NOTES:-
- IT IS DEEMED THAT PLOT BOUNDARY REFERENCE IS SURVEYED BY US AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE SATISFIED BY OWNERS ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/VERIFIED RECORD.
- IT IS DEEMED THAT OWNERS HAVE ENCLOSED THE PLOT AS PER DIMENSIONS AND DIRECTION OF EXISTING MONUMENT.
- BOUNDARIES ARE FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE ON MARGIN CONDITIONS.
- IT IS DEEMED THAT ACCORDING TO THE BUILDING PLAN SHALL BE PROVIDED FOR SOLAR WATER HEATING SYSTEM AS PER G.D.C.R.-2017.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DEEMED AS PER THE MODE OF THE INDIAN STANDARDS.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017, THE PROVISION OF THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017 AND THE PROVISION OF THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017 ARE MEETED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017, THE PROVISION OF THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017 AND THE PROVISION OF THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017 ARE MEETED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1 OF G.D.C.R.-2017.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 13.2 OF G.D.C.R.-2017, THE PROVISION OF THE CLAUSE NO. 13.2 OF G.D.C.R.-2017 AND THE PROVISION OF THE CLAUSE NO. 13.2 OF G.D.C.R.-2017 ARE MEETED AS PER THE PROVISION OF THE CLAUSE NO. 13.2 OF G.D.C.R.-2017.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 13.3 OF G.D.C.R.-2017, THE PROVISION OF THE CLAUSE NO. 13.3 OF G.D.C.R.-2017 AND THE PROVISION OF THE CLAUSE NO. 13.3 OF G.D.C.R.-2017 ARE MEETED AS PER THE PROVISION OF THE CLAUSE NO. 13.3 OF G.D.C.R.-2017.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 13.4 OF G.D.C.R.-2017, THE PROVISION OF THE CLAUSE NO. 13.4 OF G.D.C.R.-2017 AND THE PROVISION OF THE CLAUSE NO. 13.4 OF G.D.C.R.-2017 ARE MEETED AS PER THE PROVISION OF THE CLAUSE NO. 13.4 OF G.D.C.R.-2017.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 13.5 OF G.D.C.R.-2017, THE PROVISION OF THE CLAUSE NO. 13.5 OF G.D.C.R.-2017 AND THE PROVISION OF THE CLAUSE NO. 13.5 OF G.D.C.R.-2017 ARE MEETED AS PER THE PROVISION OF THE CLAUSE NO. 13.5 OF G.D.C.R.-2017.
- THE GLAZED EGRESS AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO A HEIGHT OF 90 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.5.13 OF G.D.C.R.-2017

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NO. 2343-2021/ 8543
T.D.O. BPSP. AMC

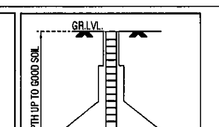
SITUATION	SIDE MARGIN	REAR MARGIN
SITUATION OF BUILDING	3.0 MT.	3.0 MT.

B.C.C.SLUM PROTECTION SECTION
AS PER STRUCTURAL DESIGN

NOTES:-
- THE DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT THE DEVELOPER SHALL COMPLY WITH THE PROVISIONS OF THE GUJARAT PROVINCIAL MUNICIPAL CORPORATION ACT 49 OF 1949 AND THE GUJARAT PROVINCIAL MUNICIPAL CORPORATION (DEVELOPMENT PLAN) RULES 1978 AND THE GUJARAT PROVINCIAL MUNICIPAL CORPORATION (DEVELOPMENT CONTROL AND PROMOTION) REGULATIONS 2017

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFIY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFIY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-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 C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8. OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.9.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.16 OF C.G.D.C.R.-2017
- THE PAVING OF BUILDING UNTIL/WALL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF C.G.D.C.R.-2017
- THE STRUCTURAL 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 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 THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R-2017
- FIRE SAFETY 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 UPERADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- MARGINAL SPACES BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.-2017
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017



AS PER STRUCTURAL DESIGN

સદર પ્રકરણે ગાઈડલા�ન એક્ટ,એન આઈ. ના નકશા ના સંબંધ સુધ્યમાના થયેલ, તે પણ્યાલ ધ્યાનમાં લઈ શ્રી. પ્રદ્યુમ્નભાઈ પટેલ અને નાકરાણી એન્ડ એસોસીએટ એર્કિટેક્ટ દ્વારા રજૂ કરવામાં આવેલ

જાહેરી વિકાસ અને ગાઈડ્સ ગુજરાતિલ વિભાગના પત્ર ક્રમાંક ૪, પત્રક(૧૦૧૦૬૬/૧૪૧)ની તા-૧૬-૧૧-૧૬ ના પત્ર અનુસાર બાંધકામની ખમણાં મોટા ગણતરે ગુજરાતી ભાષામાં બાંધકામની ભાગ ક્રિયાઓ કરવાનું બાકી કરવાની સૂચનાની સ્વરૂપે.

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-

BLOCK - B

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101,104	125.74	105.80	9.57	4.71	02
	102,103	125.49	105.80	9.57	4.71	02
2nd. FLOOR	201,204	125.74	105.80	9.57	4.71	02
	202,203	125.49	105.80	9.57	4.71	02
3rd. FLOOR	301,304	125.74	105.80	9.57	4.71	02
	302,303	125.49	105.80	9.57	4.71	02
4th. FLOOR	401,404	125.74	105.80	9.57	4.71	02
	402,403	125.49	105.80	9.57	4.71	02
5th. FLOOR	501,504	125.74	105.80	9.57	4.71	02
	502,503	125.49	105.80	9.57	4.71	02
6th. FLOOR	601,604	125.74	105.80	9.57	4.71	02
	602,603	125.49	105.80	9.57	4.71	02
7th. FLOOR	701,704	125.74	105.80	9.57	4.71	02
	702,703	125.49	105.80	9.57	4.71	02

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)

HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER

IF THE TOTAL AREA DOES NOT EXCEED 16.5 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

GR. FLOOR FOYER & METER ROOM BUILT UP & F.S.I. AREA CALC. :-

(A)	2.57 X 3.70 X 1	=	9.51	
(B)	4.02 X 1.73 X 1	=	6.95	
TOTAL		=	16.46	
		=	16.46	

FLOOR AREA TABLE :-

FLOOR	USE RESI.	USE TOTAL	AREA RESI.	AREA TOTAL
1st. FLOOR	04	04	502.50	502.50
2nd. FLOOR	04	04	502.50	502.50
3rd. FLOOR	04	04	502.50	502.50
4th. FLOOR	04	04	502.50	502.50
5th. FLOOR	04	04	502.50	502.50
6th. FLOOR	04	04	502.50	502.50
7th. FLOOR	04	04	502.50	502.50
TOTAL	28	28	3517.50	3517.50

UNIT AREA CALC.:- BLOCK :- B (RESI.)

TOTAL = 14 UNIT (1st.To 7th.FLOOR)

FLAT NO.-{101,201,301,401,501,601,701} {104,204,304,404,504,604,704}

(A)	8.23 X 1.74	=	14.32 SMT.
(B)	4.19 X 7.96	=	33.35 SMT.
(C)	6.01 X 7.35	=	44.23 SMT.
(D)	4.80 X 7.05	=	33.84 SMT.
TOTAL		=	125.74 SMT.

125.74 X 02 = 251.48

UNIT AREA CALC.:- BLOCK :- B (RESI.)

TOTAL = 14 UNIT (1st.To 7th.FLOOR)

FLAT NO.-{102,202,302,402,502,602,702} {103,203,303,403,503,603,703}

(A)	8.23 X 1.74	=	14.32 SMT.
(B)	4.08 X 2.26	=	9.22 SMT.
(C)	4.19 X 5.70	=	23.88 SMT.
(D)	6.01 X 7.35	=	44.23 SMT.
(E)	4.80 X 7.05	=	33.84 SMT.
TOTAL		=	125.49 SMT.

125.49 X 02 = 250.98

CARPET AREA (RERA) BLOCK :- B(RESI.)

TOTAL = 28 UNIT (1st.To 7th.FLOOR)

FLAT NO.-{101,201,301,401,501,601,701} {102,202,302,402,502,602,702} {103,203,303,403,503,603,703} {104,204,304,404,504,604,704}

(A)	5.57 X 1.94	=	10.81 SMT.
(B)	1.97 X 6.21	=	12.23 SMT.
(C)	1.99 X 6.01	=	11.96 SMT.
(D)	6.01 X 6.93	=	41.65 SMT.
(E)	3.74 X 6.81	=	25.47 SMT.
(F)	1.06 X 3.47	=	3.68 SMT.
TOTAL		=	105.80 SMT.

105.80 X 04 = 423.20

CARPET AREA (RERA) WASH&BALCONY

(B) Balcony	3.56 X 1.52	=	5.02 SMT.
(D) Balcony	1.00 X 3.56	=	3.55 SMT.
TOTAL		=	9.57 SMT.
(I) Wash	2.43 X 1.94	=	4.71 SMT.

BUILT UP AREA CALC. ON GR. FLOOR : IN SMT.

GR. FLOOR :-

33.56 Y 19.40 X 1		=	651.06
LESS :-			
(01)	10.81 X 0.60 X 4	=	25.94
(02)	3.555 X 3.91 X 1	=	13.90
TOTAL		=	39.84
651.06 - 39.84 = 611.22			
NET BUILT UP AREA = 611.22			

BUILT UP AREA CALC. ON 1st. to 7th. FLOOR : IN SMT.

1st. to 7th. FLOOR :-

33.56 X 19.40		=	651.06
LESS :-			
(01)	10.81 X 0.60 X 4	=	25.94
(02)	3.555 X 3.91 X 1	=	13.90
(03)	4.80 X 4.11 X 2	=	39.45
(04)	3.555 X 3.91 X 1	=	13.90
TOTAL		=	99.55
651.06 - 99.55 = 551.51			
NET BUILT UP AREA = 551.51			

F.S.I. AREA CALC. ON TYPICAL FLOOR : IN SMT.

1st. TO 7th. FLOOR :-

BUILT UP AREA ON TYPICAL FLOOR		=	551.51
LESS :-			
(A)	3.85 X 4.05 X 1	=	14.38
(B)	7.50 X 3.47 X 1	=	26.03
(C)	3.19 X 2.27 X 1	=	8.60
TOTAL		=	49.01
551.51 - 49.01 = 502.50			
NET F.S.I. AREA = 502.50			

BLOCK :- B

PLAN SHOWING PROP. RESI. BULDG. ON (SUR. NO.:- 389/1,)
F.P. NO.-22/1,(OP. NO.:- 22/1) T.P.S. 110 (NIKOL-KATHWADA) FINAL
MOJE : NIKOL, TAL.:- ASARWA, DIST : AHMEDABAD.

SHEET NO.:- 07

SCALE : 1 CM = 1.00 MT

ZONE : R1

USE : RESIDENTIAL

AREA TABLE :-

	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	611.22
PROP. BUILT UP AREA ON 1st. FLOOR	551.51
PROP. BUILT UP AREA ON 2nd. FLOOR	551.51
PROP. BUILT UP AREA ON 3rd. FLOOR	551.51
PROP. BUILT UP AREA ON 4th. FLOOR	551.51
PROP. BUILT UP AREA ON 5th. FLOOR	551.51
PROP. BUILT UP AREA ON 6th. FLOOR	551.51
PROP. BUILT UP AREA ON 7th. FLOOR	551.51
PROP. BUILT UP AREA ON STAIR CABIN	43.30
PROP. BUILT UP AREA ON LIFT MACHINE RM.& O.H.W.T.	28.31
TOTAL BUILT UP AREA	4543.40
PROP. F.S.I. AREA ON 1st. FLOOR	502.50
PROP. F.S.I. AREA ON 2nd. FLOOR	502.50
PROP. F.S.I. AREA ON 3rd. FLOOR	502.50
PROP. F.S.I. AREA ON 4th. FLOOR	502.50
PROP. F.S.I. AREA ON 5th. FLOOR	502.50
PROP. F.S.I. AREA ON 6th. FLOOR	502.50
PROP. F.S.I. AREA ON 7th. FLOOR	502.50
TOTAL F.S.I. AREA	3517.50

BUILT UP AREA TABLE:-

FLOOR	TOTAL
GR. FLOOR (H.P)	611.22
1st. FLOOR	551.51
2nd. FLOOR	551.51
3rd. FLOOR	551.51
4th. FLOOR	551.51
5th. FLOOR	551.51
6th. FLOOR	551.51
7th. FLOOR	551.51
ST. CABIN	43.30
LM. & OHWT	28.31
TOTAL	4543.40

F.S.I. AREA TABLE:-

FLOOR	TOTAL
1st. FLOOR	502.50
2nd. FLOOR	502.50
3rd. FLOOR	502.50
4th. FLOOR	502.50
5th. FLOOR	502.50
6th. FLOOR	502.50
7th. FLOOR	502.50
TOTAL	3517.50

OPENING SCHEDULE :-

SD = 3.06 X 2.13 D1 = 0.91 X 2.13 W = 2.44 X 1.65
D = 1.07 X 2.13 D2 = 0.76 X 2.13 W1 = 1.18 X 1.94
V = 0.60 X 0.60

R.C.C. STAIR DETAIL

WIDTH = 1.57 TREAD = 0.25 RISER = 0.15

COLOUR NOTE :-

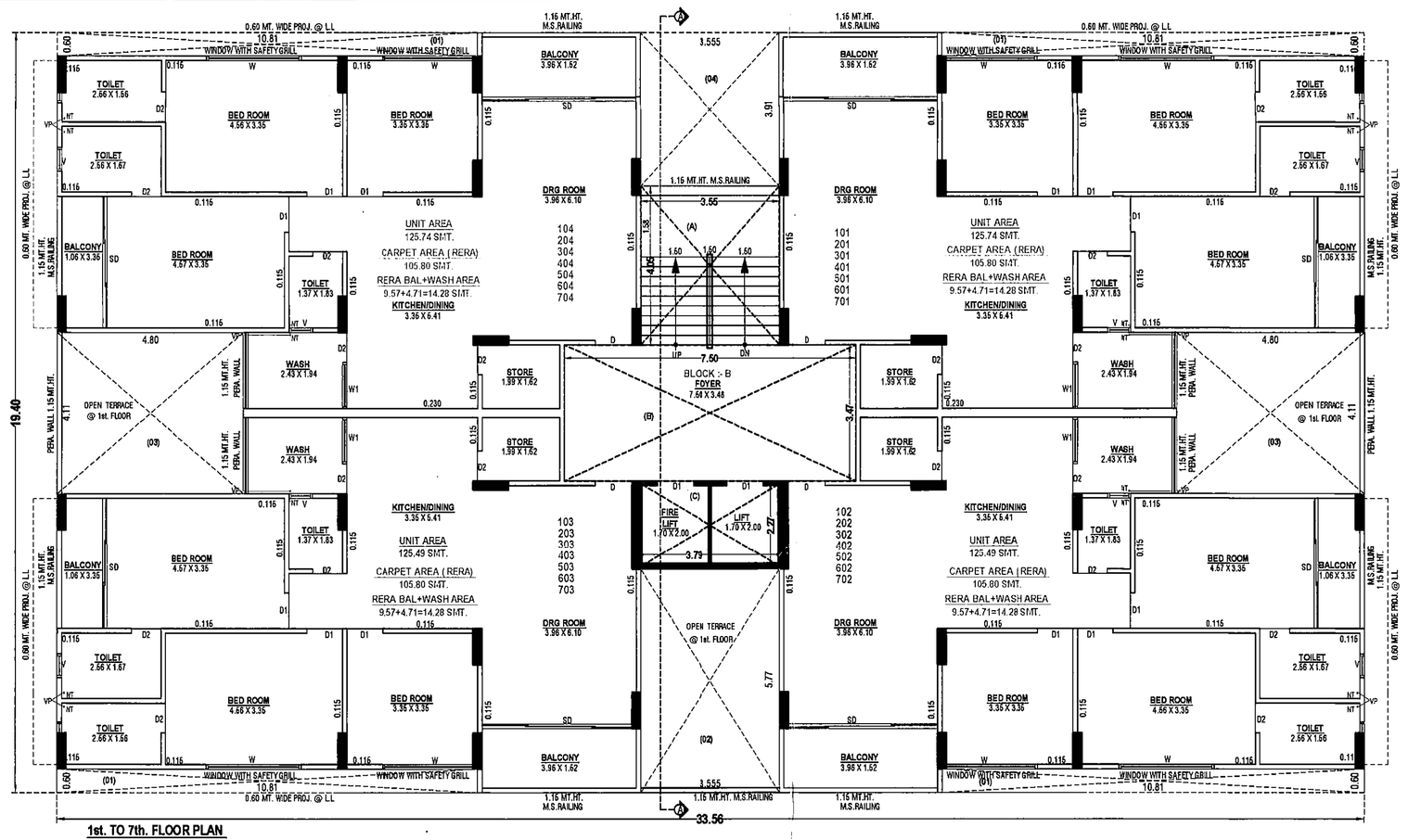
PROP.WORK PROP.DRAIN SPRINKLER

FOR, RAMDEV BUILDCON
PARTNER
(SUNILKUMAR A. PATEL)
AMC/ DEV. 12501/30224
DEVELOPER

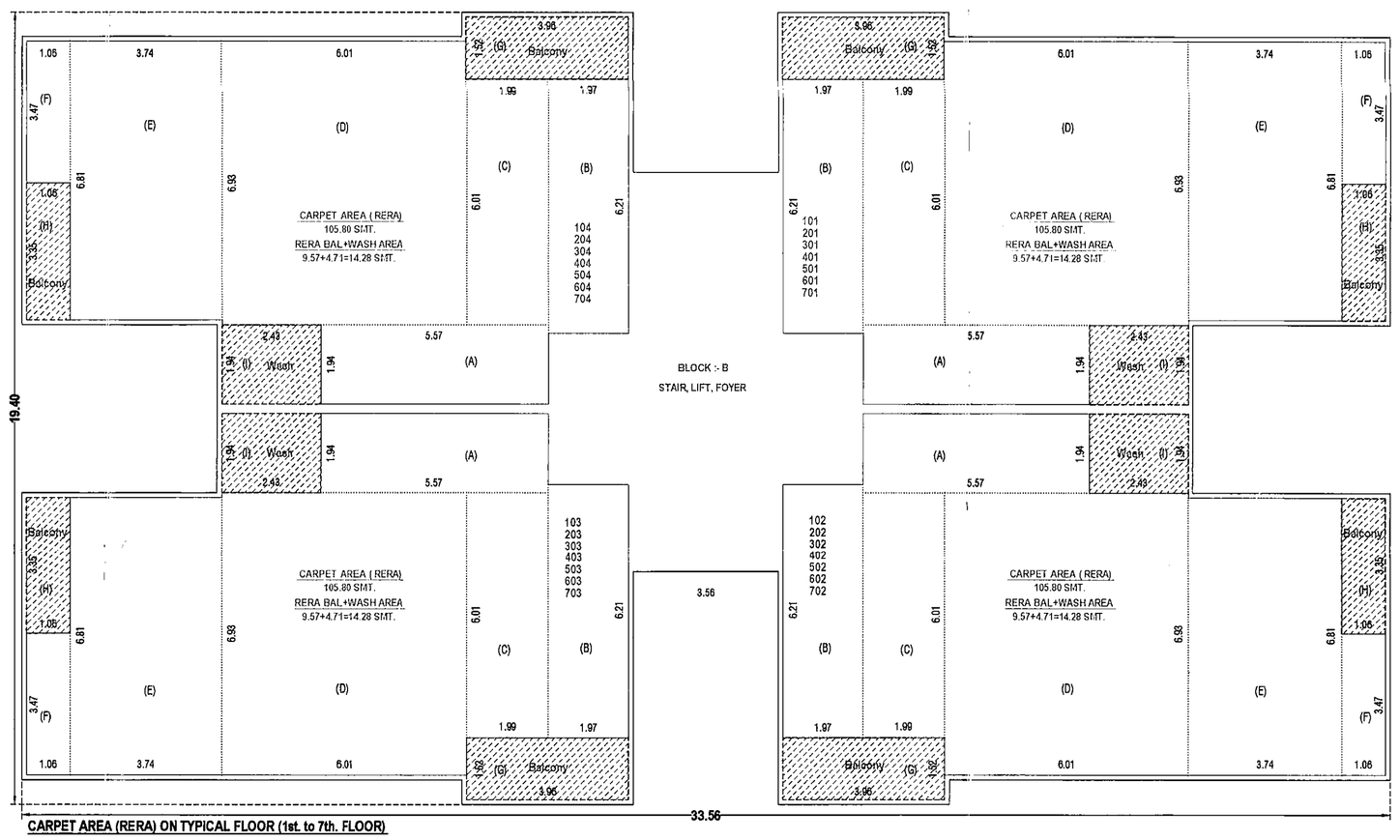
CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinium Plaza,
New India Colony Road,
Nikol,Ahmedabad-382350
AMC lic no. ER - 1183280522
AMC lic no. CW - 0665210720
ENGINEER / C.O.W.

