ગઢેચી વિસ્તાર સમે ગઢેચી મૂળનિર્માણ વિભાગના પત્ર ક્રમાંક નં. ૧૮૫/૧૯૨૦૧૦/૬૬૨૫૫૧૫ તા-૨૬-૧૧-૨૦ ના પત્ર અનુસાર બાંધકામની રજાઓ મોટા વહાણે ગૂજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવેલું બોર્ડ અત્રની મૂકવાની સરતે.

**PROP. B. AREA CALC. BASEMENT FLOOR :-**

46.65 X 41.37 X 1 = 1929.91 SQ. MT.

NET BUILT-UP AREA ON BASEMENT FLOOR = 1929.91 SQ. MT.

NOTE :
1. ALL BASEMENT PARKING AND HPP SHALL BE FULLY SPRINKLERD.
2. ALL LOWER BASEMENS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRICAL CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.

**COMM. PARKING AREA TABLE**

| COMM. | PROVI. PARKING AREA |
|---|---|
| CAR PARKING | (A) 15.68 X 7.64 = 119.80 [BASEMENT] |
| OTHER PARKING | (B) 09.40 X 7.64 = 71.82 [BASEMENT] |
| TOTAL | 191.62 |

**BASEMENT PARKING AREA TABLE [RESI.]**

| RESI. | PROVI. PARKING AREA |
|---|---|
| CAR PARKING | (H) 46.19 X 11.94 = 551.51<br>(I) 21.11 X 07.64 = 161.28<br>(J) 12.57 X 13.93 = 175.10<br>TOTAL = 887.89<br>LESS:<br>10.43 X 3.58 X 2 = 74.68<br>TOTAL CAR PARKING = 813.21 SQ.MT. |
| OTHER PARKING | (K) 23.44 X 21.33 = 499.98<br>(L) 06.78 X 13.93 = 94.45<br>(M) 10.12 X 07.40 = 74.89<br>= 669.32<br>TOTAL OTHER PARKING = 669.32 SQ.MT. |
| TOTAL | 1482.53 |

NOTES :

C.G.D.C.R.V. - 2017 (DT. - 15/01/2019)

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

**BASEMENT PLAN** — **SHEET NO:- 2/4**

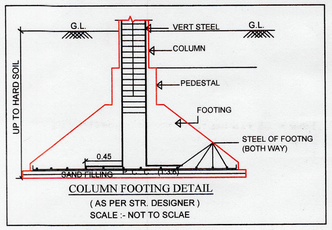
**REVISE PLAN SHOWING PROPOSED RESI.+ COMMERCIAL BUILDING ON F.P.NO:- 36/1, OF FINAL T.P.S. NO:-33 (GOTA),(R.S. NO :- 213/2, O.P. NO:- 36/1), MOUJE :- GOTA, TA :-GHATLODIYA, DIST:-AHMEDABAD.**

**SCALE:-1.00cm=1.00mts.**

**ZONE : RESIDENCE-1(R1)** | **USE : COMM. + RESI.**

**AREA TABLE** — **SQ. MTS.**

| | APPR. | PROP. |
|---|---|---|
| PROPOSE BUILT UP AREA ON BASEMENT..... | = 2013.06 | = 1929.91 |




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

**COLOUR NOTE :**

PROP. WORK | ROAD
PROP. DRAINAGE | F.P. BOUNDRY
APPR. WORK
APPR. DRAINAGE

N

**BASEMENT PLAN**
SCALE :- 1.00 CM. = 1.00 MT.

SCRUTINIZE COPY
NO. 3580 /D.D. 19/3/2020
TDO, BPSP, AMC

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GHV/145 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GHV/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GHV/207/EDB-102016-3629-L, DATED:-20/12/2017, AND GHV/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-7/3/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT( SHORING / STRUTTING) AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY, AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.16/11/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENT \& ZONE-1 (AS SHOWN IN PLAN) FOR RES. COM.(MIX.) BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.6/3/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.20/10/2020 (LETTER NO:- OPN22862501202 0) AND FIRE NOC FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.16/11/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.30/8/2018, REF.NOC ID NO.AHME/WEST/B/082718/322741 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O. (N.W.Z) ON DT.2/12/2019

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURNMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(CHANDLODIYA WARD.(N.W.Z.) A.M.C DT. 30/8/2018

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.T.D.O.(N.W.Z.) ON DT.10/9/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/12/2019 AND AL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 17/7/2018, ORDER NO. :-CBIT/ATHL/ N.A./GOTA/S.NO/BLOCK NO./212/2/5,R.-535/2018 (FOR COMMERCIAL) BY DISTRICT CO.LECTOR (AHMEDABAD), IT IS SUBMITTED BY OWNER-APPLICANTS.

(17)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY [illegible]

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

(19)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/PROMOTER/ WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR UNITS, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(20) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.16/11/2019

(21)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL 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.

(22)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 IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(23)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/375841-L, DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L, DTD.13/12/2018, DTD.29/8/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPTENT-RIVE CONSTRUCTION DEVELOPMENT CONTROL REGULATIONS-2017.

(24)(A) TOTAL PARKING AREA (127.19 21.61.53=2328.72) SQ.MT.SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPATS AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF NON-USE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT RECEIVED OUT OF MISUSE AS I ECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(25)ALL TERMS AND CONDTION MENTION IN EARLIER APPROVAL CASE NO:- BLNT/ONWZ/011118/CGDCR/V/0603/R0/M1, CN DT.15/2/2019 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

**UMANG J. PATEL**
STRU. DESIGNER-GRADE-I
LIC. NO: SD02050050522R3
203, PARISHRAM ELEGANT,
SOLA, AHMEDABAD-60
STR. ENGINEER

**HARSHAD K. PRAJAPATI**
ARCHITECH
401 TO T404, RAJKAMAL PLAZA-A,
OPP. SAKAR-III, NR. INCOME-TAX,
ASHRAM ROAD, AHMEDABAD.
LIC NO. ARO04202101211, DT.28/11/2016
ENGINEER

**PATEL PULKIT J.**
LIC No. ER-0178230821R3
(AMC) CW (Gr-1)-0081230821R3
131, Shiv Ganesh Bunglows,
100ft Hebatpur-Shilaj Road,
Zydus Hospital Road Thaltej,
Ahmedabad-380059
CLERK OF WORKS

**ASSOCIATED ENGINEER'S**
131, Shiv Ganesh Bunglow's,
100' Feet Hebatpur-Shilaj Road,
Thaltej, Ahmedabad-59.
AMC Lic No DEV518140920
DEVELOPERS

**FOR, ADITYA BUILDCON**
Patel
PARTNER
OWNER

ગુજરાત મહાનગર પ્રદેશ વિકાસ અધિનિયમ અને બાંધકામ અને આવાસ વિભાગ નોટિફિકેશન નં. જીએચ/૧૦૨૦૧૬૩૬૨૯-એલ તા. ૨૬/૪/૨૦૧૮ અને તા. ૨૫/૯/૨૦૧૮ ના પરિપત્રો અને ત્યારબાદ સમયે સમયે થયેલ સુધારાઓ મુજબ બાંધકામ પરવાનાઓ અને રીવાઇઝ એકાઉન્ટેબલ એડવાન્સ્ડ એફોર્ડેબલ હાઉસિંગ પ્રોજેક્ટ્સ માટે ગુજરાત મહાનગર પ્રદેશ વિકાસ અધિનિયમ, ૧૯૭૬ હેઠળ રદ્દ થયેલી નોટિસો તેમજ બાંધકામ મંજૂરીઓ ૬૦ દિવસમાં ઉમેર કરવા કેવા સરકારની નીચેની નિયામકશ્રી, એરોમિક સલાહની અને અમલવારી કરીને અમલવારી કરશેની રહેશે.

(૨૦)સ્થળ-સીમાં કચરી ખાતરે કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા બોલીના પ્રયોજનથી જળવણી અર્થેના તમામ પગલાં/આયોજન કામગી ચોરસે કરવાના રહેશે તે ઉપરાંત તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૧૨/૧૨/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝ અન્ડરટેકિંગ બાંધેલ

(૨૧)કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા અંગેની સરકારશ્રી દ્વારા જાહેર કરવામાં આવેલ લોકડાઉન અને ત્યારબાદ અમલમાં મૂકવામાં આવેલ અનલોક-૧ અને અનલોક-૨ દરમ્યાન સરકારશ્રી દ્વારા જાહેર કરેલ માર્ગદર્શિકા તથા નિયમોનું ચુસ્તતાથી પાલન કરવાની શરતે આ મંજૂરી આપવામાં આવે છે.

(૨૨)ગુજરાત મહાનગર પ્રદેશ વિકાસ અધિનિયમ, ૧૯૭૬ ના કલમ ૪૮ ની જોગવાઈ મુજબ મહારેરા રિજીસ્ટ્રેશન મેળવવાનું રહેશે.

(૨૩)ઉપરોક્ત શરતોનું પાલન કરવાનું રહેશે તથા આ અંગે અરજદારે નોટરાઈઝડ બાંધેલી ને આપીને

Ahmedabad Municipal Corporation

Case No. : BLNT/N\Z/011118/CGDCR/V/A0603/R1/M2 — Zone: NORTH WEST

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

Raja Chitthi Number : 03283/011118/A0603/R1/M2

Date : 25/06/2020

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

GRANTING AUTHORITY

બાંધકામની સ્ટ્રકચરલ ડીઝાઈન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી આ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "બનાવ પત્રો/બાંહેધરી પત્રો તથા રીપોર્ટસ-સર્ટીફીકેટ અંગેની જવાબદારી તેમની રહેશે.

