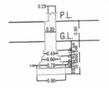


WALL FOUNDATION
SECTION : B-B

| B.A. Area Calculation on Ground Floor | Sq.mts |
|---|---|
| Block : | |
| Open Electric Sub Station (Transformer Plinth) 3.04x3.23 = | 9.82 Sq.mts |
| Sub Station Switch Room 3.29x3.23 = | 10.63 Sq.mts |
| Net B.A. Area on Gr. Floor = | 20.45 Sq.mts |

Schedule Of Opening

D = 2.44 x2.40 D1 = 1.50 x2.40
W = 0.30x2.00

| Block No. | Consume F.S.I. | | | No. Of Comm. UNIT | Residential Dwelling units built-up area up to 50 | | | Residential Dwelling units more than 50 and up to 66 | | | Residential Dwelling units more than 66 and up to 80 | | | commercial f.s.i. | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Commercial | Residence | Total | | No. Of UNIT | F.S.I. Area | % Of Used F.S.I. | No. Of UNIT | F.S.I. Area | % Of Used F.S.I. | No. Of UNIT | F.S.I. Area | % Of Used F.S.I. | Used F.S.I. | % Of Used F.S.I. |
| A | 241.04 | 3852.32 | 4093.36 | 9 | - | - | - | 64 | 3852.32 | 94.11 | - | - | - | 241.04 | 5.89 |
| | | | | | | | | | | | | | | | |
| Total | 241.04 | 3852.32 | 4093.36 | 9 | - | - | - | 64 | 3852.32 | 94.11 | - | - | - | 241.04 | 5.89 |

| Sr. No. | Dwelling units Type | No. Of UNIT | Used F.S.I. | % Of Used F.S.I. | Chargeable F.S.I. |
|---|---|---|---|---|---|
| A | Commercial units | 9 | 241.04 | 5.89 | 80.16 |
| B | up to 50 Sq.mts | - | - | - | - |
| C | more than 50 and up to 66 | 64 | 3852.32 | 94.11 | 1280.80 |
| D | more than 66 and up to 80 | - | - | - | - |
| E | With Aff. F.S.I. (40% Slab) | - | - | - | - |
| | | | | | |
| | Grand Total | 73 | 4093.36 | 100 | 1360.96 |

SANITARY PROVISION

FLOOR AREA = 234.74 SQ.MT.
234.74 / 4= 58.69 SAY 59 USERS
REQD. URINAL 1/1C0 MALE USERS = 59/25 = 2
REQD. WC 1/100 USERS = 59/25 NOS.
= SAY 2 NOS. REQ. TOILET

| REQD. | URINAL | G. WC | L. WC | P.H. TOILET |
|---|---|---|---|---|
| 234.77 | 2 | 2 | 2 | - |
| 25% GEN. | | 1 | 1 | 1 |

PROVIDED

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

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

SCRUTINIZE COPY
NO. 732 Dt. 10/4/19
TDO, BPSP, AMC

| EQ. TENAMENT STATEMENT | | | |
|---|---|---|---|
| FLOOR | USE | EQUITY TENA. | |
| BLOCK | | A+B | |
| | | COMM. | RESI. |
| GROUND (H. P.) | PARK. | -- | -- |
| GROUND (S. P.) | SHOP/RESI | 09 | -- |
| 1ST FLOOR | RESI. | -- | 10 |
| 2ND FLOOR | RESI | -- | 10 |
| 3RD FLOOR | RESI | -- | 10 |
| 4TH FLOOR | RESI | -- | 10 |
| 5TH FLOOR | RESI | -- | 10 |
| 6TH FLOOR | RESI | -- | 10 |
| 7TH FLOOR | RESI | -- | 04 |
| | | | |
| TOTAL | SHOP/RESI | 09 | 64 |

| BUILT UP AREA STATEMENT | |
|---|---|
| | (IN SQ.MT.) |
| BLOCK | A+B |
| BASEMENT | 901.39 |
| GROUND (H. P.) | 612.58 |
| GROUND (S. P.) | 241.04 |
| 1ST FLOOR | 742.17 |
| 2ND FLOOR | 742.17 |
| 3RD FLOOR | 742.17 |
| 4TH FLOOR | 742.17 |
| 5TH FLOOR | 742.17 |
| 6TH FLOOR | 742.17 |
| 7TH FLOOR | 311.11 |
| STAIR CABIN | 105.90 |
| LIFT MAC. ROOM | 76.16 |
| ELE.SUB STATION | 20.45 |
| METER ROOM | 9.98 |
| TOTAL | 6731.63 |