VALAY P. SHAH
Structural Designer (Grade-I)
AMC Lic.No. SD 04042/03/391
12, Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325
STR.ENGINEER

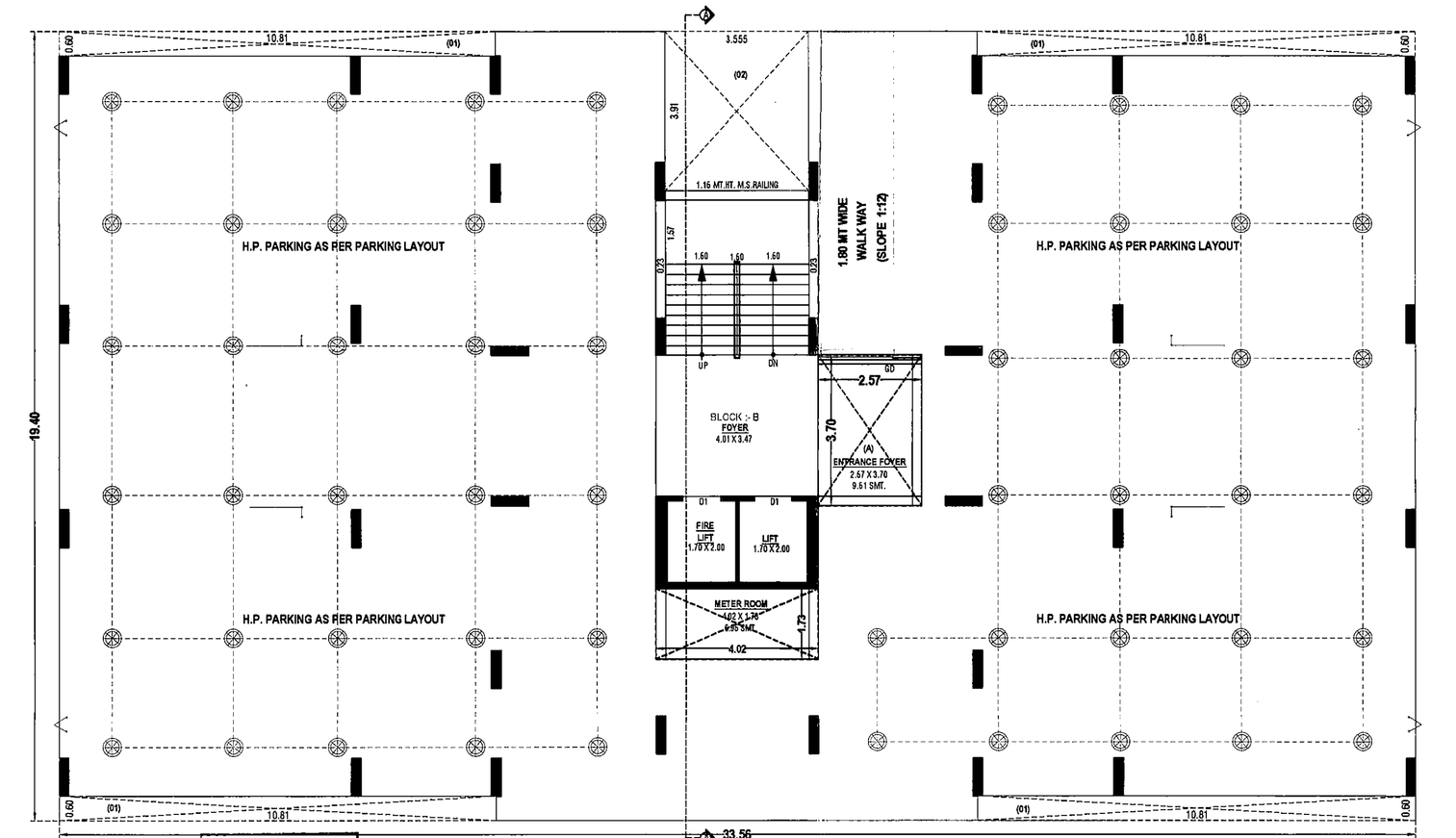
OWNER



1st. TO 7th. FLOOR PLAN



CARPET AREA (RERA) ON TYPICAL FLOOR (1st. to 7th. FLOOR)



GR. FLOOR PLAN

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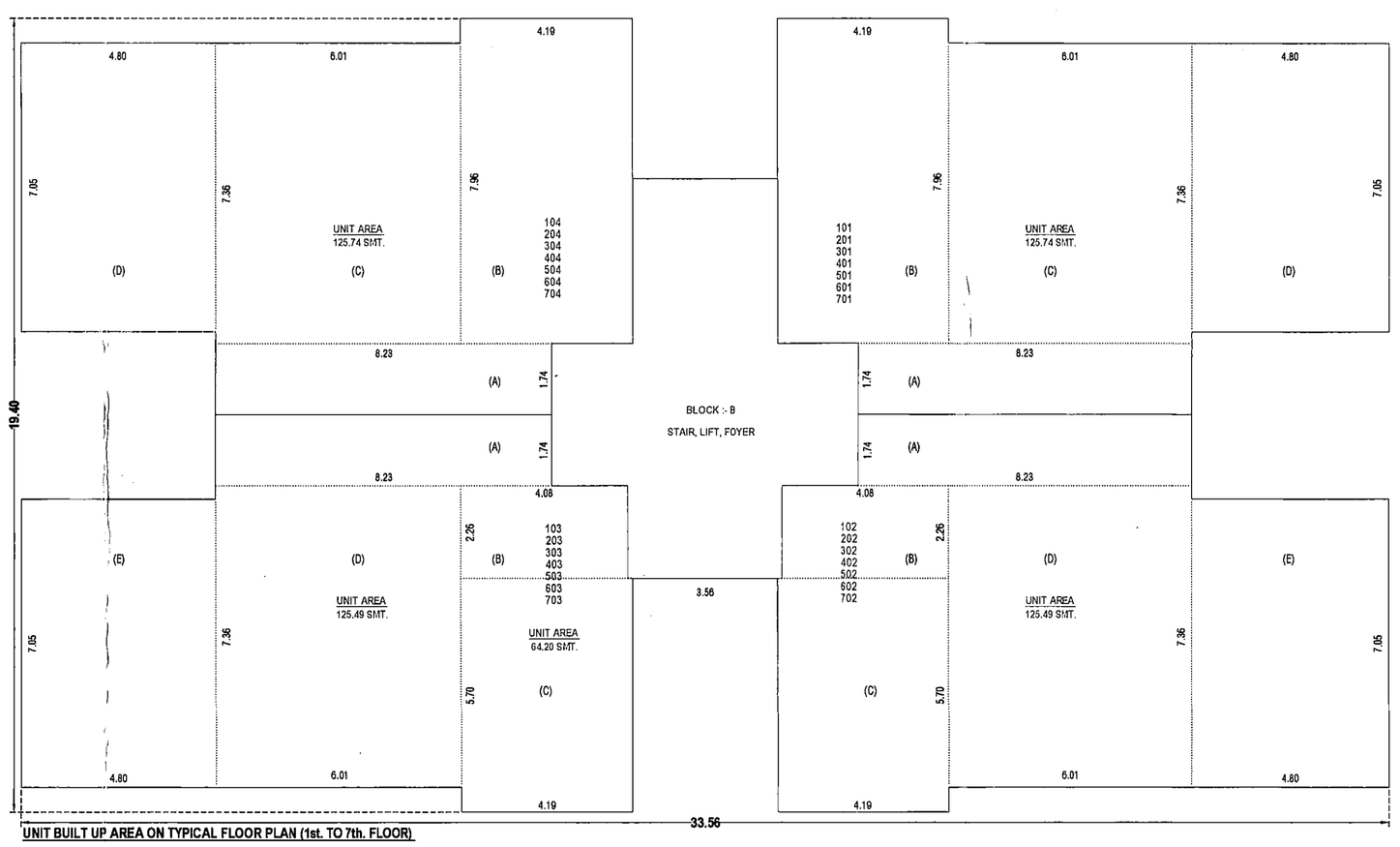
TDO, BPSP, AMC



UNIT BUILT UP AREA ON TYPICAL FLOOR PLAN (1st. TO 7th. FLOOR)

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT/OWNER/DEVELOPER WILL OBEY AS PER ALL SUREO AND AFFIDAVITS PROVIDED BY APPLICANT AND ENDORSMENT.

(2)FIRE APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED:02/02/03 AND OFFICE ORDER NO:42-07-/1095/06.

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EOD/1729/19/77&41, DTD.26/04/2019, DTD.25/06/2019, NOTIFICATION NO. EOD/1729/19/78&79, DTD.26/04/2019, DTD.25/06/2019, NOTIFICATION NO. EOD/1729/19/80&81, DTD.26/04/2019, DTD.25/06/2019 AND SUBSEQUENT PROVISIONS OF THE GUJARAT TOWN PLANNING AND DEVELOPMENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(4) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO. OWNER OF SITE/NOC-10016-/2019-20, DATED:- 12/7/2017, AND LETTER NO. OWNER OF SITE/NOC-10016-/2019-20, DATED:- 12/7/2017 AND LETTER NO. OWNER OF SITE/NOC-10016-/2019-20, DATED:- 12/7/2017 AND LETTER NO. OWNER OF SITE/NOC-10016-/2019-20, DATED:- 12/7/2017 AND LETTER NO. OWNER OF SITE/NOC-10016-/2019-20, DATED:- 12/7/2017 AND LETTER NO. OWNER OF SITE/NOC-10016-/2019-20, DATED:- 12/7/2017 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5) MAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.4.

(6)APPLICANT/OWNER/DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL/CONCRETE/A-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.05MT.)DURING CONSTRUCTION/DEMOLITION ACTIVITY AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-/10/2018.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS HAVE TO ENSURE THAT THE WORK IS CARRIED OUT AS PER THE APPROVED PLAN. THE SUPERVISING/CONSULTING ARCHITECT DURING CONSTRUCTION OF THE CELLAR AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO GO BY PHASE WISE EXCAVATION, PROTECTION, SUPPORT, SHORING / WRAP / RIBBING ETC. AS PER THE SITE CONDITION. IN CASE OF ANY SHORING / WRAP / RIBBING, THE NECESSARY ARRANGEMENT WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ARCHITECT. OF WORK. SITE SUPERVISION FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADVICE TO BE TAKEN FROM THE STRUCTURAL ENGINEER. IN CASE OF ANY ACCIDENT DUE TO THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.20/06/2018 BY THE OWNER / APPLICANT / DEVELOPER / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER / CLERK OF WORKS, THE OWNER/ APPLICANT SHALL BE SOLELY RESPONSIBLE FOR THE LOSS OF LIFE AND IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS DEVELOPMENT PERMISSION IS RESIDENTIAL ZONE(AS SHOWN IN PLAN) FOR RESI. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.E.D.(E.E.) ON DT.-/-/2019 AND THE ORDER/APPROVAL GIVEN BY THE AMC ON DT.-/-/2019 AND SUBJECT TO CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC BROAD WILL NOT BE BLOCKED/USED FOR THE SAME IN ANY CASE.AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.-/06/2019.

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

(12)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER / DY.MUNI.COMMISSIONER THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC FROM THE STATE ENVIRONMENT COMMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.-/06/2019.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN /CL PERMISSION ON DT.-/-/2019 AND ORDER/APPROVAL GIVEN BY DY.M.E.D.(E.E.) AND ORDER/APPROVAL GIVEN BY CITY DY. COMMISSIONER (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLEMENTATION GIVEN BY T.M.C.DEV.INSP.(E.E.) A.M.C. DT.-/-/06/2019.

(15)THIS PERMISSION IS GIVEN AS PER OPINION OF (E.E) FOR SETTEREMENT CHARGE ON DT.-/-/06/2019.

(16)THE REICHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER ZIL REGULATION CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND PER ZIL REGULATION CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER CIRCULAR NO:-370/01-14-DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- /06/2019.

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.20/06/2019 AND SUBJECT TO CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.20/06/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT .

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT .

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

(20) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 16.50MT. HEIGHT AS ROTARASED UNDERTAKING DT.20/06/2019.

(21)APPLICANT SHALL HAVE TO MAKE PROVISION FOR SOLAR FOR SOLAR ENERGY INSTALLATION AND GENERATION AS PER CLA.T.E.-2000/1-2017 AS PER NOTARIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.20/06/2019.

(22)MANAGEMENT PLAN FOR ON THE SITE FOR WASHING AND CLEANING OF TYRES/WHEELS OF VEHICLES/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.

(23)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016 NO DEVELOPER/PROMOTER WILL MAKE ADVERTISEMENT OR MAKE SALE OR BOOKING OF ANY PART OF THE PROJECT WITHOUT HAVING FIRST REGISTERED ON BUILDING OR PART OF THEREUNTO. THE REGISTRATION IS DONE THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(24)આકાર અને ભાગ અંગેના અભિપ્રાયો (ઈમ્પ્રેસીવ) નિયમાન મર્યા મોટે નિર્ણય થયેલ છે.કોઈપણ પ્રકારનાં કેસ કોર્ટ અંગેની અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(25)જે જમીન અને મકાન અંગેના વિવાદોનું નિકાલ કરવા માટેની નોટરી કરારનું નોટરીકરણ કરવું.

(26)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(27)આકાર અને ભાગ અંગેના અભિપ્રાયો (ઈમ્પ્રેસીવ) નિયમાન મર્યા મોટે નિર્ણય થયેલ છે.કોઈપણ પ્રકારનાં કેસ કોર્ટ અંગેની અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(28)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(29)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(30)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(31)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(32)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(33)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(34)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(35)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(36)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(37)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(38)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(39)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(40)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(41)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(42)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અંગેના જ્યાં સુધી કરાર અંગેનાં નિર્ણયો કરવામાં આવે છે.

(43)જે કોઈ વ્યક્તિ અંગેના પ્રકૃતિ થી કલમ 20 હેઠળ પહેલાં કરેલ કરાર કોઈપણ નિયત કોર્ટ કરાર અ

PLAN SHOWING PROP. RESI. BLDG. ON (SUR. No.- 389/1,)
F.P. NO.-229/1(OP. NO.- 22/1) T.P.S. 110 (MIOL-KATHWADA) FINAL
MOJE : NIKOL, TAL.: ASARWA, DIST : AHMEDABAD.
SHEET NO.- 09
SCALE : 1 CM = 1.00 MT
AREA TABLE :-
ZONE : RESIDENTIAL - I (R1)
USE : RESIDENTIAL
OWNER
ENGINEER / C.O.W.
DEVELOPER
FOR, RAMDEV BUILDCON
PARTNER
Sohil Patel
SHUBHAMAPAR & PARTNER
ARC/ DEV. 12510130224
ARC lic.no. CW - 0668321020
ARC lic.no. EE - 118320652
ARC lic.no. SD 0406220528
ARC lic.no. 0 (Under)
Sri Bhaktiben Sec. Bhyad-
Kaparadanj Road. Bhyad-383325.
Sri Bhaktiben Sec. Bhyad-
Sri Bhaktiben Sec. Bhyad-
Sri Bhaktiben Sec. Bhyad-

BLOCK :- D+E

PLAN SHOWING PROP. RESI. BULDG. ON (SUR. NO.:- 389/1,) F.P. NO.:-22/1,(OP. NO.:- 22/1) T.P.S. 110 (NIKOL-KATHWADA) FINAL MO.JE : NIKOL, TAL.:- ASARWA, DIST : AHMEDABAD.

SHEET NO.:- 11

SCALE : 1 CM =1.00 MT

ZONE : RESIDENTIAL - I (R1) — USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	711.72
PROP. BUILT UP AREA ON 1st. FLOOR	703.27
PROP. BUILT UP AREA ON 2nd. FLOOR	703.27
PROP. BUILT UP AREA ON 3rd. FLOOR	703.27
PROP. BUILT UP AREA ON 4th. FLOOR	703.27
PROP. BUILT UP AREA ON 5th. FLOOR	703.27
PROP. BUILT UP AREA ON 6th. FLOOR	703.27
PROP. BUILT UP AREA ON 7th. FLOOR	703.27
TOTAL F.S.I. AREA	4078.83
TOTAL BUILT UP AREA	5759.84

OPENING SCHEDULE :-
SD = 3.05 X 2.13 D1 = 0.91 X 2.13 W = 2.28 X 1.65
D = 1.07 X 2.13 D2 = 0.76 X 2.13 W1 = 0.58 X 1.34
V = 0.60 X 0.60

R.C.C. STAIR DETAIL
WIDTH = 1.57 TREAD = 0.25 RISER = 0.15

COLOUR NOTE :- PROP. WORK — PROP. DRAIN — SPRINKLER

FOR, RAMDEV BUILDCON — PARTNER — (SUNILKUMAR A. PATEL) — AMC/ DEV. 1250130224

CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101 Shantiniketan-2,Opp.Platinium Plaza,
New india Colony Road,
Nikol,Ahmedabad-382350
AMC lic no. ER - 1183280522
AMC lic no. CW - 0665210720

DEVELOPER — ENGINEER / C.O.W.

