81.70 SQ.MT
C3. 9.36X5.63= 52.70 SQ.MT
TOTAL=170.39 SQ.MT
VISITOR'S PARKING
V1. 5.17X6.27X2= 64.84 SQ.MT

PROVIDED P.H.CAR PARKING CALCULATION (CL.NO.13.2.2 (5)
MINIMUM PROVISION OF TWO ACCESSIBLE CAR PARKING SPACE SHALL BE PROVIDED FOR PEOPLE WITH DISABILITY FOR EVERY 25 CAR PARKING SPACES OR LESS. THIS ACCESSIBLE CAR PARKING SPACE SHALL:
REQUIRED : 27 CAR / 25 CAR X 2 = 1.08 SAY 2 P.H.CAR REQ.
PROVIDED : 2 P.H.CAR

(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-102016-3620-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3623-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020
(7) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.17/3/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.13/3/2020
(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-931, ON DT.15/2/2019
(11) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA DTD.29/7/2020, REF.NOC ID NO.AHME/WEST/B/072920/477180 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(12) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.10/6/2020 (LETTER NO.-OPN294010062020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(13) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 2/1/2020, ORDER NO.:-36/07/17/045/2020 (FOR MULTIPURPOSE USE) BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
(14) 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.
(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 ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(16) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.17/3/2020
(17) 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.
(18) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.17/3/2020 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.
(19) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7190/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(20) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.29/7/2020
(21) (A) TOTAL PARKING AREA (1723.84) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.
(22) EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON SYSTERN (DUAL FLUSH TANK).
(23) સી.જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરહુ બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે તા.૧૭/૩/૨૦૨૦ ના રોજ કરેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન
(24) સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન
(25) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમા કરાવવાની રહેશે.
(26) સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(27) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-૨૦૧૭ ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.૧૭/૩/૨૦૨૦ થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન
(28) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધો સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનુ ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(29) રેવન્યુ રેકર્ડમાં ટી.પી.સ્કીમ રૂએ કપાત જમીનમાં અ.મ્યુ.કોર્પો.ના નામ દાખલ કરવા અંગેની નોટરાઈઝ્ડ બાંહેધરી તા.૧૭/૩/૨૦૨૦ ને આધીન

B.P.S.P. (T.D.O.) AHMEDABAD MUNICIPAL CORPORATION

RESIDENTIAL AFFORDABLE HOUSING PROJECT	SHEET NO : 1/7
LAYOUT PLAN (BLOCK-A)	
PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDA) R.S.NO : 234/1 MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.	
SCALE : 1.00 CM = 2.00 MT	
USE ZONE :- RESIDENTIAL-2 (R2)	
USE :- RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)	

AREA TABLE	IN SQ.MT
PLOT AREA OF F.P NO : 26/1 (AS PER F-FORM)	2368.00
REQUIRED COMMON PLOT AREA @ 10 %	236.80
PROVIDED COMMON PLOT AREA	236.88
BUILT UP AREA TABLE	**IN SQ.MT**
BUILT UP AREA ON BASEMENT	1648.85
BUILT UP AREA ON GROUND FLOOR (H.P.PARKING)	821.70
BUILT UP AREA ON 1st FLOOR	790.72
BUILT UP AREA ON 2nd FLOOR	790.72
BUILT UP AREA ON 3rd FLOOR	764.80
BUILT UP AREA ON 4th FLOOR	774.42
BUILT UP AREA ON 5th FLOOR	790.72
BUILT UP AREA ON 6th FLOOR	774.42
BUILT UP AREA ON 7th FLOOR	761.02
BUILT UP AREA ON 8th FLOOR	790.72
BUILT UP AREA ON 9th FLOOR	774.42
BUILT UP AREA ON 10th FLOOR	774.42
BUILT UP AREA ON STAIR CABIN	173.12
BUILT UP AREA ON L.M.ROOM AND O.H.W.T.	90.84
BUILT UP AREA ON SOC.AMENITIES (G.F.+1st FL.)	70.00
TOTAL BUILT UP AREA	10590.89
F.S.I. AREA TABLE	**IN SQ.MT**
PLOT AREA OF F.P NO : 26/1 (AS PER F-FORM)	2368.00
PERMISSIBLE F.S.I.AREA @ 1 : 1.2	2841.60
CHARGEABLE F.S.I. AREA AS PER BASE ZONE @ 1.5	3552.00
MAXIMUM PERMISSIBLE F.S.I.AREA @ 2.7	6393.60
F.S.I. AREA ON 1st FLOOR	636.76
F.S.I. AREA ON 2nd FLOOR	636.76
F.S.I. AREA ON 3rd FLOOR	636.76
F.S.I. AREA ON 4th FLOOR	636.76
F.S.I. AREA ON 5th FLOOR	636.76
F.S.I. AREA ON 6th FLOOR	636.76
F.S.I. AREA ON 7th FLOOR	636.76
F.S.I. AREA ON 8th FLOOR	636.76
F.S.I. AREA ON 9th FLOOR	636.76
F.S.I. AREA ON 10th FLOOR	636.76
USE F.S.I. AREA	6367.60
CHARGEABLE F.S.I. AREA	3526.00

TENAMENT AND FLOOR AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA
BASEMENT	PARKING	—	—
GROUND	PARKING	—	—
1st	RESIDENTIAL	08	636.76
2nd	RESIDENTIAL	08	636.76
3rd	RESIDENTIAL	08	636.76
4th	RESIDENTIAL	08	636.76
5th	RESIDENTIAL	08	636.76
6th	RESIDENTIAL	08	636.76
7th	RESIDENTIAL	08	636.76
8th	RESIDENTIAL	08	636.76
9th	RESIDENTIAL	08	636.76
10th	RESIDENTIAL	08	636.76
TOTAL	RESIDENTIAL	80	6367.60

COLOUR NOTE

(——)	PROP WORK	(——)	PLOT BOUNDARY
(----)	PROP DRAINAGE	(✲)	TREE
(▭)	ROAD	(□)	CONTAINER BIN
(⌧)	SPRINKLER	(○)	PERCOLATING WELL

For,Neel Developers (signature) Partner OWNER.	નીલ ડેવલોપર્સ શ્રી હરિ ડીવાઇન આર.જે. પ્રાઇમની બાજુમાં, ગુંડાલ ગામ, ગાંધીનગર-૩૮૨૪૨૧. ડેવ.લા.નં. 001DV26082510121 DEVELOPER
(signature) KRUNAL K. MISTRY (B.E. CIVIL) CONSULTING CIVIL ENGINEER 117 DEVPATH, B/H LAL BUNGLOW C.G.ROAD , NAVARANGPURA ENG. LIC. NO. :- ER0598010321R2 ENGINEER.	(signature) RAJESH P. PATEL AMC/SD/001SE01102500338 101, AVARNYA APARTMENTS, PRABHA COLONY, NR USHMANPURA UNDER BRIDGE USHMANPURA A'BAD ST-ENGINEER.
(signature) AMIT B. DAVE (D.E.CIVIL) CONSULTING CIVIL ENGINEERS 22,LAXMI COLONY,ANKUR MILL ROAD, KANKRIYA,AHMEDABAD-380022 PH NO :-079-25380258 EMAIL:-daveamitb@gmail.com AMC LIC CW : 0566050523R1 C.O.W	(signature) NIKUNJ L.SUDANI E/302,Skyalion Aprartment, Nr.Gangotari Circel,Nikol, Ahmedabad supervisor Grade-1, LIC Number 001SR06072510068 S.O.R.

- બિલ્ડીંગ સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેનની જવાબદારી અ.મ્યુ.કો.ની તથા તેના અધિકારીઓ/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજુ કરેલ "પ્રમાણપત્રો/બાંહેધરી પત્રો" ની જોગવાઈને અધીન સધળી જવાબદારી તેઓની રહેશે.
- ટેસ્ટના યત થયેલ સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફકત રેકર્ડ હેતુ માટે હોઇ તેની અધીનતા 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

Ahmedabad Municipal Corporation
Case No. : BHNTS/NWZ/050820/CGDCRV/A3719/R0/M1 Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03973/050820/A3719/R0/M1
Date : 04/11/2020

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

(signature) T.D. Sub Inspector(B.P.S.P.)	(signature) 04/11/2020 T.D. Inspector (B.P.S.P.)	(signature) 04-11-2020 Asst. T.D.O. (B.P.S.P.)

AUTHORITY.

B.P.S.P. (T.D.O.) AHMEDABAD MUNICIPAL CORPORATION

1	PLOT AREA	2368.00
2	PERMISSIBLE FSI	2841.60
3	PERMISSIBLE CHARGEBLE FSI	3552.00
4	MAX. PERMISSIBLE F.S.I. (2+3)	6393.60
5	TOTAL UTILISED F.S.I.	6367.60
6	UTILISED CHARGEBLE F.S.I. (5-2)	3526.00
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	636.76

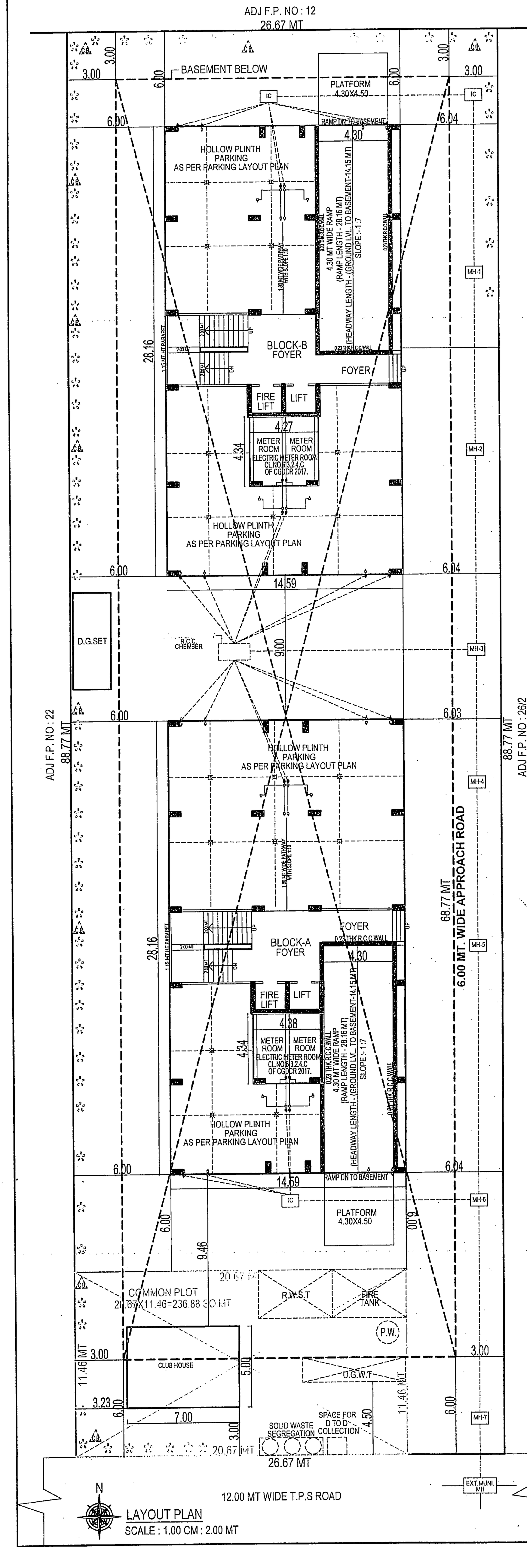
SCRUTINIZE COPY
NO. 2824/D Dt. 9/10/2020
TDO, BPSP, AMC

BLOCK	CONSUME F.S.I.			No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt			Dwelling Unit more then 66 sq.mt and up to 80 sq.mt			OTHER F.S.I.		COMM F.S.I.	
	COMM / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.
A	0.00	3183.80	3183.80	0	0	0.00	0.00	0	0.00	0.00	40	3183.80	100.00	0.00	0.00	0.00	0.00
B	0.00	3183.80	3183.80	0	0	0.00	0.00	0	0.00	0.00	40	3183.80	100.00	0.00	0.00	0.00	0.00
TOTAL	0.00	6367.60	6367.60	0	0	0.00	0.00	0	0.00	0.00	80	6367.60	100.00	0.00	0.00	0.00	0.00

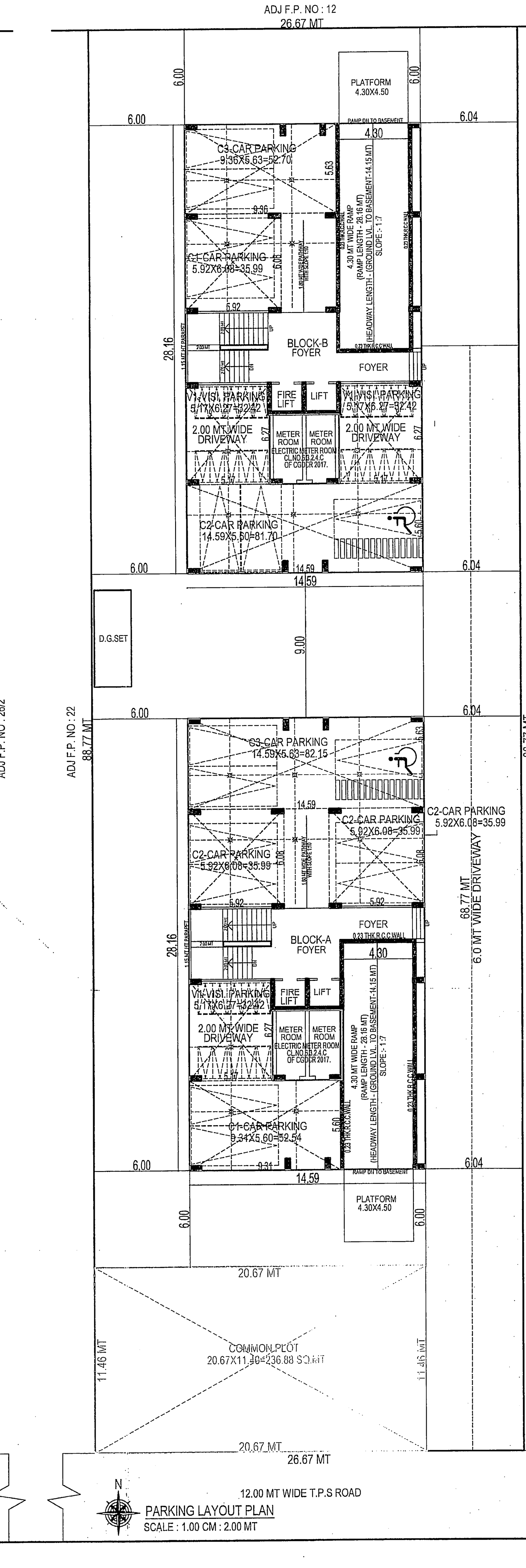
GRAND TOTAL DETAIL

Dwelling Units Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeable F.S.I.
COMMERCIAL UNIT	0	0.00	0.00	0.00
Up 50 sq.mt	0	0	0.00	0.00
more then 50 and up to 66	0	0.00	0.00	0.00
more then 66 and up to 80	80	6367.6	100.00	3526.00
[illegible] F.S.I. (40% slab)	0	0.00	0.00	0.00
Grand Total	80	6367.6	100.00	3526.00

TREE PLANTATION :
PLOT AREA = 2368.00 SQ.MT REQUIRED : 5 NOS TREE / 200.00 SQ.MT = 59.20 SAY 60 NOS PROVIDED : 60 NOS TREE
PERCOLATION WELL :
PLOT AREA = 2368.00 SQ.MT REQUIRED : 1 NOS P.W / 4000.00 SQ.MT = 0.59 SAY 1 NOS PROVIDED : 1 NOS P.W
RESIDENCE - C.B. REQUIRED CALCULATION
DUST BIN REQUIRED 10 LTS / 1 RESI UNIT REQ : TOTAL UNIT 80 X 10 = 800 LTS (10 BIN OF 80 LIT) PROVI : 10 NOS BIN EACH 80 LIT CAPACITY
COMMON PLOT AREA CALCULATION
20.67X11.46=236.88 SQ.MT



LAYOUT PLAN
SCALE : 1.00 CM : 2.00 MT



PARKING LAYOUT PLAN
SCALE : 1.00 CM : 2.00 MT

THE BASIC REQUIRMENTS FOR FIRE
PROTECTION OF HIGH-RISE BUILDING IN AMC AND AUDA AREA

1.HYDRANT SYSTEM

ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.
The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down-comer.
One riser is required for every 1000 sq. 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 fitting at each floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose & 25mm.Bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be reach the farthest corner of the floor. Hose-box with 15 meters long 63 mm. Dia. Hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm dia size 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 litres. The underground tank shall be of not less than 1, 00,000 liters.

2.FIRE LIFT

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate , so that it prevents that lift well getting smoke logged.

3.FIRE ALARM

Fire alarm call point to be installed at each floor with sounders capable of being hard 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.
If the building divided into two or more parts then each part should have these extinguishes installed.

5.STAIRCASE

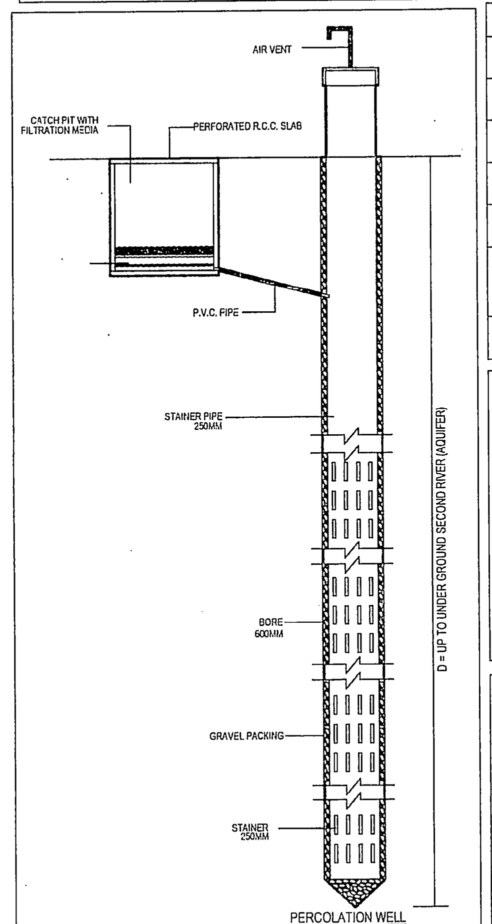
The Staircase has to be open from at least one or two sides but if the staircase is in the centre core of the building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-Corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below.

