The basic requirememns for fire protection Highrise buildings.

1) Hydrant system

ON\OFF switches located near the hose reel hose or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit per min at 3 bar. pressure as measured at the terrace level should be installed.

the riser for the buildings exceeding 18 meters height should not be of less than 100mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve 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 63mm. dia. hose.& 25mm. bore hose-reel hose with 8mm.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 12.5mm. bore nozzle at alternate floors. The hose-reel hose should be coupled to the riser.

Fire-servis inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.

A permanet 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 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 part than each part 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 operated, 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 capabel of being heard all throughout the building.

4)Fire Extinguishers:

one Carbon Dioxide (CO2) type extinguisher of 4.5kg.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 2kg. with ISI mark capacity on altemate 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 oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressuirize to prevent it getting smoke logged.

6) Basement:

The basement of 200sq. meter or more should be protected with;

Automețic sprinkler system with at least one sprinkle head for actual a car parkang space.

Additionally be protected by a Hydrant outlet and two 25mm. 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 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 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 individual show room by owner.

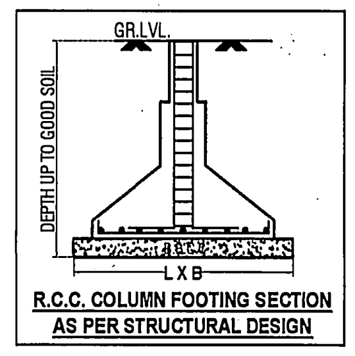
Important Instructions:

After inspection of a low rise building by the fire service authority, if the fire officer concemed feels the need for additional fire prevention/protection measure /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 PIPE MAIN
2	—▷◁—	SLUICE VALVE
3	—▷—	NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6	⊠	HOSE BOX
7	⊕	FIRST AID HOSE REEL
8	⊥	AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP

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 MARGINAL SPACE AND MARGIN.
- 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
- 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
- WATER TANK FOR FIRE SAFETY REQUIREMENT 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
- 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 PROVISION OF 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 SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF 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
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 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 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MARGINAL SPACE& BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016



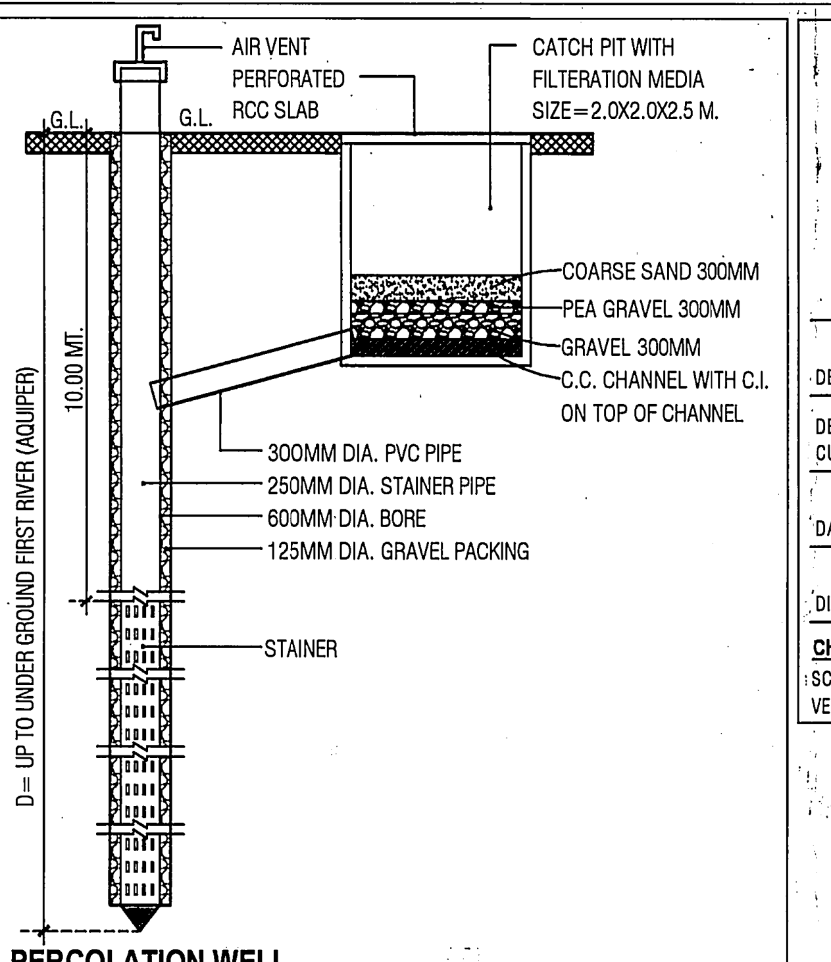
R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4 - c)

