SCRUTINIZE COPY
NO. 1002 Dt. 24/10/19
TDO, BPSP, AMC

ELEVATION , SECTION FLOOR PLAN SHEET NO.:- 09/09

REVISE PLAN SHOWING COMMERCIAL BUILDING ON F.P NO.:- 39/2/2 OF T.P.S. NO.:-114 (VASTRAL-RAMOL) (DRAFT SANCTION) [SUR.NO.:-1214/1/3, O.P NO:-39/2/2] MOJE :- VASTRAL, TA.:- VATVA, DISTRIC :- AHMEDABADBAD

ZONE :- RESIDENCE - I (R-I) + OVERLAY ZONE T.O.Z. DUE TO MRTS

USE :- COMMERCIAL SCALE :- 1.00 CM. = 1.00 MT.

COLOUR NOTES		R.C.C STAIR DETAIL	
PROP. WORK		WIDTH	= 1.52 mt
APP. WORK		TREAD	= 0.30 mt
APP. DRAINAGE		RISER	= 0.16 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 G.D.C.R.-2021 AS PER LETTER NO: GH/V/207 OF 2014/DVP-112013-4777-L, DATED:- 20/12/2014 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.3.

(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:-23/10/2019.

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/SITE SUPERVISOR/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.06/09/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I(OVER LAY TRANSIT ORIENTED ZONE)(AS SHOWN IN PLAN) FOR COM. BUILDING IS GRANTED AS PER ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.30/03/2017 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS 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 ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.06/09/2019.

(10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 06/09/2019 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.

(11)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-5, DATED:- 16/12/2016, REF.NO.TPS/NO.114(VASTRAL-RAMOL)CASE NO.36/6/1772 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CPD/A.M.C/GENERAL/2205, ON DT.:-16/01/2017 AND LETTER NO.:-CPD/AMC/INWARD NO.2205/OT-227, ON DT.:-06/06/2017.

(13)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.:-06/09/2019.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(E.Z.) REF NO.3452,DT.06/03/2017.

(15)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 21/09/2016, LETTER NO.:-ACB/TNC-2/N.A/TA/KALK-65/S.R.13/2016 BY DISTRICT COLLECTOR(AHMEDABAD),IT IS SUBMITTED BY OWNER/APPLICANTS.

(16)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.17/10/2019, NO. OPN1428/17102019 AND FIRE NOC,FIRE MEN AND FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.06/09/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(17)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.21/10/2018, REF NO.AAI/AHM/ATC-61/2024/27724 AND NOC ID NO.AHME/WEST/B/101016/177047 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING SUBMITTED BY OWNER/APPLICANT ON DTD.21/10/2019 IN RESPECT OF OPINION FORMETRO ROUTE ALIGNMENT GIVEN BY METRO LINK EXPRESS FOR GANDHINAGAR AND AHMEDABAD (MEGA) COMPANY LTD. REF. NO.- MEGA/GM-P AND D/2017/333, DATED:- 09/06/2017.

(19)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY DEPUTY TOWN PLANNER(AUDA) ON DT:-14/02/2017, LETTER REF NO.01966 AND AS PER NOTARAISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT:-06/09/2019 FOR THE SAME.

(20) THIS DEVELOPMENT PERMISSION FOR ELECTRIC SUB STATION (AS SHOWN IN PLAN) IS GRANTED AS PER RECOMME GIVEN BY TORRENT POWER LTD. FOR LOCATION AND DESIGN.

(21)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDB/17/2018/3784/L, DTD 26/04/2018, DTD 25/09/2013, NOTIFICATION NO. PRCH/102018/7798/L, DTD 15/10/2018, AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GANDHINAGAR AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(22)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (E.Z) ON DT.07/09/2019.

(23)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF PROPERTY TAX NOC GIVEN BY ASSIT.MANAGER/DIVISIONAL SUPRITENDENT (PROPERTY TAX DEPARTMENT,E.Z.) ON DT.13/09/2019.

(24)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BLNT/EZ/060617/GDR/A8625/R0/M1,DT.05/07/2017 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(25)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.

