SHEET NO. :- 1/4

LAY-OUT PLAN FOR BLOCK - A

PLAN SHOWING PROP. RESIDENTIAL BLDG. ON DRAFT T.P.S. NO. 93-C (GYASPUR-VEJALPUR), F.P. NO. 20, O.P. NO. 20, S.P. NO. 2/PAIKI (235/B+247/A/2 PAIKI), R.S. NO. 235/B, 247/A MOJE : GYASPUR, TA :- VATVA, DIST - AHMEDABAD.

SCALE :- 1.00 CM. = 1.00 MT.

ZONE:- RESIDENCE(R1) USE:- RESIDENTIAL

AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO.2 (235/B + 247/A)2	3005.84
REF. CASE NO. LTS/SZ/080310/P/A7617/M1	
PLOT AREA OF S.P. NO.2/PAIKI AS PER C.C.P. OPINION	2165.00
(235/B + 247/A/2 PAIKI)	
COMMON PLOT REQD. @ 10% OF PLOT	216.50
COMMON PLOT PROVIDED	222.99

F.S.I. AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO.2/PAIKI AS PER C.C.P. OPINION	2165.00
(235/B + 247/A/2 PAIKI)	
PERMI. F.S.I. AREA 1.1.8 (2165.00 X 1.8).....	3897.00
PERMI. CHARGABLE F.S.I. AREA 0.90% (2165.00 X 0.90)	1948.50
TOTAL PERMI. F.S.I. AREA + CHARGEBLE F.S.I. AREA	5845.50
TOTAL PROPOSED F.S.I. AREA	5843.95
TOTAL BALANCE F.S.I. AREA	01.55
TOTAL USED CHARG. F.S.I. AREA (5843.95 - 3897.00)	1946.95

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premisses where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:

Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :

A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES :

If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent (auto glow) signage's should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

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

10.INDIVDUAL FIRE SEFTY SYSTEM

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

IMPORTANT INSTRUCTIONS:

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

FIRE HYDRANT LEGEND

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

BUILT UP AREA TABLE	BLOCK (SQ. MTS.)		
	A	B	TOTAL
BUILT-UP AREA ON GROUND (H.P.)	454.49	475.57	930.06
B. BUILT-UP AREA ON FIRST FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON SECOND FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON THIRD FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON FOURTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON FIFTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON SIXTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON SEVENTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON STAIR CABIN	51.76	61.37	113.13
BUILT-UP AREA ON O.H.W.T	38.09	38.80	076.89
BUILT-UP AREA TOTAL	3725.77	3904.73	7630.50

F.S.I. AREA TABLE	BLOCK (SQ. MTS.)		
	A	B	TOTAL
F.S.I. AREA ON FIRST FLOOR	411.10	423.75	834.85
F.S.I. AREA ON SECOND FLOOR	411.10	423.75	834.85
F.S.I. AREA ON THIRD FLOOR	411.10	423.75	834.85
F.S.I. AREA ON FOURTH FLOOR	411.10	423.75	834.85
F.S.I. AREA ON FIFTH FLOOR	411.10	423.75	834.85
F.S.I. AREA ON SIXTH FLOOR	411.10	423.75	834.85
F.S.I. AREA ON SEVENTH FLOOR	411.10	423.75	834.85
TOTAL F.S.I. AREA	2877.70	2966.25	5843.95

TENAMENT & FLOOR AREA TABLE

FLOOR	USE		TENAMENT		TOTAL	FLOOR AREA (SQ. MTS)		
	A	B	A	B		A	B	TOTAL
GROUND	PARKING	PARKING	--	--	---	-----	-----	
FIRST	RESI.	RESI.	04	04	08	411.10	423.75	834.85
SECOND	RESI.	RESI.	04	04	08	411.10	423.75	834.85
THIRD	RESI.	RESI.	04	04	08	411.10	423.75	834.85
FOURTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
FIFTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
SIXTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
SEVENTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
TOTAL	RESI.	RESI.	28	28	56	2877.70	2966.25	5843.95

REQ. PERCOLATING WELL
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2165.00 SQ. MTS.
2165.00 / 4000.00 = 0.54 SQ. MTS.
PROVI. 1 PERCO. WELL.

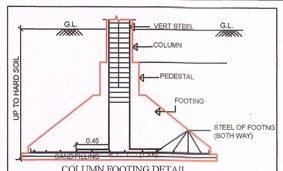
TREE PLANTATION
PLOT AREA :- = 2165.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(2165.00X5)/200 = 54.12 TREE
SAY55 TREES
PROVI. 55 TREES

COMMUNITY BIN (RESI.)
RESI. UNITS :- 56 UNITS
1 UNITS / 10 LTS.
56 UNITS / 560 LTS.
560 / 80 = 7 NOS. CONT.
PROVI. 560 LTS. (80 X 7) COMM. BIN
TOTAL PROVI. 560 LTS. (80 X 7)

REF. CASE NO.
LTS/SZ/080310/P/A7617/M1
DT. 19/05/2010

The permission is valid only Till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

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



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

REQ. RESI. PARKING AREA CALC.
TOTAL USED F.S.I. AREA = 5843.95 SMT.
REQ. 20 % PARKING OF 5843.95 = 1168.79 SQ. MT.
REQ. CAR PARKING SPACE @ 50 % = 584.39 SQ. MT.
REQ. OTHER PARKING SPACE @ 40 % = 467.52 SQ. MT.
REQ. VISITOR PARKING SPACE @ 10 % = 116.88 SQ. MT.
TOTAL = 1168.79 SQ. MT.

