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.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL 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 GDCR 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 CGDCR -2017,THE STRUCTURE OF THE BUILDING IS DESIGNED 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 CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGDCR 2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNITS, SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNITS.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.15 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNTIRNAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF CGDCR 2017
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED 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 CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017.
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION- 2013 .
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF CGDCR 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 CGDCR-2017.
- MECHANICAL VENTILATION & LIGHTINING SYSTEM SHALL BE PROVIDED IN BASEMENT.

FIRE NOTES:
(1) HYDRANT SYSTEM WITH PUMP AT THE UG TANK, OF A CAPICITY OF 900 LITRES PER MINUTE WITH MINIMUM 3 BAR PRESSURE MEASURED AT TERRACE LEVEL. WITH HYDRANT VALVE,HOSE REEL HOSE, ON/OFF SWITCH AT ALL FLOOR LEVELS. OR
(1) ULTRA HIGH PRESSURE FINE FIGHTING SYSTEM WITH A PUMP OF 180LITRES PER MINUTE @ 100 BAR PRESSURE WITH FOG GUNS AND HOSE REELS AND ON/OFF SWITCHES AT EACH FLOOR LEVEL.
(2) THE LIFTS AND THE LIFT WELLS COMING FROM UPPER FLOORS SHALL END AT THE GROUND LEVEL ONLY, OR ALTERNATIVELY FOR LIFTS GOING DOWN TO BASEMENT OF THIS BUILDING SHALL BE COVERED WITH TWO HOURS FIRE RESISTANT SMOKE DOOR CONSTRUCTION FROM ALL SIDES AT THE BASEMENT LEVELS AND THEIR ENTRY AT THE BASEMENT LEVELS SHALL BE ADDITIONALLY PROTECTED BY SPRINKLERS.
(3) THE STAIRCASE / STAIRWELL FROM HIGHER FLOORE SHALL END AT GROUND LEVEL ONLY. SEPARATE STAIR SHALL BE PROVIDED FOR ACCESS TO BASEMENT FROM GROUND FLOOR.
(4) OPEN SPACE AROUND THE BUILDING (MARGIN SPACE)SHALL BE MINIMUM 8 METRES MEASURED FROM THE COLUMN OF THE BUILDING.
(5) THE STAIRCASE SHALL BE OPEN,PREFERABLY NATURALLY VENTILATED,ABOVE THE PARAPET WALL,IF THE STAIRCASE NEEDS TO BE COVERED IT CAN BE FIXED LOUVERS OR GRILLS.
(6) AT ALL FLOORS CONNECTING THE STAIRCASE THERE SHALL BE 2 HOURS FIRE RESISTANT, SELF CLOSING DOORS INSTALLED TO PREVENT FIRE OR SMOKE REACHING THE STAIRCASE.
(7) WIDTH OF THE STAIRCASE SHALL BE MINIMUM 2 METRES INSIDE TO INSIDE.
(8) WHOLE OF THE BUILDING ALL ENCLOSURES AT ALL FLOORS INCLUDING THE BASEMENT SHALL BE PROTECTED BY SPRINKLER SYSTEM (WITH 57 DEGREE CELSIUS SPRINKLER HEADS) ALONG WITH THE HYDRANT, HOSE REELS, EXTINGUISHERS, ETC.
(9) BASEMENT SHALL HAVE NATURAL VENTILATION PROVIDED OR MECHANICAL VENTILATION WITH DUCTS TO HAVE 8 AIR CHANGES PER HOUR.

DETAIL OF SLUM RE-DEVELOPMENT PLOT	RIGHTS OF T.D.R F.S.I. (SQ. MTS.) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	JANTRY VALUE OF SLUM PLOT (RS. PER Sq.mt.)	RECIPIENT PLOT WHERE PROPOSED T.D.R TO BE USED	JANTRY RATE of RECIPIENT PLOT (RS. PER Sq.mt.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS (PER JANTRY)	T.D.R F.S.I. PROPOSED IN RECIPIENT PLOT
T.P.:- 26 (VASNA) F.P. 274/p,275/2p	8412.12 Sq.mt.	26,000/-	T.P.:- 26 (MAKARBA) F.P. NO:- 10 + 277	21,000/-	26000 x 8412.12 / 21000 = 10415.00 SQ. MT.	10393.31 SQ. MTS.

CONTAINER BIN AREA CALC.
COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 45707.14 x 20/100 = 9141.43 LIT.
9141.43 / 80 = 114.27 SAY 115 NOS CONTAINER
PROVIDED 80 LTR. CAPACITY 115 NOS C.B.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
11718.00 / 4000.00 = 2.93 NOS.
SAY REQ. P.WELL = 3 NOS.
PROVI. P.WELL = 3 NOS.

TREE PLANTATION CAL. :
PLOT AREA = 11718.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
11718.00 / 200 X 5 = 292.95 NOS.
SAY 293 NOS.
PROVIDE 293 NOS. TREE.

COMMON PLOT AREA CALC.
REQ. C.P. 10% OF PLOT AREA
= 0.10 x 11718.00 = 1171.80 Sq.mt.
C.P. AREA PROVIDED
C.P.- A- 41.95 x 27.68 = 1161.18 Sq.mt.
C.P. - B -10.00 x 22.05 = 220.50 Sq.mt.
NET C.P. PROV. = 1381.68 Sq.mt.

C.P.-B B.A.AREA CALC.
3.43 x 9.64 = 33.07 SQ.MT.

