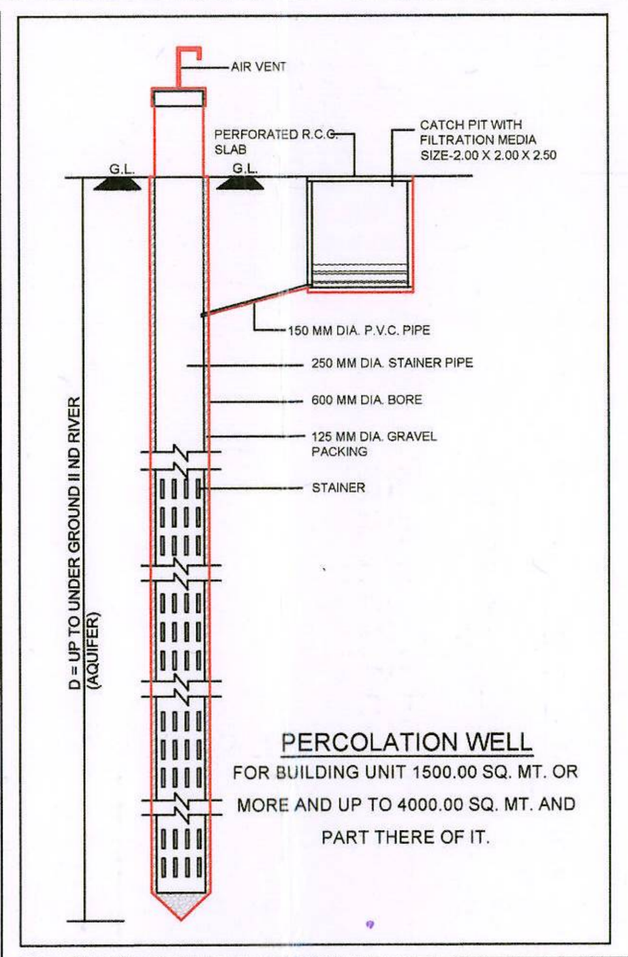
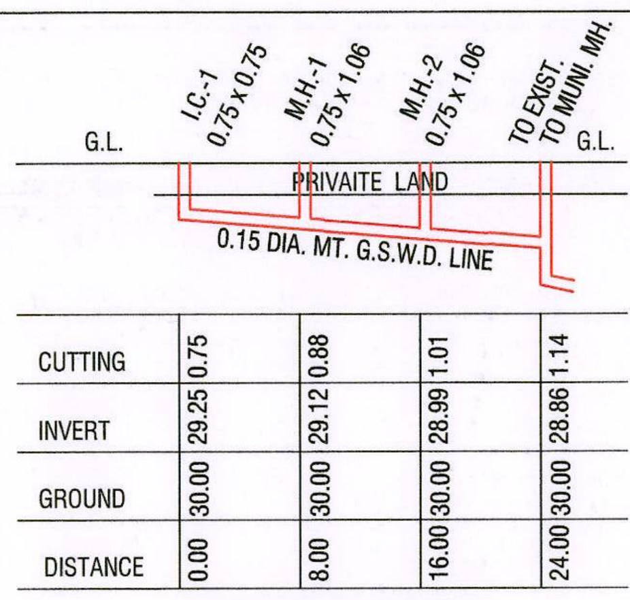
NOTES

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AND PLOT AREA AS SHOWN IN PLAN AREA 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 MAIN 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 AREA 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.13.1.11AND 13.1.13 OF C.G.D.C.R.-2017
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R- 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER PREVENTION AND FIRE SAFETY ACT-2013
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABILED PERSONS IS PROVIDED AS PER CLAUSE NO.13.6.2 OF 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 CLAUSE NO.13.7 OF THE CGDCR 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/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.13 OF CGDCR 2017.
- THE STRUCTURE 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. 17.24 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.30F C.G.D.C.R.-2017
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R.2017
- POLLUTION CONTROL SYSTEM PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R.-2017
- FIRE SAFETY SYSTEM 15 PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.-2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIF E 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 SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2013
- 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 EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TP SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017



PERCOLATION WELL

FOR BUILDING UNIT 1500.00 SQ. MT. OR MORE AND UP TO 4000.00 SQ. MT. AND PART THERE OF IT.



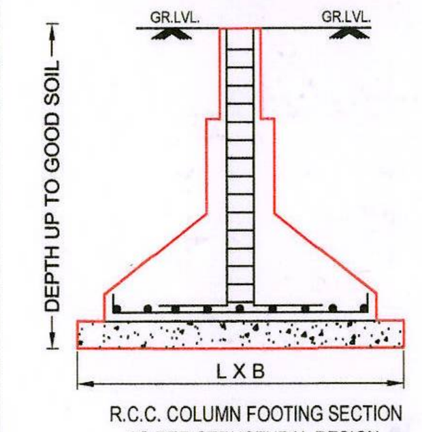
DRAINAGE SECTION

SCALE HORI :- 1CM = 5MT.

VERTI :- 1CM = 1MT.

KEY PLAN

SCALE:- 1CM. = 20.00 M.



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

COMMON PLOT AREA CALCULATION

COMMON PLOT
1/2(9.86+10.02) X 20.38 = 202.58
PERMI. B.A. ON GR. FL. @ 15 % OF COMMON PLOT AREA
202.58 X 0.15 = 30.39
ELE. SUB. STATION
PROP. B.A. ON GR. FL.
2.66 X 4.20 = 11.17

SANITARY PROVISION

TOTAL COMM. F.S.I. AREA = 203.45 SQ.MTS.
4.00 SQMTS = 1 USER
203.45 / 4 = 50.86 SAY 51 PERSON
< 20 USER = 1 W.C. & 1 URINAL
21 - 100 USER(1 PER. 25 USER) = 3 W.C. & 3 URINAL
101 - 500 USER(1 PER. 50 USER) = 0 W.C. & 0 URINAL
> 500 USER (1 PER. 100 USER) = 0 W.C. & 0 URINAL