| F.S.I. AREA STATEMENT | |
|---|---|
| | (IN SQ.MT.) |
| BLOCK | A+B |
| GROUND (S. P.) | 241.04 |
| 1ST FLOOR | 606.38 |
| 2ND FLOOR | 606.38 |
| 3RD FLOOR | 606.38 |
| 4TH FLOOR | 606.38 |
| 5TH FLOOR | 606.38 |
| 6TH FLOOR | 606.38 |
| 7TH FLOOR | 214.04 |
| | |
| TOTAL | 4093.36 |

| COMM. F.S.I. AREA STATEMENT | |
|---|---|
| FLOOR | BLOCK -A+B |
| | (IN SQ.MT.) |
| GROUND (S. P.) | 241.04 |
| | |

LAY-OUT SHEET NO:- 1/5

RESIDENTIAL AFFORDABLE HOUSING PROJECT

LAY-OUT PLAN SHOWING PROPOSE RESIDENTIAL & COMMERCIAL BUILDING (RESIDENTIAL-AFFORDABLE HOUSING) ON F.P. NO. 75/1+75/2 OF T.P.S.NO. 108 (RAMOL) (DRAFT SANCTIONED) [ R.S.NO. 466/2, 459/1+2, O.P.NO. 75/1+75/2] MOJE :- RAMOL , TA.:- VATVA , DIST :- AHMEDABAD

BLOCK :- A+B SCALE:- 1C.M. = 2 MT.

USE : RESIDENTIAL + COMMERCIAL (AFFORDABLE HOUSING)

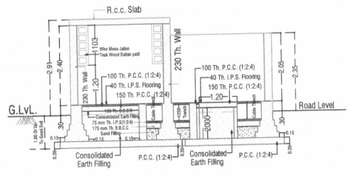
ZONE :- RESIDENTIAL - I (R1)

AREA TABLE SQ.MTS.

| | |
|---|---|
| PLOT AREA OF F.P. NO. 75/1+75/2 | 1518.00 |
| PERMI. F.S.I. (1:80 X 1518.00) | 2732.40 |
| CHARGEABLE F.S.I. (0.90 X 1518.00) | 1366.20 |
| TOTAL PERMI. F.S.I. (2732.40+1366.20) | 4098.60 |
| TOTAL UTILIZED F.S.I. | 4093.36 |
| UTILIZED CHARGEABLE F.S.I. | 1360.96 |

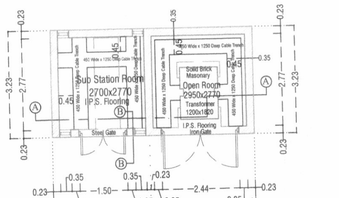
COLOUR NOTES:-

| | | | |
|---|---|---|---|
| O. P. BOUNDARY | | ROAD | |
| F. P. BOUNDARY | | P. WELL | |
| PROP. WORK | | COM.BIN. | |
| PROP. DRAIN-LINE | | TREE | |
| COMMON PLOT LINE | | BASEMENT LINE | |




SECTION : A-A

FRONT ELEVATION




GROUND FLOOR PLAN

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 = 64 UNITS / 8UNITS/ 1 = 8 NOS. REQD.
PROVIDED CONTAINER = 8 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)

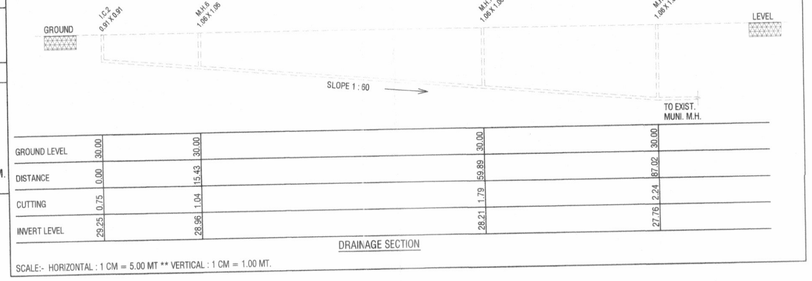
TOTAL FLOOR AREA FOR SHOPS = 234.74 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 234.74 X 20 / 100 /80 = 0.59 NO.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 1 NO
TOTAL C.BIN PROVIDED = 8 NO.FOR RESI.+ 1 NO. FOR COMM.
= 9 NO.OF 80 LIT.CAPACITY

