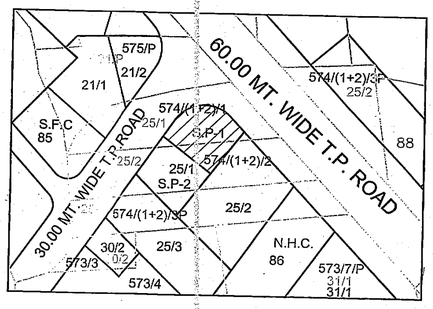
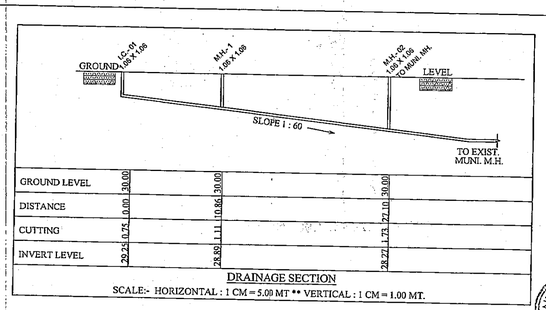
NOTES:-

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PREMISES GATESDRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR 2021 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.5.3 OF THE GDCR 2021, THE STRUCTURE OF THE BUILDING ISDESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.12 AND 23.14 AND 24.6 OF GDCR 2021
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.5 OF GDCR 2021
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.12 AND 24.7 OF GDCR 2021
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF GDCR 2021
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 24 OF GDCR 2021.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 23.11
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 23.10
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 23.7 OF THE GDCR 2021.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 23.1.7 OF GDCR 2021.
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF GDCR 2021.
- THE STRUCTUE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKENACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.2 OF GDCR 2021
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF GDCR 2021.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF GDCR 2021.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 29 OF GDCR 2021.
- EXTERNAL FACED AREA PROVIDED 50% AS PER GDCR 2021-2013.
- GREY WATER RECYCLING TANK IS TO BE PROVIDED AS PER GDCR 2021



KEY PLAN

SCALE : 1.00 CM = 20.00 MT.



DRAINAGE SECTION

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

FLOOR	USE	UNIT	FL.AREA	F.S.I AREA	B.UP AREA
BASEMENT	PARKING	-----	-----	-------	531.17
GR.FL.(SP)	SHOP	09	388.92	388.92	424.76
GR.FL.(HP)	PARKING	-----	-----	-------	39.00
1st.FL.	OFFICE	06	426.04	426.04	463.76
2nd.FL.	OFFICE	06	426.04	426.04	463.76
3rd.FL.	OFFICE	06	426.04	426.04	463.76
4th.FL.	OFFICE	06	426.04	426.04	463.76
STAIR CABIN	----	---	---	---	48.18
L.M.R. & O.H.W.T.	----	---	---	---	32.11
TOTAL	SHOP+ OFFICE	33	2093.08	2093.08	2930.26

ODPS ID NO:- 1012140 — 1

LAYOUT PLAN SHOWING PROP. COMM. BLDG. ON (SUR. NO: 574/(1+2)/1) S.P. NO: 1, F.P. NO.: 25/1, (O.P.NO: 25/1) DRAFT T.P.S. NO.: 91 (VINZOL - 3) MOJE: VINZOL TA.: VATVA, DIST :- AHMEDABAD.

SCALE : 1.00 CM = 1.00 MT

ZONE :-ZONE : INDUSTRIAL ZONE GENERAL - IG (OVERLAY ZONE: TOZ (BRTS))

USE :- COMMERCIAL

AREA TABLE	IN SQ.MTS.
PLOT AREA OF F.P.NO.: 25/1	1228.00
REQ. MINIMUM COMMON PLOT AREA	200.00
PROVI. COMMON PLOT AREA	203.75
PERMI. F.S.I. AREA (1228.00 x 1.00)	1228.00
CHARG. F.S.I. AREA (1228.00 x 0.8)	982.40
TOTAL PERMI.+CHARG. F.S.I. AREA	2210.40
TOTAL USED.F.S.I. AREA	2093.08
CHARGEABLE F.S.I. AREA 2093.08-1228.00	**865.08**

COLOUR NOTE

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

T.P.O. OPINION NO. T.P.S/NO.91/(VINZOL-3)/CASE NO. 27/1/376 DT:-16/12/2014
C.C.P. OPINION NO. CPD/AMC/JN/593(2645) DT:-18/10/2017
POSSESSION LATER A.A.O. (EZ) NO. 4146 DATE:-28/3/17

PERCOLATING WELL CALC:-

REQ. 1500 TO 4000 SMT= 1 NOS.
1228.00 / 4000.00 = 0.31 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

TREE PLANTATION CAL. :

PLOT AREA = 1228.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
1228.00 / 200.00 x 5 = 30.70 NOS.
SAY 31 NOS.
PROVIDE 31 NOS. TREE.