RESI. PARKING	REQ.	PROVIDED			
		A	B	OPEN SPACE	TOTAL
CAR PARKING	584.39	293.29	180.06	111.11	584.46
OTHER PARKING	467.52	110.90	247.22	121.56	479.68
VISITOR PARKING	116.88	----	----	122.02	122.02
	1168.79	404.19	427.28	354.69	1186.16

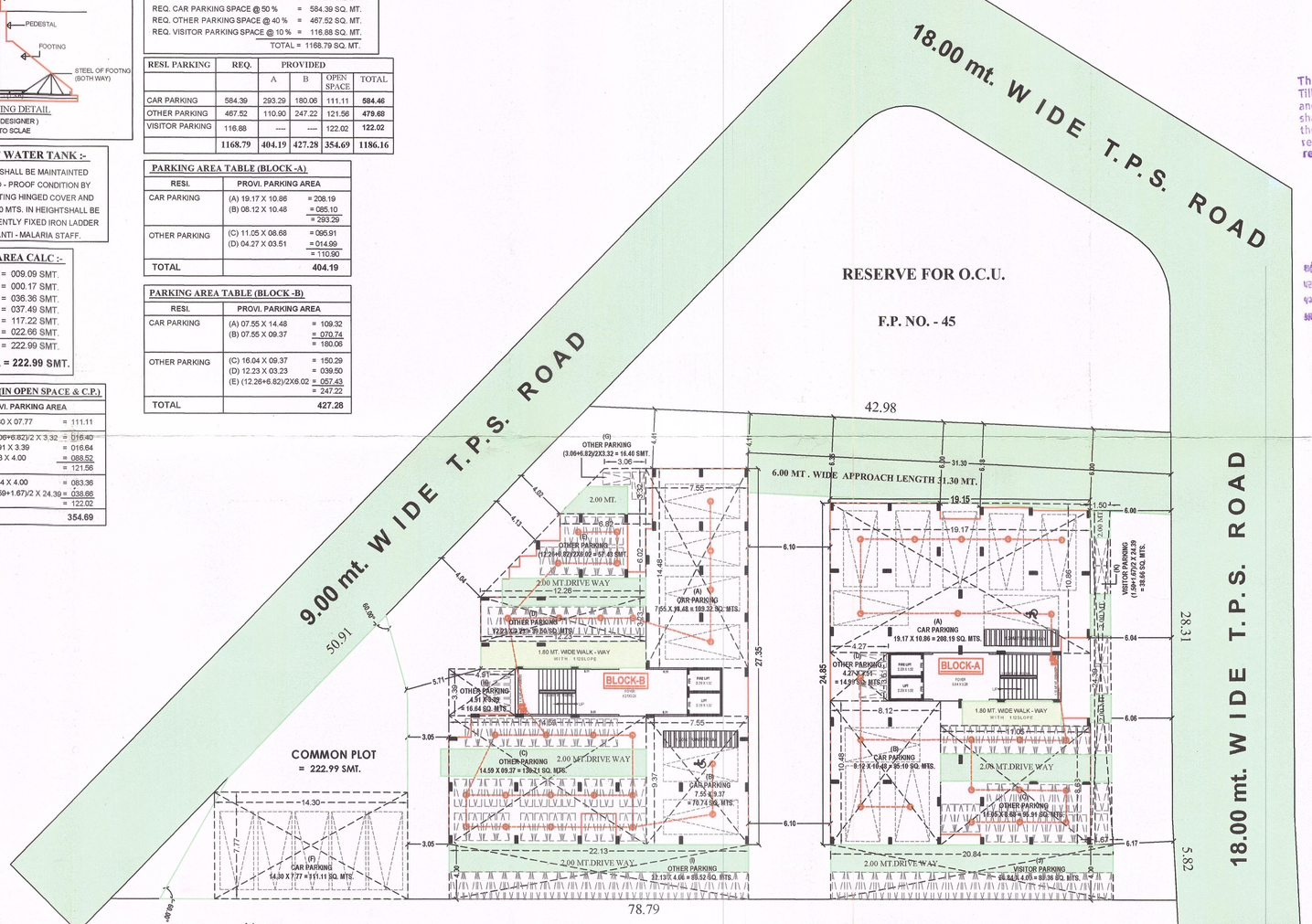
MOSQUITO - PROOF WATER TANK :-
THE WATER STORAGE TANK SHALL BE MAINTAINTED THAT PERFECTLY MOSQUITO - PROOF CONDITION BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THAN 1.50 MTS. IN HEIGHTSHALL BE PROVIDING WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI - MALARIA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

COMMON PLOT AREA CALC :-
(1) (0.49+3.28)/2 X 4.82 = 009.09 SMT.
(2) AS PER PLINE AREA = 000.17 SMT.
(3) 13.32 X 5.46 X 1/2 = 036.36 SMT.
(4) 14.39 X 5.21 X 1/2 = 037.49 SMT.
(5) 13.23 X 8.86 = 117.22 SMT.
(6) 10.23 X 4.43 X 1/2 = 022.66 SMT.
= 222.99 SMT.
COMMON PLOT AREA = 222.99 SMT.