કામમાં રજૂ કરવામા થતા સોઈલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઈંગ વિ. અંગે ક્ષતિ રેકર્ડ લેવા માટે ઓર્ડ તે અંગેની જવાબદારી આ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3.4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT 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.. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

- **ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION :**
  Space for Roof Top Solar Energy Installations and Generation system to be provided as per Clause no.17.5.1 table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
- **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.
- **RAIN WATER STORAGE TANK :**
  Applicant shall provide Rain water storage tank of adequate capacity as per clause no.17.2.3 of CGDCR-2017
- **TREE PLANTATION:**
  Applicant shall provide Tree plantations conforming to clause no.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
- **SOLID WASTE MANAGEMENT :**
  Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per clause 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.
- **ENVIRONMENT IMPACT PROVISIONS :**
  (For use:Hostels for Schools,Colleges,Training centers:Community center,Banquet halls similar uses: Commercial : All hazardous,water-polluting,chemical industrial & project having built up area more than 10.000 sq.mt.) Applicant shall provide organic waste converter & grey water harvesting system with dual plumbing system of required capacity as per guideline and shall make required provisions to maintain the environment permanently.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG/ARCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/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: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.-7/3/2020

(7)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT( SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.16/11/2019 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR USE IN RESIDENTIAL ZONE-I (AS SHOWN IN PLAN) FOR RES. COM.(MIX) BUILDING IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(U.D.) ON DT.6/3/2020 IN RESPECT OF BUILDING HEIGHT LIMIT UP TO 25.00 MT. ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(9)THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.25/1/2020 (LETTER NO.:- OPN2882S2012020) AND FIRE NOC. FIRE PROTECTION CONSULTANT WILL BE SUBMITTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.16/11/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(10)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA VIDE DTD.20/9/2018, REF.NOC ID NO-AHMEDA/WEST/B/002718/3x0241 AND ALL TERMS AND CONDITION MENTION IN ORDER ATTA BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST.T.D.O.(N.W.Z) ON DT.2/12/2019

(12)THIS PERMISSION IS GIVEN ON THE BASIS OF MEASURMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(CHANDLODIYA WARD, N.W.Z.) A.M.C. DT. 30/8/2018

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY ASST.T.D.O.(N.W.Z.) ON DT.10/9/2018 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

(14)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/12/2019 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

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

(16)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 17/7/2018, ORDER NO.:-CB/TATKAL N.A./GOTA/S.NO.48LOCK NO./213/2/S.R./135/2018 (FOR COMMERCIAL) BY DISTRICT COLLECTOR, (AHMEDABAD), IT IS CUDMITTED BY OWNER-APPLICANTS

(17)THIS PERMISSION IS GIVEN ON THE BASIS OF OWNERSHIP PROPERTY DOCUMENTS BY DY.MUNICIPAL SUPERINTENDENT ON DT.18/7/2018

(18)APPOINTMENT OF SUPERVISOR OF WORKS OF BUILDING (WORKS) OWNER/APPLICANT

(19)IS FOR THE PROVISION OF LOCAL ESTATE (INCLUDING ROADS, OPEN SPACES, AND ALL DEVELOPMENTS/PROMOTIONS) WILL MAKE AN ESTIMATE FOR SALE, CONSTRUCTION BOOKING OFFER FOR REAL ESTATE PROJECT EITHER PART OF BUILDING OR PART OF THEM, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(20) THIS LEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.16/11/2019

(21)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL 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.

(22)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERIZED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES

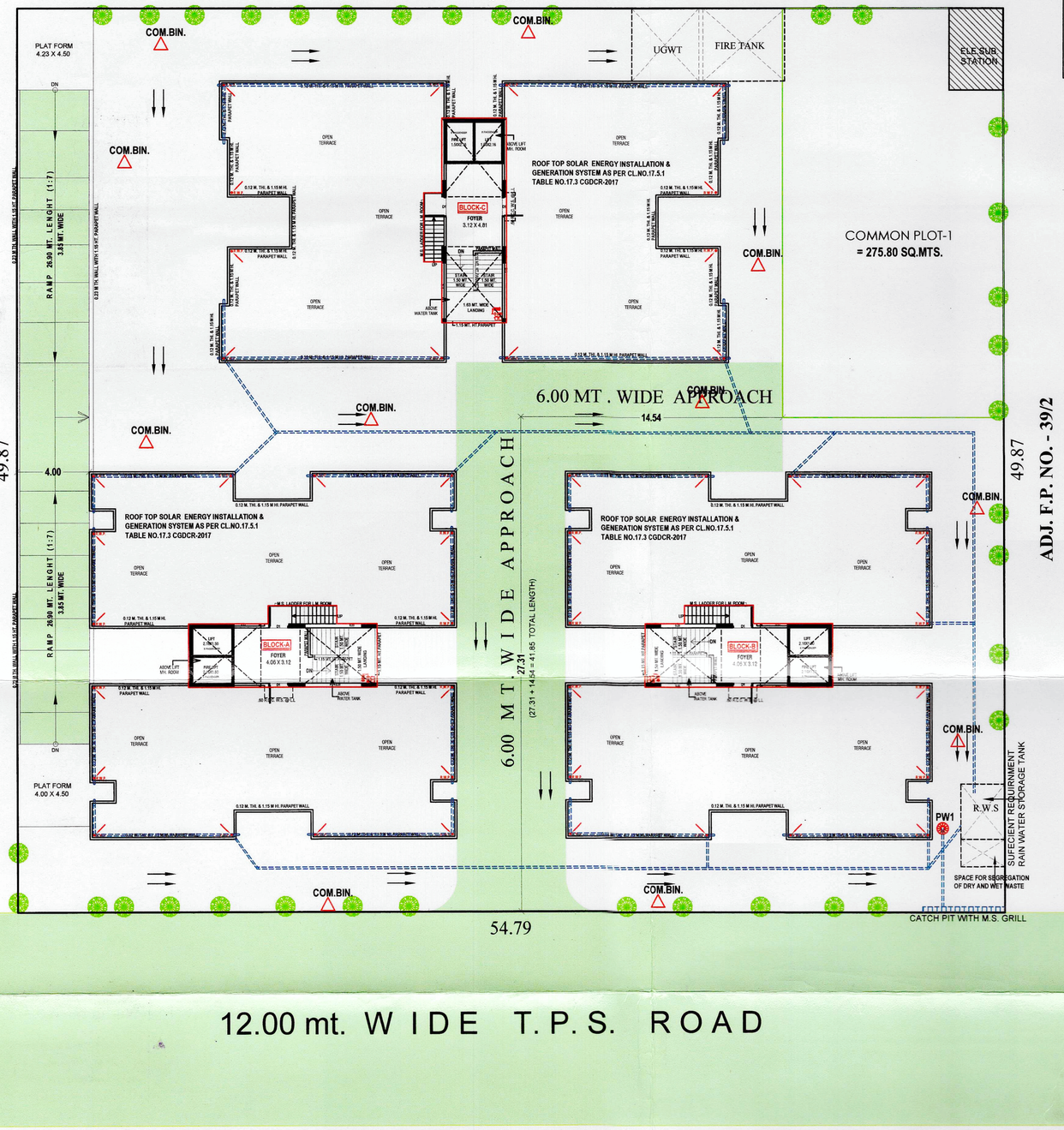
(23)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO.: EDP/172018/3784/L, DTD.26/04/2018, DTD.26/09/2018, NOTIFICATION NO.: PRH/102017/109/L, DTD.15/10/2018, DTD.09/03/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMMON DRAFT GENERAL DEVELOPMENT CONTROL REGULATIONS-2015-2017.

(24)(A) TOTAL PARKING AREA (27.19+261.53+33.37) COMPRISING WITH APPROVED PLAN MUST BE MAINTAINED (B) PARKING AREA MUST BE REVISED AS PER APPROVED PLAN SPACE AND SHALL BE MAINTAINED WITH LIFT AND REVOLVATION SYSTEM (C) MISUSE OF PARKING SPACE IS NOTICED THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING 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.

(25)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO.:- BP/102017/1108/GDCR/VA/0603/R/M1, ON DT.:-6/3/2019 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT

# ADJ. F.P. NO. -136

54.79




54.79

12.00 mt. W I D E T. P. S. ROAD

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

SCRUTINIZE COPY
NO 2509/D DT.13/3/2020
TDO, BPSP, AMC

| ENVIRONMENT PLAN | SHEET NO:- 3/4 |
|---|---|

**REVISE PLAN SHOWING PROPOSED RESI.+ COMMERCIAL BUILDING ON F.P.NO:- 36/1, OF FINAL T.P.S. NO:-33 (GOTA),(R.S. NO :- 213/2, O.P. NO:- 36/1), MOUJE :- GOTA, TA :-GHATLODIYA, DIST:-AHMEDABAD.**

SCALE:-1.00cm=1.00mts.

ZONE : RESIDENCE-1(R1) | USE : COMM. + RESI.

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. મશ્ર્ય/૮૨૦૧૦/૬૩૨મ/મી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની રચનામાં મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની ત્રમાણ વિગતો દર્શાવતું બોર્ડ ત્રમની મુકવાની રહશે.

**COLOUR NOTE :**

| | |
|---|---|
| PROP. WORK | ROAD |
| PROP. DRAINAGE | F.P. BOUNDRY |
| APPR. WORK | |
| APPR. DRAINAGE | |

UMANG J. PATEL
STRU. DESIGNER-GRADE-I
LIC. NO: SD02050505522R3
203, PARISHRAM ELEGANT,
SOLA, AHMEDABAD-60
STR. ENGINEER

HARSHAD K. PRAJAPATI
ARCHITECH
401 TO 404, RAJKAMAL PLAZA-A,
OPP. SAKAR-III, NR. INCOME-TAX,
ASHRAM ROAD, AHMEDABAD.
LIC NO.AR0042021021R, DT.28/11/2016
ENGINEER

PATEL PULKIT J.
LIC No. ER-0178230821R3
(AMC) CW (Gr-1)-0081230821R3
131, Shiv Ganesh Bunglows,
100ft Hebatpur-Shilaj Road,
Zydus Hosptial Road Thaltej,
Ahmedabad-380059
CLERK OF WORKS

ASSOCIATED ENGINEER'S
131 Shiv Ganesh Bunglow's,
100 Feet Hebatpur-Shilaj Road,
Thaltej Ahmedabad-59.
AMC Lic No DEV518140920
DEVELOPERS

FOR, ADITYA BUILDCON
PARTNER
OWNER

(26)એડિશ્નલ સબ સ્ટેશનના લોકેશન અને બાંધકામ અંગે અરજદારે રજુ કરેલ તા.૧૨/૧૨/૨૦૧૯ ની પોલીસી નોટરાઈઝ બાંહેધરીને આધીન

(27)રિવાઇઝ વિકાસ પરવાનગી અંગે રીયલ એસ્ટેટ રેગ્યુલાઇઝેશન એન્ડ ડેવલપમેન્ટ એક્ટ-૨૦૧૬ હેઠળ અરજદાર/માલિક દ્વારા વેચાણ કરેલ ન હોય તે અંગે રજુ કરેલ તા.૨૮/૧૨/૨૦૧૯ની બાંહેધરીને આધીન.

(28)મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનુ નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૬૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળના નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉક્ત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની ક્ચેરીમા કરાવવાની રહેશે.

(29)મુક્ત-જીનો કચરો અલગ કરવા તેમજ RAIN WATER HARVESTING ની જોગવાઈ કરવા સહિતના પર્યાવરણની જાળવણી અંગેના તમામ પગલા/આયોજન કાયમી ધોરણે કરવાનું રહેશે તે શરતે તેમજ તે મુજબ વર્તવા અરજદાર/ડેવલોપરે તા.૧૨/૧૨/૨૦૧૯ ના રોજ આપેલ નોટરાઈઝડ બાંહેધરીને આધીન.