6.BASEMENT

The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.
Additionally be protected by hydrant outlet and two 25 mm bore hose-reel hoses with 8 mm bore nozzles at each basement level.

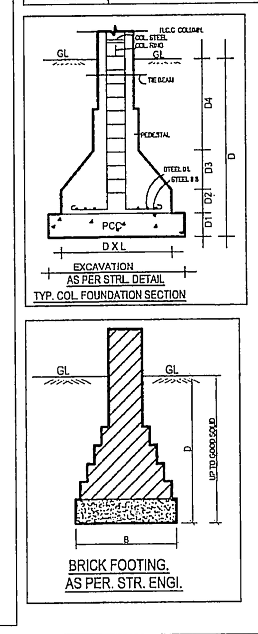
7. LIGHTENING ARRESTER

A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightning strikes.



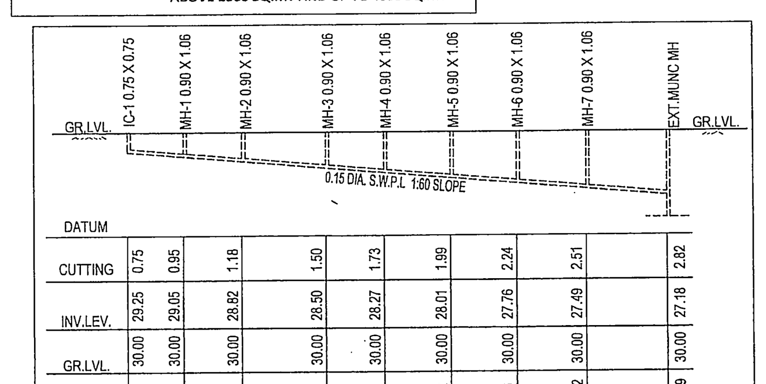
PERCOLATION WELL
FOR BUILDINGS WITH BUILDING-UNIT AREA ABOVE 1500 SQ.MT AND UP TO 4000 SQ.MT

LEGEND	
	HYDRANT VALVE (HV)
	BUTTERFL VALVE (BFV)
	HOSE REEL (HR)
	HOOTER
	MCP
	FIRE EXTINGUISHER
	BOOSTER PUMP



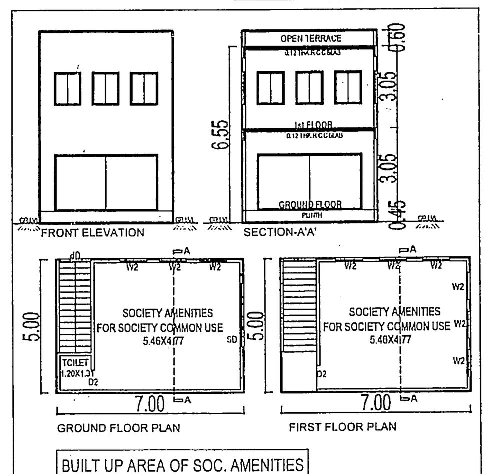
TYP. COL. FOUNDATION SECTION

BRICK FOOTING.
AS PER. STR. ENGI.

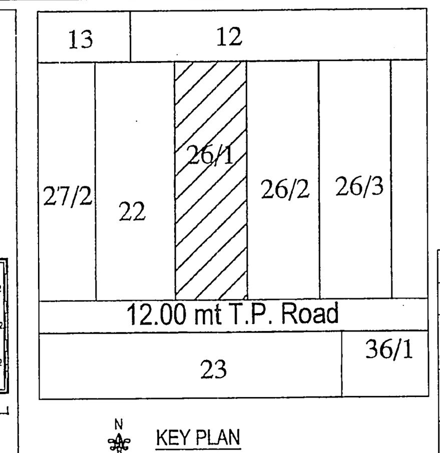


DATUM										
CUTTING	0.75	0.95	1.18	1.50	1.73	1.99	2.24	2.51		2.82
INV.LEV.	29.25	29.05	28.82	28.50	28.27	28.01	27.76	27.49		27.18
GR.LVL.	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00		30.00
DISTANCE	0.00	12.19	25.81	45.25	58.70	74.12	89.46	105.52		124.29

DRAINAGE SECTION VER. 1.00 CM = 1.00 MT.
SCALE - HORI. 1.00 CM = 5.00 MT.



BUILT UP AREA OF SOC. AMENITIES
7.00X5.00 = 35.00 X 2 FLOORS
= 70.00 SQ.MT.



KEY PLAN
SCALE : 1.00 CM =20.00 MT

SOCIETY AMENITIES
CLAUSE NO.6.50.5.(A) OF CGDCR-2017
THE TOTAL AREA DOES NOT EXCEED 50.00 SQ.MT. PERMITTED ON A COMMON PLOT. THE AREA OF THIS THE TOTAL AREA DOES NOT EXCEED 50.00 SQ.MT. AREA ONLY UP TO 15 % SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. AS PER CLAUSE NO.6.50.5. (A) OF CGDCR-2017

AREA TABLE	TOTAL IN SQ.MT
PROVIDED COMMON PLOT	236.88
PERMI.GROUND COVERAGE OF 15 %	35.53
PROVIDED B.A.ON GROUND FLOOR	35.00

BUILT UP AREA CAL ON GR.,1st FLOOR PLAN (SOC.OFFICE)
7.00 X 5.00 X 1 NOS = 35.00 SQ.MT

METER ROOM
AS PER CGDCR-2017 CL.NO.6.3.2.4.C
BLOCK-A METER ROOM - 4.38X4.34=19.00 SQ.MT
BLOCK-B METER ROOM - 4.27X4.34=18.53 SQ.MT
THE TOTAL AREA DOES NOT EXCEED 50.0 SQ.MT. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

AREA TABLE

BUILT UP AREA TABLE	BLOCK:A	BLOCK:B	TOTAL
PROP.BUILT UP AREA ON BASEMENT	1648.85	—	1648.85
PROP.BUILT UP AREA ON GROUND FLOOR	410.85	410.85	821.70
PROP.BUILT UP AREA ON 1st FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 2nd FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 3rd FLOOR	382.40	382.40	764.80
PROP.BUILT UP AREA ON 4th FLOOR	387.21	387.21	774.42
PROP.BUILT UP AREA ON 5th FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 6th FLOOR	387.21	387.21	774.42
PROP.BUILT UP AREA ON 7th FLOOR	380.51	380.51	761.02
PROP.BUILT UP AREA ON 8th FLOOR	395.36	395.36	790.72
PROP.BUILT UP AREA ON 9th FLOOR	387.21	387.21	774.42
PROP.BUILT UP AREA ON 10th FLOOR	380.51	380.51	774.42
PROP.BUILT UP AREA ON STAIR CABIN	86.56	86.56	173.12
PROP.BUILT UP AREA ON L.M.ROOM	45.42	45.42	90.84
PROP.BUILT UP AREA ON SOC.AMENITIES (G.F.+1st FL.)	70.00	—	70.00
TOTAL BUILT UP AREA	6148.17	4429.32	10590.89

F.S.I. AREA TABLE	BLOCK:A	BLOCK:B	TOTAL
PROP.F.S.I. AREA ON 1st FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 2nd FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 3rd FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 4th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 5th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 6th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 7th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 8th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 9th FLOOR	318.38	318.38	636.76
PROP.F.S.I. AREA ON 10th FLOOR	318.38	318.38	636.76
TOTAL UTILIZED F.S.I. AREA	3183.80	3183.80	6367.60

FLOOR AREA TABLE	BLOCK:A	BLOCK:B	TOTAL
1st FLOOR	318.38	318.38	636.76
2nd FLOOR	318.38	318.38	636.76
3rd FLOOR	318.38	318.38	636.76
4th FLOOR	318.38	318.38	636.76
5th FLOOR	318.38	318.38	636.76
6th FLOOR	318.38	318.38	636.76
7th FLOOR	318.38	318.38	636.76
8th FLOOR	318.38	318.38	636.76
9th FLOOR	318.38	318.38	636.76
10th FLOOR	318.38	318.38	636.76
TOTAL	3169.60	3169.60	6367.60

UNIT TABLE	BLOCK:A	BLOCK:B	TOTAL
1st FLOOR	04	04	08
2nd FLOOR	04	04	08
3rd FLOOR	04	04	08
4th FLOOR	04	04	08
5th FLOOR	04	04	08
6th FLOOR	04	04	08
7th FLOOR	04	04	08
8th FLOOR	04	04	08
9th FLOOR	04	04	08
10th FLOOR	04	04	08
TOTAL	40	40	80

USE AREA TABLE	BLOCK:A	BLOCK:B
GROUND FLOOR	H.P.PARKING	H.P.PARKING
1st FLOOR	RESI.	RESI.
2nd FLOOR	RESI.	RESI.
3rd FLOOR	RESI.	RESI.
4th FLOOR	RESI.	RESI.
5th FLOOR	RESI.	RESI.
6th FLOOR	RESI.	RESI.
7th FLOOR	RESI.	RESI.
8th FLOOR	RESI.	RESI.
9th FLOOR	RESI.	RESI.
10th FLOOR	RESI.	RESI.

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 MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, 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 C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED 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 C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR 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 C.G.D.C.R-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF C.G.D.C.R.-2017
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF 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 CLAUSE NO.17.2 OF C.G.D.C.R-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R-2017
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R-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 UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- MARGINAL SPACE& BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017
- MECHANICAL VENTILATION PROVIDED IN BASEMENT.
- ROOF TOP SOLAR PV INSTALLATIONS AS PER CL.NO.17.5.1 OF C.G.D.C.R.-2017

PARKING AREA TABLE. (FOR RESIDENTIAL)
F.S.I. AREA (66 TO 80 UNIT B.A) 6367.60 @ 20 % = 1273.52 SQ.MT

VEHICAL	REQ PARKING AREA	PROVIDED PARKING AREA			
		BASEMENT	BLOCK-A (H.P.)	BLOCK-B (H.P.)	TOTAL
CAR PARKING	@ 50 % OF REQ PARK 636.76 SQ.MT	380.54	206.68	170.39	757.61
OTHER'S PARKING	@ 40 % OF REQ PARK 509.41 SQ.MT	596.89	----	----	596.89
VISITOR'S PARKING	@ 10 % OF REQ PARK 127.35 SQ.MT	272.08	32.42	64.84	369.34
TOTAL	1273.52 SQ.MT	1249.51	239.10	235.23	1723.84

PROVIDED PARKING IN H.P.PARKING (BLOCK-A)
CAR PARKING
C1. 9.31X 5.60= 52.54 SQ.MT
C2. 5.92X6.08X2= 71.99 SQ.MT
C3. 14.59X5.63X1= 82.15 SQ.MT
TOTAL=206.68 SQ.MT
VISITOR'S PARKING
V1. 5.17X6.27= 32.42 SQ.MT

PROVIDED PARKING IN H.P.PARKING (BLOCK-B)
CAR PARKING
C1. 5.92X6.08= 35.99 SQ.MT
C2. 14.59X5.60= 81.70 SQ.MT
C3. 9.36X5.63= 52.70 SQ.MT
TOTAL=170.39 SQ.MT
VISITOR'S PARKING
V1. 5.17X6.27X2= 64.84 SQ.MT

PROVIDED P.H.CAR PARKING CALCULATION (CL.NO.13.2.2 (5)
MINIMUM PROVISION OF TWO ACCESSIBLE CAR PARKING SPACE SHALL BE PROVIDED FOR PEOPLE WITH DISABILITY FOR EVERY 25 CAR PARKING SPACES OR LESS. THIS ACCESSIBLE CAR PARKING SPACE SHALL:
REQUIRED : 27 CAR / 25 CAR X 2 = 1.08 SAY 2 P.H.CAR REQ.
PROVIDED : 2 P.H.CAR

(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 COMMISSONER 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:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
(5)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020
(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.17/3/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.13/3/2020
(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-931, ON DT.15/2/2019
(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/7/2020, REF.NOC ID NO.AHME/WEST/B/072920/477100 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .
(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.10/6/2020 (LETTER NO.-OF/129401062020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 2/1/2020, ORDER NO.:-36/07/17/045/2020 (FOR MULTIPURPOSE USE) BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
(14) 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.
(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 ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(16) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.17/3/2020
(17)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.
(18) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.17/3/2020 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.
(19) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(20) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.29/7/2020
(21) (A) TOTAL PARKING AREA (1723.84) 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 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.
(22)IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
(23)સી.જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરહું બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે તા.૧૭/૩/૨૦૨૦ ની રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન
(24)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન
(25) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.
(26) સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.17/3/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(27) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.17/3/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન
(28) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(29) રેવન્યુ રેકર્ડમાં ટી.પી.સ્કીમ રૂએ કપાત જમીનમાં અ.મ્યુ.કોર્પોના નામ દાખલ કરવા અંગેની નોટરાઈઝ્ડ બાંહેધરી તા.૧૭/૩/૨૦૨૦ ને આધીન

AHMEDABAD MUNICIPAL CORPORATION B.P.S.P. (T.D.O.)

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક [illegible] તા.[illegible] ના પત્ર અનુસાર બિલ્ડીંગમાં
પ્રથમ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવવી [illegible]

RESIDENTIAL AFFORDABLE HOUSING PROJECT	SHEET NO : 1/7
LAYOUT PLAN (BLOCK-B)	
PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDA) R.S.NO : 234/1 MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.	
SCALE : 1.00 CM = 2.00 MT	
USE ZONE :- RESIDENTIAL-2 (R2)	
USE :- RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)	

AREA TABLE	IN SQ.MT
PLOT AREA OF F.P NO : 26/1 (AS PER F-FORM)	2368.00
REQUIRED COMMON PLOT AREA @ 10 %	236.80
PROVIDED COMMON PLOT AREA	236.88
BUILT UP AREA TABLE	**IN SQ.MT**
BUILT UP AREA ON BASEMENT	1648.85
BUILT UP AREA ON GROUND FLOOR (H.P.PARKING)	821.70
BUILT UP AREA ON 1st FLOOR	790.72
BUILT UP AREA ON 2nd FLOOR	790.72
BUILT UP AREA ON 3rd FLOOR	764.80
BUILT UP AREA ON 4th FLOOR	774.42
BUILT UP AREA ON 5th FLOOR	790.72
BUILT UP AREA ON 6th FLOOR	774.42
BUILT UP AREA ON 7th FLOOR	761.02
BUILT UP AREA ON 8th FLOOR	790.72
BUILT UP AREA ON 9th FLOOR	774.42
BUILT UP AREA ON 10th FLOOR	774.42
BUILT UP AREA ON STAIR CABIN	173.12
BUILT UP AREA ON L.M.ROOM AND O.H.W.T.	90.84
BUILT UP AREA ON SOC.AMENITIES (G.F.+1st FL.)	70.00
TOTAL BUILT UP AREA	10590.89
F.S.I. AREA TABLE	**IN SQ.MT**
PLOT AREA OF F.P NO : 26/1 (AS PER F-FORM)	2368.00
PERMISSIBLE F.S.I.AREA @ 1 : 1.2	2841.60
CHARGEABLE F.S.I. AREA AS PER BASE ZONE @ 1.5	3552.00
MAXIMUM PERMISSIBLE F.S.I.AREA @ 2.7	6393.60
F.S.I. AREA ON 1st FLOOR	636.76
F.S.I. AREA ON 2nd FLOOR	636.76
F.S.I. AREA ON 3rd FLOOR	636.76
F.S.I. AREA ON 4th FLOOR	636.76
F.S.I. AREA ON 5th FLOOR	636.76
F.S.I. AREA ON 6th FLOOR	636.76
F.S.I. AREA ON 7th FLOOR	636.76
F.S.I. AREA ON 8th FLOOR	636.76
F.S.I. AREA ON 9th FLOOR	636.76
F.S.I. AREA ON 10th FLOOR	636.76
USE F.S.I. AREA	6367.60
~~CHARGEABLE F.S.I. AREA~~	~~3526.00~~

TENAMENT AND FLOOR AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA
BASEMENT	PARKING	—	---
GROUND	PARKING	—	---
1st	RESIDENTIAL	08	636.76
2nd	RESIDENTIAL	08	636.76
3rd	RESIDENTIAL	08	636.76
4th	RESIDENTIAL	08	636.76
5th	RESIDENTIAL	08	636.76
6th	RESIDENTIAL	08	636.76
7th	RESIDENTIAL	08	636.76
8th	RESIDENTIAL	08	636.76
9th	RESIDENTIAL	08	636.76
10th	RESIDENTIAL	08	636.76
TOTAL	RESIDENTIAL	80	6367.60

COLOUR NOTE

(——) PROP WORK	(——) PLOT BOUNDARY
(----) PROP DRAINAGE	(✲) TREE
(▭) ROAD	(□) CONTAINER BIN
(⌧) SPRINKLER	(○) PERCOLATING WELL