LIFT CALCULATION

BLOCK	B.UP AREA	REQD. LIFT (6 PERSON)	PROVI. LIFT
A	4611.42 (3rd. TO 13th FL.)	05 (30 PERSON)	02 (20 PERSON)
B	21642.80 (3rd. TO 22nd FL.)	22 (132 PERSON)	10 (15 PERSON = 150)
D	25711.82 (3rd. TO 20th FL.)	26 (156 PERSON)	6 (26 PERSON = 156)
E	1311.80 (3rd. TO 6th FL.)	2 (12 PERSON)	2 (12 PERSON = 24)

SANITORY PROVISION
FLOOR AREA = 20673.39 SQ.MT.
20673.39 / 4 = 5168.35 SAY 5169 USERS
REQD. URINAL'S 100 MALE USERS = 5169/100 = 51.69 = SAY 52 NOS. REQ. TOILET
REQD. WC 1/100 USERS = 5169/100 NOS

REQD.	URINAL	G. WC	L. WC	PH TOILET
5168	52	52	53	
25% GEN.		13	13	1
PROVIDED	222 TOI. IN SHOW ROOM & OFFICE			

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQD.	PROVI.	
MALE WC	= 13	= 14	+ 1 PH TOILET
URINAL	= 13	= 14	@ GR.FL. LVL.
FEMALE WC	= 13	= 13	

PROVIDE

	FEMALE WC	MALE WC	URINAL
@ GR.FL. LVL.	4	4	4
@ 1st. FL. LVL.	3	2	2
@ 9th. FL. LVL.	3	4	4
@ 17th.FL. LVL.	3	4	4
	13	14	14

COMMON PLOT-B B..A.CALC.:-

PROVI. COMMON PLOT	=	220.50
PERMI. B.A. ON C. PLOT @ 15%	=	33.08
PROVI. B.A. ON C. PLOT	=	33.07
BALANCE B.UP AREA	=	0.01

C.G.D.C.R. CLAUSE NO. 6.17.5:-
(A):- MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.
(C):- COMMUNITY/SOCIETY COMMON FACILITY SHALL BE PERMITTED ON A COMMON PLOT. THE AREA OF THIS COMMUNITY/SOCIETY COMMON FACILITY BUILT UP AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. COMMUNITY FACILITIES WITH COMMON PLOT SHALL BE HAND OVER TO THE ASSOCIATION OF ALLOTTEES AS THE CASE MAY BE AS PER THE REAL ESTATE (REGULATION AND DEVLOPMENT) ACT, 2016.

SANITORY PROVISION: BLOCK - A
REQ. 100 PERSON = 1 URINAL & 1 W.C.
REQ. 4 SQ.MT. F.A. = 1PERSON
TOTAL FLOOR AREA = 4143.71 SQ.MT.
4143.71 / 4 = 1035.93 PERSON

USERS	MALE	FEMALE	G.TOILET @ 25%
1035.93			
REQ. W.C.	11	11	6
PROVI. W.C.	1 TOILET /EACH UNIT		6

SANITARY PROVISION: BLOCK - B
REQ. 100 PERSON = 1 URINAL & 1 W.C.
REQ. 4 SQ.MT. F.A. = 1PERSON
TOTAL FLOOR AREA = 15255.86 SQ.MT.
15255.86 / 4 = 3813.97 PERSON

USERS	MALE	FEMALE	G.TOILET @ 25%
3813.97			
REQ. W.C.	39	39	20
PROVI. W.C.	1 TOILET /EACH UNIT		20

SANITARY PROVISION: BLOCK - C
REQ. 100 PERSON = 1 URINAL & 1 W.C.
REQ. 4 SQ.MT. F.A. = 1PERSON
TOTAL FLOOR AREA = 261.64 SQ.MT.
261.64 / 4 = 65.41 PERSON

USERS	MALE	FEMALE	G.TOILET @ 25%
66			
REQ. W.C.	1	1	1
PROVI. W.C.	1 TOILET /EACH UNIT 1 TOILET FOR H.C.P		1

UNIT, USE AND FLOOR AREA TABLE (IN SQ.MTS.)

	(EXI.) BLOCK : A			(EXI.) BLOCK : B			(EXI.) BLOCK : C			(EXI.) BLOCK : D			(COMP.) BLOCK : E			(EXI.) TOTAL (EXI.)		TOTAL (EXI. + COMP.)	
	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	UNIT	FLOOR AREA	UNIT	FLOOR AREA
G.FLOOR	CORP. UNIT	02	235.64	CORP. UNIT	04	451.38	COMM.	01	195.77	COMM.	06	1271.04	-----	---	-----	13	2153.83	13	2153.83
1st.FLOOR	-	-	235.64	CORP. UNIT	02	624.61	COMM.	---	193.49	COMM.	12	1278.88	COMM.	01	280.10	14	2332.62	15	2612.72
2nd.FLOOR	-	-	235.64	OFFICE	10	748.10	COMM.	---	193.49	COMM.	12	1398.65	COMM.	01	280.10	22	2575.88	23	2855.98
3rd.FLOOR	-	-	235.64	OFFICE	10	748.10	COMM.	---	193.49	COMM.	08	1592.09	COMM.	01	280.10	18	2769.32	19	3049.42
4th.FLOOR	OFFICE	02	300.18	OFFICE	10	748.10	-----	---	-----	COMM.	08	1592.09	COMM.	01	280.10	20	2640.37	21	2920.47
5th.FLOOR	OFFICE	02	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	COMM.	01	280.10	25	2052.24	26	2332.34
6th.FLOOR	OFFICE	02	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	COMM.	01	280.10	25	2052.24	26	2332.34
7th.FLOOR	OFFICE	02	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	COMM.	01	280.10	25	2052.24	26	2332.34
8th.FLOOR	OFFICE	02	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	25	2052.24	25	2052.24
9th.FLOOR	OFFICE	04	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	03	870.40	-----	---	-----	17	1940.83	17	1940.83
10th.FLOOR	OFFICE	04	322.33	SKIP	--	SKIP	-----	---	-----	COMM.	13	981.81	-----	---	-----	17	1304.14	17	1304.14
11th.FLOOR	OFFICE	02	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	25	2052.24	25	2052.24
12th.FLOOR	OFFICE	04	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	27	2052.24	27	2052.24
13th.FLOOR	OFFICE	04	322.33	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	27	2052.24	27	2052.24
14th.FLOOR	-----	---	-----	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	23	1729.91	23	1729.91
15th.FLOOR	-----	---	-----	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	23	1729.91	23	1729.91
16th.FLOOR	-----	---	-----	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	23	1729.91	23	1729.91
17th.FLOOR	-----	---	-----	OFFICE	10	748.10	-----	---	-----	COMM.	03	894.68	-----	---	-----	13	1642.78	13	1642.78
18th.FLOOR	-----	---	-----	SKIP	--	SKIP	-----	---	-----	COMM.	13	981.81	-----	---	-----	13	981.81	13	981.81
19th.FLOOR	-----	---	-----	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	23	1729.91	23	1729.91
20th.FLOOR	-----	---	-----	OFFICE	10	748.10	-----	---	-----	COMM.	13	981.81	-----	---	-----	23	1729.91	23	1729.91
21st.FLOOR	-----	---	-----	OFFICE	10	748.10	-----	---	-----	-----	---	-----	-----	---	-----	10	748.10	10	748.10
22nd.FLOOR	-----	---	-----	OFFICE	07	714.07	-----	---	-----	-----	---	-----	-----	---	-----	07	714.07	07	714.07
TOTAL	OFFICE	30	4143.71	OFFICE	193	15255.86	COMM.	01	776.24	COMM.	234	22643.17	COMM.	07	1960.70	458	42818.98	465	44779.68

