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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/08.

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-16/10/2018.

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.29/10/2018 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION 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.29/10/2018.

(9)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 29/10/2018 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.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(W.Z.) A.M.C. DT. 01/01/2018.

(11)THIS PERMISSION IS GIVEN AS PER OPINION OF (W.Z) FOR BETTERMENT CHARGE ON DT.:-04/01/2018.

(12)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES 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 BY FOR THE SAME DT:- 29/10/2018.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.12/06/2018 (NO.77) AND FIRE NOC ,FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.29/10/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.28/06/2018, REF.NOC ID NO.AHME/WEST/B/062518/315664 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

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

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

(17)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 13/03/2018, LETTER NO.:-C.B./LAND-2/BIN KHETI/ CHANDKHEDA/SUR.NO./BLOCK NO.787/2/S.R.-849/2017 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(18)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.29/10/2018.

(19)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:-02/11/2018.

(20)THIS APPLICATION IS MADE ON ODPS WIDE ID.684379 AND SCRUTINY FEES PAYMENT IS MADE ON ONLINE SYSTEM WIDE RECEIPT NO.1087995 ,DT.10/07/2018.

(21)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.

(22)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.

- બાંધકામની સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તાવાિ અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથાએન્જીનીયરે રજુ કરેલ પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.

- કેસમાં રજુ કરવાના થતા સોઈલરીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ /કર્મચારીઓની રહેશે નહી.

PARKING AREA TABLE (AS PER RESIDENTIAL HOUSING)		REQ. SQ.MTS.	TOTAL PROVI.
TOTAL USED F.S.I. AREA =	7697.40		SQ.MTS.
TOTAL REQ. PARKING AREA	REQ. @ 20%	1539.48	2545.17
REQ. CAR PARKING AREA	REQ. @ 50%	769.74	---------
PROVI. CAR PARK. AREA	(A1 TO A5)	---------	1319.74
REQ. OTHER PARK. AREA	REQ. @ 40%	615.79	---------
PROVI. OTHER PARK. AREA	(B1 TO B5)	---------	1055.07
ADDI. VISITOR'S PARKING AREA	REQ. @ 10%	153.95	---------
PROVI. VISITOR'S PARK. AREA	(C1 TO C2)	---------	170.36

VISITOR PARKING AREA(RESI.)			
(C1)	10.49 X 8.12 = 85.18 SQ. MTS.	(HOLLOW PLINTH)	
(C2)	10.49 X 8.12 = 85.18 SQ. MTS.	(HOLLOW PLINTH)	170.36
OTHER PARKING AREA(RESI.)			
(B1)	39.79X(11.10+8.96)/2 = 399.09 SQ. MTS.	(IN BASEMENT)	
(B2)	17.96 X 18.55 X 1 = 333.16 SQ. MTS.	(IN BASEMENT)	
	03.41 X 07.23 X 1 = 24.65 SQ. MTS.	(IN BASEMENT)	
(B3)	14.22 X 04.38 X 1 = 62.28 SQ. MTS.	(IN BASEMENT)	
(B4)	21.38 X 08.12 = 173.61 SQ. MTS.	(HOLLOW PLINTH)	
(B5)	14.22 X 04.38 X 1 = 62.28 SQ. MTS.	(HOLLOW PLINTH)	1055.07
CAR PARKING AREA(RESI.)			
(A1)	10.31 X 07.23 = 74.54 SQ. MTS.	(IN BASEMENT)	
(A2)	21.38 X 07.23 = 154.58 SQ. MTS.	(IN BASEMENT)	
(A3)	57.74 X 11.39 = 657.66 SQ. MTS.	(IN BASEMENT)	
(A4)	14.40 X 04.15 X 1 = 59.76 SQ. MTS.	(IN BASEMENT)	
(A5)	45.96 X 08.12 = 373.20 SQ. MTS.	(HOLLOW PLINTH)	1319.74
		TOTAL	2545.17

ODPS APPLICATION ID :- 684379

RESIDENTIAL AFFORDABLE HOUSING PROJECT

BLOCK - A+B SHEET NO:- 2/6

PARKING LAY-OUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON F.P. NO. 96 OF T.P.S.NO. 44 (CHANDKHEDA) (FINAL SANCTIONED) [R.SUR.NO. 787/2 (O. P. NO. 96)] OF MOJE :- CHANDKHEDA , TA.:- SABARMATI , DIST :- A'BAD

PARKING LAY OUT | **SCALE:- 1C.M. = 2 MT.**

USE : RESIDENTIAL (AFFORDABLE HOUSING PROJECT)

ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -II + RAH

COLOUR NOTES:-

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

SHREE GANESH DEVELOPERS

PARTNER

OWNER:

AMBERSINH N. DESHANDI
153 - 154, AZAD SOCIETY
NR.AZAD BUS STAND AMBAVADI,
AHMEDABAD-380015.
AMC LIC NO.ER - 1071290920

ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC.NO.SD. - 0066020821R3-GI

STR. ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC. NO.COW - 0083020821R3-GI

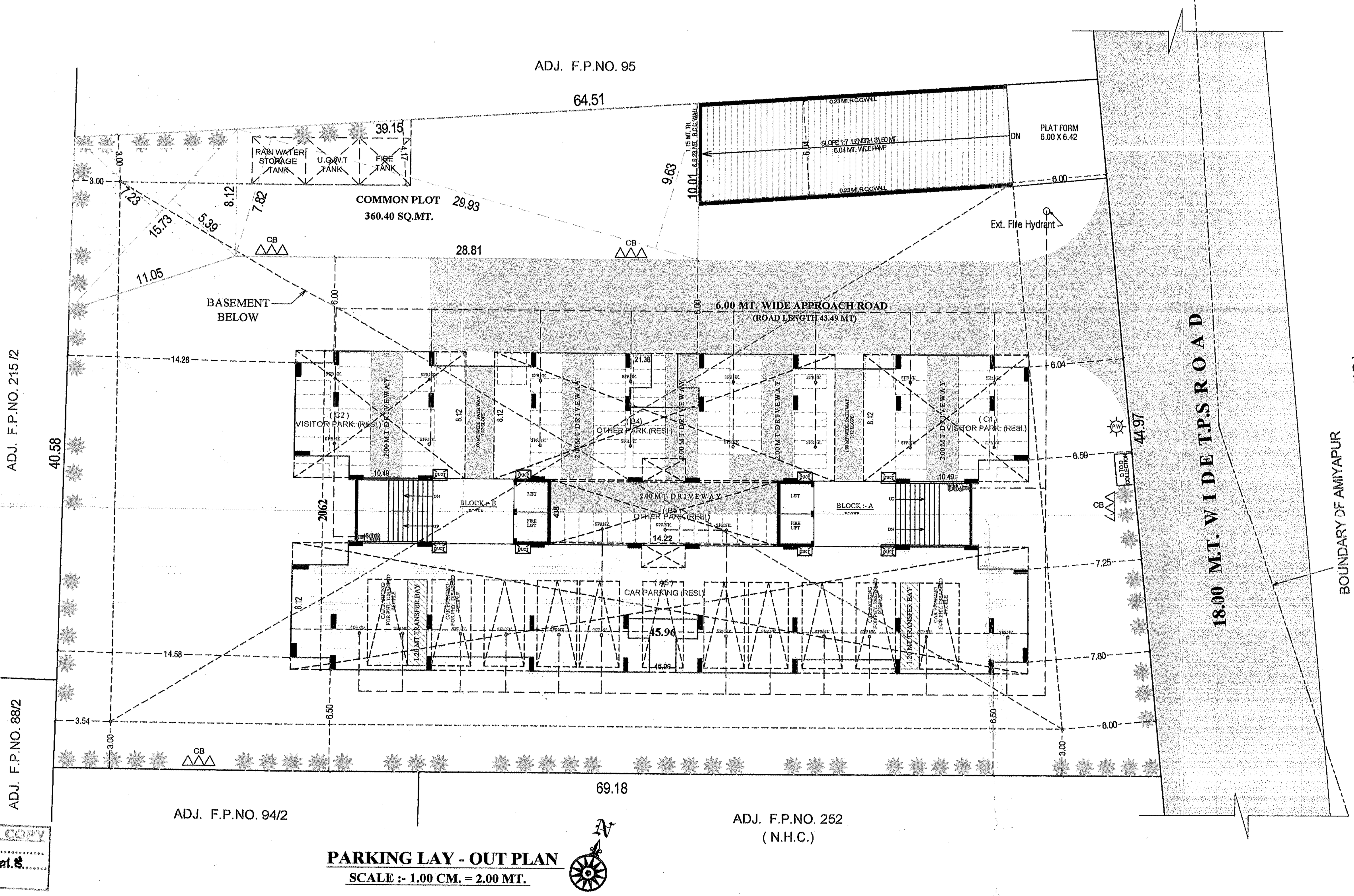
C.O.W.:

SHREE SHAKTI DEVELOPERS
PARTNER
AMC/LIC/DEV NO. :- 207160420

DEVLOPER:

ODPS APPLICATION ID :- 684379

[illegible]



SCRUTINIZE COPY
ID. 684379
Dt. 29/10/2018
BPSP, TDO, AMC

PARKING LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

Ahmedabad Municipal Corporation

ODPS Application ID : 684379

Case No: BHNTS/WZ/011118/CGDCRV/A0594/R0/M1

This Development permission has been granted through **ODPS** (Online Development Permission System) on **I.F.P.** (Investor Facilitation Portal) as provided in Notification No: EDB/172018/3784/L; Dtd.26/04/2018, Dtd.25/09/2018, Notification No: PRCH/102018/7198/L; Dtd.15/10/2018, & 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.
Plan approved as per terms and condition mentioned in the commencement Certificate (Rajachitthi)

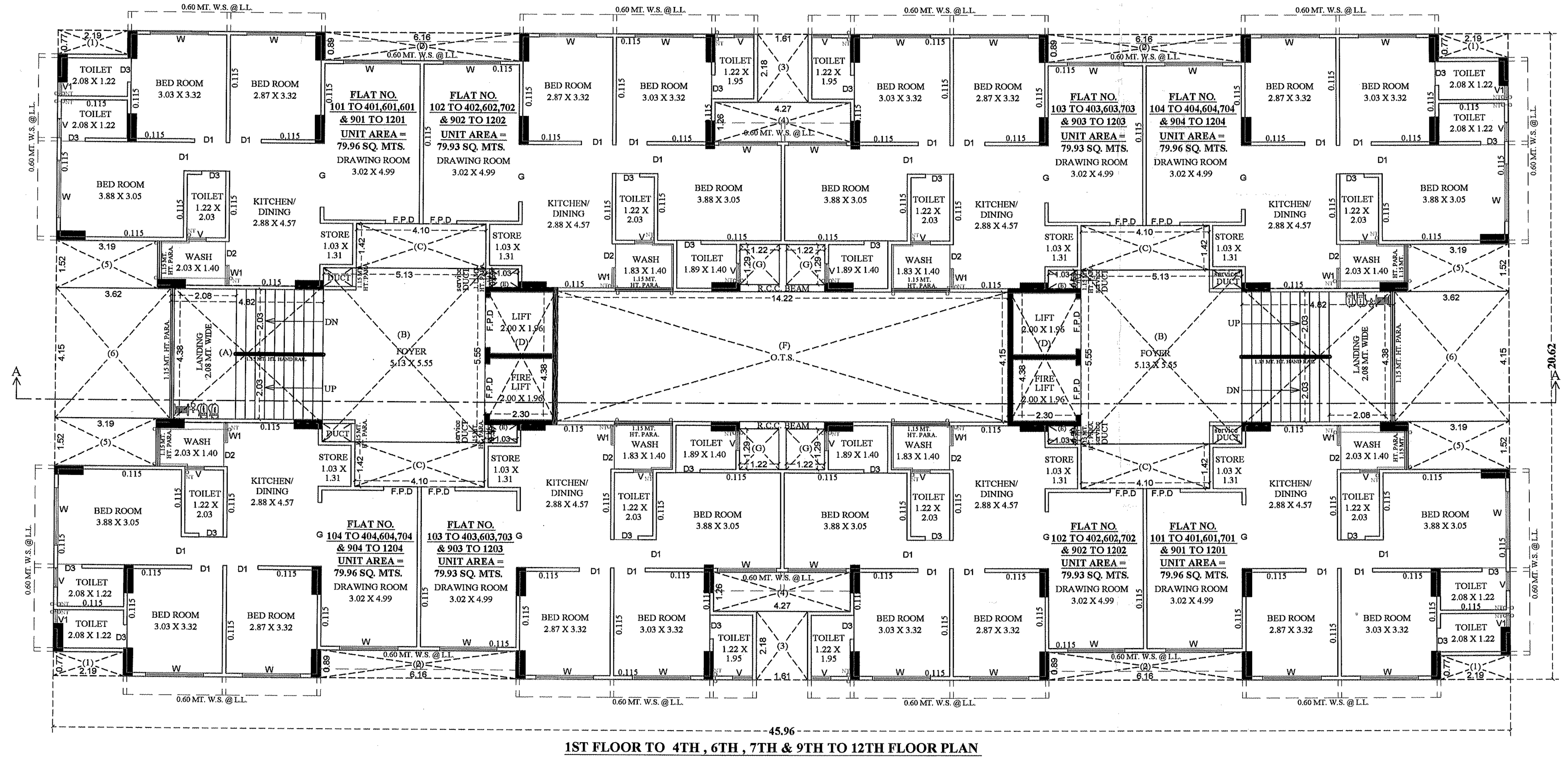
Raja Chitthi Number : 00599/011118/A0594/R0/M1

Date: 27/11/2018

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

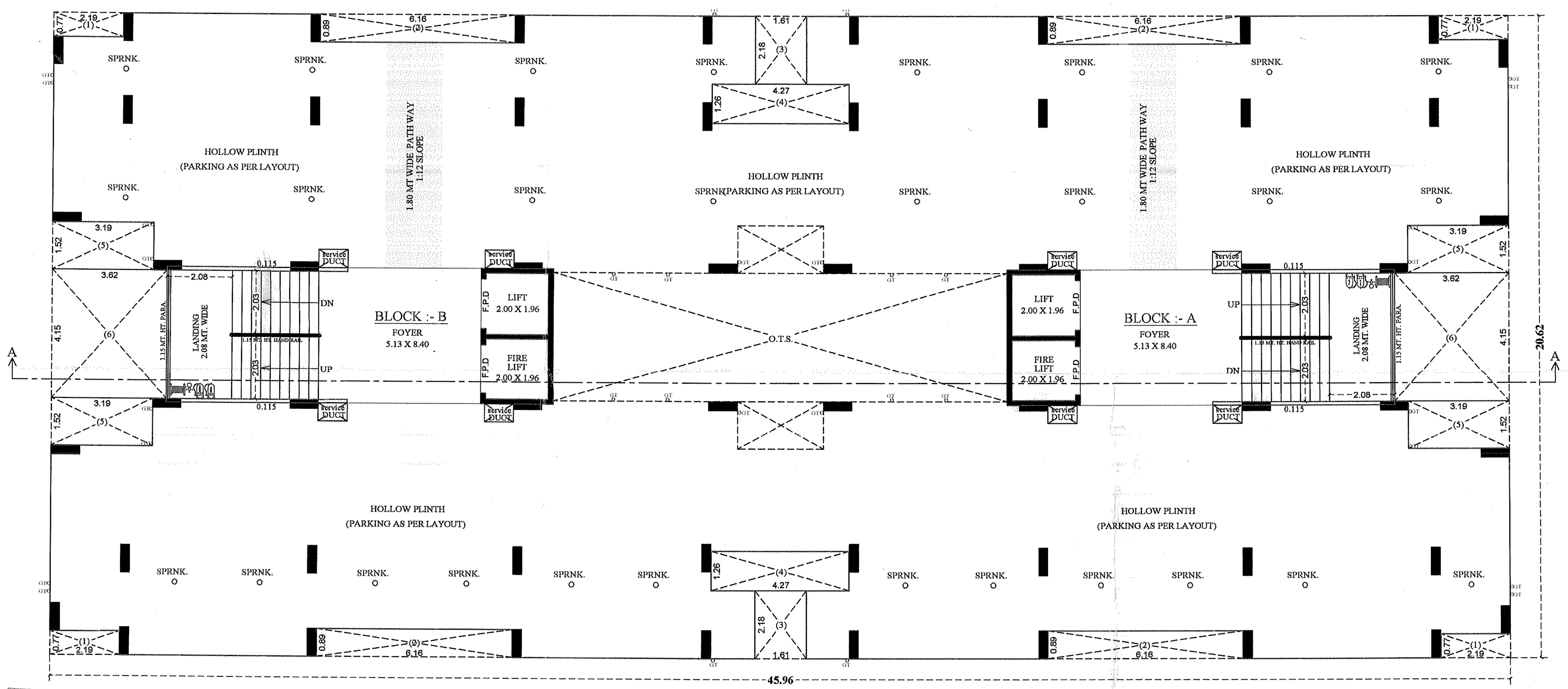
AUTHORITY:

SCRUTINIZE COPY
ID. 684379
Dt. 29/10/2018
BPSP, TDO, AMC

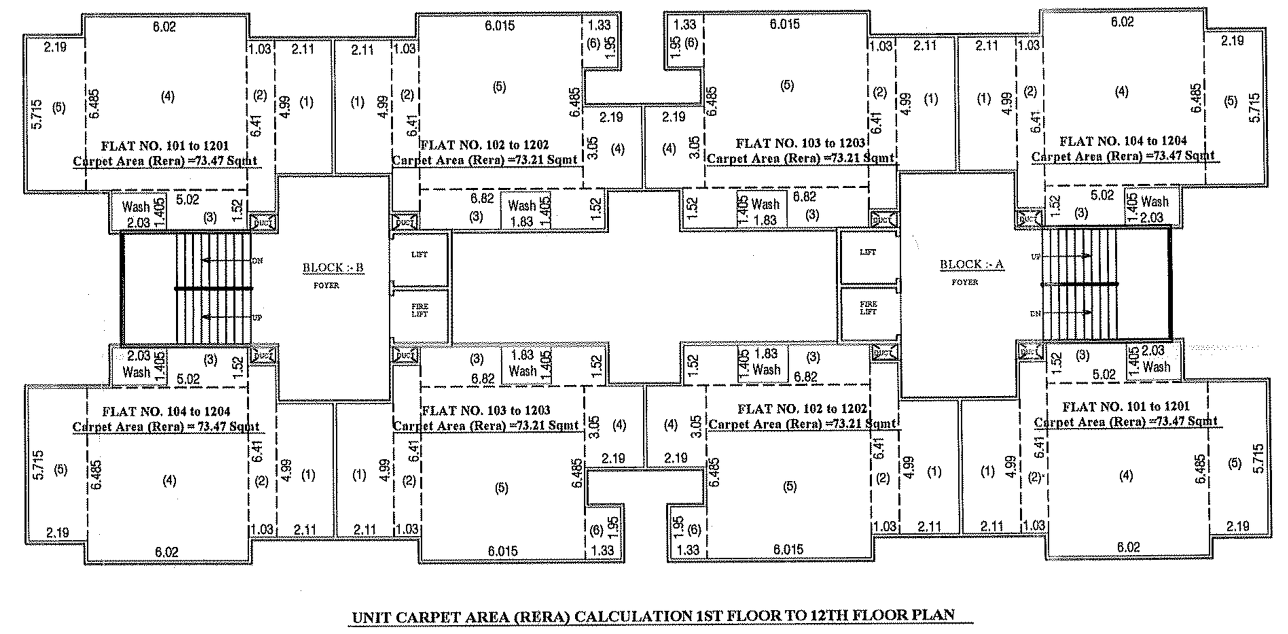


1ST FLOOR TO 4TH, 6TH, 7TH & 9TH TO 12TH FLOOR PLAN

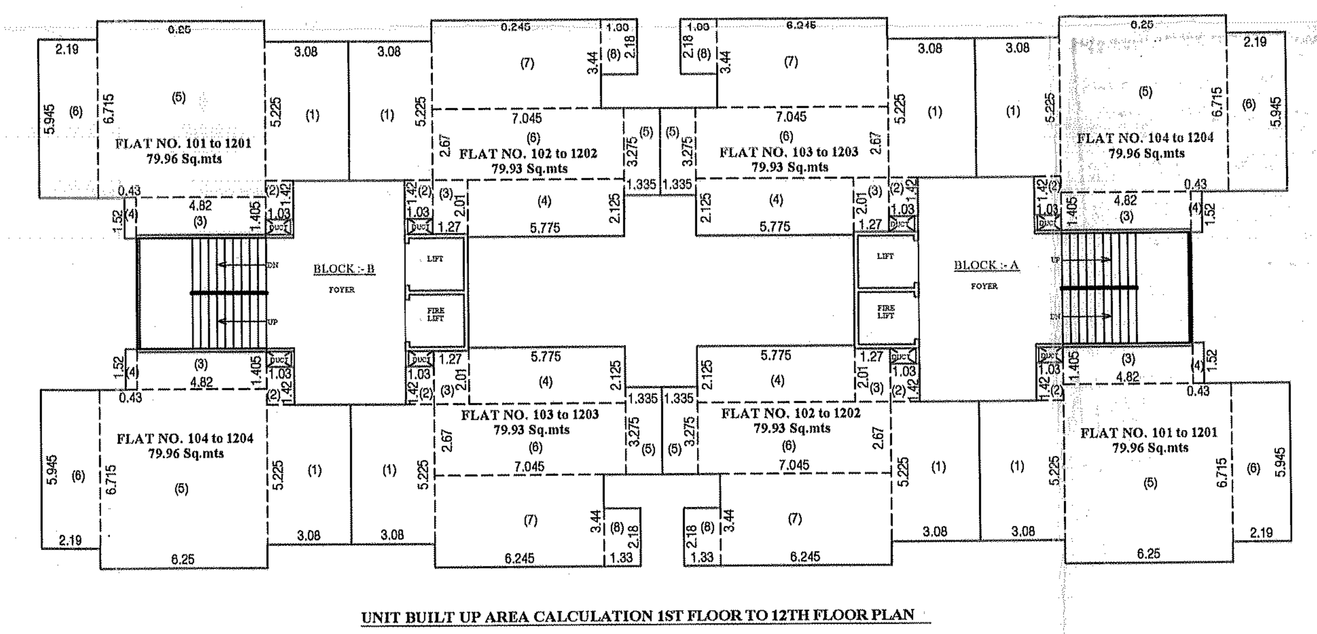
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. Brick WALL



GROUND FLOOR PLAN (HOLLOW PLINTH)



UNIT CARPET AREA (RERA) CALCULATION 1ST FLOOR TO 12TH FLOOR PLAN



UNIT BUILT UP AREA CALCULATION 1ST FLOOR TO 12TH FLOOR PLAN

UNIT BULIT UP & CARPET AREA(RERA) TABLE:-

BLOCK: A, B

FLOOR	UNIT NO.	UNIT BUILT UP AREA	TOTAL	Carpet (Rera) Area	Rera Wash Area
1STFLOOR	101	79.96	319.78	73.47	2.85
	102	79.93		73.21	2.57
	103	79.93		73.21	2.57
	104	79.96		73.47	2.85
2NDFLOOR	201	79.96	319.78	73.47	2.85
	202	79.93		73.21	2.57
	203	79.93		73.21	2.57
	204	79.96		73.47	2.85
3RD FLOOR	301	79.96	319.78	73.47	2.85
	302	79.93		73.21	2.57
	303	79.93		73.21	2.57
	304	79.96		73.47	2.85
4TH FLOOR	401	79.96	319.78	73.47	2.85
	402	79.93		73.21	2.57
	403	79.93		73.21	2.57
	404	79.96		73.47	2.85
5TH FLOOR	501	79.96	319.78	73.47	2.85
	502	79.93		73.21	2.57
	503	79.93		73.21	2.57
	504	79.96		73.47	2.85
6TH FLOOR	601	79.96	319.78	73.47	2.85
	602	79.93		73.21	2.57
	603	79.93		73.21	2.57
	604	79.96		73.47	2.85
7TH FLOOR	701	79.96	319.78	73.47	2.85
	702	79.93		73.21	2.57
	703	79.93		73.21	2.57
	704	79.96		73.47	2.85
8TH FLOOR	801	79.96	319.78	73.47	2.85
	802	79.93		73.21	2.57
	803	79.93		73.21	2.57
	804	79.96		73.47	2.85
9TH FLOOR	901	79.96	319.78	73.47	2.85
	902	79.93		73.21	2.57
	903	79.93		73.21	2.57
	904	79.96		73.47	2.85
10TH FLOOR	1001	79.96	319.78	73.47	2.85
	1002	79.93		73.21	2.57
	1003	79.93		73.21	2.57
	1004	79.96		73.47	2.85
11TH FLOOR	1101	79.96	319.78	73.47	2.85
	1102	79.93		73.21	2.57
	1103	79.93		73.21	2.57
	1104	79.96		73.47	2.85
12TH FLOOR	1201	79.96	319.78	73.47	2.85
	1202	79.93		73.21	2.57
	1203	79.93		73.21	2.57
	1204	79.96		73.47	2.85

BLOCK :- A, B

UNIT BUILT UP AREA CALCULATION

FLAT NO. 101,201,301,401,501,601,701,801,901,1001,1101,1201
FLAT NO. 104,204,304,404,504,604,704,804,904,1004,1104,1204

(1) 3.08 X 5.225 = 16.09
(2) 1.03 X 1.42 = 1.46
(3) 4.82 X 1.405 = 6.77
(4) 0.43 X 1.52 = 0.65
(5) 6.25 X 6.715 = 41.97
(6) 2.19 X 5.945 = 13.02
NET UNIT BUILT UP AREA = 79.96

FLAT NO. 102,202,302,402,502,602,702,802,902,1002,1102,1202
FLAT NO. 103,203,303,403,503,603,703,803,903,1003,1103,1203

(1) 3.08 X 5.225 = 16.09
(2) 1.03 X 1.42 = 1.46
(3) 1.27 X 2.01 = 2.55
(4) 5.775 X 2.125 = 12.27
(5) 1.335 X 3.275 = 4.37
(6) 7.045 X 2.67 = 18.81
(7) 6.245 X 3.44 = 21.48
(8) 1.33 X 2.18 = 2.90
NET UNIT BUILT UP AREA = 79.93

UNIT CARPET AREA (RERA) CALC.:- BLOCK :- A, B

FLAT NO. 101,201,301,401,501,601,701,801,901,1001,1101,1201
FLAT NO. 104,204,304,404,504,604,704,804,904,1004,1104,1204

(1) 2.11 X 4.99 = 10.53
(2) 1.03 X 6.41 = 6.60
(3) 5.02 X 1.52 = 7.63
(4) 6.02 X 6.485 = 39.04
(5) 2.19 X 5.715 = 12.52
TOTAL = 76.32
less:- Wash 2.03 X 1.405 = 2.85
NET UNIT CARPET AREA = 73.47

FLAT NO. 102,202,302,402,502,602,702,802,902,1002,1102,1202
FLAT NO. 103,203,303,403,503,603,703,803,903,1003,1103,1203

(1) 2.11 X 4.99 = 10.53
(2) 1.03 X 6.41 = 6.60
(3) 6.82 X 1.52 = 10.37
(4) 2.19 X 3.05 = 6.68
(5) 6.015 X 6.485 = 39.01
(6) 1.33 X 1.95 = 2.59
TOTAL = 75.78
less:- Wash 1.83 X 1.405 = 2.57
NET UNIT CARPET AREA = 73.21

UNIT TABLE FOR AFFORDABLE HOUSING

BLOCK	Up To 50 Sq.mts	50 To 66 Sq.mts	66 To 80 Sq.mts A	66 To 80 Sq.mts B	total A+B
GR FLOOR	-	-	-	-	-
1ST FLOOR	-	-	04	04	08
2ND FLOOR	-	-	04	04	08
3RD FLOOR	-	-	04	04	08
4TH FLOOR	-	-	04	04	08
5TH FLOOR	-	-	04	04	08
6TH FLOOR	-	-	04	04	08
7TH FLOOR	-	-	04	04	08
8TH FLOOR	-	-	04	04	08
9TH FLOOR	-	-	04	04	08
10TH FLOOR	-	-	04	04	08
11TH FLOOR	-	-	04	04	08
12TH FLOOR	-	-	04	04	08
Total	-	-	48	48	96

F.S.I. AREA TABLE

BLOCK	Up To 50 Sq.mts	50 To 66 Sq.mts	66 To 80 Sq.mts
GR FLOOR	-	-	-
1ST FLOOR	-	-	641.45
2ND FLOOR	-	-	641.45
3RD FLOOR	-	-	641.45
4TH FLOOR	-	-	641.45
5TH FLOOR	-	-	641.45
6TH FLOOR	-	-	641.45
7TH FLOOR	-	-	641.45
8TH FLOOR	-	-	641.45
9TH FLOOR	-	-	641.45
-10TH FLOOR	-	-	641.45
11TH FLOOR	-	-	641.45
12TH FLOOR	-	-	641.45
TOTAL	-	-	7697.40

PROP. B. AREA CALC. TYPICAL FLOOR :- (GR. TO 4TH, 6TH, 7TH & 9TH TO 12TH)

(1) 45.96 X 20.62 X 1 = 947.70 SQ. MT.
LESS :-
(1) 2.19 X 0.77 X 4 = 6.75 SQ. MT.
(2) 6.16 X 0.89 X 4 = 21.93 SQ. MT.
(3) 1.61 X 2.18 X 2 = 7.02 SQ. MT.
(4) 4.27 X 1.26 X 2 = 10.76 SQ. MT.
(5) 3.19 X 1.52 X 4 = 19.40 SQ. MT.
(6) 3.62 X 4.15 X 2 = 30.05 SQ. MT.
TOTAL = 95.91 SQ. MT.

NET B.A. TYPICAL FLOOR (GR. TO 4TH, 6TH, 7TH & 9TH TO 12TH)
(947.70 - 95.91) = 851.79 SQ. MT.

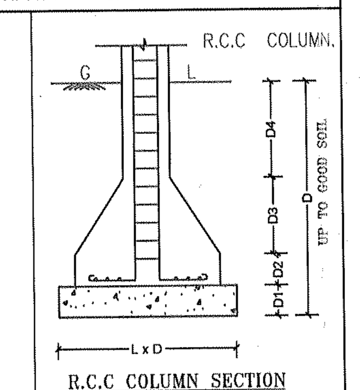
PROP. F.S.I. AREA CALC. ON TYPICAL FL.:- (GR. TO 4TH, 6TH, 7TH & 9TH TO 12TH)

NET B.A. ON TYPICAL FLOOR = 851.79 SQ. MT.
LESS :-
(A) 4.82 X 4.38 X 2 = 42.22 (STAIR)
(B) 5.13 X 5.55 X 2 = 56.94 (FOYER)
(C) 4.10 X 1.42 X 4 = 23.29 (FOYER)
(D) 2.30 X 4.38 X 2 = 20.15 (LIFT)
(E) 1.03 X 0.59 X 4 = 2.43 (DUCT)
(F) 14.22 X 4.15 X 1 = 59.01 (O.T.S.)
(G) 1.22 X 1.29 X 4 = 6.30 (O.T.S.)
TOTAL = 210.34 SQ. MT.

