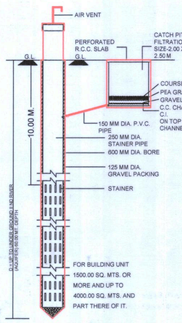
NOTES

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017,ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO.4.4.3 OF THE CGDCR - 2017,THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.11 AND 13.1.13 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGDCR 2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6.0F CGDCR 2017.
- LETTER BOX FOR EACH UNITL SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNITL.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.2 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF CGDCR 2017
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017.
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION- 2013.
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40,000 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.- 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF CGDCR-2017.
- MECHANICAL VENTILATION & LIGHTNING SYSTEM SHALL BE PROVIDED IN BASEMENT.



PERCOLATION WELL
N.T.S.

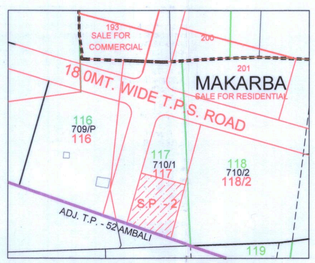
PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
1661.19 / 4000.00 = 0.41 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

TREE PLANTATION CAL. :
PLOT AREA = 1661.19 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
1661.19 / 200 x 5 = 41.53 NOS.
PROVIDE 42 NOS. TREE.

CONTAINER BIN AREA CALC. FOR RESI.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 11 x 10 LIT. = 110 LIT.
110 / 80 = 1.37 NOS. SAY 2 NOS.
REQ. 2 NOS BIN OF 80 LIT CAP.
PROVI. 2 NOS BIN OF 80 LIT CAP.

COMMON PLOT AREA CALC.	SQ.MT.
(29.73+33.25)/2 x 10.00 =	314.90

LIFT REQUIRED CALCULATION
30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 30 UNIT/ 1 LIFT
SO 11 UNIT - 1 LIFT- 6 PERSON
PROVIDE LIFT - 2 LIFT - 8 PERSON



KEY PLAN
SCALE :- 1.00 CM. = 10.00 MT.

AREA TABLE					IN SQ.MTS.
FLOOR	USE	UNIT	FLOOR AREA	F.S.I AREA	B.UP AREA
2ND BASEMENT	PARKING	- -	- - - - -	- - - - -	1018.76
1ST BASEMENT	PARKING	- -	- - - - -	- - - - -	1172.91
GR.FL. (H.P.)	PARKING	- -	- - - - -	- - - - -	512.04
GR.FL. (S.P.)	SOC. COM. AMANI.	- -	92.30	92.30	91.68
1st.FL.	RESI.	02	525.72	525.72	603.72
2nd.FL.	RESI.	02	525.72	525.72	603.72
3rd.FL.	RESI.	02	525.72	525.72	603.72
4th.FL.	RESI.	02	525.72	525.72	603.72
5th.FL.	RESI.	02	525.72	525.72	603.72
6th.FL.	RESI.	01	269.24	269.24	341.36
STAIR CABIN	- -	- -	- - - - -	- - - - -	70.00
L.M.R & O.H.W.T.	- -	- -	- - - - -	- - - - -	21.82
TOTAL	PARKING+ SOC. COM. AMANI.+ RESI.	11	2990.14	2990.14	6247.17

PARKING AREA TABLE	
TOTAL UTILISED F.S.I =	2990.14 SQ.MTS.
REQ PARKING AREA @ 20 % =	598.03 SQ.MTS.

PARKING AREA TABLE FOR RESI.	REQ AREA	PROVI PARKING			
		GR.LVL.	1ST.BASEMENT	2ND.BASEMENT	TOTAL
CAR PARKING AREA @ 50 %	299.02	- - - -	537.94	747.56	1285.50
OTHER'S PARKING AREA @ 40%	239.21	- - - -	324.44	- - - -	324.44
VISITOR'S PARKING AREA @ 10%	59.80	377.75	- - - -	- - - -	377.75
TOTAL	598.03	377.75	862.38	747.56	1987.69

PROVI. ON GR. LVL.