COMMON PLOT AREA CALC.

9.52+3.57/2x8.55	=	55.96 SQ.MT.
2.37 x 10.80 x 0.50	=	12.80 SQ.MT.
10.02 x 17.21 x 0.50	=	86.22 SQ.MT.
3.73 x 19.79 x 0.66	=	48.72 SQ.MT.
TOTAL	=	203.70 SQ.MT.

CONTAINER BIN AREA CALC.

COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 1790.16x20/100 = 358.03 LIT.
358.03 / 80 = 4.48 SAY 5 NOS CONTAINER

SANITORY PROVISION

GR. FL. TO 4th. FL.
FLOOR AREA = 2088.03 SQ.MT.
2088.03 / 4 = 522.01 SAY 523 USERS
REQD. URINAL 1/50 MALE USERS = 523/100 SAY 6 NOS.
REQD. WC 1/50 USERS = 523/100 = 1.50 NOS. REQ. TOILET

REQ. TOILET	L. TOIL.	G. TOIL.
	2	2
1 TOILET P.H		

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

KESHAV DEVELOPERS
Licence No. Dev 1172060923
Kalpeshbhai I. Prajapati
3/25-A, Gayatri Bhuvan, Baliyavas, Amraiwadi, AHMEDABAD-380026.
DEVELOPER

FOR, KESHAV DEVELOPERS
PARTNER
OWNER

VIDEEN D. PARIKH
STRUCTURAL DESIGNER
LIC No.: SD03421810201R1
Reg. No. AUDA/SD-I/239
402, Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad - 380 015.
ST-ENGINEER

Yogesh P. Panchal
ENG. LIC. No. 86019090421R2
C-104, Goldcoast Residency,
Nr. Panjrapole, S. P. Ring Road,
Vastral, Ahmedabad.
ENGINEER

YOGESH P. PANCHAL
CW. LIC NO. 0336059/2002
C/104, Goldcoast Residency,
Nr. Honest Rest. S.P. Ring Road,
Odhav, Ahmedabad-382415.
ARCHITECT

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 - 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 premisses where a Fire servise 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 lightening 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

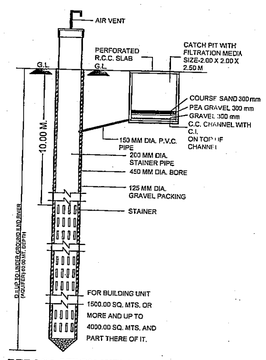
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even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

10.INDIVDUAL FIRE SEFTY SYSTEM

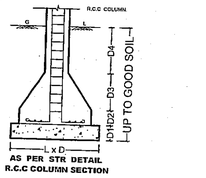
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

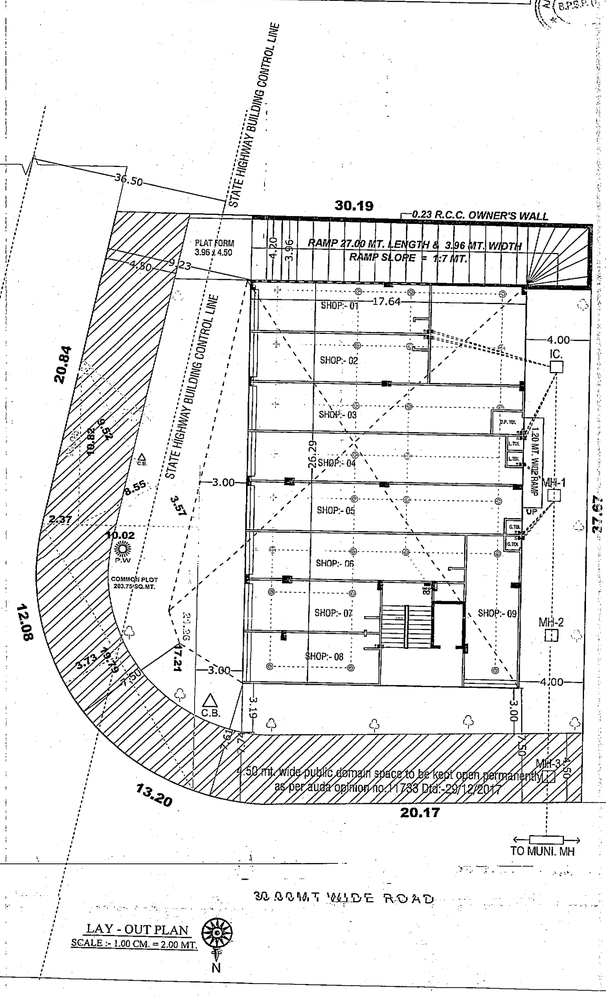
After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active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



PERCOLATION WELL
N.T.S.