IN CASE OF ELECTRIC METER ROOM PROVIDED IN HOLLOW PLINTH AND IF THE TOTAL AREA DOES NOT EXCEED 50.0 SQ.MT. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

ROOF TOP SOLAR CALC.

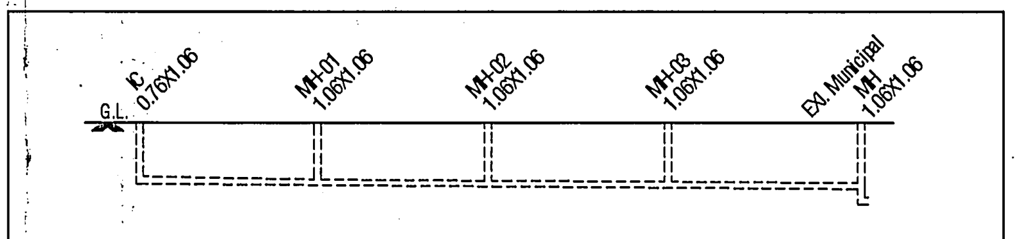
TOTAL TERRACE AREA = 1282.29
LESS :-
STAIR CABIN = 107.98
TOTAL = 107.98
1282.29 - 107.98= 1174.31
NET TERRACE AREA = 1174.31 SQ.MT. (12635.57 SQ.FT.)
MIN. REQ. : 20 W /SQ. FT.
12635.57 X 20 W = 252711.40 W
PROP. APPRO X 252711.40 W / 1000 = 252.71 KW


AIR VENT
PERFORATED RCC SLAB
CATCH PIT WITH FILTERATION MEDIA SIZE=2.0X2.0X2.5 M.
G.L.
G.L.
COARSE SAND 300MM
PEA GRAVEL 300MM
GRAVEL 300MM
C.C. CHANNEL WITH C.I. ON TOP OF CHANNEL
10.00 MT.
D= UP TO UNDER GROUND FIRST RIVER (AQUIPER)
300MM DIA. PVC PIPE
250MM DIA. STAINER PIPE
600MM DIA. BORE
125MM DIA. GRAVEL PACKING
STAINER

PERCOLATION WELL

(PLOT AREA=1500 TO 4000 SQ.MT.)

NOTE:-STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER. (THIS IS ONLY SKETCH PLAN)



DEPTH	0.75	0.90	1.11	1.29	1.39
DEPTH OF CUTTING	29.25	29.10	28.89	28.71	28.61
DATUM	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	9.69	23.71	36.11	42.50

CHANNEL FOR DRAINAGE SECTION 1

SCALE : HOR : 1 CM = 5 M.
VER : 1 CM = 1 M.

