1. HYYDRANT SYSTEM:

ONOFF 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 litters 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 - 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 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 promises where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size Zeos 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.
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. 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 lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES :

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

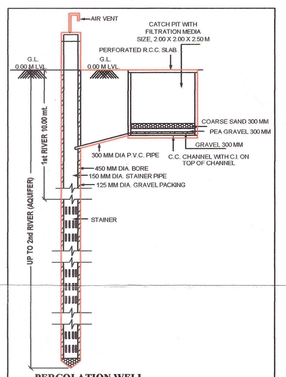
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even 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 IDIVIDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority,If the fire officer concerned feels th need for additional fire prevention/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 of the concerned area,
those additional measures / equipment have to be implemented / installed.



PERCOLATION 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)

MOSQUITO - PROOF WATER TANK :-

THE WATER STORAGE TANK SHALL BE MAINTAINTED THAT PERFECTLY MOSQUITO - PROOF CONDITION BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THAN 1.50 MTS. IN HEIGHTSHALL BE PROVIDING WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI - MALARIA STAFF.

FIRE HYDRANT LEGEND

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

BUILT UP AREA TABLE

	BLOCK (SQ. MTS.)
	A+B
B.UP. AREA ON SUB STATION	19.31
BUILT-UP AREA ON GROUND (H.P.)	1053.23
B. BUILT-UP AREA ON FIRST FLOOR	1053.23
BUILT-UP AREA ON SECOND FLOOR	1053.23
BUILT-UP AREA ON THIRD FLOOR	1053.23
BUILT-UP AREA ON FOURTH FLOOR	1053.23
BUILT-UP AREA ON FIFTH FLOOR	1053.23
BUILT-UP AREA ON SIXTH FLOOR	1053.23
BUILT-UP AREA ON SEVENTH FLOOR	1053.23
BUILT-UP AREA ON STAIR CABIN	107.11
BUILT-UP AREA ON O.H.W.T	58.98
BUILT-UP AREA TOTAL	**8611.24**

F.S.I. AREA TABLE

	BLOCK (SQ. MTS.)	
	A+B	TOTAL
F.S.I. AREA ON GROUND FL. (H.P.)	------	------
F.S.I. AREA ON FIRST FLOOR	262.96 + 527.45	**790.41**
F.S.I. AREA ON SECOND FLOOR	262.96 + 527.45	**790.41**
F.S.I. AREA ON THIRD FLOOR	262.96 + 527.45	**790.41**
F.S.I. AREA ON FOURTH FLOOR	262.96 + 527.45	**790.41**
F.S.I. AREA ON FIFTH FLOOR	262.96 + 527.45	**790.41**
F.S.I. AREA ON SIXTH FLOOR	262.96 + 527.45	**790.41**
F.S.I. AREA ON SEVENTH FLOOR	262.96 + 527.45	**790.41**
TOTAL F.S.I. AREA	**1840.72 + 3692.15**	**5532.87**

TENAMENT & FLOOR AREA TABLE

FLOOR	USE	TENAMENT	FLOOR AREA (SQ. MTS)
	A+B	A+B	A+B
GROUND	PARKING	--	-----
FIRST	RESI.	12	790.41
SECOND	RESI.	12	790.41
THIRD	RESI.	12	790.41
FOURTH	RESI.	12	790.41
FIFTH	RESI.	12	790.41
SIXTH	RESI.	12	790.41
SEVENTH	RESI.	12	790.41
TOTAL	**RESI.**	**84**	**5532.87**

REQ. PERCOLATING WELL
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2096.00 SQ. MTS.
2096.00 / 4000.00 = 0.52 SQ. MTS.
PROVI. 1 PERCO. WELL.

