RESI. PARKING AREA CALC.

TOTAL USED F.S.I. AREA ..... = 4558.95 SQ. MTS.
PROP. F.S.I. AREA (COMM.) = 186.49 SQ. MTS.
PROP. F.S.I. AREA (RESI.) = 4372.46 SQ. MTS.
4558.95 - 186.49 = 4372.46 X 20% = 874.49
= 874.49 SQ. MT.
REQ. CAR PARKING SPACE @ 50 % = 437.24 SQ. MT.
REQ. OTHER PARKING SPACE @ 40 % = 349.80 SQ. MT.
REQ. VISITOR PARKING SPACE @ 10 % = 87.45 SQ. MT.
TOTAL = 874.49 SQ. MT.

RESI. PARKING	REQD.	PROVIDED		
	RESI.	A+B(H-P)	BASEMENT	TOTAL
CAR PARKING	437.24	186.26	431.26	**617.52**
OTHER PARKING	349.80	155.24	235.07	**390.31**
VISITOR PARKING	87.45	103.44	----	**103.44**
	874.49	**444.94**	**666.33**	**1111.27**

COMM. PARKING AREA CALC.

TOTAL COMM. F.S.I. BLOCK - A = 186.49 SQ. MTS.
REQ. PARKING (IN COMM. 50 %) = 50 % X 186.49
= 93.24 SQ. MT.
REQ. CAR PARKING SPACE @ 50 % = 46.62 SQ. MT.
REQ. OTHER PARKING SPACE @ 30 % = 27.97 SQ. MT.
REQ. VISITOR PARKING SPACE @ 20 % = 18.65 SQ. MT.
TOTAL = 93.24 SQ. MT.

COMM. PARKING	REQD.	PROVIDED		
	COMM.	BASEMENT	GROUND FL.	TOTAL
CAR PARKING	46.62	52.92	----	52.92
OTHER PARKING	27.97	30.58	----	30.58
VISITOR PARKING	18.65	----	31.94	31.94
	93.24	**83.50**	**31.94**	**115.44**

PARKING AREA TABLE (BLOCK -A)

RESI.	PROVI. PARKING AREA
CAR PARKING	(A) 08.61 X 09.84 = 84.72 (B) 10.93 X 09.29 = 101.54 TOTAL = 186.26
OTHER PARKING	(C) 08.61 X 09.08 = 78.18 (D) 10.93 X 07.05 = 77.06 TOTAL = 155.24
VISITOR PARKING	(E) 08.61 X 04.18 = 35.99 (F) 04.41 X 08.46 = 37.31 (G)06.82 X 04.42 = 30.14 TOTAL = 103.44
TOTAL	**444.94**

BASEMENT PARKING AREA TABLE [RESI.]

RESI.	PROVI. PARKING AREA
CAR PARKING	(A) 15.28 X 05.68 = 86.79 (B) 13.00 X 07.01 = 91.13 (C) 09.64 X 07.95 = 173.04 (F) 07.30 X 11.00 = 80.30 TOTAL = 431.26
OTHER PARKING	(D) 08.38 X 17.25 = 144.55 (E) 11.74 X 07.71 = 90.52 TOTAL = 235.07
TOTAL	**666.33**

PARKING AREA TABLE [COMM.]

RESI.	PROVI. PARKING AREA
CAR PARKING	(F) 7.32 X 7.23 = 52.92 [BASEMENT]
OTHER PARKING	(G) 4.23 X 7.23 = 30.58 [BASEMENT]
VISITOR PARKING	(H) 8.61 X 3.71 = 31.94 [H.P.]
TOTAL	**115.44**

MOSQUITO - PROOF WATER TANK :-

THE WATER STORAGE TANK SHALL BE MAINTAINTED THAT PERFECTLY MOSQUITO - PROOF CONDITION BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THAN 1.50 MTS. IN HEIGHTSHALL BE PROVIDING WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI - MALARIA STAFF.

