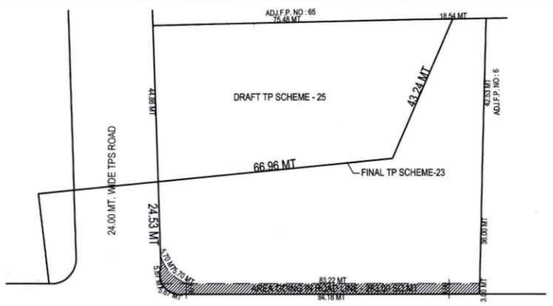
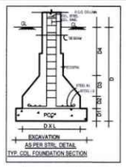
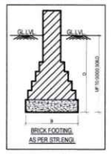
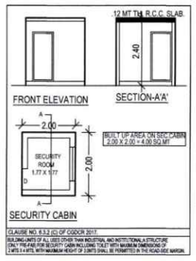


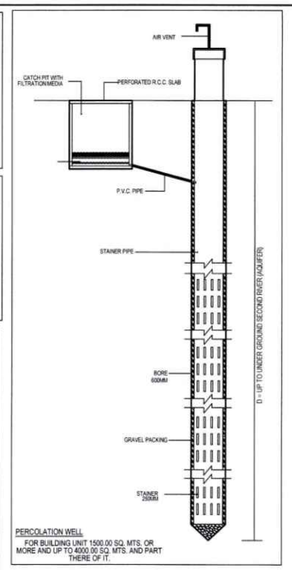
36.00 MT WIDE RDP TPS ROAD

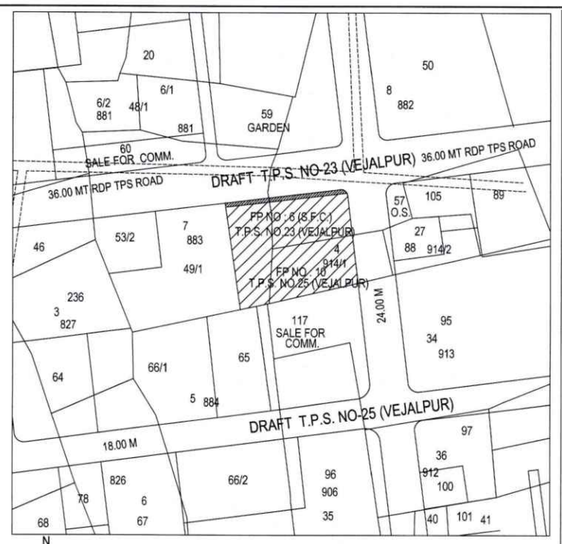
SITE PLAN
SCALE : 1.00 CM = 4.00 MT





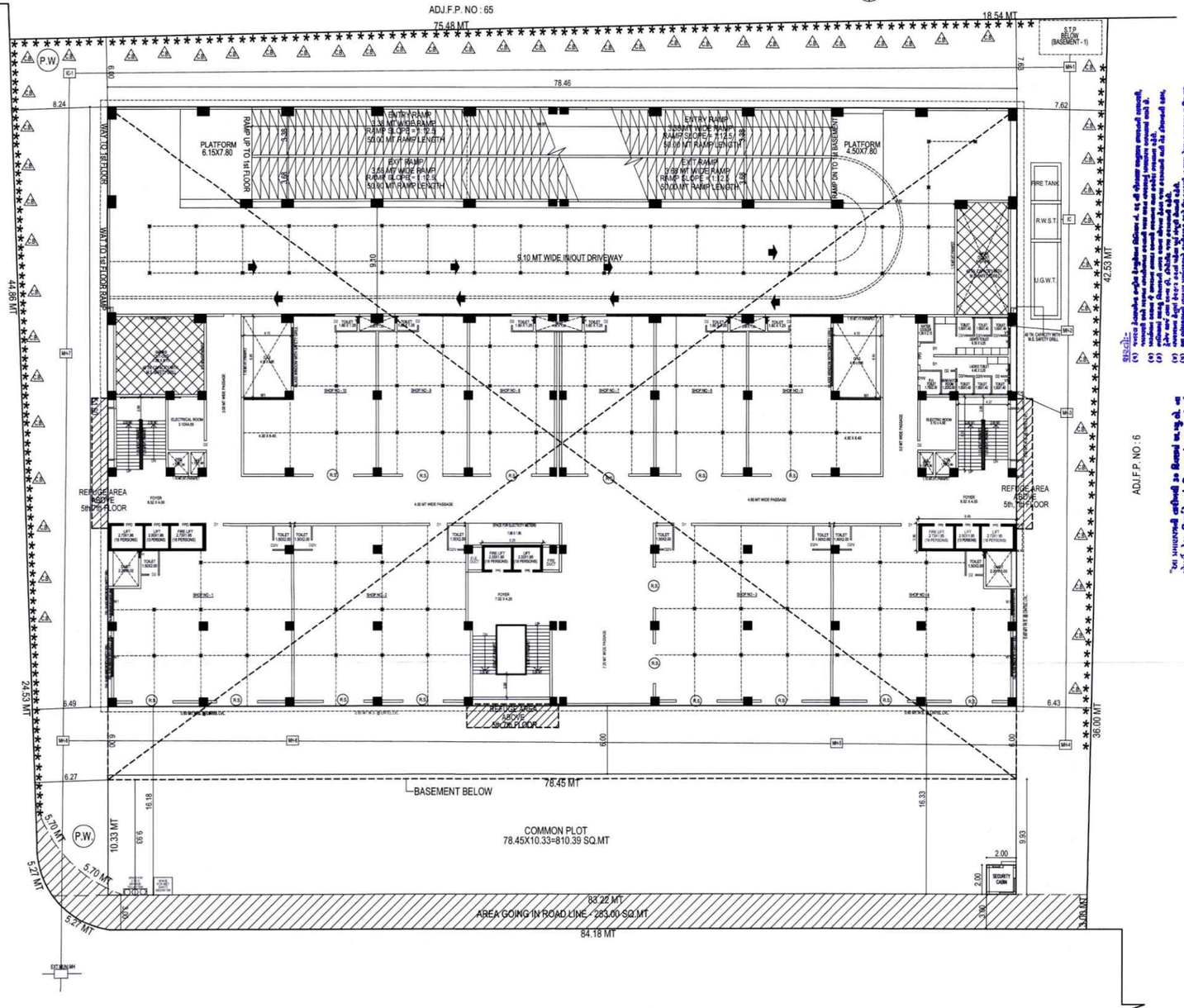






N
KEY PLAN.
SCALE : 1.00 CM = 20.00 MT

NOTES:-
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND 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
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.100F 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 SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF C.G.D.C.R-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF C.G.D.C.R-2017
- TREE PLANTATION IS PROVIDED AS PER 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 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- MARGINAL SPACE& BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017
- MECHANICAL VENTILATION PROVIDED IN BASEMENT.
- ROOF TOP SOLAR PV INSTALLATIONS AND GENERATION AS PER C.G.D.C.R.-2017



N
LAYOUT PLAN
SCALE : 1.00 CM = 2.00 MT

ADJ.F.P. NO : 6

THE BASIC REQUIRMENTS FOR FIRE
PROTECTION OF HIGH-RISE BUILDING IN AMC AND AUDA AREA

1.HYDRANT SYSTEM
ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.
The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down-comer.
One riser is required for every 1000 sq. Meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fitting at each floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose & 25mm. Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be reach the farthest corner of the floor. Hose-box with 15 meters long 63 mm. Dia. Hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank refilling bypass connection should be done at the Terrace level.
The overhead tank shall be of a capacity of not less than 20.000 litres. 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 automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into 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 that lift well getting smoke logged.

3.FIRE ALARM
Fire alarm call point to be installed at each floor with sounders capable of being hard all throughout the building.

4.FIRE EXTINGUISHERS
One Carbon Dioxide (CO_2) type extinguisher of 4.5 kg. With ISI mark and one extinguisher of 5kg.Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each floor in case of commercial building.
If the building divided into two or more parts then each part should have these extinguishes installed.

5.STAIRCASE
The Staircase has to be open from at least one or two sides but if the staircase is in the centre core of the building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-Corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below.

6.BASEMENT
The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.
Additionally be protected by hydrant outlet and two 25 mm bore hose-reel hoses with 8 mm bore nozzles at each basement level.

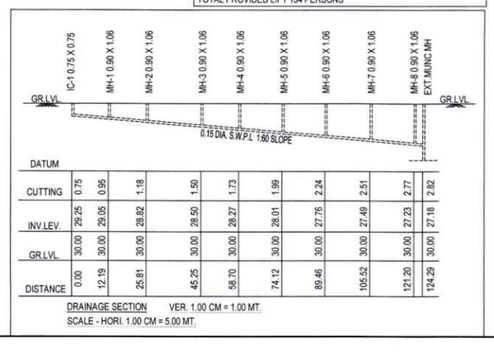
7. LIGHTENING ARRESTER
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightning strikes.

8. PHOTO LUMINESCENT (AUTO GLOW)SIGNAGES
If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside , then adequate photo luminescent (auto glow)signage's should be displayed at each floor / landing / pathway / dead – end and along all exit routs leading to the ground level. The signage should indicate fire fighting , fire safety , first-id and other safety equipment present on the respective floor / landing / pathway / dead – end and along all exit routes leading to the g.l

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM
Electricity to the fire pump , fire alarm system , stair case pressurization system and fire lift should be made available from the main electrical supply .(i.e. from Electrical power supply to the fire Protection & safety of the company) This is to ensure availability of power supply to the fire protection & safety system even after the main electrical supply to the building is switched off at the time of fire.

LEGEND	
	HYDRANT VALVE (HV)
	BUTTERFL VALVE (BFV)
	HOSE REEL (HR)
	HOOTER
	MCP
	FIRE EXTINGUISHER
	BOOSTER PUMP

TREE PLANTATION :	
PLOT AREA = 6902.00 SQ.MT REQUIRED : 5 NOS TREE / 200.00 SQ.MT =172.55 SAY 173 NOS PROVIDED : 173 NOS TREE	
PERCOLATION WELL :	
PLOT AREA = 6902.00 SQ.MT REQUIRED : 1 NOS P.W / 4000.00 SQ.MT = 1.73 SAY 2 NOS PROVIDED : 2 NOS P.W (UP TO GROUND SECOND RIVER)	
COMMERCIAL - C.B. REQUIRED CALCULATION	
DUST BIN REQUIRED 20 LTS / 100.00 SQ.MT FLOOR AREA REQ : 18438.93 / 100 X 20 = 3687.79 LTS PROVIDED : 46.10 SAY 47 BIN REQ.OF 80 LITER	
REQUIRED LIFT NOS CALCULATION - AS / C.G.D.C.R	
B.UP AREA OF 3rd TO 8th FLOOR = 23902.76 SQ.MTS LIFT REQ.- 1 LIFT PER 1200.00 SQMTS OF B.UP AREA 23902.76 / 1200.00 = 19.92 SAY 20 NOS OF LIFT OF 6 PERSON CAP.REQ 20 NOS LIFT X 6 PERSON = 120 PERSONS CAP. REQ	
PROVIDED LIFT 6 NOS LIFT X 18 PERSON = (6X18) 108 PERSONS CAP.PROVI (LIFT) 2 NOS LIFT X 13 PERSON = (2X13) 26 PERSONS CAP.PROVI (LIFT) TOTAL PROVIDED LIFT 134 PERSONS	



DRAINAGE SECTION VER. 1.00 CM = 1.00 MT.
SCALE - HORI. 1.00 CM = 5.00 MT.

SHEET NO : 1/13	LAYOUT PLAN
COMPLETION LAYOUT PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906 MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD	
SCALE : 1.00 CM = 2.00 MT	
USE ZONE :- RESIDENTIAL-1 (R1)	
USE :- COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)	

AREA TABLE	IN SQ.MT
PLOT AREA OF F.P.NO : 10 OF T.P.S NO : 23	4099.00
PLOT AREA OF F.P.NO : 06 OF T.P.S NO : 25	3086.00
TOTAL PLOT AREA	7185.00
AREA GOING IN ROAD LINE	283.00
NET PLOT AREA FOR DEVELOPMENT	6902.00
REQ.COMMON PLOT @ 10 % OF PLOT	690.20
PROV.COMMON PLOT	810.38
BUILT UP AREA TABLE	TOTAL
BUILT UP AREA ON 2nd BASEMENT	4538.33
BUILT UP AREA ON 1st BASEMENT	4538.33
BUILT UP AREA ON GROUND FLOOR	4036.25
BUILT UP AREA ON 1st FLOOR	4036.25
BUILT UP AREA ON 2nd FLOOR	4036.25
BUILT UP AREA ON 3rd FLOOR	4036.25
BUILT UP AREA ON 4th FLOOR	4036.25
BUILT UP AREA ON 5th FLOOR	4082.38
BUILT UP AREA ON 6th FLOOR	4036.25
BUILT UP AREA ON 7th FLOOR	4082.38
BUILT UP AREA ON 8th FLOOR	3721.51
BUILT UP AREA ON STAIR CABIN	211.26
BUILT UP AREA ON L.M.ROOM AND O.H.W.T.	220.44
BUILT UP AREA ON SECURITY CABIN (GROUND FLOOR)	4.00
TOTAL BUILT UP AREA	45616.13
F.S.I. AREA TABLE	TOTAL
NET PLOT AREA FOR DEVELOPMENT	6902.00
PERMISSIBLE F.S.I.AREA @ 1 : 1.8	12423.60
CHARGEABLE F.S.I. AREA AS PER BASE ZONE @ 0.9	6211.80
MAXIMUM PERMISSIBLE F.S.I.AREA (REGU+CHARG) @ 2.7	18635.40
F.S.I. AREA ON BASEMENT-1	33.96
F.S.I. AREA ON GROUND FLOOR	2190.10
F.S.I. AREA ON 1st FLOOR	2258.57
F.S.I. AREA ON 2nd FLOOR	----
F.S.I. AREA ON 3rd FLOOR	----
F.S.I. AREA ON 4th FLOOR	----
F.S.I. AREA ON 5th FLOOR	3567.76
F.S.I. AREA ON 6th FLOOR	3567.76
F.S.I. AREA ON 7th FLOOR	3567.76
F.S.I. AREA ON 8th FLOOR	3253.02
USED F.S.I. AREA	18438.93
CHARGEABLE F.S.I. AREA	6819.52

TENAMENT AND FLOOR AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA
2nd BASEMENT	PARKING	---	---
1st BASEMENT	PARKING	---	33.96
GROUND	SHOPS	10	2190.10
1st	SHOPS	10	2258.57
2nd	MULTI LEVEL PARKING	---	---
3rd	MULTI LEVEL PARKING	---	---
4th	MULTI LEVEL PARKING	---	---
5th	OFFICE	20	3567.76
6th	OFFICE	20	3567.76
7th	OFFICE	20	3567.76
8th	OFFICE	20	3253.02
TOTAL	COMMERCIAL	80	18438.93

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.15 MT RISER

Executive Engineer
Ahmedabad Municipal Corporation

OWNER A.E. A.C.E. Dy.C.E.

PRAVIN R. SHAH (B.E., Civil)
T-12, Luvkush Society,
Satellite, Ahmedabad-380015.
C.O.W. Lic. No. 001CW29032610347

DEVELOPER C.O.W.