BUILT UP AREA TABLE:-

FLOOR	BLOCK :- A+B RESI.
BASEMENT	2153.94
GR. FLOOR (H.P.)	2289.73
1st. FLOOR	1218.95
2nd. FLOOR	1218.95
3rd. FLOOR	1218.95
4th. FLOOR	1218.95
5th. FLOOR	1218.95
6th. FLOOR	1218.95
7th. FLOOR	1218.95
8th. FLOOR	1218.95
9th. FLOOR	1218.95
10th. FLOOR	1218.95
11th. FLOOR	1218.95
12th. FLOOR	1283.69
13th. FLOOR	723.33
ST. CABIN	107.98
ELE. SUBSTATION	19.00
TOTAL	**19986.12**

F.S.I. AREA TABLE:-

FLOOR	BLOCK :- A+B RESI.
1st. FLOOR	939.73
2nd. FLOOR	939.73
3rd. FLOOR	939.73
4th. FLOOR	939.73
5th. FLOOR	939.73
6th. FLOOR	939.73
7th. FLOOR	939.73
8th. FLOOR	939.73
9th. FLOOR	939.73
10th. FLOOR	939.73
11th. FLOOR	939.73
12th. FLOOR	1004.44
13th. FLOOR	332.45
TOTAL	**11673.92**

FLOOR AREA TABLE :-

FLOOR	USE	AREA
	RESI.	RESI.
1st. FLOOR	08	939.73
2nd. FLOOR	08	939.73
3rd. FLOOR	08	939.73
4th. FLOOR	08	939.73
5th. FLOOR	08	939.73
6th. FLOOR	08	939.73
7th. FLOOR	08	939.73
8th. FLOOR	08	939.73
9th. FLOOR	08	939.73
10th. FLOOR	08	939.73
11th. FLOOR	08	939.73
12th. FLOOR	08	1004.44
13th. FLOOR	-----	332.45
TOTAL	**96**	**11673.92**

COMMON PLOT AREA CALC :- IN SMT.

(A) 10.00 X 35.64 X 1 = 356.40
(B) 3.85 X 15.47 X 2/3 X 2 = 79.41
TOTAL = 435.81
NET COMMON PLOT AREA = 435.81

LIFT CALCULATION :- BLOCK :- A

30 UNIT = 1 LIFT = 6 PERSON
3rd. & 13th. FLOOR UNIT = 40
$\frac{40}{30}$ = 1.33 LIFT
REQ. =2 LIFT = 12 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

LIFT CALCULATION :- BLOCK :- B

30 UNIT = 1 LIFT = 6 PERSON
3rd. & 13th. FLOOR UNIT = 40
$\frac{40}{30}$ = 1.33 LIFT
REQ. =2 LIFT = 12 PERSON
PROVIDED = 02 LIFT
1 LIFT = 06 PERSON
02 LIFT = 02 X 06 = 12 PERSON

BUILDING HEIGHT TABLE

BLOCK	HEIGHT OF BUILDING (G.F. TO TOP FLOOR)	TOTAL HEIGHT -
A+B	42.41	44.99

BLOCK :- (ELE. S.S.) OPEN PLINTH
BUILT UP & F.S.I. AREA CALC- SQMT
GROUND FLOOR
5.43 X 3.50 = 19.00 SMT.

BLOCK- A+B

LAYOUT PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 01

SCALE : 1 CM = 2.00 MT
USE ZONE :- R1
USE : RESIDENTIAL

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
એન્ડોર્સ કરાવેલ છે
J.H. Faral
આસીસ્ટ-ટ/ક્લાર્ક

AREA TABLE :-	SQMT
	PROPOSE
PLOT AREA OF F.P. NO.-26/3	**4324.00**
REQ. COMMON PLOT @ 10 %	**432.40**
PROVI. COMMON PLOT	**435.81**
PERMI. F.S.I. AREA (1:1.8) 4324.00 X 1.8	**7783.20**
CHARGEABLE F.S.I. @ 0.9 OF PLOT AREA (4324.00 X 0.90)	**3891.60**
TOTAL PERMISSIBLE F.S.I.	**11674.80**
TOTAL USE F.S.I.	**11673.92**
~~TOTAL CHARGEABLE F.S.I.(11673.92-7783.20)~~	~~3890.72~~