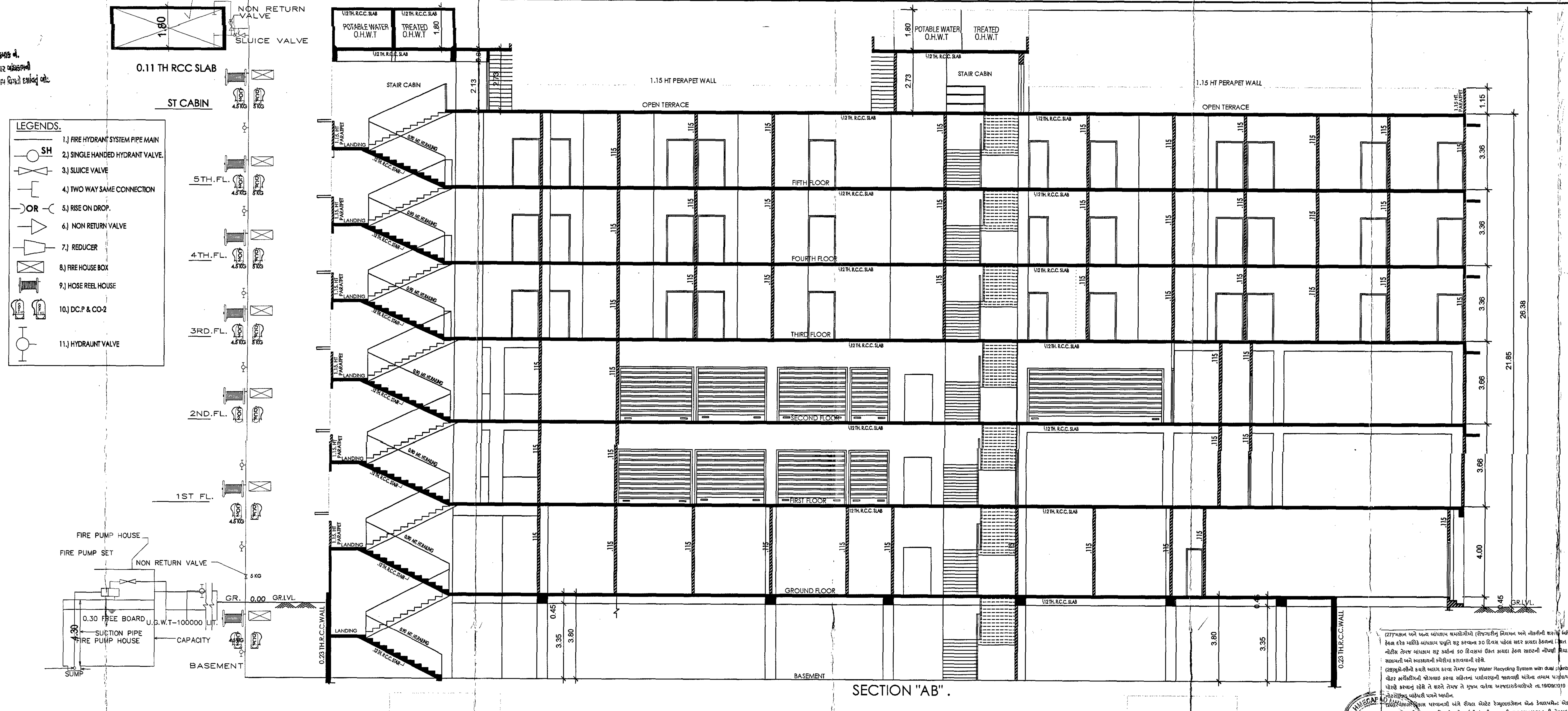
(26)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT I.E. PLOT, APARTMENT OR BUILDING OR OTHERWISE, UNTIL THE REGISTRATION IS DONE THE REAL ESTATE REGULATORY AUTHORITY(RERA)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

(27)પ્લાન અને અન્ય બાંધકામ મંજૂરીઓ (ઇમ્પેક્ટ ફી) નિયમો અને નોટીફીકેશન મુજબ ... [illegible]