	REQ.	PROVI.
W.C.	3 W.C.	PROVIDE ONE TOILET IN EACH OFFICE
URINAL	3 URINAL	PROVIDE ONE TOILET IN EACH OFFICE

COMMON SANITARY PROVISION REQ. 25 %
TOTAL SANITARY REQ. 50% GENTS. & 50% LADISE (25 %)
NET COMMON SANITARY REQ. GENTS= 1 W.C. & 1 URINAL
NET COMMON SANITARY REQ. LADISE= 1 W.C.
PROVI. SANITARY PROVISION = 2 W.C. & 1 URINAL& 1 P.H. TOILET

REQ. & PROVI. PARKING AREA TABLE

	REQ.			PROVI.					
				GR. LVL.		BASEMENT		TOTAL	
	COMM.	RESI.	TOTAL	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.
CAR PARKING	40.69	488.31	529.00	51.92	89.03	------	797.56	51.92	886.59
OTHER PARKING	24.41	390.65	415.06	30.44	------	------	437.07	30.44	437.07
VISITOR PARKING	16.28	97.66	113.94	18.00	106.49	------	------	18.00	106.49
TOTAL	81.38	976.62	1058.00	100.36	195.52	------	1234.63	100.36	1430.15

REQ. PARKING AREA TABLE

TOTAL USED F.S.I. AREA = 5086.54 SQ.MTS.
COMM. F.S.I. AREA = 203.45 SQ.MTS.
RESI. F.S.I. AREA = 4883.09 SQ.MTS.

COMM. REQ. PARKING AREA

REQ. PARKING AREA @ 40 %
203.45 x 0.40 = 81.38 SQ.MTS.
REQ. CAR PARKING AREA @ 50 %
81.38 x 0.50 = 40.69 SQ.MTS.
REQ. OTHER PARKING AREA @ 30 %
81.38 x 0.30 = 24.41 SQ.MTS.
REQ. VISITOR PARKING AREA @ 20 %
81.38 x 0.20 = 16.28 SQ.MTS.

RESI. REQ. PARKING AREA

REQ. PARKING AREA @ 20 %
4883.09 x 0.20 = 976.62 SQ.MTS.
REQ. CAR PARKING AREA @ 50 %
976.62 x 0.50 = 488.31 SQ.MTS.
REQ. OTHER PARKING AREA @ 40 %
976.62 x 0.40 = 390.65 SQ.MTS.
REQ. VISITOR PARKING AREA @ 10 %
976.62 x 0.10 = 97.66 SQ.MTS.

COMM. PROVI. PARKING AREA CAL

GROUND FLOOR
CAR PARKING
(1) 5.99 X 8.68 = 51.92
OTHER PARKING
(2) 6.58 X 1.50 = 9.87
(3) 5.22 X 3.94 = 20.57
TOTAL = 30.44
VISITOR PARKING
(4) 12.00 X 1.50 = 18.00

RESI. PROVI. PARKING AREA CAL.

GROUND FLOOR
CAR PARKING
(5) 11.40 X 7.81 = 89.03
VISITOR PARKING
(6) 9.10 X 4.72 = 42.95
(7) 7.18 X 8.85 = 63.54
TOTAL = 106.49

RESI. PROVI. PARKING AREA CAL.

BASEMENT
CAR PARKING (MECHANICAL)
(1) 9.80 X 5.50 X 1.5 = 80.85
(2) 6.54 X 5.00 X 1.5 = 49.05
(3) 14.36 X 18.62 X 1.5 = 401.07
(4) 10.91 X 16.29 X 1.5 = 266.59
TOTAL = 797.56
OTHER PARKING
(5) 6.46 X 4.84 = 31.27
(6) 10.78 X 6.57 = 70.82
(7) 9.80 X 9.32 = 91.34
(8) 5.54 X 21.03 = 116.51
(9) 4.52 X 2.39 = 10.80
(10) 8.03 X 9.91 = 79.58
(11) 7.77 X 4.73 = 36.75
TOTAL = 437.07

LIFT CALCULATION

FLOOR	BLOCK
3RD TO 14TH FLOOR	46
1 LIFT REQD. / 30 NO. (6 PERSON)	2
REQ. LIFT AS PER HEIGHT OF THE BUILDING	2
LIFT PROVIDED	2 (6 PER.)

BUILT UP AREA CALCULATION

BASEMENT	SQ.MTS.
28.06 X 52.94	= 1485.50
LESS AREA	
(1) 1/2(2.72+2.76) X 5.78 =	15.84
(2) 1/2(2.74+2.99) X 35.98 =	103.08
(3) 1/2 X 0.12 X 16.95 =	1.02
(4) 1/2 X 15.67 X 0.14 =	1.10
(5) 1/2(2.81+2.91) X 12.74 =	36.44
(6) 1/2 X 0.54 X 50.04 =	13.51
TOTAL =	170.99

NET B.A. ON BASEMENT
1485.50 - 170.99 = 1314.51

P.H. CAR PARKING TABLE

REQ. 25 CAR NOS / 2 CAR NOS
34 CAR REQ.= 3 NOS CAR P.H. CAR PARKING
PROVIDED 3 NOS CAR P.H. CAR PARKING

AREA TABLE SQ.MTS.