NET F.S.I. AREA ON (GR. TO 4TH, 6TH, 7TH & 9TH TO 12TH) = 641.45 SQ.MTS.

REQ. LIFT CALCULATION :- (BLOCK-A+B)

TOTAL NOS OF UNIT = 96 NOS
LESS UNIT OF G.F.+2 FLR. = 16 NOS
TOTAL UNIT REMAINING = 80 NOS
REQ. LIFT 1 NOS. PER 30 UNIT
TOTAL LIFT REQD. = 80/30 = 2.67 NOS = SAY 3 NOS
REQ. 3 NO. LIFT OF 6 PASSENGER
PROVI. 4 NO. LIFT OF 6 PASSENGER



R.C.C. COLUMN SECTION

AS PER DETAIL GIVEN BY STR. ENGINEER

ODPS APPLICATION ID :- 684379

RESIDENTIAL AFFORDABLE HOUSING PROJECT

GR. TO 4TH, 6TH, 7TH & 9TH TO 12TH FLOOR PLAN — SHEET NO :- 4/6

PLAN SHOWING PROP. RESIDENTIAL BUILDING ON F.P. NO. 96 OF T.P.S.NO. 44 (CHANDKHEDA) (FINAL SANCTIONED) [R.SUR.NO. 787/2 (O.P. NO. 96)] OF MOJE :- CHANDKHEDA, TA.:- SABARMATI, DIST :- A'BAD

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

USE : RESIDENTIAL (AFFORDABLE HOUSING PROJECT)

ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -II + RAH

B.AREA TABLE

	SQ. MTS.
PROP. B.AREA ON BASEMENT	=2085.08 SQ. MTS.
PROP. B.AREA ON GROUND FL.(HOLLOW PLINTH)	= 851.79 SQ. MTS.
PROP. B.AREA ON 1 ST FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 2 ND FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 3 RD FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 4 TH FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 5 TH FLOOR	= 885.67 SQ. MTS.
PROP. B.AREA ON 6 TH FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 7 TH FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 8 TH FLOOR	= 885.67 SQ. MTS.
PROP. B.AREA ON 9 TH FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 10 TH FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 11 TH FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON 12 TH FLOOR	= 851.79 SQ. MTS.
PROP. B.AREA ON STAIR CABIN	= 124.38 SQ. MTS.
PROP. B.AREA ON LIFT MACHINE ROOM	= 84.36 SQ. MTS.
PROP. B.AREA TOTAL	=13434.85 SQ. MTS.

F.S.I. AREA TABLE

	SQ. MTS.
F.S.I. ON 1 ST FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 2 ND FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 3 RD FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 4 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 5 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 6 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 7 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 8 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 9 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 10 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 11 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 12 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 13 TH FLOOR	= 641.45 SQ. MTS.
F.S.I. ON 14 TH FLOOR	= 641.45 SQ. MTS.
TOTAL F.S.I. AREA	= 7697.40 SQ. MTS.

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW / VENT	
F.P.D. = 1.00 X 2.13	W = 1.83 X 1.22	V = 0.61 X 0.61
D1 = 0.91 X 2.13	W1 = 0.64 X 1.22	V1 = 0.43 X 0.61
D2 = 0.76 X 2.13		G = OPEN GAP
D3 = 0.68 X 2.13		

R.C.C. STAIR DETAILS

WIDTH :- 2.03 MT.
TREAD :- 0.30 MT.
RISER :- 0.16 MT.

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.

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. 21.6 of cgdcr 2017
* Separate letter box is provided at ground level for each unit.
* Water tank for fire safety requirement provided as per chepter no. 22.21 of cgdcr 2017.
* Electrical infrastructure shall be provided as per clause no. 21.11 of cgdcr 2017.
* Drinking water facility for disabled persons is provided as 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 unit/final 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 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. 25.2 of cgdcr 2017
* Community bin provided as per the provision of the clause no. 25.3 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 & As Per Opinion Of Fire Department.
* 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
* Maintenance 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 per chapter no. 22.3 of cgdcr 2017.
* Roof top solar energy installation & generation shall be provided as per chapter no. 25.6.1 of cgdcr 2017.
* All ducts shall be sealed by fire relted doorsar each floor level and opening of all ducts shall be floor basement to terrace level.

Conditions

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-16/10/2018.

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.29/10/2018 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION 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.29/10/2018.

(9)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 29/10/2018 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.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(W.Z.) A.M.C. DT. 01/01/2018.

(11)THIS PERMISSION IS GIVEN AS PER OPINION OF (W.Z) FOR BETTERMENT CHARGE ON DT.:-04/01/2018.

(12)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES 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 BY FOR THE SAME DT:- 29/10/2018.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.12/06/2018 (NO.77) AND FIRE NOC ,FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.29/10/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/06/2018, REF.NOC ID NO.AHME/WEST/B/062518/315664 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(17)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 13/03/2018, LETTER NO.:-C.B./LAND-2/BIN KHETI/ CHANDKHEDA/SUR.NO./BLOCK NO.787/2/S.R.-849/2017 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(18)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.29/10/2018.

(19)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:-02/11/2018.

(20)THIS APPLICATION IS MADE ON ODPS WIDE ID.684379 AND SCRUTINY FEES PAYMENT IS MADE ON ONLINE SYSTEM WIDE RECEIPT NO.1087995 ,DT.10/07/2018.

(21)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.

(22)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.

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

OWNER:

SHREE GANESH DEVELOPERS
PARTNER

ENGINEER:

AMBERSINH N. DESHANDI
153 - 154, AZAD SOCIETY
NR.AZAD BUS STAND AMBAVADI,
AHMEDABAD-380015.
AMC LIC NO.ER - 1071290920

STR. ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC.NO.SD. - 00660208213-GI

C.O.W.:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC. NO.COW - 0083020821R3-GI

DEVELOPER:

SHREE SHAKTI DEVELOPERS
PARTNER
AMC/LIC/DEV NO. :- 297160420

ODPS APPLICATION ID :- 684379

Ahmedabad Municipal Corporation

ODPS Application ID : 684379

Case No: BHNTS/WZ/011118/CGDCRV/A0594/R0/M1

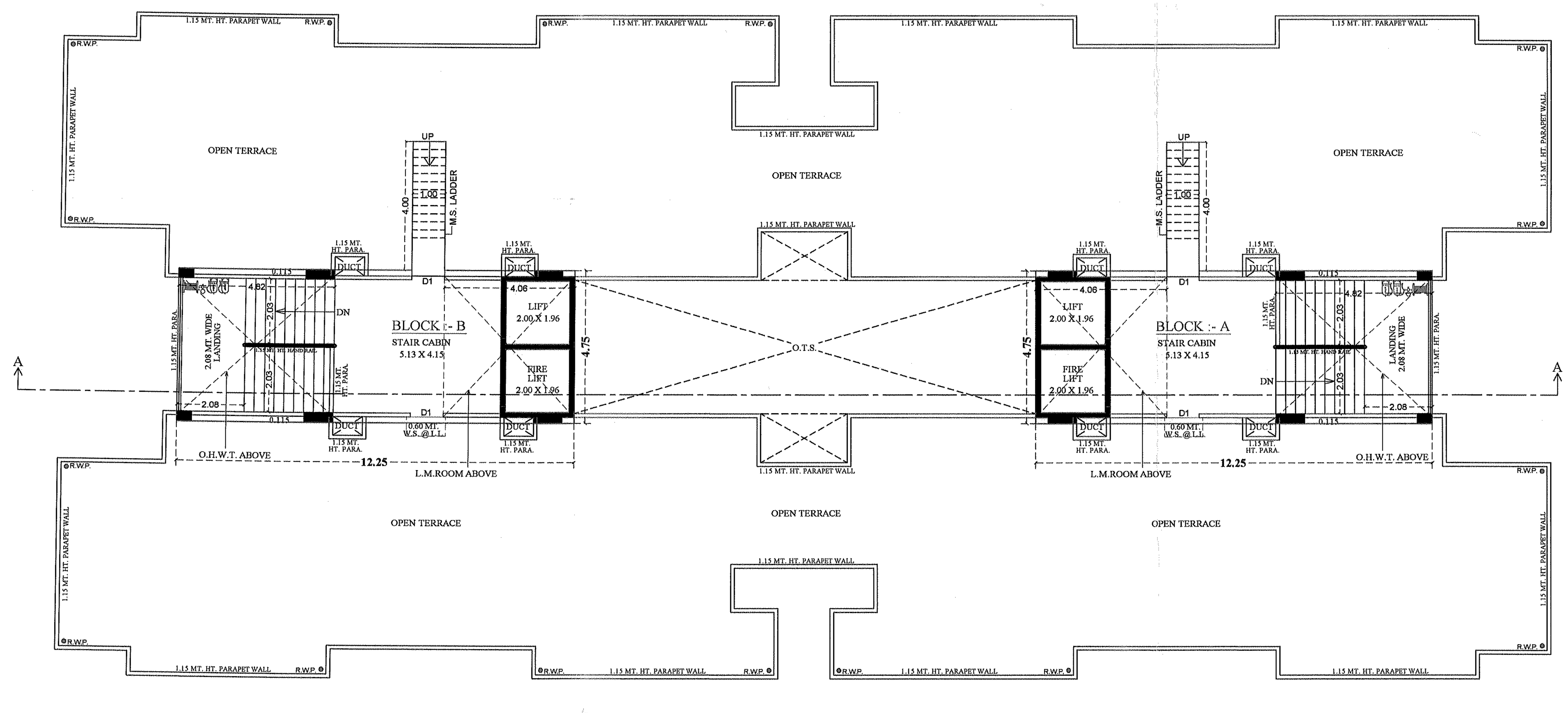
This Development permission has been granted through ODPS (Online Development Permission System) on I.F.P. (Investor Facilitation Portal) as provided in Notification No: EDB/172018/3784/L Dtd.26/04/2018, Dtd.25/09/2018, Notification No: PRCH/102018/7198/L Dtd.15/10/2018, & others of Urban Development 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. Plan approved as per terms and condition mentioned in the commencement Certificate (Rajachitthi)

Raja Chitthi Number : 00599/011118/A0594/R0/M1

Date: 27/11/2018

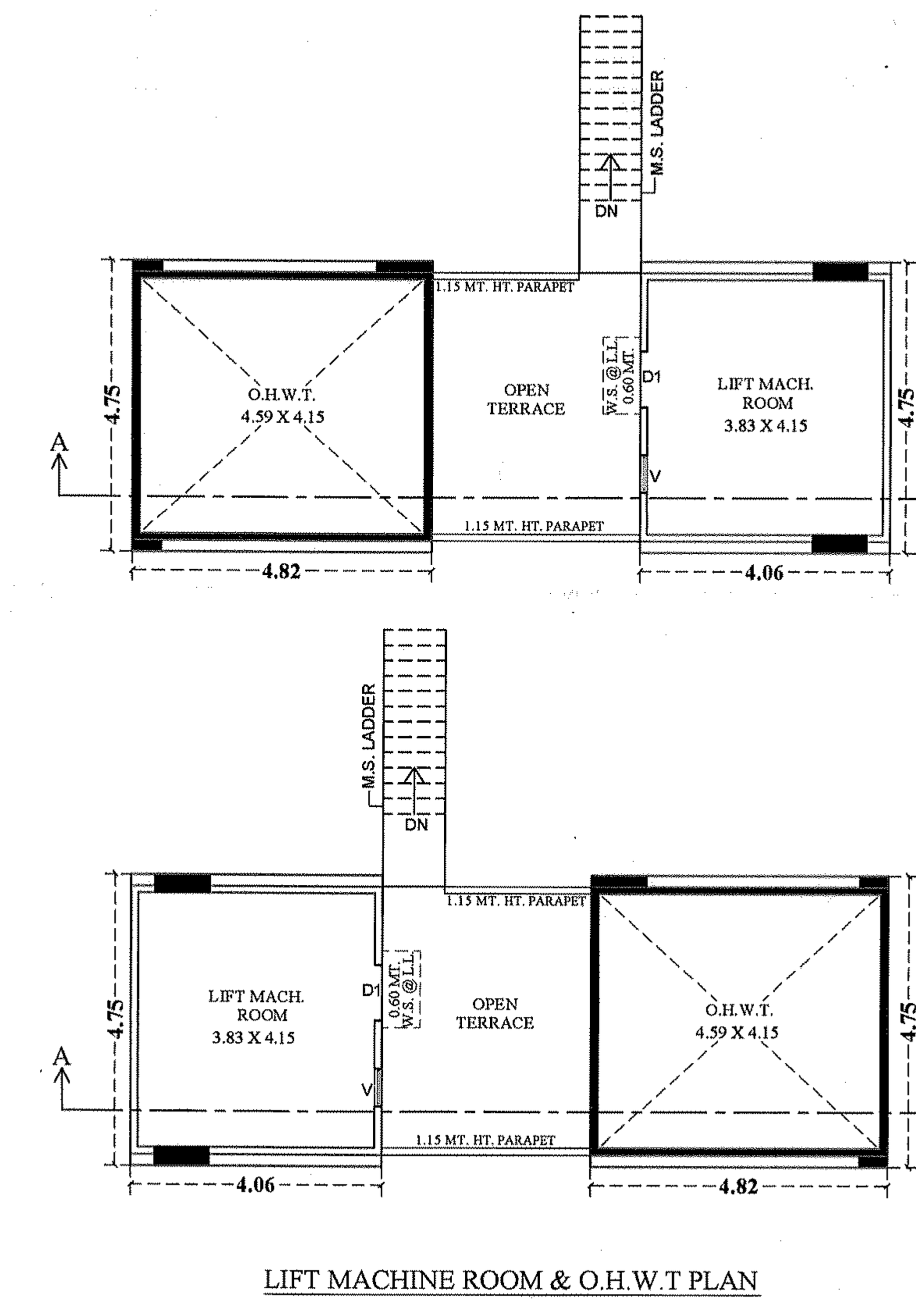
Sub Inspector (B.P.S.P)	T.D.Inspector (B.P.S.P)	Asst.T.D.O. (B.P.S.P)