Nilesh L. Purani
M.C.E., A.I.I.A.,
Civil Engineer
AMC Lic. No.: 001ERH05092600171

Nilesh L. Purani
M.C.E., A.I.I.A.,
Structural Designer
AMC Lic. No.: 001SE05092600095

ENGINEER STRUCTURAL ENGINEER

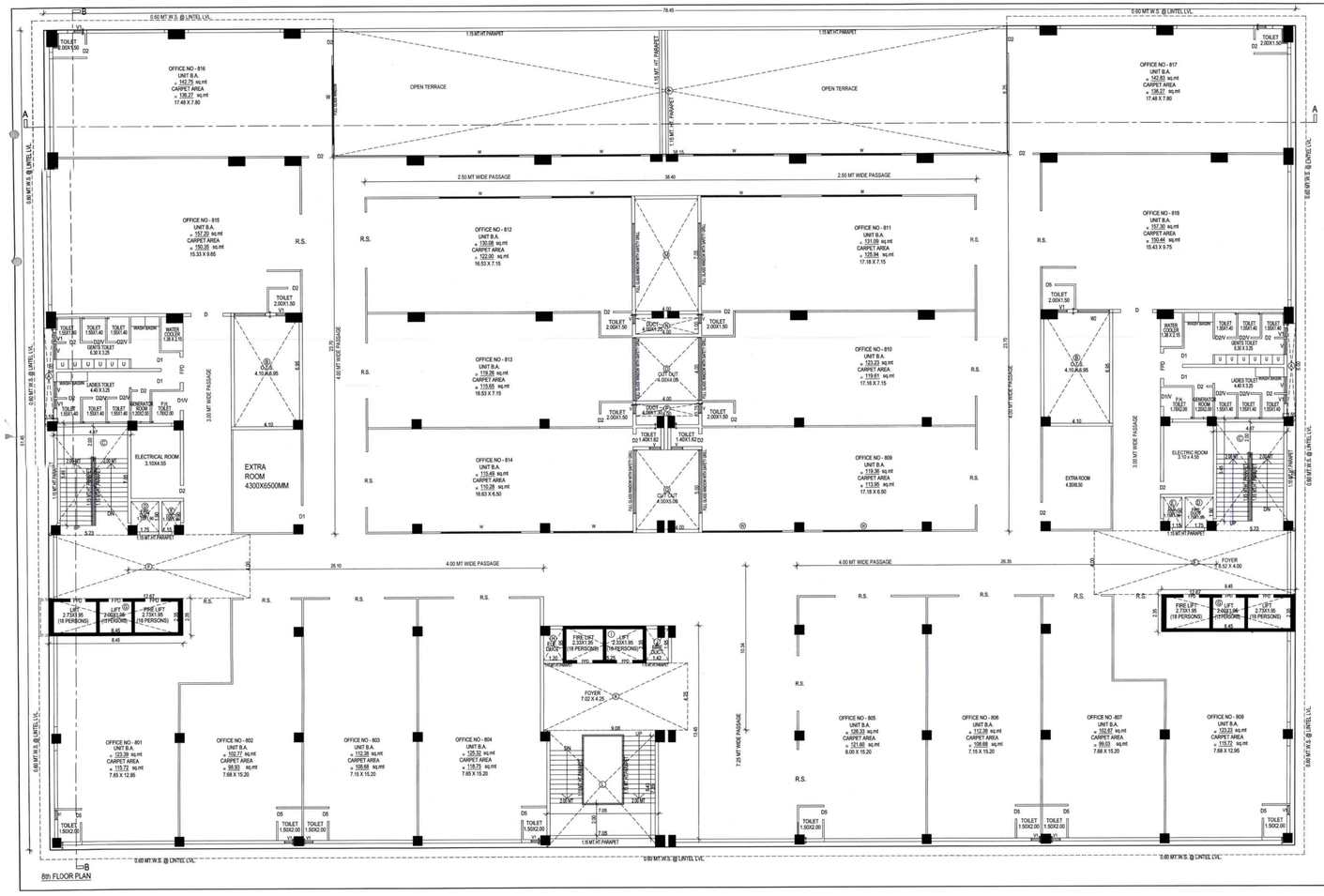
"In absence of any Court Order/Stay Order/Pending Litigation in respect of the entire land/building considered/covered by this Competent Authority. If any penalty which is levied on collection by the court of authority in respect of the entire land and the benefit without any reference to the competent authority."

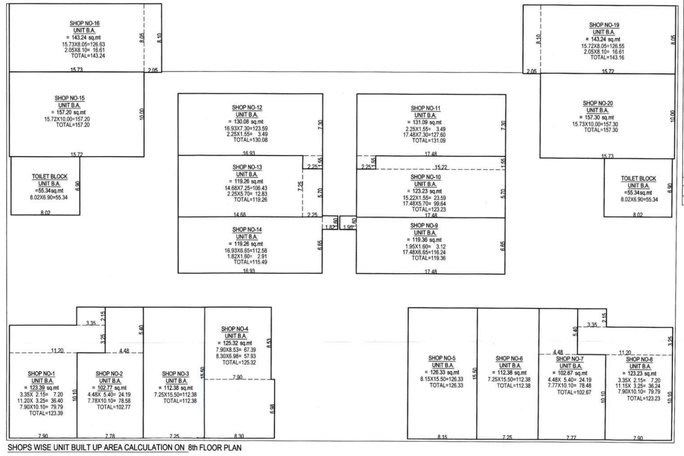
સક્ષમ સત્તા (ફાયર સર્વિસ મારફતે) ની
તા. 04/10/23 ની મંજુરી / નિર્દેશ અનુસાર

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
કોડ નં. 001BUC2324035 કોડ નં. 33(ગાંધીનગર-1)
આ નકશો રેફ નં.: BHNTI/5002/0312119/CCODCRU/A3033/R&M
રજાચિઠ્ઠી નં. 057149/031214/A3033/R&M તા. 10/12/2021 ની
કમ્પ્લેશન સર્ટીફિકેટ સાથે આપવામાં આવેલ શરતો અનુસાર બાંધકામ પરવાનગી આપવામાં આવે છે.

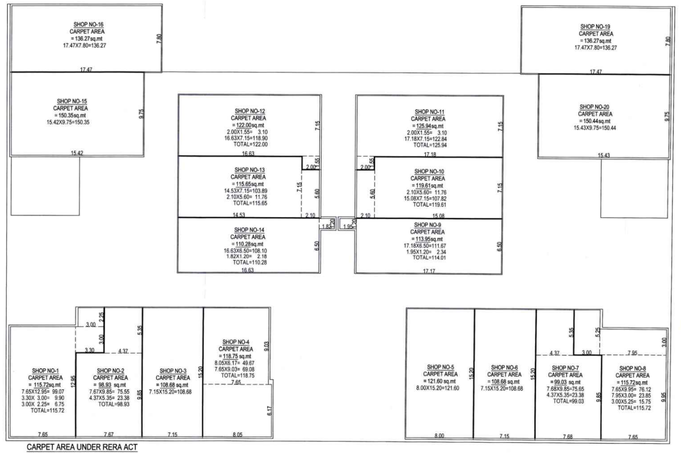
સહા ઇજનેર (દક્ષિણ-પશ્ચિમ ઝોન) | આસી. ટી. ડી. ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) | ડે.ટી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન)

AUTHORITY





SHOPS WISE UNIT BUILT UP AREA CALCULATION ON 8th FLOOR PLAN



CARPET AREA UNDER RERA ACT
8th FLOOR PLAN

UNIT BUILT UP & CARPET AREA (RERA)				
FLOOR	UNIT NO.	UNIT B.A.	CARPET AREA	OPEN TERRACE
8th FLOOR	801	123.39	115.72	---
	802	102.77	98.93	---
	803	112.38	108.66	---
	804	125.32	118.75	---
	805	126.33	121.60	---
	806	112.38	108.66	---
	807	102.67	99.03	---
	808	123.23	115.72	---
	809	119.36	114.01	---
	810	123.23	119.61	---
	811	131.09	125.54	---
	812	130.28	122.00	---
	813	119.26	115.65	---
	814	115.49	110.28	---
	815	150.35	150.26	---
	816	136.27	110.28	160.25
	817	136.27	110.28	166.58
	818	150.44	150.26	---
TOILET BLOCK		55.34	---	---
TOILET BLOCK		55.34	---	---
TOTAL	---	2551.19	2030.72	326.81

SHEET NO : 11/13 — 8th FLOOR PLAN

COMPLETION PLAN SHOWING COMMERCIAL & MULTILEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO. 916 /915, NO. 914/1+913+884+906

MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE : RESIDENTIAL-1 (R1)

USE : COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.18 MT RISER

BUILT UP AREA CAL ON 8th FLOOR

78.45 X 51.45 X 1 NOS = 4036.25 SQ.MT
LESS : (1) 38.15 X 8.25 X 1 NOS = 314.74 SQ.MT
NET BUILT UP AREA ON 8th FLOOR = 3721.51 SQ.MT

F.S.I. AREA CAL ON 8th FLOOR

NET BUILT UP AREA ON 8th FLOOR = 3721.51 SQ.MT

LESS-					
A	0.55	X 6.00	X 2 NOS =	6.60	SQ.MT
B	4.10	X 8.95	X 2 NOS =	58.99	SQ.MT
C	5.23	X 7.05	X 2 NOS =	73.74	SQ.MT
D	1.75	X 1.90	X 2 NOS =	6.65	SQ.MT
E	1.15	X 1.90	X 2 NOS =	4.37	SQ.MT
F	12.41	X 4.00	X 2 NOS =	101.36	SQ.MT
G	6.40	X 2.35	X 2 NOS =	30.72	SQ.MT
H	5.23	X 2.30	X 1 NOS =	12.04	SQ.MT
I	5.23	X 2.30	X 1 NOS =	12.04	SQ.MT
J	1.42	X 1.95	X 1 NOS =	2.77	SQ.MT
K	9.08	X 4.25	X 1 NOS =	38.59	SQ.MT
L	7.05	X 7.35	X 1 NOS =	51.82	SQ.MT
M	4.00	X 7.05	X 1 NOS =	28.20	SQ.MT
N	4.00	X 1.00	X 1 NOS =	4.00	SQ.MT
O	4.00	X 4.00	X 1 NOS =	16.00	SQ.MT
P	4.00	X 0.75	X 1 NOS =	3.00	SQ.MT
Q	4.00	X 5.00	X 1 NOS =	20.00	SQ.MT
			TOTAL =	468.49	SQ.MT

NET F.S.I. AREA ON 8th FLOOR = 3253.02 SQ.MT

Ahmedabad Municipal Corporation

OWNER — A.E. — A.C.E. — Dy.C.E.

PRAVIN R. SHAH (B.E., Civil)
T-12, Lunkuvh Society,
Satellite, Ahmedabad-380015.
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DEVELOPER — C.O.W.

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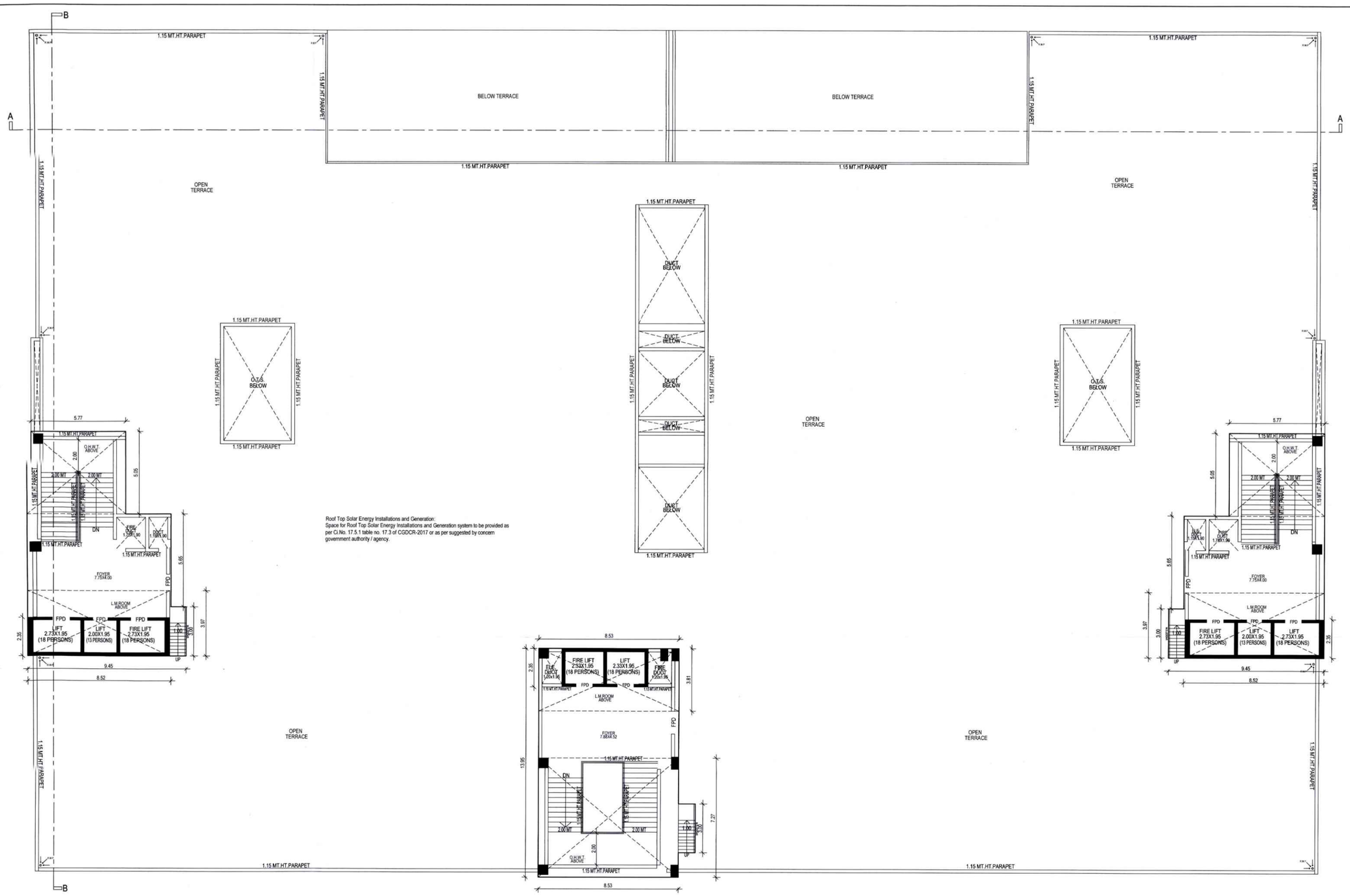
ENGINEER — STRUCTURAL ENGINEER

AUTHORITY



FRONT ELEVATION

SHEET NO : 12/13	STAIR CABIN & TERRACE FLOOR PLAN,FRONT ELEVATION

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906 MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE : RESIDENTIAL-1 (R1)

USE : COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.16 MT RISER

BUILT UP AREA CAL ON STAIR CABIN

5.77	X 5.05	X 2 NOS =	58.28	SQ.MT
5.65	X 8.52	X 2 NOS =	96.28	SQ.MT
3.00	X 9.45	X 2 NOS =	56.70	SQ.MT
		TOTAL =	211.26	SQ.MT

BUILT UP AREA CAL ON L.M.ROOM & O.H.W.T

(L.M.ROOM.)	8.52	X 3.97	X 2 NOS =	67.65	SQ.MT
(L.M.ROOM.)	8.53	X 3.81	X 1 NOS =	32.50	SQ.MT
(O.H.W.T)	5.77	X 5.05	X 2 NOS =	58.28	SQ.MT
(O.H.W.T)	8.53	X 7.27	X 1 NOS =	62.01	SQ.MT
			TOTAL =	220.44	SQ.MT

Ahmedabad Municipal Corporation
Executive Engineer

OWNER A.E. A.C.E. Dy.C.E.