VALAY P. SHAH
Structural Designer (Grade-I)
AMC Lic.No. SD 04042/05231R1
12, Shantikunj Soc., Bayad-Kapadvanj Road, Bayad-383325.

STR.ENGINEER — OWNER

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGGEARCH WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PROVIDED BY APPLICANT.

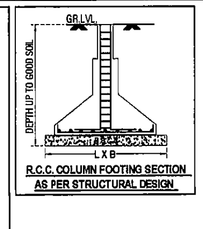
(2)THE APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S OFFICE ORDER NO.: BDP/17201/837844/1, DTD.25/09/2018.

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN THE LETTER NO.: BDP/17201/837844/1, DTD.25/09/2018, NOTIFICATION NO.: GHV/269 OF 2017, HOUSING DEPARTMENT, GANDHINAGAR AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT AND THE CONDITIONS MENTIONED THEREIN AND OTHER CONDITIONS OF COMPREHENSIVE GENERAL AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT PERMISSION.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R.-2017 AS PER LETTER NO.: GHV/269 OF 2017,EDB-102012017 AND LETTER NO.:GHV/31 OF 2018EDB-102016-38281-I, DATED:- 27/03/2018 AND LETTER NO.: GHV/31 OF 2018EDB-102016-38281-I, DATED:- 27/03/2018 AND LETTER NO.: BDP/17201/837844/1, DATED:- 25/09

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS 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 C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.8.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.5 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 STRUCTURAL 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 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 PLANTARION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R.-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R.-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R.-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.-2017
- FIRE SAFETY 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 C.G.D.C.R.-2017
- MARGINAL SPACES, BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.-2017
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

SCRUTINIZE COPY
NO. 2123 Dt. 31/..1/..15..
TDO, BPSP, AMC

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.5 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

GR. FLOOR FOYER & METER ROOM BUILT UP & F.S.I. AREA CALC. :-			
(A)	3.39 X 2.95 X 1	=	10.00
(B)	1.80 X 3.61 X 1	=	6.50
	TOTAL	=	16.50
		=	16.50

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-

BLOCK - F

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101,104	73.17	63.60	3.26	2.65	02
	102,103	72.92	63.60	3.26	2.65	02
2nd. FLOOR	201,204	73.17	63.60	3.26	2.65	02
	202,203	72.92	63.60	3.26	2.65	02
3rd. FLOOR	301,304	73.17	63.60	3.26	2.65	02
	302,303	72.92	63.60	3.26	2.65	02
4th. FLOOR	401,404	73.17	63.60	3.26	2.65	02
	402,403	72.92	63.60	3.26	2.65	02
5th. FLOOR	501,504	73.17	63.60	3.26	2.65	02
	502,503	72.92	63.60	3.26	2.65	02
6th. FLOOR	601,604	73.17	63.60	3.26	2.65	02
	602,603	72.92	63.60	3.26	2.65	02
7th. FLOOR	701,704	73.17	63.60	3.26	2.65	02
	702,703	72.92	63.60	3.26	2.65	02

UNIT AREA CALC.:- BLOCK :- F (RESI.)

TOTAL = 14 UNIT (1st. To 7th.FLOOR)

FLAT NO.:-[101,201,301,401,501,601,701]
[104,204,304,404,504,604,704]

(A)	1.41 X 6.59	=	9.29	SMT.
(B)	6.805 X 8.105	=	55.15	SMT.
(C)	1.335 X 6.54	=	8.73	SMT.
	TOTAL	=	73.17	SMT.

73.17 X 02 = 146.34

UNIT AREA CALC.:- BLOCK :- F (RESI.)

TOTAL = 14 UNIT (1st. To 7th.FLOOR)

FLAT NO.:-[102,202,302,402,502,602,702]
[103,203,303,403,503,603,703]

(A)	1.41 X 6.59	=	9.29	SMT.
(B)	2.265 X 7.99	=	18.10	SMT.
(C)	4.54 X 8.105	=	36.80	SMT.
(D)	1.335 X 6.54	=	8.73	SMT.
	TOTAL	=	72.92	SMT.

72.92 X 02 = 145.84

CARPET AREA (RERA) BLOCK :- F(RESI.)

TOTAL = 28 UNIT (1st.To 7th. FLOOR)

FLAT NO.:-[101,201,301,401,501,601,701]
[102,202,302,402,502,602,702]
[103,203,303,403,503,603,703]
[104,204,304,404,504,604,704]

(A)	4.74 X 1.45	=	6.87	SMT.
(B)	1.473 X 5.29	=	7.79	SMT.
(C)	1.575 X 5.355	=	8.43	SMT.
(D)	4.995 X 6.425	=	32.09	SMT.
(E)	1.335 X 6.31	=	8.42	SMT.
	TOTAL	=	63.60	SMT.

63.60 X 04 = 254.40

CARPET AREA (RERA) WASH&BALCONY

(F) Balcony	3.047 X 1.07	=	3.26	SMT.
(G) Wash	1.83 X 1.45	=	2.65	SMT.

BUILT UP AREA CALC. ON GR. FLOOR : IN SMT.

GR. FLOOR :-

19.10 X 19.36		=	369.78
LESS :-			
(01)	4.08 X 3.15 X 1	=	12.85
	TOTAL	=	12.85
369.78 - 12.85= 356.93			
NET BUILT UP AREA = 356.93			

BUILT UP AREA CALC. ON 1st. To 7th. FLOOR : IN SMT.

1st. to 7th. FLOOR :-

19.10 X 19.36		=	369.78
LESS :-			
(01)	1.34 X 6.28 X 2	=	16.83
(02)	2.75 X 3.15 X 1	=	8.66
(03)	4.54 X 3.15 X 1	=	14.30
	TOTAL	=	39.79
369.78 - 39.79= 329.99			
NET BUILT UP AREA = 329.99			

F.S.I. AREA CALC. ON TYPICAL FLOOR : IN SMT.

1st. To 7th. FLOOR :-

BUILT UP AREA ON TYPICAL FLOOR		=	329.99
LESS :-			
(A)	4.06 X 3.15 X 1	=	12.79
(B)	2.83 X 6.18 X 1	=	17.49
(C)	2.27 X 3.38 X 1	=	7.67
	TOTAL	=	37.95
329.99 - 37.95 = 292.04			
NET F.S.I. AREA = 292.04			

BUILT UP AREA TABLE:-

FLOOR	TOTAL
GR. FLOOR (H.P)	356.93
1st. FLOOR	329.99
2nd. FLOOR	329.99
3rd. FLOOR	329.99
4th. FLOOR	329.99
5th. FLOOR	329.99
6th. FLOOR	329.99
7th. FLOOR	329.99
ST. CABIN	37.03
L.M. & OHWT	25.49
TOTAL	2729.38

FLOOR AREA TABLE :-

FLOOR	USE		AREA	
	RESI.	TOTAL	RESI.	TOTAL
1st. FLOOR	04	04	292.04	292.04
2nd. FLOOR	04	04	292.04	292.04
3rd. FLOOR	04	04	292.04	292.04
4th. FLOOR	04	04	292.04	292.04
5th. FLOOR	04	04	292.04	292.04
6th. FLOOR	04	04	292.04	292.04
7th. FLOOR	04	04	292.04	292.04
TOTAL	28	28	2044.28	2044.28

F.S.I. AREA TABLE:-

FLOOR	TOTAL
1st. FLOOR	292.04
2nd. FLOOR	292.04
3rd. FLOOR	292.04
4th. FLOOR	292.04
5th. FLOOR	292.04
6th. FLOOR	292.04
7th. FLOOR	292.04
TOTAL	2044.28

PLAN SHOWING PROP. RESI. BULDG. ON (SUR. NO.:- 389/1,) F.P. NO.-22/1,(OP. NO.:- 22/1) T.P.S. 110 (NIKOL-KATHWADA) FINAL MOJE : NIKOL, TAL.:- ASARWA, DIST : AHMEDABAD.

BLOCK :- F

SHEET NO.:- 13

SCALE : 1 CM = 1.00 MT

ZONE : RESIDENTIAL - I (R1) — USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	356.93
PROP. BUILT UP AREA ON 1st. FLOOR	329.99
PROP. BUILT UP AREA ON 2nd. FLOOR	329.99
PROP. BUILT UP AREA ON 3rd. FLOOR	329.99
PROP. BUILT UP AREA ON 4th. FLOOR	329.99
PROP. BUILT UP AREA ON 5th. FLOOR	329.99
PROP. BUILT UP AREA ON 6th. FLOOR	329.99
PROP. BUILT UP AREA ON 7th. FLOOR	329.99
PROP. BUILT UP AREA ON STAIR CABIN	37.03
PROP. BUILT UP AREA ON LIFT MACHINE RM & O.H.W.T.	25.49
TOTAL BUILT UP AREA	**2729.38**
PROP. F.S.I. AREA ON 1st. FLOOR	292.04
PROP. F.S.I. AREA ON 2nd. FLOOR	292.04
PROP. F.S.I. AREA ON 3rd. FLOOR	292.04
PROP. F.S.I. AREA ON 4th. FLOOR	292.04
PROP. F.S.I. AREA ON 5th. FLOOR	292.04
PROP. F.S.I. AREA ON 6th. FLOOR	292.04
PROP. F.S.I. AREA ON 7th. FLOOR	292.04
TOTAL F.S.I. AREA	**2044.28**

OPENING SCHEDULE :-

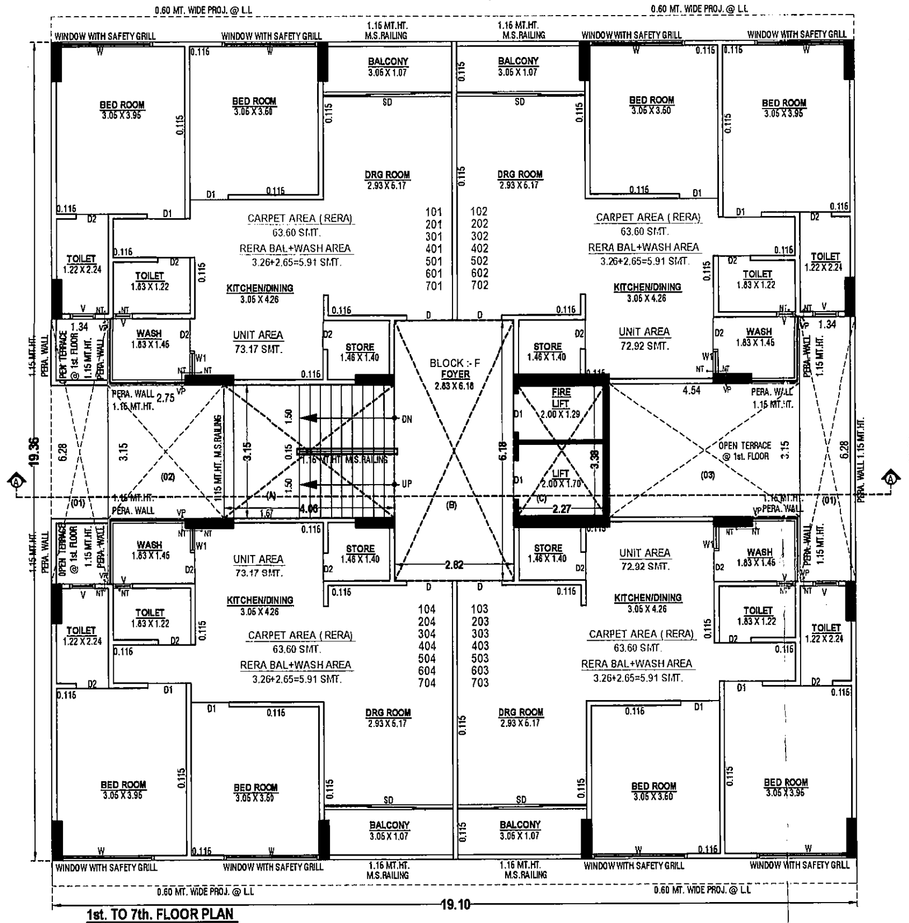
SD = 3.05 X 2.13 D1 = 0.91 X 2.13 W = 2.28 X 1.65
D = 1.07 X 2.13 D2 = 0.76 X 2.13 W1 = 0.58 X 1.34
V = 0.60 X 0.60

R.C.C. STAIR DETAIL

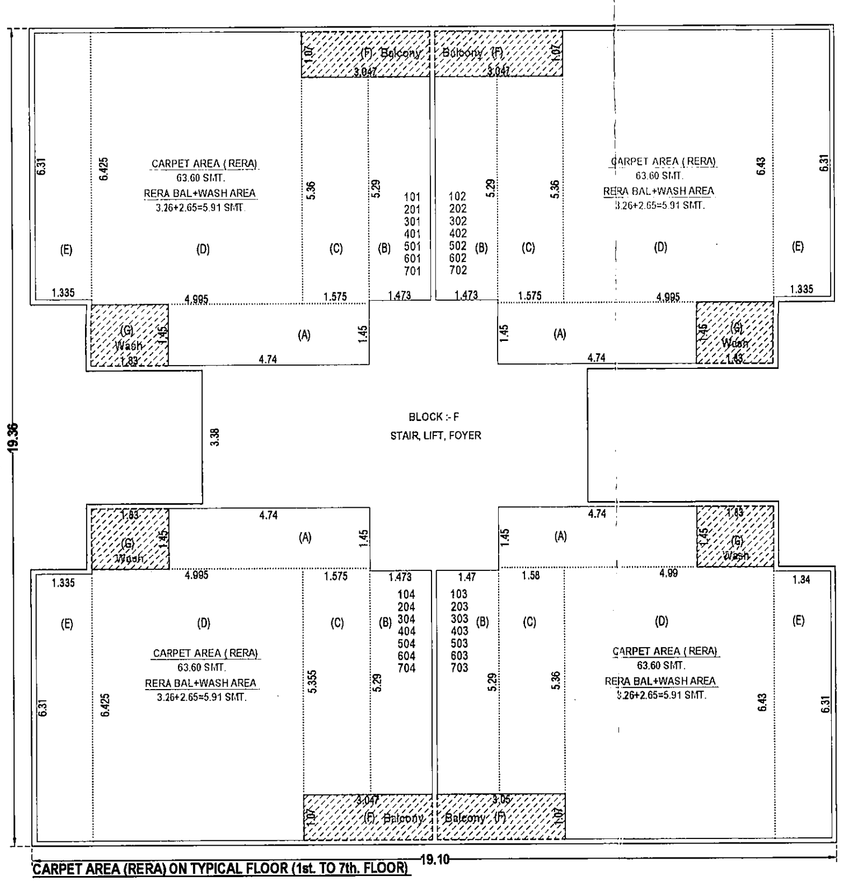
WIDTH = 1.57 TREAD = 0.25 RISER = 0.15

COLOUR NOTE :-

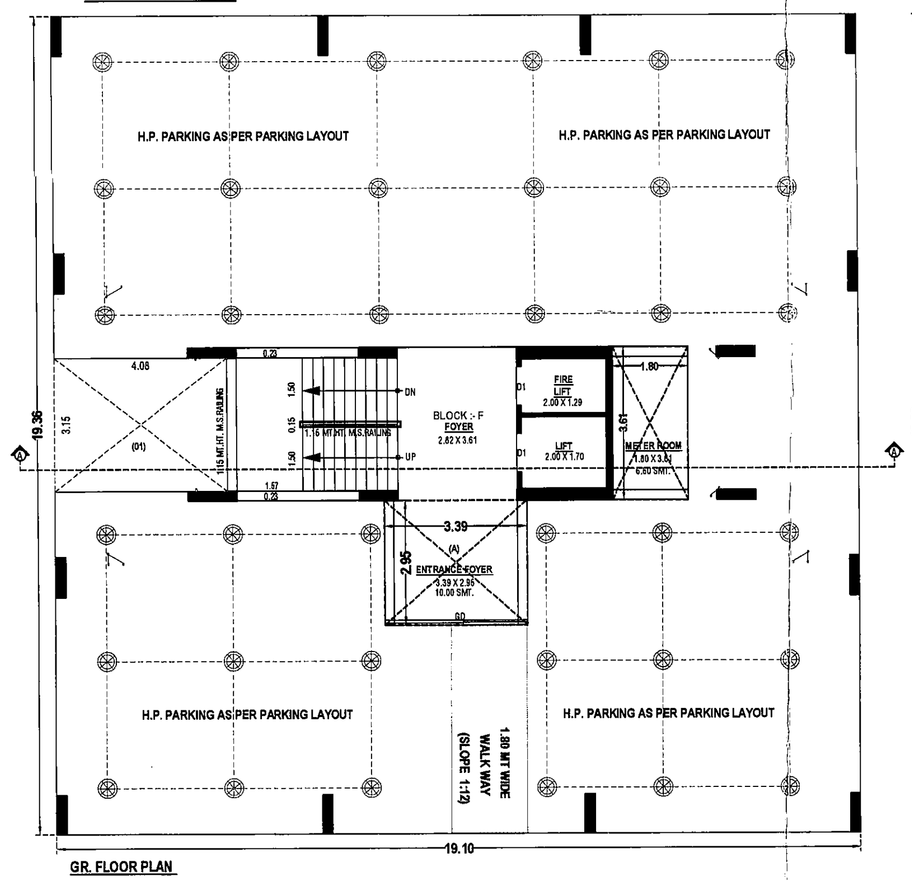
PROP.WORK PROP.DRAIN SPRINKLER



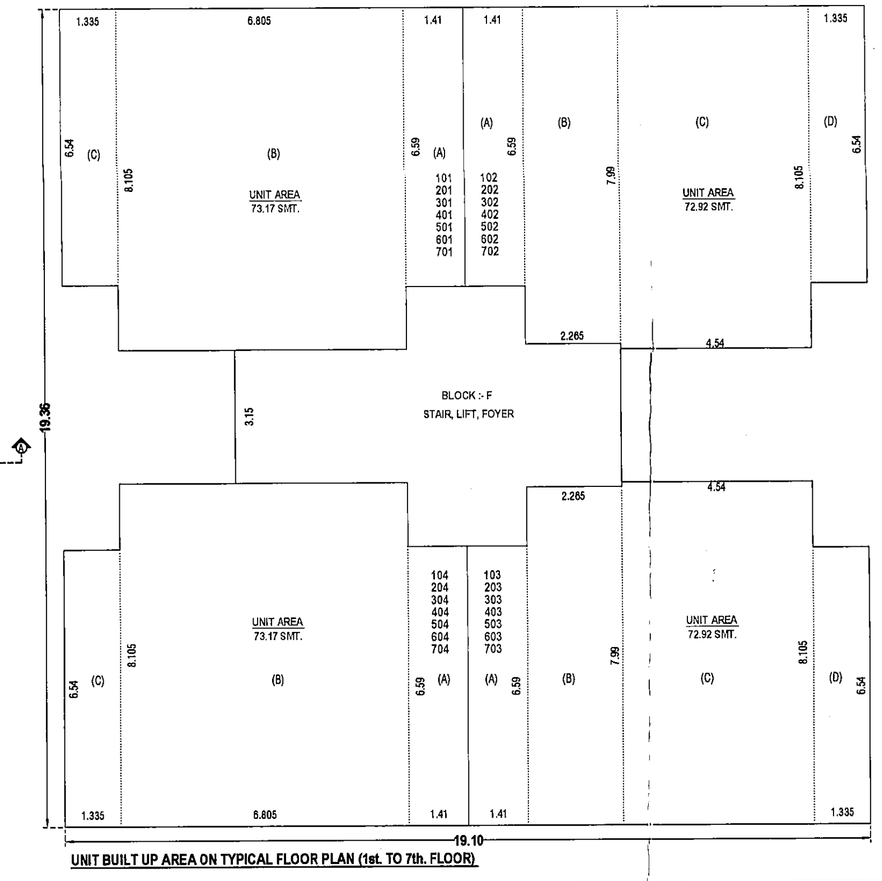
1st. TO 7th. FLOOR PLAN



CARPET AREA (RERA) ON TYPICAL FLOOR (1st. TO 7th. FLOOR)



