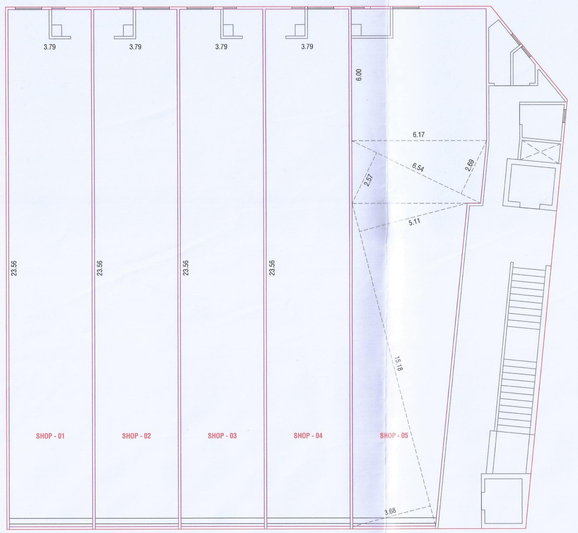
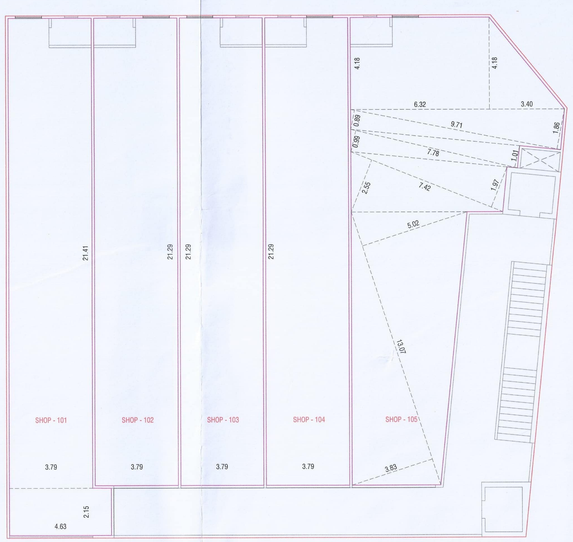
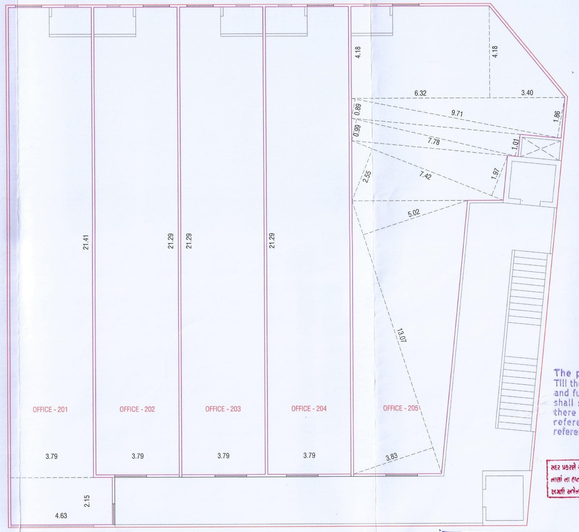


CARPET AREA (RERA) CALC. ON GROUND FLOOR (S.P.)



CARPET AREA (RERA) CALC. ON FIRST FLOOR



CARPET AREA (RERA) CALC. ON SECOND FLOOR

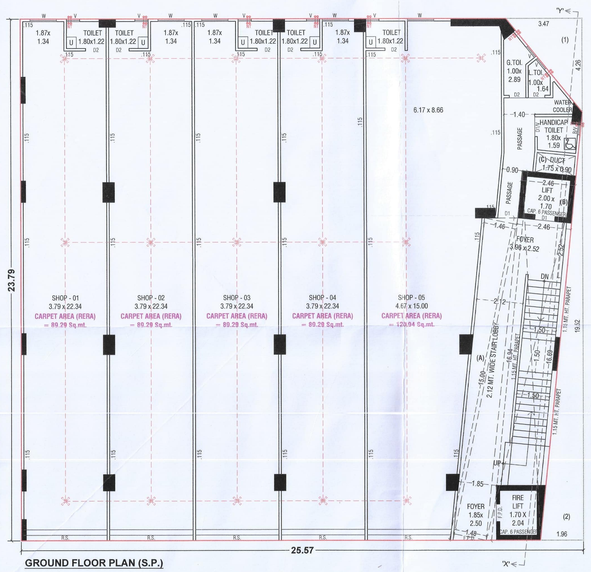
CARPET AREA (RERA) CALC. GR. FL.	IN SQ.MT.
SHOP - 01 to 04	
3.79 x 23.56	= 89.29
SHOP - 05	
(3.68+5.11)/2 x 15.18	= 66.72
(2.57+2.69)/2 x 6.54	= 17.20
6.17 x 6.00	= 37.02
TOTAL	**= 120.94**

CARPET AREA (RERA) CALC. 1st. & 2nd FL.	IN SQ.MT.
SHOP & OFFICE - 101, 201	
3.79 x 21.41	= **81.14**
4.63 x 2.15	= **9.95**
TOTAL	**= 91.09**
SHOP - 102 TO 104	
OFFICE - 202 TO 204	
3.79 x 21.29	= **80.69**
SHOP & OFFICE - 105, 205	
(3.83+5.02)/2 x 13.07	= 57.83
(2.55+1.97)/2 x 7.42	= 16.77
(0.95+1.01)/2 x 7.78	= 7.78
(0.89+1.86)/2 x 9.71	= 13.35
6.32 x 4.18	= 26.42
3.40 x 4.18 / 2	= 7.11
TOTAL	**= 129.26**

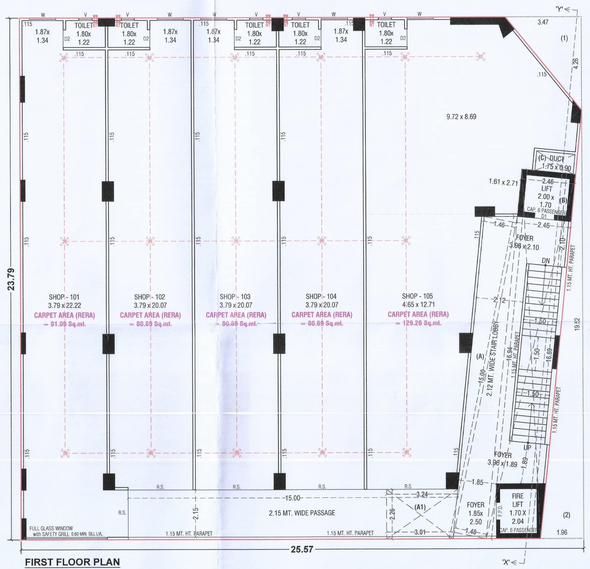
AREA TABLEIN SQ.MTS.		
FLOOR	SHOP/ OFFICE NO.	CARPET AREA (RERA)
GR. FL.	01	89.29
	02	89.29
	03	89.29
	04	89.29
	05	120.94
1st. FL.	101	91.09
	102	80.69
	103	80.69
	104	80.69
	105	129.26
2nd. FL.	201	91.09
	202	80.69
	203	80.69
	204	80.69
	205	129.26
3rd. FL.	301	45.37
	302	44.00
	303	45.37
	304	44.00
	305	52.67
	306	71.43
	307	32.18
	308	33.54
	309	32.18
	310	33.54
4th. FL.	401	45.37
	402	44.00
	403	45.37
	404	44.00
	405	52.67
	406	71.43
	407	32.18
	408	33.54
	409	32.18
	410	33.54
5th. FL.	501	45.37
	502	44.00
	503	45.37
	504	44.00
	505	52.67
	506	71.43
	507	32.18
	508	33.54
	509	32.18
	510	33.54
6th. FL.	601	45.37
	602	44.00
	603	45.37
	604	44.00
	605	52.67
	606	39.24

The permission is valid only Till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

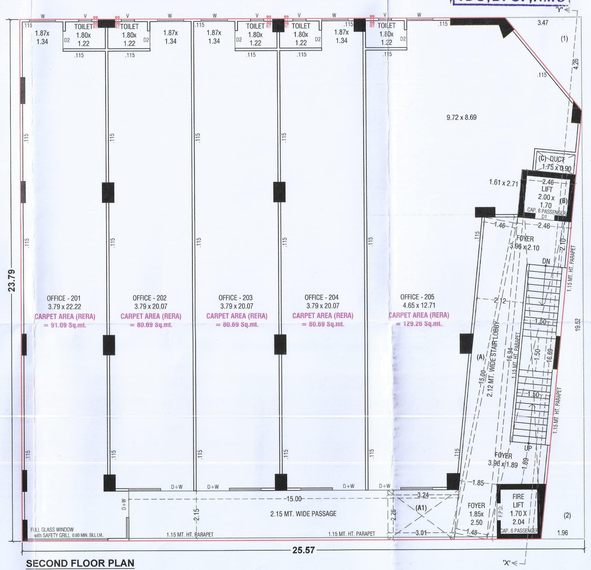
આ પરવાનો અમલમાં રહ્યા તારીખથી ૧૦ વર્ષ સુધી જ વેલીડ રહેશે તથા તે પછી તે રદબાતલ થશે તેવું ધ્યાનમાં રાખવું. ડ્રાફ્ટ ડેવલપમેન્ટ પ્લાનમાં ફેરફાર થશે તો પરવાનો રદ્દ થશે.



GROUND FLOOR PLAN (S.P.)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCRUTINIZE COPY
NO. 2413 DT. 25/1/2021
TDO, BPSP, AMC

GR. FL. TO 2nd. FL. PLAN — SHEET NO.:- 04/06

PLAN SHOWING PROP. COMM. BUILDING ON F.P. NO.:- 286 OF DRAFT T.P.S. NO.:- 76/B (CHANDKHEDA) [SUR. NO.:- 202/1/P, O.P. NO.:- 286], VILL.:- CHANDKHEDA, TA.:- SABARMATI, DIST.:- AHMEDABAD.

ZONE :- RESI:-II, OVERLAY TOZ(BRTS) — SCALE : 1.00 CM. = 1.00 MT.

USE :- COMMERCIAL (M1)

AREA TABLE — IN SQ.MTS.

FLOOR	USE	UNIT	FL. AREA	F.S.I. AREA	B.UP AREA
2nd BASEMENT	PARKING	-----	--------	--------	654.78
1st BASEMENT	PARKING	-----	--------	--------	594.04
GR. FLOOR	SHOP	05	516.80	516.80	581.79
1st. FLOOR	SHOP	05	509.74	509.74	581.79
2nd. FLOOR	OFFICE	05	509.74	509.74	581.79
3rd. FLOOR	OFFICE	10	507.78	507.78	581.79
4th. FLOOR	OFFICE	10	507.78	507.78	581.79
5th. FLOOR	OFFICE	10	507.78	507.78	581.79
6th. FLOOR	OFFICE	06	340.35	340.35	405.34
STAIR CABIN	--------	-----	--------	--------	79.61
L.M.R. & D.H.W.T.	--------	-----	--------	--------	54.26
TOTAL	--------	**51**	**3399.97**	**3399.97**	**5278.77**

B.UP AREA CALC. ON GR. FL. TO 5th FL.	IN SQ.MT.
25.57 x 23.79	= 608.31
LESS:- (1) ½ x 3.47 x 4.26	= 7.39
(2) ½ x 1.96 x 19.52	= 19.13
TOTAL LESS	= 26.52
NET B.UP AREA ON GR. FL. TO 5th FL. (608.31 - 26.52)	= 581.79 Sq.mt.

F.S.I. AREA CALC. ON GR. FL.	IN SQ.MT.
NET B.UP AREA ON GR. FL.	= 581.79
LESS:- (A) (1.46+1.48)/2 x 15.00	= 22.05
(B) (16.94+16.69)/2 x 2.46	= 41.36
(C) 1.75 x 0.90	= 1.58
TOTAL LESS	= 64.99
NET F.S.I. AREA ON GR. FL. (581.79 - 64.99)	= 516.80 Sq.mt.

F.S.I. AREA CALC. ON 1st. FL. & 2nd. FL.	IN SQ.MT.
NET B.UP AREA ON 1st. fl. & 2nd fl.	= 581.79
LESS:- (A) (1.46+1.48)/2 x 15.00	= 22.05
(A1) (3.24+3.01)/2 x 2.26	= 7.06
(B) (16.94+16.69)/2 x 2.46	= 41.36
(C) 1.75 x 0.90	= 1.58
TOTAL LESS	= 72.05
NET F.S.I. AREA ON 1st. FL. & 2nd FL. (581.79 - 72.05)	= 509.74 Sq.mt.

SCHEDULE OF OPENING

DOOR
D = 1.07 X 2.13
D1 = 0.90 X 2.13
D2 = 0.75 X 2.13
RD = 3.00 X 2.13
SD = 2.13 X 2.13
RS = 3.79(as per shop) X 2.40

WINDOWS
W = 1.20 X 1.37
FPD = FIRE PROOF DOOR

VENT
V = 0.60 X 0.60

R.C.C. STAIR DETAIL		COLOR NOTE
WIDTH :	1.50 MT.	PROP. WORK
TREAD :	0.30 MT.	PROP. DRAINAGE
RISER :	0.16 MT.	SPRINKLER

NOTE :- FULL GLASS WINDOW WITH SAFETY GRILL & 0.60 MIN. SILL LVL.

આ પ્લાન અને સોસાયટી બુકિંગનાં વિગતવાર વધ ફાયદા વ. ગણવામાં આવશે નહીં તા-૧૬-૧૧-૧૯ ના રોજ સરકાર તરફથી સ્ટ્રાન્ડ ઓફ લાયસન્સ મુજબની નમ્રતા લાયસન્સની તમામ શરતોને તાબે રહીને કરવાનું રહેશે.

Final Plan boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

OWNER

D.S. Patel
PRAKASHKUMAR DAHYABHAI PATHI
17/329, SHUBH LAXMI COLONY, GUJARAT HOUSING BOARD, BAPUNAGAR, AHMEDABAD-380024
LIC. NO. 001SR22122510500
S.O.R.

DEVELOPER

MAYUR C. DHOLARIYA
E-501, Devkrupa-2 Appartment, B/H. D-Mart, Nikol,Ahmedabad
Contact No.: 7874111307
AMC LIC. No.:001DV20092510164

STR. ENGINEER

Jigar G. Shah
JIGAR G. SHAH
STRUCTURAL DESIGNER (GRADE-1)
SD0231200323R3
B-503, THE FIRST,
B/H. KESHAV BAUG PARTY PLOT,
VASTRAPUR, AHMEDABAD.

ENGINEER

R. D. CHAUDHARI
R.O.C.(S.R. Lic. No.: ER10010330/94R),
N/12, Mohiram Bhikhabhai Society,
Nr. Sharda School, Navrangpura,
Ahmedabad - 380 014

C.O.W.

D.B.Patel
DARSHAKKUMAR BHARATBHAI PATEL
SHGARDEN VIEW,NEAR SOLA BHAGWATI SOLA, AHMEDABAD-380060
AMC COW LIC. NO-001CW00612610237

ENGINEER

(1) DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPURTENANT LAND,AMOUNTING ONLY AS PER ALL BOARD AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGINEER.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.GH/ANP/BP/AMC/2017-18/9908 DATED:-11/09/2018.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.D.C.R.-2017 AS PER LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-05/01/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-27/02/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-20/03/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-26/04/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-01/10/2018 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/11/2018 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/12/2018 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/01/2019 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/02/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

(5)ENGINEER/APPLICANT/DEVELOPER SHALL HAVE TO PROVIDE BARRICADING OF SUFFICIENT HEIGHT ON THE SITE TO AVOID ACCIDENTS. ALL LABOURS ON SITE SHALL BE PROVIDED WITH SAFETY ON-SHEETS, TOP HAT/CAPS ETC. ALL LABOURS OF A CITY FOR SAFETY PURPOSE. ENGINEER/APPLICANT/OWNER WILL BE RESPONSIBLE FOR ANY LOSS OF LIFE OR PROPERTY.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-20/04/2021.

(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEELS OF THE VEHICLES/EQUIPMENTS/MACHINERY ETC. ENTERING AND GOING ON THE PUBLIC ROAD FROM CONSTRUCTION SITE SHALL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPILL OF PUBLIC ROAD.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/DEVELOPER WILL ENSURE THAT NO DISTURBANCE WILL BE CAUSED TO THE SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY WAY. THE APPLICANTS/DEVELOPERS SUBMIT THE NOTARIZED UNDERTAKING FOR THE SAME ON DT.20/07/2021.

(9)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERIZED UNDERTAKING BY OWNER, APPLICANT AND CONSULTANT ON DT.-20/07/2021 THAT ALL THE CONDITIONS ON THE PRESENT LAND BY DEVELOPERS AND IT WILL BE BASING AND CONSTRUCTED ON PRESENT.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE AND SITE/TOTAL (AS SHOWN IN PLAN) FOR COMMERCIAL BUILDING IS GRANTED AT RISK OF APPLICANT AS PER TP SCHEME NO.-76 (CHANDKHEDA) AND FP NO.-286 OF BUILDING HEIGHT LIMIT UP TO 24.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)APPLICANT/OWNER/ARCHITECT/STRUCTURE ENGINEER/CLERK OF WORKS/ SITE SUPERVISOR WILL BE RESPONSIBLE FOR ANY CASUALITY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATIONS/CONSTRUCTION OF THE CELLAR/BASEMENT AND ALSO FOR ANY DAMAGE TO THE ADJOINING PROPERTY/PROPERTIES WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT SHORING / STRUTTING, AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING THE EXCAVATION WORK. THE ENGINEER/APPLICANT/OWNER WILL BE RESPONSIBLE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK SITE SUPERVISION FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL SUPPORT TO ADJOINING PROPERTY. THE OWNER, THE ARCHITECT, THE STRUCTURAL UNDERTAKING/APPLICANT GIVEN ON DT.24/07/2021 BY THE OWNER / WORKS THE DEVELOPER / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR WILL BE RESPONSIBLE FOR ANY LOSS OF LIFE OR PROPERTY. ALL THE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONDITION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS IN THE INTEREST OF PUBLIC SAFETY.

(12)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS GIVEN UPPER IN OPINION GIVEN BY T.P.O. UNIT-1, DATED:-01/10/2018 REF.NO.TPS NO-76/B (CHANDKHEDA)(CASE NO.-2802/06) AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND IN AFFIDAVIT PRODUCED BY OWNER.

(13)THIS PERMISSION IS SUBJECT TO FOLLOWING STIPULATIONS SPECIFIED IN BOND GIVEN BY OWNER/APPLICANT FOR T.P.SCHEME AREA DT.-13/01/2021.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF KARJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER VIDE REF.NO.1/284, DT.03/02/2021.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (SETTEMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- VIS-2017-18/0001/SD/ DATED:-20/03/2018.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY SENIOR TOWN PLANER(RJ/GJ) ON DT.-11/05/2021 LETTER REF.NO.DP-2021-22-00-00-000-0101 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY ON DT.-06/05/2021 FOR THE SAME.

(17)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DEVELOPMENT ASSISTANT(PROPERTY TAX DEPT.) VIDE DT.23-2020-21.

(18)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON BT.-2020-21 AND ALL TERMS AND CONDITION MENTION IN OPINION GIVEN BY ASSI. COLLECTOR (UNDERGROUND) IT IS SUBMITTED BY OWNER/APPLICANTS.

(19)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT.-20/07/2021 LETTER NO.:-NOC/ADI/GUJ/AHMEDABAD/1000/2021/ 373 AND SUBJECT TO STIPULATIONS SPECIFIED IN IFCOR WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(20)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.30/07/2021 SUBMITTED BY APPLICANT AND FIRE NOC, FIRE PROTECTION CONSULTANT, SITE PLAN, NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.30/07/2021 AND NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.30/07/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(21)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, OWNER/DEVELOPER SHALL HAVE TO OBTAIN PROJECT REGISTRATION CERTIFICATE BEFORE BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THE SAME. THE PROCESS OF REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(REWA) OFFICE.

(22)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. ESB/1101/STATU/1, DTD.29/09/2016, "FLAT-SHARING SCHEME" OF THE URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT. AND DIRECTIONS ISSUED BY THE URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT IN PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT SCHEME FOR THE SAME.

(23)THE DEVELOPMENT PERMISSION GIVEN FOR TOILET/LT SHALL BE MANDATORY TO PROVIDE DOUBLE EITHER/SEPTIC/DUAL PLUMBING.

(24)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER THE GUJARAT ENERGY DEVELOPMENT AGENCY (GEDA) IS NOTICED IN THE CASE OF ROOF TOP SOLAR ENERGY INSTALLATION AND ALL TERMS AND UNDER TAKING GIVEN BY OWNER/APPLICANT ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(25) (AUTOPSY PARKING AREA (12X12 TO 30 MT) SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(2) PARKING AREA MUST BE SETARED AS EFFECTIVE PARKING SPACE AND NOT TO BE CONVERTED INTO ANY OTHER USE. (3) IF ANY CHANGE IN PARKING AREA/ SPACE IS NOTICED THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER CONSIDERING THE PARKING AREA/SPACE AS MENTIONED ABOVE. (4) ANY DISPUTE ARISE IN CONSIDERING THE PARKING AREA/SPACE OF THE PREMISES SHALL BE REPORT REFERRED TO THE TRAFFIC AND DECIDED BY THE COMPETENT AUTHORITY HEAD AND THE DECISION SHALL BE BINDING TO ALL CONCERN PERSONS. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(26)The building and other construction workers (Regulation of Employment and Terms of Service) act, according to 1996 Act, 30 days before commencement of construction work every owner to 58 notice shall be given to the Assistant Labour Commissioner (Construction Monitoring) Ahmedabad. Violation of the rule under the Act shall be dealt under the Industrial Safety and Health Act.

(27)THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE THE N.O.C.PERMISSION AND MAINTAIN FOR OPERATIONAL PURPOSE AS PER NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.-20/07/2021.

(28)THE MECHANICAL OF ACCESSORIES ETC. FIRE AND WFS FIE FIXE SHALL BE AND IS TO BE PROVIDED BY THE OWNER/APPLICANT AT THE TIME OF COMMENCEMENT CERTIFICATE. OTHER TS CHARGES IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO. CIRCULAR NO.-2012/2013 AND OWNER APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER APPROVAL GIVEN BY FOR THE SAME DT.-20/05/2021

(29)ANY DEVIATION IN THE PLAN WITH RESPECT TO THE SANCTIONED ONES WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WATER HARVESTING AND RAINWATER RECHARGE STRUCTURE WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE SANITARY AND PLUMBING ARRANGEMENT WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE ELECTRICAL ARRANGEMENT WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE FIRE ARRANGEMENT WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE STRUCTURAL ARRANGEMENT WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE ARCHITECTURAL ARRANGEMENT WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE ENVIRONMENTAL ARRANGEMENT WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE ENVIRONMENTAL ARRANGEMENT WILL BE TREATED AS UNAUTHORISED.

(30)ANY DEVIATION IN THE PLAN WITH RESPECT TO THE SANCTIONED ONES WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE ENVIRONMENTAL ARRANGEMENT WILL BE TREATED AS UNAUTHORISED. ANY DEVIATION IN THE PLAN WITH RESPECT TO THE ENVIRONMENTAL ARRANGEMENT WILL BE TREATED AS UNAUTHORISED.

(31)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPURTENANT LAND,AMOUNTING ONLY AS PER ALL BOARD AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGINEER.

(32)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.GH/ANP/BP/AMC/2017-18/9908 DATED:-11/09/2018.

(33)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.D.C.R.-2017 AS PER LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-05/01/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-27/02/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-20/03/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-26/04/2018 AND LETTER NO.:-VIS-2017-18/0001/SD/ DATED:-01/10/2018 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/11/2018 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/12/2018 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/01/2019 AND LETTER NO.:-VIS-2018-19/0001/SD/ DATED:-01/02/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

(35)ENGINEER/APPLICANT/DEVELOPER SHALL HAVE TO PROVIDE BARRICADING OF SUFFICIENT HEIGHT ON THE SITE TO AVOID ACCIDENTS. ALL LABOURS ON SITE SHALL BE PROVIDED WITH SAFETY ON-SHEETS, TOP HAT/CAPS ETC. ALL LABOURS OF A CITY FOR SAFETY PURPOSE. ENGINEER/APPLICANT/OWNER WILL BE RESPONSIBLE FOR ANY LOSS OF LIFE OR PROPERTY.

(36)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-20/04/2021.

(37)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEELS OF THE VEHICLES/EQUIPMENTS/MACHINERY ETC. ENTERING AND GOING ON THE PUBLIC ROAD FROM CONSTRUCTION SITE SHALL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPILL OF PUBLIC ROAD.

(38)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/DEVELOPER WILL ENSURE THAT NO DISTURBANCE WILL BE CAUSED TO THE SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY WAY. THE APPLICANTS/DEVELOPERS SUBMIT THE NOTARIZED UNDERTAKING FOR THE SAME ON DT.20/07/2021.

(39)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERIZED UNDERTAKING BY OWNER, APPLICANT AND CONSULTANT ON DT.-20/07/2021 THAT ALL THE CONDITIONS ON THE PRESENT LAND BY DEVELOPERS AND IT WILL BE BASING AND CONSTRUCTED ON PRESENT.

(40)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE AND SITE/TOTAL (AS SHOWN IN PLAN) FOR COMMERCIAL BUILDING IS GRANTED AT RISK OF APPLICANT AS PER TP SCHEME NO.-76 (CHANDKHEDA) AND FP NO.-286 OF BUILDING HEIGHT LIMIT UP TO 24.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(41)APPLICANT/OWNER/ARCHITECT/STRUCTURE ENGINEER/CLERK OF WORKS/ SITE SUPERVISOR WILL BE RESPONSIBLE FOR ANY CASUALITY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATIONS/CONSTRUCTION OF THE CELLAR/BASEMENT AND ALSO FOR ANY DAMAGE TO THE ADJOINING PROPERTY/PROPERTIES WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT SHORING / STRUTTING, AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING THE EXCAVATION WORK. THE ENGINEER/APPLICANT/OWNER WILL BE RESPONSIBLE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK SITE SUPERVISION FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL SUPPORT TO ADJOINING PROPERTY. THE OWNER, THE ARCHITECT, THE STRUCTURAL UNDERTAKING/APPLICANT GIVEN ON DT.24/07/2021 BY THE OWNER / WORKS THE DEVELOPER / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR WILL BE RESPONSIBLE FOR ANY LOSS OF LIFE OR PROPERTY. ALL THE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONDITION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS IN THE INTEREST OF PUBLIC SAFETY.

(42)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS GIVEN UPPER IN OPINION GIVEN BY T.P.O. UNIT-1, DATED:-01/10/2018 REF.NO.TPS NO-76/B (CHANDKHEDA)(CASE NO.-2802/06) AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND IN AFFIDAVIT PRODUCED BY OWNER.

(43)THIS PERMISSION IS SUBJECT TO FOLLOWING STIPULATIONS SPECIFIED IN BOND GIVEN BY OWNER/APPLICANT FOR T.P.SCHEME AREA DT.-13/01/2021.

(44)THIS PERMISSION IS GIVEN ON THE BASIS OF KARJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER VIDE REF.NO.1/284, DT.03/02/2021.

(45)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (SETTEMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- VIS-2017-18/0001/SD/ DATED:-20/03/2018.

(46)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY SENIOR TOWN PLANER(RJ/GJ) ON DT.-11/05/2021 LETTER REF.NO.DP-2021-22-00-00-000-0101 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY ON DT.-06/05/2021 FOR THE SAME.

(47)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DEVELOPMENT ASSISTANT(PROPERTY TAX DEPT.) VIDE DT.23-2020-21.

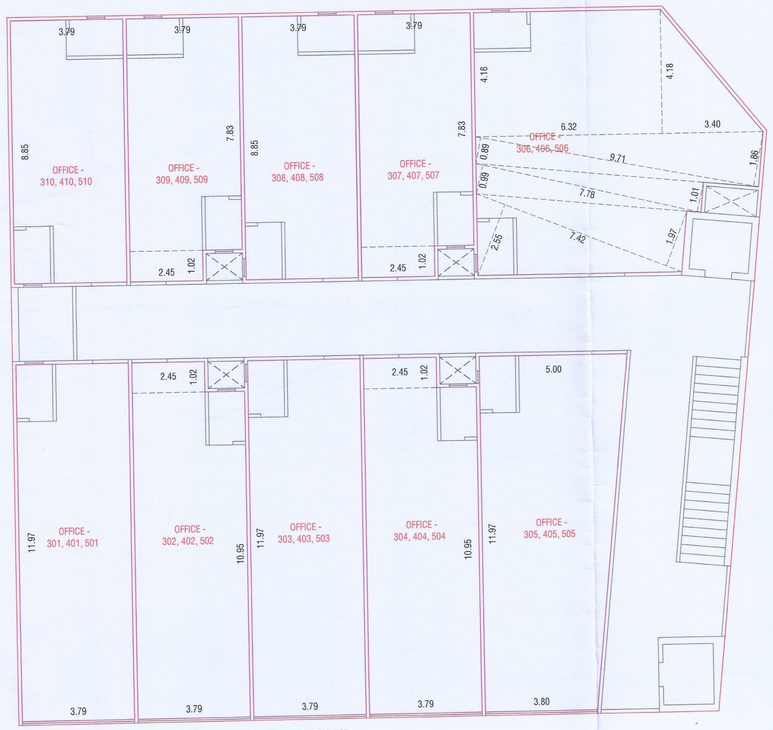
(48)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-2020-21 AND ALL TERMS AND CONDITION MENTION IN OPINION GIVEN BY ASSI. COLLECTOR (UNDERGROUND) IT IS SUBMITTED BY OWNER/APPLICANTS.

(49)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT.-20/07/2021 LETTER NO.:-NOC/ADI/GUJ/AHMEDABAD/1000/2021/ 373 AND SUBJECT TO STIPULATIONS SPECIFIED IN IFCOR WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

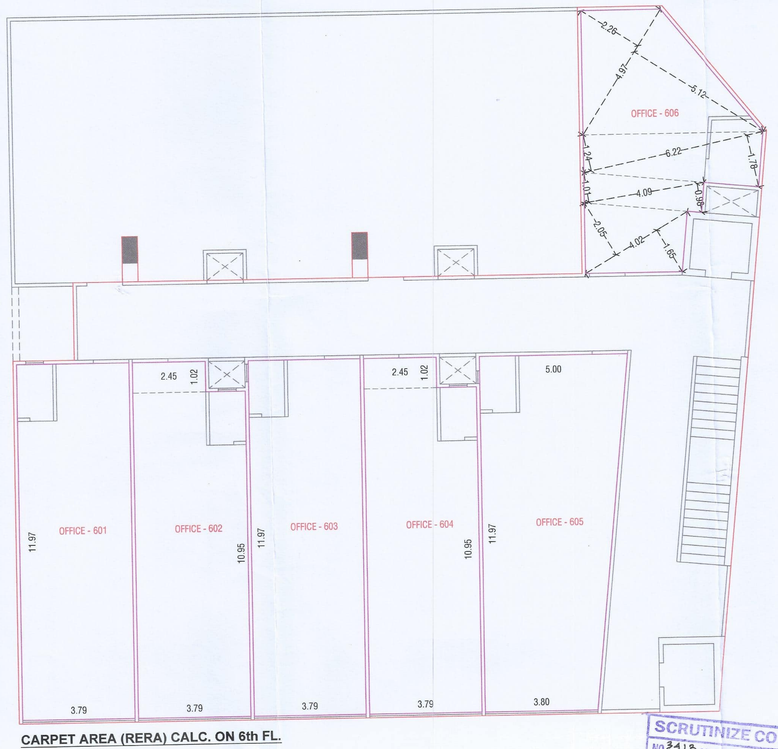
(50)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.30/07/2021 SUBMITTED BY APPLICANT AND FIRE NOC, FIRE PROTECTION CONSULTANT, SITE PLAN, NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.30/07/2021 AND NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.30/07/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(51)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, OWNER/DEVELOPER SHALL HAVE TO OBTAIN PROJECT REGISTRATION CERTIFICATE BEFORE BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THE SAME. THE PROCESS OF REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(REWA) OFFICE.

(52)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. ESB/1101/STATU/1, DTD.29/09/2016, "FLAT-SHAR



CARPET AREA (RERA) CALC. ON 3rd. FL. TO 5th FL.



CARPET AREA (RERA) CALC. ON 6th FL.

CARPET AREA (RERA) CALC. 3rd. TO 5th FL.	IN SQ.MT.
OFFICE - 301, 401, 501	
OFFICE - 303, 403, 503	
3.79 x 11.97	= 45.37
OFFICE - 302, 402, 502	
OFFICE - 304, 404, 504	
2.45 x 1.02	= 2.50
3.79 x 10.95	= 41.50
TOTAL	**= 44.00**
OFFICE - 305, 405, 505	
(5.00+3.80)/2 x 11.97	= 52.67
OFFICE - 306, 406, 506	
(2.55+1.97)/2 x 7.42	= 16.77
(0.99+1.01)/2 x 7.78	= 7.78
(0.89+1.86)/2 x 9.71	= 13.35
6.32 x 4.18	= 26.42
3.40 x 4.18 / 2	= 7.11
TOTAL	**= 71.43**
OFFICE - 307, 407, 507	
OFFICE - 309, 409, 509	
2.45 x 1.02	= 2.50
3.79 x 7.83	= 29.68
TOTAL	**= 32.18**
OFFICE - 308, 408, 508	
OFFICE - 310, 410, 510	
3.79 x 8.85	= 33.54

CARPET AREA (RERA) CALC. 6th FLOOR	IN SQ.MT.
OFFICE - 601 & 603	
3.79 x 11.97	= 45.37
OFFICE - 602 & 604	
2.45 x 1.02	= 2.50
3.79 x 10.95	= 41.50
TOTAL	**= 44.00**
OFFICE - 605	
(5.00+3.80)/2 x 11.97	= 52.67
OFFICE - 606	
(2.05+1.65)/2 x 4.02	= 7.44
(1.01+0.98)/2 x 4.09	= 4.07
(1.24+1.78)/2 x 6.22	= 9.39
(2.26+5.12)/2 x 4.97	= 18.34
TOTAL	**= 39.24**

AREA TABLEIN SQ.MTS.

FLOOR	SHOP/ OFFICE NO.	CARPET AREA (RERA)
GR. FL.	01	89.29
	02	89.29
	03	89.29
	04	89.29
	05	120.94
1st. FL.	101	91.09
	102	80.69
	103	80.69
	104	80.69
	105	129.26
2nd. FL.	201	91.09
	202	80.69
	203	80.69
	204	80.69
	205	129.26
3rd. FL.	301	45.37
	302	44.00
	303	45.37
	304	44.00
	305	52.67
	306	71.43
	307	32.18
	308	33.54
	309	32.18
	310	33.54
4th. FL.	401	45.37
	402	44.00
	403	45.37
	404	44.00
	405	52.67
	406	71.43
	407	32.18
	408	33.54
	409	32.18
	410	33.54
5th. FL.	501	45.37
	502	44.00
	503	45.37
	504	44.00
	505	52.67
	506	71.43
	507	32.18
	508	33.54
	509	32.18
	510	33.54
6th. FL.	601	45.37
	602	44.00
	603	45.37
	604	44.00
	605	52.67
	606	39.24

Final Plan boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

3rd. FL. TO 6th. FL. PLAN — SHEET NO.:- 05/06

PLAN SHOWING PROP. COMM. BUILDING ON F.P. NO.:- 286 OF DRAFT T.P.S. NO.:- 76/B (CHANDKHEDA) [SUR. NO.:- 202/1/P, O.P. NO.:- 286], VILL.:- CHANDKHEDA, TA.:- SABARMATI, DIST.:- AHMEDABAD.

ZONE :- RESI:-II, OVERLAY TOZ(BRTS) — SCALE : 1.00 CM. = 1.00 MT.

USE :- COMMERCIAL (M1)

B.UP AREA CALC. ON 3rd FL. TO 5th FL.	IN SQ.MT.
25.57 x 23.79	= 608.31
LESS:- (1) ½ x 3.47 x 4.26	= 7.39
(2) ½ x 1.96 x 19.52	= 19.13
TOTAL LESS	= 26.52
NET B.UP AREA ON 3rd FL. TO 5th FL. (608.31 - 26.52)	= 581.79 Sq.mt.

F.S.I. AREA CALC. ON 3rd FL. TO 5th FL.	IN SQ.MT.
NET B.UP AREA ON 3rd TO 6th FL.	= 581.79
LESS:- (A) (1.46+1.48)/2 x 15.00	= 22.05
(B) (16.94+16.69)/2 x 2.46	= 41.36
(C) 1.75 x 0.90	= 1.58
(D) 1.22 x 0.91 x 4	= 4.44
(E) 1.83 x 2.50	= 4.58
TOTAL LESS	= 74.01
NET F.S.I. AREA ON 3rd FL. TO 5th FL. (581.79 - 74.01)	= 507.78 Sq.mt.

B.UP AREA CALC. ON 6th. FLOOR	IN SQ.MT.
25.57 x 23.79	= 608.31
0.53 x 1.53 x 2	= 1.62
TOTAL	= 609.93
LESS:- (1) 2.06 x 2.62	= 5.40
(2) 19.25 x 8.97	= 172.67
(3) ½ x 3.47 x 4.26	= 7.39
(4) ½ x 1.96 x 19.52	= 19.13
TOTAL LESS	= 204.59
NET B.UP AREA ON 6th. FLOOR (609.93 - 204.59)	= 405.34 Sq.mt.

F.S.I. AREA CALC. ON 6th. FLOOR	IN SQ.MT.
NET B.UP AREA ON 6th. FLOOR	= 405.34
LESS:- (A) (1.46+1.48)/2 x 15.00	= 22.05
(B) (16.94+16.69)/2 x 2.46	= 41.36
(C) 1.75 x 0.90	= 1.58
TOTAL LESS	= 64.99
NET F.S.I. AREA ON 6th FLOOR (405.34 - 64.99)	= 340.35 Sq.mt.

SCHEDULE OF OPENING

DOOR
D = 1.07 X 2.13
D1 = 0.90 X 2.13
D2 = 0.75 X 2.13
FD = 3.00 X 2.13
SD = 2.13 X 2.13
RS = 3.79(as per shop) X 2.40

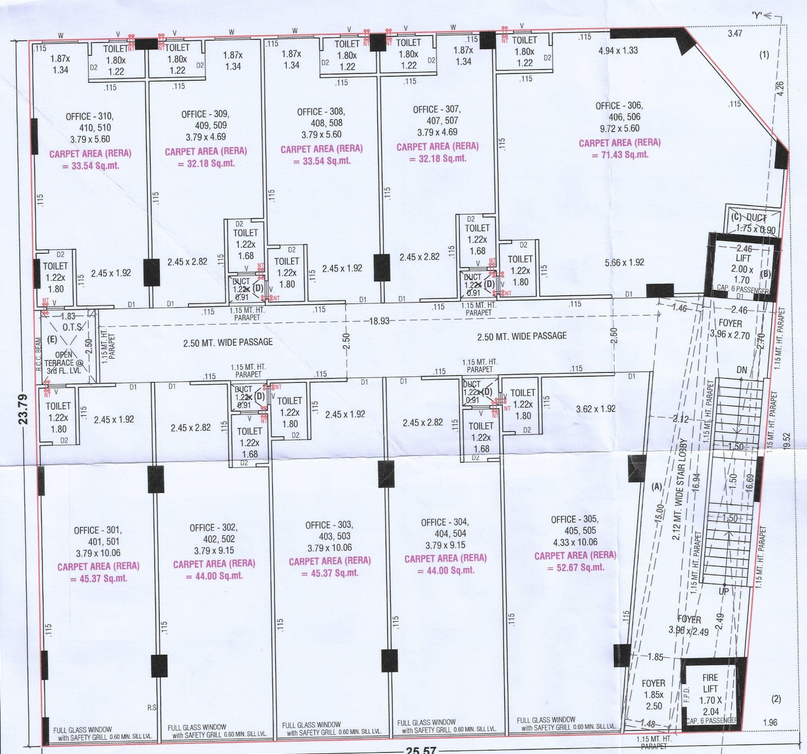
WINDOWS
W = 1.20 X 1.37
FPD = FIRE PROOF DOOR

VENT
V = 0.60 X 0.60

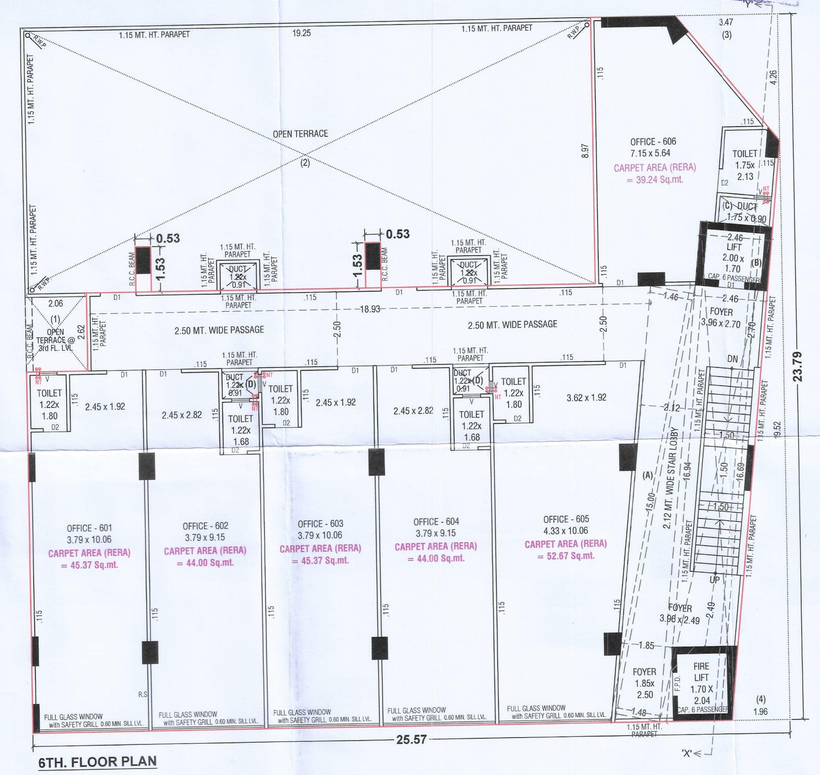
R.C.C. STAIR DETAIL	
WIDTH :	1.50 MT.
TREAD :	0.30 MT.
RISER :	0.16 MT.

COLOR NOTE
PROP. WORK
PROP. DRAINAGE
SPRINKLER

NOTE :- FULL GLASS WINDOW WITH SAFETY GRILL & 0.60 MIN. SILL LVL.



TYPICAL FLOOR PLAN (3rd FL. TO 5th FL.)



6TH. FLOOR PLAN

SCRUTINIZE COPY NO. 3415 DT. 26/05/21 TDO, BPSP, 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.-1/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/1269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/231 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/1045 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO:GH/1132/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO:GH/1307/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/1143 OF 2019/EDB-102016-3629-L, DATED:-17/11/2020 AND LETTER NO: GH/1174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

(5)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEET/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.05M.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-20/04/2021.

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

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT APPLICANT/OWNER WILL 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/APPLICANT SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.25/01/2021.

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

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-2 AND IMTS/TOD2 (AS SHOWN IN PLAN) FOR COMM/ORCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.06/04/2021 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR LOSS TO ANY PERSON SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF GO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORTS WILL HAVE TO GO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORTS (WITH OUT 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 IF REQUIRED UNDERPINNING WILL BE DONE WITHOUT FAIL THE NOTARIZED HAVE TO BE MADE FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING UNDERPINNING/ ARCHITECT, ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITHI) WILL BE SUSPENDED/REVOKED WITHI IMMEDIATE EFFECT, IF DEVIATION IN EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(12)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O.- UNIT-1, DATED:-21/11/2019, REF NO.TPS1N0.7/15 (CHANDKHEDA)(CASE NO.26655/66) AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(13)THIS PERMISSION IS SUBJECT TO OTHER TERMSCONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.-25/01/2021

(14)THIS PERMISSION IS GIVEN ON THE BAS'S OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER (WZ) REF NO.11256, DT.23/6/2021.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CP/DA.M C/GENERAL/OP-546, ON DT.-17/12/2020.

(16)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY SENIOR TOWN PLANNER(A.D.A) ON DT.-11/02/2021 LETTER REF. NO.DP UnitLAP No.01429 AND AS PER NOTARISED UNDETAKING GIVEN BY OWNER/APPLICANT ON DT.-26/02/2021 FOR THE SAME.

(17)THIS PERMISSION IS GIVEN ON THE BAS'S OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., WZ) ON DT.22/01/2021.

(18)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN M.L.A. PERMISSION ON DT.-08/06/2003, ORDER NO.:- CBM/LANDREE KH/E/S 23303/VARIEE 577/03, GIVEN BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER/APPLICANTS.

(19)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.24/12/2020, REF.NOC ID NO.AHMEDW/S/B/121212/0/117579 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(20)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.30/03/2021 (OPN:1584/2003/021) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(21)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 OR PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNITS. THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(22)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB-1172018/137844/L, DTD.26/4/2018 L, DTD.25/09/2018 L, NOTIFICATION NO.EDB-PRCH102018/71984/L, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND ALL CONDITIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATION-2017.

(23)IN EVERY WATER CLOSETS OR TOILET,3' SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(24)APPLICANT SHALL HAVE TO MAKE P-ROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.3.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(25) (A)TOTAL PARKING AREA (1312.15 SQ.MT) SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING AND IT SHALL BE MAINTAINED WITH LIGHT AND VEIT-ILATION SYSTEM.(C) IF MODIFIE OF PARKING SPACE IS NOTICED THEN BUILDING USE PERMISSION GRANTED WILL BE REVOKED BY THE COMPETENT AUTHORITY AND BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACE ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(26)The building and other construction workers (Regulation of Employment and Terms of Service) Act,Applying to 1996 Act, 30 days before commencement of construction work every owner to 18 notice in accordance with the prescribed Form-4 and within 60 days after commencement of construction the Registration of the site under the Act should be de-ne in the Industrial safety and health office.

(27)THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKING BU PERMISSION AND MAINTAIN FUNCTIONAL PERMANENTLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICAN CN DATE- 25/01/2021

(28)THE TECHNICALS OF ADDITIONAL F.S.I. FEE AND IMTS/ FSI FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHAVANI FORM AT THE TIME OF COMMENCEMENT CERTIFICATE AND REMAIN 75 CHARGES IN 8 INSTALLMENTS AS PER AS PER CIRCULAR NO:- 372/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT.-25/05/2021.

(29)કાયદાના અમલમાં તથા કોર્ટના ચાલતા કેસો પરત્વેઃ- આ ખાતાના તા.૧૩/૦૩/૨૦૧૨ ની નોટિફાઈડ અહેવિની ધારીમ. (30)જુના-જોખમી કપડી અથવા કાચા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતના પર્યાવરણની જાળવણી અર્થેના તમામ પગલાઓયોજના કાર્યની ચોરણ કામગુણ કરેલી તે થયેલે તેમજ તે મુજબ ચાલવા બાબતઃ-આ ખાતાના તા.૧૩/૦૩/૨૦૧૨ ના રોજ અહિત નોટરાઈઝ અહેવિની ધારીમ.

(31)ફાયર સર્વીસ તથા સંલગ્ન અંગે કોઈ પણ પ્રકારનું ફોરે લીગેશિયન નથી." પૂરજોશમાં અજાર પ્રોડોગ્રામ દ્વારા. ૧૩/૦૩/૨૦૧૨ ના રોજ અહિત નોટરાઈઝ અહેવિની ધારીમ.

(32)કોરોના જેફિક વાઈરસ (COVID-19) સંક્રમણ અટકાવવા કામગીરી કરતાંની દ્વારા તમામ કામદારોના બહાર પ્રોટોકોલની કાળજી રાખવાની રહેશે તથા તેમ કરવાનું રહેશે.

(33)THIS PERMISSION IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-1/06/06.

(34)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-20/04/2021.

(35)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEEL OF ALL VEHICLES/DIMPER/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.

(36)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT APPLICANT/OWNER WILL 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/APPLICANT SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.25/01/2021.

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

(38)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-2 AND IMTS/TOD2 (AS SHOWN IN PLAN) FOR COMM/ORCIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.06/04/2021 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(39)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR LOSS TO ANY PERSON SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF GO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORTS WILL HAVE TO GO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORTS (WITH OUT 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 IF REQUIRED UNDERPINNING WILL BE DONE WITHOUT FAIL THE NOTARIZED HAVE TO BE MADE FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING UNDERPINNING/ ARCHITECT, ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITHI) WILL BE SUSPENDED/REVOKED WITHI IMMEDIATE EFFECT, IF DEVIATION IN EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(40)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O.- UNIT-1, DATED:-21/11/2019, REF NO.TPS1N0.7/15 (CHANDKHEDA)(CASE NO.26655/66) AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(41)THIS PERMISSION IS SUBJECT TO OTHER TERMSCONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.DT.-25/01/2021

(42)THIS PERMISSION IS GIVEN ON THE BAS'S OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER (WZ) REF NO.11256, DT.23/6/2021.

(43)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CP/DA.M C/GENERAL/OP-546, ON DT.-17/12/2020.

(44)THIS PERMISSION IS GRANTED ON THE BASIS OF OPINION FOR LOCAL AREA PLAN AND IT IS GIVEN BY SENIOR TOWN PLANNER(A.D.A) ON DT.-11/02/2021 LETTER REF. NO.DP UnitLAP No.01429 AND AS PER NOTARISED UNDETAKING GIVEN BY OWNER/APPLICANT ON DT.-26/02/2021 FOR THE SAME.

(45)THIS PERMISSION IS GIVEN ON THE BAS'S OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., WZ) ON DT.22/01/2021.

(46)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN M.L.A. PERMISSION ON DT.-08/06/2003, ORDER NO.:- CBM/LANDREE KH/E/S 23303/VARIEE 577/03, GIVEN BY DISTRICT COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER/APPLICANTS.

(47)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.24/12/2020, REF.NOC ID NO.AHMEDW/S/B/121212/0/117579 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(48)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.30/03/2021 (OPN:1584/2003/021) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(49)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 OR PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNITS. THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(50)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB-1172018/137844/L, DTD.26/4/2018 L, DTD.25/09/2018 L, NOTIFICATION NO.EDB-PRCH102018/71984/L, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND ALL CONDITIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATION-2017.

(51)IN EVERY WATER CLOSETS OR TOILET,3' SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(52)APPLICANT SHALL HAVE TO MAKE P-ROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.3.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.25/01/2021 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(53) (A)TOTAL PARKING AREA (1312.15 SQ.MT) SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING AND IT SHALL BE MAINTAINED WITH LIGHT AND VEIT-ILATION SYSTEM.(C) IF MODIFIE OF PARKING SPACE IS NOTICED THEN BUILDING USE PERMISSION GRANTED WILL BE REVOKED BY THE COMPETENT AUTHORITY AND BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACE ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(54)The building and other construction workers (Regulation of Employment and Terms of Service) Act,Applying to 1996 Act, 30 days before commencement of construction work every owner to 18 notice in accordance with the prescribed Form-4 and within 60 days after commencement of construction the Registration of the site under the Act should be de-ne in the Industrial safety and health office.

(55)THIS PERMISSION IS GRANTED AS PER MECHANICAL PARKING PROVIDED BEFORE TAKING BU PERMISSION AND MAINTAIN FUNCTIONAL PERMANENTLY AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICAN CN DATE- 25/01/2021

(56)THE TECHNICALS OF ADDITIONAL F.S.I. FEE AND IMTS/ FSI FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHAVANI FORM AT THE TIME OF COMMENCEMENT CERTIFICATE AND REMAIN 75 CHARGES IN 8 INSTALLMENTS AS PER AS PER CIRCULAR NO:- 372/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT.-25/05/2021.

(57)કાયદાના અમલમાં તથા કોર્ટના