PRAVIN R. SHAH (B.E., Civil)
T-12, Luvkush Society,
Satellite, Ahmedabad-380015.
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DEVELOPER C.O.W.

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Structural Designer
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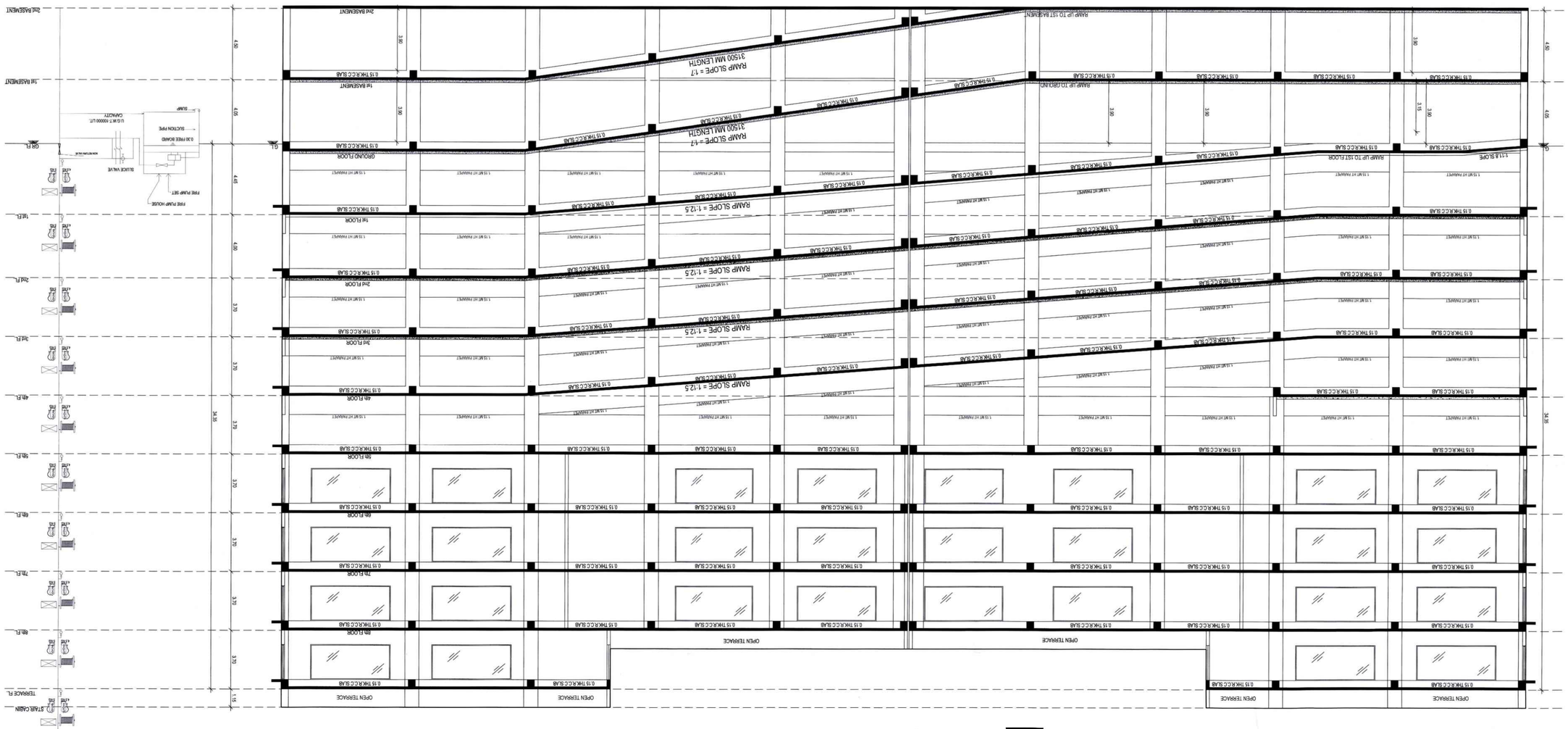
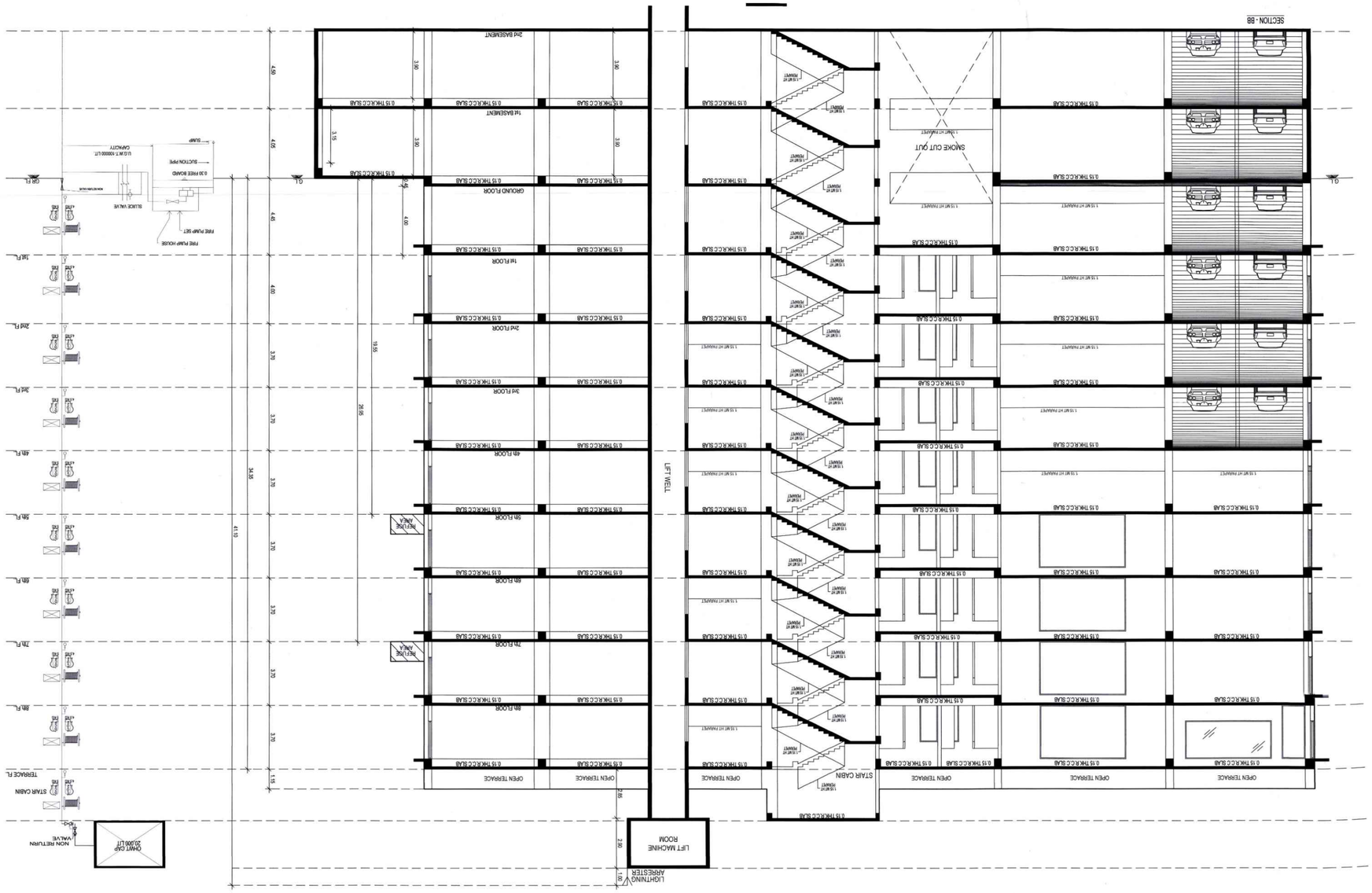
ENGINEER STRUCTURAL ENGINEER

SECTION - AA



SECTION - BB



LEGEND	
HYDRANT VALVE (HV)	
BUTTERFL. VALVE (BFV)	
HOSE REEL (HR)	
HOOTER	
MCP	
FIRE EXTINGUISHER	
BOOSTER PUMP	BP

OWNER	A.E.	A.C.E.	Dy.C.E.
DEVELOPER	C.O.W.		
ENGINEER	STRUCTURAL ENGINEER		
R.C.C STAIR DETAIL			
DOOR	WINDOW	VENTILATOR	
SCHEDULE OF OPENING			
USE ZONE : RESIDENTIAL-1 (R1)			
USE : COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)			
SCALE - 1:00 CM = 1:00 MT			
SHEET NO. 1/1\3	SECTION-AA, SECTION-BB		

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON P.P NO.10 OF T.P.S NO.21 (VEJALPUR) (DRAFT) R.S. NO. 918, R.S. NO. 914/1+913+884+906 OF T.P.S. NO.21 (VEJALPUR) (DRAFT) R.S. NO. 918, R.S. NO. 914/1+913+884+906 MOUZE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

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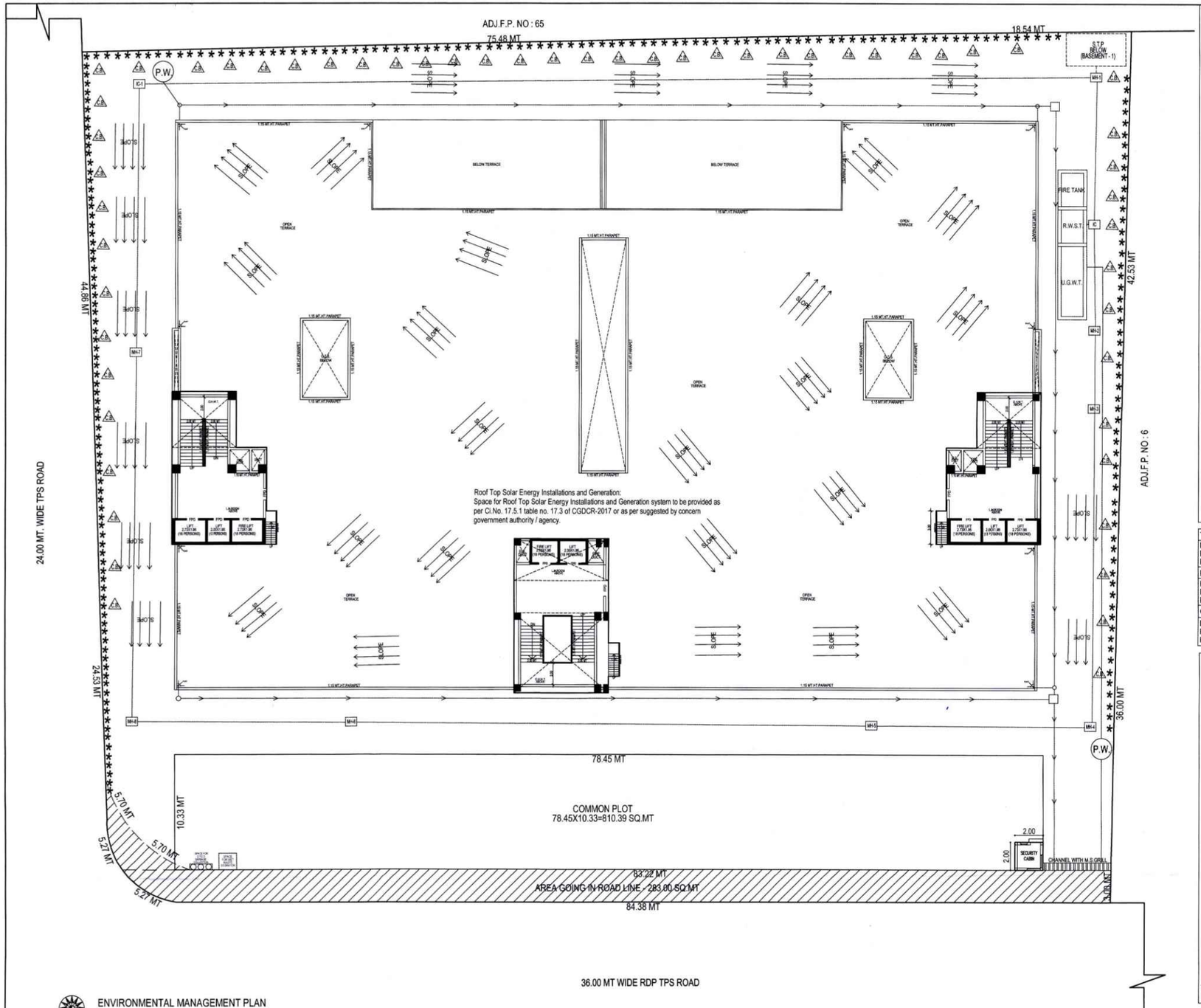
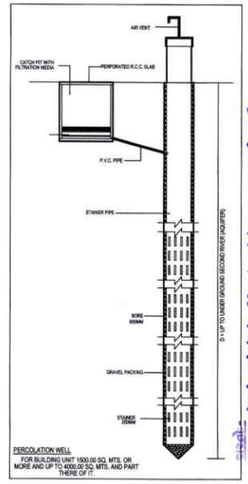


ENVIRONMENTAL MANAGEMENT PLAN
SCALE : 1.00 CM = 2.00 MT

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND 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
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF 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 SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF C.G.D.C.R-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF C.G.D.C.R-2017
- TREE PLANTATION IS PROVIDED AS PER 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 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- MARGINAL SPACE& BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R-2017
- MECHANICAL VENTILATION PROVIDED IN BASEMENT.
- ROOF TOP SOLAR PV INSTALLATIONS AND GENERATION AS PER C.G.D.C.R.-2017

TREE PLANTATION :
PLOT AREA = 6902.00 SQ.MT REQUIRED : 5 NOS TREE / 200.00 SQ.MT =172.55 SAY 173 NOS PROVIDED : 173 NOS TREE
PERCOLATION WELL :
PLOT AREA = 6902.00 SQ.MT REQUIRED : 1 NOS P.W / 4000.00 SQ.MT = 1.73 SAY 2 NOS PROVIDED : 2 NOS P.W (UP TO GROUND SECOND RIVER)
COMMERCIAL - C.B. REQUIRED CALCULATION
DUST BIN REQUIRED 20 LTS / 100.00 SQ.MT FLOOR AREA REQ : 18438.93 / 100 X 20 = 3687.79 LTS PROVIDED : 46.10 SAY 47 BIN REQ.OF 80 LITER



SHEET NO : 2/13	ENVIRONMENTAL MANAGEMENT PLAN

COMPLETION ENVIRONMENTAL MANAGEMENT PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906
MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 2.00 MT

USE ZONE :- RESIDENTIAL-1 (R1)

USE :- COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

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

1. Roof Top Solar Energy Installations and Generation:
   Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No. 17.5.1 table no. 17.3 of CGDCR-2017 or as per suggested by concern government authority / agency.
2. Rain Water Harvesting System:
   Applicant shall have to make provision for rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
3. Rain Water Storage Tank:
   Applicant shall provide Rain Water Storage tnak of adequate capacity as per Cl. No.17.2.3 of CGDCR-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. Solide Waste Management:
   Applicant shall provide facilities for solid waste management with segregation of dry and wet waster 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.

