AFORDABLE HOUSING PROJECT

SHEET NO :-6/6

REVISE PLAN SHOWING PROP. **RESI.+COMM.** AFORDEBLE HOUSING BUILDING **ON** F.P. NO. :-4 + 14, OF T.P.S. NO :- 216 (SHILAJ), (PRELIMINARY SCHEME) ,[(BLOCK NO :- 561/P , 522/ A/P +522/ B, (O. P. NO :-4 & 14)] , OF MOJE :- SHILAJ, TA :- GHATLODIYA , DIST :- AHMEDABAD .

SCALE : 1.00 CM = 1.00 MT

ZONE : RESIDENCE-III,(R3)+OVERLAY , ZONE R.A.H

USE : COMMERCIAL + RESIDENCE. (RESI. AFORDABLE HOUSING)

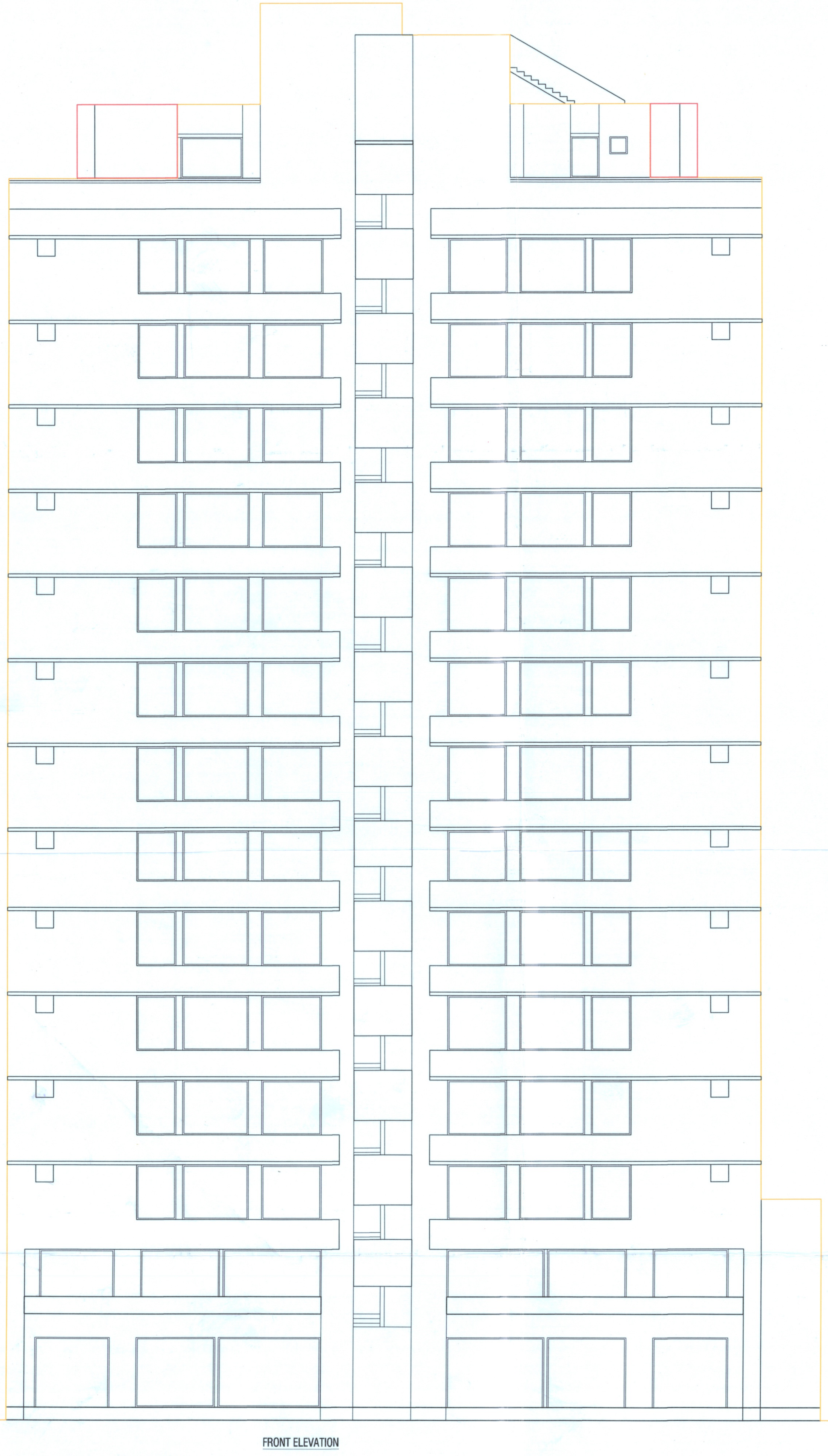
SCHEDULE OF OPENING

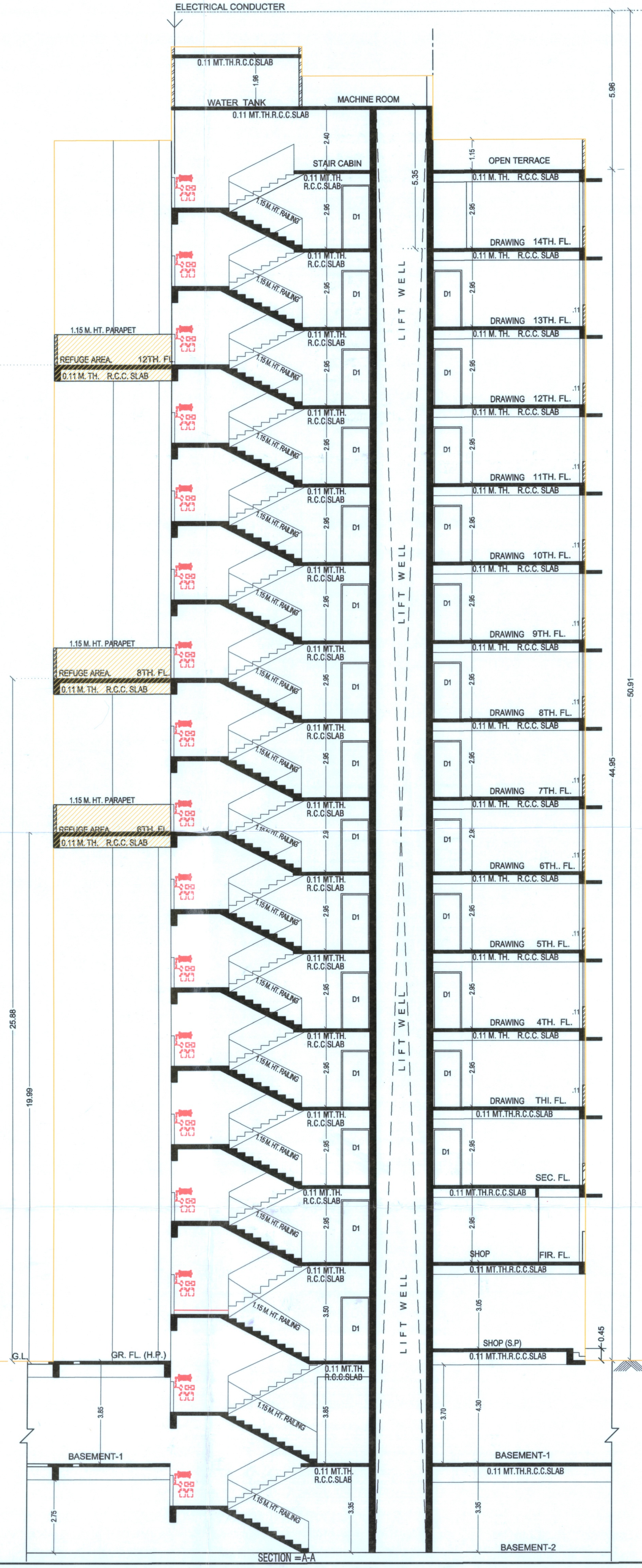
DOOR	WINDOW	VANTILATION
D1 = 1.07 X 2.00 D2 = 0.90 X 2.00 D3 = 0.76 X 2.00 DW = 0.76 X 2.00+.69 X1.07	W1 = 2.06 X 1.65 W2 = 2.29 X 1.65 W3 = 1.37 X 1.65	V1 = 0.60 X 0.60

