LAY OUT PLAN	SHEET NO.:- 1/10
PROPOSED PLAN SHOWING LAYOUT OF RESI. BUILDING ON F.P. NO :- 63/1 + 63/2 , OF DRAFT T.P.S. NO.- 52 (AMBALI), [R. SUR NO :- 333/A,333/B , (O.P. NO :- 63/1,63/2) OF MOJE :- AMBALI ,TA :- GHATLODIYA , DIST:- AHMEDABAD	
USE :- RESIDENTIAL	
SCALE :- 1CM = 2.00 MT — USE ZONE AS PER RDP 2021 RESIDENTIAL-2(TWO) : R2 OVERLAY ZONE TOZ(BRTS)	BLOCK :- A +B

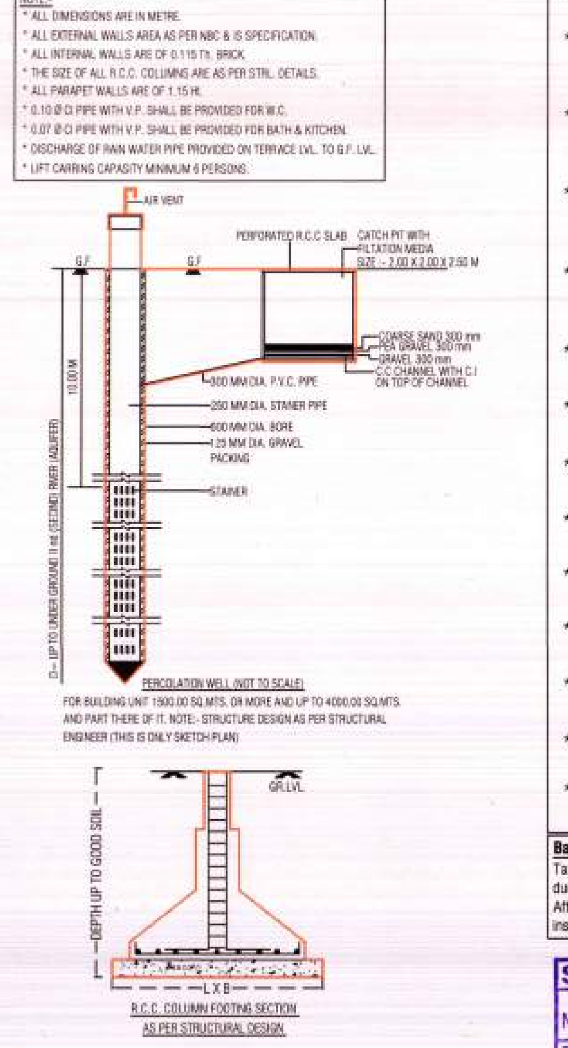
AREA TABLE :-	IN SQ MT
PLOT AREA OF F.P. NO. :- 63/1 +63/2	3844.00
AREA NOT IN POSSESSION	15.47
NET PLOT AREA	3828.53
REQ. COMMON PLOT @ 10 %	384.40
PROVI. COMMON PLOT	486.79
PERMI. F.S.I. AREA (1.2) (3828.53 X 1.2)	4594.24
PERMI. CHARGEBLE F.S.I. @ 0.60 (3828.53 X 0.60)	2297.12
PERMI. HIGHER CHARGEABLE F.S.I. DUE TO T.O.Z. @ 2.2 (3828.53 X 2.2)	8422.77
MAXIMUM PERMI. F.S.I. (3828.53 X 4.00)	15314.12
TOTAL UTILISED F.S.I. AREA	20835.03
USED CHARGEBLE F.S.I. AREA (15314.12 - 4594.24)	10719.88
PROVI. T.D.R. F.S.I. AREA (20835.03 - 15314.12)	5520.91

COMMON PLOT AREA CALC :- IN SQMT	TREE PLANTATION CALC :-	PERCOLATING WELL CALC:-
1/2 (10.69 + 10.84) X 45.22 = 486.79 SMT	REQ. 200.00 SQMT = 5 TREE 3844.00 / 200 X 5 SMT = 19.22 X 5 = 96.10 NOS. PROVI.TREE = 97 NOS.	REQ. 1500 TO 4000 SMT = 1 NOS. 3844.00 / 4000.00 = 0.96 NOS. SAY REQ. P.WELL = 1 NOS. PROVI. P.WELL = 1 NOS.

THE FIRE PROTECTION SYSTEM :-

1. All Basements Parking and HPP shall be Fully Sprinklered.
2. All Lower Basements Should Have Positive Pressure Ventilation.
3. Electric Cable Shaft Should Have Fire Resistant Doors.
4. The Staircase & Lift Shafts In Basement Shall Have To Be Protected By 2 Hrs Fire Resistance Construction Including The Doors.

NOTE:-
* ALL DIMENSIONS ARE IN METRE.
* ALL EXTERNAL WALLS AREA AS PER NBC & IS SPECIFICATION.
* ALL INTERNAL WALLS ARE OF 0.115 Th. BRICK.
* THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
* ALL PARAPET WALLS ARE OF 1.15 Ht.
* 0.10 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
* 0.07 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR BATH & KITCHEN.



NOTES RELATED TO CGDCR 2017

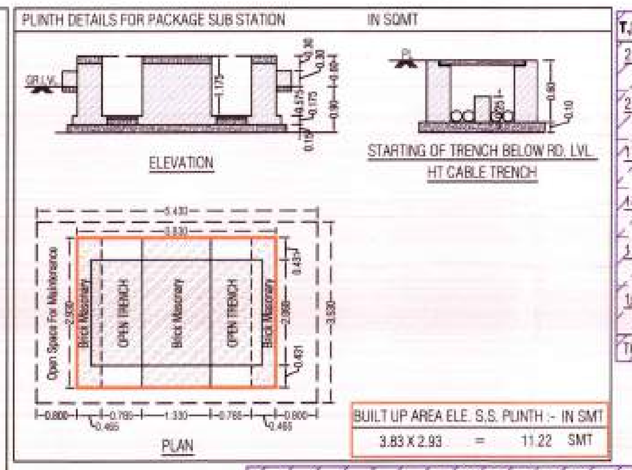
GENERAL NOTES :-

* It is certified that plot under reference is surveyed by me and the dimensions of all sides of plot and plot area as shown in plan are measured by engineer on record and in accordance with ownership / revenue record.
* Engineer is fully responsible for leaving open space and margin.
* The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
* It is certify that according to CGDCR 2017 all 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 design 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 of CGDCR 2017
* letter box for each unit shall be provided at ground floor level for each unit.
* Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
* Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
* Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 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 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 of the building is as per the norms of the specified in the indian standard and take necessary action for the structural safety during the construction.
* Rain water storage tank and rain water harvesting system is provided as per the 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.
* Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
* Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
* Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
* Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
* Marginal space & cellar slab shall have load bearing capacity of 45/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 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.
* The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
* Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

Basic Fire Notes Plan

Take online print of approved opinion and submitted plan copy.The copies of plans are provide during final inspection of the fighting system.
After, the building is built and all the required fire safety and Protection equipment have been installed and after due inspection by the fire service officer in NOC can be issued.

SCRUTINIZE COPY
NO. C 7930 DT. 06 / 12 / 2024
TDO, BPSP, AMC



BUILT UP AREA ELE. S.S. PLINTH :- IN SMT
3.83 X 2.93 = 11.22 SMT

TOTAL T.D.R. F.S.I. AREA = 5520.38 SMT

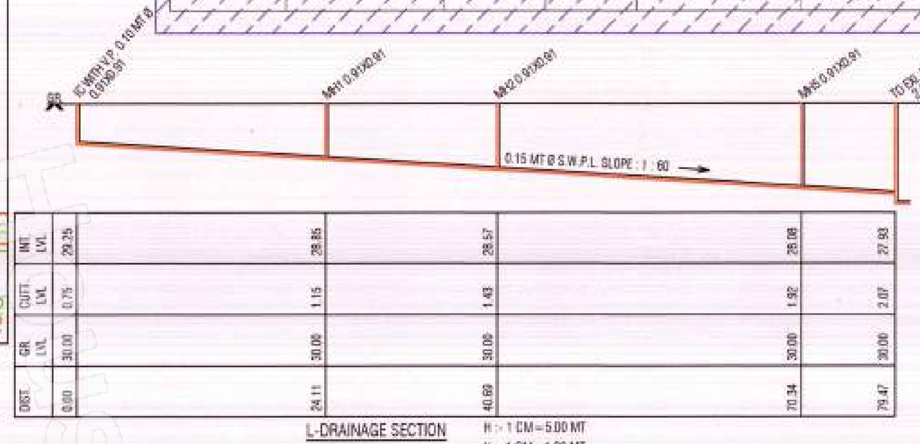
CONDITION FOR F.S.I. WRT T.D.R.

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN AS "PURPLE HATCH" SHALL BE CARRIED OUT ONLY AFTER SUBMISSION OF CONSENT LETTER OF TDO(BPSP) DEPARTMENT OF AMC REGARDING COMPLETION CERTIFICATE OF RESPECTIVE STAGES. BASED ON PROGRESS CERTIFICATE OF SLUM PROJECT GIVEN BY ENGINEERING HOUSING PROJECT DEPARMENT OF AMC.(AS PROVIDE IN NOTIFICATION NO. UDOHD/AFH/e-l/e/18/2024/0887/TH-1,DT.11/03/2024 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT)

TDR TABLE

Rights of TDR FSI (Rs) of Slum Policy-2013	Recipient plot where proposed TDR to be used	Jantry rate of Recipient plot (Rs.per Sq.mtr.)	Actual T.D.R. F.S.I. Available to Recipient plot (Propsenate as per jantry)	Remarks
Rs. 4,97,25,000/-	T.P.S. No.- 52(Ambali) F.P. No.- 63/1+63/2	9,000/- Rs.	4,97,25,000/- / 9000/- =5525.00 Sq. Mt.	TDR Utilization As Per U.D. Dept Notification NO UDUHD/ APH/e-file/18/2024/ 0887 /TH-1 DT. 11/03/2024

EARLIER APPROVED AMALGANATION PLAN OF F.P.NO.:-63/1 & 63/2
ON E-NAGAR PORTAL AS PER REF. APP. NO:-001BDP23242528 DATE-05/03/2024
ODPS NO:-ODPS/2024/028061
DEVELOPMENT PERMISSION NO:-001LD23240482 DATE-05/03/2024



KEY PLAN
SCALE : 1 CM = 20.00 MT

NOTES RELATED TO FIRE SAFETY & PREVENTION

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 servise 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 (CO_2) 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 (CO_2) 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

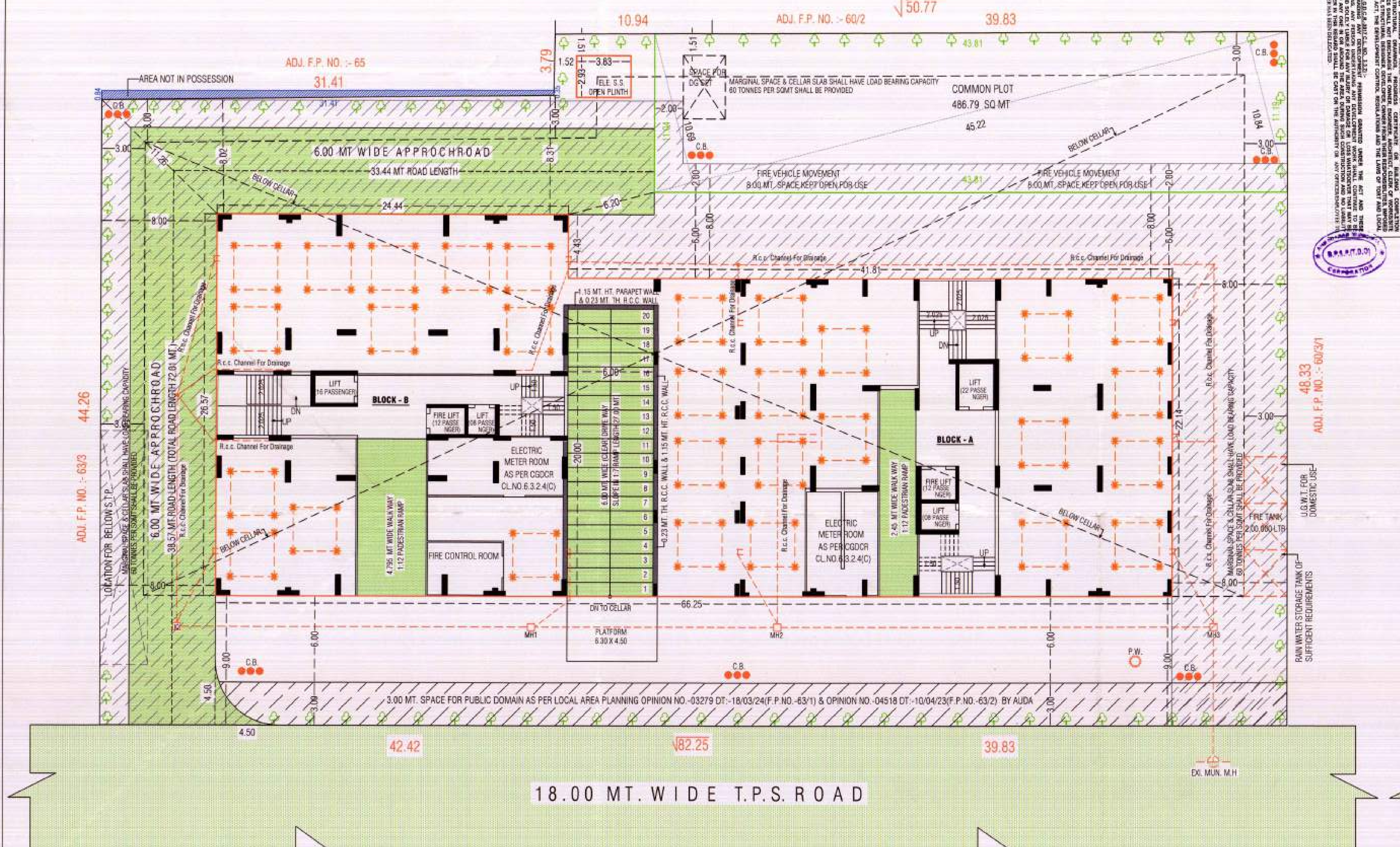
IMPORTANT INSTRUCTIONS:

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.

DRAINAGE CERTIFICATES :- THE DEPTH POSITION EXI. MH IS CHECKED & VERIFIED PERSNALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN.