TREE PLANTATION
PLOT AREA :- = 2096.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(2096.00X5)/200 = 52.40 TREE
SAY 53 TREES
PROVI. 53 TREES

COMMUNITY BIN (RESI.)
RESI. UNITS :- 84 UNITS
1 UNITS / 10 LTS.
84 UNITS / 840 LTS.
840 / 80 = 10.50 SAY 11 NOS. CONT.
PROVI. 840 LTS. (80 X 11)
TOTAL PROVI. 840 LTS. (80 X 11)

AREA TABLE

		SQ.MT.
1	PLOT AREA	2096.00
2	PERMISSIBLE F.S.I.(1.8)	3772.80
3	PERMISSIBLE CHARGABLE F.S.I.	1886.40
4	MAX. PERMISSIBLE F.S.I. [2+3]	5659.20
5	TOTAL UTILISED F.S.I.	5532.87
6	UTILISED CHARGABLE F.S.I. [5-2]	1760.07
7	CHARGABLE F.S.I. RESIDENTIAL	1760.07

BLOCK	CONSUME F.S.I.	PROP. CHARG. F.S.I.	RESI. DWELLING UNIT UP TO 50 SMT.				RESI. DWELLING UNIT MORE THAN 50 SMT.AND UPTO66 SMT.			
	RESI.		NO.OF UNIT	F.S.I. AREA	% USED F.S.I.	CHARG. F.S.I.	NO.OF UNIT	F.S.I. AREA	% USED F.S.I.	CHARG. F.S.I.
A+B	5532.87	1760.07	0	00	00	00	84	5532.87	100.00	1760.07

GRAND TOTAL DETAIL

SR. NO.	DWELLING UNIT TYPE	NO.OF UNIT	USED F.S.I.	% USED F.S.I.	CHARGABLE F.S.I.
A	UP TO 50 SQ.MT.	00	00	00	0.00
B	MORE THAN 50 AND UP TO 66	84	5532.87	100.00	1760.07
C	MORE THAN 66 UP TO 80	00	00	00	00
D	WITH AFF.F.S.I. (40% SLAB)	00	00	00	00
	GRAND TOTAL	**84**	**5532.87**	**100.00**	**1760.07**

REQ. RESI. PARKING AREA CALC.

USED F.S.I. OF UP TO 66 SQ.MT. UNIT = 5532.87 SMT.
10 % OF F.S.I. AREA OF UP TO 66 SQ.MT. UNIT = 5532.87 X 0.10 = 553.29 SMT.
10 % OF ADDITIONAL VISITOR PARK. OF UP TO 66 SMT. UNIT = 0.10 X 553.29 = 55.33
REQ. CAR PARKING SPACE @ 50 % = 276.645 SQ. MT.
REQ. OTHER PARKING SPACE @ 50 % = 276.645 SQ. MT.
REQ. VISITOR PARKING SPACE @ 10 % = 55.33 SQ. MT.
TOTAL = 608.62 SQ. MT.

RESI. PARKING	REQUIRED	PROVIDED
	UP TO 66	A+B
CAR PARKING	276.645	494.35
OTHER PARKING	276.645	409.22
VISITOR PARKING	055.33	077.35
	608.62	980.92

PARKING AREA TABLE

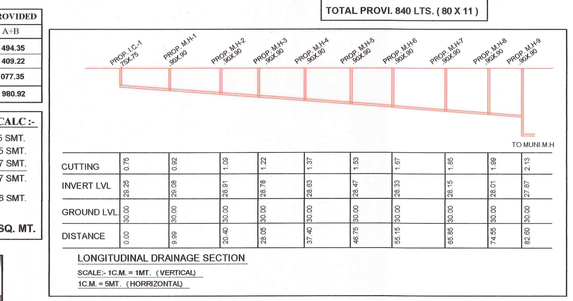
RESI.	PROVI. PARKING AREA
CAR PARKING	(A) 15.21 X 25.30 = 384.81 (B) 11.38 X 06.91 = 078.64 (C) 09.41 X 06.73 = 063.33 = 526.78 LESS (LIFT) 02.16 X 04.14 = 008.94 (PATH 13.05 X 01.80 WAY) = 023.49 = 032.43 NET CAR PARKING = 526.78 - 32.43 = 494.35 SMT.
OTHER PARKING	(D) 11.38 X 35.96 = 409.22
VISITOR PARKING	(E) 09.41 X 08.22 = 077.35
TOTAL	**980.92**

PROP. B. AREA CALC. OF SUB STN :-
3.53 X 5.47 = 19.31 SQ. MT.

COMMON PLOT AREA CALC :-

(1) 36.16 X 8.19 = 296.15 SMT.
(2) 37.36 X 9.05 X 1/2 = 169.05 SMT.
(3) 09.22 X 5.72 X 1/2 = 26.37 SMT.
= 491.57 SMT.
LESS
AREA AS/PLINE = 01.56 SMT.
NET COMMON PLOT AREA
491.57 - 1.56 = 490.01 SQ. MT.

