GENERAL 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 space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 2017 all 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 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. 13.1.11 and 13.1.13 of CGDCR 2017
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017
- letter box for each unit shall be provided at ground floor level for each until.
- Water tank for fire safety requirement provided as per chapter no. 13.11 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unofficial plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- The structure of the building is as per the norms of the specified in the indian standard and take necessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintanance and upgradation of building is as per chapter no. 19 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. 14 of CGDCR 2017 and fire prevention and fire safety act-2018
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GHV/95 Of 2018/PRC-102018-5068-L, Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 500 liters per minute at 3bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters 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 value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. 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 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. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. 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 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :
The Fire-Lift and all the lifts should have a provision to ground 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 should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it well automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

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

4. FIRE EXTINGUISHERS
One 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.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on all ternate floors in case of residential building.
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 buildings it has to be pressurized to prevent it from gatting 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 bellow or above.

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

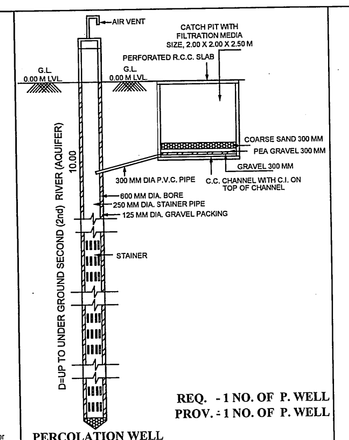
7. LIGHTENING ARRESTER :
A lightening arrester should also be installed and be properly earthod to prevent damage to the building when the lightening strikes.

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 / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment 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 at the time of fire.

10.INDIVDUAL FIRE SEFTY SYSTEM
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:
After Inspection of a low-rise building by the fire service authority,If the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering, Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.



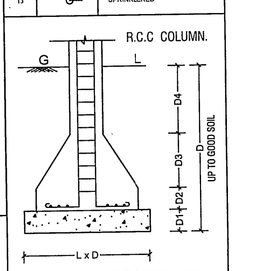
REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

PERCOLATION WELL

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

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED



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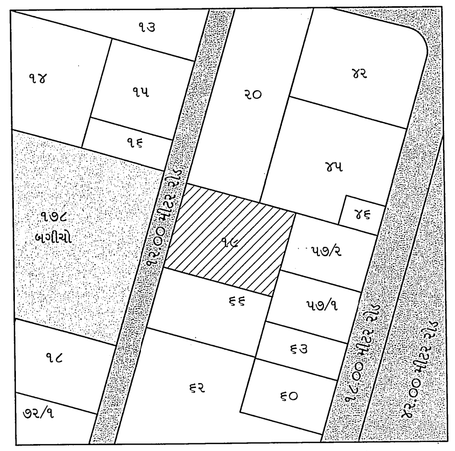
R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER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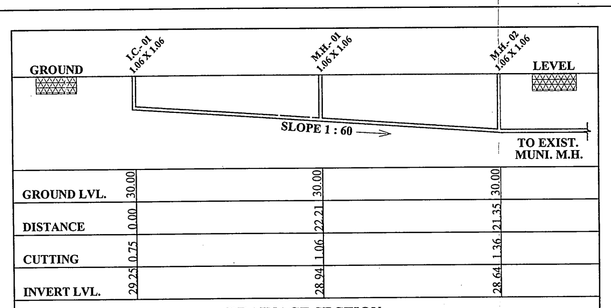
Conditions for Environmental Management Provisions as CGDCR-2017 Chapter-17

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

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



DRAINAGE SECTION

SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

DUST-BIN PROVIDED NOTES:-(RESI.)

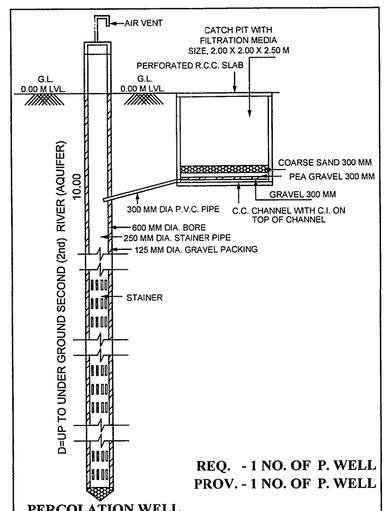
8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 50 X 10 / 80 = 6.25 NOS. REQD.
PROVIDED CONTAINER = 07 NOS.

REQ. PERCOLATING WELL

PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2367.00 / 4000.00 SQ. MTS.
= 0.59 NO. REQ. SAY 01 NOS.
PROVI. 01 NO. PERCOLATING WELL

TREE PLANTETION

PLOT AREA :- 2367.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
2367.00 SQ. MTS./ 59.18 TREE SAY 60 TREES
PROVI. 60 NO. TREES



PERCOLATION WELL

REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

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

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND LEHCSI WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND LEHCSI AND ARE SOLE RESPONSIBLE FOR ANY DEFAULT.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO-DATED:02/02/05 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: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/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: GHV/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GHV/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GHV/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GHV/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.- 05/07/2021.

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

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/ APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/ UNSKILLED CONSTRUCTION LABORS 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.- 08/07/2021.

(9)APPLICANT/ OWNER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT (SHORING/ STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/ CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/ AFFIDAVIT GIVEN ON DT.- 08/07/2021 BY THE OWNER/ APPLICANT/ DEVELOPER/ 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.

(10)PARKING AREA CONDITIONS:- (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 REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME. ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(11)THIS PERMISSION IS GRANTED FOR RESIDENTIAL USE UP TO 30.00 MT. HEIGHT IN RESIDENTIAL -1 ZONE AS PER THE APPROVAL OF DY. MC. (U.D.) ON DT:- 02/07/2021 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (E.Z.) A.M.C. DT.- 19/01/2021.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT DEPT., ESTATE), E.Z. ON DT.- 29/01/2019.

(14)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 25/01/2021 (NO.:- OPND3092501202I) AND FIRE NOC. FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE. AND BINDING TO OWNER/ APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DATE:- 08/07/2021. AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT.- 08/07/2021 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT.

(15)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 28/01/2021. REF. NOC ID NO.:- AHME/WEST/B0112721/523138 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(17)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLARK OF WORKS/ SUPERVISOR OF WORKS SUBMIT NOTARISED UNDERTAKING FOR THE SAME ON DT.- 08/07/2021.

(18)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 11/03/2020, ORDER NO.:- CB/AHMEDABAD/NIKOL/17/8/998741/2019 GIVEN BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., E.Z.) ON DT.:- 03/02/2021.

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

(21)THE FEES/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO:- 37/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN FOR THE SAME DT:- 08/07/2021.

(22)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.

(23)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.:- EDB/1/7/2018/37841/L, DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO.:- EDB/1/8/2018/7188/L, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(24)બાંધકામ પ્લીંથમાં માટીથી, ફેમ્પ્રશ, લોકેશન તેમજ પડોશના તથા અન્ય એરીયા લેવલ પણ પ્રસ્તાવી નકશાની સાથે રજૂ કરવાની રહેશે. જો આ સંદર્ભમાં ખોટી માહિતી જણાશે તો એરીયા મોકલવાની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "ખાતરી પત્રો" બાંધકામની પરવાનગી આપ્યા બાદ પણ સક્ષમ અધિકારી તેમજ કોર્ટ દ્વારા રદ્દ થશે તો તેમાં આપેલ બાંધકામ પરવાનગી અંગેના તમામ પરવાનાનું અમલીકરણ કાયમી ધોરણે કરવાનું રહેશે તે ઉપરાંત તેમજ તે મુજબ વર્તવા માલીક/ ભાગીદાર/ ડેવલોપર્સ/ આર્કિટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ કલર્ક ઓફ વર્કસ/ સુપરવાઇઝર ઓફ વર્કસ શ્રી દ્વારા તા.- ૦૮/૦૭/૨૦૨૧ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને બાધીન.

