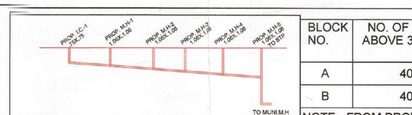
Final Plot boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

**NOTES :-**

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R. - 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R. - 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R. - 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R. - 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R. - 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R. - 2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND LEVEL.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.G.D.C.R. - 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CL.NO. 13.8.2 OF C.G.D.C.R. - 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. - 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CL.NO. 13.1.13 OF C.G.D.C.R. - 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. - 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVI. OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R. - 2017.
- THE STRUCTURE DESIGN OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE ERECTED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.2 OF C.G.D.C.R. - 2017.
- CONTAINER BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF C.G.D.C.R. - 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R. - 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R. - 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R. - 2017.
- FIRE SAFETY DIVERSION SHALL BE MADE AS PER THE DEVELOPMENT AND CONSTRUCTION REGULATION - 2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013
- MAINTAINANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF C.G.D.C.R. - 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R. - 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.5.1 OF C.G.D.C.R. - 2017
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO. 13.13 OF C.G.D.C.R. - 2017




| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CUTTING | | 0.75 | | 0.82 | | 1.09 | | 1.27 | 1.53 |
| INVERT LVL | 29.25 | | 29.68 | | 29.97 | | 29.79 | | |
| GROUND LVL | 30.00 | | 30.00 | | 30.00 | 30.00 | | 30.00 | 30.42 |
| DISTANCE | 0.00 | 10.00 | | 9.99 | | 20.00 | 28.05 | 37.49 | 48.75 |

LONGITUDINAL DRAINAGE SECTION
SCALE:- 1C.M. = 1MT. (VERTICAL)
1C.M. = 6MT. (HORIZONTAL)

| BLOCK NO. | NO. OF UNIT ABOVE 3RD. FL. | NO. OF LIFT (6 PERSON) REQ. | PROVIDED NO. OF LIFT (6 PERSON) |
|---|---|---|---|
| A | 40 | 40/30 = 2 NO. | 2 NO. |
| B | 40 | 40/30 = 2 NO. | 2 NO. |

NOTE:- FROM PROVIDED LIFT IN EACH BLOCK ,ONE OF THEM SHALL BE DESIGNED AS FIRE LIFT.

**COMM. CONTAINER BIN CALC.**
REQ. CON. 20 LTR. PER 100 SMT.
COMM. FLOOR AREA=240.47 /100x20=48.09
SAY 49 LIT. REQ. (49/80=0.61 SAY 1 BIN-
80 LIT. (REQ./PROVI.)

**PERCOLATING WELL CALC:-**
REQ. 1500 TO 4000 SMT= 1 NOS.
2610.00 / 4000.00 = 0.65 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

**TREE PLANTATION CAL. :**
PLOT AREA = 2610.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
2610.00 / 200.00 x 5 = 65.25 NOS.
SAY 66 NOS.
PROVIDE 66 NOS. TREE.

**CONTAINER BIN AREA CAL. FOR RESI.**
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 104 x 10 LIT. = 1040 LIT.
1040/80 = 13 NOS. CONT.
REQU. 13 NOS BIN OF 80 LIT CAP.
PROVI. 13 NOS BIN OF 80 LIT CAP.

**COMMON PLOT AREA CALC.** IN. SQ.MTS.
37.03 x 8.00 = 296.24

| AREA TABLE | | SQ.MT. |
|---|---|---|
| 1. | PLOT AREA | 2610.00 |
| 2. | PERMISSIBLE F.S.I (1:1.8) | 4698.00 |
| 3. | PERMISSIBLE CHARGABLE F.S.I (1:0.90) | 2349.00 |
| 4. | MAX. PERMISSIBLE F.S.I [2+3] | 7047.00 |
| 5. | TOTAL UTILISED F.S.I | 7047.00 |
| 6. | UTILISED CHARGABLE F.S.I [5-2] | 2349.00 |
| 7. | MAX.PERMISSIBLE F.S.I. COMMERCIAL | 704.70 |
| 8. | TDR F.S.I. USED | 1333.43 |
| 9. | CHARGEBLE+TDR UTILISED F.S.I [6+8] | 3682.43 |

**GRAND TOTAL DETAIL**

| SR. NO. | DWELLING UNIT TYPE | NO.OF UNIT | USED F.S.I. | % USED F.S.I. | CHARGABLE F.S.I. | TDR FSI USED |
|---|---|---|---|---|---|---|
| A | COMMERCIAL UNIT | 8 | 230.99 | 3.28 | 77.00 | |
| B | UP TO 50 SQ.MT. | 4 | 144.96 | 2.06 | 48.32 | |
| C | MORE THAN 50 AND UP TO 66 | 00 | 00 | 00 | 0.00 | |
| D | MORE THAN 66 UP TO 90 | 100 | 6661.57 | 94.53 | 2220.52 | 1333.43 |
| E | WITH AFF.F.S.I. (40% SLAB) | 00 | 9.48 | 0.13 | 3.16 | |
| | GRAND TOTAL | 112 | 7047.00 | 100.00 | 2349.00 | |

| BLOCK | CONSUME F.S.I. | | | NO. OF COMM. UNIT | RESI. DWELLING UNIT UPTO 50 SMT. | | | RESI. DWELLING UNIT MORE THAN 50SMT.AND UPTO>66SMT. | | | RESI. DWELLING UNIT MORE THAN 66SMT.AND UPTO>90SMT. | | | OTHER FSI | | COMM. FSI | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | COMM. | RESI. | TOTAL | | NO.OF UNIT | F.S.I. AREA | % USED F.S.I. | NO.OF UNIT | F.S.I. AREA | % USED F.S.I. | NO.OF UNIT | F.S.I. AREA | % USED F.S.I. | F.S.I. AREA | % USED F.S.I. | F.S.I. AREA | % USED F.S.I. |
| A | 230.99 | 4062.18 | 4302.65 | 8 | 2 | 64.60 | 1.59 | 0.00 | 0.00 | 0.00 | 50 | 3997.58 | 98.41 | 9.48 | 0.22 | 230.99 | 5.37 |
| B | 0.00 | 2744.35 | 2744.35 | 0 | 2 | 80.36 | 2.93 | 0.00 | 0.00 | 0.00 | 50 | 2663.99 | 97.07 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL | 230.99 | 6806.53 | 7047.00 | 8 | 4 | 144.96 | 2.06 | 0.00 | 0.00 | 0.00 | 100 | 6661.57 | 94.53 | 9.48 | 0.13 | 230.99 | 3.28 |

| Detail of Road Line Land ( Without Compensation ) | Right of TDR FSI (S.Q.Mts) Road Line Land ( Without Compensation ) | Recipient plot where proposed TDR to be used | Jantry rate of Recipient plot (Rs. Per Sq.mt. | Actual TDR FSI Available to Recipient plot (Propsenate as per jantry | TDR FSI Proposed in Recipient plot |
|---|---|---|---|---|---|
| T.P. 3 (ELLISHBRIGED) F.P. NO.- 480 PEREMOUNT INFRASTRUCTUR | 230.12 X 32,000 (Jantry) =73,63,840 | T.P.:-216 (SHILAJ-BHADAJ-HEBATPUR-THAL-SOLA) F.P.-197 R.S. No -326 | 5500/ RS PER SQ.MT | 73,63,840 / 5500 = 1333.43 sq.mt. | 1333.43 sq.mt. |

