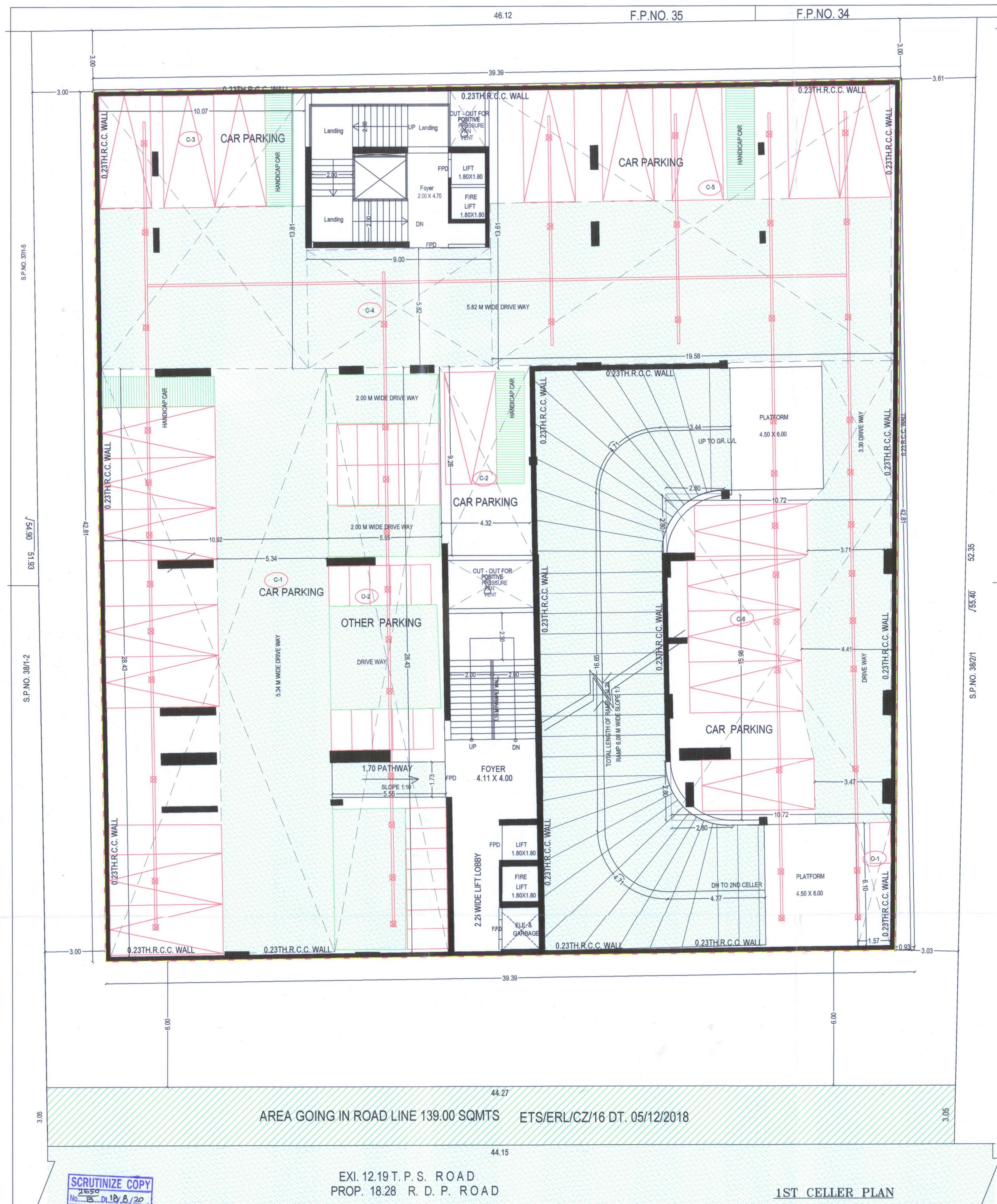
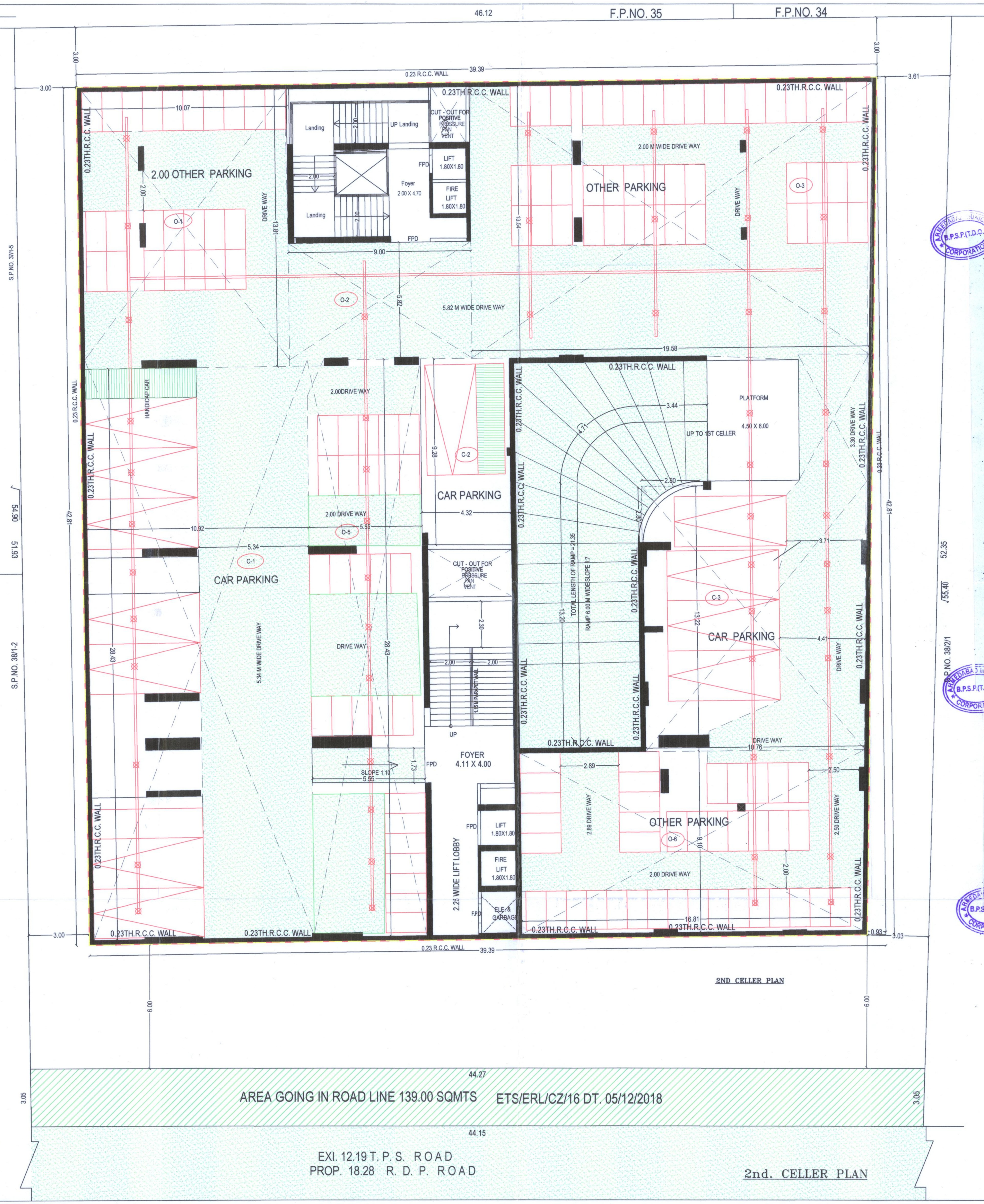


1ST CELLER PLAN

SCRUTINIZE COPY
No. 8 Dt. 18/8/20
TDO, BPSP, AMC



2nd CELLER PLAN

(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 GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 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:- 21/07/2020.

(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.- 27/06/2019.

(9)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.- 27/06/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS / SITE SUPERVISOR, 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.

(10) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (2627.47) SQ.MT 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 PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 20/07/2018, REF.NOC ID NO.:- AHME/WEST/B/071918/320086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 23/10/2018 (NO.:- 133) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (C.Z.) A.M.C. DT.- 25/09/2018.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT DEPT., ESTATE), C.Z. ON DT.- 05/09/2018.

(15)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (C.Z), INWARD NO.- 8654 ON DT.- 11/02/2020.

(16)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(18)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 SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 16/12/2019.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., C.Z.) ON DT.:- 07/01/2020.

(20)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.

(21)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.

(22)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, & 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.

(23)સદર પ્લોટની મલિકી અંગે કોર્ટલીટીગેશન થયેલ નથી તે બાબતે અરજદારશ્રી દ્વારા તા.- 20/08/2020 થી આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(24)રહેણાંક ઝોન- ૧ માં રહેણાંક ઉપયોગની ૪૫.૦૦ મી. ની ઉંચાઇની મર્યાદામાં ટી.ડી.આર.(સ્લમ રીહેબીલીટેશન પ્રોજેક્ટ- ૨૦૧૩ અંતર્ગતની) એફ.એસ.આઇ. વાપરવા તથા અન્ય બાબતે રીવાઇઝ વિકાસ પરવાનગી આપવા મ્યુનિ. કમિશનરશ્રી ની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન તથા અગાઉ મૂળ મંજુર થયેલ કેસની તમામ શરતોને આધિન.

(25)"નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ" દ્વારા ટી.પી.ટી.પી.સ્કીન નં.- ૩૦(અસારવા એક્ષ્ટેન્શન નોર્થ) ના ફા.પ્લોટ નં.- ૧૨૫ માં છનાજીના છાપરા માં સ્લમ પોલીસી- ૨૦૧૩ મુજબ મેળવેલ ટી.ડી.આર. માંથી રૂ|. ૩,૯૯,૪૭,૫૦૦/- ની કીંમતની "ટી.ડી.આર. એફ.એસ.આઈ" વાપરવા અંગેના Rights "લીલામણી ઇન્ફ્રા ના પાર્ટનરશ્રી પારસ એમ. વોરા" ને સૂચિત બાંધકામ માટે ટ્રાન્સફર કરવામાં આવેલ છે. જે અંગે નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ દ્વારા Transferable Development Rights Certificate Utilization Form સાથે તા.- ૦૭/૧૨/૨૦૧૯ ના રોજનું સંમતિપત્ર રજુ કરેલ છે. જે આધારે સદરહુ પ્લોટની જંત્રી વેલ્યુના પ્રપોશનેટ ધોરણે "T.D.R. F.S.I." વાપરવા મળેલ મ્યુનિ.કમિશનરશ્રીની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન.

(26)સ્લમ પોલીસી- ૨૦૧૩ અંતર્ગત ડેવલપ કરવા માટે સ્વીકારેલ પ્લોટ માં બી.યુ. પરમીશન મળેલ ન હોઇ, સદર બી.યુ. પરમીશન મળ્યા બાદજ "T.D.R. F.S.I." તરીકે પરપલ હેચથી દર્શાવેલ સ્લમ પોલીસી અંતર્ગતની એફ.એસ.આઇ. મુજબનું બાંધકામ કરવાનુ રહેશે તે અંગેની રજુ કરેલ બાંહેધરી મુજબ વર્તવાની શરતે.

(27)રીવાઇઝ કેસ સંદર્ભે અરજદાર માલિકશ્રીએ 'અગાઉ મંજુર થયેલ પ્લાન મુજબના યુનિટ પૈકી વેચાણ/બુકીંગ કરેલ સભ્યોની સંમતિ/સમજુતિ સાથે તા.- ૨૭/૦૬/૨૦૧૯ ના રોજની નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(28)સુકાં-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ શ્રી દ્વારા તા.- ૧૨/૧૨/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(29)મકાન અને અન્ય બાંધકામ શ્રમગીઓ(રોજગરીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાધકામ પ્રવુતિ શરુ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ -4 મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાના ૬૦ દિવસમાં ઊક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.