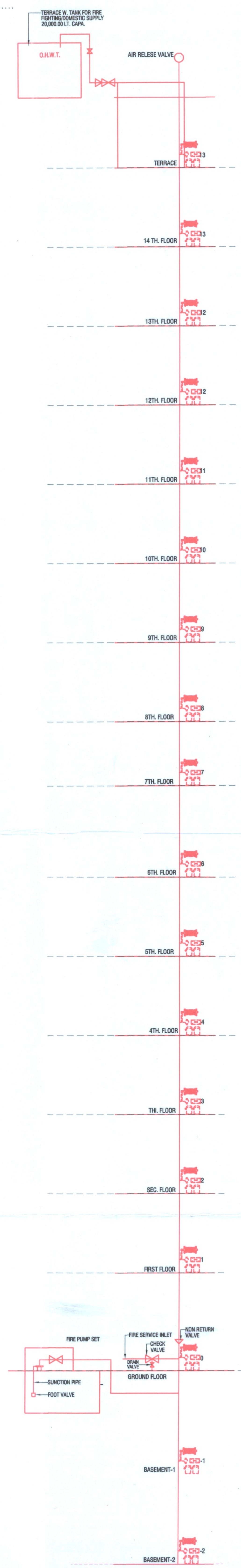
R.C.C STAIR DETAIL	
2.00 MT	WIDTH
0.30 MT	TREAD
0.15 MT	RISER

COLOUR NOTE

- PROP WORK
- APPRO. WORK
- APPRO. DRAINAGE







(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.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 DATED 02/03/05 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-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/31 OF 2018/EDB-102016-3629-L DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GHV/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GHV/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GHV/9/2018/EDB-102016-3629-L, DATED:-20/12/2017, AND GHV/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 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 (NOT LESS THAN 3.00MT.) 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.-23/10/2020

(7) 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 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/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.2/12/2019 BY THE OWNER / APPLICANT / DEVELOPERS / 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.

(8)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (N.W.Z) ON DT.14/2/2020

(9)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.W.Z.) A.M.C. DT.18/9/2017 (FOR F.P.NO.-4 AND F.P.NO.-14)

(10)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST T.D.O.(N.W.Z.) ON DT.28/2/2020

(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.9/10/2017, REF NOC ID NO.AHME/WEST/B/093017/249885 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.29/11/2017 (LETTER NO.-135) AND FIRE NOC. FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTARIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.2/12/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(13) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 17/5/2008, ORDER NO.:-CB/LAND/NA/SR-543/2007-08 (FOR RESIDENTIAL USE) AND ON DT.7/5/2016, ORDER NO.-CB/ADMT/AKAL N.A./TATKAL/K-65/SR-21/2016 (FOR RESIDENTIAL AND COMMERCIAL USE) BY DISTRICT COLLECTOR, IT IS SUBMITTED BY OWNER-APPLICANTS.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPRINTENDENT(PROPERTY TAX DEPT., N.W.Z.) ON DT.17/3/2020

(15) 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, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(16)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.5/12/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

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

(19) 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 ENCHROCHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.2/12/2019

(20) 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.

(21)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING ON DT.2/12/2019 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.

(22) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L: DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L: DTD.15/10/2018, DTD.29/6/2019 & 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.

(23) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- LT/NWZ/291017/GDR/A/1891/M1 ON DT.14/11/2017 AND BHNT/NWZ/291117/CGDCR/A0146/R0/M1 ON DT.16/2/2018 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(24) (A) TOTAL PARKING AREA (221.95 1741.82) SQ.MT SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING IS PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(25)–(33) [illegible]

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 DISCHAPGE 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

OWNER

Sunny N. Patel, Soham N. Patel

FOR, AMIRAJ INFRASTRUCTURE

PARTNER

DEVELOPER

AMIRAJ INFRASTRUCTURE
SUNNY NITINKUMAR PATEL (AUTH.PARTNER)
ADDRESS: SR. 488/1/2, AMIRAJ FARM,
OPP. GOGHA MAHARAJ MANDIR,
SINDHU BHAVAN ROAD,
AHMEDABAD-380054.
REG. NO.:DEV1001021022

C.O.W.

RAMJIYANI PRATIK KUMAR N.
Shop TF. 15, Vandematarm Arcade,
Gota, Ahmedabad - 380081
AMC COW LIC. No. 001CW24082500656

ENGINEER

CHETAN J. SHAH
601, Vrundavan Enclave,
A.E.C. Cross Road,
Naranpura, Ahmedabad-13.
Corp / Licence No. ER/0483070623R

ST-ENGINEER

NELSON N. MACWAN
STR.ENG. LIC. NO. 001SE21062500469(GRADE-1)
B-11, ANAND COLONY,
NR. C.T.M. CHAR RASTA,
AMRAIWADI, AHMEDABAD - 380026.

AUTHORITY

Ahmedabad Municipal Corporation

Case No. : BHNT/NWZ/291117/CGDCR/A0146/R1/M1

Zone: NORTH WEST

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

Raja Chitthi Number : 01523/291117/A0146/R1/M1

Date : 29/10/2020

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

T.D. Inspector (B.P.S.P.) 29/10/2020

Asst. T.D.O. (B.P.S.P.) 29-10-2020

SCRUTINIZE COPY
NO. 961 D.DT.28/10/2020
TDO, BPSP, AMC