**RESIDENTIAL AFFORDABLE HOUSING PROJECT** 1/7

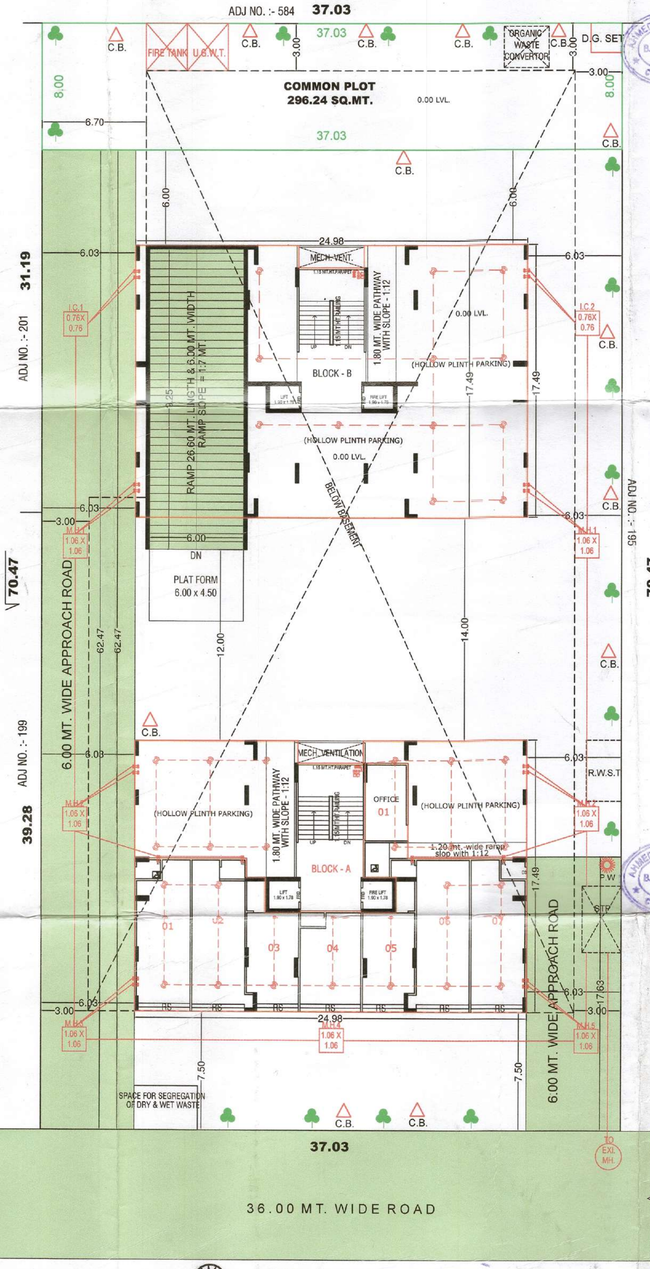
**REVISE LAYOUT PLAN SHOWING RESI.+COMM.BUILDING ON (SUR.NO:- 326), F.P.NO.:- 197, O.P. NO:-197 T.P.S. NO.:- 217 (SHILAJ-BHADAJ-HEBAT-THAL-SOLA)(DRAFT SANCTIONED) MOJE :-SHILAJ, TA.:- GHATLODIYA, DIST.:- AHMEDABAD**

SCALE : 1.00 CM = 2.00 MT
ZONE :- RESIDENCE - III , RAH OVERLAY ZONE
USE :- RESIDENCE+COMMERCIAL

| AREA TABLE | APP. | REVISE |
|---|---|---|
| PLOT AREA OF F.P NO:-197 | 2610.00 | 2610.00 |
| REQ COMMON PLOT AREA @ 10% | 261.00 | 261.00 |
| PROVI COMMON PLOT AREA | 296.24 | 296.24 |
| PERMI. F.S.I. AREA (2610.00 x 1.8) | 4698.00 | 4698.00 |
| PERMI. F.S.I. AREA (2610.00 x 0.90) | 2349.00 | 2349.00 |
| TOTAL PERMI. F.S.I. AREA | 7047.00 | 7047.00 |
| TOTAL USED F.S.I. AREA | 7043.59 | 8380.43 |
| **USE CHARG. F.S.I. AREA (7047.00-4698.00)** | **2345.59** | **2349.00** |
| **T.D.R. F.S.I. AREA (8380.43-7047.00)** | **----------** | **1333.43** |