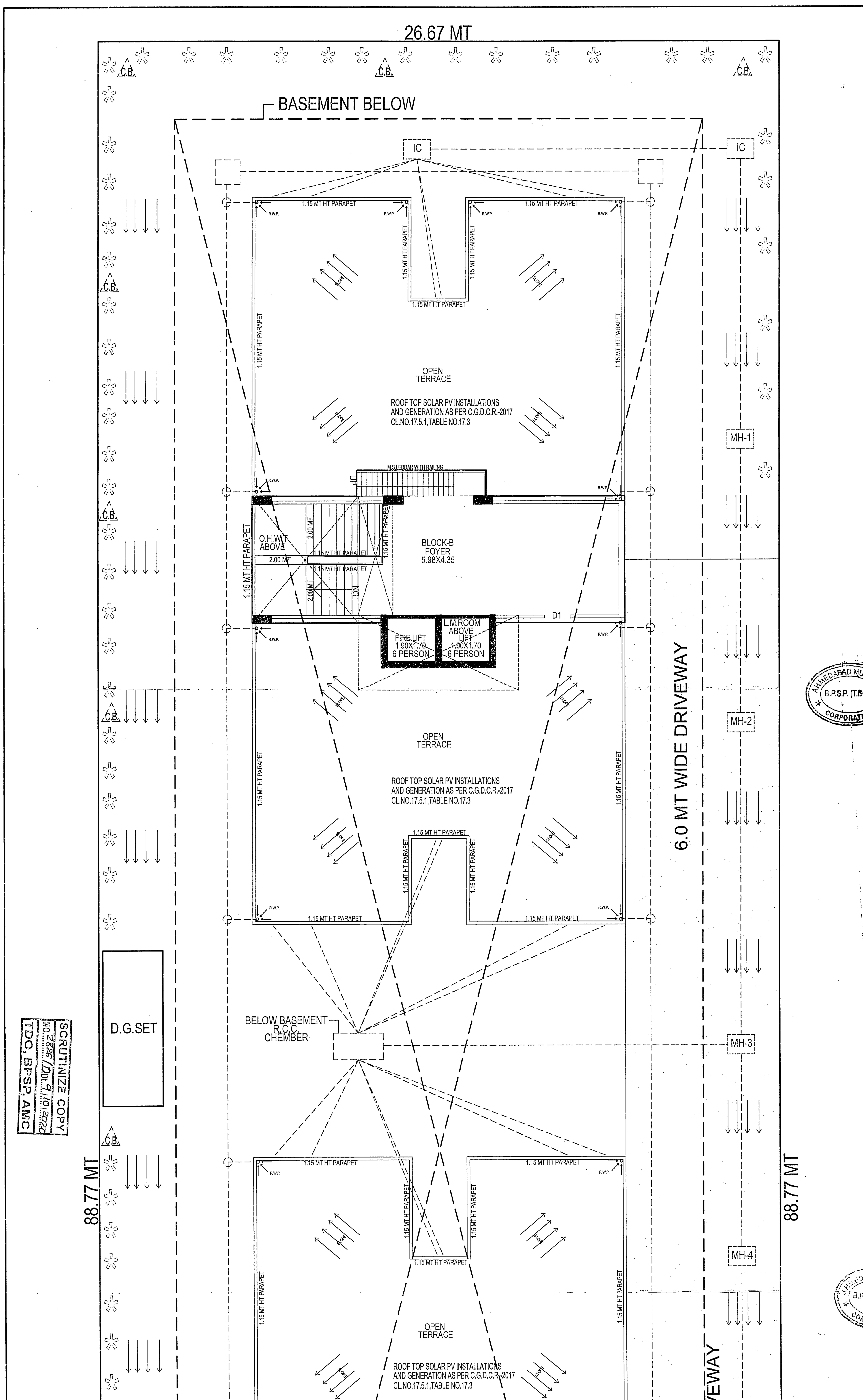
OWNER.	DEVELOPER
For,Neel Developers [signature] Partner	નીલ ડેવલોપર્સ શ્રી હરિ દીવાઇન આર.જે. પ્રાઇમની બાજુમાં, ગુંડાલ ગામ, ગાંધીનગર-૩૮૨૪૨૧. ડેવ.લા.નં. 001DV26082510121
ENGINEER.	ST-ENGINEER.
KRUNAL K. MISTRY (B.E. CIVIL) CONSULTING CIVIL ENGINEER 117 DEVPATH, B/H LAL BUNGLOW C.G.ROAD , NAVARANGPURA ENG. LIC. NO. :- ER0598010321R2	RAJESH P. PATEL AMC/SD/001SE01102500338 101, AVARNYA APARTMENTS, PRABHA COLONY, NR USHMANPURA UNDER BRIDGE USHMANPURA A'BAD
C.O.W	S.O.R.
AMIT B. DAVE (D.E.CIVIL) CONSULTING CIVIL ENGINEERS 22,LAXMI COLONY, ANKUR MILL ROAD, KANKRIYA,AHMEDABAD-380022 PH NO :-079-25380258 EMAIL:-daveamitb@gmail.com AMC LIC CW : 0566050523R1	NIKUNJ L.SUDANI E/302,Skyalion Aprartment, Nr.Gangotari Circel,Nikol, Ahmedabad supervisor Grade-1, LIC Number 001SR06072510068

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

Ahmedabad Municipal Corporation
Case No. : BHNTS/NWZ/050820/CGDCRV/A3720/R0/M1 Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03974/050820/A3720/R0/M1
Date : 04/11/2020

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O. (B.P.S.P.)
[signature]	[signature] 4/11/2020	[signature] 04-11-2020

AUTHORITY



ENVIRONMENTAL MANAGEMENT PLAN

SCALE : 1.00 CM : 1.00 MT

RESIDENTIAL AFFORDABLE HOUSING PROJECT	SHEET NO : 2/7
ENVIRONMENTAL MANAGEMENT PLAN	
PROPOSED ENVIRONMENTAL MANAGEMENT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDAL) R.S.NO : 234/1 MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.	
SCALE : 1.00 CM = 1.00 MT	
USE ZONE : RESIDENTIAL-2 (R2)	
USE : RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)	
R.C.C STAIR DETAIL	COLOR NOTE
2.02 MT WIDTH 0.30 MT TREAD 0.18 MT RISER	(----) PROP DRAINAGE (——) PLOT BOUNDARY (——) PROP WORK (▭) ROAD

ENVIRONMENTAL MANAGEMENT CGDCR-2017 NOTES :

- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF C.G.D.C.R-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R-2017
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- PERCOLATING WELL SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF C.G.D.C.R-2017 PER CLAUSE NO.17.2.2 (C) OF C.G.D.C.R-2017
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.-2017 (MINIMUM 5 % OF CONNECTED LOAD OR 20W/sqft for " "avallable roof space "**,whichever Is less.)
- GENERAL PROVISIONS AS PER C.G.D.C.R-2017
- LOCATION OF ENVIRONMENTAL MANAGEMENT SYSTEM IS CHANGE SUBJECT TO SITE CONDITION AT THE TIME OF EXECUTION

SOLID WASTE MANAGEMENT : APPLICANT SHALL PROVIDED FACILITIES FOR SOLID WASTE MANAGEMENT WITH SEGREGATION OF DRY AND WET WASTE AT SOURCE REGULARLY AS PER CI.NO.17.2.3.1 OF CGDCR-2017 AND DISPOSAL OF SOLID WASTE SHALL HE CARRIED OUT AS PER THE NORMS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME.

TREE PLANTATION :	
PLOT AREA = 2368.00 SQ.MT REQUIRED : 5 NOS TREE / 200.00 SQ.MT = 59.20 SAY 60 NOS PROVIDED : 60 NOS TREE	
PERCOLATION WELL :	
PLOT AREA = 2368.00 SQ.MT REQUIRED : 1 NOS P.W / 4000.00 SQ.MT = 0.59 SAY 1 NOS PROVIDED : 1 NOS P.W	
RESIDENCE - C.B. REQUIRED CALCULATION	
DUST BIN REQUIRED 10 LTS / 1 RESI UNIT REQ : TOTAL UNIT 80 X 10 = 800 LTS (10 BIN OF 80 LIT) PROVI : 10 NOS BIN EACH 80 LIT CAPACITY	
COMMON PLOT AREA CALCULATION	
C.P.-	20.67X11.46=236.88 SQ.MT

AHMEDABAD MUNICIPAL CORPORATION B.P.S.P. (T.D.O.)

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG.JARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG.JARCH.

(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:- 31/03/2016 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2016 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.17/3/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.13/3/2020

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-931, ON DT.15/2/2019

(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/7/2020, REF.NOC ID NO.AHME/WEST/B/072920/477180 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.10/6/2020 (LETTER NO.-OPN29401006202O) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-2/1/2020, ORDER NO.:-36/07/17/045/2020 (FOR MULTIPURPOSE USE) BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(14) 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.

(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 ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.17/3/2020

(17)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.

(18) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.17/3/2020 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.

(19) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(20) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.29/7/2020

(21) (A) TOTAL PARKING AREA (1723.84) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

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

(23)જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ નં-૧૯ ની જોગવાઈ મુજબ સદર બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે તા.૧૭/૩/૨૦૨૦ ના રોજ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન

(24)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(25) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬' હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.

(26) સુકા-લીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.17/3/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(27) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો. અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.17/3/2020 થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન

(28) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તેને આધીન.

(29) ભવિષ્યમાં ટી.પી.સ્કીમ રૂએ કપાત જમીનમાં અ.મ્યુ.કોર્પો.ના નામ દાખલ કરવા અંગેની નોટરાઈઝ્ડ બાંહેધરી તા.૧૭/૩/૨૦૨૦ ને આધીન

For,Neel Developers [signature] Partner OWNER.	નીલ ડેવલોપર્સ [signature] [illegible] બાજુમાં, ઝુંડાલ ગામ, ગાંધીનગર-૩૮૨૪૨૧. 001DV26082510121 DEVELOPER
[signature] KRUNAL K. MISTRY (B.E. CIVIL) CONSULTING CIVIL ENGINEER 117 DEVPATH, B/H LAL BUNGLOW C.G.ROAD , NAVARANGPURA ENG. LIC. NO. :- ER0598010321R2 ENGINEER.	[signature] RAJESH P. PATEL AMC/SD/001SE01102500338 101, AVARNYA APARTMENTS, PRABHA COLONY, NR USHMANPURA UNDER BRIDGE USHMANPURA A'BAD ST-ENGINEER.
[signature] AMIT B. DAVE (D.E.CIVIL) CONSULTING CIVIL ENGINEERS 22,LAXMI COLONY,ANKUR MILL ROAD, KANKRIYA,AHMEDABAD-380022 PH NO.:-079-25380258 EMAIL:-daveamitb@gmail.com AMC LIC CW : 0566050523R1 C.O.W	S.N.L NIKUNJ L.SUDANI E/302,Skyalion Aprartment, Nr.Gangotari Circel,Nikol, Ahmedabad supervisor Grade-1, LIC Number 001SR06072510068 S.O.R.

બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયર રજુ કરેલ પ્રમાણપત્રો પત્રો તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે. [illegible] કરવાના થતા સોઈલ રીપોર્ટ, સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ વિ. અંગે [illegible] 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. 3.3.7) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation

Case No. : BHNTS/NWZ/050820/CGDCRV/A3719/R0/M1 — Zone: NORTH WEST

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

Raja Chitthi Number : 03973/050820/A3719/R0/M1

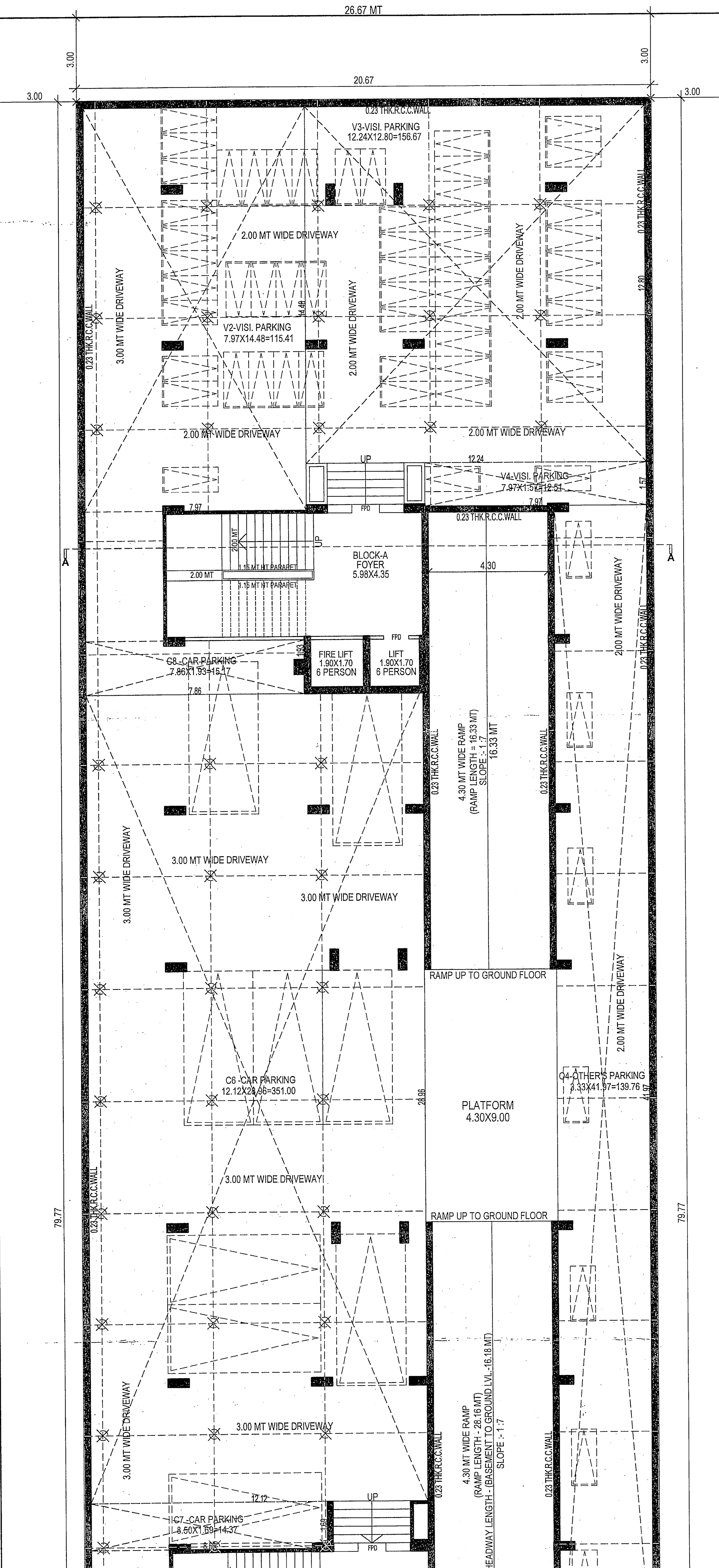
Date : 04/11/2020

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O. (B.P.S.P.)
[signature]	[signature] 4/11/2020	[signature] 04-11-2020

AUTHORITY

AHMEDABAD MUNICIPAL CORPORATION B.P.S.P. (T.D.O.)

હવે Kota ના શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક ન. પરચ/૧૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ [illegible]



12.00 MT WIDE T.P.S ROAD

BASEMENT PLAN
SCALE : 1.00 CM = 1.00 MT

RESIDENTIAL AFFORDABLE HOUSING PROJECT		SHEET NO : 3/7
BASEMENT PLAN		
PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDAL) R.S.NO : 234/1 MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.		
SCALE : 1.00 CM = 1.00 MT		
USE ZONE : RESIDENTIAL-2 (R2)		
USE : RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)		
SCHEDULE OF OPENING	R.C.C STAIR DETAIL	COLOUR NOTE
DOOR FPD : 1.00 X 2.10	WIDTH : 2.00 MT TREAD : 0.30 MT RISER : 0.16 MT	(——) PROP WORK (⊠) SPRINKLER
BUILT UP AREA CAL ON BASEMENT		
20.67 X 79.77 X 1 NOS = 1648.85 SQ.MT NET BUILT UP AREA ON BASEMENT = 1648.85 SQ.MT		

THE BASIC REQUIRMENTS FOR FIRE
PROTECTION OF HIGH-RISE BUILDING IN AMC AND AUDA AREA

1.HYDRANT SYSTEM

ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.
The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down-comer.
One riser is required for every 1000 sq. 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 fitting at each floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose & 25mm.Bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be reach the farthest corner of the floor. Hose-box with 15 meters long 63 mm. Dia. Hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm dia size 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 litres. The underground tank shall be of not less than 1, 00,000 liters.

2.FIRE LIFT

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate , so that it prevents that lift well getting smoke logged.

3.FIRE ALARM

Fire alarm call point to be installed at each floor with sounders capable of being hard 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.
If the building divided into two or more parts then each part should have these extinguishes 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 building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-Corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below.

6.BASEMENT

The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.
Additionally be protected by 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 lightning strikes.

PROVIDED PARKING IN H.P.PARKING (BASEMENT)

CAR PARKING
C6. 12.12X28.96=351.00 SQ.MT
C7. 8.50X1.69= 14.37 SQ.MT
C8. 7.86X1.93= 15.17 SQ.MT
TOTAL=380.54 SQ.MT

OTHER'S PARKING
O1. 7.86X23.09=181.49 SQ.MT
O2. 12.35X21.16=261.33 SQ.MT
O3. 7.86X1.82= 14.31 SQ.MT
O4. 3.33X41.97=139.76 SQ.MT
TOTAL=596.89 SQ.MT

VISITOR'S PARKING
V2. 7.97X14.48=115.41 SQ.MT
V3. 12.24X12.80=156.67 SQ.MT
TOTAL=272.08 SQ.MT

LEGEND	
	HYDRANT VALVE (HV)
	BUTTERFL VALVE (BFV)
	HOSE REEL (HR)
	HOOTER
	MCP
	FIRE EXTINGUISHER
	BOOSTER PUMP

THE FIRE PROTECTION SYSTEM
1. ALL BASEMENT PARKING AND HPP SHALL BE FULLY SPRINKLERED.
2. ALL LOWER BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.