BUILT UP AREA TABLE	**SQMT**
	PROPOSE
BUILT UP AREA ON BASEMENT	2153.94
BUILT UP AREA ON GROUND FLOOR (H.P)	2289.73
BUILT UP AREA ON 1st FLOOR	1218.95
BUILT UP AREA ON 2nd FLOOR	1218.95
BUILT UP AREA ON 3nd FLOOR	1218.95
BUILT UP AREA ON 4th FLOOR	1218.95
BUILT UP AREA ON 5th FLOOR	1218.95
BUILT UP AREA ON 6th FLOOR	1218.95
BUILT UP AREA ON 7th FLOOR	1218.95
BUILT UP AREA ON 8th FLOOR	1218.95
BUILT UP AREA ON 9th FLOOR	1218.95
BUILT UP AREA ON 10th FLOOR	1218.95
BUILT UP AREA ON 11th FLOOR	1218.95
BUILT UP AREA ON 12th FLOOR	1283.69
BUILT UP AREA ON 13th FLOOR	723.33
BUILT UP AREA ON STAIR CABIN	107.98
PROP. BUILT UP AREA ON ELE.SUBSTATION	19.00
TOTAL BUILT UP AREA	**19986.12**

F.S.I AREA TABLE	**SQMT**
	PROPOSE
F.S.I AREA ON 1st FLOOR	939.73
F.S.I AREA ON 2nd FLOOR	939.73
F.S.I AREA ON 3rd FLOOR	939.73
F.S.I AREA ON 4th FLOOR	939.73
F.S.I AREA ON 5th FLOOR	939.73
F.S.I AREA ON 6th FLOOR	939.73
F.S.I AREA ON 7th FLOOR	939.73
F.S.I AREA ON 8th FLOOR	939.73
F.S.I AREA ON 9th FLOOR	939.73
F.S.I AREA ON 10th FLOOR	939.73
F.S.I AREA ON 11th FLOOR	939.73
F.S.I AREA ON 12th FLOOR	1004.44
F.S.I AREA ON 13th FLOOR	332.45
TOTAL F.S.I AREA	**11673.92**

R.C.C. STAIR DETAIL :-

WIDTH	2.00 MT.
TREAD	0.30 MT.
RISER	0.15 MT.

COLOUR NOTE :-

(———) PROP. WORK
(-------) PROP. DRAINAGE
(▭) ROAD
(———) PLOT BOUNDARY
(♧) TREE
(●) CONTAINER BIN
(❂) PERCOLATING WELL
(-----) PROP. DUAL PLUMBING SYSTEM

PERCOLATING WELL CALC:- IN NOS.