TREE PLANTETION

NO. OF TREE REQ. = 5 FOR 200 SQ.MT.
REQ. = (1518.00/200) x 5 = 8 x 5 = 40 NOS.
PROVI. 40 NO. TREES

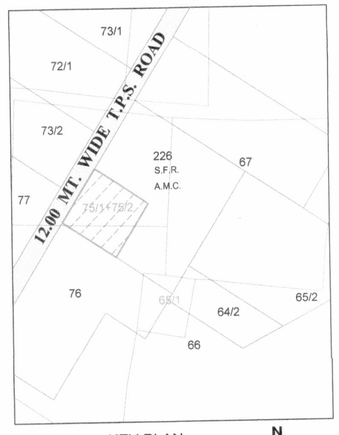
REQ. PERCOLATING WELL

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 1518.00 / 4000.00 SQ. MTS.
= 0.38 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

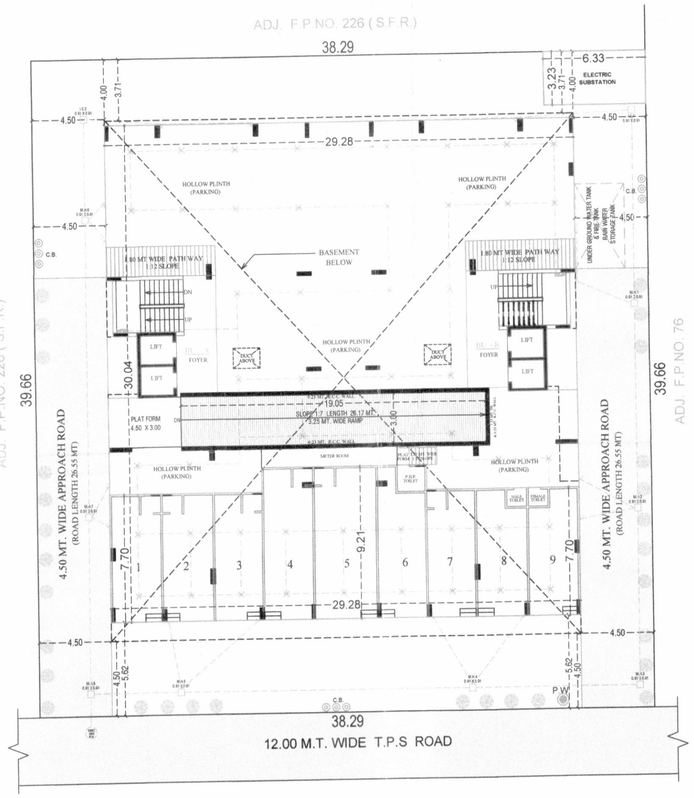



DRAINAGE SECTION

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



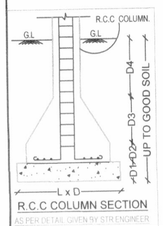

KEY PLAN
SCALE.:- - 1.00 CM. = 20.00 MT.




LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

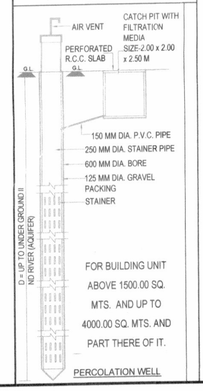
GENERAL NOTES :-

- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is veryfied by 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. 21.1.15 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. 21.8 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 per 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 paving of building unitiffinal plot as per the provision of the clause no. 21.1.4 of cgdcr 2017.
- The structure of the building is as per the norms of the specified in the indian standard and take nacessary action 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.
- Grey water recycling system & dual plumbing system is provided as per the clause no. 25.4 of cgdcr 2017.
- Tree plantation is provided as per the clause no. 25.5 of cgdcr 2017.
- Fire safety system is provided as per chapter no. 22 of cgdcr 2017.
- Fire safety provisions shall be made as per 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. 27 of cgdcr 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as par chapter no. 22.3 of cgdcr 2017.




FIRE HYDRANT LEGEND

| SR. | SYMBOL | DISCRIPTION |
|---|---|---|
| 1 | | FIRE HYDRANT PIPE MAIN |
| 2 | | SLUICE VALVE |
| 3 | | NON RETURN VALVE |
| 4 | | COURT YARD HYDRANT VALVE |
| 5 | | LANDING HYDRANT VALVE |
| 6 | | HOSE BOX |
| 7 | | FIRST AID HOSE REEL |
| 8 | | AIR RELEASE VALVE |
| 9 | | TWO WAY SIAMESE CONNECTION |
| 10 | | RISE OR DROP |




The Basic Requirements For Fire Protection Of High-Rise Building In A.M.C. and A.U.D.A. Area

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge the 900 liters per minute at 3 bar pressure as measured at the terrace level should be installed.