GR. FLOOR PLAN



UNIT BUILT UP AREA ON TYPICAL FLOOR PLAN (1st. TO 7th. FLOOR)

સદરે વિકાસ અને સદરે ઝુમિનાંક વિભાગમા પત્ર ક્રમાંક નં. ૮૨૫/ટ્રબ્લ્ય૦/ક૨૩૫૫ તા-૧૯-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બોર્ડમાં નિયત વિગતો દર્શાવવી બોર્ડ કામની શરૂવાત કરવી.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND OWNER/APPLICANT 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 NO.:-GH/VD/020/03 AND OFFICE ORDER NO.-42/T.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. BDB/1720/81/378&L, DTD.28/04/2018, DTD.27/06/2018, DTD.PRANTIJ-NO. PRCH/102018/7195L, DTD.10/10/2018, AND OTHERS OF URBAN DEVELOPMENT & URBAN HOUSING DEPARTMENT,GANDHINAGAR AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME.UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/VD/08 OF 2017BDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO.:GH/VD/27 OF 2017BDB-102018-3029-L, DATED:- 20/12/2017 AND LETTER NO.: GH/VD/15 OF 2018BDB-102018-3529-L, DATED:- 31/03/2018 AND LETTER NO: BDB-102018-3629-L, DATED:- 31/03/2018 AND LETTER NO.: GH/VH5 OF 2018/EDB-102018-3629-L, DATED:- 23/04/2018 AND LETTER NO.: GH/VD/27 OF 2018/EDB-102018-3525-L, DATED:- 30/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.3.

(6)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.)BEING CONSTRUCTION/DEMOLITION ACTIVITY.AT ALL EDGES OF PLOT FOR SAFETY PURPOSE. ON DT:-18/08/2010.

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY PUBLIC PLAN SCRUTINY POOL ON DT:-18/08/2010.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, WHICH MEANS OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WALL IN ONE STRETCH, BACK FILLING IN WHOLE EXCAVATION PROVIDING PROTECTIVE SUPPORTI SHORING / STRUTTING AND ALL NECESSARY SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED UNDER TAKING OF NEIGHBOURING PROPERTY HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE SOYANI WILL UNDERTAKING/AFFIDAVIT GIVEN ON DT.26/06/2019 BY THE OWNER / APPLICANT DEVELOPER& / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RESI. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(U.D.) ON DT.14/08/2012 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION TO SKILLED/UNSKILLED CONSETRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERSED UNDERTAKING FOR THE SAME ON DT.26/06/2019.

(11)THE DEVELOPMENT PERMISSION GRANTED IS ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 26/06/2019 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.

(12)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENTAL NOC BEFORE APPLYIOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPV. NOC WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF B.U. UP AREA AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 26/06/2019.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN K.A. PERMISSION OF DT.- 14/08/2012 LETTER NO.:-[illegible] GIVEN BY CITY DY. COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(E.Z.) A.M.C. DT. 21/06/2019.

(15)THIS PERMISSION IS GIVEN AS PER OPINION OF (E.Z) FOR BETTERMENT CHARGE ON DT.:-24/06/2019.

(16)THE FEE/CHARGES OF ADDITIONAL F.S.I FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES IN 4 INSTALLMENT IN 1 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 BY FOR THE SAME DT:- 26/06/2019.

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.26/06/2019 (NO.335) AND FIRE NOC AND FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.26/06/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPONTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE 18.00MT. HEIGHT AS NOTARISED UNDERTAKING DT.26/06/2019.

(21)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-26/06/2019.

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPERS/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.

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

(24)પ્લોટ અને મકાન બાંધકામ બાબતોનો રજીસ્ટ્રારનું નિયમન અને ખેડૂતોની હાલની વિકાસલક્ષી જમીન ટ્રેક્ટ દીઠ ચાલીશ બાંધકામ પછીની શરૂ કરવાના 10 દિવસ પહેલાં શહેર કલાર્ક કચેરીમાં નોંધણી નિયમિત કરાવવાની રહેશે. ખેડૂત દીઠ ચાલીશ બાંધકામ શરૂ કર્યાનો 50 દિવસમાં ઉક્ત કામના માલિકની નોંધણી નિયમિત કરાવવાની રહેશે. સરકારની અને સ્થાનિકની કચેરીમાં કરવાવાની રહેશે.

(25)પ્રીસીપીટી કરતી ખરાબ કરવા સેમ્પર બોર્ડનોંધેલ વેસ્ટ કન્ટ્રોલ તથા Grey Water Recycling System with dual plumbing અને Sewage Treatment Plant (S.T.P.) સેમ્પર રેશન સોલર સાઈટીમાં બોગસા કરવા સહિતના પર્યાવરણની જાળવણી અંગેના તમામ પગલાંઓનો અમલ પોતાએ કરવાનું રહેશે તે કરતે સેમ્પર તે મુજબ વર્તવા અરજદારઓએ તા.26/06/2019-ના રોજ અમોને નોટરાઈઝડ બાંહેધરી પત્રને આપીને.

ACKNOWLEDGEMENT

FOR, RAMDEV BUILDCON
PARTNER
(SUNILKUMAR A. PATEL)
AMC/ DEV. 1250130224
DEVELOPER

CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinium Plaza,
New India Colony Road,
Nikol,Ahmedabad-382350
AMC lic no. ER - 1183280522
AMC lic no. CW - 0665210720
ENGINEER / C.O.W.

VALAY P. SHAH
Structural Designer (Grade-I)
AMC Lic.No. SD 04042205231R1
12, Shantikunj Soc., Bayad-
Kapadvanj Road, Bayad-383325.
STR.ENGINEER

OWNER

ACCEPTANCE

ACCEPTANCE

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 4.3.4 & 4.6) :- APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKSITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

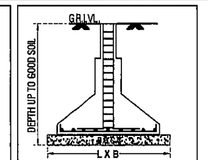
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN 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/EZ/030719/CGDCR/V/A2644/R0/M1 — Zone: EAST
Plan Approved as per terms and condition mentioned in tho Commencement Certificate
Raja Chitthi Number : 02477/030719/A2644/R0/M1
Date : 04/09/2019

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

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAKING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFIY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFIY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-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 C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.100 F C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.8 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 STRUCTURAL 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 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 THE CLAUSE NO.17.4 OF C.G.D.C.R.-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R.-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R.-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.-2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2015 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R.-2017
- MARGINAL SPACES, BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.-2017
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017



R.C.C. COLUMN FOOTING SECTION
AS PER STRUCTURAL DESIGN.

SCRUTINIZE COPY
NO. 2171 Dt. 27/07/19
TDO, BPSP, AMC

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.5 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

GR. FLOOR FOYER & METER ROOM BUILT UP & F.S.I. AREA CALC. :-

(A)	3.39 X 2.95 X 1	=	10.00
(B)	1.80 X 3.61 X 1	=	6.50
	TOTAL	=	16.50
		=	16.50

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-

BLOCK - G

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101,104	101.60	88.38	5.09	3.49	02
	102,103	101.39	88.38	5.09	3.49	02
2nd. FLOOR	201,204	101.60	88.38	5.09	3.49	02
	202,203	101.39	88.38	5.09	3.49	02
3rd. FLOOR	301,304	101.60	88.38	5.09	3.49	02
	302,303	101.39	88.38	5.09	3.49	02
4th. FLOOR	401,404	101.60	88.38	5.09	3.49	02
	402,403	101.39	88.38	5.09	3.49	02
5th. FLOOR	501,504	101.60	88.38	5.09	3.49	02
	502,503	101.39	88.38	5.09	3.49	02
6th. FLOOR	601,604	101.60	88.38	5.09	3.49	02
	602,603	101.39	88.38	5.09	3.49	02
7th. FLOOR	701,704	101.60	88.38	5.09	3.49	02
	702,703	101.39	88.38	5.09	3.49	02

UNIT AREA CALC.:- BLOCK :- G (RESI.)

TOTAL = 14 UNIT (1st. To 7th.FLOOR)

FLAT NO.:-[101,201,301,401,501,601,701] [104,204,304,404,504,604,704]

(A)	7.16 X 1.70	=	12.17 SMT.
(B)	3.58 X 7.71	=	27.60 SMT.
(C)	3.05 X 7.11	=	21.69 SMT.
(D)	5.375 X 3.58	=	19.24 SMT.
(E)	5.05 X 4.13	=	20.90 SMT.
	TOTAL	=	101.60 SMT.

101.60 X 02 = 203.20

UNIT AREA CALC.:- BLOCK :- G (RESI.)

TOTAL = 14 UNIT (1st. To 7th.FLOOR)

FLAT NO.:-[102,202,302,402,502,602,702] [103,203,303,403,503,603,703]

(A)	7.16 X 1.70	=	12.17 SMT.
(B)	3.46 X 2.26	=	7.82 SMT.
(C)	3.58 X 5.44	=	19.48 SMT.
(D)	3.05 X 7.11	=	21.69 SMT.
(E)	5.375 X 3.58	=	19.24 SMT.
(F)	5.05 X 4.13	=	20.90 SMT.
	TOTAL	=	101.30 SMT.

101.30 X 02 = 202.60

CARPET AREA (RERA) BLOCK :- G(RESI.)

TOTAL = 28 UNIT (1st.TO 7th. FLOOR)

FLAT NO.:-[101,201,301,401,501,601,701] [102,202,302,402,502,602,702] [103,203,303,403,503,603,703] [104,204,304,404,504,604,704]

(A)	4.80 X 1.752	=	8.41 SMT.
(B)	3.35 X 5.966	=	19.95 SMT.
(C)	3.28 X 6.88	=	22.57 SMT.
(D)	2.13 X 3.465	=	7.38 SMT.
(E)	3.015 X 3.35	=	10.10 SMT.
(F)	4.84 X 4.126	=	19.97 SMT.
	TOTAL	=	88.38 SMT.

88.38 X 04 = 353.52

CARPET AREA (RERA) WASH&BALCONY

(G)	Balcony 3.35 X 1.52	=	5.09 SMT.
(H)	Wash 2.13 X 1.637	=	3.49 SMT.

BUILT UP AREA CALC. ON GR. FLOOR :- IN SMT.

GR. FLOOR :- = 510.61

LESS :-

(01)	0.31 X 4.01 X 4	=	4.97
(02)	3.05 X 0.60 X 4	=	7.32
(03)	3.15 X 3.65 X 1	=	11.50
	TOTAL	=	23.79

510.61-23.79= 486.82

NET BUILT UP AREA = 486.82

BUILT UP AREA CALC. ON 1st. to 7th. FLOOR :- IN SMT.

1st. to 7th. FLOOR :- = 510.61

LESS :-

(01)	0.31 X 4.13 X 4	=	5.12
(02)	3.05 X 0.60 X 4	=	7.32
(03)	3.15 X 3.65 X 1	=	11.50
(04)	3.02 X 3.90 X 2	=	20.47
(05)	3.15 X 5.44 X 1	=	17.14
	TOTAL	=	61.55

510.61 - 61.55= 449.06

NET BUILT UP AREA = 449.06

BUILT UP AREA TABLE:-

FLOOR	TOTAL
GR. FLOOR (H/P)	486.82
1st. FLOOR	449.06
2nd. FLOOR	449.06
3rd. FLOOR	449.06
4th. FLOOR	449.06
5th. FLOOR	449.06
6th. FLOOR	449.06
7th. FLOOR	449.06
ST. CABIN	39.05
LM. & OHWT	25.49
TOTAL	**3894.78**

FLOOR AREA TABLE >

FLOOR	USE		AREA	
	RESI.	TOTAL	RESI.	TOTAL
1st. FLOOR	04	04	405.52	405.52
2nd. FLOOR	04	04	405.52	405.52
3rd. FLOOR	04	04	405.52	405.52
4th. FLOOR	04	04	405.52	405.52
5th. FLOOR	04	04	405.52	405.52
6th. FLOOR	04	04	405.52	405.52
7th. FLOOR	04	04	405.52	405.52
TOTAL	**28**	**28**	**2838.64**	**2838.64**

F.S.I. AREA TABLE:-

FLOOR	TOTAL
1st. FLOOR	405.52
2nd. FLOOR	405.52
3rd. FLOOR	405.52
4th. FLOOR	405.52
5th. FLOOR	405.52
6th. FLOOR	405.52
7th. FLOOR	405.52
TOTAL	**2838.64**

F.S.I. AREA CALC. ON TYPICAL FLOOR :- IN SMT.

1st. TO 7th. FLOOR :-

BUILT UP AREA ON TYPICAL FLOOR = 449.06

LESS :-

(A)	3.35 X 2.27 X 1	=	7.61
(B)	6.81 X 3.39 X 1	=	23.08
(C)	3.15 X 4.06 X 1	=	12.79
	TOTAL	=	43.54

449.06 - 43.54= 405.52

NET F.S.I. AREA = 405.52

PLAN SHOWING PROP. RESI. BULDG. ON (SUR. NO.:- 389/1,) F.P. NO.-22/1,(OP. NO.:- 22/1) T.P.S. 110 (NIKOL-KATHWADA) FINAL MOJE : NIKOL, TAL.:- ASARWA, DIST : AHMEDABAD.

BLOCK :- G

SHEET NO.:- 15

SCALE : 1 CM = 1.00 MT

ZONE : RESIDENTIAL - I (R1) — USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	486.82
PROP. BUILT UP AREA ON 1st. FLOOR	449.06
PROP. BUILT UP AREA ON 2nd. FLOOR	449.06
PROP. BUILT UP AREA ON 3rd. FLOOR	449.06
PROP. BUILT UP AREA ON 4th. FLOOR	449.06
PROP. BUILT UP AREA ON 5th. FLOOR	449.06
PROP. BUILT UP AREA ON 6th. FLOOR	449.06
PROP. BUILT UP AREA ON 7th. FLOOR	449.06
PROP. BUILT UP AREA ON STAIR CABIN	39.05
PROP. BUILT UP AREA ON LIFT MACHINE RM & O.H.W.T.	25.49
TOTAL BUILT UP AREA	**3894.78**
PROP. F.S.I. AREA ON 1st. FLOOR	405.52
PROP. F.S.I. AREA ON 2nd. FLOOR	405.52
PROP. F.S.I. AREA ON 3rd. FLOOR	405.52
PROP. F.S.I. AREA ON 4th. FLOOR	405.52
PROP. F.S.I. AREA ON 5th. FLOOR	405.52
PROP. F.S.I. AREA ON 6th. FLOOR	405.52
PROP. F.S.I. AREA ON 7th. FLOOR	405.52
TOTAL F.S.I. AREA	**2838.64**

OPENING SCHEDULE :-

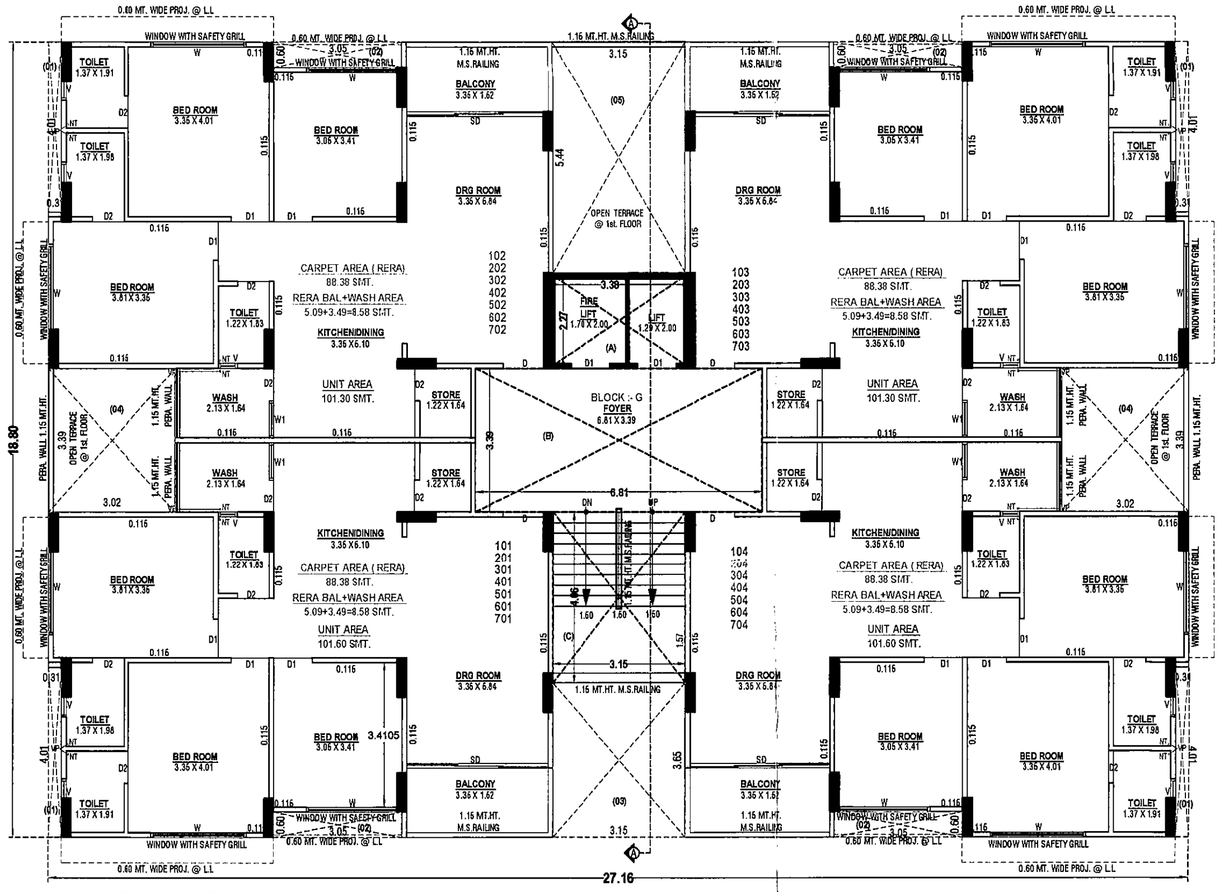
SD = 3.35X2.13 D1 = 0.91X2.13 W = 2.28X1.65
D = 1.07X2.13 D2 = 0.76X2.13 W1 = 0.88X1.34
V = 0.60X0.60

