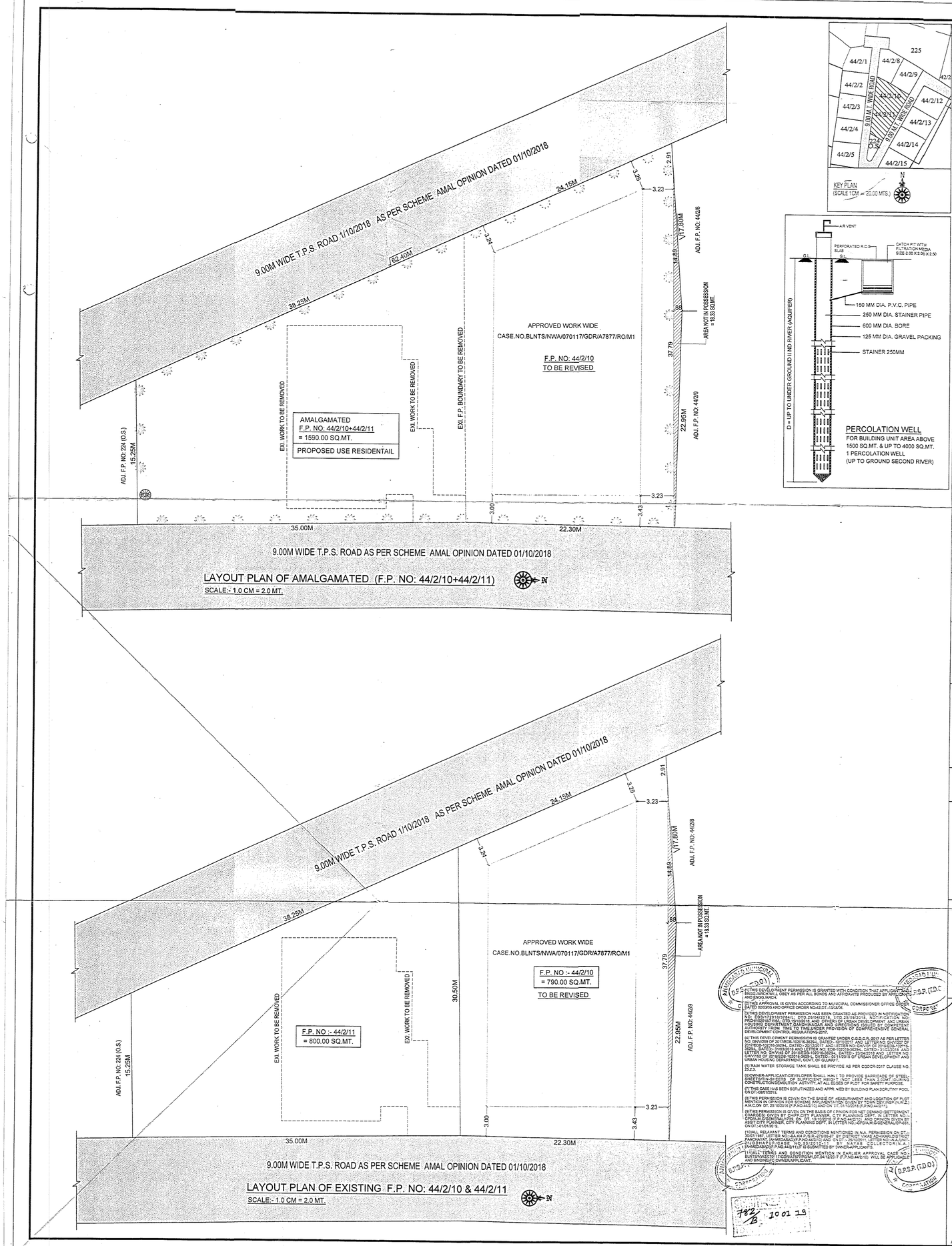


LAYOUT PLAN OF AMALGAMATED (F.P. NO: 44/2/10+44/2/11)

SCALE:- 1.0 CM = 2.0 MT.

LAYOUT PLAN OF EXISTING F.P. NO: 44/2/10 & 44/2/11

SCALE:- 1.0 CM = 2.0 MT.

