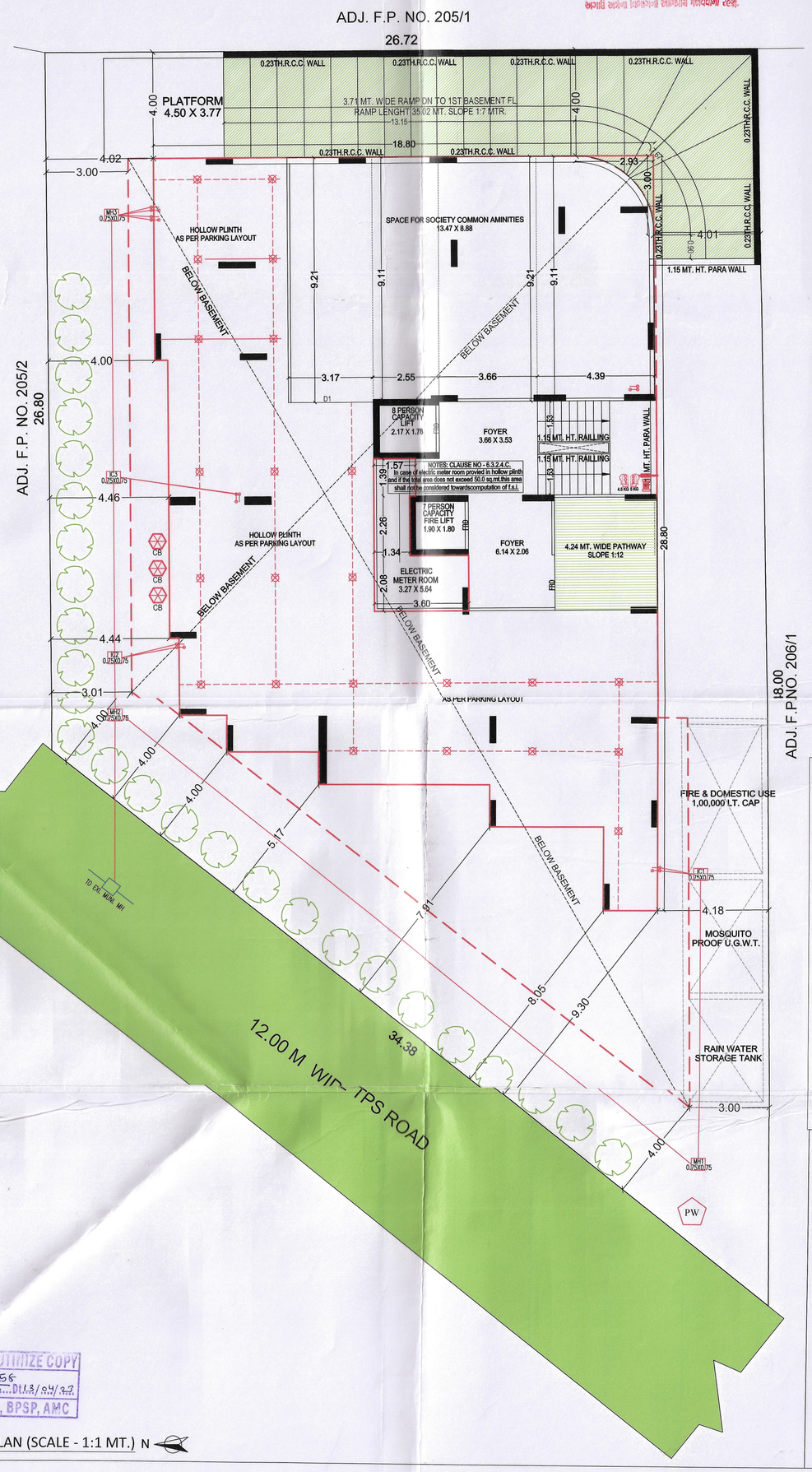
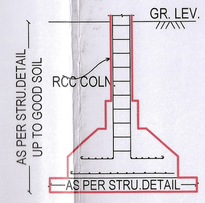
સદર પ્રકરણે વાર્ષિકબત એક.રેસા.એઈ.ના નાણા ના હમ
મુકવાના હોય, તે વસુલાત બાબતે બી.યુ. પરમીશન
અગાઉ અત્રેના વિભાગનો સલાહ મેળવવાનો રહેશે.