BUILT UP AREA TABLE — IN SQ.MTS.

	BLOCK : A (EXI.)	BLOCK : B (EXI.)	BLOCK : C (EXI.)	BLOCK : D (EXI.)	ELE. S.S. (COMP.)	BLOCK-E (COMP.)	TOTAL (EXI.)	TOTAL (EXI.+COMP.)
3rd. BASEMENT	-----	-----	-----	3178.24	-----	614.45	3178.24	3792.69
2nd. BASEMENT	5294.72	-----	567.58	3120.44	-----	620.63	8982.74	9603.37
1st. BASEMENT	5294.72	-----	567.58	3120.44	-----	710.15	8982.74	9692.89
GR.FL. ON H.P.	-------	790.92	-----	642.42	-----	327.95	1433.34	1761.29
GR.FL. ON S.P.	419.22	1333.78	233.10	1996.41	118.37	-----	3982.51	4428.83
1st. FLOOR	419.22	1082.14	233.10	1996.41	88.61	327.95	3730.87	4147.43
2nd. FLOOR	419.22	1082.14	233.10	1974.51	-----	327.95	3708.97	4036.92
3rd. FLOOR	419.22	1082.14	233.10	1996.41	-----	327.95	3730.87	4058.82
4th. FLOOR	419.22	1082.14	-----	1996.41	-----	327.95	3497.77	3825.72
5th. FLOOR	419.22	1082.14	-----	1380.14	-----	327.95	2881.50	3209.45
6th. FLOOR	419.22	1082.14	-----	1380.14	-----	327.95	2881.50	3209.45
7th. FLOOR	419.22	1082.14	-----	1380.14	-----	327.95	2881.50	3209.45
8th. FLOOR	419.22	1082.14	-----	1380.14	-----	-----	2881.50	2881.50
9th. FLOOR	419.22	1082.14	-----	1380.14	-----	-----	2881.50	2881.50
10th. FLOOR	419.22	1082.14	-----	1380.14	-----	-----	2881.50	2881.50
11th. FLOOR	419.22	1082.14	-----	1380.14	-----	-----	2881.50	2881.50
12th. FLOOR	419.22	1082.14	-----	1380.14	-----	-----	2881.50	2881.50
13th. FLOOR	419.22	1082.14	-----	1380.14	-----	-----	2881.50	2881.50
14th. FLOOR	-----	1082.14	-----	1380.14	-----	-----	2462.28	2462.28
15th. FLOOR	-----	1082.14	-----	1380.14	-----	-----	2462.28	2462.28
16th. FLOOR	-----	1082.14	-----	1380.14	-----	-----	2462.28	2462.28
17th. FLOOR	-----	1082.14	-----	1380.14	-----	-----	2462.28	2462.28
18th. FLOOR	-----	1082.14	-----	1380.14	-----	-----	2462.28	2462.28
19th. FLOOR	-----	1082.14	-----	1380.14	-----	-----	2462.28	2462.28
20th. FLOOR	-----	1082.14	-----	1380.14	-----	-----	2462.28	2462.28
21st. FLOOR	-----	1082.14	-----	-----	-----	-----	1082.14	1082.14
22nd. FLOOR	-----	1082.14	-----	-----	-----	-----	1082.14	1082.14
STAIR CABIN	53.80	256.41	57.83	299.61	-----	46.85	667.65	714.50
L.M.R. & O.H.W.T	21.40	83.26	30.89	56.59	-----	19.61	192.14	211.75
C.P.B.A. (METER ROOM)	-----	-----	-----	-----	-----	33.07	-----	33.07
TOTAL	16533.72	25480.53	2156.28	41817.71	206.98	4668.36	85988.24	90863.58

F.S.I. AREA TABLE — IN SQ.MTS.