(25)સ્ટ્રક્ચર-ડી.સી.આર. બ્લોક નં. ૬.૩, ટેનેટ નં. ૬.૫માં મુજબ એફ.એસ.આઇ. સાથે વિકાસ પરવાનગી આપવા બાબતે બોર્ડ, સીટી. પ્લાનરના રેફ. નં.- સીપીટી/૧૮૫૩૬/૯૭૨૨/૩૧૩ તા.- ૦૬/૦૭/૨૦૨૧ થી પાઇનલ અભિપ્રાયને આધિન.

(26)મુસા-લીના કમરો બહાર કરવા તેમજ ઓપેનીંગ વેચ કન્વર્ટર તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા બાકીનાં પર્યાવરણની જાળવણી અંગેના તમામ પરવાનું અમલીકરણ કાયમી ધોરણે કરવાનું રહેશે તે ઉપરાંત તેમજ તે મુજબ વર્તવા માલીક/ ભાગીદાર/ ડેવલોપર્સ/ આર્કિટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ કલર્ક ઓફ વર્કસ/ સુપરવાઇઝર ઓફ વર્કસ શ્રી દ્વારા તા.- ૦૮/૦૭/૨૦૨૧ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને બાધીન.

(27)મકાન અને અન્ય બાંધકામ કામગીરીએ રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૮૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળના નિયત ફોર્મ -૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઊક્ત કાયદા હેઠળ સાઈટની નોંધણી વિગેરેમાં,ઓનલાઈન મેળવવાની અને સ્થાયીની કચેરીમાં કરાવવાની રહેશે.

(28)કોવિડ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલાં જાહેરનામાં અને નિયમોનું ચુસ્તપણે પાલન કરવાની શરતે તથા તેને આધીન.

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચા/૦૨૦૪૦/૬૩૭૫ી તા-૦૬-૦૧-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની મર્યાદાને મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ ફરજીયાત મૂકવાની શરતે.

સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. ના નાણા ના હપ્તા ચુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવા ફરજીયાત છે.

ENVIRONMENTAL MANAGEMENT PLAN — **SHEET NO :- 2/5**

ENVIRONMENTAL MANAGEMENT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON F.P. NO. :- 19 OF T.P.S. NO. :- 111 (NIKOL -KATHWADA) (FINAL)
[O.P. NO.:- 19 , SUR. NO. :- 17/6]
AT :- NIKOL , TA :- ASARWA , DIST :- AHMEDABAD

SCALE:- 1.00 CM = 2.00 MT.

ZONE :- RESI.- I (R-1) | USE :- RESIDENTIAL

COLOUR NOTES:-

F. P. BOUNDARY		ROAD	
PROP. WORK		PERCOLATION WELL	
PROP. DRAIN-LINE		COMMUNITY BIN.	△
COMMON PLOT		TREE	
BASEMENT		SPRINKLER	

FOR, DEVARSHI INFRACON LLP
PARTNER

OWNER:-

ENGINEER:-
PARTH PRAKASHKUMAR PATEL
AMC LIC NO :-001ERH29012610205
AMC LIC NO :- 001CW29012610267
Add:- 47 Swapnashrushti Bunglows,
Kathwada Road, Naroda , Ahmedabad – 382350

COW:-
PARTH PRAKASHKUMAR PATEL
AMC LIC NO :-001ERH29012610205
AMC LIC NO :- 001CW29012610267
Add:- 47 Swapnashrushti Bunglows,
Kathwada Road, Naroda , Ahmedabad – 382350

STR. ENGINEER:-
NARENDRA K. PATEL
M.Tech (Str.)
HNP DESIGN STUDIO
42, Amrapali Axiom, 4th Floor,
Bopal Junction, S.P. Ring Road, Ambli,
Ahmedabad, Gujarat - 380 054.
AMC LIC No. SD 0518101121