R.C.C. STAIR DETAIL

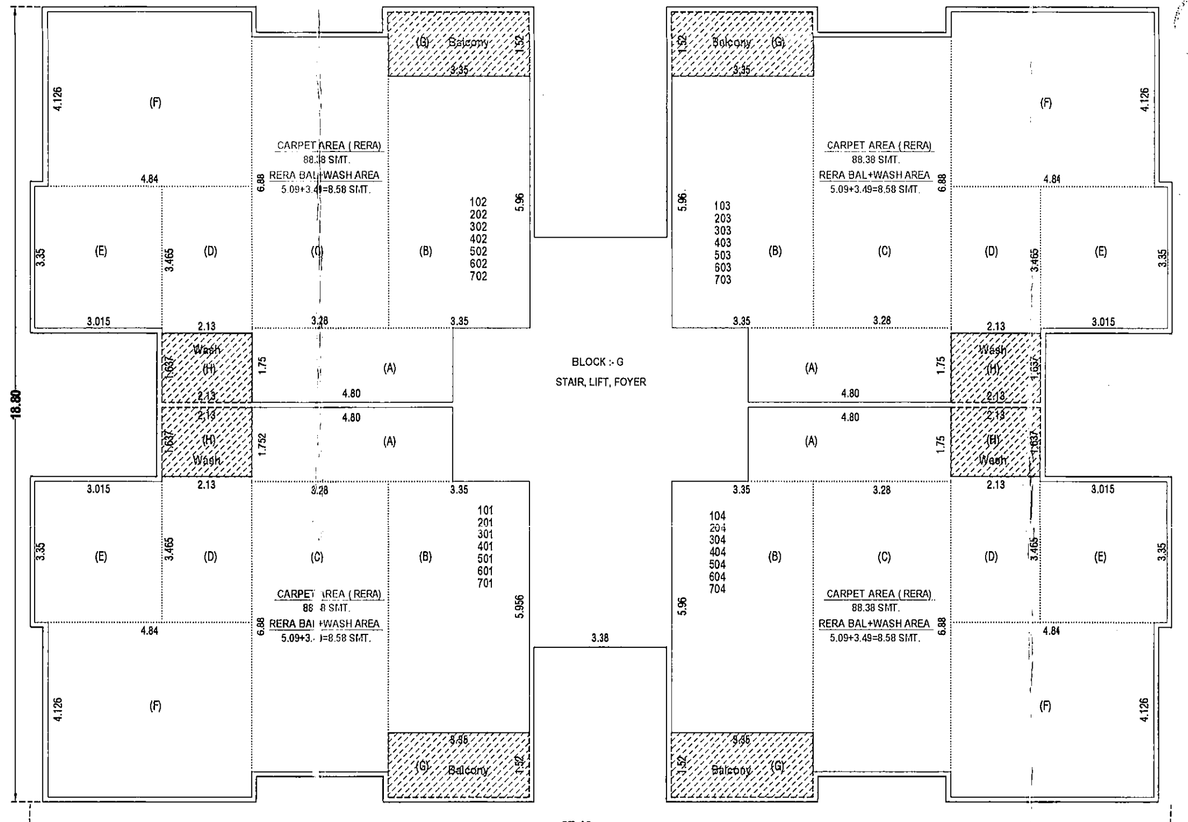
WIDTH = 1.57 TREAD = 0.25 RISER = 0.15

COLOUR NOTE :-

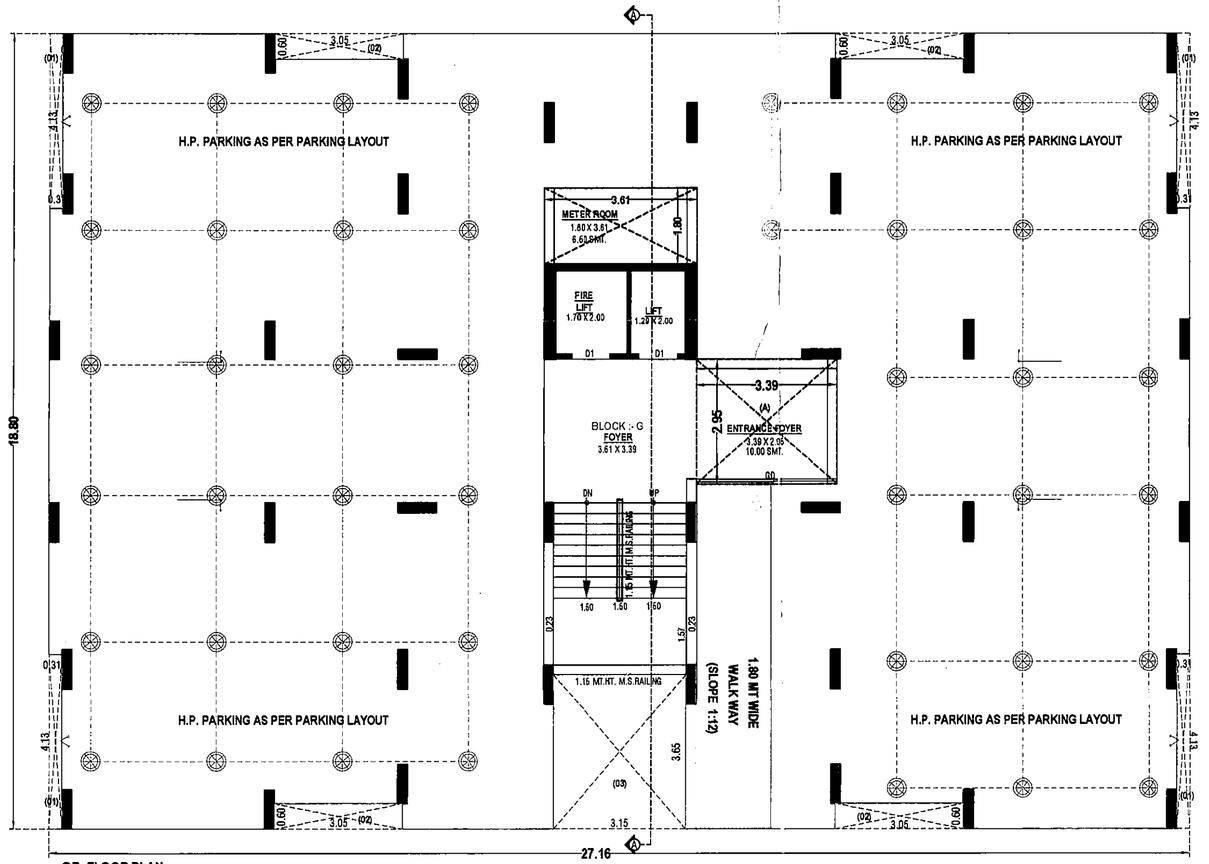
PROP.WORK PROP.DRAIN SPRINKLER



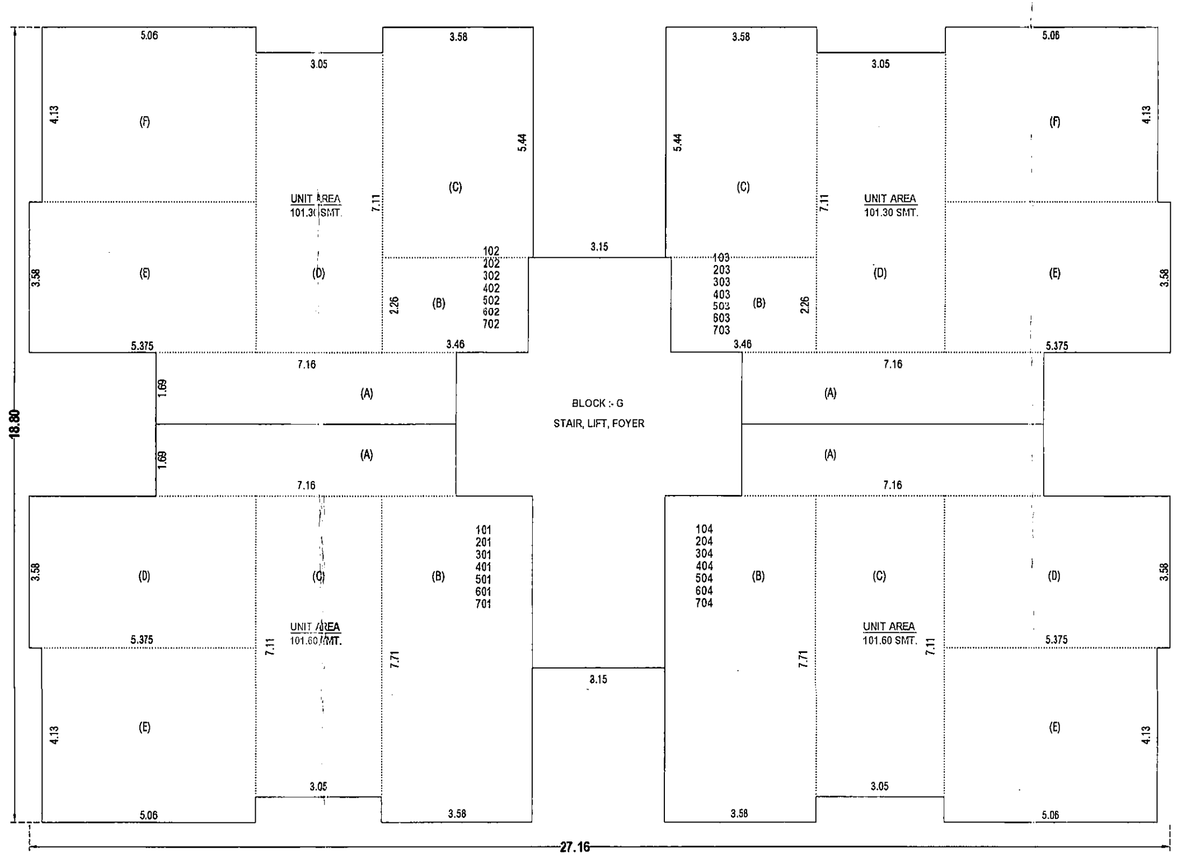
1st. TO 7th. FLOOR PLAN



CARPET AREA (RERA) ON TYPICAL FLOOR (1st. TO 7th. FLOOR)



GR. FLOOR PLAN



UNIT BUILT UP AREA ON TYPICAL FLOOR PLAN (1st. TO 7th. FLOOR)

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT ABOVE BUILDING(S) AND/OR UNDERGROUND BUILDING(S) AND/OR ANY OTHER CONSTRUCTION(S) SHALL NOT BE USED AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY OWNER/PARTIES AND SHALL ABIDE.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OF AHMEDABAD MUNICIPAL CORPORATION NO. GH/SD/2020/305 AND OFFICE ORDER NO.42/07-1/300/06.

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. 8(58)/1723/918/3784/L, DTD. 23/04/2009 TO STEPS OF 2.00 MTS. WIDE AND ABOVE FROM 10/20/30 MTS WIDE ROAD AS PER THE DEVELOPMENT PLAN OF AHMEDABAD MUNICIPAL CORPORATION AND ALL RULES, REGULATIONS AND DIRECTIONS ISSUED BY CONCERNED AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO. GH/VG/05 OF 2017/DCR-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/VG/07 OF 2017/EDR-102016-3629-L, DATED:- 20/12/2017 AND LETTER NO: GH/VG/11 OF 2018/EDR-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDR-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/VG/12 OF 2018/EDR-102016-3629-L, DATED:- 31/03/2018 AND GH/VG/12 OF 2018/EDR-102016-3629-L, DATED:- 24/01/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.3.

(6)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL SHEET/TIN-SHEET TO THE SURROUNDING AREA OF THE SITE UNDER CONSTRUCTION DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL ELEVATION OF PLOT FOR SAFETY PURPOSE.

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-19/06/2019.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEERS/STRUCTURE ENGINEER/CLERK OF WORKS /SITE SUPERVISOR/ ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE PROPERTY DURING EXCAVATION AND DEMOLITION OF BUILDING AND ADJACENT TO THE SITE AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING) AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ARCHITECT/OWNER/APPLICANT. ADDITIONAL ARRANGEMENT WILL COMPLY TO BE MADE BY THE STRUCTURAL ENGINEER/ ARCHITECT. ADDITIONAL ARRANGEMENT WILL COMPLY TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.26/06/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RA/ACHTIV) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE (AS SHOWN IN PLAN) FOR 28 UNIT (7 UNIT IN EACH FLOOR) IS GRANTED AS PER PROVISION OF CLAUSE NO. 6.3.2(4/B) OF C.G.D.C.R.-2017 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANT SHALL NOT TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.26/06/2019.

(11)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 26/06/2019 BY OWNERS APPLICANT AND DEVELOPERS FOR THE RIGHT TO DEVELOP AND CONSTRUCT ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(12) THE DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/APPROVAL GIVEN BY MCAM COMMISSIONER OF - 22/03/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYING BU. PERMISSION OR within 2 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER.FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT. 26/06/2019.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GN DT.:- 14/09/2007, LETTER NO.:-CDO/KA-2/5-1-07-29 GIVEN BY CITY DY. COLLECTOR (AHMEDABAD) IT IS SUBMITTED BY OWNER-APPLICANTS.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INCP.(E.Z.) A.M.C. DT. 31/08/2019.

(15)THIS PERMISSION IS GIVEN AS PER OPINION OF (E.Z) FOR BETTERMENT CHARGE ON DT.:24/06/2019.

(16)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER CIRCULAR NO.:- 272/513-14,DATE:- 27/12/2013 AND OWNER APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 26/06/2019.

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT. 28/06/2019 (NO.332) AND FIRE NOC SHALL BE PROVIDED BY OWNER/APPLICANT AND DEVELOPERS FOR THE SAME BEFORE APPLYING FOR B.U.PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.26/06/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

(19)IN EVERY WATER CLOSETS ON TOILETS IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(20) AIR POLT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE LEVELOPMENT COMPLETE 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.:26/06/2019.

(21)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-26/06/2019.

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/MUNIPER/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.

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

(24)ખાસમ, અને અર્બન આવાસ સ્કીમોમાં (રીજનરેટિવ વિકાસ અને ગરીબોની રાહતી) બોયોગ્યક્ષ્ય ૬૦મ. ૮૩૬ ચોરસ મીટરે આવાસ પ્રણાલિ મુજ સ્થાનાર 30 દિવસ પહેલાં અટક કામકા કેસમાં વિકાસ કેન્દ્રોના ચોમેર ચોમેર ગ્રેનેજ આવાસ મુજ અર્બન 50 દિવસમાં વિકાસ કેન્દ્ર કામકા કેસ માટેની નોંધણી વિકાસપ્રથી બોયોગિક મકાનની અને આવાસની કરીયેમ કરવાની રહેશે.

(25)ગ્રેનોએ કરવી પડશે કરવા ગ્રેનજ ટ્રેટમેન્ટ પ્લેટ કમ્પોઝ તથા Grey Water Recycling System with dual plumbing અને Sewage Treatment Plant (S.T.P.) પ્રોજક્ટ રિપોર્ટ વોટર સ્ટોરેજીનાં બોગવાડ કરવા ઘરીનાં પ્રયોજનાની બાગવાડી બોગેલ તથાબ પાણીપ્રયોજન કામથી વોપરી કરવાનું રહેશે તે મુજબ ગ્રેનજ તે મુજબ વર્તવા મકાનકારોએ/ઓનરોએ તા.26/06/2019 ના રોજ આપેલ નોટરાઈઝ અંડરેપરી પાળવે બાધીત.

અહીંથી વિકાસ કરવે સહેલી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૧૦૨૦૧૬/૩૨૫ગી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર વર્ષાવરસાની ભગ્યાંક મોટા સાટે ગુજરાતી ભાષામાં વર્ષાવરસાની તમામ વિગતો દર્શાવવું જો વાર્તાની મુદતાની રાખવે.

FOR, RAMDEV BUILDCON
PARTNER
(SUNILKUMAR A. PATEL)
AMC/ DEV. 1250130224
DEVELOPER

NAKRANI CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinium Plaza, New India Colony Road, Nikol,Ahmedabad-382350
AMC lic no. ER - 1183280522
AMC lic no. CW - 0665210720
ENGINEER / C.O.W.

VALAY P. SHAH
Structural Designer (Grade-I)
AMC Lic.No. SD 0404220523R1
12, Shantikunj Soc., Bayad-Kapadwanj Road, Bayad-383325.
STR.ENGINEER

OWNER

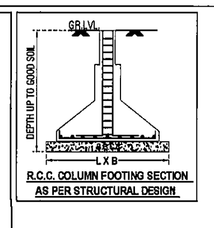
RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3.4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LEGAL 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/EZ/030719/CGDCR/V/A2645/R0/M1 Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 02478/030719/A2645/R/M1
Date : 04/09/2019

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

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017 , ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS 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 C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017
- THE PAVING OF BUILDING UNITUNAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF C.G.D.C.R.-2017
- THE STRUCTURAL 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 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 THE CLAUSE NO.17.4 OF C.G.D.C.R-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R-2017
- FIRE SAFETY 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 C.G.D.C.R-2017
- MARGINAL SPACES& BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.-2017
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017



આથી વિકાસ કર્તા અહેવી યુકિનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરવા/૧૦૨૦૧/ફરજથી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની ઉંચાઇ સોટર સાઇટ ગુજરાત વિકાસ બાંધકામની ક્રમાન કિંમતો દ્વારાવું ઓ ગણવી મુકવામાં આવે.