	BLOCK : A (EXI.)	BLOCK : B (EXI.)	BLOCK : C (EXI.)	BLOCK : D (EXI.)	BLOCK : E (COMP.)	TOTAL (EXI.)	TOTAL (EXI.+COMP.)
GR.FL. ON S.P.	244.33	531.69	195.77	1269.80	-----	2241.59	2241.59
1st. FLOOR	244.33	651.72	193.49	1388.01	280.10	2477.55	2757.65
2nd. FLOOR	244.33	772.41	193.49	1515.08	280.10	2725.31	3005.41
3rd. FLOOR	244.33	772.41	193.49	1603.51	280.10	2813.74	3093.84
4th. FLOOR	309.99	772.41	-----	1603.51	280.10	2685.91	2966.01
5th. FLOOR	329.41	772.41	-----	987.24	280.10	2089.06	2369.16
6th. FLOOR	329.41	772.41	-----	987.24	280.10	2089.06	2369.16
7th. FLOOR	329.41	772.41	-----	984.74	280.10	2086.56	2366.66
8th. FLOOR	329.41	772.41	-----	987.24	-----	2089.06	2089.06
9th. FLOOR	329.41	772.41	-----	987.24	-----	2089.06	2089.06
10th. FLOOR	329.41	SKIP FL.	-----	987.24	-----	1316.65	1316.65
11th. FLOOR	329.41	772.41	-----	987.24	-----	2089.06	2089.06
12th. FLOOR	329.41	772.41	-----	987.24	-----	2089.06	2089.06
13th. FLOOR	329.41	772.41	-----	984.74	-----	2086.56	2086.56
14th. FLOOR	-----	772.41	-----	987.24	-----	1759.65	1759.65
15th. FLOOR	-----	772.41	-----	987.24	-----	1759.65	1759.65
16th. FLOOR	-----	772.41	-----	987.24	-----	1759.65	1759.65
17th. FLOOR	-----	772.41	-----	987.24	-----	1759.65	1759.65
18th. FLOOR	-----	SKIP FL.	-----	987.24	-----	987.24	987.24
19th. FLOOR	-----	772.41	-----	984.74	-----	1757.15	1757.15
20th. FLOOR	-----	772.41	-----	987.24	-----	1759.65	1759.65
21st. FLOOR	-----	772.41	-----	-----	-----	772.41	772.41
22nd. FLOOR	-----	743.26	-----	-----	-----	743.26	743.26
TOTAL F.S.I.	4252.00	15830.05	776.24	23168.28	1960.70	44026.54	45987.24

LAYOUT PLAN — SHEET NO : 1/7

COMPILATION LAYOUT PLAN SHOWING BUILDING (BLOCK - E) ON F.P.NO.: 10 (OLD F.P.NO.:- 272) (O.P.NO.: 7, SUR.NO.: 835/1+3) +F.P.NO.: 54 (OLD F.P.NO.:- 277) (O.P.NO.: 12/P & SUR.NO.: 847/P) OF DRAFT T.P.S.NO.: 26 (MAKARBA), MOJE : MAKARBA, TA.: VEJALPUR,DIST.: AHMEDABAD.

SCALE :- 1.00 CM. = 1.00 MT.

ZONE :- RESIDENCE - I (R1) | USE :- COMMERCIAL | BLOCK-E

AREA TABLE — IN SQ.MTS.

	EXI.	EXI.+COMP.
PLOT AREA AS PER / SITE	11718.00	11718.00
REQ. COMMON PLOT @ 10 % OF PLOT AREA	1171.80	1171.80
PROVI. COMMON PLOT AREA	1184.11	1381.68
PERMI. F.S.I. AREA (11718.00 x 1.8)	21092.40	21092.40
PERMI. CHARGE.F.S.I. AREA (11718.00 x 0.9)	10546.20	10546.20
PERMI. CHARGE.F.S.I. AREA (11718.00 x 1.3)	15233.40	15233.40
AS PER GDCR-2017(03-10-2019)		
TOTAL PERMI. + CHARG. F.S.I.	46872.00	46872.00
TOTAL USED F.S.I. AREA	**44026.54**	**45987.24**
EXI. CHARGEABLE F.S.I. AREA (AS PER 2.7)	10546.20	10546.20
EXI. T.D.R. F.S.I. AREA	10393.31	10393.31
PROP. CHARGEABLE F.S.I. AREA AS PER CGDCR-2017 (03-10-2019)	1984.63	3955.33
TOTAL CHARGEABLE F.S.I. AREA (EXI. + REVI.)	**12540.83**	**14501.53**

COLOUR NOTES:
PLOT BOUNDRY; O.P. BOUNDRY; EXI. WORK; DRAINAGE; ROAD; PERCOLATING WELL; TREE; EXI. DRAINAGE; COMMON PLOT; COMP. WORK; REFUGE AREA; COM. BIN

REF. CASE NO:-
BLOCK - A
BHNT/NVZ/160513/GDR/A0002/R1/M1 DATE : 06/09/2013
BUINVZ/281215/1057 DATE : 22/01/2016
BLOCK - B
BHNT/NVZ/160513/GDR/A0001/R1/M1 DATE : 06/09/2013
BUINVZ/120815/0559 DATE : 02/09/2015
BLOCK - C
BLNT/NVZ/160513/GDR/A0003/R2/M1 DATE : 23/12/2016
BUINVZ/200317/1111 DATE : 09/05/2017
BLOCK - D
BHNT/SWZ/261119/CGDCRV/A3018/R0/M1 DATE : 06/01/2020
BUISWZ/100120/0836 DATE : 09/03/2020
ELE. SUB STATION
BLNT/NVZ/280715/GDR/A4688/R1/M1 DATE : 23/12/2016

UTSAV D. PATEL
Lic. NO.: SOR/001SR210725100928
89, RIDDHI CO.OP.HO.SOC.,
NR.SWAMINARAYAN MANDIR,
GHATLODIA, AHMEDABAD-380061
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Manish D. Shah
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Satellite Road, Satellite, Ahmedabad-380015.
Lic. No. : 001DW0503251020, Dt. 06/03/2020
DEVELOPER