(30)નોવેલ કોરોના વાઈરસ (COVID-19) સંક્રમણ અટકાવવા સંબંધી સરકારશ્રી દ્વારા વખતોવખત બહાર પાડેલ/નક્કી કરેલ માર્ગદર્શિકા તથા નિયમોનુ ચુસ્તતાથી પાલન કરવાની શરતે તથા તેને આધીન

(31)એમ.ઓ.ડી.સી.આર.-૨૦૧૭ ના પ્રપોઝ નં.-૧૯ ની જોગવાઈ મુજબ સદરહુ બિલ્ડીંગનુ મેઈન્ટેનેન્સ એન્ડ મેનેજમેન્ટ કરવાનુ રહેશે તથા આ અંગે અરજદારે નોટરાઈઝડ બાંહેધરી ને આધીન

Ahmedabad Municipal Corporation

Case No. : BLNTI/NWZ/011118/CGDCRV/A0603/R1/M2 Zone: NORTH WEST

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

Raja Chitthi Number : 03283/011118/A0603/R1/M2

Date : 12/06/2020

| T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. T.D.O. (B.P.S.P.) |
|---|---|---|
| | 12/6/2020 | 12.06.2020 |

**PROP. BUILT UP AREA CALC. GROUND FLOOR :-**

20.31 X 20.31 = 412.50 SQ. MT.
LESS (1) 4.39 X 3.12 X 1 = 13.70 SQ. MT.
NET BUILT UP AREA ON GROUND FLOOR
= 398.80 SQ. MT.

**PROP. B.A. & F.S.I. AREA CALC. GR. FL. (S.P.) :-**

18.97 X 8.60 = 163.14 SQ. MT.
NET B.A. & F.S.I. AREA ON GROUND FLOOR (S.P.)
= 163.14 SQ. MT.

GROUND FLOOR (COMMERCIAL)
UNIT AREA TABLE (SHOPS)

| SHOP NO. | SIZE | UNIT AREA |
|---|---|---|
| 1 | 3.54 X 8.60 | 30.36 |
| 2 | 4.49 X 8.60 | 38.61 |
| 3 | 4.26 X 8.60 | 36.64 |
| 4 | 3.17 X 8.60 | 27.26 |
| 5 | 3.52 X 7.11<br>2.15 X 1.49 | 25.03<br>03.20 |
| | | 28.23 |
| COMMON AREA | 1.37 X 1.49 | 02.04 |
| GRAND TOTAL | | 163.14 |

**PROP. BUILT UP AREA CALC. 1ST TO 7TH. FL. :-**

20.31 X 20.31 = 412.50 SQ. MT.
LESS (1) 4.15 X 1.51 X 2 = 12.53 SQ. MT.
(2) 5.49 X 3.12 X 1 = 17.13 SQ. MT.
(3) 4.39 X 3.12 X 1 = 13.70 SQ. MT.
TOTAL = 43.36 SQ. MT.
NET BUILT UP AREA ON 1ST TO 7TH. FLOOR
= 369.14 SQ. MT.

**PROP. BUILT UP AREA CALC. GR. FL. (H.P.) :-**

NET BUILT UP AREA ON GROUND FLOOR
= 398.80 SQ. MT.
NET BUILT UP AREA ON GROUND FL. (S.P.)
= 163.14 SQ. MT.
NET BUILT UP AREA ON GROUND FLOOR (H.P.)
398.80 - 163.14 = 235.66 SQ. MTS.

GROUND FLOOR (COMMERCIAL)
CARPET (RERA) AREA TABLE (SHOPS)

| SHOP NO. | SIZE | UNIT AREA |
|---|---|---|
| 1 | 3.37 X 8.48 | 28.58 |
| 2 | 4.37 X 8.48 | 37.06 |
| 3 | 4.15 X 8.48 | 35.19 |
| 4 | 3.05 X 8.37 | 25.53 |
| 5 | 3.35 X 7.05 | 23.62 |
| | 2.04 X 1.43 | 02.92 |
| | | 26.54 |

**PROP. F.S.I. AREA CALC. 1ST TO 7TH. FLOOR :-**

NET BUILT UP AREA ON 1ST TO 7TH. FLOOR
= 369.14 SQ. MT.
LESS (A) 3.87 X 3.58 X 1 = 13.85 SQ. MT.
(B) 4.06 X 3.12 X 1 = 12.67 SMT
(C) 3.03 X 1.33 X 1 = 04.03 SMT
(D) 2.51 X 3.58 X 1 = 08.99 SMT
(E) 1.11 X 0.90 X 4 = 04.00 SMT
TOTAL = 43.54 SMT
NET F.S.I. AREA ON 1ST TO 7TH FLOOR
= 325.60 SQ. MT.

UNIT B.AREA & CARPET AREA (RERA) TABLE

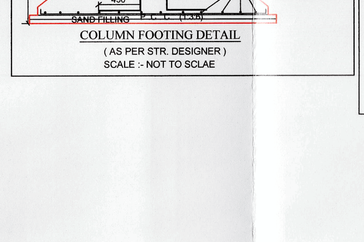
| FLOOR | UNIT NO. | BLOCK - A<br>UNIT BUILT UP AREA | UNIT CARPET AREA (RERA) | WASH AREA | BALCONY AREA | TERRACE AREA |
|---|---|---|---|---|---|---|
| GR.FLOOR | | | | | | |
| 1st. FLOOR | 101 | 80.80 | 70.99 | 3.21 | 3.07 | 2.81 |
| | 102 | 79.39 | 69.28 | 3.21 | 3.07 | 10.87 |
| | 103 | 81.11 | 70.99 | 3.21 | 3.07 | 10.87 |
| | 104 | 80.80 | 70.99 | 3.21 | 3.07 | 2.61 |
| 2nd FLOOR | 201 | 80.80 | 70.99 | 3.21 | 3.07 | |
| | 202 | 79.39 | 69.28 | 3.21 | 3.07 | |
| | 203 | 81.11 | 70.99 | 3.21 | 3.07 | |
| | 204 | 80.80 | 70.99 | 3.21 | 3.07 | |
| 3rd FLOOR | 301 | 80.80 | 70.99 | 3.21 | 3.07 | |
| | 302 | 79.39 | 69.28 | 3.21 | 3.07 | |
| | 303 | 81.11 | 70.99 | 3.21 | 3.07 | |
| | 304 | 80.80 | 70.99 | 3.21 | 3.07 | |
| 4th. FLOOR | 401 | 80.80 | 70.99 | 3.21 | 3.07 | |
| | 402 | 79.39 | 69.28 | 3.21 | 3.07 | |
| | 403 | 81.11 | 70.99 | 3.21 | 3.07 | |
| | 404 | 80.80 | 70.99 | 3.21 | 3.07 | |
| 5th. FLOOR | 501 | 80.80 | 70.99 | 3.21 | 3.07 | |
| | 502 | 79.39 | 69.28 | 3.21 | 3.07 | |
| | 503 | 81.11 | 70.99 | 3.21 | 3.07 | |
| | 504 | 80.80 | 70.99 | 3.21 | 3.07 | |
| 6th. FLOOR | 601 | 80.80 | 70.99 | 3.21 | 3.07 | |
| | 602 | 79.39 | 69.28 | 3.21 | 3.07 | |
| | 603 | 81.11 | 70.99 | 3.21 | 3.07 | |
| | 604 | 80.80 | 70.99 | 3.21 | 3.07 | |
| 7th. FLOOR | 701 | 80.80 | 70.99 | 3.21 | 3.07 | |
| | 702 | 79.39 | 69.28 | 3.21 | 3.07 | |
| | 703 | 81.11 | 70.99 | 3.21 | 3.07 | |
| | 704 | 80.80 | 70.99 | 3.21 | 3.07 | |

**PROP. B. AREA CALC. (STAIR CABIN) :-**

10.43 X 3.58 X 1 = 37.34 SQ. MT.
1.00 X 03.80 X 1 = 03.80 SQ. MT.
NET B.AREA ON STAIR CABIN
= 41.14 SQ. MT.

**PROP. B. AREA CALC. :-**
**LIFT M. ROOM & O.H.W.T.**

4.26 X 3.58 X 1 = 15.25 SQ. MT. (O.H.W.T.)
4.01 X 3.58 X 1 = 14.36 SQ. MT. (LIFT.MACH.RM.)
NET B.AREA ON LIFT M. ROOM &
O.H.W.T. = 29.61 SQ. MT.



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

UNITS AREA CALC. :- (BLOCK - A)

| FLAT NO.:-[103 TO 703] | |
|---|---|
| [A] 1.29 X 1.45 | = 01.87 |
| [B] 2.51 X 1.22 | = 03.06 |
| [C] 5.49 X 1.45 | = 07.96 |
| [D] 10.15X4.01 | = 40.70 |
| [E] 2.07 X 1.64 | = 03.39 |
| [F] 6.75 X 3.15 | = 21.26 |
| [I] 1.34 X 2.14 | = 02.87 |
| TOTAL | = 81.11 |

UNITS AREA CALC. :- (BLOCK - A)

| FLAT NO.:[101 TO 701,104 TO 704] | |
|---|---|
| [A] 1.03 X 1.45 | = 01.49 |
| [B] 3.87 X 1.22 | = 04.72 |
| [C] 4.39 X 1.45 | = 06.37 |
| [D] 10.15X4.01 | = 40.70 |
| [E] 2.07 X 1.64 | = 03.39 |
| [F] 6.75 X 3.15 | = 21.26 |
| [I] 1.34 X 2.14 | = 02.87 |
| TOTAL | = 80.80 |

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

| FLAT NO.:-[102 TO 702] | |
|---|---|
| (1) 3.48 X 1.33 | = 04.63 |
| (2) 2.02 X 3.89 | = 07.86 |
| (3) 3.69 X 5.42 | = 20.00 |
| (4) 2.25 X 1.22 | = 02.74 |
| (5) 3.48 X 0.91 | = 03.17 |
| (6) 1.22 X 3.21 | = 03.92 |
| (7) 3.06 X 4.73 | = 14.47 |
| (8) 1.22 X 2.03 | = 02.48 |
| (9) 6.63 X 1.51 | = 10.01 |
| TOTAL | = 69.28 |

**WASH AREA**

(A) 2.03 X 1.22 = 02.48
(A) 0.80 X 0.91 = 0.73
TOTAL = 03.21

**BALCONY AREA**

(B) 2.02 X 1.52 = 03.07

UNITS AREA CALC. :- (BLOCK - A)

| FLAT NO.:[101 TO 701,104 TO 704] | |
|---|---|
| [A] 1.29 X 1.45 | = 0.15 |
| [B] 2.51 X 1.22 | = 03.06 |
| [C] 5.49 X 1.45 | = 07.96 |
| [D] 10.15X4.01 | = 40.70 |
| [E] 2.07 X 1.64 | = 03.39 |
| [F] 6.75 X 3.15 | = 21.26 |
| [I] 1.34 X 2.14 | = 02.87 |
| TOTAL | = 79.39 |

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

| FLAT NO.:[101 TO 701,103 TO 703] | |
|---|---|
| FLAT NO.:[104 TO 704] | |
| (1) 4.77 X 1.33 | = 06.34 |
| (2) 2.02 X 3.89 | = 07.86 |
| (3) 3.69 X 5.42 | = 20.00 |
| (4) 2.25 X 1.22 | = 02.74 |
| (5) 3.48 X 0.91 | = 03.17 |
| (6) 1.22 X 3.21 | = 03.92 |
| (7) 3.06 X 4.73 | = 14.47 |
| (8) 1.22 X 2.03 | = 02.48 |
| (9) 6.63 X 1.51 | = 10.01 |
| TOTAL | = 70.99 |