KEY PLAN
SCALE :-1.00 CM. =25.0 MT.



LONGITUDINAL DRAINAGE SECTION
SCALE:- 1C.M. = 1MT. (VERTICAL)
1C.M. = 5MT. (HORRIZONTAL)

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

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

SCRUTINIZE COPY
NO. 2915/M-DT.29/.6./.21.
TDO, BPSP, AMC

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ARCHITECT WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGINEER/ARCH.
(2)DEVELOPMENT FEE IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NUMBERINGS AND OFFICE ORDER NO=42,DT.-13/09/08.
(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO= GH/V/351 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= BDR-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/182/EDB-102016-3629-L, DATED:-01/12/2018 AND LETTER NO: GH/V/183/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/184 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT
(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.
(5)OWNER/ APPLICANT/ DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEET(M/ 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:- 11/06/2021.
(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/ SEMI SKILLED/ UNSKILLED LABOURERS AND NECESSARY BASIC AMENITIES SUCH 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.- 01/07/2021.
(9)PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (980.92) SQ.MT 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 REVOKED. (D) THE PARKING SPACE SHALL NOT BE USED FOR ANY OTHER USE AND 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.
(10)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE- 1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. MC. (U.D.) ON DT.- 15/06/2021 IN RESPECT OF 25.00 MT., ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(11)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O.- 01, UNIT- 01, DATED:- 09/10/2020, REF NO:- T.P.S. NO. 66/RANIP- CHENPUR- CHANDLODIYA/OPINION/CASE NO:- 3/1605 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEAT TO T.P.O. OPINION).
(12)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY DIVISIONAL CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- OPO/M.C/NR/NA/LO/P-149 ON DT.- 05/11/2020.
(13)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (W.2.), OUT. NO.:- 9679 ON DT.:- 19/12/2020.
(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/ CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA DT.:- 01/01/2021.
(15)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.:- 09/01/2021 (NO.:- OPI/66066/021/2021) AND FIRE NOC, FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/ APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND ALL TERMS AND CONDITIONS MENTIONED IN FIRE NOC WILL BE APPLICABLE AND BINDING TO OWNER/ AND AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DATE:- 01/01/2021. AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT.- 01/01/2021 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT.
(16)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 30/12/2020, REF. NOC ID NO.:- AAIMEWEST/B/122020/310902 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(17)IN EVERY WATER CLOSETS OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
(18)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, THE PROMOTER/DEVELOPER(S) WILL MAKE ALL THE RESERVATION OF FLAT, PLOT OR BUILDING/ HOUSING OFFER FOR SALE THROUGH ONLINE PORTAL AND ENTIRE DETAILS OF BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.
(19)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.- 01/01/2021.
(20)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., N.W.Z.) ON DT.:- 25/06/2020.
(21)ALL THE RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 18/12/2018, ORDER NO.:- CMH/NAP/GH/JANTRI/N.A./MAUJE NO. 83/2/SR-993/1 GIVEN BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.
(22)THE FEE/ CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID IS PRADENT AT THE TIME OF PAYMENT AS PER CIRCULAR NO.:- 3103/813-M, DATE:- 27/1/2021 AND OWNER APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN FOR THE SAME DT.- 28/06/2021.
(23)THIS DEVELOPMENT PERMISSION IS GRANTED ON THE BASIS OF REGISTERED UNDERTAKING BETWEEN 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)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. GH/171/2018/3764/L, DTD.28/04/2018, DTD.25/09/2018, NOTIFICATION NO. PRR/1067/1885/, DTD.19/10/2018, & 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 DEVELOPMENT CONTROL REGULATIONS-2017.

ઉપર પ્રકારની વાસ્તુબ્રહ્મ ઓફ, એન.ઓ.સી. વગેરે ના હોય તો પણ ડ્રાફ્ટ મંજુરીના થોડી, તે વખતના બાજાર ભાવને બી. યુ. પરમીશન અગાઉ અટેન્શન વિભાગની ઓથોરિટી મેળવવાની રહેશે.

આથી વિનંતી અને ખાસ સુચનાઓ વિસ્તારના પ્રમાણે ના. ટાઉન પ્લાનર/કલાર્ક/સુપરવાઈઝર તથા ઓવરસીયર તથા ટાઉન વિકાસ કર્મચારી વર્ગને જણાવી મુકવામાં આવે છે.