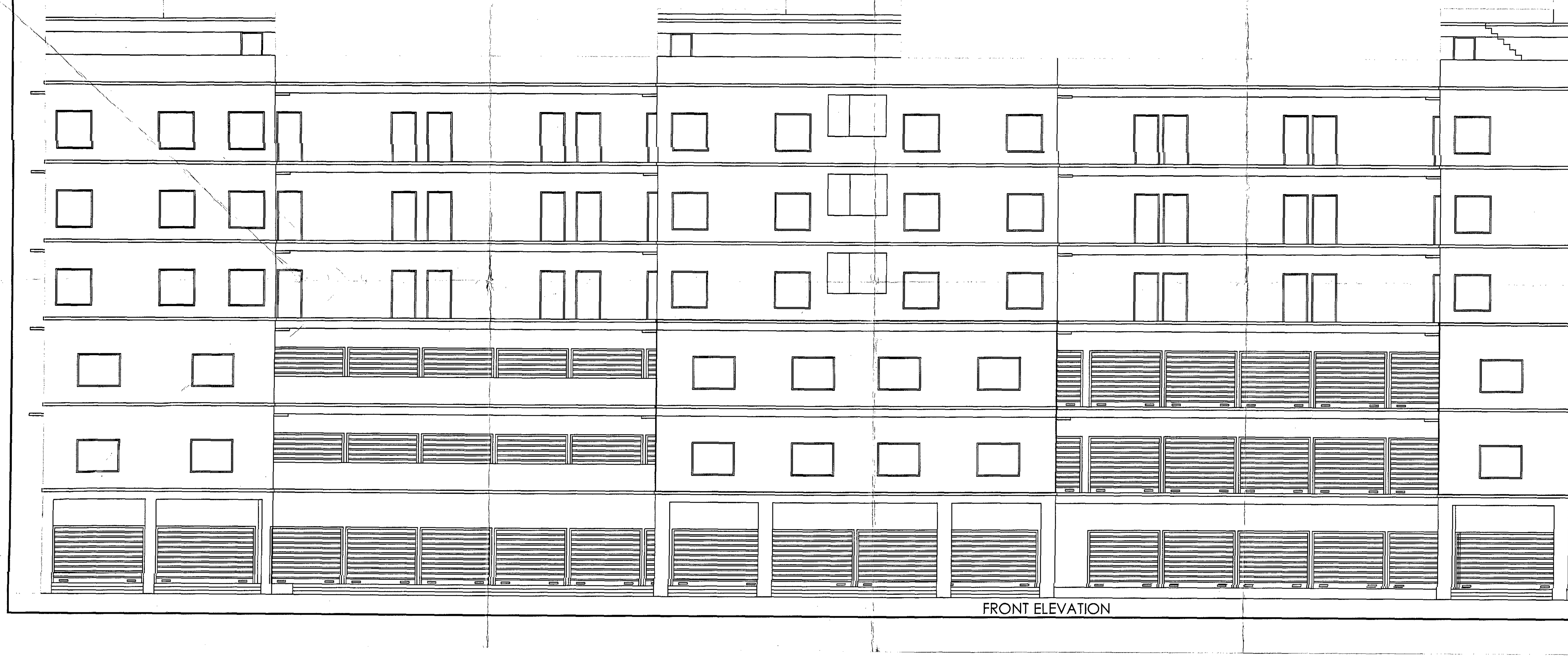
(28)ગ્રે-વોટર ... Grey Water Recycling System with dual plumbing ... તા.19/09/2019 ... [illegible]

(29) ... [illegible]

(30) ... તા.19/09/2019 ... [illegible]



SECTION "AB".



FRONT ELEVATION

સત્વરાજ ડેવલપર્સ
DEV LIC No.888310122

DEVELOPER

TEJAS B. PARMAR
COW. LIC. No. CW-0730010321
LIC. VALID TILL Dt. 01/03/2021
B/503, Madhav-99, Opp. Bhavani Park,
Nirant Cross Road, Vastral, A'bad.-382418.

C.O.W.

ASHOK M. MISTRY
ENG. LIC NO. ER-0016020721 R3
220, Radhe Chamber, Opp Madhav Park, Part-4,
Vastral Road, Vastral, AHMEDABAD - 382 418.

For, Satvaraj Developers
Partner

OWNER

KETAV P. JOSHI
S.D. LIC.NO.0042220721R3
503, Abhijyot Square,
Makarba, Ahmedabad.

STR. ENGINEER

ENGINEER

RESPONSIBILTY (G.D.C.R.-2021 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 (G.D.C.R.-2021 C.L. NO. 3.3.1) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation
Case No. : BLNT/EZ/060617/GDR/A8625/R1/M1 Zone: EZ
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 10950/060617/A8625/R1/M1
Date : 24/10/2019

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