સદર પકરણે ગાર્ડેબલ એરિ.ગોસ.આદી. ના નકશાં ના હોય. ચુકવવાના હોઇ, તે પરચુરાલ વધારાને લી. યુ. પરવીશેષ આપતી અરે.ના લિખાણની સાથેસાથ મંગાવવાનો રહેશે.

SCRUTINIZE COPY
NO. 2124
TDO, BPSP, AMC

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.5 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

GR. FLOOR FOYER & METER ROOM BUILT UP & F.S.I. AREA CALC. :-

(A)	2.49 X 4.84 X 1	=	12.05
(B)	3.15 X 1.41 X 1	=	4.44
	TOTAL	=	16.49
		=	16.49

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-

BLOCK - H

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101,104	119.60	95.83	5.32	4.56	02
	102,103	110.35	95.83	5.32	4.56	02
2nd. FLOOR	201,204	110.60	95.83	5.32	4.56	02
	202,203	110.35	95.83	5.32	4.56	02
3rd. FLOOR	301,304	110.60	95.83	5.32	4.56	02
	302,303	110.35	95.83	5.32	4.56	02
4th. FLOOR	401,404	110.60	95.83	5.32	4.56	02
	402,403	110.35	95.83	5.32	4.56	02
5th. FLOOR	501,504	110.60	95.83	5.32	4.56	02
	502,503	110.35	95.83	5.32	4.56	02
6th. FLOOR	601,604	110.60	95.83	5.32	4.56	02
	602,603	110.35	95.83	5.32	4.56	02
7th. FLOOR	701,704	110.60	95.83	5.32	4.56	02
	702,703	110.35	95.83	5.32	4.56	02

UNIT AREA CALC.:- BLOCK :- H (RESI.)
TOTAL = 14 UNIT (1st. To 7th.FLOOR).
FLAT NO.:-[101,201,301,401,501,601,701] [104,204,304,404,504,604,704]

(A)	7.76 X 1.74	=	13.50 SMT.
(B)	3.73 X 7.96	=	29.69 SMT.
(C)	5.56 X 5.54	=	30.80 SMT.
(D)	3.775 X 5.21	=	19.67 SMT.
(E)	1.60 X 2.43	=	3.89 SMT.
(F)	7.13 X 1.83	=	13.05 SMT.
	TOTAL	=	110.60 SMT.
110.60 X 02 = 221.20			

UNIT AREA CALC.:- BLOCK :- H (RESI.)
TOTAL = 14 UNIT (1st. To 7th.FLOOR).
FLAT NO.:-[102,202,302,402,502,602,702] [103,203,303,403,503,603,703]

(A)	7.76 X 2.06	=	15.99 SMT.
(B)	1.41 X 2.27	=	3.20 SMT.
(C)	1.53 X 5.70	=	8.72 SMT.
(D)	2.20 X 7.64	=	16.81 SMT.
(E)	7.125 X 7.05	=	50.23 SMT.
(F)	2.21 X 5.21	=	11.51 SMT.
(G)	1.60 X 2.43	=	3.89 SMT.
	TOTAL	=	110.35 SMT.
110.35 X 02 = 220.70			

CARPET AREA (RERA) BLOCK :- H(RESI.)
TOTAL = 28 UNIT (1st.TO 7th. FLOOR)
FLAT NO.:-[101,201,301,401,501,601,701] [102,202,302,402,502,602,702] [103,203,303,403,503,603,703] [104,204,304,404,504,604,704]

(A)	5.25 X 1.793 =	9.41	SMT.
(B)	3.50 X 6.215 =	21.75	SMT.
(C)	3.28 X 7.14 =	23.42	SMT.
(D)	2.28 X 6.93 =	15.80	SMT.
(E)	1.795 X 6.82 =	12.24	SMT.
(F)	1.98 X 4.99 =	9.88	SMT.
(G)	1.37 X 2.43 =	3.33	SMT.
	TOTAL =	95.83	SMT.
95.83 X 04 = 383.32			

CARPET AREA (RERA) WASH&BALCONY

(H)	Balcony 3.50 X 1.52 =	5.32	SMT.
(I)	Wash 2.28 X 2.00 =	4.56	SMT.

BUILT UP AREA CALC. ON GR. FLOOR :- 19 SMT.
GR. FLOOR :-

29.28 X 19.40	=	**568.03**	
LESS :-			
(01)	0.61 X 2.43 X 4	=	5.93
(02)	7.13 X 0.60 X 4	=	17.11
(03)	3.15 X 3.91 X 1	=	12.32
TOTAL		=	**35.36**
568.03 - 35.36 = 532.67			
NET BUILT UP AREA = 532.67			

BUILT UP AREA CALC. ON 1st. to 7th. FLO.R :- IN SMT.
1st. to 7th. FLOOR :-

29.28 X 19.40	=	**568.03**	
LESS :-			
(01)	0.61 X 2.43 X 4	=	5.93
(02)	7.13 X 0.60 X 4	=	17.11
(03)	3.15 X 5.70 X 1	=	17.95
(04)	3.78 X 4.11 X 2	=	31.07
(05)	3.15 X 3.91 X 1	=	12.32
TOTAL		=	**84.38**
568.03 - 84.38 = 483.65			
NET BUILT UP AREA = 483.65			

F.S.I. AREA CALC. ON TYPICAL FLOOR :- IN SMT.
1st. TO 7th. FLOOR :-

BUILT UP AREA ON TYPICAL FLOOR		=	**483.65**
LESS :-			
(A)	3.15 X 4.06 X 1	=	12.79
(B)	6.21 X 3.47 X 1	=	21.55
(C)	3.38 X 2.27 X 1	=	7.67
TOTAL		=	**42.01**
483.65 - 42.01= 441.64			
NET F.S.I. AREA = 441.64			

FLOOR AREA TABLE :-

FLOOR	USE RESI.	USE TOTAL	AREA RISI.	AREA TOTAL
1st. FLOOR	04	04	441.54	441.54
2nd. FLOOR	04	04	441.54	441.54
3rd. FLOOR	04	04	441.54	441.54
4th. FLOOR	04	04	441.54	441.54
5th. FLOOR	04	04	441.54	441.54
6th. FLOOR	04	04	441.54	441.54
7th. FLOOR	04	04	441.54	441.54
TOTAL	**28**	**28**	**3089.48**	**3091.48**

BUILT UP AREA TABLE-

FLOOR	TOTAL
GR. FLOOR (H.P)	532.67
1st. FLOOR	483.65
2nd. FLOOR	483.65
3rd. FLOOR	483.65
4th. FLOOR	483.65
5th. FLOOR	483.65
6th. FLOOR	483.65
7th. FLOOR	483.65
ST. CABIN	39.38
I.M. & OHWT	25.49
TOTAL	**3983.09**

F.S.I. AREA TABLE-

FLOOR	TOTAL
1st. FLOOR	441.54
2nd. FLOOR	441.54
3rd. FLOOR	441.54
4th. FLOOR	441.54
5th. FLOOR	441.54
6th. FLOOR	441.54
7th. FLOOR	441.54
TOTAL	**3091.48**

BLOCK :- H

PLAN SHOWING PROP. RESI. BULDG. ON (SUR. NO.:- 389/1,) F.P. NO.-22/1,(OP. NO.:- 22/1) T.P.S. 110 (NIKOL-KATHWADA) FINAL MOJE : NIKOL, TAL.:- ASARWA, DIST : AHMEDABAD.

SHEET NO.:- 17

SCALE : 1 CM = 1.00 MT

ZONE : RESIDENTIAL - I (R1) — USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	532.67
PROP. BUILT UP AREA ON 1st. FLOOR	483.65
PROP. BUILT UP AREA ON 2nd. FLOOR	483.65
PROP. BUILT UP AREA ON 3rd. FLOOR	483.65
PROP. BUILT UP AREA ON 4th. FLOOR	483.65
PROP. BUILT UP AREA ON 5th. FLOOR	483.65
PROP. BUILT UP AREA ON 6th. FLOOR	483.65
PROP. BUILT UP AREA ON 7th. FLOOR	483.65
PROP. BUILT UP AREA ON STAIR CABIN	39.38
PROP. BUILT UP AREA ON LIFT MACHINERM & O.H.W.T.	25.49
TOTAL BUILT UP AREA	**3983.09**
PROP. F.S.I. AREA ON 1st. FLOOR	441.54
PROP. F.S.I. AREA ON 2nd. FLOOR	441.54
PROP. F.S.I. AREA ON 3rd. FLOOR	441.54
PROP. F.S.I. AREA ON 4th. FLOOR	441.54
PROP. F.S.I. AREA ON 5th. FLOOR	441.54
PROP. F.S.I. AREA ON 6th. FLOOR	441.54
PROP. F.S.I. AREA ON 7th. FLOOR	441.54
TOTAL F.S.I. AREA	**3091.48**

OPENING SCHEDULE :-
SD = 3.50 X 2.13 D1 = 0.91 X 2.13 W1 = 2.44 X 1.65
D = 1.07 X 2.13 D2 = 0.76 X 2.13 W1 = 1.24 X 1.34
V = 0.80 X 0.60

R.C.C. STAIR DETAIL
WIDTH = 1.57 TREAD = 025 RISER = 0.15

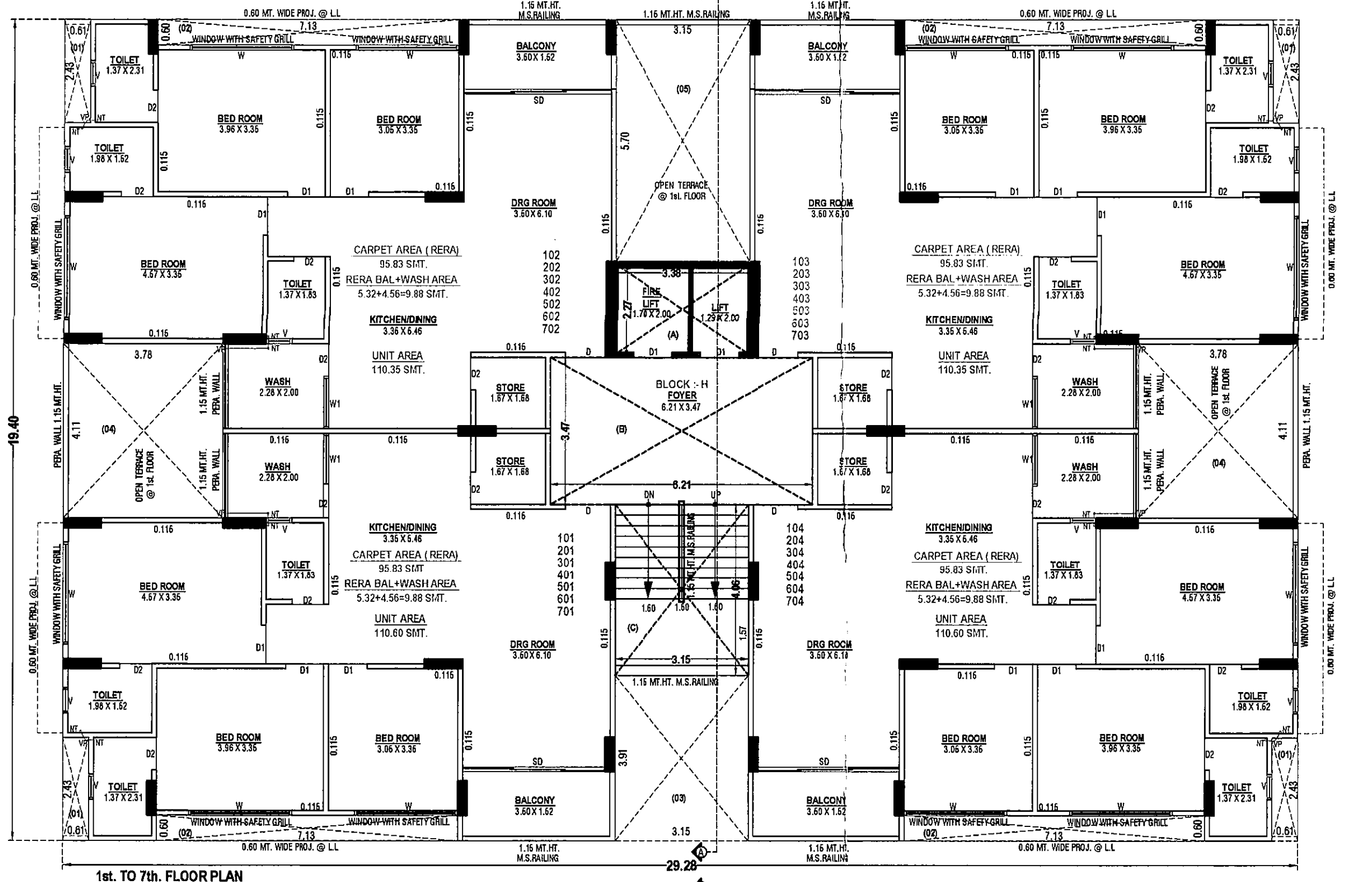
COLOUR NOTE :-
PROP.WORK PROP.DRAIN SPRINKLER

FOR, RAMDEV BUILDCON
PARTNER
(SUNILKUMAR A PATEL)
AMC/ DEV. 1250130224
DEVELOPER

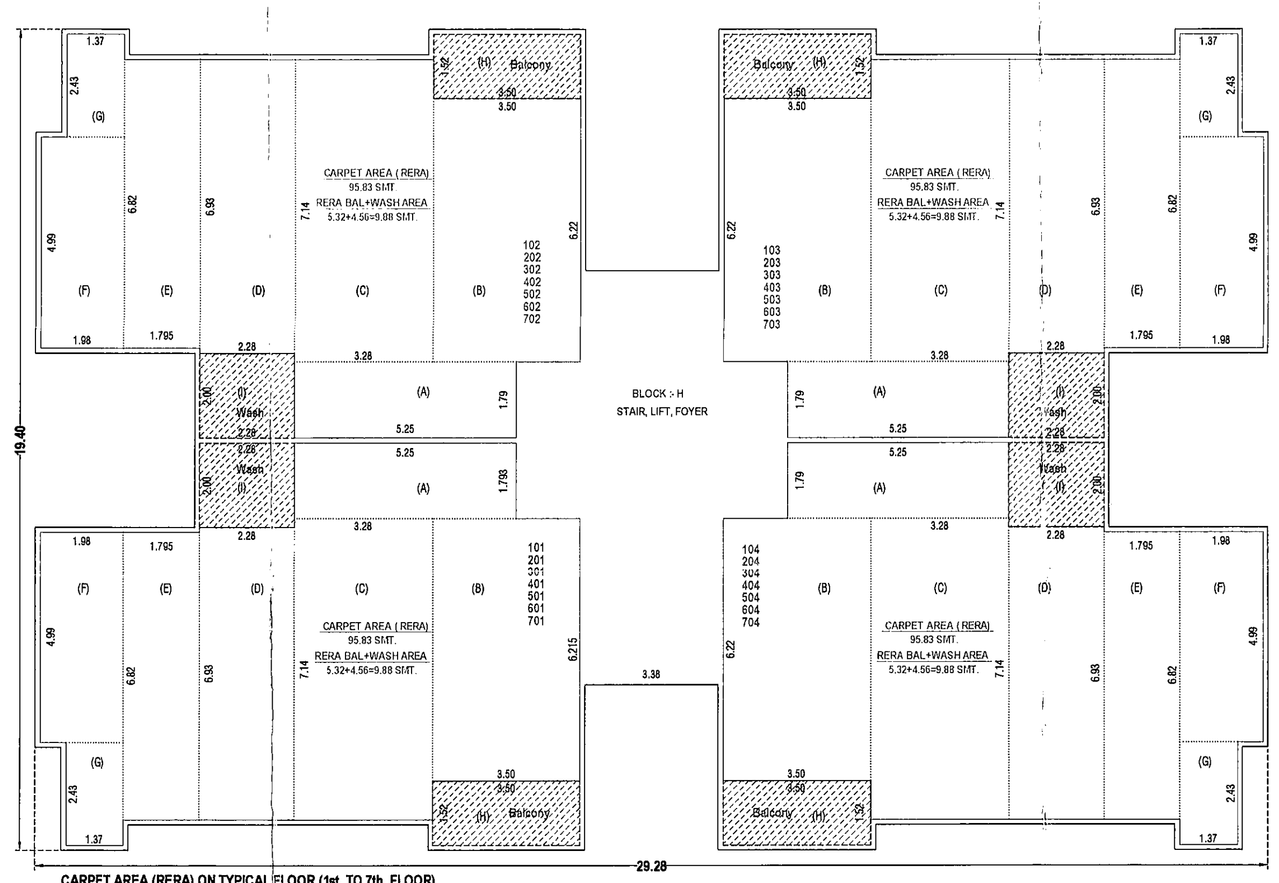
CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinium Plaza,
New India Colony Road,
Nikol,Ahmedabad-382350
AMC lic no. ER - 1183280522
AMC lic no. CW - 0665210720
ENGINEER / C.O.W.