[illegible] માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

NOTE:

- 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 MAIN HOLE 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 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
- 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 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 DISABILED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF 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 STRUCTUREAL 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 & DUAL 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 SAFETY 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 FAÇADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017

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

PARKING CALC

1ST CELLER

OTHER PARKING

O-1	10.07	X	13.81		139.07
O-2	9.00	X	5.82		52.38
O-3	19.58	X	13.54	=	265.11
O-5	5.55	X	28.43	=	157.79
O-6	16.81	X	9.10	=	152.97
TOTAL PARKING					767.32
LESS					
	5.55 X 1.73			=	9.60
TOTAL PARKING					757.72

BUILT UP AREA CALC

1ST & 2ND CELLER		SQ.M.
39.39 X 42.81	=	1686.26
less		
0.93 X 42.81 / 2	=	19.91
NET F.S.I.		
1686.29 - 19.91		1666.38

PARKING CALC

1ST CELLER

CAR PARKING

C-1	10.92	X	28.43	=	310.46
C-2	4.32	X	9.28	=	40.09
C-3	10.07	X	13.81	=	139.07
C-4	9.00	X	5.82	=	52.38
C-5	19.58	X	13.54	=	265.11
C-6	10.72	X	15.98	=	171.31
			TOTAL	=	978.42
LESS					
	-2.8X 2.80X0.215X2			=	-3.37
	TOTAL PARKING				975.05

OTHER PARKING

O-1	1.57	X	6.10	=	9.58
O-2	5.55	X	28.43	=	157.79
	TOTAL				167.37
LESS					
	5.55 X 1.73			=	9.60
	TOTAL PARKING				157.77

2ND CELLER

CAR PARKING

C-1	10.92	X	28.43	=	310.46
C-2	4.32	X	9.28	=	40.09
C-3	10.76	X	13.22	=	142.25
	TOTAL			=	492.80
LESS					
	-2.8X2.80X 0.215			=	1.69
	TOTAL PARKING			=	491.11

BASEMENMT PLAN 2

PLAN SHOWING PROP. RESI. HIGHRISE ON S.P.NO. 38/1-1, F.P.NO. 38, OF T.P.S-08, (ASHARWA- DARIYAPUR -KAJIPUR-SHAHERKOTDA)(FINAL), MOJE: ASARWA-SHAHER KOTDA, TA:SABARMATI, DIST.: AHMEDABAD.

SCALE : 1 CM.= 1.0 MT.

ZONE : AS PER D.P.2021 RESIDENCE - I (R-1)
USE : RESIDENCE

SCHEDULE OF OPENINGS :

DOORS					WINDOWS					VENTS				
SD	-	1.00	X	2.10	W	-	3.00	X	1.35	V1	-	0.61	X	0.61
D	-	1.00	X	2.10	W1	-	1.80	X	1.35					
D2	-	0.90	X	2.10	W2	-	1.20	X	1.00					
D2	-	0.76	X	2.10										

COLOUR NOTES :

- PLOT BOUNDARY
- C.B.
- EXI. WORK TO BE REMOVED
- APPRVD. WORK
- PROP. WORK
- APPRVD. DRAINAGE
- PROP. DRAINAGE
- ROAD
- AREA GOING IN ROADLINE
- ☒ WATER SPRINKER

R.C.C. STAIR DETAILS :

2.00	WIDTH
0.30	TREAD
0.16	RISER

FIRE NOTES

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 SEPARATE 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 CARBINE 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.

5) BASEMENT:

THE BASEMENT 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.

6) LIGHTENING ARRESTER:

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

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણપત્રો/ 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

S.M. Vor..
SHREYANSH MAHENDRAKUMAR VORA
LILAMANI INFRA, 203, SHASHWAT COMPLEX,
OPP. HDFC HOUSE, NR. MITHAKHALI SIX ROAD,
NAVRANGPURA, AHMEDABAD-380009
LICENCE NO:-DEV/1203191123

DEVELOPER

FOR, LILAMANI INFRA
P.M.Vora
PARTNER

OWNER

UMESH M. NINAMA
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Lic.No.: CW0595221223 R1

COW

UMESH M. NINAMA
(B.E.Civil)
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Eng.Lic.No. : E:0961110923 R1

ENGINEER

RUCHA WATVE
M. S., M. I. E.
Structural Engineer
Ahmedabad Reg. No. SD0429060324R1
For & On Behalf of
JW Consultants LLP

STRU. ENGINEER

રી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં.
ટચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની
જ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ
મુકવાની રહેશે.

Ahmedabad Municipal Corporation

Case No. : BHNTS/CZ/111218/CGDCRV/A0965/R1/M1
Zone: CENTRAL

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

Raja Chitthi Number : 03571/111218/A0965/R1/M1

Date : 21.08.2020

21.08.2020
21/8/2020
21/08/2020

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

AUTHORITY

FIRE NOTES

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NOTE:

- 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 MAIN HOLE 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 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
- 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 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 DISABILED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF 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 STRUCTUREAL 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 & DUAL PLUMBNG 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 ANDLIFE SAFETY 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 FAÇADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FAÇADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017

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

Note:- Location Of Above Provisions May Very As Per Site Situation.

1. **Roof Top Solar Energy Installations and Generation**: Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
2. **Rain Water Harvesting System**: Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
3. **Rain Water Storage tank**: Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
4. **Tree Plantation**: Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. **Solid Waste Management**: Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.
6. **Environment Impact Provision**:
   - (For All uses Project having Built-up Area more than 20,000 sqmt.) Applicant shall provide Organic waste Converter & Grey water Harvesting System with dual plumbing system or Sewage Treatment Plant as per NOC given by 'State level Environment Impact Assessment Authority' for required capacity as per guideline and shall make required provision to maintain the environment permanently.
   - (For Use: Hospital and Nursing Homes, Hospitality(Hotels, Lodges, Guest Houses) & Project having Built-up Area more than 5,000 sqmt.) Applicant shall provide Grey water Harvesting System with dual plumbing system of required capacity as per guideline and shall make required provision to maintain the environment permanently.
   - (For Use: Hostels for Schools, Colleges, Training Centres; Community Centre, Banquet halls and similar uses; Commercial; All hazardous, water-polluting, chemical industries & Project having Built-up Area more than 10,000 sqmt.) Applicant shall provide Organic waste Converter & Grey water Harvesting System with dual plumbing system of required capacity as per guideline and shall make required provision to maintain the environment permanently.

PERCOLATING WELL CALC.

NET PLOT AREA	=	2320.81	SQ.M.
REQ. PW @ EVERY 4000 SQMTS (2320.81/4000)	=	0.58	NOS.
PROVIDED PERCOLATING	=	1.00	NOS.

TREE REQ. CALC.

PLOT AREA	=	2320.81	SQ.M.
REQ. 3 TREE @ EVERY 200 SQMTS (2320.81X5/200)	=	58.02	NOS.
PROVIDED TREES	=	59	NOS.

COMMUNITY BINS REQ. CALC.

NOS. OF UNITS	=	45	NOS.
REQ. NOS. OF BINS @ EVERY 8 UNITS (45/8)	=	5.62	NOS.
PROVIDED COMMUNITY BINS OF 80.00 LT CAP	=	6.00	NOS.

PERMI. B.A. IN COMMON PLOT

COMMON PLOT AREA	=	236.07	SQ.M.
PERMI. FREE B.A. 15 % IN C.P.	=	35.41	SQ.M.
PROP. B.A. IN C.P. (5.55 X 6.35)	=	35.24	SQ.M.

COMMON PLOT CALC

SQ.M.
(11.27+11.75)/2X20.51 = 236.07

ENVIRONMENTAL MANAGEMENT PLAN 7

PLAN SHOWING REVI. RESI. HIGHRISE ON S.P.NO. 38/1-1, F.P.NO. 38, OF T.P.S-08, (ASHARWA- DARIYAPUR -KAJIPUR-SHAHERKOTDA)(FINAL), MOJE: ASARWA-SHAHER KOTDA, TA:SABARMATI, DIST.: AHMEDABAD.

SCALE : 1 CM.= 2.0 MT.

ZONE : AS PER D.P.2021 RESIDENCE - I (R-1) USE : RESIDENCE

AREA TABLE	TOTAL
PLOT AREA S.P.NO. 38/1-1	2459.81
AREA GOING IN ROAD LINE	139.00
NET PLOT AREA	2320.81
REQ. COMMON PLOT 10%	232.08
COMMON PLOT PROVIDED	236.07

(23)સદર પ્લોટની મલિકી અંગે કોર્ટલીટીગેશન થયેલ નથી તે બાબતે અરજદારશ્રી દ્વારા તા.- 20/08/2020 થી આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(24)રહેણાક ઝોન- ૧ માં રહેણાંક ઉપયોગની ૪૫.૦૦ મી. ની ઉંચાઇની મર્યાદામાં ટી.ડી.આર.(સ્લમ રીહેબીલીટેશન પ્રોજેક્ટ- ૨૦૧૩ અંતર્ગતની) એફ.એસ.આઇ. વાપરવા તથા અન્ય બાબતે રીવાઇઝ્ડ વિકાસ પરવાનગી આપવા મ્યુનિ. કમિશનરશ્રી ની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન તથા અગાઉ મૂળ મંજુર થયેલ કેસની તમામ શરતોને આધિન.

(25)"નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ" દ્વારા ટી.પી.ટી.પી.સ્કીમ નં.- ૩૦(અસારવા એક્ષ્ટેન્શન નોર્થ) ના ફા.પ્લોટ નં.- ૧૨૫ માં છનાજીના છાપરા માં સ્લમ પોલીસી- ૨૦૧૩ મુજબ મેળવેલ ટી.ડી.આર. માંથી રૂા. ૩,૯૯,૪૭,૫૦૦/- ની કીંમતની "ટી.ડી.આર. એફ.એસ.આઈ" વાપરવા અંગેના Rights "લીલામણી ઇન્ફ્રા ના પાર્ટનરશ્રી પારસ એમ. વોરા" ને સૂચિત બાંધકામ માટે ટ્રાન્સફર કરવામાં આવેલ છે. જે અંગે નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ દ્વારા Transferable Development Rights Certificate Utilization Form સાથે તા.- ૦૭/૧૨/૨૦૧૯ ના રોજનું સંમતિપત્ર રજુ કરેલ છે. જે આધારે સદરહુ પ્લોટની જંત્રી વેલ્યુના પ્રપોશનેટ ધોરણે "T.D.R. F.S.I." વાપરવા મળેલ મ્યુનિ.કમિશનરશ્રીની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન.

(26)સ્લમ પોલીસી- ૨૦૧૩ અંતર્ગત ડેવલપ કરવા માટે સ્વીકારેલ પ્લોટ માં બી.યુ. પરમીશન મળેલ ન હોઇ, સદર બી.યુ. પરમીશન મળ્યા બાદજ "T.D.R. F.S.I." તરીકે પરપલ હેચથી દર્શાવેલ સ્લમ પોલીસી અંતર્ગતની એફ.એસ.આઇ. મુજબનું બાંધકામ કરવાનુ રહેશે તે અંગેની રજુ કરેલ બાંહેધરી મુજબ વર્તવાની શરતે.

(27)રીવાઇઝ કેસ સંદર્ભે અરજદાર માલિકશ્રીએ 'અગાઉ મંજુર થયેલ પ્લાન મુજબના યુનિટ પૈકી વેચાણ/બુકીંગ કરેલ સભ્યોની સંમતિ/સમજુતિ સાથે તા.- ૨૭/૦૬/૨૦૧૯ ના રોજની નોટરાઇઝ્ડ બાંહેધરીને આધિન.

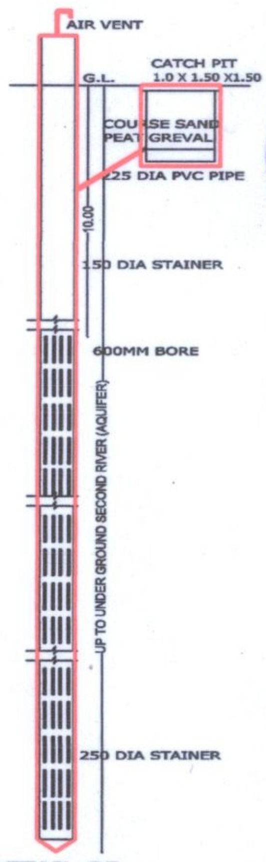
(28)સુકા-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ શ્રી દ્વારા તા.- ૧૨/૧૨/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

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

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

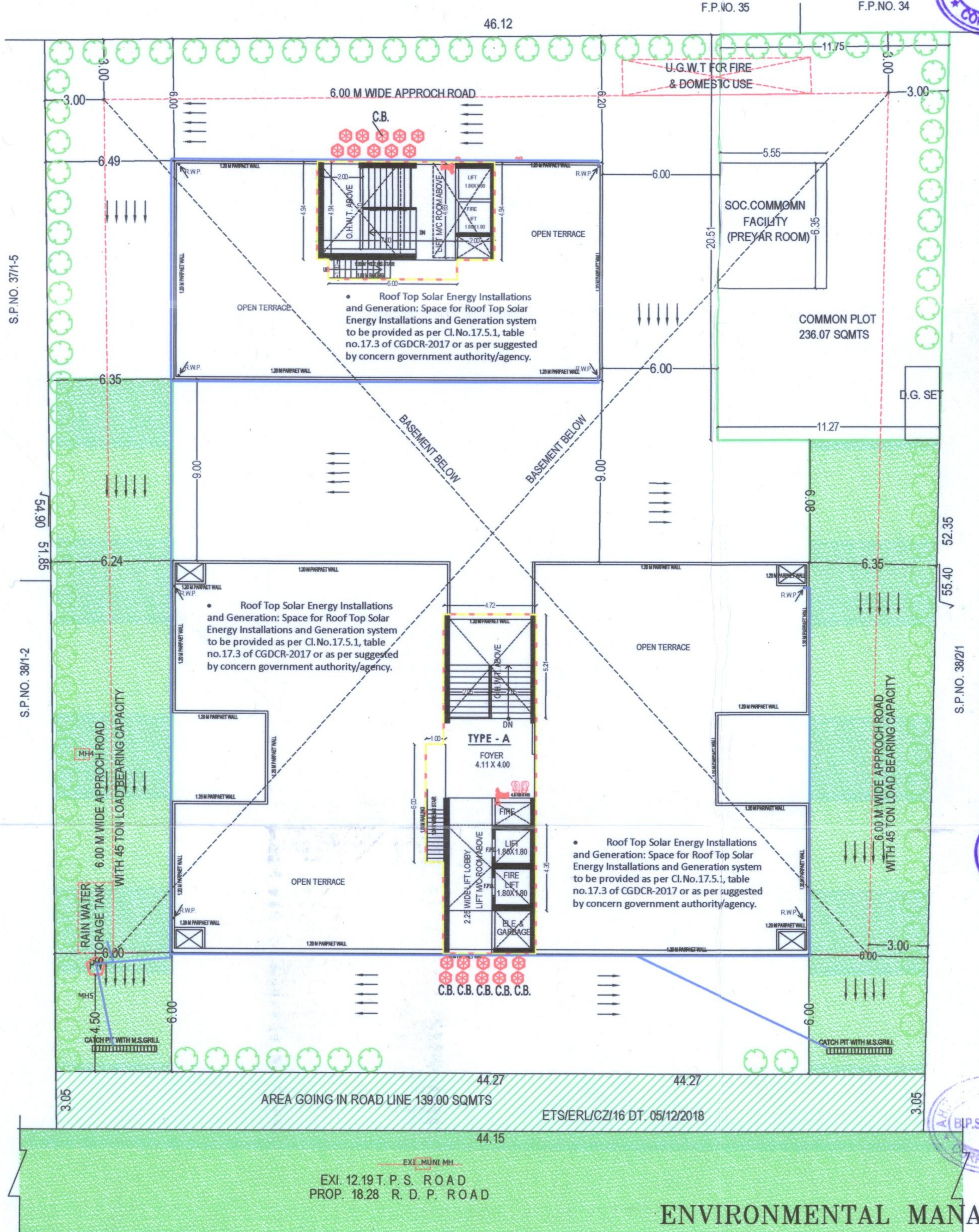
LEGENDS.

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



DETAIL OF PERCOLATING WELL

(FOR BUILDING UNIT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.)


F.P.NO. 35
F.P.NO. 34
46.12
11.75
6.00 M WIDE APPROCH ROAD
U.G.W.T FOR FIRE & DOMESTIC USE
C.B.
3.00
6.49
6.20
5.55
6.00
SOC.COMMON FACILITY (PREYAR ROOM)
OPEN TERRACE
20.51
COMMON PLOT 236.07 SQMTS
Roof Top Solar Energy Installations and Generation: Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
OPEN TERRACE
6.35
D.G. SET
11.27
BASEMENT BELOW
9.00
6.08
52.35
55.40
54.90
51.85
S.P.NO. 37/1-5
S.P.NO. 38/1-2
S.P.NO. 38/2/1
6.24
6.35
OPEN TERRACE
TYPE - A
FOYER 4.11 X 4.00
LIFT
FIRE NET
OPEN TERRACE
6.00 M WIDE APPROCH ROAD WITH 45 TON LOAD BEARING CAPACITY
RAIN WATER STORAGE TANK
C.B. C.B. C.B. C.B. C.B.
CATCH PIT WITH M.S.GRILL
4.50
6.00
3.05
44.27
44.27
AREA GOING IN ROAD LINE 139.00 SQMTS
ETS/ERL/CZ/16 DT. 05/12/2018
44.15
EXI. 12.19 T. P. S. ROAD
PROP. 18.28 R. D. P. ROAD
N

ENVIRONMENTAL MANAGEMENT PLAN

(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 GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 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:- 21/07/2020.

(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.- 27/06/2019.

(9)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.- 27/06/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS / SITE SUPERVISOR, 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.

(10) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (2627.47) SQ.MT 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 PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 20/07/2018, REF.NOC ID NO.:- AHME/WEST/B/071918/320086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 23/10/2018 (NO.:- 133) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTIONIN ORDER WILL BE APPLICABLE.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (C.Z.) A.M.C. DT.- 25/09/2018.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT DEPT., ESTATE), C.Z. ON DT.- 05/09/2018.

(15)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (C.Z), INWARD NO.- 8654 ON DT.- 11/02/2020.

(16)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT

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

(18)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 SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 16/12/2019.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., C.Z.) ON DT.:- 07/01/2020.

(20)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.

(21)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.

(22)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDB/172016/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO. PRCH/102018/7198/L, DTD 15/10/2018, & 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.

- 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. 3.32) :-
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

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.

COLOUR NOTES :

PLOT BOUNDARY	C.B.	
PROP. WORK	TREE	
PROP. DRAINAGE	PERCOLATING WELL	
ROAD		
AREA GOING IN ROADLINE	WATER SPRINKER	

R.C.C. STAIR DETAILS :	
2.00	WIDTH
0.30	TREAD
0.16	RISER

S.M.Vora

SHREYANSH MAHENDRAKUMAR VORA
LILAMANI INFRA, 203, SHASHWAT COMPLEX,
OPP. HDFC HOUSE, NR. MITHAKHALI SIX ROAD,
NAVRANGPURA, AHMEDABAD-380009
LICENCE NO:-DEV/1203191123
DEVELOPER

FOR, LILAMANI INFRA
P.M.Vora
PARTNER
OWNER

UMESH M. NINAMA
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Lic.No.: CW0595221223 R1
COW

UMESH M. NINAMA
(B.E.Civil)
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Eng.Lic.No. : E:0961110923 R1
ENGINEER

RUCHA WATVE
M. S., M. I. E.
Structural Engineer
Ahmedabad Reg. No. SD0429060324R1
For & On Behalf of
JW Consultants LLP
STRU. ENGINEER

Ahmedabad Municipal Corporation

Case No. : BHNTS/CZ/111218/CGDCRV/A0965/R1/M1 Zone: CENTRAL

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

Raja Chitthi Number : 03571/111218/A0965/R1/M1

Date : 21.08.2020

21.08.2020 21/8/2020 21/08/2020

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

AUTHORITY

SCRUTINIZE COPY
No. 2650 B Dt. 18/8/20
TDO, BPSP, AMC

FIRE NOTES

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 SEPARATE 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 CARBINE 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.

5) BASEMENT:

THE BASEMENT 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.

6) LIGHTENING ARRESTER:

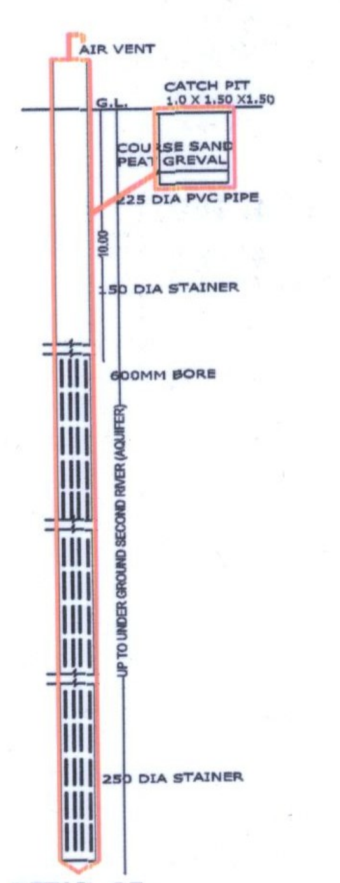
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

LEGENDS.

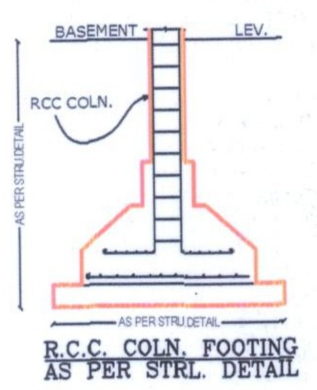
―	1.) FIRE HYDRANT SYSTEM PIPE MAIN
―○SH	2.) SINGLE HANDED HYDRANT VALVE.
⋈	3.) SLUICE VALVE
┤	4.) TWO WAY SAME CONNECTION
)OR(	5.) RISE ON DROP.
▷	6.) NON RETURN VALVE
◁	7.) REDUCER
☒	8.) FIRE HOUSE BOX
▥	9.) HOSE REEL HOUSE
	10.) DC.P & CO-2
○	11.) HYDRAUNT VALVE

NOTE:

- 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 MAIN HOLE 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 CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3OF 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
- 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 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 DISABILED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF 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 STRUCTUREAL 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 & DUAL 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 SAFETY 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 FAÇADE 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 PERCOLATING WELL
(FOR BUILDING UNIT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.)



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

DETAIL OF SLUM RE-DEVELOPEMENT PLOT	RIGHT OF TDR FSI (Rs) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	RECEIPIENT WHERE PROPOSED TDR TO BE USED	JANTRY RATE OF RECIPIENT PLOT (RS) PER SQMTS	ACTUAL T.D.R. F.S.I. AVILABLE TO RECIPIENT PLOT (PROPORTIONATE AS PER JANTRY)	T.D.R. F.S.I. PROPOSED IN RECIPIENT PLOT	T.D.R. F.S.I. BALANCE IN RECIPIENT PLOT	NOTE
T.P. NO. -30 (ASARWA EXT, NORTH), F.P.NO. 125 (G) CHHANAJI NA CHHAPRA	R.S. 3,99,47,500/-	T.P. NO. -8 (ASARWA), F.P.NO. 38/1/1	R.S. 14500/-	3,99,47,500 / 14500 = 2755.00 SQMTS	2753.22 SQMTS (MAXIMUM)	1.78 SQMTS (MAXIMUM)	WITH OUT B.U. PERMISSION

PARKING AREA TABLE

		PROVIDED				TOTAL
		IN H.P.		1ST-BASEMENT	2ND BASEMENT	TOTAL
		BLOCK-A	BLOCK-B			
F.S.I. USED	9394.71	----	----	----	----	----
REQ 20 % PARKING	1878.94	----	----	----	----	----
REQ 50% CAR PARKING	939.47	0	0	975.05	491.11	1466.16
REQ. 40% OTHER PARKING	751.58	0	0	157.77	757.72	915.49
REQ 10% VISITOR PARKING	187.89	202.98	42.84	0	0	245.82
TOTAL	1878.94	202.98	42.84	1132.82	1248.83	2627.47

(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 GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 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:- 21/07/2020.

(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.- 27/06/2019.

(9)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.- 27/06/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS / SITE SUPERVISOR, 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.

(10) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (2627.47) SQ.MT 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 PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 20/07/2018, REF.NOC ID NO.:- AHME/WEST/B/071918/320086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 23/10/2018 (NO.:- 133) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (C.Z.) A.M.C. DT.- 25/09/2018.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT DEPT., ESTATE), C.Z. ON DT.- 05/09/2018.

(15)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (C.Z), INWARD NO.- 8654 ON DT.- 11/02/2020.

(16)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(18)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 SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 16/12/2019.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., C.Z.) ON DT.:- 07/01/2020.

(20)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.

(21)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.

(22)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, & 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.

(23)સદર પ્લોટની માલિકી અંગે કોર્ટલીટીગેશન થયેલ નથી તે બાબતે અરજદારશ્રી દ્વારા તા.- 20/08/2020 થી આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(24)રહેણાંક ઝોન- ૧ માં રહેણાંક ઉપયોગની ૪૫.૦૦ મી. ની ઉંચાઇની મર્યાદામાં ટી.ડી.આર.(સ્લમ રીહેબીલીટેશન પ્રોજેક્ટ- ૨૦૧૩ અંતર્ગતની) એફ.એસ.આઇ. વાપરવા તથા અન્ય બાબતે રીવાઇઝ વિકાસ પરવાનગી આપવા મ્યુનિ. કમિશનરશ્રી ની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન તથા અગાઉ મૂળ મંજુર થયેલ કેસની તમામ શરતોને આધિન.

(25)"નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ" દ્વારા ટી.પી.ટી.પી.સ્કીન નં.- ૩૦(અસારવા એક્ષ્ટેન્શન નોર્થ) ના ફા.પ્લોટ નં.- ૧૨૫ માં છનાજીના છાપરા માં સ્લમ પોલીસી- ૨૦૧૩ મુજબ મેળવેલ ટી.ડી.આર. માંથી રૂ. ૩,૯૯,૪૭,૫૦૦/- ની કીંમતની "ટી.ડી.આર. એફ.એસ.આઈ" વાપરવા અંગેના Rights "લીલામણી ઇન્ફ્રા ના પાર્ટનરશ્રી પારસ એમ. વોરા" ને સૂચિત બાંધકામ માટે ટ્રાન્સફર કરવામાં આવેલ છે. જે અંગે નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ દ્વારા Transferable Development Rights Certificate Utilization Form સાથે તા.- ૦૭/૧૨/૨૦૧૯ ના રોજનું સંમતિપત્ર રજુ કરેલ છે. જે આધારે સદરહુ પ્લોટની જંત્રી વેલ્યુના પ્રપોશનેટ ધોરણે "T.D.R. F.S.I." વાપરવા મળેલ મ્યુનિ.કમિશનરશ્રીની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન.

(26)સ્લમ પોલીસી- ૨૦૧૩ અંતર્ગત ડેવલપ કરવા માટે સ્વીકારેલ પ્લોટ માં બી.યુ. પરમીશન મળેલ ન હોઇ, સદર બી.યુ. પરમીશન મળ્યા બાદજ "T.D.R. F.S.I." તરીકે પરપલ હેચથી દર્શાવેલ સ્લમ પોલીસી અંતર્ગતની એફ.એસ.આઇ. મુજબનું બાંધકામ કરવાનુ રહેશે તે અંગેની રજુ કરેલ બાંહેધરી મુજબ વર્તવાની શરતે.

(27)રીવાઇઝ કેસ સંદર્ભે અરજદાર માલિકશ્રીએ 'અગાઉ મંજુર થયેલ પ્લાન મુજબના યુનિટ પૈકી વેચાણ/બુકીંગ કરેલ સભ્યોની સંમતિ/સમજુતિ સાથે તા.- ૨૭/૦૬/૨૦૧૯ ના રોજની નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(28)સુકા-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ શ્રી દ્વારા તા.- ૧૨/૧૨/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

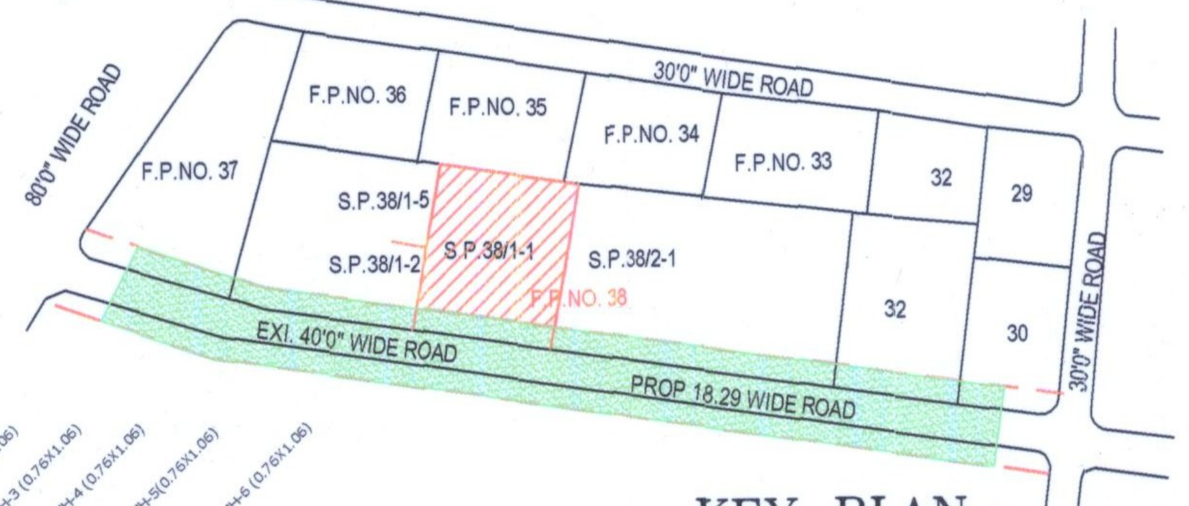
(29)મકાન અને અન્ય બાંધકામ શ્રમગીઓ(રોજગરીનુ નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવુતિ શરુ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ -4 મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાના ૬૦ દિવસમાં ઊક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી ઔદ્યોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.

(30)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.

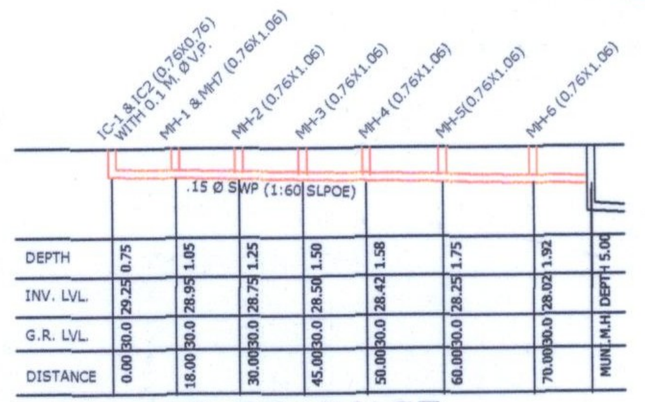
- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રક્ચરલ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

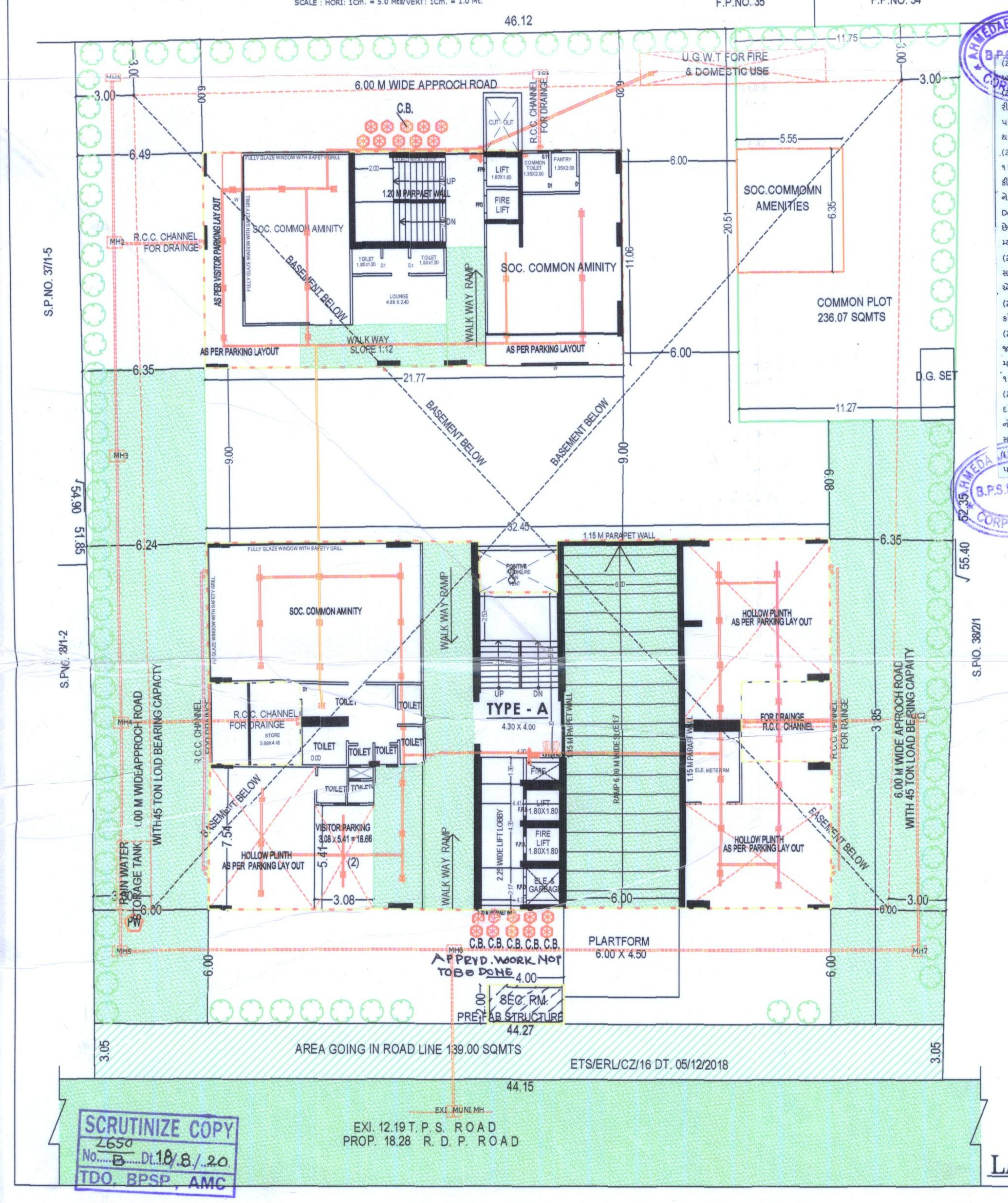
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY



KEY PLAN
SCALE : 1 CM.= 10.0 MT.


IC-1 & IC2 (0.76X0.76) WITH 0.1 M. Ø V.P.
MH-1 & MH7 (0.76X1.06)
MH-2 (0.76X1.06)
MH-3 (0.76X1.06)
MH-4 (0.76X1.06)
MH-5(0.76X1.06)
MH-6 (0.76X1.06)
.15 Ø SWP (1:60 SLPOE)
DEPTH 0.75 1.05 1.25 1.50 1.58 1.75 1.92 DEPTH 5.00
INV. LVL. 29.25 28.95 28.75 28.50 28.42 28.25 28.02
G.R. LVL. 30.0 30.0 30.0 30.0 30.0 30.0 30.0
DISTANCE 0.00 18.00 30.00 45.00 50.00 60.00 70.00 MUNI.M.H

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



LAYOUT PLAN SCALE : 1 CM.= 2.0 MT.

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2650
No. B DT 18/8/20
TDO. BPSP. AMC

F.S.I. AREA TABLE

FLOOR	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED
SECU.OFICE	8.00	0.00	0.00	0.00	8.00	0.00
GR. FLOOR	0.00	127.84	0.00	108.11	0.00	235.95
1ST FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
2ND FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
3rd FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
4th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
5th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
6th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
7th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
8th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
9th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
10th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
11th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
12th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
13th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
TOTAL	4068.32	6725.86	2560.74	2668.85	6629.06	9394.71

BUILT UP AREA TABLE.

FLOOR	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED
CELLER-1	1666.38	1666.38	0.00	0.00	1666.38	1666.38
CELLER-2	1666.38	1666.38	0.00	0.00	1666.38	1666.38
SOC.AMENITIES	35.24	35.24	0.00	0.00	35.24	35.24
GR. FLOOR	597.72	631.55	240.78	240.78	838.50	872.33
1ST FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
2ND FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
3rd FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
4th FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
5th FLOOR	589.72	605.41	240.78	256.08	830.50	861.49
6th FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
7th FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
8th FLOOR	589.72	605.41	240.78	256.08	830.50	861.49
9th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
10th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
11th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
12th FLOOR	0.00	605.41	240.78	256.08	240.78	861.49
13th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
STAIR CABIN	86.76	86.76	50.46	50.46	137.22	137.22
OHWT	45.12	45.12	36.26	36.26	81.38	81.38
TOTAL	8815.36	11844.86	3457.64	3503.54	12273.00	15348.40

UNIT AREA & TENA TABLE

FLOOR	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED
GR. FLOOR	0	0	0	0	0	0	0.00	127.84	0.00	108.11	0.00	235.95
1ST FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
2ND FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
3rd FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
4th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
5th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
6th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
7th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
8th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
9th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
10th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
11th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
12th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
13th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
TOTAL	32	52	13	13	45	65	4060.32	6725.86	2560.74	2668.85	6621.06	9394.71

LAYOUT PLAN (BLOCK-A) 1

LAYOUT PLAN SHOWING REVI. RESI. HIGHRISE ON S.P.NO. 38/1-1, F.P.NO. 38, OF T.P.S-08, (ASHARWA- DARIYAPUR -KAJIPUR-SHAHERKOTDA)(FINAL), MOJE: ASARWA-SHAHER KOTDA, TA:SABARMATI, DIST.: AHMEDABAD.

SCALE : 1 CM.= 2.0 MT.

ZONE : AS PER D.P.2021 RESIDENCE - I (R-1)
USE : RESIDENCE

AREA TABLE

	TOTAL
PLOT AREA S.P.NO. 38/1-1	2459.81
AREA GOING IN ROAD LINE	139.00
NET PLOT AREA	2320.81
REQ. COMMON PLOT 10%	232.08
COMMON PLOT PROVIDED	236.07

BUILT UP AREA TABLE

	APPRVD	REVISED
B.A. ON 2ND BASEMENT	1666.38	1666.38
B.A. ON 1ST BASEMENT	1666.38	1666.38
B.A. ON GR. FLOOR	838.50	872.33
B.A. ON GR.FL. (SOC COMMON FACILITY)	35.24	35.24
B.A. ON 1ST FLOOR	830.50	830.50
B.A. ON 2ND FLOOR	830.50	830.50
B.A. ON 3RD FLOOR	830.50	830.50
B.A. ON 4TH FLOOR	830.50	830.50
B.A. ON 5TH FLOOR	830.50	861.49
B.A. ON 6TH FLOOR	830.50	830.50
B.A. ON 7TH FLOOR	830.50	830.50
B.A. ON 8TH FLOOR	830.50	861.49
B.A. ON 9TH FLOOR	240.78	830.50
B.A. ON 10TH FLOOR	240.78	830.50
B.A. ON 11TH FLOOR	240.78	830.50
B.A. ON 12TH FLOOR	240.78	861.49
B.A. ON 13TH FLOOR	240.78	830.50
B.A. ON STAIR CABIN	137.22	137.22
B.A. ON LIFT M/C ROOM	81.38	81.38
TOTAL B.A.	12273.00	15348.40

F.S.I. AREA TABLE

	APPRVD	REVISED
PLOT AREA FOR DEVELOPMENT S.P.NO.38/1/-1	2459.81	2459.81
PERMI. F.S.I. 1:1.8 (2459.81 X 1.8)	4427.66	4427.66
CHARGEABLE 1:0.90 (2459.81 X 0.9)	2213.83	2213.83
TOTAL PERMI FSI WITH CHARGEABLE F.S.I.	6641.49	6641.49
F.S.I. AREA ON GR. FL. (SEC RM)	8.00	235.95
F.S.I. AREA ON 1ST FLOOR	704.52	704.52
F.S.I. AREA ON 2ND FLOOR	704.52	704.52
F.S.I. AREA ON 3RD FLOOR	704.52	704.52
F.S.I. AREA ON 4TH FLOOR	704.52	704.52
F.S.I. AREA ON 5TH FLOOR	704.52	704.52
F.S.I. AREA ON 6TH FLOOR	704.52	704.52
F.S.I. AREA ON 7TH FLOOR	704.52	704.52
F.S.I. AREA ON 8TH FLOOR	704.52	704.52
F.S.I. AREA ON 9TH FLOOR	196.98	704.52
F.S.I. AREA ON 10TH FLOOR	196.98	704.52
F.S.I. AREA ON 11TH FLOOR	196.98	704.52
F.S.I. AREA ON 12TH FLOOR	196.98	704.52
F.S.I. AREA ON 13TH FLOOR	196.98	704.52
TOTAL F.S.I. AREA USED	6629.06	9394.71
CHARGEABLE F.S.I. USED	2201.40	2213.83
TDR F.S.I. USED (9394.71 - 6641.49)	-----	2753.22

COLOUR NOTES :

▭	PLOT BOUNDARY	❂	C.B.
▭	PROP. WORK	○	TREE
▭	PROP. DRAINAGE	⬠	PERCOLATING WELL
▭	ROAD	☒	WATER SPRINKER
▨	AREA GOING IN ROADLINE		

R.C.C. STAIR DETAILS :
2.00 WIDTH
0.30 TREAD
0.16 RISER

PERCOLATING WELL CALC.

NET PLOT AREA	=	2320.81	SQ.M.
REQ. PW @ EVERY 4000 SQMTS (2320.81/4000)	=	0.58	NOS.
PROVIDED PERCOLATING	=	1.00	NOS.

COMMON PLOT CALC

(11.27+11.75)/2X20.51 = 236.07 SQ.M.

TREE REQ. CALC.

PLOT AREA	=	2320.81	SQ.M.
REQ. 3 TREE @ EVERY 200 SQMTS (2320.81X5/200)	=	58.02	NOS.
PROVIDED TREES	=	59	NOS.

COMMUNITY BINS REQ. CALC.

NOS. OF UNITS	=	65	NOS.
REQ. NOS. OF BINS @ EVERY 8 UNITS (65/8)	=	8.13	NOS.
PROVIDED COMMUNITY BINS OF 80.00 LT CAP	=	9.00	NOS.

PERMI. B.A. IN COMMON PLOT

COMMON PLOT AREA	=	236.07	SQ.M.
PERMI. FREE B.A. 15 % IN C.P.	=	35.41	SQ.M.
PROP. B.A. IN C.P. (5.55 X 6.35)	=	35.24	SQ.M.

S.M. Vora

SHREYANSH MAHENDRAKUMAR VORA
LILAMANI INFRA, 203, SHASHWAT COMPLEX,
OPP. HDFC HOUSE, NR. MITHAKHALI SIX ROAD,
NAVRANGPURA, AHMEDABAD-380009
LICENCE NO:-DEV/1203191123

DEVELOPER

FOR, LILAMANI INFRA
P.M. Vora
PARTNER

OWNER

UMESH M. NINAMA
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Lic.No.: CW0595221223 R1

COW

UMESH M. NINAMA
(B.E.Civil)
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Eng.Lic.No. : Er0961110923 R1

ENGINEER

RUCHA WATVE
M. S., M. I. E.
Structural Engineer
Ahmedabad Reg. No. SD0429060324R1
For & On Behalf of
JW Consultants LLP

STRU. ENGINEER

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાક નં. પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મૂકવાની શરતે.

Ahmedabad Municipal Corporation
Case No. : BHNTS/CZ/111218/CGDCRV/A0965/R1/M1
Zone: CENTRAL
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03571/111218/A0965/R1/M1
Date : 21-08-2020

21.08.2020
T.D. Sub Inspector (B.P.S.P.)

21/8/2020
T.D. Inspector (B.P.S.P.)

21/08/2020
Asst. T.D.O. (B.P.S.P.)

FIRE NOTES

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 SEPARATE 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 CARBINE 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.

5) BASEMENT:

THE BASEMENT 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.

6) LIGHTENING ARRESTER:

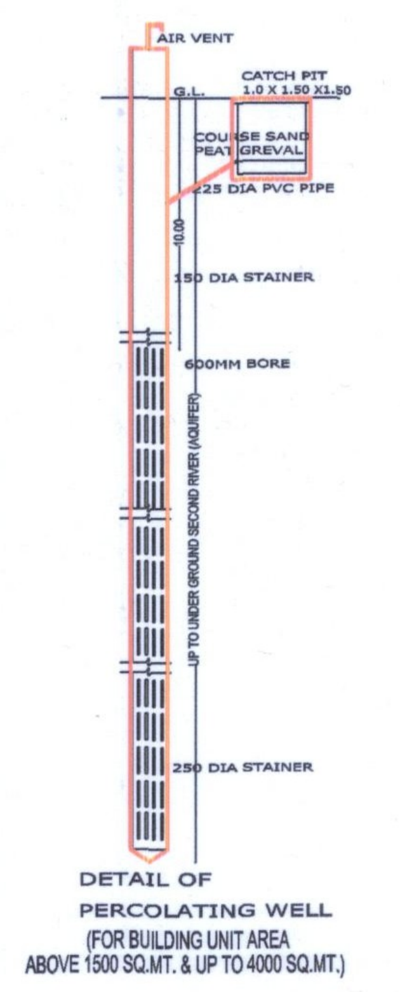
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

LEGENDS.

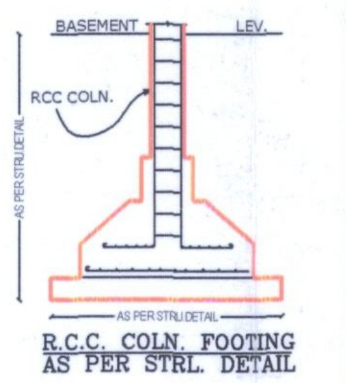
- 1.) FIRE HYDRANT SYSTEM PIPE MAIN
- 2.) SINGLE HANDED HYDRANT VALVE.
- 3.) SLUICE VALVE
- 4.) TWO WAY SAME CONNECTION
- 5.) RISE ON DROP.
- 6.) NON RETURN VALVE
- 7.) REDUCER
- 8.) FIRE HOUSE BOX
- 9.) HOSE REEL HOUSE
- 10.) DC.P & CO-2
- 11.) HYDRAUNT VALVE

NOTE:

- 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 MAIN HOLE 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 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
- 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 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 DISABILED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF 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 STRUCTUREAL 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 & DUAL 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 SAFETY 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 FAÇADE 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 PERCOLATING WELL
(FOR BUILDING UNIT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.)



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

DETAIL OF SLUM RE-DEVELOPEMENT PLOT	RIGHT OF TDR FSI (Rs) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	RECEIPIENT WHERE PROPOSED TDR TO BE USED	JANTRY RATE OF RECIPIENT PLOT (RS) PER SQMTS	ACTUAL T.D.R. F.S.I. AVILABLE TO RECIPIENT PLOT (PROPORTIONATE AS PER JANTRY)	T.D.R. F.S.I. PROPOSED IN RECIPIENT PLOT	T.D.R. F.S.I. BALANCE IN RECIPIENT PLOT	NOTE
T.P. NO. -30 (ASARWA EXT, NORTH), F.P.NO. 125 (G) CHHANAJI NA CHHAPRA	R.S. 3,99,47,500/-	T.P. NO. -8 (ASARWA), F.P.NO. 38/1/1	R.S. 14500/-	3,99,47,500 / 14500 = 2755.00 SQMTS	2753.22 SQMTS (MAXIMUM)	1.78 SQMTS (MAXIMUM)	WITH OUT B.U. PERMISSION

PARKING AREA TABLE

		PROVIDED				TOTAL
		IN H.P.		1ST-BASEMENT	2ND BASEMENT	TOTAL
		BLOCK-A	BLOCK-B			
F.S.I. USED	9394.71	----	----	----	----	----
REQ 20 % PARKING	1878.94	----	----	----	----	----
REQ 50% CAR PARKING	939.47	0	0	975.05	491.11	1466.16
REQ. 40% OTHER PARKING	751.58	0	0	157.77	757.72	915.49
REQ 10% VISITOR PARKING	187.89	202.98	42.84	0	0	245.82
TOTAL	1878.94	202.98	42.84	1132.82	1248.83	2627.47

(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 GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 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:- 21/07/2020.

(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.- 27/06/2019.

(9)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.- 27/06/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS / SITE SUPERVISOR, 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.

(10) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (2627.47) SQ.MT 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 PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 20/07/2018, REF.NOC ID NO.:- AHME/WEST/B/071918/320086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 23/10/2018 (NO.:- 133) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (C.Z.) A.M.C. DT.- 25/09/2018.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT DEPT., ESTATE), C.Z. ON DT.- 05/09/2018.

(15)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (C.Z), INWARD NO.- 8654 ON DT.- 11/02/2020.

(16)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(18)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 SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 16/12/2019.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., C.Z.) ON DT.:- 07/01/2020.

(20)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.

(21)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.

(22)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: ARCH/102018/7198/L; DTD.15/10/2018, & 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.

(23)સદર પ્લોટની મલિકી અંગે કોર્ટલીટીગેશન થયેલ નથી તે બાબતે અરજદારશ્રી દ્વારા તા.- ૨૦/૦૮/૨૦૨૦ થી આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(24)રહેણાંક ઝોન- ૧ માં રહેણાંક ઉપયોગની ૪૫.૦૦ મી. ની ઉંચાઇની મર્યાદામાં ટી.ડી.આર.(સ્લમ રીહેબીલીટેશન પ્રોજેક્ટ- ૨૦૧૩ અંતર્ગતની) એફ.એસ.આઇ. વાપરવા તથા અન્ય બાબતે રીવાઇઝ વિકાસ પરવાનગી આપવા મ્યુનિ. કમિશનરશ્રી ની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન તથા અગાઉ મળ મંજુર થયેલ કેસની તમામ શરતોને આધિન.

(25)"નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ" દ્વારા ટી.પી.ટી.પી.સ્કીન નં.- ૩૦(અસારવા એક્ષ્ટેન્શન નોર્થ) ના ફા.પ્લોટ નં.- ૧૨૫ માં છનાજીના છાપરા માં સ્લમ પોલીસી- ૨૦૧૩ મુજબ મેળવેલ ટી.ડી.આર. માંથી રૂ. ૩,૯૯,૪૭,૫૦૦/- ની કીંમતની "ટી.ડી.આર. એફ.એસ.આઈ" વાપરવા અંગેના Rights "લીલામણી ઇન્ફ્રા ના પાર્ટનરશ્રી પારસ એમ. વોરા" ને સૂચિત બાંધકામ માટે ટ્રાન્સફર કરવામાં આવેલ છે. જે અંગે નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ દ્વારા Transferable Development Rights Certificate Utilization Form સાથે તા.- ૦૭/૧૨/૨૦૧૯ ના રોજનું સંમતિપત્ર રજુ કરેલ છે. જે આધારે સદરહુ પ્લોટની જંત્રી વેલ્યુના પ્રપોશનેટ ધોરણે "T.D.R. F.S.I." વાપરવા મળેલ મ્યુનિ.કમિશનરશ્રીની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન.

(26)સ્લમ પોલીસી- ૨૦૧૩ અંતર્ગત ડેવલપ કરવા માટે સ્વીકારેલ પ્લોટ માં બી.યુ. પરમીશન મળેલ ન હોઇ, સદર બી.યુ. પરમીશન મળ્યા બાદજ "T.D.R. F.S.I." તરીકે પરપલ હેચથી દર્શાવેલ સ્લમ પોલીસી અંતર્ગતની એફ.એસ.આઇ. મુજબનું બાંધકામ કરવાનુ રહેશે તે અંગેની રજુ કરેલ બાંહેધરી મુજબ વર્તવાની શરતે.

(27)રીવાઇઝ કેસ સંદર્ભે અરજદાર માલિકશ્રીએ 'અગાઉ મંજુર થયેલ પ્લાન મુજબના યુનિટ પૈકી વેચાણ/બુકીંગ કરેલ સભ્યોની સંમતિ/સમજુતિ સાથે તા.- ૨૭/૦૬/૨૦૧૯ ના રોજની નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(28)સુકા-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ શ્રી દ્વારા તા.- ૧૨/૧૨/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

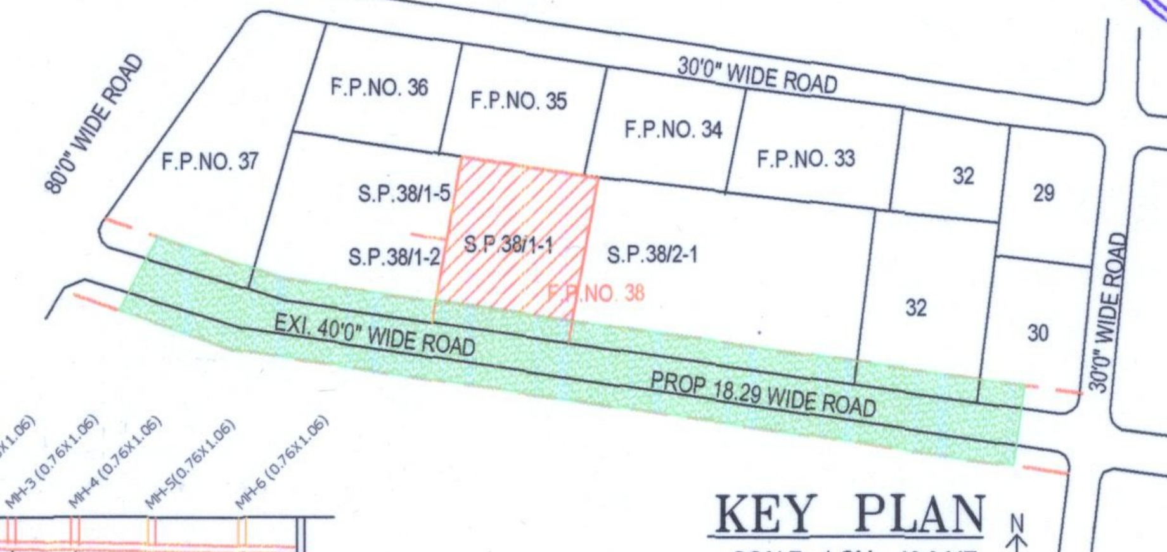
(29)મકાન અને અન્ય બાંધકામ શ્રમગીઓ(રોજગરીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવુતિ શરુ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ -4 મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાના ૬૦ દિવસમાં ઊક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.

(30)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.

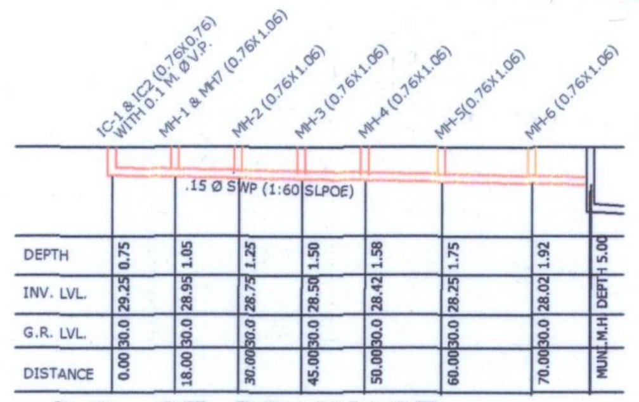
સ્ટ્રક્ચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવામાં થતા સોઇલ રીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ, 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.

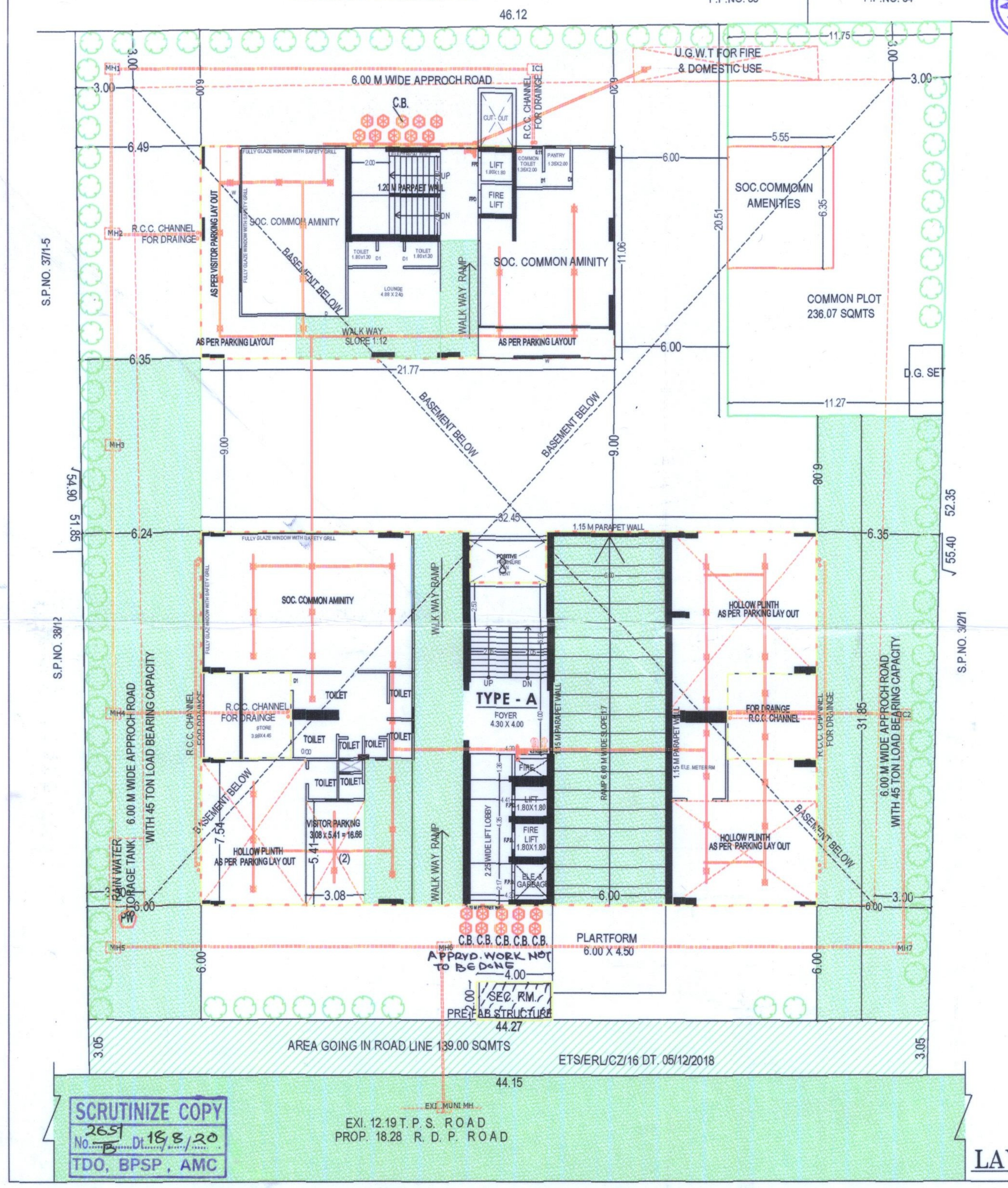
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY



KEY PLAN
SCALE : 1 CM.= 10.0 MT.



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



LAYOUT PLAN
SCALE : 1 CM.= 2.0 MT.

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TDO, BPSP, AMC

F.S.I. AREA TABLE

FLOOR	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED
SECU.OFICE	8.00	0.00	0.00	0.00	8.00	0.00
GR. FLOOR	0.00	127.84	0.00	108.11	0.00	235.95
1ST FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
2ND FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
3rd FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
4th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
5th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
6th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
7th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
8th FLOOR	507.54	507.54	196.98	196.98	704.52	704.52
9th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
10th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
11th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
12th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
13th FLOOR	0.00	507.54	196.98	196.98	196.98	704.52
TOTAL	4068.32	6725.86	2560.74	2668.85	6629.06	9394.71

BUILT UP AREA TABLE

FLOOR	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED
CELLER-1	1666.38	1666.38	0.00	0.00	1666.38	1666.38
CELLER-2	1666.38	1666.38	0.00	0.00	1666.38	1666.38
SOC.AMENITIES	35.24	35.24	0.00	0.00	35.24	35.24
GR. FLOOR	597.72	631.55	240.78	240.78	838.50	872.33
1ST FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
2ND FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
3rd FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
4th FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
5th FLOOR	589.72	605.41	240.78	256.08	830.50	861.49
6th FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
7th FLOOR	589.72	589.72	240.78	240.78	830.50	830.50
8th FLOOR	589.72	605.41	240.78	256.08	830.50	861.49
9th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
10th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
11th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
12th FLOOR	0.00	605.41	240.78	256.08	240.78	861.49
13th FLOOR	0.00	589.72	240.78	240.78	240.78	830.50
STAIR CABIN	86.76	86.76	50.46	50.46	137.22	137.22
OHWT	45.12	45.12	36.26	36.26	81.38	81.38
TOTAL	8815.36	11844.86	3457.64	3503.54	12273.00	15348.40

UNIT AREA & TENA TABLE

FLOOR	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED	BLOCK-A APPRVD	BLOCK-A REVISED	BLOCK-B APPRVD	BLOCK-B REVISED	TOTAL APPRVD	TOTAL REVISED
GR. FLOOR	0	0	0	0	0	0	0.00	127.84	0.00	108.11	0.00	235.95
1ST FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
2ND FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
3rd FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
4th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
5th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
6th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
7th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
8th FLOOR	4	4	1	1	5	5	507.54	507.54	196.98	196.98	704.52	704.52
9th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
10th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
11th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
12th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
13th FLOOR	0	4	1	1	1	5	0.00	507.54	196.98	196.98	196.98	704.52
TOTAL	32	52	13	13	45	65	4060.32	6725.86	2560.74	2668.85	6621.06	9394.71

LAYOUT PLAN (BLOCK-B) 1

LAYOUT PLAN SHOWING REVI. RESI. HIGHRISE ON S.P.NO. 38/1-1, F.P.NO. 38, OF T.P.S-08, (ASHARWA- DARIYAPUR -KAJIPUR-SHAHERKOTDA)(FINAL), MOJE: ASARWA-SHAHER KOTDA, TA:SABARMATI, DIST.: AHMEDABAD.

SCALE : 1 CM.= 2.0 MT.

ZONE : AS PER D.P.2021 RESIDENCE - I (R-1) USE : RESIDENCE

AREA TABLE	TOTAL
PLOT AREA S.P.NO. 38/1-1	2459.81
AREA GOING IN ROAD LINE	139.00
NET PLOT AREA	2320.81
REQ. COMMON PLOT 10%	232.08
COMMON PLOT PROVIDED	236.07

BUILT UP AREA TABLE	APPRVD	REVISED
B.A. ON 2ND BASEMENT	1666.38	1666.38
B.A. ON 1ST BASEMENT	1666.38	1666.38
B.A. ON GR. FLOOR	838.50	872.33
B.A. ON GR.FL. (SOC COMMON FACILITY)	35.24	35.24
B.A. ON 1ST FLOOR	830.50	830.50
B.A. ON 2ND FLOOR	830.50	830.50
B.A. ON 3RD FLOOR	830.50	830.50
B.A. ON 4TH FLOOR	830.50	830.50
B.A. ON 5TH FLOOR	830.50	861.49
B.A. ON 6TH FLOOR	830.50	830.50
B.A. ON 7TH FLOOR	830.50	830.50
B.A. ON 8TH FLOOR	830.50	861.49
B.A. ON 9TH FLOOR	240.78	830.50
B.A. ON 10TH FLOOR	240.78	830.50
B.A. ON 11TH FLOOR	240.78	830.50
B.A. ON 12TH FLOOR	240.78	861.49
B.A. ON 13TH FLOOR	240.78	830.50
B.A. ON STAIR CABIN	137.22	137.22
B.A. ON LIFT M/C ROOM	81.38	81.38
TOTAL B.A.	**12273.00**	**15348.40**

F.S.I. AREA TABLE	APPRVD	REVISED
PLOT AREA FOR DEVELOPMENT S.P.NO.38/1/-1	2459.81	2459.81
PERMI. F.S.I. 1:1.8 (2459.81 X 1.8)	4427.66	4427.66
CHARGEABLE 1:0.90 (2459.81 X 0.9)	2213.83	2213.83
TOTAL PERMI FSI WITH CHARGEABLE F.S.I.	6641.49	6641.49
F.S.I. AREA ON GR. FL. (SEC RM)	8.00	235.95
F.S.I. AREA ON 1ST FLOOR	704.52	704.52
F.S.I. AREA ON 2ND FLOOR	704.52	704.52
F.S.I. AREA ON 3RD FLOOR	704.52	704.52
F.S.I. AREA ON 4TH FLOOR	704.52	704.52
F.S.I. AREA ON 5TH FLOOR	704.52	704.52
F.S.I. AREA ON 6TH FLOOR	704.52	704.52
F.S.I. AREA ON 7TH FLOOR	704.52	704.52
F.S.I. AREA ON 8TH FLOOR	704.52	704.52
F.S.I. AREA ON 9TH FLOOR	196.98	704.52
F.S.I. AREA ON 10TH FLOOR	196.98	704.52
F.S.I. AREA ON 11TH FLOOR	196.98	704.52
F.S.I. AREA ON 12TH FLOOR	196.98	704.52
F.S.I. AREA ON 13TH FLOOR	196.98	704.52
TOTAL F.S.I. AREA USED	6629.06	9394.71
CHARGEABLE F.S.I. USED	2201.40	2213.83
TDR F.S.I. USED (9394.71 - 6641.49)	----	2753.22

COLOUR NOTES :

- ▭ PLOT BOUNDARY
- ▭ PROP. WORK
- ▭ PROP. DRAINAGE
- ▭ ROAD
- ▨ AREA GOING IN ROADLINE
- ⊛ C.B.
- ○ TREE
- ⬠ PERCOLATING WELL
- ⊗ WATER SPRINKER

R.C.C. STAIR DETAILS :
2.00 WIDTH
0.30 TREAD
0.16 RISER

PERCOLATING WELL CALC.

NET PLOT AREA	=	2320.81	SQ.M.
REQ. PW @ EVERY 4000 SQMTS (2320.81/4000)	=	0.58	NOS.
PROVIDED PERCOLATING	=	1.00	NOS.

COMMON PLOT CALC

(11.27+11.75)/2X20.51 = 236.07 SQ.M.

TREE REQ. CALC.

PLOT AREA	=	2320.81	SQ.M.
REQ. 3 TREE @ EVERY 200 SQMTS (2320.81X5/200)	=	58.02	NOS.
PROVIDED TREES	=	59	NOS.

COMMUNITY BINS REQ. CALC.

NOS. OF UNITS	=	65	NOS.
REQ. NOS. OF BINS @ EVERY 8 UNITS (65/8)	=	8.13	NOS.
PROVIDED COMMUNITY BINS OF 80.00 LT CAP	=	9.00	NOS.

PERMI. B.A. IN COMMON PLOT

COMMON PLOT AREA	=	236.07	SQ.M.
PERMI. FREE B.A. 15 % IN C.P.	=	35.41	SQ.M.
PROP. B.A. IN C.P. (5.55 X 6.35)	=	35.24	SQ.M.

S.M.Vor

SHREYANSH MAHENDRAKUMAR VORA
LILAMANI INFRA, 203, SHASHWAT COMPLEX,
OPP. HDFC HOUSE, NR. MITHAKHALI SIX ROAD,
NAVRANGPURA, AHMEDABAD-380009
LICENCE NO:-DEV/120319/123

DEVELOPER

FOR, LILAMANI INFRA
P.M.Vora
PARTNER

OWNER

UMESH M. NINAMA
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Lic.No.: CW0595221223 R1

COW

UMESH M. NINAMA
(B.E.Civil)
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
Eng.Lic.No. : Er0961110923 R1

ENGINEER

RUCHA WATVE
M. S., M. I. E.
Structural Engineer
Ahmedabad Reg. No. SD0429060324R1
For & On Behalf of
JW Consultants LLP

STRU. ENGINEER

Ahmedabad Municipal Corporation

Case No. : BHNTS/CZ/111218/CGDCRV/A0966/R1/M1 Zone: CENTRAL

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

Raja Chitthi Number : 03572/111218/A0966/R1/M1

Date : 21.08.2020

21.8.2020 — T.D. Sub Inspector(B.P.S.P.)

21/8/2020 — T.D. Inspector (B.P.S.P.)

21/08/2020 — Asst. T.D.O. (B.P.S.P.)

AUTHORITY

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

(23)સદર પ્લોટની મલિકી અંગે કોર્ટલીટીગેશન થયેલ નથી તે બાબતે અરજદારશ્રી દ્વારા તા.- 20/08/2020 થી આપેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(24)રહેણાંક ઝોન- ૧ માં રહેણાંક ઉપયોગની ૪૫.૦૦ મી. ની ઉંચાઇની મર્યાદામાં ટી.ડી.આર.(સ્લમ રીહેબીલીટેશન પ્રોજેક્ટ- ૨૦૧૩ અંતર્ગતની) એફ.એસ.આઇ. વાપરવા તથા અન્ય બાબતે રીવાઇઝ વિકાસ પરવાનગી આપવા મ્યુનિ. કમિશનરશ્રી ની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન તથા અગાઉ મૂળ મંજુર થયેલ કેસની તમામ શરતોને આધિન.

(25)"નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ" દ્વારા ટી.પી.ટી.પી.સ્કીન નં.- ૩૦(અસારવા એક્ષ્ટેન્શન નોર્થ) ના ફા.પ્લોટ નં.- ૧૨૫ માં છનાજીના છાપરા માં સ્લમ પોલીસી- ૨૦૧૩ મુજબ મેળવેલ ટી.ડી.આર. માંથી રૂ।. ૩,૯૯,૪૭,૫૦૦/- ની કીંમતની "ટી.ડી.આર. એફ.એસ.આઈ" વાપરવા અંગેના Rights "લીલામણી ઇન્ફ્રા ના પાર્ટનરશ્રી પારસ એમ. વોરા" ને સૂચિત બાંધકામ માટે ટ્રાન્સફર કરવામાં આવેલ છે. જે અંગે નીલા ઇન્ફ્રાસ્ટ્રક્ચર લીમીટેડ દ્વારા Transferable Development Rights Certificate Utilization Form સાથે તા.- ૦૭/૧૨/૨૦૧૯ ના રોજનું સંમતિપત્ર રજુ કરેલ છે. જે આધારે સદરહુ પ્લોટની જંત્રી વેલ્યુના પ્રપોશનેટ ધોરણે "T.D.R. F.S.I." વાપરવાં મળેલ મ્યુનિ.કમિશનરશ્રીની તા.- ૨૦/૦૭/૨૦૨૦ ની મંજુરીને આધિન.