COMM.BIN AREA CALCULATION :-

(COMMERCIAL) - DUST BIN REQUIRD 20 LTS/100SQ.MTS.
TOTAL FLOOR AREA = 186.49 SQ.MT
100 SQ. MTS FL. AREA / 20 LTS.
186.49 SQ.MTS / 37.30 LTS.= 38 SAY 1
TOTAL PROVI. 80.00 LTS. (80 X 1)

REQ. PERCOLATING WELL

PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 1578.00 SQ. MTS.
1578.00 / 4000.00 = 0.39 SQ. MTS.
PROVI. 1 PERCO. WELL.

COMMUNITY BIN (RESI.)
RESI. UNITS :- 49 UNITS
1 UNITS / 10 LTS.
49 UNITS / 490 LTS.
490 / 80 = 6.12 SAY 7 NOS. CONT.
PROVI. 560 LTS. (80 X 7) COMM. BIN
TOTAL PROVI. 560 LTS. (80 X 7)

TREE PLANTATION

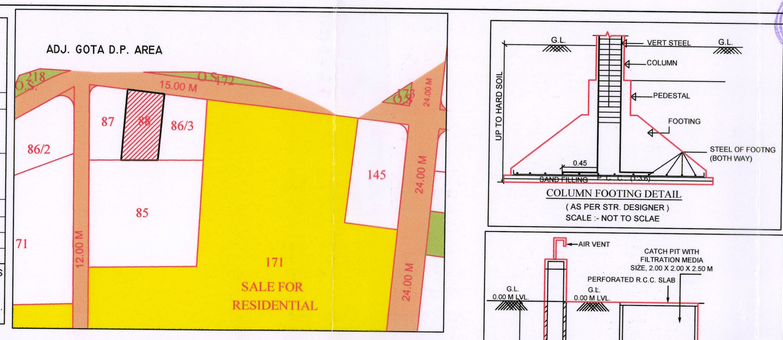
PLOT AREA :- = 1578.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(1578.00 X 5) / 200 = 39.45 TREE SAY 40 TREES
PROVI. 40 TREES

SANITATION FACILITY

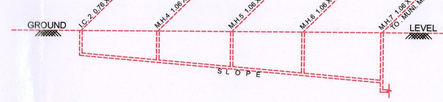
FLOOR AREA (TOTAL) :- 186.49 SQ. MTS.
4 SQ. MTS. = 1 PERSON
186.49 SQ. MTS. = 46.62 PERSON SAY 47 PERSON
SANITORY REQ.
URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS
= 47/50 = 0.94 REQ. 1 SAY FOR MALE USERS
W.C. REQD.
= 1 W.C. FOR EVERY 50 PERSONS EACH GENDER
= 47/50 = 0.94 REQ. 1 SAY . FOR EACH GENDER

	REQ.		PROVIDED			
	W/C	U	MALE			
MALES	1	1		W/C	U	
FEMALES	1	-	G.F.	01	01	

MIMIMUM 25% OF SUCH WATER CLOSETS AND URINALS SHALL BE PROVIDED IN COMMON AND ACCESSIBLE LOCATION OF THE BUILDING.
REQUIRED W.C. 1 & URINAL - 1.PROVIDED 1W.C. & 1 URI. & 1 P.H.P. TOILET



N
KEY PLAN
SCALE:-1.00 CM=20.00 MT.

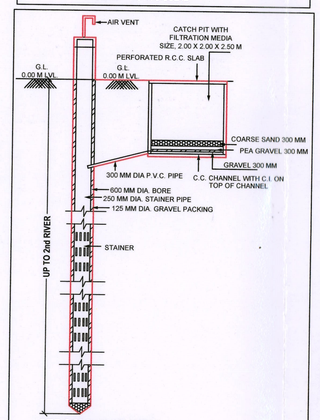


CUTTING LVL.		0.75				0.95				1.13				1.33				1.54																	
INVERT LVL.	29.25				29.05				28.87				28.67				28.46																		
GROUND LVL.	30.00				30.00				30.00				30.00				30.00																		
DIST. IN M.		0.00				12.14				23.75				34.98				47.45																	

LOGI. DRAINAGE SECT.

SCALE:- HOR. :- 1.00 CM = 5.00 MT.
VERTICAL :- 1.00 CM = 1.00 MT.