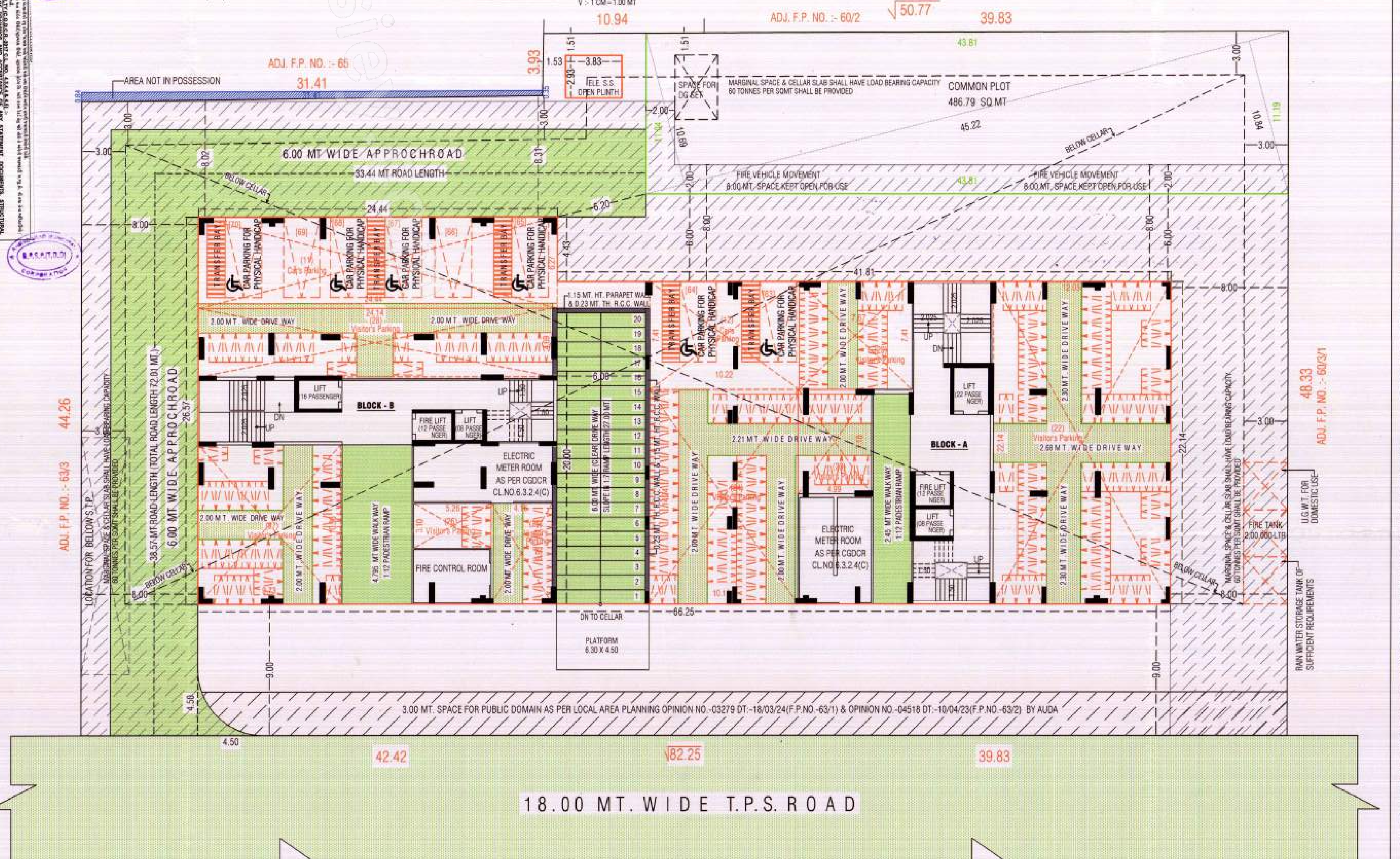
CERTIFICATES:- CERTIFY THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON Dt.01/01/2019 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATE ON PLAN AREA AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN- PLANNING RECORD.

OWNER	DEVELOPER
For, Sahastra Group Partner	SAHASTRA GROUP AMC/DEV.LIC.NO. 001DV29052811069 Partner, Girishkumar N. Savaliya
S.O.R. PRASHANTKUMAR LILAHAI PRAJAPATI Reg. No. 001SR20062510151 SUPERVISOR GRADE-1 D/439, Krishnanagar, Adinathnagar, Odhav, AHMEDABAD-382415.	**C.O.W.** VIJAYKUMAR BABULAL PATEL AMC / CLERK OF WORKS Regi No. 001CW29122710913 D/101, SAI GOLD, B/H DEVKRUPA-2, NR. SAMAY RESIDENCY, VIP SCHOOL ROAD, NEW INDIA COLONY, NEW NIKOL, AHMEDABAD CITY - 382350
STR.ENGINEER KETAV P. JOSHI S D LIC NO. 001SE22072600042 503, Abhijyot Sqaure, Makarba, Ahmedabad.	**ENGINEER** MAULIK R. PRAJAPATI AMC/ENG-1 LIC NO. 001ERH24022710505 H-101, Shree Ram Kutir, New Naroda, A'bd.



18.00 MT. WIDE T.P.S. ROAD

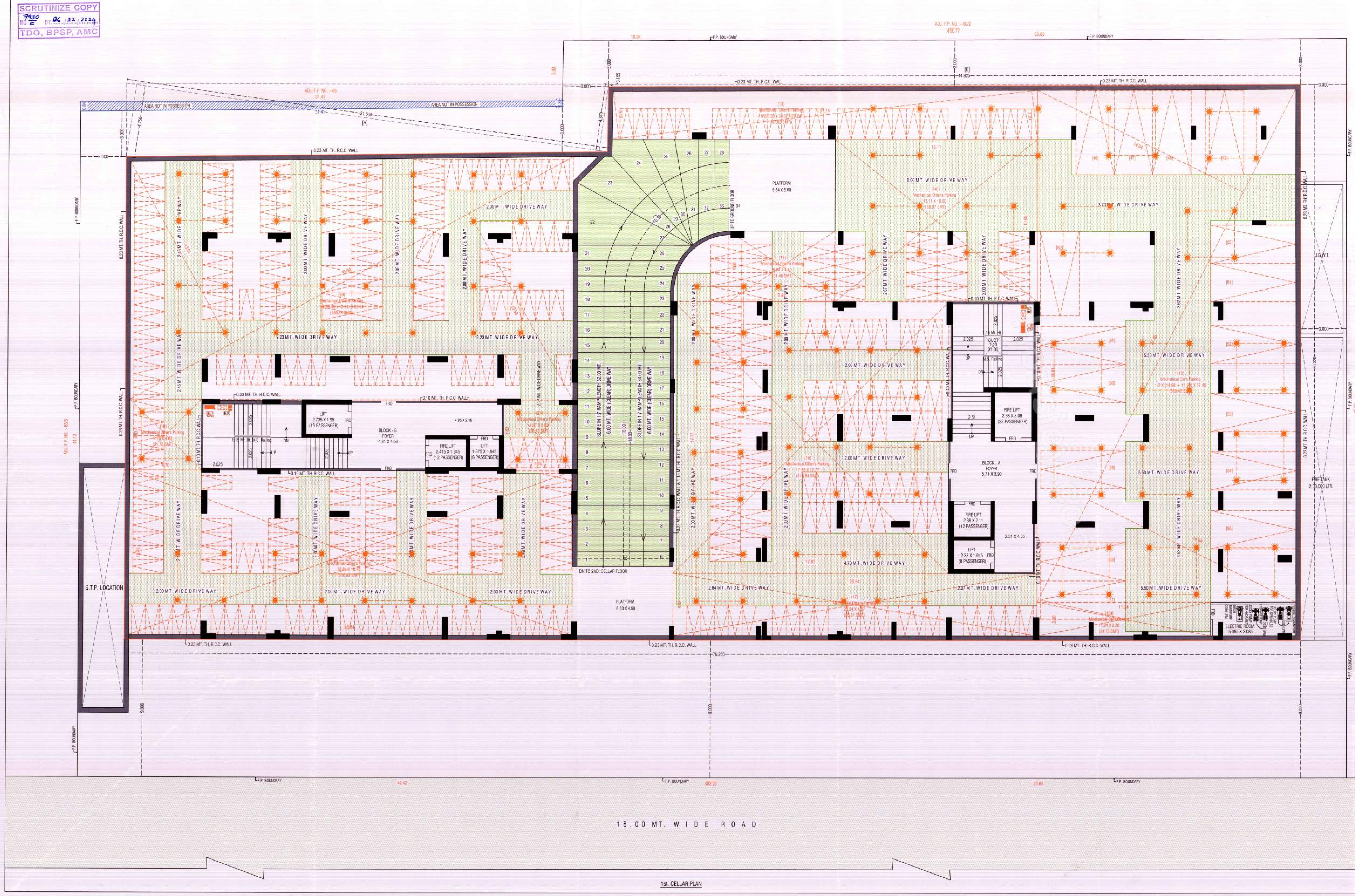
LAYOUT PLAN
SCALE : 1CM=2.00 MT



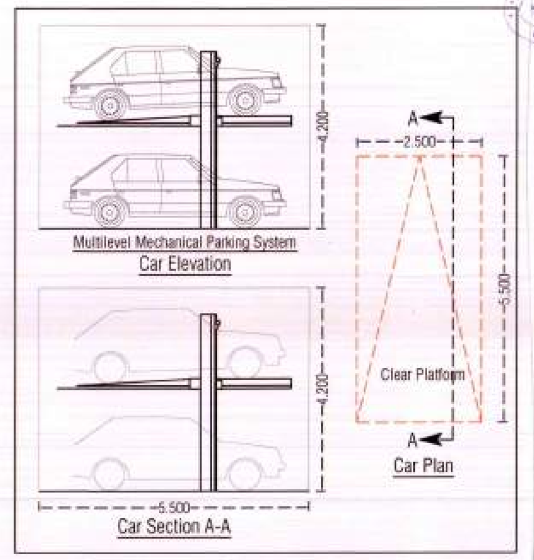
18.00 MT. WIDE T.P.S. ROAD

PARKING LAYOUT PLAN
SCALE : 1CM=2.00 MT

SCRUTINIZE COPY
TDO, BPSP, AMC



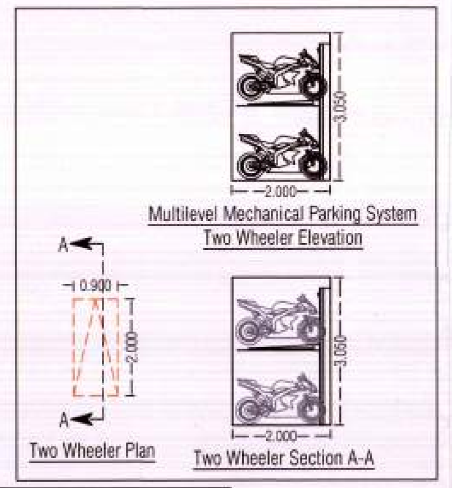
1st. CELLAR PLAN



Multilevel Mechanical Parking System Car Elevation

Car Section A-A

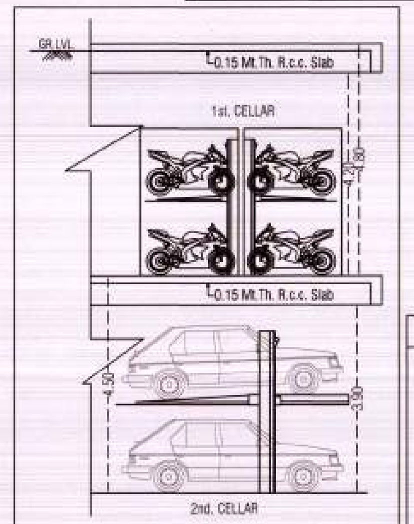
Car Plan

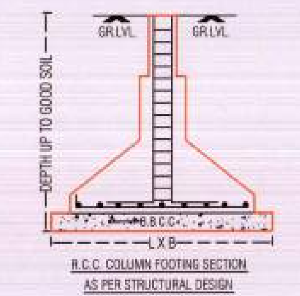


Multilevel Mechanical Parking System Two Wheeler Elevation

Two Wheeler Plan

Two Wheeler Section A-A





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

NOTES RELATED TO CGDCR 2017

GENERAL NOTES :-

- It is certified that plot under reference is surveyed by me and the dimensions of all sides of plot and plot area as shown in plan are measured by engineer on record and in accordance with ownership / revenue record.
- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 2017 all 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 design 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 of CGDCR 2017
- letter box for each unit shall be provided at ground floor level for each unit.
- Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 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 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 of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the 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.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 45/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 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.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED

Basic Fire Notes Plan
Take online print of approved opinion and submitted plan copy.The copies of plans are provide
during final inspection of the fighting system.
After, the building is built and all the required fire safety and Protection equipment have been
installed and after due inspection by the fire service officer in NOC can be issued.

NOTES RELATED TO FIRE SAFETY & PREVENTION

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-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 it 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) signages 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. (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 IDNVDUAL 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 / Firerisk / Public gathering. Potential / Occupancy / Confined area. those additional measures / equipment have to be implemented / installed.

1st. CELLAR PLAN		SHEET NO.:- 4/10
PLAN SHOWING PROPOSED BUILDING OF RESI. BUILDING ON F.P. NO :- 63/1+63/2 , OF DRAFT T.P.S. NO.- 52 (AMBALI), [R. SUR NO :- 333/A,333/B , (O.P. NO :- 63/1,63/2) OF MOJE :- AMBALI ,TA :- GHATLODIYA , DIST:- AHMEDABAD]		
USE :- RESIDENTIAL		
SCALE : 1 CM = 1.00 MT	USE ZONE AS PER RDP 2021 RESIDENTIAL-2(TWO) : R2 OVERLAY ZONE TOZ(BRTS)	BLOCK - A +B

AREA TABLE :- IN SQMT (SMT)

PROP. BUILT UP AREA ON FIRST CELLAR — 2621.54

BUILT UP AREA CALC. (1st. CELLAR) :- IN SMT

[1]	76.25 X 36.32	= 2769.40	SMT
	LESS :-		
[A]	1/2(4.75+4.37) X 31.665	= 144.39	SMT
[B]	1/2 X 0.155 X 44.825	= 3.47	SMT
	TOTAL	= -147.86	SMT
	B.A. CALC. ON 1st. CELLAR	= 2621.54	SMT

R.C.C. STAIR DETAIL :-

WIDTH = 2.025 MT	RISER = 0.16 MT	TREAD = 0.30 MT
WIDTH = 1.52 MT	RISER = 0.16 MT	TREAD = 0.30 MT

COLOUR NOTE :-

PROP.WORK — PARKING — AREA NOT IN POSSESSION
PROP.DRAIN — SPRINKLER

PARKING AREA CALCULATION :- (RESI.) IN SQMT

CAR PARKING

IN 1st.CELLAR	(10)	1/2 X (14.98 + 14.94) X 37.46	=	560.40	SMT
IN 1st.CELLAR	(10a)	11.24 X 2.20	=	24.73	SMT
		TOTAL	=	585.13	SMT
		ADD MECH.PARKING AREA CALC. 585.13 X 1.50	=	877.70	SMT

OTHER'S PARKING

IN 1st.CELLAR	(13)	1/2(3.20+3.10) X 27.74	=	87.38	SMT
IN 1st.CELLAR	(14)	13.11 X 10.60	=	138.97	SMT
IN 1st.CELLAR	(15)	6.84 X 4.60	=	31.46	SMT
IN 1st.CELLAR	(16)	17.83 X 17.77	=	316.84	SMT
IN 1st.CELLAR	(17)	23.54 X 4.07	=	95.81	SMT
IN 1st.CELLAR	(18)	28.84 X 10.75	=	310.03	SMT
IN 1st.CELLAR	(19)	4.70 X 4.63	=	21.76	SMT
IN 1st.CELLAR	(20)	1/2(13.93+13.61) X 32.94	=	453.58	SMT
IN 1st.CELLAR	(21)	4.47 X 4.63	=	20.70	SMT
		TOTAL	=	1476.53	SMT
		ADD MECH.PARKING AREA CALC. 1476.53 X 1.50	=	2214.80	SMT

For, Sahastra Group Partner OWNER	SAHASTRA GROUP AMC/DEV.LIC.NO. 001DV29052811069 Partner, Girishkumar N. Savaliya DEVELOPER
PRASHANTKUMAR LILABHAI PRAJAPATI Reg. No. 001SR20062510161 SUPERVISOR GRADE-1 D/439, Krishnanagar, Adinathnagar, Odhav, AHMEDABAD-382415. S.O.R.	VIJAYKUMAR BABULAL PATEL AMC / CLERK OF WORKS NR. SAMAY RESIDENCY, VIP SCHOOL ROAD, NEW INDIA COLONY, NEW NIKOL, AHMEDABAD CITY - 382350 C.O.W.
KETAV P. JOSHI S D LIC No. 001SE22072600042 503, ABHIJYOT SQAURE, MAKARBA, AHMEDABAD STR.ENGINEER	MAULIK R. PRAJAPATI AMC/ENG-1 LIC NO. 001ERH24022710505 H-101, Shree Ram Kutir, New Naroda, Abd. ENGINEER