The Riser for the buildings exceeding 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected 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 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. 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.

The Overhead tank shall be of a capacity of not less than 20,000 liters.

The Underground tank shall be of a capacity 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 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 ($CO_2$) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) ISI mark to be installed on floor in case of commercial building.

Two Carbon Dioxide ($Co_2$) type extinguisher of 2 kg. with ISI mark capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark on alternate floors 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 center core of the buildings 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 bellow or above.

6. LIGHTENING ARRESTER :

A lightening arrester should also be installed and be properly berthed to prevent damage to the building when the lightening strikes.

7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE

Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

8. 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.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG.ARCH.WILL OBEY AS PER ALL BOND 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 HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO:- EDB/172/81/3784/L, DTD.24/04/82 AND LATEST NOTIFICATION NO:- 2019/2018, NOTIFICATION NO:- PRCH/102018/7186/L, DTD.15/10/2018 AND THE TERMS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT'S CIRCULAR/ORDER/NANUAL/ AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO:- GHV/088 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO. GHV/307 OF 2018/EDB-102016-3629-L, DATED:- 29/12/2017 AND LETTER NO GHV/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO:- GHV/152 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 AND LETTER NO:- GHV/445 OF 2018/EDB-102016-3629-L, DATED:- 25/07/2018 AND LETTER NO:- GHV/152 OF 2018/EDB-102016-3629-L, DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO.- 25.2.3.

(6)OWNER,APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEET,15 OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.)DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-02/04/2019.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF DOING EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT (STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTY, DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENT HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) FOR THE CONTINUOUS SUPERVISION AND THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING GIVEN 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.

(9)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR R.S.NO. 466/2 AND IT IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY CH. M.E. VIDE LOI NO. LOI.DT.02/04/2019 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.

(10)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. 10/04/2019.

(11)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 10/04/2019 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.

(12)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECI FIED IN OPINION GIVEN BY T.P.O. UNIT-3, DATED:- 20/02/2019 , LETTER NO.:-C.B.(NAVI SHARATI/TATKAL/N.A./S.R./1180/2018 BY DISTRICT COLLECTOR(AHMEDABAD) IT IS SUBMITTED BY OWNER-APPLICANTS.

(13)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.:- CP/OA.M.C/GENERAL/OP-739, ON DT.:-01/02/2016 AND LETTER NO.:-CP/OA.M.C/OP-739, ON DT.:-28/02/2019.

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA,DT.:-10/04/2019.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (S.Z.) ON DT.01/06/2018.

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:-30/11/2018, LETTER NO.:-C.B.(NAVI SHARATI/TATKAL/N.A./S.R./1180/2018 BY DISTRICT COLLECTOR(AHMEDABAD) IT IS SUBMITTED BY OWNER-APPLICANTS.

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECI FIED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.:11/12/2018 (NO:375) AND FIRE NOC FIRE MEN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED AS PER FIRE NOC.FIRE MEN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED UNDER OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION TAKING GIVEN BY OWNER/APPLICANT ON DT.:10/04/2019 ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(20)AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.10/04/2019.

(21)FOR AFFORDABLE HOUSING NEVER COMBINED OR MERGED TWO OR MORE DWELLING UNITS (I) TO THE SINGLE DWELLING UNIT AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.:10/04/2019.

(22)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.5.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-10/04/2019.

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

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

(25)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/SUB-BROKER(S) WILL MAKE ADVERTISEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNITS, THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(26) [ ].

- બાંધકામની સુરક્ષાસ્થળ રીતાર્ડન, સદ્દનીવંદી, વાવામની જીવવાતાવરણ અંગેની જવાબદારી અન્વયે તા -તમ -તના અધિકારીઓ-ઇજનેરોઓની રહેશે નહીં. આ અંગે અંજરદા/માવાંતે તથાઅંજનારીપર જવું કરેલ પુરમાણ પુરતો બાંધેલી પતરો તથા રીપોર્ટન અંધીન રાણાં જવાબદારી તેમ્બાની રહેશે.

- કેસમાં જવું કરવાના થતા સોઈલરીપોર્ટ,સુરક્ષાસ્થળ રીપોર્ટ, સુરક્ષાસ્થળ રક્ષણ ની અંગે કેસ રેકર્ડ તેનું માટ લાગે ને અંગેની જવાબદારી અ મય કે.

