NOTES :-

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN 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 CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.12 AND 21.1.14 AND 22.6 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.5 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 22.21 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PAR THE CLAUSE NO. 21.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDCR 2017.
-
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR 2017.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 22 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 22.3 OF CGDCR 2017.

CONTAINER BIN AREA CALC. (RESI.)

1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 56 X 10 LIT. = 560 LIT.
560/80 = 7.00 NOS CONT.
REQ. 7 NOS BIN OF 80 LIT CAP.
TOTAL 7 NOS BIN REQ / PROV.

CONTAINER BIN CALC. (COMM.)

TOTAL COMM. FL. AREA = 394.11 SQ MT.
REQ. = 100.0 SQ.MT. FL. AREA = 20 LIT. CAP.
394.11 x 20 / 100 = 78.82 SAY = 79 LITER CAP.
79 LITER CAP. REQ.
= 80 LITER CAP. = 1 DUST BIN
79 / 80 = 0.99 SAY = 1
REQ. 1 NO. DUST BIN
PROVIDED 1 NO. DUST BIN

TREE PLANTATION CALC.:

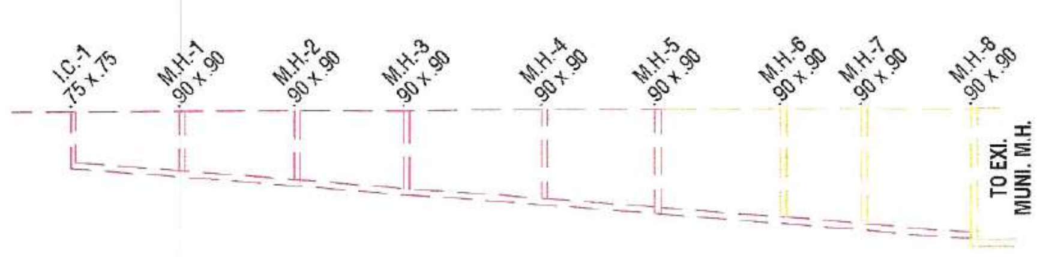
PLOT AREA = 2092.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
2092.00 X 5 / 200 = 52.30 NOS. SAY 53 NOS.
PROVIDE 53 NOS. TREE.

LIFT CALC. AS PER G.D.C.& FIRE ACT.

TOTAL UNIT 3rd to 7th FL. = 40 UNIT
[EXCLUDING G.F., 1st, & 2nd FL.FLOOR]
30 UNIT = REQ. 1NOS. LIFT OF 6 PERSON CAP.
40 / 30 = 1.33 NOS. REQ. (SAY 2 NOS. LIFT)
PROVIDE 6 PERSON 2NOS. LIFT.
REQ. 2NOS. FIRE LIFT
PROVIDED 2NOS. FIRE LIFT

PERCOLATING WELL CALC:-

REQ. 1500 TO 4000 SMT= 1 NOS.
2092.00 / 4000.00 = 0.52 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.



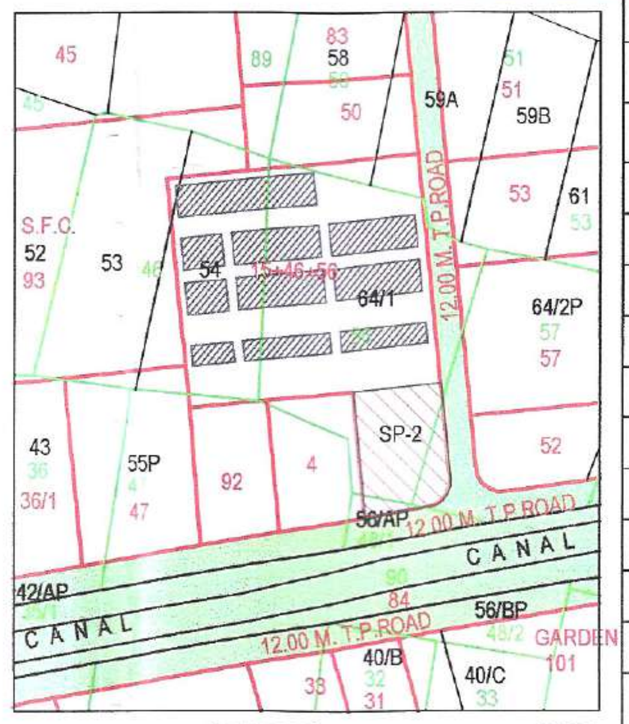
CUTTING	0.75	0.87	1.00	1.12	1.27	1.39	1.53	1.62	1.74
INVERT LVL	29.25	29.13	29.00	28.88	28.74	28.61	28.47	28.38	28.26
GROUND LVL.	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	7.14	14.76	22.01	31.11	38.61	46.92	52.24	59.53

DRAINAGE SECTION SCALE :- 1.00 CM. = 5.00 MT. (HORI) SCALE :- 1.00 CM. = 1.00 MT. (VERT)

AREA TABLE

IN SQ.MTS.