VALAY P. SHAH
Structural Designer (Grade-i)
AMC Lic.No. SD 04042205235R1
12, Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325.
STR.ENGINEER

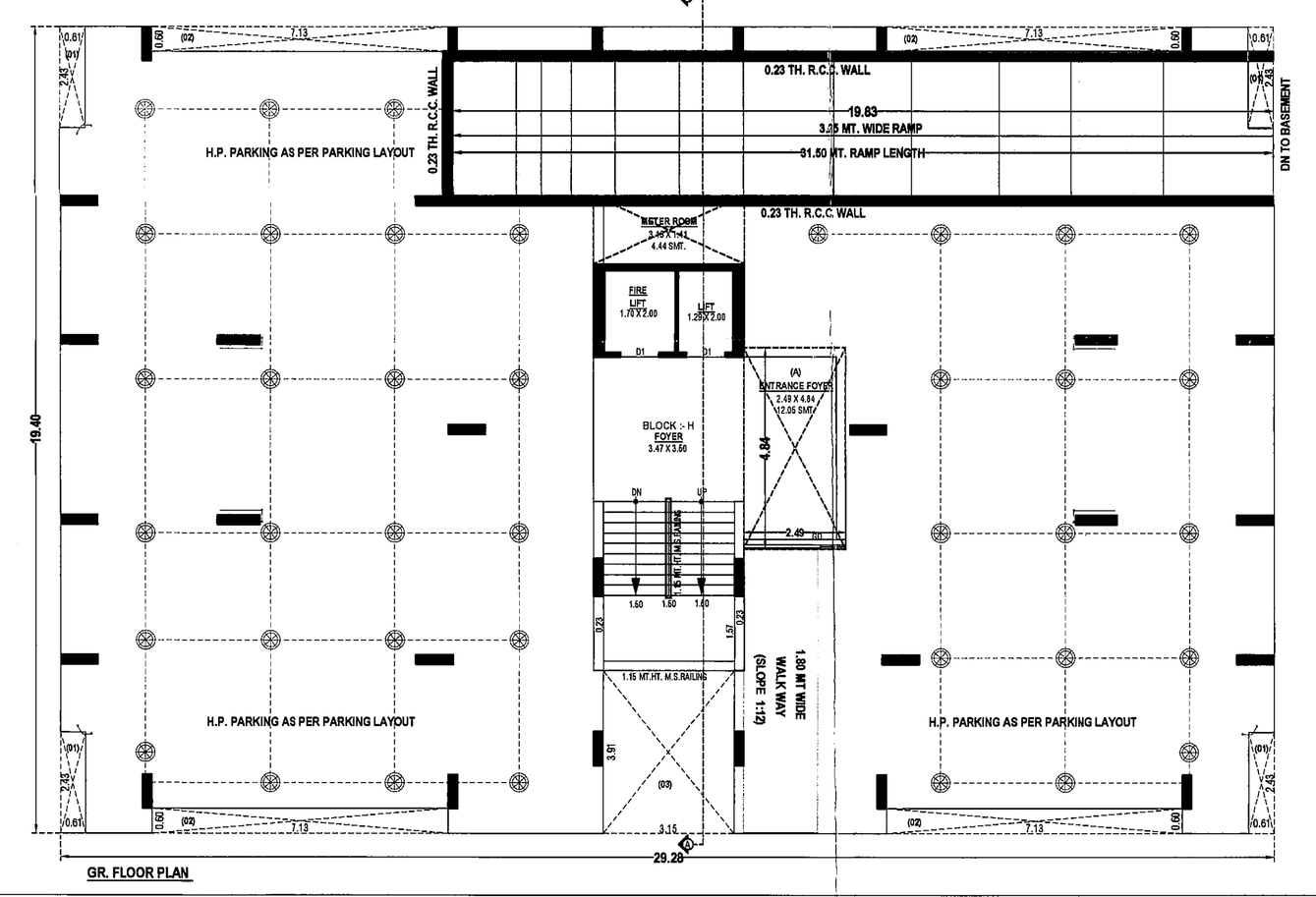
OWNER



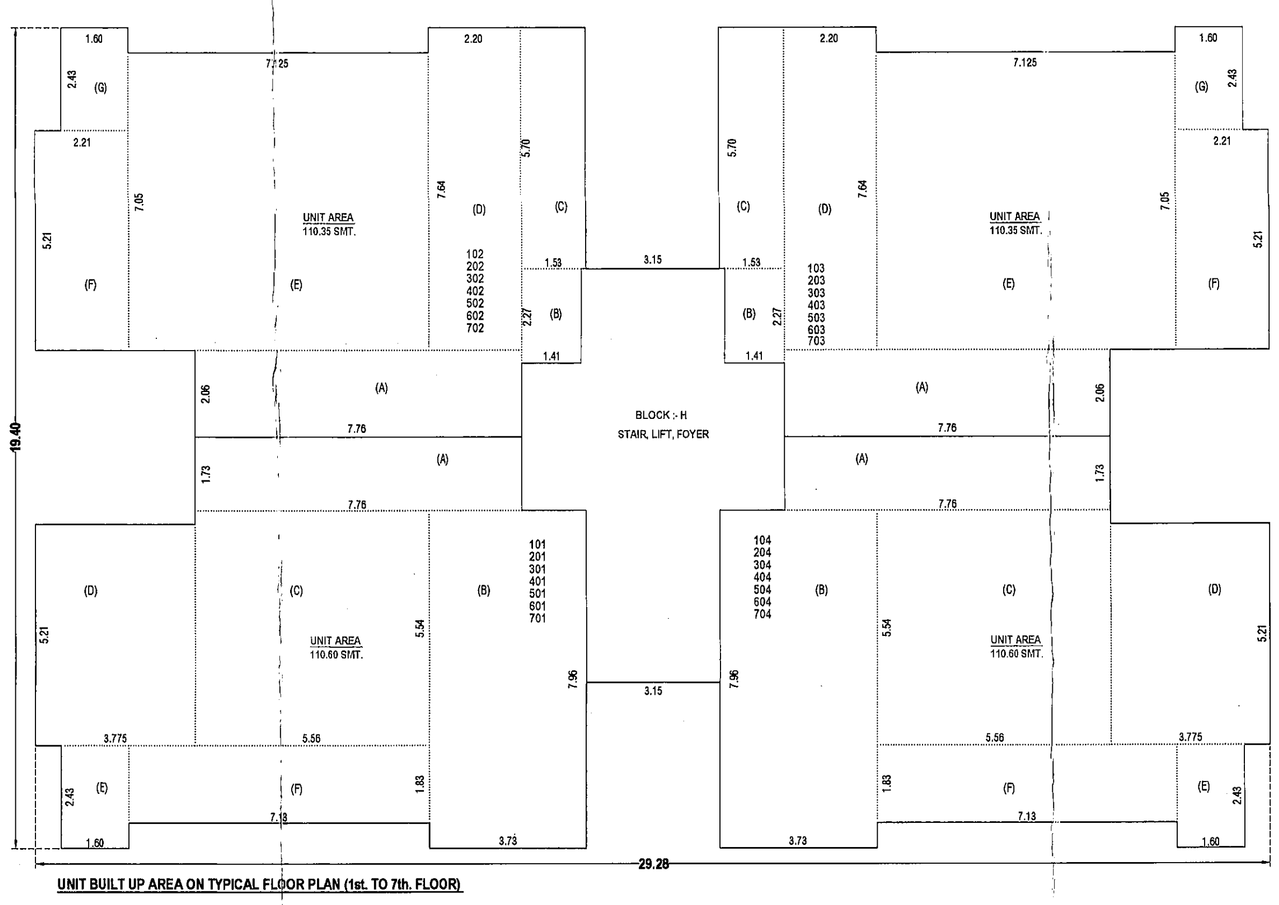
1st. TO 7th. FLOOR PLAN



CARPET AREA (RERA) ON TYPICAL FLOOR (1st. To 7th. FLOOR)



GR. FLOOR PLAN



UNIT BUILT UP AREA ON TYPICAL FLOOR PLAN (1st. To 7th. FLOOR)

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT ANY CONTENT AND DESIGN ARCHITECT ONLY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY THE OWNER/APPLICANT AND ENGINEER.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER ORDER NO.-2/-1/-1/-1/36/09 DATED 02/02/09 AND OFFICE ORDER NO.-42-2/-1/36/09

(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. GHV/110 OF 2011/GDR-1011/36-GH-1 DATED:- 31/12/2011 AND LETTER NO: GHV/110 OF 2011/GDR-1011/36-GH-1 DATED:- 31/12/2011 AND LETTER NO: GHV/110 OF 2011/GDR-1011/36-GH-1 DATED:- 31/12/2011 AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GANDHINAGAR AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(4) THIS DEVMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/050 OF 2017/GDB-1033/4-3829-L, DATED:- 12/10/2017, AND LETTER NO: GHV/050 OF 2017/GDB-1033/4-3829-L, DATED:- 12/10/2017 AND LETTER NO: GHV/050 OF 2017/GDB-1033/4-3829-L, DATED:- 31/03/2018 AND LETTER NO: SDB-1033/18-3829-L, DATED:- 31/03/2018 AND LETTER NO: GHV/45 OF 2018/SDB-1033/18-3829-L, DATED:- 23/8/2018 AND LETTER NO: GHV/115 OF 2018/SDB-1033/18-3829-L, DATED:- 25/12/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5)TRAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.3.

(6)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.20MT.)DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:-19/06/2019.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, BASEMENT AND FOUNDATION OF THE BUILDING AND ANY DEFICIENCIES OF THE BUILDING WILL HAVE TO GO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT SHORING / STRUTTING) AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR THE SAFETY OF ADJOINING PROPERTY AND ANY DEFICIENCIES OF THE BUILDING WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.26/06/2019 BY THE OWNER / APPLICANT / DEVELOPER/ ARCHITECT /ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH OWNER/APPLICANT RESPONSIBLE FOR ANY DAMAGE OR DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(9)THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-I AS SHOWN IN PLAN) FOR RESI. BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY GH.M.C.G.L.O.N DT.14/08/2015 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 23.30 MT.ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITARY AND HYGIENIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.26/06/2019.

(11)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT. 26/06/2019 BY OWNER APPLICANT AND DEVELOPERS FOR THE PURCHASE OF LAND AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(12)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYFOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA.THE OWNER/APPLICANT SUBMIT NOTERIZED UNDERTAKING FOR THE SAME ON DT. 26/06/2019.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT:- 14/09/2007, LETTER NO.:-CCC-A-0-187-08 GIVEN BY CITY DY. COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(14)TITLE-PERMISSION(S) C/O/U/O/J.V.MEASURE ON MAP,HEIGHT, AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(E.E.) A.M.C. DT.,21/06/2019.

(15)THIS PERMISSION IS GIVEN AS PER OPINION OF (E.E) FOR BETTERMENT CHARGE ON DT.-26/06/2019.

(16)TLIE PERCHANGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENTAGE CHARGES IN 4 INSTALLMENT IN 1 YEAR AS PER CIRCULAR NO:-27/2013-14 DATE:- 27/12/2013 AND CONDITION APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER APPROVAL GIVEN BY FOR THE SAME DT:- 26/06/2019.

(17)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT:-26/06/2019 (NO.333) AND FIRE NOC MUST BE OBTAINED FROM FIRE DEPARTMENT AND SUBMITTED TO THE BUILDING PLAN DEPT. BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DT.26/06/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18)APPONTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

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

(20) AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLETE HI.30MT. HEIGHT AS NOTARIZED UNDERTAKING DT.26/06/2019.

(21)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER C.G.D.C.R.17.5.1 OF CGDCR-2017 AS PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT ON DATE:-26/06/2019.

(22)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREW/HEEL OF THE VEHICLES/OPPRESIDENTS COMING AND GOING ON THE PUBLIC ROAD, OTHERWISE THE PROCESSING FEE WILL BE FORFEITED AND THE DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(23)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016 THE DEVELOPER(PROMOTER(S) WILL MAKE ADVERTISEMENT FOR SALE OR OFFER TO SELL OR INVITE PERSONS TO ENTER INTO AGREEMENT FOR SALE OR BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING WITHOUT FIRST GETTING THE PROJECT REGISTERED WITH THE REAL ESTATE REGULATORY AUTHORITY OPEN OFFICE.

(24)THE OWNER/APPLICANT SHALL HAVE TO PROVIDE RAINWATER HARVESTING SYSTEM AS PER CLAUSE NO. 17.2 OF C.G.D.C.R.-2017 AND THE OWNER/APPLICANT SHALL HAVE TO PROVIDE SEPARATE PIPELINE FOR RAINWATER HARVESTING SYSTEM AND THE OWNER/APPLICANT SHALL HAVE TO PROVIDE DRAINAGE SYSTEM FOR RAINWATER HARVESTED FROM ROOF TOP AND OTHER PLACES AND THE OWNER/APPLICANT SHALL HAVE TO PROVIDE FILTER FOR RECHARGE OF GROUND WATER AS PER THE GUIDELINES OF CGWB.

(25)પ્રોજેક્ટ બીલ્ડીંગ માટે ઓછામાં ઓછી ૩૦ દિવસ પહેલા સદર કામના ઠેકાણાની વિગતો ઉપરાંત પ્રારંભના નોટીસ તેમજ બાંધકામ થઇ ગયેલાં ૦૦ દિવસમાં ઉંચાઇ કામમાં ફેરફાર આવતાં નીચેની વિગતવાળી,પ્રોજેક્ટીંગ ઇમારતની અને અગાઉની કોમેન્સ કામગીરી થયેલી.

(26)ગ્રુપ-બીલ્ડીંગ અથવા બહાર ટેનેમેન્ટ કોમ્પ્લેક્સ ખાતે ડ્રાન્કેજ તથા Grey Water Recycling System with dual plumbing અને Sewage Treatment Plant (S.T.P.) તેમજ રેઇન વોટર હાર્વેસ્ટીંગની યોજનાનો કરવા અંગેનાં ખાર્યવાહીની વિગતવાળી નોટીસ તમામ વસવાટવાળીજગ્યા કબ્જાથી પોતાનો કબ્જામાં રહેવો તે સાથે તેમજ તે મુજબ વર્તમાન અનુસરવાનીબાંધેલી તા.26/06/2019-ના રોજ આપેલ નોટરાઇઝડ અંડરેટીંગ આપવાની રહેશે.

(27)ગ્રુપ-બીલ્ડીંગ અથવા સોસાયટીઓએ રહેવાટનું નિયમન અને નોટરીની સાથેનો અંડરટેકીંગ કરવાનો રહેશે.જેમાં આગ્રહી બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલા સદર કામના ઠેકાણાની વિગતો ઉપરાંત પ્રારંભના નોટીસ તેમજ બાંધકામ શરૂ કર્યાનાં ૦૦ દિવસમાં ઉંચાઇ કામમાં ફેરફાર કરવામાં આવતાં ઠેકાણા આગ્રહી બીલ્ડરની વિગતવાળી,પ્રોજેક્ટીંગ ઇમારતની અને અગાઉની કોમેન્સ કામગીરી થયેલી.

Ahmedabad Municipal Corporation

Case No. : BLNTS/EZ/030719/CGDCRV/A2646/R0/M1 Zone: EAST

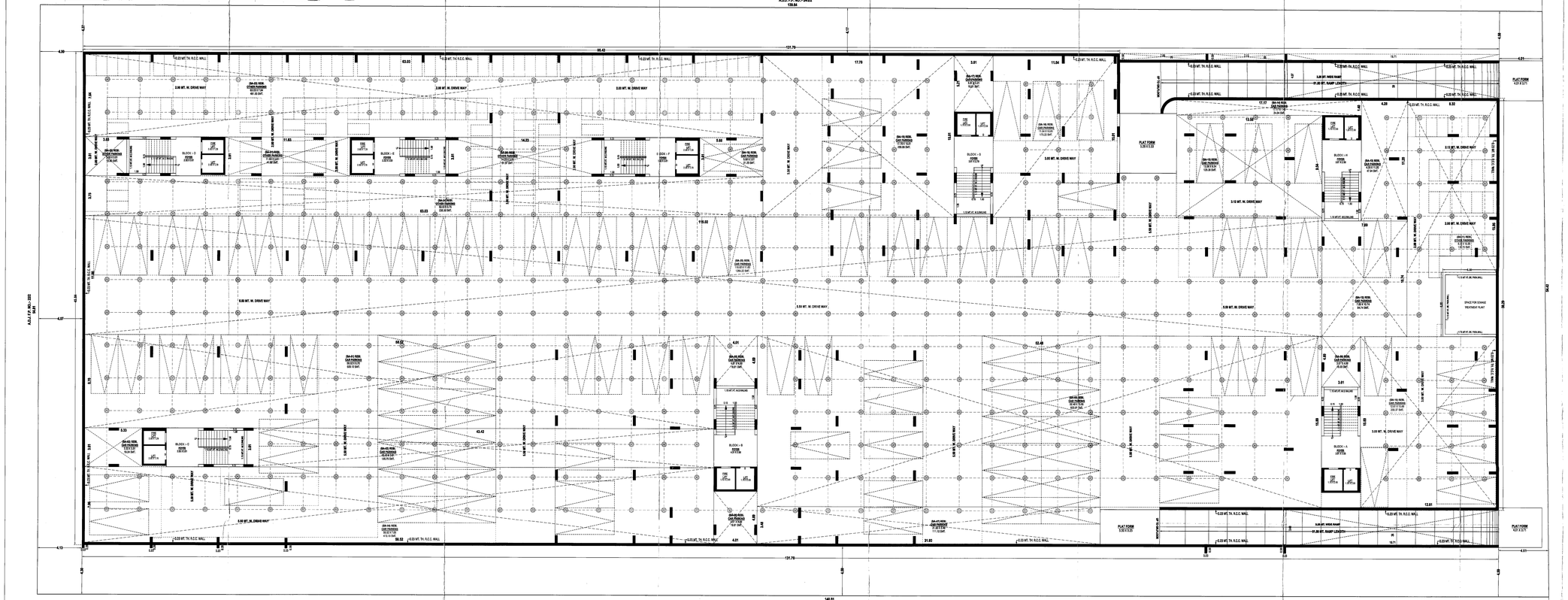
Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 02479/030719/A2646/R0/M1

Date : 04/09/2019

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

AUTHORITY



BUILT UP AREA CALC. ON BASEMENT FLOOR			
	12.12 X 10.00 X 1	=	60.60 Sq.
	5.25 X 2.00 X 4	=	42.00
	4.25 X 0.50 X 2	=	4.25
		TOTAL	= 106.85 Sq.
LESS-			
(1)	7.00 X 3.00 X 1	=	4.65
(2)	1.10 X 3.00 X 1	=	3.34
(3)	16.71 X 4.27 X 1	=	65.03
(4)	10.71 X 4.00 X 1	=	44.88
		TOTAL	= 117.90
BUILT UP AREA =			106.85 - 117.90 = -11.05
NET BUILT UP AREA	=		0.00

RESI. PARKING AREA CALC.			
CAR PARKING			
B SAUD. (B4-01)	36.52 X 3.70 X 1	=	135.12 SMT.
B SAUD. (B4-02)	3.50 X 5.50 X 1	=	19.24 SMT.
B SAUD. (B4-03)	43.42 X 3.50 X 1	=	151.97 SMT.
B SAUD. (B4-04)	36.52 X 3.50 X 1	=	127.82 SMT.
B SAUD. (B4-05)	4.27 X 4.50 X 1	=	19.21 SMT.
B SAUD. (B4-06)	4.27 X 4.50 X 1	=	19.21 SMT.
B SAUD. (B4-07)	31.50 X 5.00 X 1	=	157.50 SMT.
B SAUD. (B4-08)	32.48 X 5.00 X 1	=	162.40 SMT.
B SAUD. (B4-09)	4.27 X 4.50 X 1	=	19.21 SMT.
B SAUD. (B4-10)	12.00 X 5.00 X 1	=	60.00 SMT.
B SAUD. (B4-11)	8.00 X 5.00 X 1	=	40.00 SMT.
B SAUD. (B4-12)	7.00 X 5.00 X 1	=	35.00 SMT.
B SAUD. (B4-13)	4.25 X 11.25 X 1	=	47.81 SMT.
B SAUD. (B4-14)	17.17 X 1.40 X 1	=	24.04 SMT.
B SAUD. (B4-15)	17.17 X 1.40 X 1	=	24.04 SMT.
B SAUD. (B4-16)	13.34 X 5.25 X 1	=	70.02 SMT.
B SAUD. (B4-17)	3.00 X 5.25 X 1	=	15.81 SMT.
B SAUD. (B4-18)	17.75 X 5.27 X 1	=	93.56 SMT.
B SAUD. (B4-19)	3.66 X 5.25 X 1	=	21.20 SMT.
B SAUD. (B4-20)	13.00 X 5.00 X 1	=	65.00 SMT.
	TOTAL	=	1,455.40 SMT.
TOTAL CAR PARKING AREA =			1,455.40 SMT.