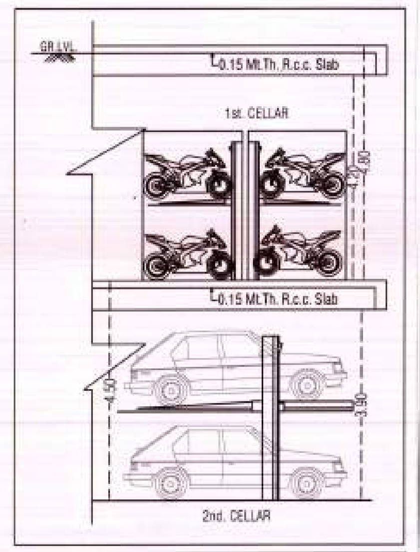
Ahmedabad Municipal Corporation

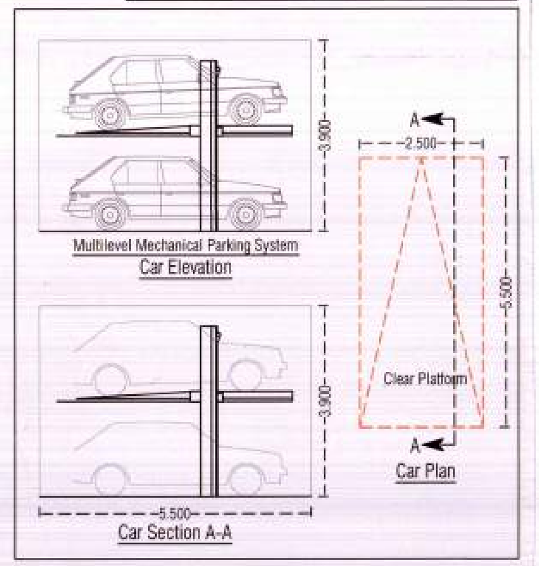
Case No. : BHNTS/NWZ/230624/CGDCRV/A8353/R0/M1
Zone : NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chiththi Number : 06282/230624/A8353/R0/M1
Date 09/12/2024

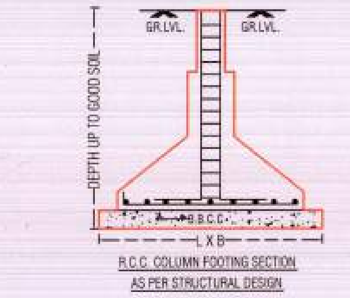
T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst.T.D.O. (B.P.S.P.)

AUTHORITY

SCRUTINIZE COPY
NOC 4920 Dt. 06.12.2024
TDO, BPSP, AMC







NOTES RELATED TO CGDCR 2017

GENERAL NOTES :-

* It is certified that plot under reference is surveyed by me and the dimensions of all sides of plot and plot area as shown in plan are measured by engineer on record and in accordance with ownership / revenue record.
* Engineer is fully responsible for leaving open space and margin.
* The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
* It is certify that according to CGDCR 2017 all 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 design 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 of CGDCR 2017
* letter box for each unit shall be provided at ground floor level for each unit.
* Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
* Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
* Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 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 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 of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
* Rain water storage tank and rain water harvesting system is provided as per the 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.
* Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
* Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
* Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
* Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
* Marginal space & cellar slab shall have load bearing capacity of 45/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 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.
* The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
* Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018/PRC-102018-5068-L, Dt:- 21/07/2018 Regarding Fire Regulation-2016

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED

Basic Fire Notes Plan

Take online print of approved opinion and submitted plan copy The copies of plans are provide during final inspection of the fighting system.
After, the building is built and all the required fire safety and Protection equipment have been installed and after due inspection by the fire service officer in NOC can be issued.

NOTES RELATED TO FIRE SAFETY & PREVENTION

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 16 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-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) signages 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 DIVDUAL 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 / Firerisk / Public gathering Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

2nd. CELLAR PLAN	SHEET NO.:- 3/10
PLAN SHOWING PROPOSED BUILDING OF RESI. BUILDING ON F.P. NO :- 63/1 + 63/2 , OF DRAFT T.P.S. NO.- 52 (AMBALI), [R. SUR NO :- 333/A,333/B , (O.P. NO :- 63/1,63/2) OF MOJE :- AMBALI ,TA :- GHATLODIYA , DIST:- AHMEDABAD]	
USE :- RESIDENTIAL	
SCALE : 1 CM = 1.00 MT / USE ZONE AS PER RDP 2021 RESIDENTIAL-2(TWO) : R2 OVERLAY ZONE TOZ(BRTS)	BLOCK - A +B

AREA TABLE :-	IN SQMT	(SMT)
PROP. BUILT UP AREA ON SECOND CELLAR		2621.54

BUILT UP AREA CALC. (2nd. CELLAR) :- IN SMT

[1]	76.25 X 36.32	=	2769.40	SMT
	LESS :-			
[A]	1/2(4.75 + 4.37) X 31.665	=	144.39	SMT
[B]	1/2 X 0.155 X 44.825	=	3.47	SMT
	TOTAL	=	-147.86	SMT
	B.A. CALC. ON 2nd CELLAR	=	2621.54	SMT

R.C.C. STAIR DETAIL :-

WIDTH = 2.025 MT	RISER = 0.16 MT	TREAD = 0.30 MT
WIDTH = 1.52 MT	RISER = 0.16 MT	TREAD = 0.30 MT

COLOUR NOTE :-

PROP.WORK — PARKING — AREA NOT IN POSSESSION
PROP.DRAIN — SPRINKLER

PARKING AREA CALCULATION :- (RESI.) IN SQMT

CAR PARKING

IN 2nd.CELLAR	(1)	1/2(3.27 + 3.12) X 44.34	=	141.67	SMT
IN 2nd.CELLAR	(2)	29.32 X 9.78	=	286.75	SMT
IN 2nd.CELLAR	(3)	16.74 X 21.84	=	365.60	SMT
IN 2nd.CELLAR	(4)	5.71 X 4.07	=	23.24	SMT
IN 2nd.CELLAR	(5)	17.83 X 21.84	=	389.41	SMT
IN 2nd.CELLAR	(6)	11.00 X 15.27	=	167.97	SMT
IN 2nd.CELLAR	(7)	24.38 X 10.75	=	262.09	SMT
IN 2nd.CELLAR	(8)	4.70 X 4.63	=	21.76	SMT
IN 2nd.CELLAR	(9)	1/2(13.93 + 13.61) X 32.94	=	453.58	SMT
		TOTAL	=	2112.07	SMT

ADD MECH.PARKING AREA CALC.

2112.07 X 1.50 = 3168.11 SMT

For, Sahastra Group Partner OWNER	SAHASTRA GROUP AMC/DEV.LIC.NO. 001DV20052511069 Partner, Girishkumar N. Savaliya DEVELOPER
PRASHANTKUMAR LILABHAI PRAJAPATI Reg. No. 001SR20062510161 SUPERVISOR GRADE-1 D/439, Krishnanagar, Adinathnagar, Odhav, AHMEDABAD-382415. S.O.R.	VIJAYKUMAR BABULAL PATEL AMC / CLERK OF WORKS Regi No. 001CW29122710913 D/101, SAI GOLD, B/H DEVKRUPA-2, NR. SAMAY RESIDENCY, VIP SCHOOL ROAD, NEW INDIA COLONY, NEW NIKOL, AHMEDABAD CITY - 382350 C.O.W.
KETAV P. JOSHI S D LIC No. 001SE22072600042 503, ASHIJYOT SQAURE, MAKARBA, AHMEDABAD STR.ENGINEER	MAULIK R. PRAJAPATI AMC/ENG-1 LIC NO. 001ERH24022710505 H-101, Shree Ram Kutir, New Naroda, A'bd. ENGINEER

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

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

Ahmedabad Municipal Corporation

Case No. : BHNTS/NWZ/230524/CGDCR/A8353/R0/M1
Zone : NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chiththi Number : 06262/230524/A8353/R0/M1
Date 09/12/2024

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

AUTHORITY

CONDITION FOR ENVIRONMENTAL MANAGEMENT PROVISION AS CGDCR-2017 CHAPTER-17

1. ROOF TOP SOLAR ENERGY INSTALLATIONS AND GENERATION:-
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.

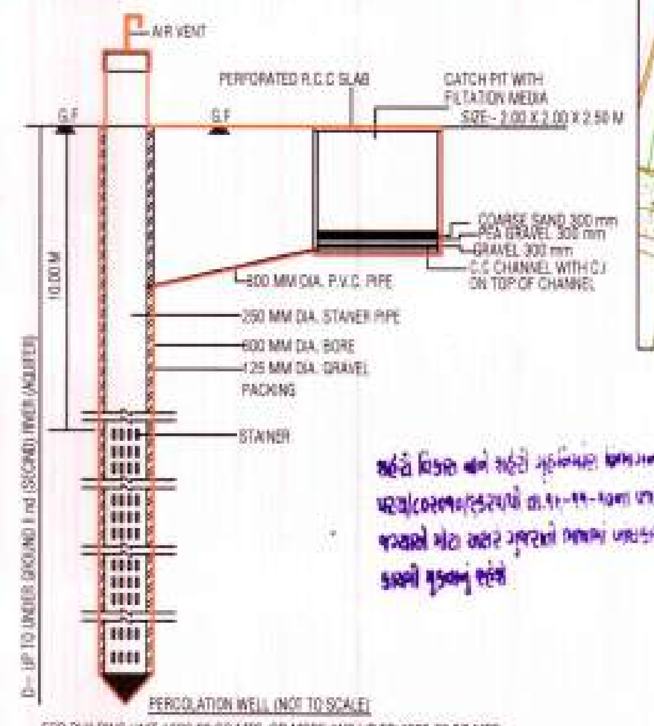
2. RAIN WATER HARVESTING SYSTEM :-
REGULARY EVERY YEAR AND RAIN WATER SHALL NOT BE DISCHARGE TO AMC STORM WATER LINE.

3. RAIN WATER STORAGE TANK :-
CGDCR-2017.

4. TREE PLANTATION :-
CARE REGULARLY & MAINTAIN THE SAME NUMBER OF TREES PERMANENTLY.

5. SOLID WASTE MANAGEMENT :-
WASTE AT SOURCE REGULARY 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.

SCRUTINIZE COPY
NO. 7930/C DT. 06/12/2024
TDO, BPSP, AMC



PERCOLATION WELL (NOT TO SCALE)

FOR BUILDING UNIT 1500.00 SQ.MTS. OR MORE AND UP TO 4000.00 SQ.MTS. AND FURTHER PART OF IT. NOTE - STRUCTURE DESIGN AS PER STRUCTURAL

KEY PLAN
SCALE : 1 CM = 20.00 MT

Final Plot boundary and allotment of final plot is Subject to Variation by Town Planning Officer

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

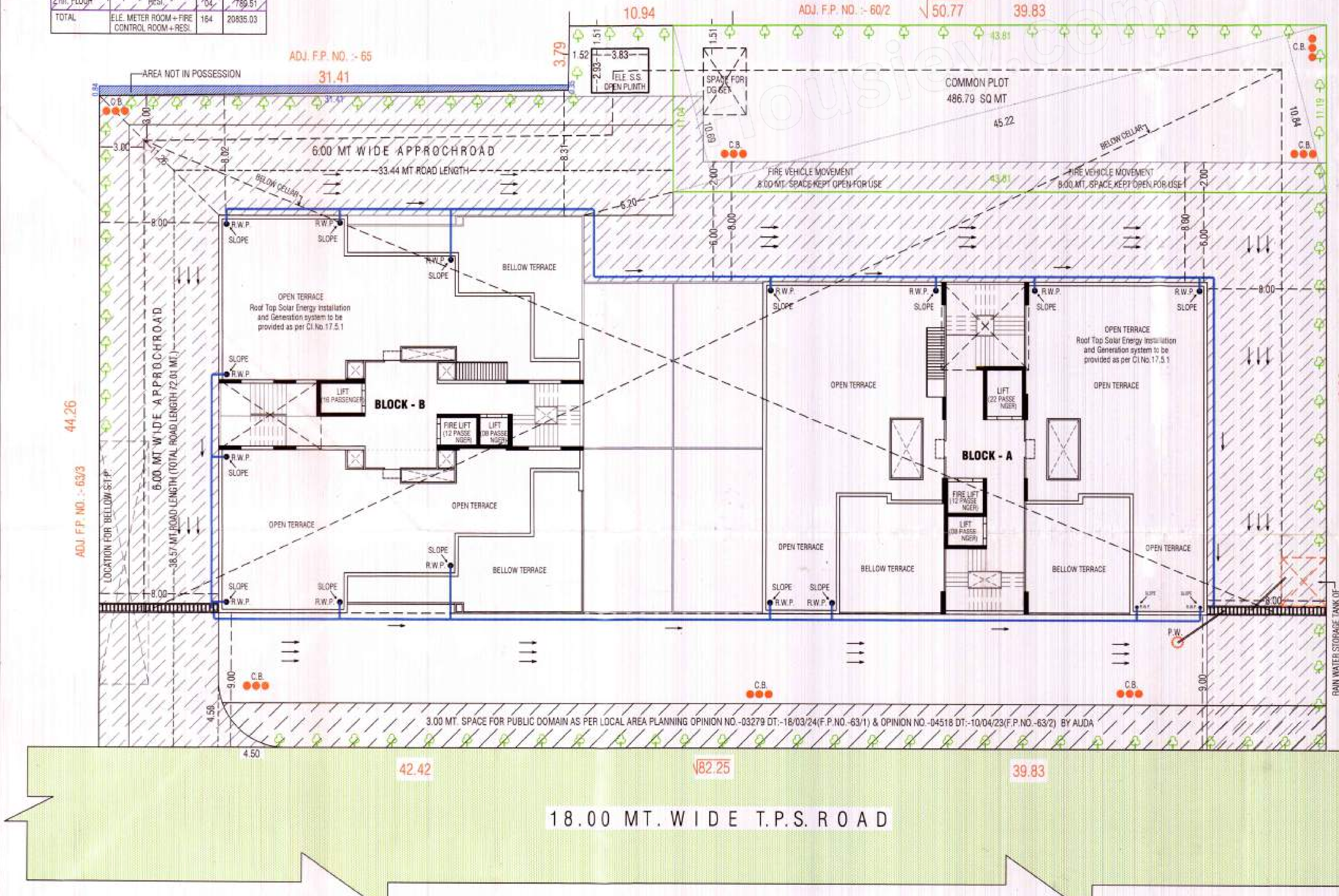
UNIT , USE & FLOOR AREA TABLE :-			IN SQ MT
FLOOR	USE	UNIT	FL.AREA
1ST. CELLAR	PARK.	-	
2nd. CELLAR	PARK.	-	
GR. FLOOR(H.P.)	PARK.	-	
GR. FLOOR(S.P.)	ELECTRIC METER ROOM	-	
GR. FLOOR(S.P.)	FIRE CONTROL ROOM	-	
1st. FLOOR	RESI.	08	1028.99
2nd. FLOOR	RESI.	08	1000.87
3rd. FLOOR	RESI.	08	1000.87
4th. FLOOR	RESI.	08	1000.87
5th. FLOOR	RESI.	08	1000.87
6th. FLOOR	RESI.	08	1000.87
7th. FLOOR	RESI.	08	1000.87
8th. FLOOR	RESI.	08	1000.87
9th. FLOOR	RESI.	08	1000.87
10th. FLOOR	RESI.	08	1000.87
11th. FLOOR	RESI.	08	1000.87
12th. FLOOR	RESI.	08	1000.87
13h. FLOOR	RESI.	08	1000.87
14th. FLOOR	RESI.	08	1000.87
15th. FLOOR	RESI.	08	1000.87
16th. FLOOR	RESI.	02	273.48
16th. FLOOR	RESI.	06	727.39
17th. FLOOR	RESI.	08	1000.87
18th. FLOOR	RESI.	08	1000.87
19th. FLOOR	RESI.	08	1000.87
20th. FLOOR	RESI.	08	1000.87
21th. FLOOR	RESI.	04	789.51
TOTAL	ELE. METER ROOM + FIRE CONTROL ROOM + RESI.	164	20835.03

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 4.3.4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.5) :-
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 OR ANY OFFICER/EMPLOYEE TO ...