PARKING AREA TABLE (BLOCK -A)	
RESI.	PROVI. PARKING AREA
CAR PARKING	(A) 19.17 X 10.86 = 208.19 (B) 08.12 X 10.48 = 085.10 = 293.29
OTHER PARKING	(C) 11.05 X 08.68 = 095.91 (D) 04.27 X 03.51 = 014.99 = 110.90
TOTAL	404.19

PARKING AREA TABLE (BLOCK -B)	
RESI.	PROVI. PARKING AREA
CAR PARKING	(A) 07.55 X 14.48 = 109.32 (B) 07.55 X 09.37 = 070.74 = 180.06
OTHER PARKING	(C) 16.04 X 09.37 = 150.29 (D) 12.23 X 03.23 = 039.50 (E) (12.26+6.82)/2X6.02 = 057.43 = 247.22
TOTAL	427.28

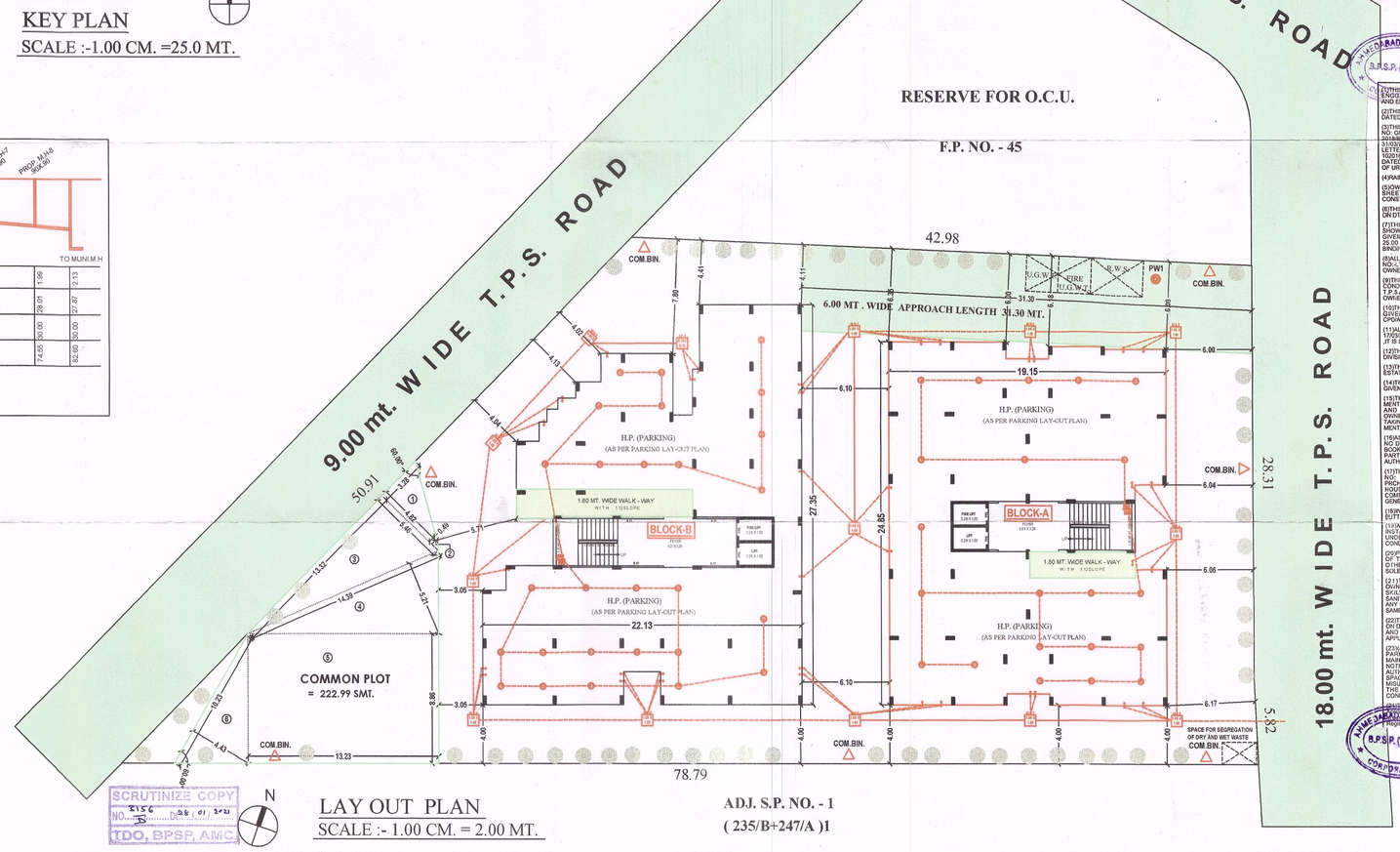
PARKING AREA TABLE (IN OPEN SPACE & C.P.)	
RESI.	PROVI. PARKING AREA
CAR PARKING	(F) 14.30 X 07.77 = 111.11
OTHER PARKING	(G) (3.06+6.82)/2 X 3.32 = 016.40 (H) 04.91 X 3.39 = 016.64 (I) 22.13 X 4.00 = 088.52 = 121.56
VISITOR PARKING	(J) 20.84 X 4.00 = 083.36 (K) (1.59+1.67)/2 X 24.39 = 038.66 = 122.02
TOTAL	354.69



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

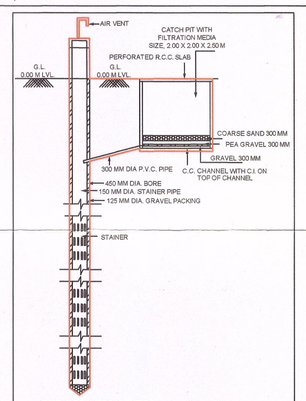
ADJ. S.P. NO. - 1
(235/B+247/A)1

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



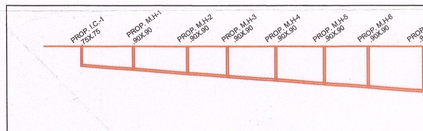
LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

ADJ. S.P. NO. - 1
(235/B+247/A)1



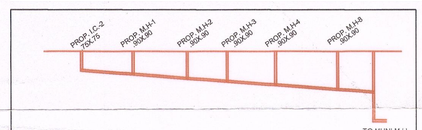
PERCOLATION WELL
FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