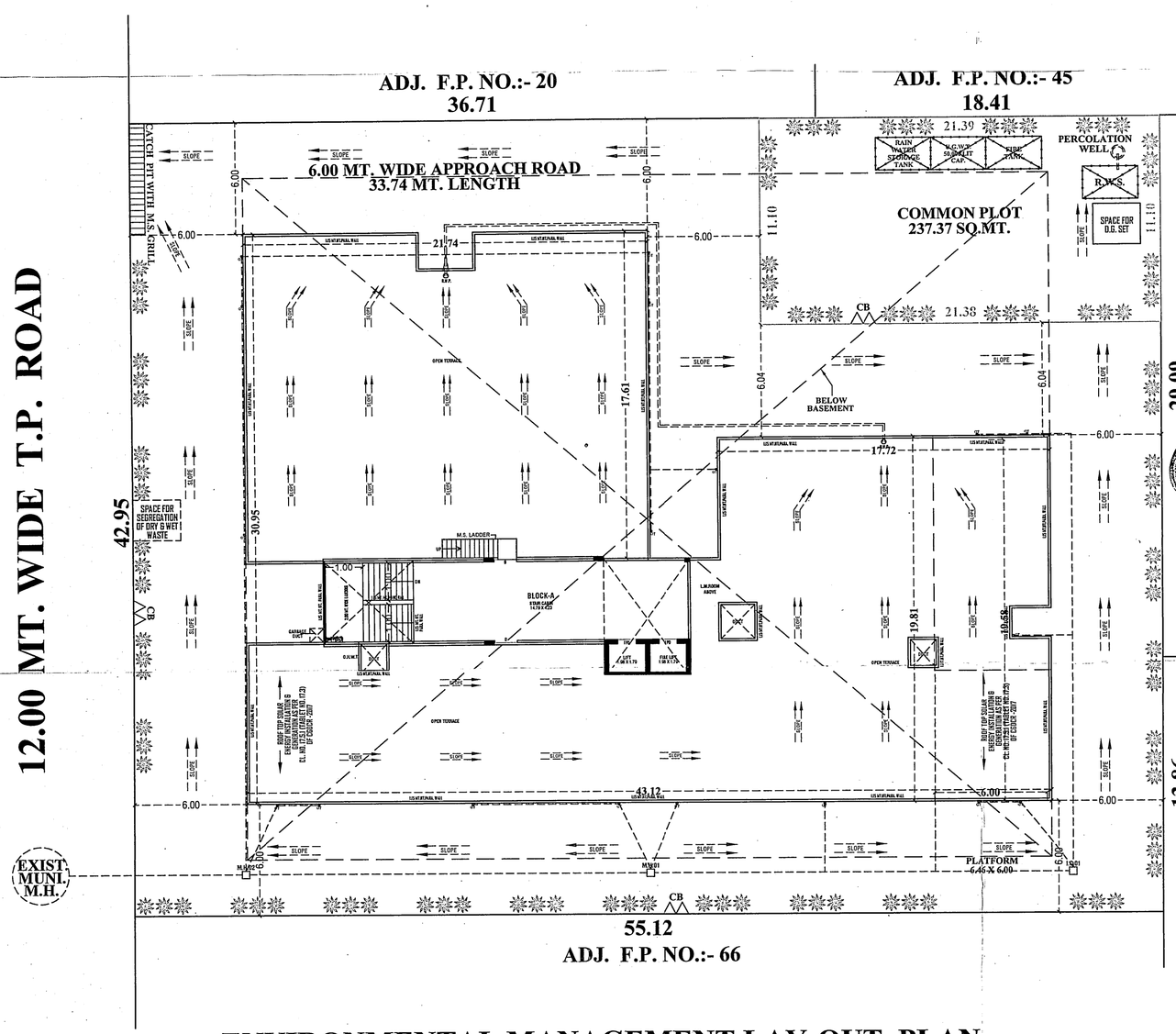
DEVLOPER:-
7IDCOM ENGINEERING
001DV06072610509
DEVELOPER

S.O.R. :-
PARTH PRAKASHKUMAR PATEL
AMC LIC NO :- 001SR29012610634
Add:- 47 Swapnashrushti Bunglows,
Kathwada Road Naroda ,
Ahmedabad - 382350

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

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. : BHNTS/EZ/230321/CGDCR/A4752/R/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 04986/230321/A4752/R/M1
Date : 15/07/2021



ENVIRONMENTAL MANAGEMENT LAY-OUT PLAN
(AS PER CHAPTER -17 OF CGDCR -2017)
SCALE :- 1.00 CM. = 2.00 MT.

N

SCRUTINIZE COPY
NO. 5/36174 Dt. 07/09/2021
TDO, BPSP, AMC

GENERAL 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 space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 2017 all 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 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. 13.1.11 and 13.1.13 of CGDCR 2017
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14. of CGDCR 2017
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017
- Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 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 chapter no. 13.11 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Storages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building untilthial plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- The structure of the building is as per the norms of the specified in the Indian standard and take necessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40KG tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017.
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GHV/05 Of 2018/PRC-102018-0068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. HYYDRANT SYSTEM:

ON/OFF outlotes located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity is discharge 900 liters per minute at 3 bar pressure as measured at the terrace level should be installed.
The Riser ist the buildings exceeding 18 meters and above 18 meters 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 value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. 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 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. ISI. Shut-off nozzle at each floor landing. The length of the hose-reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 53mm. 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 liters.
The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground 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 should have a Fire-Lift. Lift well should have blowers to pressurize the lift well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM :

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 9kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (CO2) type extinguisher of 2 kg. with ISI mark copyedly on alternate floors in case of residential building.
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 buildings it has to be pressurized to prevent it from getting smoke logged. The RiserDown-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionaly be protected by a 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 lightening 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 along all exit routes leading to the ground level. The signage should indicate the fighting, fire safety equipment 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 at the time of fire.

10.INDIVIDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDVIDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

After Inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system (Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

PROP. B.AREA CALC. ON BASEMENT FL.:-

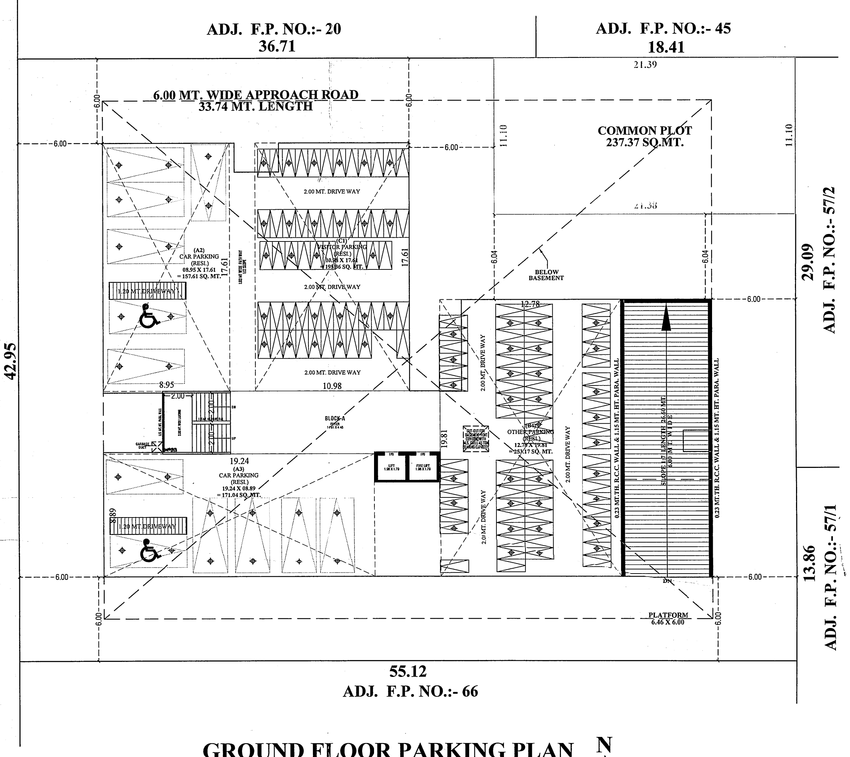
(1) 43.12 X 36.95 X 1 = 1593.28 SQ.MT.
LESS :-
(1) 06.23 X 12.79 X 1 = 79.68 SQ.MT.
NET B.AREA ON BASEMENT FLOOR = 1513.60 SQ. MT.