**WASH AREA**

(A) 2.03 X 1.22 = 02.48
(A) 0.80 X 0.91 = 0.73
TOTAL = 03.21

**BALCONY AREA**

(B) 2.02 X 1.52 = 03.07

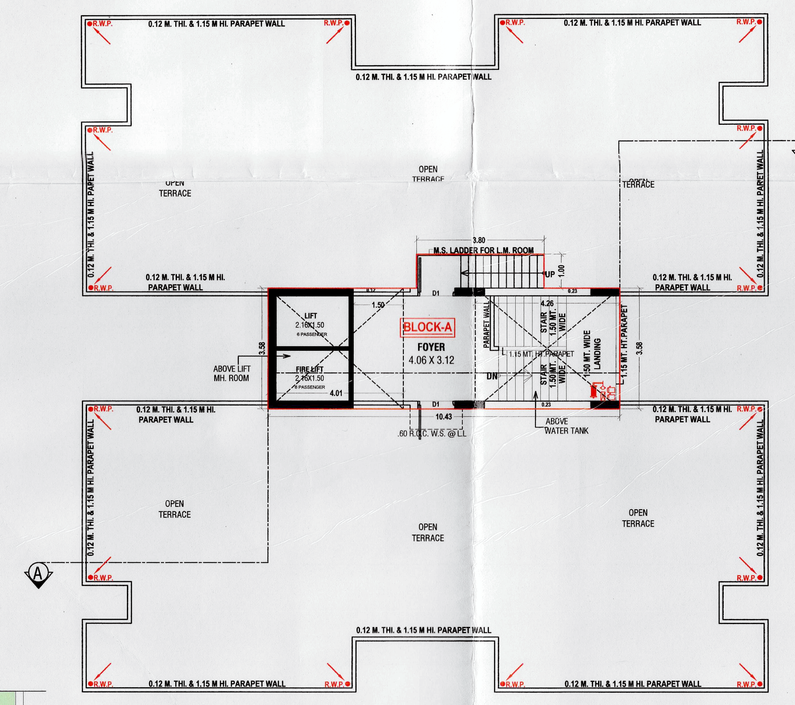
NOTES :-

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RD. CRD AND IN ACCORDANCE WITH OWNER/ARHITRENCHEE RECORD
- ENGINEER IS NOT RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERYFIED ME ON SITE AND PERMIT IS CAN GET DRAINAGE CONNECTION
- IT IS CE-1 ERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECD D AND NECESSARRY ACTION TAKEN
- IT IS CE-1 ERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.- 2017, THE S - TRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DEBIS OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDES TRIANS RAMP IS PROVIDED AS AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND OF C.G.D.C.R.- 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017.
- LETTER BOX FOR SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017
- DRINK NG WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 13.8.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNO-GES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTEIANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNITIFINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE S TRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PE-I THE CLAUSE NO. 17.2 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREES PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R.- 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO - 18 OF C.G.D.C.R.- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION -2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MAIN ANL SAFE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40KN/ TONNES PER SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017. AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 7.5.1 OF C.G.D.C.R.- 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.- 2017.

LIFT CALCULATION (BLOCK - A)

TOTAL UNIT NO = 28
LESS 1ST & 2ND FLOOR UNIT = (28 - 8) = 20 UNIT
REQ. PER 30 UNIT = 1NO. LIFT OF 8 PERSON
THEN: 20 UNIT = 1 NO. LIFT OF 8 PERSON
PROP LIFT = 2 NO. & EACH 6 PERSON CAPACITY

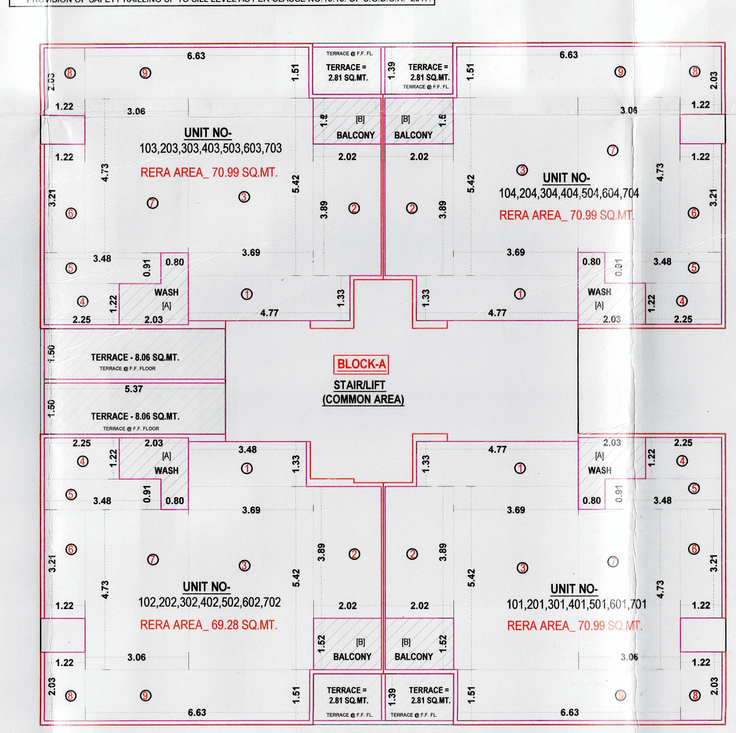
C.G.D.C.R.V - 2017 (DT.- 15/05/2018)



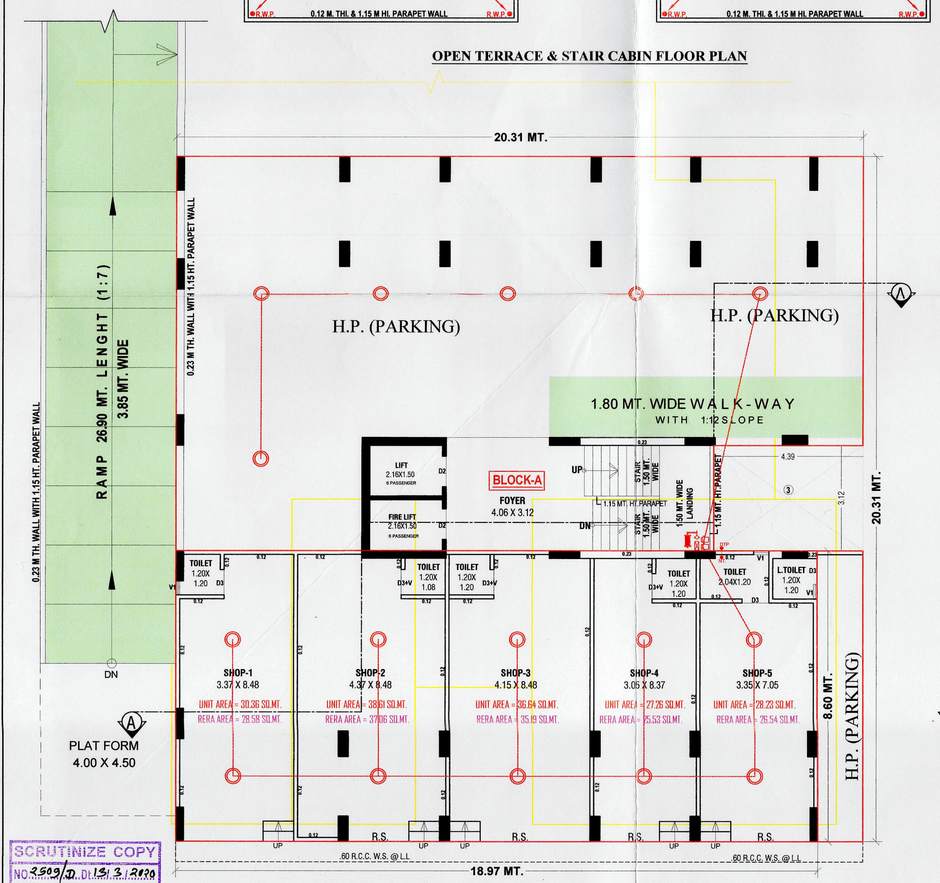
OPEN TERRACE & STAIR CABIN FLOOR PLAN

GROUND FLOOR PLAN (PARKING+SP)
CARPET AREA (RERA) CALCULATION PLAN

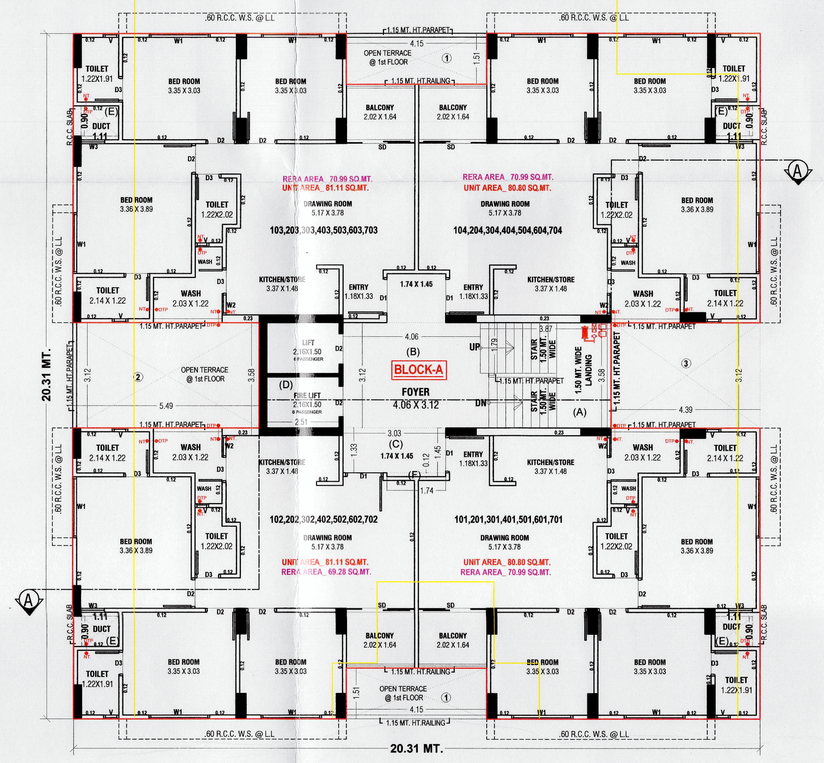
GROUND FLOOR PLAN (PARKING+SP)
UNIT B.A. & F.S.I. AREA CALCULATION



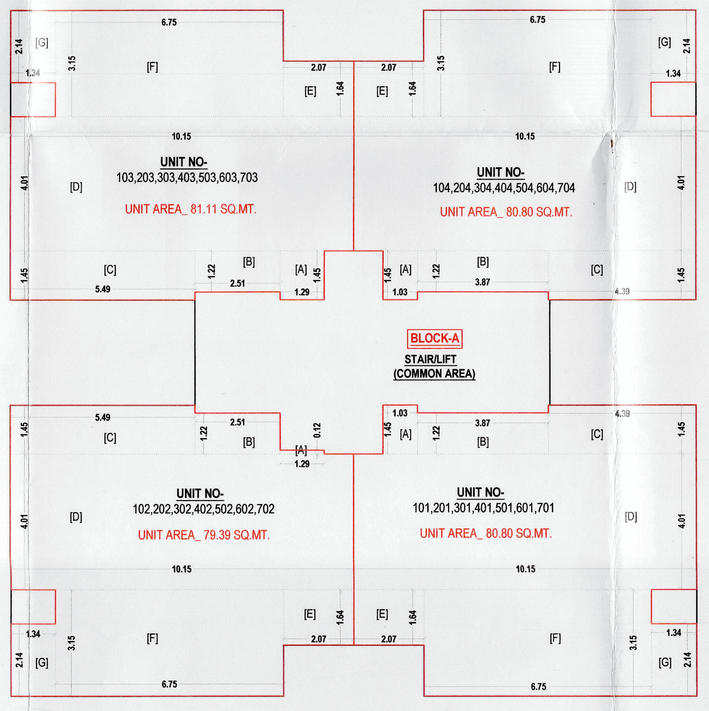
1ST TO 7TH FLOOR PLAN
CARPET AREA (RERA) CALCULATION PLAN



GROUND FLOOR PLAN (PART H.P. (PARKING) + PART S.P.)