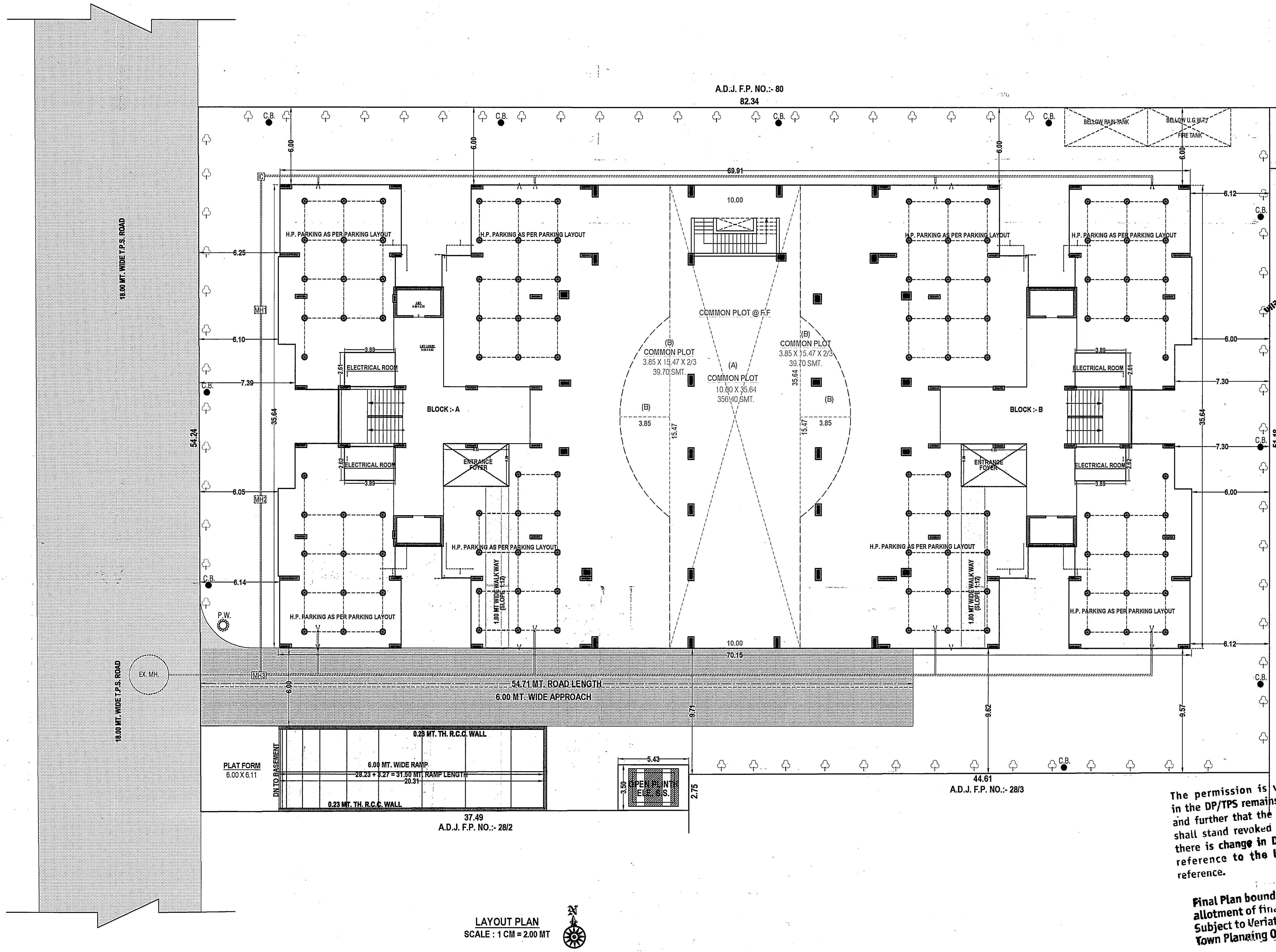
REQ. 1500 TO 4000 SMT = 1.00 NOS.
4324.00 / 4000.00 = 1.08 NOS.
SAY REQ. P.WELL = 1.00 NOS.
PROVI. P.WELL = 1.00 NOS.

TREE PLANTATION CALC :- IN NOS.

REQ. 200.00 SQMT = 5 TREE
4324.00 / 200 X 5 = 108.10
SAY REQ.TREE = 108.10 NOS.
PROVIDE TREE = 109.00 NOS.

CONTAINER BIN CALC. (RESIDENTIAL)

TOTAL NO. OF UNIT 96
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI.CAPACITY OF CONTAINER 80 LTRS
80 LTRS = 8 UNITS
TOTAL NO. = 96/ 8 = 12
REQ. REFUSED CONT. = 12 NOS.
PROVI. CONTAINER BIN = 12.00 NOS.



LAYOUT PLAN
SCALE : 1 CM = 2.00 MT

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ
સ્થળ પર પ્રસિદ્ધ કરવાનો રહેશે

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો માલિકી સત્તામંડળની રહેશે.

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદ જ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેક તથા સાઇઝ ની સાઇજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપ્રત બાંધકામ કરવાનું રહેશે.