Aadhan Constructions & Aadhan Builders LLP
OWNER — Partner

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AMC ER Lic No. 001ERL20052510028
AMC COW Lic No. 001CW20062510021
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ENGINEER

JIGAR G. SHAH
STRUCTURAL DESIGNER (GRADE-1)
SU02312003231R/1
G-503, THE FIRST,
B/H. KESHAV BAUG PARTY PLOT,
VASTRAPUR, AHMEDABAD.
STRUCTURE ENGINEER

"આ પ્રમાણપત્રની તારીખથી 30 દિવસમાં વા.મ્યુ.કો. તથા બીજી ટેક્ષ ઈમ્પોઝિશનમાં ખિલવટ-વધારાના બીજી ટેક્ષના એસેસમેન્ટ માટે બાબતોનો ખ્યાલ કરવાની રહેશે અને ખરેખર કર્યા તારીખો 30 દિવસમાં સોસાયટિના બીજી ટેક્ષના ઈમ્પોઝિશન હુકમ બીજી ટેક્ષના એસેસમેન્ટના સામાન્યરીતિ કાર્યવાહી કરવામાં આ તો E-mail: taxco@ahmedabadcity.gov.in આવ્યા રજૂઆતોના સંતોષ ઉપર અમલ બજાવવામાં કરવાની રહેશે."

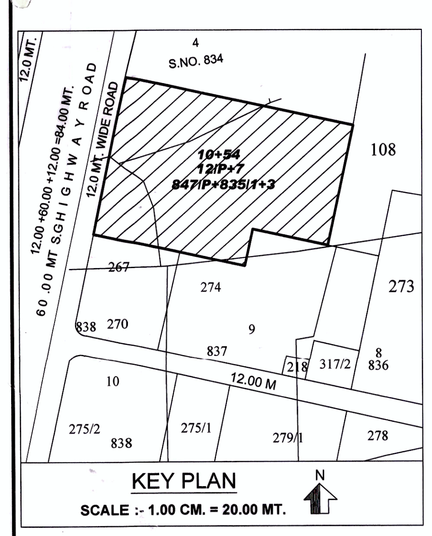
"If misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decide by the competent authority from time to time"

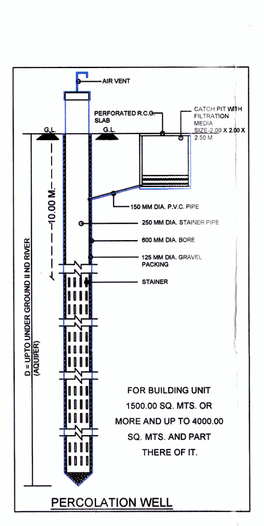
સક્ષમ સત્તા (ડે.એયુકા.સત્તા/ઈ.ચા.એ)ની તા.૨૬/૧૨/૨૨ની મંજૂરી / નિર્ણય અનુસાર

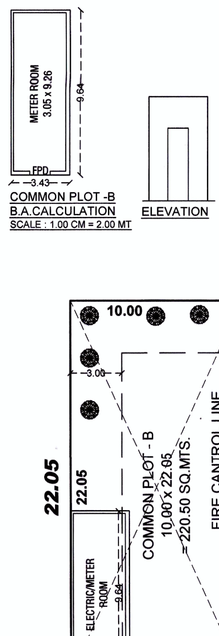
અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
જોઇ નં. BUISWZ/210822/0559 તારીખ તા. ૩૩-૧૨-૨૦૨૨
આ નકશો જોઇ નં.: BUNTISWZ/ BANGLO/ RESIDENTIAL/ 2022/R1/M1
રજાચિઠ્ઠી નં. SWZ/BUISWZ/BANGLO/ 0559/2022 તા. ૩૦/૧૨/૨૨ ની સોબતમાં આપેલ શરતોને આધિન મંજૂર કરવામાં આવે છે.

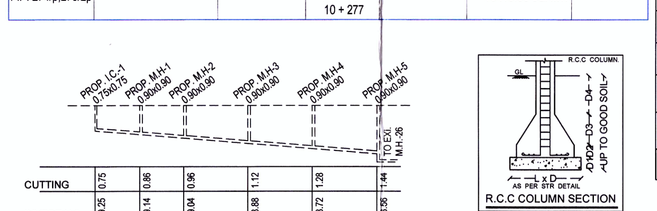
ડે.એ.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) | ડે.એ.ઈ. (દક્ષિણ-પશ્ચિમ ઝોન) | આસી. ડે.ટી.ઓ. (દક્ષિણ-પશ્ચિમ ઝોન) | ડે.ટી.ઓ. (દક્ષિણ-પશ="ઝોન)

AUTHORITY








PROP. FF.L.-1 (+)300.75
PROP. RAFT (+)300.60
PROP. RAFT (+)

FIRE NOTES:

(1) HYDRANT SYSTEM WITH PUMP AT THE UG TANK, OF A CAPICITY OF 900 LITRES PER MINUTE WITH MINIMUM 3 BAR PRESSURE MEASURED AT TERRACE LEVEL, WITH HYDRANT VALVE,HOSE REEL HOSE, ON/OFF SWITCH AT ALL FLOOR LEVELS. OR

(1) ULTRA HIGH PRESSURE FIRE FIGHTING SYSTEM WITH A PUMP OF 180LITRES PER MINUTE @ 100 BAR PRESSURE,WITH FOG GUNS AND HOSE REELS AND ON/OFF SWITCHES AT EACH FLOOR LEVEL.