AS PER STR DETAIL
R.C.C COLUMN SECTION



LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
ID...101/1/1407/B...
Dt...24/11/19...
BPSP, TDO, AMC

(1)THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED PLAN BY AREA CHANGE AND NOT ELIGIBILITY OF FSI AS PER THE PROVISION OF GDCR-2017 AND AMENDMENT THERE ON.
(2)THE PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN T.P.O. OPINION LETTER AND AGREEMENT SUBMITTED BY OWNER/PARTNER/DIRECTOR AND NOT ELIGIBILITY OF FSI AS PER THE PROVISION OF GDCR-2017 AND AMENDMENT THERE ON.
(3)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OWNERSHIP COURT DECLARATION AGREEMENT BEFORE APPROVED PLAN OF THE BUILDING.
(4)THIS PERMISSION IS GRANTED ON THE BASIS OF AFFIDAVIT GIVEN BY THE OWNER/APPLICANT/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/C.EK 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.
(5)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 31/12/2018.
(6)THIS PERMISSION IS SUBJECTED TO OTHER TERMS /CONDITION SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVLOPMENT GRAFT T.P.SCHEME AREA.
(7)IMPLEMENTATION OF SUPERVISOR OF WORKS ON RECORD (CKB)IF CONVENIENT, ROOFING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR ANY OTHER PART OF THEIR UNITS, THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.
(8)THIS APPLICATION IS MADE ON ODPS WIDE ID.1012140 AND SCRUTINY FEE PAYMENT IS MADE ONLINE SYSTEM WIDE RECEIPT NO.11220413,DT.30/09/2018.
(9)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016 THE SALE OF SHOP/OFFICE/PROPERTY WILL BE ONLY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
(10)NOC APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.-12,DT.-13/06/06.
(11) OWNER/APPLICANT/DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3 MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY AT ALL EDGES OF PLOT FACING ON ROADS FOR THE SAFTY PURPOSE.
(12) ( ).
- બાંધકામની સટ્રકચરલ રીબાઈન, સટેબીલીટી, સલામતી ગુણવત્તાની અંગેની જવાબદારી એમયુ.કો. ની તથા તેના આર્કિટેક્ટ-ઇન્જનીયરોની રહશે નહીં. આ અંગે સરકદર/માલિક તથા એન્જીનીયર કુલ કેસ પરમાણ પ્રત્યેક બાંધકામ પ્લાનો તથા રીપોર્ટના અર્થને સંપૂર્ણ જવાબદારી તેમની રહશે.
- કામમાં વપરાતા સ્ટ્રકચરલ રીપોર્ટ, સટ્રકચરલ રીપોર્ટ, સટ્રકચરલ સ્ટોર્ન વી. અંગે કોઈ ફેરફાર થતું માટે હોઈ તે અંગેની જવાબદારી એ.મ્યુ.કો. ના આર્કિટેક્ટ/ઇન્જનીયરોની રહશે નહીં.
RESPONSIBILITY (C.G.D.C.R.-2017 C.I. NO. 3.3.3.4 & 3.3). :- APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWING, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CONSULTANT OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER OR OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LEGAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.I. NO. 2.3.1) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF EARLIER APPROVED PLAN BY AREA CHANGE AND NOT ELIGIBILITY OF FSI AS PER THE PROVISION OF GDCR-2017 AND AMENDMENT THERE ON.
(14)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN T.P.O. OPINION LETTER AND AGREEMENT SUBMITTED BY OWNER/PARTNER/DIRECTOR AND NOT ELIGIBILITY OF FSI AS PER THE PROVISION OF GDCR-2017 AND AMENDMENT THERE ON.
(15)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN OWNERSHIP COURT DECLARATION AGREEMENT BEFORE APPROVED PLAN OF THE BUILDING.
(16)THE PERMISSION IS GRANTED ON THE BASIS OF AFFIDAVIT GIVEN BY THE OWNER/APPLICANT/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/C.EK 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.
(17) IMPLEMENTATION OF SUPERVISOR OF WORKS ON RECORD (CKB)IF CONVENIENT, ROOFING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR ANY OTHER PART OF THEIR UNITS, THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.
(18)THIS APPLICATION IS MADE ON ODPS WIDE ID.1012140 AND SCRUTINY FEE PAYMENT IS MADE ONLINE SYSTEM WIDE RECEIPT NO.11220413,DT.30/09/2018.
(19)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016 THE SALE OF SHOP/OFFICE/PROPERTY WILL BE ONLY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
(20)NOC APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.-12,DT.-13/06/06.
(21) OWNER/APPLICANT/DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3 MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY AT ALL EDGES OF PLOT FACING ON ROADS FOR THE SAFTY PURPOSE.
(22) ( ).
- બાંધકામની સટ્રકચરલ રીબાઈન, સટેબીલીટી, સલામતી ગુણવત્તાની અંગેની જવાબદારી એમયુ.કો. ની તથા તેના આર્કિટેક્ટ-ઇન્જનીયરોની રહશે નહીં. આ અંગે સરકદર/માલિક તથા એન્જીનીયર કુલ કેસ પરમાણ પ્રત્યેક બાંધકામ પ્લાનો તથા રીપોર્ટના અર્થને સંપૂર્ણ જવાબદારી તેમની રહશે.
- કામમાં વપરાતા સ્ટ્રકચરલ રીપોર્ટ, સટ્રકચરલ રીપોર્ટ, સટ્રકચરલ સ્ટોર્ન વી. અંગે કોઈ ફેરફાર થતું માટે હોઈ તે અંગેની જવાબદારી એ.મ્યુ.કો. ના આર્કિટેક્ટ/ઇન્જનીયરોની રહશે નહીં.