FLOOR	FLOOR AREA		F.S.I. AREA		B.UP AREA	
	APP.	REVI.	APP.	REVI.	APP.	REVI.
BASEMENT	-------	-------	-------	-------	833.50	837.22
GR. FL. (H.P.)	-------	-------	-------	-------	623.18	599.72
GR. FL. (S.P.)	-------	335.00	-------	394.11	-------	394.11
FIRST FL.	462.00	543.00	543.23	669.42	589.40	891.70
SECOND FL.	462.00	543.00	543.23	669.42	589.40	891.70
THIRD FL.	462.00	543.00	543.23	669.42	589.40	891.70
FOURTH FL.	462.00	543.00	543.23	669.42	589.40	891.70
FIFTH FL.	462.00	543.00	543.23	669.42	589.40	891.70
SIXTH FL.	462.00	543.00	543.23	669.42	589.40	891.70
SEVENTH FL.	321.00	543.00	377.33	669.42	423.50	891.70
STAIR CABIN	-------	-------	-------	-------	31.22	76.42
L.M.R. & O.H.W.T.	-------	-------	-------	-------	34.84	53.32
TOTAL	3093.00	4136.00	3636.71	394.11+4685.94 5080.05	5482.64	8202.69



KEY PLAN
SCALE:- 1 CM = 20.00 MTR.
NORTH

AREA TABLE

FLOOR	USE		UNIT	
	APP.	REVI.	APP.	REVI.
BASEMENT	PARKING	PARKING	----	----
GR. FL. (H.P.)	PARKING	PARKING	----	----
GR. FL. (S.P.)	-------	COMM.	----	15
FIRST FL.	RESI.	RESI.	06	08
SECOND FL.	RESI.	RESI.	06	08
THIRD FL.	RESI.	RESI.	06	08
FOURTH FL.	RESI.	RESI.	06	08
FIFTH FL.	RESI.	RESI.	06	08
SIXTH FL.	RESI.	RESI.	06	08
SEVENTH FL.	RESI.	RESI.	04	08
TOTAL	PARK.+ RESI.	PARKING COMM.+RESI	40	15+56 71

NOTE RELATED TO FIRE SAFETY

(1) HYDRANT SYSTEM :
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.

THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT 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 FITTINGS AT EACH FLOOR LEVEL.

EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA . HOSE . 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR 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 PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.

A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS 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 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

(2) FIRE LIFT :
THE FIRE-LIFT AND ALL LIFTS SHOULD HAVE A PROVISION TO GROUND TO 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 A 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 IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.

1 FIRE HYDRANT SYSTEM PIPE MAIN
2 SINGEL HEADED HYDRANT VALVE
3 SLUICE VALVE
4 TWOWAY SIAMES CONNECTION
5 RISE OR DROP
6 NON RETURN VALVE
7 REDUCER
8 FIRE HOUSE BOX
9 HOSE REEL HOSE
10 D.C.P. &CO.2 (4.5 KG, 5 KG)
11 HYDRAUNT VALVE

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

(4) FIRE EXTINGUISHERS :
ONE CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. AND ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO INSTALLED ON EACH FLOOR IN CASE OF COMMERCIAL BUILDING. ONE CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. OR TWO CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK 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 EXTINGUISHERS 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 - COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASILY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.

(6) BASEMENT :
THE BASEMENT OF 200 SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE.

ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM.BORE HOSE- REEL HOSES WITH 8MM . 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 LIGHTENING STRIKES.

(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S:
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 / PATHWY / DEAD-END AND ALONG ALL EXIT ROUTES LANDING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST-AID AND OTHER SAFETY EQUIPEMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY / DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.

(9) ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE - SAFETY SYSTEM
ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICAL SUPPLY. (I.E. FROM ELECTRICAL POWER SUPPLY 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 THE TIME OF FIRE.