COLOUR NOTE
C.S. BOUNDARY
PROP. WORK
PROP. DR-LINE
ROAD
TREE
PERCO. WELL
COMMUNITY BIN
SPRINKLER



CUTTING	0.75		0.92		1.09		1.22		1.37		1.89		2.13
INVERT LVL	29.25		29.08		28.91		28.78		28.63		28.01		27.87
GROUND LVL	30.00		30.00		30.00		30.00		30.00		30.00		30.00
DISTANCE	0.00	20.40		28.05		37.40		46.75		56.15		74.85	82.60

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



CUTTING	0.75		0.92		1.09		1.22		1.37		1.89		2.13
INVERT LVL	29.25		29.08		28.91		28.78		28.63		28.01		27.87
GROUND LVL	30.00		30.00		30.00		30.00		30.00		30.00		30.00
DISTANCE	0.00	20.40		28.05		37.40		46.75		56.15		74.85	82.60

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

HIGHRISE LANDMARK BUILDTECH LLP
Yunusbhai Bhikhubhai Shaikh
AMC LIC. No. DEV. 1252140224
DEVELOPER

SOHIL M. MAKWANA
AMC-CW. LIC. No. : CW-078011 0921 (GRADE-I)
A/24, Navrang Tenament,
Nr. Fatehwadi Bus Stand,
Sarkhej Road, AHMEDABAD-380055
C.O.W.

OWNER

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Nr. Fatehwadi Bus Stand,
Sarkhej Road, AHMEDABAD-380055
ENGINEER

SOHIL M. MAKWANA
(B. E. CIVIL)
A.M.C.SE. LIC. NO. 001SE12102500603 (GRADE-I)
24/A, NAVRANG TENAMENT,
NR. FATEHWADI BUS STOP,
SARKHEJ, AHMEDABAD-380055
STR.ENGINEER

A. A. AGALODIYA
11, Nava Vas, DANTA-385 120
. LIC. No.
001SR24082510180
(GRADE-I)

NOTES :

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.- 2017. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND OF C.G.D.C.R. -2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017.
- LETTER BOX FOR SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEDED AS PER THE CLAUSE NO. 17.2 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO.17.5 OF C.G.D.C.R.- 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO - 18 OF C.G.D.C.R.- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017. AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.- 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13. OF C.G.D.C.R.- 2017.

SCRUTINIZE COPY
NO. 2156 DATE 01 2021
TDO, BPSP, AMC

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

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT ARCHITECT/ENGINEER/STRUCTURAL ENGG./ARCHITECT, GREY AS PER ALL BONDS AND AFFIDAVITS PROPOUNDED BY APPLICANT AND ENGG./ARCH.
(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S OFFICE ORDER NO.TP/5/AMC/2020 DATED 02/03/20 AND OFFICE ORDER NO.42,DT.-13/06/06.
(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102018-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/31 OF 2018/EDB-102018-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102018-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102018-3629-L, DATED:- 31/03/2018 AND LETTER NO: GHV/142 OF 2018/EDB-102018-3629-L, DATED:- 31/10/2018 AND LETTER NO: GHV/152/EDB-102018-3629-L, DATED:- 6/11/2018 AND LETTER NO: GHV/270/EDB-102018-3629-L, DATED:- 31/12/2018 AND LETTER NO:- GHV/143 OF 2019/EDB-102018-3629-L, DATED:- 12/02/2019 AND LETTER NO:- GHV/ 174 OF 2020/EDB-102018-3629-L, DATED:- 11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
(5)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL PLATES OF 2.00 MTS. HEIGHT ABOVE GROUND LEVEL ALL ALONG THE SITE DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 20/01/2021
(7)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY BY M.C.(U.D.) ON DT. 19/01/2021 IN RESPECT OF BUILDING HEIGHT UNDER 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(8)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL SUB DIVISION PLAN CASE NO.-LTS/SZ/080310/P/A7617/M1, DT. 20/03/2010 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-2, DATED- 07/02/2020, REF NO:- T.P.S./F.P.S.-C (GYASPUR-VEJALPUR) (CASE NO.20/S2), AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR DEVELOPMENT CHARGE GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- CPO/A.K.OAD/NEALGF-481, SENDERAL-176, ON DT.-08/08/2020
(11)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 11/05/2009, ORDER NO.:- CBLA/ADNA/SR/SR-106/2008 GIVEN BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.
(12)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., SWZ) ON DT.- 09/01/2020.
(13)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER(SWZ), DT.24/06/2020.
(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME,AREA,DT.-14/10/2020.
(15)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.26/02/2020OPIN110910/2020 AND FIRE NOC, 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.14/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(16)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 OR PART OF THEIR, UNITS, THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.
(17)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO:- EDB/1172018/37844/L, DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO:- PRCH/102018/7186L, DTD.15/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(18)IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DUAL FLUSH CISTERN (DUAL FLUSH TANK).
(19)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.14/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(20)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEELS OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE ON SPOIL OF PUBLIC ROAD.
(21)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 SPACE/ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.14/10/2020.
(22)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.14/10/2020 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.
(23)A) TOTAL PARKING AREA SHOWN IN APP

SHEET NO. :- 1/4

LAY-OUT PLAN FOR BLOCK - B

PLAN SHOWING PROP. RESIDENTIAL BLDG. ON DRAFT T.P.S. NO. 93-C (GYASPUR-VEJALPUR), F.P. NO. 20 , O.P. NO. 20 , S.P. NO. 2/PAIKI (235/B+247/A/2 PAIKI) , R.S. NO. 235/B , 247/A MOJE : GYASPUR , TA :- VATVA , DIST - AHMEDABAD.