**COLOUR NOTE**

PLOT BOUNDRY | TREE
ROAD / PATHWAY | CONTAINER BIN
PROP. WORK | P.WELL
PROP.DRAINAGE | APP. WORK




**LAYOUT PLAN**
SCALE :- 1.00 CM. = 20.00 MT.

**BUILT UP AREA TABLE** IN SQ. MTS.

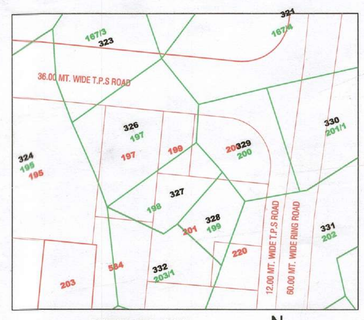
| | APP. BLOCK:A | REVISE BLOCK:A | APP. BLOCK:B | REVISE BLOCK:B | APP. TOTAL | REVISE TOTAL |
|---|---|---|---|---|---|---|
| BUILT UP AREA ON BASEMENT-2 | 1760.12 | 1760.12 | ------ | ------ | 1760.12 | 1760.12 |
| BUILT UP AREA ON BASEMENT-1 | 1760.12 | 1760.12 | ------ | ------ | 1760.12 | 1760.12 |
| BUILT UP AREA ON GR. FL. (H.P) | 190.58 | 190.58 | 431.05 | 431.05 | 621.63 | 621.63 |
| BUILT UP AREA ON GR. FL. (S.P) | 240.47 | 240.47 | ------ | ------ | 240.47 | 240.47 |
| BUILT UP AREA ON 1st. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 2nd. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 3rd. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 4th. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 5th. FLOOR | 403.06 | 403.06 | 403.06 | 403.06 | 806.12 | 806.12 |
| BUILT UP AREA ON 6th. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 7th. FLOOR | 403.06 | 403.06 | 403.06 | 403.06 | 806.12 | 806.12 |
| BUILT UP AREA ON 8th. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 9th. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 10th. FLOOR | 388.08 | 388.08 | 388.08 | 388.08 | 776.16 | 776.16 |
| BUILT UP AREA ON 11th. FLOOR | 291.83 | 403.06 | 255.17 | 403.06 | 547.00 | 806.12 |
| BUILT UP AREA ON 12th. FLOOR | ------ | 388.08 | ------ | 388.08 | ------ | 776.16 |
| BUILT UP AREA ON 13th. FLOOR | ------ | 297.56 | ------ | 313.27 | ------ | 610.83 |
| BUILT UP AREA ON STAIR CABIN | 55.81 | 55.81 | 55.81 | 55.81 | 111.62 | 111.62 |
| BUILT UP AREA ON L.M.R. & O.H.W.T | 50.30 | 50.30 | 50.30 | 50.30 | 100.60 | 100.60 |
| TOTAL BUILT UP AREA | 8259.99 | 9056.86 | 4703.09 | 5552.33 | 12963.08 | 14609.19 |

**F.S.I./FLOOR AREA TABLE** IN SQ. MTS.

| | BLOCK:A | BLOCK:A | BLOCK:B | BLOCK:B | TOTAL | TOTAL |
|---|---|---|---|---|---|---|
| F.S.I. AREA ON GR. FLOOR | 240.47 | 240.47 | ------ | ------ | 240.47 | 240.47 |
| F.S.I. AREA ON 1st. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 2nd. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 3rd. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 4th. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 5th. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 6th. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 7th. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 8th. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 9th. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 10th. FLOOR | 319.80 | 319.80 | 319.80 | 319.80 | 639.60 | 639.60 |
| F.S.I. AREA ON 11th. FLOOR | 218.82 | 319.80 | 188.30 | 319.80 | 407.12 | 639.60 |
| F.S.I. AREA ON 12th. FLOOR | -------- | 319.80 | -------- | 319.80 | -------- | 639.60 |
| F.S.I. AREA ON 13th. FLOOR | -------- | 224.44 | -------- | 240.32 | -------- | 465.42 |
| TOTAL F.S.I. AREA | 3657.29 | 4302.51 | 3386.30 | 4077.92 | 7043.59 | 8380.43 |

**TENAMENT & FLOOR AREA TABLE** IN. SQ.MTS.

| FLOOR | USE BLOCK: A | BLOCK: A | BLOCK: B | BLOCK: B | UNIT BLOCK: A | BLOCK: B | BLOCK: B | TOTAL | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| GR. FL. | COMM. | COMM. | PARKING | PARKING | 08 | 08 | ---- | ---- | 08 | 08 |
| 1st. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 2nd. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 3rd. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 4th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 5th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 6th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 7th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 8th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 9th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 10th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 04 | 04 | 08 | 08 |
| 11th. FL. | RESI. | RESI. | RESI. | RESI. | 04 | 04 | 03 | 04 | 07 | 08 |
| 12th. FL. | -------- | RESI. | -------- | RESI. | -------- | 04 | -------- | 04 | -------- | 08 |
| 13th. FL. | -------- | RESI. | -------- | RESI. | -------- | 04 | -------- | 04 | -------- | 08 |
| TOTAL | RESI. | RESI. | RESI. | RESI. | 8+44=52 | 8+52=60 | 43 | 52 | 8+87=95 | 8+104 =112 |




| | |
|---|---|
| PANDYA RAJESHBHAI BABUBHAI<br>21, AMRUTBAG SOCIETY, VEJALPUR ROAD,<br>JIVRAJ PARK, AHMEDABAD-380051.<br>LIC No. : AMC/DEV 1293140524 | DHVANI M. PATEL<br>23, Tribhovan Society,<br>Detroj Road, Kadi,<br>Ta. Kadi, Dist. Mehsana-382715<br>AMC LIC. NO.: 001SR17032610779 |
| DEVELOPER | S.O.R |
| FOR, KERALIYA PROJECTS<br>PARTNER | JIGAR G. SHAH<br>STRUCTURAL DESIGNER (GRADE-1)<br>SD0231200323R3<br>B-503, THE FIRST,<br>B/H. KESHAV BAUG PARTY PLOT,<br>VASTRAPUR, AHMEDABAD. |
| OWNER | ST-ENGINEER |
| DUSHYANT S BANSAL<br>AMC LIC NO. : ER1355160524<br>TR-3, RAMBHA COMPLEX,<br>MADHUVAN SOCIETY,<br>ASHRAM ROAD, USMANPURA,<br>AHMEDABAD - 380014. | DUSHYANT S BANSAL<br>AMC LIC NO. : CW0974160524<br>(GRADE - 1)<br>TR-3, RAMBHA COMPLEX,<br>MADHUVAN SOCIETY, ASHRAM ROAD,<br>USMANPURA, AHMEDABAD - 380014. |
| ENGINEER | C.O.W. |

**AUTHORITY**

Ahmedabad Municipal Corporation
Case No. : BHNT/NWZ/220819/CGDCR/A/2764/R1/M1 Zone: NEW WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chithi Number : 05211/220819/A/2764/R1/M1
Date : 17-07-2021

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

SCRUTINIZE COPY
NO. 3631 B DT. 06/07/2021
T.D.O., B.P.S.P., A.M.C.

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.

## 1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 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 and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - corner.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 6 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

## 2. FIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it 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) type extinguisher with ISI mark to be installed on each floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

## 5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.

## 6. BASEMENT :

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

## 7. LIGHTENING ARRESTER :

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

## 8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent ( auto glow ) signage's should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

## 9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

Electricity suppy to the fire pump. fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

## 10.INDIVIDUAL FIRE SEFTY SYSTEM

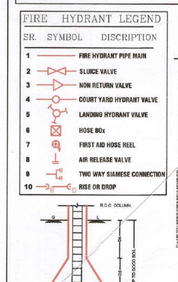
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

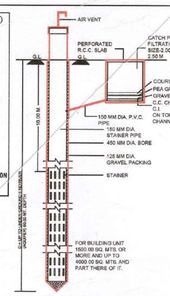
## IMPORTANT INSTRUCTIONS:

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

**FIRE HYDRANT LEGEND**

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

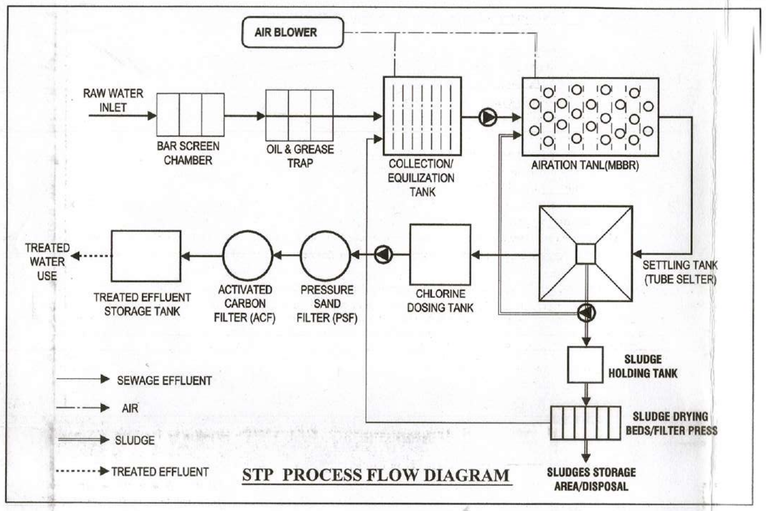



ગર્વી વિકાસ સર્વ ઝોની સુવિધાયુક્ત વિભાગના પત્ર ક્રમાંક બી. પરગ/૮૬૭૦/૧૩૨૫/બી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની વપરાશ મોટા વહાણે મુજબની વપરાશ બાંધકામની લગત વિગતો દર્શાવતાં સક્ષમ સુધારાવો કરવો.

GENERAL SANITARY PROVISION CALC.
TOTAL F.S.I AREA = 240.47
OF DEMI=240.47/4=61 PER
50 PER GENTS =1 URINAL REQ. GENTS=31
REQ =6 URINAL LADIES=30
50 PER GENTS=1 W.C. REQ.
REQ.=1 W.C.
50 PER LADIES=1 W.C. REQ.
REQ.=1 W.C.
PROVI. EACH SHOP TOILET
REQ.25% GEN. SANI. =1 G.W.C.+1 URINAL
PROVI. =1 G.W.C.+1 URINAL.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL ORDER AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OF THE CORPORATION 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/381 OF 2019/EDB-102016-3629-L, DATED:-16/12/2017, AND LETTER NO: EDB-102016-3629-L, DATED:-20/8/2018 AND LETTER NO: EDB-102016-3629-L, DATED:-31/03/2019 AND LETTER NO: EDB-102016-3629-L, DATED:-23/04/2018 AND 31/03/2018 AND LETTERS NO: EDB-102016-3629-L, DATED:-31/03/2019 AND LETTER NO: GH/V/001/EDB-102016-3629-L, DATED:-01/12/2018 AND LETTER NO: GH/V/001/EDB-102016-3629-L, DATED:-16/07/2019 AND LETTER NO: GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-16/07/2019, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-31/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.
(5)CONTAIN- 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.- 04/06/2021.
(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/ WHEEL OF THE VEHICLES/ DUMPER/ EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.
(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/ APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/ UNSKILLED CONSTRUCTION LABORS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/ APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.- 18/03/2021.
(9)APPLICANT/ OWNER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/DISTRUCTION 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 SLOPING (SHORING/ STRUTTING), AND FOR THE SAFETY OF THE ADJOINING BUILDING, HAVE TO MADE EXCAVATION CONSTRUCTION, THE NECESSARY ARRANGEMENT (SITE SUPERVISION FOR BY THE STRUCTURAL ENGINEER/ ENGINEER/CLERK OF WORKS) AND ADDITIONAL ARRANGEMENT WILL CONTINUOUS SUPERVISION AND IF REQUIRED AS PER THE NOTARIZED UNDERTAKING HAVE TO BE MADE FOR THE SAFETY. AFFIDAVIT GIVEN ON DT.- 18/03/2021 BY THE OWNER/ APPLICANT/ DEVELOPERS/ ARCHITECT/ ENGINEER/ STRUCTURAL ENGINEER/CLERK OF WORKS, THE COMMENCEMENT THIS CONSTRUCTION/ EXCAVATION/ DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(10)THE PERMISSION IS GRANTED FOR 1 YEAR AS PER CGDCR-2017 CLAUSE NO. 12.4.4 




STP PROCESS FLOW DIAGRAM

**Conditions for Environment Management Provisions as CGDCR - 2017**
Chapter - 17

(1) Roof top solar energy installation and generation :- Space for roof top solar energy installations and generation system to be provided as per CL.NO:- 17.5.1, table no.:- 17.3 of CGDCR - 2017 or as per suggested by concern government authority / agency.
(2) Rain water harvesting system :- Applicant shall have to make provision for rain water harvesting syste must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
(3) Rain water storage tank :- Applicant shall provide Rain water storage tank of adequate capacity as per CL. NO.:- 17.2.3 of CGDCR - 2017.
(4) Tree Plantation :- Applicant shall provide Tree Plantation confirming to CL.NO.:- 17.4 of CGDCR - 2017 and shall take proper care regularly & maintain the same number of trees permanently.
(5) Solid waste management :- Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per CL.NO:- 17.2.3.1 OF CGDCR - 2017 and disposal of solid waste shall be carried out as per the norms decided by the competent authority from time to time.
(5) ENVIRONMENT IMPACT PROVISIONS : (For use:Hostels for Schools,Colleges,Training centers: Community center,Banquet hall ssimilar uses: Commercial : All hazardous,water-polluting,chemical industries & project having built up area more than 10.000 sq.mt.) Applicant shall provide organic waste converter & grey water harvesting system with dual plumbing system of required capacities per . guideline and shall make required provisions to maintain the environment permanently

Note :- Location of Above Provisions may very as per site condition

**COMM. CONTAINER BIN CALC.**
REQ. CON. 20 LTR. PER 100 SMT.
COMM. FLOOR AREA=240.47 /100x20=48.09
SAY 49 LIT. REQ. (49/80=0.61 SAY 1 BIN-
80 LIT. (REQ./PROVI.)

**PERCOLATING WELL CALC:-**
REQ. 1500 TO 4000 SMT= 1 NOS.
2610.00 / 4000.00 = 0.65 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

**TREE PLANTATION CAL. :**
PLOT AREA = 2610.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
2610.00 / 200.00 x 5 = 65.25 NOS.
SAY 66 NOS.
PROVIDE 66 NOS. TREE.

**CONTAINER BIN CAL. RESI.**
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 87 x 10 LIT. = 870 LIT.
870/80 = 10.88 NOS. CONT.
REQU. 11 NOS BIN OF 80 LIT CAP.
PROVI. 11 NOS BIN OF 80 LIT CAP.