COLUMN FOOTING DETAIL
(AS PER ST. DESIGNER)
SCALE :- NOT TO SCLAE



PERCOLATION WELL

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

LAY-OUT PLAN

SHEET NO. :- 1/4

LAY OUT PLAN SHOWING RESI.+COMM. BUILDING ON F.P. NO.-88 OF PR.T.P.S. NO.- 45, (CHANDLODIYA)(R.S.NO.-276,O.P.NO.-88), MOJE:- CHANDLODIYA,TAL:-SABARMATI , DIST.:- AHMEDABAD.

ZONE - RESIDENCE - 1 (R1) — USE: Residence + Comm.
SCALE :- 1.00 CM = 1.00 MT. — BLOCK:- A+B

AREA TABLE — SQ. MTS.

PLOT AREA OF F.P. NO. - 88	**= 1578.00 SQ. MT.**
PROP. BUILT UP AREA ON GROUND FL.	**= 761.78 SQ. MT**
OPEN PLOT	= 816.22 SQ.MT.

BUILT UP AREA TABLE — SQ. MTS.

BUILT UP AREA ON BASEMENT	= 893.72 SQ.MT.
BUILT UP AREA ON GROUND FL. (PART H.P.)	= 575.28 SQ.MT.
BUILT UP AREA ON GROUND FL. (PART S.P.)	= 186.49 SQ.MT.
BUILT UP AREA ON FIRST FLOOR	= 725.56 SQ.MT.
BUILT UP AREA ON SECOND FLOOR	= 693.95 SQ.MT.
BUILT UP AREA ON THIRD FLOOR	= 693.95 SQ.MT.
BUILT UP AREA ON FOURTH FLOOR	= 693.95 SQ.MT.
BUILT UP AREA ON FIFTH FLOOR	= 693.95 SQ.MT.
BUILT UP AREA ON SIXTH FLOOR	= 693.95 SQ.MT.
BUILT UP AREA ON SEVENTH FLOOR	= 693.95 SQ.MT.
BUILT UP AREA ON STAIR CABIN	= 82.79 SQ.MT.
BUILT UP AREA ON LIFT MACHI. ROOM & O.H.W.T	= 53.31 SQ.MT.
BUILT UP AREA TOTAL	**= 6680.85 SQ.MT.**

F.S.I. AREA TABLE — SQ. MTS.

PLOT AREA OF F.P. NO. - 88	**= 1578.00 SQ. MT.**
PERMI. F.S.I. AREA 1:1.8 (1578.00 X 1.8)	= 2840.40 SQ.MT.
PERMI.CHARG. F.S.I. AREA @ 0.90% (1578.00X0.90)	= 1420.20 SQ.MT.
TOTAL PERMI.+CHARG. F.S.I. AREA	= 4260.60 SQ.MT.
F.S.I. ON GROUND FL. (PART S.P.)	= 186.49 SQ.MT.
F.S.I. ON FIRST FLOOR	= 646.52 SQ.MT.
F.S.I. ON SECOND FLOOR	= 620.99 SQ.MT.
F.S.I. ON THIRD FLOOR	= 620.99 SQ.MT.
F.S.I. ON FOURTH FLOOR	= 620.99 SQ.MT.
F.S.I. ON FIFTH FLOOR	= 620.99 SQ.MT.
F.S.I. ON SIXTH FLOOR	= 620.99 SQ.MT.
F.S.I. ON SEVENTH FLOOR	= 620.99 SQ.MT.
TOTAL F.S.I. AREA	**= 4558.95 SQ.MT.**
UTILIZED CHARGEABLE F.S.I. AREA	= 1420.20 SQ.MT.
UTILIZED T.D.R. CHARGEABLE F.S.I.AREA	= 298.35 SQ.MT.

FLOOR AREA TABLE

FLOOR	USE	TENA.		FL. AREA (SQ.MT.)
		COMM.	RESI.	
BASEMENT	PARKING	(SHOP) 06	00	--
GROUND(S.P.)	COMM.	(SHOP) --	00	186.49
GROUND(H.P.)	PARK.	--	00	----
FIRST	RESI.+SOC.OFFICE	00	07	646.52
SECOND	RESI.	00	07	620.99
THIRD	RESI.	00	07	620.99
FOURTH	RESI.	00	07	620.99
FIFTH	RESI.	00	07	620.99
SIXTH	RESI.	00	07	620.99
SEVENTH	RESI.	00	07	620.99
TOTAL	**COMM.+RESI.**	(SHOP) **06** (TOTAL-55)	**49**	**4558.95**

PARKING TENEMENTS

R.C.C. STAIR DETAILS

TREAD :- 0.28 MT. RISER :- 0.17 MT. WIDTH :- 1.50 MT.