(10) IMPORTANT INSTRUCTIONS :
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPEMENT (I.E. PASSIVE SYSTEM / SPRIKLER / DRENCHER ETC.) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING. POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO BE IMPLEMENTED / INSTALLED.

SANITARY PROVISION

GR. FL. (COMM.) = 394.11 SQ.MT.
394.11 / 4 = 98.53 SAY 99 USERS
REQD. URINAL 1/25 MALE USERS = 99/25] = 3.96
REQD. WC 1/25 USERS = 99/25] NOS.
= SAY 4 NOS. REQ. TOILET

USERS	URINAL	G. WC	L. WC	P.H. TOILET
99	4	4	4	-
25% GEN.	1		1	1

PROVIDED

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQD.	PROVI.	
MALE WC	= 1	= 1	+ 1 PH TOILET
FEMALE WC	= 1	= 1	@ GR. FL LVL.

(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 LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-20/8/2022

(7) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.19/5/2022 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 REVISE DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-2 (R-2) (AS SHOWN IN PLAN) FOR RESIDENTIAL AND COMMERCIAL BUILDING WITHIN HEIGHT OF 25.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.MC(UD) ON DT.17/8/2022

(9) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.4/12/2021

(10) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.4/3/2022, REF.NOC ID NO.AHME/WEST/B/022822/657717 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(11) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.27/6/2022(OPN443827062022). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.19/5/2022. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-5/10/2021, ORDER NO.:-2145/07/06/019/2021 BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.28/7/2022

(14) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.19/5/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(17) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.19/5/2022

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

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

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

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

(22) THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (THALTEJ WARD, N.W.Z) ON DT.22/3/2022

(23)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL AUDA REF.NO. PRM/285/12/2014(NO.43), ON DT.21/2/2017 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(24) નેટ ડીમાન્ડ અંગે આસી.સીટી પ્લાનરશ્રીનાં પત્ર ક્રમાંક:સીપીડી/અ.મ્યુ.કો./ઓ.પી.-૭૫૩, તા.૨૩/૨/૨૦૨૨ ને આધીન તથા સદરા અભિપ્રાય યથાવત હોવા અંગે ડે.ટી.ડી.ઓ.શ્રી ના પત્ર ક્રમાંક:સીપીડી/અ.મ્યુ.કો./ઓ.ટી-૪૨૯, તા.૨૯/૪/૨૦૨૨ થી પાઠવેલ પુન:અભિપ્રાય ને આધીન

(25) સી.જી.ડી.સી.આર.-૨૦૧૭ ના ક્લોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરહુ બિલ્ડીંગનુ મેઈન્ટેનેન્સ એન્ડ અપગ્રેડેશન કરવાનુ રહેશે તથા આ અંગે અરજદારે રજુ કરેલ તા.19/5/2022 નોટરાઈઝ્ડ બાંહેધરી ને આધીન

(26) ઓનલાઈન ફાયર અભિપ્રાય OPN443827062022, ON DT.27/6/2022 માં સબમીટ કરેલ પ્લાન મુજબ જ વિકાસ પરવાનગીના પ્લાન રજુ કરેલ છે તે મુજબની અરજદારે રજુ કરેલ તા.28/6/2022 નોટરાઈઝ બાંહેધરીને આધીન

(27) મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬" હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળના નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔધોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.

(28) સુકા-ભીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતના પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.19/5/2022 ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(29) 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.

(30)સદર જમીન/ફા.પ્લોટ (બિલ્ડીંગ યુનિટ), માલીકી અંગે તથા બાંધકામ અંગે કોઈ પણ પ્રકારનુ કોર્ટ લીટીગેશન નથી. "મુજબની અરજદાર/ડેવલપર દ્વારા તા.19/5/2022 ના રોજ આપેલ નોટરાઈઝ બાંહેધરીને આધીન

(31) અલગ-અલગ કેટેગરીના યુનિટને સીંગલ યુનિટમાં ફેરવવામાં આવશે તો, અ.મ્યુ.કો.દ્વારા જી.ડી.સી.આર.-2017 ની જોગવાઈ મુજબ "punishment/Action" લેવામાં આવશે તથા તે મુજબની તા.19/5/2022 થી રજુ કરેલ નોટરાઈઝ બાંહેધરી ને આધીન