CONDITION FOR F.S.I. WRT T.D.R.

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN AS "PURPLE HATCH" SHALL BE CARRIED OUT ONLY AFTER SUBMISSION OF CONSENT LETTER OF TDO(BPSP) DEPARTMENT OF AMC REGARDING COMPLETION CERTIFICATE OF RESPECTIVE STAGES, BASED ON PROGRESS CERTIFICATE OF SLUM PROJECT GIVEN BY ENGINEERING HOUSING PROJECT DEPARMENT OF AMC.(AS PROVIDE IN NOTIFICATION NO. UDOHD/AFH/6-5/e/18/2024/0887/TH-1,DT.11/03/2024 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT).



ENVIRONMENT MANAGEMENT PLAN
SCALE : 1CM=2.00 MT
NORTH

ENVIRONMENTAL MANAGEMENT PLAN	SHEET NO.:- 2/10
PROPOSED PLAN SHOWING LAYOUT OF RESI. BUILDING ON F.P. NO :- 63/1 +63/2 , OF DRAFT T.P.S. NO.- 52 (AMBALI), [R. SUR NO :- 333/A,333/B , (O.P. NO :- 63/1,63/2) OF MOJE :- AMBALI ,TA :- GHATLODIYA , DIST:- AHMEDABAD	
USE :- RESIDENTIAL	
SCALE :- 1CM = 2.00 MT ; USE ZONE AS PER RDP 2021 RESIDENTIAL-2(TWO) : R2 OVERLAY ZONE TOZ(BRTS)	**BLOCK :-**

AREA TABLE :-	IN SQ MT
PLOT AREA OF F.P. NO. :- 63/1 +63/2	3844.00
AREA NOT IN POSSESSION	15.47
NET PLOT AREA	3828.53
REQ. COMMON PLOT @ 10 %	384.40
PROVI. COMMON PLOT	486.79
PERMI. F.S.I. AREA (1.2) (3828.53 X 1.2)	4594.24
PERMI. CHARGEBLE F.S.I. @ 0.60 (3828.53 X 0.60)	2297.12
PERMI. HIGHER CHARGEABLE F.S.I. DUE TO T.O.Z. @ 2.2 (3828.53 X 2.2)	8422.77
MAXIMUM PERMI. F.S.I. (3828.53 X 4.00)	15314.12
TOTAL UTILISED F.S.I. AREA	20835.03
USED CHARGEBLE F.S.I. AREA (15314.12 - 4594.24)	10719.88
PROVI. T.D.R. F.S.I. AREA (20835.03 - 15314.12)	5520.91

COMMON PLOT AREA CALC :- IN SQMT
1/2 (10.69+10.84) X 45.22 = 486.79 SMT

TREE PLANTATION CALC :-
REQ. 200.00 SQMT = 5 TREE
3844.00 / 200 X 5 SMT = 19.22 X 5 = 96.10 NOS.
PROVI.TREE = 97 NOS.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
3844.00 / 4000.00 = 0.96 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

CONTAINER BIN CALC. :-
RESI.
TOTAL NO. OF UNIT - 164 NOS.
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI.CAPACITY OF CONTAINER 80 LTRS
80 LTRS = 8 UNITS
TOTAL NO. = 164 / 8 = 20.50 NOS. = SAY 21
REQ. REFUSED CONT. 21 NOS.
PROVI. 21 NOS. 80 LTRS CONTAINER OF CAPACITY

COLOUR NOTE :-
FP BOUNDARY — TREE
PROP. WORK — CONT.BIN
PARKING — SPRINKLER
ROAD
PROP. DRAIN
PERCOLATING WELL
BELLOW CELLAR
AREA NOT IN POSSESSION

For, Sahastra Group
Partner
OWNER

SAHASTRA GROUP
AMC/DEV.LIC.NO. 001DV29052811069
Partner, Girishkumar N. Savaliya
DEVELOPER

PRASHANTKUMAR LILAHAI PRAJAPATI
Reg. No. 001SR20062510161
SUPERVISOR GRADE-1
D/439, Krishnanagar, Adinathnagar, Odhav, AHMEDABAD-382415.
S.O.R.

VIJAYKUMAR BABULAL PATEL
AMC / CLERK OF WORKS
Regi No. 001CW29122710913
D/101, SAI GOLD, B/H DEVKRUPA-2, NR. SAMAY RESIDENCY, VIP SCHOOL ROAD, NEW INDIA COLONY, NEW NIKOL, AHMEDABAD CITY - 382350
C.O.W.

KETAV P. JOSHI
S D LIC NO. 001SE22072600042
503, Abhijyot Sqaure, Makarba, Ahmedabad.
STR.ENGINEER

MAULIK R. PRAJAPATI
AMC/ENG-1 LIC NO. 001ERH24022710505
H-101, Shree Ram Kutir, New Naroda, A'bd.
ENGINEER

Ahmedabad Municipal Corporation
Case No. : BHNTS/NWZ/230524/CGDCRV/A8353/R0/M1
Zone : NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chiththi Number : 06282/230524/A8353/R0/M1
Date 09/12/2024

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

NOTES RELATED TO CGDCR 2017

GENERAL NOTES :-

* It is certified that plot under reference is surveyed by me and the dimensions of all sides of plot and plot area as shown in plan are measured by engineer on record and in accordance with ownership / revenue record.
* Engineer is fully responsible for leaving open space and margin.
* The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
* It is certify that according to CGDCR 2017 all 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 design 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 of CGDCR 2017
* letter box for each unit shall be provided at ground floor level for each unit.
* Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
* Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
* Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 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 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 of the building is as per the norms of the specified in the indian standard and take nacessary action for the structural safety during the construction.
* Rain water storage tank and rain water harvesting system is provided as per the 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.
* Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
* Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
* Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
* Maintanance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
* Marginal space & cellar slab shall have load bearing capacity of 45/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 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.
* The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
* Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/V/95 Of 2018//PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

Basic Fire Notes Plan
Take online print of approved opinion and submitted plan copy.The copies of plans are provide
during final inspection of the fighting system.
After, the building is built and all the required fire safety and Protection equipment have been
installed and after due inspection by the fire service officer in NOC can be issued.

SCRUTINIZE COPY
NO. 7930 C DT. 6/12/2024
TDO, BPSP, AMC

NOTES RELATED TO FIRE SAFETY & PREVENTION

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-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-corner 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) signages 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.

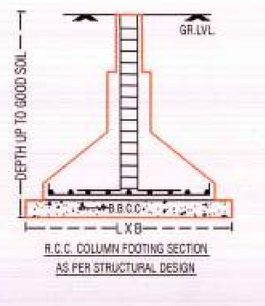
9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM
Electricity suppy to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of 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.INDIVIDUAL FIRE SEFTY SYSTEM
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVIDUAL 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 SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED



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

CARPET AREA (RERA) CALC.:- (BLOCK-A)

FLAT NO.:- [2101] & [2102]

[a]	7.10 X 8.92	=	63.33	SMT.
[b]	3.45 X 4.10	=	14.15	SMT.
[c]	3.42 X 1.515	=	5.18	SMT.
[d]	3.55 X 0.915	=	3.25	SMT.
[e]	4.97 X 21.94	=	109.04	SMT.
TOTAL AREA		=	194.95	SMT.
Balc.	7.00 X 1.725	=	12.08	SMT.
Wash	1.675 X 3.28	=	5.49	SMT.
TOTAL WASH & Balc. AREA		=	-17.57	SMT.
NET CARPET AREA		=	177.38	SMT.
OPEN TERRACE FLAT NO:- [2101] & [2102]				
[a]	3.22 X 0.095	=	0.31	SMT.
[b]	0.60 X 7.48	=	4.49	SMT.
[c]	2.57 X 6.28	=	16.14	SMT.
[d]	3.70 X 5.905	=	21.85	SMT.
[e]	6.20 X 1.40	=	8.68	SMT.
TOTAL OPEN TERR.		=	51.47	SMT.

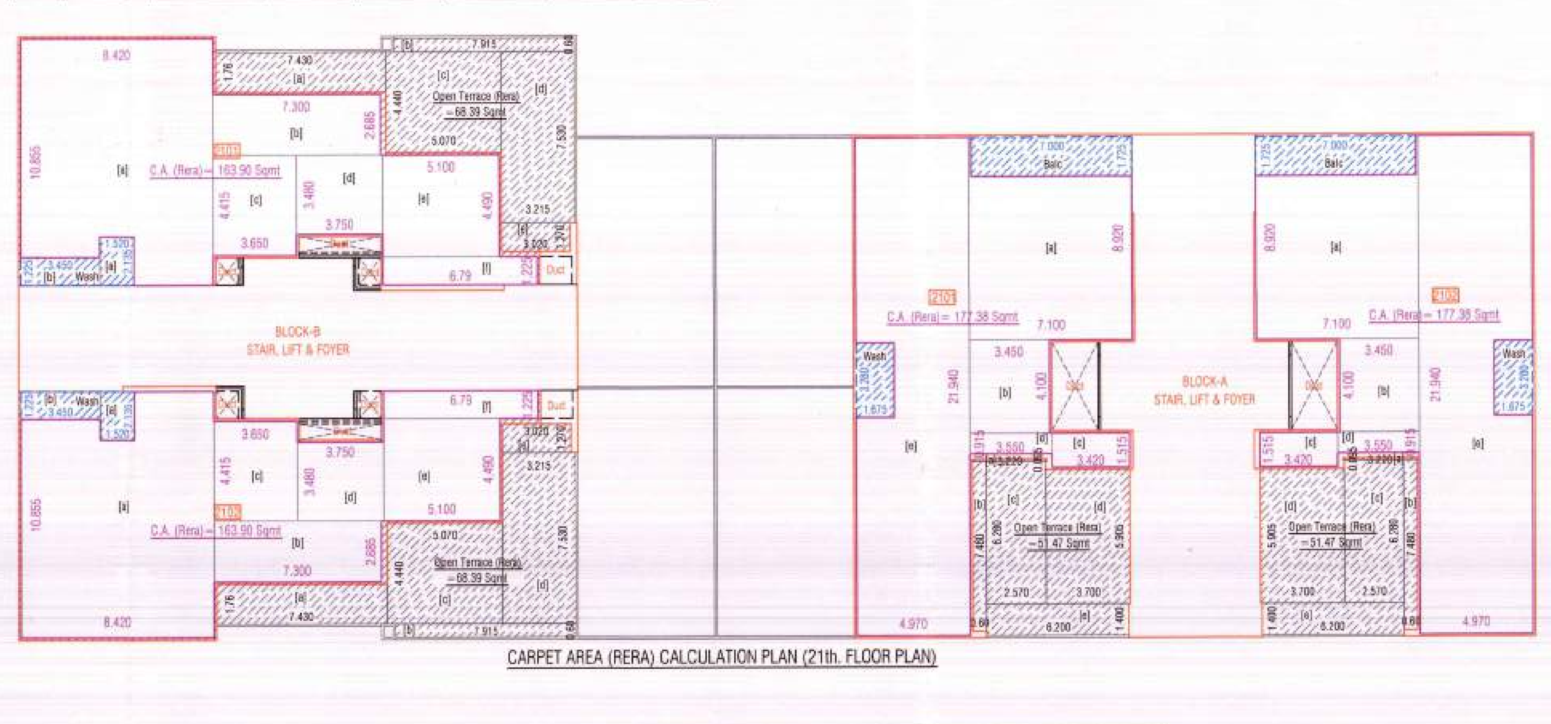
CARPET AREA (RERA) CALC.:- (BLOCK-B)

FLAT NO.:- [2101] & [2102]

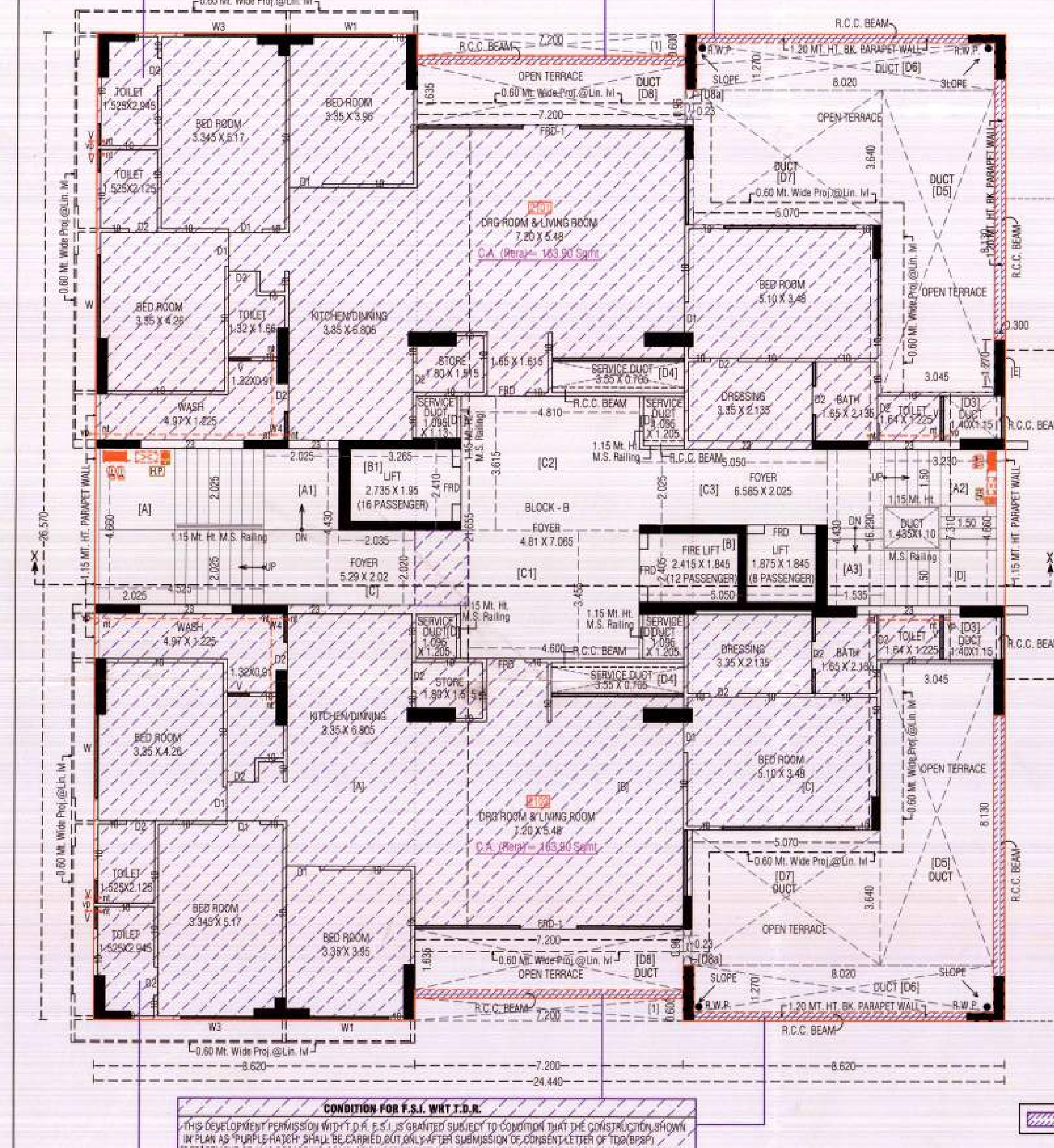
[a]	8.42 X 10.855	=	91.40	SMT.
[b]	7.30 X 2.685	=	19.60	SMT.
[c]	3.65 X 4.415	=	16.11	SMT.
[d]	3.75 X 3.48	=	13.05	SMT.
[e]	5.10 X 4.49	=	22.90	SMT.
[f]	6.79 X 1.225	=	8.32	SMT.
TOTAL AREA		=	171.38	SMT.
Wash	1.52 X 2.135	=	3.25	SMT.
	3.45 X 1.225	=	4.23	SMT.
TOTAL WASH AREA		=	-7.48	SMT.
NET CARPET AREA		=	163.90	SMT.
OPEN TERRACE FLAT NO:- [2101] & [2102]				
[a]	7.43 X 1.76	=	13.08	SMT.
[b]	7.915 X 0.60	=	4.75	SMT.
[c]	5.07 X 4.44	=	22.51	SMT.
[d]	3.215 X 7.53	=	24.21	SMT.
[e]	3.02 X 1.27	=	3.84	SMT.
TOTAL OPEN TERR.		=	68.39	SMT.