SCALE :- 1.00 CM. = 1.00 MT.

ZONE:- RESIDENCE(R1) USE:- RESIDENTIAL

AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO.2 (235/B + 247/A)2	3005.84
REF. CASE NO. LTS/SZ/080310/P/A7617/M1	
PLOT AREA OF S.P. NO.2/PAIKI AS PER C.C.P. OPINION (235/B + 247/A/2 PAIKI)	2165.00
COMMON PLOT REQD. @ 10% OF PLOT	216.50
COMMON PLOT PROVIDED	222.99

F.S.I. AREA TABLE	SQ.MTS.
PLOT AREA OF S.P. NO.2/PAIKI AS PER C.C.P. OPINION (235/B + 247/A/2 PAIKI)	2165.00
PERMI. F.S.I. AREA 1.1.8 (2165.00 X 1.8).....	3897.00
PERMI. CHARGABLE F.S.I. AREA 0.90% (2165.00 X 0.90)	1948.50
TOTAL PERMI. F.S.I. AREA + CHARGEBLE F.S.I. AREA	5845.50
TOTAL PROPOSED F.S.I. AREA	5843.95
TOTAL BALANCE F.S.I. AREA	01.55
TOTAL USED CHARG. F.S.I. AREA (5843.95 - 3897.00)	1946.95

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premisses where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each should have a Fire-Lift. Lift-well should have blowers to pressurize the lift well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:

Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :

A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent (auto glow) signage's should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

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

10.INDIVDUAL FIRE SEFTY SYSTEM

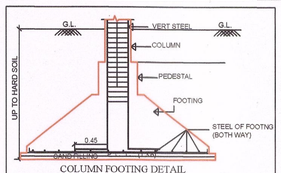
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

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

FIRE HYDRANT LEGEND

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



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

MOSQUITO - PROOF WATER TANK :-

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

COMMON PLOT AREA CALC :-

(1)	(0.49+3.28)/2 X 4.82	= 009.09 SMT.
(2)	AS PER PLINE AREA	= 000.17 SMT.
(3)	13.32 X 5.46 X 1/2	= 036.36 SMT.
(4)	14.39 X 5.21 X 1/2	= 037.49 SMT.
(5)	13.23 X 8.86	= 117.22 SMT.
(6)	10.23 X 4.43 X 1/2	= 022.66 SMT.
		= 222.99 SMT.

COMMON PLOT AREA = 222.99 SMT.

PARKING AREA TABLE (IN OPEN SPACE & C.P.)

RESI.	PROVI. PARKING AREA	
CAR PARKING	(F) 14.30 X 07.77	= 111.11
OTHER PARKING	(G) (3.06+6.82)/2 X 3.32	= 016.40
	(H) 04.91 X 3.39	= 016.64
	(I) 22.13 X 4.00	= 088.52
		= 121.56
VISITOR PARKING	(J) 20.84 X 4.00	= 083.36
	(K) (1.59+1.67)/2 X 24.39	= 038.66
		= 122.02
TOTAL		354.69

BUILT UP AREA TABLE

	BLOCK (SQ. MTS.) A	B	TOTAL
BUILT-UP AREA ON GROUND (H.P.)	454.49	475.57	930.06
B. BUILT-UP AREA ON FIRST FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON SECOND FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON THIRD FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON FOURTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON FIFTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON SIXTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON SEVENTH FLOOR	454.49	475.57	930.06
BUILT-UP AREA ON STAIR CABIN	51.76	61.37	113.13
BUILT-UP AREA ON O.H.W.T	38.09	38.80	076.89
BUILT-UP AREA TOTAL	3725.77	3904.73	7630.50

F.S.I. AREA TABLE

	BLOCK (SQ. MTS.) A	B	TOTAL
F.S.I. AREA ON FIRST FLOOR	411.10	423.75	834.85
F.S.I. AREA ON SECOND FLOOR	411.10	423.75	834.85
F.S.I. AREA ON THIRD FLOOR	411.10	423.75	834.85
F.S.I. AREA ON FOURTH FLOOR	411.10	423.75	834.85
F.S.I. AREA ON FIFTH FLOOR	411.10	423.75	834.85
F.S.I. AREA ON SIXTH FLOOR	411.10	423.75	834.85
F.S.I. AREA ON SEVENTH FLOOR	411.10	423.75	834.85
TOTAL F.S.I. AREA	2877.70	2966.25	5843.95

TENAMENT & FLOOR AREA TABLE

FLOOR	USE A	USE B	TENAMENT A	TENAMENT B	TOTAL	FLOOR AREA (SQ. MTS.) A	B	TOTAL
GROUND	PARKING	PARKING	--	--	---	-----	-----	
FIRST	RESI.	RESI.	04	04	08	411.10	423.75	834.85
SECOND	RESI.	RESI.	04	04	08	411.10	423.75	834.85
THIRD	RESI.	RESI.	04	04	08	411.10	423.75	834.85
FOURTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
FIFTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
SIXTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
SEVENTH	RESI.	RESI.	04	04	08	411.10	423.75	834.85
TOTAL	RESI.	RESI.	28	28	56	2877.70	2966.25	5843.95

REQ. PERCOLATING WELL

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2165.00 SQ. MTS.
2165.00 / 4000.00 = 0.54 SQ. MTS.
PROVI. 1 PERCO. WELL.