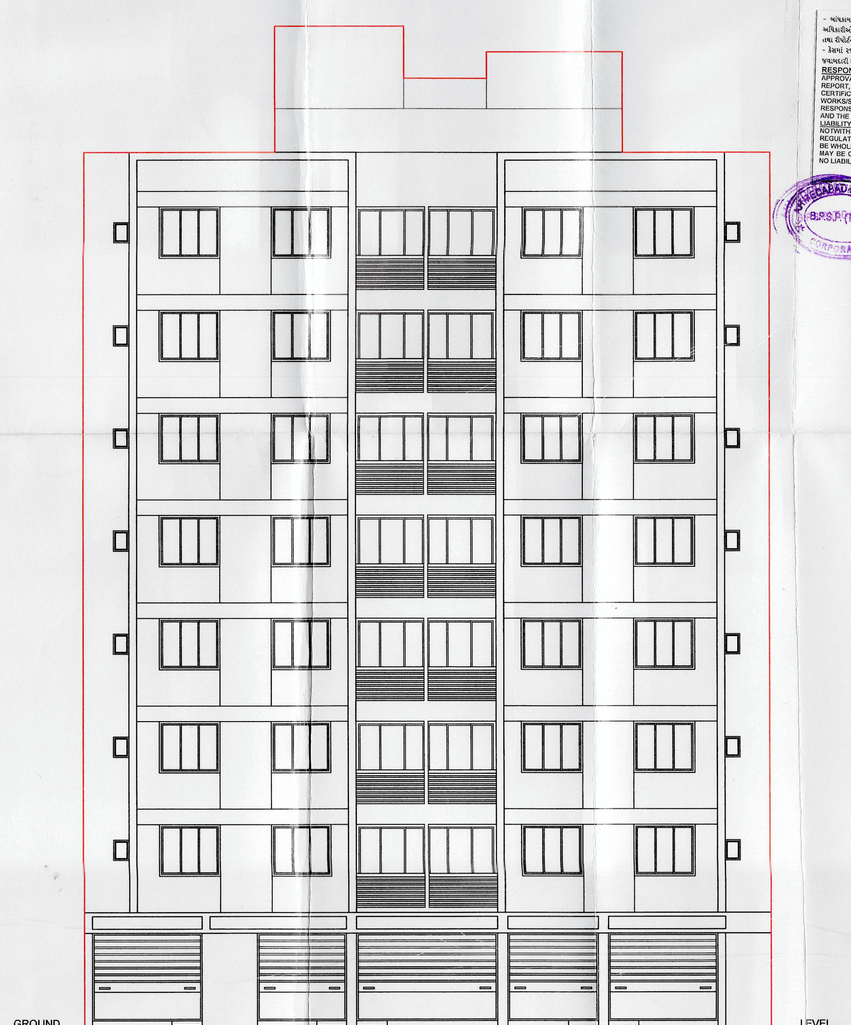


1ST TO 7TH FLOOR PLAN



1ST TO 7TH FLOOR PLAN
UNIT B.A. & F.S.I. AREA CALCULATION

SECTION A- A'



FRONT ELEVATION

**BLOCK - A** | **SHEET NO:- 4/4**

**GR,1ST TO 7TH FLOOR PLAN & ELAVATION & SECTION**

REVISE PLAN SHOWING PROP.RESIDENCE + BUILDING ON F.P.NO.-36/1 OF FINAL T.P.S.NO.- 33, FINAL(GOTA),(R.S.NO.-213/2,O.P.NO.-36/1),MOJE:- GOTA, TAL- GHATLODIYA, DIST.:- AHMEDABAD.

SCALE:-1.00cm=1.00mts. USE: Residence + Comm.
ZONE : RESIDENCE-1

**BUILT UP AREA TABLE**

| | APPR. | PROP. SQ.MTS. |
|---|---|---|
| PROPOSED B.A. ON BASEMENT FL.... | 2013.06 | 1929.91 |
| PROPOSED B.A. ON GROUND FL. (H.P.)... | 524.81 | 235.66 |
| PROPOSED B.A. ON GROUND FL. (S.P.).... | 121.57 | 163.14 |
| PROPOSED B.A. ON FIRST FL.... | 624.61 | 369.14 |
| PROPOSED B.A. ON 2ND FL.... | 624.61 | 369.14 |
| PROPOSED B.A. ON 3RD FL.... | 624.61 | 369.14 |
| PROPOSED B.A. ON 4TH FL.... | 624.61 | 369.14 |
| PROPOSED B.A. ON 5TH FL.... | 624.61 | 369.14 |
| PROPOSED B.A. ON 6TH FL.... | 624.61 | 369.14 |
| PROPOSED B.A. ON 7TH FL.... | 466.50 | 369.14 |
| PROPOSED B.A. ON STAIR CABIN..... | 86.14 | 41.14 |
| PROPOSED B.A. ON LIFT MH. R/M&W.T..... | 63.66 | 29.61 |
| BUILT-UP AREA ON ELEC.SUB STATION | 13.50 | 13.50 |
| **TOTAL PROPOSED BUILT UP AREA .....** | **7036.90** | **4996.94** |

**F.S.I. AREA TABLE**

| | APPR. | PROP. SQ.MTS. |
|---|---|---|
| PROPOSED F.S.I. AREA ON GROUND FL.... | 121.57 | 163.14 |
| PROPOSED F.S.I. AREA ON 1ST FL.... | 518.28 | 325.39 |
| PROPOSED F.S.I. AREA ON 2ND FL.... | 518.28 | 325.39 |
| PROPOSED F.S.I. AREA ON 3RD FL.... | 518.28 | 325.39 |
| PROPOSED F.S.I. AREA ON 4TH FL.... | 518.28 | 325.39 |
| PROPOSED F.S.I. AREA ON 5TH FL.... | 518.28 | 325.39 |
| PROPOSED F.S.I. AREA ON 6TH FL.... | 518.28 | 325.39 |
| PROPOSED F.S.I. AREA ON 7TH FL.... | 390.10 | 325.39 |
| **TOTAL PROPOSED F.S.I. AREA .....** | **3621.35** | **2440.87** |

**FLOOR AREA TABLE**

| FLOOR | USE | EQ.TENA COMM. RESI. APPR. | PROP. | APPR. | PROP. | SQ.MTS. FLOOR AREA APPR. | PROP. |
|---|---|---|---|---|---|---|---|
| GR.FL.(H.P.) | PARKI. | PARKI. | --- | --- | --- | --- | --- |
| GR.FL.(S.P.) | COMM | COMM | 03 | --- | 05 | 121.57 | 163.14 |
| 1ST FLOOR | RESI. | RESI. | --- | 08 | --- | 04 518.28 | 325.39 |
| 2ND FLOOR | RESI. | RESI. | --- | 08 | --- | 04 518.28 | 325.39 |
| 3RD FLOOR | RESI. | RESI. | --- | 08 | --- | 04 518.28 | 325.39 |
| 4TH FLOOR | RESI. | RESI. | --- | 08 | --- | 04 518.28 | 325.39 |
| 5TH FLOOR | RESI. | RESI. | --- | 08 | --- | 04 518.28 | 325.39 |
| 6TH FLOOR | RESI. | RESI. | --- | 08 | --- | 04 518.28 | 325.39 |
| 7TH FLOOR | RESI. | RESI. | --- | 07 | --- | 04 390.10 | 325.39 |
| **TOTAL** | | **COMM+RESI.** | **03** | **55** | **05** | **28 3621.35** | **2440.87** |

**COLOUR NOTE**

PROP. WORK : PROP. DRAINAGE :
APPR. WORK : APPR. DRAINAGE :

**R.C.C .STAIR DETAILS**

WIDTH: 1.50 M. TREAD :0.25 M. RISER : 0.17 M.

**SCHEDULE OF OPENING**

| DOOR | | WINDOW | |
|---|---|---|---|
| D1 | 1.07 X 2.13 | W1 | 2.90 X 1.68 |
| D2 | 0.91 X 2.13 | W2 | 0.60 X 1.07 |
| D3 | 0.76 X 2.13 | V | 0.61 X 0.61 |
| SD | 2.02 X 2.13 | V1 | 0.45 X 0.61 |

| STR. ENGINEER | ENGINEER |
|---|---|
| UMANG P. PATEL<br>STRU. DESIGNER-GRADE-I<br>LIC. NO: SD/02/05/05/2283<br>202, PARISHRAM ELEGANT,<br>SOLA, AHMEDABAD-60 | HERSHAD K. PRJAPATI<br>ARCHITECH<br>101 TO T404, RAJKAMAL PLAZA-A,<br>OPP. SAKAR-III, NR. INCOME-TAX,<br>ASHRAM ROAD, AHMEDABAD.<br>LIC NO.ARC/04/2010316, DT.28/11/2010 |

| CLERK OF WORKS | DEVELOPERS |
|---|---|
| PATEL PULKIT J.<br>LIC.No. ER-01/18230/2012/3<br>(AMC) Lic.No. ER-01/18212/2021/3<br>101, Shiv Ganesh Bunglows,<br>100 Feet Hebatpur-Shilaj Road,<br>Thaltej Hospital Road Thaltej,<br>Ahmedabad-380059 | ASSOCIATED ENGINEER'S<br>101, Shiv Ganesh Bunglow's,<br>100 Feet Hebatpur-Shilaj Road,<br>Thaltej, Ahmedabad-59.<br>AMC Lic.No. DEV/S18140920 |