(27)બાંધકામ અને અન્ય બાંધકામ કામોદોઓ (જેમ્બાનીનું નિર્માણ અને તોકડીની કરવો) અધિનિયમ,૧૯૬૬ (૨૭ ઓફ ૧૯૬૬) હેઠળ દરેક બાંધકામ પ્રકૃતિ માટ કરવામા ૧૦ દિવસ પહેલા માટ કામ કરવા કેસના નિયત ફોર્મમા મુખ્યની જોગીય તેમજ બાંધકામ શરૂ કરવાનું ૦૭ દિવસમા ઉકત કામ કરવા કેસના સાતને જોગવી નિર્માણકર્તી બોધાકિય અધિકારી અને અધ્યાસાની ફોરીયા કરવવાની રહેશે.

FOR, SAMARPAN REALITY
PARTNER

OWNER:
HILESH P. KHERNAR
C-2/102, PUSHKAR RESIDENCY,
B/H. ANNAPURNA RESTAURANT,
JASODANAGAR, AHMEDABAD.
AMC LIC No. ER 0713270419/R1

KIREN B. P
STRUCTURAL E
LIC No.: SD05
Reg. No. AU
402, Mauli
Nr. Mansi
Vastrapur, Ahmedabad-380 015.

ENGINEER:

STR. ENGINEER:

C-2/102, Pushkar Residency,
B/h. Annapurna Restaurant,
Jasodanagar, AHMEDABAD.
AMC LIC. No. CW 0413210/5

SAMARPAN REALITY
Dev. Lic. No. DEV 11340606023

C.O.W.:

DEVELOPER:

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.3.4 & 3.5) :-
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. 2.3.1) :-
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/181218/CGDCR/V/A1028/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 01597/181218/A1028/R0/M1
Date : 10/04/2019

T.D. Sub Inspector(B.P.S.P.) 10/04/19
T.D. Inspector (B.P.S.P.)
Asst. T.D.O. (B.P.S.P.) 10-04-2019

બાંધકામ વિકાસ અને બાંધકામ પરવાનગી નિયમો ૨૦૧૭ ના તમામ જ. પરવાનગીની શરતોનું પાલન ન કરવા બદલ બાંધકામ પરવાનગી રદ્દ કરવામાં આવશે તથા સિવાય કાર્યવાહી પણ કરવામાં આવશે.

## PARKING AREA TABLE SOLID PLINTH COMM.:-

USE F. S. I. AREA = 241.04 SQ. MT.
OF PLOT AREA
PARKING REQ. @ 50% OF 241.04 = 241.04 X 0.50 = 120.52

| PARKING | REQUIRED | PROVIDED | TOTAL |
|---|---|---|---|
| VISITOR | @ 20% OF 120.52 | (C1) 4.27 X 1.12 = 4.78 SQ. MTS. (IN MARGIN)<br>(C2) 4.15 X 1.12 = 4.65 SQ. MTS. (IN MARGIN)<br>(C3) 4.94 X 1.12 = 5.53 SQ. MTS. (IN MARGIN)<br>(C4) 4.21 X 1.12 = 4.72 SQ. MTS. (IN MARGIN)<br>(C5) 2.16 X 1.12 = 2.42 SQ. MTS. (IN MARGIN)<br>(C6) 2.69 X 2.69 = 7.24 SQ. MTS. (IN MARGIN) | |
| | 24.10 | 29.34 | 29.34 |
| OTHER | @ 30% OF 120.52 | (B1) 9.48 X 2.69 = 25.50 SQ. MTS. (H.P.)<br>(B2) 6.12 X 2.69 = 16.46 SQ. MTS. (H.P.) | |
| | 36.16 | 41.96 | 41.96 |
| CAR | @ 50% OF 120.52 | (A1) 14.90 X 03.95 = 58.86 SQ. MTS. (BASEMENT)<br>(A1a) 5.40 X 3.13 = 16.90 SQ. MTS. (BASEMENT) | |
| | 60.26 | 75.76 | 75.76 |
| TOTAL | 120.52 | 147.06 | 147.06 |