COLOUR NOTE :
PROP. WORK | ROAD | COM.BIN.
PROP. DRAINAGE | F.P. BOUNDRY | TREE | P.W.

FOR, S R CORPORATION PARTNER **OWNER**	**HARSHIV A. PATEL** AMC LIC NO.: 001CW16122510169 3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061. **C.O.W.**
HARSHIV A. PATEL AMC LIC NO.: 001SR051125104O5 3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061. **S.O.R.**	**Nirav H. Patel** Licence No. : SD 0565070922 Address : A-16, Shayona City, Part-3, R.C.Technical Road, Ghatlodia, Ahmedabad-380061. **STR. ENGINEER**
VENUS DEVELOPERS Maheshkumar P. Patel & Partners 22, BR Park, Nr. Shukan Mall, Science City Road, Sola, A'bad-60. DEV785080821 Dt. 9/8/2016 **DEVELOPER'S**	**HARSHIV A. PATEL** AMC LIC NO.: 001ERH17122510150 3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061. **ENGINEER**

Ahmedabad Municipal Corporation
Case No. : BLNTI/NWZ/180221/CGDCRV/A4598/R0/M1 Zone: NEW-WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 04883/180221/A4598/R0/M1
Date : 30/06/2021

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

(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG.TANCH WILL OBLY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT DATED 02/06/2020 AND OFFICE ORDER NO-42,DT.-13/06/06.
(2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.-BP/289 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017, AND LETTER NO: GH/VIS-3126/2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- LETTER NO: GH/VIS-152/EDB-102016-3629-L, DATED:-01/02/2018 AND LETTER NO: GH/VIS-1102/2018-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/007/EDB-DATED:-30/10/2019 AND LETTER NO:- GH/V.M.C OF 2019/EDB-102016-3629-L, 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 2.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
ON DT.-31/5/2021
(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 WILL HAVE TO DO BY PHASE WISE EXCAVATION OF SMALL STRETCH, CONSTRUCTION OF THE CELLAR EXCAVATION (STRUTTING), AND FOR THE SAFETY OF ADJOINING PROTECTIVE SUPPORT) BY THE STRUCTURAL DESIGNER, DEVELOPER, OR ADJOINING PROPERTIES DURING CONTINUOUS SUBSIL ENGINEER/ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) FOR DEWATERING ARRANGEMENT AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE AT THE SAFETY AND AS PER THE NOTARIZED DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, COMMENCEMENT CERTIFICATE /BUILDING(HTTPS) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING IS GRANTED AS PER THE BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION I ON SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.12/11/2020
(10)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.22/1/2021, REF.NOC ID NO.AHMEWEST/801112/522148 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(11). THIS PERMISSION IS GRANTED SUBJECT TO RELEVENT TERMS AND CONDITIONS (NO.OPN0332/NOC/(F)/221) AND FIRE NOC FIRE PROTECTION CONSULTANT, WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDERTAKING MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(12) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-22/10/2020, ORDER NO.-JS/20/07/18/002/2020 BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANT.
(13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.2/12/2020
(14) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/1/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(15)IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
(16) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER(S)/(PROMOTERS) WILL MAKE ADVERTIZEMENT OR MAKE ANY FORM 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.
(17) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN SAME ON DT.25/1/2021
(18) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/EQUIPMENTS/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.
(19) 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.
(20) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/1172018/3784/L, DTD.26/04/2018 , DTD.25/09/2018, NOTIFICATION NO PRO/102/2019/7195/L, DTD.15/10/2019, DTD.25/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(21)(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 USE OF AIR AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED.THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS
(22)THE CHARGES OF ADDITIONAL F.S.I.FEE SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT IN 4 INSTALLMENT IN ACCORDANCE WITH THE CIRCULAR NO.- 37/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO GIVE AN UNDERTAKING AND CONDITION AS PER AFFIDAVIT GIVEN FOR THE SAME DT.-30/06/2021