VISITOR'S PARKING		IN SQ.MTS.
(V1)	21.26 x 7.58 =	161.15
(V2)	10.20 x 12.05 =	122.91
(V3)	9.25 x 8.79 =	81.31
(V4)	5.36 x 2.31 =	12.38
	TOTAL =	377.75
NET VISITOR'S PARKING	=	377.75

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 premises 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-
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.

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.

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 supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. A.E. (Elec) Electrical power supply so are designed and to ensure alternating 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.

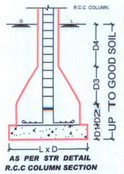
10.INDIVDUAL FIRE SEFTY SYSTEM
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

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

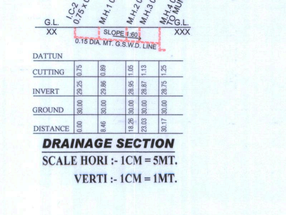
/ Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

FIRE HYDRANT LEGEND

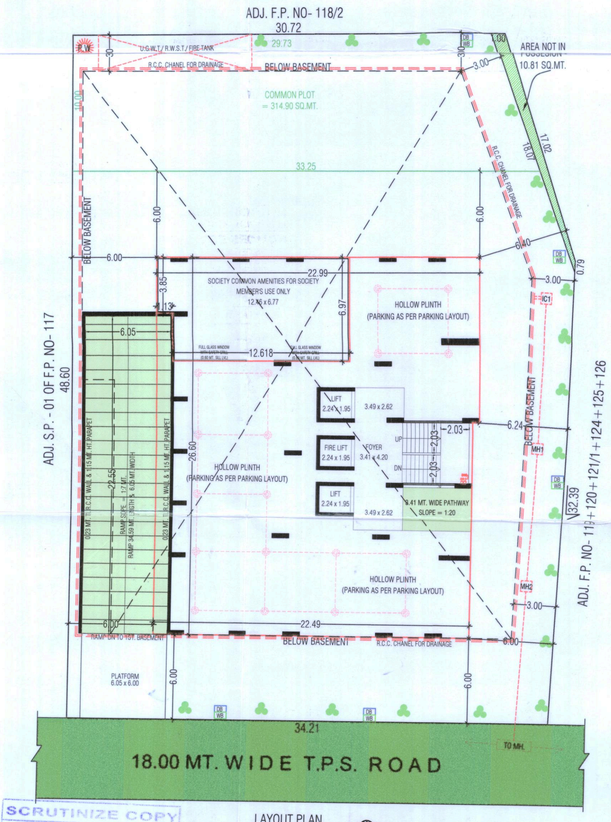
SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOx
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP



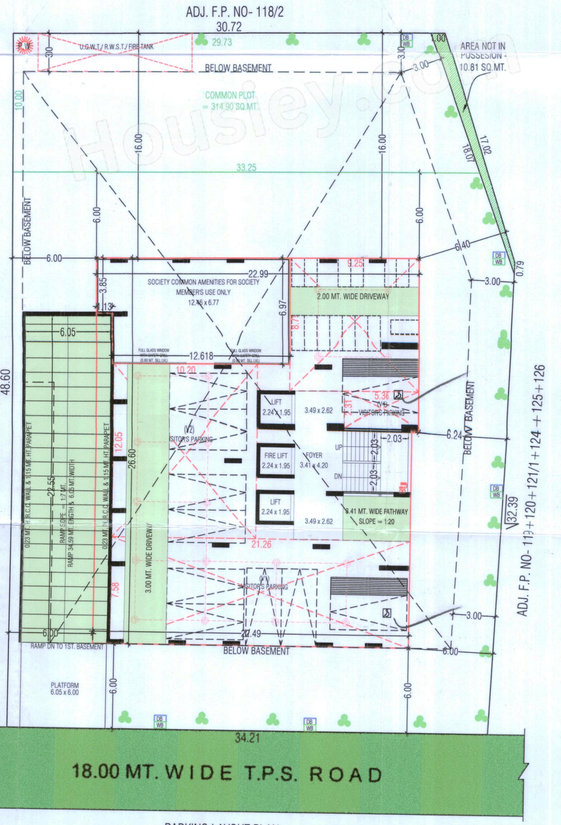
AS PER STR DETAIL
R.C.C COLUMN SECTION



DRAINAGE SECTION
SCALE HORI :- 1CM = 5MT.
VERTI :- 1CM = 1MT.



LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



PARKING LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

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NO. 7006 DT. 13/04/23
T.D.O., B.P.S.P., AMC

LAYOUT PLAN {01/05}

LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON S.P.:- 02 OF F.P. NO:- 117 {O.P. NO: 117, R.S. NO.:- 710/1/P} OF T.P.S. NO. 51 (BODAKDEV-MAKARBA-VEJALPUR)(DRAFT), MOJE.:- MAKARBA, TALUKA.:- VEJALPUR, DIST.:- AHMEDABAD.

SCALE : 1.00 CM = 2.00 MT | ZONE:- RESIDENTIAL-II (R2) | USE:- RESIDENTIAL

AREA TABLE	IN SQ.MTS
PLOT AREA	1672.00
AREA NOT IN POSSESSION	10.81
NET PLOT AREA	1661.19
REQ. MINIMUM COMMON PLOT AREA	200.00
PROV. COMMON PLOT	314.90
PERMI. F.S.I. AREA (1661.19 x 1.2)	1993.43
CHARG. F.S.I. AREA (1661.19 x 0.6)	996.71
TOTAL PERMI. FSI AREA + CHARG. @ 1.8 (1661.19 x 1.8)	2990.14
TOTAL USED F.S.I. AREA	2990.14
USED CHARGEABLE F.S.I. AREA	996.71

COLOUR NOTE

PLOT BOUNDRY	TREE	
ROAD / PATHWAY	CONTAINER BIN	
PROP. WORK	P.WELL	PROP. DRAINAGE

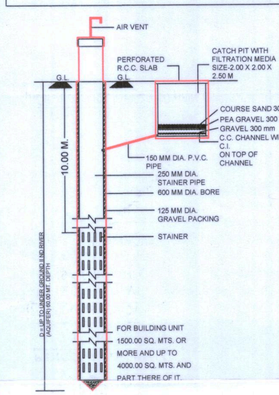
APP. SUBDIVISION REFERANCE CASE NO. - LTS/SWZ/291118/CGDCRV/A0868/M1, DTD. - 21/12/2018

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT ARCHITECT AND OWNER/PARTIES WILL OBEY AS PER AVAILABLE AND RELEVANT RECORDS OF ANY LEGAL AND ENGLANDS.
(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED GDRMS AND OFFICE ORDER NO.42,DT.- 13/05/05
(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/VG/B/ 1020/2018-19/Sh.1, DATED:- 27/04/2018 AND LETTER NO: GH/VG/B/ 1020/2018-19/Sh.2, DATED:- 31/05/2018 AND LETTER NO: EOB-102018-363Sh.1, DATED:- 31/05/2018 AND LETTER NO: GH/VG/B/EOB-102018-363Sh.1, DATED:- 23/04/2018 AND LETTER NO: GH/VG/B/EOB-102018-363Sh.2, DATED:- 31/05/2018 AND LETTER NO: GH/VG/B/EOB-102018-363Sh.3, DATED:- 31/05/2018 AND LETTER NO: GH/VG/B/ 1020/2018-19/Sh.3, DATED:- 31/05/2018 AND LETTER NO: GH/VG/ ITA /# 2020/528-1020-1020Sh.1, 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-SHEETS/TIN-SHEETS OF 2.00 MTS. HEIGHT AROUND THE SITE PREMISES SUBMIT 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.- 13/04/23
(7) APPLICANT/OWNER - ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING ADJACENT PROPERTIES DURING 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 AND PROPER SHORING ARRANGEMENT MUST BE MADE BEFORE EXCAVATION TO AVOID ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) ENGAGED BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /

Conditions for Environmental Management Provisions as CGDCR-2017 Chapter-17

1. Roof Top Solar Energy Installations and Generation: Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
2. Rain Water Harvesting System: Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
3. Rain Water Storage tank: Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
4. Tree Plantation: Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. Solid Waste Management: Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.
6. Environment Impact Provision:
   - (For All uses Project having Built-up Area more than 20,000 sqmt.) Applicant shall provide Organic waste Converter & Grey water Harvesting System with dual plumbing system or Sewage Treatment Plant as per NOC given by State level Environment Impact Assessment Authority for required capacity as per guideline and shall make required provision to maintain the environment permanently.
   - (For Use: Hospital and Nursing Homes, Hospitality(Hotels, Lodges, Guest Houses) & Project having Built-up Area more than 5,000 sqmt.) Applicant shall provide Grey water Harvesting System with dual plumbing system of required capacity as per guideline and shall make required provision to maintain the environment permanently.
   - (For Use: Hostels for Schools, Colleges, Training Centres; Community Centre, Banquet halls and similar uses; Commercial; All hazardous, water-polluting, chemical industries & Project having Built-up Area more than 10,000 sqmt.) Applicant shall provide Organic waste Converter & Grey water Harvesting System with dual plumbing system of required capacity as per guideline and shall make required provision to maintain the environment permanently.

Note :
The position and location should be variable as per site situation.



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REQ. 2 NOS BIN OF 80 LIT CAP.
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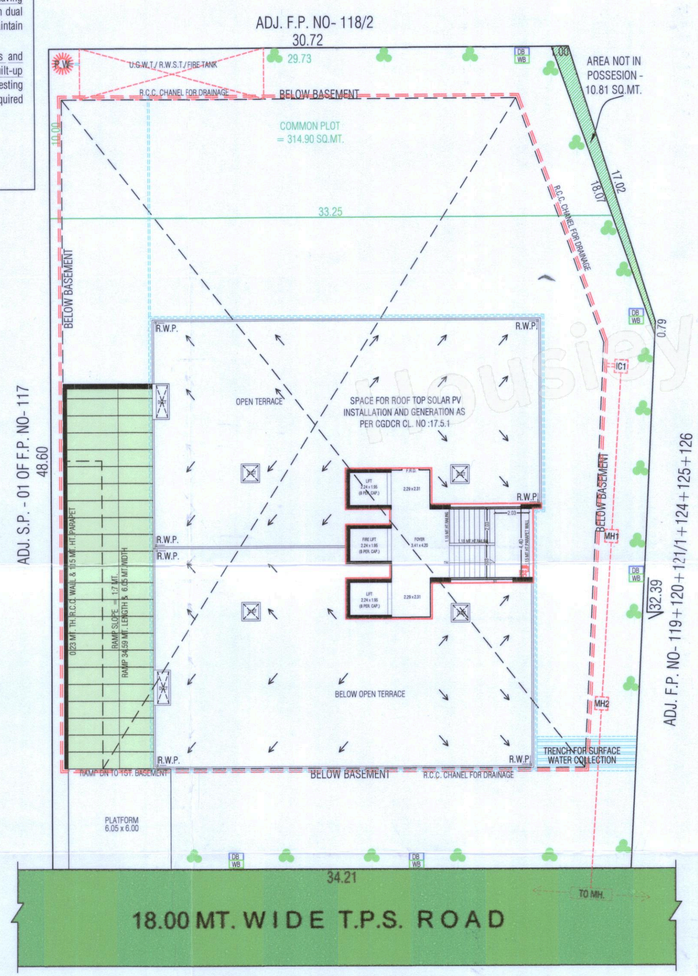