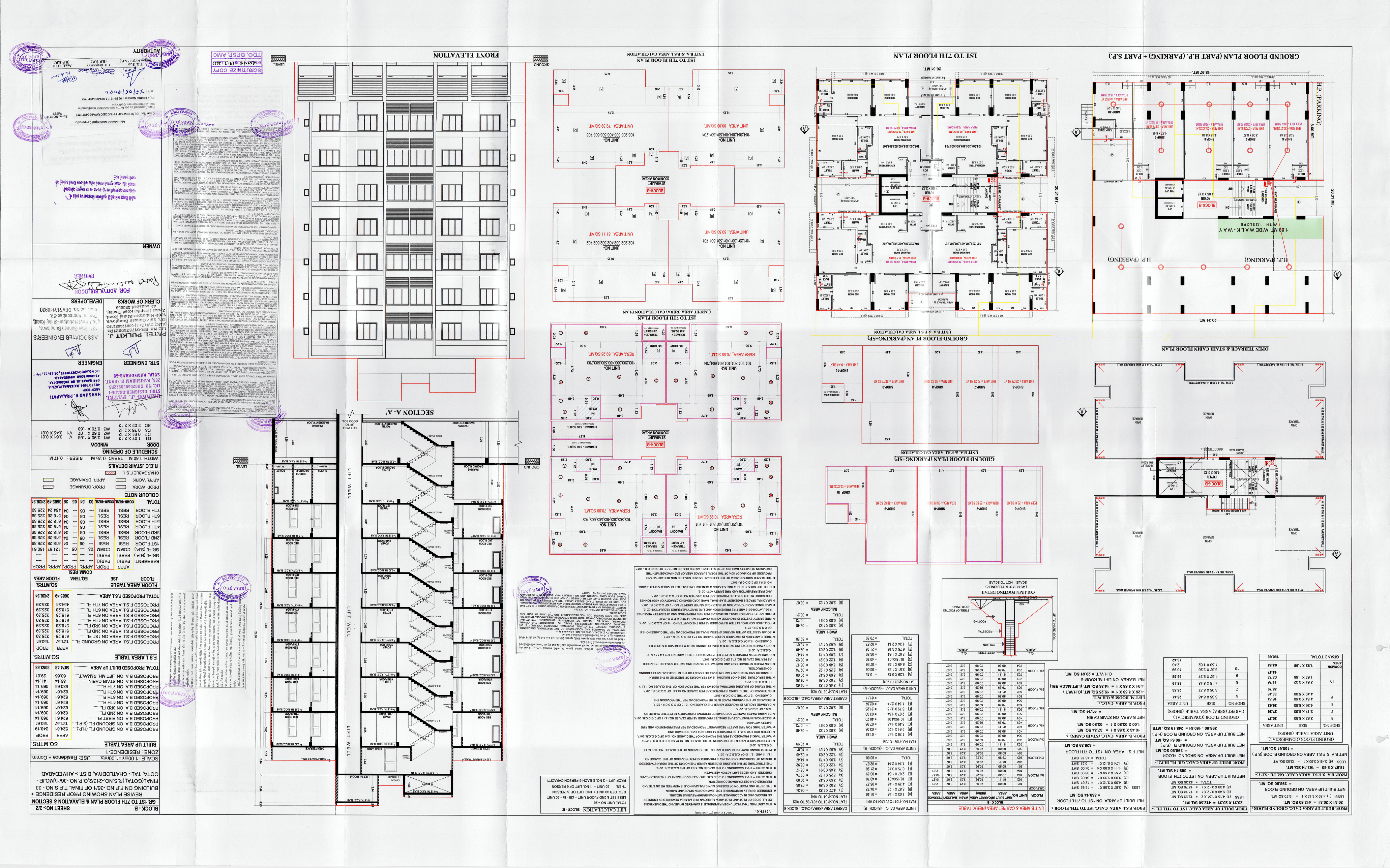
FOR, ADITYA BUILDC...
PARTNER

**OWNER**

Ahmedabad Municipal Corporation
Case No. : BLNTINWZ/01111/CODCRV/A/0031/R1M2 Zone:-NORTH WEST
Plan Approved as per terms and condition mentioned in the Commement Certificate
Page Chitthi Number : 00283/01111/A/0031/R1M2
Date : 12/06/2020

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

AUTHORITY


BLOCK - B
BLOCK PLAN SHOWING PROPOSED DEVELOPMENT WORK ON SURVEY NO. 34 (PART) AT MOJE - GOTA, TAL. - GHATLODIYA, DIST. - AHMEDABAD.
SHEET NO. - 2/2
SCALE - 1:500mt.
USE: Residence + Comm.
ZONE - RESIDENCE-I
BUILT UP AREA TABLE
SO. MTRS.
PROPOSED B.A GROUND FL (S.P) 128.57
PROPOSED B.A GROUND FL (H.P) 248.19
PROPOSED B.A FIRST FL 624.61
PROPOSED B.A SECOND FL 624.61
PROPOSED B.A THIRD FL 624.61
PROPOSED B.A FOURTH FL 624.61
PROPOSED B.A FIFTH FL 624.61
PROPOSED B.A SIXTH FL 624.61
PROPOSED B.A SEVENTH FL 624.61
PROPOSED B.A OVER HEAD TANK 530.64
PROPOSED B.A LIFT M/R MR&M/L 56.66
TOTAL PROPOSED BUILT UP AREA 5074.49
F.S.I. AREA TABLE
SO.MTRS.
PROPOSED F.S.I. AREA ON GROUND FL 128.57
PROPOSED F.S.I. AREA ON 1ST FL 624.61
PROPOSED F.S.I. AREA ON 2ND FL 624.61
PROPOSED F.S.I. AREA ON 3RD FL 624.61
PROPOSED F.S.I. AREA ON 4TH FL 624.61
PROPOSED F.S.I. AREA ON 5TH FL 624.61
PROPOSED F.S.I. AREA ON 6TH FL 624.61
PROPOSED F.S.I. AREA ON 7TH FL 624.61
TOTAL PROPOSED F.S.I. AREA 3685.49
FLOOR AREA TABLE
COMM RESI.
USE
EQ.TENA FLOOR AREA
BASEMENT PARKING 0.00
GR.FL.(H.P) PARKING 0.00
GR.FL.(S.P) COMM 128.57
1ST FLOOR RESI 624.61
2ND FLOOR RESI 624.61
3RD FLOOR RESI 624.61
4TH FLOOR RESI 624.61
5TH FLOOR RESI 624.61
6TH FLOOR RESI 624.61
7TH FLOOR RESI 624.61
TOTAL COMM=128.57 RESI=3685.49 03 54 05 28 3685.49 2428.34
COLOUR NOTE
PROP WORK
PROP DRAINAGE
APPR. WORK
APPR DRAINAGE
CHANGEABLE F.S.I.
R.C.C. STAIR DETAILS
WIDTH - 1.50 M. TREAD - 0.25 M. RISER - 0.17 M
SCHEDULE OF OPENING
DOOR
WINDOW
D1 1.00 X 2.13
D2 0.91 X 2.13
D3 0.76 X 2.13
SD 2.02 X 2.13
W1 1.50 X 1.68
W2 2.90 X 1.07
W3 0.90 X 1.68
V1 0.45 X 0.61
V2 0.61 X 0.61
STR. ENGINEER
ENGINEER
ASSOCIATED ENGINEER'S
PATEL PULKIT J.
B.E. CIVIL
(A-1/1008/2002/B)
131, Shri Ganesh Bungalow, Near Bhagyodaya-Sahej Road, Sahej Ta. Mandvi-Kutch
Mob. No. 98250 - 20001
STRUCTURAL DESIGNER
PATEL J. J.
B.E. CIVIL
(A-1/1008/2002/B)
203, Parishram Elegant, Nr. Gujarat College, Ellisbridge, Ahmedabad-380006
Mob. No. 98250 - 20001
OWNER
CLERK OF WORKS
DEVELOPERS
FOR, ADITYA BUILDCON
PARTNER
HARSHAD K. PALAVATIA
ARCHITECT
A/101 to 104, Kalpana Plaza, Opp. Kalpana Bus Terminus, Ambawadi, Ahmedabad-380015
Tel. No. 26307319
FRONT ELEVATION
SECTION A - A'
LIFT CALCULATION (BLOCK - B)
TOTAL UNIT NO = 28
PROP. 2 BED ROOM UNIT = (28 - 8) = 20 UNIT
RED. PER 10 UNIT = NO. LIFT OF 8 PERSON
20 UNIT = 1 NO. LIFT OF 8 PERSON
PROP LIFT = 2 NO. & LINK 6 PERSON CAPACITY
NOTES
1. IT IS STRETCHED THAT PLOT DIMENSIONS HAVE BEEN CHECKED BY ME AND THE DIMENSIONS ON RECORD AND ON AS-CONSTRUCTED DRAWINGS MATCH WITH ONE ANOTHER. IF ANY DISCREPANCY IS FOUND THE SAME WILL BE REPORTED TO THE ARCHITECT.
2. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ON DRAWINGS ARE ACCEPTABLE AS ARE PRESENT DOCUMENTS APPROVED BY THE ARCHITECT.
4. THE STRUCTURAL DESIGN, SPECIFICATIONS AND DRAWINGS ARE TO BE PREPARED BY A STRUCTURAL ENGINEER. STRUCTURAL DRAWINGS SHALL NOT DIMINISH THE OWNER, ARCHITECT OR STRUCTURAL ENGINEER'S RESPONSIBILITY.
5. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY DISCREPANCY IN DRAWINGS MUST BE REPORTED TO THE ARCHITECT.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT.
7. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS FOR THE INSTALLATION OF SERVICES.
8. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE LATEST NATIONAL BUILDING CODE AND ALL OTHER APPLICABLE LOCAL BYLAWS, REGULATIONS AND LEGISLATIONS.
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**PROP. BUILT UP AREA CALC. GROUND FLOOR :-**

28.20 X 15.56 = 438.79 SQ. MT.
LESS (1) 3.12 X 2.19 X 1 = 06.83 SQ. MT.
NET BUILT UP AREA ON GROUND FLOOR = 431.96 SQ. MT.

**PROP. BUILT UP AREA CALC. 1ST TO 7TH. FL. :-**

28.20 X 15.56 = 438.79 SQ. MT.
LESS (1) 3.12 X 2.19 X 1 = 06.83 SQ. MT.
(2) 3.45 X 2.75 X 2 = 18.97 SQ. MT.
(3) 0.44 X 9.04 X 2 = 07.96 SQ. MT.
(4) 3.12 X 2.07 X 1 = 06.46 SQ. MT.
TOTAL = 40.22 SQ. MT.
NET BUILT UP AREA ON GR. TO 7TH. FLOOR = 398.57 SQ. MT.