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TDO, BPSP, AMC

## PARKING AREA TABLE (RESI.)

| | | REQ. SQ.MTS. | TOTAL PROVI. |
|---|---|---|---|
| TOTAL USED F.S.I. AREA = 4093.18 - 241.04 (COMM.F.S.I.) | | | |
| TOTAL USED F.S.I. AREA = | 3852.14 | | SQ.MTS. |
| TOTAL REQ. PARKING AREA | REQ. @ 10% | 385.21 | 984.10 |
| REQ. CAR PARKING AREA | REQ. @ 50% | 192.60 | -------- |
| PROVI. CAR PARK. AREA | ( A2,A3.A4,A5) | -------- | 605.36 |
| REQ. OTHER PARK. AREA | REQ. @ 40% | 154.08 | -------- |
| PROVI. OTHER PARK. AREA | ( B3 , B4 ) | -------- | 239.32 |
| VISITOR'S PARKING AREA + ADDI. VISITOR'S PARKING AREA | REQ. @ 20% | 77.04 | -------- |
| PROVI. VISITOR'S PARK. AREA | ( C6 ) | -------- | 139.42 |

| | | |
|---|---|---|
| **VISITOR PARKING AREA(RESI.)** | | |
| (C6) 15.70 X 8.88 = 139.42 SQ. MTS. | (IN H.P.) | 139.42 |
| **OTHER PARKING AREA(RESI.)** | | |
| (B3) 29.28 X 07.31 = 214.04 SQ. MTS. | (IN H.P.) | |
| (B4) 05.99 X 04.22 = 25.28 SQ. MTS. | (IN BASEMENT) | 239.32 |
| **CAR PARKING AREA(RESI.)** | | |
| (A2) 22.82 X 11.28 = 257.41 SQ. MTS. | (IN BASEMENT) | |
| (A3) 16.62 X 03.13 = 52.02 SQ. MTS. | (IN BASEMENT) | |
| (A4) 9.80 X 3.23 = 31.65 SQ. MTS. | (IN BASEMENT) | |
| (A5) 28.82 X 09.17 = 264.28 SQ. MTS. | (IN BASEMENT) | 605.36 |
| | TOTAL | 984.10 |

## PARKING AREA TABLE

| | COMMERCIAL | | | | RESIDENTIAL | | | | RESI.+COMM. | |
|---|---|---|---|---|---|---|---|---|---|---|
| | REQ. | PROVI. | | | REQ. | PROVI. | | | TOTAL | |
| | | G.F. | 1ST BASEMENT | TOTAL | | G.F. | 1ST BASEMENT | TOTAL | REQ. | PROVI. |
| CAR | 60.26 | -- | 75.76 | 75.76 | 192.60 | --- | 605.36 | 605.36 | 252.86 | 681.12 |
| OTHER | 36.16 | 41.96 | -- | 41.96 | 154.08 | 214.04 | 25.28 | 239.32 | 190.24 | 281.28 |
| VISITOR | 24.10 | 29.34 | -- | 29.34 | 77.04 | 139.42 | -- | 139.42 | 101.14 | 168.76 |
| TOTAL | 120.52 | 71.30 | 75.76 | 147.06 | 423.72 | 353.46 | 630.64 | 984.10 | 544.24 | 1131.16 |

PROP. B. AREA CALC. ON BASEMENT :-

| | | | |
|---|---|---|---|
| (1) | 29.28 X 31.45 X 1 | = | 920.86 |
| LESS:- | | | |
| (1) | 1.83 X 3.47 X 2 | = | 12.70 |
| (2) | 1.17 X 5.79 X 1 | = | 6.77 |
| | TOTAL | = | 19.47 |
| NET B.A. BASEMENT | | = | 901.39 SQ. MT. |

# PARKING LAY OUT & BASEMENT PLAN

SHEET NO :- 2/5

## RESIDENTIAL AFFORDABLE HOUSING PROJECT

PLAN SHOWING PROPOSE RESIDENTIAL & COMMERCIAL BUILDING (RESIDENTIAL-AFFORDABLE HOUSING) ON F.P. NO. 75/1+75/2 OF T.P.S.NO. 108 (RAMOL) (DRAFT SANCTIONED) [ R.S.NO. 466/2, 459/1+2, O.P.NO. 75/1+75/2]
MOJE :- RAMOL , TA.:- VATVA , DIST :- AHMEDABAD

SCALE:- 1C.M. = 2 MT. BLOCK :- A+B

USE : RESIDENTIAL + COMMERCIAL (AFFORDABLE HOUSING)

ZONE :- RRESIDENTIAL - I

**B.AREA TABLE** SQ. MTS.
PROP. B.AREA ON BASEMENT = 901.39 SQ. MTS.

**COLOUR NOTE :**
PROP. WORK
PROP. DRAINAGE

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

(20)AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.10/04/2019.

(21)FOR AFFORDABLE HOUSING NEVER COMBINED OR MERGED TWO OR MORE DWELLING UNITS IN TO THE SINGLE DWELLING UNIT AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.10/04/2019.

(22)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-10/04/2019.

(23) 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.

(24)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. 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.

(25)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.