PERCOLATION WELL
FOR BUILDING UNIT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.
1 PERCOLATION WELL
(UP TO GROUND SECOND RIVER)

LAYOUT PLAN (AMALGAMATION PLAN) | 1/1

LAYOUT PLAN SHOWING PROPOSED AMALGAMATION OF [F.P. NO : 44/2/10, O.P. NO: 44/2/10, R.S. NO: 1162/P (VEJALPUR)] & [F.P. NO : 44/2/11, O.P. NO: 44/2/11, R.S. NO: 1162/P (VEJALPUR)], R.S. NO: 470/P (JODHPUR), OF PRELIMINARY T.P.S. NO: 6 (VEJALPUR), MOJE: JODHAPUR, TAL.: VEJALPUR, DIST: AHMEDABAD.

SCALE : 1CM = 2.0M.

ZONE AS PER R.D.P. 2021:- RESIDENTIAL-I (ONE) R-1

USE OF CONSTRUCTION :- RESIDENTIAL

AREA TABLE — IN SQ.MT.

	PLOT AREA	AREA NOT IN PASSESSION	NET PLOT AREA
PLOT AREA OF F.P. NO: 44/2/10	790.00	18.33	771.67
PLOT AREA OF F.P. NO: 44/2/11	800.00	-	800.00
TOTAL AMALGAMATED PLOT AREA OF F.P. NO: 44/2/10 + 44/2/11	1590.00	18.33	1571.67

APPROVED WORK DETAIL IN F.P.NO.44/2/10 CASE.NO.BLNTS/NWA/070117/GDR/A7877/RO/M1

AREA TABLE AS APPROVED

FLOOR	USE	EQUI. TENA.	BUILT UP AREA	FSI AREA	FLOOR AREA
BASEMENT	PARKING	–	411.09	14.81	14.81
GROUND	PARKING	–	213.82 } 456.25	-	-
	RESI.	1	242.43	242.43	242.43
1ST FLOOR	RESI.	1	456.25	398.45	398.45
2ND FLOOR	RESI.	1	405.27	349.77	349.77
STAIR CABIN	–	–	40.16	-	-
L.M.R. & O.H.W.T.	–	–	26.24	-	-
TOTAL	RESI.	3	1795.26	1005.46	1005.46

CASE.NO.BLNTS/NWA/070117/GDR/A7877/RO/M1
RAJA CHITTHI.NO 9785/070117/A7A77/RO/M1
DATE 04/12/2017

PERCOLATING WELL
FOR PLOT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.
1 PERCOLATING WELL (UP TO GROUND 2ND RIVER) REQUIRED
PLOT AREA = 1590.00 SQ.MT.
REQUIRED 1 PERCOLATING WELL, PROVIDE 1 PERCOLATING WELL.

TREE PLANTATION REQD.
PLOT AREA = 1590.00 SQ.MT.
TREE PLANTATION REQD. UP TO 500.00 SQ.MT. = 12 NOS.
1590.00 -500.00= 1090.00 X5/200= 27.25 SAY = 28 NOS.
TOTAL TREE PLANTATION REQD. = 40 NOS.
TREE PLANTATION PROVIDED = 40 NOS.

NOTES :-
- IT IS CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND ALL DIMENSION OF SIDES, SHAPE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA OF PLOT SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENTS OF T.P. SCHEME RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE, MARGINAL AND ROAD LINE PORTION.
- IT IS TO CERTIFY THATALL REQUIREMENTS AS PER C.G.D.C.R.-2017 ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN AND I AM FULLY RESPONSIBLE FOR THAT.
- THE DEPTH & POSITION OF EXISTING MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.

NOTES :-
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- PERCOLATION WELL IS PROVIDED AS PER THE CLAUSE NO. 25.2.2 OF CGDCR 2017.