AUTHO



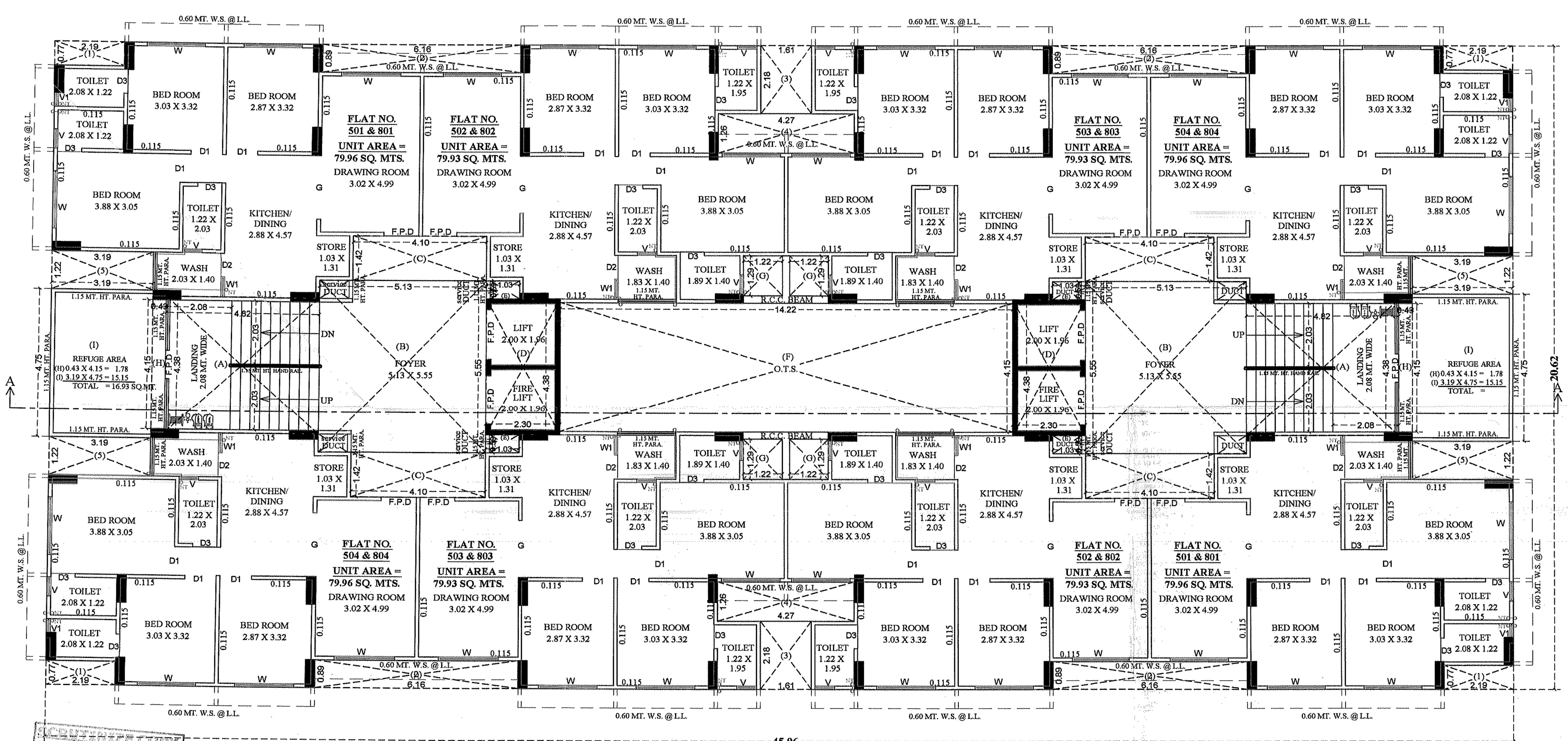
OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. Brick WALL



LIFT MACHINE ROOM & O.H.W.T PLAN

OPEN TERRACE



5TH FLOOR & 8TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. Brick WALL

PROP. B. AREA CALC. 5TH & 8TH FLOOR :-

(1)	45.96 X 20.62 X 1	=	947.70 SQ. MT.
LESS :-			
(1)	2.19 X 0.77 X 4	=	6.75 SQ. MT.
(2)	6.16 X 0.89 X 4	=	21.93 SQ. MT.
(3)	1.61 X 2.18 X 2	=	7.02 SQ. MT.
(4)	4.27 X 1.26 X 2	=	10.76 SQ. MT.
(5)	3.19 X 1.22 X 4	=	15.57 SQ. MT.
	TOTAL	=	62.03 SQ. MT.

NET B.A. 5TH & 8TH FLOOR

(947.70 - 62.03) = **885.67 SQ. MT.**

PROP. F.S.I. AREA CALC. ON 5TH & 8TH FL.:-

NET B.A. ON 5TH & 8TH FL. = 885.67 SQ. MT.

LESS :-			
(A)	4.82 X 4.38 X 2	=	42.22 (STAIR)
(B)	5.13 X 5.55 X 2	=	56.94 (FOYER)
(C)	4.10 X 1.42 X 4	=	23.29 (FOYER)
(D)	2.30 X 4.38 X 2	=	20.15 (LIFT)
(E)	1.03 X 0.59 X 4	=	2.43 (DUCT)
(F)	14.22 X 4.15 X 1	=	59.01 (O.T.S.)
(G)	1.22 X 1.29 X 4	=	6.30 (O.T.S.)
(H)	0.43 X 4.15 X 2	=	3.57 (REFUGE AREA)
(I)	3.19 X 4.75 X 2	=	30.31 (REFUGE AREA)
	TOTAL	=	244.22 SQ. MT.

NET F.S.I.AREA ON (5TH & 8TH) = **641.45 SQ.MTS.**

PROP. B. AREA CALC. ON STAIR CABIN:-

(1)	12.25 X 4.75 X 2	=	116.38
(2)	4.00 X 1.00 X 2	=	8.00
	TOTAL	=	124.38 SQ. MT.

NET B.AREA ON STAIR CABIN, = **124.38 SQ. MT.**

PROP. B. AREA CALC. :- LIFT M. ROOM & O.H.W.T.

(1)	4.82 X 4.75 X 2	=	45.79
(2)	4.06 X 4.75 X 2	=	38.57
	TOTAL	=	84.36 SQ. MT.

NET B.AREA ON LIFT M. ROOM & O.H.W.T. = **84.36 SQ. MT.**

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

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

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(8)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.29/10/2018.

(9)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 29/10/2018 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.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(W.Z.) A.M.C. DT. 01/01/2018.

(11)THIS PERMISSION IS GIVEN AS PER OPINION OF (W.Z) FOR BETTERMENT CHARGE ON DT.:-04/01/2018.

(12)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES 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 BY FOR THE SAME DT:- 29/10/2018.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.12/06/2018 (NO.77) AND FIRE NOC ,FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.29/10/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD 29/06/2018, REF.NOC ID NO.AHME/WEST/B/062518/313764 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(17)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 13/03/2018, LETTER NO.:-C.B./LAND-2/BIN KHETI/ CHANDKHEDA/SUR.NO./BLOCK NO.787/2/S.R.-849/2017 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(18)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.29/10/2018.

(19)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:-02/11/2018.

(20)THIS APPLICATION IS MADE ON ODPS WIDE ID.684379 AND SCRUTINY FEES PAYMENT IS MADE ON ONLINE SYSTEM WIDE RECEIPT NO.1087995 ,DT.10/07/2018.

(21)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.

(22)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.

- બાંધકામની સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તાની અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથાએન્જીનીયરે રજુ કરેલ પુરાવા પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજુ કરવાના થતા સોઈલરીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ /કર્મચારીઓની રહેશે નહી.

ODPS APPLICATION ID :- 684379

RESIDENTIAL AFFORDABLE HOUSING PROJECT

5TH , 8TH FLOOR PLAN & OPEN TERRACE PLAN — **SHEET NO :- 5/6**

PLAN SHOWING PROP. RESIDENTIAL BUILDING ON F.P. NO. 96 OF T.P.S.NO. 44 (CHANDKHEDA) (FINAL SANCTIONED) [R.SUR.NO. 787/2 (O. P. NO. 96)] OF MOJE :- CHANDKHEDA , TA.:- SABARMATI , DIST :- A'BAD

SCALE :- 1.00 CM = 1.00 MT. — **BLOCK :- A+B**

USE : RESIDENTIAL (AFFORDABLE HOUSING PROJECT)

ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -II + RAH

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW / VENT	
F.P.D. = 1.00 X 2.13	W = 1.83 X 1.22	V = 0.61 X 0.61
D1 = 0.91 X 2.13	W1 = 0.64 X 1.22	V1 = 0.43 X 0.61
D2 = 0.76 X 2.13		G = OPEN GAP
D3 = 0.68 X 2.13		

R.C.C. STAIR DETAILS

WIDTH	:-	2.03 MT.
TREAD	:-	0.30 MT.
RISER	:-	0.16 MT.

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.

OWNER:
SHREE GANESH DEVELOPERS
PARTNER

AMBERSINH N. DESHANDI
153 - 154, AZAD SOCIETY
NR.AZAD BUS STAND AMBAVADI,
AHMEDABAD-380015.
AMC LIC NO.ER - 1071290920

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC.NO.SD. - 0066020821R3-GI

ENGINEER: — STR. ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC. NO.COW - 0083020821R3-GI

SHREE SHAKTI DEVELOPERS
PARTNER
AMC/LIC/DEV NO. :- 207160420

C.O.W.: — DEVELOPER:

ODPS APPLICATION ID :- 684379

Ahmedabad Municipal Corporation

ODPS Application ID : 684379

Case No: BHNTS/WZ/011118/CGDCR/A0594/R0/M1

This Development permission has been granted through ODPS (Online Development Permission System) on I.F.P. (Investor Facilitation Portal) as provided in Notification No. EDB/172018/3784/L, Dtd.26/04/2018, Dtd.25/09/2018, Notification No. PRCH/102018/7198/L, Dtd.15/10/2018, & 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.
Plan approved as per terms and condition mentioned in the commencement Certificate (Rajachitthi)

Raja Chitthi Number : 00599/011118/A0594/R0/M1

Date: 27/11/2018

AUTHORITY

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

ID 684379 Dt. 29/10/2018 BPSP, TDO, AMC

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-16/10/2018.

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.29/10/2018 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION 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.29/10/2018.

(9)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 29/10/2018 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.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(W.Z.) A.M.C. DT. 01/01/2018.

(11)THIS PERMISSION IS GIVEN AS PER OPINION OF (W.Z) FOR BETTERMENT CHARGE ON DT.:-04/01/2018.

(12)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES 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 BY FOR THE SAME DT:- 29/10/2018.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.12/06/2018 (NO.77) AND FIRE NOC ,FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.29/10/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.28/06/2018, REF.NOC ID NO.AHME/WEST/B/062518/315664 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

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

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

(17)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 13/03/2018, LETTER NO.:-C.B./LAND-2/BIN KHETI/ CHANDKHEDA/SUR.NO./BLOCK NO.787/2/S.R.-849/2017 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(18)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.29/10/2018.

(19)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:-02/11/2018.

(20)THIS APPLICATION IS MADE ON ODPS WIDE ID.684379 AND SCRUTINY FEES PAYMENT IS MADE ON ONLINE SYSTEM WIDE RECEIPT NO.1087995 ,DT.10/07/2018.

(21)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.

(22)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.

- બાંધકામની સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ પ્રમાણપત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.

- કેસમાં રજૂ કરવાના થતા સોઈલરીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ /કર્મચારીઓની રહેશે નહી.

BASEMENT

PARKING AREA TABLE (RESI. PROVIDED)

	AREA (SQ. MTS.)	TOTAL
OTHER PARKING AREA(RESI.)		
(B1)	39.79X(11.10+8.96)/2 = 399.09 SQ. MTS.	
(B2)	17.96 X 18.55 X 1 = 333.16 SQ. MTS.	
	03.41 X 07.23 X 1 = 24.65 SQ. MTS.	
(B3)	14.22 X 04.38 X 1 = 62.28 SQ. MTS.	819.18
CAR PARKING AREA(RESI.)		
(A1)	10.31 X 07.23 X 1 = 74.54 SQ. MTS.	
(A2)	21.38 X 07.23 X 1 = 154.58 SQ. MTS.	
(A3)	57.74 X 11.39 X 1 = 657.66 SQ. MTS.	
(A4)	14.40 X 04.15 X 1 = 59.76 SQ. MTS.	946.54
		1765.72

PROP. B. AREA CALC. ON BASEMENT :-

(1)	41.30 X 35.14 X 1	=	1451.28
(2)	17.98 X 34.76 X 1	=	624.98
(3)	18.04 X 04.98 X 1	=	89.84
	TOTAL	=	2166.10
LESS:-			
(1)	03.26 X 35.14 X 1/2	=	57.28
(2)	20.00 X 01.31 X 1/2	=	13.10
(3)	18.04 X 01.18 X 1/2	=	10.64
	TOTAL	=	81.02
NET B.A. BASEMENT		=	2085.08 SQ. MT.

ODPS APPLICATION ID :- 684379

RESIDENTIAL AFFORDABLE HOUSING PROJECT

BASEMENT PLAN — **SHEET NO :- 3/6**

PLAN SHOWING PROP. RESIDENTIAL
BUILDING ON F.P. NO. 96 OF
T.P.S.NO. 44 (CHANDKHEDA) (FINAL SANCTIONED)
[R.SUR.NO. 787/2 (O. P. NO. 96)] OF
MOJE :- CHANDKHEDA , TA.:- SABARMATI , DIST :- A'BAD

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

USE : RESIDENTIAL (AFFORDABLE HOUSING PROJECT)

ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -II + RAH

B.AREA TABLE	SQ. MTS.
PROP. B.AREA ON BASEMENT	= 2085.08 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.

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૧૦૨૦૧૦/૬૩૨૫/લી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મૂકવાની શરતે.

[illegible]

SHREE GANESH DEVELOPERS
PARTNER

OWNER:

AMBERSINH N. DESHANDI
153 - 154, AZAD SOCIETY
NR.AZAD BUS STAND AMBAVADI,
AHMEDABAD-380015.
AMC LIC NO.ER - 1071290920

ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC.NO.SD. - 0066020821R3-GI

STR. ENGINEER:

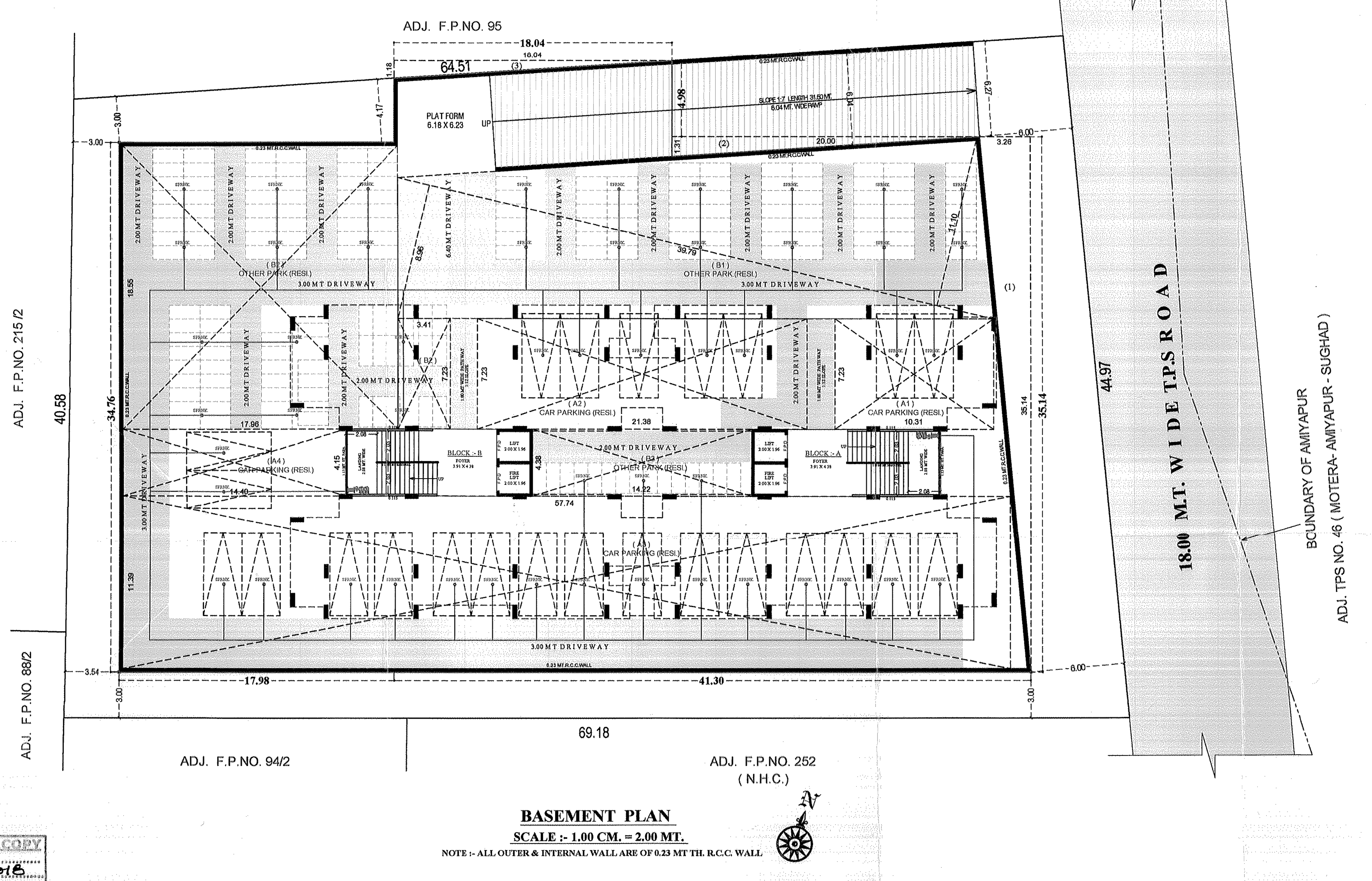
KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC. NO.COW - 0083020821R3-GI

C.O.W.:

SHREE SHAKTI DEVELOPERS
PARTNER
AMC/LIC/DEV NO. :- 297160420

DEVLOPER:

ODPS APPLICATION ID :- 684379



BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL

SCRUTINIZE COPY
ID......684379
Dt......29/10/2018
BPSP, TDO, AMC

Ahmedabad Municipal Corporation

ODPS Application ID : 684379

Case No: BHNTS/WZ/011118/CGDCRV/A0594/R0/M1

This Development permission has been granted through **ODPS** (Online Development Permission System) on I.F.P. (Investor Facilitation Portal) as provided in Notification No: EDB/172018/3784/L Dtd.26/04/2018, Dtd.25/09/2018, Notification No: PRCH/102018/7198/L Dtd.15/10/2018, & 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.
Plan approved as per terms and condition mentioned in the commencement Certificate (Rajachitthi)

Raja Chitthi Number : 00599/011118/A0594/R0/M1

Date: 27/11/2018

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

AUTHORITY

આજરોજ પેજ પર કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)ની આગળ દર્શાવેલ શરતો ઉપરાંત નીચે જણાવ્યા મુજબની શરતોએ ધી ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬ની કલમ-૨૯ (૧), ૩૪, ૪૯, ૫૨, ૭૦ તથા ધી જી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ ૨૫૩ તથા ૨૫૪ ની જોગવાઈઓને તથા કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયમો (સી.જી.ડી.સી.આર.) ની જોગવાઈઓને આધિન આ પરવાનગી આપવામાં આવે છે.

:: શરતો ::

૧. ધી જી.પી.એમ.સી. એક્ટ ૧૯૪૯, ધી ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬, ટાઉન પ્લાનીંગ સ્કીમના રેગ્યુલેશન, કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયમો તેમજ પ્રવર્તમાન નીતિ-નિયમોને અનુસરીને મકાન બાંધકામ તેમજ ઉપયોગ કરવાનો રહેશે. તેમજ આ અંગેના તમામ કાયદા તેમજ પેટા કાયદાનું પાલન કરવાનું રહેશે. તેમજ તેમાં જે કાંઈ અંકુશો તથા શરતો મુકવામાં આવી છે તેનાથી જો નુકશાન થતુ હશે તો પણ નુકશાનીનો બદલો માગ્યા સિવાય અરજદાર / માલિકે તેનો અમલ કરવાનો રહેશે.

૨. અરજદાર / માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) આપવામાં આવ્યું હશે તો પણ ,ધી ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬ મુજબ ટાઉન પ્લાનીંગ સ્કીમ અન્વયેની ડિમાન્ડ / ફાળો તેમજ અન્ય કાયદા હેઠળ કોઈ ચાર્જ કે લેણાં બાકી હશે કે ભવિષ્યમાં ચુકવવાના થશે તો તે મ્યુ. કોર્પો. / સક્ષમ સત્તામાં જમા કરવાના રહેશે.

૩. અરજદાર / માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)માં જણાવેલ મુજબની શરતોનું પાલન કરવાનું રહેશે. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)મંજુરીમાં જણાવ્યા મુજબની શરતો પૈકી કોઈપણ શરતોનું ઉલ્લંઘન કરવામાં આવશે તો મ્યુનિસિપલ કોર્પોરેશન તે શરતોનો અમલ કરાવી શકશે અને મ્યુનિસિપલ કોર્પોરેશનના તેવા કૃત્યને લીધે જે કંઈ નુકશાન, ખોટ કે હરકત અરજદાર / માલિકને થશે તે બદલ કોઈપણ પ્રકારનો બદલો માંગી શકશે નહીં.

૪. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)ની તારીખથી એક વર્ષમાં બાંધકામ શરૂ કરવામાં આવેલ નહીં હોય કે નિયત સમયમર્યાદામાં તેના રીન્યુઅલ અંગેની કાયદાકીય કાર્યવાહી કરવામાં આવેલ નહીં હોય તો કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) સહિત આપેલ પરવાનગી આપોઆપ રદ થયેલ ગણાશે.

૫. મંજુર થયેલ પ્લાન મુજબનું સ્થળ પર બાંધકામ પૂરુ થયેથી ધી જી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ-૨૬૩ તેમજ કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ની જોગવાઈ મુજબ મકાન વપરાશની પરવાનગી (બી.યુ. પરમીશન)મેળવ્યા બાદ જ મંજુર કરેલ બાંધકામનો વપરાશ કરી શકાશે.

૬. ધી જી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ-૩૭૬ થી ૩૮૩ માં નિર્દિષ્ટ કર્યા પ્રમાણેના પથા અગર ઉપયોગ માટે કોઈપણ જગ્યાનો ઉપયોગ કરતા પહેલા અ.મ્યુ.કો. / સક્ષમ સત્તા પાસેથી જરૂરી લાયસન્સ/પરવાના મેળવવાના રહેશે.

૭. પ્લોટના માપો તથા ક્ષેત્રફળ ખાલી રહેતા હોય તે માટેની સાઈટ તરીકે પ્લોટ યોગ્ય થાય અને પ્લોટ સ્વચ્છ અને ઢોળાવવાળો (ખાડા - ખાબોચીયા ભરાઈ રહે નહીં અને પાણી ભરાઈ રહે નહીં તેવો) થાય તો જ બાંધકામ શરૂ કરી શકાશે.

૮. GRANT OF THIS DEVELOPMENT PERMISSION SHALL NOT MEAN ACCEPTANCE OF CORRECTNESS, CONFIRMATION, APPROVAL OR ENDORSEMENT OF TITLE OF THE LAND, BUILDING, EASEMENT RIGHTS, VARIATION IN THE AREA FROM RECORDS, STRUCTURAL REPORTS & STRUCTURAL DRAWINGS, WORKMANSHIP AND SOUNDNESS OF MATERIAL USED IN CONSTRUCTION OF THE BUILDING, LOCATION AND BOUNDARY OF PLOT, SOIL INVESTIGATION REPORT ETC AND SHALL NOT BIND OR RENDER THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN THIS REGARDS (UNDER C.G.D.C.R. CL. NO. 3.10)

૯. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કરતાં પહેલા બીન પરવાનગીના/બિન અધિકૃત કાચા - પાકા બાંધકામ અરજદાર/માલિકે પોતાના ખર્ચે/જોખમે દૂર કરવાના રહેશે.

૧૦. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કર્યેથી કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) મુજબ તબક્કાવાર પ્રોગ્રેસ ચેક કરાવવાના રહેશે.

૧૧. કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ,સ્ટ્રક્ચરલ ડ્રોઈંગ એન્ડ-અન્ડરટેકીંગ-બાંહેધરી વિગેરે ફક્ત કોર્પોરેશનના રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કોર્પોરેશનની તથા અધિકારી/કર્મચારીની રહેશે નહિ. આ અંગે જવાબદાર અરજદાર/માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર,ક્લાર્ક ઓફ [illegible] રજુ કરેલ પ્રમાણપત્રો/બાંહેધરી તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની (અરજદાર/માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર, ક્લાર્ક ઓફ વર્કસની) રહેશે.

૧૨. બીલ્ડીંગ મટીરીયલ્સ કે કાટમાળ મ્યુ. રસ્તા ઉપર કે ફુટપાથ ઉપર નાખવામાં આવશે તો તેના કારણે રસ્તા કે ફુટપાથ ને જે કાંઈ નુકશાન થશે તેનુ ખર્ચ તથા નિયમાનુસારની પેનલ્ટીની રકમ અરજદાર/માલિક પાસેથી વસુલ કરવામાં આવશે તેમજ આ બાંધકામની કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) રદ કરવા અંગેની કાર્યવાહી કરવામાં આવશે.

૧૩. કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ની જોગવાઈ તેમજ જે તે સમયે સરકારશ્રી દ્વારા જાહેર કરાયેલ નિતી અનુસાર પરકોલેટીંગ વેલ/પીટ,વોટર હાર્વેસ્ટીંગ,ટ્રી-પ્લાન્ટેશન/વૃક્ષ રોપણની જોગવાઈ બીલ્ડીંગ પ્લોટમાં કરવાની રહેશે.સેપ્ટીક ટેન્ક તથા સોકવેલની સાઈઝ તથા સંખ્યા, ઇન્સપેક્શન ચેમ્બર,મેનહોલ વિગેરે ડ્રેનેજ લેઆઉટમાં બતાવ્યા મુજબના સ્થળે કરવાની જવાબદારી અરજદાર માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર,ક્લાર્ક ઓફ વર્કસની રહેશે.

૧૪. મકાનમાં બાંધકામ/ડિમોલીશન કરતી વખતે અથવા ત્યારબાદ આજુબાજુના મકાનો/મિલ્કતને અન્ય કોઈપણ જાતનું નુકશાન કે જાનહાની થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર,ક્લાર્ક ઓફ વર્કસની રહેશે. અ.મ્યુ.કોર્પોરેશન આ બાબતે દિવાની યા ફોજદારી રાહે જવાબદાર ગણાશે નહિ. તેમજ આજુબાજુના રહીશોને કોઈપણ સમયે ભયલ/નુકશાન થાય નહિ તે રીતે બાંધકામ /ડિમોલીશનની કામગીરી કરવાની રહેશે.

૧૫. મંજુર થયેલ પ્લાન તેમજ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)ની નકલ દરેક મેમ્બરને ફરજીયાત આપવાની રહેશે. અને બાંધકામની સાઈટ પર નોટિસ બોર્ડ ઉપર જાહેરમાં જોઈ શકાય તે રીતે દર્શાવવાની રહેશે.

૧૬. મકાન વપરાશની પરવાનગી(બી.યુ.) પરમીશન મેળવ્યા બાદ જ ડ્રેનેજ/પાણી તથા અન્ય સર્વિસ-યુટીલીટી માટે નિયમાનુસાર અરજી કરી શકાશે.

૧૭. બાંધકામ તથા અન્ય બાબતો કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) સાથે સુસંગત નહિ હોય કે કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ના રેગ્યુલેશન ૨.૬ મુજબ અરજદાર માલિકે ખોટી રજુઆત અથવા ખોટા દસ્તાવેજી પુરાવા રજુ કરેલ હશે તો આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) તથા મંજુર કરેલ પ્લાન આપોઆપ રદ થયેલ ગણાશે.

૧૮. ઓવરહેડ અને અંડરગ્રાઉન્ડ પાણીની ટાંકી હવાચુસ્ત ઢાંકણથી બંધ રાખવી. ગટરની વેન્ટ પાઈપ ઉપર ઝીણુ કપડુ બાંધીને રાખવું અથવા પાતળી જાળી રાખવી. મેલેરીયા [illegible] બારી માટે ઓવરહેડ ટાંકીની તપાસ માટે સીડીની વ્યવસ્થા કરવી.

૧૯. કન્સ્ટ્રક્શન/ડિમોલીશનની પ્રવૃતિ દરમ્યાન પ્લોટની દરેક બાજુએ ઓછામાં ઓછી ૩ મી. ઊંચાઈની પતરાની વાડ (બેરીકેડ) તથા બહુમાળી બિલ્ડીંગમાં ઉપરના ભાગના બાંધકામ સમયે ચારે બાજુ નેટ સેફ્ટીનું પ્રોવીઝન સલામતીના ભાગરૂપે તે કેતુસર કરવાની રહેશે.

૨૦. RESPONSIBILITY (C.G.D.C.R.-2017, 3.3,3.4 &8.6) - 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 REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

૨૧. LIABILITY (C.G.D.C.R.-2017, 3.3.1) : NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR, LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER.

૨૨. શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્રક્રમાંક નં. પરચ/૧૦૨૦૧૦/૬૬૩/ધથી તા. ૧૯/૧૧/૨૦૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યા એ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ ફરજીયાત મુકવાની શરતે.

૨૩. સેલરના ખોદાણકામ/ બાંધકામ દરમ્યાન આજુબાજુની જાનમાલ કે મિલ્કતોને કોઈપણ પ્રકારનું નુકશાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર/માલિક/આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચરલ એન્જીનિયર / ક્લાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર)ની રહેશે, તથા સંપૂર્ણ ખોદકામ એક સાથે નહી કરતાં, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring/ Shutterring) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે, તથા ખોદાણકામ/ બાંધકામ દરમ્યાન આજુબાજુની જાનમાલ કે મિલ્કતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું એન્જીનિયર/ સ્ટ્રક્ચરલ એન્જીનિયર / ક્લાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી , જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે તથા તે અંગે અરજદાર/ માલિક / ડેવલપર્સ/ આર્કીટેક્ટ / એન્જીનિયર/ સ્ટ્રક્ચરલ એન્જીનિયર/ક્લાર્ક ઓફ વર્કસથી દ્વારા અપાયેલ નોટરાઈઝ્ડ બાંહેધરી મુજબ વર્તવાની શરતે તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય ખોદકામ/ બાંધકામ / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલીક અસરથી રજાચિઠ્ઠી સ્થગિત /રદ કરવાની કાર્યવાહી કરવામાં આવશે તથા ખોદકામમાં નિકાલ થયેલ માટીની તેમજ ઇમારતી માલસામાનના જાહેર માર્ગો પર થતા પરિવહન દરમ્યાન જાહેર માર્ગને નુકશાન થાય નહિ તે માટે જરૂરી જોગવાઈ કરવાની રહેશે.

ઉપર જણાવેલ કોઈપણ શરતોનો ભંગ થશે તો આપેલ બાંધકામનું આરંભ પ્રમાણપત્ર (રજાચિઠ્ઠી) રદ કરવામાં આવશે.

મ્યુ. કમિશ્નરશ્રી,

આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) દ્વારા જે વિકાસ કરવા પરવાનગી આપેલ છે તે અમે વિકાસ પરવાનગી મેળવવા જે પ્લાન સાથે અરજી તેમજ બાંહેધરી રજુ કરેલી તેના આધારે છે. માટે અરજીમાં કે પ્લાનમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ના નિયમો સાથે સુસંગત નહી હોય તેમજ બાંહેધરી કે અરજી માં અમારા દ્વારા કરવામાં આવેલ રજુઆત ખોટી હશે તો આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) રદ થયેલી ગણાશે તથા કરેલ બાંધકામ અમારા ખર્ચે અને જોખમે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન દૂર કરી શકશે અને કરેલ બાંધકામ દૂર કરવા અમને કાયદાકીય કોઈપણ પ્રકારની નોટિસ કે જાણ કરવાને રહેશે નહીં. આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) ની ઉપરોક્ત તમામ શરતો મેં/અમે વાંચેલ છે અને તેનો સ્વીકાર કરીએ છીએ.

SHREE SHAKTI DEVELOPERS

માલિક/અરજદાર

AMBERSINH N. DESHANDI
153 - 154, AZAD SOCIETY,
NR. [illegible] STAND AMBAVADI,
AHMEDABAD
એન્જીનીયરની સહી
AMC LIC. NO. ER - [illegible]

Ahmedabad Municipal Corporation

As per Gujarat Town Planning & Urban Development Act, 1976, Section 29(1),34,49(1)(B)&
The Gujarat Provincial Municipal Corporation Act, 1949, section 253/254

Commencement Letter (Rajachitthi)

બાંધકામ શરૂ કરવાની તારીખ, ... કરવાનું રહેશે.

Date : 27 NOV 2018

Case No:	BHNTS/WZ/011118/CGDCRV/A0594/R0/M1		
Rajachitthi No :	00599/011118/A0594/R0/M1		
Arch./Engg No. :	ER1071290920	**Arch./Engg. Name:**	DESHANDI AMBERSINH N.
S.D. No. :	SD0066020821R3	**S.D. Name:**	KETANKUMAR KANUBHAI PATEL
C.W. No. :	CW0083020821R3	**C.W. Name:**	PATEL KETANKUMAR KANUBHAI
Developer Lic. No. :	DEV297160420	**Developer Name:**	SHREE SHAKTI DEVELOPERS
Owner Name :	DHRUV R PATEL AS PARTNER OF SHREE GANESH DEVELOPERS		
Owners Address :	VED HEIGHTS,NR.FUN POINT HOTEL,NR.TAPOVAN CIRCLE, CHANDKHEDA, Ahmedabad Ahmedabad Ahmedabad India		
Occupier Name :	DHRUV R PATEL AS PARTNER OF SHREE GANESH DEVELOPERS		
Occupier Address :	VED HEIGHTS,NR.FUN POINT HOTEL,NR.TAPOVAN CIRCLE, CHANDKHEDA, Ahmedabad Ahmedabad Ahmedabad Gujarat		
Election Ward:	03 - CHANDKHEDA	**Zone :**	WEST
TPScheme	44 - Chandkheda	**Final Plot No**	96 (R.S.NO.787/2)
Sub Plot Number		**Block/Tenament No.:**	BLOCK - A + B
Site Address:	VED HEIGHTS,NR.FUN POINT HOTEL,NR.TAPOVAN CIRCLE,CHANDKHEDA,AHMEDABAD-382424.		
Height of Building:	40.1 METER		

Floor Number	Usage	BuiltUp Area (In Sq mtr.)	Total Nos. of Residential Units	Total Nos. of Non Residential Units
First Cellar	PARKING	2085.08	0	0
Ground Floor	PARKING	851.79	0	0
First Floor	RESIDENTIAL	851.79	8	0
Second Floor	RESIDENTIAL	851.79	8	0
Third Floor	RESIDENTIAL	851.79	8	0
Fourth Floor	RESIDENTIAL	851.79	8	0
Fifth Floor	RESIDENTIAL	885.67	8	0
Sixth Floor	RESIDENTIAL	851.79	8	0
Seventh Floor	RESIDENTIAL	851.79	8	0
Eighth Floor	RESIDENTIAL	885.67	8	0
Ninth Floor	RESIDENTIAL	851.79	8	0
Tenth Floor	RESIDENTIAL	851.79	8	0
Eleventh Floor	RESIDENTIAL	851.79	8	0
Twelth Floor	RESIDENTIAL	851.79	8	0
Stair Cabin	STAIR CABIN	124.38	0	0
Lift Room	LIFT	84.36	0	0
	Total	13434.85	96	0

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

27/11/18
T.D. Inspector (B.P.S.P.)

27/11/18
Asst. T.D.O. (B.P.S.P.)

Note / Conditions:

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:-12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-16/10/2018.

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.29/10/2018 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION 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.29/10/2018.

(9)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 29/10/2018 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.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(W.Z.) A.M.C. DT. 01/01/2018.

(11)THIS PERMISSION IS GIVEN AS PER OPINION OF (W.Z) FOR BETTERMENT CHARGE ON DT.:-04/01/2018.

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

આગળના પેજ પર કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)માં જણાવેલ શરતો ઉપરાંત નીચે જણાવ્યા મુજબની શરતોએ ધી ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬ ની કલમ-૨૯(૧), ૩૪, ૪૯, ૫૨, ૭૦ તથા ધી બી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ ૨૫૩ તથા ૨૬૪ ની જોગવાઈઓને તથા કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયમો (સી.જી.ડી.સી.આર.) ની જોગવાઈઓને આધિન આ પરવાનગી આપવામાં આવે છે.

:: શરતો ::

૧. ધી બી.પી.એમ.સી. એક્ટ ૧૯૪૯, ધી ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬, ટાઉન પ્લાનીંગ સ્કીમના રેગ્યુલેશન, કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયમો તેમજ પ્રવર્તમાન નીતિ-નિયમોને અનુસરીને મકાન બાંધકામ તેમજ ઉપયોગ કરવાનો રહેશે. તેમજ આ અંગેના તમામ કાયદા તેમજ પેટા કાયદાનું પાલન કરવાનું રહેશે. તેમજ તેમાં જે કંઈ અંકુશો તથા શરતો મુકવામાં આવી છે તેનાથી જો નુકશાન થતું હશે તો પણ નુકશાનીનો બદલો માંગ્યા સિવાય અરજદાર / માલિકે તેનો અમલ કરવાનો રહેશે.

૨. અરજદાર / માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) આપવામાં આવ્યું હશે તો પણ, ધી ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ, ૧૯૭૬ મુજબ ટાઉન પ્લાનીંગ સ્કીમ અન્વયેના ફાળો તેમજ અન્ય કાયદા હેઠળ કોઈ ચાર્જ કે લેણાં બાકી હશે કે ભવિષ્યમાં મુકવાના થશે તો તે મ્યુ. કોર્પો. / સક્ષમ સત્તામાં જમા કરવાના રહેશે.

૩. અરજદાર / માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)માં જણાવ્યા મુજબની શરતોનું પાલન કરવાનું રહેશે. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)માં જણાવ્યા મુજબની શરતો પૈકી કોઈપણ શરતોનું ઉલ્લંઘન કરવામાં આવશે તો મ્યુનિસિપલ કોર્પોરેશન તે શરતોનો અમલ કરાવી શકશે અને મ્યુનિસિપલ કોર્પોરેશનના તેવા કૃત્યને લીધે જે કંઈ નુકશાન, ખોટ કે હરકત અરજદાર / માલિકને થશે તે બદલ કોઈપણ પ્રકારનો બદલો મળી શકશે નહી.

૪. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી)ની તારીખથી એક વર્ષમાં બાંધકામ શરૂ કરવામાં આવેલ નહીં હોય કે નિયત સમયમર્યાદામાં તેના રીન્યુઅલ અંગેની કાયદાકીય કાર્યવાહી કરવામાં આવેલ નહીં હોય તો કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) સહિત આપેલ પરવાનગી આપોઆપ રદ થયેલ ગણાશે.

૫. મંજુર થયેલ પ્લાન મુજબનું સ્થળ પર બાંધકામ પૂરૂ થયેથી ધી બી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ-૨૬૩ તેમજ કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ની જોગવાઈ મુજબ મકાન વપરાશની પરવાનગી (બી.યુ. પરમીશન)મેળવ્યા બાદ જ મંજુર કરેલ બાંધકામનો વપરાશ કરી શકાશે.

૬. ધી બી.પી.એમ.સી. એક્ટ ૧૯૪૯ની કલમ-૩૭૬ થી ૩૮૩ માં નિર્દિષ્ટ કર્યા પ્રમાણેના ધંધા અગર ઉપયોગ માટે કોઈપણ જગ્યાનો ઉપયોગ કરતા પહેલા અ.મ્યુ.કો./ સક્ષમ સત્તા પાસેથી જરૂરી લાયસન્સ/પરવાના મેળવવાના રહેશે.

૭. પ્લોટના માપો તથા ક્ષેત્રફળ મળી રહેતા હોય તે માટેની સાઈટ તરીકે પ્લોટ યોગ્ય થાય અને પ્લોટ સ્વચ્છ અને હોવાવાળો (ખાડા - પોલાણનો ભાગ રહે નહી અને પાણી ભરાઈ રહે નહીં તેવો) થાય તો જ બાંધકામ શરૂ કરી શકાશે.

૮. GRANT OF THIS DEVELOPMENT PERMISSION SHALL NOT MEAN ACCEPTANCE OF CORRECTNESS, CONFIRMATION, APPROVAL OR ENDORSEMENT OF TITLE OF THE LAND, BUILDING, EASEMENT RIGHTS. VARIATION IN THE AREA FROM RECORDS, STRUCTURAL REPORTS & STRUCTURAL DRAWINGS, WORKMANSHIP AND SOUNDNESS OF MATERIAL USED IN CONSTRUCTION OF THE BUILDING, LOCATION AND BOUNDARY OF PLOT, SOIL INVESTIGATION REPORT ETC AND SHALL NOT BIND OR RENDER THE AUTHORITY / AMC OFFICIALS LIABLE IN ANY WAY IN THIS REGARDS (UNDER C.G.D.C.R. CL. NO. 2.10).

૯. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કરતાં પહેલા બીન પરવાનગીના/બિન અધિકૃત કાચા - પાકા બાંધકામ અરજદાર/માલિકે પોતાના ખર્ચે/જોખમે દૂર કરવાના રહેશે.

૧૦. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કર્યેથી કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) મુજબ તબક્કાવાર પ્રોગ્રેસ ચેક કરાવવાના રહેશે.

૧૧. કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ, સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ, બોન્ડ-અન્ડરટેકીંગ-બાંહેધરી વિગેરે ફક્ત કોર્પોરેશનના રેકર્ડ હેતુ માટે લીધેલ છે. તે અંગેની જવાબદારી અ.મ્યુ.કોર્પોરેશનની તથા અધિકારી/કર્મચારીની રહેશે નહિ. આ અંગે જવાબદાર અરજદાર/માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર, ક્લાર્ક ઓફ [illegible] રજુ કરેલ પ્રમાણપત્રો/બાંહેધરી તથા રીપોર્ટને આધીન સઘળી જવાબદારી તેઓની (અરજદાર/માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર, ક્લાર્ક ઓફ વર્કસ) રહેશે.

૧૨. બીલ્ડીંગ મટીરીયલ્સ કે કાટમાળ મ્યુ. રસ્તા ઉપર કે ફુટપાથ ઉપર નાખવામાં આવશે તો તેના કારણે રસ્તા કે ફુટપાથ ને જે કંઈ નુકશાન થશે તેનુ ખર્ચ તથા નિયમાનુસારની પેનલ્ટીની રકમ અરજદાર/માલિક પાસેથી વસુલ કરવામાં આવશે. તેમજ આ બાંધકામની કમીન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) રદ કરવા અંગેની કાર્યવાહી કરવામાં આવશે.

૧૩. કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ની જોગવાઈ તેમજ જે તે સમયે સરકારશ્રી દ્વારા જાહેર કરાયેલ નિતી અનુસાર પરકોલેટીંગ વેલ/પીટ, વોટર હાર્વેસ્ટીંગ, ટ્રી-પ્લાન્ટેશન/વૃક્ષા રોપણની જોગવાઈ બીલ્ડીંગ પ્લોટમાં કરવાની રહેશે. સેપ્ટીક ટેન્ક તથા સોકવેલની સાઈઝ તથા સંખ્યા, ઈન્સ્પેક્શન ચેમ્બર, મેનહોલ વિગેરે ડ્રેનેજ લેઆઉટમાં બતાવ્યા મુજબના સ્થળે કરવાની જવાબદારી અરજદાર માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર, ક્લાર્ક ઓફ વર્કસની રહેશે.

૧૪. મકાનમાં બાંધકામ/ડીમોલીશન કરતી વખતે અથવા ત્યારબાદ આજુબાજુના મકાનો/મિલકતોને અન્ય કોઈપણ જાતનું નુકશાન કે જાનહાની થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર માલિક/ડેવલપર તથા એન્જિનીયર/આર્કીટેક્ટ સ્ટ્રક્ચરલ એન્જિનીયર, ક્લાર્ક ઓફ વર્કસની રહેશે. અ.મ્યુ.કોર્પોરેશન આ બાબતે દિવાની યા ફોજદારી રાહે જવાબદાર ગણાશે નહિ. તેમજ આજુબાજુના રહીશોને કોઈપણ સમયે ખલેલ/નુકશાન થાય નહિ તે રીતે બાંધકામ /ડિમોલિશનની કામગીરી કરવાની રહેશે.

૧૫. મંજુર થયેલ પ્લાન તેમજ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)ની નકલ દરેક મેમ્બરને ફરજીયાત આપવાની રહેશે. અને બાંધકામની સાઈટ પર નોટિસ બોર્ડ ઉપર જાહેરમાં જોઈ શકાય તે રીતે દર્શાવવાની રહેશે.

૧૬. મકાન વપરાશની પરવાનગી(બી.યુ.) પરમીશન મેળવ્યા બાદ જ ડ્રેનેજ/પાણી તથા અન્ય સર્વિસ-યુટીલીટી માટે નિયમાનુસાર અરજી કરી શકાશે.

૧૭. બાંધકામ તથા અન્ય બાબતો કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) સાથે સુસંગત નહિ હોય કે કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ના નિયમ ૨.૯ મુજબ અરજદાર માલિકે ખોટી રજુઆત અથવા ખોટા દસ્તાવેજી પુરાવા રજુ કરેલ હશે તો આ કમીન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) તથા મંજુર કરેલ પ્લાન આપોઆપ રદ થયેલ ગણાશે.

૧૮. ઓવરહેડ અને અંડરગ્રાઉન્ડ પાણીની ટાંકી હવાચુસ્ત ઢાંકણથી બંધ રાખવી. ગટરની વેન્ટ પાઈપ ઉપર જાળી કપડુ બાંધીને રાખવું અથવા પાતળા વાયરની જાળી રાખવી. મેલેરીયા [illegible] માટે ઓવરહેડ ટાંકીની તપાસ માટે સીડીની વ્યવસ્થા કરવી.

૧૯. કન્સ્ટ્રકશન/ડીમોલીશનની પ્રવૃતિ દરમ્યાન પ્લોટની દરેક બાજુએ ઓછામાં ઓછી ૩ મી. ઊંચાઈની પતરાની વાડ (બેરીકેડ) તથા બહુમાળી બિલ્ડીંગમાં ઉપરના માળના બાંધકામ સામે ચારે બાજુ નેટ સેફ્ટીનું પ્રોવીઝન. સલામતીના જળવાઈ તે હેતુસર કરવાની રહેશે.

૨૦. RESPONSIBILITY (C.G.D.C.R.-2017, 3.3.3.4 & 3.3) : 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 REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

૨૧. LIABILITY (C.G.D.C.R. 2017, 3.3.1) : NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER.

૨૨. શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્રક્રમાંક નં. પરચ/૧૦૨૦૧૦/૬૩૨પથી તા. ૧૬/૧૬/૨૦૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યા એ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મુકવાની શરતે.