For,Neel Developers [signature] Partner OWNER.	નીલ ડેવલોપર્સ શ્રી હરિ ડીવાઇન આર.જે. પ્રાઇમની બાજુમાં, ઝુંડાલ ગામ, ગાંધીનગર-૩૮૨૪૨૧. ડેવ.લા.નં.001DV26082510121 DEVELOPER
KRUNAL K. MISTRY (B.E. CIVIL) CONSULTING CIVIL ENGINEER 117 DEVPATH, B/H LAL BUNGLOW C.G.ROAD , NAVARANGPURA ENG. LIC. NO. :- ER0598010321R2 ENGINEER.	RAJESH P. PATEL AMC/SD/001SE01102500338 101, AVARNYA APARTMENTS, PRABHA COLONY, NR USHMANPURA UNDER BRIDGE USHMANPURA A'BAD ST-ENGINEER.
AMIT B. DAVE (D.E.CIVIL) CONSULTING CIVIL ENGINEERS 22,LAXMI COLONY,ANKUR MILL ROAD, KANKRIYA,AHMEDABAD-380022 PH NO :-079-25380258 EMAIL:-daveamitb@gmail.com AMC LIC CW : 0566050523R1 C.O.W	NIKUNJ L.SUDANI E/302,Skyalion Aprartment, Nr.Gangotari Circel,Nikol, Ahmedabad supervisor Grade-1, LIC Number 001SR06072510068 S.O.R.

AHMEDABAD MUNICIPAL CORPORATION B.P.S.P. (T.D.O.)

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANTS AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANTS AND ENGG./ARCH.

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

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.17/3/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER/CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.13/3/2020

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-931, ON DT.15/2/2019

(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/7/2020, REF.NOC ID NO.AHME/WEST/B/072920/477180 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.10/6/2020 (LETTER NO.-OPN294010062020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-2/1/2020, ORDER NO.:-36/07/17/045/2020 (FOR MULTIPURPOSE USE) BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(14) 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.

(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 ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.17/3/2020

(17)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.

(18) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.17/3/2020 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.

(19) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(20) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.29/7/2020

(21) (A) TOTAL PARKING AREA (1723.84) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

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

(23)સી.જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરહુ બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે તા.૧૭/૩/૨૦૨૦ ની રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન

(24)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન

(25) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.

(26) સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.17/3/2020 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(27) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.17/3/2020 થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન

(28) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

(29) રેવન્યુ રેકર્ડમાં ટી.પી.સ્કીમ રૂએ કપાત જમીનમાં અ.મ્યુ.કોર્પો.ના નામ દાખલ કરવા અંગેની નોટરાઈઝ્ડ બાંહેધરી તા.૧૭/૩/૨૦૨૦ ને આધીન

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TDO, BPSP, AMC

...સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણપત્રો" બાંહેધરી ...ના રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે.
...માં રજૂ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ 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

Ahmedabad Municipal Corporation

Case No. : BHNTS/NWZ/050820/CGDCRV/A3719/R0/M1 Zone: NORTH WEST

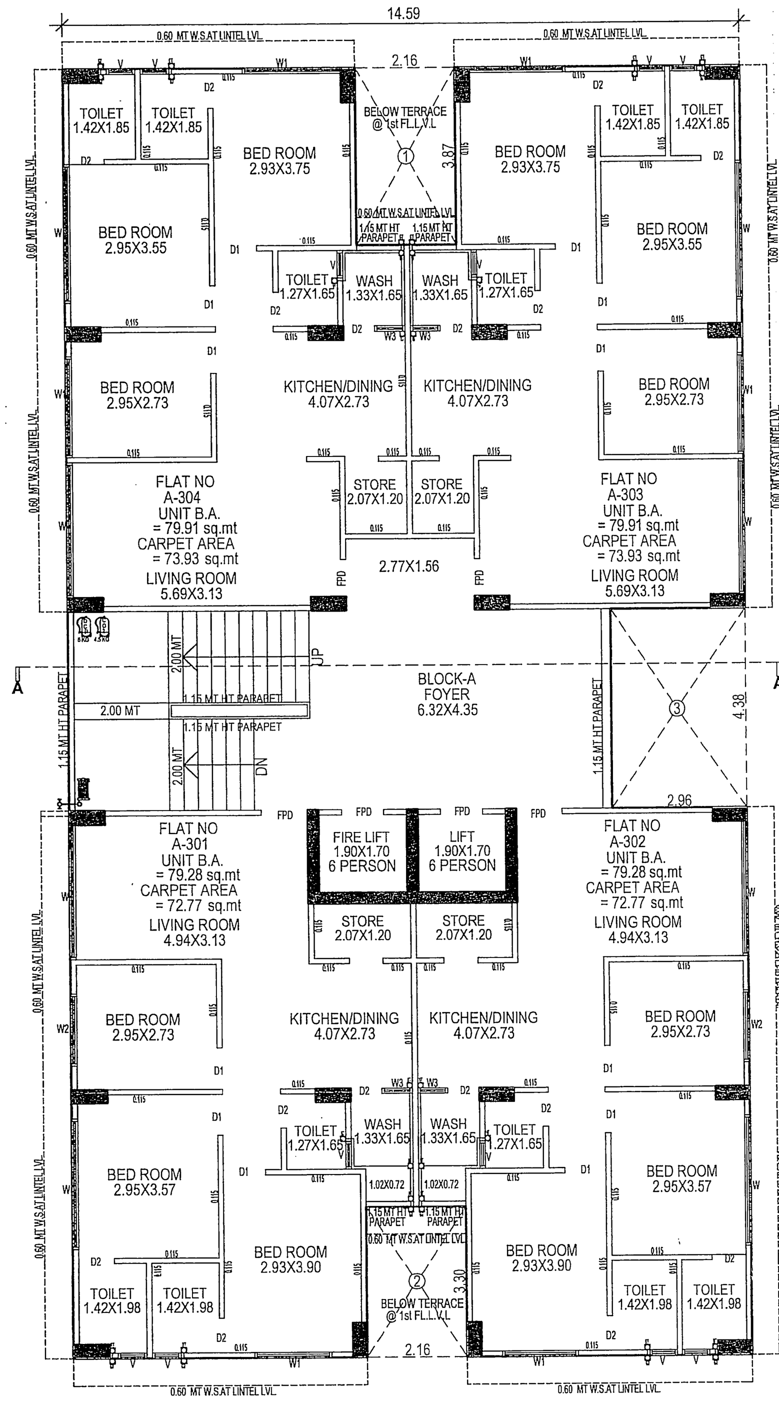
Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 03973/050820/A3719/R0/M1

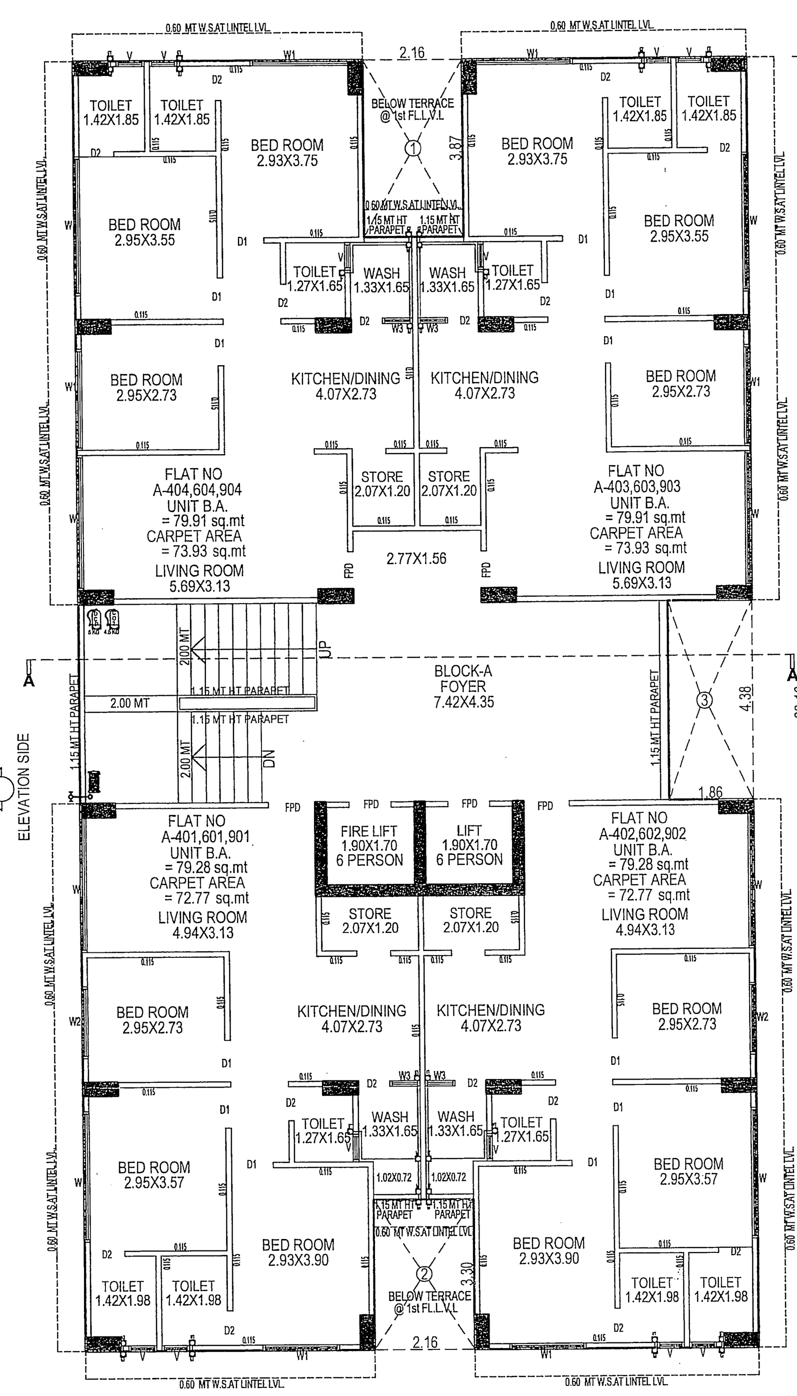
Date : 04/11/2020

AUTHORITY

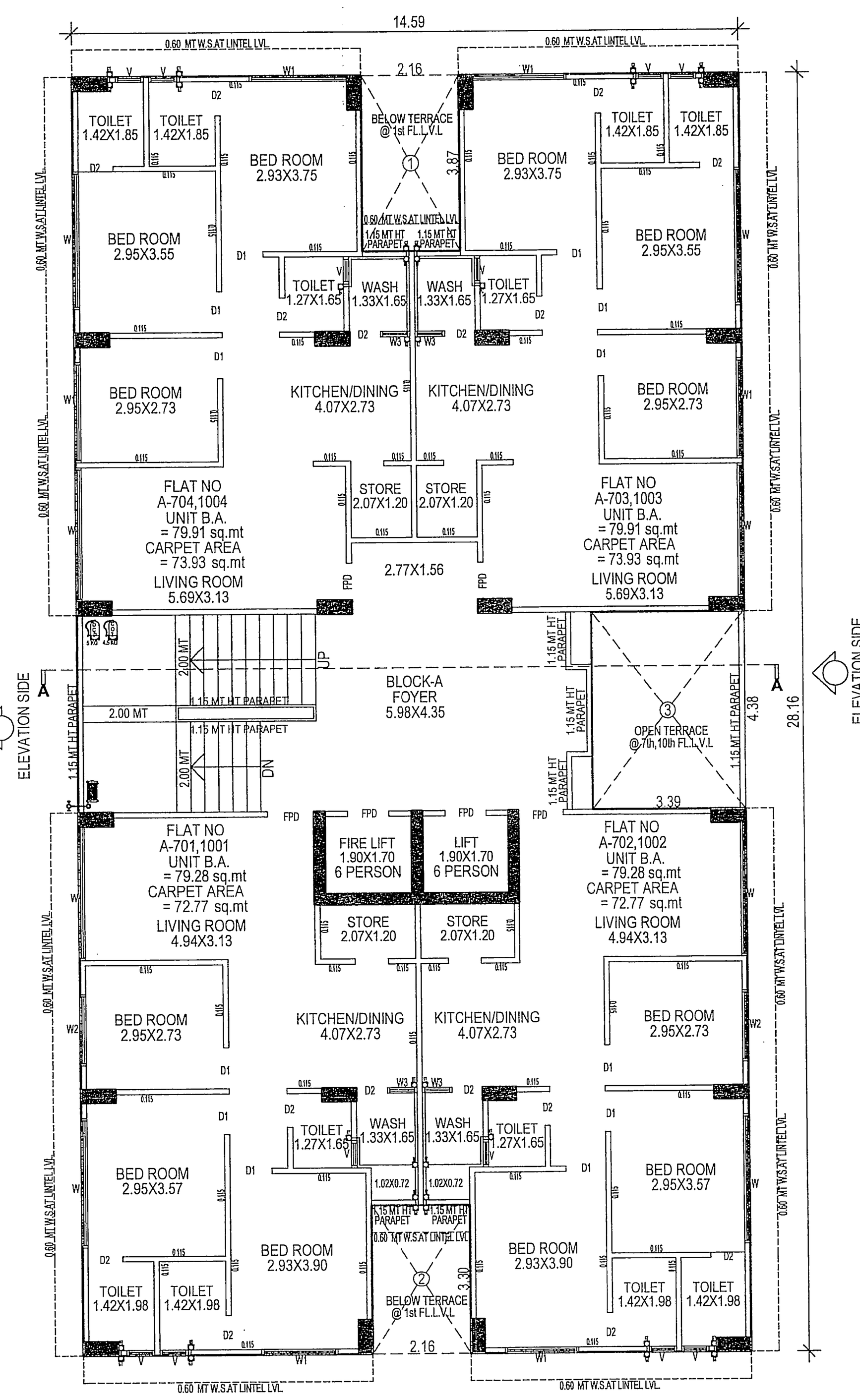
T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O. (B.P.S.P.)