PHY. DISABLED CAR PARKING AREA CAL :-

FOR 25 CAR = 2 CAR PARKING
TOTAL 28 CAR X 2 / 25 = 2.24 CAR
SAY = 02 REQUIRED CAR PARKING
PROVIDED CAR PARKING = 02 CAR

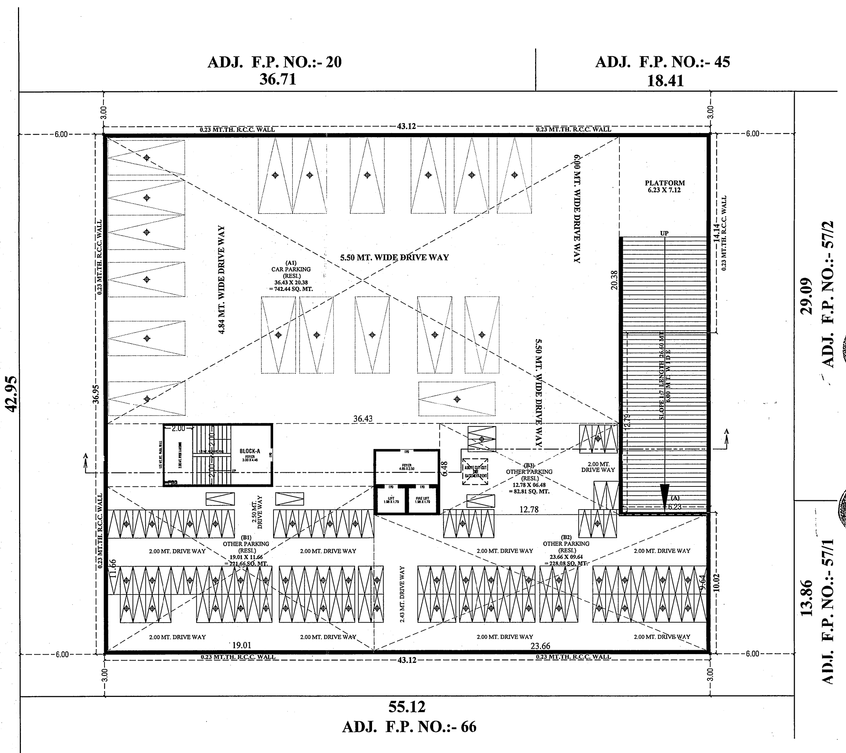
PARKING AREA TABLE (RESIDENTIAL)		REQ. SQ.MTS.	TOTAL PROVI. SQ.MTS.
TOTAL USED F.S.I. AREA =	9464.50		
TOTAL REQ. PARK. AREA	REQ. @ 20%	1892.90	--------
TOTAL PROVI. PARK. AREA		---------	2050.17
REQ. CAR PARKING AREA	REQ. @ 50%	946.45	--------
PROVI. CAR PARK. AREA	(A3 TO A5)	---------	1071.09
REQ. OTHER PARK. AREA	REQ. @ 40%	757.16	--------
PROVI. OTHER PARK. AREA	(B2 TO B7)	---------	785.72
REQ. VISITOR'S PARKING AREA	REQ. @ 10%	189.29	---------
PROVI. VISITOR'S PARK. AREA	(C2 TO C7)	---------	193.36
VISITOR PARKING AREA			
(C1) 10.98 X 17.61 X 1	= 193.36 SQ. MTS. (BLOCK :- A)		193.36
OTHER PARKING AREA			
(B1) 19.01 X 11.66 X 1	= 221.66 SQ. MTS. (BASEMENT)		
(B2) 23.66 X 09.64 X 1	= 228.08 SQ. MTS. (BASEMENT)		
(B3) 12.78 X 06.48 X 1	= 82.81 SQ. MTS. (BASEMENT)		
(B4) 12.78 X 19.81 X 1	= 253.17 SQ. MTS. (BLOCK :- A) H.P.		785.72
CAR PARKING AREA			
(A1) 36.43 X 20.38 X 1	= 742.44 SQ. MTS. (BASEMENT)		
(A2) 08.95 X 17.61 X 1	= 157.61 SQ. MTS. (BLOCK :- A) H.P.		
(A3) 19.24 X 08.89 X 1	= 171.04 SQ. MTS. (BLOCK :- A) H.P.		1071.09

	REQD.	PROVIDED		
	RESIEDNCE	BASEMENT	GROUND FL.	TOTAL
VISITOR PARKING	189.29	--	193.36	193.36
OTHER PARKING	757.16	532.55	253.17	785.72
CAR PARKING	946.45	742.44	328.65	1071.09
	1892.90	1274.99	775.18	2050.17



GROUND FLOOR PARKING PLAN

SCALE :- 1.00 CM. = 2.00 MT.



BASEMENT FLOOR PLAN

SCALE :- 1.00 CM. = 2.00 MT.

BASEMENT & PARKING LAYOUT PLAN SHEET NO :- 3/5

LAY-OUT PLAN SHOWING PROP. RESIDENTIAL BUILDING ON F.P. NO. :- 19 OF T.P.S. NO. :- 111 (NIKOL - KATHWADA) (FINAL) [O.P. NO.:- 19 , SUR. NO. :- 17/6] AT :- NIKOL , TA :- ASARWA , DIST :- AHMEDABAD

SCALE:- 1.00 CM = 2.00 MT.

ZONE :- RESL- I (R-1) | USE :- RESIDENTIAL

COLOUR NOTES:-

F. P. BOUNDARY, PROP. WORK, PROP. DRAIN-LINE, COMMON PLOT, BASEMENT, ROAD, PERCOLATION WELL, COMMUNITY BIN., TREE, SPRINKLER

FOR, DEVARSHI INFRACON LLP
PARTNER

OWNER:-

PARTH PRAKASHKUMAR PATEL
AMC LIC NO :-001ERH29012610205
AMC LIC NO :- 001CW29012610267
Add:- 47 Swapnashrushti Bunglows,
Kathwada Road, Naroda , Ahmedabad – 382350

ENGINEER:-

PARTH PRAKASHKUMAR PATEL
AMC LIC NO :-001ERH29012610205
AMC LIC NO :- 001CW29012610267
Add:- 47 Swapnashrushti Bunglows,
Kathwada Road, Naroda , Ahmedabad – 382350

COW:-

NARENDRA K. PATEL
M.Tech.(Str.)
HNS DESIGN STUDIO
42, Amrapali Axiom, 4th Floor,
Bopal Junction, S.P. Ring Road, Ambli,
Ahmedabad, Gujarat - 380 054.
AMC LIC No. SD 0518101121

STR. ENGINEER:-

ZIRCON ENGINEERING
001R0060072610509
DEVELOPER

DEVLOPER:-

PARTH PRAKASHKUMAR PATEL
AMC LIC NO :- 001SR29012610634
Add:- 47 Swapnashrushti Bunglows,
Kathwada Road Naroda ,
Ahmedabad - 382350

S.O.R. :-

(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT/ ENGG./ARCH/WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY OWNER AND ENGG./ARCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ... DATED/GRIDAS AND OFFICE ORDER NO-42,DT.-1/3/2016.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER ... NO: GHV/208 OF 2018/EDB-102016-3629-L, DATED: 31/03/2018 AND LETTER NO: GHV/142 OF 2018/EDB-102016-3629-L, DATED: 31/03/2018 AND LETTER NO: GHV/145 OF 2018/EDB-102016-3629-L, DATED: 31/03/2018 AND LETTER NO: GHV/152/EDB-102016-3629-L, DATED:-5/4/2018 AND LETTER NO:- GHV/ ... DATED:-20/12/2017, AND GHV/143 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 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-GALVESTIC TIN- SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00M.) DURING CONSTRUCTION/ DEMOLITION ACTIVITY, AT ALL SIDES OF PLOT FOR SAFETY PURPOSE.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 05/07/2021.

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

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/ APPLICANT SHALL PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/ UNSKILLED CONSTRUCTION WORKERS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ ROAD SHOULD NOT BE ENCROACHED FOR THE SAME IN ANY CASE DT.- 09/07/2021.

(9)APPLICANT/ OWNER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY DAMAGE TO THE ADJOINING/ SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OR DEMOLITION AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL BE DONE IN SMALL PATCHES AT A TIME. THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED (SHORING/ STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/ CONSTRUCTION, THE NECESSARY SHORING OF THE ADJOINING PROPERTIES DURING BY THE STRUCTURAL ENGINEER/ ENGINEER/CLERK OF WORK SITE SUPERVISOR HAVE TO BE MADE HAZEROUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENTS FOR SAFETY OF THE PUBLIC AND SAFETY AND AS PER THE NOTARIZED UNDERTAKING/ AFFIDAVIT GIVEN ON DT.- 5/07/2021 BY THE OWNER/ APPLICANT/ DEVELOPERS/ ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER/ CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITHI) WILL BE SUSPENDED/ REVOKED BE WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION/ EXCAVATION/ DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(10)PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED. (B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING OF PARKING AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM (C) IF MISUSE OF PARKING SPACE IS DONE, THE PERMISSION OF THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE MADE AVAILABLE. (D) PARKING SHALL HAVE TO BE MADE CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND THE BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME. THE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL COACHING PERSONS.

