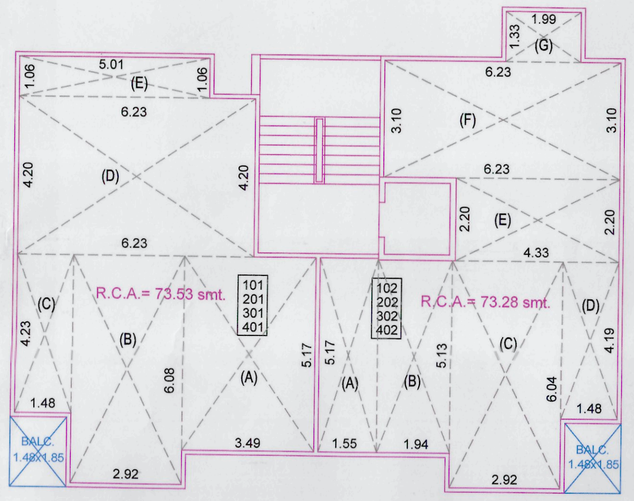
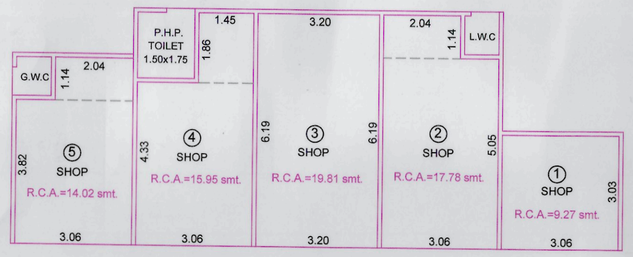
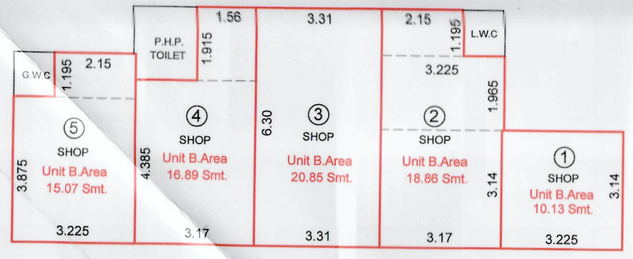


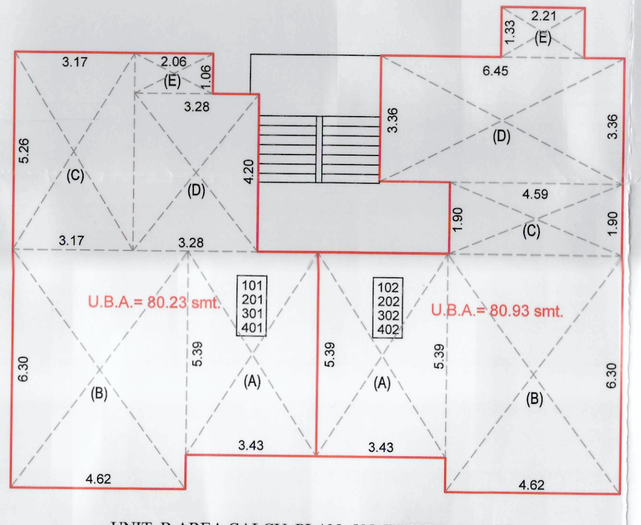
RERA CARPET AREA CAL. PLAN ON TYPICAL FLOOR
(1st., 2nd., 3rd. & 4th.Floor)



