

Prepare a detailed Note on the Project which should inter alia include the following:

-) **Name of the Project:**
NIRMAL HOMES
-) **Location of the project:**
NIRMAL HOMES, FP No.3/1, T.P. NO. 46, B/S SUN RESIDENCY
MOTERA, AHMEDABAD-380005
-) **Whether residential or commercial or combination**
Yes, It is a combine project
-) **Whether it is a part of a township or independent**
No, it is not a township. It is independent project
-) **Total parcel size of the project and its composition**
Total Number of shop:-7
Total Number of Flats:- 34
-) **Whether project is being registered in Phases**
No
-) **Composition of products in Phase under registration**
No
-) **Specify the Towers/Blocks/Buildings**
Tower:-2
2Bhk:-34
SHOPS:-7
-) **Approved FSI**
1.8
-) **Actual FSI and whether applied or not**
Actual FSI: 1.2 and Applied:- 0.6
-) **Open space**
808.72 Sq.mt
-) **Covered Area**
587.28 Sq.mt
-) **Saleable Area**
Total Flat's saleable area:-2661.66(BUILT UP AREA AS PER PLAN)
Total Shop saleable area:-172.38(BUILT UP AREA AS PER PLAN)
-) **Common area**
- Sq.mt
-) **Estimated total cost of Phase**

	Block A	Block B
Start Date		
Excavation	COMPELETED	COMPELETED
Basement and Plinth	COMPELETED	COMPELETED
Podiums	NA	NA
Stilt Floor	COMPELETED	COMPELETED
Slabs of Super structure	COMPELETED	COMPELETED
Internal walls	COMPELETED	COMPELETED
Internal Plaster	COMPELETED	COMPELETED
Electrical Fittings within the Flat	COMPELETED	
Flooring within Flats	COMPELETED	
Inside putty	COMPELETED	
Outside color		
Doors and windows	CONTINUE	
Sanitary fittings within the flat		
Staircases R.C.C	COMPELETED	COMPELETED
Lifts wells and Lobbies at each floor level connecting Staircases and Lifts	CONTINUE	CONTINUE
Overhead and underground water tanks	CONTINUE	CONTINUE
The external plumbing and external plaster	COMPELETED	COMPELETED
Elevation	COMPELETED	CONTINUE
Completion of Terraces with waterproofing of the building	CONTINUE	CONTINUE
Installation of lifts	CONTINUE	CONTINUE
Water pumps	CONTINUE	CONTINUE
Fire fighting fittings and Equipment as per CFO NOC, Electrical fittings to common areas		
Mechanical equipment		
Compliance to conditions of environment / CRZ NOC		
Finishing to entrance lobby, plinth protection		
Paving of areas appurtenant to building/wing		
Compound wall and all other	CONTINUE	CONTINUE

LAND SPECIFICATION

Prepare a note specifying	
Description of land parcel and its area	1396
If parcel is subdivided into Phase it should be clearly mentioned	NA
The source of land/Mode of procurement i.e. whether acquired from	SALE DEED
Authority of Private Procurement	
Specify whether Freehold or leasehold	FREEHOLLD
State in whose favor the Title of land stands	ANAND BUILDCON
Explain how the land is in ownership and possession of promoter	SALE DEED
Consent of land owner, if applicable	ALREADY
In case land has come to promoters by any DA/JDA/Lease/Collaboration	NA
Specify whether promoter has right to transfer title of land to allottees/RWA	YES
Indicate cost of land	2,32,30,400/-
Attach copy of land title documents	
Owners consent if applicable	
Attach copy of DA/JDA/Collaboration agreement	NA
If possible A Title search report may be attached	YES

The number and areas of garage for sale in the project with map The number of open parking areas available in the said real estate project) Attach note showing provision of garage/parking space specifying number of garage/parking spaces. i. For sale ii. For visitors) Show open parking areas) Attach map of parking areas The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries, including the latitude and longitude of the end points of project) Specify the location of the project Describe briefly whether it is part of any private township or public township location specifications: Plot no. or Khasra No(if list is (one attach annexure)/ division or Mohalla/ city or district/ pin code)) Briefly describe the feature and topography) Describe boundaries of the project) Specify longitude and latitude) A Google map may be attached showing boundaries	MOTERA-KOTESHWAR ROAD 23°06'16.9"N 72°36'26.1"E
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PARKING	AREA IN MTS	NO OF VEHICLHLE
OPEN RESIDENTIAL	-	-
OPEN COMMERCIAL	94.99	7
COVERED RESIDENTIAL	1109.43	34
COVERED COMMERCIAL	-	-