(2) THE LIFTS AND THE LIFT WELLS COMING FROM UPPER FLOORS SHALL END AT THE GROUND LEVEL ONLY, OR ALTERNATIVELY FOR LIFTS GOING DOWN TO BASEMENT OF THIS BUILDING SHALL BE COVERED WITH TWO HOURS FIRE RESISTANT SMOKE DOOR CONSTRUCTION FROM ALL SIDES AT THE BASEMENT LEVELS AND THEIR ENTRY AT THE BASEMENT LEVELS SHALL BE ADDITIONALLY PROTECTED BY SPRINKLERS.

(3) THE STAIRCASE / STAIRWELL FROM HIGHER FLOORS SHALL END AT GROUND LEVEL ONLY.SEPARATE STAIR SHALL BE PROVIDED FOR ACCESS TO BASEMENT FROM GROUND FLOOR.

(4) OPEN SPACE AROUND THE BUILDING (MARGIN SPACE)SHALL BE MINIMUM 8 METRES MEASURED FROM THE COLUMN OF THE BUILDING.

(5) THE STAIRCASE SHALL BE OPEN,PREFERABLY CROSS VENTILATED,ABOVE THE PARAPET WALL.IF THE STAIRCASE NEEDS TO BE COVERED IT CAN BE FIXED LOUVERS OR GRILLS.

(6) AT ALL FLOORS CONNECTING THE STAIRCASE THERE SHALL BE 2 HOURS FIRE RESISTANT,SELF CLOSING DOORS INSTALLED TO PREVENT FIRE OR SMOKE REACHING THE STAIRCASE.

(7) WIDTH OF THE STAIRCASE SHALL BE MINIMUM 2 METRES INSIDE TO INSIDE.

(8) WHOLE OF THE BUILDING ALL ENCLOSURES AT ALL FLOORS INCLUDING THE BASEMENT SHALL BE PROTECTED BY SPRINKLER SYSTEM (WITH 57 DEGREE CELSIUS SPRINKLER HEADS) ALONG WITH THE HYDRANT, HOSE REELS, EXTINGUISHERS,ETC.

(9) BASEMENT SHALL HAVE NATURAL VENTILATION PROVIDED OR MECHANICAL VENTILATION WITH DUCTS TO HAVE 6 AIR CHANGES PER HOUR.

VISITOR PARKING @ GROUND LVL. (REQD.)

50 % OF VISITOR PARKING REQD.
4598.72 x 0.50 = 2299.36 sq.mt.
PARKING @ GR. LVL. (PROVI.) = 2415.23 Sq.mt.
(IN MARGIN, OPEN SPACE)

PARKING AREA TABLE COMMERCIAL — IN SQ.MT.

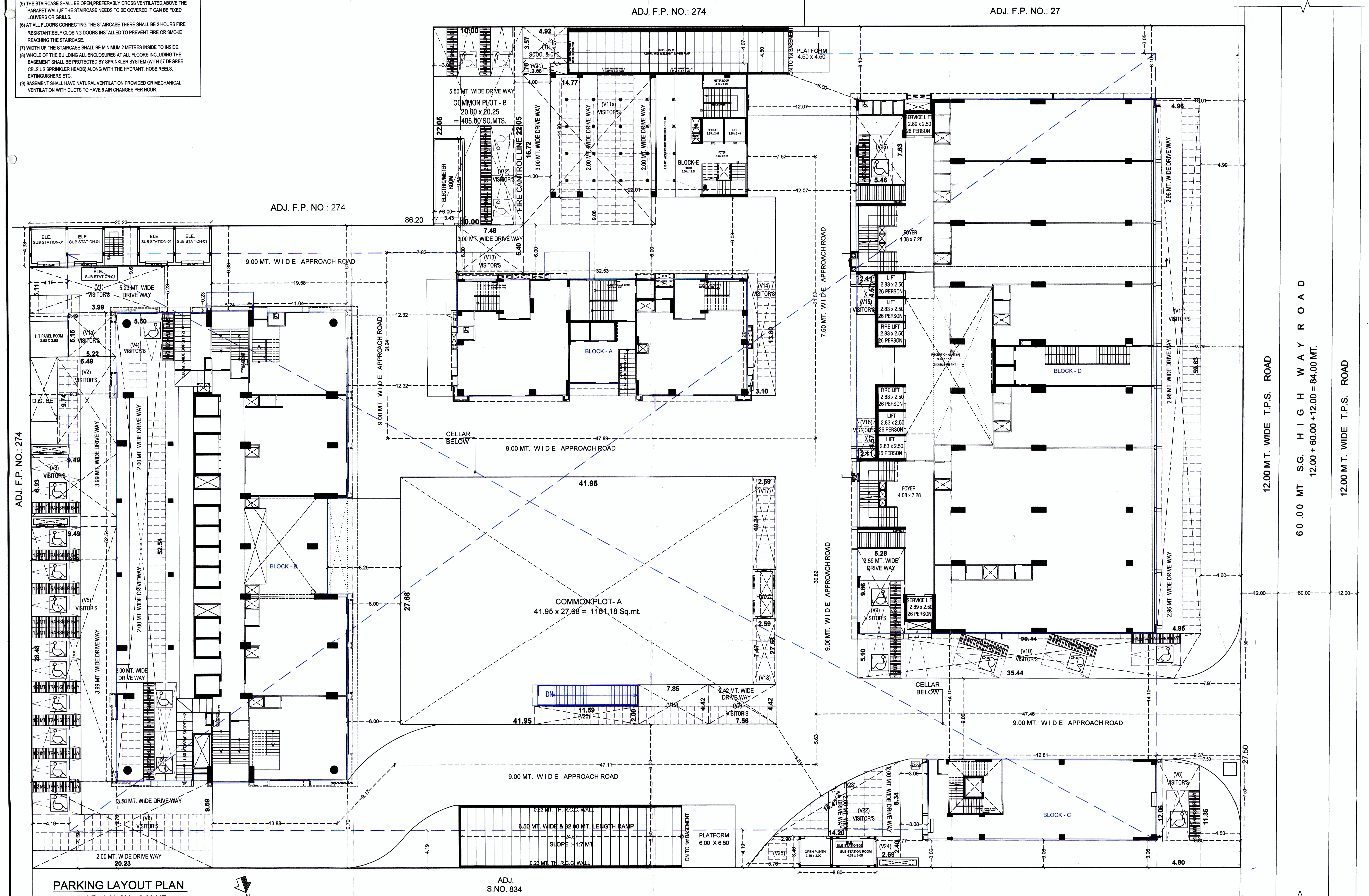
REQ. PARKING @ 50% OF TOTAL USED F.S.I.
PERMI. F.S.I. = 45987.24 SQ.MT.
REQ. PARKING = 45987.24 x 0.50 % = 22993.62 SQ.MT.