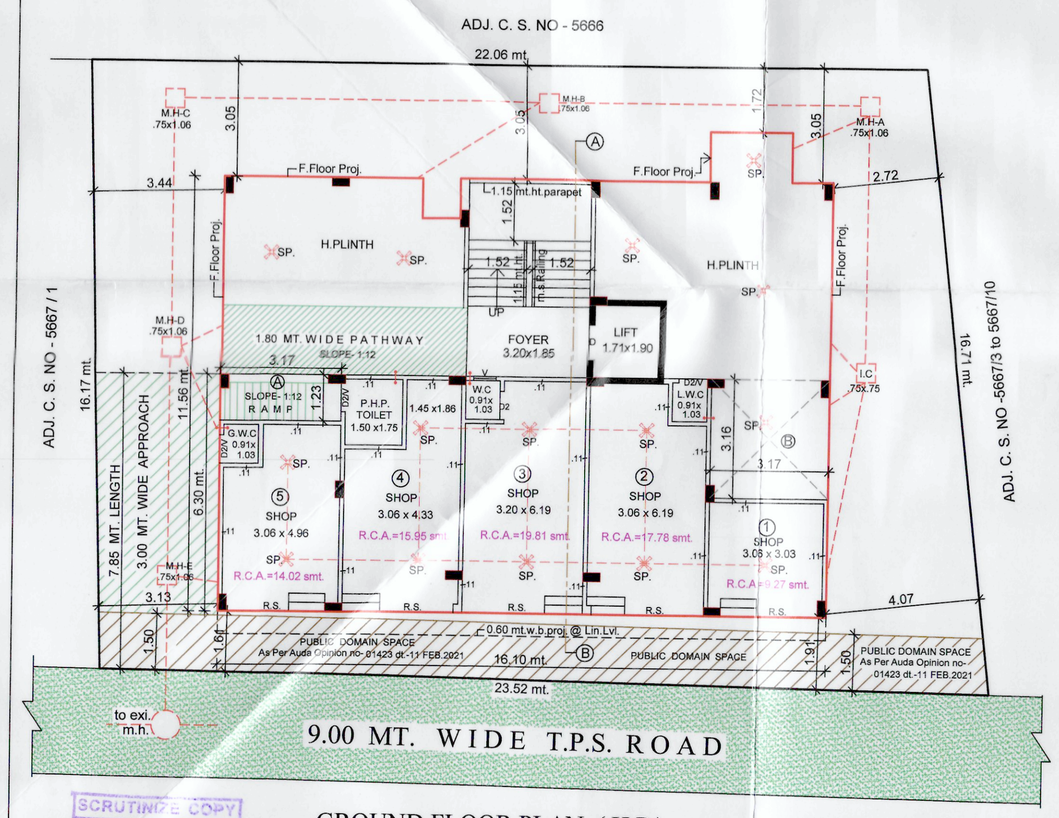
RERA CARPET AREA CAL. PLAN ON G. FLOOR



UNIT B. AREA CAL. PLAN ON G. FLOOR (Shop's)



UNIT B.AREA CALCU. PLAN ON TYPICAL FLOOR
(F.F., S.F., T.F. & 4TH.FLOOR)



GROUND FLOOR PLAN (H.P.)

SCRUTINIE COPY
NO 4297/EA 28.01.2022
TDO, BPSP, AMC

RERA CARPET AREA CALCU.ON G.FLOOR (SHOP)

SHOP- 1 = 3.06 X 3.03 =--	9.27 sq.mt.
SHOP-2 = 3.06 x 5.05 = 15.45 2.04 x 1.14 = 2.33	17.78 sq.mt.
SHOP- 3 = 3.20 X 6.19 =	19.81 sq.mt.
SHOP-4 = 3.06 x 4.33 = 13.25 1.45 x 1.86 = 2.70	15.95 sq.mt.
SHOP-5 = 3.06 x 3.82 = 11.69 2.04 x 1.14 = 2.33	14.02 sq.mt.

UNIT B. AREA CALC. ON G.F. (COMM.)

Shop- (1) - 3.225 X 3.14 =---	10.13 smt.
Shop- (2) - 3.17 x 3.14 = 9.95 Add - 3.225 x1.965 = 6.34 Add - 2.15 x 1.195 = 2.57	18.86 smt.
Shop- (3) - 3.31 X 6.30 =-----	20.85 smt.
Shop- (4) -3.17 x 4.385 = 13.90 Add - 1.56 x 1.915 = 2.99	16.89 smt.
Shop- (5) -3.225x3.875 = 12.50 Add - 2.15 x 1.195 = 2.57	15.07 smt.

RERA CARPET AREA CAL.ON Typical Floor (F.F. to 4th.FL.)

UNIT NO- 101,201,301,401

A - 3.49 X 5.17 = 18.04 Sq.mt.
B - 2.92 X 6.08 = 17.75 Sq.mt.
C - 1.48 X 4.23 = 6.26 Sq.mt.
D - 6.23 X 4.20 = 26.17 Sq.mt.
E - 5.01 X 1.06 = 5.31 Sq.mt.
TOTAL = 73.53 Sq.mt.

BALCONY WASH AREA
1.48 X 1.85 = 2.74 Sq.mt.

UNIT NO :- 102,202,302,402

A - 1.55 X 5.17 = 8.01 Sq.mt.
B - 1.94 X 5.13 = 9.95 Sq.mt.
C - 2.92 X 6.04 = 17.64 Sq.mt.
D - 1.48 X 4.19 = 6.20 Sq.mt.
E - 4.33 X 2.20 = 9.52 Sq.mt.
F - 6.23 X 3.10 = 19.31 Sq.mt.
G - 1.99 X 1.33 = 2.65 Sq.mt.
TOTAL = 73.28 Sq.mt.

BALCONY WASH AREA
1.48 X 1.85 = 2.74 Sq.mt.

UNIT B.UP AREA CALC. ON Typical Floor (F.F. to 4th.FL.)

UNIT NO- 101, 201, 301, 401

A - 3.43 X 5.39 = 18.49 Sq.mt.
B - 4.62 X 6.30 = 29.11 Sq.mt.
C - 3.17 X 5.26 = 16.67 Sq.mt.
D - 3.28 X 4.20 = 13.78 Sq.mt.
E - 2.06 X 1.06 = 2.18 Sq.mt.
TOTAL = 80.23 Sq.mt.