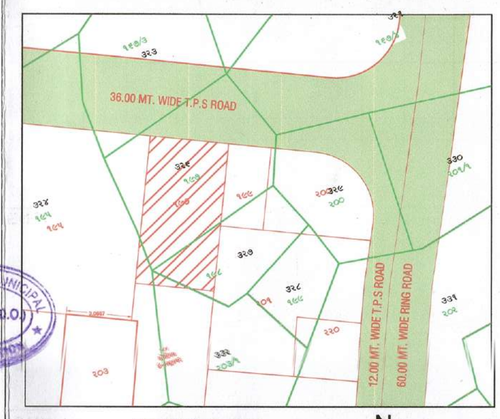
**RESIDENTIAL AFFORDABLE HOUSING PROJECT** **2/7**

**REVISE LAYOUT PLAN SHOWING RESI.+COOM.BUILDING ON (SUR.NO:- 326), F.P.NO.:- 197, O.P. NO:-197 T.P.S. NO.:- 217 (SHILAJ-BHADAJ-HEBAT-THAL-SOLA)(DRAFT SANCTIONED) MOJE :-SHILAJ, TA.:- GHATLODIYA, DIST.:- AHMEDABAD**

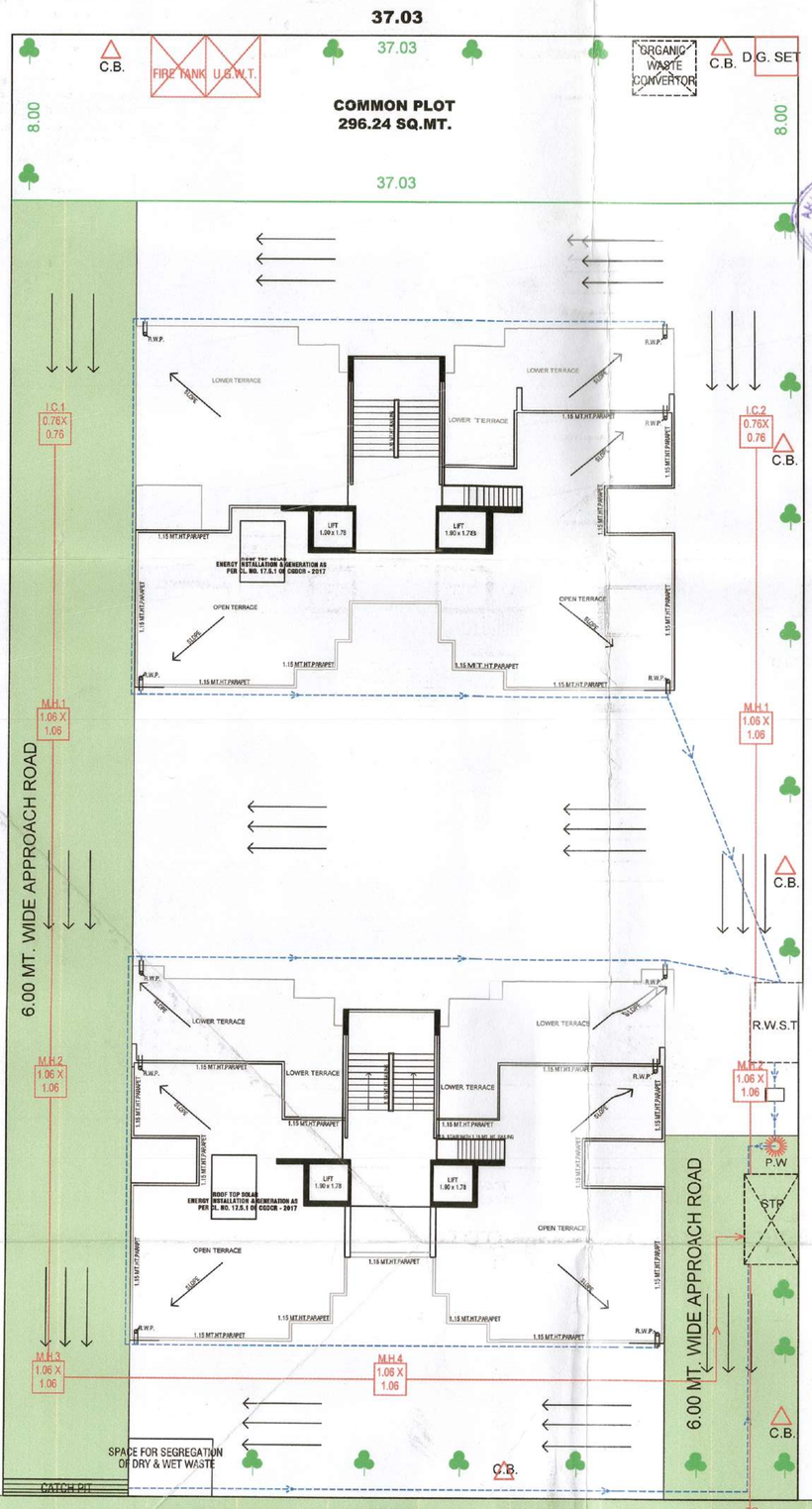
SCALE : 1.00 CM = 2.00 MT
ZONE :- RESIDENCE - III , RAH OVERLAY ZONE
USE :- RESIDENCE+COMMERCIYAL

| AREA TABLE | IN SQ. MTS. |
|---|---|
| PLOT AREA OF F.P NO:-65 | 2610.00 |
| REQ COMMON PLOT AREA @ 10% | 261.00 |
| PROVI COMMON PLOT AREA | 296.24 |

**COLOUR NOTE**
PLOT BOUNDRY | TREE | RAIN WATER PIPE
ROAD / PATHWAY | CONTAINER BIN
PROP. WORK | P.WELL
PROP.DRAINAGE | APP. WORK




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




**ENVIRONMENTAL MANAGEMENT PLAN**
SCALE :- 1.00 CM. = 20.00 MT.

N

(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.-13/09/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: 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 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3829-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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

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

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-04/06/2021.

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

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/ APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMMODATION FOR SKILLED/ UNSKILLED CONSTRUCTION LABORS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/ APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.- 18/03/2021.

(9)APPLICANT/ OWNER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT (SHORING/ STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/ CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/ AFFIDAVIT GIVEN ON DT.- 18/03/2021 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.

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

(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 14/06/2019, REF. NOC ID NO.:- AHMEW/WEST/806141/B/405348 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/ APPLICANT.

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 05/01/2021 (NO.:- OPN/049/050/2021) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE, AND BINDING TO OWNER/ APPLICANT AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DATE:- 18/03/2021.

(13)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT- 01, DATED:- 22/05/2019, REF. NO.- T.P.S./ NO. 217 (BHADAJ- SHILAJ- HEBATPUR- THALTEJ)/OPINION/CASE NO.- 197/4532 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/ CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA DT.:- 18/03/2021.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASSIT. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CPD/A.M.C/GENERAL/OP-958, ON DT.- 17/06/2019.