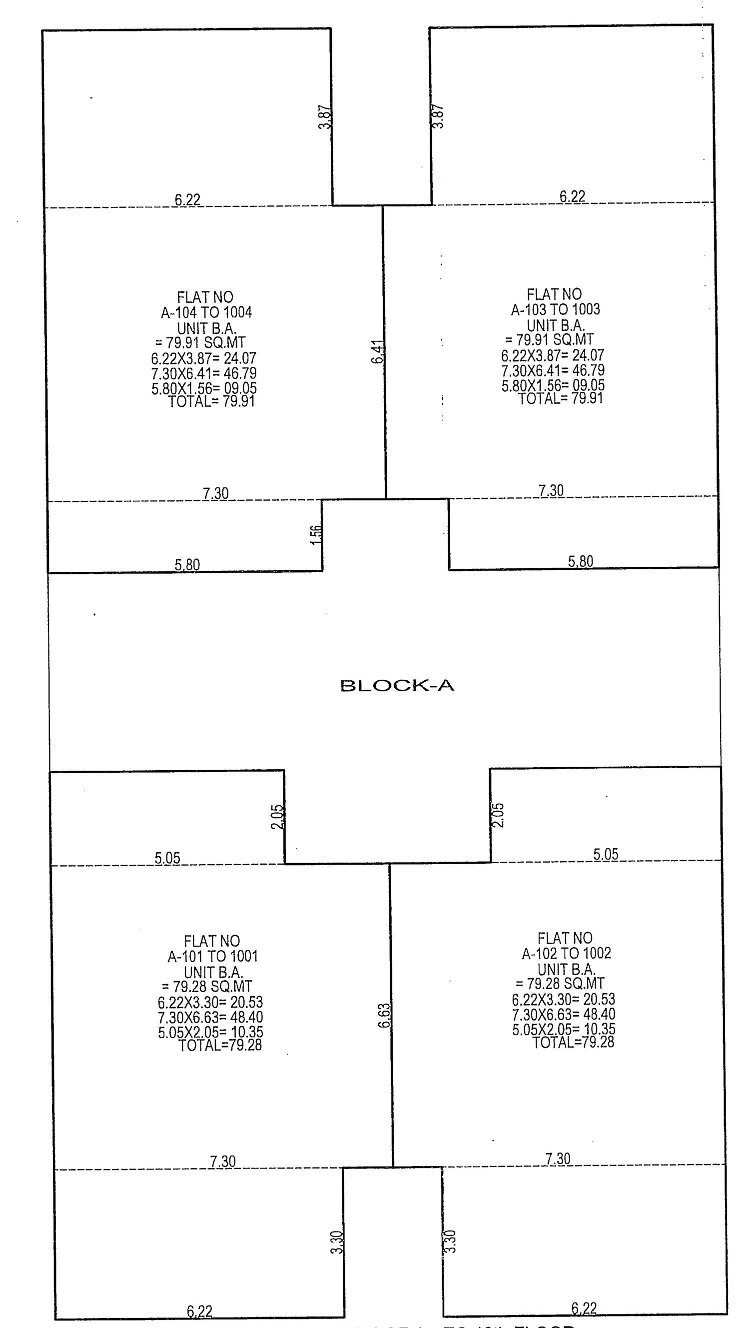
3rd FLOOR PLAN



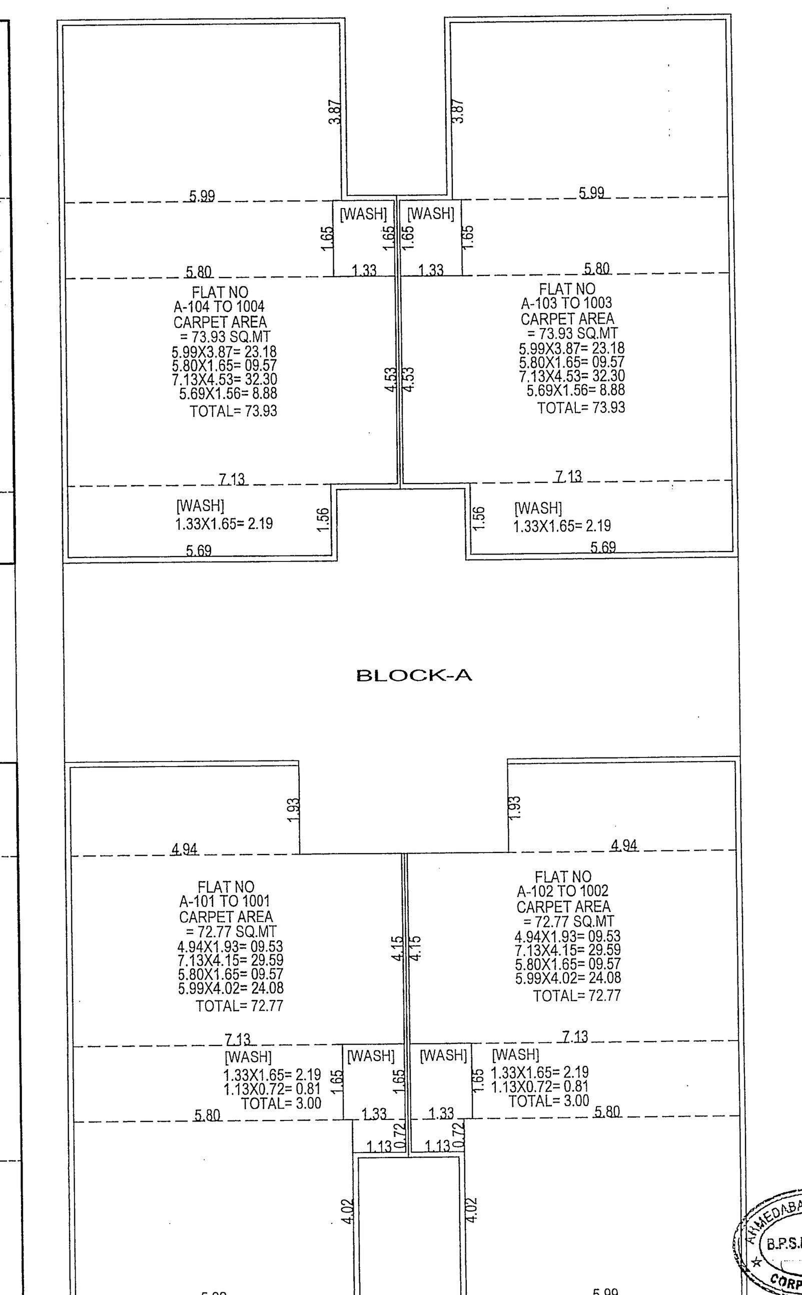
4th,6th,9th FLOOR PLAN



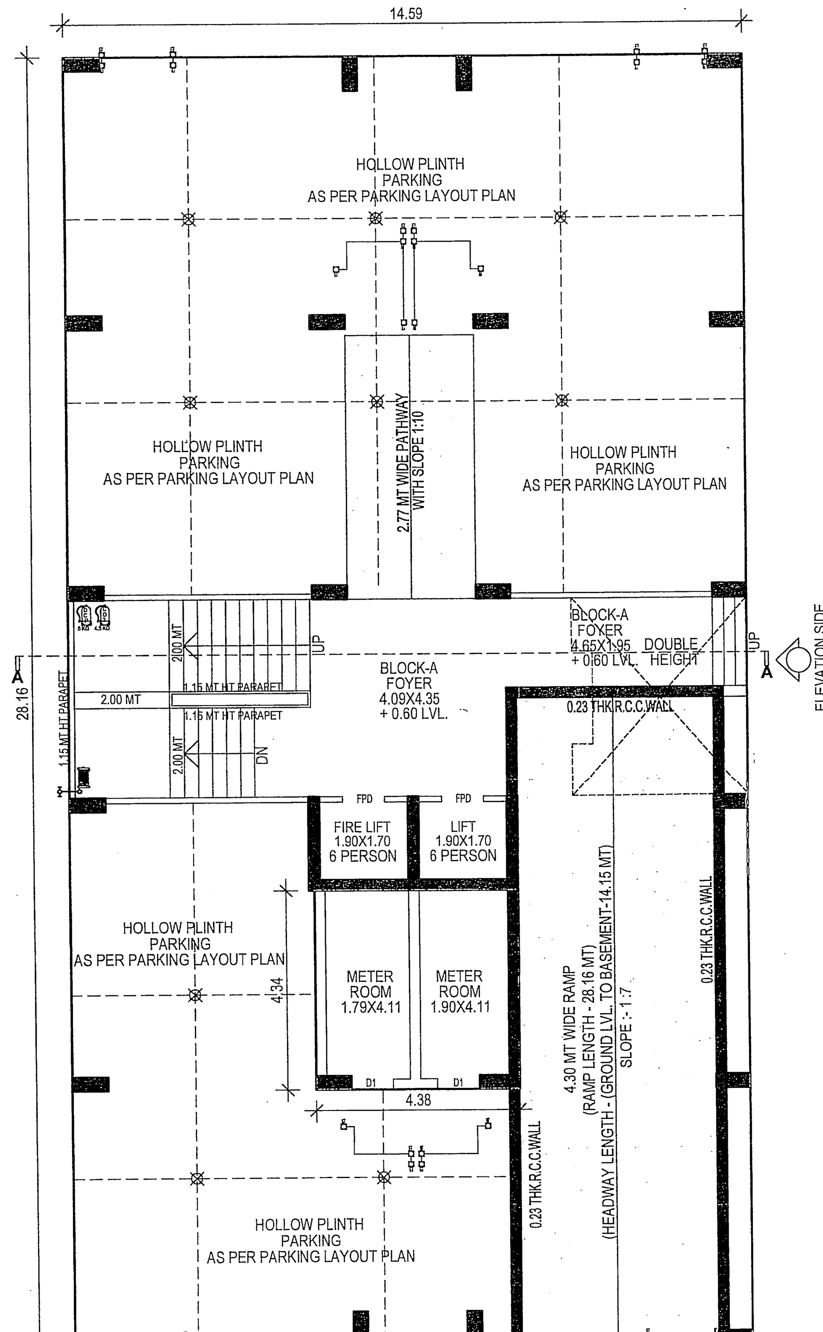
7th,10th FLOOR PLAN



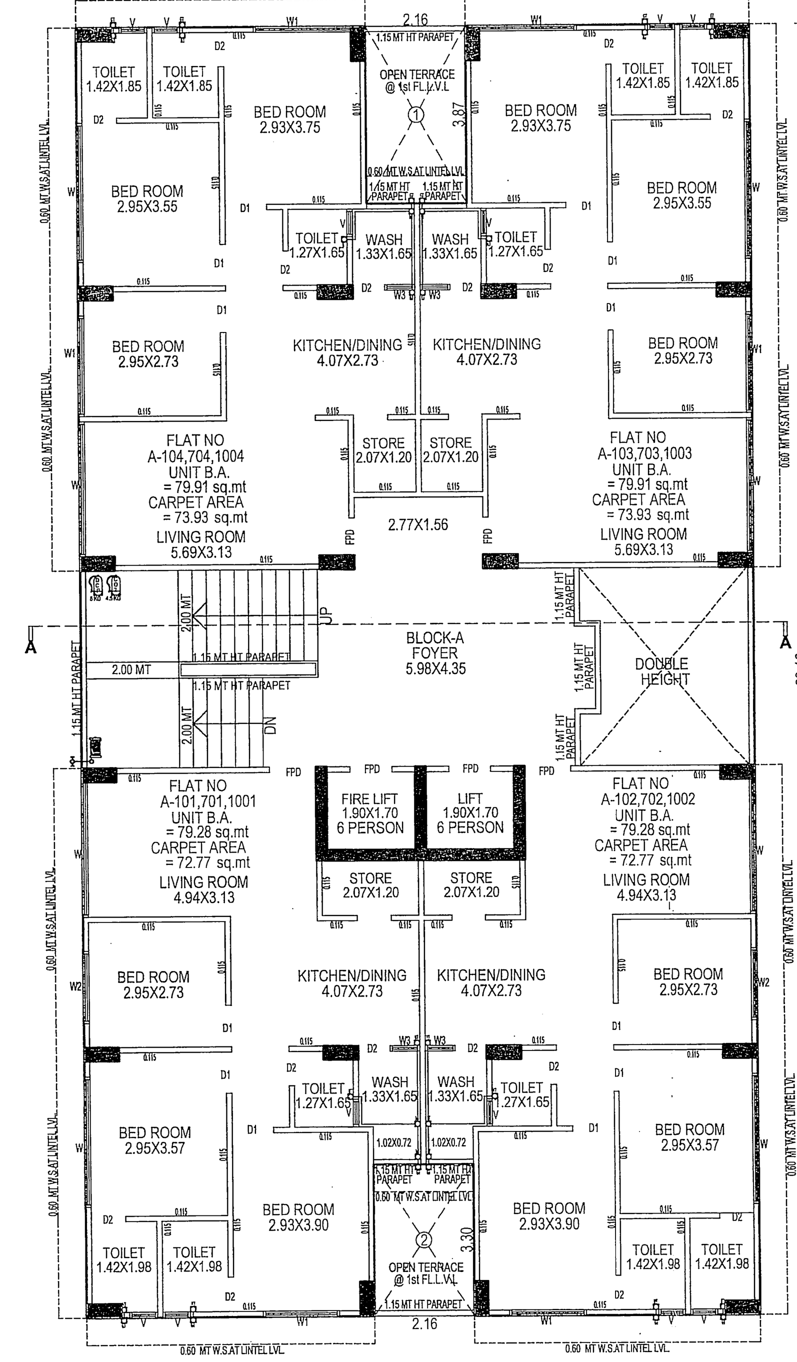
UNIT BUILT UP AREA CALCULATION OF 1st TO 10th FLOOR



CARPET AREA CALCULATION OF 1st TO 10th FLOOR



GROUND FLOOR PLAN
(H.P.PARKING)



1st FLOOR PLAN

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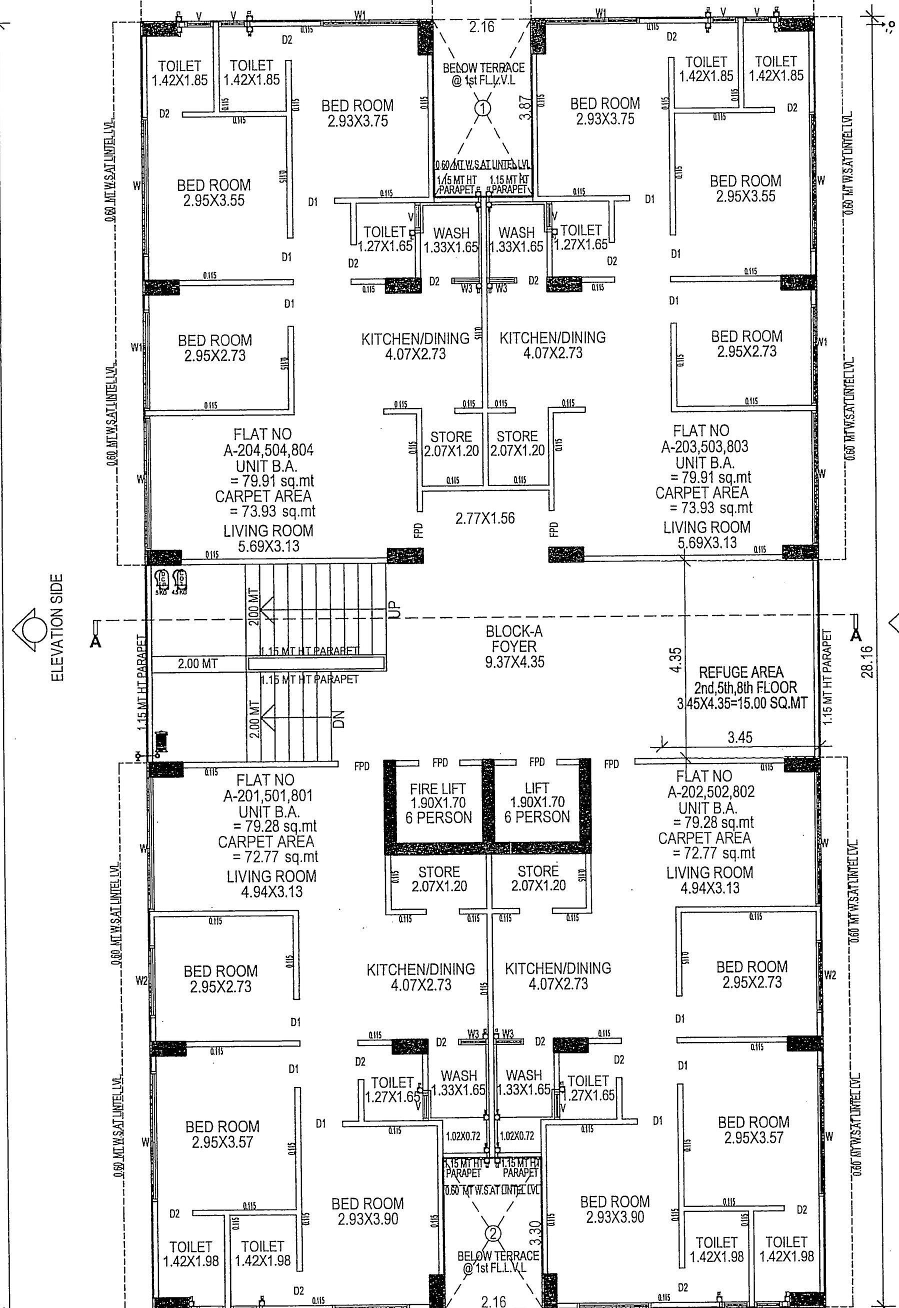
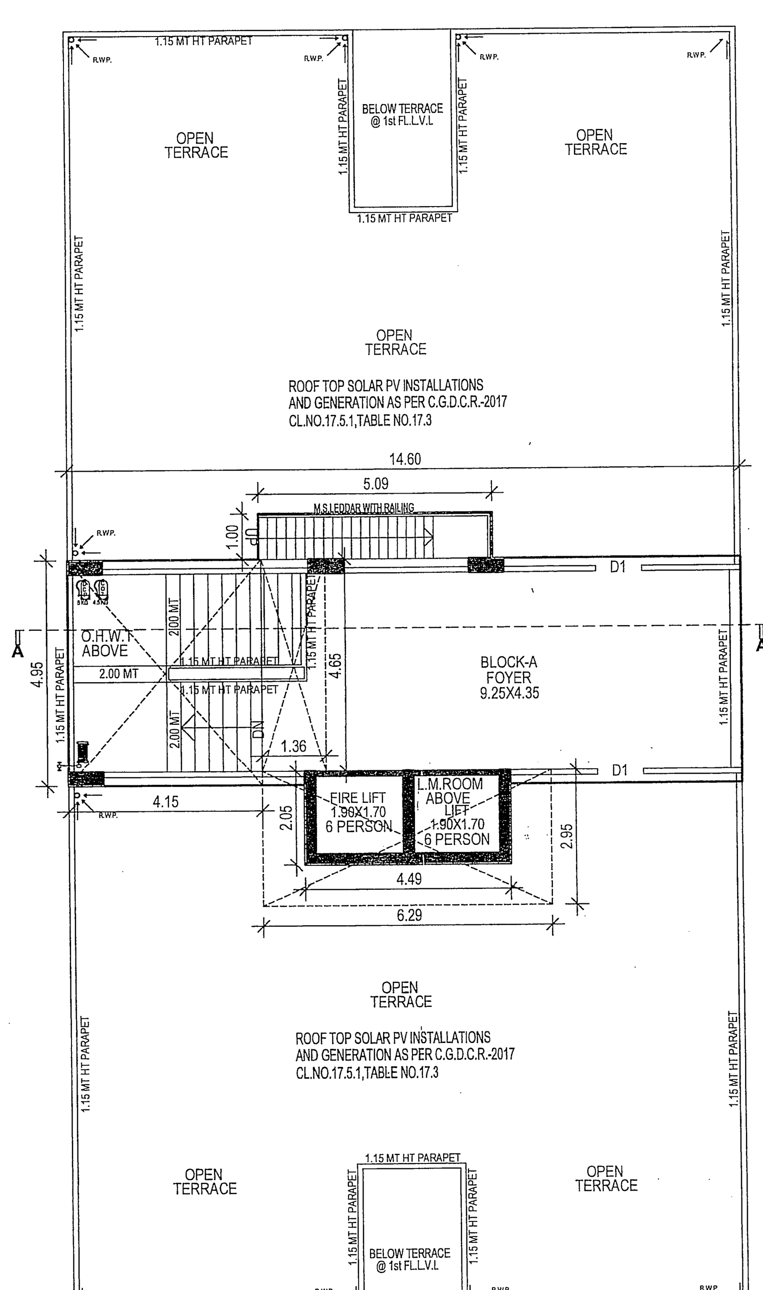


2nd,5th,8th FLOOR PLAN
REFUGE AREA



STAIR CABIN AND TERRACE FLOOR PLAN

CATEGORY WISE DWELLING UNIT B.A.TABLE

BLOCK	FLOOR	UNIT B.A. > 66 sq.mt & 80 sq.mt	
		NO.OF UNIT	UNIT B.A.
A	1st	04	318.38
	2nd	04	318.38
	3rd	04	318.38
	4th	04	318.38
	5th	04	318.38
	6th	04	318.38
	7th	04	318.38
	8th	04	318.38
	9th	04	318.38
	10th	04	318.38
	TOTAL	40	3183.80

1st To 10th FLOOR PLAN (FLATS)
UNIT WISE B.UP AREA TABLE AND CARPET AREA (RERA) TABLE

UNIT NO.	UNIT B.A.	CARPET AREA (RERA)	WASH AREA (RERA)
A-101,201,301,401,501,601,701,801,901,1001	79.28	72.77	3.00
A-102,202,302,402,502,602,702,802,902,1002	79.28	72.77	3.00
A-103,203,303,403,503,603,703,803,903,1003	79.91	73.93	2.19
A-104,204,304,404,504,604,704,804,904,1004	79.91	73.93	2.19
TOTAL	318.38	293.40	10.38

LIFT CALCULATION

BLOCK	NO.OF UNIT 3rd FL.TO 10th FL.	NO.OF LIFT REQ.(6 PERSON)	PROVIDED NO.OF LIFT
A	32	32/30=1.06 SAY 2	2 NOS OF 6 PERSON

BUILT UP AREA CAL ON STAIR CABIN

14.60 X 4.95 X 1 NOS = 72.27 SQ.MT
4.49 X 2.05 X 1 NOS = 9.20 SQ.MT
1.00 X 5.09 X 1 NOS = 5.09 SQ.MT
TOTAL = 86.56 SQ.MT
NET BUILT UP AREA ON STAIR CABIN = 86.56 SQ.MT

BUILT UP AREA CAL ON L.M.ROOM AND O.H.W.T.