UNIT NO- 102, 202, 302, 402

A - 3.43 X 5.39 = 18.49 Sq.mt.
B - 4.62 X 6.30 = 29.11 Sq.mt.
C - 4.59 X 1.90 = 8.72 Sq.mt.
D - 6.45 X 3.36 = 21.67 Sq.mt.
E - 2.21 X 1.33 = 2.94 Sq.mt.
TOTAL = 80.93 Sq.mt.

BUILT UP AREA CALCU. ON G.FLOOR

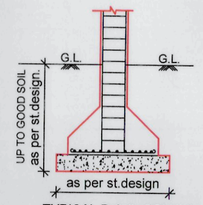
NET B.UP AREA ON TYPICAL FL.= 181.78 sq.mt.
ADD - (1) = 6.86 x 0.91 = 6.24
NET B.UP AREA ON G.FLOOR = 188.02 sq.mt.

F.S.I. AREA CAL.ON Part Solid G.F. (COMM.)

16.10 x 6.30 =--- 101.43
Less-(A)= 3.17x1.23 = 3.90
Less-(B)= 3.17x3.16 = 10.02 — 13.92
NET F.S.I. AREA ON G.FLOOR = 87.51 sq.mt.
(COMM.)

B.UP AREA CAL.ON Part G.F. (Hollow Plinth)

NET BUILT UP AREA ON G.F. = 188.02 sq.mt.
Less = F.S.I. AREA ON Part solid G.F. = 87.51 sq.mt.
(Comm.)
NET.B.UP AREA ON Part G.F.(Hollow plinth) = 100.51 sq.mt.



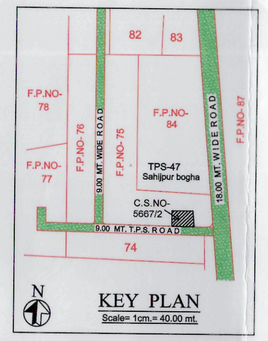
TYPICAL R.C.C. COLUMN DETAIL SECTION

B.UP AREA CAL.ON TYPICAL FLOOR
(F.F, S.F, T.F. & 4th.)

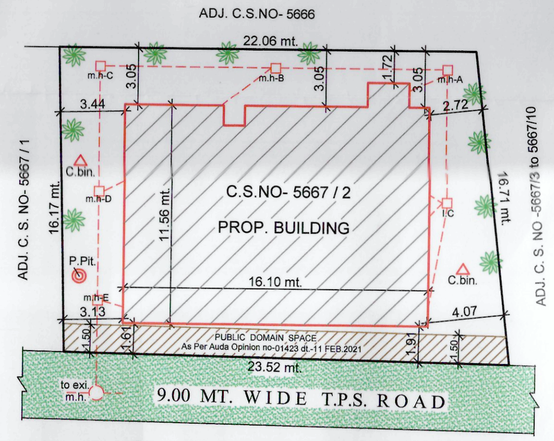
16.10 x 11.56 = 186.12
ADD- (A) = 2.21 x 1.33 = 2.94 — 189.06
Less-(1) = 6.86 x 0.91 = 6.24
Less-(2) = 0.99 x 1.06 = 1.04 — 7.28
NET BUILT UP AREA ON = 181.78 sq.mt.
(F.F, S.F, T.F.& 4th.)

F.S.I. AREA CAL.ON TYPICAL FLOOR
(F.F, S.F, T.F. & 4TH.)

NET B.UP AREA ON TYPICAL FL.= 181.78 sq.mt.
Less- Stair = 3.20 x 5.26 = 16.83
Less - Lift = 2.01 x 2.20 = 4.42 — 21.25
NET F.S.I. AREA ON TYPICAL FL.= 160.53 sq.mt.
(F.F.S.F.T.F.& 4th.)



KEY PLAN
Scale= 1cm.= 40.00 mt.



SITE PLAN
Scale= 1cm = 2.00 mt.

NOTES:-
IT IS CERTIFIEY THAT PLOT IS SURVEYED BY ME ON ALL DIMENSION SITE SHAPE AND ARE SHOWN ON PLAN AREA TALLIES WITH SITE POSITION OF OCCURRENCE AS AN ENGINEER, I AM FULLY RESPONSIBLE FOR THAT.
AS AN ENGINEER I CERTIFY THAT ALL REQUIREMENTS UNDER G.D.R. HAS BEEN VERIFIED BY ME AND THAT SITE LAND IS SUITABLE FOR PROPOSED CONSTRUCTION. THE PLOT DIMENSIONS AS SHOWN IN THE PLAN CORRESPONDS WITH THE SITE
*- EACH SEPRATE UNIT ONE LETTER BOX PROVIDED IN GR.FL.LEVEL.
*- 0.60 MT.WIDE ARCH.PROPECTION AT LINTEL LEVEL.
*- ALL PARAPET WALLS ARE 0.11 MT.TH. M.S.RAILING WALL & 1.15 MT.HT. OF AS PER N.B.C. CODE.