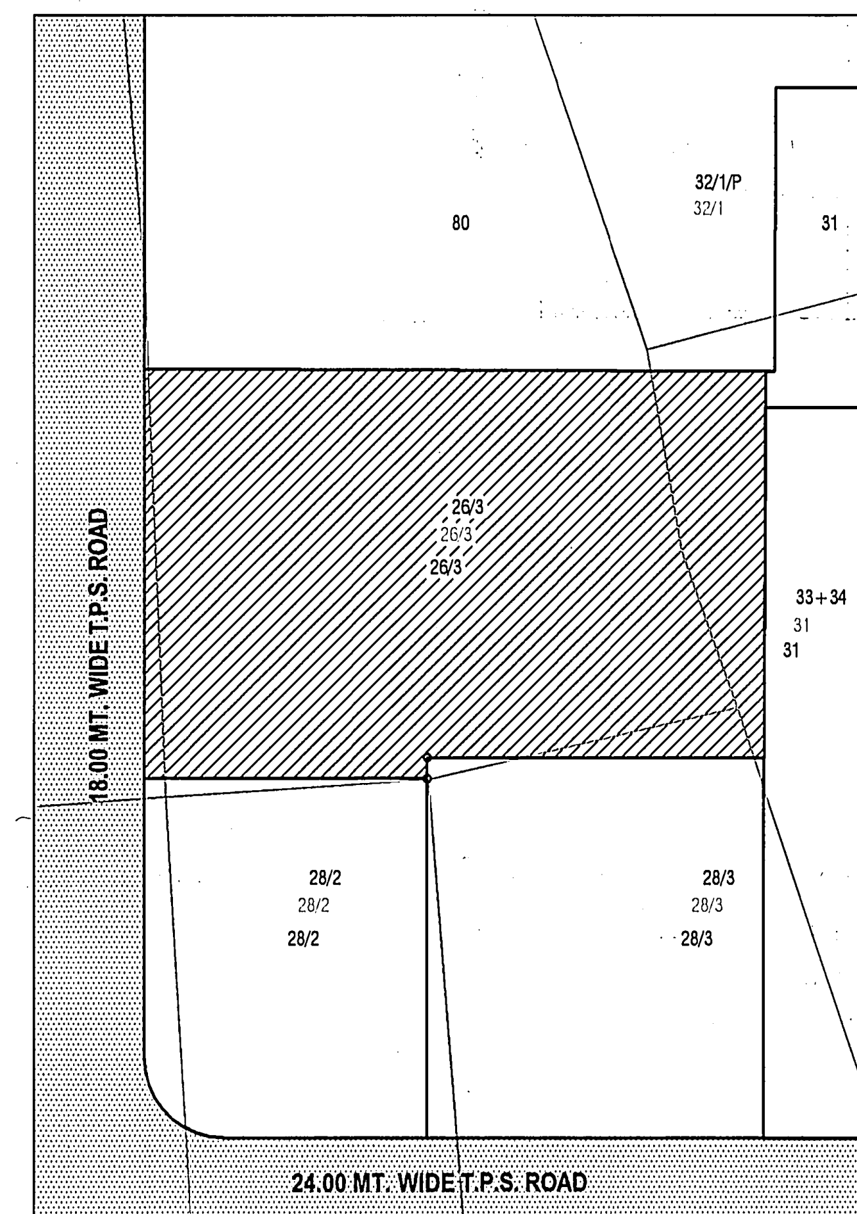
ખાસ શરત :
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનો વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

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

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.

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



KEY PLAN
SCALE ; 1 CM = 20.00 MT

JIGNESHKUMAR M. VORA
8,Itihas Residency,
Nr. Rajdhani Bunglows,
Nikol,Ahmedabad.
AUDA Lic.No.:1114DV1801251016
DEVELOPER

Nakrani
CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)
A-101, Shantiniketan - 2, Nr. Pavilion,
Nr. Rajhans Cinemas, New India Colony Road,
Nikol, Ahmedabad-382350.
AUDA LIC NO. : ENGG - 01107
AUDA LIC NO. : COW-I-00794
ENGINEER / C.O.W.