(O.H.W.T.) 4.15 X 4.95 X 1 NOS = 20.54 SQ.MT
(O.H.W.T.) 1.36 X 4.65 X 1 NOS = 6.32 SQ.MT
(L.M.ROOM) 6.29 X 2.95 X 1 NOS = 18.56 SQ.MT
TOTAL = 45.42 SQ.MT
NET B.A. ON L.M.R.AND O.H.W.T. = 45.42 SQ.MT

METER ROOM
AS PER CGDCR-2017 CL.NO.6.3.2.4.C
BLOCK-A METER ROOM - 4.38X4.34=19.00 SQ.MT
THE TOTAL AREA DOES NOT EXCEED 50.00 SQ.MT.
THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

(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/EDD-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-102016-3623-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020
(7) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.17/3/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.13/3/2020
(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-931, ON DT.15/2/2019
(11) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/7/2020, REF.NOC ID NO.AHME/WEST/B/072920/477180 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(12) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.10/6/2020 (LETTER NO.-OPN294010062020) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(13) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-2/1/2020, ORDER NO.:-36/07/17/045/2020 (FOR MULTIPURPOSE USE) BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
(14) 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.
(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 ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(16) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.17/3/2020
(17) 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.
(18) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.17/3/2020 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.
(19) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(20) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.29/7/2020
(21) (A) TOTAL PARKING AREA (1723.84) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.
(22) EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE FLUSH CISTERN (DUAL FLUSH TANK).
(23) સી.જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરહુ (બિલ્ડીંગ) મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદાર તા.૧૭/૩/૨૦૨૦ નોટરાઈઝ્ડ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન
(24) સદર જમીન/ફ્લેટ (બિલ્ડીંગ યુનિટ), માલિકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોઈ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન
(25) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬' હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળના નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરાવવાની રહેશે.
(26) સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.
(27) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-૨૦૧૭ ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.૧૭/૩/૨૦૨૦ થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી ને આધીન
(28) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(29) રેવન્યુ રેકર્ડમાં ટી.પી.સ્કીમ રૂએ કપાત જમીનમાં અ.મ્યુ.કોર્પો.ના નામ દાખલ કરવા અંગેના નોટરાઈઝ્ડ બાંહેધરી તા.૧૭/૩/૨૦૨૦ ને આધીન

RESIDENTIAL AFFORDABLE HOUSING PROJECT — SHEET NO : 4/7
GROUND FLOOR PLAN (H.P.PARKING),1st TO 10th FLOOR PLAN
PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDAL) R.S.NO : 234/1 MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.
SCALE : 1.00 CM = 1.00 MT — BLOCK-A
USE ZONE : RESIDENTIAL-2 (R2)
USE : RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA	F.S.I AREA	B.UP AREA
BASEMENT	PARKING	—	—	—	1648.85
GROUND	H.P.PARKING	—	—	—	410.85
1st	RESIDENTIAL	04	318.38	318.38	395.36
2nd	RESIDENTIAL	04	318.38	318.38	395.36
3rd	RESIDENTIAL	04	318.38	318.38	382.40
4th	RESIDENTIAL	04	318.38	318.38	387.21
5th	RESIDENTIAL	04	318.38	318.38	395.36
6th	RESIDENTIAL	04	318.38	318.38	387.21
7th	RESIDENTIAL	04	318.38	318.38	380.51
8th	RESIDENTIAL	04	318.38	318.38	395.36
9th	RESIDENTIAL	04	318.38	318.38	387.21
10th	RESIDENTIAL	04	318.38	318.38	380.51
STAIR CABIN	—	—	—	—	86.56
L.M.ROOM AND O.H.W.T.	—	—	—	—	45.42
SOC.AMENITIES (G.F.+1st FL.)	—	—	—	—	70.00
TOTAL	RESIDENTIAL	40	3183.80	3183.80	6148.17

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATION
FPD : 1.00 X 2.10 D1 : 0.90 X 2.10 D2 : 0.75 X 2.10	W : 3.58 X 1.20 W1 : 3.05 X 1.20 W2 : 1.57 X 1.20 W3 : 0.60 X 1.20	V : 0.60 X 0.60

R.C.C STAIR DETAIL
WIDTH : 2.00 MT
TREAD : 0.30 MT
RISER : 0.16 MT

COLOUR NOTE
(——) PROP WORK
(— —) PROP DRAINAGE
(——) CARPET
(——) BALCONY,WASH
(⊠) SPRINKLER

BUILT UP AREA CAL ON GROUND FLOOR
14.59 X 28.16 X 1 NOS = 410.85 SQ.MT

BUILT UP AREA CAL ON 1st FLOOR
14.59 X 28.16 X 1 NOS = 410.85 SQ.MT
LESS: 1. 2.16 X 3.87 X 1 NOS = 8.36 SQ.MT
2. 2.16 X 3.30 X 1 NOS = 7.13 SQ.MT
TOTAL = 15.49 SQ.MT
NET BUILT UP AREA ON 1st FLOOR = 395.36 SQ.MT

BUILT UP AREA CAL ON 2nd, 5th, 8th FLOOR
14.59 X 28.16 X 1 NOS = 410.85 SQ.MT
LESS: 1. 2.16 X 3.87 X 1 NOS = 8.36 SQ.MT
2. 2.16 X 3.30 X 1 NOS = 7.13 SQ.MT
TOTAL = 15.49 SQ.MT
NET BUILT UP AREA ON 2nd, 5th, 8th FLOOR = 395.36 SQ.MT

BUILT UP AREA CAL ON 3rd FLOOR
14.59 X 28.16 X 1 NOS = 410.85 SQ.MT
LESS: 1. 2.16 X 3.87 X 1 NOS = 8.36 SQ.MT
2. 2.16 X 3.30 X 1 NOS = 7.13 SQ.MT
3. 2.96 X 4.38 X 1 NOS = 12.96 SQ.MT
TOTAL = 28.45 SQ.MT
NET BUILT UP AREA ON 3rd FLOOR = 382.40 SQ.MT

BUILT UP AREA CAL ON 4th 6th, 9th FLOOR
14.59 X 28.16 X 1 NOS = 410.85 SQ.MT
LESS: 1. 2.16 X 3.87 X 1 NOS = 8.36 SQ.MT
2. 2.16 X 3.30 X 1 NOS = 7.13 SQ.MT
3. 1.86 X 4.38 X 1 NOS = 8.15 SQ.MT
TOTAL = 23.64 SQ.MT
NET BUILT UP AREA ON 4th 6th, 9th FLOOR = 387.21 SQ.MT

BUILT UP AREA CAL ON 7th, 10th FLOOR
14.59 X 28.16 X 1 NOS = 410.85 SQ.MT
LESS: 1. 2.16 X 3.87 X 1 NOS = 8.36 SQ.MT
2. 2.16 X 3.30 X 1 NOS = 7.13 SQ.MT
3. 3.39 X 4.38 X 1 NOS = 14.85 SQ.MT
TOTAL = 30.34 SQ.MT
NET BUILT UP AREA ON 7th, 10th FLOOR = 380.51 SQ.MT

F.S.I. AREA CALCULATION ON 1st TO 10th FLOOR
UNIT BUILT UP AREA ON FLAT
79.28+79.28+79.91+79.91=318.38 SQ.MT

For,Neel Developers
Partner
OWNER.

નીલ ડેવલોપર્સ
શ્રી હરિ ડીવાઇન
આર.જે. પ્રાઇમની બાજુમાં, ઝુંડાલ ગામ, ગાંધીનગર-૩૮૨૪૨૧.
ડેવ. લા. નં. 001DV26082510121
DEVELOPER

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD , NAVARANGPURA
ENG. LIC. NO. :- ER0598010321R2
ENGINEER.

RAJESH P. PATEL
AMC/SD/001SE01102500338
101, AVARNYA APARTMENTS,
PRABHA COLONY,
NR USHMANPURA UNDER BRIDGE
USHMANPURA, A'BAD
ST-ENGINEER.

AMIT B. DAVE (D.E.CIVIL)
CONSULTING CIVIL ENGINEERS
22,LAXMI COLONY,ANKUR MILL ROAD,
KANKRIYA,AHMEDABAD-380022
PH NO :-079-25380258
EMAIL:-daveamitb@gmail.com
AMC LIC CW : 0566050523R1
C.O.W

NIKUNJ L.SUDANI
E/302,Skyalion Aprartment,
Nr.Gangotari Circel,Nikol,
Ahmedabad
supervisor Grade-1,
LIC Number
001SR06072510068
S.O.R.

સ્ટ્રક્ચરલ ડિઝાઇન, સ્ટેબીલીટી, સલામતી સુયવસ્તા વિ. અંગેની જવાબદારી ... ની તથા તેના ... ની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા એન્જીનીયર ... રહેશે.
- કેસમાં રજુ કરેલ ... સ્ટ્રક્ચરલ ડીઝાઇન વિ. અંગે ... તે
અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહીં.

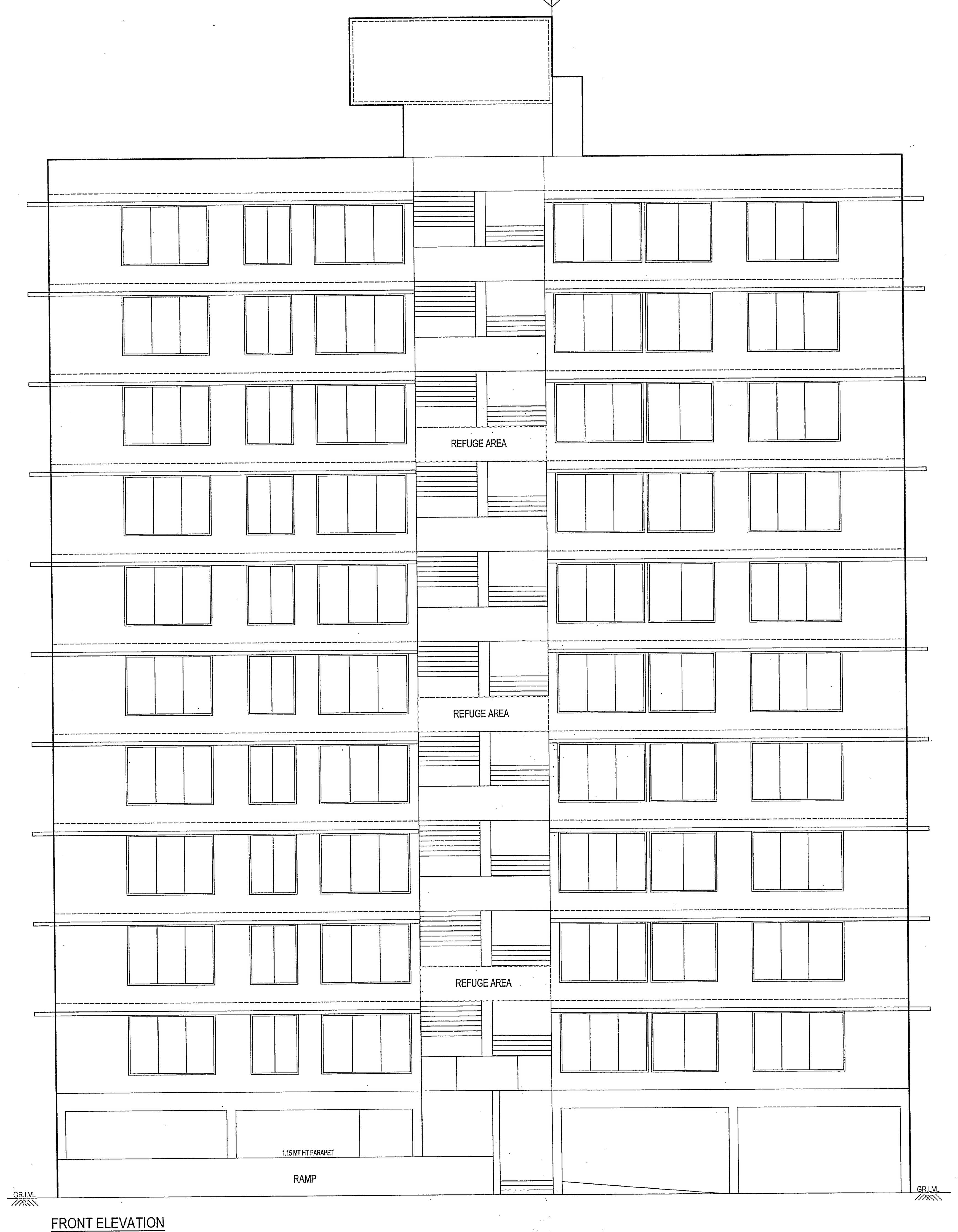
RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR,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

Ahmedabad Municipal Corporation
Case No. : BHNTS/NWZ/050820/CGDCRV/A3719/R0/M1 — Zone: NORTH-WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03973/050820/A3719/R0/M1
Date : 04/11/2020

04-11-2020
T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst. T.D.O (B.P.S.P.)

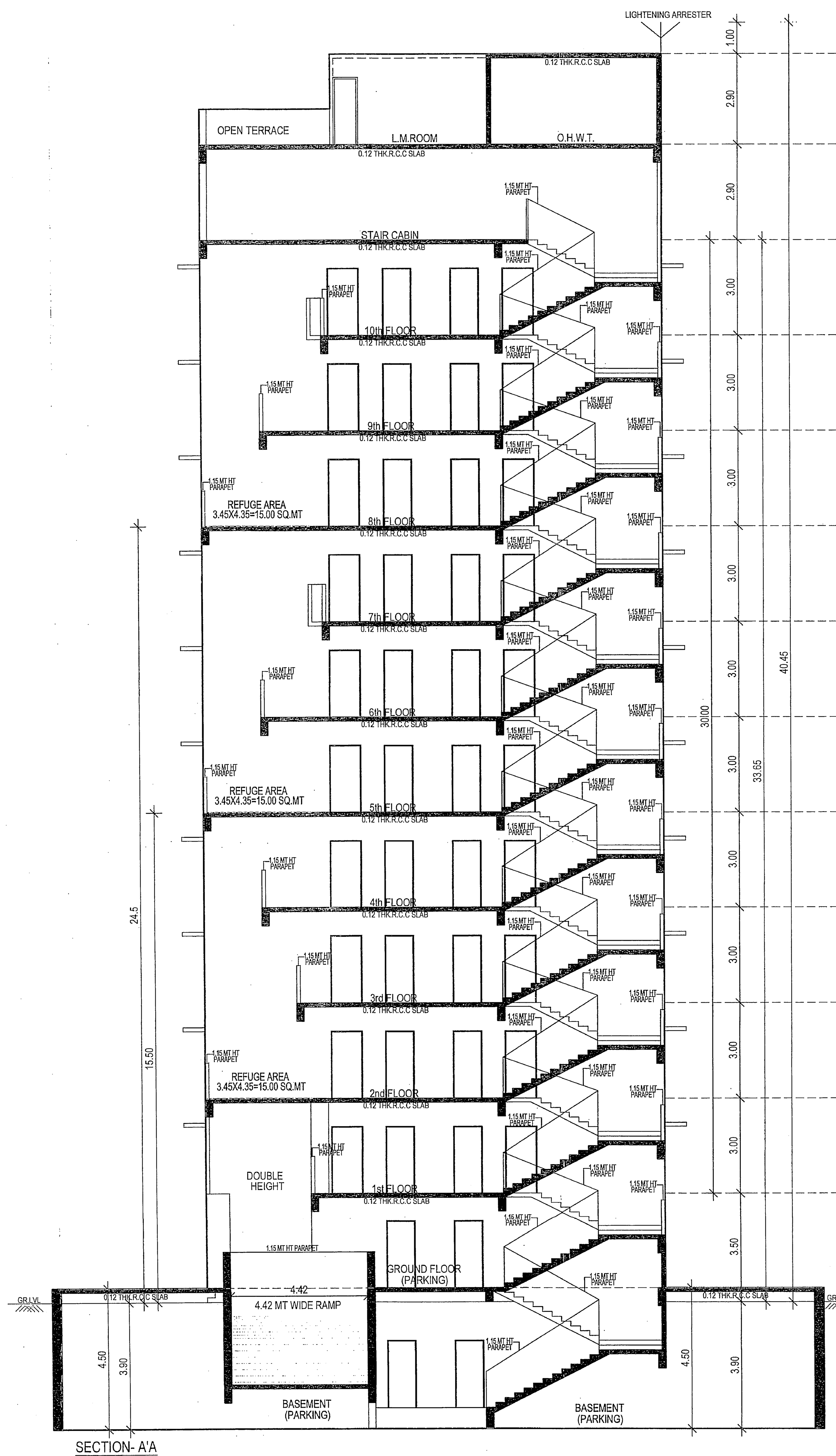
B.P.S.P. (T.D.O.) AHMEDABAD MUNICIPAL CORPORATION

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૧૦૨૦૧૮/૬૩૨૪/પી તા-૧૬-૧૧-૧૮ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવવાની રહેશે.