NOTES :

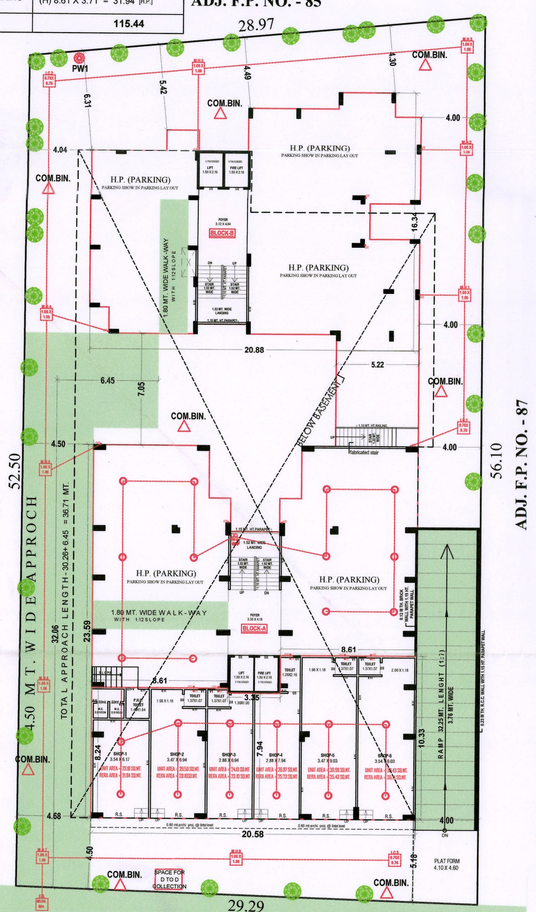
C.G.D.C.R.V. - 2017 (DT. - 03/10/2019)

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY 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 DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND 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 SHALL BE PROVIDED AT GROUND 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 THE CLAUSE NO 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017.
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER 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 STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEDED AS PER THE 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 & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE 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 NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER 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.

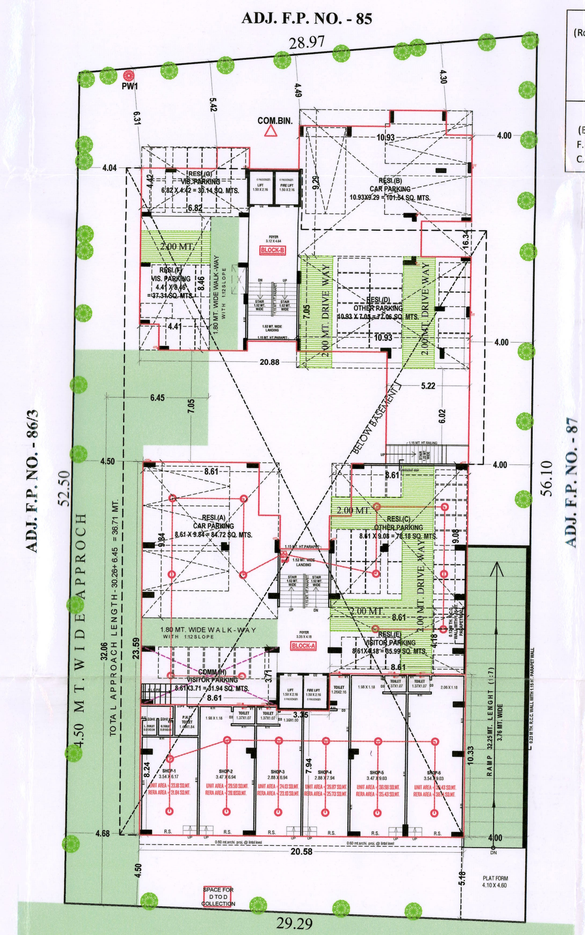
detail of (Roadline TDR) plot	Right of TDR FSI of Roadline TDR to the transferee	Recipient plot where proposed TDR to be used	Jantry rate of Roadline TDRplot (Rs. Per Sq.mt.	Jantry rate of Recipient plot (Rs. Per Sq.mt.	Actual TDR FSI available to Recipient plot (Propsenate as per jantry	Proposed in Recipient plot
T.P. 03 (Ellisbridge) F.P. NO.- 480 C.S. No. 4206	70.50 sq.mt.	T.P.-45 (Chandlodiya-Gota) F.P. NO - 88 R.S. No - 276	32000/- R.s.per sq.mts. (page No.-C/197)	7500/- R.s.per sq.mts. (page No.- C/199)	70.50 X 320000 / 7500 = 300.80 sq.mt.	298.35 sq.mt.

સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. ના નાણાં ના હપ્તા ચૂકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન આપ્યાં અગેના વિચારણા ચર્ચિયામ્ય યોગવવાનો રહેશે.

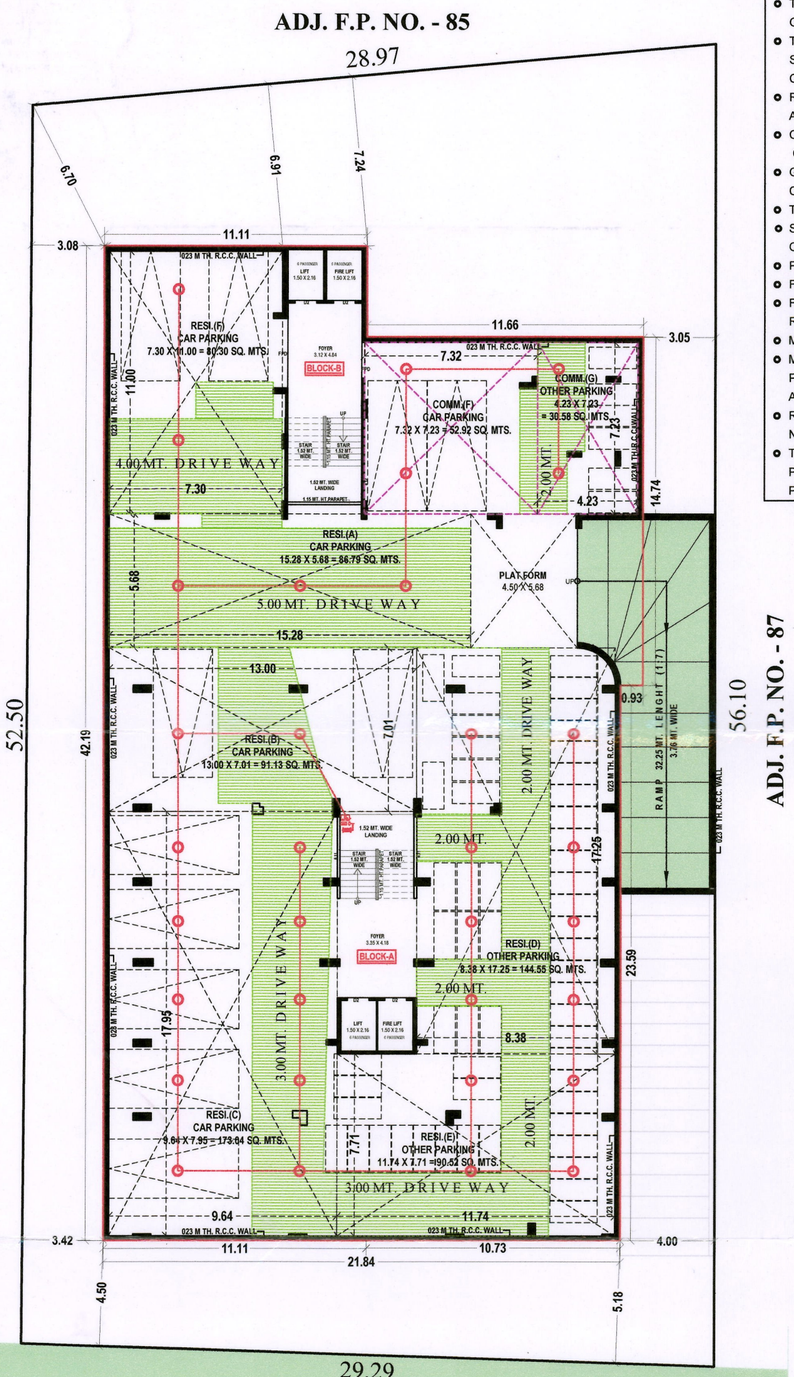
SCRUTINIZE COPY
NO.3412/A Dt.9.6.21
TDO, BPSP, AMC



N
LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



N
PARKING LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



NOTES :

C.G.D.C.R.V. - 2017 (DT: - 03/10/2019)

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY 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 DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND 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 SHALL BE PROVIDED AT GROUND 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 THE CLAUSE NO 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER 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 STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEDED AS PER THE 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 & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE 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 NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER 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.