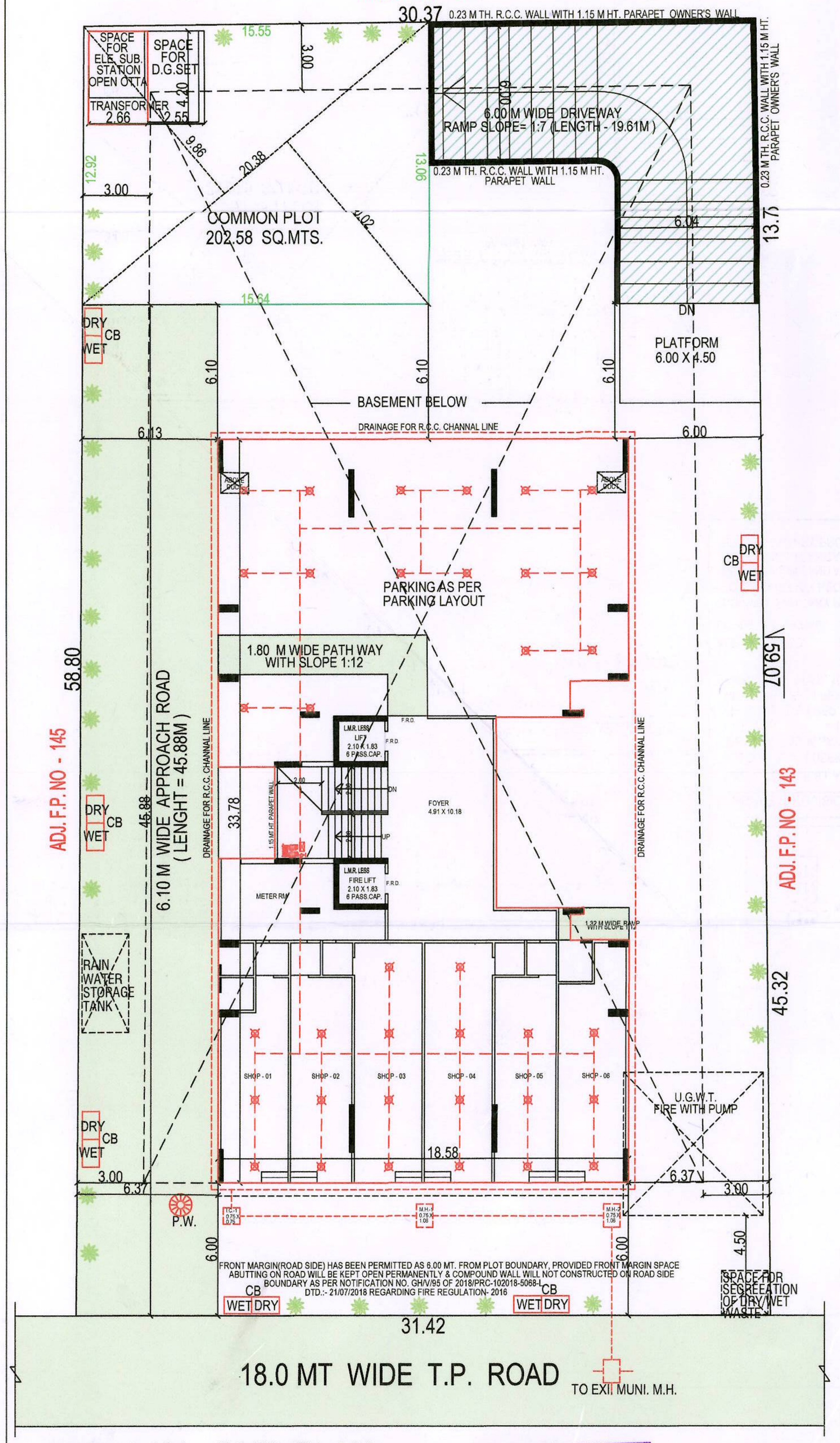
FLOOR	USE	UNIT		FLOOR AREA			F.S.I. AREA			B.A. AREA
		SHOP	RESI	SHOP	RESI	TOTAL	SHOP	RESI	TOTAL	TOTAL
BASEMENT	PARKING	--	--	----	----	----	----	----	----	1314.51
GR. FLOOR	SHOP/SOCI. COMM.AME.	06	--	203.45	----	203.45	203.45	----	203.45	557.05
1ST FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
2ND FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
3RD FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
4TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
5TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
6TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
7TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
8TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
9TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
10TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
11TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
12TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
13TH FLOOR	RESI.	--	04	----	361.69	361.69	----	361.69	361.69	465.91
14TH FLOOR	RESI.	--	02	----	181.12	181.12	----	181.12	181.12	272.73
STAIR CABIN	----	--	--	----	----	----	----	----	----	60.45
L.M.R. & O.H.W.T.	----	--	--	----	----	----	----	----	----	23.60
ELE. SUB. STATION	----	--	--	----	----	----	----	----	----	11.17
TOTAL	RESI.	06	54	203.45	4883.09	5086.54	203.45	4883.09	5086.54	8296.34

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 90 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.
	203.45	4883.09	5086.54	6	0	0.00	0.00	0	0.00	0.00	54	4857.44	99.47	25.65	0.50	203.45	4.00
TOTAL	203.45	4883.09	5086.54	6	0	0.00	0.00	0	0.00	0.00	54	4857.44	95.50	25.65	0.50	203.45	4.00

1	PLOT AREA	1821.00
2	PERMISSIBLE FSI	2185.20
3	PERMISSIBLE CHARGEBLE FSI	2731.50
4	MAX. PERMISSIBLE F.S.I. (2+3)	4916.70
5	TOTAL UTILISED F.S.I	5086.54
6	UTILISED CHARGEBLE F.S.I. (5-2)	2901.34
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	508.65

GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	6	203.45	4.00	116.05
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	54	4857.44	95.50	2770.66
E	With. Aff. F.S.I. (40% slab)	0	25.65	0.50	14.63
	Grand Total	60	5086.54	100.00	2901.34



LAY - OUT PLAN

SCALE:- 1CM. = 2.00 M.