**PROP. F.S.I. AREA CALC. 1ST TO 7TH. FLOOR :-**

NET BUILT UP AREA ON 1ST TO 7TH. FLOOR = 398.57 SQ. MT.
LESS (A) 3.35 X 3.99 X 1 = 13.37 SMT
(B) 3.12 X 4.81 X 1 = 15.01 SMT
(C) 0.69 X 2.75 X 2 = 03.79 SMT
(D) 3.35 X 2.51 X 1 = 08.41 SMT
TOTAL = 40.58 SMT
NET F.S.I. AREA ON 1ST TO 7TH FLOOR = 357.99 SQ. MT.

**PROP. B. AREA CALC. (STAIR CABIN) :-**

3.58 X 11.30 X 1 = 40.45 SQ. MT.
1.00 X 03.80 X 1 = 03.80 SQ. MT.
NET B.AREA ON STAIR CABIN = 44.25 SQ. MT.

**PROP. B. AREA CALC. :- LIFT M. ROOM & O.H.W.T.**

3.58 X 4.22 X 1 = 15.11 SQ. MT. (O.H.W.T.)
4.21 X 4.34 X 1 = 18.27 SQ. MT. (LIFT.MACH.RM.)
NET B.AREA ON LIFT M. ROOM & O.H.W.T. = 33.38 SQ. MT.

UNITS AREA CALC. :- (BLOCK - C)

FLAT NO.:-[101 TO 701,104 TO 704]

| | | |
|---|---|---|
| [A] | 7.97 X 1.37 | = 10.92 |
| [B] | 11.99 X 4.22 | = 50.60 |
| [C] | 12.10 X 2.19 | = 26.50 |
| [D] | 0.44 X 3.26 | = 01.43 |
| TOTAL | | = 89.45 |

UNITS AREA CALC. :- (BLOCK - C)

FLAT NO.:-[102 TO 702,103 TO 703]

| | | |
|---|---|---|
| [A] | 7.97 X 1.37 | = 10.92 |
| [B] | 8.65 X 1.83 | = 15.83 |
| [C] | 8.54 X 2.51 | = 21.44 |
| [D] | 3.45 X 4.34 | = 14.97 |
| [E] | 0.44 X 3.26 | = 01.43 |
| [F] | 12.10 X 2.07 | = 25.05 |
| TOTAL | | = 89.64 |

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

FLAT NO.:-[101 TO 701,102 TO 702]
FLAT NO.:-[103 TO 703,104 TO 704]

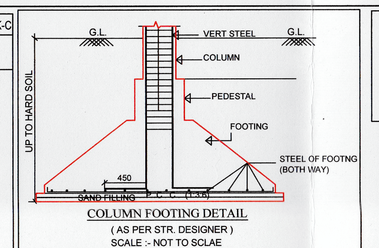
| | | |
|---|---|---|
| (1) | 5.64 X 1.43 | = 08.07 |
| (2) | 0.69 X 4.89 | = 03.37 |
| (3) | 5.64 X 4.89 | = 27.58 |
| (4) | 1.20 X 4.37 | = 05.24 |
| (5) | 0.90 X 6.29 | = 05.66 |
| (6) | 3.45 X 6.18 | = 21.32 |
| (7) | 0.44 X 3.03 | = 01.33 |
| (8) | 4.20 X 1.29 | = 05.42 |
| TOTAL | | = 77.99 |

**WASH AREA**

| | | |
|---|---|---|
| (A) | 1.20 X 1.95 | = 02.34 |
| (A) | 0.90 X 1.32 | = 01.19 |
| TOTAL | | = 03.53 |

**BALCONY AREA**

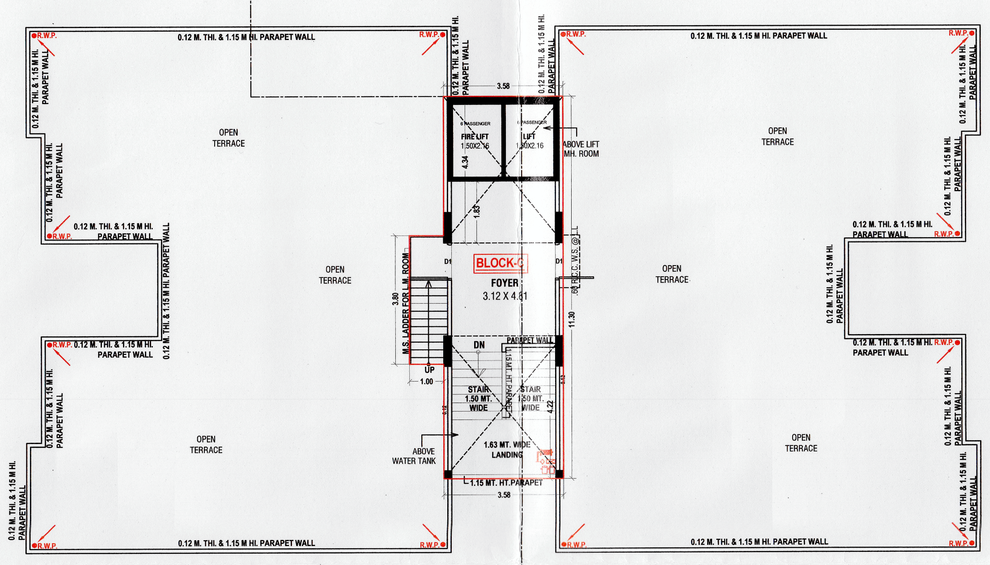
| | | |
|---|---|---|
| (B) | 3.33 X 1.29 | = 04.30 |




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

**LIFT CALCULATION** (BLOCK - C)

TOTAL UNIT NO = 28
LESS 1ST & 2ND FLOOR UNIT = (28 - 8) = 20 UNIT
REQ. PER 30 UNIT = 1NO. LIFT OF 6 PERSON
THEN: 20 UNIT = 1 NO. LIFT OF 6 PERSON
PROP LIFT = 2 NO. & EACH 6 PERSON CAPACITY




OPEN TERRACE & STAIR CABIN FLOOR PLAN

UNIT B.AREA & CARPET AREA (RERA) TABLE

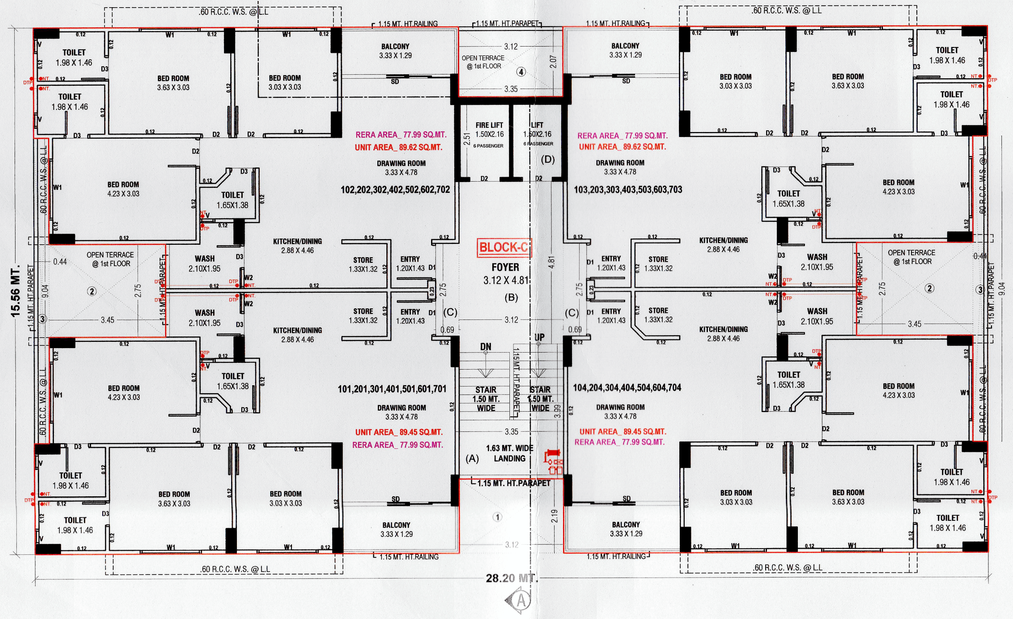
BLOCK - C

| FLOOR | UNIT NO. | UNIT BUILT UP AREA | UP.CARPET AREA (RERA) | WASH AREA | BALCONY AREA | TERRACE AREA |
|---|---|---|---|---|---|---|
| GR.FLOOR | | | | | | |
| 1st. FLOOR | 101 | 89.45 | 77.99 | 3.53 | 4.30 | 6.02 |
| | 102 | 89.62 | 77.99 | 3.53 | 4.30 | 8.96 |
| | 103 | 89.62 | 77.99 | 3.53 | 4.30 | 8.96 |
| | 104 | 89.45 | 77.99 | 3.53 | 4.30 | 6.02 |
| 2nd.FLOOR | 201 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| | 202 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 203 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 204 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| 3rd.FLOOR | 301 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| | 302 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 303 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 304 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| 4th. FLOOR | 401 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| | 402 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 403 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 404 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| 5th. FLOOR | 501 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| | 502 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 503 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 504 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| 6th. FLOOR | 601 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| | 602 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 603 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 604 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| 7th. FLOOR | 701 | 89.45 | 77.99 | 3.53 | 4.30 | --- |
| | 702 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 703 | 89.62 | 77.99 | 3.53 | 4.30 | --- |
| | 704 | 89.45 | 77.99 | 3.53 | 4.30 | --- |

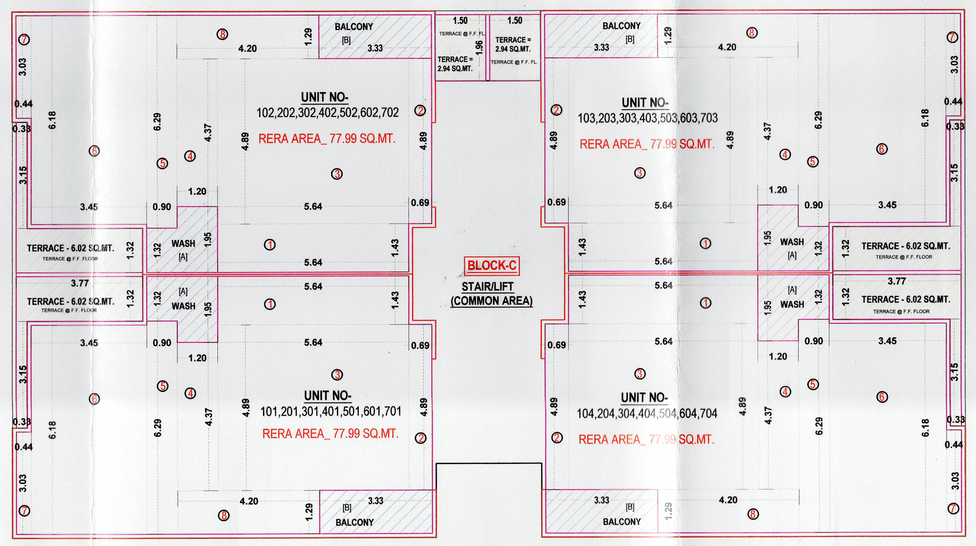
NOTES :