(16)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (N.W.Z.), OUT. NO.- 1526 ON DT.:- 25/07/2019.

(17)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASSIT. T.D.O. (N.W.Z.), INWARD NO.- 6490, ON DT.- 15/3/2021.

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

(19)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 13/06/2016, ORDER NO.:- CB/LAND-2/NA/S.R.- 534/2016(BLOCK NO.- 175) AND ORDER NO.- 948/07/17/653/2019 ON DT.- 27/08/2019 GIVEN BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

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

(21)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND OWNER/ APPLICANT/ DEVELOPER/ ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER/ CLARK OF WORKS SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 18/03/2021.

(22)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., N.W.Z.) ON DT.:- 15/06/2019 AND BASE UPON TAX PAID RECEIPT.

(23)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.

(24)THE DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO:- EDB/17/2018/378/L, DTD.26/07/2019, NOTIFICATION NO:- EDB/17/2018/378/L, 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.

(25)એકોર્ડેબલ હોઉસીંગ માટે પરવાનગી મંગેલ હોઉ.અલગ-અલગ કેટેગરીના ગુનીટોની સાઇઝમાં ફેરફાર કરી શકાશે નહી તે શરતે તથા ફેરફાર કરવામા આવશે તો સી.જી.ડી.નીટ્યાર. ની જોગવાઇ મુજબ "PUNISHMENT /ACTION " લેવામાં આવશે તે શરતે.

(26)રહેણાક ઝોન-૩ માં ઓનલર- લે રેસી. એફોર્ડેબલ હાઉસીંગ ઝોન માં ૪૫.૦૦ મી. ઉંચાઇની મર્યાદામાં ટી.ડી.આર. (રોડ લાઇન કપાત અંતર્ગતની) એફ.એસ.આઇ. સાથે રેસીડેન્શીયલ કોમર્શીયલ બાંધકામની તથા અન્ય બાબતે વિકાસ પરવાનગી આપવા મ્યુનિ. કમિશનરશ્રીની તા.- ૦૩/૦૮/૨૦૨૧ ના રોજની મંજુરીને આધિન. તથા બગાઈ સદરહુ કેસમાં રહેણાક ઝોન-૩ માં ઓનલર- લે રેસી. એફોર્ડેબલ હાઉસીંગ ઝોન માં ૪૫.૦૦ મી. ઉંચાઇની મર્યાદામાં રેસીડેન્શીયલ કોમર્શીયલ બાંધકામની તથા અન્ય બાબતે વિકાસ પરવાનગી આપવા બાબતે મહેલ ડે. મ્યુનિ. કમિશનરશ્રી(સુ.ડી.)ની તા.- ૧૮/૦૮/૨૦૧૯ ની મંજુરીને આધિન.

(27)"પેરામાઉન્ટ ઇન્ફ્રાસ્ટ્રક્ચર" દ્વારા ટી.પી. સ્કીમ નં.- ૩(એસિસબ્રીજ) ના ફા.પ્લોટ નં.- ૪૮૦ મા રોડ કપાતમાં જતી જગ્યાના વળતરમાં વિકલ્પ તરીકે મેળવેલ કુલ ૧૧૦.૦૩ ચો.મી. ના ટી.ડી.આર. સર્ટીફીકેટ નં. RDP/TDRC/22102020/03 માંથી "કેરલીયા પ્રોજેક્ટ્સના પાર્ટનરશ્રી (૧) પ્રવલ શ્રી. પટેલ, (૨) ધ્વની એમ. પટેલ" ને ટ્રાન્સફર કરાયેલ ૩૩૦.૧૨ ચો.મી. ના ટી.ડી.આર. રાઇટ્સ મુજબ અરજદારના પ્લોટના જંત્રી ભાવ મુજબ ૫પ્રોન્સેન્ટ ગણતરી પ્રમાણે ૧૩૩.૮૮ ચો. મી. ૦.૪૧૩ એફ.એસ.આઇ.) "ટી.ડી.આર. એફ.એસ.આઇ." ને સાદર પ્લોટમાં વાપરવા અંગે તથા તે અંગેની ટી.ડી.આર. સર્ટીફીકેટમાં નોંધ કરવા અંગે મ્યુનિ.કમિશનરશ્રીની તા.- ૦૩/૦૮/૨૦૨૧ ના રોજની મંજુરીને આધિન.

(28)સીવીલેઝ વિકાસ પરવાનગી અન્વયે રેસ સર્વેમાં ફેરફારવાળા પ્લાન અંગે અરજદારે બગાઈ મંજુર થયેલ પ્લાન મુજબના વેચાણ કરેલ યુનિટના સભ્યોની સંમતી સાથે તા.- ૦૩/૦૮/૨૦૨૧ ના રોજની રજુ કરેલ નોટરાઈઝડ

(29)પ્રોફ ટી.પી. સ્કીમ સર્વેમાં પ્લોટના માપ તથા લાગુ રસ્તા અંગે નગર રચના અધિકારી, અમદાવાદ ન.૨.વો. એકમ- ૦૧ ની પત્ર ન.૨.વો. નં.- ૨૧૭(બાઝ- શીલજ- કેવતપુર- થલતેજ)/અભિપ્રાય/કેસ ન.૧૦૩/૪૧૩૨ થી તા.- ૨૨/૦૫/૨૦૧૯ ના રોજના અભિપ્રાયને આધિન તથા પ્રોફ ટી.પી. સ્કીમ અંગે તા.- ૦૬/૦૩/૨૦૧૯ ના રોજ આપેલ બાંહેધરી મુજબ વર્તવાની શરતે.

(30)પુનઃબંધારણ સર્વેમાં કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના ૩/૧૨ માં બીજા હકમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા.- 18/03/2021 ના રોજ આપેલ બાંહેધરીને આધિન.

(31)સુકી-ભીની કચરો અલગ કરવા તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતના પર્યાવરણની જળવણી અંગેના તમામ પગલાનું અમલીજન કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર/ આર્કીટેક્ટ/ એન્જીનીયર/ સ્ટ્રકચર એન્જીનીયર/ સર્વેયર અંગે કરેલી દરા તા.- 18/03/2021 ના રોજ આપેલ નોટરાઈઝડ બાંહેધરીને આધીન.

(32)મંજુર થયેલ અન્ય બાંધકામ શ્રમજીવી(રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માળીયે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળના નિયત ફોર્મ -૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઊક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,નોંધણીક સલાહકારી બોર્ડ સમક્ષની કરવેરામાં કરાવવાની રહેશે.

(33)મોટેલ, રોશેના વાઇરસ (COVID-19) સંક્રમણ અટકાવવા સબબી સરકારશ્રી દ્વારા વખતે વખતે જાહેર પાડેલ/ નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેમ આધીન.

RESIDENTIAL AFFORDABLE HOUSING PROJECT

| | |
|---|---|
| PANDYA RAJESHBHAI BABUBHAI<br>21, AMRUTBAG SOCIETY, VEJALPUR ROAD,<br>NIVRAJ PARK, AHMEDABAD-380051.<br>LIC No. : AMC/DEV 1293140524<br>DEVELOPER | DHVANI M. PATEL<br>23, Tribhovan Society,<br>Detroj Road, Kadi,<br>Ta. Kadi, Dist. Mehsana-382715<br>AMC LIC. NO.: 001SR17032610779<br>OWNER |
| FOR, KERALIYA PROJECTS<br>PARTNER | JIGAR G. SHAH<br>STRUCTURAL DESIGNER (GRADE-1)<br>SD0231200323R3<br>B-503, THE FIRST,<br>B/H. KESHAV BAUG PARTY PLOT,<br>VASTRAPUR. AHMEDABAD.<br>ST-ENGINEER |
| DUSHYANT S BANSAL<br>AMC LIC NO. : ER1355160524<br>TR-3, RAMBHA COMPLEX,<br>MADHUVAN SOCIETY,<br>ASHRAM ROAD, USMANPURA,<br>AHMEDABAD - 380014.<br>ENGINEER | DUSHYANT S BANSAL<br>AMC LIC NO. : CW0974160524<br>(GRADE - 1)<br>TR-3, RAMBHA COMPLEX,<br>MADHUVAN SOCIETY, ASHRAM ROAD,<br>USMANPURA, AHMEDABAD - 380014.<br>C.O.W. |

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.

Final Plot boundary and allotment of final plot Subject to Veriation of Town Planning Officer

અહેરી વિકાસ અને અહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. નરયા/૨૦૨૦૭૦/૬૩અમપી તા-૧૬-૧૧-૭૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ બોર્ડ અથવા ગુજરાતી ભાષામાં બાંધકામની લગત વિગતો દર્શાવવી ના. સ્થળની મુલાકાતની શરતે.

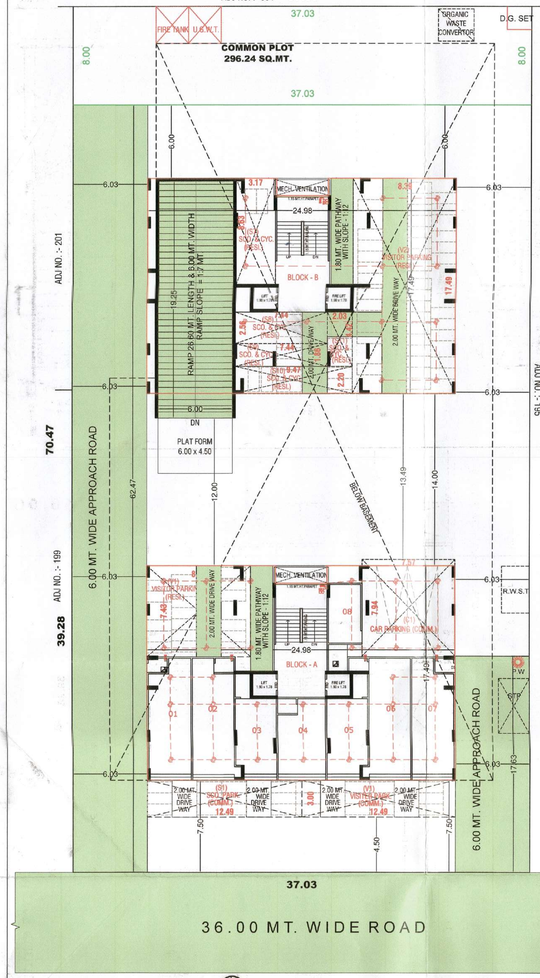
RESPONSIBILITY (C.G.D.C.R.-2017 Cl. NO. 4.3,4.4 & 4.6) :- APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

LIABILITY (C.G.D.C.R.-2017 Cl. NO. 3.3.2) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation
Case No. : BHNT/NWZ/220819/CGDCRV/A2764/R1/M1 Zone: NEW WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 05211/220819/A2764/R1/M1
Date : 17-09-2021

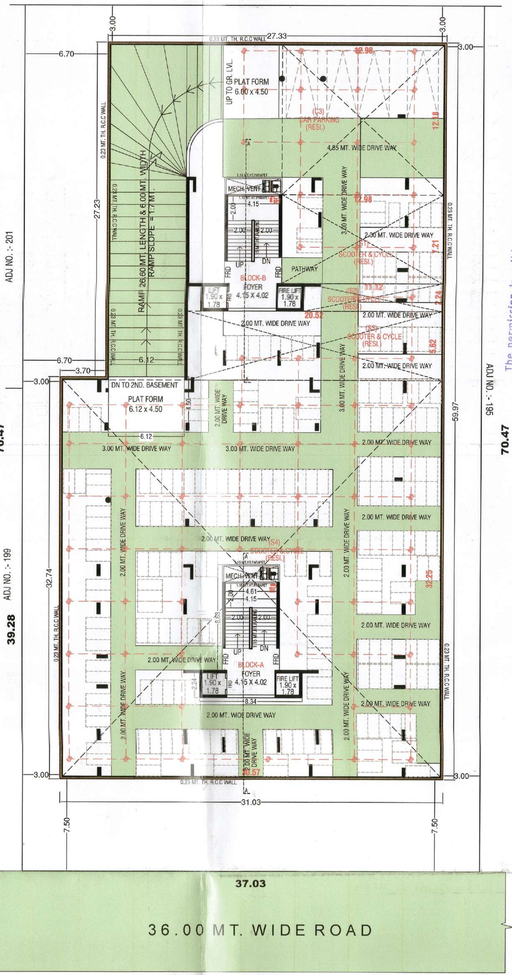
T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D.O. (B.P.S.P.)

