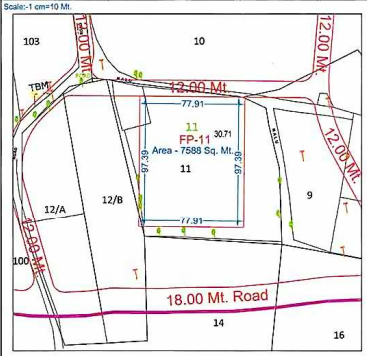
PART PLAN SHOWING LOCATION AS PER PROP. D.T.P.S.NO.304(Lilapur)
PROPOSED RECONSTITUTION OF Block NO. - 11 (Lilapur)

Block No.	O.P. No.	O.P. Area	F. P. No.	F. P. Area	% Deduction
11	11	12,647 Sq. Mt.	11	7588 Sq. Mt.	40 %

Scale:-1 cm=10 Mt.



KEY PLAN
SCALE 1:20 MTS

BUILT UP AREA TABLE						
BLOCK NO	BASEMENT	GR. FL.	1ST FL.	2ND FL.	TOTAL
UNIT 1TO4	90.15	352.29	336.64	188.12	967.20
UNIT 5 TO 8	90.15	352.29	336.64	188.12	967.20
UNIT 9 TO 16	347.73	737.14	692.96	368.53	2146.36
UNIT 17 TO 20	173.87	369.17	345.90	184.27	1073.21
UNIT21 TO 24	173.87	369.17	345.90	184.27	1073.21
UNIT 25 TO 32	347.73	737.14	692.96	368.53	2146.36
COMMON AMINITIES		121.53			121.53
TOTAL	1223.50	3039.06	2751.00	1481.84	8495.07

F.S.I. AREA TABLE					
BLOCK NO	BASEMENT	GR. FL.	1ST FL.	2ND FL.	TOTAL
UNIT 1TO4	90.15	352.29	336.64	188.12	967.20
UNIT 5 TO 8	90.15	352.29	336.64	188.12	967.20
UNIT 9 TO 16	347.73	737.14	692.96	368.53	2146.36
UNIT 17 TO 20	173.87	369.17	345.90	184.27	1073.21
UNIT21 TO 24	173.87	369.17	345.90	184.27	1073.21
UNIT 25 TO 32	347.73	737.14	692.96	368.53	2146.36
TOTAL	1223.50	2917.20	2751.00	1481.84	8373.54

PERCOLATING WELL TABLE

	PW	NOS.
REQ. NOS. WELL @ 1/4000 SQ.MT.	7588.00 / 4000	2.00
PROVI NOS. OF WELL		2.00

TREE PLANTATION TABLE

REQ. NOS. OF TREE @ 5/200 SQ.MT
PROVI NOS. OF TREE
PLOT AREA = 7588.00 SQ.MT. = 7588.00 x 5 / 200 = 189.70 SAY 190 REQ. & PROVI

TREE

PARKING REQ CALC.

IF UNIT PL.AREA MORE THEN 100.00 S.MT. REQ. 1 CAR
MAXI. UNIT PL. AREA 93.00 REQ. 1 CAR - TOTAL REQ. - 32 CAR'S
PROVI. 36 NOS.CAR'S

UNIT BUILT UP AREA TABLE					
UNIT NO	BASEMENT	GR. FL.	1ST FL.	2ND FL.	TOTAL
UNIT 1	45.07	81.38	79.31	45.07	250.83
UNIT 2	45.07	90.05	84.26	43.79	263.17
UNIT 3	45.07	90.05	84.26	43.79	263.17
UNIT 4	45.07	90.76	85.07	45.07	265.97
UNIT 5	45.07	90.76	85.07	45.07	265.97
UNIT 6	45.07	90.05	84.26	43.79	263.17
UNIT 7	45.07	90.05	84.26	43.79	263.17
UNIT 8	45.07	81.38	79.31	45.07	250.83
UNIT 9	43.47	91.25	87.31	43.47	265.50
UNIT 10	43.47	92.63	86.74	43.47	266.31
UNIT 11	43.47	92.63	86.74	43.47	266.31
UNIT 12	43.47	92.63	86.74	43.47	266.31
UNIT 13	43.47	92.63	86.74	43.47	266.31
UNIT 14	43.47	92.63	86.74	43.47	266.31
UNIT 15	43.47	92.63	86.74	43.47	266.31
UNIT 16	43.47	91.25	85.39	43.47	263.58
UNIT 17	43.47	92.63	86.74	43.47	266.31
UNIT 18	43.47	92.63	86.74	43.47	266.31
UNIT 19	43.47	92.63	86.74	43.47	266.31
UNIT 20	43.47	91.25	85.39	43.47	263.58
UNIT 21	43.47	91.25	85.39	43.47	263.58
UNIT 22	43.47	92.63	86.74	43.47	266.31
UNIT 23	43.47	92.63	86.74	43.47	266.31
UNIT 24	43.47	92.63	86.74	43.47	266.31
UNIT 25	43.47	91.25	87.31	43.47	265.50
UNIT 26	43.47	92.63	86.74	43.47	266.31
UNIT 27	43.47	92.63	86.74	43.47	266.31
UNIT 28	43.47	92.63	86.74	43.47	266.31
UNIT 29	43.47	92.63	86.74	43.47	266.31
UNIT 30	43.47	92.63	86.74	43.47	266.31
UNIT 31	43.47	92.63	86.74	43.47	266.31
UNIT 32	43.47	91.25	85.39	43.47	263.58