TOTAL PROVIDED PARKING AS PARKING LAYOUT PLAN

VEHICAL	REQ. AREA	MARGIN, OPEN SPACE	1st BASEMENT	2nd BASEMENT	3rd BASEMENT	TOTAL
CAR PARKING AREA @ 50 %	11496.81 SQ.MTS.		------	9201.26 SQ.MTS.	2839.30 SQ.MTS.	12040.56 SQ.MTS.
SCOOTER & CYCLE AREA @ 30 %	6898.09 SQ.MTS.	17.56 SQ.MTS.	5782.03 SQ.MTS.	956.93 SQ.MTS.	155.91 SQ.MTS.	6912.43 SQ.MTS.
VISITOR'S PARKING AREA @ 20 %	4598.72 SQ.MTS.	2397.67 SQ.MTS.	2204.12 SQ.MTS.	------	------	4601.79 SQ.MTS.
TOTAL PARKING	22853.57 SQ.MTS.	2415.23 SQ.MTS.	7986.15 SQ.MTS.	10158.19 SQ.MTS.	2995.21 SQ.MTS.	23554.78 SQ.MTS.

શરતો :

(૧) જનરલ ડેવલપમેન્ટ કન્ટ્રોલ રેગ્યુલેશનના વિનિયમ નં.૨૬ ની જોગવાઈ અનુસાર ઈમારતની સાચવણી, જાળવણી અને મરામત વખતોવખત કરવાની ખાસ શરત વપરાશનું પ્રમાણપત્ર આપવામાં આવે છે.
(૨) પ્રવર્તમાન અથવા જે સમયના કાયદા અન્વયે ભરવાના થતા કરવેરા ભરવાના રહેશે.
(૩) ભવિષ્યમાં સદરહુ વિસ્તારની નગર રચના યોજના હેઠળ જમા કરાવવાની થતી નેટ ડીમાન્ડની રકમ, ડ્રેનેજ ચાર્જ તથા અન્ય ફી, ડીપોઝીટ જમા કરાવવાની રહેશે.
(૪) વપરાશના હેતુમાં ફેરફાર કરતાં પહેલાં પૂર્વ મંજુરી લેવાની રહેશે.
(૫) આ બાંધકામનો વપરાશ પર્યાવરણને હાનીકારક અને ઉપદ્રવકારી ન થાય તેમજ આસપાસના વિસ્તાર અને વિસ્તારના રહીશોને અસુવિધારૂપ કે મુશ્કેલરૂપ ન થાય તે રીતે વપરાશ કરવાનો રહેશે.
(૬) મંજુર થયેલ બિલ્ટ અપ, એફ.એસ.આઈ., હાઈટ, માર્જીન, પાર્કીંગ, કોમન પ્લોટ, ઓપન સ્પેસ વિગેરેમાં મંજુરી વગર ફેરફાર કરી શકાશે નહિ.
(૭) પાર્કીંગ માટે ખુલ્લા રાખેલા ક્ષેત્રફળના માપ કે ઉપયોગમાં કોઈ ફેરફાર કરવાનો રહેશે નહિ.
(૮) હાલે સ્થળ ઉપરના હયાત માર્જીન, સ્ટેરકેસ, લીફ્ટ, કોમન પ્લોટ વિગેરે જેવા શીયારા વપરાશ માટે મંજુર થયેલ પ્લાનમાં દર્શાવેલ તમામ ખુલ્લી જગ્યા કે બાંધકામવાળી જગ્યાના માપમાં કે ઉપયોગમાં કોઈ ફેરફાર કરવાનો રહેશે નહી.
(૯) આ પ્રમાણપત્રથી બાંધકામની તેમજ બાંધકામ માટે વપરાયેલ માલ-સામાનની ગુણવત્તા પ્રમાણિત કરવામાં આવતી નથી અને તે અંગે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનની કોઈ જવાબદારી રહેતી નથી કે રહેશે નહીં.
(૧૦) આ પ્રમાણપત્રથી બાંધકામના સ્ટ્રકચરલ સ્ટેબીલીટી કે સ્ટ્રકચરલ સ્ટ્રેન્થ ગુણવત્તા પ્રમાણિત કરવામાં આવતી નથી અને તે અંગે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનની કોઈ જવાબદારી રહેતી નથી કે રહેશે નહીં.
(૧૧) ઉપરની કોઈપણ શરતનો ભંગ થયેથી આ વપરાશનું પ્રમાણપત્ર આપોઆપ રદ થયેલ ગણાશે અને તે માટે કોઈ અલગ નોટિસ આપવામાં આવશે નહી તેમજ કાયદા મુજબ જરૂરી પગલાં ભરવામાં આવશે.
(૧૨) ડ્રાફ્ટ સબમીટેડ/ડ્રાફ્ટ મંજુર થયેલ ન હોય તેવા વિસ્તારમાં આપેલ વિકાસ પરવાનગીના પ્રકારમાં રજુ કરેલ નોટરાઈઝડ બોન્ડ/એફીડેવીટને આધીન સદર વપરાશની પરવાનગી આપવામાં આવેલ છે.