ENVIRONMENT MANAGEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG.ARCHITECT 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 02/05/2006 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(W) OF 2018/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(46 OF 2018/EDB-102016-3629-L, DATED- 02/06/2018 AND LETTER NO: GHV(152/EDB-102016-3629-L, DATED- 31/12/2018 AND LETTER NO: GHV(307/EDB-102016-3629-L, DATED- 20/12/2017, AND LETTER NO:- GHV(143 OF 2019/EDB-102016-3629-L, DATED- 31/10/2019 AND LETTER NO:- GHV(174 of 2020/EDB-102016-3629-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-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.60MT.) 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.- 13/4/2023.
(7) OWNER-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 GIVEN BY OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE WORK/ACTIVITY MENTIONED IN THE NOTICE WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(8) PROVISION FOR SUMPPUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.
(9) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(10) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION WORKERS AND ALSO HAVE TO PROVIDE PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE UNDERCHED FOR THE SAME IN ANY CASE. AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME.
(11)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEEL 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 OR SPOIL OF PUBLIC ROAD.
(12) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IS BINDING AND APPLICABLE TO BOTH PARTIES.
(13) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: PRCH/102018/71984/L, DTD.26/04/2018, DTD.29/06/2018, NOTIFICATION NO: PRCH/102018/71984/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.
(14) (A) TOTAL PARKING AREA 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) IF MORE 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 PARKING SPACES ARE 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
(15) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-2 (R-2) (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING WITHIN HEIGHT OF 28.0 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY.MC(UD) ON DT. 13/4/2023
(16) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-1, DATED-19/1/2018, REF NO TP5/NO 51/BODAKDEV-SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-1, DATED-19/1/2018, REF NO TP5/NO 51/BODAKDEV-NO.142/63 AND T.P.O. UNIT-2, DATED-21/6/2019 REF NO TP5/NO 51/BODAKDEV-MAKARBA-VEJALPUR(CAUSE NO.-1/2/108 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).
(17) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA
(18) THIS PERMISSION IS GIVEN ON THE BASIS OF KASUA KARAR OPINION GIVEN BY A.E.O.(S.W.Z.), DT.5/1/2018
(19) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.29/3/2023, REF NOC ID NO.AHMEDA/516/2023/474736 AND ALL TERMS AND CONDITION MENTION IN NOC WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(20) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.4/3/2023 (OPN008/F04032023). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(21) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-20/2/2019, ORDER NO.-CB/NA/HEC/BADAJ/MAKARBA/TP5/1/1003/834/2019 BY COLLECTOR (AHMEDABAD) IT IS SUBMITTED BY OWNER-APPLICANT.
(22) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL OFFICER (PROPERTY TAX DEPT., S.W.Z.) ON DT.29/3/2023
(23) IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
(24) 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.
(25) અમારી જવાબદારી અને જોખમે અમોએ આપેલ બાંધકામ પરવાનાના અરજીના અનુસંધાને અમોએ સુચવ્યા મુજબ ફાયર સેફટીના અભિપ્રાય તથા અગ્નિ શમન યંત્રોની ખરીદી અંગેની ખાતરી પત્રિકામાં આપેલ મુજબ ૧.૧૦૬ અંગે તથા આપવામાં આવેલ સુચનાઓ પ્રમાણે ફાયર સેફટી અંગેની તમામ જોગવાઈઓનું ચુસ્ત પણે પાલન કરવાનું રહેશે. તથા ફાયર બ્રીગેડ ખાતાના ધોરણો મુજબ ફાયર સેફટી અંગે

B.UP AREA CALC. 2ND.BASEMENT	IN.SQ.MTS.
25.99 x 39.60 =	1029.20
LESS.:-	
0.50 x 15.40 =	7.70
½ x 1.39 x 3.94 =	2.74
TOTAL =	10.44
B.UP AREA ON 2ND.BASEMENT 1029.20 - 10.44 =	1018.76

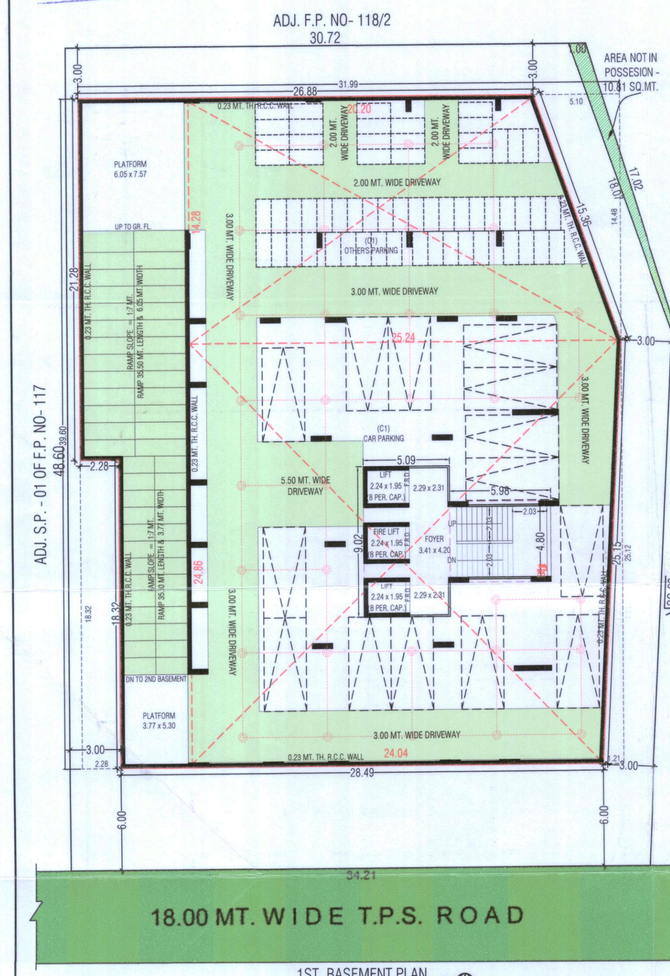
B.UP AREA CALC. 1ST.BASEMENT	IN.SQ.MTS.
31.99 x 39.60 =	1266.80
LESS.:-	
2.28 x 18.32 =	41.77
½ x 5.10 x 14.48 =	36.92
½ x 1.21 x 25.12 =	15.20
TOTAL =	93.89
B.UP AREA ON 1ST. BASEMENT 1266.80 - 93.89 =	1172.91