(32) માલિકી અંગે અરજદારશ્રીએ રજુ કરેલ ૭/૧૨ ના ઉતારાની નકલને આધીન

(33)રીવાઈઝ વિકાસ પરવાનગી અંગે રેરા એક્ટ-૨૦૧૬ મુજબ અરજદાર/માલિક દ્વારા બુકીંગ કરેલ મેમ્બર્સની સંમતિ લોધેલની તા.૨૭/૬/૨૦૨૨ ની રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન

(34)સદરહુ પ્રકરણે મુળ મંજુરી સમયે (અમદાવાદ શહેરી વિકાસ સતામંડળ)ઔડામાંથી લીધેલ ચાર્જેબલ એફ.એસ.આઈ. નાં ફ્લતા સંદર્ભે અરજદારશ્રી દ્વારા રજુ કરેલ તા.6/9/2022 ના અમદાવાદ શહેરી વિકાસ સત્તામંડળ(ઔડા)ના પ્રમાણપત્રને આધીન

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૧૦૨૦૧૦/૬૩૪/ડી તા.-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મુકવાની રહેશે.

LAYOUT PLAN | SHEET NO.:- 01/04

RESIDENTIAL AFFORDABLE HOUSING PROJECT

PLAN SHOWING REVISE WORK OF RESI.+COMM. BLDG. ON S.P.NO.:-2 OF F.P. NO.:- 15+46+56, T.P.S.NO.:- 1(BOPAL) PRELIMINARY SANCTIONED [REVENUE BLOCK NO.:- 24/P, 53+54,64/1], MOJE VILLAGE :- BOPAL, TALUKA.:- DASKROI, DISTRICT.:- AHMEDABAD

BLOCK :- A+B | SCALE : 1.00 CM. = 2.00 MT.

ZONE As Per D.P. 2021 :- Residential -2 (Two) R2 | USE :- RESIDENCE(Dwelling-3)+COMM.(Mercantile -1)

AREA TABLE

IN SQ.MTS.

	APP.	REVISE
PLOT AREA F.P.AREA	2092.00	2092.00
REQUIRED COMMON PLOT @ 10% OF PLOT AREA	209.20	209.20
PROVIDED COMMON PLOT AREA	214.51	210.02
PROPOSED BUILT UP AREA ON GROUND FLOOR	623.18	991.83
PERMISSIBLE BASE F.S.I. AREA @ 1:1.2 (2092.00 X 1.2)	2510.40	2510.40
APP. CHARGEABLE F.S.I. BASE ZONE @ 0.6 (2092.00 X 0.6)	1255.20	-----
REVI. CHARGEABLE F.S.I. BASE ZONE @ 1.5 (2092.00 X 1.5) (As Per CGDCR. CL. NO. 8.2.2.2.G)	-----	3138.00
TOTAL PERMISSIBLE F.S.I. AREA (REGU.+CHARGEABLE F.S.I.)	3765.60	5648.40
TOTAL F.S.I. AREA USED	3636.71	5080.05
BALANCE CHARGEABLE F.S.I.	128.89	568.35
CHARGEABLE F.S.I. AREA USED = (5080.05 - 2510.40)	1126.31	**2569.65**

F.S.I. AREA TABLE

IN SQ.MTS.

	APP.	REVISE
PLOT AREA	2092.00	2092.00
PERMI.F.S.I.AREA (2092.00 X 1.2)	2510.40	2510.40
APP. CHARGEABLE F.S.I. AREA (2092.00 X 0.6)	1255.20	-----
REVI. CHARGEABLE F.S.I. AREA (2092.00 X 1.5) As Per CGDCR. CL. NO. 8.2.2.2.G	-----	3138.00
TOTAL PERMISSIBLE F.S.I. AREA (REGU.+CHARGEABLE F.S.I.)	3765.60	5648.40
F.S.I. AREA ON GR. FL. (S.P.)	0.00	394.11
F.S.I. AREA ON FIRST FL.	543.23	669.42
F.S.I. AREA ON SECOND FL.	543.23	669.42
F.S.I. AREA ON THIRD FL.	543.23	669.42
F.S.I. AREA ON FOURTH FL.	543.23	669.42
F.S.I. AREA ON FIFTH FL.	543.23	669.42
F.S.I. AREA ON SIXTH FL.	543.23	669.42
F.S.I. AREA ON SEVENTH FL.	377.33	669.42
TOTAL F.S.I. AREA	**3636.71**	**5080.05**