CARPET (RERA) AREA TABLE											
BLOCK NO	BASEMENT	GR. FL.		VERJ	1ST FL.		VERJ	2ND FL.	CARPET	VERJ	GRAND
	TOTAL	CARPET	BALC		CARPET	BALC		CARPET		BALC	TOTAL
UNIT 1	39.82	67.19	7.03		64.90	13.15		39.82	211.73	20.18	231.91
UNIT 2	39.82	67.19	7.03		63.68	12.94		38.63	209.32	19.97	229.29
UNIT 3	39.82	67.19	7.03		63.68	12.94		38.63	209.32	19.97	229.29
UNIT 4	39.82	67.19	7.03		63.68	12.94		39.82	210.51	19.97	230.48
UNIT 5	39.82	75.91	7.03		63.68	12.94		39.82	219.23	19.97	239.20
UNIT 6	39.82	75.91	7.03		63.68	12.94		38.63	218.04	19.97	238.01
UNIT 7	39.82	75.91	7.03		63.68	12.94		38.63	218.04	19.97	238.01
UNIT 8	39.82	67.19	7.03		64.90	13.15		39.82	211.73	20.18	231.91
UNIT 9	38.33	76.09	7.03		62.53	16.30		38.33	215.28	23.33	238.61
UNIT 10	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 11	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 12	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 13	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 14	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 15	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 16	38.33	76.09	7.03		62.53	14.57		38.33	215.28	21.60	236.88
UNIT 17	38.33	77.86	7.03		62.37	16.30		38.33	216.89	23.33	240.22
UNIT 18	38.33	77.86	7.03		62.37	16.30		38.33	216.89	23.33	240.22
UNIT 19	38.33	77.86	7.03		62.37	16.30		38.33	216.89	23.33	240.22
UNIT 20	38.33	76.08	7.03		62.53	14.57		38.33	215.27	21.60	236.87
UNIT 21	38.33	76.08	7.03		62.53	16.30		38.33	215.27	23.33	238.60
UNIT 22	38.33	77.86	7.03		62.37	16.30		38.33	216.89	23.33	240.22
UNIT 23	38.33	77.86	7.03		62.37	16.30		38.33	216.89	23.33	240.22
UNIT 24	38.33	77.86	7.03		62.37	16.30		38.33	216.89	23.33	240.22
UNIT 25	38.33	76.09	7.03		62.53	16.30		38.33	215.28	23.33	238.61
UNIT 26	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 27	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 28	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 29	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 30	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 31	38.33	77.86	7.03		62.53	16.30		38.33	217.05	23.33	240.38
UNIT 32	38.33	76.09	7.03		62.53	14.57		38.33	215.28	21.60	236.88

NOTE:
- 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 MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERYFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF 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 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 EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR 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 CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISIONOF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE 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 STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF SPACIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTUREAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER 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 PALNTATION IS PROVIDED AS PER THE 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 14 OF C.G.D.C.R-2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 ANDFIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- MARGINAL SPACES 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 FAÇADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કમ્પાઉન્ડ વોલની જગ્યા જુની નજર જમીનની માલિકી ઓથોરાઇઝ ઓફીસીયોકેશનની ના થાય ત્યા સુધી બિનશરતી કરવાની / માલિકી સરામંડળની રહેશે.