TREE PLANTATION

PLOT AREA :- = 2165.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(2165.00X5)/200 = 54.12 TREE
SAY55 TREES
PROVI. 55 TREES

COMMUNITY BIN (RESI.)
RESI. UNITS :- 56 UNITS
1 UNITS / 10 LTS.
56 UNITS / 560 LTS.
560 / 80 = 7 NOS. CONT.
PROVI. 560 LTS. (80 X 7) COMM. BIN
TOTAL PROVI. 560 LTS. (80 X 7)

REF. CASE NO.
LTS/SZ/080310/P/A7617/M1
DT. 19/05/2010

REQ. RESI. PARKING AREA CALC.

TOTAL USED F.S.I. AREA		= 5843.95 SMT.
REQ. 20 % PARKING OF 5843.95		= 1168.79 SQ. MT.
REQ. CAR PARKING SPACE @ 50 %		= 584.39 SQ. MT.
REQ. OTHER PARKING SPACE @ 40 %		= 467.52 SQ. MT.
REQ. VISITOR PARKING SPACE @ 10 %		= 116.88 SQ. MT.
	TOTAL	= 1168.79 SQ. MT.

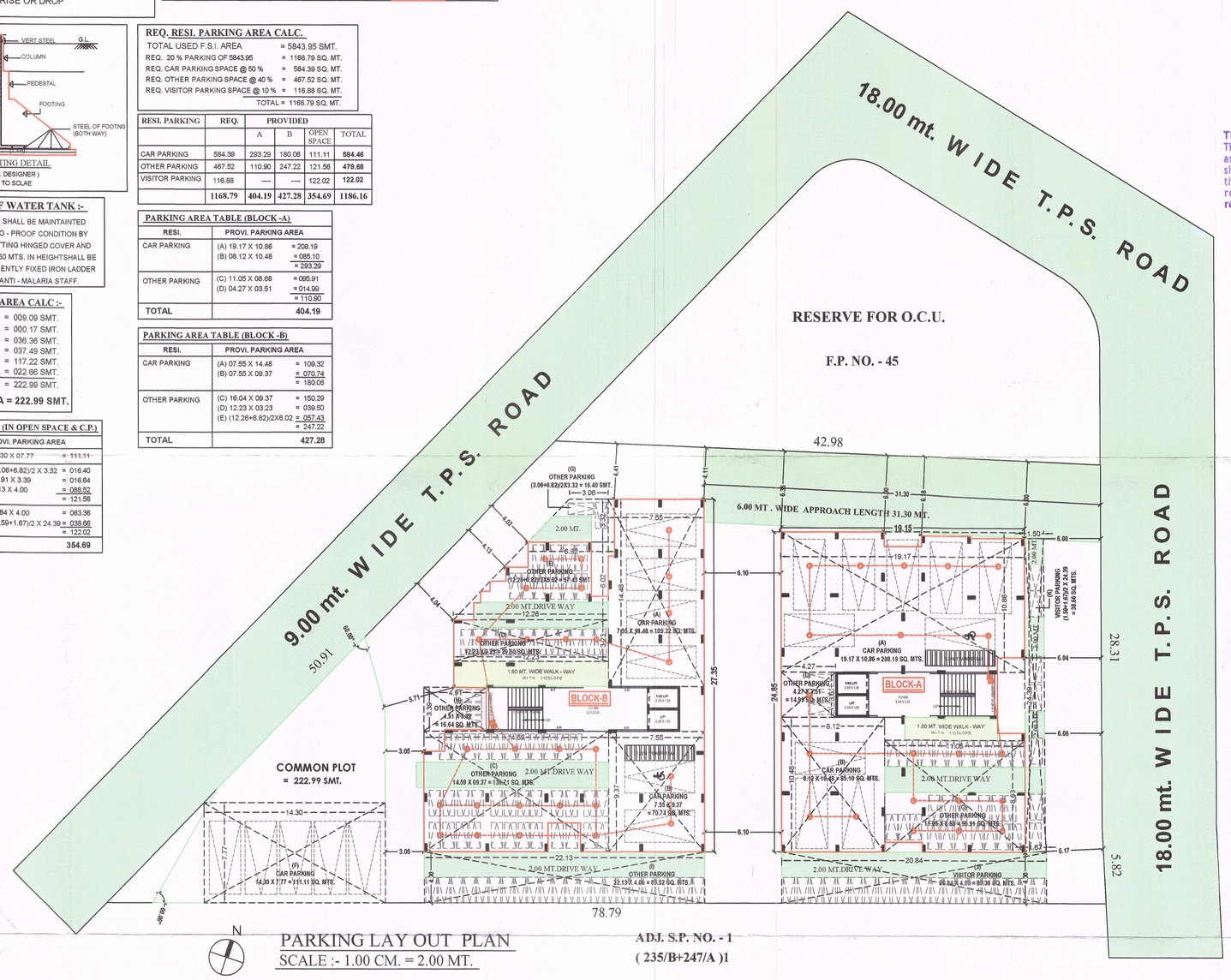
RESI. PARKING	REQ.	PROVIDED A	B	OPEN SPACE	TOTAL
CAR PARKING	584.39	293.29	180.08	111.11	584.46
OTHER PARKING	467.52	110.90	247.22	121.56	479.68
VISITOR PARKING	116.88	----	----	122.02	122.02
	1168.79	404.19	427.28	354.69	1186.16

PARKING AREA TABLE (BLOCK -A)

RESI.	PROVI. PARKING AREA	
CAR PARKING	(A) 19.17 X 10.86	= 208.19
	(B) 08.12 X 10.48	= 085.10
		= 293.29
OTHER PARKING	(C) 11.05 X 08.68	= 095.91
	(D) 04.27 X 03.51	= 014.99
		= 110.90
TOTAL		404.19

PARKING AREA TABLE (BLOCK -B)