(26)સ્લમ પોલીસી- ૨૦૧૩ અંતર્ગત ડેવલપ કરવા માટે સ્વીકારેલ પ્લોટ માં બી.યુ. પરમીશન મળેલ ન હોઇ, સદર બી.યુ. પરમીશન મળ્યા બાદજ "T.D.R. F.S.I." તરીકે પરપલ હેચથી દર્શાવેલ સ્લમ પોલીસી અંતર્ગતની એફ.એસ.આઇ. મુજબનું બાંધકામ કરવાનુ રહેશે તે અંગેની રજુ કરેલ બાંહેધરી મુજબ વર્તવાની શરતે.

(27)રીવાઇઝ કેસ સંદર્ભે અરજદાર માલિકશ્રીએ 'અગાઉ મંજુર થયેલ પ્લાન મુજબના યુનિટ પૈકી વેચાણ/બુકીંગ કરેલ સભ્યોની સંમતિ/સમજુતિ સાથે તા.- ૨૭/૦૬/૨૦૧૯ ના રોજની નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(28)સુકા-ભીનો કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કિટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ શ્રી દ્વારા તા. ૧૨/૧૨/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(29)મકાન અને અન્ય બાંધકામ શ્રમગીઓ(રોજગરીનું 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 ૬૦ દિવસમાં ઊક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી, ઔદ્યોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.

(30)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.

PARKING AREA TABLE

		PROVIDED				
						TOTAL
		IN H.P.		1ST-BASEMENT	2ND BASEMENT	TOTAL
		BLOCK-A	BLOCK-B			
F.S.I. USED	9394.71	----	----	----	----	----
REQ 20 % PARKING	1878.94	----	----	----	----	----
REQ 50% CAR PARKING	939.47	0	0	975.05	491.11	1466.16
REQ. 40% OTHER PARKING	751.58	0	0	157.77	757.72	915.49
REQ 10% VISITOR PARKING	187.89	202.98	42.84	0	0	245.82
TOTAL	1878.94	202.98	42.84	1132.82	1248.83	2627.47

BLOCK-A

VISITOR PARKING CALC

1. 5.50 X 7.54 = 41.47
2. 3.08 X 5.41 = 16.66
3. 7.64 X 5.31 = 40.57
4. 4.70 X 2.19 = 10.29
5. 7.64 X 7.65 = 58.45
6. 2.95 X 1.94 = 5.72
7. 4.70 X 4.45 = 20.92
8. 2.00 X 4.45 = 8.90

TOTAL = 202.98

BLOCK-B

VISITOR PARKING CALC

1. 8.86 X 2.00 = 17.72
2. 5.00 X 2.20 = 11.00
3. 7.06 X 2.00 = 14.12

TOTAL = 42.84

PARKING LAYOUT PLAN 3

LAYOUT PLAN SHOWING REVI. RESI. HIGHRISE ON S.P.NO. 38/1-1, F.P.NO. 38, OF T.P.S-08, (ASHARWA- DARIYAPUR -KAJIPUR-SHAHERKOTDA)(FINAL), MOJE: ASARWA-SHAHER KOTDA, TA:SABARMATI, DIST.: AHMEDABAD.

SCALE : 1 CM.= 2.0 MT.

ZONE : AS PER D.P.2021 RESIDENCE - I (R-1)

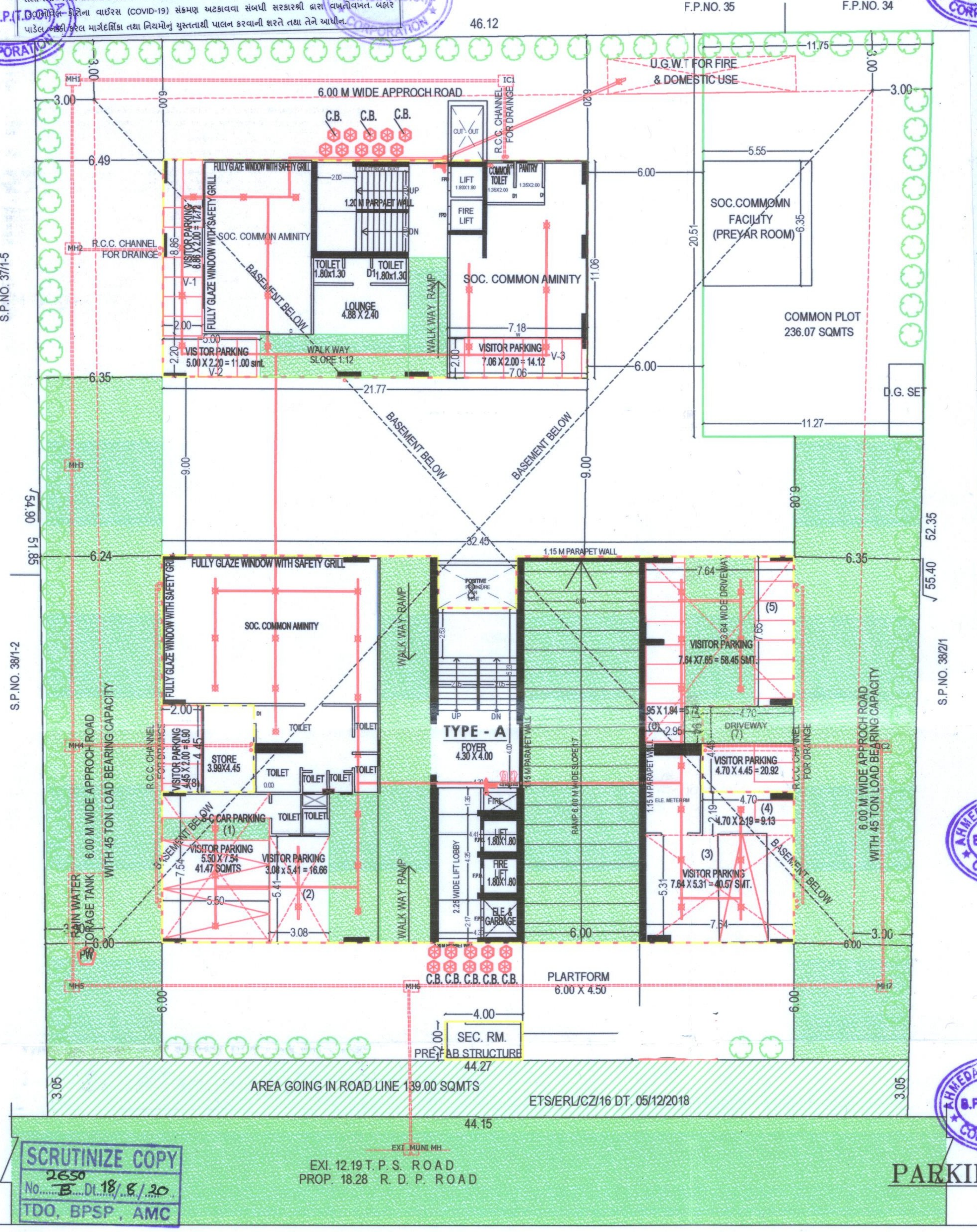
USE : RESIDENCE

COLOUR NOTES :

▭ PLOT BOUNDARY	✲ C.B.
🟥 PROP. WORK	○ TREE
▭ PROP. DRAINAGE	⬠ PERCOLATING WELL
🟩 ROAD	⊗ WATER SPRINKER
▨ AREA GOING IN ROADLINE	

R.C.C. STAIR DETAILS :

2.00	WIDTH
0.30	TREAD
0.16	RISER


F.P.NO. 35
F.P.NO. 34
46.12
11.75
U.G.W.T FOR FIRE & DOMESTIC USE
6.00 M WIDE APPROCH ROAD
C.B.
R.C.C. CHANNEL FOR DRAINAGE
FULLY GLAZE WINDOW WITH SAFETY GRILL
SOC. COMMON AMINITY
TOILET 1.80x1.30
LOUNGE 4.88 X 2.40
LIFT
FIRE LIFT
1.20 M PARAPET WALL
SOC. COMMON AMINITY
SOC.COMMON FACILITY (PREYAR ROOM)
COMMON PLOT 236.07 SQMTS
BASEMENT BELOW
WALK WAY SLOPE 1:12
WALK WAY RAMP
VISITOR PARKING 5.00 X 2.20 = 11.00 smt.
VISITOR PARKING 7.06 X 2.00 = 14.12
D.G. SET
R.C.C. CHANNEL FOR DRAINAGE
S.P. NO. 37/1-5
S.P. NO. 38/1-2
S.P. NO. 38/2/1
6.00 M WIDE APPROCH ROAD WITH 45 TON LOAD BEARING CAPACITY
SOC. COMMON AMINITY
VISITOR PARKING 7.64 X 7.65 = 58.45 SMT.
TYPE - A
FOYER 4.30 X 4.00
STORE 3.98X4.45
VISITOR PARKING 5.50 X 7.54 41.47 SQMTS
VISITOR PARKING 3.08 X 5.41 = 16.66
VISITOR PARKING 4.70 X 4.45 = 20.92
VISITOR PARKING 7.64 X 5.31 = 40.57 SMT.
DRIVEWAY
RAIN WATER STORAGE TANK
2.25 WIDE LIFT LOBBY
C.B. C.B. C.B. C.B. C.B.
PLARTFORM 6.00 X 4.50
SEC. RM. PRE-FAB STRUCTURE
44.27
AREA GOING IN ROAD LINE 139.00 SQMTS
ETS/ERL/CZ/16 DT. 05/12/2018
44.15
EXI. MUNI MH
EXI. 12.19 T. P. S. ROAD
PROP. 18.28 R. D. P. ROAD
N

SCRUTINIZE COPY
No. 2650 B Dt. 18/8/20
TDO, BPSP, AMC

PARKING LAYOUT PLAN

SCALE : 1 CM.= 2.0 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 GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 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:- 21/07/2020.

(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.- 27/06/2019.

(9)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.- 27/06/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS / SITE SUPERVISOR, 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.

(10) PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (2627.47) SQ.MT 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 PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD::- 20/07/2018, REF.NOC ID NO.:- AHME/WEST/B/071918/320086 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 23/10/2018 (NO.:- 133) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP. (C.Z.) A.M.C. DT.- 25/09/2018.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT DEPT., ESTATE), C.Z. ON DT.- 05/09/2018.

(15)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (C.Z), INWARD NO.- 8654 ON DT.- 11/02/2020.

(16)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(18)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 SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 16/12/2019.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., C.Z.) ON DT.:- 07/01/2020.

(20)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.

(21)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.

(22)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: [illegible]/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/[illegible]/7198/L; DTD.15/10/2018, & 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.

- 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 સંઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથાં 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

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 મૂકવાની શરતે.

DEVELOPER

S.M.Vor

SHREYANSH MAHENDRAKUMAR VORA
LILAMANI INFRA, 203, SHASHWAT COMPLEX,
OPP. HDFC HOUSE, NR. MITHAKHALI SIX ROAD,
NAVRANGPURA, AHMEDABAD-380009
LICENCE NO:-DEV/1203191123

OWNER

FOR, LILAMANI INFRA
P.M.Vora
PARTNER

COW

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Eng.Lic.No. : E:0961110923 R1

STRU. ENGINEER

RUCHA WATVE
M. S., M. I. E.
Structural Engineer
Ahmedabad Reg. No. SD0429060324R1
For & On Behalf of
JW Consultants LLP

AUTHORITY

Ahmedabad Municipal Corporation
Case No. : BHNTS/CZ/111218/CGDCRV/A0965/R1/M1
Zone: CENTRAL
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 03571/111218/A0965/R1/M1
Date : 21.08.2020

21.08.2020
T.D. Sub Inspector(B.P.S.P.)

21/8/2020
T.D. Inspector (B.P.S.P.)

21/08/2020
Asst. T.D.O. (B.P.S.P.)