PROVI. IN 1ST. BASEMENT CAR PARKING	IN.SQ.MTS.
(C1) (25.24+24.04)/2 x 24.86 =	612.55
LESS. 5.98 x 4.80 =	28.70
5.09 x 9.02 =	45.91
TOTAL LESS. =	74.61
NET CAR PARK. 612.55 - 74.61 =	537.94

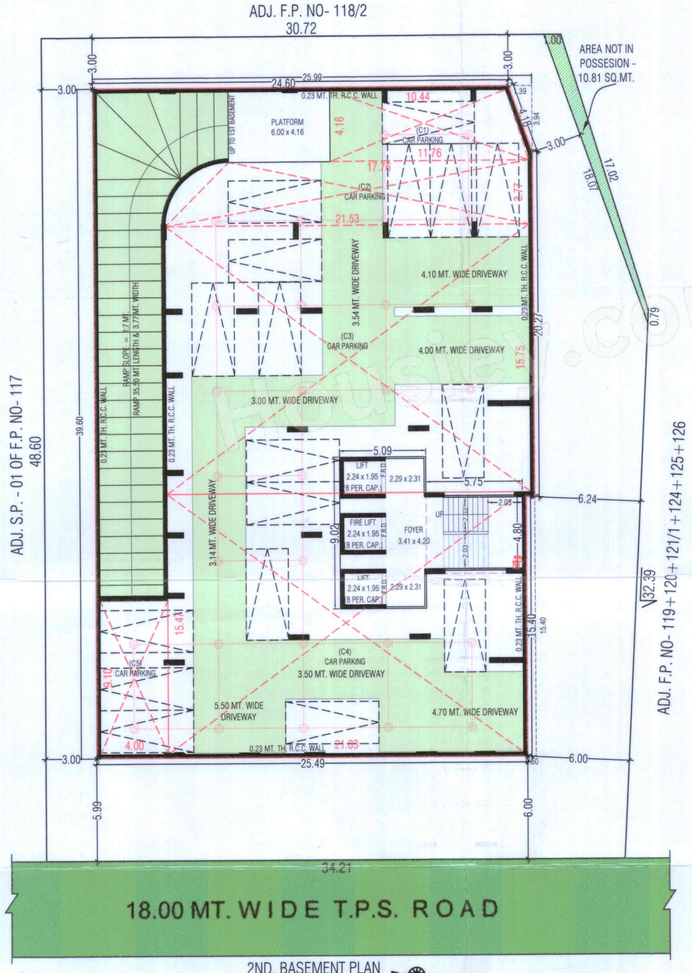
PROVI. IN 1ST. BASEMENT OTHER'S PARKING	IN.SQ.MTS.
(O1) (20.20+25.24)/2 x 14.28 =	324.44
TOTAL OTHER'S PARKING =	324.44

PROVI. IN 2ND. BASEMENT CAR PARKING	IN.SQ.MTS.
(C1) (10.44+11.76)/2 x 4.16 =	46.18
(C2) (17.76+21.53)/2 x 3.77 =	74.06
(C3) 21.53 x 15.75 =	339.10
(C4) 21.03 x 15.47 =	325.33
(C5) 4.00 x 9.10 =	36.40
TOTAL =	821.07
LESS. 5.75 x 4.80 =	27.60
5.09 x 9.02 =	45.91
TOTAL LESS. =	73.51
NET CAR PARK. 821.07 - 73.51 =	747.56