Estate Officer
Ahmedabad Municipal Corporation

OWNER A.E. A.C.E. Dy.C.E.

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ENGINEER

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Structural Designer
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STRUCTURAL ENGINEER

શરત : સરકયુલર નં.૧૫/૨૦૧૬-૨૦૨૦ અનુસાર
"If misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decide by the competent authority from time to time."

સક્ષમ સત્તા (અમુક ઈમારતબુધ્ધ) ની તા. 04/10/23 ની મંજૂરી / નિર્દેશ અનુસાર

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
ઝેક્સ નં. 001BUC4324 0385 ઝોન નં. 33 (મકરબા-2)
આ નકશો ડેક્ક નં.: BHN11/5872/031219/CORDLRV/B3033/R0/M
રજાચિઠ્ઠી નં. 033449/031219/B3033/R0/M1 તા. 10/11/2023 ની
કમ્પ્લેશન સર્ટીફિકેટ સરતો અનુસાર બાંધકામ વાપરવાની રજા આપવામાં આવે છે.
સહ અધ્યક્ષ. (દક્ષિણ-પશ્ચિમ ઝોન) ટી.પી. અધિ. (દક્ષિણ-પશ્ચિમ ઝોન) આસી. ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) ડે.ટી.પી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન)
AUTHORITY.

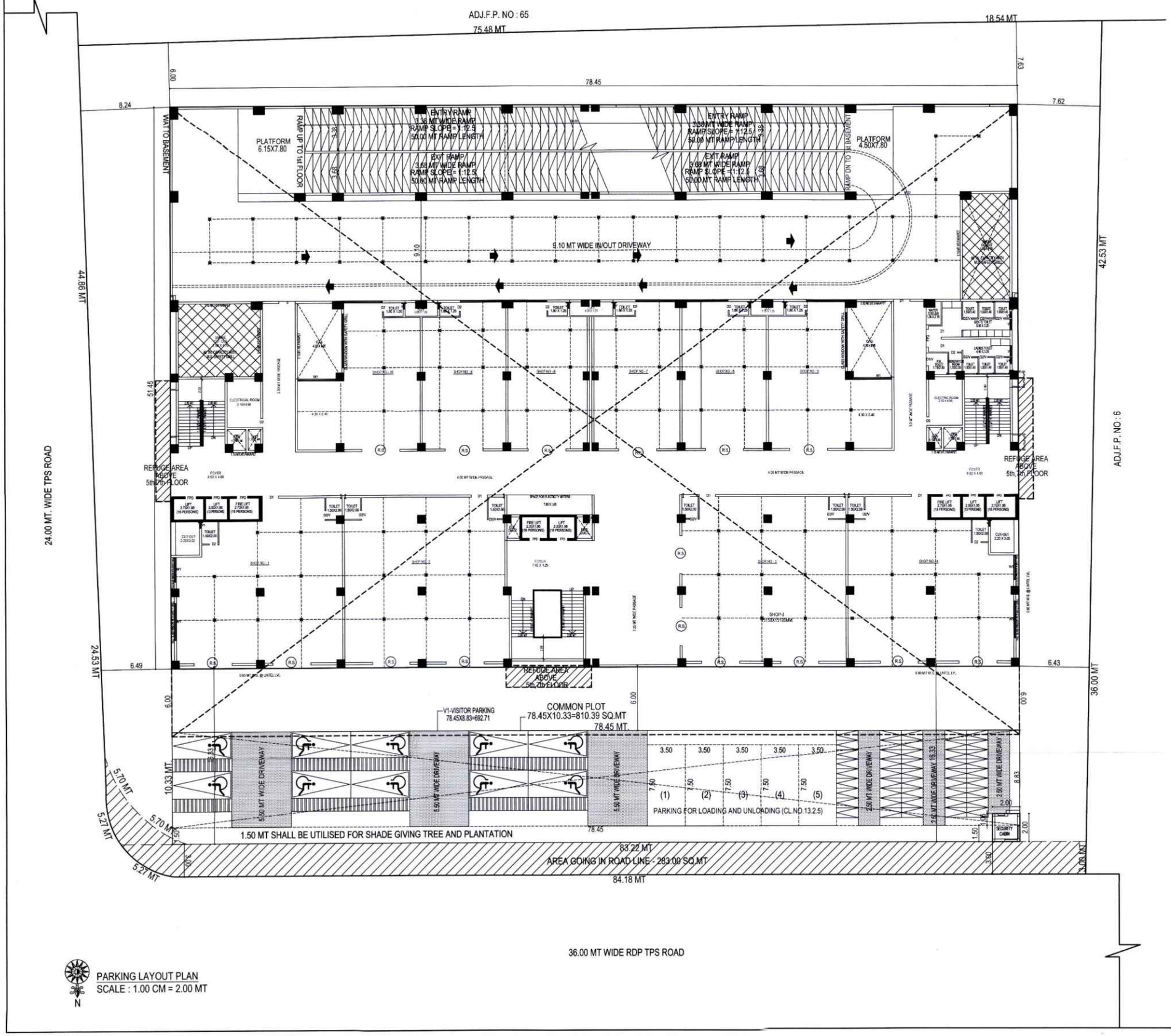
PARKING AREA TABLE. (COMM.)
PROPOSED UTILIZED F.S.I.AREA = 18438.93 SQ.MT
REQ. PARKING AREA - 18438.93 @ 50 % = 9219.47 SQ.MT

RESIDENCE PARKING AREA STATMENT

VEHICAL	PERCENT BREAKUP	BASEMENT-2	BASEMENT-1	COMMON PLOT	2nd FLOOR	3rd FLOOR	4th FLOOR	TOTAL
CAR PARKING	@ 50 % OF REQ.PARK 4609.74 SQ.MT	1313.18	2174.69	----	2031.73	2031.73	2031.73	9583.06
OTHER'S PARKING	@ 30 % OF REQ.PARK 2765.84 SQ.MT	2501.75	418.54	----	----	----	----	2920.29
VISITOR'S PARKING	@ 20 % OF REQ.PARK 1843.89 SQ.MT	----	1183.93	690.59	----	----	----	1874.52
TOTAL PARKING	9219.47 SQ.MT	3814.93	3777.16	690.59	2031.73	2031.73	2031.73	14377.87

PARKING FOR LOADING AND UNLOADING (CL.NO.13.2.5)
CARPET AREA (G.F.1520.86 + 1st FL.1536.27) = 3057.13 SQ.MT
REQUIRED : 3057.13 / 1000 = 3.05 SAY 4 NOS.
PROVIDED : 5 NOS. OF 3.50X7.50 MT SIZE LOADING AND UNLOADING

PROVIDE VISITOR'S PARKING IN COMMON PLOT
V1. 78.45X8.83=692.71 SQ.MT
LESS: 2.00X1.06= 2.12 SQ.MT
NET VISITOR'S PARKING=690.59 SQ.MT



PARKING LAYOUT PLAN
SCALE : 1.00 CM = 2.00 MT

N

SHEET NO : 3/13 | PARKING LAYOUT PLAN

COMPLETION PARKING LAYOUT PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906
MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 2.00 MT

USE ZONE :- RESIDENTIAL-1 (R1)

USE :- COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.15 MT RISER

Estate Officer
Ahmedabad Municipal Corporation

OWNER A.E. A.C.E. Dy.C.E.

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ENGINEER STRUCTURAL ENGINEER

નોંધ:-
(૧) બાંધકામ ડેવલપમેન્ટ કન્ટ્રોલ રેગ્યુલેશન વિનિયમ નં. ૬૬ ની જોગવાઇ અનુસાર બાંધકામની આસપાસ, બાંધકામની સામે આવતા વાહનોના અવરજવરની પણ યોગ્ય વ્યવસ્થા કરવાની રહેશે.
(૨) આકસ્મિક સંજોગો જે બાંધકામ સ્થળે ઉભા થવાની સંભવના હોય તેવી તમામ બાબતો.
(૩) ઓદ્યોગિક વસાહત વિસ્તારની બહાર સ્થળ સીમા ઉપર ઉભા કરવામાં આવે તેવા હોર્ડીંગ્સ બોર્ડ, ટ્રેમ્પોર્ટ વર્ષ ઉભા કરવા જેવી, કોમર્શિયલ જાહેરાત કરવાની રહેશે.
(૪) બાંધકામના ઉદ્ભવતાં ઉપકરણ ઉભા કરવા પહેલાં પૂર્વ મંજૂરી મેળવવી રહેશે.
(૫) આ બાંધકામને લગતા પાર્કિંગવાળો ટ્રાફીકના લગતી વિગતવારની તથા તમામ ટોપર બાંધકામના વિસ્તારો તથા વિભાગના વહીવટી અધિકારીશ્રી કે મુખ્યકારી ના લાગુ તે રીતે લાગતા કરવાની રહેશે.
(૬) મંજૂર થયેલ ડિસ્ટ્રક્ટ ઝોન, કોમ્પ્રે.ઝોન, કલ્ચર, મનોરંજન, પબ્લિક, ઝોનના પ્લોટ, ઝોનના ઝોન વિગેરેમાં મંજૂરી આપ્ય ઉપયોગ સિવાયનો ઉપયોગ કરી શકાશે નહી.
(૭) પબ્લિક માટે મૂકવા રાખેલા ઝોનલુપમાં વાપર કે ઉપયોગમાં લેવા ઉપયોગ કરવાનો રહેશે નહિ.
(૮) તમારે સ્થળ ઉપરના ઉપલબ્ધ વાહનોના પાર્કિંગ, ઓપનસ્પેસ, લીકેજ, ઝોનના પ્લોટ વિગેરે બેન્ક સીમાના વપરાશ માટે મંજૂર થયેલ પાકામાં દર્શાવેલ તમામ મુજબી જગ્યા તે બાંધકામવાળી જગ્યાના સાધનો કે ઉપયોગમાં લેવા ઉપયોગ કરવાની રહેશે નહી.
(૯) આ બાંધકામની બાંધકામના મંજૂરવાળા ડ્રોઇંગ્સ અને બાંધકામ માટે બનાવેલ મકાન-રાસાયણની મુદત કે તમામ પ્રમાણિત કરવામાં આવેલી નથી તેને કોઇ બાબતમાં મ્યુનિસિપલ કોર્પોરેશનની કોઇ જવાબદારી રહેતી નથી કે રહેશે નહી.
(૧૦) આ બાંધકામની બાંધકામના મુજબવાળા લોકોથી કે મુજબવાળા મંજૂર થયેલા પ્રમાણિત કરવામાં આવી નથી તેને કોઇ બાબતમાં મ્યુનિસિપલ કોર્પોરેશનની કોઇ જવાબદારી રહેતી નથી કે રહેશે નહી.
(૧૧) ઉપરની દર્શાવ્યા પ્રમાણની સિવાય કોઇ પણ પ્રકારનું બાંધકામ અથવા તો વધારે માગણી કરવે તો આવે કોઇ પણ પ્રકારના નોટિસ આપ્યાનો સમયથી નહી તેમજ તમામ મુજબ જરૂરી પગલાં લઇવામાં આવશે.
(૧૨) કુલ્ટર કાર્બોનેટ/કુલ્ટર મંજૂર નકશા ન હોય તેવા વિસ્તારમાં સ્થાનિક વિસ્તાર બાંધકામવિષયક પ્રવાનની કચેરી તરફથી/ઉપરોક્ત વિસ્તારોને અનાધિકૃત સ્થાન બાંધકામની પરવાનગી લેવાની રહેશે છે.

"આ પ્રમાણપત્રની તારીખથી ૩૦ દિવસમાં સ.મ્યુ.કો. ના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટમાં મિલ્કત-બાંધકામના પ્રોપર્ટી ટેક્ષના એસેસમેન્ટ માટે આપવીનો અધુરુ હશે તો રદ્દ થશે અને અરજી કર્યા તારીખથી ૩૦ દિવસમાં સંબંધિત ઝોનના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટ દ્વારા પ્રોપર્ટી ટેક્ષના એસેસમેન્ટની આનુસાંગિક કાર્યવાહી કરવામાં ન આવે તો E-mail: taxco@ahmedabadcity.gov.in અથવા ૨૫૩૯૫૦૩૦ નંબર ઉપર સંપર્ક સાધવિનંતિ કરવાની રહેશે."

સક્ષમ સત્તા (અમદા ડવિકાસસત્તા) ની તા. 04/10/23 ની મંજૂરી / નિર્દેશ અનુસાર

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
ટેક્સ નં. 007BUL2324 03E5 ઝોન નં. 33(મધ્યમ-1)
આ નકશો રેફ નં.: BHNTI/SW2/031219/CCTXRV/A3055/R0/M1
રજાચિઠ્ઠી નં. 05549/031219/A3055/R0/M1 તા. 10/10/2023 ની કમ્પ્લેશન સર્ટીફિકેટ શરતો અનુસાર બાંધકામ વાપરવાની રજા આપવામાં આવે છે.

સક્ષમ ઓથોરિટી. (દક્ષિણ-પશ્ચિમ ઝોન) | ટી.ડી.ઓશ્રી. (દક્ષિણ-પશ્ચિમ ઝોન) | આસી.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) | ડે.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન)

AUTHORITY.

SHEET NO : 4/13	2nd BASEMENT

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906
MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE :- RESIDENTIAL-1 (R1)

USE :- COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.16 MT RISER

BUILT UP AREA CAL ON 2nd BASEMENT

78.45 X 57.85 X 1 NOS = 4538.33 SQ.MT
NET BUILT UP AREA ON 2nd BASEMENT = 4538.33 SQ.MT

F.S.I. AREA CAL ON 2nd BASEMENT

3.10 X 4.55 X 2 NOS = 28.21 SQ.MT
NET BUILT UP AREA ON 2nd BASEMENT = 28.21 SQ.MT

PROVIDED PARKING IN 2nd BASEMENT

OTHER PARKING
O1. 15.98X17.80= 284.44 SQ.MT
O2. 7.72X12.30= 94.96 SQ.MT
O3. 8.25X19.18= 158.24 SQ.MT
O4. 22.55X20.08= 452.80 SQ.MT
O5. 8.23X13.87= 114.15 SQ.MT
O6. 30.58X19.18= 586.52 SQ.MT
O7. 22.33X13.20= 294.76 SQ.MT
O8. 30.58X16.87= 515.88 SQ.MT
TOTAL=2501.75SQ.MT

PROVIDED PARKING IN 2nd BASEMENT

CAR PARKING
C1. 10.10X 8.25= 83.32 SQ.MT
C2. 31.50X28.91= 910.67 SQ.MT
C3. 16.67X 6.20= 103.35 SQ.MT
C4. 26.98X8.00= 215.84 SQ.MT
TOTAL=1313.18 SQ.MT

THE FIRE PROTECTION SYSTEM SHALL BE AS MENTIONED IN THE APPR. PLANS
1. ALL BASEMENT PARKING AND HPP SHALL BE FULLY SPRINKLERED.
2. ALL OVER BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.