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાજુનો ખુલ્લા સુકા તડકો ખોલાય એવો વેરાન (ખાલી કરેલ) સ્થળ એવો ઓડો કહેવો તડકો ફરવા વિસ્તારમા કહેવી બાજુના પરિસ્થિતિમા સરકારી કામની જે તે ઓથોરિટી બાજુના વિકાસ પરવાનગી મુજબનું જે તે બાંધકામ બાજુના બેઠકા બાજુ આગળના બાજુનાનું બાંધકામ કરવાનું રહેશે.

ખાસ સરત
તા..... ના રોજ માલિક ઓર્ગેનાઈઝ આર્કીટેક્ટ તથા સ્ટ્રક્ચરલ એન્જીનીયરે આપેલ બાંહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

ખાસ સરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાની રહેશે

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

Owner is fully responsible For open marginal Space and road line Portion.

The permission is valid only in 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.

LAYOUT PLAN 1

LAYOUT PLAN SHOWING PROP. RESI. BLDG. ON BLOCK. NO. 11, O.P.NO.11, F.P.NO. 11, D.T.P.S.NO. 304 (LILAPUR) MOJE: LILAPUR, TA: DASCROI, DIST: AHMEDABAD.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
અમદાવાદ શહેર વિકાસ યોજના
USE: RESI.(BUNGLOW)
ZONE: RESIDENCE - II (R-2)
SCALE: 1.00 CM. = 4.00 MT.

AREA TABLE:		SQ.MTS.
PLOT AREA		7588.00
AREA NOT IN POSSESSION		2.52
NET PLOT AREA		7585.48
REQ. C.P. 10%	(7588.00 X 10%)	758.80
PROVIDED C.P.		826.43

F.S.I. AREA TABLE:		SQ.MTS.
NET PLOT AREA		7585.48
PERMI. F.S.I. 1.1.2	(7585.48 X 1.2)	9102.58
PROP. F.S.I. AREA ON BASEMENT		1223.50
PROP. F.S.I. AREA ON GROUND FLOOR		2917.20
PROP. F.S.I. AREA ON 1ST FLOOR		2751.00
PROP. F.S.I. AREA ON 2ND FLOOR		1481.84
TOTAL PROP. F.S.I. AREA		8373.54
BALANCE F.S.I. AREA		729.04

BUILT UP AREA TABLE:	SQ.MTS.
PROP. B.A. ON BASEMENT	1223.50
PROP. B.A. ON GROUND FLOOR	3039.06
PROP. B.A. ON 1ST FLOOR	2751.00
PROP. B.A. ON 2ND FLOOR	1481.84
TOTAL PROP. B.A.	8495.07

FLOOR AREA, USE & UNIT TABLE :			
FLOOR	USE	UNIT	FL. AREA IN Sq.Mt.
BASEMENT	RESI.	—	1223.50
GROUND FL	RESI.+CLUB HOUSE	32 + 1 = 33	2917.20
1ST FL	RESI.	—	2751.00
2ND FL	RESI.	—	1481.84
TOTAL	RESI.	32 + 1 = 33	8373.54

COLOUR NOTE:
PLOT BOUNDRY; O.P. BOUNDRY; ROAD; PROP. WORK; PROP.. DRAINAGE; PLOT BOUNDRY; TREE; COMMUNITY BINS

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 VERYFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 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. 21.1.12 AND 21.1.14 AND 22.6 OF CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDCR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.6 OF THE CGDCR 2017

PERMI. B.A. IN C.P. 15% CALC
PROP. C.P. AREA = 826.43
PERMI. 15 % B.A. = 123.96
PROP. B.A. IN C.P. = 121.53

COMMON PLOT AREA CALC
30.71 x 27.79 = 853.43
Less 3.00 x 3.00 x 3 / 2 x 2 = 27.00
NET CP AREA = 826.43

AREA NOT IN POSSESSION CALC
3.43 X 1.47/2 = 2.52 SQMTS

For, HRIDAYKUNJ
Partner
OWNER

For, Sureshkumar L. Bhatol
POA Holder
(Tulsidas Patel)
DEVLOPER

C.O.W.
Umesh M. NINAMA
29/343, Yogeswar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
AUDA C.O.W. LIC.NO. : COW-I/730

DEVLOPER
MEHULBHAI CHAUDHARY
AUDA /DEVELOPER LIC.NO.743
17, Jay Jagdish Society,
Navrangpura, A'bad - 380014

STRL. ENGINEER
HARSH R. SANGHVI
STRUCTURAL DESIGNER(Grade-I)
Reg. No. AUDA/SD-I/00359
308, 3rd Floor, Palladium Business Hub
Motera, Ahmedabad-380005