VALAY P. SHAH
STRUCTURAL DESIGNER
AUDA LIC.NO. SD-I/272
12,Shantikunj Soc., Bayad-Kapadwanj Road, Bayad-383325.
STR.ENGINEER

SHYAM DEVELOPERS
PARTNER
OWNER

AHMEDABAD URBAN DEVELOPMENT AUTHORITY
AHMEDABAD

DISPATCH BY

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 29/2/2020
Dated. 07 NOV 2020
No 357
Note Approved by C.E.A

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY

SHEET NO.:- 02

PARKING LAYOUT PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA)

MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SCALE : 1 CM = 2.00 MT	ZONE : R1	USE : RESIDENTIAL

AREA TABLE :-	SQMT
PLOT AREA	4324.00

RESI. PARKING AREA CALCULATION :-

RESI. USE F.S.I. AREA :- 11673.92 SMT.
PARKI. = 11673.92 X 20% = 2334.78 SMT.

REQ. CAR PARKING 50% = 1167.39
REQ. OTHER PARKING 40% = 933.91
REQ. VISITOR PARKING 10% = 233.48
TOTAL = 2334.78

	TOTAL REQ. PARKING	PROVI. PARKING		TOTAL
		GR. FLOOR	BASEMENT	
CAR	1167.39	105.15	1092.13	1197.28
OTHER	933.91	1311.20	721.04	2032.24
VISITOR	233.48	301.34	—	301.34
TOTAL	**2334.78**	**1717.69**	**1813.17**	**3530.86**

RESI. PARKING AREA CALC.

CAR PARKING

BASEMENT CAR PARKING AREA = 1092.13 SMT.
IN H.P. (A-01) 8.17 X 12.87 X 1 = 105.15 SMT.
TOTAL = 105.15 SMT.

BASEMENT + GR. FLOOR = 1092.13 + 105.15 = 1197.28 SMT.

TOTAL CAR PARKING AREA = 1197.28 SMT.

OTHER PARKING

BASEMENT OTHER PARKING AREA = 721.04 SMT.
IN H.P. (A-03) 9.41 X 5.54 X 2 = 104.26 SMT.
IN H.P. (A-04) 8.84 X 8.84 X 1 = 78.14 SMT.
IN H.P. (B-04) 9.41 X 5.54 X 2 = 104.26 SMT.
IN H.P. (B-05) 8.84 X 8.84 X 1 = 78.14 SMT.
IN H.P. (01) 27.11 X 35.64 X 1 = 966.20 SMT.
TOTAL = 1331.00 SMT.
LESS:- 6.76 X 2.93 = 19.80
1331.00 - 19.80 = 1311.20
BASEMENT + GR. FLOOR = 721.04 + 1311.20 = 2032.24 SMT.

TOTAL OTHER PARKING AREA = 2032.24 SMT.

VISITOR'S PARKING

IN H.P. (B-01) 3.81 X 15.15 X 1 = 57.72 SMT.
IN H.P. (B-02) 8.84 X 12.84 X 1 = 113.50 SMT.
IN H.P. (B-03) 8.84 X 7.36 X 1 = 65.06 SMT.
IN H.P. (A-02) 8.84 X 7.36 X 1 = 65.06 SMT.
TOTAL = 301.34 SMT.

TOTAL VISITOR'S PARKING AREA = 301.34 SMT.