PROP. B. AREA CALC. BASEMENT FLOOR :-

11.11 X 42.19	=	468.73 SQ. MT.
11.66 X 14.74	=	171.87 SQ. MT.
10.73 X 23.59	=	253.12 SQ. MT.
NET BUILT-UP AREA ON BASEMENT FLOOR	=	893.72 SQ. MT.

BASEMENT PARKING AREA TABLE [RESI.]

RESI.	PROVI. PARKING AREA
CAR PARKING	(A) 15.28 X 05.68 = 86.79 (B) 13.00 X 07.01 = 91.13 (C) 09.64 X 07.95 = 173.04 (F) 07.30 X 11.00 = 80.30 TOTAL = 431.26
OTHER PARKING	(D) 08.38 X 17.25 = 144.55 (E) 11.74 X 07.71 = 90.52 TOTAL = 235.07
TOTAL	666.33

PARKING AREA TABLE [COMM.]

RESI.	PROVI. PARKING AREA
CAR PARKING	(F) 7.32 X 7.23 = 52.92 [BASEMENT]
OTHER PARKING	(G) 4.23 X 7.23 = 30.58 [BASEMENT]
VISITOR PARKING	(H) 8.61 X 3.71 = 31.94 [H.P.]
TOTAL	115.44

(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:-23/04/2019 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629 L, DATED:-3/10/2019 AND LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-31/5/2021

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.25/1/2021 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY MUNICIPAL COMMISSIONER ON DT.28/5/2021 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.

(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.12/11/2020

(10)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.22/1/2021, REF.NOC ID NO.AHME/WEST/B/011121/522146 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(11) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.26/1/2021 (NO.OPN033826012021) AND FIRE NOC ,FIRE PROTECTION CONSULTANT, WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/1/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-22/10/2020, ORDER NO.:-2603/07/18/029/2020 BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(13) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.2/12/2020

(14) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/1/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(17) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY .PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.25/1/2021

(18) 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.

(19) 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.

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

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

(22)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT IN 4 INSTALLMENTS IN 7 YEAR AS PER CIRCULAR NO:- 372013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN FOR THE SAME DT.29/9/2021

(23) રહેણાક ઝોન-૧ માં ૨૫.૦૦ મી. ઉંચાઈની મર્યાદામાં રેસીડેન્સીયલ અને કોમર્શિયલ પ્રકારના બાંધકામની વિકાસ પરવાનગી ROADLINE POSSESSION (R.D.P.) મુજબ ટી.પી.સ્કીમ નં.૪૫(ચાંદલોડીયા-ગોતા) (ફાઈનલ), ફાઈનલ પ્લોટ નં.૮૮ (મોજે ચાંદલોડીયા, રે.સર્વે નં.૨૩૬) મા, ટી.પી.સ્કીમ નં. - ૦૩ (એલીસબ્રીજ) ના ફા.પ્લોટ નં.૪૦ (સીટી સર્વે નં.૪૨૦૬) (ROADLINE TDR) મા ૩૦.૫૦ ચો.મી. ની ROADLINE TDR F.S.I. ને RECEIPIENT PLOT ની જગ્યે વેચ્યેના PROPORTIONATE પોરણે ૩૦૦.૦૦ ચો.મી. આપવા બાબતે મ્યુનિ.કમિશનરશ્રી ની તા.૨૮/૫/૨૦૨૧ ની મંજુરીને આધીન

(24) બેટરમેન્ટ માર્જ અંગે ૨ધરી.એસ્ટેટ ઓફિસર (ઉ.પ.ઝોન) શ્રી નો તા.૧૫/૬/૨૦૨૦ થી બેટરમેન્ટ માર્જ અંગેનુ ચણણ તથા તે-ની સારે બેટરમેન્ટ માર્જ ભર્યાની પહોંચને આધીન

(25) અરજદાર દ્વારા ફાયરનાનામાં રજુ કરેલ પ્લાન અંગે તારીખ 25/1/2021 થી રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન

(26)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ૧૯૬૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૧૦ દિવસ પહેલા સદર કાયદા હેઠળના નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમા ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરવવાની રહેશે.