(23)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND OWNER WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
(24)NOC APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.-12,DT.-13/06/06.
(25)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 25.2.3.
(26)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3525-L, DATED:- 12/10/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(27)APPLICANT / ARCHITECT / ENGINEERS / STRUCTURE ENGINEER / CLERK OF WORKS (SITE SUPERVISOR) ARE SOLELY RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR SHOULD HAVE TO BE DONE 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/ARCHITECT/ENGINEER/CLERK OF WORKS. ADEQUATE CONTINUOUS SUPPORTING ARRANGEMENT WILL BE MADE ON THE DATE 14/09/18 AFFIDAVIT GIVEN BY THE OWNER/APPLICANT/DEVELOPER/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/C.EK 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.
(28)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 31/12/2018.
(29)THIS PERMISSION IS SUBJECTED TO OTHER TERMS /CONDITION SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVLOPMENT GRAFT T.P.SCHEME AREA.
(30) THE ADVANCE POSSESSION OF LAND DEDUCTED FROM ORIGINAL PLOT (C.P) FOR PUBLIC PURPOSE, ROAD, AND FOR PRIVATE ALLOTMENT HAS BEEN HANDED OVER TO A.M.C. AS PER REDONSTITUTION PROPOSAL UNDER DRAFT T.P. SCHEME ACCORDING TO CIRCULAR NO. 1/07-09-2005 OF CHIEF CITY PLANNER AS PER THE NOTE/LETTER OF A.E.O. (EZ) DATED:-29/03/2017 WITH OUTWARD NO.-1116.
(31)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. (WEST) NO. T.P.S/NO.91/(VINZOL-3)/CASE NO. 27/1/376, DTD.-16/12/14 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY 10% LEASING IN CONTEXT TO T.P.O. OPINION GIVEN BY APPLICANT.

Ahmedabad Municipal Corporation

Case No. : BLNTI/EZ/250119/CGDCRV/A1804/R0/M1

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

Raja Chitthi Number : 01026/250119/A1804/R0/M1

Date : 30/01/19

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

હાલની મિલકત અને સાઈટની ગુગલિમાંક વિગતવાળા પત્ર ક્રમાંક નં. સ્થા/૧૦૯૦૧/૨૩૨૫ની તા-૨૯-૧૧-૧૭ ના પત્ર અનુસાર બાંધકામની મંજુરીના મોટા ગજાટે ગુગલની ભાવમાં બાંધકામની સામા મિલકતો દર્શાવેલ નથી: કામ્યુ મુદ્દામાં શરતે:

COMM. PARKING AREA TABLE

PROP. F.S.I AREA = 2093.08 SQ.MTS.
REQ PARKING AREA @ 35 % = 732.58 SQ.MTS. (FOR T.O.Z & COMM. USE)

VEHICLE	REQ. AREA	PROVI PARKING AREA		
CAR PARKING AREA @ 50 %	366.29 SQ.MT.		(C1) (13.20+14.52)/2x6.33	= 87.73
			(C2)(12.84+10.17)/2 x 12.87	= 148.07
			(C3) 3.37 x 12.87	= 43.37
			(C4) 5.25 x 14.15	= 74.29
			(C4) 3.23 x 5.32	= 17.18
			TOTAL =	370.64
SCOOTER&CYCLE AREA @ 30 %	219.77 SQ.MT.	BASEMENT	(S1)(1.86+1.80)/2 x 13.36	= 24.45
			(S2) (2.19+2.30)/2x13.44	= 30.17
			(S3)..... 2.39 X 8.73	= 20.86
			(S3a) 0.50 X 2.39 X 3.89	= 4.65
			TOTAL =	80.13
		GR. LEVEL	(S4) (H.P) 6.00 x 6.50	= 39.00
			(S5)(3.19+3.00)/2 x 17.84	= 54.60
			(S6) 0.50 x 4.14 x 1.74	= 3.60
			(S7) (8.37+7.26)/2 x 2.80	= 21.88
			(S8) 11.51 x 1.72 x 0.66	= 13.07
			(S9) 0.50 x 1.77 x 8.52	= 7.54
			TOTAL =	139.69
			(80.13+139.69)	= 219.82
VISITOR'S PARKING AREA @ 20 %	146.52 SQ.MT.	GR. LEVEL	(V1) (4.14+7.26)/2 x 7.90	= 45.03
			(V2) 4.83 x 17.04	= 82.30
			(V3) (1.77+3.54)/2 x 8.52	= 22.62
			TOTAL =	149.95
TOTAL	732.58 SQ.MT.			= 740.54

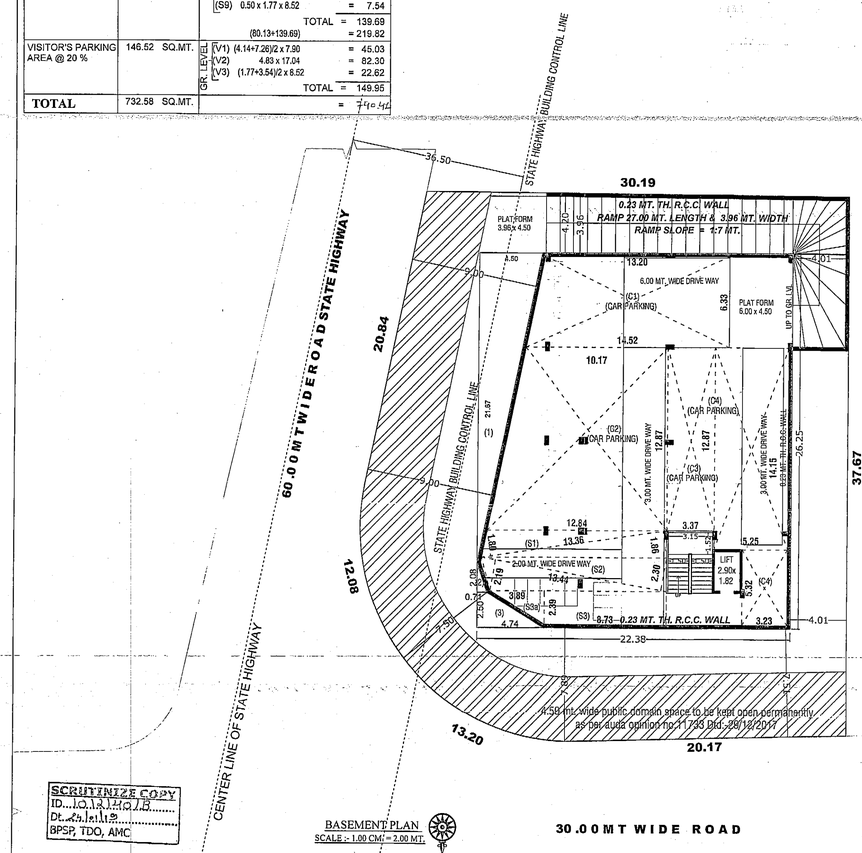
B.UP AREA CALC. ON BASEMENT		IN.SQ.MTS.
LESS:-	22.38 x 26.25	= 587.48
(1)	0.50 X 4.50 X 21.67	= 48.76
(2)	0.71 x 2.08 x 0.50	= 0.74
(3)	(4.74+0.71)/2 x 2.50	= 6.81
	TOTAL LESS	= 56.31
B.UP AREA CALC. ON BASEMENT		
(587.48 - 56.31)		= 531.17 SQ.MTS