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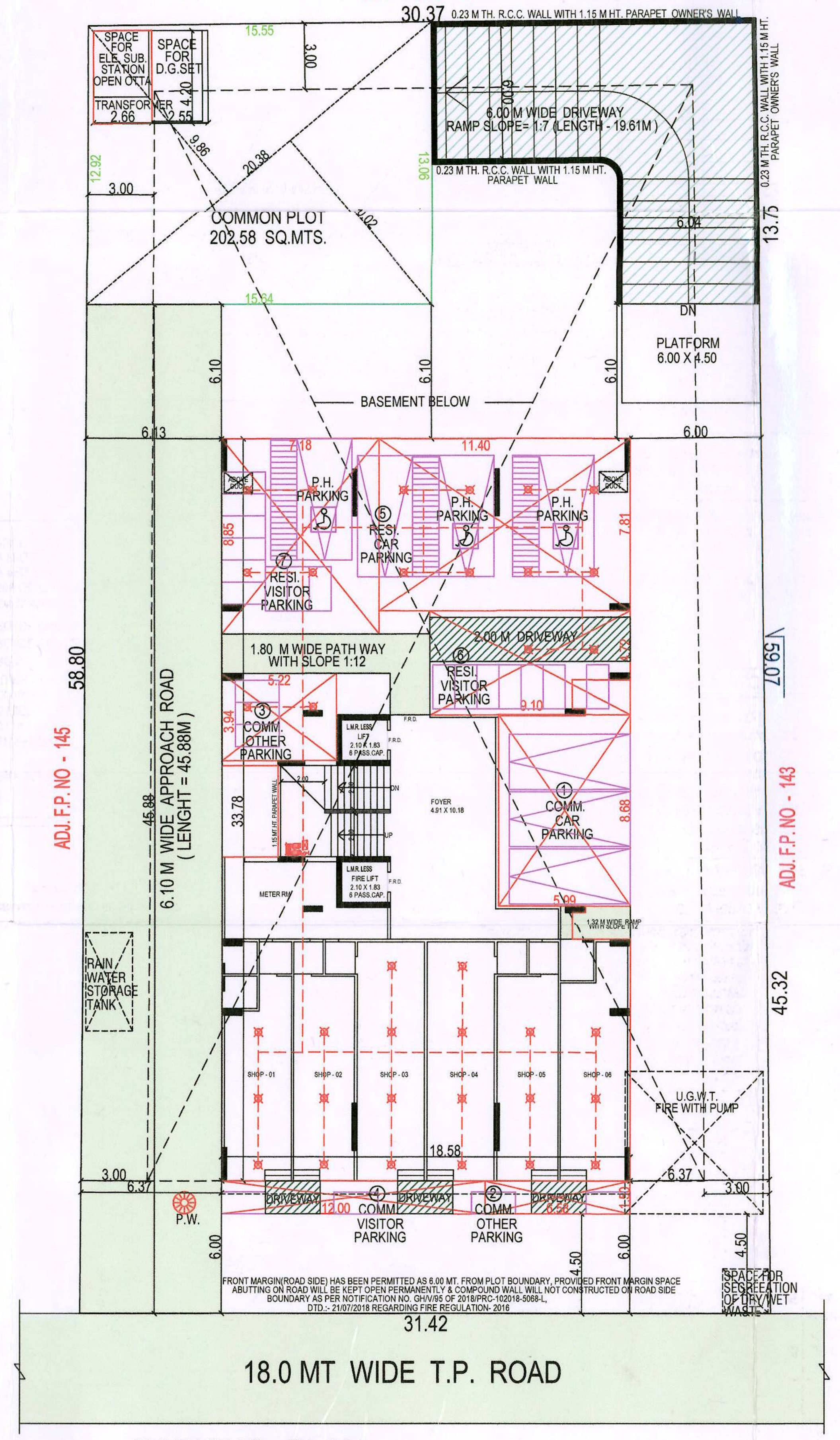
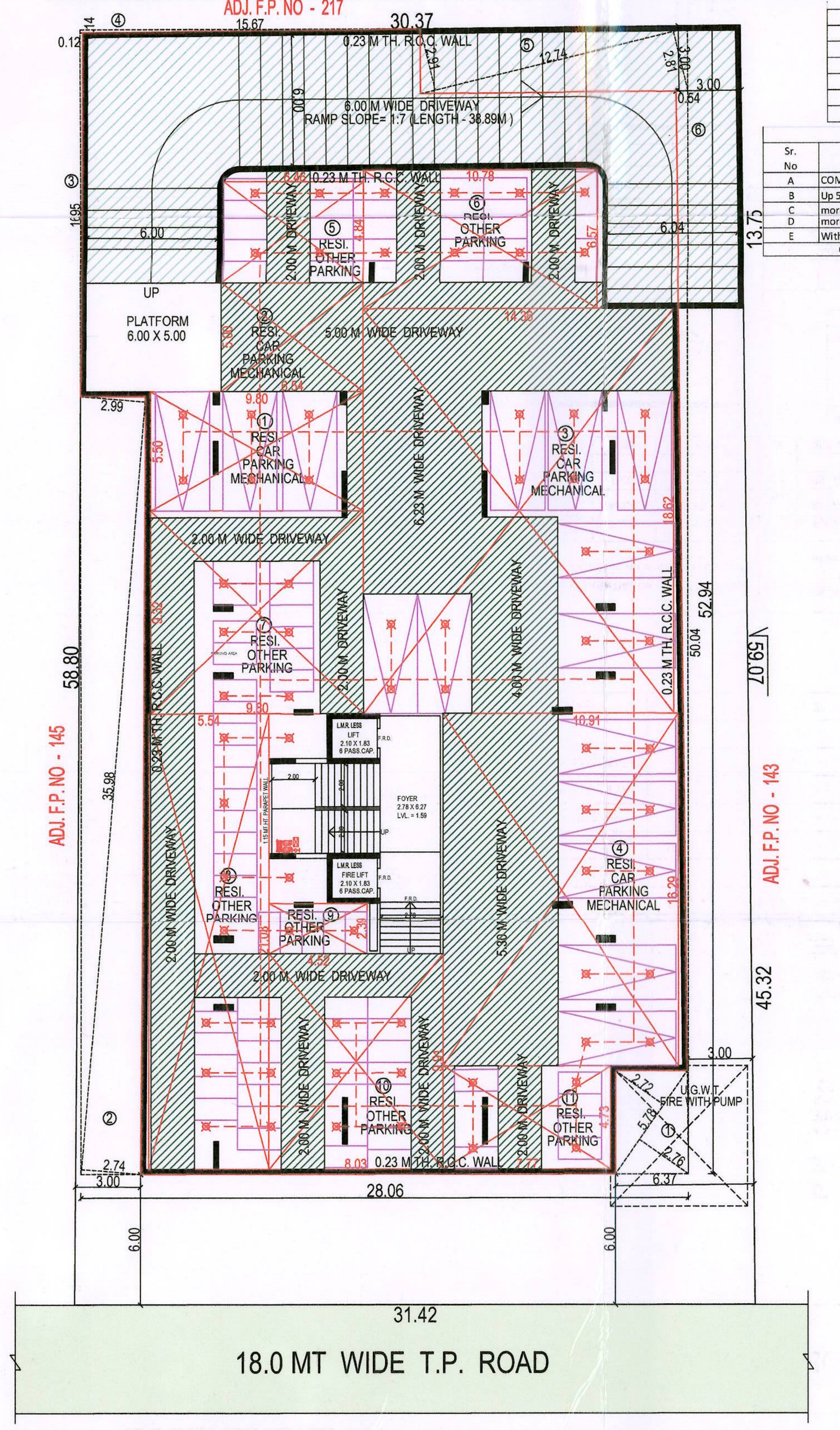


PARKING PLAN

SCALE:- 1CM. = 2.00 M.