SCRUTINIZE COPY
NO. 3713/B DT. 06/09/2021
T.D.O., BPSP, AMC



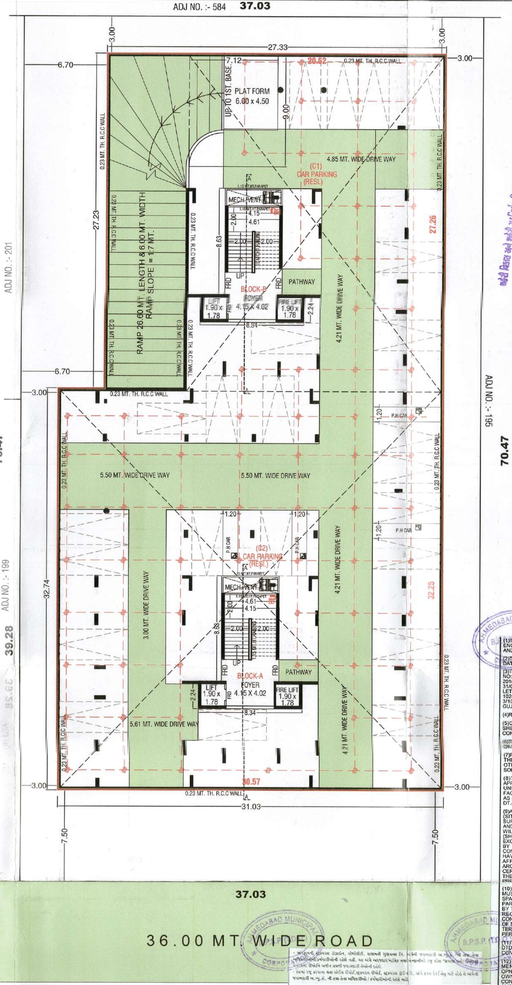

**GROUND LVL. PARKING**

SCALE :- 1.00 CM. = 2.00 MT.




**1ST. BASEMENT**

SCALE :- 1.00 CM. = 2.00 MT.




**2ND. BASEMENT**

SCALE :- 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
NO 3743 DT. 06 / 09 / 2021
T.D.O. BPSP. AMC

Final plot boundary and allotment of final plot is subject to Variation by Town Planning Officer

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.

| COMM. PARKING AREA TABLE | | | | | |
|---|---|---|---|---|---|
| PROP. F.S.I AREA = 240.47 SQ.MTS. | | | | | |
| REQ PARKING AREA @ 50 % = 120.24 SQ.MTS. | | | | | |
| VEHICAL | REQ. AREA | PROVI PARKING AREA | | | |
| CAR PARKING AREA @ 50 % | 60.12 SQ.MT. | (C1) | 7.57 x 7.94 | = | 60.11 |
| SCOOTER&CYCLE AREA @ 30 % | 36.07 SQ.MT. | (S1) | 12.49 X 3.00 | = | 37.47 |
| VISITOR'S PARKING AREA @ 20 % | 24.05 SQ.MT. | (V1) | 12.49 X 3.00 | = | 37.47 |
| TOTAL | 120.24 SQ.MT. | | | = | 135.05 |

| RESI. PARKING AREA TABLE | | | | | |
|---|---|---|---|---|---|
| TOTAL USE F.S.I. AREA = 8380.43 | | | | | |
| NET RESI. F.SI. AREA (8380.43-240.47)= 8139.96 | | | | | |
| REQ PARKING AREA @ 20 % = 1627.99 SQ.MTS. | | | | | |
| VEHICLE | REQ. AREA | PROVI PARKING AREA | | | |
| CAR PARKING AREA @ 50 % OF REQ. PARKING | 814.00 SQ.MT. | CAR PARKING IN BASEMENT | | | |
| | | 2nd BASE | (C1) 20.52 x 27.28 | = | 559.38 |
| | | | 30.57 x 32.25 | = | 985.88 |
| | | 1st BASE | (C3) 12.98 x 12.18 | = | 158.10 |
| | | | TOTAL | = | 1703.36 |
| | | LESS:- | 4.61 x 8.63 x 2 | = | 79.57 |
| | | | 8.34 x 2.24 x 2 | = | 37.36 |
| | | | 9.00 x 7.21 | = | 64.69 |
| | | | TOTAL | = | 181.62 |
| | | TOTAL CAR PARKING IN BASEMENT (1703.36 - 181.82) | | = | 1521.54 |
| SCOOTER&CYCLE AREA @ 40 % OF REQ. PARKING | 651.20 SQ.MT. | OTHERS PARKING IN BASEMENT | | | |
| | | 1st BASE | (S1) 12.98 x 7.21 | = | 93.60 |
| | | | (S2) 11.12 x 2.24 | = | 24.92 |
| | | | (S3) 20.52 x 5.62 | = | 115.32 |
| | | | (S4) 30.57 x 32.25 | = | 985.88 |
| | | GR. FL | (S7) 3.17 x 8.63 | = | 27.36 |
| | | | (S8) 7.44 x 2.56 | = | 19.04 |
| | | | (S9) 7.44 x 1.86 | = | 13.84 |
| | | | (S10) 9.47 x 2.20 | = | 20.83 |
| | | | (S11) 2.03 x 4.42 | = | 8.97 |
| | | | TOTAL | = | 1309.76 |
| | | LESS:- | 4.61 x 8.63 | = | 39.78 |
| | | | 8.34 x 2.24 | = | 18.68 |
| | | | 6.12 x 4.50 | = | 27.54 |
| | | | TOTAL | = | 86.00 |
| | | TOTAL OTHERS PARKING (1309.76 - 86.00) | | = | 1223.76 |
| VISITOR'S PARKING AREA @ 10 % OF REQ. PARKING | 162.79 SQ.MT. | H.P. | (V1) 8.39 x 7.43 | = | 62.34 |
| | | | (V2) 8.39 x 17.49 | = | 146.74 |
| | | | TOTAL | = | 209.08 |
| TOTAL | 1627.99 SQ.MT. | TOTAL PROVIDED PARKING | | = | 2954.38 |

| B.UP AREA CALC. ON BASEMENT - I & 2 | IN SQ.MTS. |
|---|---|
| 31.03 x 32.74 | = 1015.92 |
| 27.33 x 27.23 | = 744.20 |
| TOTAL | = 1760.12 |
| B.UP AREA CALC. ON BASEMENT | = 1760.12 SQ.MTS |

| PH CAR CALC. | IN SQ.MTS. |
|---|---|
| REQ. 25 CAR OF 2 PH CAR | |
| PROVIDE 33 CAR IN BAEMENT | |
| PROVIDE 4 PH. CAR | |

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH COMMITMENT APPLICANT AND ENGINEER/ARCHWILL ORIY AS PER ALL BONDS AND AFFIDAVITE PROVIDED BY APPLICANTS AND SIGNLWRCH.;

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S OFFICE ORDER NO.: [illegible] AND OF FICE ORDER NO-42,07 - 1/3/AMC.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R. 2016 [illegible] AND LETTER NO. [illegible] DATED:- 31/03/2016 AND LETTER NO. [illegible] DATED:- 19/03/2018 AND LETTER NO. [illegible] DATED:- 19/03/2018 AND LETTER NO. [illegible] DATED:- 19/03/2018 AND LETTER NO. [illegible] DATED:- 23/10/2018 AND LETTER NO. [illegible] DATED:- 23/10/2018 AND LETTER NO. [illegible] DATED:- 23/10