ENGINEER CERTIFICATE:-
ENGINEER IS FULLY RESPONSISBLE FOR LEVING MARGINAL OPEN SPACE & ROAD LINE PORTION

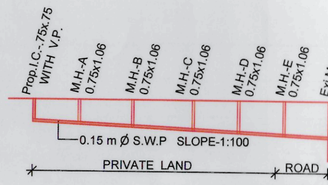
DRAINAGE CERTIFICATE:-
THE DEPTH OF POSITION OF EXIS.M.H.IS CHACKED VARIFIED PERSONALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN
ALL DIMENSIONS ARE IN METER.
ALL INTERNAL WALLS ARE OF 0.11 TH.BRICK.

DISPOSAL OF SOLID WASTE CALCU.

Floor Area on G.F.Shop = 87.51 smt. 100 smt. / 20 LIT.CAP.	REQ'D.	PROV.
RESI.= 1 UNIT. = 10 LIT.CAP. So.= 8 UNIT. = 80 LIT.CAP.	20 LIT.	60 LIT.
	80 LIT.	100 LIT.
TOTAL =	100 LIT.	160 LIT.

1 Nos.of 80 LIT.CAP. Com.bin.prov.for comm.
& 1 Nos.of 80 LIT.CAP.for Resi.

COMM. F.S.I. AREA USED = 87.51
RESI. F.S.I. AREA USED = 642.12
TOTAL F.S.I. AREA USED = 729.63



DATUM- 27.50 mt.																							
CUTTING		0.60		0.66		0.73		0.81		0.87		0.93		0.96		2.50							
INV. LVL.	25.40		25.34		25.27		25.19		25.13		25.07		25.04		25.00								
GR. LVL.	30.00		30.00		30.00		30.00		30.00		30.00		30.00		30.00								
DISTANCE	0.00		6.00		13.00		21.00		27.00		33.00		39.00		39.00								

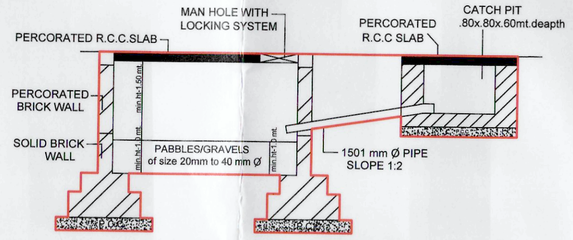
DRAINAGE SECTION
SCALE:- HORI- 1CM = 5.00 mt
VER- 1CM = 1.00 mt

NOTES :-
- IT IS CERTIFIED TAHT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PL.4 ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.R. - 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTION HAVE 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 DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF 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 LEVEL.
- 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 PAR THE CL.NO. 13.6.2 OF C.G.D.C.R. - 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. - 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CL.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 UNITFINAL PLIT AS PER THE PROVI. OF THE CLAUSE NO. 13.13 OF C.G.D.C.R. - 2017.
- THE STRUCTURE DESIGN OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.2 OF C.G.D.C.R. - 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2A & 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.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 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
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 19 OF C.G.D.C.R. - 2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.51 OF C.G.D.C.R. - 2017
- 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 EVERY FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO. 13.13 OF C.G.D.C.R. - 2017.

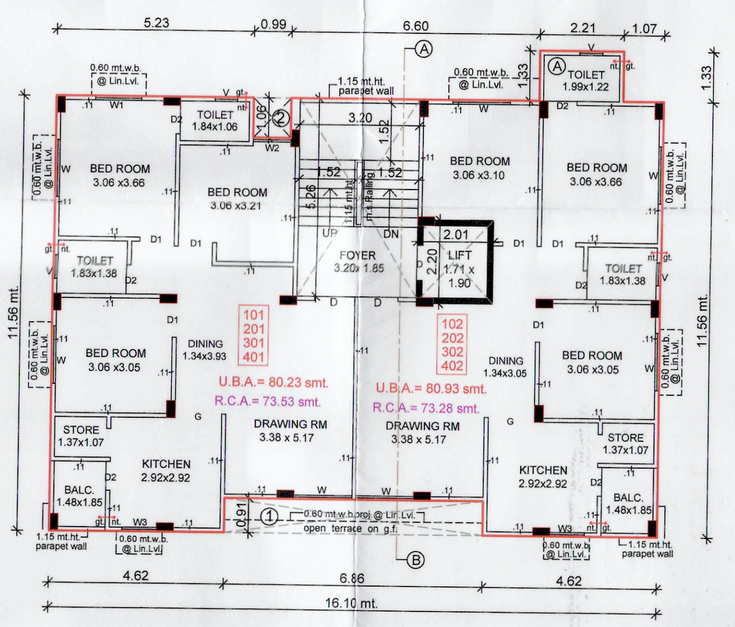
GENERAL SANITARY PROVISION CALC.
TOTAL CARPET AREA = 87.51 SAY 88.00 smt.
OF EMP = 87.51 / 4 = 22.00 PER.
25 PER.GENTS = 1 URINAL REQ. GENTS=11
REQ = 1 URINAL LADIES=11
25 PER.GENTS = 1 W.C. REQ.
REQ. = 1 W.C.
25 PER. LADIES=1 W.C. REQ.
REQ. = 1 W.C.
PROVI. EACH SHOP TOILET
REQ.25% GEN. SAVI. =1 G.W.C.+1 URINAL, 1 L.W.C.
PROVI. =1 G.W.C.+1 URINAL,1 L.W.C., 1-PH.TOILET