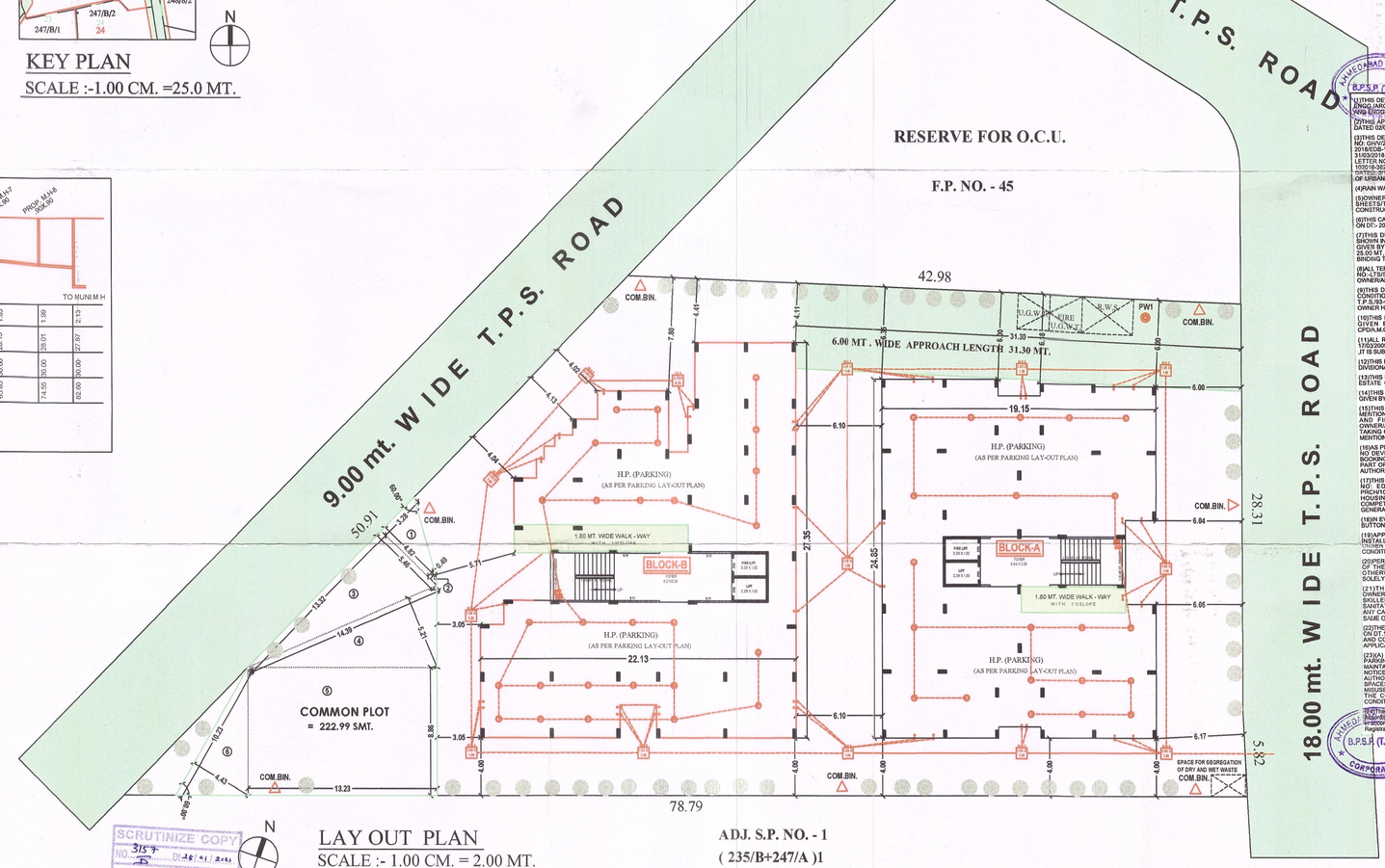
RESI.	PROVI. PARKING AREA	
CAR PARKING	(A) 07.55 X 14.48	= 109.32
	(B) 07.55 X 09.37	= 070.74
		= 180.06
OTHER PARKING	(C) 16.04 X 09.37	= 150.29
	(D) 12.23 X 03.23	= 039.50
	(E) (12.26+6.82)/2X6.02	= 057.43
		= 247.22
TOTAL		427.28



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

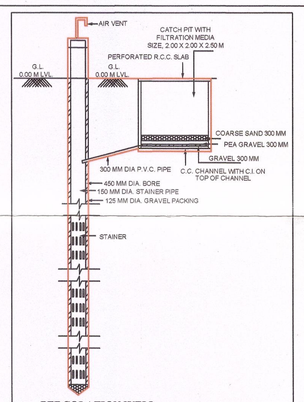
ADJ. S.P. NO. - 1
(235/B+247/A)1

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



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

ADJ. S.P. NO. - 1
(235/B+247/A)1



PERCOLATION WELL
FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

COLOUR NOTE

C.S. BOUNDARY		TREE	
PROP. WORK		PERCO. WELL	
PROP. DR-LINE		COMMUNITY BIN	
ROAD		SPRINKLER	

The permission is valid only Till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

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

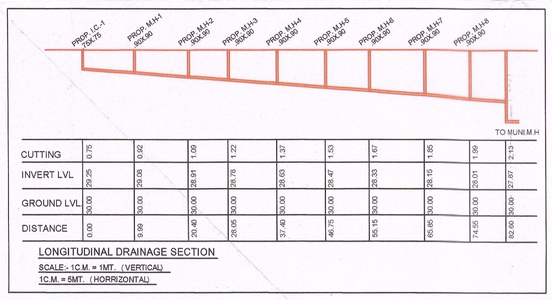
HIGHRISE LANDMARK BUILDTECH LLP
Yunusbhai Bhikhubhai Shaikh
AMC LIC. No. DEV. 1252140224
DEVELOPER

SOHIL M. MAKWANA
AMC-CW. LIC. No. : CW-078011092I (GRADE-I)
A/24, Navrang Tenament, Nr. Fatehwadi Bus Stand, Sarkhej Road, AHMEDABAD-380055
OWNER | C.O.W.