(11)THIS PERMISSION IS GRANTED FOR RESIDENTIAL USE UP TO 30.00 MT. HEIGHT IN RESIDENTIAL - 1 ZONE AS PER THE APPROVAL OF DY.-MC. (U.D.) ON DT:- 02/07/2021 WITH SUBJECT TO CONDITION THAT WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT AS PER DEMARCATION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV. INSP. (E.Z.) A.M.C. DT.- 1/01/2021

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT (RENT DEPT., ESTATE), E.Z. ON DT.- 28/01/2019.

(14)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 25/06/2021 AND FIRE NOC FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTIONED IN NOTARIZED UNDERTAKING GIVEN BY OWNER/ APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DATE:- 09/07/2021, AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT.- 09/07/2021 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT.

(15)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 26/01/2021, REF. NOC ID NO.:- AHMDA/SEST/B0/272152/0139 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(17)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CLAUSE NO. 17.5.1 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLERK OF WORKS/ SUPERVISOR OF WORKS SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 09/07/2021.

(18)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 11/03/2020, ORDER NO.:- CMA/HMEDABAD/NH(U)/1749/2021/4 12019 GIVEN BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER/APPLICANTS.

(19)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., E.Z.) ON DT.:- 03/03/2021.

(20)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/PROMOTER CAN ADVERTISE, CANVASS, OFFER FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT UNLESS IT HAS REGISTERED THE APARTMENT OR BUILDING OR PART OF THEIR, UNITS. THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(21)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO.:-370215-14-DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO COMPLY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN FOR THE SAME DT:- 09/07/2021.

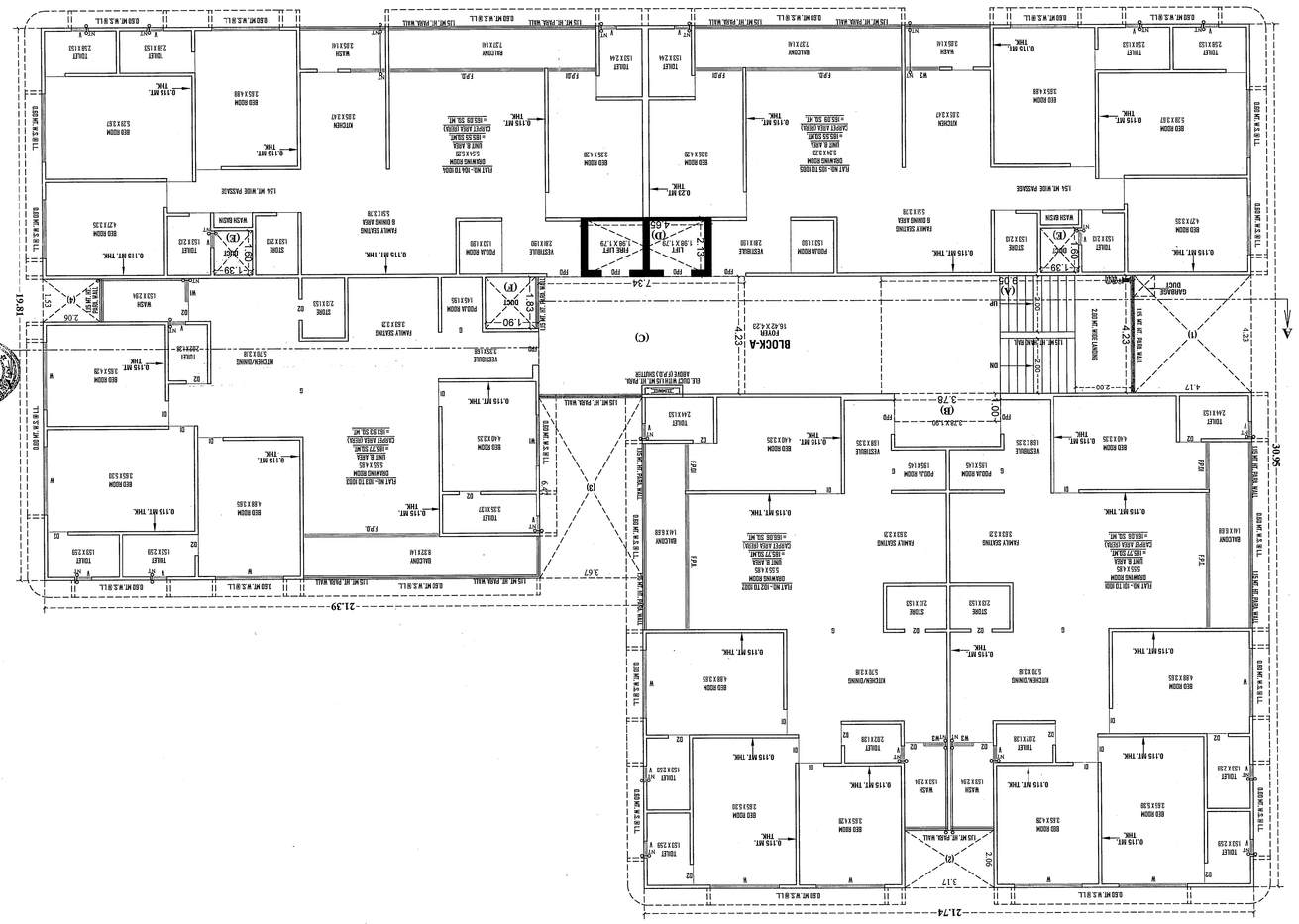
(22)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(23)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.:- 2018/EDB-1172116-1736/L, DTD.28/04/2018 , DTD.23/09/2018, NOTIFICATION NO.: RDH/102018/EDB-102016-3629-L, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY DEVELOPMENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE DEVELOPMENT CONTROL REGULATIONS-2017.

(24)આથી જણાવવાનું કે, સદર જમીન ... ના ... ની ... ...