C.G.D.C.R.V. - 2017 (DT - 15/01/2018)

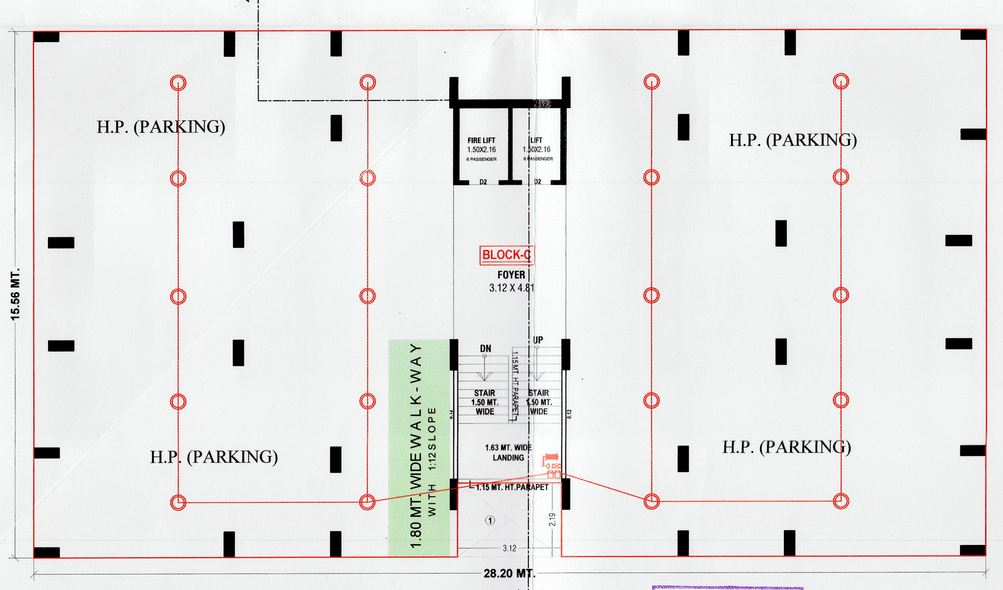
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND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




FIRST TO SEVENTH FLOOR PLAN



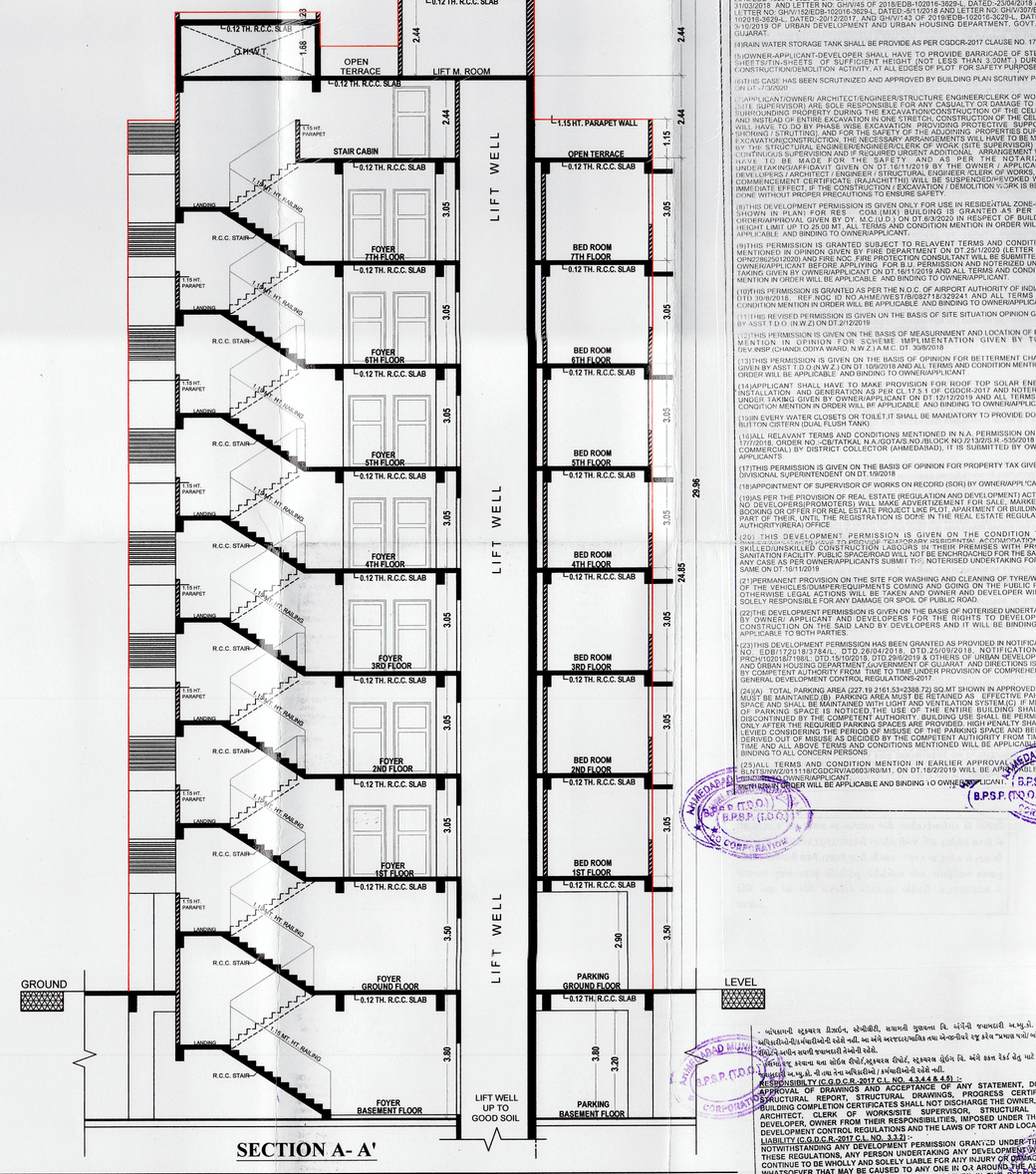

1ST TO 7TH FLOOR PLAN
CARPET AREA (RERA) CALCULATION PLAN




GROUND FLOOR PLAN (PART H.P. (PARKING)

1ST TO 7TH FLOOR PLAN
UNIT B.A. & F.S.I. AREA CALCULATION

FRONT ELEVATION




SECTION A- A'

**BLOCK - C** **SHEET NO:- 2/2**

**GR,1ST TO 7TH FLOOR PLAN & ELAVATION & SECTION**

REVISE PLAN SHOWING PROP.RESIDENCE BUILDING ON F.P.NO.-36/1 OF FINAL T.P.S.NO.- 33, FINAL(GOTA),(R.S.NO.-213/2,O.P.NO.-36/1),MOJE:- GOTA, TAL:- GHATLODIYA, DIST.:- AHMEDABAD.

SCALE:-1.00cm=1.00mts. USE: RESIDENCE
ZONE : RESIDENCE-1

**BUILT UP AREA TABLE**

| | SQ.MTRS. |
|---|---|
| PROPOSED B.A. ON GROUND FL. (H.P.)... | 431.96 |
| PROPOSED B.A. ON FIRST FL..... | 398.57 |
| PROPOSED B.A. ON SECOND FL... | 398.57 |
| PROPOSED B.A. ON THIRD FL..... | 398.57 |
| PROPOSED B.A. ON FOURTH FL... | 398.57 |
| PROPOSED B.A. ON FIFTH FL..... | 398.57 |
| PROPOSED B.A. ON SIXTH FL..... | 398.57 |
| PROPOSED B.A. ON SEVENTH FL..... | 398.57 |
| PROPOSED B.A. ON STAIR CABIN..... | 44.25 |
| PROPOSED B.A. ON LIFT MH. RM&W.T..... | 33.38 |
| **TOTAL PROPOSED BUILT UP AREA .....** | **3299.58** |

**F.S.I. AREA TABLE**

| | SQ.MTRS. |
|---|---|
| PROPOSED F.S.I. AREA ON 1ST FL..... | 357.99 |
| PROPOSED F.S.I. AREA ON 2ND FL..... | 357.99 |
| PROPOSED F.S.I. AREA ON 3RD FL..... | 357.99 |
| PROPOSED F.S.I. AREA ON 4TH FL..... | 357.99 |
| PROPOSED F.S.I. AREA ON 5TH FL..... | 357.99 |
| PROPOSED F.S.I. AREA ON 6TH FL..... | 357.99 |
| PROPOSED F.S.I. AREA ON 7TH FL..... | 357.99 |
| **TOTAL PROPOSED F.S.I. AREA .....** | **2505.93** |

**FLOOR AREA TABLE**

| FLOOR | USE | EQ.TENA RESI. | SQ.MTRS. FLOOR AREA |
|---|---|---|---|
| GROUND FL.(H.P.) | PARKING | --- | ----- |
| FIRST FLOOR | RESI. | 04 | 357.99 |
| SECOND FLOOR | RESI. | 04 | 357.99 |
| THIRD FLOOR | RESI. | 04 | 357.99 |
| FOURTH FLOOR | RESI. | 04 | 357.99 |
| FIFTH FLOOR | RESI. | 04 | 357.99 |
| SIXTH FLOOR | RESI. | 04 | 357.99 |
| SEVENTH FLOOR | RESI. | 04 | 357.99 |
| **TOTAL** | **RESI.** | **28** | **2505.93** |

**COLOUR NOTE**

PROP. WORK — PROP. DRAINAGE
APPR. WORK — APPR. DRAINAGE
CHARGABLE F.S.I.

**R.C.C .STAIR DETAILS**

WIDTH: 1.50 M. TREAD : 0.25 M. RISER : 0.17 M.

**SCHEDULE OF OPENING**

| DOOR | | WINDOW | |
|---|---|---|---|
| D1 | 1.07 X 2.13 | W1 | 1.80 X 1.52 |
| D2 | 0.91 X 2.13 | W2 | 0.62 X 1.07 |
| D3 | 0.76 X 2.13 | V | 0.61 X 0.61 |
| SD | 3.22 X 2.13 | | |

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT ANY UNAUTHORIZED BUILDING WILL BE DEMOLISHED AS PER ALL BOARD AND APPROVALS PROCUCED BY APPROVED ENGINEERS.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/05/05 AND OFFICE ORDER NO-42,DT.-13/06/06

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO. GH/VOL-07 /2017/EOB-1020/18-2629-L DATED:- 13/12/2017 AND LETTER NO. GH/VOL-07 /2018/EOB-1020/18-2629-L DATED:- 24/03/2018 AND LETTER NO. EOB-1020/18-2629-L DATED:- 11/06/2018 AND LETTER NO. GH/VOL-07 /2018/EOB-1020/18-2629-L DATED:- 24/08/2018 AND LETTER NO. GH/VOL-07 /2018/EOB-1020/18-2629-L DATED:-01/10/2018 AND LETTER NO. GH/VOL-07 /2018/EOB-1020/18-2629-L DATED:-20/12/2017 AND GH/VOL-07 /2018/EOB-1020/18-2629-L DATED:- 