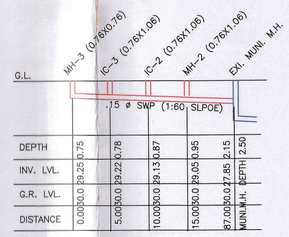
LAY-OUT PLAN (SCALE - 1:1 MT.) N



R.C.C. COLUMN. FOOTING
AS PER STRL. DETAIL

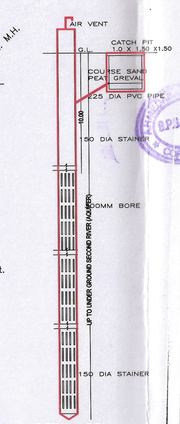
LEGENDS.

1.) FIRE HYDRANT SYSTEM PIPE MAIN
2.) SINGLE HANDED HYDRANT VALVE.
3.) SLUICE VALVE
4.) TWO WAY SAME CONNECTION
5.) RISE ON DROP.
6.) NON RETURN VALVE
7.) REDUCER
8.) FIRE HOUSE BOX
9.) HOSE REEL HOUSE
10.) DC.P & CO-2
11.) HYDRAUNT VALVE

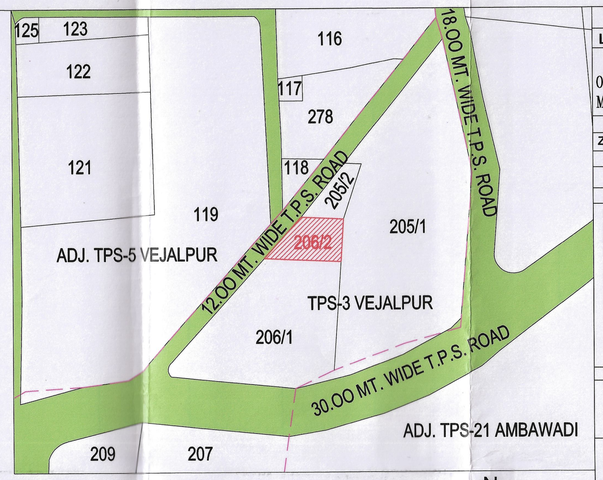


DEPTH	0.75	0.78	0.87	0.95	2.15
INV. LVL.	29.25	29.22	29.13	29.05	27.85
G.R. LVL.	29.25	29.22	29.13	29.05	27.85
DISTANCE	0.00	5.00	10.00	15.00	87.00

L.S. OF DRAINAGE
SCALE : HORI: 1Cm. = 5.0 Mts/VERT: 1Cm. = 1.0 Mt.



DETAIL OF
PERCOLATING WELL



KEY PLAN
SCALE - 1:20

N

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

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

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/121 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GHV/45 OF 2018/EDB-102016-3629-L, DATED:-31/03/2018 AND LETTER NO: GHV/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO:-GHV/362/ EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.:-GHV/143 OF 2018/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO:-GHV/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) 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 5 FEET-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DUTING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY COOL ON DT.-13/4/2023

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

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

(9) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-1 (R-1) (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING WITH IN HEIGHT OF 25.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.MC(UD) ON DT.13/4/2023

(10) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(S.W.Z.) A.M.C. DT.3/6/2022

(11) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR RETTERMENT CHARGE ON BT.-ASST.E.O.(S.W.Z.) ON DT.-16/7/2022

(12) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.-15/11/2022, REF.NOC ID NO.AHMI/WEST/B/111422/726370 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(13) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.20/3/2023 (OPN:1109/2023/B) FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT, ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-15/3/2023, ORDER NO.:-2236/07/19/030/2023 BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER/APPLICANTS.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISional SUPERINTENDENT(PROPERTY TAX DEPT., S.W.Z.) ON DT.31/3/2023

(16) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.12.5.1 OF CGDCR-2017 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(18)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 UNITS. THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

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

(20) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREs 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.