LIFT AREA CALCULATION

BLOCK	NO. OF UNIT (3rd. to 21th. Floor)	REQ. NO. OF LIFT	PROVIDED LIFT (22 PASSENGER)	(16 PASSENGER)	(12 PASSENGER)	(08 PASSENGER)	TOTAL LIFT
A + B	148	148/30=4.93 SAY 05	01 LIFT	01 LIFT	02 LIFT	02 LIFT	06 LIFT

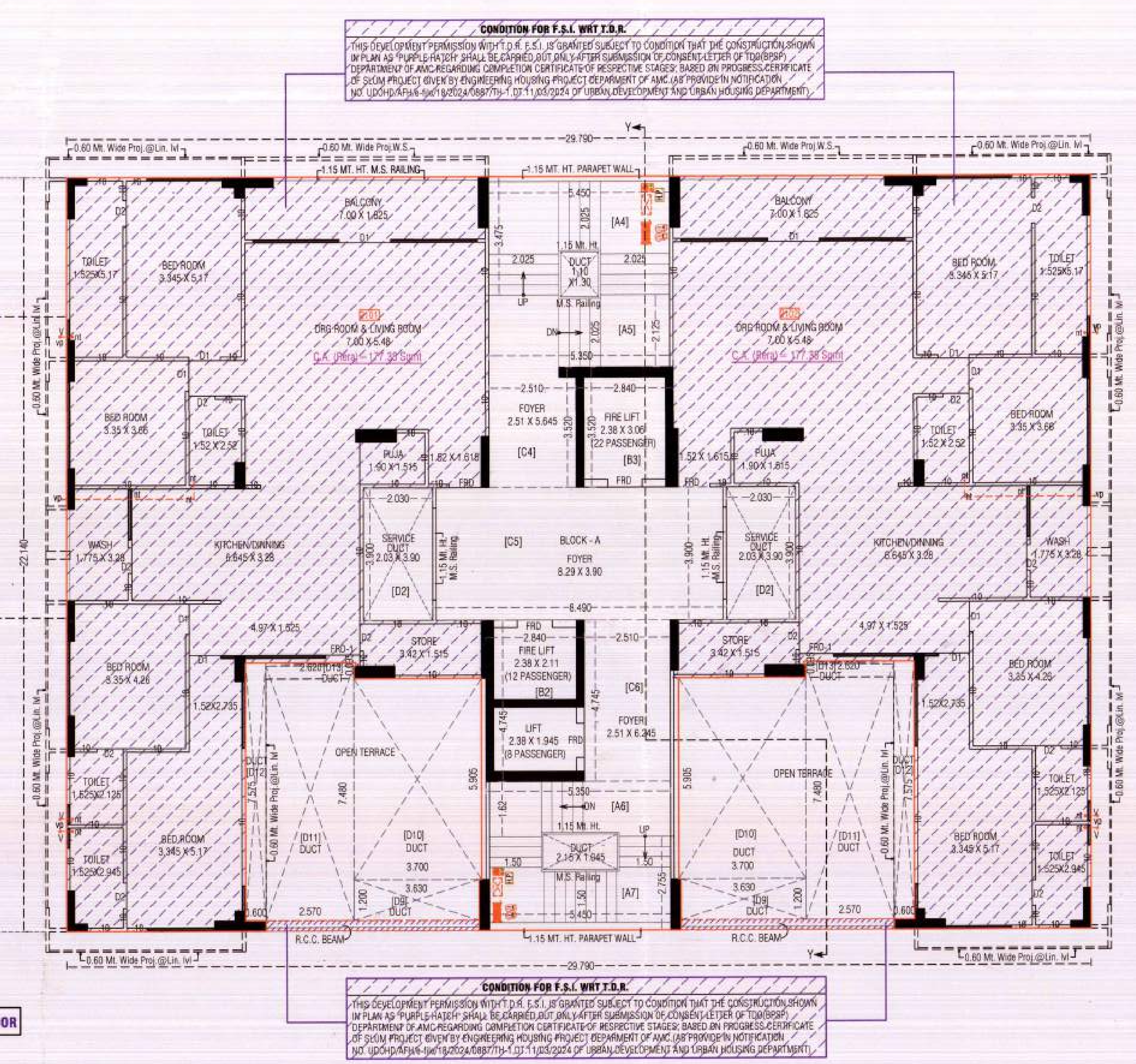


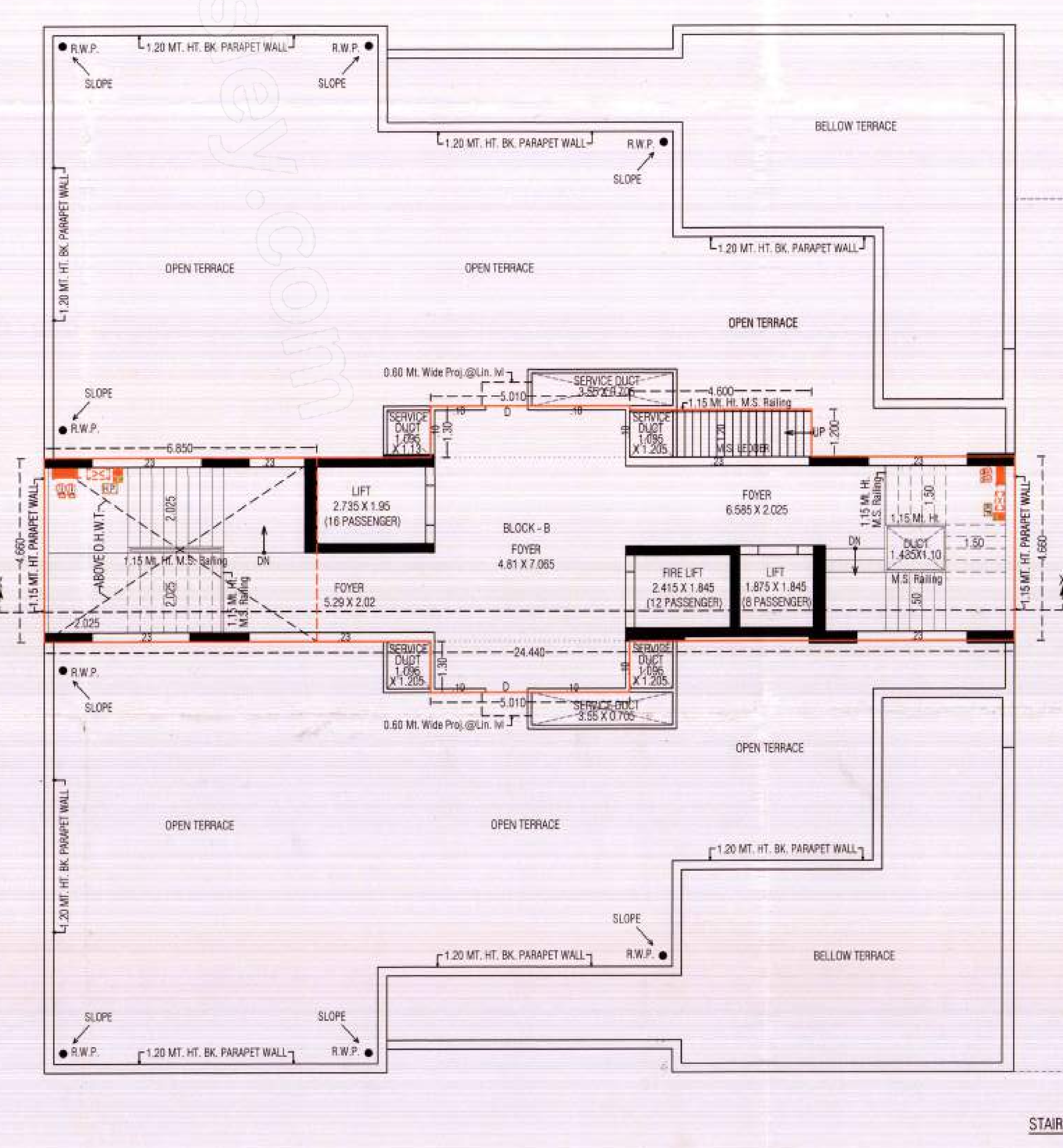
CARPET AREA (RERA) CALCULATION PLAN (21th. FLOOR)

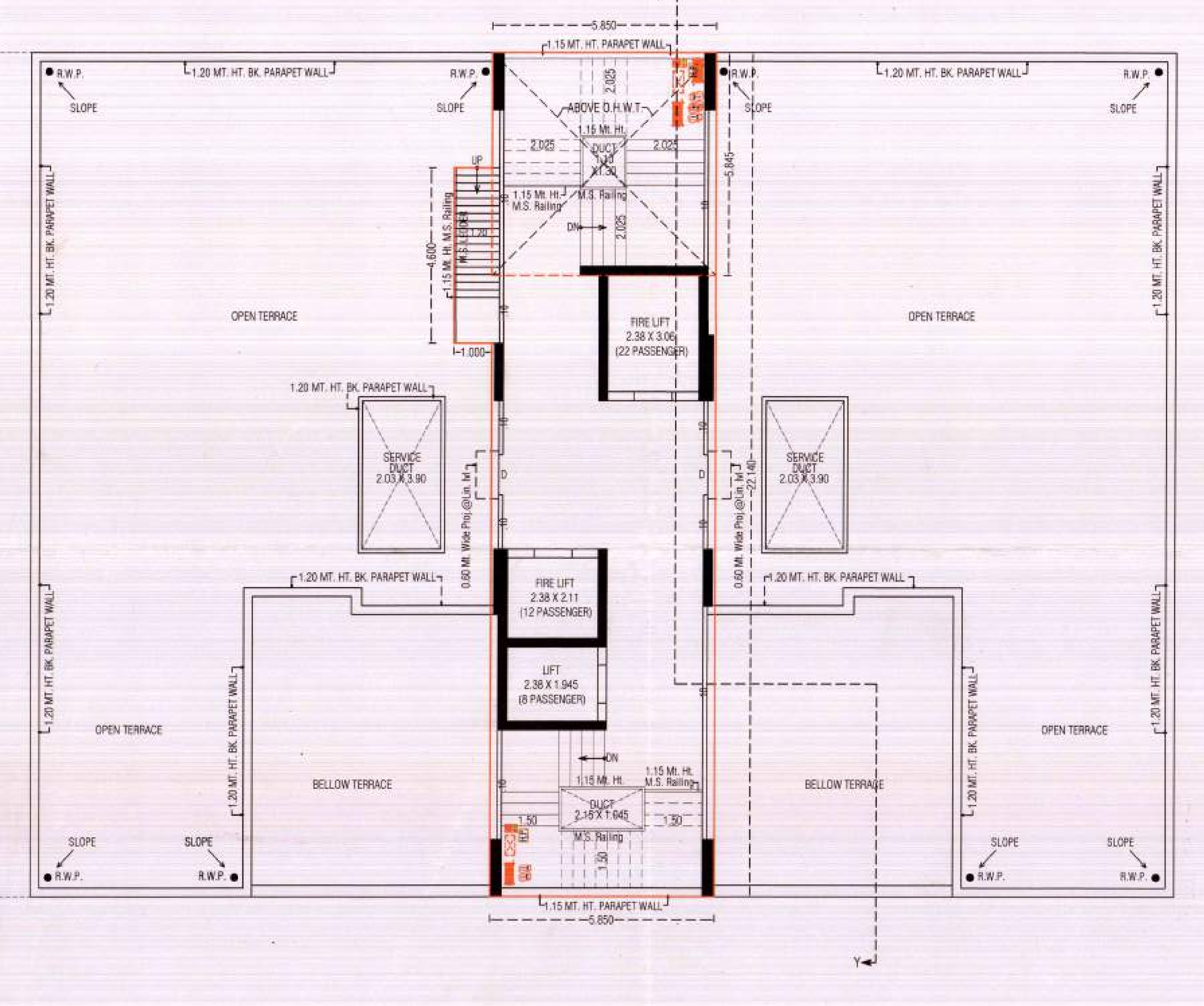


21th. FLOOR PLAN

T.D.R. F.S.I. AREA HATCH IS ONLY FOR 21th. FLOOR







STAIR CABIN, O.H.W.T., LIFT MACHINE ROOM, & OPEN TERRACE PLAN

F.S.I. AREA CALC.(21th. Fl.) IN SMT

AS PER B.A. ON 21th. FL.		=	1300.28	SMT
LESS :-				
[A] STAIR	4.525 X 4.66	=	21.09	SMT
[A1] STAIR	2.025 X 4.43	=	8.97	SMT
[A2] STAIR	3.23 X 4.66	=	15.05	SMT
[A3] STAIR	1.535 X 4.43	=	6.80	SMT
[A4] STAIR	5.45 X 3.475	=	18.94	SMT
[A5] STAIR	5.35 X 2.125	=	11.37	SMT
[A6] STAIR	5.35 X 1.62	=	8.67	SMT
[A7] STAIR	5.45 X 2.755	=	15.01	SMT
[B] LIFT	5.05 X 2.405	=	12.15	SMT
[B1] LIFT	3.265 X 2.41	=	7.87	SMT
[B2] LIFT	2.84 X 4.745	=	13.48	SMT
[B3] LIFT	2.84 X 3.52	=	10.00	SMT
[C] FOYER	2.035 X 2.02	=	4.11	SMT
[C1] FOYER	4.60 X 3.455	=	15.89	SMT
[C2] FOYER	4.81 X 3.615	=	17.39	SMT
[C3] FOYER	5.05 X 2.025	=	10.23	SMT
[C4] FOYER	2.51 X 3.52	=	8.87	SMT
[C5] FOYER	8.49 X 3.90	=	33.11	SMT
[C6] FOYER	2.51 X 4.745	=	11.91	SMT
[D] SERVICE DUCT	0.965 X 1.205 X 3	=	3.49	SMT
[D1] SERVICE DUCT	0.965 X 1.13	=	1.09	SMT
[D2] SERVICE DUCT	2.03 X 3.90 X 2	=	15.83	SMT
[D3] SERVICE DUCT	1.40 X 1.15 X 2	=	3.22	SMT
[D4] SERVICE DUCT	3.55 X 0.705 X 2	=	5.01	SMT
[D5] DUCT	3.045 X 8.13 X 2	=	49.51	SMT
[D6] DUCT	8.02 X 1.27 X 2	=	20.37	SMT
[D7] DUCT	5.07 X 3.64 X 2	=	36.91	SMT
[D8] DUCT	7.20 X 1.635 X 2	=	23.54	SMT
[D8a] DUCT	0.23 X 0.96 X 2	=	0.44	SMT
[D9] DUCT	3.63 X 1.20 X 2	=	8.71	SMT
[D10] DUCT	3.70 X 5.905 X 2	=	43.70	SMT
[D11] DUCT	2.57 X 7.48 X 2	=	38.45	SMT
[D12] DUCT	0.60 X 7.575 X 2	=	9.09	SMT
[D13] DUCT	2.62 X 0.095 X 2	=	0.50	SMT
TOTAL LESS		=	510.77	SMT
F.S.I. ON (21th. Fl.)		=	789.51	SMT