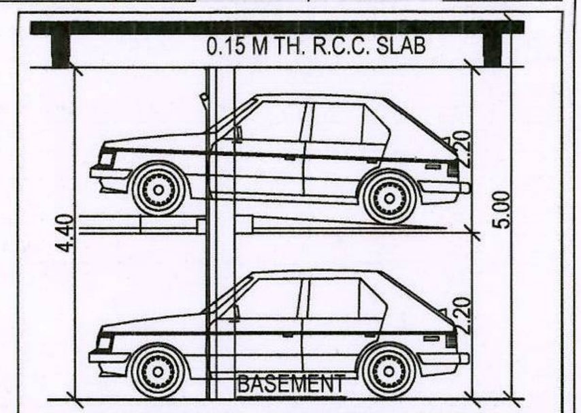


BASEMENT PLAN

SCALE:- 1CM. = 2.00 M.

(1) HYDRANT SYSTEM :-
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT 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 FITTINGS AT EACH FLOOR LEVEL.
EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA . HOSE . 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT-OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR 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 PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS OF HYDRANT VALVES SHOULD BE INSTALLED AT THE TERRACE LEVEL.
OVERHEAD TANK REFILLING BYPASS CONNECTION SHOULD BE DONE AT THE TERRACE LEVEL.
THE OVERHEAD TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.
(2) FIRE LIFT :-
THE FIRE-LIFT AND ALL LIFTS SHOULD HAVE A PROVISION TO GROUND TO 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 A 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 IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.
(3) FIRE ALARM :-
FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING .
(4) FIRE EXTINGUISHERS :-
ONE CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. AND ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO INSTALLED ON EACH FLOOR IN CASE OF COMMERCIAL BUILDING . ONE CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. OR TWO CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK TYPE EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS.
IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHERS INSTALLED.
(5) STAIRCASE :-
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE 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 OR ABOVE.
(6) BASEMENT :-
THE BASEMENT OF 200 SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE .
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM.BORE HOSE- REEL HOSES WITH 8MM . BORE NOZZLES AT EACH BASEMENT LEVEL.
(7) LIGHTENING ARRESTER :-
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.
(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :-
IF THE BUILDING FALLS IN A CONFINED AREA OR IF IT HAS AN ENCLOSED STAIRCASE OR IS NOT WELL LIT-UP ON THE INSIDE, THEN ADEQUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWY / DEAD-END AND ALONG ALL EXIT ROUTES LANDING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST-AID AND OTHER SAFETY EQUIPEMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY / DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.
(9) ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE - SAFETY SYSTEM
ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICAL SUPPLY. (I.E. FROM ELECTRICAL POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAILABILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF THE TIME OF FIRE.
(10) IMPORTANT INSTRUCTIONS :
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPEMENT (I.E. PASSIVE SYSTEM / SPRIKLER / DRENCHER ETC.) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING. POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO BE IMPLEMENTED / INSTALLED.

(11) LENGED
1 FIRE HYDRANT SYSTEM PIPE MAIN
2 SINGEL HEADED HYDRANT VALVE
3 SLUICE VALVE
4 TWOWAY SIAMES CONNECTION
5 RISE OR DROP
6 NON RETURN VALVE
7 REDUCER
8 FIRE HOUSE BOX
9 HOSE REEL HOSE
10 D.C.P. &CO.2
11 HYDRAUNT VALVE



PART SECTION FOR MECH. PARKING

BASEMENT VENTILATION NOTE :-
ANY DEFICIENCY OF VENTILATION IN BASEMENT SHALL BE COMPENSATED BY USE OF MECHANICAL SYSTEM SUCH AS BLOWERS EXHAUST FAN ETC. ACCONDING TO NBC.

FIRE OPINION NO :-
NOTE:-
(1) THE STAIRCASE AND LIFT SHAFTS IN BASEMENT SHALL HAVE TO BE PROTECTED BY 2 HRS FIRE RESISTAND CONSTRUCTION INCLUDING THE DOORS.
(2) A MOTORABLE ROAD WITH 40 TON LOAD BEARING CAPACITY AROUND THE BUILDING.
(3) ALL BASEMENTS, PARKING, H.P. & SHOPS AT ALL LEVEL SHALL BE FULLY SPRINKLERED
(4) ALL BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.

DETAIL OF SLUM RE-DEVELOPMENT PLOT	RIGHTS OF T.D.R F.S.I. (SQ. MTS.) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	RECIPIENT PLOT WHERE PROPOSED T.D.R TO BE USED	JANTRY RATE of RECIPIENT PLOT (RS. PER Sq.mt.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS (PER JANTRY)	REMARK
T.P.:- 21 (AMBAVADI) F.P. - 489 (GANESHNAGAR, BHUDARPURA) SUM POLICY-2013	Rs. 26,25,000 / -	T.P.:- 43 (SOLA) F.P. NO:- 144 R.S. NO:- 325	15,000 / -	26,25,000 / - / 15,000 / - = 175.00 SQ. MT. (MAXIMUM)	B.U. PERMISSION TAKEN

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

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

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO:GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 29/03/2022.

(7)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.

(8)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.04/03/2022

(9)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.

(10)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.04/03/2022 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.

(11)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-04/03/2022

(12)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 24/11/2021, REF.NO.TPS NO.43/A(SOLA)CASE NO.154/2640, SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CPD/A.M.C/GENERAL/OP-492, ON DT.:-13/12/2021

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER. (NWZ) REF NO.4799, DT.27/12/2021.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., NWZ) ON DT.29/01/2022.

(16)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.03/03/2022 (OPN181203032022) AND FIRE NOC. FIRE PROTECTION CONSULTANT WILL BE APOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.04/03/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(17)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.13/01/2022, REF NOC ID NO.AHME/WEST/B/010722/647283 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(18)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:31/08/2021, ORDER NO.:-1863/07/17/058/2021 GIVEN BY DISTRICT COLLECTOR (AHMEDABAD) , IT IS SUBMITTED BY OWNER-APPLICANTS.