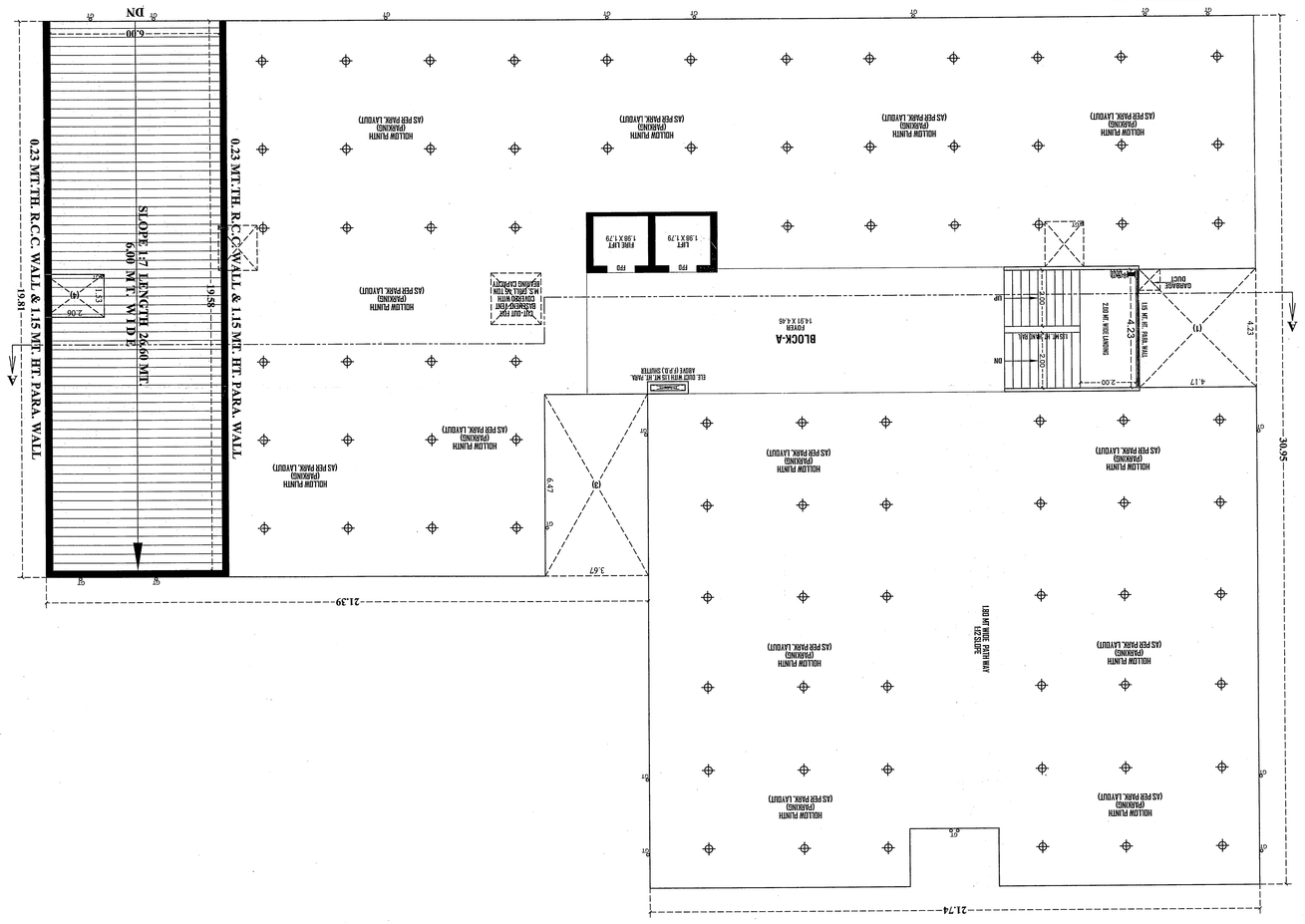
TYPICAL (1ST TO 10TH) FLOOR PLAN

NOTE :- ALL OFFICE & EXTERNAL WALL ARE OF 6+150 NET. TH. BOX WALL



GROUND FLOOR PLAN (BIGHLOW PLITHT)

NOTE :- ALL OFFICE & EXTERNAL WALL ARE OF 6+150 NET. TH. BOX WALL



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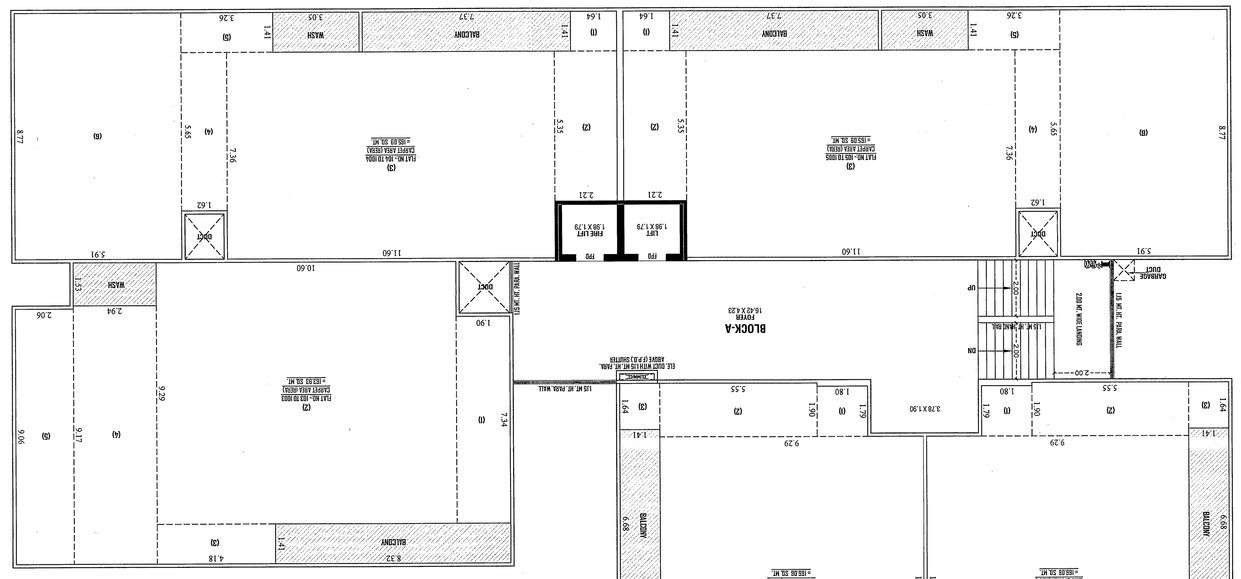
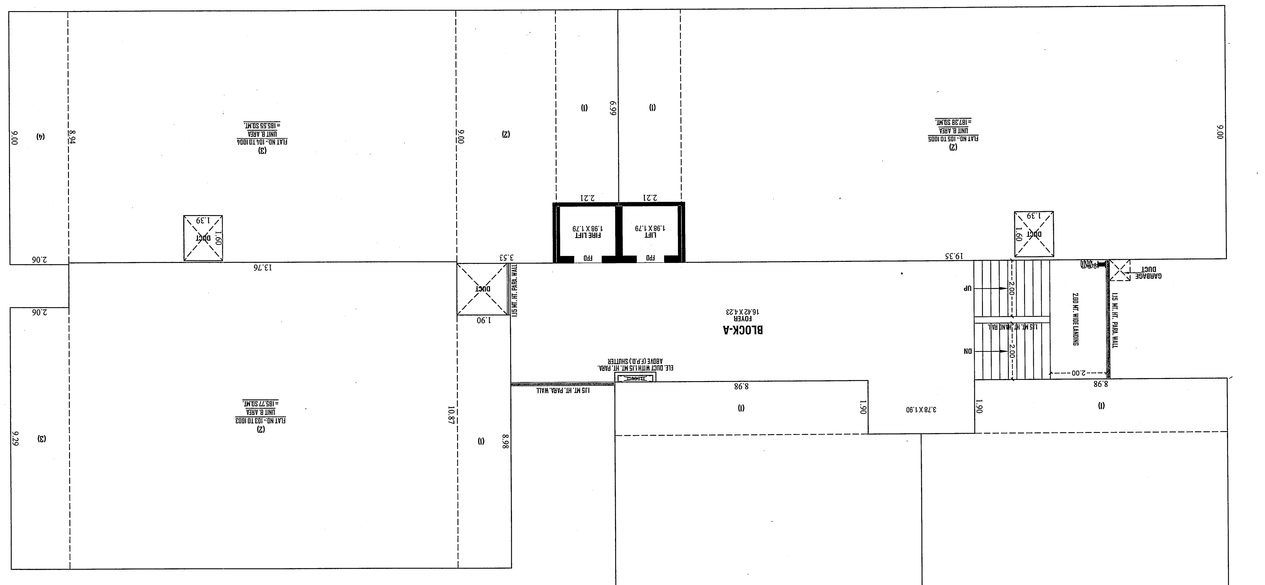
TDO, SPSR AMC

CARPET AREA (BREAD) CALCULATION ON 1ST TO 10TH FLOOR PLAN



UNIT BUILT UP AREA CALCULATION ON 1ST TO 10TH FLOOR PLAN

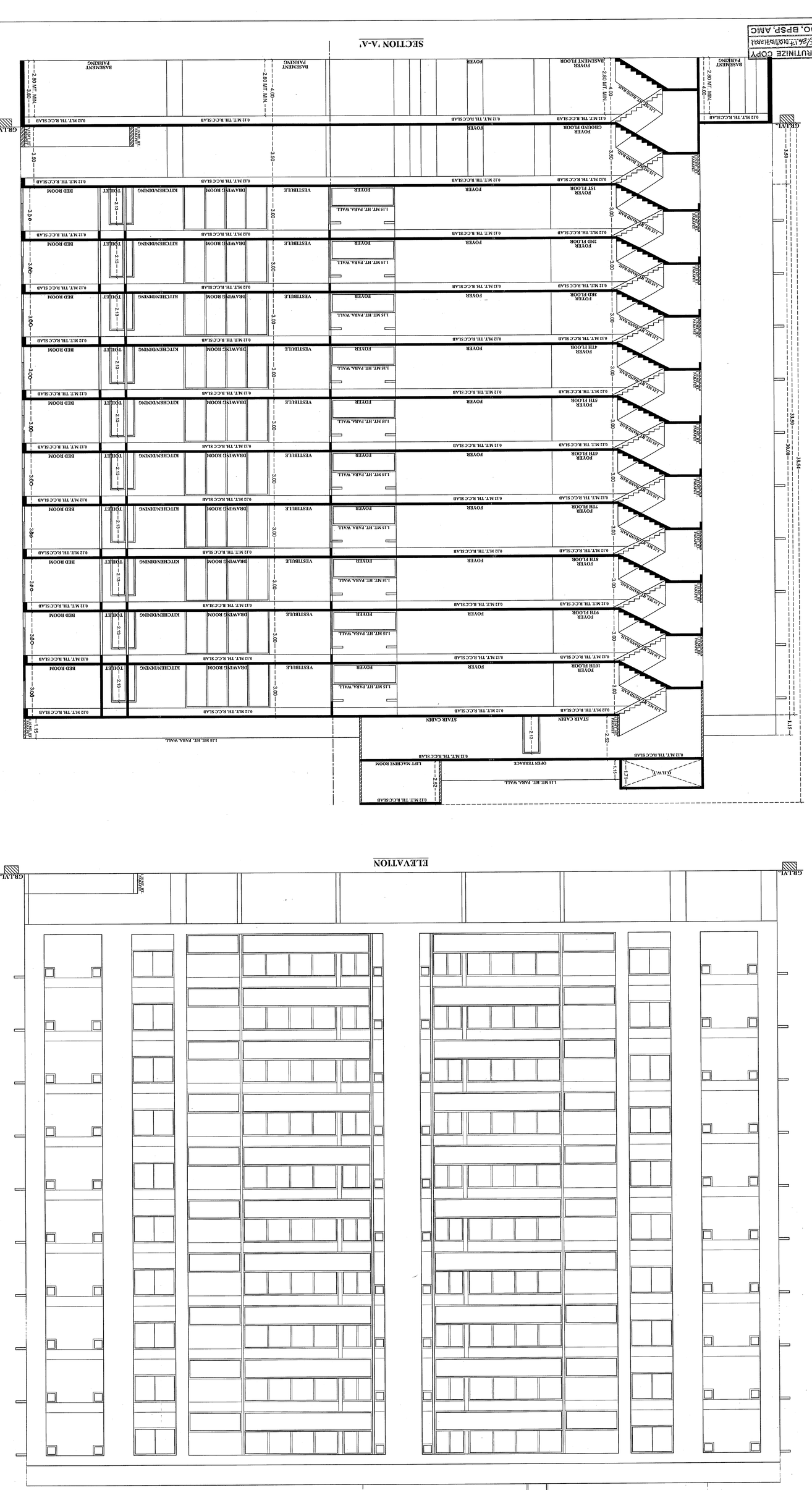


FLOOR	UNIT BUILT-UP AREA (CARPET AREA)				TOTAL	UNIT BUILT-UP AREA CALC.				TOTAL
	FLAT NO. 101 TO 1001	FLAT NO. 102 TO 1002	FLAT NO. 103 TO 1003	FLAT NO. 104 TO 1004		FLAT NO. 101 TO 1001	FLAT NO. 102 TO 1002	FLAT NO. 103 TO 1003	FLAT NO. 104 TO 1004	
1ST FLOOR	101	102	103	104		101	102	103	104	
	187.57	187.38	187.79	187.57		187.57	187.38	187.79	187.57	
	187.57	187.38	187.79	187.57	1124	187.57	187.38	187.79	187.57	1124
2ND FLOOR	201	202	203	204		201	202	203	204	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
3RD FLOOR	301	302	303	304		301	302	303	304	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
4TH FLOOR	401	402	403	404		401	402	403	404	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
5TH FLOOR	501	502	503	504		501	502	503	504	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
6TH FLOOR	601	602	603	604		601	602	603	604	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
7TH FLOOR	701	702	703	704		701	702	703	704	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
8TH FLOOR	801	802	803	804		801	802	803	804	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
9TH FLOOR	901	902	903	904		901	902	903	904	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
10TH FLOOR	1001	1002	1003	1004		1001	1002	1003	1004	
	187.57	187.57	187.57	187.57		187.57	187.57	187.57	187.57	
	187.57	187.57	187.57	187.57	1124	187.57	187.57	187.57	187.57	1124
TOTAL			5902.40					5902.40		
			5902.40		22496			5902.40		22496

(BLOCK :- A)				
UNIT BUILT-UP & CARPET AREA GREAV TABLE				
FLOOR	UNIT BUILT-UP AREA			TOTAL
	& F.S.I AREA			
	LIFT	LIFT LOBBY	MAIN	
1ST FLOOR	187.57	187.57	187.57	562.71
2ND FLOOR	187.57	187.57	187.57	562.71
3RD FLOOR	187.57	187.57	187.57	562.71
4TH FLOOR	187.57	187.57	187.57	562.71
5TH FLOOR	187.57	187.57	187.57	562.71
6TH FLOOR	187.57	187.57	187.57	562.71
7TH FLOOR	187.57	187.57	187.57	562.71
8TH FLOOR	187.57	187.57	187.57	562.71
9TH FLOOR	187.57	187.57	187.57	562.71
10TH FLOOR	187.57	187.57	187.57	562.71
TOTAL	1875.70	1875.70	1875.70	5627.10

GENERAL NOTES :-

1. UNDERWRITER :- The contractor shall be responsible for the work and shall be responsible for the stability of the structure. Contractor shall be responsible for the stability of the structure during construction. Contractor shall be responsible for the stability of the structure during construction. Contractor shall be responsible for the stability of the structure during construction



PROPOSED PLAN SHOWING RESIDENTIAL BUILDING ON F.P. NO. :- 19 OF T.P.S. NO. :- III (NIKOL - KATHWADA) (FINAL) [O.P. NO.:- 19 , SUR. NO. :- 17/6] AT :- NIKOL , TA :- ASARWA , DIST :- AHMEDABAD

BLOCK :- A	SCALE:- 1.00 CM = 1.00 MT.
ZONE : RS1- I (R-1)	USE :- RESIDENTIAL

B.AREA TABLE	SQ. MTS.
PROP. B.AREA ON BASEMENT FL	1513.60 SQ. MTS.
PROP. B.AREA ON GROUND FL (HOLLOW PLINTH)	1046.53 SQ. MTS.
PROP. B.AREA ON 1 ST FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 2 ND FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 3 RD FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 4 TH FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 5 TH FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 6 TH FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 7 TH FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 8 TH FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 9 TH FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON 10 TH FLOOR	1046.53 SQ. MTS.
PROP. B.AREA ON STAIR CABIN	104.81 SQ. MTS.
PROP. B.AREA ON LIFT M. ROOM	52.74 SQ. MTS.
PROP. B.AREA TOTAL	13171.96 SQ. MTS.