COLOUR NOTE:-
- F.P. BOUNDRY
- PROP. F.P. BOUNDARY
- EXI. F.P. BOUNDARY TO BE REMOVED
- ROAD
- TREE PLANTATION
- PERCOLATING WELL
- EXI. WORK TO BE REMOVED

For, UNIQUE REALTY
Partner
OWNER

KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC No. : A.M.C. ER-0804040821 R1
ENGINEER

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT, ARCHITECT, ENGG.(STRUCT.) AND ENGG.(SUPERVISION) WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PROCUCED BY APPLICANT, ARCHITECT AND ENGG.(STRUCT.) AND ENGG.(SUPERVISION) ON STAMP PAPER.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.MCS/10/TPS/DP/DATED 03/03/05 AND OFFICE ORDER NO-42,ST.-13/3/06.

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/1712018/37844/L, DTD.26/04/2018, G.T.D.25/09/2018, NOTIFICATION NO: PRO/102/2018/37845/L DTD.19/10/2018 AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT AND ANY OTHER DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATION-2017

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: BWI/209 OF 2017/BDS-102016/3629/L, DATED:- 12/10/2017 AND LETTER NO: BHU/251 OF 2016/BDS-102016/1659/L, DATED:- 20/12/2017 AND LETTER NO: BHU/251 OF 2016/BDS-102016/1659/L, DATED:- 31/03/2018 AND LETTER NO: EDN-102016-3629/L, DATED:- 31/03/2018 AND LETTER NO: BHU/AS OF 2018/BDS-102016/3629/L, DATED:- 23/04/2018 AND LETTER NO: BHU/251 OF 2016/BDS-102016/3629/L, DATED:- 23/04/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

(6)OWNER-APPLICANT-DEVELOPER SHALL HAV E TO PROVIDE BARRICADE OF STEEL SHEET(5FTH-SHEETS) OF SUFFICIENT HEIGHT NOT LESS THAN 3.20MT.DURING CONSTRUCTION/DEMOLITION ACTIVITY AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPR VED BY BUILDING PLAN SCRUTINY POOL ON DT.-06/01/2018.

(8)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.(NDP-N.W.Z.) A.M.C.ON DT.-25/10/2016 (F.P.NO.44/2/10) AND ON DT.-31/10/2016 (F.P.NO.44/2/11).

(9)THIS PERMISSION IS GIVEN ON THE BASIS OF C PINION FOR NOT DEMAND (SETTEMENT CHARGES) GIVEN BY CHIEF CITY PLANNER, C.TY PLANNING DEPT. IN LETTER NO.:-CPD/A.M.C/SDR/ALI/1739, ON DT.-18/10/2016 (F.P.NO.44/2/10) AND OPINION GIVEN BY CHIEF CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:-CPD/A.M.C/SDR/ALI/1851, ON DT.-01/11/2016 (F.P.NO.44/2/11).

(10)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-30/07/1987, LETTER NO.:-BAJAK/PJE-R-270/SMJ/ BY DISTRICT TRADE AUTHORITY/DISTRICT PANCHAYAT (AHMEDABAD)(F.P.NO.44/2/10) AND ON DT.- 25/12/2001, LETTER NO.:-KULKUNT-21/JODHAPUR/(CASE NO.55/2/12-11 BY NAYAB CELLECTOR(N.A.)) AHMEDABAD(F.P.NO.44/2/11)IT IS SUBMITTED BY OWNER-APPLICANTS.

(11)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO.:-CASE NO.BLNTS/NWA/070117/GDR/A7877/RO/M1,DT.04/12/2017 (F.P.NO.44/2/10) WILL BE APPLICABLE AND BINDING ON OWNER/APPLICANT.

Municipal Corporation (B.P.S.P. (T.D.O.))

782 / B 10 01 19

Ahmedabad Municipal Corporation
Case No : LT/A/NWZ/010119/CGDCR/V/A1199/M1
Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate .
Raja Chitthi Number : 00905/010119/A1199/M1
Date : 20/02/2019

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

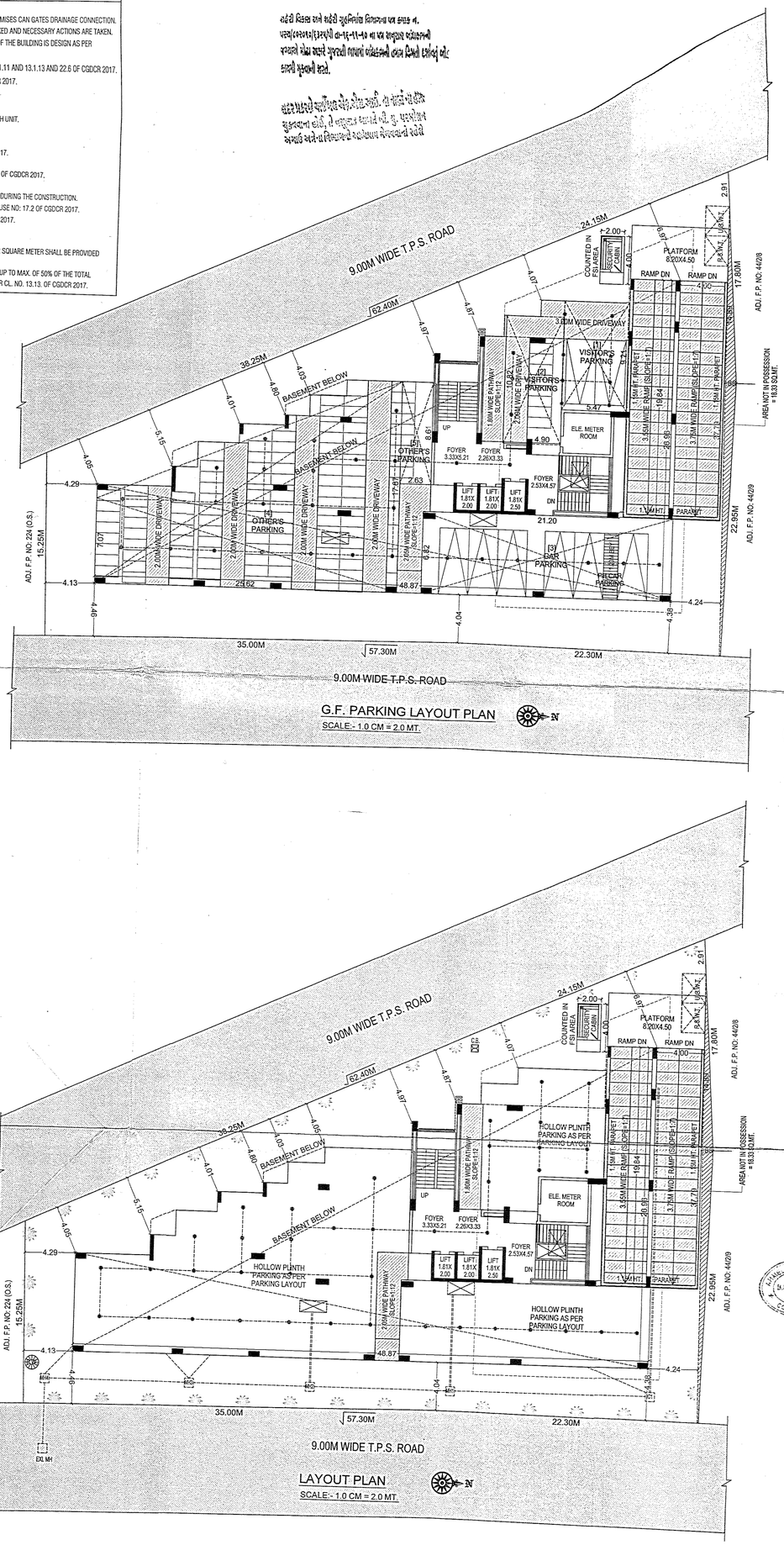
AUTHORITY

GENERAL NOTES

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GATES 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: 4.4.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMES 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 AND 22.6 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 IS PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO: 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER CLAUSE NO: 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER 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 THE BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO: 13.1.3 OF CGDCR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS 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: 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.
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER THE CHAPTER NO: 19 OF CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF CGDCR 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT.-2016.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX. OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CL. NO. 13.13. OF CGDCR 2017.

નકશી વિકાસ રાખે નકશી ચુકવિનાંગ વિભાગના પત્ર ક્રમાંક નં. પરવા/૮૦૭૭૦/(૧૨૬૫)ની તા-૧૬-૧૧-૧૭ ના પત્ર અનુસાર અંગેઅરજીની જગ્યામાં નોંધેલ અક્ષરે ચુકવણી વગરનાં બાંધકામોની ગણના કરીને ચુકવણાં કરવાનાં રહેશે.

સદરહુપ્રકરણે ચાલીસ હજાર ચોરસ મીટર સુધી, તા. ૧૭-૧૧-૧૭ થી કોઈ સુધારવધારા થયાં નથી, તે અનુસાર ફરજીયાત પી. યુ. પ્રમાણેના અનામત અને વાસ્તવિકપણે ફાળવેલાં ચોરસમીટર વચ્ચે ફરકે



G.F. PARKING LAYOUT PLAN

SCALE:- 1.0 CM = 2.0 MT.

PARKING AREA TABLE (RESIDENTIAL)	IN SQ.MT.
TOTAL FSI AREA USED	= 3971.75
PARKING REQD. @ 20%	= 794.35

PARKING AREA TABLE

	REQUIRED	PROVIDED		
		GR. LEVEL	BASEMENT	TOTAL
VISITOR PARK. @ 10%	79.43	103.40	-	103.40
CAR PARK. @ 50%	397.18	144.58	683.65	828.23
OTHER'S PARK. @ 40%	317.74	339.56	47.99	387.55
TOTAL PARK.	794.35	587.54	731.64	1319.18

PARKING AREA CALCULATION

GR. LEVEL (RESIDENTIAL)

VISITOR'S PARK.

(1) 5.47X9.21 = 50.38
(2) 4.90X10.82 = 53.02] = 103.40 SQ.MT.

CAR PARK.

(3) 21.20X6.82 = 144.58 SQ.MT.

OTHER'S PARK.

(4) 1/2X(7.07+17.67)X25.62 = 316.92
(5) 2.63X8.61 = 22.64] = 339.56 SQ.MT.

LAYOUT PLAN | 1/4

REVISED PLAN SHOWING PROP. RESI. BUILDING ON AMALGAMATED F.P. NO : 44/2/10 + 44/2/11,

[O.P. NO: 44/2/10, 44/2/11, R.S. NO: 1162/P (VEJALPUR)],
R.S. NO: 470/P (JODHPUR), PRELIMINARY T.P.S. NO: 6 (VEJALPUR),
MOJE: JODHAPUR, TAL.: VEJALPUR, DIST: AHMEDABAD.

SCALE : 1CM = 2.0M.

ZONE AS PER R.D.P. 2021:- RESIDENTIAL-I (ONE) R-1

USE OF CONSTRUCTION :- RESIDENTIAL (DW-3)

AREA TABLE :-

IN SQ.MT.	APP.	REV.
PLOT AREA OF F.P. NO : 44/2/10 + 44/2/11	790.00	1590.00
AREA NOT IN POSSESSION	18.33	18.33
NET PLOT AREA OF F.P. NO : 44/2/10 + 44/2/11	771.67	1571.67
PROPOSED B.A ON GR. FLOOR (865.31+8.00)	456.25	873.31
PERMI. F.S.I. AREA @ 1:1.2 (1571.67 X 1.8)	1006.20	2829.00
PERMI. CHARG. F.S.I. AREA AS PER BASE ZONE @ 0.9 (1571.67 X 0.9)	503.10	1414.50
TOTAL PERMI. F.S.I. AREA @ 2.7 (REGU. + CHARG.)	1509.30	4243.50
TOTAL FSI AREA USED	1005.46	3971.75
CHARGEABLE FSI AREA USED (3971.75-2829.00)		1142.75

AREA TABLE

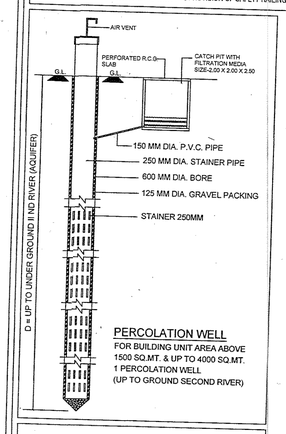
FLOOR	USE		UNIT		FL. AREA		FSI AREA		BUILT UP AREA	
	APP.	REV.	APP.	REV.	APP.	REV.	APP.	REV.	APP.	REV.
BASEMENT	PARKING	PARKING	-	-	14.81	-	14.81	-	411.09	848.84
GROUND	PARKING RESI.	PARKING	1 NOS.	-	242.43	-	242.43	-	456.25	865.31
FIRST	RESI.	RESI.	1 NOS.	2 NOS.	398.45	792.75	398.45	792.75	456.25	865.31
SECOND	RESI.	RESI.	1 NOS.	2 NOS.	349.77	792.75	349.77	792.75	405.27	865.31
THIRD	-	RESI.	-	2 NOS.	-	792.75	-	792.75	-	865.31
FOURTH	-	RESI.	-	2 NOS.	-	792.75	-	792.75	-	865.31
FIFTH	-	RESI.	-	2 NOS.	-	792.75	-	792.75	-	865.31
STAIR CABIN	-	-	-	-	-	-	-	-	40.16	92.08
L.M.R.,O.H.W.T.	-	-	-	-	-	-	-	-	26.24	20.29
TOTAL	RESI.	RESI.	3 NOS.	10 NOS.	1005.46	3963.75	1005.46	3963.75	1795.26	6153.07
SECURITY CABIN	-	-	-	-	-	8.00	-	8.00	-	8.00
GRAND TOTAL					1005.46	3971.75	1005.46	3971.75	1795.26	6161.07

REF. CASE NO: BLNTS/NWZ/070117/GDR/A7877/R0/M1.....DT:04/02/2017.
REF. CASE NO: LTA/NWZ/010119/GGDCRV/A1199/M1.....DT:10/01/2019.

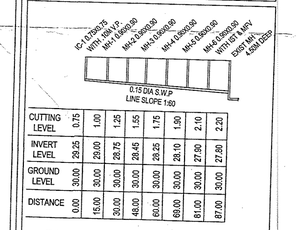
PERCOLATING WELL
FOR PLOT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.
1 PERCOLATING WELL (UP TO GROUND 2ND RIVER) REQUIRED
PLOT AREA = 1590.00 SQ.MT.
REQUIRED 1 PERCOLATING WELL, PROVIDE 1 PERCOLATING WELL.

TREE PLANTATION REQD.
PLOT AREA = 1590.00 SQ.MT.
TREE PLANTATION REQD. UP TO 500.00 SQ.MT. = 12 NOS.
1590.00 -500.00= 1090.00 X5/200= 27.25 SAY = 28 NOS.
TOTAL TREE PLANTATION REQD. = 40 NOS.
TREE PLANTATION PROVIDED = 40 NOS.

COMMUNITY BIN CALCULATION
FOR RESI.
COMMUNITY BIN REQUIRED 10 LT. CAPACITY PER 1 UNIT
TOTAL 10 UNIT= 10 NOS.X10 LT= 100 LT. CAP. COMMUNITY BIN REQD.
COMMUNITY BIN PROVIDED 80 LT. X 2 NOS.= 160 LT. CAPACITY.

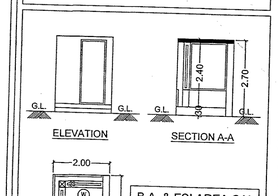


PERCOLATION WELL
FOR BUILDING UNIT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.
1 PERCOLATION WELL
(UP TO GROUND SECOND RIVER)



CUTTING LEVEL	0.75	1.00	1.25	1.55	1.75	1.90	2.10	2.20
INVERT LEVEL	29.25	29.00	28.75	28.45	28.25	28.10	27.80	27.80
GROUND LEVEL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	15.00	30.00	48.00	60.00	69.00	81.00	87.00

DRAINAGE SECTION



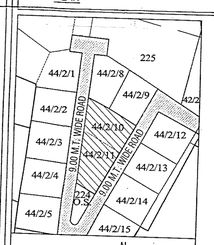
ELEVATION

SECTION A-A

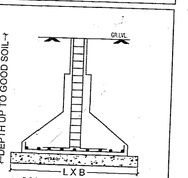
PLAN

B.A. & FSI AREA CAL.

SECURITY CABIN
2.00X4.00 = 8.00 SQ.MT.



KEY PLAN
(SCALE 1CM = 20.00 MTS.)



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

LAYOUT PLAN

SCALE:- 1.0 CM = 2.0 MT.

COLOUR NOTE:-

PLOT BOUNDRY, ROAD, RAMP, PROP. WORK, PROP. DRAINAGE, APP. WORK NOT DONE, TREE, CONTAINER BIN, P.WELL, PARKING

KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC. No. A.M.C. CW-0502040821 R1
C.O.W.

KINAL D. SONI B.E. (CIVIL)
C-28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road,
Thaltej, AHMEDABAD-380059.
LIC. No. : A.M.C. ER-0804040821 R1
ENGINEER

NELSON N. MACWAN
STR.ENG.LIC.NO.:SD0469210520(Grade-I)
Shop No. 11/B, Mangal Tirth,
Nr. Sharda Society, Paldi, Ahmedabad-7.
STRUCTURAL ENGINEER

For, UNIQUE REALTY
Partner
Prarav R. Parikh
Partner of Unique Realty &
P.O.W. Jitendrabhai A. Patel
OWNER

લિલેશ વિરાણી
સી સ્કવર સર્વેયર્સ એન્ડ એન્જીનીયર્સ
૨૦૪૬૧, સુદર્શન ચાર્મ, સરસ્વતી સ્કૂલ પાસે,
વસ્ત્રાપુર, અમદાવાદ-૩૮૦૦૧૫.
Lic. No. : DEV/06/1081523, Dt. 09/12/2016
DEVELOPER

SCRUTINIZE COPY
No. 1119 / Dt. 16.07.19
T.D.O., BPSP, AMC

AHMEDABAD MUNICIPAL CORPORATION
B.P.S.P. (T.D.O.)

THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT WILL ENTER INTO AGREEMENT WITH AMC AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT TIME TO TIME.

(2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO:42,07,-13/5006.

(3) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/1728/18/3784/L, DTD.:26/04/2018, DTD.23/09/2018, NOTIFICATION NO: PRCH/102015/7985, DTD.10/10/2017 AND LETTER NO: URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT GANDHINAGAR AND SUBSEQUENT 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: CHV/COF OF 2018/EDB-102015-3629-L, DATED:- 12/12/2017 AND LETTER NO: CHV/COF OF 2018/EDB-102015-3629-L, DATED:- 21/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: CHV/COF OF 2018/EDB-102015-3629-L, DATED:- 25/12/2018 AND LETTER NO: CHV/COF OF 2018/EDB-102015-3629-L, DATED:- 25/04/2019 AND LETTER NO: URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.3.

(6) 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.

(7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON 27/-03/07/2019.

(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 CONSTRUCTION/DEMOLITION ACTIVITY. AND INSTEAD OF ENTIRE EXCAVATION IN ONE STATION/CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION/ CONSTRUCTION, CONSTRUCTION OF THE CELLAR WILL HAVE TO BE DONE BY PROVIDING ADEQUATE LATERAL SUPPORT TO THE ADJOINING PROPERTY EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE DURING CONSTRUCTION/DEMOLITION TO AVOID NUISANCE TO THE PUBLIC AND ADJOINING PROPERTIES BY THE STRUCTURAL ENGINEER/ARCHITECT/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF INCIDENTS OCCUR/ ANY ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY OF THE PUBLIC/ ADJOINING PROPERTIES ARRANGEMENT WILL BE UNDERTAKING/AFFIDAVIT GIVEN ON ST.2/04/2019 BY THE OWNER / APPLICANT / COMMENCEMENT CERTIFICATE (RAJACHITHI) 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 ON THE CONDITION THAT OWNER/APPLICANTS WILL NOT USE THE ORDINARY RESIDENTIAL ACCOMODATION FOR UNSKILLED/UNSKILLED CONSTRUCTION LABOURERS IN THEIR PREMISES WITH PROPER SANITATION FACILITY, PUBLIC SPACE/ROAD AREA SHALL NOT BE ENCROACHED FOR THE SAME IN SAME ON ST.2/04/2019

(10) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARISED UNDERTAKING ON ST.-2/04/2019 BY OWNER-APPLICANT AND DEVELOPERS FOR THE PAYMENT OF LABOUR AND CONSTRUCTION WORKER CESS AS PER LAW BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(11) THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY TOWN DEV.INSP.IN W.Z. A.M.C ON ST. 25/10/2018 (F.P.NO.44/2/10 AND ON ST. 21/12/2018 (F.P.NO.44/2/11).

(12) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETERMENT CHARGES) OF OPINION GIVEN BY TOWN PLANNER, CITY PLANNING DEPT. IN LETTER NO:- CPO/A.M.C/GENERAL/135, ON ST. 04/12/2018 (F.P.NO.44/2/10) AND OPINION GIVEN BY ASSIT.CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO:-CPO/A.M.C/GENERAL/D-461, ON ST.-01/01/2019.

(13) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON ST.-30/07/1987, LETTER NO:-NA/H.P.S.R.-276/N&AT (F.P.NO.44/2/10) BY DISTRICT VIKAS ADHIKARI/DISTRICT PANCHAYAT, (AHMEDABAD) AND CONDITIONS MENTIONED IN LETTER NO:- LAM/REV.LEGAL/PURCHASE NO.5402/D-1/1(F.P.NO.44/2/11) BY SAYAJIGANJ TALUKA MAMLATDAR, (AHMEDABAD) AND ON ST.- 04/06/2019 LETTER NO:- CB-NA/J-WEJALPUR, AND ON ST.- 04/06/2019 LETTER NO:- CB-NA/J-WEJALPUR BY DISTRICT COLLECTOR (AHMEDABAD) IT IS SUBMITTED BY OWNER/APPLICANTS.

(14) APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SCR) BY OWNER/APPLICANT.

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

(16) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-27/05/2019.

(17) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PRECENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AS PER LETTER NO:- 372/2013-14 DATED:-27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 12/07/2019.

(18) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BLNTS/NWZ/070117/GDR/A7877/R0/M1,DT.04/12/2017 (F.P.NO.44/2/10) AND CASE NO:LTA/NWZ/010119/GGDCRV/A1199/M1,DT.10/01/2019 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(19) CASE NO:- BLNTS/NWZ/121117/GDR/A7877/R0/M1,DT.04/12/2017 (AS PER CGDCR-2021) HAS BEEN CONVERTED TO NEW CASE NO. BLNTS/NWZ/210119/GGDCRV/A1705/R0/M1 UNDER CGDCRV-2017.

(20) THIS PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (N.W.Z) ON DT.14/05/2019.

(21) THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKEN B.U.PERMISSION AND MAINTAIN FUNCTIONAL PERMENATLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-27/06/2019.

(22) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRES/WHEELS OF THE VEHICLES/CONSTRUCTION EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTION/PROSECUTION WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOILS OF PUBLIC ROAD.

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

(24) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER THE PROVISION OF THE GUJARAT MUNICIPAL CORPORATION ACT-1949 AND BYELAWS, RULES, ORDERS, NOTIFICATIONS, CIRCULARS AND OTHER LEGAL ACTIONS ISSUED BY THE GOVERNMENT OF GUJARAT AND AHMEDABAD MUNICIPAL CORPORATION FROM TIME TO TIME.

(25) THIS PERMISSION IS GRANTED ON THE BASIS OF THE 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 LEGAL ACTS.

(26) RESPONSIBILITY IN C.G.D.C.R.-2017 CL. NO. 4.3.4 & 4.8.1 :- 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 LEGAL ACTS.

(27) 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 CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY.

Ahmedabad Municipal Corporation
Case No. : BLNTS/NWZ/110119/CGDCRV/A1705/R0/M1
Zone: NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chithi Number : 02248/110119/A1705/R0/M1
Date : 20/07/2019

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