(19)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.04/03/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(21)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.

(22)(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 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 ALSO ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(23)The building and other construction workers (Regulation of Employment and Terms of Service) According to 1996 Act, 30 days before commencement of construction work every owner to fill notice in accordance with the prescribed Form-4 and within 60 days after commencement of construction the Registration of the site under the Act should be done in the Industrial Safety and health office.

(24)THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U.PERMISSION AND MAINTAIN FUNCTIONAL PERMENTALLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-04/03/2022

(25)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO:-37/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 31/03/2022

(26)ફાયર ખાતાના રજુ કરેલ પ્લાન અંગે અરજદારશ્રી એ રજુ કરેલ તા.૦૪/૦૩/૨૦૨૨ ની નોટરાઈઝ્ડ બાંહેધરીને આધીન. (27)રેસીડેન્શીયલ યુનિટ્સ અલગ-અલગ કેટેગરીના યુનીટને સીંગલ યુનીટમાં કે યુનીટની સાઇઝમાં ફેરફાર કરી શકાશે નહીં તેમ છતાં ફેરફાર કરવામાં આવશે તો સી.જી.ડી.સી.આર.-૨૦૧૭ ની જોગવાઈ મુજબ "PUNISHMENT/ACTION" લેવામાં આવશે તેવી તે મુજબની તા.૦૪/૦૩/૨૦૨૨ થી રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન. (28)સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING, ની જોગવાઈ કરવા સહિતની પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે આપેલ તા.૦૪/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન. (29)પુનઃબંધારણ સંદર્ભે કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના ૭/૧૨ માં બીજા હકમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા.૦૪/૦૩/૨૦૨૨ ના રોજ આપેલ બાંહેધરીને આધિન (30)રહેણાંક ઝોન-૨(R2) માં ૪૫.૦૦ મી. ઉંચાઈની મર્યાદામાં રેસીડેન્શીયલ એફોર્ડેબલ હાઉસિંગ પ્રોજેક્ટ અંતર્ગત રેસીડેન્શીયલ, કોમર્શીયલ પ્રકારના બાંધકામના ટી.પી. સ્કીમ નં-૨૧(આંબાવાડી), ફા.પ્લોટ નં- ૪૮૯, ગણેશનગર, ભુદરપુરા Slum Policy-2013 અંતર્ગત વધારાની રૂ.૨૬,૨૫,૦૦૦/-(અંકે રૂપિયા છવ્વીસ લાખ પચ્ચીસ હજાર પુરા) ના TDR RIGHTS અંતર્ગત ૧૭૫.૦૦ચો.મી.(૦.૦૬૬૧) T.D.R. F.S.I. ને Recipient Plot ની જંત્રી વેલ્યુના Proportionate ધોરણે આપવા મે.મ્યુનિ.કમિશનરશ્રી ની તા.૨૮.૦૩.૨૦૨૨ ની મળેલ મંજુરીને આધિન (31) "સદર જમીન તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ લીટીગેશન નથી." મુજબની અરજદાર/ડેવલપર દ્વારા તા.૦૪/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન. (32)સી.જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ ... મુજબ સદરહુ બિલ્ડીંગનું મેઈન્ટેનન્સ એન્ડ અપગ્રેડેશન કરવાનું રહેશે તથા આ અંગે અરજદાર તા.૦૪/૦૩/૨૦૨૨ ... બાંહેધરીને આધીન (33)નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી ... દ્વારા વખતોવખત ... ગાઈડલાઈનકી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક પરચ/૧૦૨૦૧૭/૬૩૨૫/ પી તા-૧૬-૧૧-૧૭ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ મુકવાનું રહેશે.

Final Plot boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. ના નાણા ના હપ્તા ચુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

LAY - OUT PLAN [1/5]

RESIDENTIAL AFFORDABLE HOUSING PROJECT.

PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : - 144 (SUR. NO - 325 O.P. NO - 144) D.T.P.S. NO - 43/A (SOLA) MOJE - SOLA TAL.: GHATLODIYA, DIST: AHMEDABAD.

SCALE : 1CM = 2.0M.

ZONE :- RESIDENTIAL - II (R2)

USE OF CONSTRUCTION :- RESIDENTIAL + COMMERCIAL

AREA TABLE :- SQ.MTS.

PLOT AREA OF F.P. NO -	1821.00
REQ. COMMON PLOT @ 10 % (MINI. 200.00 SQ.MTS.)	200.00
PROV. COMMON PLOT	202.58
PERMI. F.S.I. AREA @ 1:1.20 (1821.00 X 1.20)	2185.20
PERMI. CHARG. F.S.I. AREA @ 1.5 (1821.00 X 1.5)	2731.50
TOTAL PERMI.+ CHARGEABLE (1821.00 X 2.70)	4916.70
TOTAL PROP. F.S.I. AREA	5086.54
USED CHARGEABLE F.S.I. (5086.54 - 2185.20 - 169.84)	2731.50
T.D.R. F.S.I. AREA (5086.54 - 4916.70)	169.84

TREE PLANTATION CAL. :
PLOT AREA = 1821.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
1821.00 / 200.00 x 5 = 45.53 NOS.
SAY 54 NOS.
PROVIDE 54 NOS. TREE.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
1821.00 / 4000.00 = 0.46 NOS. SAY 1 NOS
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

CONTAINER BIN AREA CALC. (COMM.)
FLOOR AREA = 203.45 X 20 / 100 = 40.69 LIT. REQ.
PROVI. 1 NOS BIN OF 80 LIT CAP.

CONTAINER BIN AREA CALC. (RESI.)
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 54 x 10 LIT. = 540 LIT.
540 / 80 = 6.75 SAY 7 NOS. CONT.
REQU. 7 NOS BIN OF 80 LIT CAP.
PROVI. 7 NOS BIN OF 80 LIT CAP.

COLOUR NOTE:-
- PLOT BOUNDARY
- ROAD
- PROPOSED WORK
- PROPOSED DRAINAGE
- PERCOLATING WELL
- TREE
- COMMUNITY BIN
- PROVI. PARKING

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

HARSHIV A. PATEL
AMC LIC NO.: 001CW16122510169
3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061.
C.O.W.

HARSHIV A. PATEL
AMC LIC NO.: 001SR06112510405
3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061.
S.O.R.

HARSHIV A. PATEL
AMC LIC NO.: 001ERH17122510150
3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061.
ENGINEER

VIJAY A. MEHTA
STRUCTURAL DESIGNER (GRADE-I)
AMC LIC No. 001SE19032700119
27/135, HAPPY HOME APARTMENT, SHASTRINAGAR,-NARANPURA, AHMEDABAD-380013.
STRUCTURAL ENGINEER

પટેલ કનુભાઈ કચરાભાઈ
પટેલ કૈલાશબેન કનુભાઈ
પટેલ સ્નેહલબેન કનુભાઈ
ઉપરોક્ત તમામના કુ.મુ.તરીકે
પટેલ ભાવિન કનુભાઈ
OWNER

S. R. CORPORATION
Alpesh Govindbhai Patel
4, S S Park, Nr. Dhanjibhai Kuva
CHANDLODIYA A'BAD-382481
001DV040... 0645
DEVELOPER

આ કેસમાં સ્ટ્રક્ચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજુ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી" તથા રીપોર્ટને અધીન તમામ સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજુ કરવામાં થતા સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ 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. : BHNTI/NWZ/190322/CGDCRV/A5864/R0/M1 Zone: NORTH WEST

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

Raja Chitthi Number : 06214/190322/A5864/R0/M1

Date : 31/03/2022

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

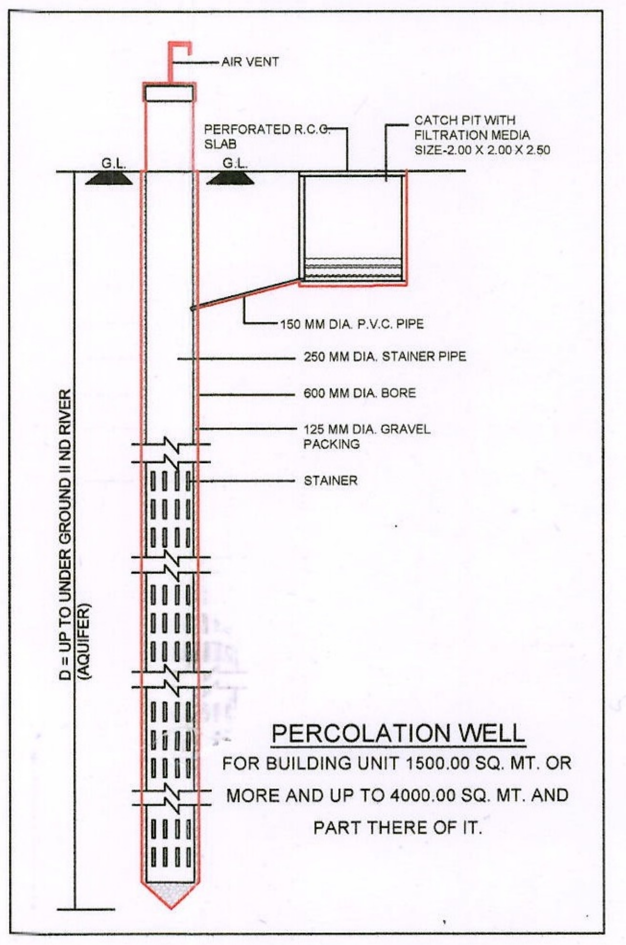
AUTHORITY

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

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

1. **Roof Top Solar Energy Installations and Generation**: Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
2. **Rain Water Harvesting System**: Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
3. **Rain Water Storage tank**: Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
4. **Tree Plantation**: Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. **Solid Waste Management**: Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.

Note : The position and location should be variable as per site situation.



PERCOLATION WELL

FOR BUILDING UNIT 1500.00 SQ. MT. OR MORE AND UP TO 4000.00 SQ. MT. AND PART THERE OF IT.

ENV. MANAGEMENT PLAN [2/5]

RESIDENTIAL AFFORDABLE HOUSING PROJECT.

PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : - 144 (SUR. NO - 325 O.P. NO - 144) D.T.P.S. NO - 43/A (SOLA) MOJE - SOLA TAL.: GHATLODIYA, DIST: AHMEDABAD.

SCALE : 1CM = 2.0M.

ZONE :- RESIDENTIAL - II (R2)

USE OF CONSTRUCTION :- RESIDENTIAL + COMMERCIAL

AREA TABLE :- SQ.MTS.

TREE PLANTATION CAL. :
PLOT AREA = 1821.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
1821.00 / 200.00 x 5 = 45.53 NOS.
SAY 54 NOS.
PROVIDE 54 NOS. TREE.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
1821.00 / 4000.00 = 0.46 NOS. SAY 1 NOS
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

CONTAINER BIN AREA CALC. (COMM.)
FLOOR AREA = 203.45 X 20 / 100 = 40.69 LIT. REQ.
PROVI. 1 NOS BIN OF 80 LIT CAP.

CONTAINER BIN AREA CALC. (RESI.)
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 54 x 10 LIT. = 540 LIT.
540 / 80 = 6.75 SAY 7 NOS. CONT.
REQU. 7 NOS BIN OF 80 LIT CAP.
PROVI. 7 NOS BIN OF 80 LIT CAP.

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

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

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO:GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.:-29/03/2022.

(7)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.

(8)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.04/03/2022

(9)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.

(10)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.04/03/2022 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.

(11)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-04/03/2022

(12)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECI FIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 24/11/2021, REF.NO.TPS NO.43/A(SOLA)/CASE NO.154/2640, SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CPD/A.M.C/GENERAL/OP-492, ON DT.:-13/12/2021

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER.(NWZ) REF NO.4799, DT.27/12/2021.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., NWZ) ON DT.29/01/2022.

(16)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.03/03/2022 (OPN181203032022) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE APOINTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.04/03/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(17)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.13/01/2022, REF.NOC ID NO.AHME/WEST/B/010722/647283 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(18)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:31/08/2021, ORDER NO.:-1833/07/17/058/2021 GIVEN BY DISTRICT COLLECTOR (AHMEDABAD) , IT IS SUBMITTED BY OWNER-APPLICANTS.

(19)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.04/03/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(21)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.

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

(23)The building and other construction workers (Regulation of Employment and Terms of Service) According to 1996 Act, 30 days before commencement of construction work every owner to fill notice in accordance with the prescribed Form-4 and within 60 days after commencement of construction the Registration of the site under the Act should be done in the Industrial Safety and health office.

(24)THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U.PERMISSION AND MAINTAIN FUNCTIONAL PERMENTALLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-04/03/2022

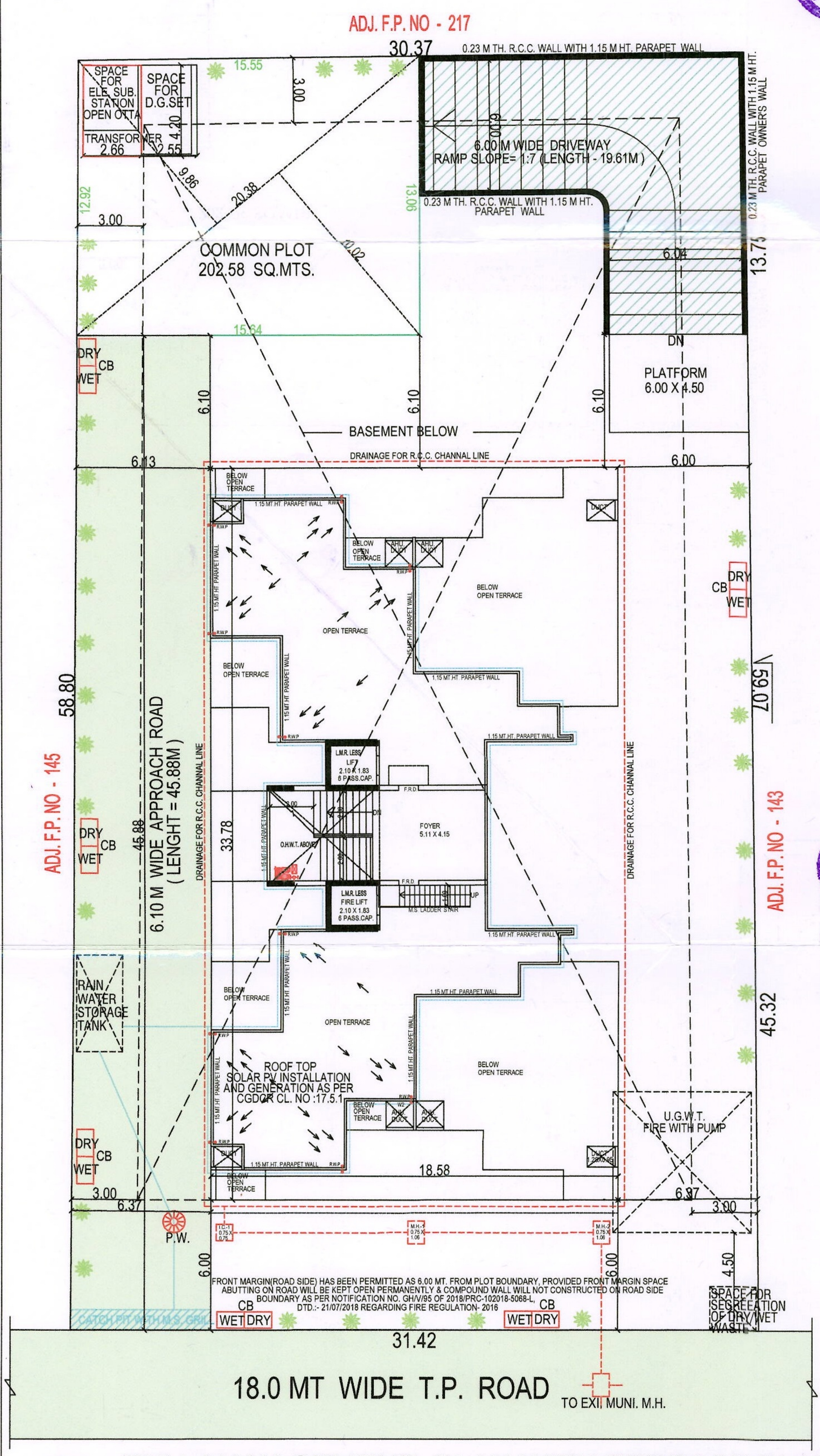
(25)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO:-37/2013-14,DATE:- 27/12/2013 AND OWNER/APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 31/03/2022

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

Final Plot boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

COLOUR NOTE:-

- PLOT BOUNDARY
- ROAD
- PROPOSED WORK
- PROPOSED DRAINAGE
- PERCOLATING WELL
- TREE
- COMMUNITY BIN
- PROVI. PARKING



SCRUTINIZED COPY
No. Dt. 30.03.22
TDO, BPSP, AMC

ENV. MANAGEMENT PLAN WITH TERRACE PLAN

SCALE:- 1CM. = 2.00 M.

C.O.W.
HARSHIV A. PATEL
AMC LIC NO.: 001CW16122510169
3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061.

S.O.R.
HARSHIV A. PATEL
AMC LIC NO.: 001SR06112510405
3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061.

ENGINEER
HARSHIV A. PATEL
AMC LIC NO.: 001ERH17122510158
3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061.

STRUCTURAL ENGINEER
VIJAY A. MEHTA
STRUCTURAL DESIGNER (GRADE-I)
AMC LIC No. 001SE190327 00119
27/135, HAPPY HOME APARTMENT, SHASTRINAGAR,-NARANPURA, AHMEDABAD-380013

OWNER

DEVELOPER
S. R. CORPORATION
Alpesh Govindbhai Patel
4, S S Park, Nr. Dhanjibhai Kuvo, CHANDLODIYA, A'BAD-382481
001DV04012710645

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) :-
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Ahmedabad Municipal Corporation
Case No. : BHNT/NWZ/190322/CGDCRV/A5864/R0/M1 Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 06214/190322/A5864/R0/M1
Date : 31/03/2022

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

AUTHORITY -