RESI. OTHER PARKING AREA CALC.			
OTHER PARKING			
B SAUD. (B4-1)	8.32 X 13.00 X 1	=	108.16 SMT.
B SAUD. (B4-2)	11.00 X 5.50 X 1	=	60.50 SMT.
B SAUD. (B4-3)	11.00 X 5.50 X 1	=	60.50 SMT.
B SAUD. (B4-22)	3.66 X 5.50 X 1	=	19.80 SMT.
B SAUD. (B4-23)	60.00 X 7.84 X 1	=	470.40 SMT.
B SAUD. (B4-24)	60.00 X 3.75 X 1	=	225.00 SMT.
	TOTAL	=	947.36 SMT.

BASEMENT PLAN SHOWING PROP. RESI. BULDG. ON (SUR. NO.:- 389/1.)
F.P. NO.-221,(OP. NO.:- 221/ T.P.S. 110 (NIKOL-KATWADA) FINAL
MOJE : NIKOL , TAL. :- ASARWA, DIST : AHMEDABAD.

SCALE : 1.50 = 1.00 MT ZONE : RESIDENTIAL - I (R1)

AREA TABLE :	SQMT
PROP. BUILT UP AREA ON BASEMENT	0000.00
TOTAL BUILT UP AREA	0000.00

SHEET NO.:- 04

NOTES:-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY US AND THE DIMENSIONS OF ALL EDGES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY THEMSELVES OR RECORD AND IN ACCORDANCE WITH OWNERSHIP/EVIDENCE RECORD.
- THE PLOT IS NOT AFFECTED BY ROAD/RIVER/NALA/ROAD WIDENING/ROAD SETBACK.
- THE DEPTH AND PORTION OF EXISTING MUNICIPAL NAKHLO IS SURVEYED BY US ON SITE AND PROVIDED CAN EST DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO G.D.C.& -2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.5 OF THE G.D.C.& -2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AND SUPERVISED BY THE STRUCTURAL ENGINEER.
- COLOUR OF EXTERIOR AND THE AREA IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 10.1.11 AND 10.1.12 OF G.D.C.& -2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.10.1.14 OF G.D.C.& -2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 10.1.15 OF G.D.C.& -2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 10.1.16 OF G.D.C.& -2017.
- LITTER BIN FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR ROOM UNIT.
- ELECTRICAL SUPPLY LINE DIAGRAM SHALL BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 10.1.17 OF G.D.C.& -2017 AND ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.10.1.18 OF G.D.C.& -2017.
- DRAINAGE WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 10.8.2.0 OF G.D.C.& -2017.
- DRAINAGE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.10.1.19 OF G.D.C.& -2017.
- DRAINAGE OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.10.1.20 OF G.D.C.& -2017.
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF STRUCTURE OF THE BUILDING IS CLAUSE NO.10.1.21 OF G.D.C.& -2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF STRUCTURE OF THE BUILDING IS CLAUSE NO.10.1.22 OF G.D.C.& -2017 AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- ADEQUATE DRAINAGE FACILITY FOR THE BUILDING PREMISES SHALL BE PROVIDED AS PER CLAUSE NO.10.1.2 OF G.D.C.& -2017.
- COMPLAINT DEFINE DUCT IS AS PER THE PROVISION OF THE CLAUSE NO.10.1.23 OF G.D.C.& -2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.10.1.2 OF G.D.C.& -2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.11.1.1 OF G.D.C.& -2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 11.2.1 OF G.D.C.& -2017.
- RAIN WATER HARVESTING STRUCTURE IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.11.3.1 OF G.D.C.& -2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO.12 OF G.D.C.& -2017.
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013 AND FIRE PROTECTION AND FIRE FIGHTING REGULATION-2034 OF G.D.C.& -2017.
- WARRANDAS AND OPENAUCTION OF BUILDING IS AS PER CHAPTER NO.13 OF G.D.C.& -2017.
- MARGINAL SPACES BAKIBOXIT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 400KG TOWARDS PER SQUARE METER SHALL BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.10.1.24 OF G.D.C.& -2017 AND ITS MAINTENANCE.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.1.1 OF G.D.C.& -2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADES SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50 % OF THE TOTAL EXTERNAL FACADE AREA. UP SIDE FACADES WITH THE PROVISION OF SAFETY RAILING OF 75 CM.L LEVEL AS PER CLAUSE NO.10.1.26 OF G.D.C.& -2017.

FOR, RANDEV BUILDCON
PARTNER
SUNNANDKUMAR A. PATEL
AMC/ DEV. 1201190624

NIKUNJKUMAR
CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-103,Bhaishankar-2,Gaja Parshwan Pkwy.
New India Colony Road,
Near Ambawadi Jogging,
AMC lic.no. EE - 1100/2002
ARC lic. no. CA - 3995/2107/20

DEVELOPER

ENGINEER (C.O.W.)

VALLAT P. SHAH
Structural Designer (Grade-I)
AMC Lic.No.: SD 3042/2002/2011
Shah Vallat & Associates
Ajaykaushy Road, Bopal-380058.

STR.ENGINEER

OWNER

SCRUTINIZE COPY
No. 1132 DRAW. Nr. 04
T.D.O., B.P.S.P., AMC

BASEMENT PLAN

Conditions (sec), SAND, sand specs (fi, sand sand) = n.c.
Sand specs (fi, sand sand) = n.c. Sand specs (fi, sand sand) = n.c.
Sand specs (fi, sand sand) = n.c.
Sand specs (fi, sand sand) = n.c.

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER
IF THE TOTAL AREA DOES NOT EXCEED 16.5 SQM. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

F.S.I. AREA CALC. ON GR. FLOOR : (C.P)	
F.S.I. AREA GR. FLOOR	= 48.00 SMT.
50.00 SQ.MT. SHALL NOT BE CONSIDERED	= 50.00 SMT.
TOTAL	= 2.00 SMT.
NET F.S.I. AREA = 2.00	

BUILT UP & F.S.I AREA CALC. ON GR. FLOOR :	
10.00 X 4.80 X 1 =	48.00
TOTAL =	48.00
NET BUILT UP AREA = 48.00	

FLOOR AREA TABLE:-

FLOOR	USE	AREA
	SOC. OFF.	
GR. FLOOR	01	48.00
TOTAL	01	48.00

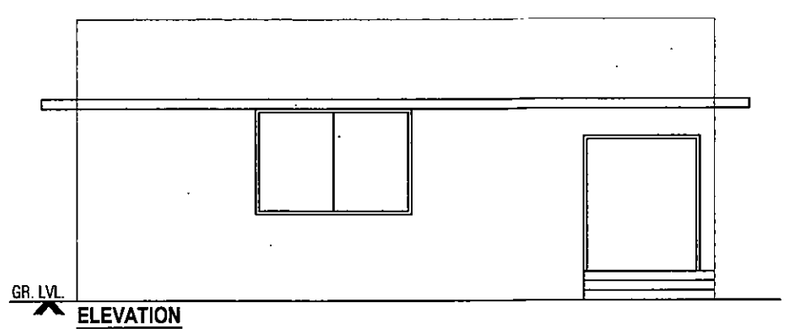
BUILT UP AREA TABLE:-

FLOOR	RESI.	TOTAL
GR. FLOOR	48.00	48.00
TOTAL	48.00	48.00

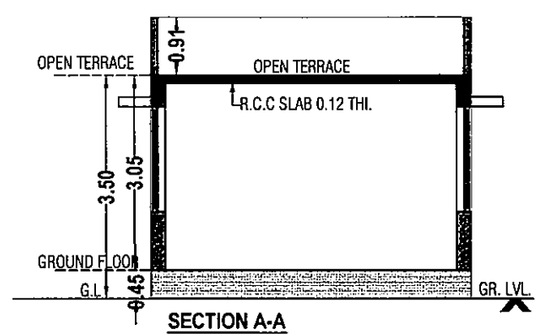
F.S.I. AREA TABLE:-

FLOOR	RESI.	TOTAL
GR. FLOOR	48.00	48.00
TOTAL	48.00	48.00

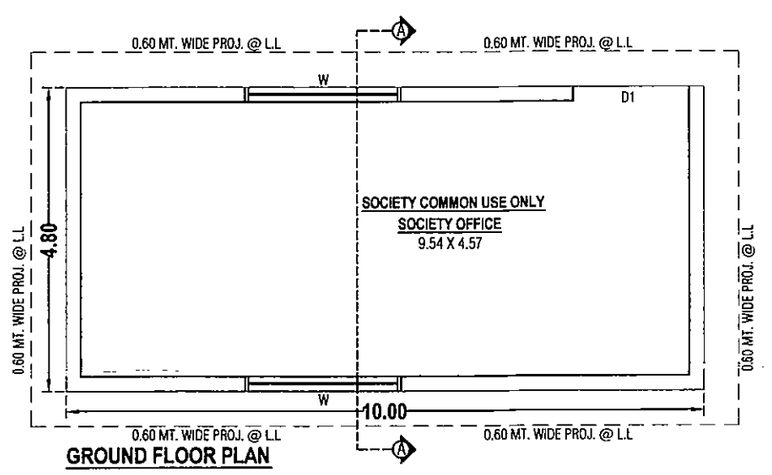
(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGINEER WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PROVIDED BY APPLICANT AND ARCHITECT.
(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S OFFICE ORDER NO. EDB/1728/18/3 DT.15/10/2018 AND OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT SANDHINAGER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(3)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVISIONAL NOC (CFO/NOC) NO. GHV/307 OF 2018EDB-102016 DATED:- 20/12/2017 AND LETTER NO. GHV/31 OF 2018EDB-102016 DATED:- 30/3/2018 AND LETTER NO. EDB-1728/18/3 DATED:- 31/03/2018 AND LETTER NO. EDB-3528-L DATED:- 31/03/2018 AND LETTER NO. EDB-1728/18/3 DATED:- 23/04/2018 AND LETTER NO. GETHOUSE/ 1728/18/3 DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(5)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 6.7.1.
(6)OWNER,APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL SHEET/TIN-SHEETS OF SUFFICIENT HEIGHT AT ALL PERIPHERAL SIDES OF PLOT FOR SAFETY PURPOSE.
(7)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL CONSTRUCTION/DEMOLITION ACTIVITY.
(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLELY RESPONSIBLE FOR ANY DEFICIENCY OF ANY KIND DUE TO THE EXCAVATION/CONSTRUCTION OF THE CELLAR, BASEMENT AND ADJOINING PLOT AND AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, DOING PROTECTIVE SUPPORT WILL HAVE TO DO TIE RING AND FOR THE SAFETY OF THE ADJOINING PROPERTIES TIE MADE EXCAVATION/CONSTRUCTION THE INCHARGE/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADVISE PER THE NOTARIZED HAVE TO BE ARRANGED AT THE SITE. THE OWNER / APPLICANT AND THE DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER SHALL BE RESPONSIBLE IF ANY DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTION IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR COMPLETE EFFECT OF THE CONSTRUCTION / EXCAVATION.
(9)THIS DEVELOPMENT PERMISSION IS GRANTED ON THE BASIS OF NOTERISED UNDERTAKING DT.28/06/2019 BY OWNER/APPLICANT AND DEVELOPERS FOR THE RULES TO BE BINDING AND AS PER THE ORDER/APPROVAL GIVEN BY DY.DIRECTOR OF TP AMC VIDE NO. TPO/ DT.14/08/2018 IN RESPECT OF BUILDING PERMISSION AND ALL OTHER TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 28/06/2019 AND BINDING TO OWNER/APPLICANT.
(10)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL PREMISES WITH PROPER SKILLED/UNSKILLED PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMITT THE NOTERISED UNDERTAKING DT. FOR THE SAME ON DT.28/06/2019.
(11)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING DT.28/06/2019 BY OWNER/APPLICANT AND DEVELOPERS FOR THE RULES TO BE BINDING AND AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING TO OWNER/APPLICANT.
(12)THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:- 22/02/2014 THAT OWNER WILL HAVE TO MAKE ARRANGEMENT OF WATER SUPPLY, DRAINAGE, ELECTRICITY ETC. ON THE PLOT ITSELF AT THE TIME OF APPROVAL BEFORE APPLICANT IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000 LIE BY THE SAME IN LAP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT. 28/06/2019.
(13)THIS DEVELOPMENT PERMISSION IS GRANTED ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT AS PER DOCUMENTS SUBMITTED BY OWNER/APPLICANT AND ON THE BASIS OF IMPLEMENTATION GIVEN BY TOWN DEV.INSP.(E.Z.) A.M.C. VIDE NO. TPO/ DT. 21/09/2018.
(14)THIS PERMISSION IS GIVEN AS PER OPINION OF (E.Z) FOR RETTERMENT CHARGE ON DT.-24/06/2019.
(15)THIS PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING DT.28/06/2019 BY OWNER/APPLICANT AS PER THE PERCENTAGE CHARGES A.T.THE TIME OF COMMENCEMENT OF CONSTRUCTION AND OTHER 75 PERCENTAGE CHARGES IN THE MONTH OF MARCH-2017 AS PER CIRCULAR NO:- TPO/TEC/ 1-1/ 2017 AND ALL TERMS AND CONDITION MENTION IN CHALLAN AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT:- 28/06/2019.
(16)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
(17)THIS PERMISSION IS GRANTED SUBJECT TO ALL TERMS AND CONDITIONS MENTIONED IN NOC OF FIRE PROTECTION CONSULTANT VIDE NO. NOC/ DT.28/06/2019 (NOC233) AND FIRE NOC NO:- GHV/ 307 DT. 20/12/2017 AND LETTER NO. EDB/ 1728/18/3 DT. 31/03/2018 AND LETTER NO. 3527-L DT. 31/03/2018 AND LETTER NO. EDB/ 1728/18/3 DT. 23/04/2018 AND LETTER NO. GETHOUSE/ 1728/18/3 DT. 05/11/2018 AND ALL TERMS AND CONDITION MENTION IN CHALLAN WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(18)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.
(19)IN EVERY WATER CLOSETS OR TOILET IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH) FOR WATER FLUSH.
(20) ALL TYPE OF ELECTRICAL LIE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT PERMISSION AND OCCUPANCY CERTIFICATE SHALL BE PROVIDED AS PER NOTARISED UNDERTAKING DT.28/06/2019.
(21)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY SYSTEM AND GENERATION AS PER CGDCR-2017 AND AMC GHV/ 307 DT.20/12/2017 AND NOTARISED UNDERTAKING PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEEL OF THE VEHICLES/DMP/EQUIPMENTS COMING AND GOING ON THE SITE. THE VEHICLE WILL USE OTHERWISE LEGAL ACTIONS WILL BE TAKEN AGAINST THE OWNER/APPLICANT. ALL THE DAMAGE OR SPOIL OF PUBLIC ROAD.
(22)THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016 (CENTRAL ACT NO. 16 OF 2016) AND GUJARAT REAL ESTATE (REGULATION AND DEVELOPMENT) RULES-2017 AND REGISTRATION OF PROMOTERS WILL MAKE ATLEAST FLAT/APARTMENT OR BUILDING OR BUILDINGS SHALL NOT BE SOLD OR OFFERED FOR SALE OR BOOKING SHALL NOT BE MADE UNTIL THE REGISTRATION IS DONE THE REAL ESTATE REGULATORY AUTHORITY WITH OFFICE.
(23)શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચા/૮૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કામની મુદતની શરૂઆત પહેલાં મૂકવાનું રહેશે.
(24)શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચા/૮૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કામની મુદતની શરૂઆત પહેલાં મૂકવાનું રહેશે.
(25)શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચા/૮૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કામની મુદતની શરૂઆત પહેલાં મૂકવાનું રહેશે.
(26)શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચા/૮૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કામની મુદતની શરૂઆત પહેલાં મૂકવાનું રહેશે.
(27)Grey Water Recycling System with dual plumbing and Sewage Treatment Plant (S.T.P.) શેષ પ્રોજેક્ટ કરતાં વધારાનું બાંધકામ કરવામાં આવેલ હોય તો તેવા કિસ્સામાં વધારાના બાંધકામ પર દંડ વસૂલ કરવાનો રહેશે.



ELEVATION



SECTION A-A



GROUND FLOOR PLAN

SOCIETY OFFICE

PLAN SHOWING PROP. RESI. BULDG. ON (SUR. NO.:- 389/1,)
F.P. NO.-22/1,(OP. NO.:- 22/1) T.P.S. 110 (NIKOL-KATHWADA) FINAL
MOJE : NIKOL, TAL.:- ASARWA, DIST : AHMEDABAD.

SHEET NO.:- 19

SCALE : 1 CM = 1.00 MT

ZONE : R1 — USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GROUND FLOOR	48.00
TOTAL BUILT UP AREA	48.00

FOR, RAMDEV BUILDCON
PARTNER
(SUNILKUMAR A. PATEL)
AMC/ DEV. 1250130224
DEVELOPER

CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
A-101,Shantiniketan-2,Opp.Platinium Plaza,
New India Colony Road,
Nikol,Ahmedabad-382350
AMC lic no. ER - 1183280522
AMC lic no. CW - 0665210720
ENGINEER / C.O.W.

VALAY P. SHAH
Structural Designer (Grade-I)
AMC Lic.No. SD 0404220523R1
12, Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325.
STR.ENGINEER

OWNER

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં.
પરચા/૮૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કામની મુદતની શરૂઆત પહેલાં મૂકવાની રહેશે.

સદર પ્લોટ માં આવેલ સોસા.ઓફ. સા.નાં જે તમામ બુકલેટ હોઈ, તે બધુલક બાબતે બી. યુ. પરમીશન અગાઉ અત્રે-ના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

- બાંધકામની સ્ટ્રકચરલ ડિઝાઇન, સ્ટેબીલીટી, સલામતી સુનિશ્ચિતતા વિ. અંગેની જવાબદારી આ.મુ.કો. ની તથા તેના અધિકારીઓ-નૌકર્મચારીઓની રહેશે નહી. આ અંગે આરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/બાંહેધરી પત્રો તથા રીપોર્ટો બધીને લાગુ જવાબદારી તેઓની રહેશે.
- રેકર્ડ રજૂ કરવામા થતા સોર્ટેજ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ભુલ રેકર્ડ હોવુ બદલ હોઇ તે અંગેની જવાબદારી આ.મુ.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/EZ/030719/CGDCRV/A2640/R0/M1 — Zone: EAST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 02472/030719/A2640/R0/M1
Date : 04/09/2019

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

SCRUTINIZE COPY
NO. 2123 Dt. 31/5/19
TDO, BPSP, AMC