THE BASIC REQUIRMENTS FOR FIRE
PROTECTION OF HIGH-RISE BUILDING IN AMC AND AUDA AREA

1.HYDRANT SYSTEM
ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.
The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down-comer.
One riser is required for every 1000 sq. Meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fitting at each floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose & 25mm. Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be reach the farthest corner of the floor. Hose-box with 15 meters long 63 mm. Dia. Hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank refilling bypass connection should be done at the Terrace level.
The overhead tank shall be of a capacity of not less than 20.000 litres. 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 automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into 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 that lift well getting smoke logged.

3.FIRE ALARM
Fire alarm call point to be installed at each floor with sounders capable of being hard all throughout the building.

4.FIRE EXTINGUISHERS
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. With ISI mark and one extinguisher of 5kg.Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each floor in case of commercial building.
If the building divided into two or more parts then each part should have these extinguishes installed.

5.STAIRCASE
The Staircase has to be open from at least one or two sides but if the staircase is in the centre core of the building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-Corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below.

6.BASEMENT
The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.
Additionally be protected by hydrant outlet and two 25 mm bore hose-reel hoses with 8 mm bore nozzles at each basement level.

7. LIGHTENING ARRESTER
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightning strikes.

8. PHOTO LUMINESCENT (AUTO GLOW)SIGNAGES
If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside , then adequate photo luminescent (auto glow)signage's should be displayed at each floor / landing / pathway / dead – end and along all exit routs leading to the ground level. The signage should indicate fire fighting , fire safety , first-id and other safety equipment present on the respective floor / landing / pathway / dead – end and along all exit routes leading to the g l

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM
Electricity to the fire pump , fire alarm system , stair case pressurization system and fire lift should be made available from the main electrical supply .(i.e. from Electrical power supply to the fire Protection & safety of the company) This is to ensure availability of power supply to the fire protection & safety system even after the main electrical supply to the building is switched off at the time of fire.

LEGEND	
	HYDRANT VALVE (HV)
	BUTTERFL VALVE (BFV)
	HOSE REEL (HR)
	HOOTER
	MCP
	FIRE EXTINGUISHER
	BOOSTER PUMP

Ahmedabad Municipal Corporation

OWNER A.E. A.C.E. Dy.C.E.

DEVELOPER

C.O.W.
PRAVIN R. SHAH (B.E. Civil)
T-12, Luvkush Society,
Satellite, Ahmedabad-380015.
C.O.W Lic. No. 001CW28032610047

ENGINEER
Nilesh L. Purani
M.C.E., A.I.I.A.,
Civil Engineer
AMC Lic. No.: 001ERH0509200171

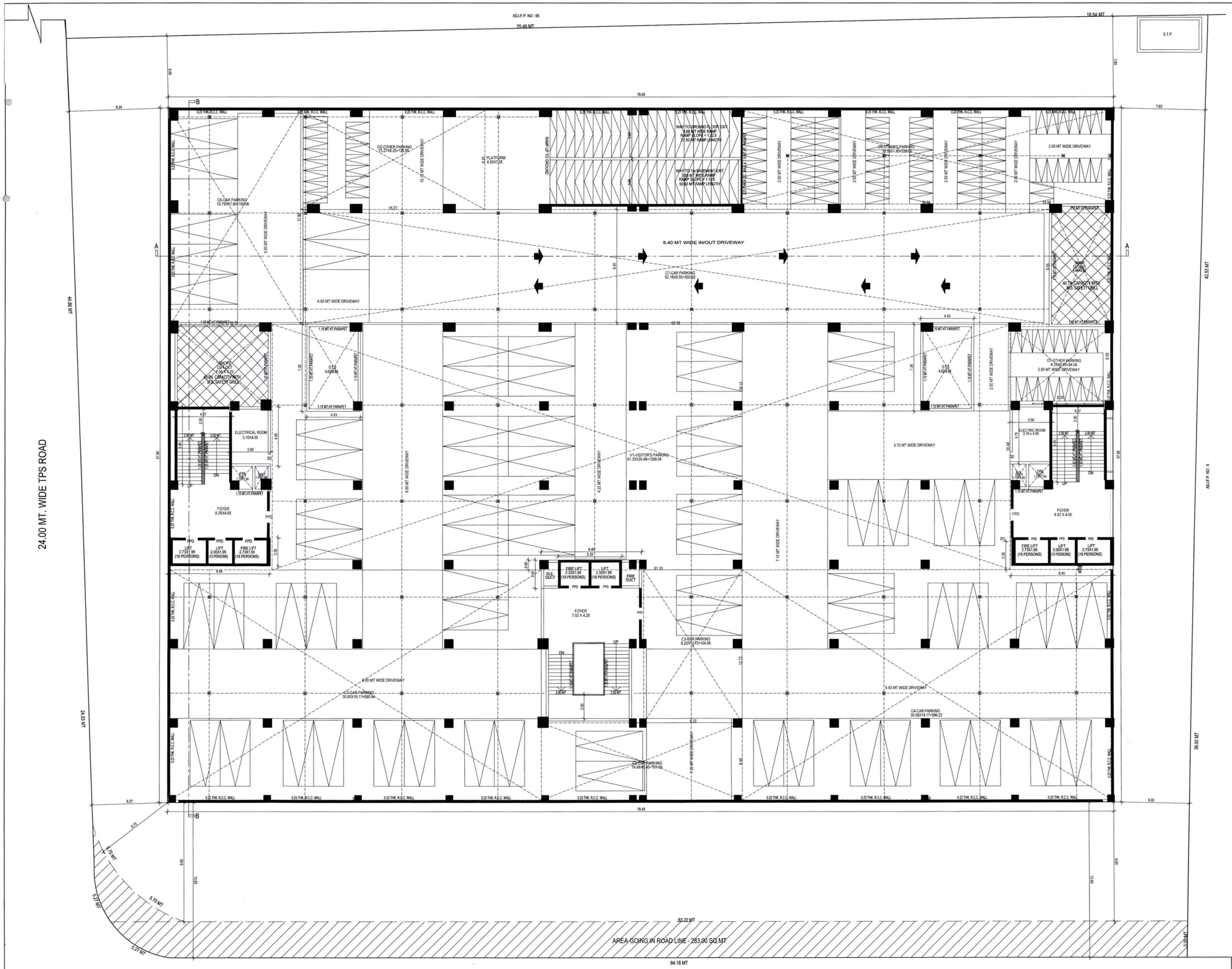
STRUCTURAL ENGINEER
Nilesh L. Purani
M.C.E., A.I.I.A.,
Structural Designer
AMC Lic. No.: 001SED0509200095

E-mail: taxco@ahmedabadcity.gov.in

"If misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decided by the competent authority"

AUTHORITY

C/269



1st BASEMENT PLAN
SCALE : 1.00 CM = 1.00 MT

N

SHEET NO : S/13 | 1st BASEMENT

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906
MOUJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE :- RESIDENTIAL-1 (R1)

USE :- COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

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DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

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2.00 MT WIDTH
0.30 MT TREAD
0.18 MT RISER

BUILT UP AREA CAL ON 1st BASEMENT

78.45 X 57.85 X 1 NOS = 4538.33 SQ.MT
NET BUILT UP AREA ON 1st BASEMENT = 4538.33 SQ.MT

PROVIDED PARKING IN 1st BASEMENT

CAR PARKING
C1. 30.90X19.17= 590.44 SQ.MT
C2. 16.68X 6.45= 107.59 SQ.MT
C3. 8.22X12.72= 104.56 SQ.MT
C4. 30.58X19.17= 586.22 SQ.MT
C6. 10.79X17.80= 192.06 SQ.MT
C7. 62.18X 9.55= 593.82 SQ.MT
TOTAL=2174.69 SQ.MT

PROVIDED PARKING IN 1st BASEMENT

OTHER'S PARKING
O1. 8.25X6.55= 54.04 SQ.MT
O2. 15.27X8.25=125.88 SQ.MT
O3. 30.55X7.80=238.52 SQ.MT
TOTAL=418.54 SQ.MT

PROVIDED PARKING IN 1st BASEMENT

VISITOR'S PARKING
V1. 61.33X20.48=1256.04 SQ.MT
LESS: 4.43X7.28= 32.25 SQ.MT
8.45X0.90= 7.61 SQ.MT
4.43X7.28= 32.25 SQ.MT
TOTAL= 72.11 SQ.MT
NET CAR PARKING=1183.93 SQ.MT

CGDCR CL.NO 6.3.2.3 AREAS NOT COUNTED TOWARDS COMPUTATION OF FSI @ 25 % PERMI.BASEMENT

3.50 X 4.95 X 1 NOS = 17.33 SQ.MT
3.50 X 4.75 X 1 NOS = 16.63 SQ.MT
TOTAL = 33.96 SQ.MT

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LEGEND

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Structural Designer
AMC Lic. No.: 001SE05092600095

ENGINEER | STRUCTURAL ENGINEER

"આ પ્લાનમાંની વિગતોમાં કે ચિત્રમાં કાંઇ પણ ખોટું હોય તો તે બાબતની જવાબદારી મારી/અમારી રહેશે. વિકાસ પરવાનગી મળ્યા બાદ કોઇ પણ પ્રકારનો ફેરફાર કરવા અગાઉ તેમજ ભોગવટા પ્રમાણપત્ર મેળવવા અંગે તમારે આ કચેરીનો સંપર્ક કરવો. આ કચેરીનો સંપર્ક કરવા માટે ઇ-મેઇલ: tpo@ahmedabadcity.gov.in અથવા ટેલિફોન નંબર ૦૭૯-૨૫૩૯૦૩૦૦ પર સંપર્ક કરવો."

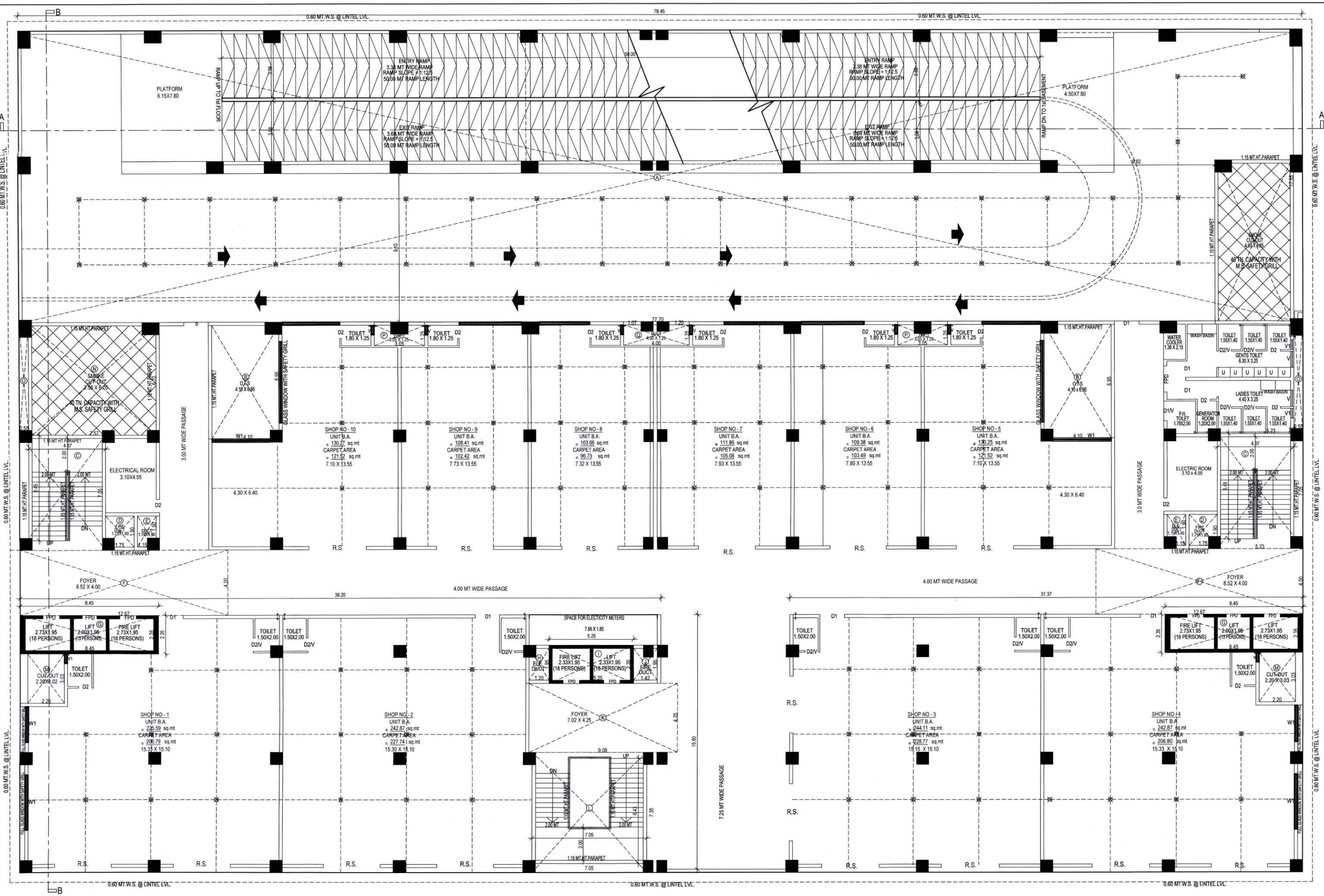
"The information given in the plan is my responsibility. Any changes in the plan should be done only after obtaining permission from this office. For any information regarding this plan, please contact this office. E-mail: tpo@ahmedabadcity.gov.in or Telephone No. 079-25390300."