(26)" ( )."

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટ્રેબીલીટી, સલામતી ગુણવત્તાવિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથાએન્જીનીયરે રજૂ કરેલ પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઈલરીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો.

FOR, SAMARPAN REALITY
PARTNER

OWNER:
HILESH P. KHERNAR
C-2/102, PUSHKAR RESIDENCY,
B/H. ANNAPURNA RESTAURANT,
JASODANAGAR, AHMEDABAD.
AMC LIC No. ER 0713270419R1

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No.: SD0342181020R1
Reg. No. AUDA/SD-I/289
402, Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad-380 015.

ENGINEER:
HILESH P. KHERNAR
C-2/102, Pushkar Residency,
B/h. Annapurna Restaurant,
Jasodanagar, AHMEDABAD.
AMC LIC. No. CW 04812110208

STR. ENGINEER:
SAMARPAN REALITY
Dev. Lic. No. DEV 1134060623

C.O.W.:

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 3.3,3.4 & 3.5) :-
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. 2.3.1) :-
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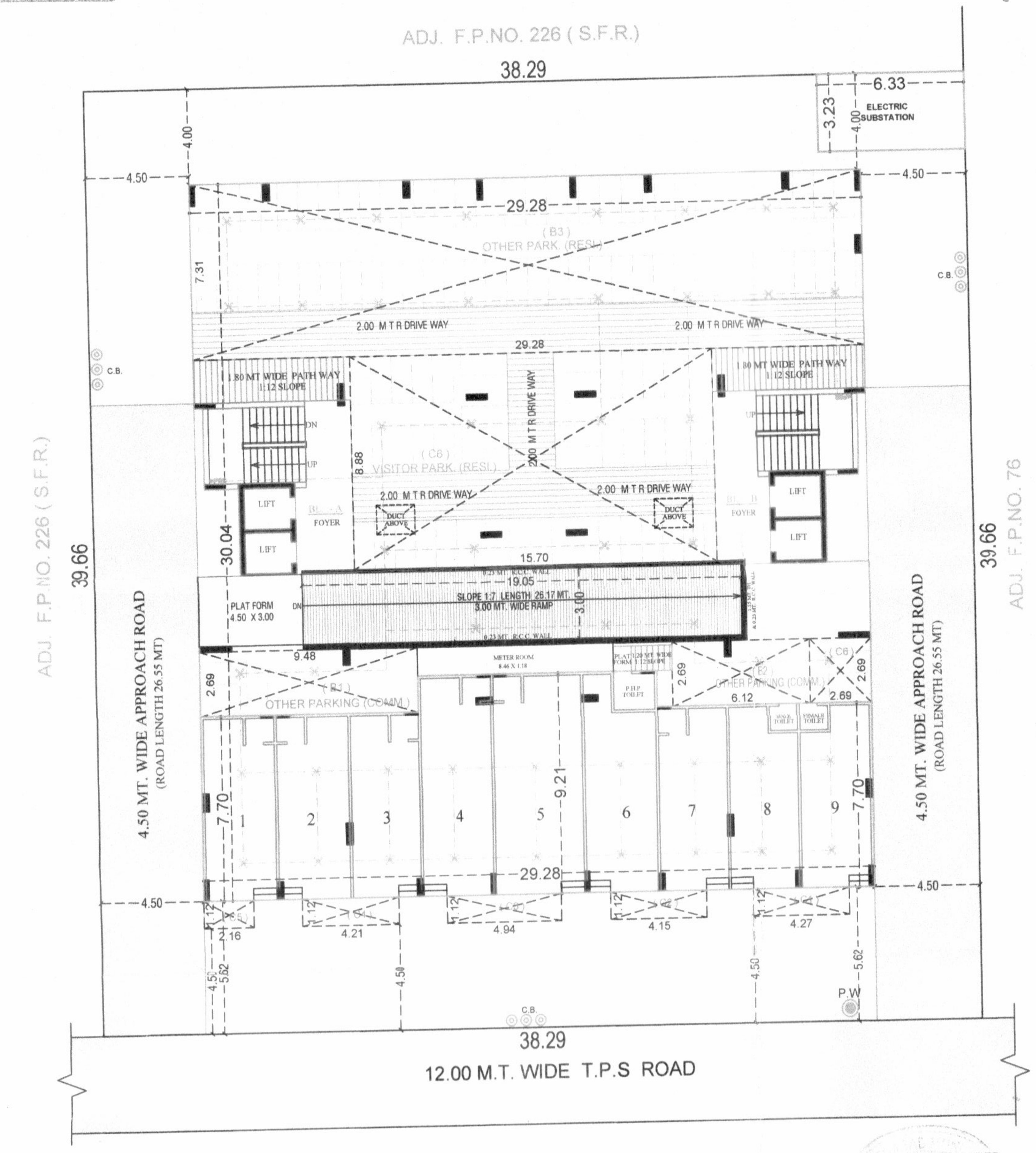
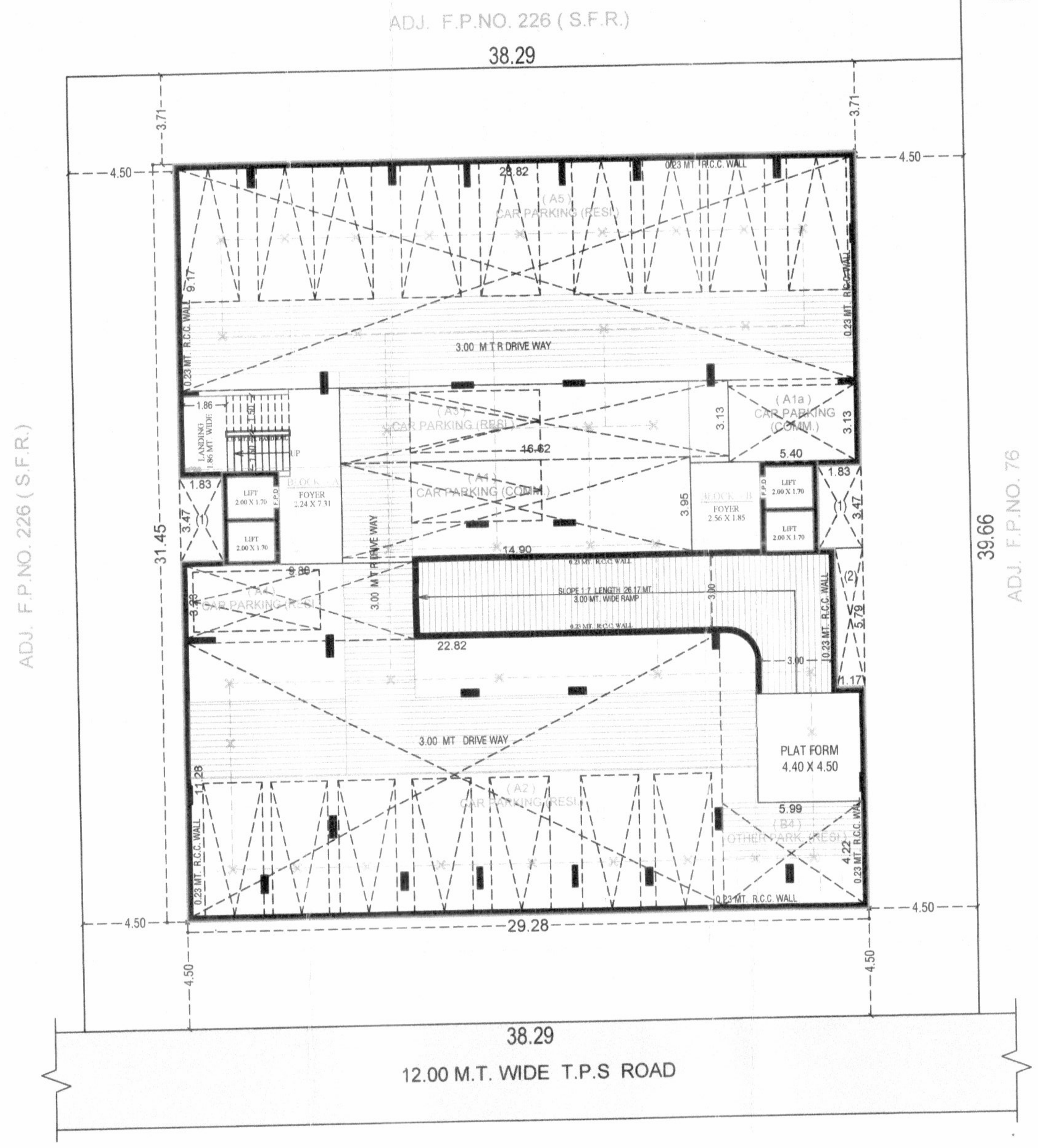
Ahmedabad Municipal Corporation
Case No. : BLNTI/EZ/181218/CGDCRV/A1028/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 01597/181218/A1028/R0/M1
Date : 10/04/2019

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




PARKING LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.




BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.