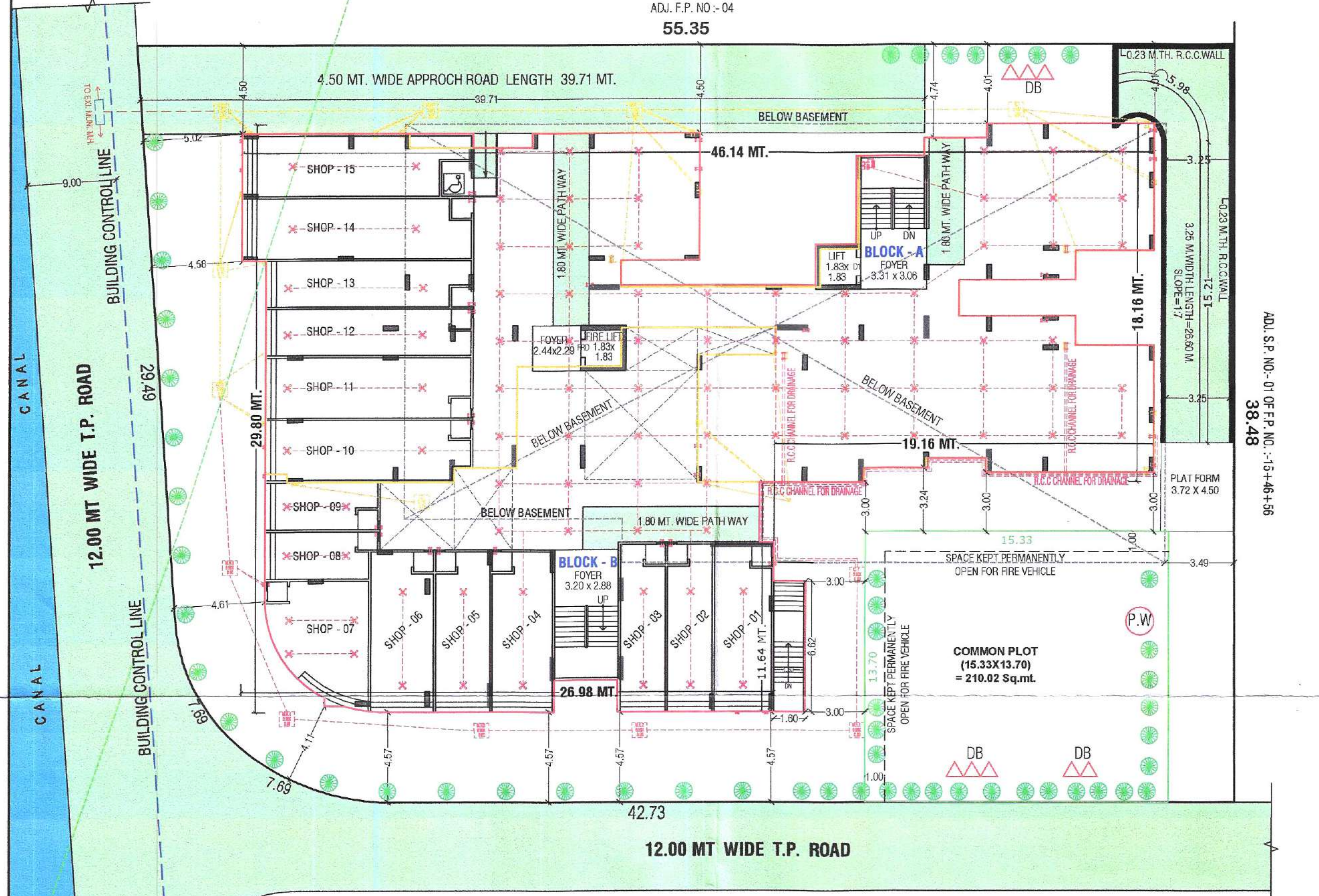
COLOUR NOTE

PLOT BOUND.	APP. DRAINAGE	PAYM. F.S.I.
APP. WORK	REVI. DRAINAGE	FIRE EQP.
REVI. WORK	COMM. PLOT	TREE
ROAD	PERCO. WELL (P.W)	

COMMON PLOT AREA CALC. = (15.33X13.70) = 210.02 Sq.mt.