F.S.I. AREA TABLE	SQ. MTS.
F.S.I. ON 1 ST FLOOR	946.45 SQ. MTS.
F.S.I. ON 2 ND FLOOR	946.45 SQ. MTS.
F.S.I. ON 3 RD FLOOR	946.45 SQ. MTS.
F.S.I. ON 4 TH FLOOR	946.45 SQ. MTS.
F.S.I. ON 5 TH FLOOR	946.45 SQ. MTS.
F.S.I. ON 6 TH FLOOR	946.45 SQ. MTS.
F.S.I. ON 7 TH FLOOR	946.45 SQ. MTS.
F.S.I. ON 8 TH FLOOR	946.45 SQ. MTS.
F.S.I. ON 9 TH FLOOR	946.45 SQ. MTS.
F.S.I. ON 10 TH FLOOR	946.45 SQ. MTS.
TOTAL F.S.I.	9464.50 SQ. MTS.

SCHEDULE OF DOOR & WINDOW ALL WINDOW PROTECTED BY SAFETY GRILL	R.C.C. STAIR DETAILS
DOOR / WINDOW / VENT	WIDTH > 2.00 MT
PDD = 1.23 X 2.13	TREAD > 0.30 MT
W = 2.44 X 1.37	RISER > 0.15 MT
D1 = 0.92 X 2.13	GAP BETWEEN BALUSTER > 0.15 MT
W1 = 1.83 X 1.37	
D2 = 0.76 X 2.13	
W2 = 1.22 X 1.37	
W3 = 0.83 X 1.37	
2D+W = 4.68 X 2.13	
2D+W1 = 1.71 X 2.13	V = 0.61 X 0.61

COLOUR NOTE :	KERA CALCULATION COLOUR NOTE:-
PROP. WORK	WASH & BALCONY
PROP. DRAINAGE	NET CARPET AREA LINE (KERA)
	EXTERNAL BOUNDARY LINE

LIFT DETAIL

MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

FOR, DEVARSHI INFRACON LLP
PARTNER

OWNER:-

PARTH PRAKASHKUMAR PATEL
AMC LIC NO :-30/ECHR/2901/2016/0267
AMC LIC NO :-30/ECHR/2901/2016/0267
AMC LIC NO :-30/ECHR/2901/2016/0267
Kishanda Road, Mirzapur, Ahmedabad-- 382350

ENGINEER:-

COW:-
AMC LIC NO :-30/ECHR/2901/2016/0267
AMC-E/ Geopraneshi Engineer,
Kishanda Road, Mirzapur, Ahmedabad-- 382350

STR. ENGINEER:-

NARENDRA K. PATEL
(M.Tech.(Str.)
42, Ambali Kshem, Nr. Hotel Royal Junction, S.P. Ring Road, Ambali,
Ahmedabad, Gujarat - 380 054
AMC/C No. 30/181011/21

DEVELOPER:-

ZIRCON ENGINEERING
001DV00072/001005
DEVELOPER

HNS DESIGN STUDIO
Architect & Interior Designer
Ahmedabad

SOIL TEST REPORT

GENERAL NOTES :-

1. ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE MENTIONED.
2. THE DRAWING MUST BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.
3. ALL DIMENSIONS TO BE CHECKED AT SITE BEFORE COMMENCEMENT OF WORK.
4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE.
5. ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE MENTIONED.
6. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE.
7. ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE MENTIONED.
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15. ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE MENTIONED.
16. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE.
17. ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE MENTIONED.
18. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE.
19. ALL DIMENSIONS ARE IN MTS. UNLESS OTHERWISE MENTIONED.
20. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE.

PROP. B. AREA CALC. ON STAIR CABIN.	
(1) 1.50 X 0.60 X 1 =	7.68 SQ. MT.
(2) 0.65 X 0.46 X 1 =	30.13 SQ. MT.
(3) 0.60 X 0.10 X 1 =	0.00 SQ. MT.
TOTAL =	10.81 SQ. MT.

NET B.AREA ON STAIR CABIN	
TOTAL =	10.81 SQ. MT.

PROP. B.AREA CALC. OF O.H.W.T.	
(1) 4.82 X 4.69 X 1 =	22.61 SQ. MT.
(2) 4.65 X 0.46 X 1 =	30.13 SQ. MT.
TOTAL =	52.74 SQ. MT.

NET B.AREA OF O.H.W.T. = 52.74 SQ. MT.

FIRE HYDRANT LEGEND

SR.	SYMBOL	DESCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		NON RETURN VALVE
4		LANDING HYDRANT VALVE
5		FIRE HOSE BOX
6		FIRST AID HOSE REEL
7		TWO WAY SIAMESE CONNECTION
8		DCP & D.C
9		COURT YARD HYDRANT VALVE
10		SIDEWALK DCP
11		SPRINKLERED

R.C.C. COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

R.C.C. COLUMN.
L.X D
D1 D2 D3 D4
Lift 1.60X1.80L
L.X D

S.O.R. :-

PARTH PRAKASHKUMAR PATEL
AMC LIC NO :-30/ECHR/2901/2016/0267
Kishanda Road Kishanda,
Ahmedabad - 382350

ARCHITECT

ARCHITECT
HNS DESIGN STUDIO
Ahmedabad

Date : 15/07/2021
Sr. Engineer (R&B)
Ahmedabad Municipal Corporation
Sr. Engineer (R&B)
Ahmedabad Municipal Corporation
Ward Engineer (R&B)
Ahmedabad Municipal Corporation
Ward Engineer (R&B)
Ahmedabad Municipal Corporation
Plan Approved as per Sanction Development Permission vide Ref. No. :- AMC/ECHR/2901/2016/0267 dt. 15-07-2021
Zone: EAST
Ward: NIKOL
Application Number : 2021/0267/SP
Plot Area : 1513.60 Sq.Mts.
Use : RESIDENTIAL
Sanction Authority Signature and Seal
Sr. Engineer (R&B)
Ahmedabad Municipal Corporation
Ward Engineer (R&B)
Ahmedabad Municipal Corporation
Sr. Engineer (R&B)
Ahmedabad Municipal Corporation
Ward Engineer (R&B)
Ahmedabad Municipal Corporation
Date : 15/07/2021
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Ward Engineer (R&B)
Ahmedabad Municipal Corporation
Ward Engineer (R&B)
Ahmedabad Municipal Corporation

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T.D.O. BP&P, AMC