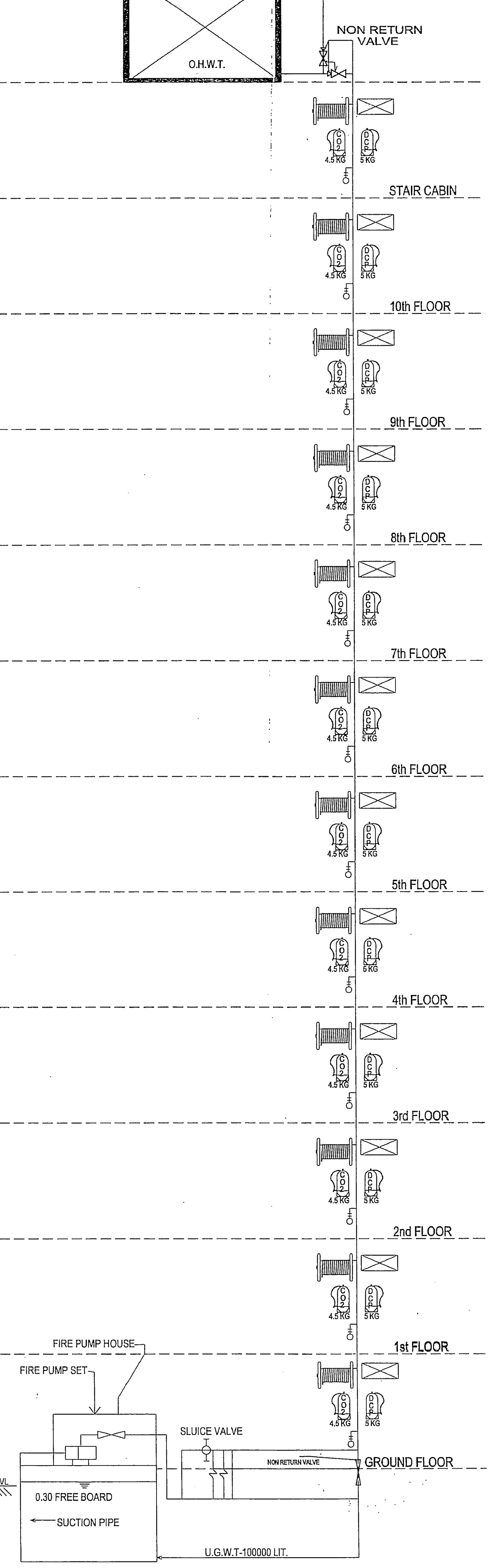


FRONT ELEVATION

SCRUTINIZE COPY
NO. 2826/D Dt. 9.10.2020
TDO, BPSP, AMC



SECTION- A'A



THE BASIC REQUIRMENTS FOR FIRE PROTECTION OF HIGH-RISE BUILDING IN AMC AND AUDA AREA

1.HYDRANT SYSTEM

ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.

The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down-comer.

One riser is required for every 1000 sq. 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 fitting 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 reach the farthest corner of the floor. Hose-box with 15 meters long 63 mm. Dia. Hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.

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

A permanent hydrant point comprising of 63 mm dia size 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 litres. The underground tank shall be of not less than 1, 00,000 liters.

2.FIRE LIFT

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate , so that it prevents that lift well getting smoke logged.

3.FIRE ALARM

Fire alarm call point to be installed at each floor with sounders capable of being hard 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.

If the building divided into two or more parts then each part should have these extinguishes 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 building 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 below.

6.BASEMENT

The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.

Additionally be protected by 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 lightning strikes.

LEGEND	
	HYDRANT VALVE (HV)
	BUTTERFL VALVE (BFV)
	HOSE REEL (HR)
	HOOTER
	MCP
	FIRE EXTINGUISHER
	BOOSTER PUMP

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૧૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ મૂકવાની શરતે.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.

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

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-30/9/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.17/3/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.29/9/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 30.00 MT, ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.13/3/2020

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.CITY PLANNER LETTER NO. – CPD/AMC/GENERAL/OP-931, ON DT.15/2/2019

(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/7/2020, REF.NOC ID NO.AHME/WEST/B/072920/477180 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.10/6/2020 (LETTER NO.-OPN29401006202O) AND FIRE NOC ,FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 2/1/2020, ORDER NO.:-36/07/17/045/2020 (FOR MULTIPURPOSE USE) BY DISTRICT COLLECTOR(AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(14) 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.

(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 ON DT.17/3/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(16) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.17/3/2020

(17)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.

(18) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.17/3/2020 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.

(19) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(20) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.29/7/2020

(21) (A) TOTAL PARKING AREA (1723.84) 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 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.

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

(23) સી.જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ નં-૧૯ ની જોગવાઈ મુજબ સદરહું બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદારે તા.૧૭/૩/૨૦૨૦ ની રજુ કરેલ નોટરાઈઝડ બાંહેધરી ને આધીન

(24)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.૧૭/૩/૨૦૨૦ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(25) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.

(26) સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.17/3/2020 ના રોજ આપેલ નોટરાઈઝડ બાંહેધરીને આધીન.

(27) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.17/3/2020 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન

(28) નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન

(29) રેવન્યુ રેકર્ડમાં ટી.પી.સ્કીમ રૂએ કપાત જમીનમાં અ.મ્યુ.કોર્પો.ના નામ દાખલ કરવા અંગેની નોટરાઈઝ બાંહેધરી તા.૧૭/૩/૨૦૨૦ ને આધીન

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, 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,સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે લીધેલ હોઈ 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

RESIDENTIAL AFFORDABLE HOUSING PROJECT	SHEET NO : 5/7
FRONT ELEVATION,SECTION-A'A'	
PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDAL) R.S.NO : 234/1 MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.	
SCALE : 1.00 CM = 1.00 MT	BLOCK-A
USE ZONE : RESIDENTIAL-2 (R2)	
USE : RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)	

SCHEDULE OF OPENING			COLOUR NOTE
DOOR	WINDOW	VENTILATION	(——) PROP WORK
FPD : 1.00 X 2.10	W : 3.58 X 1.20	V : 0.60 X 0.60	
D1 : 0.90 X 2.10	W1 : 3.05 X 1.20		
D2 : 0.75 X 2.10	W2 : 1.57 X 1.20		
R.C.C STAIR DETAIL	W3 : 0.60 X 1.20		
WIDTH : 2.00 MT			
TREAD : 0.30 MT			
RISER : 0.16 MT			

For,Neel Developers
Partner
OWNER.

નીલ ડેવલોપર્સ
આર.કે. સાયન્સની બાજુમાં, ઝુંડાલ ગામ, ગાંધીનગર-૩૮૨૪૨૧.
ડેવ.લા.નં.001DV26082510121
DEVELOPER

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD , NAVARANGPURA
ENG. LIC. NO. :- ER0598010321R2
ENGINEER.

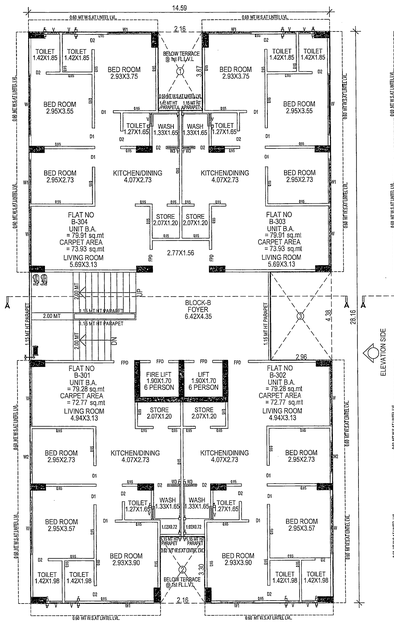
RAJESH P. PATEL
AMC/SD/001SE01102500338
101, AVARNYA APARTMENTS,
PRABHA COLONY,
NR USHMANPURA UNDER BRIDGE
USHMANPURA A'BAD

AMIT B. DAVE (D.E.CIVIL)
CONSULTING CIVIL ENGINEERS
22,LAXMI COLONY,ANKUR MILL ROAD,
KANKRIYA,AHMEDABAD-380022
PH NO :-079-25380258
EMAIL:-daveamitb@gmail.com
AMC LIC CW : 0566050523R1
C.O.W

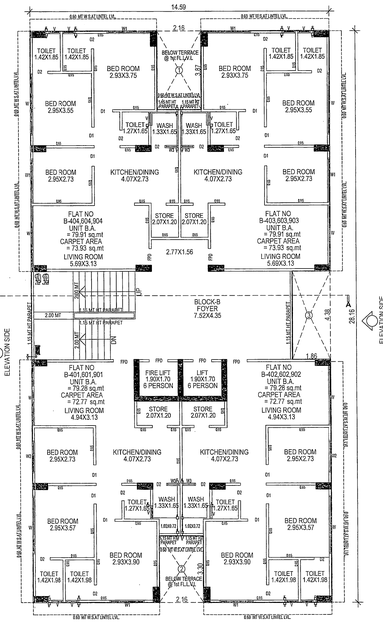
NIKUNJ L.SUDANI
E/302,Skyalion Aprartment,
Nr.Gangotari Circel,Nikol,
Ahmedabad
supervisor Grade-1,
LIC Number
001SR06072510068
S.O.R.

Ahmedabad Municipal Corporation
Zone: NORTH WEST
Case No. : BHNTS/NWZ/050820/CGDCRV/A3719/R0/M1
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03973/050820/A3719/R0/M1
Date : 04/11/2020
04-11-2020
T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D.O. (B.P.S.P.)

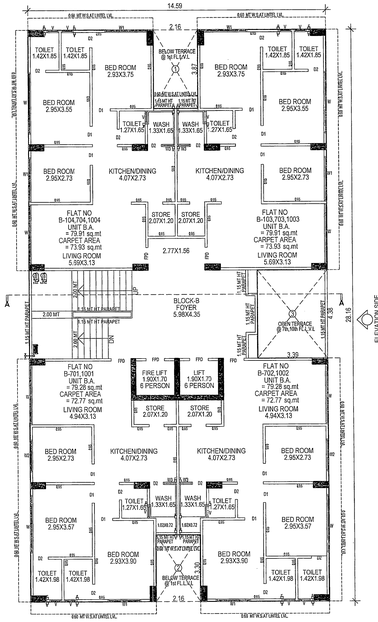
AHMEDABAD MUNICIPAL B.P.S.P. (T.D.O.) CORPORATION



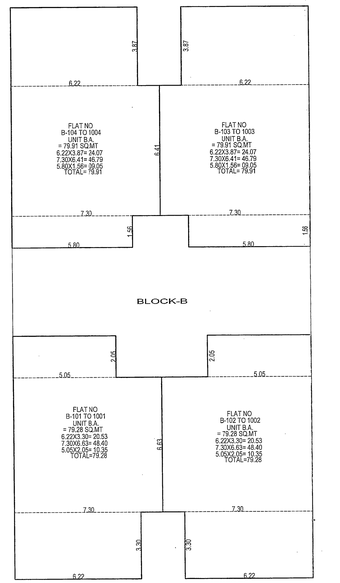
3rd FLOOR PLAN



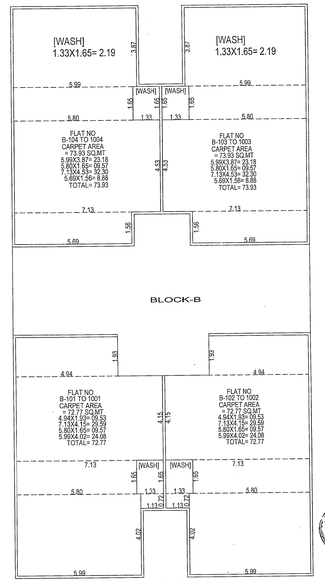
4th,6th,9th FLOOR PLAN



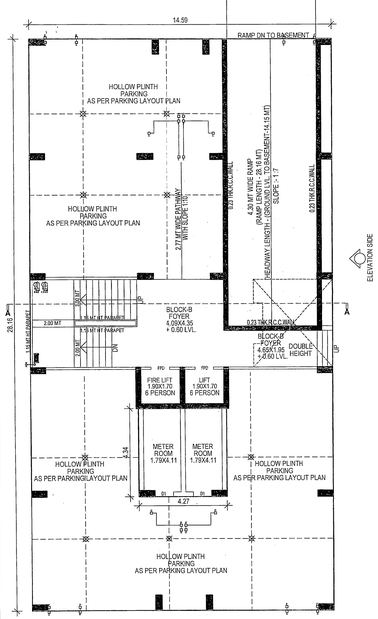
7th,10th FLOOR PLAN



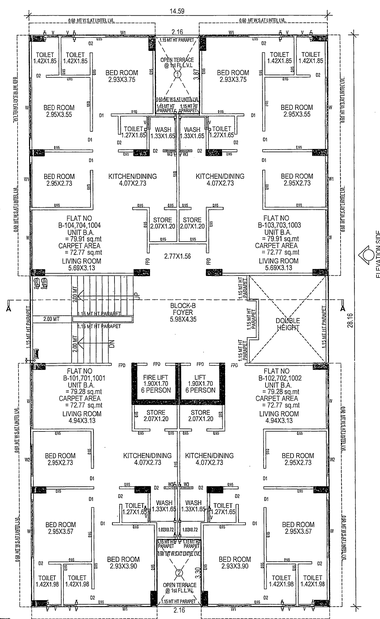
UNIT BUILT UP AREA CALCULATION OF 1st TO 10th FLOOR



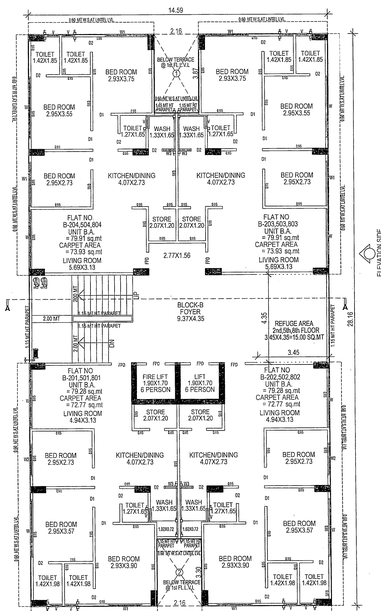
CARPET AREA CALCULATION OF 1st TO 10th FLOOR



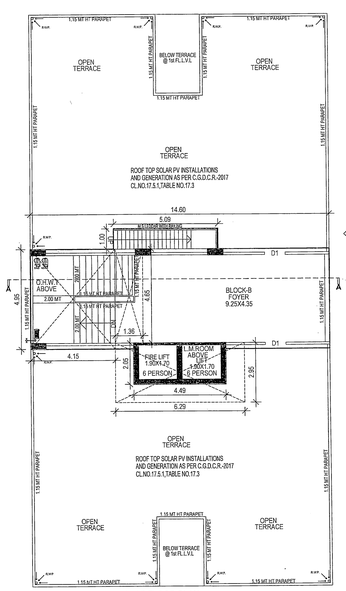
GROUND FLOOR PLAN
(H.P PARKING)



1st FLOOR PLAN



2nd,5th,8th FLOOR PLAN
REPORE AREA



STAIR CABIN AND TERRACE FLOOR PLAN

CATEGORY WISE DWELLING UNIT B.A.TABLE			
BLOCK	FLOOR	UNIT B.A > 66 sq.mt & 80 sq.mt NO.OF UNIT	UNIT B.A.
B	1st	04	318.38
	2nd	04	318.38
	3rd	04	318.38
	4th	04	318.38
	5th	04	318.38
	6th	04	318.38
	7th	04	318.38
	8th	04	318.38
	9th	04	318.38
	10th	04	318.38
TOTAL		40	3183.80

1st To 10th FLOOR PLAN (FLATS)

UNIT WISE B.UP AREA TABLE AND CARPET AREA (RERA) TABLE

UNIT NO.	UNIT B.A	CARPET AREA (RERA)	WASH AREA (RERA)
B-101,201,301,401,501,601,701,801,901,1001	79.28	72.77	3.00
B-102,202,302,402,502,602,702,802,902,1002	79.28	72.77	3.00
B-103,203,303,403,503,603,703,803,903,1003	79.91	73.93	2.19
B-104,204,304,404,504,604,704,804,904,1004	79.91	73.93	2.19
TOTAL	318.38	293.40	10.38

LIFT CALCULATION

BLOCK	NO.OF UNIT 3rd FL.TO 10th FL.	NO.OF LIFT (REQ.)6 PERSON	PROVIDED NO.OF LIFT (2 NOS OF 6 PERSON
B	32	32/30=1.06 SAY 2	2 NOS

BUILT UP AREA CAL ON STAIR CABIN

14.60	X	4.95	X 1	NOS =	72.27 SQ.MT
4.49	X	2.05	X 1	NOS =	9.20 SQ.MT
1.00	X	5.09	X 1	NOS =	5.09 SQ.MT
			TOTAL	=	86.56 SQ.MT

NET BUILT UP AREA ON STAIR CABIN = 86.56 SQ.MT

BUILT UP AREA CAL ON L.M.ROOM AND O.H.W.T.

(O.H.W.T.)	4.15	X	4.95	X 1 NOS =	20.54 SQ.MT
(O.H.W.T.)	1.36	X	4.65	X 1 NOS =	6.32 SQ.MT
(L.M.ROOM)	6.29	X	2.95	X 1 NOS =	18.56 SQ.MT
				TOTAL =	45.42 SQ.MT

NET B.A. ON L.M.RAND O.H.W.T. = 45.42 SQ.MT

METER ROOM
AS PER CGDCR-2017 CL.NO.6.3.2.4.C.
BLOCK-B METER ROOM - 4.27X4.34=18.53 SQ.MT
THE TOTAL AREA DOES NOT EXCEED 90.00 SQ.MT.
THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF F.SI.