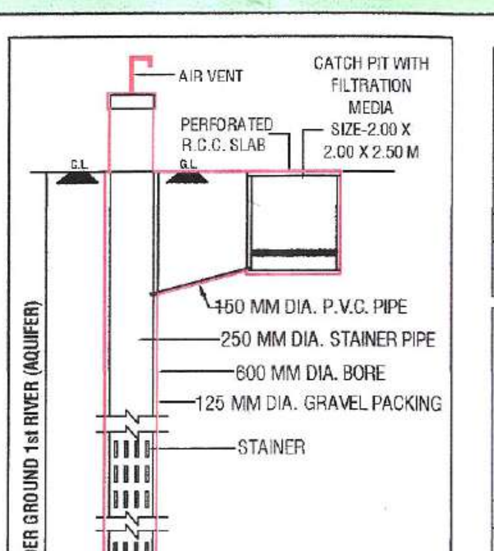
Earlier Approved Sub Division Plan in AUDA As Per Reference No :- PRM/5/5/09 Date :- 24/06/2013 (SR. No._51)

Reference Case No. :-
Earlier Approved Plan In Auda Wide
Case No. :- PRM/285/12/2014/43
Date :- 21/02/2017



N
LAYOUT PLAN
SCALE : 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
No. 5204 A Dt 25/5/22
TDO, BPSP, AMC



PERCOLATION WELL
FOR BUILDING UNIT 1500.00 SQ. MTS. OR MORE AND UP TO 4000.00 SQ. MTS. AND PART THERE OF IT.

1	NET PLOT AREA	2092.00
2	PERMISSIBLE FREE FSI	2510.40
3	PERMISSIBLE CHARGEABLE FSI	3138.00
4	MAX. PERMISSIBLE F.S.I. (2+3)	5648.40
5	TOTAL UTILISED F.S.I	5080.05
6	UTILISED CHARGEABLE F.S.I. (5-2)	2569.65
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	508.01
8	CHARGEABLE F.S.I. COMMERCIAL	143.07
9	CHARGEABLE F.S.I. RESIDENTIAL	2426.58

BLOCK	CONSUME F.S.I.			Prop. Charg. F.s.i. comm	Prop. Charg. F.s.i. Resi	PROP. CHARG. F.S.I.	No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt				RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt				Dwelling Unit more then 66 sq.mt and up to 90 sq.mt & Other F.S.I. (Celler, Soc. Office & sec. Cabin)			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.
A+B	394.11	4685.94	5080.05	143.07	2426.58	2569.65	15	0	0.00	0.00	0.00	0	0.00	0.00	0.00	56	4685.94	100.00	2426.58
TOTAL	394.11	4685.94	5080.05	143.07	2426.58	2569.65	15	0	0.00		0.00	0	0.00		0.00	56	4685.94		2426.58

GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	15	394.11	7.76	143.07
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	0	0	0.00	0.00
D	more then 66 and up to 90	56	4685.94	92.24	2426.58
E	With. Aff. F.S.I. (40% slab)	0	0	0.00	0.00
	Grand Total	71	5080.05	100.00	2569.65

Punchal, A.R
AKSHAY R. PANCHAL
M-104, ASHRAY-9 APARTMENT,
NEW RANIP, AHMEDABAD-382470
SOR LIC. NO.: 001SR15032711299
S.O.R.

KEVAL VISION BUILDCON PVT. LTD.
DEVELOPER LIC. No. 001DV27082510122
DEVELOPER

FOR, SATYA SAI DEVELOPERS
PARTNER
OWNER

KRUNAL B. SHAH
AMC-CW.LIC. NO. CW-0945251223 (GRADE-I)
17, SWASTIK APPARTMENT,
JIVRAJPARK ROAD, VEJALPUR,
AHMEDABAD-380051
CLERK OF WORK

V. B. Contractor B.E.(CMI)
ENGINEER A.M.C.
AMC-001ERH17042700642
8, Kartikay, Nr. Ratanpura Gam,
Vastral, Ahmedabad-18.
M.: 9998611070.
ENGINEER

V. B. Contractor B. E. (Civil)
Structural Designer Grade-I
AMC - SD0684030924
8, Kartikay, Nr. Ratanpura Gam,
Vastral, Ahmedabad-18.
M. 9998611070
STRUCTURE ENGINEER

બાંધકામની સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજુ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની રહેશે.
કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ 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

Ahmedabad Municipal Corporation

Case No. : BLNTI/NWZ/250722/CGDCRV/A6301/R0/M1 Zone: NEW WEST

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

Raja Chitthi Number : 06784/250722/A6301/R0/M1

Date : 08/09/2022

08-09-2022 08/09/2022

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

AUTHORITY