ENGINEER
Umesh M.Ninama
29/343, Yogeshwar Appt.,
Sola Road, Naranpura,
Ahmedabad - 380063.
AUDA Engg. Lic. No. : ENGG/1021

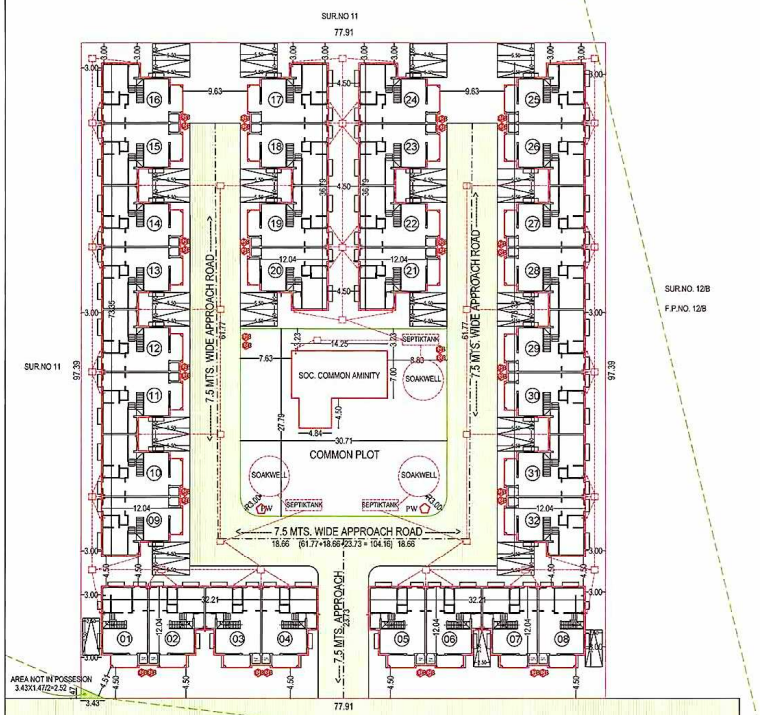
AUTHORITY

I.F.P/E-Nagar Application NO: 11148DP19200106
ODPS Application Id: ODPS/2019/00087
This Development permission has been granted online for the ODPS (Online Development Permission System) , E-Nagar above reference case wide Notification No: PRC/H/102018/71981/L Date: 19/06/2018 of Urban Development and Urban Housing Development Government Of Gujarat and direction issued by Competent Authority from time to time, under provision of Comprehensive General Development Control Regulation-2017.
Plan approved as per terms and conditions mentioned in Development Permission "FORM-D" .
Outward Number: 13
Date: 1 FEB 2020

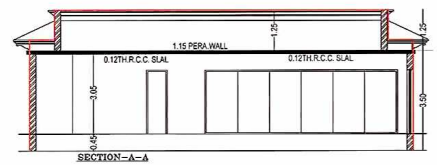
DISPATCH BY 13

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

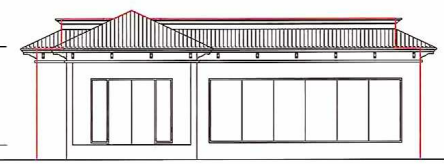
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

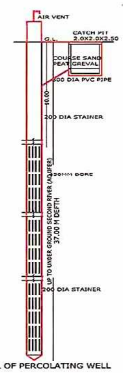


SITE PLAN
SCALE-1:400.

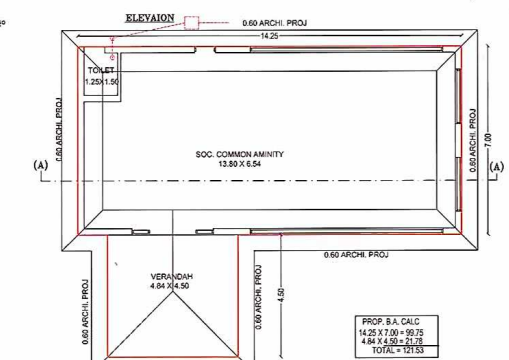


SECTION-A-A





DETAIL OF PERCOLATING WELL



PROP. B.A. CALC
14.25 X 7.00 = 99.75
4.84 X 4.50 = 21.78
TOTAL = 121.53

SOC. COMMON AMINITY PLAN
SCALE: 1.00 CM. = 1.00 MT.