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

(22) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDR/172018/137/441/L , DTD.26/04/2018 , DTD.25/09/2018 , NOTIFICATION NO: PRCH/102018/7198/L, DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS BY /OR BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(23) (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 OPTIMUM VENTILATION SYSTEM (C) IF MISUSE OF PARKING SPACE IS NOTICED THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(24) 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 INSTALLMENTS IN 2 YEARS AS PER OPTION NO. 3 OF CIRCULAR NO:-012022-23, DTE:-13/04/2022 AND 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:- 17/4/2023

(25). THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U. PERMISSION AND MAINTAIN FUNCTIONAL PERMENTALY AS PER NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT

(26)તેમજ ટી.પી.એ.-૧૦૧૭ ના સર્વે નં.-૨૦૬/૨ ની જોગવાઈ મુજબ મકરૂફ સિવિલિયન સિકયોરિટી
(27)[illegible]
(28)[illegible]
(29) સુએ-એમસી દ્વારા આકર્ષ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા અંગેના અભિપ્રાયની જરૂરિયાત મુજબ તેમજ વરસાદ આધારિત સ્થાનિક જરૂરી સિવિલ કામગીરી કરી કરાવે તેમજ તે મુજબ અત્રેના અભિપ્રાય/ઠરાવોને જુજ કરેલ નોંધણીકૃત સહી કરવાની રહેશે.
(30) સ્થાનિક સ્વિયમ સરકાર (COVID-19) સંબંધ સરકારના જરૂરી સંકલનની સંબંધ અંગેની અત્રેના અભિપ્રાય અને ઠરાવોની તેમજ સરકારશ્રીના જાહેર કરવામાં આવે તેમ તેની સાથે.
(31)સર્વે જર્મન/ગામ.સર્વે રિસર્વેના ફોલ્ડર, ગામતી સર્વે નંબર સંબંધમાં સર્વે કરી પછી જ પરવાનગી કરી લીધેલ હોવી જરૂરી.

(૩) અભિપ્રાયની સૂચનાના ડિસ્પ્લેમાં, સોસાયટીની, સભ્યોની સૂચનાના વિ. અંગેની જવાબદારી એ.એ. જે.એ. તથા તેમ. કર્મચારીઓ/ઇન્જીનીયરોની રહેશે. આ અંગે અભિપ્રાય/ઠરાવોને લગત એપ્લિકેન્ટોએ જરૂર હોય ત્યારે પોતાના ખર્ચે વધુ નકલો તૈયાર કરાવી અભિપ્રાય સાથેની સોસાયટી રહેશે નહીં.

(૪) કોઈ ફરિયાદ આવેલ હોય તો તેનો નિકાલ/સુનાવણી પહેલાં અત્રેની જાણ કરવાની રહેશે તથા સોસાયટીના સભ્યો અને અરજદારો વચ્ચે સિવિલ કોર્ટ કાર્યવાહી કરવાની રહેશે નહીં.

(૫) ડ્રેનેજ રૂટ સુધારવા બાબત સોલેન સેમેન્ટ/ફાયરના સેનેટરી, સુધારવાના ડ્રોઇંગ વિ. અંગે ફરજ પડે ત્યારે તેમજ ત્રીજા માળની ઉંચાઈ અંગે ત્રણ માળ સુધીમાંજ/ કમિશ્નરશ્રીની રહેશે નહીં.