BUILT UP AREA CALC. ON 21th. FLOOR :- IN SMT

24.44 X 26.57	=	649.37	SMT
29.79 X 22.14	=	659.55	SMT
TOTAL	=	1308.92	SMT
LESS :-			
(1) 7.20 X 0.60 X 2	=	-8.64	SMT
TOTAL B.A. ON 21th. FLOOR	=	1300.28	SMT

BUILT UP AREA CALC. ON STAIR CABIN :- IN SMT

24.44 X 4.66	=	113.89	SMT
5.01 X 1.30 X 2	=	13.03	SMT
4.60 X 1.20	=	5.52	SMT
5.85 X 22.14	=	129.52	SMT
1.00 X 4.60	=	4.60	SMT
TOTAL	=	266.56	SMT

BUILT UP AREA CALC.(O.H.W.T.) :- IN SMT

(O.H.W.T.)	6.85 X 4.66	=	31.92	SMT
(O.H.W.T.)	5.85 X 5.845	=	34.19	SMT
TOTAL		=	66.11	SMT

21th. FLOOR PLAN , STAIR CABIN, O.H.W.T., OPEN TERRACE PLAN ,& CARPET AREA (RERA) PLAN

SHEET NO.:- 8/10

PLAN SHOWING PROPOSED BUILDING OF RESI. BUILDING ON F.P. NO :- 63/1 + 63/2 , OF DRAFT T.P.S. NO.- 52 (AMBALI), [R. SUR NO :- 333/A,333/B , (O.P. NO :- 63/1,63/2) OF MOJE :- AMBALI ,TA :- GHATLODIYA , DIST:- AHMEDABAD]

USE :- RESIDENTIAL

SCALE : 1 CM = 1.00 MT | USE ZONE AS PER RDP 2021 RESIDENTIAL-2(TWO) : R2 OVERLAY ZONE TOZ(BRTS) | **BLOCK - A+B**

AREA TABLE :-	IN SQMT
PROP. BUILT UP AREA ON 21th. FLOOR	1300.28
PROP. BUILT UP AREA ON STAIR CABIN	266.56
PROP. BUILT UP AREA ON O.H.W.T.	66.11
PROP. F.S.I. AREA ON 21th. FLOOR	789.51

OPENING SCHEDULE :-

D = 2.00 X 2.13	W = 3.06 X 2.13	W4 = 0.775 X 0.90
D1 = 0.90 X 2.13	W1 = 2.15 X 2.13	V = 0.60 X 0.60
D2 = 0.79 X 2.13	W2 = 1.47 X 2.13	FRD = 1.05 X 2.31
	W3 = 1.145 X 2.13	FRD-1= 0.91 X 2.13

ALL WINDOW WITH SAFETY GRILL

COLOUR NOTE :-
PROP.WORK — PARKING — T.D.R. F.S.I.
PROP.DRAIN — SPRINKLER

R.C.C. STAIR DETAIL :-

WIDTH = 2.025 MT	RISER = 0.16 MT	TREAD = 0.30 MT
WIDTH = 1.52 MT	RISER = 0.16 MT	TREAD = 0.30 MT

For, Sahastra Group
Partner
OWNER

SAHASTRA GROUP
AMC/DEV.LIC.NO. 001DV29052811069
Partner, Girishkumar N. Savaliya
DEVELOPER

PRASHANTKUMAR LILAHAI PRAJAPATI
Reg. No. 001SR20062510161
SUPERVISOR GRADE-1
D/439, Krishnanagar, Adinathnagar, Odhav, AHMEDABAD-382415.
S.O.R.

VIJAYKUMAR BABULAL PATEL
AMC / CLERK OF WORKS
Regi No. 001CW29122710913
B/101, SAI GOLD, B/H DEVKRUPA-2, NR. SANNY RESIDENCY, VIP SCHOOL ROAD, NEW INDIA COLONY, NEW NIKOL, AHMEDABAD CITY - 382350
C.O.W.

KETAV P. JOSHI
S D LIC NO. 001SE22072600042
503, Abhijyot Sqaure, Makarba, Ahmedabad.
STR.ENGINEER

MAULIK R. PRAJAPATI
AMC/ENG-1 LIC NO. 001ERH24022710505
H-101, Shree Ram Kutir, New Naroda, A'bd.
ENGINEER

Ahmedabad Municipal Corporation
Case No. : BHNTS/NWZ/230524/CGDCRV/A8353/R0/M1
Zone : NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chiththi Number : 06282/230524/A8353/R0/M1
Date 09/12/2024
T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst.T.D.O. (B.P.S.P.)
AUTHORITY

SAHASTRA GROUP

Date: 20-12-2024

To,
Sahastra Group
Splendora 1
Ambali, Ahmedabad

Parking Details						
Covered Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	110	774.58	8	228.97	**118**	**1003.55**
1st Basement	313	2214.80	17	877.70	**330**	**3092.50**
2nd Basement	0	0.00	46	3168.10	**46**	**3168.10**
Total	**423**	**2989.38**	**71**	**4274.77**	494	**7264.15**

Open Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	0	0.00	0	0.00	**0**	**0.00**
1st Basement	0	0.00	0	0.00	**0**	**0.00**
2nd Basement	0	0.00	0	0.00	**0**	**0.00**
Total	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**

Total Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	110	774.58	8	228.97	118	1003.55
1st Basement	313	2214.8	17	877.7	330	3092.5
2nd Basement	0	0	46	3168.1	46	3168.1
Total	**423**	**2989.38**	**71**	**4274.77**	**494**	**7264.15**

For, Sahastra Group

FOR, SAHASTRA GROUP

PARTNER

Partner

NIRAV NAKRANI ARCHITECT AHMEDABAD

Application No. : 001BDP23242528 Development Permission No. : 001LD23240482

Project Title :PLAN SHOWING PROPOSED AMALGAMATION i.e. AMALGAMATED F.P. NO.:- 63/1 + 63/2 OF F.P. NO.:- 63/1 & 63/2 OF T.P.S. NO.:-52 (AMBALI) DRAFT SANCTIONED [REVENUE BLOCK NO.:- 333/A(O.P. NO.:-63/1) & 333/B(O.P. NO.:- 63/2) OF MOJE :- AMBALI , TALUKA :- GHATLODIYA , DISTRICT:- AHMEDABAD]

Inward No	ODPS/2024/028061	Sheet	1 / 1
Inward Date		Scale	1:100

	AREA STATEMENT (Ahmedabad Municipal Corporation (AMC))	VERSION NO.: 1.0.59 / VERSION DATE: 12/01/2024
	PROJECT DETAIL :	
	Authority: Ahmedabad Municipal Corporation (AMC)	Plot Use: Residential
	AuthorityClass: D1	Plot SubUse: Apartment
	AuthorityGrade: Municipal Corporation	Plot Use Group: Dwelling-3 (DW3)
	Project Type: Amalgamation	Plot Category: NA
	Nature of Development: NEW	Land Use Zone: Residential Zone II
	Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: R2
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: SPLENDORA-1, B/H. D-MART STORE, NR. MERCEDES SHOW ROOM, AMBALI, AHMEDABAD-380058.	
A	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Plot Validation Certificate	3844.00
	Physical area measured at site	3844.00
	7/12 or Document	3844.00
	Plot area drawn as per Site	3844.30
	Area of Plot Considered	3844.00
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	15.47
	Area not in Proposal	15.47
	Total(a + b)	15.47
3.	Net Area of plot (1 - 2)	3828.53
4.	Common Plot (Reqd.)	382.85
	Common Plot (Prop)	439.71
	Area not in Proposal	15.47
	Common Plot	439.71
	Balance area of Plot(3 - 4)	3388.82
	Notes :	

Color Notes

COLOR INDEX	
PLOT LINES	(black)
EXISTING STREET	(green)
FUTURE STREET, IF ANY	(green)
PERMISSIBLE BUILDING LINE	(black, hatched)
OPEN SPACES	(black)
EXISTING WORKS	(blue)
WORK PROPOSED TO BE DEMOLISHED	(yellow)
PROPOSED WORK	(red)
DRIANAGE AND SEWERAGE WORK	(red)
WATER SUPPLY WORK	(black)
WORK WITHOUT PERMISSION IF STARTED ON SITE	(grey)
APPROVED WORK	(yellow)

Plot Details After Amalgamation (Table A2-a)

Plot(s)	Amalgamated Plot Area		AML Plot Area (Considered Mini)	Deviation Area Considered (m2)	Deductions (m2)	Net Developable Area (m2)
	Calculated from Plots	Drawing			Area not in Proposal	
AMALGAMATED F.P. NO.- 63/1+63/2	3844.00	3844.30	3844.00	3844.00	15.47	3828.53
Grand Total	3844.00	3844.30	3844.00	3844.00	15.47	3828.53

Plot Details Before Amalgamation(Table A1)

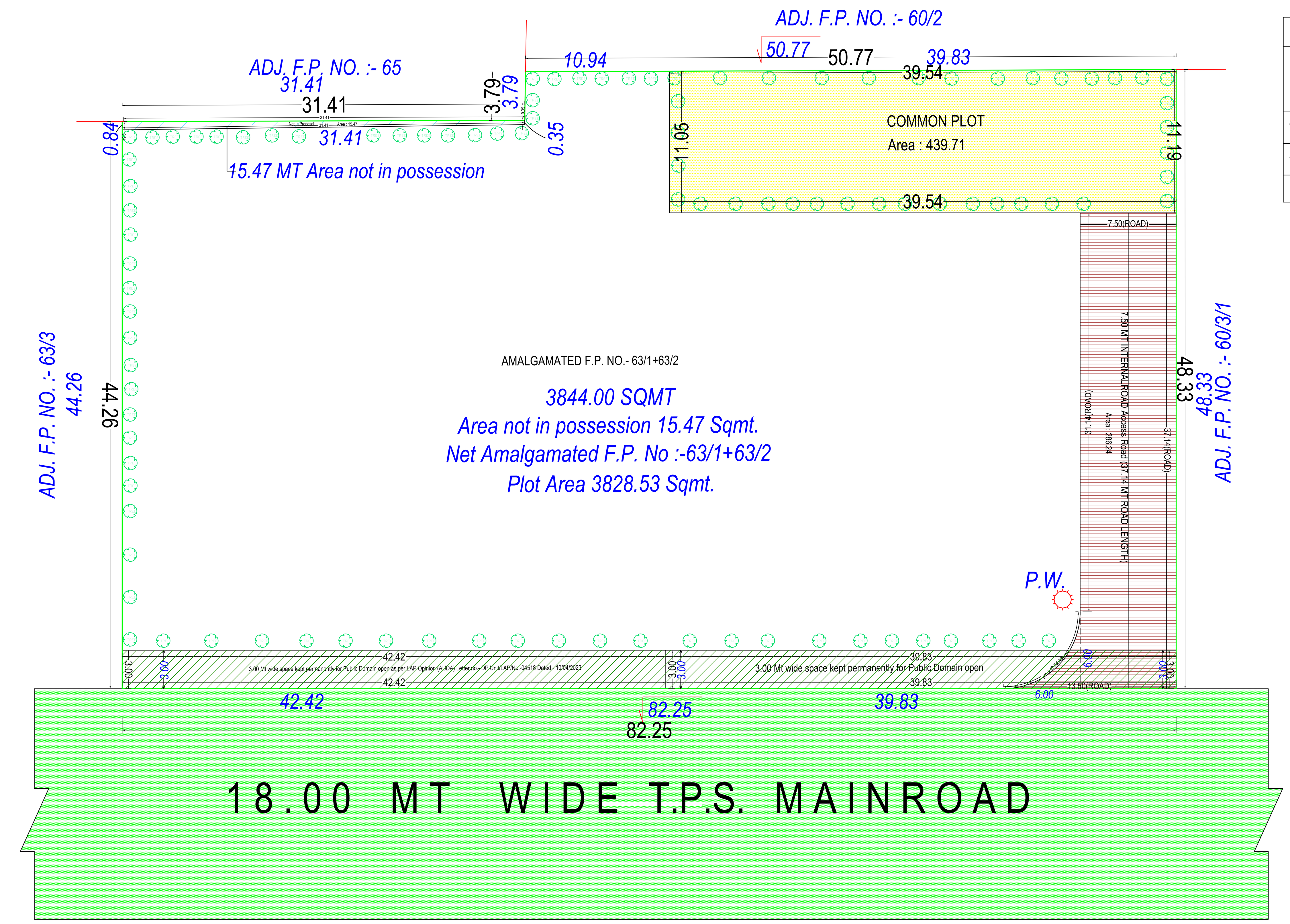
Plot(s)	Minimum Plot Area Consider	Area not in Proposal	Net Plot Area
F.P. NO.- 63/1	1922.28	0.00	1922.28
F.P. NO.- 63/2	1922.02	15.47	1906.55
Grand Total	3844.30	15.47	3828.83

Tree Details (Table 3h)

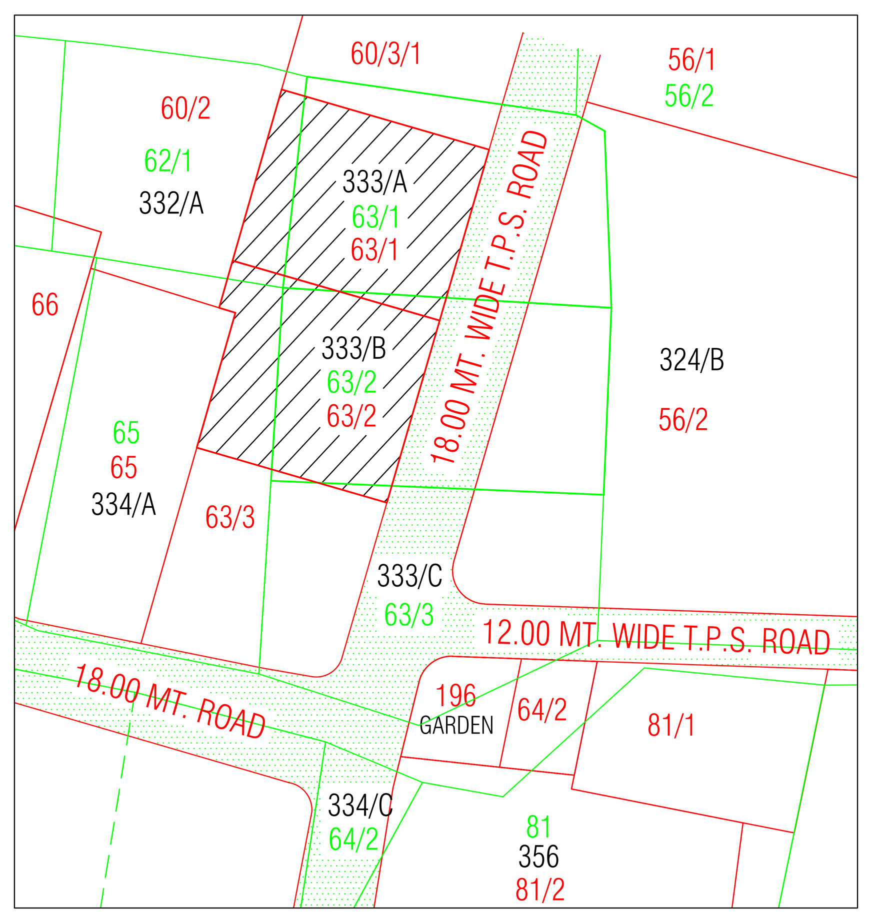
Plot	Name	Nos Of Trees	
		Reqd	Prop
AMALGAMATED F.P. NO.- 63/1+63/2	Tree	-	101