RESI. AFFORDABLE HOUSING PROJECT

SHEET NO. :- 1/4

LAY-OUT PLAN

PLAN SHOWING PROP. AFFORDABLE HOUSING FOR RESIDENTIAL BUILDING ON F.P. NO. 3 , DRAFT T.P.S. NO. 66 RANIP-CHENPUR , SUR. NO. 83/2 , O.P. NO. - 3 , MOJE : RANIP ,TA :- SABARMATI , DIST - AHMEDABAD

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

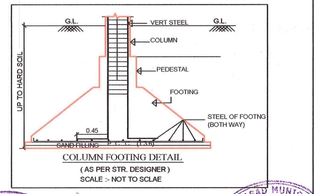
ZONE:- RESIDENCE(R1) USE:- RESI. (RESI.AFF.HOUSING)

AREA TABLE — SQ.MTS.

PLOT AREA OF F.P. NO :- 3	**2096.00**
COMMON PLOT REQD. @ 10% OF PLOT	209.60
COMMON PLOT PROVIDED	216.40

F.S.I. AREA TABLE — SQ.MTS.

PLOT AREA OF F.P. NO :- 3	**2096.00**
PERMI. F.S.I. AREA 1.1.8 (2096.00 X 1.8).....	3772.80
PERMI. CHARGABLE F.S.I. AREA 0.90% (2096.00 X 0.90)	1886.40
TOTAL PERMI. F.S.I. AREA + CHARGEBLE F.S.I. AREA	5659.20
TOTAL PROPOSED F.S.I. AREA	5532.87
TOTAL BALANCE F.S.I. AREA	**126.33**
TOTAL USED CHARG. F.S.I. AREA (5532.87 - 3772.80)	**1760.07**



COLUMN FOOTING DETAIL
(AS PER STR. DESIGNER)
SCALE :- NOT TO SCLAE

NOTES :

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA 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 MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION 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 STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER 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 AND 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 SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT 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 CLAUSE NO 13.6.2 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 THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEDED AS PER THE CLAUSE NO. 17.2 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE 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 NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE

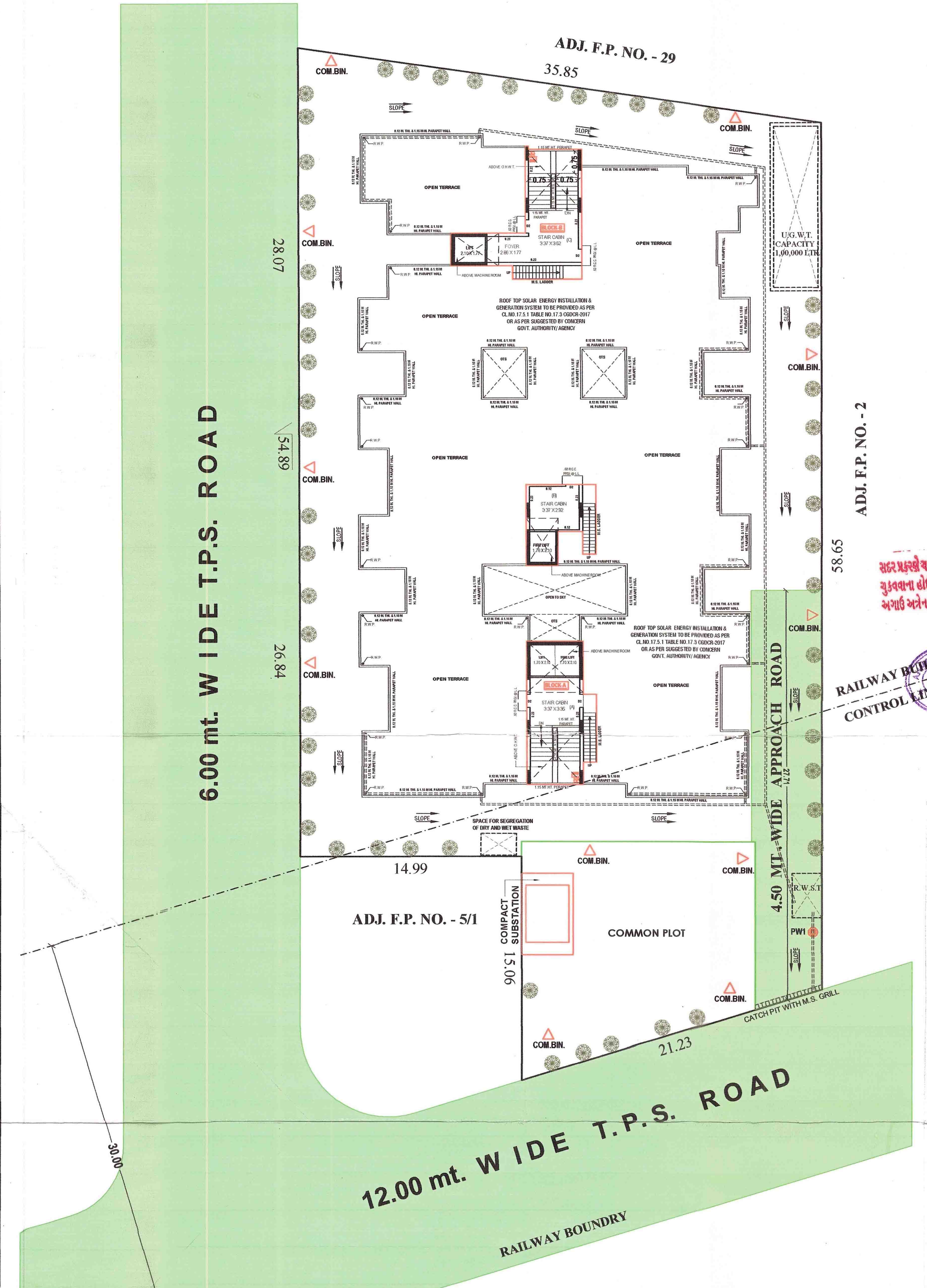
RESI. AFFORDABLE HOUSING PROJECT

LAY-OUT PLAN

PLAN SHOWING PROP. AFFORDABLE HOUSING FOR RESIDENTIAL BUILDING ON F.P. NO. 3, DRAFT T.P.S. NO. 66 RANIP-CHENPUR, SUR. NO. 83/2, O.P. NO. - 3, MOJE : RANIP, TA :- SABARMATI, DIST - AHMEDABAD

SCALE :- 1.00 CM. = 1.00 MT.

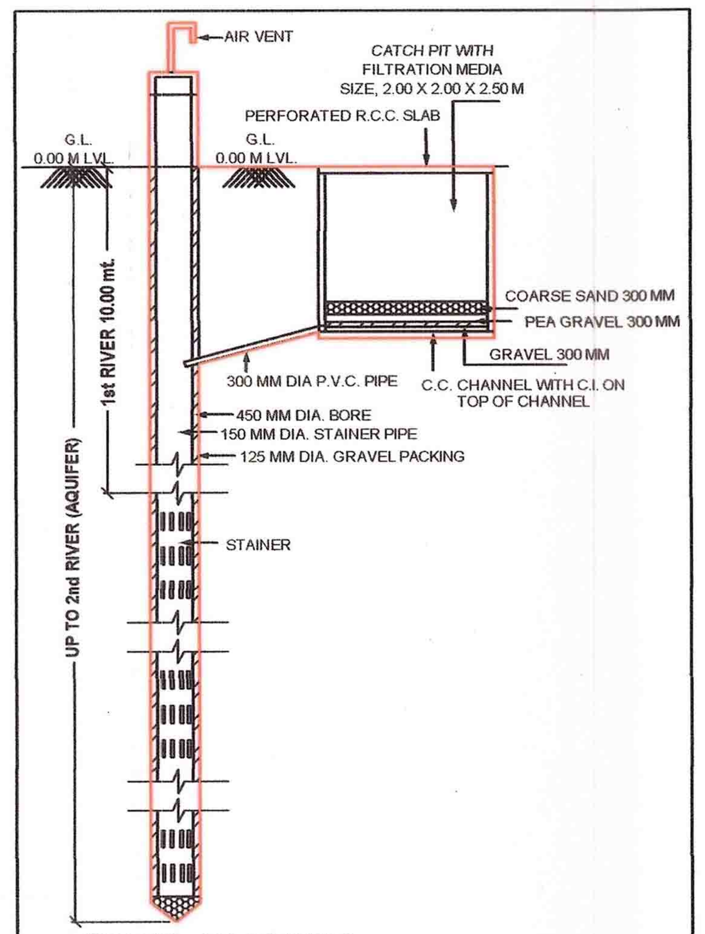
ZONE:- RESIDENCE(R1) USE:- RESI. (RESI. AFF.HOUSING)