PERCOLATING PIT. CALCU.
80 to 500 sq.mt. Plot Area = 1 P.PIT. (REQD.)
373.78 sq.mt. Plot Area = 1 P.PIT (REQD.)
SO. PROVI. = 1 Nos PER.PIT.

TREE PLANTETION CALCU.
200.00 sq.mt. PLOT AREA = 5 TREE (REQD.)
373.78 sq.mt. PLOT AREA = 9.34 TREE (REQD.)
SAY - 10 NOS. TREE REQUIRED
SO. PROVI. = 10 Nos.TREE



PERCOLATION PIT
FORMULA FOR SIZE CAUTION
ROOF AREA (sq.mts.) x0.05= CUBICAL CONTENT (LxBxH)/(3.14xDxDxH) OF PERCOLATION PIT
ABBREVIATIONS:- L- LENGTH , B- WILITH , H- HEIGHT , D- DIAMETER.
FOR BUILDING UNIT 500 SMT. OR MORE AND UP TO 80 SMT.
(THIS IS ONLY SKETCH PALN)



TYPICAL FLOOR PLAN
F.F., S.F., T.F. & 4TH.FLOOR

SHEET NO-1

PLAN SHOWING PROP. COMM. + RESI. BUILDING ON CITY. SUR.NO:- 5667 / 2 (SARDAR NAGAR) F. P. NO- 75 T.P.S. NO- 47 (SAIJPUR BOGHA) , SHEET NO- AT-MOJE- SARDARNAGAR , TA.-CITY, DIST.-AHMEDABAD.

SCALE:- 1CM = 1.00 MT
ZONE:- Resi.-1 + Overlay TOZ — USE:- Comm.(shop) + Resi.
But Development As per Gamtal

AREA TABLE

	Sq.mts.
AREA OF PLOT	373.78
PERMI.BUILT UP AREA ON G.F.@ 75 % OF 373.78	280.33
PROP. BUILT UP AREA ON G.FLOOR	188.02
OPEN AREA OF PLOT	185.76

BUILT UP AREA TABLE

	Sq.mts.
PROP. BUILT UP AREA ON Part G.F. (Hollow plinth)	100.51
PROP. BUILT UP AREA ON Part Solid G.FLOOR	87.51
PROP. BUILT UP AREA ON F.FLOOR	181.78
PROP. BUILT UP AREA ON S.FLOOR	181.78
PROP. BUILT UP AREA ON T.FLOOR	181.78
PROP. BUILT UP AREA ON 4TH.FLOOR	181.78
PROP. B.UP AREA ON ST.CABIN & Lift M.Room	33.31
PROP. BUILT UP AREA ON O.H.W.T.	12.30
TOTAL PROP. BUILT UP AREA USED	960.75

F.S.I. AREA TABLE

	Sq.mts.
NET AREA OF PLOT	373.78
PERMI. F.S.I. AREA @ 1:2 (373.78 X 2.0)	747.56
PROP. F.S.I. AREA ON Part Solid G.FLOOR	87.51
PROP. F.S.I. AREA ON F.FLOOR	160.53
PROP. F.S.I. AREA ON S.FLOOR	160.53
PROP. F.S.I. AREA ON T.FLOOR	160.53
PROP. F.S.I. AREA ON 4TH.FLOOR	160.53
TOTAL PROP. F.S.I. AREA USED	729.63
BALANCE F.S.I. AREA	17.93

TENE. & FLOOR AREA TABLE — Sq.mts.

FLOOR'S	USE	EQ. TENA.			FLOOR AREA		
		Comm.	Resi.	Total	Comm.	Resi.	Total
G.F. PART H.P.	PARKING	--	--	--	--	--	--
G.F. PART S.P.	SHOP'S	5	--	5	87.51	--	87.51
F.FLOOR	RESI.	--	2	2	--	160.53	160.53
S.FLOOR	RESI.	--	2	2	--	160.53	160.53
T.FLOOR	RESI.	--	2	2	--	160.53	160.53
4TH.FLOOR	RESI.	--	2	2	--	160.53	160.53
TOTAL	SHOP+RESI.	5	8	13	87.51	642.12	729.63

SCHEDULE OF OPENING

D - 1.06x 2.13	W - 1.52x1.20	V - 0.60x0.60
D1- 0.90x 2.13	W1- 1.20x1.20	D2/V- 0.75x2.13
D2- 0.75x 2.13	W2- 0.98x1.20	
RS.- 3.00x2.40	W3- 0.90x1.06	

R.C.C.STAIR DETAIL
WIDTH:-1.52 m.
TREAD:-0.25 m.
RISER:-0.185 m.