SCRUTINIZE COPY
NO. 7006 DT. 13.04.23
TDO, BPSP, AMC



1ST. BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



2ND. BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

(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:-09/3/05 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: GHV/269 OF 2018/EB-102016-3629-L, DATED- 13/10/2017 AND LETTER NO. GHV31 OF 2018/EB-102016-3629-L, DATED- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED- 31/03/2018 AND LETTER NO: GHV445 OF 2018/EB-102016-3629-L, DATED-23/04/2018 AND LETTER NO: GHV1152/EB-102016-3629-L, DATED- 31/10/2018 AND LETTER NO: EDB-102016-3629-L, DATED-20/12/2017, AND LETTER NO:- GHV743 OF 2019/EB-102016-3629-L, DATED- 29/03/2019 AND LETTER NO:- GHV 174 of 2020/EB-102016-3629-L DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT
(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO-27, OF GUJARAT.
(5). OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEET/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:-13/4/2023
(7) OWNER/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 /ABTEAD OF ENTIRE EXCAVATION IN ONE STRETCH. CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT/ BHORING / STRUTTING OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS THAT 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 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS. THE COMMENCEMENT CERTIFICATE (RAJACHITHI) WILL BE SUSPENDED/REVOKED WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY OF EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
(8) PROVISION FOR SUMPPUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELS OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.
(9) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION POWER GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND 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 ADEQUATE RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED FOR THE SAME
UNDERTAKING FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED
(11)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREs/WHEEL OF THE VEHICLES/MUMPERs/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
(12) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ PARTNERS/ DIRECTORS OF THE FIRM THAT THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND OTWILL BE BINDING AND APPLICABLE TO BOTH PARTIES.
(13) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS IN NOTIFICATION NO: EDB/1720180/3/AIL, DTD:29/04/2019, DTD:30/05/2019, NOTIFICATION NO: PRO/HSD/5187/AIL, DTD.19/10/2018, 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
(14) (A) TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA WELL BE MAINTAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED AND THE PERMISSION GRANTED FOR BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND ACCORDING TO THE EXTENT 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
(15) THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-2 (R-2) (AS SHOWN IN PLAN) FOR RESIDENTIAL BUILDING WITHIN HEIGHT OF 28.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY MC/DD ON DT 13/4/2023
(16) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITIONS MENTIONED IN ORDER GIVEN BY UNDER SECTION 37(1) DATED:-15/10/2018, REF NO TP&NO.51/BODAKDEV-MAKARBA-VEJALPUR(DRAFT) NO.1420 ,DATED:-21/6/2019 ,UNIT-2, DATED:-21/6/2019 REF NO TP5NO.51/BODAKDEV-MAKARBA-VEJALPUR(CASE NO:-142/2019) AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION)
(17) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA
(18) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(S.W.Z.), DT.5/1/2018
(19) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON NOC/AAI/WEST/B/03/R3/74/398 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT
(20) THIS PERMISSION IS GRANTED AS PER THE FIRE NOC AND TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.4/3/2023 (CFO/NOT/NOC/2023). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT
(21) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.-20/02/18, ORDER NO.PRANT/KACHERI/JAMIN/MAKARBA/TP10/1003/942019 BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANT
(22) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT/PROPERTY TAX DEPT., S.W.Z.) ON DT.29/3/2023
(23) IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
(24) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/PROMOTER(S) 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.
(25) આથી જણાવી જણાવી શકાય કે આ સાથે મોકલવામાં આવેલ નકશાઓ પર તમારા અને તમારા વાસ્તુશાસ્ત્રી અને સ્ટ્રક્ચરલ એન્જીનીયરે સહી કરેલ નકશાઓ અને તમારા અને તમારા વાસ્તુશાસ્ત્રી અને સ્ટ્રક્ચરલ એન્જીનીયરે સહી કરેલ સ્ટ્રક્ચરલ એન્જીનીયરની રજીસ્ટ્રેશન વીગતો તથા