૨૩. સેલરના ખોદકામ/ બાંધકામ દરમ્યાન આજુબાજુની જાનમાલ કે મિલ્કતોને કોઈપણ પ્રકારનું નુકશાન થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર/માલિક/આર્કીટેક્ટ/ એન્જિનિયર/ સ્ટ્રક્ચરલ એન્જિનિયર / ક્લાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર)ની રહેશે, તથા સંપૂર્ણ ખોદકામ એક સાથે નહીં કરતાં, તબક્કાવાર કરી, જરૂરી પ્રોટેક્ટીવ સપોર્ટ (Shoring/ Shutterring) ની વ્યવસ્થા કરી બાંધકામ કરવાનું રહેશે, તથા ખોદાણકામ/ બાંધકામ દરમ્યાન આજુબાજુની જાનમાલ કે મિલ્કતોની સલામતી માટે કરવાની જરૂરી વ્યવસ્થાનું એન્જિનિયર/ સ્ટ્રક્ચરલ એન્જિનિયર / ક્લાર્ક ઓફ વર્કસ (સાઈટ સુપરવાઈઝર) દ્વારા સતત નિરીક્ષણ કરી , જરૂર જણાય તો તાકીદે વધારાની વ્યવસ્થા કરવાની રહેશે તથા તે અંગે અરજદાર/ માલિક / ડેવલપર/ આર્કીટેક્ટ / એન્જિનિયર/ સ્ટ્રક્ચરલ એન્જિનિયર/ક્લાર્ક ઓફ વર્કસશ્રી દ્વારા આપેલ નોટરાઈઝ્ડ બાંહેધરી મુજબ વર્તવાની શરતે તથા સ્થળે સલામતીના યોગ્ય પગલા લીધા સિવાય બાંધકામ/ ખોદાણકામ / ડિમોલીશન ની કામગીરી કરવામાં આવતી જણાશે તો તાત્કાલીક અસરથી રજાચિઠ્ઠી સસ્પેન્ડ /રદ કરવાની કાર્યવાહી કરવામાં આવશે તથા ખોદકામમાં નિકાલ થયેલ માટીથી તેમજ ઈમારતી માલસામાનના જાહેર માર્ગો પર થતા પરિવહન દરમ્યાન જાહેર માર્ગને નુકશાન થાય નહિ તે માટે જરૂરી જોગવાઈ કરવાની રહેશે.

ઉપર જણાવેલ કોઈપણ શરતોનો ભંગ થશે તો આપેલ બાંધકામનું આરંભ પ્રમાણપત્ર (રજાચીઠ્ઠી) રદ કરવામાં આવશે.

મ્યુ. કમિશ્નરશ્રી,

આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) દ્વારા જે વિકાસ કરવા પરવાનગી આપેલ છે તે અમે વિકાસ પરવાનગી મેળવવા જે પ્લાન સાથે અરજી તેમજ બાંહેધરી રજુ કરેલી તેના આધારે છે. માટે અરજીમાં કે પ્લાનમાં અમારા દ્વારા કરવામાં આવેલ રજુઆત કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ના નિયમો સાથે સુસંગત નહી હોય તેમજ બાંહેધરી કે અરજી માં અમારા દ્વારા કરવામાં આવેલ રજુઆત ખોટી હશે તો આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) રદ થયેલી ગણાશે તથા કરેલ બાંધકામ અમારા ખર્ચે અને જોખમે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન દૂર કરી શકશે અને કરેલ બાંધકામ દૂર કરવા અમને કાયદાકીય કોઈપણ પ્રકારની નોટિસ કે જાણ કરવાને રહેશે નહી. આ કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચીઠ્ઠી) ની ઉપરોક્ત તમામ શરતો મેં/અમે વાંચેલ છે અને સાથે અમે સંમત છીએ.

માલિક/અરજદાર ની સહી

એન્જીનીયર/આર્કીટેક્ટની સહી

(12)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES 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 BY FOR THE SAME DT:- 29/10/2018.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.12/06/2018 (NO.77) AND FIRE NOC ,FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.29/10/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.28/06/2018. REF.NOC ID. NO.AHME/WEST/B/062518/316664 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

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

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

(17)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 13/03/2018, LETTER NO.:-C.B./LAND-2/BIN KHETI/ CHANDKHEDA/SUR.NO./BLOCK NO.787/2/S.R.-849/2017 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(18)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.29/10/2018.

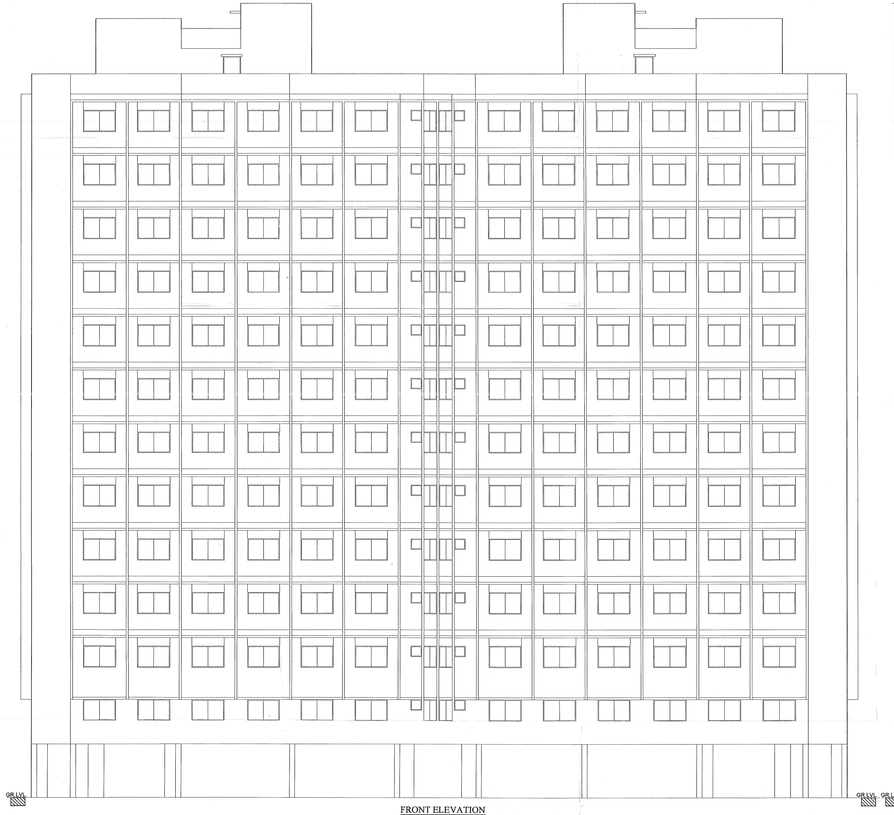
(19)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.25.6.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-02/11/2018.

(20)THIS APPLICATION IS MADE ON ODPS WIDE ID.884379 AND SCRUTINY FEES PAYMENT IS MADE ON ONLINE SYSTEM WIDE RECEIPT NO.1087995 ,DT.10/07/2018.

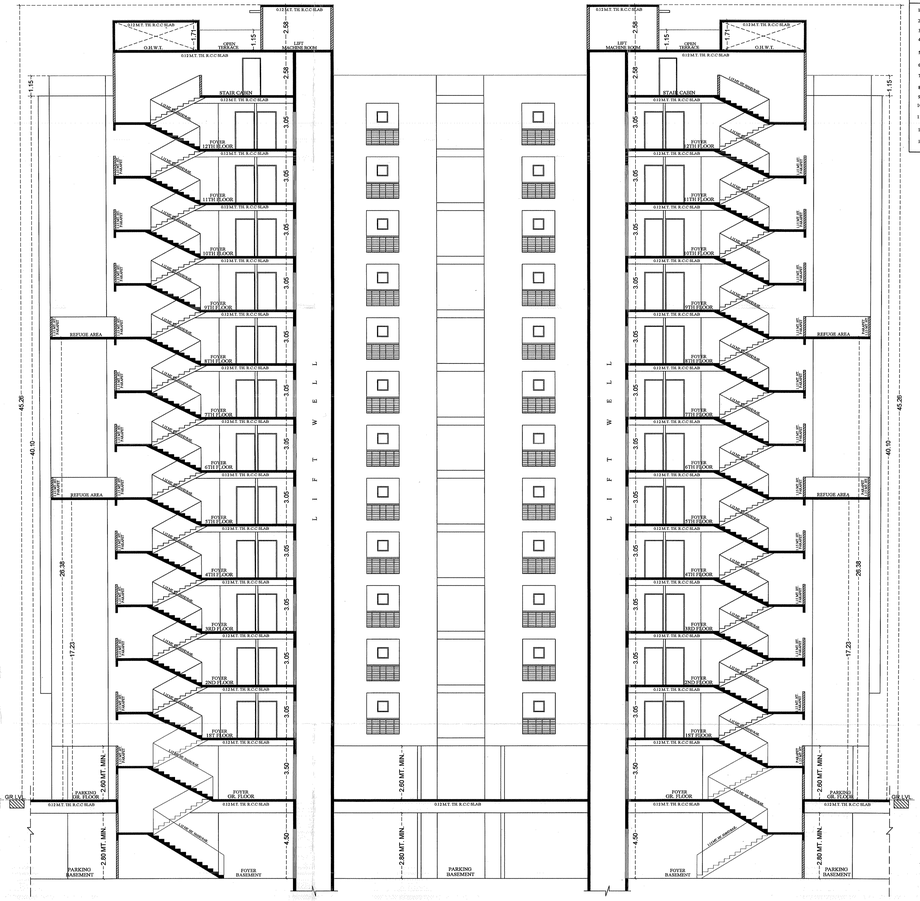
(21)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(22)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.

For Other Terms & Conditions See Overleaf



FRONT ELEVATION



SECTION 'A-A'

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DESCRIPTION
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		DCP & CO2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED

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 800 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 valve 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 at the fillings at each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63 mm dia. hose. A 25 mm bore Hose-reel hose with 6 mm. Dia. 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 13.5 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 30,000 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 cell point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:

Fire alarm cell 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 Re. Dry Chemical Powder (DCP) ISI mark to be installed on floor in case of commercial building.

Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on each floor and Re. 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 bethed 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 6 mm. bore nozzles at each basement level.

ODPS APPLICATION ID :- 684379
RESIDENTIAL AFFORDABLE HOUSING PROJECT
ELEVATION & SECTION PLAN — SHEET NO :- 6/6
PLAN SHOWING PROP. RESIDENTIAL BUILDING ON F.P. NO. 96 OF T.P.SCHEME NO. 44 (CHANDKHEDA) (FINAL SANCTIONED) [RS.URB.NO. 78/72 (O. P. NO. 96)] OF MOJE :- CHANDKHEDA , TA.:- SABARMATI , DIST :- A'BAD
SCALE :- 1.00 CM = 1.00 MT. — BLOCK :- A+B
USE :- RESIDENTIAL (AFFORDABLE HOUSING PROJECT)
ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -II + RAH

COLOUR NOTE :	LIFT DETAIL
PROP. WORK	MINIMUM CAPACITY 6 PERSONS.
PROP. DRAINAGE	DOOR MINIMUM WIDTH 0.90 MTS.
	1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

SHREE GANESH DEVELOPERS

PARTNER

OWNER:

AMBEDKBHAI N. DESHBANDI
153 - 154, AZAD SOCIETY
NR.AZAD HUT STAND,AMBAVADI,
AHMEDABAD-380015.

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.SARDAR PARTY PLOT,
NIKOL,.AHMEDABAD - 38.

ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.SARDAR PARTY PLOT,
NIKOL,.AHMEDABAD - 38.

STR. ENGINEER:

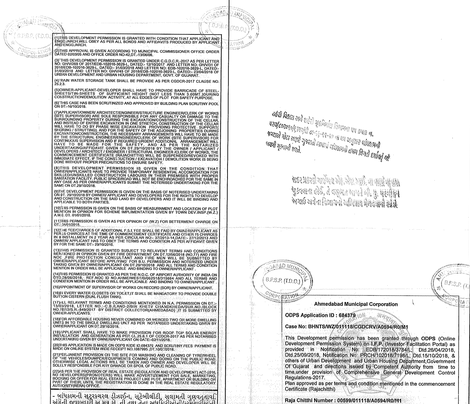
SHREE SHAKTI DEVELOPERS

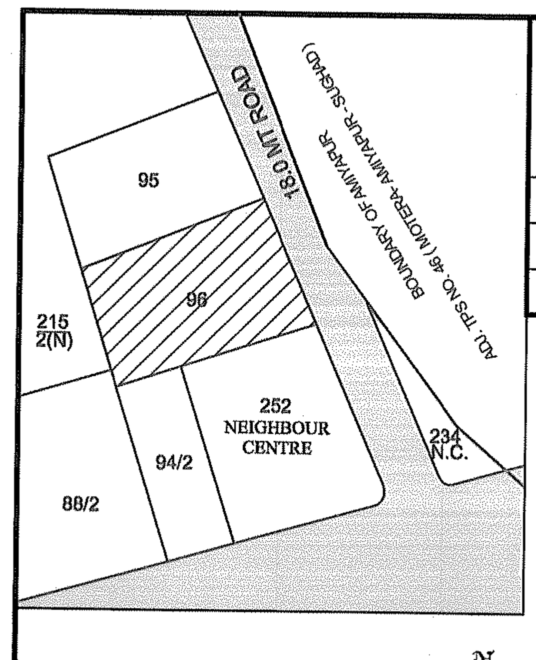
PARTNER

C.O.W.:

DEVELOPER:

ODPS APPLICATION ID :- 684379

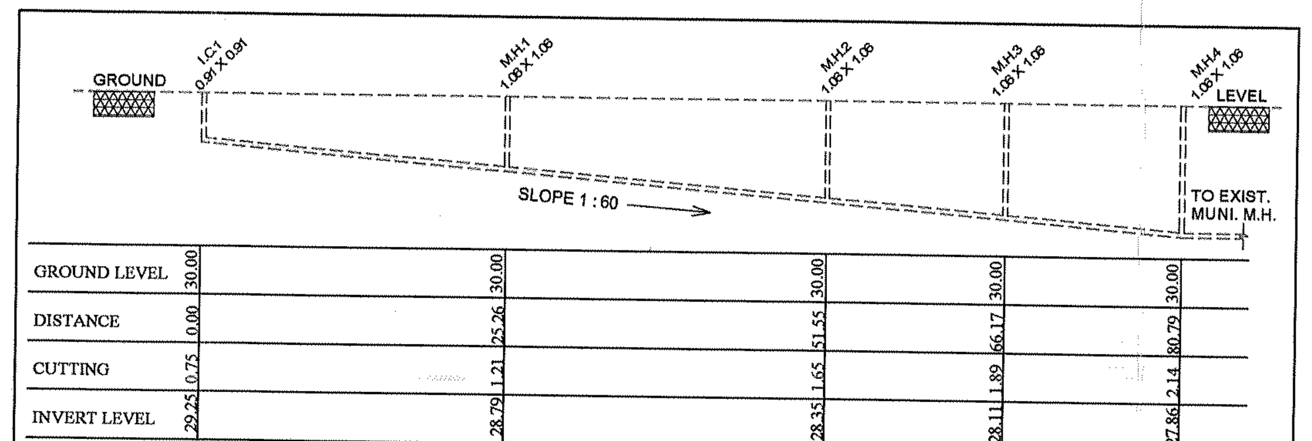




KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

Block No.	Consume F.S.I.			Residential Dwelling units more than 66 and up to 80			
	Commercial	Residence	Total	No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	Charg. F.S.I.
A+B	-	7697.40	7697.40	96	7697.40	100.00	2562.00
Total	-	7697.40	7697.40	-	7697.40	-	2562.00

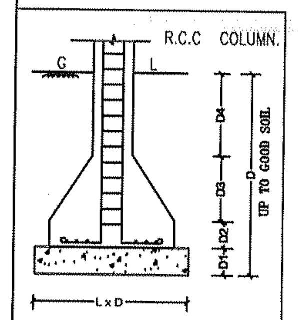
Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	-	-	-	-
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	-	-	-	-
D	more than 66 and up to 80	96	7697.40	100	2562.00
E	With Aff. F.S.I. (40% Slab)	-	-	-	-
	Grand Total	96	7697.40	100	2562.00



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

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2	SH	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	R D	RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED



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

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 2853.00 SQ.MTS		
REQ. COMMON PLOT @ 10%		285.30 SQ.MT.
COMMON PLOT		
29.93 X (9.63+7.82)/2	= 261.14 SQ.MT.	
15.73 X (7.23+5.39)/2	= 99.26 SQ.MT.	
TOTAL PROV. COMMON PLOT	= 360.40 SQ.MT.	

TREE PLANTETION
PLOT AREA :- 2853.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
2853.00 SQ. MTS./ 71.33 TREE SAY 72 NO.TREES
PROVI. 72 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2853.00 / 4000.00 SQ. MTS.
= 0.71 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

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 = 96 UNITS / 8UNITS / 1 = 12.00 NOS. REQD.
PROVIDED CONTAINER = 12 NOS.

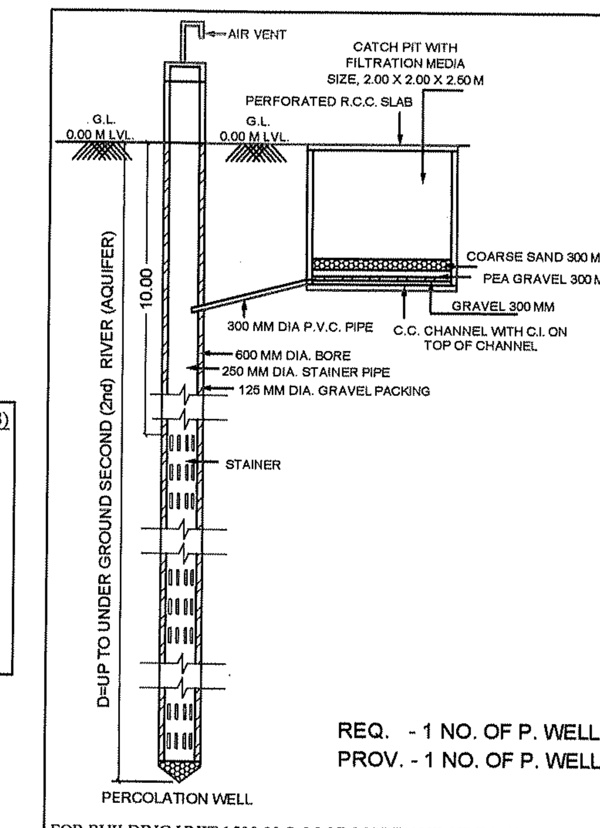
REQ. LIFT CALCULATION :- (BLOCK- A+B)

TOTAL NOS OF UNIT	=	96 NOS
LESS UNIT OF G.F.+2 FLR.	=	16 NOS
TOTAL UNIT REMAINING	=	80 NOS
REQ. LIFT 1 NOS. PER 30 UNIT		
TOTAL LIFT REQD.	= 80/30 =	2.67 NOS
		= SAY 3 NOS

REQ. 3 NO. LIFT OF 6 PASSENGER
PROVI. 4 NO. LIFT OF 6 PASSENGER

EQ. TENAMENT STATEMENT

FLOOR	USE	EQUITY TENA.
BLOCK		A+B
		TOTAL
GROUND (H. P.)	PARK.	--
1ST FLOOR	RESI.	08
2ND FLOOR	RESI	08
3RD FLOOR	RESI	08
4TH FLOOR	RESI	08
5TH FLOOR	RESI	08
6TH FLOOR	RESI	08
7TH FLOOR	RESI	08
8TH FLOOR	RESI	08
9TH FLOOR	RESI	08
10TH FLOOR	RESI	08
11TH FLOOR	RESI	08
12TH FLOOR	RESI	08
TOTAL	SHOP/RESI	96



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)

BUILT UP AREA STATEMENT

BLOCK	A+B
	TOTAL
	(IN SQ.MT.)
BASEMENT	2085.08
GROUND (H. P.)	851.79
1ST FLOOR	851.79
2ND FLOOR	851.79
3RD FLOOR	851.79
4TH FLOOR	851.79
5TH FLOOR	885.67
6TH FLOOR	851.79
7TH FLOOR	851.79
8TH FLOOR	885.67
9TH FLOOR	851.79
10TH FLOOR	851.79
11TH FLOOR	851.79
12TH FLOOR	851.79
STAIR CABIN	124.38
LIFT MAC. ROOM	84.36
TOTAL	13434.85

F.S.I. AREA STATEMENT

BLOCK	A+B
	TOTAL
	(IN SQ.MT.)
1ST FLOOR	641.45
2ND FLOOR	641.45
3RD FLOOR	641.45
4TH FLOOR	641.45
5TH FLOOR	641.45
6TH FLOOR	641.45
7TH FLOOR	641.45
8TH FLOOR	641.45
9TH FLOOR	641.45
10TH FLOOR	641.45
11TH FLOOR	641.45
12TH FLOOR	641.45
TOTAL	7697.40

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. 21.6 of cgdcr 2017
- Separate letter box is provided at ground level for each unit.
- Water tank for fire safety requirement provided as per chapter 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 unit/final 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 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. 25.2 of cgdcr 2017
- Community bin provided as per the provision of the clause no. 25.3 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 & As Per Opinion Of Fire Department.
- 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 per chapter no. 22.3 of cgdcr 2017.
- Roof top solar energy installation & generation shall be provided as per chapter no. 25.6.1 of cgdcr 2017.
- All ducts shall be sealed by fire relted doorsar each floor level and opening of all ducts shall be floor basement to terrace level.

ODPS APPLICATION ID :- 684379
RESIDENTIAL AFFORDABLE HOUSING PROJECT
BLOCK - A+B SHEET NO:- 1/6

LAY-OUT PLAN SHOWING PROPOSED
RESIDENTIAL BUILDING ON F.P. NO. 96 OF
T.P.S.NO. 44 (CHANDKHEDA) (FINAL SANCTIONED)
[R.SUR.NO. 787/2 (O. P. NO. 96)] OF
MOJE :- CHANDKHEDA , TA.:- SABARMATI , DIST :- A'BAD

LAY OUT SCALE:- 1C.M. = 2 MT.
USE : RESIDENTIAL (AFFORDABLE HOUSING PROJECT)
ZONE AS PER R.D.P. 2021 :- RESIDENTIAL -II + RAH

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 96	2853.00
REQ. COMMON PLOT AREA @ 10%	285.30
PROVI. COMMON PLOT AREA	360.40
PERMI. F.S.I. (1:80 X 2853.00)	5135.40
CHARGEABLE F.S.I. (0.90 X 2853.00)	2567.70
TOTAL PERMI. F.S.I. (5135.40+2567.70)	7703.10
TOTAL UTILIZED F.S.I.	7697.40
UTILIZED CHARGEABLE F.S.I.	2562.00

COLOUR NOTES:-

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

SHREE GANESH DEVELOPERS
PARTNER

OWNER:

AMBERSINH N. DESHANDI
153 - 154, AZAD SOCIETY
NR.AZAD BUS STAND AMBAVADI,
AHMEDABAD-380015.
AMC LIC NO.ER - 1071290920
ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC.NO.SD. - 0066020821R3-GI
STR. ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC. NO.COW - 0083020821R3-GI
C.O.W.:

SHREE SHAKTI DEVELOPERS
PARTNER
AMC/LIC/DEV NO. :- 297160420
DEVLOPER:

ODPS APPLICATION ID :- 684379

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 (CO2) 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 (Co2) 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 :

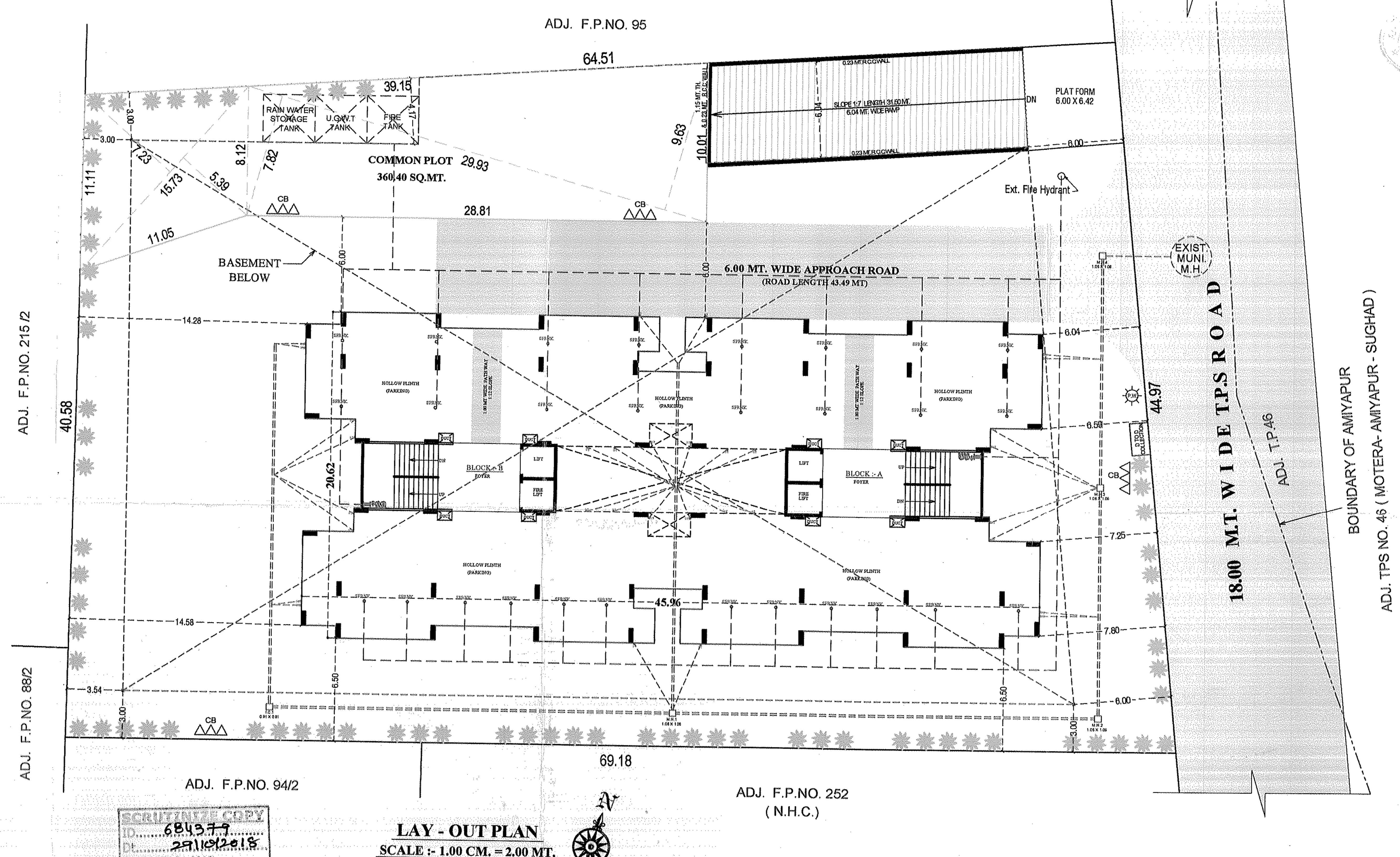
A lightening arrester should also be installed and be properly berthed to prevent damage to the building when the lightening strikes.

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.



SCRUTINIZE COPY
ID.......684379
Dt.......29/10/2018
BPSP, TDO, AMC

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

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

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L DATED:- 12/10/2017, AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-16/10/2018.

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND THEREAFTER. THE EXCAVATION WORK OF ENTIRE 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.29/10/2018 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION 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 NOTARISED UNDERTAKING FOR THE SAME ON DT.29/10/2018.

(9)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.29/10/2018 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.

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(W.Z.) A.M.C. DT. 01/01/2018.

(11)THIS PERMISSION IS GIVEN AS PER OPINION OF (W.Z) FOR BETTERMENT CHARGE ON DT.-04/01/2018.

(12)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES 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 BY FOR THE SAME DT:- 29/10/2018.

(13)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.17/10/2018 (NOC/77) AND FIRE NOC, FIRE PROTECTION CONSULTANT AND FIRE MEN WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.29/10/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(14)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.28/06/2018, REF.NOC ID NO.AHME/WEST/B/062518/315614 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(15)APPOINTMENT OF SUPERVISOR OF WORKING UNREGORD (SOW) BY OWNER/APPLICANT.

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

(17)ALL PELAVANT TERMS AND CONDITIONS MENTIONED IN NA. PERMISSION ON DT.:- 13/03/2018, LETTER NO.:-C.B./LAND-2/BIN KHETI/ CHANDKHEDA/SUR.NO./BLOCK NO.787/2/S.R.-849/2017 BY DISTRICT COLLECTOR(AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(18)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.29/10/2018.

(19)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-02/11/2018.

(20)THIS APPLICATION IS MADE ON ODPS WIDE ID.684379 AND SCRUTINY FEES PAYMENT IS MADE ON ONLINE SYSTEM WIDE RECEIPT NO.1087995 ,DT.10/07/2018.

(21)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.

(22)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.

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તાની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ/કર્મચારીઓની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા આર્કિટેક્ટ/એન્જીનીયર, સ્ટ્રક્ચરલ એન્જીનીયર અને ડેવલપરની જવાબદારી રહેશે.
- રેકર્ડ રજુ કરવાના બધા સોલીસીટર, સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ વિગેરે ... ની તથા તેના અધિકારીઓ/કર્મચારીઓની રહેશે નહીં.

Ahmedabad Municipal Corporation
ODPS Application ID : 684379
Case No: BHNTS/WZ/011118/CGDCRV/A0594/R0/M1

This Development permission has been granted through ODPS (Online Development Permission System) on I.F.P. (Investor Facilitation Portal) as provided in Notification No: EDB/172018/3784/L Dtd.26/04/2018, Dtd.25/09/2018, Notification No: PRCH/102018/7198/L Dtd.15/10/2018, & 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.
Plan approved as per terms and condition mentioned in the commencement Certificate (Rajachitthi)

Raja Chitthi Number : 00599/011118/A0594/R0/M1

Date: 27/11/2018

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

PART PLAN OF FINAL TOWN PLANNING SCHEME NO:44 (CHANDKHEDA)

With reference to Sanctioned The Final Town Planning Scheme Under

Urban Development and Urban Housing Department , Government of Gujarat

NOTIFICATION NO. : GH/V/241 of 2015/TPS-112015-787-L,Dated:-31-07-2015.

FINAL PLOT NO: 96

N

SCALE: 1c.m.=25.Mts.

This part plan is certified for the F.P NO: 96

Note:- (1) This part plan cannot be used for making any entry in revenue records and can not be considered As Development Permission or Permision for Addition/Alteration .

નોંધઃ- આ ફક્ત ટી.પી. સ્કીમ મુજબનો પાર્ટ-પ્લાન છે. રોડલાઈનની અસર/ ઝોનિંગ વિગેરે બાબતો અંગે રીડીપી મુજબનાં પાર્ટ-પ્લાન/ અભિપ્રાય મુજબ વર્તવાનું રહેશે.

અરજદાર દ્વારા ઇ.નં. P/201711122/7579 તા. 22/11/17 થી
નકલની માંગણી કરેલ હોઇ પહોંચ નં. 733/37 તા. 22/11/17
રૂ. 2000/P/1000 વસુલ લઈ નકલ આપવામાં આવેલ છે.

LEGEND

- F.P BOUNDARY
- ROAD
- T.P.S.BOUNDARY

Prep. By 22.11.17

Chd. By: 22/11/2017

TRUE COPY

22/11/2017

TOWN PLANNING INSPECTOR
TOWN DEVELOPMENT DEPARTMENT
AHMEDABAD MUNICIPAL CORPORATION
AHMEDABAD