ENVIRONMENT MANAGEMENTAL PLAN

SCALE :- 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
NO. 354/G DT. 29 / 6 / 21
TDO, BPSP, AMC



PERCOLATION 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)

REQ. PERCOLATING WELL

PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2096.00 SQ. MTS.
2096.00 / 4000.00 = 0.52 SQ. MTS.
PROVI. 1 PERCO. WELL.

COMMUNITY BIN (RESI.)
RESI. UNITS :- 84 UNITS
1 UNITS / 10 LTS.
84 UNITS / 840 LTS.
840 / 80 = 10.50 SAY 11 NOS. CONT.
PROVI. 840 LTS. (80 X 11) COMM. BIN
TOTAL PROVI. 840 LTS. (80 X 11)

TREE PLANTATION

PLOT AREA :- = 2096.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(2096.00X5)/200 = 52.40 TREE
SAY 53 TREES
PROVI. 53 TREES

સદર પ્રકરણે વાર્ઝેબલ એફ.એસ.આઈ. ના નાણાં ના હપ્તા ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

NOTES :

C.G.D.C.R.V. - 2017 (DT: - 15/01/2019)

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA 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 MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION 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 STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTTRIANS 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 AND 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 SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT 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 CLAUSE NO 13.6.2 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 THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEDED AS PER THE CLAUSE NO. 17.2 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE 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 NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQURE 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 REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13. OF C.G.D.C.R.- 2017.

- ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION :
  Space for Roof Top Solar Energy Installations and Generation system to be provided as per *Clause no.17.5.1 table no.17.3 of CGDCR-2017 or as per suggested by concern* government authority/agency.
- RAIN WATER HARVESTING SYSTEM :
  Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
- RAIN WATER STORAGE TANK :
  Applicant shall provide Rain water storage tank of adequate capacity as per clause no.17.2.3 of CGDCR-2017
- TREE PLANTATION:
  Applicant shall provide Tree plantations conforming to clause no.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
- SOLID WASTE MANAGEMENT :
  Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per clause 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.
- ENVIRONMENT IMPACT PROVISIONS :
  (For use:Hostels for Schools,Colleges,Training centers:Community center,Banquet halls similar 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 capacity as per guideline and shall make required provisions to maintain the environment permanently.

(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 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-102016-3629-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:- 11/06/2021.

(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.- 01/01/2021.

(9)PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (980.92) SQ.MT 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 REQURIED 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.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE- 1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. MC. (U.D.) ON DT.- 10/06/2021 IN RESPECT OF 25.00 MT., ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O.- 01, UNIT- 01, DATED:- 09/10/2020, REF.NO.- T.P.S. NO. 66(RANIP- CHENPUR- CHANDLODIYA)/OPINION/CASE NO.- 3/16809 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(12)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/O.P.-149 ON DT.- 05/11/2020.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O. (W.Z.), OUT. NO.- 9679 ON DT.:- 19/12/2020.

(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/ CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P. SCHEME AREA DT.:- 01/01/2021.

(15)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.- 06/01/2021 (NO.:- OPN00680601 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:- 01/01/2021. AND BASED UPON NOTARISED UNDERTAKING GIVEN BY OWNER/ APPLICANT ON DT.- 01/01/2021 FOR SUBMITTED ONLINE PLAN AT FIRE DEPARTMENT.

(16)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.:- 30/12/2020, REF. NOC ID NO.:- AHME/WEST/B/122920/519092 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(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)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.- 01/01/2021.

(20)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., N.W.Z.) ON DT.:- 25/06/2020.

(21)ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 08/10/2018, ORDER NO.:- CB/LAND-2/N.A./RANIP/S.NO./BLOCK NO. 83/2/SR-993/17 GIVEN BY COLLECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(22)THE FEE/ CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT 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 FOR THE SAME DT:- 28/06/2021.

(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)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED 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.