COLOUR NOTE:
PLOT BOUNDRY — PER. PIT.
PROP. WORK — TREE
PROP.DRAINAGE — COMM.BIN.
ROAD

NIRAVKUMAR A. PATEL
Dev. Lic : 001DV18122510274
DEVELOPER'S

RAMESH M. THAKKAR (Civil Eng.)
260, City Centre Arcade, Near Naroda Patiya, Krishnanagar, Ahmedabad.
A.M.C. COW Lic. Regi. No.: 001CW24092510090
C.O.W. ENGINEER

RAMESH M. THAKKAR (Civil Eng.)
260, City Centre Arcade, Near Naroda Patiya, Krishnanagar, Ahmedabad.
A.M.C. SOR Lic. Regi. No.: 001SR24092510261
SOR. ENGINEER

MAHESH M. KIKANI
D/108, SHANTIDHARA SOCIETY, BAPUNAGAR, A'BAD-50
AMC SD LIC NO. 001SE26082600100
MO.9825165819,
Email ID.:- kikani_mahesh@yahoo.com
ST. ENGINEER

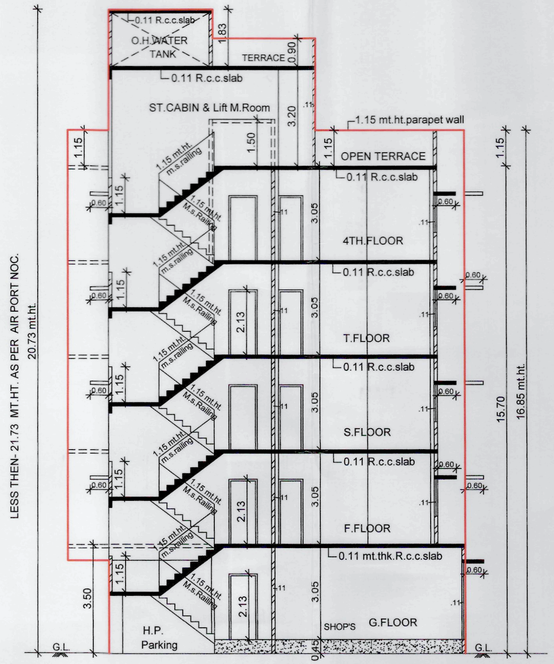
FOR, SHREE DHARA INFRASTRUCTURE
PARTNER
OWNER

RAMESH M. THAKKAR (Civil Eng.)
260, City Centre Arcade, Near Naroda Patiya, Krishnanagar, Ahmedabad.
A.M.C. ER. Lic. Regi. No. 001ERL16092510077
ENGINEER

B.P.S.P. (T.D.O.)

Ahmedabad Municipal Corporation
Case No. : BLNT/NZ/241121/CGDCRVI/A5399/R3/M1 — Zone: NCRTH
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 05714/241121/A5399/R3/M1
Date : 24/01/2022
T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst. T.D.C. (B.P.S.P.)
AUTHORITY

FRONT ELEVATION



SECTION - A.B

PARKING AREA TABLE						Total Used F.s.i.Area = 729.63 sq.mt.	
COMM. F.S.I. AREA 87.51 sq.mt.			RESI. F.S.I. AREA 642.12 sq.mt.			TOTAL REQ'D.	TOTAL PROV.
	REQ'D.	PROV.		REQ'D.	PROV.		
REQD.- @ 30 %	26.25		REQD.= @ 20 %	128.42		154.67	
Car.park.-@ 50 %	13.125	13.80	Car.park @ 50 %	64.21	64.48	77.335	78.28
Other's -@ 30 %	7.875	8.45	Other's. @ 40 %	51.37	51.69	59.245	60.14
Visitor's.-@ 20 %	5.25	5.98	Visitor's. @ 10 %	12.84	13.03	18.09	19.01
TOTAL	26.25	28.23		128.42	129.20	154.67	157.43

B.UP AREA CAL.ON ST. CABIN & LIFT MACHINE ROOM

6.44 x 5.49 = 35.35
Add = 3.67 x 1.25 = 4.59 — 39.94

Less-(1)= 1.78 x 3.13 = 5.57
Less-(2)= 1.00 x 1.06 = 1.06 — 6.63

TOTAL = 33.31 sq.mt.

B.UP AREA CAL.ON O.H.W.T.

3.66 x 3.36 = 12.30 sq.mt.

PROVIDED PARKING AREA CALCU.