[illegible]

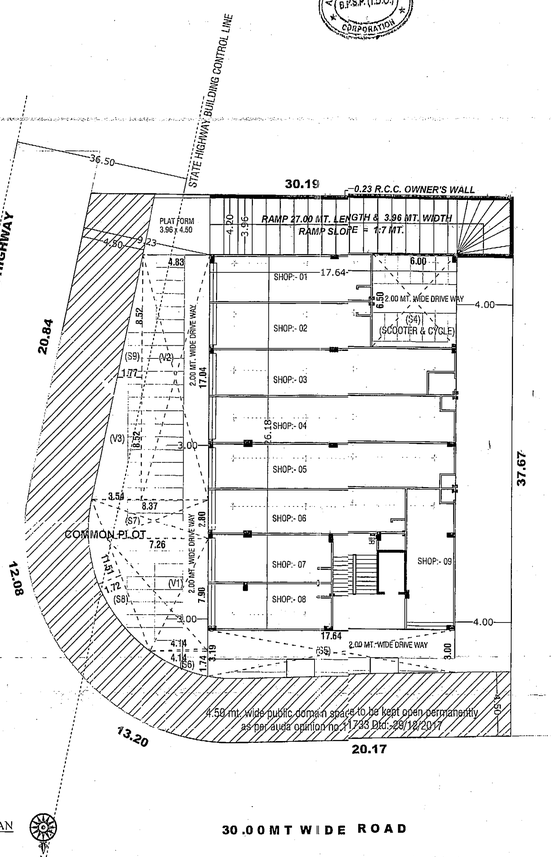
[illegible]

- [illegible]

ahmedabad municipal corporation B.P.S.P. (T.D.O.)



BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



GROUND LEVEL PARKING LAYOUT PLAN
SCALE:- 1.00 CM. = 2.00 MT.

SCRUTINIZE COPY
ID...10/13/1419
Dt...25/11/19
BPSP, TDO, AMC

ODPS ID NO:- 1012140 | 2

LAYOUT PLAN SHOWING PROP. COMM. BLDG. ON (SUR. NO: 574/(1+2)/1) S.P. NO. 1, F.P. NO.: 25/1, (O.P.NO: 25/1) DRAFT T.P.S. NO.: 91 (VINZOL - 3) MOJE: VINZOL TA.: VATVA, DIST :- AHMEDABAD.

SCALE : 1.00 CM = 2.00 MT

ZONE :-ZONE : INDUSTRIAL ZONE GENERAL - IG (OVERLAY ZONE- TOZ (BRTS))

USE :- COMMERCIAL

KESHAV DEVELOPERS
Licence No. Dev 1172060923
Kalpeshbhai L. Prajapati
3/25-A, Gayatri Bhuvan, Baliyavas, Amraiwadi, AHMEDABAD-380026.
DEVELOPER

FOR, KESHAV DEVELOPERS
PARTNER
OWNER

STRUCTURAL ENGINEER
LIC No.: SD/2/AHMEDABAD/1/280
402, Khushi Avenue,
Nr. Mithakali Circle,
ST-ENGINEER

Yogesh P. Panchal
ENG. LIC. No. 06010904 21R2
C-104, Goldcoast Residency,
Nr. Panjrapole, S. P. Ring Road,
Vastral, Ahmedabad.
ENGINEER

YOGESH P. PANCHAL
CW. LIC No. 0338090421R2
C/104, Goldcoast Residency,
Nr. Honest Rest. S.P. Ring Road,
Odhav, Ahmedabad-382415.
C.O.W.

RESPONSIBILITY (G.D.C.R.-2017 C.L. NO. 3.3.1.2 & 3.3.1 :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (G.D.C.R.-2017 C.L. NO. 3.3.11) :-
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. : BLNT/EZ/250119/CGDCRV/A1804/R0/M1 Zone: EAST
Plan Approved as per terms and conditions mentioned in the Commencement Certificate
Raja Chitthi Number : 01026/250119/A1804/R0/M1
Date : 30/11/19

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O. (B.P.S.P.)
30/11/19	30/11/19	30/11/19