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NO. 8827/20 ta. 9/10/2020
TDO, BPSP, AMC

RESIDENTIAL AFFORDABLE HOUSING PROJECT	SHEET NO : 6/7
GROUND FLOOR PLAN (H.P.PARKING),1st TO 10th FLOOR PLAN	
PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDAL) R.S.NO : 234/1 MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.	
SCALE : 1.00 CM = 1.00 MT	BLOCK-B
USE ZONE : RESIDENTIAL-2 (R2)	
USE : RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)	

AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA	F.S.I AREA	B.UP AREA
GROUND	H.P.PARKING	—	—	—	410.85
1st	RESIDENTIAL	04	318.38	318.38	395.36
2nd	RESIDENTIAL	04	318.38	318.38	395.36
3rd	RESIDENTIAL	04	318.38	318.38	382.40
4th	RESIDENTIAL	04	318.38	318.38	387.21
5th	RESIDENTIAL	04	318.38	318.38	395.36
6th	RESIDENTIAL	04	318.38	318.38	387.21
7th	RESIDENTIAL	04	318.38	318.38	380.51
8th	RESIDENTIAL	04	318.38	318.38	395.36
9th	RESIDENTIAL	04	318.38	318.38	387.21
10th	RESIDENTIAL	04	318.38	318.38	380.51
STAIR CABIN	—	—	—	—	86.56
L.M.ROOM AND O.H.W.T.	—	—	—	—	45.42
TOTAL	RESIDENTIAL	40	3183.80	3183.80	4429.32

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATION
FPD : 1.00 X 2.10	W : 3.58 X 1.20	V : 0.60 X 0.60
D1 : 0.90 X 2.10	W1 : 3.05 X 1.20	
D2 : 0.75 X 2.10	W2 : 1.57 X 1.20	
R.C.C STAIR DETAIL	W3 : 0.60 X 1.20	
WIDTH : 2.00 MT		
TREAD : 0.30 MT		
RISER : 0.16 MT		

COLOUR NOTE
(——) PROP WORK
(—·—) PROP DRAINAGE
(——) CARPET
(——) BALCONY WASH
(⊠) SPRINKLER

BUILT UP AREA CAL ON GROUND FLOOR

14.59	X	28.16	X 1	NOS =	410.85 SQ.MT

BUILT UP AREA CAL ON 1st FLOOR

	14.59	X	28.16	X 1	NOS =	410.85 SQ.MT
LESS: 1.	2.16	X	3.87	X 1	NOS =	8.36 SQ.MT
2.	2.16	X	3.30	X 1	NOS =	7.13 SQ.MT
					TOTAL =	15.49 SQ.MT
NET BUILT UP AREA ON 1st FLOOR					=	395.36 SQ.MT

BUILT UP AREA CAL ON 2nd, 5th, 8th FLOOR

	14.59	X	28.16	X 1	NOS =	410.85 SQ.MT
LESS: 1.	2.16	X	3.87	X 1	NOS =	8.36 SQ.MT
2.	2.16	X	3.30	X 1	NOS =	7.13 SQ.MT
					TOTAL =	15.49 SQ.MT
NET BUILT UP AREA ON 2nd, 5th, 8th FLOOR					=	395.36 SQ.MT

BUILT UP AREA CAL ON 3rd FLOOR

	14.59	X	28.16	X 1	NOS =	410.85 SQ.MT
LESS: 1.	2.16	X	3.87	X 1	NOS =	8.36 SQ.MT
2.	2.16	X	3.30	X 1	NOS =	7.13 SQ.MT
3.	2.96	X	4.38	X 1	NOS =	12.96 SQ.MT
					TOTAL =	28.45 SQ.MT
NET BUILT UP AREA ON 3rd FLOOR					=	382.40 SQ.MT

BUILT UP AREA CAL ON 4th 6th, 9th FLOOR

	14.59	X	28.16	X 1	NOS =	410.85 SQ.MT
LESS: 1.	2.16	X	3.87	X 1	NOS =	8.36 SQ.MT
2.	2.16	X	3.30	X 1	NOS =	7.13 SQ.MT
3.	1.86	X	4.38	X 1	NOS =	8.15 SQ.MT
					TOTAL =	23.64 SQ.MT
NET BUILT UP AREA ON 4th 6th, 9th FLOOR					=	387.21 SQ.MT

BUILT UP AREA CAL ON 7th, 10th FLOOR

	14.59	X	28.16	X 1	NOS =	410.85 SQ.MT
LESS: 1.	2.16	X	3.87	X 1	NOS =	8.36 SQ.MT
2.	2.16	X	3.30	X 1	NOS =	7.13 SQ.MT
3.	3.39	X	4.38	X 1	NOS =	14.85 SQ.MT
					TOTAL =	30.34 SQ.MT
NET BUILT UP AREA ON 7th, 10th FLOOR					=	380.51 SQ.MT

F.S.I. AREA CALCULATION ON 1st TO 10th FLOOR

UNIT BUILT UP AREA ON FLAT
79.28+79.28+79.91+79.91=318.38 SQ.MT

For,Neel Developers
Partner
OWNER.

DEVELOPER

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD , NAVRANGPURA
ENG. LIC. NO. : ER059601032IR2
ENGINEER.

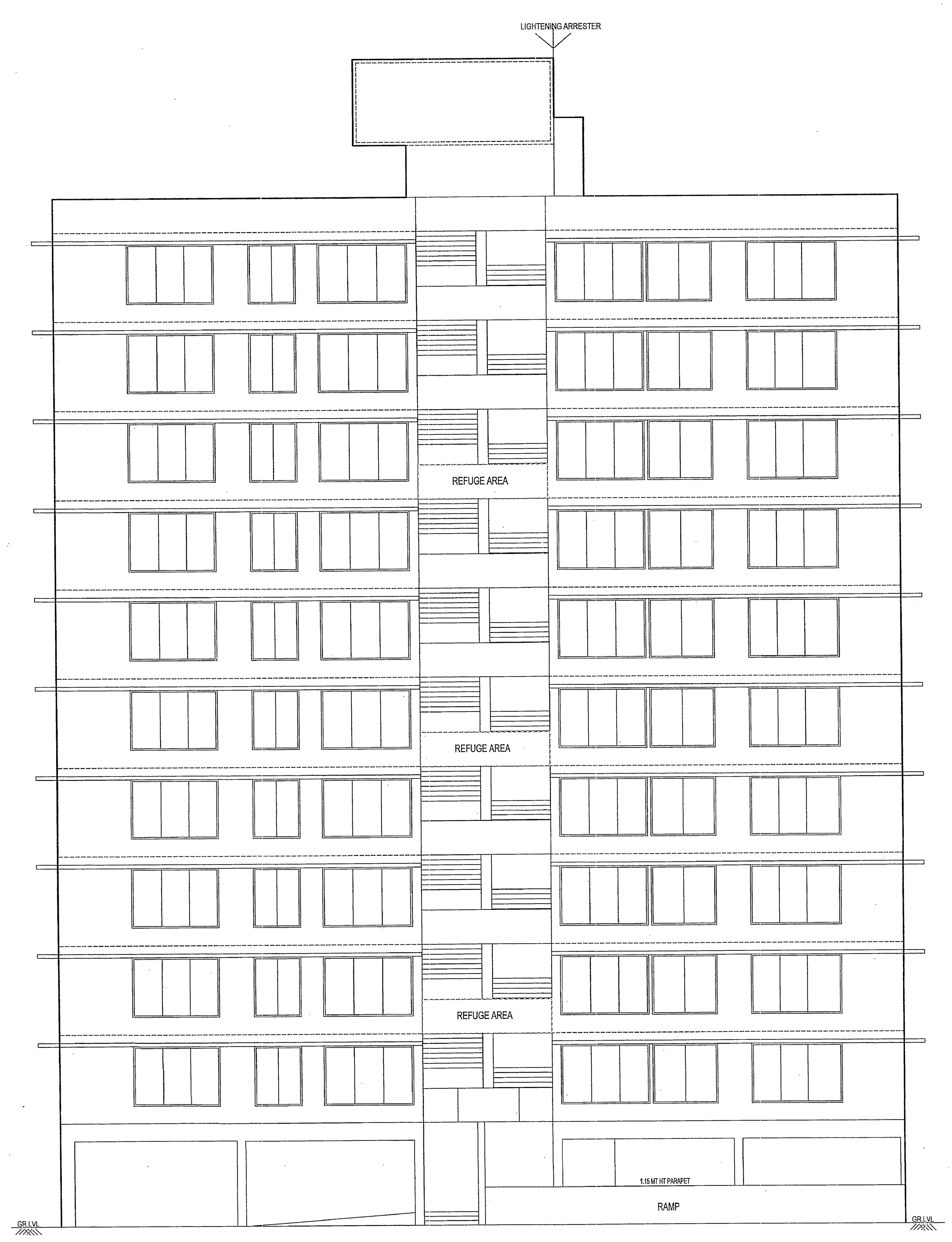
RAJESH P. PATEL
AMC/BD/0015E011025000338
501, AVANIYA APARTMENTS,
PRABHA COLONY,
NR USMANPURA BRIDGE
USHMANPURA A'BAD
ST-ENGINEER.

AMIT B. DAVE (D.E.CIVIL)
CONSULTING CIVIL ENGINEERS
22,LAXMI COLONY,ANKUR MILL ROAD,
KANKARIYA,AHMEDABAD-380022
PH NO :-079-25302258
EMAIL.-davitbamit@gmail.com
AMC LIC CW : 056600052SR1
O.S.R.

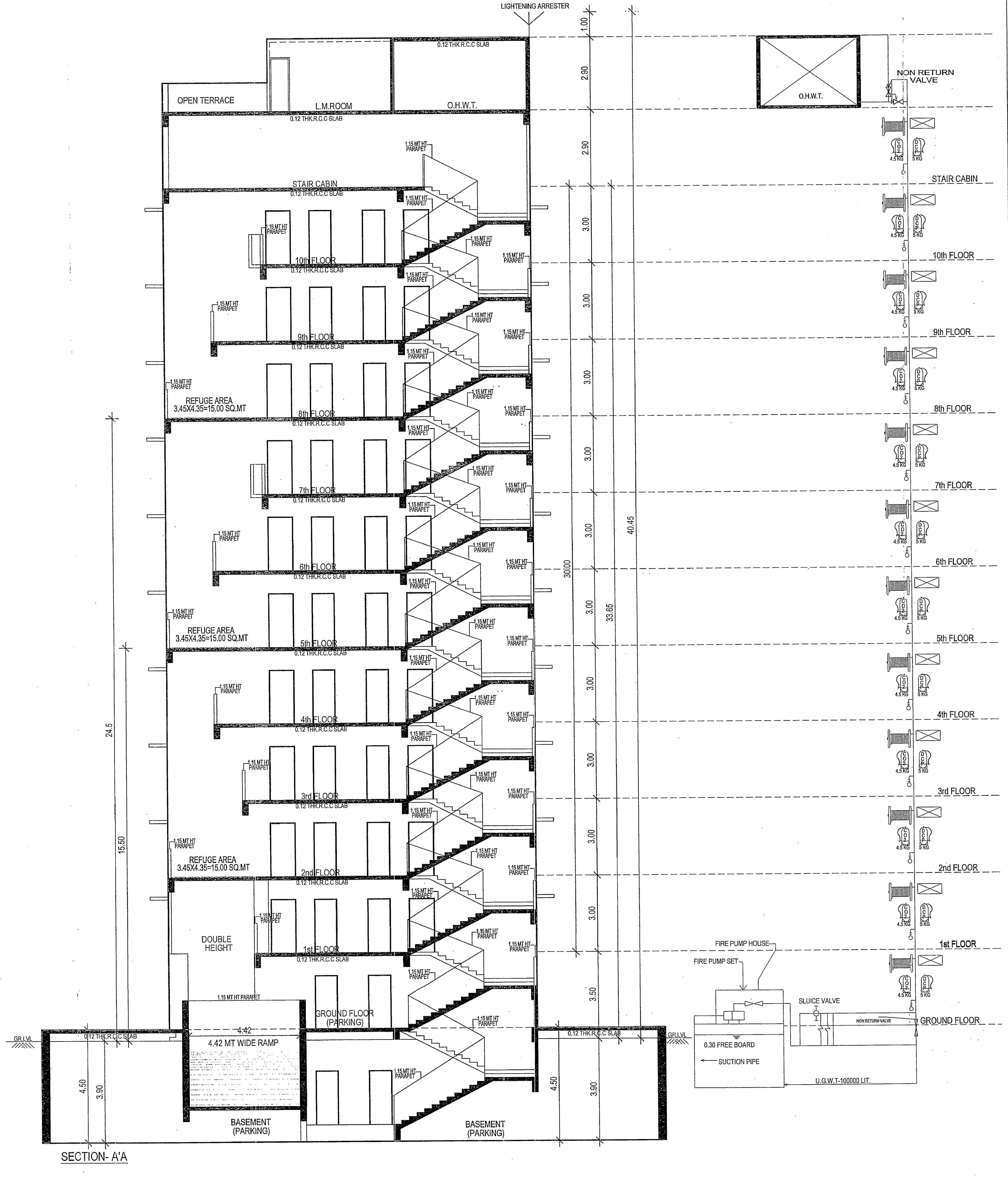
NIKUNJ L.SUDANI
E/302,Skyalion Apartment,
Nr.Gangotari Circle,Nikol,
Ahmedabad
supervisor Grade-1,
LIC Number
001SR060725105S8
S.O.R.

ASSISTANT MUNICIPAL COMMISSIONER
B.P.S.P. (T.D.O.)
AHMEDABAD MUNICIPAL CORPORATION

Ahmedabad Municipal Corporation
Case No. : BHINTSNWZ/000008/CDCR/V.6172/R/S/M1
Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chetni Number : BH/TS/NWZ/000007/2020/M1
Date : 04/11/2020
T.D. Sub (B.P.S.P.)
T.D. Inspector (B.P.S.P.)
Asst. T.D.O. (B.P.S.P.)



FRONT ELEVATION



SECTION- A'A

THE BASIC REQUIRMENTS FOR FIRE
PROTECTION OF HIGH-RISE BUILDING IN AMC AND AUDA AREA

1.HYDRANT SYSTEM

ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.
The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down-comer.
One riser is required for every 1000 sq. 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 fitting at each floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose & 25mm.Bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be reach the farthest corner of the floor. Hose-box with 15 meters long 63 mm. Dia. Hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm dia size 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 litres. The underground tank shall be of not less than 1, 00,000 liters.

2.FIRE LIFT

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate , so that it prevents that lift well getting smoke logged.

3.FIRE ALARM

Fire alarm call point to be installed at each floor with sounders capable of being hard 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.
If the building divided into two or more parts then each part should have these extinguishes 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 building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-Corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below.

6.BASEMENT

The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.
Additionally be protected by 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 lightning strikes.

LEGEND
HYDRANT VALVE (HV)
BUTTERFL VALVE (BFV)
HOSE REEL (HR)
HOOTER
MCP
FIRE EXTINGUISHER
BOOSTER PUMP

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

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NO. 2824/Dt. 9/10/2020
TDO, BPSP, AMC

RESIDENTIAL AFFORDABLE HOUSING PROJECT		SHEET NO : 7/7
FRONT ELEVATION,SECTION-A'A'		
PROPOSED LAYOUT PLAN SHOWING RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 26/1,OF PRELIMINARY T.P.S. NO. 72,(TRAGAD-ZUNDAL) R.S.NO : 234/1 , MOJE : TRAGAD,TALUKA : GHATLODIA, DIST : AHMEDABAD.		
SCALE : 1.00 CM = 1.00 MT		BLOCK-B
USE ZONE : RESIDENTIAL-2 (R2)		
USE : RESIDENTIAL (RESIDENTIAL AFFORDABLE HOUSING)		

SCHEDULE OF OPENING			COLOUR NOTE
DOOR	WINDOW	VENTILATION	(——) PROP WORK
FPD : 1.00 X 2.10 D1 : 0.90 X 2.10 D2 : 0.75 X 2.10	W : 3.58 X 1.20 W1 : 3.05 X 1.20 W2 : 1.57 X 1.20 W3 : 0.60 X 1.20	V : 0.60 X 0.60	
R.C.C STAIR DETAIL WIDTH : 2.00 MT TREAD : 0.30 MT RISER : 0.16 MT			

OWNER	DEVELOPER
For,Neel Developers Partner	નીલ ડેવલોપર્સ શ્રી હરિ ડીવાઇન આર.જે. પ્રાઇમની બાજુમાં, ઝુંડાલ ગામ, ગાંધીનગર-382421. ડેવ.લા.નં.001DV2606[illegible]

ENGINEER	ST-ENGINEER
KRUNAL K. MISTRY (B.E. CIVIL) CONSULTING CIVIL ENGINEER 117 DEVPATH, B/H LAL BUNGLOW C.G.ROAD , NAVARANGPURA ENG. LIC. NO. :- ER0598010321R2	RAJESH P. PATEL AMC/SD/001SE01102500338 101, AVARNYA APARTMENTS, PRABHA COLONY, NR USHMANPURA UNDER BRIDGE USHMANPURA A'BAD

C.O.W.	S.O.R.
AMIT B. DAVE (D.E.CIVIL) CONSULTING CIVIL ENGINEERS 22,LAXMI COLONY,ANKUR MILL ROAD, KANKRIYA,AHMEDABAD-380022 PH NO :-079-25380258 EMAIL:-daveamitb@gmail.com AMC LIC CW : 0566050523R1	NIKUNJ L.SUDANI E/302,Skyalion Aprartment, Nr.Gangotari Circel,Nikol, Ahmedabad supervisor Grade-1, LIC Number 001SR06072510068

Ahmedabad Municipal Corporation
Zone: NORTH WEST
Case No. : BHNTS/NWZ/050820/CGDCRV/A3720/R0/M1
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03974/050820/A3720/R0/M1
Date : 04/11/2020

AUTHORITY

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