PLOT AREA AS PER TPO OPINION & REVENUE RECORD

T.P.O. OPINION LETTER NO.:-	OPINION DATE	DISTRICT	TALUKA	MOJE	REVENUE BLOCK NO.	REVENUE BLOCK NO. PLOT AREA (IN SQMT)	O.P. NO.	O.P. AREA (IN SQMT)	F.P. NO.	F.P. AREA (IN SQMT)	Area not in possession (IN SQMT)	NET Plot Area (IN SQMT)
T.P.S. NO.-52(AMBALI)/CASE NO-64/3242	11/07/2023	AHMEDABAD	GATLODIYA	AMBALI	333/A	3204	63/1	3204	63/1	1922	-	1922
T.P.S. NO.-52(AMBALI)/CASE NO-64/598	02/02/2023	AHMEDABAD	GATLODIYA	AMBALI	333/B	3204	63/2	3204	63/2	1922	15.47	1906.53
					TOTAL	6408	TOTAL	6408	TOTAL	3844	15.47	3828.53



SITE PLAN
(Scale - 1:200)
AFTER AMALGAMATION PLAN



KEY PLAN

KEY PLAN
SCALE : 1 CM = 20.00 MT

N

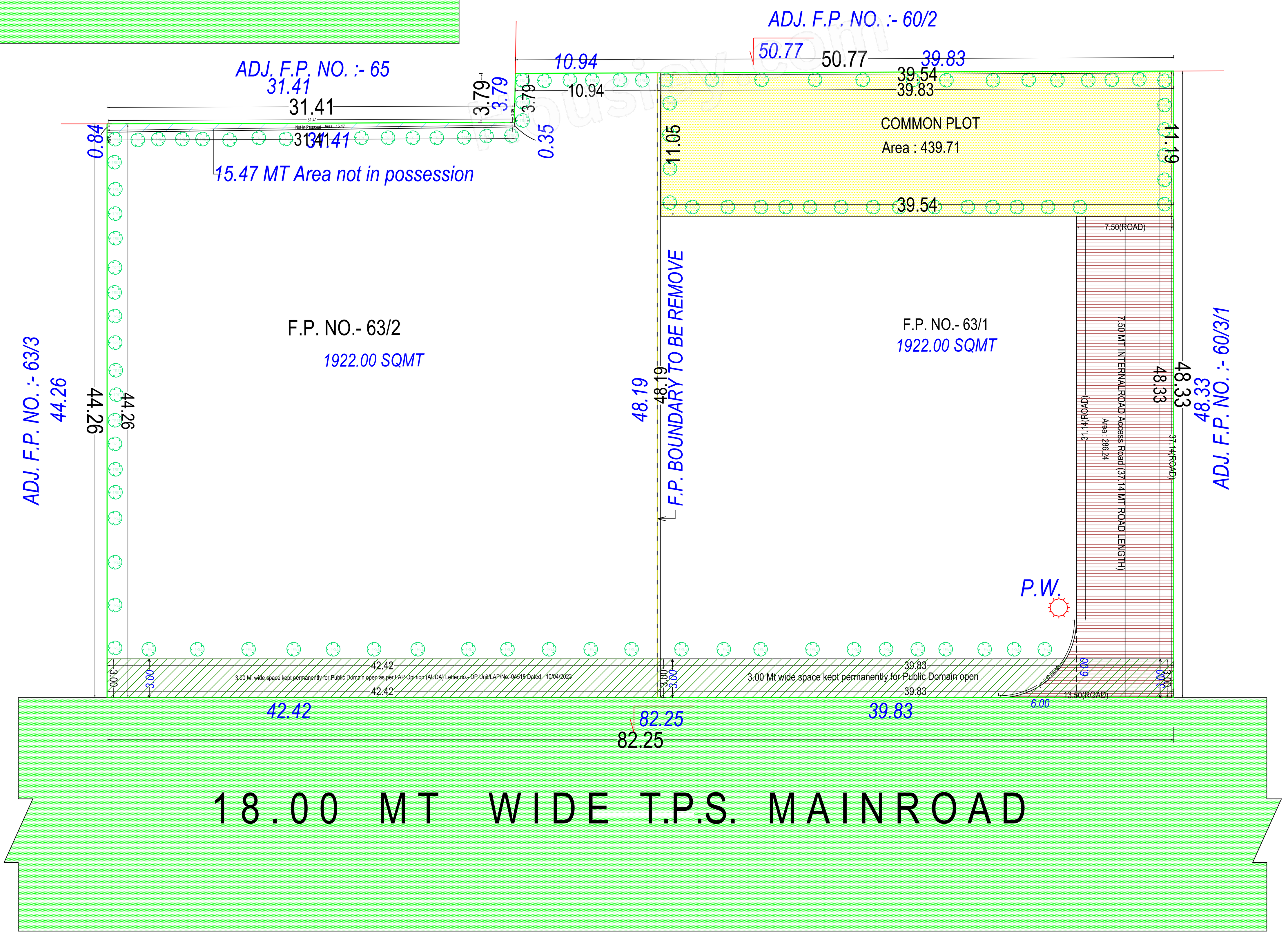
TREE PLANTATION CALC :- NOS.

Plot Area - 3844 Sq mt

Reqvired Tree = $\frac{3844 \times 5}{200}$ = 96.10 SAY.

SAY REQ TREE = 97 NOS.

PROVIDED TREE = 101 NOS.



SITE PLAN
(Scale - 1:200)
BEFORE AMALGAMATION PLAN

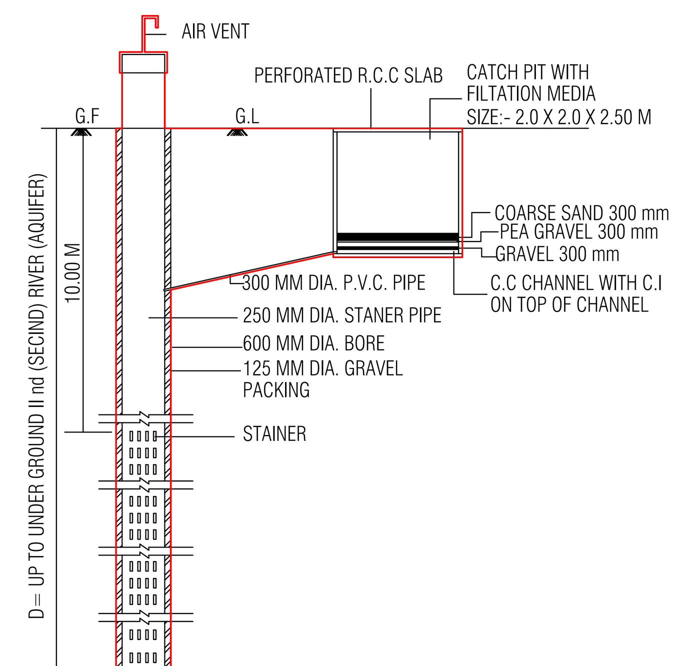
P.WELL CALC.:- IN NOS.

REQ.P.WELL 1500 TO 4000 SMT = 1 NOS.

3844.00/ 4000.00 = 0.96 NOS.

SAY REQ P.WELL = 1 NOS.

PROV. P.WELL = 1 NOS.



PERCOLATION WELL(NOT TO SCALE)

FOR BUILDING UNIT ABOVE 1500.00 SQ.MTS. AND UP TO 4000.00 SQ.MTS. AND PART THERE OF IT.

NOTE:- STRUCTURE DESIGN AS PER STR.ENGR. (THIS IS ONLY SKETCH PLAN)

OWNER'S NAME AND SIGNATURE	
M/S SAHASTRA GROUP AS PARTNER GIRISHBHAI NAGJIBHAI SAVALIYA	
ARCH/ENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
ROHITKUMAR BHIKHABHAI PRAJAPATI 001ERL10022600782	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	05/03/2024
DESIGNATION OF APRROVER :	Assistant Town Development Officer

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

UserDefinedMetric (1189.00 x 841.00MM)

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless; in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed.Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application.Contents highlighted in magenta color are not verified.Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

AHMEDABAD MUNICIPAL CORPORATION

SARDAR PATEL BHAVAN, DANAPITH, AHMEDABAD
(GUJARAT), INDIA

(Form NO. D)

Development Permission

Permission is hereby granted under Section 29(1)(i)/29(1)(ii)/29(1)(iii), 34, 49(1)(b) of the Gujarat Town Planning and Urban Development Act, 1976 / under Section 253 of Gujarat Provincial Municipal Corporation Act, 1949.

Application No.	:	001BDP23242528	**Date**	:	05/03/2024
Development Permission No	:	001LD23240482	**ODPS Application No.**	:	ODPS/2024/028061
IFP Application Number	:	N.A			
Application Type	:	AMALGAMATION			
Architect/Engineer No.	:	001ERL1002260078 2	**Architect/ Engineer Name**	:	ROHITKUMAR BHIKHABHAI PRAJAPATI
Owner Name	:	M/S SAHASTRA GROUP AS PARTNER GIRISHBHAI NAGJIBHAI SAVALIYA			
Owner Address	:	19, SHIVAM MONREVE, OPP. SHANTANU BUNGLOWS, BODAKDEV BODAKDEV , AHMEDABAD CITY - 380054			
Applicant/ POA holder's Name	:	M/S SAHASTRA GROUP AS PARTNER GIRISHBHAI NAGJIBHAI SAVALIYA			
Applicant/ POA holder's Address	:	19, SHIVAM MONREVE, OPP. SHANTANU BUNGLOWS, BODAKDEV BODAKDEV , AHMEDABAD CITY - 380054			
Administrative Ward	:	19_BODAKADEV	**Administrative Zone**	:	NORTH WEST ZONE

Housiey.com

Signature valid
Digitally signed by Haritkumar Jasmatbhai Sinojia
Date: 2024.03.15 18:38:13 IST
Reason:
Location:

Certificate created on 15/03/2024

ASSISTANT TOWN DEVELOPMENT OFFICER

AHMEDABAD
MUNICIPAL
CORPORATION

District	:	AHMEDABAD	**Taluka**	:	GHATLODIYA
City/Village	:	AMBALI			
TP Scheme/ Non TP Scheme Number	:	52	**TP Scheme/ Non TP Scheme Name**	:	AMBALI
Revenue Survey No.	:	333/A, 333/B	**City Survey No.**	:	0
Final Plot No.	:	63/1, 63/2	**Original Plot No.**	:	63/1, 63/2
Sub Plot no.	:	AMALGAMATED FP NO 63/1+63/2	**Tikka No. / Part No.**	:	0
Block No/Tenement No	:	0	**Sector No. / Plot No.**	:	0
Site Address	:	SPLENDORA-1, B/H. D-MART STORE, NR. MERCEDES SHOW ROOM, AMBALI, AHMEDABAD-380058.			

Existing Plot Details				
Plot Number	**Gross Plot Area**	**Deduction Area**	**Deduction For**	**Net Plot Area**
F.P. NO.- 63/1	1922.28	0.00	N.A	1922.28
F.P. NO.- 63/2	1922.02	15.47	SURRENDEREDAREA : 15.47	1906.55
Amalgamation Plot Details				
Plot Number	**Gross Plot Area**	**Deduction Area**	**Deduction For**	**Net Plot Area**
AMALGAMATED F.P. NO.- 63/1+63/2	3844	0	N.A	3828.53

Development Permission Valid from Date : 15/03/2024

Note / Conditions :

1. સદરહુ કેસ E-NAGAR માં એપ્લીકેશન આઇ.ડી.-001BDP23242528, Date:-05.03.2024 થી ઓનલાઇન સબમીટ થયેલ કેસમાં રીસીપ્ટ નં.- 0001BPM2324006284, તા.05.03.2024 થી સ્કુટીની ફી ઓનલાઇન જમા કરાવેલ છે.,,,,

Housiey.com

Signature valid
Digitally signed by Kiritkumar Jasmatbhai Sinojia
Date: 2024.03.15 18:38:19 IST
Reason:
Location:

Certificate created on 15/03/2024

ASSISTANT TOWN DEVELOPMENT OFFICER

AHMEDABAD MUNICIPAL CORPORATION

2. ડ્રાફ્ટ ટી.પી. સ્કીમ હોઇ, (૧) ફાયનલ પ્લોટ નં. ૬૩/૧ માટે પ્રવર નગર નિયોજકની કચેરી, નગર રચના યોજના એકમ-૦૨,અમદાવાદ ના પત્ર ક્રમાંક નં.- ન.ર.યો. /૫૨(આંબલી)/કેસ નં.૬૪/૩૨૪૨, તા.૧૧/૦૭/૨૦૨૩ તથા (૨) ફાયનલ પ્લોટ નં. ૬૩/૨ માટે પ્રવર નગર નિયોજકની કચેરી, નગર રચના યોજના એકમ-૦૨,અમદાવાદ ના પત્ર ક્રમાંક નં.- ન.ર.યો./૫૨(આંબલી)/કેસ નં.૬૪/૫૯૮, તા.૦૨/૦૨/૨૦૨૩ થી પાઠવેલ અભિપ્રાયને આધિન તથા તેમાં દર્શાવેલ શરતો મુજબ વર્તવાની શરતે.,,,,

3. 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 ENCHROACHED FOR THE SAME.,,,,

4. શહેરી વિકાસ અને શહેરી ગ્રુહ નિર્માણ વિભાગના પત્રક્રમાંક:પરચ/૮૦૨૦૧૦/૬૩૨૫/પી ત.૧૬/૧૧/૨૦૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મુકવાની શરતે.,,,,

5. RESPONSIBILITY (C.G.D.C.R.-2017, 3.3,3.4 &3.5) : APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.,,,,

6. LIABILITY (C.G.D.C.R.-2017, 2.3.1) : 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 INTHIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER,,,,

7. Final Permission Will Be Given Subject To Final Verification Of Necessary Documents & Compliance Of CGDCR-2017 & Other Rules & Regulation.,,,,

8. 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.,,,,

Signature valid

Digitally signed by Haritkumar Jasmatbhai Sinojia
Date: 2024.03.15 18:38:19 IST
Reason:
Location:

ASSISTANT TOWN DEVELOPMENT OFFICER

Certificate created on 15/03/2024

AHMEDABAD MUNICIPAL CORPORATION

9. 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. 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.,,,,