Visitor's Comm. = 1.50+1.90/2 x3.52 = 5.98 smt.
Car park.Comm.= 2.23+2.23/2 x6.19 = 13.80 smt.
Other's Comm.= 2.40 x 3.52 =--------- 8.45 smt.
Total Comm.park.= 28.23 smt.

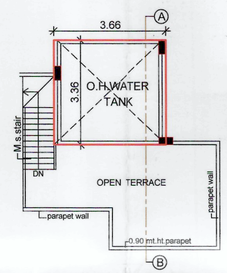
Visitor's park.Resi. = 5.30 X 2.46 = 13.03 sq.mt.

Car Park.Resi.
(1) -- 2.54 X 3.05 =---- 7.75
(2)- 8.88+9.23/2 x3.05 = 27.62
(3)- 9.12+9.48/2 x 3.13 = 29.11
— 64.48 sq.mt.

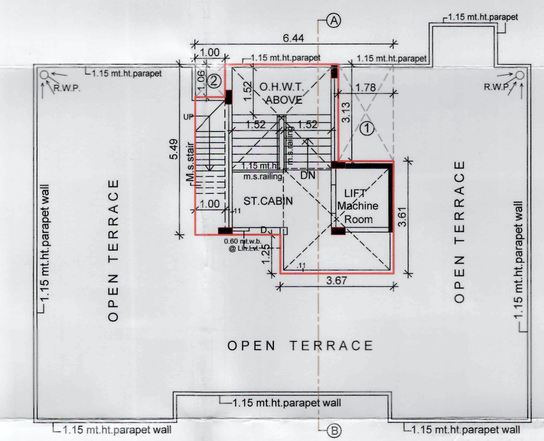
Other's Park.Resi.
(1) - 7.36 X 3.05 = 22.45
(2) - 4.30 X 2.46 = 10.58
(3) - 9.69 X 1.00 = 9.69
(4)-4.97+5.17/2 x1.77 = 8.97
— 51.69 sq.mt.

Total Resi.park.= 129.20 sq.mt.

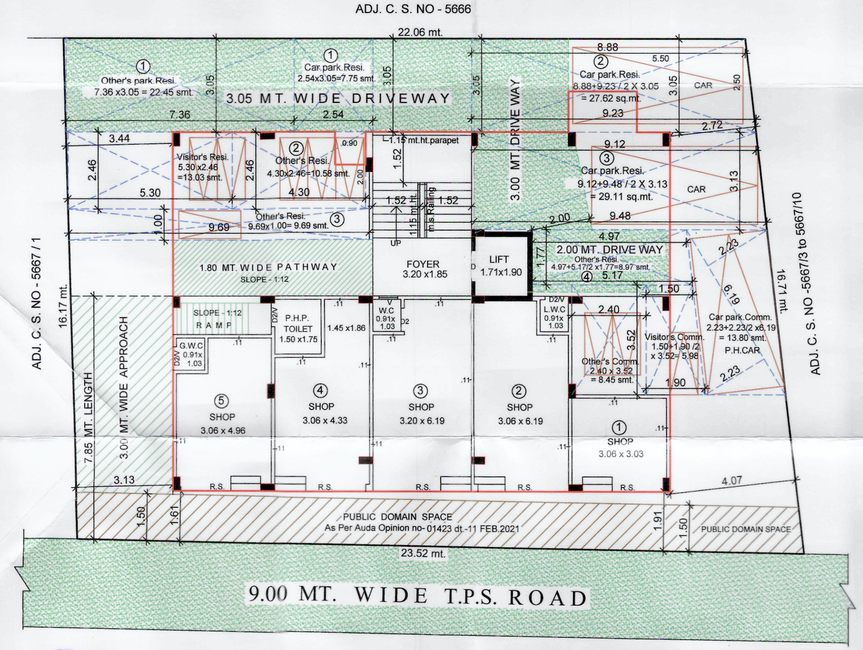
Total provi.parking = 157.43 sq.mt.



O.H.W.TANK PLAN



St.Cabin , Lift Machine Room & Open Terrace Plan



PARKING LAY OUT PLAN (G.F.)

SCRUTINIZE COPY
NO 4297/E Dt.20/1/2022
TDO, BPSP, AMC

SHEET NO-2

PLAN SHOWING PROP. COMM. + RESI. BUILDING ON CITY. SUR.N0:- 5667 / 2 (SARDAR NAGAR) F. P. NO- 75 T.P.S. NO- 47 (SAIJPUR BOGHA) , SHEET NO- AT-MOJE- SARDARNAGAR , TA.-CITY, DIST.-AHMEDABAD.

SCALE:- 1CM = 100 MT

ZONE:- Resi.-1 + Overlay TOZ
But Development As per Gamtal

USE:- Comm.(shop) + Resi.

SCHEDULE OF OPENING

D - 1.06x 2.13
D1- 0.90x 2.13
D2- 0.75x 2.13
RS.- 3.00x2.40
W - 1.52x1.20
W1- 1.20x1.20
W2- 0.98x1.20
W3- 0.90x1.06
V - 0.60x0.60
D2/V- 0.75x2.13

R.C.C.STAIR DETAIL

WIDTH:-1.52 m.
TREAD:-0.25 m.
RISER:-0.185 m.

COLOUR NOTE:

PLOT BOUNDRY
PROP. WORK
PROP.DRAINAGE
ROAD

RAMESH M. THAKKAR (Civil Eng.) 260, City Centre Arcade, Near Naroda Patiya, Krishnanagar, Ahmedabad. A.M.C. SOR Lic. Regi. No.: 001SR24092510261
SOR. ENGINEER

NIRAVKUMAR A. PATEL Dev. Lic : 001DV18122510274
DEVELOPER'S

RAMESH M. THAKKAR (Civil Eng.) 260, City Centre Arcade, Near Naroda Patiya, Krishnanagar, Ahmedabad. A.M.C COW Lic. Regi. No.: 001CW24092510090
C.O.W. ENGINEER

MAHESH M. KIKANI D/103, SHAKTIDHARA SOCIETY, BAPUNAGAR, A'BAD-50 AMC SD LIC NO. 001SE26062600100 MO.9825169619, Email ID.:- kikani_mahesh@yahoo.com
ST. ENGINEER

FOR, SHREE DHARA INFRASTRUCTURE
PARTNER
OWNER

RAMESH M. THAKKAR (Civil Eng.) 260, City Centre Arcade, Near Naroda Patiya, Krishnanagar, Ahmedabad. A.M.C. ER. Lic. Regi. No. 001ERL16092510077
ENGINEER

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGO(ARCH)WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGO(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: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/12/2017 AND LETTER NO: GHV/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GHV/100 OF 2018/EDB-102016-3629-L, DATED:- LETTER NO:GHV/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO:-23/04/2019 AND 100918-3629-L, DATED:-20/12/2017, AND LETTER NO:- GHV/143 OF 2018/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO:- GHV/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4)WINER-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.

(5)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.- 13/01/2022.

(6)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT, LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION BY TOWN DEV. INSP.(NZ), DATE:- 31/12/2020

(7)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT(REINT DEPT.,NZ) ON DT.04/11/2020.

(8)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS OPNI7251300221AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U.P. CONSULTANT WILL BE APPOINTED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.-18/10/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT.,NZ) ON DT.20/10/2021

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

(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.02/12/2020, REF.NOC ID NO.AHMEW/EST/B/19/1510/0/202980 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(12) AS PER THE PROVISIONS OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) SHALL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNITS, THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(13)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER C.G.D.C.R.-2017 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.18/10/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14) 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 BRACTSROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.18/10/2021

(15)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.

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

(17) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.: EDB/1772018/3784/L/ DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO.: EDB/1772018/7198/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.

(18)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY TOWN PLANER(ALIDA) LETTER NO. DP UNIT/AJ/PNO.01423, ON DT.-11/02/2021 AND AS PER NOTARARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-18/11/2021 FOR THE SAME.

(19) (A) TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACE IS PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF 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.

સ્વાધિનતા સંગ્રામના ફ્રિડમ ફાઇટર, સ્વૈચ્છાસેવી, સ્વાધ્યાયી તુલસીદાસ વિ. મકવાણી જન્મશતાબ્દી મા.મુ.શ્રી. નો તમા તેમજ સ્વૈચ્છાસેવી/સ્વાધ્યાયીઓની યોજવી નહી. આ અર્થે અરજદાર/બાંધકામ તથા એન્જીનીયરે તુરત રૂબરૂ "અમદા પત્રો" મારેથી જમા કરાવી ત્યારેજ અમોને અમારી જવાબદારી સોંપવી.
- કોરાનાં નવુ સ્વરૂપના અને એમિક્રોન વેરિઅંટ,તકેદારના ભાગરૂપે ડ્રોઇંગ વિ. અર્થે કામના રેકર્ડ એક થતો હોઈ તે મારેની જવાબદારી મા.મુ.શ્રી. ની તથા તેમના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

RESPONSIBILITY (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 ANYONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER.

આઈડી વિકાસ અને આઈડી ગુહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચા/૦૨૭૦/૧૩૨૬/મ્યુની તા-૨૬-૧૧-૭૦ થી પત્ર કમ્પલાયન્સ અહેવાલમાં જ્યારથી મોટા વહાણે ગુજરાતી ભાષામાં અહેવાલની નકલ વિનંતી કર્યાવ્યું ત્યારે ત્યારની મુદતની કરશે.

Ahmedabad Municipal Corporation

Case No. : BLNTI/NZ/241121/CGDCRV/A5399/R0/M1 Zone: NORTH

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

Raja Chitthi Number : 05714/241121/A5399/R0/M1

Date : 24/01/2022

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

AUTHORITY