SOHIL M. MAKWANA
AMC-ER. LIC. No. : ER1130110921
A/24, Navrang Tenament, Nr. Fatehwadi Bus Stand, Sarkhej Road, AHMEDABAD-380055
ENGINEER

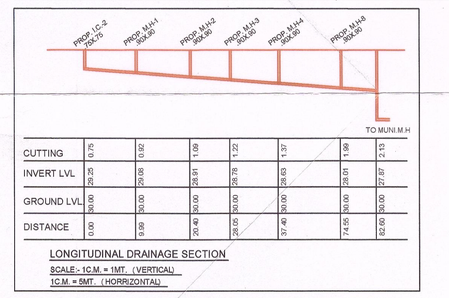
SOHIL M. MAKWANA
(B. E. CIVIL)
A.M.C.SE. LIC. NO. 001SE12102500603 (GRADE-II)
24/A, NAVRANG TENAMENT, NR. FATEHWADI BUS STOP, SARKHEJ, AHMEDABAD-380055
STR.ENGINEER

A. A. AGALODIYA
11, Nava Vas, DANTA-385 120
. LIC. No.
001SR24082510180
(GRADE-I)



CUTTING	0.75		0.92		1.09		1.22		1.37
INVERT LVL	29.25		29.08		28.91		28.78		28.63
GROUND LVL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	9.99	20.48	30.00	40.48	50.00	60.48	70.00	77.48

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



CUTTING	0.75		0.92		1.09		1.22		1.37
INVERT LVL	29.25		29.08		28.91		28.78		28.63
GROUND LVL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	9.99	20.48	30.00	40.48	50.00	60.48	70.00	77.48

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

NOTES :

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.- 2017. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND OF C.G.D.C.R. -2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017.
- LETTER BOX FOR SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEDED AS PER THE CLAUSE NO. 17.2 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO.17.5 OF C.G.D.C.R.- 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO - 18 OF C.G.D.C.R.- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017. AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.- 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13. OF C.G.D.C.R.- 2017.

SCRUTINIZE COPY
NO. 315 Y
Dt. 08/01/2021
TDO, BPSP, AMC

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT ARCHITECT AND ENGG./ARCH.WEL OBEY AS PER ALL BONDS AND AFFIDAVITS PROCUCED BY APPLICANT AND OWNER/AREA.
(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/02/05 AND OFFICE ORDER NO-42.07.-13/06/06.
(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/261 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 17/01/2018 AND LETTER NO: GH/V/63 OF 2018/EDB-102016-3629-L, DATED:- 23/02/2018 AND LETTER NO: GH/V/95 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 AND LETTER NO: GH/V/102/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO:- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-31/05/2019 AND LETTER NO:-GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-15/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2
(5)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT AS PER G.D.C.R.-2017 PART I DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 20/01/2021
(7)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-1 (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.M.C.(B.D.) ON DT.19/01/2021 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.
(8)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL SUB DIVISION PLAN CASE NO.-LTS/SZ/080310/P/A7617/M1, DT.20/05/2010 WILL BE APPLICABLE ANI BINDING TO OWNER/APPLICANT.
(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-2, DATED-27/03/2020, REF NO:- T.P.S.93-C (GYASPUR/VEJALPUR) CASE NO.20/536, AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR RETTERMENT CHARGES GIVEN BY ASSI. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO:- CP/DA/M.C/GENERAL/DP-481, GENERAL-716, ON DT.-09/09/2020
(11)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-17/03/2009, ORDER NO.:- CB/LAND/NA/SR/R-106/2008 GIVEN BY COLLECTOR (AHMEDABAD) JT IS SUBMITTED BY OWNER-APPLICANTS.
(12)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT (PROPERTY TAX DEPT., SVQ ON DT.-09/11/2020.
(13)THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY ASSI. ESTATE OFFICER(RWZ), DT.24/09/2020.
(14)THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA.(DT.-14/10/2020.
(15)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.08/10/2020(PR/4100/2020/2020) AND FIRE NOC, FIRED UNDER NO:- GH/V/174/2020 DT.-31/10/2020 IS SUBMITTED BY OWNER/APPLICANT, WHICH IS APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER BOND GIVEN BY OWNER/APPLICANT ON DT.14/10/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(16)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/PROMOTER WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING, SELLING OF FOR DEAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR UNITS, THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.
(17)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: PRC/H/102/2018/1884, DTD.26/04/2018, DTD.23/09/2018, NOTIFICATION NO: PRC/H/102/2018/1886, DTD.16/10/2018, & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
(18)IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
(19)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GRID CONNECTIVITY AS PER G.I. 17.5.1 OF CGDCR-2017 AND NOTIFIED BY AMC VIDE NO:-AMC/MCH/BP&IT/SOLAR/ DT.27/04/2020 & ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(20)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRES OF THE VEHICLES TO PREVENT DEPOSITS OF MUD MATERIALS ON ROADS BY VEHICLES COMMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER/ APPLICANT DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.
(21)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANT SHALL HAVE TO MAKE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES AT PROPER SANITATION FACILITY, PUBLIC SPACE/ROAD WILL NOT BE ENCRHOACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERIZED UNDERTAKING FOR THE SAME ON DT.14/10/2020.
(22)THIS DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING GIVEN ON DT.-12/02/2020 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.
(23)(A) TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS E