(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)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.

(7)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.

(8)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, AND 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.

(9)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTISEMENT 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.

(10) (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. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(11)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-10/06/2022.

(12)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION 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.- 25/03/2022.

(13)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.08/06/2022 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV. INSP. (SZ) A.M.C. DT. 04/03/2021

(15)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/OP-516, ON DT.-25/01/2021.

(16)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:-11/04/2022, REF.NOC ID NO.:- AHME/WEST/B/040622/664575 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.24/03/2022 (NO.:- OPN244324032022) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE. AND BINDING TO OWNER/ APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-25/03/2022 AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT.06/04/2022 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT.

(18)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ORDER NO.:- N.A./UNIT-1/VATVA/CASE NO./8/09-10 ON DT.30/10/2010 (R.S.NO.918,1557/2) GIVEN BY DEPUTY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., S.Z.) ON DT.:- 03/02/2015.

(20)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLARK OF WORKS/ SUPERVISOR OF WORKS SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT. 25/03/2022

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

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૦૨૦૧૦/૬૩૮૫/પી તા.-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તફસીલ વિગતો દર્શાવતું બોર્ડ કાયમી મુકવાની શરતે.

(22)સુકો/ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગ ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ/ સુપરવાઇઝર ઓફ વર્કસ શ્રી દ્વારા તા.૨૫/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન.

(23)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવુતિ શરૂ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ-4 મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.

(24)અરજદારે પ્લોટની માલિકી, ક્ષેત્રફળ, લોકેશન તેમજ પઝેશન તથા અન્ય કોઈ બાબત અંગે કોર્ટ મેટર/કોર્ટ લીટીગેશન ચાલતી ન હોવા અંગેની તા. ૨૫/૦૩/૨૦૨૨ની આપેલ નોટરાઈઝ બાંહેધરીને આધિન

(25)સી.જી.ડી.સી.આર.- ૨૦૧૭ ક્લોઝ નં.- ૧૯ ની જોગવાઇ મુજબ બિલ્ડીંગનું મેઇન્ટેનેન્સ અને અપગ્રેડેશન અનુસંધાને બાંધકામનું વખતો-વખત મેઇન્ટેનન્સ કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપર્સ તા.૨૫/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધિન.

(26)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.

(27)અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો.અ.મ્યુ.કોર્પો.દ્વારા સી.જી.ડી.સી.આર-૨૦૧૭ની જોગવાઈ મુજબ "PUNISHMENT/ACTION"લેવામાં આવશે તથા તે મુજબ વર્તવા અંગે અરજદારશ્રીએ રજુ કરેલ તા.૨૫/૦૩/૨૦૨૨ની નોટરાઈઝ બાહેંધરીને આધિન.

(28)અગાઉ મંજુર થયેલ સબ ડીવીઝન કેસનં.LTS/SZ/151118/CGDCRV/A0692/M1,તા.૨૧/૦૧/૨૦૧૯ તથા ઇ-નગર પોર્ટલ પર અરજી નં.001BDP21220928,ODPS અરજી નં.ODPS/2021/060496, તા.૨૯/૦૯/૨૦૨૧,ડેવલપમેન્ટ પરમીશન નં.001LD21220155 તા.૦૮/૧૦/૨૦૨૧ ને આધિન તથા તેમાં દર્શાવેલ શરતો મુજબ વર્તવાની શરતે.

(29)બુલેટ ટ્રેન એન.ઓ.સી.અંગે અરજદારે રજુ કરેલ DY.CPM/CIVIL-II NHSRCL, ADI ના પત્ર ક્રમાંક:NHSRCL (ADI/MA/CE02/NOC-TP/122.1/6630 તા.૧૦/૦૬/૨૦૨૧ ને આધિન તથા તેમુજબ વર્તવા અંગે અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરી તા.૨૭/૦૪/૨૦૨૨ને આધિન

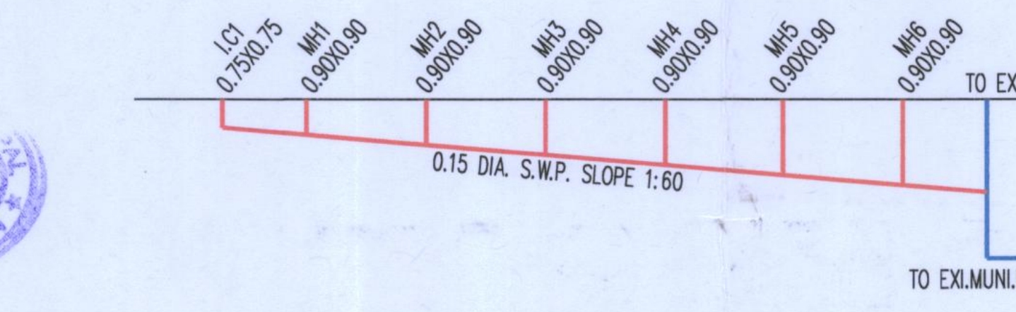
(30)પ્લોટમાં પસાર થતી સ્ટ્રોમવોટર લાઈન તથા ડ્રેનેજ લાઈન અંગે ઈજનેર ખાતા દ્વારા રેલ્વે લાઈનને સમાંતર આવેલા મેઈન રોડ પર શીફ્ટ કરવામાં આવેલ છે જે મુજબનો આસી.ટી.ડી.ઓ.(દક્ષિણ ઝોન) ના રેફ.નં.૯૦૫૧ તા.૧૭/૦૬/૨૦૨૧ થી આપેલ અભિપ્રાયને આધિન.

BLOCK	CONSUME F.S.I.			NO. OF COMM. 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.	
	OTHER	RESI.	TOTAL		NO. OF UNIT	F.S.I. AREA	% USED F.S.I.	NO. OF UNIT	F.S.I. AREA	% USED F.S.I.	NO. OF UNIT	F.S.I. AREA	% USED F.S.I.	F.S.I. AREA	% USED F.S.I.
A+B	131.67	5488.07	5619.74	--	---	---	---	84	5488.07	97.66 %	---	---	---	131.67	2.34 %

1.	PLOT AREA	2127.07
2.	PERMISSIBLE F.S.I.	3828.73
3.	PERMISSIBLE CHARGEBLE F.S.I.	1914.36
4.	MAX. PERMISSIBLE F.S.I.	5743.09
5.	TOTAL UTILISED F.S.I.	5619.74
6.	UTILIZED CHARGEABLE F.S.I.	1791.01
7.	MAX. PERMISSIBLE F.S.I. COMMERCIAL	561.97

GRAND TOTAL DETAIL

SR. NO.	Dwelling Unite Type	NO. OF Unit	USED F.S.I.	% USED F.S.I.	CHARGEABLE F.S.I.
A.	COMMERCIAL UNIT	---	---	---	---
B.	Up 50 sq.mt	---	---	---	---
C.	more then 50 and up to 66	84	5488.07	97.66 %	1749.10
D.	more then 66 and up to 90	---	---	---	---
E.	with aff. f.s.i. (40% slab)	---	131.67	2.34 %	41.91
	GRAND TOTAL	84	5619.74	100%	1791.01

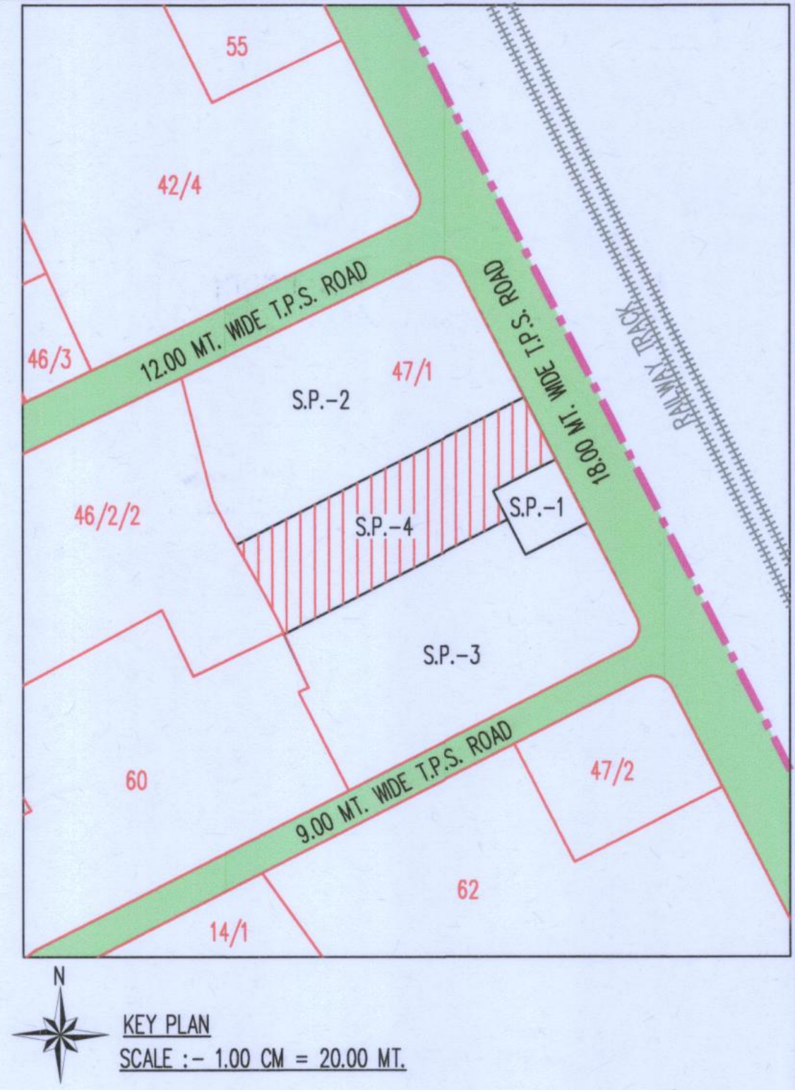


GROUND LVL	30.00		30.00		30.00		30.00		30.00		30.00		30.00
DISTENCE	00.00	11.21	11.21	15.83	27.04	15.83	42.87	15.83	58.70	15.83	74.53	15.83	90.36
INVERT LVL	0.75		0.94		1.20		1.46		1.73		1.99		2.27
CUTTING LVL	0.00		0.19		0.45		0.71		0.98		1.24		1.52

DRAINAGE SECTION

SCALE:- VERTICAL :- 1 CM = 1.00 MT

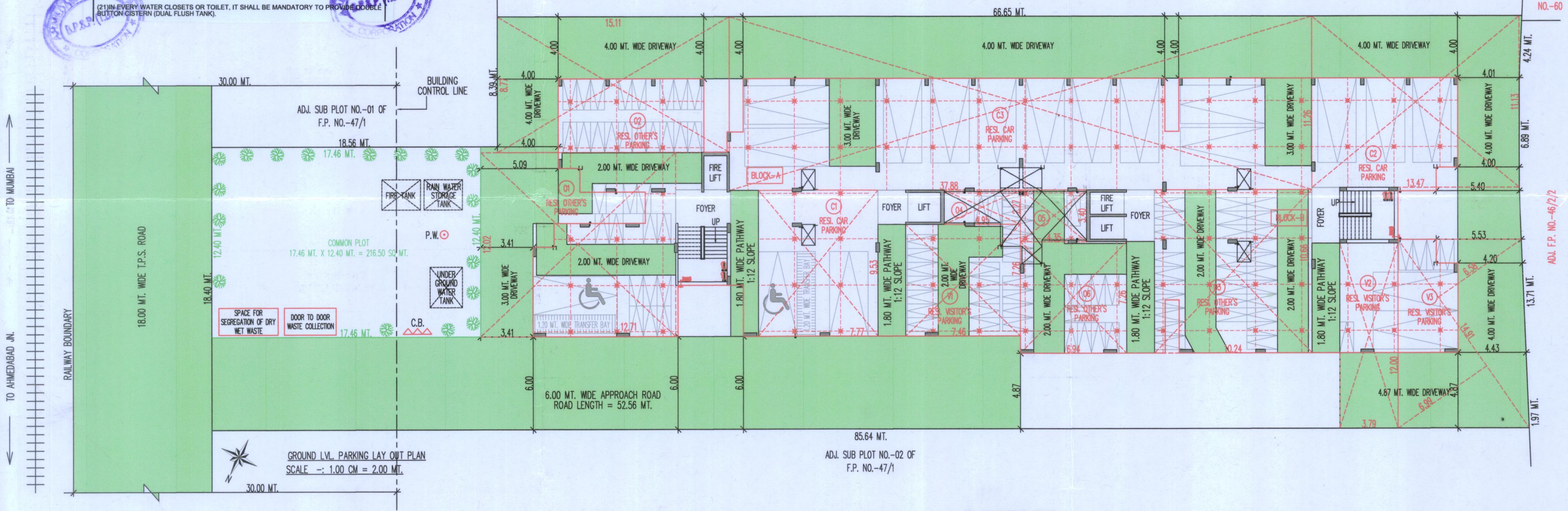
HORIZOTAL :- 1 CM = 5.00 MT



55
42/4
46/3
12.00 MT. WIDE T.P.S. ROAD
47/1
S.P.-2
46/2/2
S.P.-4
S.P.-1
18.00 MT. WIDE T.P.S. ROAD
RAILWAY TRACK
S.P.-3
60
9.00 MT. WIDE T.P.S. ROAD
47/2
62
14/1
N

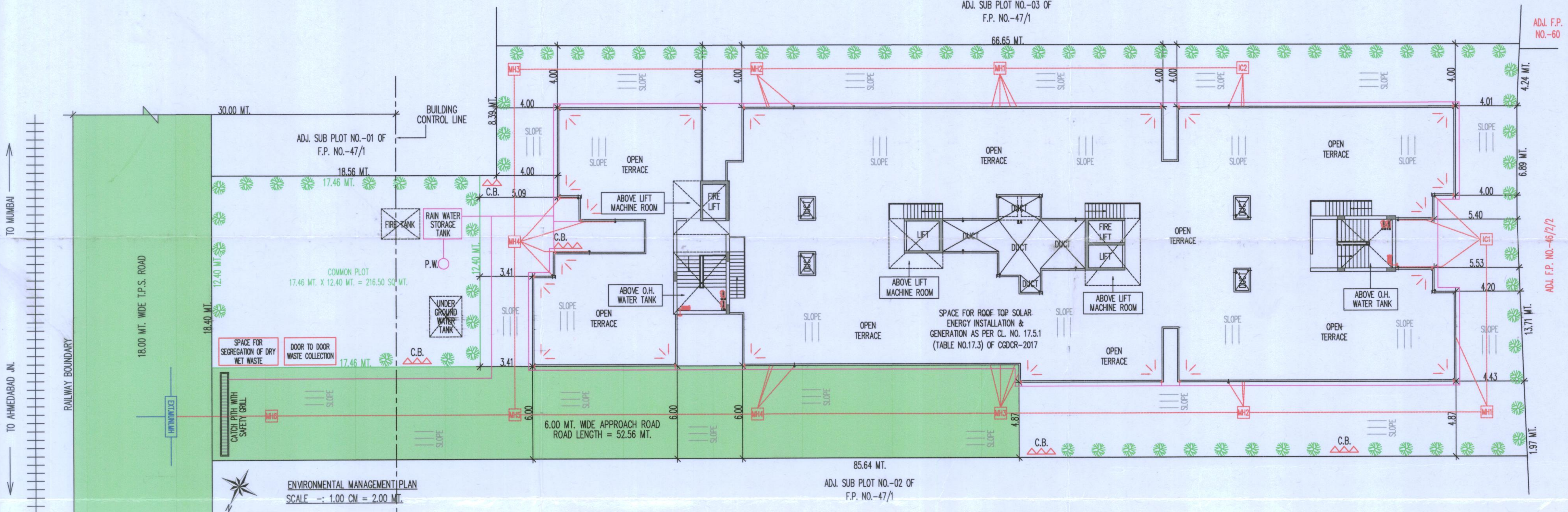
KEY PLAN

SCALE :- 1.00 CM = 20.00 MT.



GROUND LVL. PARKING LAY OUT PLAN

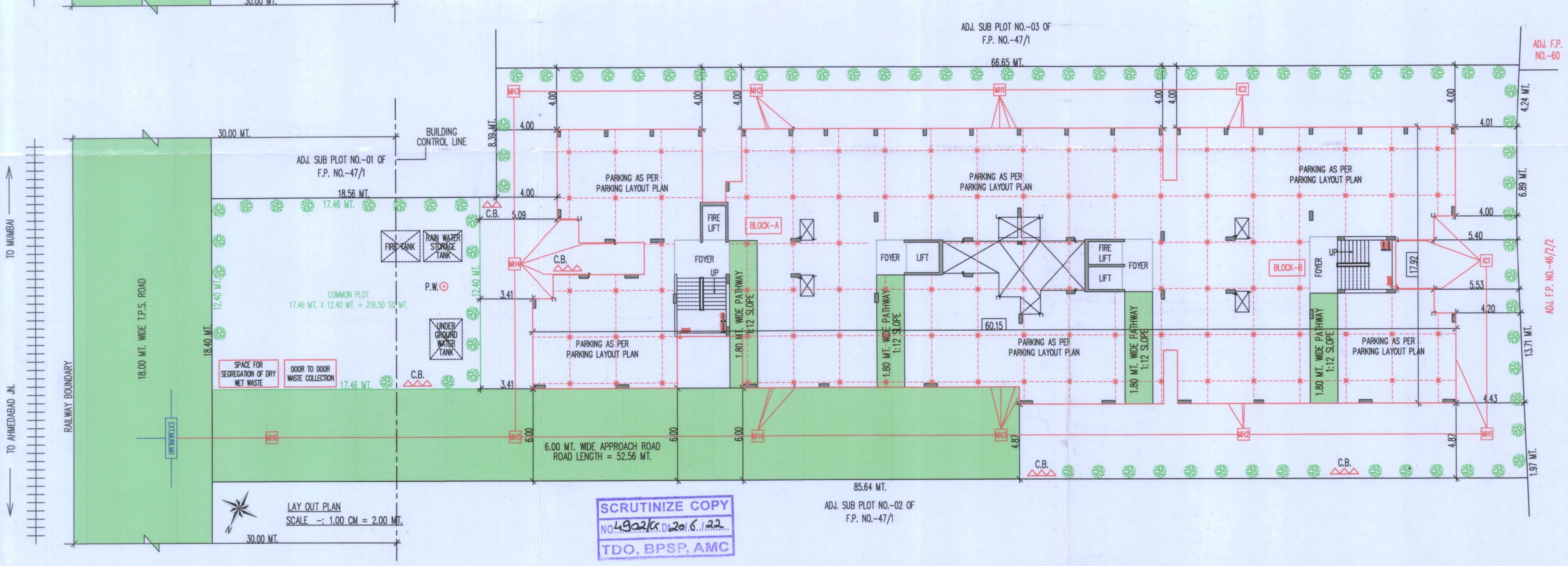
SCALE -: 1.00 CM = 2.00 MT.



ADJ. SUB PLOT NO.-03 OF F.P. NO.-47/1
66.65 MT.
ADJ. F.P. NO.-60
MH1
MH2
MH3
MH4
MH5
MH6
IC1
IC2
SLOPE
OPEN TERRACE
ABOVE LIFT MACHINE ROOM
ABOVE O.H. WATER TANK
FIRE LIFT
LIFT
DUCT
SPACE FOR ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION AS PER CL. NO. 17.5.1 (TABLE NO.17.3) OF CGDCR-2017
CATCH PITH WITH SAFETY GRILL
EXT.MUNI.MH
BUILDING CONTROL LINE
ADJ. SUB PLOT NO.-01 OF F.P. NO.-47/1
COMMON PLOT
17.46 MT. X 12.40 MT. = 216.50 SQ MT.
FIRE TANK
RAIN WATER STORAGE TANK
UNDER GROUND WATER TANK
P.W.
C.B.
6.00 MT. WIDE APPROACH ROAD ROAD LENGTH = 52.56 MT.
85.64 MT.
ADJ. SUB PLOT NO.-02 OF F.P. NO.-47/1
ADJ. F.P. NO.-46/2/2
18.00 MT. WIDE T.P.S. ROAD
RAILWAY BOUNDARY
TO MUMBAI
TO AHMEDABAD JN.

ENVIRONMENTAL MANAGEMENT PLAN

SCALE -: 1.00 CM = 2.00 MT.



ADJ. SUB PLOT NO.-03 OF F.P. NO.-47/1
66.65 MT.
ADJ. F.P. NO.-60
PARKING AS PER PARKING LAYOUT PLAN
BLOCK-A
BLOCK-B
FIRE LIFT
FOYER
LIFT
UP
60.15
17.92
1.80 MT. WIDE PATHWAY 1:12 SLOPE
BUILDING CONTROL LINE
ADJ. SUB PLOT NO.-01 OF F.P. NO.-47/1
COMMON PLOT
17.46 MT. X 12.40 MT. = 216.50 SQ MT.
FIRE TANK
RAIN WATER STORAGE TANK
UNDER GROUND WATER TANK
P.W.
C.B.
SPACE FOR SEGREGATION OF DRY WET WASTE
DOOR TO DOOR WASTE COLLECTION
6.00 MT. WIDE APPROACH ROAD ROAD LENGTH = 52.56 MT.
85.64 MT.
ADJ. SUB PLOT NO.-02 OF F.P. NO.-47/1
ADJ. F.P. NO.-46/2/2
18.00 MT. WIDE T.P.S. ROAD
RAILWAY BOUNDARY
TO MUMBAI
TO AHMEDABAD JN.

LAY OUT PLAN

SCALE -: 1.00 CM = 2.00 MT.

SCRUTINIZE COPY
NO. 4902/G DT. 20.6.22
TDO, BPSP, AMC

PARKING AREA TABLE. (RESI.)

PROP. USED RESIDENCE F.S.I AREA = 5619.74 SQ MT.
FOR RESI. REQUIRED PARKING AREA @ 10 % OF 5619.74 = 561.97 SQ MT.
@ 10 % OF ADDITIONAL = 561.97 X 0.10 = 56.20 SQ MT.

PARKING AREA STATMENT

VEHICAL	REQUIRE PARKING FOR RESI. USE PERCENT BREAKUP	PROV.PARKING GR. LVL.
CAR PARKING	@ 50 % OF REQ. PARKING 280.98 SQ MT.	650.50
OTHER'S PARKING	@ 40 % OF REQ. PARKING 224.79 SQ MT.	470.85
VISITOR'S PARKING	@ 10 % OF REQ. PARKING @ 10 % OF ADDITIONAL 112.40 SQ MT.	200.80
TOTAL	618.07 SQMTS	1322.15

RESI. PARKING PROVISION

CAR PARKING

C1.	7.77 MT X	9.53 MT X 1	=	74.05	SQ MT.	(G.L.)
C2.	13.47 MT X	11.13 MT X 1	=	149.92	SQ MT.	(G.L.)
C3.	37.88 MT X	11.26 MT X 1	=	426.53	SQ MT.	(G.L.)
		TOTAL	=	650.50	SQ MT.	

OTHER'S PARKING

O1.	12.71 MT X	12.02 MT X 1	=	152.77	SQ MT.	(G.L.)
O2.	15.11 MT X	8.77 MT X 1	=	132.51	SQ MT.	(G.L.)
O3.	10.24 MT X	10.66 MT X 1	=	109.16	SQ MT.	(G.L.)
O4.	4.95 MT X	2.27 MT X 1	=	11.24	SQ MT.	(G.L.)
O5.	4.35 MT X	3.40 MT X 1	=	14.79	SQ MT.	(G.L.)
O6.	6.94 MT X	7.26 MT X 1	=	50.38	SQ MT.	(G.L.)
		TOTAL	=	470.85	SQ MT.	

VISITOR'S PARKING

V1.	7.46 MT X	7.26 MT X 1	=	54.16	SQ MT.	(G.L.)
V2.	3.79 MT X	12.00 MT X 1	=	45.48	SQ MT.	(G.L.)
V3.	1/2X(6.99+6.58) X	14.91 MT X 1	=	101.16	SQ MT.	(G.L.)
		TOTAL	=	200.80	SQ MT.	

AS PER CGDCR REQUIRED LIFT :-

BLOCK-A

1 LIFT PER THIRTY DWELLING UNITS (EXCLUDING DWELLING UNITS ON GR. LEVEL & TWO UPPER FLOORS OR HOLLOW PLINTH ABOVE AND TWO UPPER FLOORS)

THIRD FLOOR TO SEVENTH FLOOR UNIT / 30 = 30/30 = 1 LIFT
MINIMUM 2 LIFT REQUIRED

LIFT REQD. :-
(2 X 06) = 12 PERSONS CAPACITY LIFT

LIFT PROVIDED :-
(2 X 06) = 12 PERSONS CAPACITY LIFT

BLOCK-B

1 LIFT PER THIRTY DWELLING UNITS (EXCLUDING DWELLING UNITS ON GR. LEVEL & TWO UPPER FLOORS OR HOLLOW PLINTH ABOVE AND TWO UPPER FLOORS)

THIRD FLOOR TO SEVENTH FLOOR UNIT / 30 = 30/30 = 1 LIFT
MINIMUM 2 LIFT REQUIRED

LIFT REQD. :-
(2 X 06) = 12 PERSONS CAPACITY LIFT

LIFT PROVIDED :-
(2 X 06) = 12 PERSONS CAPACITY LIFT

ENVIRONMENTAL MANAGEMENT CGDCR-2017 NOTES :

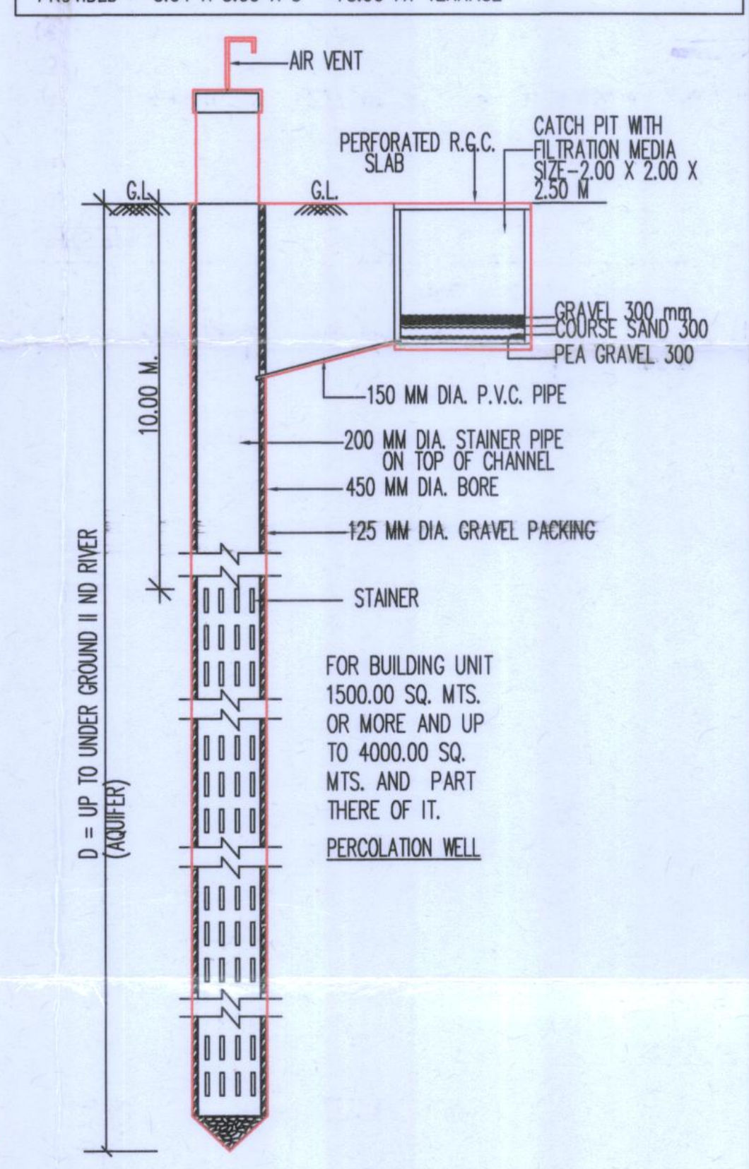
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF C.G.D.C.R-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R-2017
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- PERCOLATING 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 " "available 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

NOTES :- CONDITIONS FOR ENVIRONMENTAL MANAGEMENT PROVISIONS AS CGDCR-2017 CHAPTER- 17

1. 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.
2. RAIN WATER STORAGE TANK :- APPLICANT SHALL PROVIDE RAIN WATER STORAGE TANK OF ADEQUATE CAPACITY AS PER CL.NO.17.2.3 OF CGDCR-2017.
3. 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.

ROOF TOP SOLAR CALCULATION :-

1 RESI. UNIT REQUIRE ELECTRIC LOAD = 1 KW
84 RESI UNIT REQUIRE ELECTRIC LOAD = 1 KW X 84 = 84 KW
GENERATION REQUIRED MINIMUM 5 % OF TOTAL LOAD
84 KW X 0.05 = 4.2 KW
AREA PROVISION ON ROOF TOP SHALL BE @ 12 SQ MT. PER 1 K.W.
REQUIRE 4.2 KW X 12 SQ MT. = 50.40 SQ MT.
PROVIDED = 5.04 X 3.00 X 5 = 75.60 AT TERRACE



AIR VENT
PERFORATED R.C.C. SLAB
CATCH PIT WITH FILTRATION MEDIA SIZE-2.00 X 2.00 X 2.50 M
G.L.
G.L.
GRAVEL 300 mm
COURSE SAND 300
PEA GRAVEL 300
150 MM DIA. P.V.C. PIPE
10.00 M.
200 MM DIA. STAINER PIPE ON TOP OF CHANNEL
450 MM DIA. BORE
125 MM DIA. GRAVEL PACKING
STAINER
D = UP TO UNDER GROUND II ND RIVER (AQUIFER)
FOR BUILDING UNIT 1500.00 SQ. MTS. OR MORE AND UP TO 4000.00 SQ. MTS. AND PART THERE OF IT.

PERCOLATION WELL

NOTES RELATED TO CGDCR-2017 :-

- * 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 MARGN
- * 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 ARE CHECKED AND NECESSARIES ACTION 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
- * LATTER 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 13.10 OD 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 NO13.1.3 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 PROVIDE AS PER THE CLAUSE NO.17.4 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 REGUTATION-2013
- * MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 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
- * 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

NOTE-
IT IS CERTIFY THAT THE PLOT IS SURVEYED BY ME ON ALL DIMENSION SITES 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 GDCR HAS BEEN VERIFIED BY ME AND THE SITE LAND IS SUITABLE FOR PROPOSED CONSTRUCTION. THE PLOT DIMENSIONS AS SHOWN IN THE PLAN CORRESPONDS WITH THE SIDE.

ENGINEER CERTIFICATE
ENGINEER IS FULLY RESPONSIBLE FOR LEVING MARGINAL OPEN SPACE & ROAD LINE PORTION.

DRAINAGE CERTIFICATE
THE DEPTH OF POSITION OF EXIS. M.H. IS CHECKED VERIFIED PERSONALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN

LEGEND	DESCRIPTION
—	FIRE HYDRANT SYSTEM PIPR MAIN
—○ SH	SINGLE HANDED HYDRANT VALVE
⋈	SLUICE VALVE
—[	TWO WAY SAME CONNECTION
—)OR—(	RISE OR DROP
—▷	NON RETURN VALVE
⊏▷	REDUCER
⊠	FIRE HOSE BOX
9	HOSE REEL HOUSE
△ △	D.O.P & CO-2

NOTES RELATED TO FIRE SAFETY :-

1. HYDRANT SYSTEM :-

* ON / OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET AT EACH FLOOR FOR THE MAN FIRE PUMP AT THE UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUET AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
* THE RISER FOR THE BUILDING EXCEEDING 18 METERS HEIGHT SHOULD NOT BE OF LESS THEN 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 AS A DOWN COMER.
* ON THE RISER IN REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA & IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL 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 REEL HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST COMER OF THE FLOOR HOSE-BOX WITH 15 MT. LONG 63 MM DIA. HOUSE & 12.5 MM BORE NOZZLE AT ALTERNATE FLOORS THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
* FIRE SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PREMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
* THE OVER HEAD WATER TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE U.G. TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

2. FIRE LIFT :-

* THE FIRE LIFT AND ALL LIFT SHOULD HAVE A PROVISION TO GROUND AUTOMATICALLY IN CASE OF ELECTRICITY FAILURE EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE LIFT & IF THE BUILDING IS DIVIDED IN TO 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 OPERATED SO THAT IT PREVENTS THE LIFT GETTING SMOKE LOGGED.

3. FIRE ALARM :-

* FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEAD ALL THOUGHT THE BUILDING.

4. FIRE EXTINGUISHERS :-

* ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. & ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TO BE INSTALLED ON EACH FLOOR IN CASE OF COMM. BUILDING TWO CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR & 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER IF THE BUILDING IS DIVIDED IN TO TWO OR MORE PARTS SHOULD HAVE THESE EXTINGUISHERS INSTALLED.

5. STAIR CASE :-

* THE STAIR CASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES IF THE STAIR CASE IN THE CENTER CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT GETTING SMOKE LOGGED THE RISER/ DOWON-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 SPRINKLER HEAD FOR A CAR PARKING SPACE ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25mm BORE HOSE REEL HOSES WITH 8mm BORE NOZZLES AT EACH BASEMENT LEVEL

7. LIGHTNING ARRESTER :-

* A LIGHTNING ARRESTER SHOULD ALSO BE INSTALLED & BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTNING STRIKES.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :-

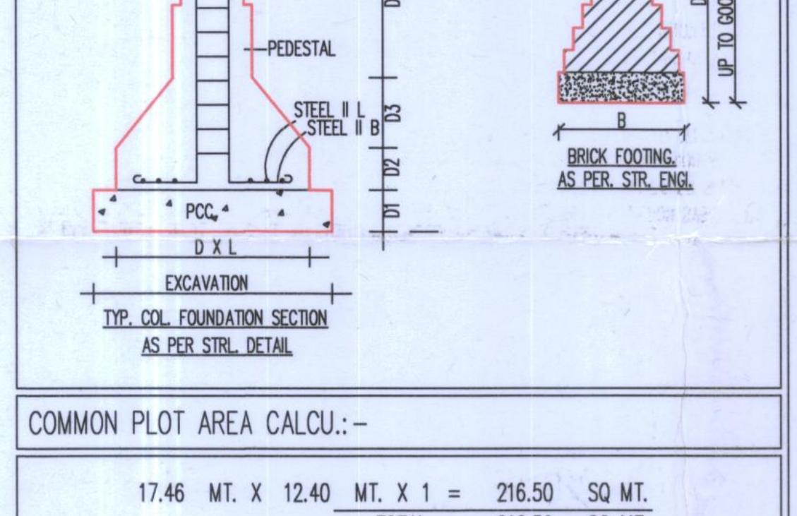
* IF THE BUILDING FALL IN A CONFINED AREA OF IF FT HAS AND ENCLOSED STAIRCASE OR IS NOT WELL LIT -UP ON THE INSIDE, THEN ADESUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD NE DISPLAYED AT EACH FLOOR/ LANDING/PATHWAY/DEAD-END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST AID AND OTHER SAFETY EQUIPMENT PRESENT ON THE RESPECTIVE FLOOR/LANDI NG/PATH WAY/DEAD-END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL

9. ELECTRIC POWER SUPPLY TO THE ENTIRE Ft RE SAFETY SYSTEM :-

* ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM. STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICITY SUPPLY. [I.E. FROM POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAIBILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF AT THE TIME OF FIRE.

10. IMPORTANT INSTRUCTIONS :-

* AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICE AUTHORITY. IF THE FIRE OFFICER CONCERNED FELLS THE NEED FOR ADDITIONAL FIRE PREVENTION/PROTECTION MEASURES/VENTILATION SYSTEM REQUIRED OR EQUIPMENT (I.E. PASSIVE SYSTEM / SUPPRESSION SYSTEM/FIRE DOOR-WINDOW/DETECTION SYSTEM/ACTIVE SYSTEM/ SPRINKLER/DRENCHER ETC.) AS PER FIRE LOAD/FIRE RISK/PUBLIC GATHERING.POTENTIOL/ OCCUPANCY/CONFINED AREA,THOSE ADDITIONAL MEASURES/EQUIPMENT HAVE TO BE IMPLEMENTED/INSTALLED.



TYP. COL. FOUNDATION SECTION AS PER STRL. DETAIL

COMMON PLOT AREA CALCU.:-

17.46 MT. X 12.40 MT. X 1 = 216.50 SQ MT.
TOTAL = 216.50 SQ MT.

PERCOLATING WELL :-

TOTAL PLOT AREA = 2127.07 SQ.MT.
REQUIRED PERCOLATING WELL = 1500 TO 4000 = 1 PERCOLATING WELL
2127.07 / 4000.00 = 0.53 PERCOLATING WELL
SAY = 1 PERCOLATING WELL
PROVIDED = 1 PERCOLATING WELL

TREE PLANTATION :-

200 SQ.MT. 5 TREE (REQD. & PROVI.)
2127.07 X 5 / 200 SQ.MT. = 53.18 NOS. SAY = 54 NOS.
PROVIDED = 54 NOS. TREE

DUST BIN :- RESIDENCE

REQUIRED - 1 UNIT 10 LITER CAPACITY
NOS. OF UNIT - 84
84 X 10 = 840 LITER CAPACITY
REQUIRED = 840 LITER CAPACITY
PROVIDED = 880 LITER CAPACITY
11 NOS. = 80 LITER CAPACITY

RESIDENTIAL AFFORDABLE HOUSING PROJECT

BLOCK-A+B

SHEET NO. :- 1/3

LAYOUT PLAN, GROUND LEVEL PARKING LAYOUT PLAN & ENVIRONMENTAL MANAGEMENT PLAN

PLAN SHOWING PROPOSED RESIDENCE BUILDING ON S.P. NO. 4 OF F.P. NO. 47/1 OF T.P.S. NO. :- 88 (VATVA-II) PRELIMINARY SANCTIONED [REVENUE SUR. NO. 918 & 1557/2 (O.P. NO. :- 47/1 & 47/2) OF MOJE :- VATVA, TALUKA :- VATVA, DISTRICT :- AHMEDABAD.]

ZONE AS PER RDP 2021 :- RESIDENTIAL-1 (ONE) R1

SCALE :- 1.00 CM. = 2.00 MT.

USE OF THE CONSTRUCTION :- RESIDENCE (DWELLING-3)

AREA TABLE	IN SQ MT.
PLOT AREA (S.P. NO. 4 OF F.P. NP. 47/1)	2127.07
REQUIRED COMMON PLOT AREA @ 10 % (2127.07 X 0.10)	212.71
PROVIDED COMMON PLOT AREA	216.50
PROP. BUILT UP AREA ON GROUND FLOOR (HOLLOW PLINTH)	962.19
OPEN PLOT AREA ON GROUND FLOOR	1164.88

BUILT UP AREA TABLE	IN SQ MT.
PROP. BUILT UP AREA ON GROUND FLOOR (HOLLOW PLINTH)	962.19
PROP. BUILT UP AREA ON FIRST FLOOR	962.19
PROP. BUILT UP AREA ON SECOND FLOOR	962.19
PROP. BUILT UP AREA ON THIRD FLOOR	962.19
PROP. BUILT UP AREA ON FOURTH FLOOR	962.19
PROP. BUILT UP AREA ON FIFTH FLOOR	962.19
PROP. BUILT UP AREA ON SIXTH FLOOR	962.19
PROP. BUILT UP AREA ON SEVENTH FLOOR	962.19
PROP. BUILT UP AREA ON STAIR CABIN	94.57
PROP. BUILT UP AREA ON LIFT MACH. ROOM	40.05
PROP. BUILT UP AREA ON O.H. WATER TANK	28.66
PROP. TOTAL BUILT UP AREA	7860.80

F.S.I. AREA TABLE	IN SQ MT.
PLOT AREA (S.P. NO. 4 OF F.P. NP. 47/1)	2127.07
PERMISSIBLE BASE ZONE F.S.I. AREA 1:1.80 (2127.07X1.80)	3828.73
PERMISSIBLE CHARGEABLE F.S.I. @ 0.90 (2127.07X0.90)	1914.36
TOTAL PERMISSIBLE F.S.I. INCLUDING CHARGEABLE F.S.I.	5743.09
PROP. F.S.I. AREA ON FIRST FLOOR	802.82
PROP. F.S.I. AREA ON SECOND FLOOR	802.82
PROP. F.S.I. AREA ON THIRD FLOOR	802.82
PROP. F.S.I. AREA ON FOURTH FLOOR	802.82
PROP. F.S.I. AREA ON FIFTH FLOOR	802.82
PROP. F.S.I. AREA ON SIXTH FLOOR	802.82
PROP. F.S.I. AREA ON SEVENTH FLOOR	802.82
PROP. UDED TOTAL F.S.I. AREA	5619.74
USED BASE ZONE F.S.I. AREA	3828.73
USED CHARGEABLE F.S.I. AREA (5619.74-3828.73)	1791.01

USE, UNIT & FLOOR AREA TABLE (IN SQ MT.)

FLOOR	USE	UNIT	FLOOR AREA
PROP. GROUND FL. HOLLOW PLINTH	PARKING	---	---
PROP. FIRST FLOOR	RESIDENCE	12	784.01
PROP. SECOND FLOOR	RESIDENCE	12	784.01
PROP. THIRD FLOOR	RESIDENCE	12	784.01
PROP. FOURTH FLOOR	RESIDENCE	12	784.01
PROP. FIFTH FLOOR	RESIDENCE	12	784.01
PROP. SIXTH FLOOR	RESIDENCE	12	784.01
PROP. SEVENTH FLOOR	RESIDENCE	12	784.01
PROP. TOTAL	PARKING+RESIDENCE	84	5488.07

COLOUR NOTE

▬ PLOT BOUNDRY	▬ PROPOSED DRAINAGE	⊙ P.W.
🟩 COMMON PLOT	⊠ RESI. PARKING	❀ TREE
🟥 PROPOSED WORK	△ DUST BIN	

R.C.C. STAIR DETAIL

R.C.C.STAIR :- 1.52 MT. WIDE
TREAD :- 0.25 MT.
RISER :- 0.17 MT.

EARLIER APPROVED SUB DIVISION PLAN ON E-NAGAR PORTAL
AS PER REF. APPLICATION NO. - 001BDP21220928 DATE 29/09/2021
ODPS APP. NO. - ODPS/2021/060496
DEVELOPMENT PERMISSION NO. - 001LD21220155 DATE 8/10/2021
AND PLOT AREA OF S.P. NO. - 4 SHOWN 2127.07 SQ MT.

D. H. PATEL (B.E. CIVIL) AMC HIGH RISE ENGINEER LIC No.: 001ERH05012710470 B/1, Parishram Society, Dharol Colony Road, Visnagar-384315. ENGINEER.	For, UTTARA NON TRADING ASSOCIATION CHAIRMAN / SECRETARY / BOARD OF DIRECTOR A.D.Solanki OWNER
DHARA H. THAKKAR A.M.C. C.O.W. Lic No.: 001CW20092510083 3. F.F. Sanidhya Appartment, 77-Jagabhai Park, Rambaug, Maninagar, AHMEDABAD-380008. CLERK OF WORKS	D. H. PATEL (B.E. CIVIL) AMC S.D. ENGINEER GRAD-1 LIC No.: 001SE06012710197 B/1, Parishram Society, Dharol Colony Road, Visnagar-384315. STRU.ENGINEER.
T-SQUARE CONSULTANT Pro. HIREN M. THAKKAR 3. F.F. Sanidhya Appartment, 77-Jagabhai Park, Rambaug, Maninagar, AHMEDABAD-380008. Developer Lic No.: 001DV22122500605 DEVELOPERS	HIREN M. THAKKAR A.M.C. SOR GRADE-1 LIC. NO.: 001SR17032510026 3, F.F. SANIDHYA APPARTMENT, 77, JAGABHAI PARK, RAMBAUG, MANINAGAR, AHMEDABAD-380008. S.O.R.

બાંધકામની સ્ટ્રકચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે 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. : BLNTS/SZ/040522/CGDCRV/A6033/R0/M1 Zone: SOUTH

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

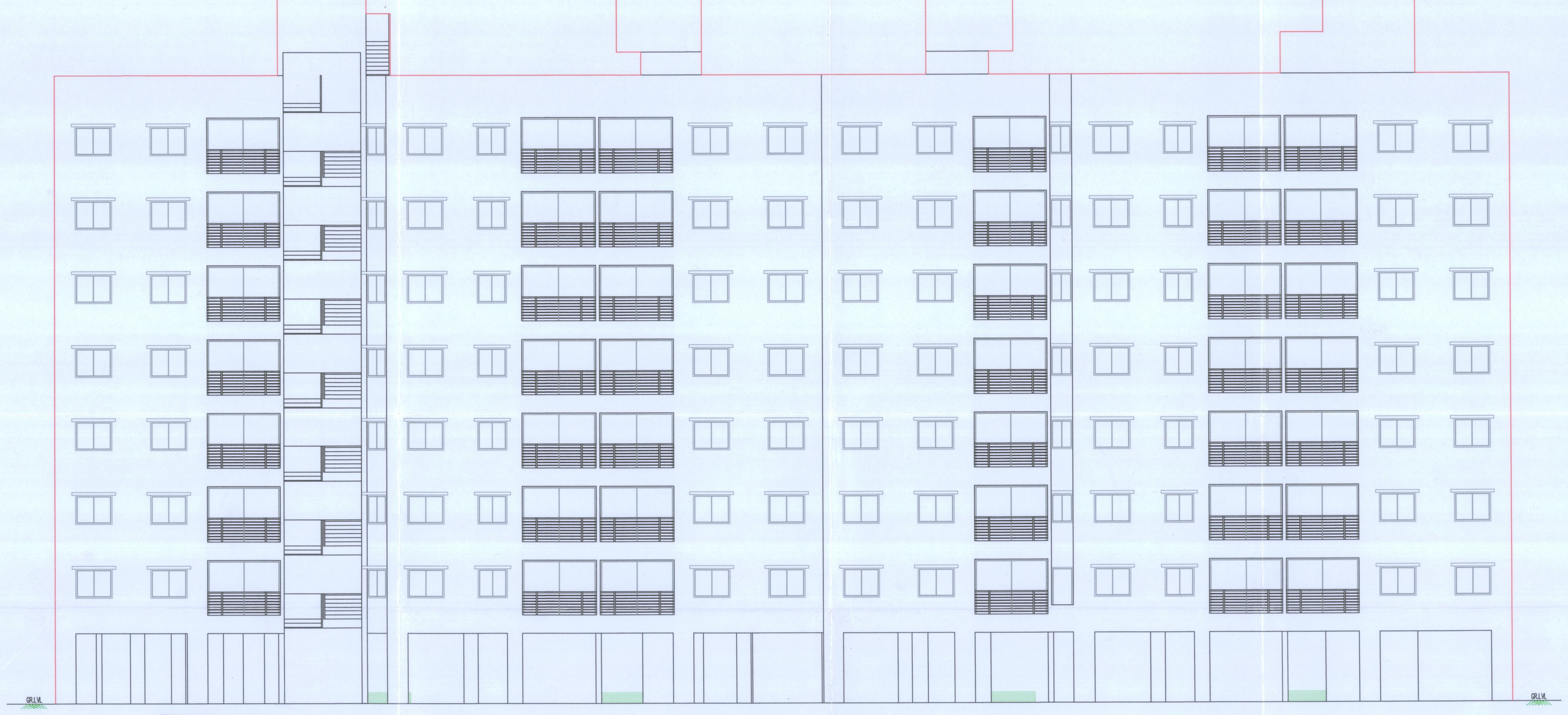
Raja Chitthi Number : 06455/040522/A6033/R0/M1

Date : 22|06|2022

22/6/22
22/06/2022

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

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
કાયમી મુકવાનું રહેશે.



FRONT ELEVATION

SCRUTINIZE COPY
NO. 4922/G DT. 20/6/22
TDO, BPSP, AMC

(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)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.

(7)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.

(8)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, AND 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.

(9)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTISEMENT 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.

(10) (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. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(11)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-10/06/2022.

(12)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION 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.- 25/03/2022.

(13)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.08/06/2022 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT,ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV. INSP. (SZ) A.M.C. DT. 04/03/2021

(15)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/OP-516, ON DT.-25/01/2021.

(16)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:-11/04/2022, REF.NOC ID NO.:- AHME/WEST/B/040622/664575 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

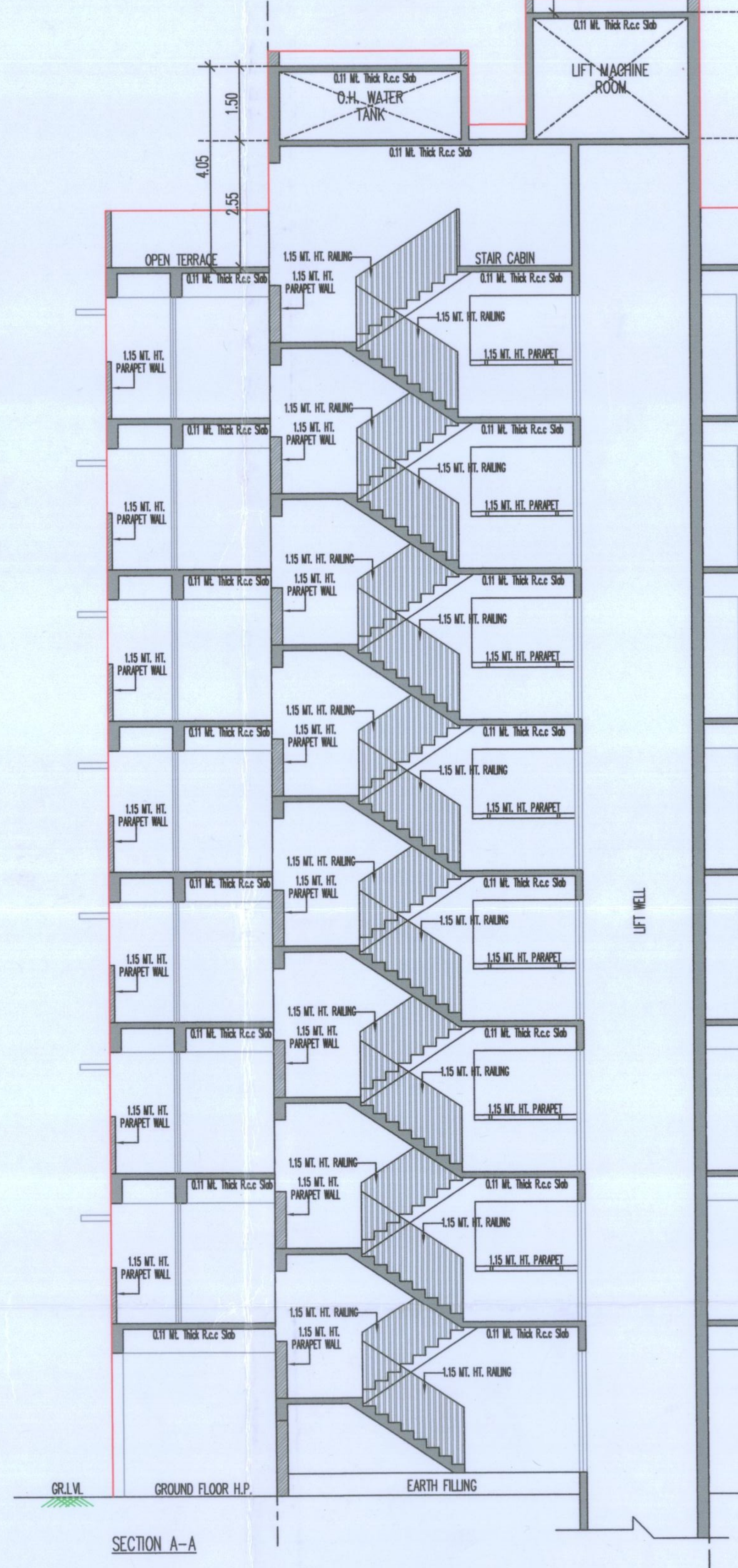
(17)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.24/03/2022 (NO.:-OPN244324032022) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE. AND BINDING TO OWNER/ APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-25/03/2022 AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT.06/04/2022 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT.

(18)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ORDER NO.:- N.A./UNIT-1/VATVA/CASE NO./8/09-10 ON DT.30/10/2010 (R.S.NO.918,1557/2) GIVEN BY DEPUTY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., S.Z.) ON DT.:- 03/02/2015.

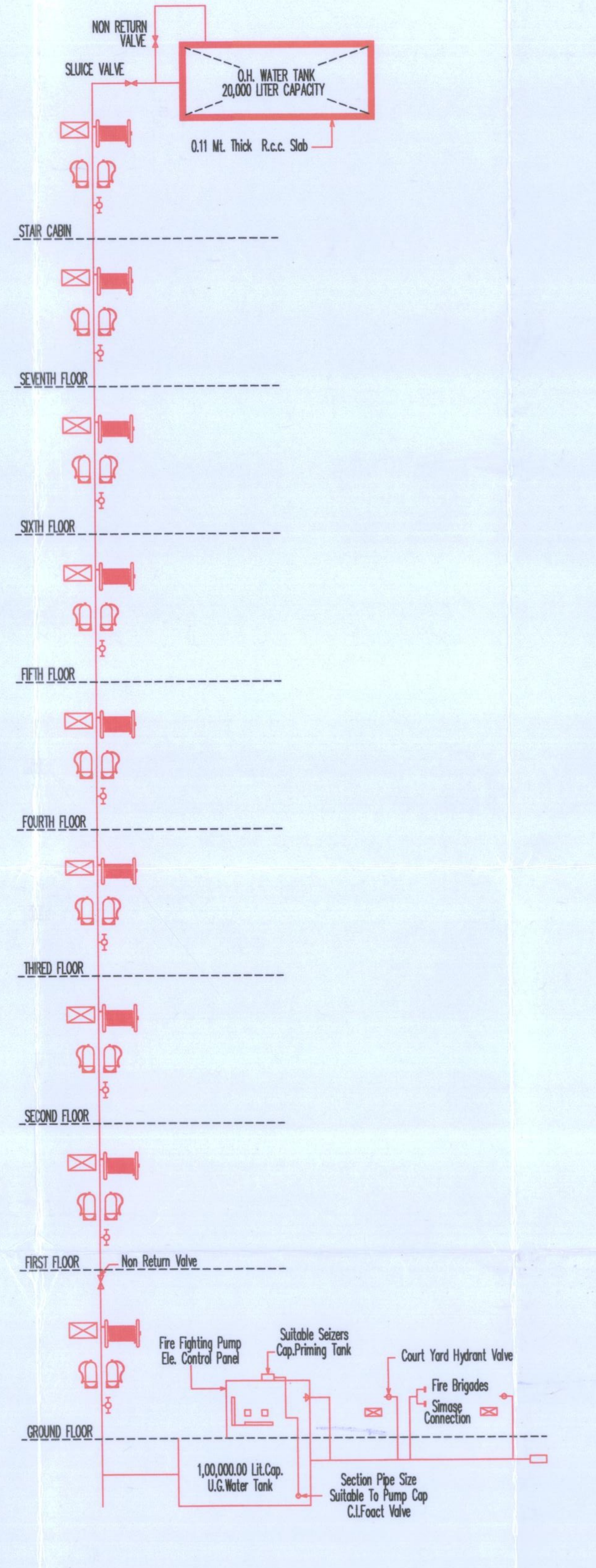
(20)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLARK OF WORKS/ SUPERVISOR OF WORKS SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT. 25/03/2022

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



SECTION A-A

(22)સુકો-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગ ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલાંનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્ક્સ/ સુપરવાઇઝર ઓફ વર્કસ શ્રી દ્વારા તા.૨૫/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન.
(23)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવૃતિ શરૂ કરવાના 30 દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ-4 મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના 60 દિવસમાં ઉક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.
(24)અરજદારે પ્લોટની માલિકી, ક્ષેત્રફળ, લોકેશન તેમજ પઝેશન તથા અન્ય કોઈ બાબત અંગે કોર્ટ મેટર/કોર્ટ લીટીગેશન ચાલતી ન હોવા અંગેની તા. ૨૫/૦૩/૨૦૨૨ની આપેલ નોટરાઈઝ બાંહેધરીને આધિન
(25)સી.જી.ડી.સી.આર.- ૨૦૧૭ ક્લોઝ નં- ૧૯ ની જોગવાઇ મુજબ બિલ્ડીંગનું મેઇન્ટેનેન્સ અને અપગ્રેડેશન અનુસંધાને બાંધકામનું વખતો-વખત મેઇન્ટેનન્સ કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપર્સ તા.૨૫/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધિન.
(26)નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું યુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.
(27)અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો,અ.મ્યુ.કોર્પો.દ્વારા સી.જી.ડી.સી.આર-૨૦૧૭ની જોગવાઈ મુજબ "PUNISHMENT/ACTION"લેવામાં આવશે તથા તે મુજબ વર્તવા અંગે અરજદારેશ્રીએ રજુ કરેલ તા.૨૫/૦૩/૨૦૨૨ની નોટરાઈઝ બાહેંધરીને આધિન.
(28)અગાઉ મંજુર થયેલ સબ ડીવીઝન કેસનં.LTS/SZ/151118/CGDCRV/A0692/M1,તા.૨૧/૦૧/૨૦૧૯ તથા ઇ-નગર પોર્ટલ પર અરજી નં.001BDP21220928,ODPS અરજી નં.ODPS/2021/060496, તા.૨૯/૦૯/૨૦૨૧,ડેવલપમેન્ટ પરમીશન નં.001LD21220155 તા.૦૮/૧૦/૨૦૨૧ ને આધિન તથા તેમાં દર્શાવેલ શરતો મુજબ વર્તવાની શરતે.
(29)બુલેટ ટ્રેન એન.ઓ.સી.અંગે અરજદારે રજુ કરેલ DY.CPM/CIVIL-II NHSRCL, ADI ના પત્ર ક્રમાંક:NHSRCL (ADI)/MA/CEO2/NOC-TP/122.1/6630 તા.૧૦/૦૬/૨૦૨૧ ને આધિન તથા તેમુજબ વર્તવા અંગે અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરી તા.૨૭/૦૫/૨૦૨૨ને આધિન
(30)પ્લોટમાં પસાર થતી સ્ટ્રોમવોટર લાઈન તથા ડ્રેનેજ લાઈન અંગે ઈજનેર ખાતા દ્વારા રેલ્વે લાઈનને સમાંતર આવેલા મેઈન રોડ પર શીફ્ટ કરવામાં આવેલ છે જે મુજબનો આસી.ટી.ડી.ઓ.(દક્ષિણ ઝોન) ના રેફ.નં.૯૦૫૧ તા.૧૭/૦૬/૨૦૨૧ થી આપેલ અભિપ્રાયને આધિન.


NON RETURN VALVE
SLUICE VALVE
O.H. WATER TANK 20,000 LITER CAPACITY
0.11 Mt. Thick R.c.c. Slab
STAIR CABIN
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
Non Return Valve
GROUND FLOOR
Fire Fighting Pump Ele. Control Panel
Suitable Seizers Cap.Priming Tank
Court Yard Hydrant Valve
Fire Brigades Simase Connection
1,00,000.00 Lit.Cap. U.G.Water Tank
Section Pipe Size Suitable To Pump Cap C.I.Foact Valve

NOTES RELATED TO FIRE SAFETY :-

1. HYDRANT SYSTEM :-
* ON / OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET AT EACH FLOOR FOR THE MAN FIRE PUMP AT THE UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUET AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
* THE RISER FOR THE BUILDING EXCEEDING 18 METERS HEIGHT SHOULD NOT BE OF LESS THEN 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 AS A DOWN COMER.
* ON THE RISER IN REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA & IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL 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 REEL HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST COMER OF THE FLOOR HOSE-BOX WITH 15 MT. LONG 63 MM DIA. HOUSE & 12.5 MM BORE NOZZLE AT ALTERNATE FLOORS THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
* FIRE SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PREMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
* THE OVER HEAD WATER TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE U.G. TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

2. FIRE LIFT :-
* THE FIRE LIFT AND ALL LIFT SHOULD HAVE A PROVISION TO GROUND AUTOMATICALLY IN CASE OF ELECTRICITY FAILURE EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE LIFT & IF THE BUILDING IS DIVIDED IN TO 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 OPERATED SO THAT IT PREVENTS THE LIFT GETTING SMOKE LOGGED.

3. FIRE ALARM :-
* FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEAD ALL THOUGHT THE BUILDING.

4. FIRE EXTINGUISHERS :-
* ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. & ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TO BE INSTALLED ON EACH FLOOR IN CASE OF COMM. BUILDING TWO CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR & 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER IF THE BUILDING IS DIVIDED IN TO TWO OR MORE PARTS SHOULD HAVE THESE EXTINGUISHERS INSTALLED.

5. STAIR CASE :-
* THE STAIR CASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES IF THE STAIR CASE IN THE CENTER CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT GETTING SMOKE LOGGED THE RISER/ DOWON-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 SPRINKLER HEAD FOR A CAR PARKING SPACE ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25mm BORE HOSE REEL HOSES WITH 8mm BORE NOZZLES AT EACH BASEMENT LEVEL

7. LIGHTNING ARRESTER :-
* A LIGHTNING ARRESTER SHOULD ALSO BE INSTALLED & BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTNING STRIKES.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :-
* IF THE BUILDING FALL IN A CONFINED AREA OF IF FT HAS AND ENCLOSED STAIRCASE OR IS NOT WELL LIT -UP ON THE INSIDE, THEN ADESUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD NE DISPLAYED AT EACH FLOOR/ LANDING/PATHWAY/DEAD-END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL THE SIGNAGE SHOULD INDICATE FIRE FIGHTING. FIRE SAFETY, FIRST AID AND OTHER SAFETY EQUIPMENT PRESENT ON THE RESPECTIVE FLOOR/LAND! NG/PATH WAY/DEAD-END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL

9. ELECTRIC POWER SUPPLY TO THE ENTIRE Ft RE SAFETY SYSTEM :-
* ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM. STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICITY SUPPLY. [I.E. FROM POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAIBILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF AT THE TIME OF FIRE.

10. IMPORTANT INSTRUCTIONS :-
* AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICE AUTHORITY. IF THE FIRE OFFICER CONCERNED FELLS THE NEED FOR ADDITIONAL FIRE PREVENTION/PROTECTION MEASURES/VENTILATION SYSTEM REQUIRED OR EQUIPMENT (I.E. PASSIVE SYSTEM / SUPPRESSION SYSTEM/FIRE DOOR-WINDOW/DETECTION SYSTEM/ACTIVE SYSTEM/ SPRINKLER/DRENCHER ETC.) AS PER FIRE LOAD/FIRE RISK/PUBLIC GATHERING.POTENTIOL/ OCCUPANCY/CONFINED AREA,THOSE ADDITIONAL MEASURES/EQUIPMENT HAVE TO BE IMPLEMENTED/INSTALLED.

NOTES RELATED TO CGDCR-2017 :-

* 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 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 ARE CHECKED AND NECESSARIES ACTION 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
* LATTER 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 13.10 OD 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 NO13.1.3 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 PROVIDE AS PER THE CLAUSE NO.17.4 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 REGUTATION-2013
* MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 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
* 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

NOTE-
IT IS CERTIFY THAT THE PLOT IS SURVEYED BY ME ON ALL DIMENSION SITES 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 GDCR HAS BEEN VERIFIED BY ME AND THE SITE LAND IS SUITABLE FOR PROPOSED CONSTRUCTION. THE PLOT DIMENSIONS AS SHOWN IN THE PLAN CORRESPONDS WITH THE SIDE.

ENGINEER CERTIFICATE
ENGINEER IS FULLY RESPONSIBLE FOR LEVING MARGINAL OPEN SPACE & ROAD LINE PORTION.
DRAINAGE CERTIFICATE
THE DEPTH OF POSITION OF EXIS. M.H. IS CHECKED VERIFIED PERSONALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN

RESIDENTIAL AFFORDABLE HOUSING PROJECT

SHEET NO. :- 3/3

ELEVATION & SECTION [BLOCK-A+B]

PLAN SHOWING PROPOSED RESIDENCE BUILDING ON S.P. NO. 4 OF F.P. NO. 47/1 OF T.P.S. NO. :- 88 (VATVA-II) PRELIMINARY SANCTIONED [REVENUE SUR. NO. 918 & 1557/2 (O.P. NO. :- 47/1 & 47/2) OF MOJE :- VATVA, TALUKA :- VATVA, DISTRICT :- AHMEDABAD.]

ZONE AS PER RDP 2021 :- RESIDENTIAL-1 (ONE) R1

SCALE :- 1.00 CM. = 1.00 MT.

USE OF THE CONSTRUCTION :- RESIDENCE (DWELLING-3)

COLOUR NOTE

🟥	PROPOSED WORK	🟪	CARPET AREA
🟥	PROPOSED DRAINAGE	▨	WASH/BALCONY AREA

R.C.C. STAIR DETAIL

R.C.C.STAIR :-	1.52 MT. WIDE
TREAD :-	0.25 MT.
RISER :-	0.17 MT.

SCHEDULE OF OPENINGS

D	:- 1.07 X 2.10	W2	:- 1.20 X 1.20	L.D.-1	:- 1.51 X 2.45	SLD-1	:- 3.00 X 2.45
D1	:- 0.90 X 2.10	W3	:- 0.69 X 1.20	L.D.-2	:- 1.97 X 2.45	SLD-2	:- 3.05 X 2.45
D2	:- 0.76 X 2.10	W4	:- 0.90 X 1.20	L.D.-3	:- 1.47 X 2.45		
W1	:- 1.50 X 1.20	W5	:- 1.80 X 1.20	V	:- 0.60 X 0.60		

D. H. PATEL (B.E. CIVIL)
AMC HIGH RISE ENGINEER
LIC No.: 001ERH05012710470
B/1, Parishram Society,
Dharol Colony Road,
Visnagar-384315.
ENGINEER.

For, UTTARA NON TRADING ASSOCIATION
CHAIRMAN / SECRETARY / BOARD OF DIRECTOR
A.D.Solanki
OWNER

DHARA H. THAKKAR
A.M.C. C.O.W.
Lic No.: 001CW20092510083
3. F.F. Sanidhya Appartment,
77-Jagabhai Park, Rambaug,
Maninagar, AHMEDABAD-380008.
CLERK OF WORKS

D. H. PATEL (B.E. CIVIL)
AMC S.D. ENGINEER GRAD-1
LIC No.: 001SE06012710197
B/1, Parishram Society,
Dharol Colony Road,
Visnagar-384315.
STRU.ENGINEER.

T-SQUARE CONSULTANT
Pro. HIREN M. THAKKAR
3. F.F. Sanidhya Appartment,
77-Jagabhai Park, Rambaug,
Maninagar, AHMEDABAD-380008.
Developer Lic No.: 001DV22122500605
DEVELOPERS

HIREN M. THAKKAR
A.M.C. SOR GRADE-1
LIC. NO.: 001SR17032510026
3, F.F. SANIDHYA APPARTMENT,
77, JAGABHAI PARK, RAMBAUG,
MANINAGAR, AHMEDABAD-380008.
S.O.R.

-બાંધકામની સ્ટ્રકચરલ 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 સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

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

Ahmedabad Municipal Corporation

Case No. : BLNTS/SZ/040522/CGDCRV/A6033/R0/M1 Zone: SOUTH

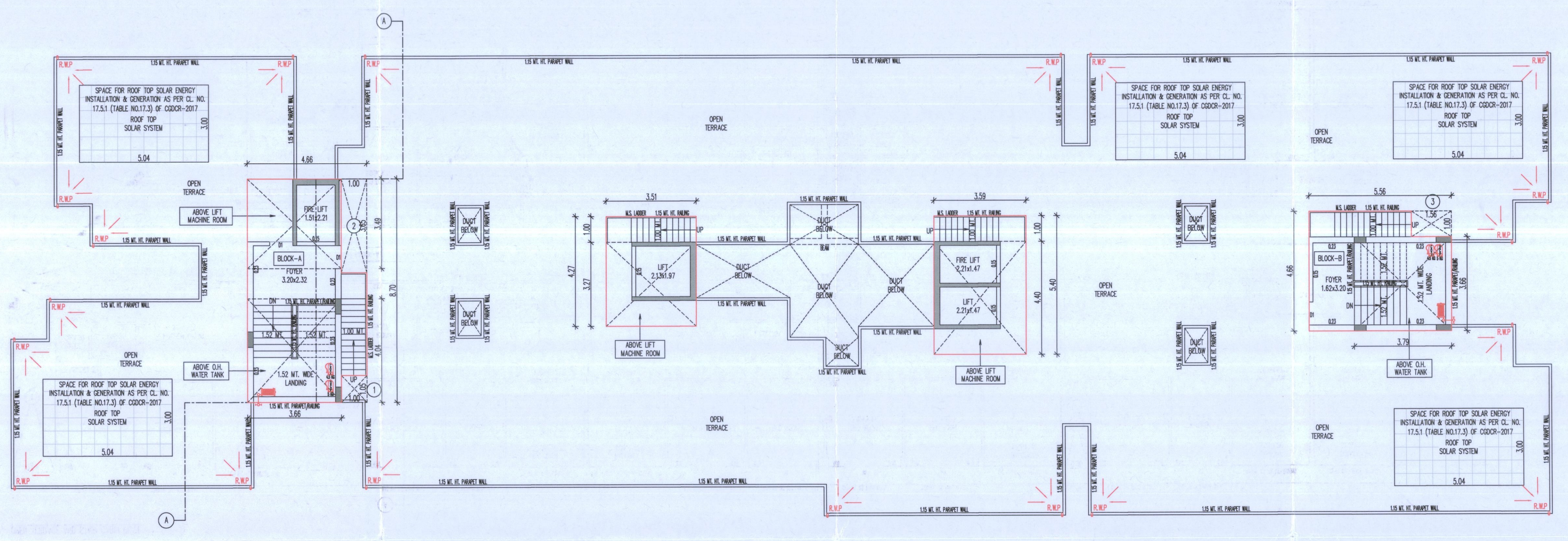
Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 06455/040522/A6033/R0/M1

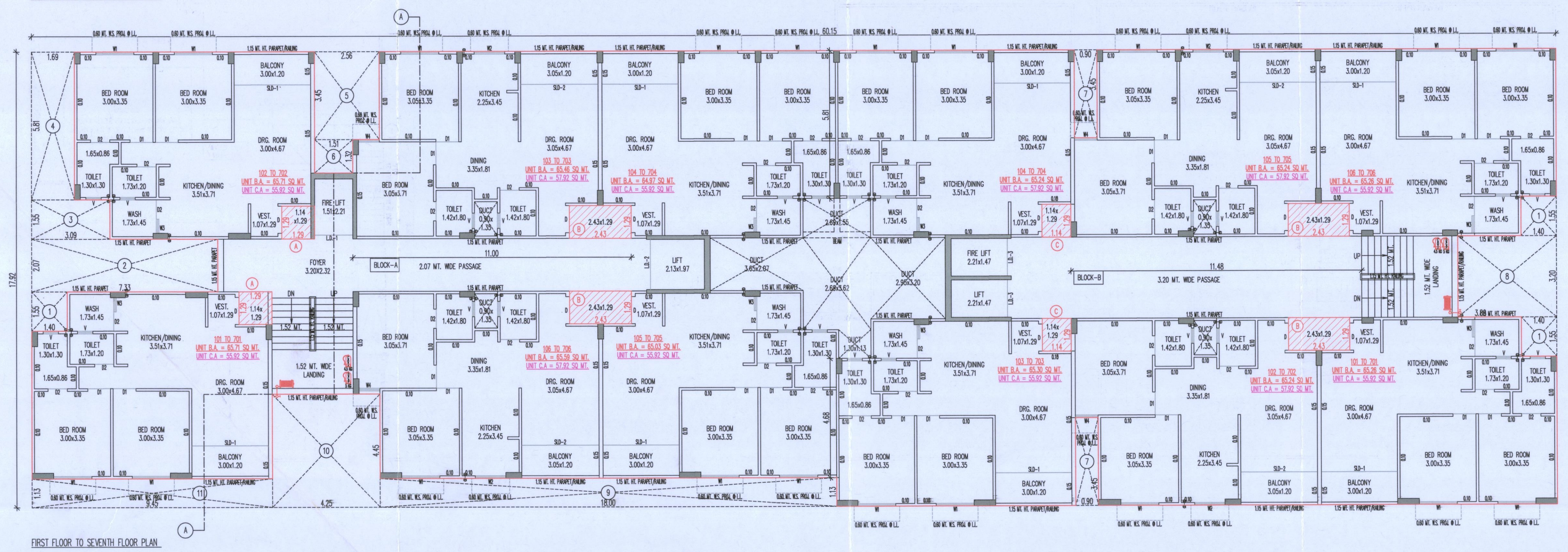
Date : 22/06/2022

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O. (B.P.S.P.)
	22/6/22	

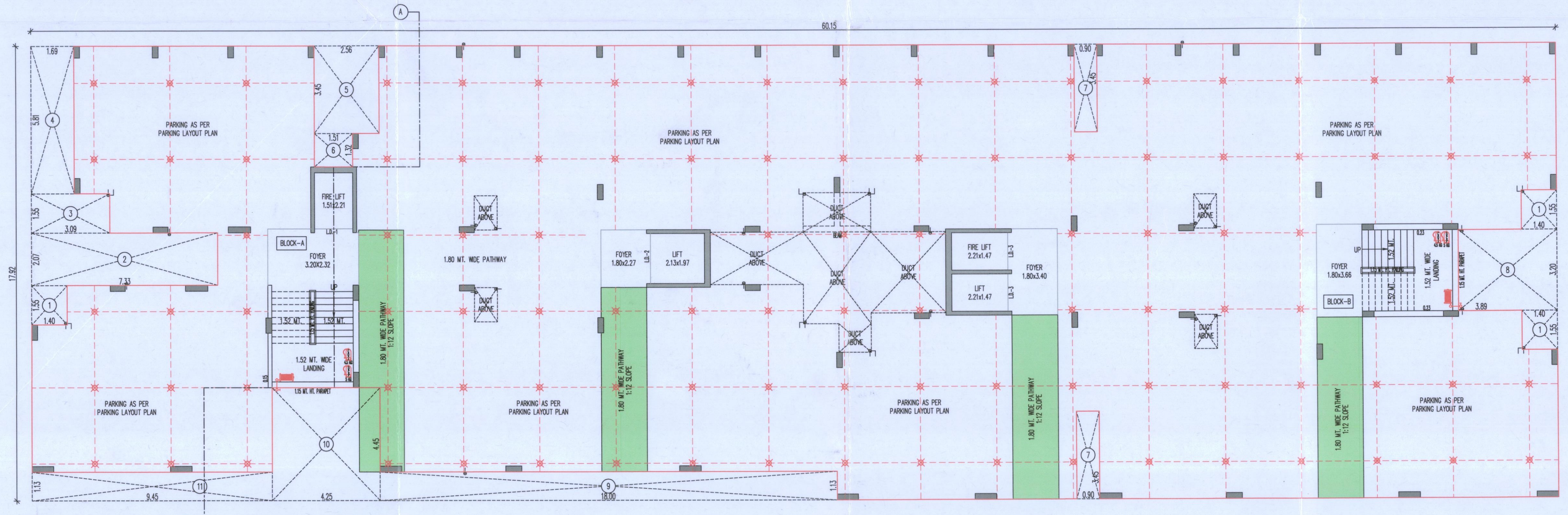
AUTHORITY.


1.15 MT. HT. PARAPET WALL
R.W.P
SPACE FOR ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION AS PER CL. NO. 17.5.1 (TABLE NO.17.3) OF CGDCR-2017
ROOF TOP SOLAR SYSTEM
5.04
3.00
OPEN TERRACE
ABOVE LIFT MACHINE ROOM
ABOVE O.H. WATER TANK
FIRE LIFT 1.51x2.21
BLOCK-A
FOYER 3.20x2.32
1.52 MT. WIDE LANDING
M.S. LADDER
DUCT BELOW
LIFT 2.13x1.97
FIRE LIFT 2.21x1.47
LIFT 2.21x1.47
BLOCK-B
FOYER 1.62x3.20
4.66
3.66
3.51
3.59
5.56
3.79
8.70
4.27
5.40
A

OPEN TERRACE AND STAIR CABIN PLAN.

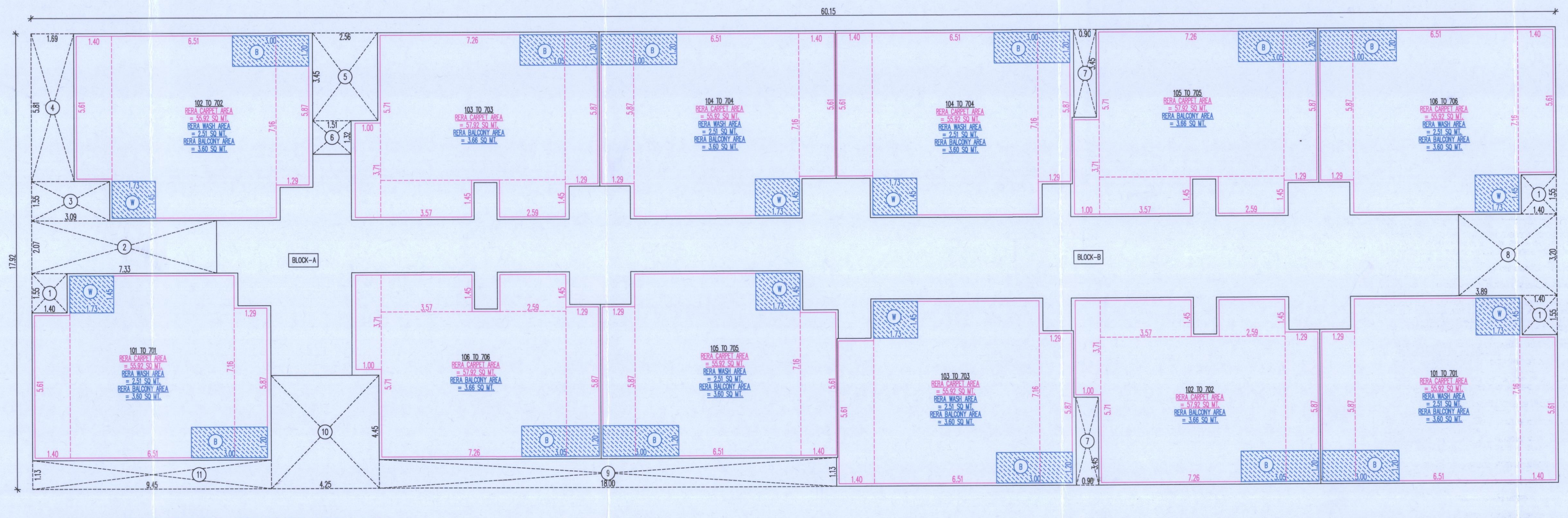

BED ROOM 3.00x3.35
BED ROOM 3.05x3.35
BALCONY 3.00x1.20
BALCONY 3.05x1.20
DRG. ROOM 3.00x4.67
DRG. ROOM 3.05x4.67
KITCHEN 2.25x3.45
KITCHEN/DINING 3.51x3.71
DINING 3.35x1.81
BED ROOM 3.05x3.71
TOILET 1.30x1.30
TOILET 1.73x1.20
TOILET 1.42x1.80
WASH 1.73x1.45
VEST. 1.07x1.29
DUCT
FIRE LIFT 1.51x2.21
LIFT 2.13x1.97
FOYER 3.20X2.32
BLOCK-A
2.07 MT. WIDE PASSAGE
BLOCK-B
3.20 MT. WIDE PASSAGE
1.52 MT. WIDE LANDING
101 TO 701 UNIT B.A. = 65.71 SQ MT. UNIT C.A = 55.92 SQ MT.
102 TO 702 UNIT B.A. = 65.71 SQ MT. UNIT C.A = 55.92 SQ MT.
103 TO 703 UNIT B.A. = 65.46 SQ MT. UNIT C.A = 57.92 SQ MT.
104 TO 704 UNIT B.A. = 64.97 SQ MT. UNIT C.A = 55.92 SQ MT.
105 TO 705 UNIT B.A. = 65.03 SQ MT. UNIT C.A = 55.92 SQ MT.
106 TO 706 UNIT B.A. = 65.59 SQ MT. UNIT C.A = 57.92 SQ MT.
0.60 MT. W.S. PROJ. @ L.L.
1.15 MT. HT. PARAPET/RAILING
60.15
17.92
11.00
11.48
18.00
9.45
4.25

FIRST FLOOR TO SEVENTH FLOOR PLAN.

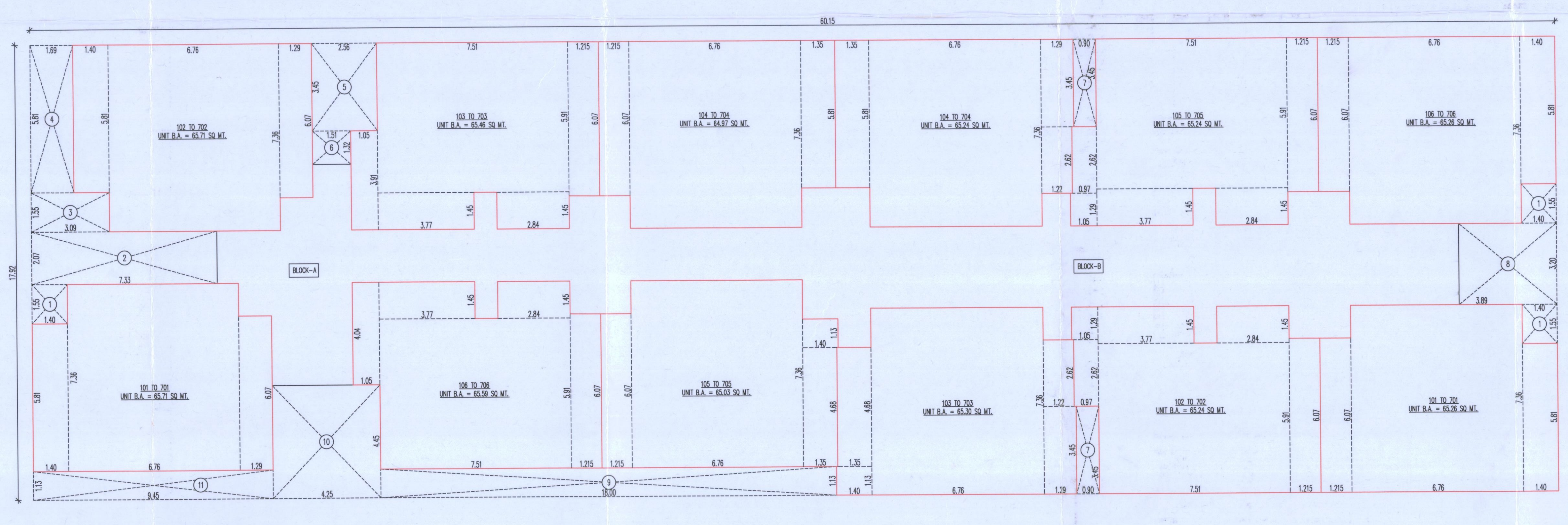

PARKING AS PER PARKING LAYOUT PLAN
1.80 MT. WIDE PATHWAY
1.80 MT. WIDE PATHWAY 1:12 SLOPE
DUCT ABOVE
FIRE LIFT 1.51x2.21
BLOCK-A
FOYER 3.20X2.32
1.52 MT. WIDE LANDING
FOYER 1.80x2.27
LIFT 2.13x1.97
FIRE LIFT 2.21x1.47
LIFT 2.21x1.47
FOYER 1.80x3.40
FOYER 1.80x3.66
BLOCK-B
60.15
17.92
9.45
4.25
18.00

GROUND FLOOR (HOLLOW PLINTH) PLAN.

SCRUTINIZE COPY
NO 4902/05 Dt. 20/6/22
TDO, BPSP, AMC


101 TO 701 RERA CARPET AREA = 55.92 SQ MT. RERA WASH AREA = 2.51 SQ MT. RERA BALCONY AREA = 3.60 SQ MT.
102 TO 702 RERA CARPET AREA = 55.92 SQ MT. RERA WASH AREA = 2.51 SQ MT. RERA BALCONY AREA = 3.60 SQ MT.
103 TO 703 RERA CARPET AREA = 57.92 SQ MT. RERA BALCONY AREA = 3.66 SQ MT.
104 TO 704 RERA CARPET AREA = 55.92 SQ MT. RERA WASH AREA = 2.51 SQ MT. RERA BALCONY AREA = 3.60 SQ MT.
105 TO 705 RERA CARPET AREA = 55.92 SQ MT. RERA WASH AREA = 2.51 SQ MT. RERA BALCONY AREA = 3.60 SQ MT.
106 TO 706 RERA CARPET AREA = 57.92 SQ MT. RERA BALCONY AREA = 3.66 SQ MT.
105 TO 705 RERA CARPET AREA = 57.92 SQ MT. RERA BALCONY AREA = 3.66 SQ MT.
106 TO 706 RERA CARPET AREA = 55.92 SQ MT. RERA WASH AREA = 2.51 SQ MT. RERA BALCONY AREA = 3.60 SQ MT.
102 TO 702 RERA CARPET AREA = 57.92 SQ MT. RERA BALCONY AREA = 3.66 SQ MT.
101 TO 701 RERA CARPET AREA = 55.92 SQ MT. RERA WASH AREA = 2.51 SQ MT. RERA BALCONY AREA = 3.60 SQ MT.
BLOCK-A
BLOCK-B
B
W
60.15
17.92

RERA CARPET AREA CALCULATION PLAN (FIRST FLOOR TO SEVENTH FLOOR) SCALE : 1.00 CM. = 1.00 MT.


102 TO 702 UNIT B.A. = 65.71 SQ MT.
103 TO 703 UNIT B.A. = 65.46 SQ MT.
104 TO 704 UNIT B.A. = 64.97 SQ MT.
104 TO 704 UNIT B.A. = 65.24 SQ MT.
105 TO 705 UNIT B.A. = 65.24 SQ MT.
106 TO 706 UNIT B.A. = 65.26 SQ MT.
101 TO 701 UNIT B.A. = 65.71 SQ MT.
106 TO 706 UNIT B.A. = 65.59 SQ MT.
105 TO 705 UNIT B.A. = 65.03 SQ MT.
103 TO 703 UNIT B.A. = 65.30 SQ MT.
102 TO 702 UNIT B.A. = 65.24 SQ MT.
101 TO 701 UNIT B.A. = 65.26 SQ MT.
BLOCK-A
BLOCK-B
60.15
17.92

UNIT BUILT UP AREA CALCULATION PLAN (FIRST FLOOR TO SEVENTH FLOOR) SCALE : 1.00 CM. = 1.00 MT.

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

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

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

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

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

(6)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.

(7)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.

(8)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, AND 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.

(9)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTISEMENT 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.

(10) (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. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(11)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-10/06/2022.

(12)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION 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.- 25/03/2022.

(13)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.08/06/2022 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT,ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV. INSP. (SZ) A.M.C. DT. 04/03/2021

(15)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/OP-516, ON DT.-25/01/2021.

(16)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:-11/04/2022, REF.NOC ID NO.:- AHME/WEST/B/040622/664575 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.24/03/2022 (NO.:- OPN244324032022) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE. AND BINDING TO OWNER/ APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-25/03/2022 AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT.06/04/2022 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT.

(18)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ORDER NO.:- N.A./UNIT-1/VATVA/CASE NO./8/09-10 ON DT.30/10/2010 (R.S.NO.918,1557/2) GIVEN BY DEPUTY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., S.Z.) ON DT.:- 03/02/2015.

(20)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLARK OF WORKS/ SUPERVISOR OF WORKS SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT. 25/03/2022

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

(22)સુકો-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગ ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલાંનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ/ સુપરવાઇઝર ઓફ વર્કસ શ્રી દ્વારા તા. ૨૫/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(23)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવુતિ શરૂ કરવાનાં 30 દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ-4 મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.

(24)અરજદારે પ્લોટની માલિકી, ક્ષેત્રફળ, લોકેશન તેમજ પઝેશન તથા અન્ય કોઈ બાબત અંગે કોર્ટ મેટર/કોર્ટ લીટીગેશન ચાલતી ન હોવા અંગેની તા. ૨૫/૦૩/૨૦૨૨ની આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધિન

(25)સી.જી.ડી.સી.આર.- ૨૦૧૭ ક્લોઝ નં.- ૧૯ ની જોગવાઇ મુજબ બિલ્ડીંગનું મેઇન્ટેનેન્સ અને અપગ્રેડેશન અનુસંધાને બાંધકામનું વખતો-વખત મેઇન્ટેનન્સ કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલપર્સ તા. ૨૫/૦૩/૨૦૨૨ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધિન.

(26)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.

(27)અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો,અ.મ્યુ.કોર્પો.દ્વારા સી.જી.ડી.સી.આર-૨૦૧૭ની જોગવાઈ મુજબ "PUNISHMENT/ACTION"લેવામાં આવશે તથા તે મુજબ વર્તવા અંગે અરજદારશ્રીએ રજુ કરેલ તા. ૨૫/૦૩/૨૦૨૨ની નોટરાઈઝ્ડ બાંહેધરીને આધિન.

(28)અગાઉ મંજુર થયેલ સબ ડીવીઝન કેસનં.LTS/SZ/151118/CGDCRV/A0692/M1,તા. ૨૧/૦૧/૨૦૧૯ તથા ઇ-નગર પોર્ટલ પર અરજી નં.001BDP21220928,ODPS અરજી નં.ODPS/2021/060496, તા. ૨૯/૦૯/૨૦૨૧,ડેવલપમેન્ટ પરમીશન નં.001LD21220155 તા. ૦૮/૧૦/૨૦૨૧ ને આધિન તથા તેમાં દર્શાવેલ શરતો મુજબ વર્તવાની શરતે.

(29)બુલેટ ટ્રેન એન.ઓ.સી.અંગે અરજદારે રજુ કરેલ DY.CPM/CIVIL-II NHSRCL, ADI ના પત્ર ક્રમાંક:NHSRCL (ADI)/MA/CEO2/NOC-TP/122.1/6630 તા. ૧૦/૦૬/૨૦૨૧ ને આધિન તથા તેમુજબ વર્તવા અંગે અરજદારે રજુ કરેલ નોટરાઈઝ્ડ બાંહેધરી તા. ૨૭/૦૫/૨૦૨૨ને આધિન

(30)પ્લોટમાં પસાર થતી સ્ટ્રોમવોટર લાઈન તથા ડ્રેનેજ લાઈન અંગે ઈજનેર ખાતા દ્વારા રેલ્વે લાઈનને સમાંતર આવેલા મેઈન રોડ પર શીફ્ટ કરવામાં આવેલ છે જે મુજબની આસી.ટી.ડી.ઓ.(દક્ષિણ ઝોન) ના રેફ.નં. ૯૦૫૧ તા. ૧૭/૦૬/૨૦૨૧ થી આપેલ અભિપ્રાયને આધિન.

NOTES RELATED TO CGDCR-2017 :-

- 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 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 ARE CHECKED AND NECESSARIES ACTION 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
- LATTER 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 13.10 OD 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 NO13.1.3 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 PROVIDE AS PER THE CLAUSE NO.17.4 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 REGUTATION-2013
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 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
- 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

RERA CARPET AREA CALC. : FIRST FL. TO 7TH FL. (BLOCK-B)

102 TO 702 105 TO 705

1.00 MT. X 3.71 MT. X 1 NOS = 3.71 SQ MT.
7.26 MT. X 5.71 MT. X 1 NOS = 41.45 SQ MT.
3.51 MT. X 1.45 MT. X 1 NOS = 5.09 SQ MT.
2.59 MT. X 1.45 MT. X 1 NOS = 3.76 SQ MT.
1.29 MT. X 5.87 MT. X 1 NOS = 7.57 SQ MT.
TOTAL = 61.58 SQ MT.

LESS :-
B. 3.05 MT. X 1.20 MT. X 1 NOS = 3.66 SQ MT.
TOTAL = 3.66 SQ MT.

RERA CARPET AREA (61.58-3.66) = 57.92 SQ MT.
RERA BALCONY AREA = 3.66 SQ MT.

UNIT BUILT UP & RERA CARPET AREA TABLE :-

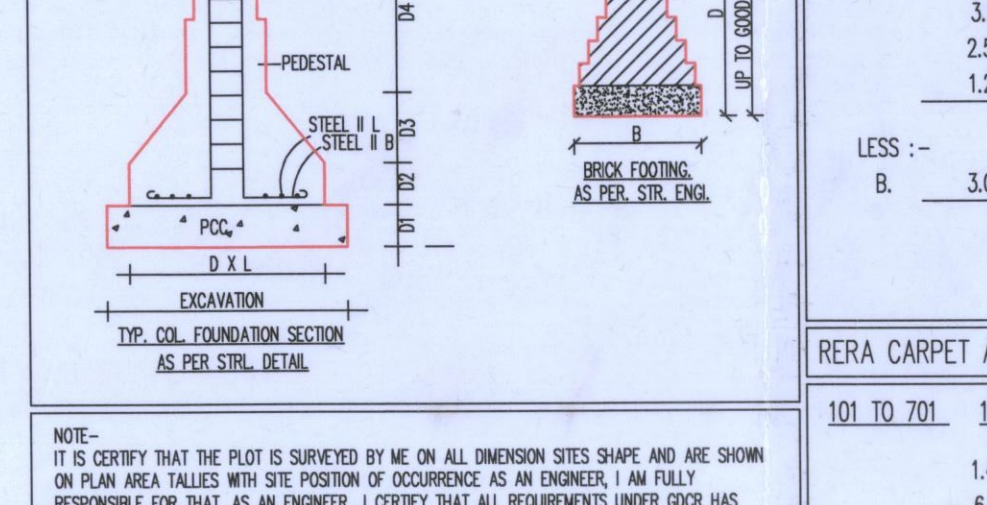
FLOOR	BLOCK	UNIT NO.	UNIT AREA	CARPET AREA	WASH AREA	BALCONY AREA
FIRST FLOOR (RESI.)	A	101	65.71	55.92	2.51	3.60
		102	65.71	55.92	2.51	3.60
		103	65.46	57.92	---	3.66
		104	64.97	55.92	2.51	3.60
		105	65.03	55.92	2.51	3.60
		106	65.59	57.92	---	3.66
	B	101	65.26	55.92	2.51	3.60
		102	65.24	57.92	---	3.66
		103	65.30	55.92	2.51	3.60
		104	65.24	55.92	2.51	3.60
		105	65.24	57.92	---	3.66
		106	65.26	55.92	2.51	3.60
TOTAL	--	--	784.01	679.04	20.08	43.44
SECOND FLOOR (RESI.)	A	201	65.71	55.92	2.51	3.60
		202	65.71	55.92	2.51	3.60
		203	65.46	57.92	---	3.66
		204	64.97	55.92	2.51	3.60
		205	65.03	55.92	2.51	3.60
		206	65.59	57.92	---	3.66
	B	201	65.26	55.92	2.51	3.60
		202	65.24	57.92	---	3.66
		203	65.30	55.92	2.51	3.60
		204	65.24	55.92	2.51	3.60
		205	65.24	57.92	---	3.66
		206	65.26	55.92	2.51	3.60
TOTAL	--	--	784.01	679.04	20.08	43.44
THIRD FLOOR (RESI.)	A	301	65.71	55.92	2.51	3.60
		302	65.71	55.92	2.51	3.60
		303	65.46	57.92	---	3.66
		304	64.97	55.92	2.51	3.60
		305	65.03	55.92	2.51	3.60
		306	65.59	57.92	---	3.66
	B	301	65.26	55.92	2.51	3.60
		302	65.24	57.92	---	3.66
		303	65.30	55.92	2.51	3.60
		304	65.24	55.92	2.51	3.60
		305	65.24	57.92	---	3.66
		306	65.26	55.92	2.51	3.60
TOTAL	--	--	784.01	679.04	20.08	43.44
FOURTH FLOOR (RESI.)	A	401	65.71	55.92	2.51	3.60
		402	65.71	55.92	2.51	3.60
		403	65.46	57.92	---	3.66
		404	64.97	55.92	2.51	3.60
		405	65.03	55.92	2.51	3.60
		406	65.59	57.92	---	3.66
	B	401	65.26	55.92	2.51	3.60
		402	65.24	57.92	---	3.66
		403	65.30	55.92	2.51	3.60
		404	65.24	55.92	2.51	3.60
		405	65.24	57.92	---	3.66
		406	65.26	55.92	2.51	3.60
TOTAL	--	--	784.01	679.04	20.08	43.44
FIFTH FLOOR (RESI.)	A	501	65.71	55.92	2.51	3.60
		502	65.71	55.92	2.51	3.60
		503	65.46	57.92	---	3.66
		504	64.97	55.92	2.51	3.60
		505	65.03	55.92	2.51	3.60
		506	65.59	57.92	---	3.66
	B	501	65.26	55.92	2.51	3.60
		502	65.24	57.92	---	3.66
		503	65.30	55.92	2.51	3.60
		504	65.24	55.92	2.51	3.60
		505	65.24	57.92	---	3.66
		506	65.26	55.92	2.51	3.60
TOTAL	--	--	784.01	679.04	20.08	43.44
SIXTH FLOOR (RESI.)	A	601	65.71	55.92	2.51	3.60
		602	65.71	55.92	2.51	3.60
		603	65.46	57.92	---	3.66
		604	64.97	55.92	2.51	3.60
		605	65.03	55.92	2.51	3.60
		606	65.59	57.92	---	3.66
	B	601	65.26	55.92	2.51	3.60
		602	65.24	57.92	---	3.66
		603	65.30	55.92	2.51	3.60
		604	65.24	55.92	2.51	3.60
		605	65.24	57.92	---	3.66
		606	65.26	55.92	2.51	3.60
TOTAL	--	--	784.01	679.04	20.08	43.44
SEVENTH FLOOR (RESI.)	A	701	65.71	55.92	2.51	3.60
		702	65.71	55.92	2.51	3.60
		703	65.46	57.92	---	3.66
		704	64.97	55.92	2.51	3.60
		705	65.03	55.92	2.51	3.60
		706	65.59	57.92	---	3.66
	B	701	65.26	55.92	2.51	3.60
		702	65.24	57.92	---	3.66
		703	65.30	55.92	2.51	3.60
		704	65.24	55.92	2.51	3.60
		705	65.24	57.92	---	3.66
		706	65.26	55.92	2.51	3.60
TOTAL	--	--	784.01	679.04	20.08	43.44

OTHER F.S.I. AREA CALCULATION :-

FIRST FLOOR TO SEVENTH FLOOR (OTHER F.S.I. AREA CALCULATION) :-

1.29 MT. X 1.29 MT. X 2 NOS = 3.33 SQ MT.
2.43 MT. X 1.29 MT. X 4 NOS = 12.54 SQ MT.
1.14 MT. X 1.29 MT. X 2 NOS = 2.94 SQ MT.
TOTAL = 18.81 SQ MT.

NET OTHER F.S.I. AREA ON FIRST FLOOR TO SEVENTH FLOOR = 18.81 SQ MT.


R.C.C. COLUMN.
COL. STEEL
COL. RING
GL
TIE BEAM
PEDESTAL
STEEL II L
STEEL II B
PCC
D X L
EXCAVATION
G.L.LVL.
B
UP TO GOOD SOLID
BRICK FOOTING. AS PER STR. ENGI.

TYP. COL. FOUNDATION SECTION AS PER STRL. DETAIL

NOTE-
IT IS CERTIFY THAT THE PLOT IS SURVEYED BY ME ON ALL DIMENSION SITES 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 GDCR HAS BEEN VERIFIED BY ME AND THE SITE LAND IS SUITABLE FOR PROPOSED CONSTRUCTION. THE PLOT DIMENSIONS AS SHOWN IN THE PLAN CORRESPONDS WITH THE SIDE.

ENGINEER CERTIFICATE
ENGINEER IS FULLY RESPONSIBLE FOR LEVING MARGINAL OPEN SPACE & ROAD LINE PORTION.
DRAINAGE CERTIFICATE
THE DEPTH OF POSITION OF EXIS. M.H. IS CHECKED VERIFIED PERSONALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN

BUILT UP AREA CALCULATION :-

GROUND FLOOR H.P. TO SEVENTH FLOOR

60.15 MT. X 17.92 MT. X 1 NOS = 1077.89 SQ MT.
TOTAL = 1077.89 SQ MT.

LESS :-
1. 1.40 MT. X 1.55 MT. X 3 NOS = 6.51 SQ MT.
2. 7.33 MT. X 2.07 MT. X 1 NOS = 15.17 SQ MT.
3. 3.09 MT. X 1.55 MT. X 1 NOS = 4.79 SQ MT.
4. 1.69 MT. X 5.81 MT. X 1 NOS = 9.82 SQ MT.
5. 2.56 MT. X 3.45 MT. X 1 NOS = 8.83 SQ MT.
6. 1.51 MT. X 1.32 MT. X 1 NOS = 1.99 SQ MT.
7. 0.90 MT. X 3.45 MT. X 2 NOS = 6.21 SQ MT.
8. 3.89 MT. X 3.20 MT. X 1 NOS = 12.45 SQ MT.
9. 18.00 MT. X 1.13 MT. X 1 NOS = 20.34 SQ MT.
10. 4.25 MT. X 4.45 MT. X 1 NOS = 18.91 SQ MT.
11. 9.45 MT. X 1.13 MT. X 1 NOS = 10.68 SQ MT.
TOTAL = 115.70 SQ MT.

NET BUILT UP AREA ON GROUND FLOOR H.P. TO SEVENTH FLOOR = 962.19 SQ MT.

STAIR CABIN

4.66 MT. X 8.70 MT. X 1 NOS = 40.54 SQ MT.
3.51 MT. X 4.27 MT. X 1 NOS = 14.99 SQ MT.
3.59 MT. X 5.40 MT. X 1 NOS = 19.39 SQ MT.
5.56 MT. X 4.66 MT. X 1 NOS = 25.91 SQ MT.
TOTAL = 100.83 SQ MT.

LESS :-
1. 1.00 MT. X 1.05 MT. X 1 NOS = 1.05 SQ MT.
2. 1.00 MT. X 3.65 MT. X 1 NOS = 3.65 SQ MT.
3. 1.56 MT. X 1.00 MT. X 1 NOS = 1.56 SQ MT.
TOTAL = 6.26 SQ MT.

NET BUILT UP AREA ON STAIR CABIN = 94.57 SQ MT.

LIFT MACHINE ROOM

3.66 MT. X 3.49 MT. X 1 NOS = 12.77 SQ MT.
3.51 MT. X 3.27 MT. X 1 NOS = 11.48 SQ MT.
3.59 MT. X 4.40 MT. X 1 NOS = 15.80 SQ MT.
TOTAL = 40.05 SQ MT.

NET BUILT UP AREA ON LIFT MACHINE ROOM = 40.05 SQ MT.

O.H. WATER TANK

3.66 MT. X 4.04 MT. X 1 NOS = 14.79 SQ MT.
3.79 MT. X 3.66 MT. X 1 NOS = 13.87 SQ MT.
TOTAL = 28.66 SQ MT.

NET BUILT UP AREA ON O.H. WATER TANK = 28.66 SQ MT.

UNIT AREA CALCULATION : FIRST FL. TO SEVENTH FL. (BLOCK-A)

101 TO 701 102 TO 702

1.29 MT. X 6.07 MT. X 1 NOS = 7.83 SQ MT.
6.76 MT. X 7.36 MT. X 1 NOS = 49.75 SQ MT.
1.40 MT. X 5.81 MT. X 1 NOS = 8.13 SQ MT.
TOTAL = 65.71 SQ MT.

103 TO 703

1.05 MT. X 3.91 MT. X 1 NOS = 4.11 SQ MT.
3.77 MT. X 1.45 MT. X 1 NOS = 5.47 SQ MT.
2.84 MT. X 1.45 MT. X 1 NOS = 4.12 SQ MT.
7.51 MT. X 5.91 MT. X 1 NOS = 44.38 SQ MT.
1.215 MT. X 6.07 MT. X 1 NOS = 7.38 SQ MT.
TOTAL = 65.46 SQ MT.

104 TO 704

1.215 MT. X 6.07 MT. X 1 NOS = 7.38 SQ MT.
6.76 MT. X 7.36 MT. X 1 NOS = 49.75 SQ MT.
1.35 MT. X 5.81 MT. X 1 NOS = 7.84 SQ MT.
TOTAL = 64.97 SQ MT.

105 TO 705

1.215 MT. X 6.07 MT. X 1 NOS = 7.38 SQ MT.
6.76 MT. X 7.36 MT. X 1 NOS = 49.75 SQ MT.
1.35 MT. X 4.68 MT. X 1 NOS = 6.32 SQ MT.
1.40 MT. X 1.13 MT. X 1 NOS = 1.58 SQ MT.
TOTAL = 65.03 SQ MT.

106 TO 706

1.05 MT. X 4.04 MT. X 1 NOS = 4.24 SQ MT.
3.77 MT. X 1.45 MT. X 1 NOS = 5.47 SQ MT.
2.84 MT. X 1.45 MT. X 1 NOS = 4.12 SQ MT.
7.51 MT. X 5.91 MT. X 1 NOS = 44.38 SQ MT.
1.215 MT. X 6.07 MT. X 1 NOS = 7.38 SQ MT.
TOTAL = 65.59 SQ MT.

UNIT AREA CALCULATION : FIRST FL. TO SEVENTH FL. (BLOCK-B)

101 TO 701 106 TO 706

1.215 MT. X 6.07 MT. X 1 NOS = 7.38 SQ MT.
6.76 MT. X 7.36 MT. X 1 NOS = 49.75 SQ MT.
1.40 MT. X 5.81 MT. X 1 NOS = 8.13 SQ MT.
TOTAL = 65.26 SQ MT.

102 TO 702 105 TO 705

0.97 MT. X 2.62 MT. X 1 NOS = 2.54 SQ MT.
1.05 MT. X 1.29 MT. X 1 NOS = 1.35 SQ MT.
3.77 MT. X 1.45 MT. X 1 NOS = 5.47 SQ MT.
2.84 MT. X 1.45 MT. X 1 NOS = 4.12 SQ MT.
7.51 MT. X 5.91 MT. X 1 NOS = 44.38 SQ MT.
1.215 MT. X 6.07 MT. X 1 NOS = 7.38 SQ MT.
TOTAL = 65.24 SQ MT.

103 TO 703

1.22 MT. X 2.62 MT. X 1 NOS = 3.20 SQ MT.
1.29 MT. X 3.45 MT. X 1 NOS = 4.45 SQ MT.
6.76 MT. X 7.36 MT. X 1 NOS = 49.75 SQ MT.
1.40 MT. X 1.13 MT. X 1 NOS = 1.58 SQ MT.
1.35 MT. X 4.68 MT. X 1 NOS = 6.32 SQ MT.
TOTAL = 65.30 SQ MT.

104 TO 704

1.35 MT. X 5.81 MT. X 1 NOS = 7.84 SQ MT.
6.76 MT. X 7.36 MT. X 1 NOS = 49.75 SQ MT.
1.29 MT. X 3.45 MT. X 1 NOS = 4.45 SQ MT.
1.22 MT. X 2.62 MT. X 1 NOS = 3.20 SQ MT.
TOTAL = 65.24 SQ MT.

RERA CARPET AREA CALC. : FIRST FL. TO 7TH FL. (BLOCK-A)

101 TO 701 102 TO 702 104 TO 704 105 TO 705

1.40 MT. X 5.61 MT. X 1 NOS = 7.85 SQ MT.
6.51 MT. X 7.16 MT. X 1 NOS = 46.61 SQ MT.
1.29 MT. X 5.87 MT. X 1 NOS = 7.57 SQ MT.
TOTAL = 62.03 SQ MT.

LESS :-
W. 1.73 MT. X 1.45 MT. X 1 NOS = 2.51 SQ MT.
B. 3.00 MT. X 1.20 MT. X 1 NOS = 3.60 SQ MT.
TOTAL = 6.11 SQ MT.

RERA CARPET AREA (62.03-6.11) = 55.92 SQ MT.
RERA WASH AREA = 2.51 SQ MT.
RERA BALCONY AREA = 3.60 SQ MT.

103 TO 703 106 TO 706

1.00 MT. X 3.71 MT. X 1 NOS = 3.71 SQ MT.
7.26 MT. X 5.71 MT. X 1 NOS = 41.45 SQ MT.
3.51 MT. X 1.45 MT. X 1 NOS = 5.09 SQ MT.
2.59 MT. X 1.45 MT. X 1 NOS = 3.76 SQ MT.
1.29 MT. X 5.87 MT. X 1 NOS = 7.57 SQ MT.
TOTAL = 61.58 SQ MT.

LESS :-
B. 3.05 MT. X 1.20 MT. X 1 NOS = 3.66 SQ MT.
TOTAL = 3.66 SQ MT.

RERA CARPET AREA (61.58-3.66) = 57.92 SQ MT.
RERA BALCONY AREA = 3.66 SQ MT.

RERA CARPET AREA CALC. : FIRST FL. TO 7TH FL. (BLOCK-B)

101 TO 701 103 TO 703 104 TO 704 106 TO 706

1.40 MT. X 5.61 MT. X 1 NOS = 7.85 SQ MT.
6.51 MT. X 7.16 MT. X 1 NOS = 46.61 SQ MT.
1.29 MT. X 5.87 MT. X 1 NOS = 7.57 SQ MT.
TOTAL = 62.03 SQ MT.

LESS :-
W. 1.73 MT. X 1.45 MT. X 1 NOS = 2.51 SQ MT.
B. 3.00 MT. X 1.20 MT. X 1 NOS = 3.60 SQ MT.
TOTAL = 6.11 SQ MT.

RERA CARPET AREA (62.03-6.11) = 55.92 SQ MT.
RERA WASH AREA = 2.51 SQ MT.
RERA BALCONY AREA = 3.60 SQ MT.

RESIDENTIAL AFFORDABLE HOUSING PROJECT
BLOCK-A+B
SHEET NO. :- 2/3
GROUND FLOOR H.P. TO SEVENTH FLOOR PLAN, OPEN TERRACE PLAN WITH STAIR CABIN, L.M.R. & O.H.W.T.

PLAN SHOWING PROPOSED RESIDENCE BUILDING ON S.P. NO. 4 OF F.P. NO. 47/1 OF T.P.S. NO. :- 88 (VATVA-II) PRELIMINARY SANCTIONED [REVENUE SUR. NO. 918 & 1557/2 (O.P. NO. :- 47/1 & 47/2) OF MOJE :- VATVA, TALUKA :- VATVA, DISTRICT :- AHMEDABAD.]

ZONE AS PER RDP 2021 :- RESIDENTIAL-1 (ONE) R1
SCALE :- 1.00 CM. = 1.00 MT.
USE OF THE CONSTRUCTION :- RESIDENCE (DWELLING-3)

BUILT UP AREA TABLE

	IN SQ MT.
PROP. BUILT UP AREA ON GROUND FLOOR (HOLLOW PLINTH)	962.19
PROP. BUILT UP AREA ON FIRST FLOOR	962.19
PROP. BUILT UP AREA ON SECOND FLOOR	962.19
PROP. BUILT UP AREA ON THIRD FLOOR	962.19
PROP. BUILT UP AREA ON FOURTH FLOOR	962.19
PROP. BUILT UP AREA ON FIFTH FLOOR	962.19
PROP. BUILT UP AREA ON SIXTH FLOOR	962.19
PROP. BUILT UP AREA ON SEVENTH FLOOR	962.19
PROP. BUILT UP AREA ON STAIR CABIN	94.57
PROP. BUILT UP AREA ON LIFT MACHINE ROOM	40.05
PROP. BUILT UP AREA ON O.H. WATER TANK	28.66
PROP. TOTAL BUILT UP AREA	7860.80

F.S.I. AREA TABLE

	WITH UNIT BUILT UP AREA		IN SQ MT.
	50 TO 66 SQ.MT	OTHER F.S.I.	TOTAL
PROP. F.S.I. AREA ON FIRST FLOOR	784.01	18.81	802.82
PROP. F.S.I. AREA ON SECOND FLOOR	784.01	18.81	802.82
PROP. F.S.I. AREA ON THIRD FLOOR	784.01	18.81	802.82
PROP. F.S.I. AREA ON FOURTH FLOOR	784.01	18.81	802.82
PROP. F.S.I. AREA ON FIFTH FLOOR	784.01	18.81	802.82
PROP. F.S.I. AREA ON SIXTH FLOOR	784.01	18.81	802.82
PROP. F.S.I. AREA ON SEVENTH FLOOR	784.01	18.81	802.82
PROP. TOTAL F.S.I. AREA	5488.07	131.67	5619.74

USE, UNIT & FLOOR AREA TABLE

IN SQ MT.

FLOOR	USE	UNIT WITH UNIT BUILT UP AREA 50 TO 66 SQ.MT.	TOTAL	FLOOR AREA
GROUND FLOOR H.P.	PARKING	---	---	---
FIRST FLOOR	RESIDENCE	12	12	784.01
SECOND FLOOR	RESIDENCE	12	12	784.01
THIRD FLOOR	RESIDENCE	12	12	784.01
FOURTH FLOOR	RESIDENCE	12	12	784.01
FIFTH FLOOR	RESIDENCE	12	12	784.01
SIXTH FLOOR	RESIDENCE	12	12	784.01
SEVENTH FLOOR	RESIDENCE	12	12	784.01
TOTAL	PARKING+RESIDENCE	84	84	5488.07

COLOUR NOTE

🟥	PROPOSED WORK	🟪	CARPET AREA
🟥	PROPOSED DRAINAGE	▨	WASH/BALCONY AREA

R.C.C. STAIR DETAIL

R.C.C.STAIR :- 1.52 MT. WIDE
TREAD :- 0.25 MT.
RISER :- 0.17 MT.

SCHEDULE OF OPENINGS

D	:- 1.07 X 2.10	W2	:- 1.20 X 1.20	L.D.-1	:- 1.51 X 2.45	SLD-1	:- 3.00 X 2.45
D1	:- 0.90 X 2.10	W3	:- 0.69 X 1.20	L.D.-2	:- 1.97 X 2.45	SLD-2	:- 3.05 X 2.45
D2	:- 0.76 X 2.10	W4	:- 0.90 X 1.20	L.D.-3	:- 1.47 X 2.45		
W1	:- 1.50 X 1.20	W5	:- 1.80 X 1.20	V	:- 0.60 X 0.60		

D.H. PATEL (B.E. CIVIL)
AMC HIGH RISE ENGINEER
LIC No.: 001ERH05012710470
B/1, Parishram Society,
Dharol Colony Road,
Visnagar-384315.
ENGINEER.

For, UTTARA NON TRADING ASSOCIATION
CHAIRMAN / SECRETARY / BOARD OF DIRECTOR
A D. Solanki
OWNER

DHARA H. THAKKAR
A.M.C. C.O.W.
Lic No.: 001CW20092510083
3. F.F. Sanidhya Appartment,
77-Jagabhai Park, Rambaug,
Maninagar, AHMEDABAD-380008.
CLERK OF WORKS

D.H. PATEL (B.E. CIVIL)
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STRU.ENGINEER.

T-SQUARE CONSULTANT
Pro. HIREN M. THAKKAR
3. F.F. Sanidhya Appartment,
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Maninagar, AHMEDABAD-380008.
Developer Lic No.: 001DV22122500605
DEVELOPERS

HIREN M. THAKKAR
A.M.C. SOR GRADE-1
LIC. NO.: 001SR17032510026
3, F.F. SANIDHYA APPARTMENT,
77, JAGABHAI PARK, RAMBAUG,
MANINAGAR, AHMEDABAD-380008.
S.O.R.

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 કાયમી મુકવાની શરતે.

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

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

AUTHORITY.

Ahmedabad Municipal Corporation

Case No. : BLNTS/SZ/040522/CGDCRV/A6033/R0/M1 Zone: SOUTH

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

Raja Chitthi Number : 06455/040522/A6033/R0/M1

Date : 22/06/2022

22/6/22
22/06/2022

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