AUTHORITY

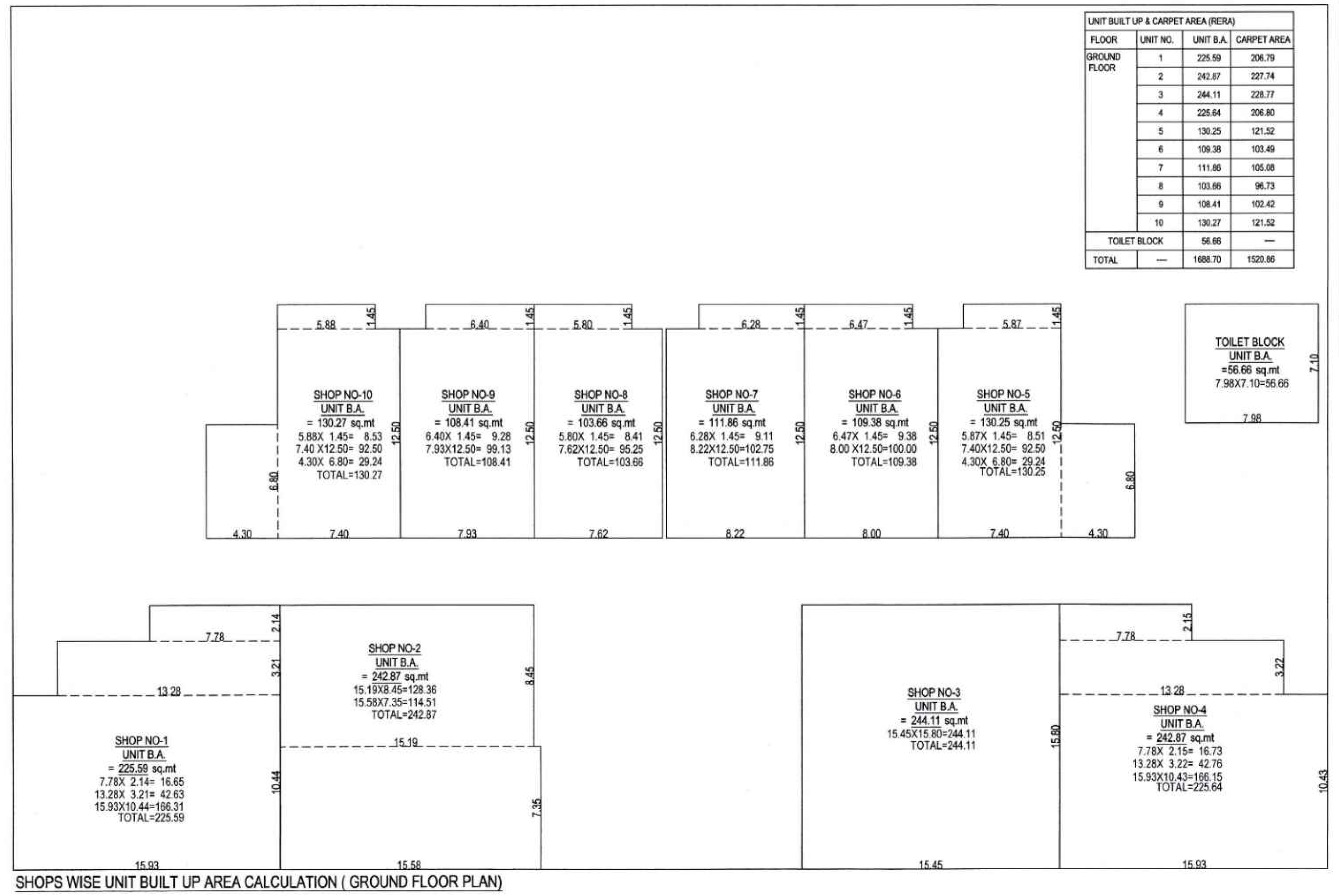
આમ સત્તા (૨૫૬૧) સ્વરાજ્યસંસ્થા ની તા.૧૬/૧૧/૨૦૨૩ ની મંજૂરી / નિર્ણય અનુસાર

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
ફેક્સ નં. ૦૧૨૭૧૮૮-૨૩૪૫૩૪૬૫ ફોર્મ નં. 33 (અનુસૂચિ-૩)
આ નકશો ફેક્સ નં.: DHMNT/GH/03413/(EXPRV/EP307)/R+M
તારીખ નં. ૦૩૧૨૭/૦૩૧૩/BJ307/R+M તા. ૧૦/૧૧/૨૦૨૩ ની કોમ્પ્યુટર વર્ઝનિકેટ સ્વરૂપે અનુક્રમ બહિરાણા પ્રમાણપત્રો જેવા આપવામાં આવ્યો છે.

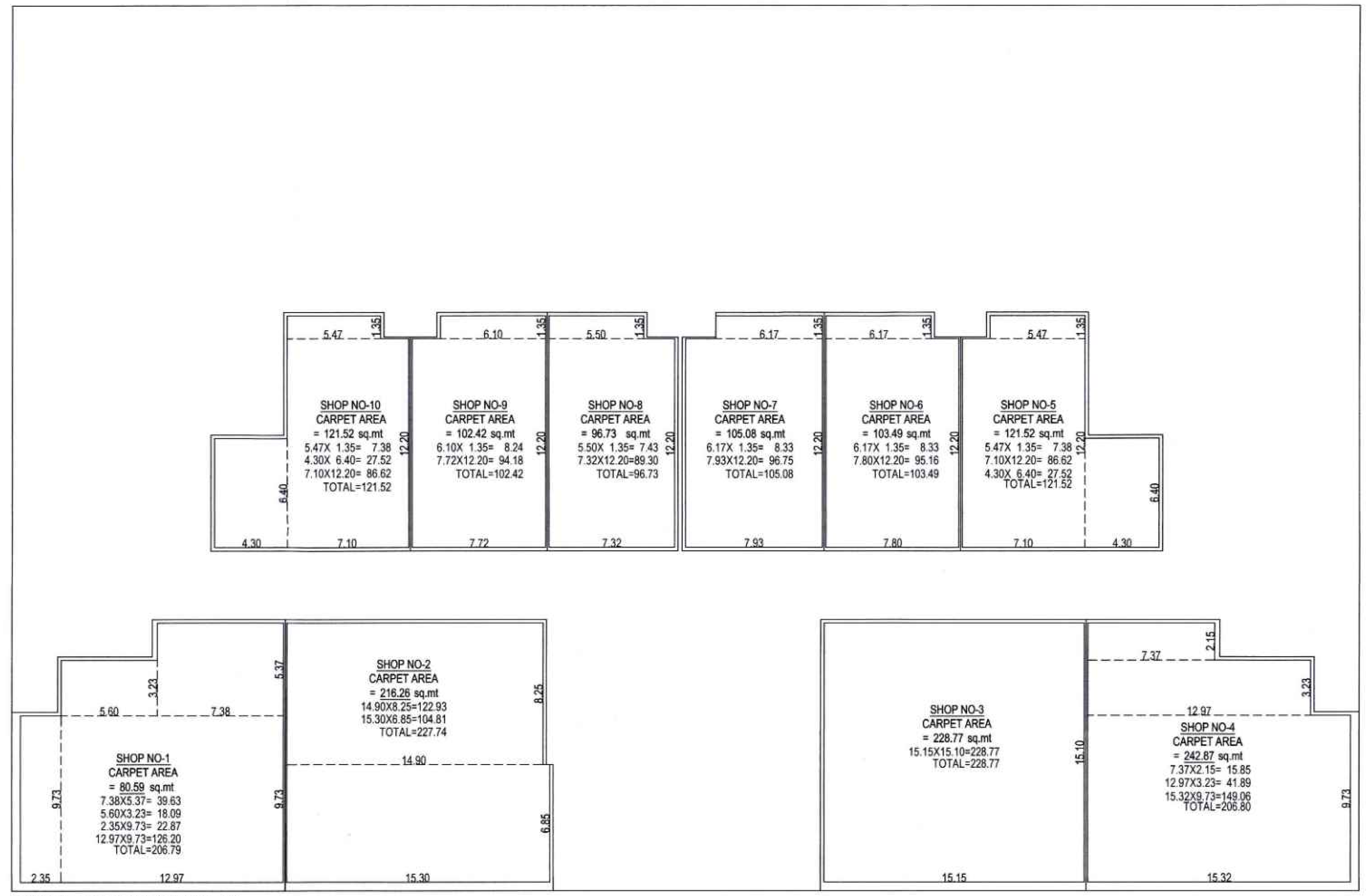
સહાયક ઇજનેરશ્રી (દક્ષિણ-પશ્ચિમ ઝોન) | ડે.સી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) | આસી.સી.ટી.પી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) | ડે.સી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન)



GROUND FLOOR PLAN



SHOPS WISE UNIT BUILT UP AREA CALCULATION (GROUND FLOOR PLAN)



CARPET AREA UNDER RERA ACT
(GROUND FLOOR PLAN)

UNIT BUILT UP & CARPET AREA (RERA)

FLOOR	UNIT NO.	UNIT B.A.	CARPET AREA
GROUND FLOOR	1	225.59	206.79
	2	242.87	227.74
	3	244.11	228.77
	4	225.64	206.80
	5	130.25	121.52
	6	109.38	103.49
	7	111.86	105.08
	8	103.66	96.73
	9	108.41	102.42
	10	130.27	121.52
TOILET BLOCK		56.66	—
TOTAL	—	1688.70	1520.86

BUILT UP AREA CAL ON GROUND FLOOR

78.45 X 51.45 X 1 NOS = 4036.25 SQ.MT
NET BUILT UP AREA ON GROUND FLOOR = 4036.25 SQ.MT

F.S.I. AREA CAL ON GROUND FLOOR

NET BUILT UP AREA ON GROUND FLOOR = 4036.25 SQ.MT

LESS:-						
A.	77.70 X	17.65 X	1 NOS =	1371.41	SQ.MT
B.	4.10 X	6.95 X	2 NOS =	56.99	SQ.MT
C.	5.23 X	7.05 X	2 NOS =	73.74	SQ.MT
D.	1.75 X	1.90 X	2 NOS =	6.65	SQ.MT
E.	1.15 X	1.90 X	2 NOS =	4.37	SQ.MT
F.	12.67 X	4.00 X	2 NOS =	101.36	SQ.MT
G.	8.45 X	2.35 X	2 NOS =	39.72	SQ.MT
H.	1.20 X	1.95 X	1 NOS =	2.34	SQ.MT
I.	5.25 X	2.35 X	1 NOS =	12.34	SQ.MT
J.	1.42 X	1.95 X	1 NOS =	2.77	SQ.MT
K.	9.08 X	4.25 X	1 NOS =	38.59	SQ.MT
L.	7.05 X	7.35 X	1 NOS =	51.82	SQ.MT
M.	2.20 X	3.03 X	2 NOS =	13.33	SQ.MT
N.	7.57 X	6.70 X	1 NOS =	50.72	SQ.MT
O.	0.55 X	6.70 X	2 NOS =	7.37	SQ.MT
P.	3.05 X	1.25 X	2 NOS =	7.63	SQ.MT
Q.	4.00 X	1.25 X	1 NOS =	5.00	SQ.MT
			TOTAL =	1846.15	SQ.MT

NET F.S.I. AREA ON GROUND FLOOR = 2190.10 SQ.MT

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60
R.C.C STAIR DETAIL		
2.00 MT WIDTH 0.30 MT TREAD 0.16 MT RISER		

SHEET NO : 6/13 — GROUND FLOOR PLAN

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906 MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE : RESIDENTIAL-1 (R1)

USE : COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

BUILT UP AREA TABLE	TOTAL
BUILT UP AREA ON 2nd BASEMENT	4538.33
BUILT UP AREA ON 1st BASEMENT	4538.33
BUILT UP AREA ON GROUND FLOOR	4036.25
BUILT UP AREA ON 1st FLOOR	4036.25
BUILT UP AREA ON 2nd FLOOR	4036.25
BUILT UP AREA ON 3rd FLOOR	4036.25
BUILT UP AREA ON 4th FLOOR	4036.25
BUILT UP AREA ON 5th FLOOR	4082.38
BUILT UP AREA ON 6th FLOOR	4036.25
BUILT UP AREA ON 7th FLOOR	4082.38
BUILT UP AREA ON 8th FLOOR	3721.51
BUILT UP AREA ON STAIR CABIN	211.26
BUILT UP AREA ON L.M.ROOM AND O.H.W.T.	220.44
BUILT UP AREA ON SECURITY CABIN (GROUND FLOOR)	4.00
TOTAL BUILT UP AREA	45616.13

F.S.I. AREA TABLE	TOTAL
F.S.I. AREA ON BASEMENT-2	33.96
F.S.I. AREA ON GROUND FLOOR	2190.10
F.S.I. AREA ON 1st FLOOR	2258.57
F.S.I. AREA ON 2nd FLOOR	—
F.S.I. AREA ON 3rd FLOOR	—
F.S.I. AREA ON 4th FLOOR	—
F.S.I. AREA ON 5th FLOOR	3567.76
F.S.I. AREA ON 6th FLOOR	3567.76
F.S.I. AREA ON 7th FLOOR	3567.76
F.S.I. AREA ON 8th FLOOR	3253.02
TOTAL PROPOSEDD F.S.I. AREA	18438.93

TENAMENT AND FLOOR AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA
2nd BASEMENT	PARKING	—	33.96
1st BASEMENT	PARKING	—	—
GROUND	SHOPS	10	2190.10
1st	SHOPS	10	2258.57
2nd	MULTI LEVEL PARKING	—	—
3rd	MULTI LEVEL PARKING	—	—
4th	MULTI LEVEL PARKING	—	—
5th	OFFICE	20	3567.76
6th	OFFICE	20	3567.76
7th	OFFICE	20	3567.76
8th	OFFICE	20	3253.02
TOTAL	COMMERCIAL	80	18438.93

AEO Estate Officer Ahmedabad Municipal Corporation

OWNER A.E. A.C.E. Dy.C.E.

DEVELOPER

PRAVIN R. SHAH (B.E., Civil)
T-12, Luvkush Society,
Satellite, Ahmedabad-380015.
C.O.W. Lic. No. 001CW29032610347

C.O.W.

Nilesh L. Purani
M.C.E., A.I.I.A.,
Civil Engineer
AMC Lic. No.: 001ERH05092600171

ENGINEER

Nilesh L. Purani
M.C.E., A.I.I.A.,
Structural Designer
AMC Lic. No.: 001SE05092600095

STRUCTURAL ENGINEER

"આ પ્રમાણપત્રની તારીખથી ૩૦ દિવસમાં અ.મ્યુ.કો. ના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટમાં મિલકત-બાંધકામના પ્રોપર્ટી ટેક્ષના એસેસમેન્ટ માટે આપશ્રીએ અરજી કરવાની રહેશે અને અરજી કર્યા તારીખથી ૩૦ દિવસમાં સંબંધિત ઝોનના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટ દ્વારા પ્રોપર્ટી ટેક્ષના એસેસમેન્ટની આનુસાંગિક કાર્યવાહી કરવામાં ન આવે તો E-mail: taxco@ahmedabadcity.gov.in અથવા ૨૫૩૯૫૦૩૦ નંબર ઉપર અચૂક જાણ/ફરિયાદ કરવાની રહેશે."

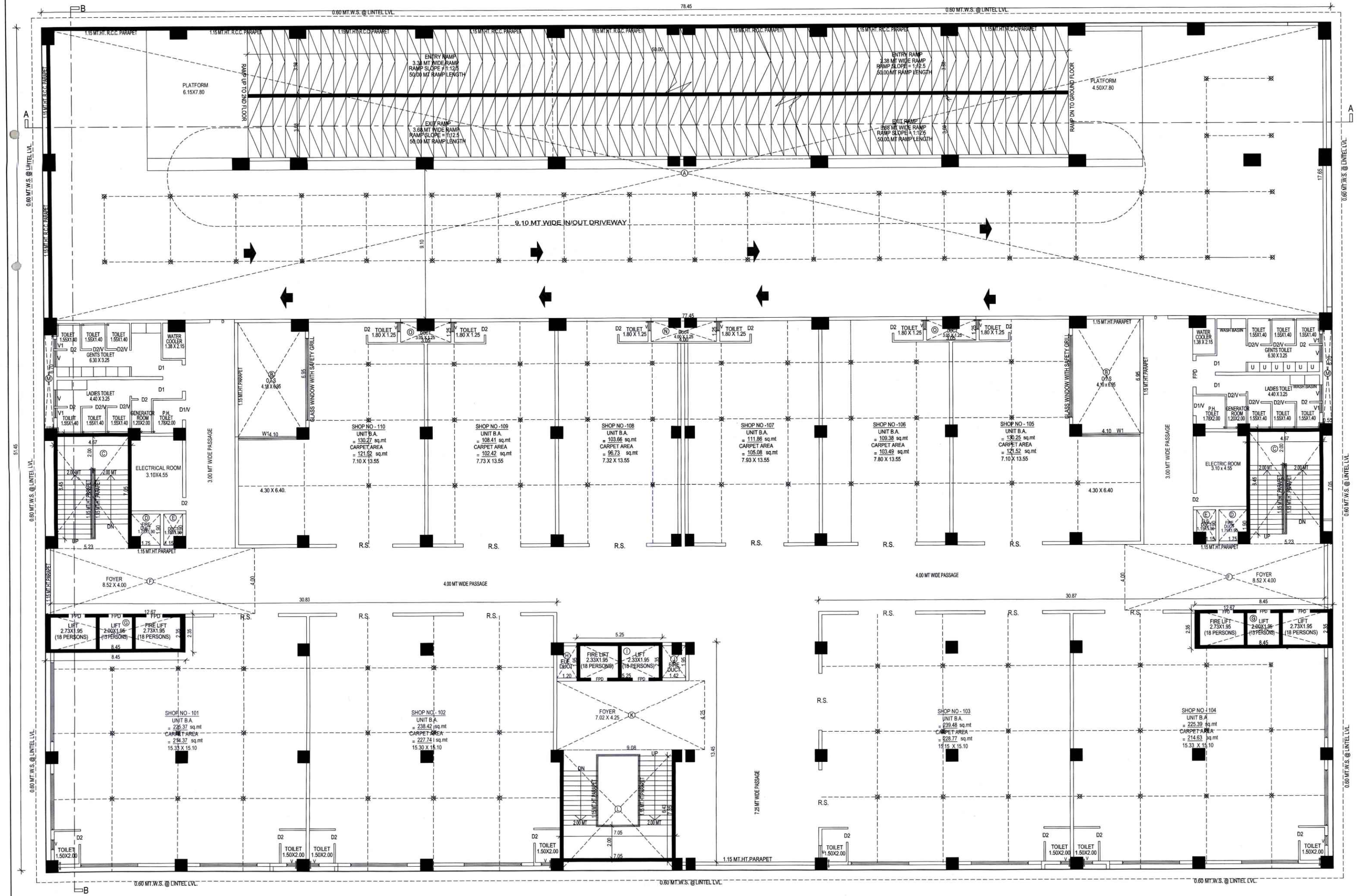
શરત : સરક્યુલર નં.૧૫/૨૦૧૬-૨૦૨૦ અનુસાર
"If misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decide by the competent authority from time to time."

શરતો:-

સક્ષમ સત્તા (મ્યુ.ની કમિશ્નરશ્રી) ની તા.04/10/23ની મંજૂરી / નિર્ણય અનુસાર

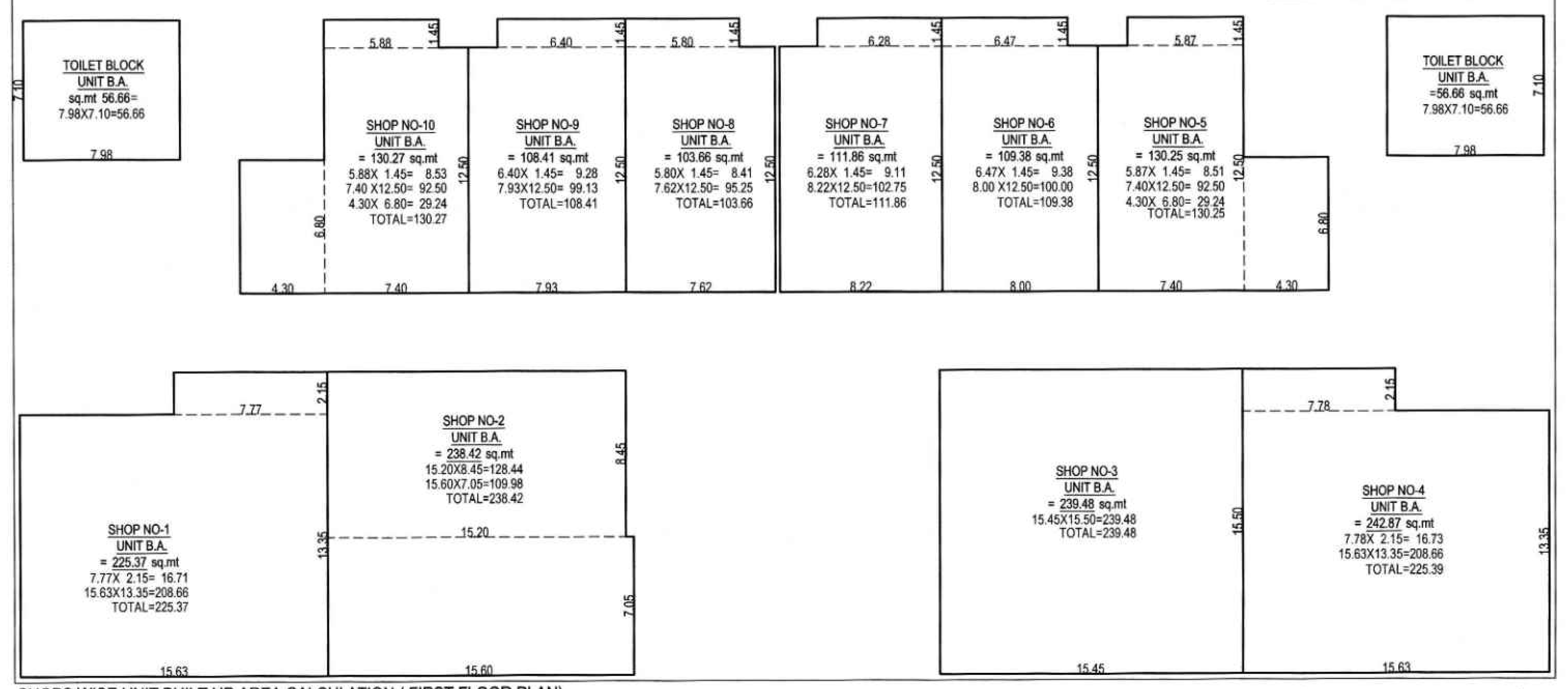
અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
કેસ નં. 007BUC23240385 વોર્ડ નં. 33 (સરખેજ-2)
આ નકશો રેફ નં.: BHNTI/SWZ/031219/CGDCRV/A3055/R0/M, રજાચિઠ્ઠી નં. 05549/031219/A3055/R0/M, તા. 10/12/2021 ની કમ્પ્લીશન સર્ટિફિકેટ શરતો અનુસાર બાંધકામ વાપરવાની રજા આપવામાં આવે છે.
સબ ઇન્સ્પે. (દક્ષિણ-પશ્ચિમ ઝોન) | ટી.ડી.આઇ. (દક્ષિણ-પશ્ચિમ ઝોન) | આસી.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) | ડે.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન)

AUTHORITY



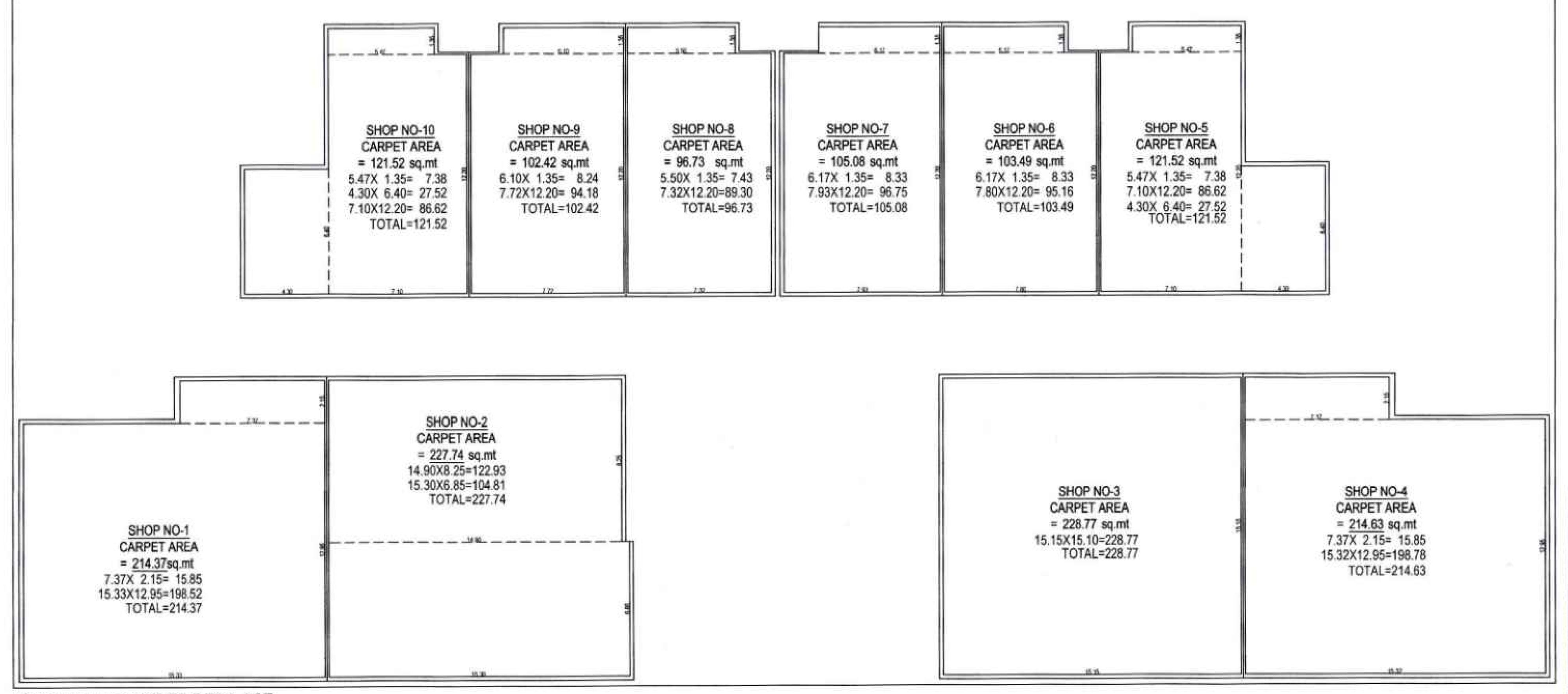
FIRST FLOOR PLAN

UNIT BUILT UP & CARPET AREA (RERA)			
FLOOR	UNIT NO.	UNIT B.A.	CARPET AREA
GROUND FLOOR	101	225.37	214.37
	102	238.42	227.74
	103	239.48	228.77
	104	228.39	214.63
	105	130.25	121.52
	106	109.38	103.49
	107	111.86	105.08
	108	103.66	96.73
	109	108.41	102.42
	110	130.27	121.52
TOILET BLOCK		56.66	—
TOILET BLOCK		56.66	—
TOTAL	—	1738.81	1536.27



SHOPS WISE UNIT BUILT UP AREA CALCULATION (FIRST FLOOR PLAN)

"આ પ્રમાણપત્રની તારીખથી ૩૦ દિવસમાં અ.મ્યુ.કો. ના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટમાં મિલકત-બાંધકામના પ્રોપર્ટી ટેક્ષના એસેસમેન્ટ માટે આપશ્રીએ અરજી કરવાની રહેશે અને અરજી કર્યા તારીખથી ૩૦ દિવસમાં સંબંધિત ઝોનના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટ દ્વારા પ્રોપર્ટી ટેક્ષના એસેસમેન્ટ આનુસાંગિક કાર્યવાહી કરવામાં ન આવે તો E-mail: taxco@ahmedabadcity.gov... અથવા ૨૫૩૯૫૦૩૦ નંબર ઉપર અચૂક જાણ કરવાની રહેશે."



CARPET AREA UNDER RERA ACT
(FIRST FLOOR PLAN)

SHEET NO : 7/13 — 1st FLOOR PLAN

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906 MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE : RESIDENTIAL-1 (R1)

USE : COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.16 MT RISER

BUILT UP AREA CAL ON 1st FLOOR

78.45 X 51.45 X 1 NOS = 4036.25 SQ.MT
NET BUILT UP AREA ON 1st FLOOR = 4036.25 SQ.MT

F.S.I. AREA CAL ON 1st FLOOR

NET BUILT UP AREA ON 1st FLOOR = 4036.25 SQ.MT

LESS:-						
A.	77.45 X	17.65 X	1 NOS =	1366.99	SQ.MT
B.	4.10 X	6.95 X	2 NOS =	56.99	SQ.MT
C.	5.23 X	7.05 X	2 NOS =	73.74	SQ.MT
D.	1.75 X	1.90 X	2 NOS =	6.65	SQ.MT
E.	1.15 X	1.90 X	2 NOS =	4.37	SQ.MT
F.	12.67 X	4.00 X	2 NOS =	101.36	SQ.MT
G.	8.45 X	2.35 X	2 NOS =	39.72	SQ.MT
H.	1.20 X	1.95 X	1 NOS =	2.34	SQ.MT
I.	5.25 X	2.35 X	1 NOS =	12.34	SQ.MT
J.	1.42 X	1.95 X	1 NOS =	2.77	SQ.MT
K.	9.08 X	4.25 X	1 NOS =	38.59	SQ.MT
L.	7.05 X	7.35 X	1 NOS =	51.82	SQ.MT
M.	0.55 X	6.70 X	2 NOS =	7.37	SQ.MT
N.	4.00 X	1.25 X	1 NOS =	5.00	SQ.MT
O.	3.05 X	1.25 X	2 NOS =	7.63	SQ.MT
			TOTAL =	1777.68	SQ.MT

NET F.S.I. AREA ON 1st FLOOR = 2258.57 SQ.MT

Ahmedabad Municipal Corporation

OWNER A.E. A.C.E. Dy.C.E.

PRAVIN R. SHAH (B.E., Civil)
T-12, Luvkush Society,
Satellite, Ahmedabad-380015.
C.O.W. Lic. No. 001CW29032610347

DEVELOPER — C.O.W.

Nilesh L. Purani
M.C.E., A.I.I.A.,
Civil Engineer
AMC Lic. No.: 001ERH05092600171

ENGINEER

Nilesh L. Purani
M.C.E., A.I.I.A.,
Structural Designer
AMC Lic. No.: 001SE05092600095

STRUCTURAL ENGINEER

શરતો:-
(૧)–(૧૨) [illegible]

શરત : સરક્યુલર નં.૧૫/૨૦૧૯-૨૦૨૦ અનુસાર
"If misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decide by the competent authority from time to time."

સક્ષમ સત્તા (મ્યુ.ક.શ્રી ડેપ્યુ.કમિ.) ની તા.04/10/23ની મંજૂરી / નિર્ણય અનુસાર

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
કેસ નં. 001BUC2324035 વોર્ડ નં. 33 (મકતમપુરા-1)
આ નકશો રેફ નં.: BHNTI/SWZ/031219/CGDCRV/A3055/R0/M1
રજાચિઠ્ઠી નં. 01549/031219/A3055/R0/M1 તા. 10/12/2021 ની કમેન્સમેન્ટ સર્ટીફિકેટ શરતો અનુસાર બાંધકામ વાપરવાની રજા આપવામાં આવે છે.
સબ ઇન્સપે. (દક્ષિણ-પશ્ચિમ ઝોન) — ટી.ડી.આઇ. (દક્ષિણ-પશ્ચિમ ઝોન) — આસી.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) — ડે.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન)

AUTHORITY.

TYPICAL FLOOR PLAN (2nd,3rd,4th)

SHEET NO : 8/13	2nd,3rd,4th FLOOR PLAN

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTIONED)+ F.P.NO.06 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO: 916 ,R.S. NO: 914/1+913+884+906
MOJE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE : RESIDENTIAL-1 (R1)

USE : COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15 FPD : 1.50 X 2.15 D1 : 1.00 X 2.15 D2 : 0.90 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60 V1: 0.60 X 0.60 V2: 0.45 X 0.60

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.16 MT RISER

BUILT UP AREA CAL ON 2nd,3rd,4th FLOOR

78.45 X 51.45 X 1 NOS = 4036.25 SQ.MT
NET BUILT UP AREA ON 2nd,3rd,4thFLOOR = 4036.25 SQ.MT

PROVIDED CAR PARKING IN 2nd,3rd,4th FLOOR

C1. 77.20X33.25=2566.90 SQ.MT
LESS. 8.45X20.30X2= 343.07 SQ.MT
4.50X 7.35X2= 66.15 SQ.MT
7.05X 6.60X1= 46.53 SQ.MT
8.83X 7.35X1= 64.90 SQ.MT
4.40X 1.65X2= 14.52 SQ.MT
TOTAL= 535.17 SQ.MT
PROVIDED CAR PARKING=2031.73 SQ.MT

AEO
Estate Officer
Ahmedabad Municipal Corporation

OWNER A.E. A.C.E. Dy.C.E.

DEVELOPER

PRAVIN R. SHAH (B.E., Civil)
T-12, Luvkush Society,
Satellite, Ahmedabad-380015.
C.O.W. Lic. No. 001CW29032610347
C.O.W.

Nilesh L. Purani
M.C.E., A.I.I.A.,
Civil Engineer
AMC Lic. No.: 001ERH050926001[illegible]
ENGINEER

Nilesh L. Purani
M.C.E., A.I.I.A.,
Structural Designer
AMC Lic. No.: 001SE05092600095
STRUCTURAL ENGINEER

શરતો:-

[illegible]

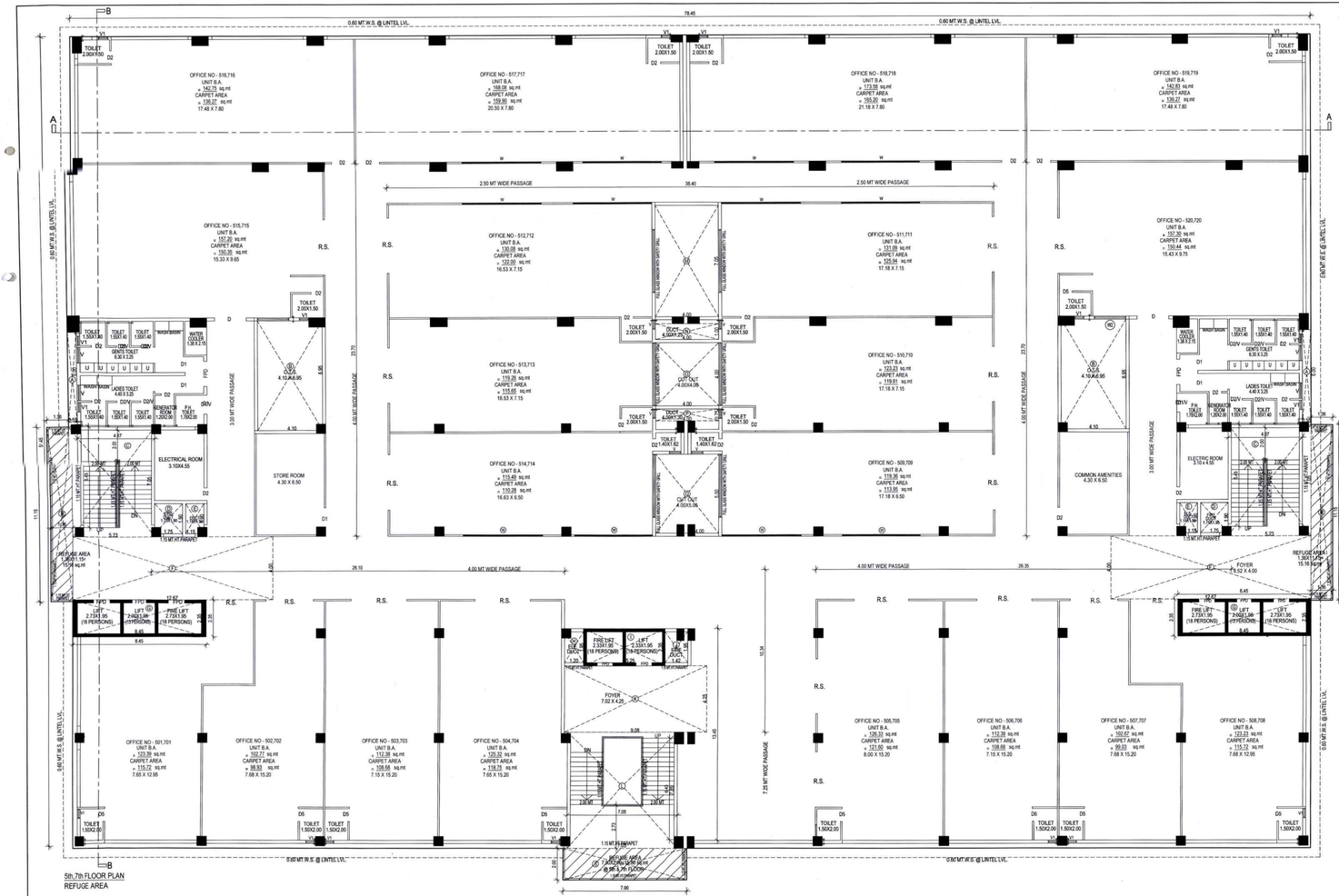
અને અરજી કર્યા તારીખથી ૩૦ દિવસમાં સંબંધિત ઝોનના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટ દ્વારા પ્રોપર્ટી ટેક્ષના એસેસમેન્ટની આનુસાંગિક કાર્યવાહી કરવામાં ન આવે તો E-mail: taxco@ahmedabadcity.gov.in અથવા ૨૫૩૯૫૦૩૦ નંબર ઉપર અચૂક જાણ/ફરિયાદ કરવાની રહેશે."

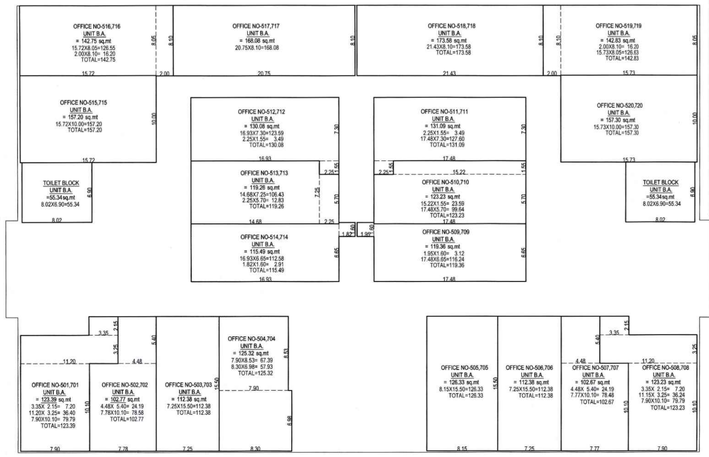
શરત : સરક્યુલર નં.૧૫/૨૦૧૯-૨૦૨૦ અનુસાર
"If misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decide by the competent authority from time to time."

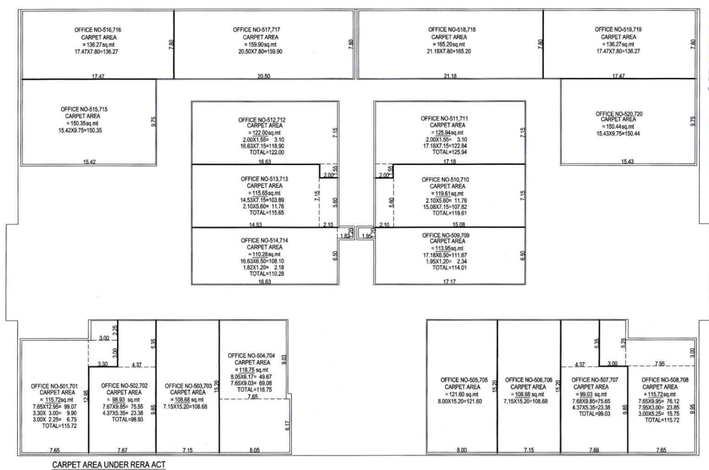
સક્ષમ સત્તા (મ્યુ. ડે. કમિશનરશ્રી) ની
તા. 04/10/23 ની મંજૂરી / નિર્ણય અનુસાર

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
કેસ નં. 001BUC23240365 વોર્ડ નં.33(સરખેજ-1)
આ નકશો રેફ નં.: [illegible]
રજાચિઠ્ઠી નં. [illegible] તા. [illegible] ની
કમ્પ્લીશન સર્ટીફિકેટ શરતો અનુસાર બાંધકામ વાપરવાની રજા આપવામાં આવે છે.
સબ ઇન્સ્પે. (દક્ષિણ-પશ્ચિમ ઝોન) ટી.ડી.આઇ. (દક્ષિણ-પશ્ચિમ ઝોન) આસી.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) ડે.ટી.ડી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન)

AUTHORITY.







UNIT BUILT UP & CARPET AREA (RERA)			
FLOOR	OFFICE NO.	UNIT B.A.	CARPET AREA
5th,7th FLOOR	501,701	123.39	115.72
	502,702	182.77	99.93
	503,703	112.38	109.68
	504,704	125.32	118.75
	506,705	126.33	121.60
	506,706	112.38	109.68
	507,707	102.67	99.03
	508,708	123.23	115.72
	509,709	119.36	113.95
	510,710	123.23	119.61
	511,711	131.09	125.94
	512,712	130.08	122.00
	513,713	115.49	107.80
	514,714	113.28	114.01
	515,715	157.20	150.35
	516,716	142.75	136.27
	517,717	159.90	155.92
	518,718	173.58	165.20
	519,719	142.83	136.27
	520,720	157.30	150.44
TOILET BLOCK		110.66	---
TOTAL		2719.40	2492.97

SHEET NO : 9/13 — 5th,7th FLOOR PLAN

COMPLETION PLAN SHOWING COMMERCIAL & MULTI LEVEL PARKING COMPLEX BUILDING ON F.P.NO.10 OF T.P.S. NO.23 (VEJALPUR) (FINAL SANCTION)ON F.P.NO.98 OF T.P.S. NO.25 (VEJALPUR) (DRAFT) R.S. NO. 916 ,R.S. NO. 914/1+913+884+906 MOUE : VEJALPUR,TALUKA : VEJALPUR,DIST : AHMEDABAD

SCALE : 1.00 CM = 1.00 MT

USE ZONE : RESIDENTIAL-1 (R1)

USE : COMMERCIAL + MULTI LEVEL PARKING COMPLEX (PUBLIC UTILITY)

SCHEDULE OF OPENING

DOOR	WINDOW	VENTILATOR
RS : 5.00 X 2.15	W : 5.00 X 1.20	V : 1.00 X 0.60
FPD : 1.50 X 2.15		V1: 0.60 X 0.60
D1 : 1.00 X 2.15		V2: 0.45 X 0.60
D2 : 0.90 X 2.15		

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.16 MT RISER

BUILT UP AREA CAL ON 5th,7th FLOOR

	78.45	X	51.45 X	1 NOS =	4036.25 SQ.MT
REFUGE AREA	1.36	X	11.15 X	2 NOS =	30.32 SQ.MT
REFUGE AREA	7.90	X	2.00 X	1 NOS =	15.80 SQ.MT
				TOTAL =	4082.38 SQ.MT

NET BUILT UP AREA ON 5th,7th FLOOR = 4082.38 SQ.MT

F.S.I. AREA CAL ON 5th,7th FLOOR

NET BUILT UP AREA ON 5th,7th FLOOR =					4082.38 SQ.MT
LESS:-	A.	0.85	X 6.00 X 2 NOS =		8.60 SQ.MT
	B.	4.10	X 6.95 X 2 NOS =		56.99 SQ.MT
	C.	5.23	X 7.05 X 2 NOS =		73.74 SQ.MT
	D.	1.75	X 1.90 X 2 NOS =		6.65 SQ.MT
	E.	1.15	X 1.90 X 2 NOS =		4.37 SQ.MT
	F.	12.67	X 4.00 X 2 NOS =		101.36 SQ.MT
	G.	8.45	X 2.35 X 2 NOS =		39.72 SQ.MT
	H.	1.20	X 1.95 X 1 NOS =		2.34 SQ.MT
	I.	5.25	X 2.35 X 1 NOS =		12.34 SQ.MT
	J.	1.42	X 1.95 X 1 NOS =		2.77 SQ.MT
	K.	8.00	X 4.25 X 1 NOS =		34.00 SQ.MT
	L.	7.05	X 7.35 X 1 NOS =		51.82 SQ.MT
	M.	4.00	X 7.05 X 1 NOS =		28.20 SQ.MT
	N.	4.00	X 1.00 X 1 NOS =		4.00 SQ.MT
	O.	4.00	X 4.00 X 1 NOS =		16.00 SQ.MT
	P.	4.00	X 0.75 X 1 NOS =		3.00 SQ.MT
	Q.	4.00	X 0.75 X 1 NOS =		3.00 SQ.MT
	R.	1.36	X 1.90 X 1 NOS =		10.32 SQ.MT
	S.	2.00	X 7.90 X 1 NOS =		15.80 SQ.MT
					514.61 SQ.MT
NET F.S.I. AREA ON 5th,7th FLOOR =					3567.76 SQ.MT

OWNER — A.E. — A.C.E. — Dy.C.E.

Ahmedabad Municipal Corporation

PRAVIN R. SHAH (B.E., Civil)
T-12, Lavkush Society,
Satellite, Ahmedabad-380015.
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DEVELOPER — C.O.W.

Nilesh L. Purani
M.C.E., A.I.I.A.
Govt. Engineer
Regd. Lic. No.: GUJCE/2005/92600171

Nilesh L. Purani
Structural Designer
Regd. Lic. No.: GUJSE/2005/92600095.

ENGINEER — STRUCTURAL ENGINEER

"આ આયોજનની તપાસણી કર્યા દરમિયાન જણાયું છે કે આ બિલ્ડીંગમાં વિકાસ-બાંધકામના પ્રમાણમાં કરતાં ઓછામાં ઓછી પાર્કિંગની જગ્યા રાખવામાં આવી છે. આથી આ બિલ્ડીંગ હાલ પૂરતી વપરાશ માટે અધિકૃત ઓથોરિટીની પરવાનગી મળ્યા સુધી કે ત્યારબાદ કાયમી વપરાશ માટે અધિકૃત ઓથોરિટીની પરવાનગી મળ્યા સુધી વપરાશ કરી શકાશે નહીં. આ બાબતની ખાતરી કરવા માટે આ બિલ્ડીંગમાં કાયમી વપરાશ માટે પરવાનગી મેળવવા માટે અરજી કરતી વખતે આ બિલ્ડીંગમાં પાર્કિંગની જગ્યા અંગે અધિકૃત ઓથોરિટીએ જે નિર્ણય કર્યો હોય તે અંગેનો પુરાવો રજૂ કરવો. આ બાબતે વધુ માહિતી માટે આપ ટાક્સો ઓફિસનો સંપર્ક કરી શકો છો. E-mail: taxco@ahmedabadcity.gov.in"

"This assessment of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority from grant/ shall be limited considering the ground of inflow of the parking space and the benefit derived out of misuse as decide by the competent authority from time to time."