(27) સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતના પર્યાવરણની જળવણી અંગેના તમામ પગલા/આયોજન કાયમી પોરણે કરવાનુ રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.25/1/2021 ના રોજ આપેલ નોટરાઈઝડ બાંહેધરીને આધીન.

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

(29)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનું કોર્ટ કોર્ટીકેસ નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.25/1/2021 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન

"બાંધકામનું સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી યુવવતા વિ. અંગેની જવાબદારી આ.મ્યુ.કો. ની તથા તેના અધિકારીઓની કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર,માલિક તથા એન્જીનીયરે રજુ કરેલ "પ્રમાણપત્રો" આધારે દરેક તબક્કે રીપોર્ટને અધીન સાથણી જવાબદારી તેઓની રહેશે.

કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે શક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી આ.મ્યુ.કો. ની તથા તેના અધિકારીઓ, કર્મચારીઓની રહેશે નહી.

RESPONSIBLTY (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

વહેચી વિકાસ અને વહેચી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાક ન. ૧૨૫૧/૮૦૨૦૧૦/૬૩૨૫/બી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે મુજબની ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કામની મુદતની રાખશે.

સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. ના નાણાં ના હપ્તા ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન સાથેની અત્રેના વિભાગની અભિપ્રાય મેળવવાનો રહેશે.

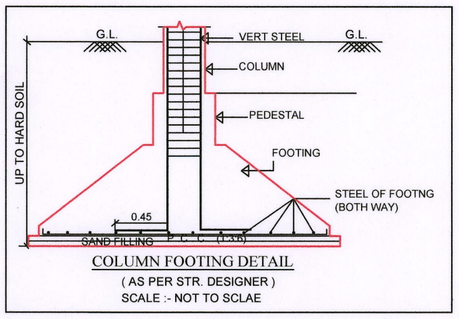
BASEMENT PLAN — SHEET NO:- 2/4

PLAN SHOWING PROPOSED RESIDENCE + COMMERCIAL BUILDING ON F.P.NO:- 88, OF T.P.S. NO:- 45 (CHANDLODIYA),(R.S. NO:- 276, O.P. NO:- 88), MOUJE :- CHANDLODIYA, TA :- SABARMATI , , DIST:-AHMEDABAD.

SCALE:-1.00cm=1,00mts.

ZONE : RESIDENCE-1(R1) | USE : COMM. + RESI.

AREA TABLE	SQ. MTS.
BUILT UP AREA ON BASEMENT	= 812.51 SQ.MT.



COLUMN FOOTING DETAIL
(AS PER STR. DESIGNER)
SCALE :- NOT TO SCLAE

COLOUR NOTE :

PROP. WORK | ROAD
PROP. DRAINAGE | F.P. BOUNDRY

Nirav H. Patel
Licence No. : SD 0565070922
Address : A-16, Shayona City, Part-3, R.C.Technical Road, Ghatlodia, Ahmedabad-380061.
STR. ENGINEER

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

HARSHIV A. PATEL
AMC LIC NO.: 001CW16122510169
3/B, Bhuyangdev Society, Sola Road, Ghatlodiya, Ahmedabad-380061.
CLERK OF WORKS

VENUS DEVELOPERS
Maheshkumar P. Patel & Partners
22, BR Park, Nr. Shukan Mall, Science City Road, Sola, A'bad-90.
DEV785080821 Dt. 9/8/2016
DEVELOPERS

FOR, S R CORPORATION
PARTNER
OWNER

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

Ahmedabad Municipal Corporation
Case No. : BLNTI/NWZ/180221/CGDCRV/A4598/R0/M1 Zone: NEW WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 04883/180221/A4598/R0/M1
Date : 10/06/2021

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

SCRUTINIZE COPY
NO. 3432/A Dt. 9/6/21
TDO, BPSP, AMC

N

BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.