PROVI. VISITORS PARKING AREA in GROUND LEVEL

NO.	SIZE	AREA IN SQ.MT.
(V1)	14.99 x 5.11	76.60
(V1a)	5.22 x 5.15	26.88
(V2)	6.49 x 9.74	63.21
(V3)	9.49 x 6.93	65.76
(V4)	5.50 x 52.54	288.98
(V5)	9.49 x 28.48	270.27
(V6)	20.23 x 9.69	196.03
(V7)	7.56 x 4.42	33.42
(V8)	(12.06+11.35)/2 x 4.80	56.18
(V9)	5.28 x 9.86	52.06
(V10)	(35.44+38.44)/2 x 5.10	188.39
(V11)	4.96 x 59.63	295.76
(V11a)	14.77 x 16.72	246.95
(V12)	10.00 x 22.05	220.50
(V13)	7.48 x 5.40	40.39
(V14)	3.10 x 13.80	42.78
(V15)	5.46 x 7.63	41.66
(V16)	2.11 x 4.57 x 2	19.29
(V17)	2.59 x 10.31	26.70
(V18)	2.59 x 7.47	19.35
(V19)	7.85 x 4.42	34.70
(V20)	11.59 x 2.00	23.18
(V21)	4.92 x 1.76	8.66
(V22)	½ x 14.20 x 8.34	59.21
(V23)	0.66 x 1.14 x 16.47	12.39
(V24)	2.69 x 2.40	6.46
(V25)	(2.90+5.76)/2 x 3.46	14.98
LESS:-	3.43 x 9.64	33.07
TOTAL VISITORS PARK.		2397.67

PROVI. SCOOTER & CYCLE PARKING AREA in GROUND LEVEL

	SIZE	AREA IN SMT.
(1)	4.92 x 3.57	17.56
TOTAL		17.56

PARKING LAYOUT PLAN — SHEET NO : 3/7

COMPILATION PLAN SHOWING BUILDING (BLOCK - E) ON F.P.NO.: 10 (OLD F.P.NO..: 272) (O.P.NO.: 7, SUR.NO.: 835/1+3) +F.P.NO.: 54 (OLD F.P.NO..: 277) (O.P.NO.: 12/P & SUR.NO.: 847/P) OF DRAFT T.P.S.NO.: 26 (MAKARBA), MOJE : MAKARBA, TA.: VEJALPUR,DIST.: AHMEDABAD.

SCALE :- 1.00 CM. = 1.00 MT.

ZONE :- RESIDENCE - I (R1) | USE :- COMMERCIAL | BLOCK-E

COLOUR NOTES:
- PLOT BOUNDRY
- O.P. BOUNDRY
- EXI. WORK
- DRAINAGE
- COMMON PLOT
- ROAD
- PERCOLATING WELL
- TREE
- EXI. DRAINAGE
- COMP. WORK
- REFUGE AREA
- COM. BIN

S.O.R
UTSAV D. PATEL
Lic. NO. SOR:001SR21072510092
89, RIDDHI CO.OP.HO.SOC.,
NR.SWAMINARAYAN MANDIR,
GHATLODIA, AHMEDABAD.

DEVELOPER
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Manish D. Shah
3, Satellite Society, Opp. Sundarvan, Satellite Road, Satellite, A'bad-380015.
Lic. No. : 001DV05032510043

OWNER
Aditya Constructions & Aadhan Builders LLP
Partner

CLERK OF WORK
PIYUSH G. PATEL
At. Pachhi - Oal, Village - Chaloda, Tal. Dholka, Dist. Ahmedabad.
AMC ER Lic No. 001ERL30062510028
AMC COW Lic No. 001CW30062510021

ENGINEER
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Vastrapur, Ahmedabad-380015.

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

શરત: સરક્યુલર નં-૧૫/૨૦૧૯-૨૦૨૦ અનુસાર "If misuse of parking space is noticed, the use of the entire building shall be discontinued by the Competent Authority. High penalty shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse as decide by the competent authority from time to time"

"આ પ્રમાણપત્રની તારીખથી ૩૦ દિવસમાં એ.યુ.સી. ના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટમાં મિલકત-બાંધકામના પ્રોપર્ટી ટેક્ષના એસેસમેન્ટ માટે આકારણી અરજી કરવાની રહેશે અને અરજી કર્યા તારીખથી ૩૦ દિવસમાં સંબંધિત ઝોનના પ્રોપર્ટી ટેક્ષ ડિપાર્ટમેન્ટ દ્વારા પ્રોપર્ટી ટેક્ષના એસેસમેન્ટની આનુષાંગિક કાર્યવાહી કરવામાં ન આવે તો E-mail: taxco@ahmedabadcity.gov.in અથવા ૨૫૩૯૧૮૧૦ નંબર ઉપર અચૂક જાણ/ફરિયાદ કરવાની રહેશે."

સક્ષમ સત્તા (ડેપ્યુટી મ્યુનિ.કમિ.) ની તા.__/__/૨૨ ની મંજૂરી / નિર્ણય અનુસાર

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન (દક્ષિણ-પશ્ચિમ ઝોન)
કેસ નં. BU/SWZ/240822/0539 — વોર્ડ નં. ૩૩-મકરબા
આ નકશો કેસ નં.: BUNT/SWZ/80920/(...)/A3993/R1/M1
રજાચિઠ્ઠી નં. 09465/300920/A3993/R1/M1 તા. 24/08/21 ની
ઓક્યુપેશન સર્ટિફિકેટ શરતો અનુસાર બાંધકામ વાપરવાની રજા આપવામાં આવે છે.
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