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

LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.3) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED

અહીંની વિકાસ યોજના અંતર્ગત સૂચનાવિભાગ વિગતમાના પત્ર ક્રમાંક નં. પરચુરણ/અન્ય/૩૬૬૮/મ્યુ.વી.વી.એમ.-૧૧-૧૦-૧૯૭૧ ના સમાચાર અંતર્ગતમાં જણાવ્યા મોટા ઝાડને સુરક્ષિતની ભાવનાએ બાંધકામની ત્યાંસ્થિતિમાં ભાવાવવું અને કરવાની મુકવાનું રહેશે.

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 MAIN FIRE PUMP AT THE UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
THE RISER FOR THE BUILDINGS EXCEEDING **18 METERS** HEIGHT SHOULD NOT BE OF LESS THAN **100 MM.** INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A **NRV** TO ACT AS A DOWN-COMER.
ONE RISER IN 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 SEPERATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.
EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A **63MM. DIA.** HOSE. **25MM. BORE** HOSE-REEL HOSE WITH **8MM. SHUT-OFF NOZZLE** AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE-BOX WITH **15 METERS** LONG **63MM.** DIA. HOSE AND **12.5MM.** BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
FIRE-SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PREMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
THE **OVERHEAD TANK** SHALL BE OF A CAPACITY IF **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 THE LIFTS SHOULD HAVE A PROVISION TO GROUND AUTO-MATICALLY IN CASE OF ELECTRICITY FAILURE. EACH BUILDING SHOULD HAVE **AT LEAST ONE LIFT AS A FIRE-LIFT AND IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A FIRE-LIFT.** LIFT-WELL SHOULD HAVE BLOWERS TO PRESSURIZE THE LIFT-WELL SO CONNECTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IT PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.

3) FIRE ALARM:
FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING.

4) FIRE EXTINGUISHERS:
ONE CARBON DIOXIDE (CO2)TYPE EXTINGUISHER OF 4.5 kg. AND ONE EXTINGUISHER OF 5kg. DRY CHEMICAL POWDER (DCP)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 EXTINGUISHER INSTALLED.

6) STAIRCASE:
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTER CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT GETTING SMOKE LOGGED.
THE RISER/DOWN-COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASLY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.

5) BASEMENT:
THE BASEMENT OF **200SQ. METERS** OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLER HEAD FOR A CAR PARKING SPACE.
BOILER ROOM/WAREHOUSE/PUMP ROOM/ELECTRICAL METER ROOM/ETC. SHALL BE PROVIDED WITH SUITABLE FIRE DOOR.

7) LIGHTENING ARRESTER:
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

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 MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISIONOF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF C.G.D.C.R.-2017
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF SPACIFIED 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
- GREY WATER RECYCLING SYSTEM & QUALITY/PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF C.G.D.C.R-2017
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 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 ANDFIRE PREVENTION AND LIFE SAFTY MEASURES REGULATION-2013
- MAINTANANCE AND UPGRADATION 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-2016
- 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 REFLACTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017

SHEET NO - 1 / 5

LAYOUT PLAN

LAY-OUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON F.P.NO- 206/2 OF FINAL T.P.S.NO.-03 (VEJALPUR) OF MOJE : VEJALPUR OF TA : VEJALPUR OF DIST : AHMEDABAD

SCALE : 1 CM.= 1.0 MT.

ZONE : RESIDENTIAL ZONE R1 — USE : RESIDENCE

AREA TABLE	SQMTS
PLOT AREA	985.00

BUILT UP AREA TABLE	SQMTS
PROP. BUILT UP AREA ON 1ST BASEMET FLOOR	564.84
PROP. BUILT UP AREA ON GROUND FLOOR	449.21
PROP. BUILT UP AREA ON 1ST FLOOR	423.80
PROP. BUILT UP AREA ON 2ND FLOOR	423.80
PROP. BUILT UP AREA ON 3RD FLOOR	423.80
PROP. BUILT UP AREA ON 4TH FLOOR	423.80
PROP. BUILT UP AREA ON 5TH FLOOR	423.80
PROP. BUILT UP AREA ON 6TH FLOOR	423.80
PROP. BUILT UP AREA ON 7TH FLOOR	265.26
PROP. BUILT UP AREA ON STAIR CABIN	50.99
PROP. BUILT UP AREA ON LIFT M/C ROOM & O.H.W.T.	28.88
TOTAL PROP. B.A.	3901.98

F.S.I. AREA TABLE	SQMTS
PLOT AREA	985.00
PERMI. F.S.I. AREA AS PER 1:80	1773.00
PERMI. PAYMENT F.S.I. AREA 0.90	886.50
TOTAL PERMI. F.S.I. AREA 2.70	2659.50
PROP. F.S.I. AREA ON GROUND FLOOR	124.24
PROP. F.S.I. AREA ON 1ST FLOOR	378.31
PROP. F.S.I. AREA ON 2ND FLOOR	378.31
PROP. F.S.I. AREA ON 3RD FLOOR	378.31
PROP. F.S.I. AREA ON 4TH FLOOR	378.31
PROP. F.S.I. AREA ON 5TH FLOOR	378.31
PROP. F.S.I. AREA ON 6TH FLOOR	378.31
PROP. F.S.I. AREA ON 7TH FLOOR	219.77
TOTAL PROP. F.S.I. AREA	2613.87
PAYMENT F.S.I. AREA (2613.87-1773.00)	840.87
BALANCE F.S.I. AREA (2659.50-2613.87)	45.63

FLOOR AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA
BASEMENT FLOOR	PARKING	--	----
GROUND FLOOR	SOC.COMM.AMINITIES+PARKING	--	124.24
1ST FLOOR	RESI.	2	378.31
2ND FLOOR	RESI.	2	378.31
3RD FLOOR	RESI.	2	378.31
4TH FLOOR	RESI.	2	378.31
5TH FLOOR	RESI.	2	378.31
6TH FLOOR	RESI.	2	378.31
7TH FLOOR	RESI.	--	219.77
TOTAL	SOC.COMM.AMINITIES+ PARKING+RESI.	12	2613.87

COLOR NOTES
PLOT BOUNDARY
PROP. WORK
PROP. DRAINAGE
ROAD
C.B.
TREE
PERCOLATING WELL
SPINKLER

TREE PLANTATION TABLE — TREE

REQ. NOS. OF TREE @ 5/200 SQ.MT
PROVI NOS. OF TREE — 985.00 X 5 / 200
PLOT AREA = 985.00 SQ.MT. = 24.63 SAY 25 REQ. & PROVIDED

PERCOLATING WELL TABLE — PW

		NOS.
REQ. NOS. WELL @ 1/4000 SQ.MT.	985.00 / 4000	0.25
PROVI NOS. OF WELL		1.00

COMMUNITY BINS REQ. CALC. — CB

NOS. OF RESI UNITS	=	12.00	NOS.
REQ. 1 NOS. 80 LIT OF BINS @ EVERY 8 UNITS	=	1.50	NOS.
PROVI. COMMUNITY BINS CAP. 80 LIT.	=	2.00	NOS.

CHIRAG N. SHAH
'Shyam Bunglow'
Opp. Yoga Nursery
Nr. Manekbaugh Hall
Ahmedabad-380015
DEV.LIC.NO.110DV26032811016
DEVELOPER

DEVENDRA KUMAR H. PATEL
(B.E.Civil)
A-302, Indraprasth Greens
OPP: Shikhar Tower,
Nr. Shyamal Row House,
Vejalpur Ahmedabad-380 051
Sup. Lic. No.001SRO70328117 25
S.O.R.

OWNER

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ENGINEER

AUTHOR

Ahmedabad Municipal Corporation
Case No. :