10. માલીકી અંગે અરજદારે રજુ કરેલ ૭/૧૨ની નકલને આધીન.,,,,

11. મકાનમાં બાંધકામ/ડીમોલીશન કરતી વખતે અથવા ત્યારબાદ આજુબાજુના મકાનો/મિલકતને અન્ય કોઇપણ જાતનું નુકશાન કે જાનહાની થશે તો તેની સંપૂર્ણ જવાબદારી અરજદાર માલિક/ડેવલપરતથા એન્જિનીયરે/ આર્કીટેક્ટ, સ્ટ્રક્ચરલ એન્જિનીયર, ક્લાર્કઓફ વર્ક્સની રહેશે. અ.મ્યુ.કોર્પોરેશન આ બાબતે દિવાનીયા ફોજદારીરાહે જવાબદાર ગણાશે નહિ. તેમજ આજુબાજુના રહીશોને કોઇપણ સમયે ખલેલ/નુકશાન થાય નહિ તે રીતે બાંધકામ/ડીમોલીશનની કામગીરી કરવાની રહેશે.,,,,

12. બાંધકામ તથા અન્ય બાબતો કોમ્પ્રીહેંસીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) સાથે સુસંગત નહિ હોય કે કોમ્પ્રીહેંસીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) ના વિનિમય ૨.૬ મુજબ અરજદાર મલિકે ખોટી રજુઆત અથવા ખોટા દ્સ્તાવેજી પુરાવા રજુ કરેલ હશે તો કમેંસમેંટ સર્ટીફીકેટ (રજાચિઠ્ઠી) તથા મંજુર કરેલ પ્લાન આપોઆપ રદ થયેલ ગણાશે.,,,,

13. અરજદારશ્રીએ રજુ કરેલ (1) ફાઇનલ પ્લોટ નં. ૬૩/૧ માટે આસી. મેનેજર/ડી.સુ.(પ્રોપર્ટી ટેક્ષ, ઉત્તર પશ્ચિમ ઝોન)ની તા.૦૪.૧૨.૨૦૨૩ તથા (૨) ફાઇનલ પ્લોટ નં. ૬૩/૨ માટે આસી. મેનેજર/ડી.સુ.(પ્રોપર્ટી ટેક્ષ, ઉત્તર પશ્ચિમ ઝોન)ની તા.૦૪.૧૨.૨૦૨૩ થી પાઠવેલ પ્રોપર્ટી ટેક્ષ એન.ઓ.સી. ને આધીન.,,,,

Signature valid
Digitally signed by Haritkumar Jasmatbhai Sinojia
Date: 2024.03.15 18:38:19 IST
Reason:
Location:

ASSISTANT TOWN DEVELOPMENT OFFICER

Certificate created on 15/03/2024

AHMEDABAD MUNICIPAL CORPORATION

14. લોકલ એરિયા પ્લાન સંદર્ભે ફાયનલ પ્લોટ નં.૬૩/૨ માટે નગર નિયોજક (અમંદવાદ શહેરી વિકાસ સત્તામંડળ) ના પત્રક્રમાંક નં.DP Unit/LAP/NO.04518, તા.૧૦.૦૪.૨૦૨૩ થી આપેલ અભિપ્રાય મુજબ વર્તવાની શરતે તથા સદર અભિપ્રાય મુજબ અરજદારશ્રી દ્વારા તા.૦૭.૦૩.૨૦૨૪ થી આપેલ નોટરાઇઝ બાહેંધરીને આધીન. તથા ફાયનલ પ્લોટ નં.૬૩/૧ માટે બીલ્ડિંગ પ્લાનની વિકાસ પરવાનગી મેળવતા પહેલા લોકલ એરિયા પ્લાનનો અભિપ્રાય મેળવી તે મુજબ વર્તવાની શરતે સદરહુ અમાલગમેશન પરવાનગી આપેલ છે.,,,,

15. પ્લોટની માલીકી, ક્ષેત્રફળ, લોકેશન તેમજ પઝેશન તથા અન્ય બાબત અંગે કોઇપણ પ્રકારની કોર્ટ-મેટર/કોર્ટ-લીટીગેશન ચાલતી ના હોવા અંગેની રજુ કરેલ નોટરાઇઝડ બાંહેધરી મુજબ વર્તવાની શરતે.,,,,

16. ડ્રાફ્ટ મંજુર ટી.પી. સ્કીમ અંગે અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.,,,,

17. અરજદાર/માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) આપવામાં આવ્યું હશે તો પણ, ધી.ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ,૧૯૭૬ મુજબ ટાઉન પ્લાનીંગ સ્કીમ અન્વયેની ડિમાન્ડ/ફાળો તેમજ અન્ય કાયદા હેઠળ કોઇ ચાર્જ કે લેણાં બાકી હશે કે ભવિષ્યમાં ચૂકવવાના થશે તો મ્યુ.કોર્પો./સક્ષમ સત્તા માં જમા કરવાના રહેશે.,,,,

18. અરજદાર/માલિકને કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)માં જણાવ્યા મુજબની શરતોનું પાલન કરવાનું રહેશે. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)માં જણાવ્યા મુજબની શરતો પૈકી કોઇપણ શરતોનું ઉલ્લનઘન કરવામાં આવશે તો મ્યુનિસિપલ કોર્પોરેશન તે શરતોનો અમલ કરાવી શકશે અને મ્યુનિસિપલ કોર્પોરેશન ના તેવા કૃત્ય ને લીધે જે કંઇ નુકશાન, ખોટ કે હરકત અરજદાર/માલિકને થશે તે બદલ કોઇપણ પ્રકારનો બદલો મળી શકશે નહીં.,,,,

19. કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી)ની તારીખ થી એક વર્ષમાં બાંધકામ શરૂ કરવામાં આવેલ નહીં હોય કે નિયમ સમયમર્યાદા માં તેના રીન્યુઅલ અંગેની કાયદાકીય કાર્યવાહી કરવામાં આવેલ નહીં હોય તો કમેન્સમેન્ટ સર્ટીફીકેટ (રજાચિઠ્ઠી) સહિત આપેલ પરવાનગી આપો આપ રદ થયેલ ગણાશે.,,,,

20. મંજુર થયેલા પ્લાન તેમજ કમેંસમેંટ સર્ટીફીકેટ (રજાચિઠ્ઠી)ની નકલ દરેક મેમ્બરને ફરજિયાત આપવાની રહેશે. અને બાંધકામની સાઇટ પર નોટીસ બોર્ડ ઉપર જાહેરમાં જોઇ શકાય તે રીતે દર્શાવવાની રહેશે.,,,,

21. એન્જીનિયરશ્રીએ તા. ૦૯.૦૨.૨૦૨૪થી રજુ કરેલ એનેક્ષર ડી ની નોટરાઈઝડ બાંહેધરીને આધીન.,,,,

22. મંજુર થયેલ પ્લાન મુજબનું સ્થળ પર બાંધકામ પૂરુ થયેથી ધી.જી.પી.એમ.સી. એક્ટ ૧૯૪૯ ની કલમ-૨૬૩ તેમજ કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.)ની જોગવાઈ મુજબ મકાન વપરાશની પરવાનગી (બી.યુ.પરમીશન) મેળવ્યા બાદ જ મંજુર કરેલ બાંધકામનો વપરાશ કરી શકાશે.,,,,

Signature valid

Digitally signed by Haritkumar Jasmatbhai Sinoji
Date: 2024.03.15 18:38:19 IST
Reason:
Location:

ASSISTANT TOWN DEVELOPMENT OFFICER

Certificate created on 15/03/2024

AHMEDABAD MUNICIPAL CORPORATION

23. ધી.જી.પી.એમ.સી.એક્ટ ૧૯૪૯ ની ક્લમ -૩૭૬ થી ૩૮૩ માં નિર્દિષ્ટ કર્યા પ્રમાણે ના ધંધા અગર ઉપયોગ માટે કોઇપણ જગ્યાનો ઉપયોગ કરતા પહેલા અ.મ્યુ.કો./સક્ષમ સત્તા પાસેથી જરૂરી લાયસન્સ/પરવાના મેળવવાના રહેશે.,,,,

24. પ્લોટના માપો તથા ક્ષેત્રફળ મળી રહેતા હોય તે માટેની સાઈટ તરીકે પ્લોટ યોગ્ય થાય અને પ્લોટ સ્વચ્છ ઢોળવવાળો (ખાડા-પોલાણનો ભાગ રહે નહી અને પાણી ભરાય રહે નહી તેવો) થાય તો જ બાંધકામ શરૂ કરી શકશે.,,,,

25. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કરતા પહેલા બીન પરવાનગીના/બિન અધિકૃત કાચા-પાકા બાંધકામ અરજદાર/માલીકે પોતાના ખર્ચે/જોખમે દુર કરવાના રહેશે.,,,,

26. પ્લાનમાં મંજુર કર્યા મુજબનું બાંધકામ સ્થળ ઉપર શરૂ કર્યેથી કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) મુજબ તબક્કાવાર પ્રોગ્રેસ ચેક કરવાના રહેશે.,,,,

27. કેસમાં રજુ કરવાના થતા સોઈલ રીપોર્ટ, સ્ટ્રક્ચરલ ડ્રોઈંગ બોન્ડ -અન્ડરટેકીંગ-બાંહેધરી વિગેરે ફક્ત કોર્પોરેશનના રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ. કોર્પોરેશનની તથા અધિકારી/કર્મચારીની રહેશે નહી. આ અંગે જવાબદાર અરજદાર/માલીક/ડેવલપર તથા એન્જીનીયરે, આર્કીટેક્ટ સ્ટ્રકચરલ એન્જીનીયર, ક્લાર્ક ઓફ વર્કસ) રહેશે.,,,,

28. કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયંત્રણ નિયમો (સી.જી.ડી.સી.આર.) ની જોગવાઇતેમજ જે તે સમયે સરકારશ્રી દ્વારા જાહેર કરાયેલ નિતી અનુસાર પરકોલેટીંગવેલ/પીટ, વોટર હાર્વેસ્ટીંગ ટ્રીપ્લાંટેશન/વૃક્ષ રોપણની જોગવાઇ બિલ્ડીંગ પ્લોટમાં કરવાની રહેશે. સેપ્ટીક ટેંક તથા સોકવેલનીસાઇઝ તથા સંખ્યા, ઇન્સપેક્શન ચેમ્બર, મેનહોલ વિગેરે ડ્રેનેજ લેઆઉટમાં બતાવ્યા મુજબના સ્થળે કરવાની જવાબદારી અરજદાર માલિક/ડેવલપર તથા એન્જિનીયરે/આર્કીટેક્ટ, સ્ટ્રક્ચરલ એન્જિનીયર, ક્લાર્કઓફ વર્કર્સની રહેશે.,,,,

29. મકાન વપરાશની પરવનગી (બી.યુ.) પરમીશન મેળવ્યા બાદ જ ડ્રેનેજ/પાણી તથા અન્ય સર્વીસ-યુટીલીટી માટે નિયમાનુસાર અરજી કરી શકાશે.,,,,

30. ડ્રાફ્ટ ટી.પી.સ્કીમ સંદર્ભે (૧) ફાઇનલ પ્લોટ નં ૬૩/૧ માટે આસી. સીટી પ્લાનરશ્રી ના રેફ નં. સીપીડી/અ.મ્યુ.કો./ઓપી-૩૧૩, તા. ૨૯.૦૮.૨૦૨૩તથા (૧) ફાઇનલ પ્લોટ નં. ૬૩/૨ માટે આસી. સીટી પ્લાનરશ્રી ના રેફ નં. સીપીડી/અ.મ્યુ.કો./ઓપી-૬૫૪, તા.૦૨.૦૩.૨૦૨૩ થી પાઠવેલ અભિપ્રાયને આધિન.,,,,

31. કબ્જા ફેરફાર બાબતે અંગે (૧) ફાઇનલ પ્લોટ નં. ૬૩/૧ માટે આસી. એસ્ટેટ ઓફિસર (ઉત્તર પશ્ચિમઝોન) દ્વારા ઇ.નં. ૫૬૦૧, તા. ૨૫.૦૧.૨૦૨૪ તથા (૨) ફાઇનલ પ્લોટ નં. ૬૩/૨ માટે આસી. એસ્ટેટ ઓફિસર (ઉત્તર પશ્ચિમઝોન) દ્વારા ઇ.નં. ૫૯૦૩, તા. ૧૫.૦૯.૨૦૨૩ થી પાઠવેલ અભિપ્રાયને આધીન તથા તેમા દર્શાવેલ શરતો મુજબ વર્તવાની શરતે.,,,,

32. અરજદારશ્રીએ તા.૦૯.૦૨.૨૦૨૪થી રજુ કરેલ એનેક્ષર ઈ ની નોટરાઈઝડ બાંહેધરીને આધીન આધીન,,,,

Signature valid

Digitally signed by Haritkumar Jasmatbhai Sinoji
Date: 2024.03.15 18:38:19 IST
Reason:
Location:

ASSISTANT TOWN DEVELOPMENT OFFICER

AHMEDABAD MUNICIPAL CORPORATION

Certificate created on 15/03/2024

33. ઓવરહેડ અને અંડરગ્રાઉંડ પાણીની ટાંકી હવાચુસ્ત ઢાંકણથી બંધ રાખવી. ગટરની વેંટ પાઇપ ઉપર જીણું કપડું બાંધીને રાખવું અથવા પાતળા વાયરની જાળી રાખવી. મેલેરીયા કર્મચારી માટે ઓવરહેડ ટાંકીની તપાસ માટે સીડીની વ્યવસ્થા કરવી.,,,,

34. કંસ્ટ્રક્શન/ડીમોલીશનની પ્રવ્રુત્તિ દરમ્યાન પ્લોટની દરેક બાજુએ ઓછામાં ઓછી ૩ મી. ઊંચાઇની પતરાની વાડ(બેરીકેડ) તથા બહુમાળી બિલ્ડીંગમાં ઉપરના માળના બાંધકામ સમયે ચારેબાજુ નેટ સેફ્ટીનું પ્રોવિઝન સલામતી જળવાઇ રહે તે હેતુસર કરવાની રહેશે.,,,,

35. ટી.પી.સ્કીમ રૂએ કપાત જમીનમાં અ.મ્યુ.કો. નું નામ દાખલ કરવા અંગે અરજદારે રજુ કરેલ નોટરાઈઝ બાંહેધરીને આધીન.,,,,

36. RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતનાં પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ ડેવલોપરે આપેલ નોટરાઈઝડ બાંહેધરીને આધીન,,,,

37. નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબધી સરકારશ્રી તથા અ.મ્યુ.કોર્પો. દ્વારા વખતો વખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન.,,,,

38. ધી.જી.પી.એમ.સી. એક્ટ ૧૯૪૯,ધી.ગુ.ટા.પ્લા. અને અર્બન ડેવ. એક્ટ,૧૯૭૬, ટાઉન પ્લાનીંગમાં સ્કીમમાં રેગ્યુલેશન, કોમ્પ્રીહેન્સીવ સામાન્ય વિકાસ નિયમો તેમજ પ્રવર્તમાન નીતિ –નિયમોને અનુસરીને મકાન બાંધકામ તેમજ ઉપયોગ કરવાનો રહેશે. તેમજ આ અંગેના તમામ કાયદા તેમજ પેટા કાયદાનું પાલન કરવાનું રહેશે.તેમજ તેમાં જે કાંઈ અંકુશો તથા શરતો મુકવવામાં આવી છે તેનાથી જો નુકશાન થતુ હશે તો પણ નુકશાનીનો બદલો માગ્યા સિવાય અરજદાર/માલિકે તેનો અમલ કરવાનો રહેશે.,,,,

Housiey.com

Signature valid
Digitally signed by Haritkumar Jasmatbhai Sinoji
Date: 2024.03.15 18:38:20 IST
Reason:
Location:

Certificate created on 15/03/2024

ASSISTANT TOWN DEVELOPMENT OFFICER

AHMEDABAD MUNICIPAL CORPORATION