(25)સદરહુ પ્લોટમાં માલીકી, ક્ષેત્રફળ, લોકેશન તેમજ પઝેશન તથા અન્ય અંગે કોઇ પણ પ્રકારની નામદાર મેટર/કોર્ટ લીટીગેશન ચાલતી નથી તે અંગે માલીકે આપેલી નોટરાઇઝ્ડ બાંહેધરી તા.- ૦૧/૦૧/૨૦૨૧ ને આધિન.

(26)રેલ્વે એન.ઓ.સી. અંગે બી.યુ. પરમીશન મેળવતા અગાઉ રેલ્વે એન.ઓ.સી. મેળવી રજુ કરવાની શરતે તે મુજબની ડે.મ્યુનિ.કમિ.શ્રી (પશ્ચિમ ઝોન)ની તા.- ૦૬/૦૪/૨૦૨૧ થી રજુ કરેલ મંજુરીને આધિન.

(27)એફોર્ડેબલ હાઉસીંગ માટે પરવાનગી માંગેલ હોઈ,અલગ-અલગ કેટેગરીના યુનીટને સીંગલ યુનીટમાં કે યુનીટની સાઇઝમાં ફેરફાર કરી શકાશે નહી તે શરતે તથા ફેરફાર કરવામાં આવશે તો સી.જી.ડી.સી.આર. ની જોગવાઈ મુજબ "PUNISHMENT /ACTION " લેવામાં આવશે તથા તે મુજબની અરજદારે તા.- ૦૧/૦૧/૨૦૨૧ થી રજુ કરેલ નોટરાઇઝ્ડ બાંહેધરીને આધિન.

(28)ઇલેક્ટ્રીક સબ સ્ટેશનના લોકેશન તથા ડિઝાઇન અંગે ટોરેન્ટ પાવર લી. ના રજુ કરેલ અભિપ્રાયને આધિન.

(29)પુન:બંધારણ સંદર્ભે કપાત થતી જમીનનો કબજો અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ને સોંપવા આપેલ કબજા કરાર મુજબ જમીનના ૭/૧૨ માં બીજા હક્કમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન નું નામ દાખલ કરવા બાબતે તા.- ૦૧/૦૧/૨૦૨૧ ના રોજ આપેલ બાંહેધરીને આધિન.

(30)સુકો-ભીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તેમજ રેઇન વોટર હાર્વેસ્ટીંગની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલાનું આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા માલીક/ અરજદાર/ ડેવલોપર્સ/ આર્કીટેક્ટ/ એન્જીનિયર/ સ્ટ્રક્ચર એન્જીનિયર/ ક્લાર્ક ઓફ વર્કસ શ્રી દ્વારા તા.- ૦૧/૦૧/૨૦૨૧ ના રોજ આપેલ નોટરાઈઝ્ડ બાંહેધરીને આધીન.

(31)મકાન અને અન્ય બાંધકામ શ્રમગીઓ(રોજગરીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવુતિ શરુ કરવાના ૩૦ દિવસ પહેલા સદર કાયદા હેઠળનાં નિયત ફોર્મ -4 મુજબની નોટીસ તેમજ બાંધકામ શરુ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થની કચેરીમાં કરાવવાની રહેશે.

(32)નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.

Bhikhu. S. Patel
BHIKHUBHAI S. PATEL
L. No. DEV 1110120423
'Swara', F.P. 79,
B/h. Abhishree Resi. Part-2
Rajpath Club Road,
Ambli, Ahmedabad-380058
DEVELOPER

K. P. THAKKAR
AMC-C.O.W. GRADE-1
001CW08032600491
6, Nirman Row House,
B/h. J. K. Park, Chandlodia
C.O.W.

Bhikhu. s. Patel
OWNER

GIREESH K. VAGHELA
SUPERVISOR GRADE-1
001SR03022610652
3, ISHWARKRUPA SOC.-2.
MOTERA, AHMEDABAD-380005
S.O.R

K. P. THAKKAR
AMC. LIC No.
001ERL09032600796
6, Nirman Row House,
B/h. J. K. Park, Chandlodia
ENGINEER

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

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

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રક્ચરલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઇ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 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. : BLNTS/WZ/180321/CGDCRV/A4722/R0/M1 **Zone: WEST**

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 04960/180321/A4722/R0/M1

Date : 05.07.2021

05.07.2021

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

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