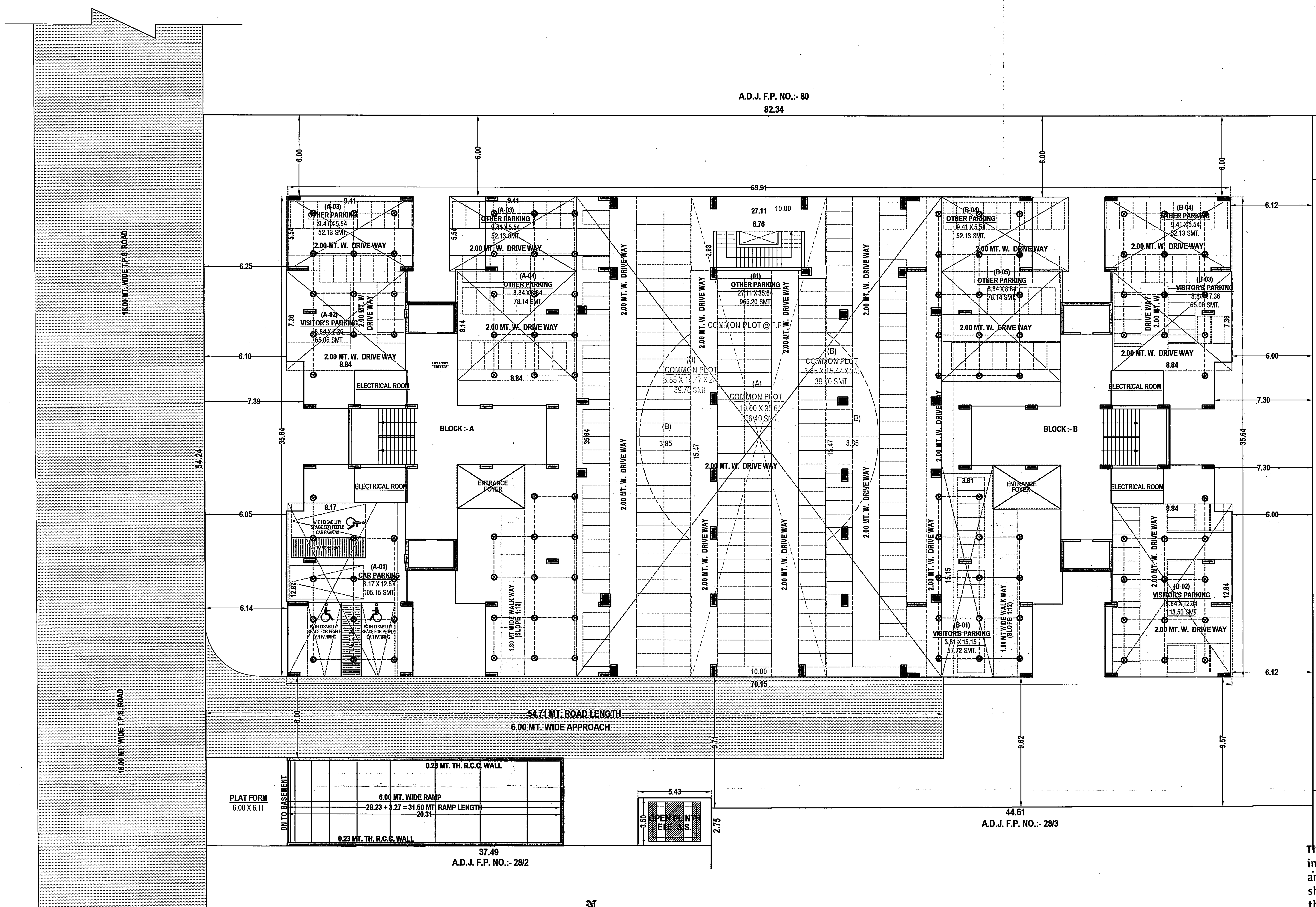
JIGNESHKUMAR M. VORA
8,Itihas Residency,
Nr. Rajdhani Bunglows,
Nikol,Ahmedabad.
AUDA Lic.No.:1114DV1801251016
DEVELOPER

Nakrani C.P.
CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)
A-101, Shantiniketan - 2, Nr. Pavilion,
Nr. Rajhans Cinemas, New India Colony Road,
Nikol, Ahmedabad-382350.
AUDA LIC NO. : ENGG - 01107
AUDA LIC NO. : COW-I-00794
ENGINEER / C.O.W.

VALAY P. SHAH
STRUCTURAL DESIGNER
AUDA LIC.NO. SD-I/272
12,Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325.
STR. ENGINEER

SHYAM DEVELOPERS
PARTNER
OWNER

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરાવેલ છે
આસીસ્ટન્ટ / કલાર્ક


A.D.J. F.P. NO.:- 80
82.34
18.00 MT. WIDE T.P.S. ROAD
54.24
69.91
70.15
BLOCK :- A
BLOCK :- B
ELECTRICAL ROOM
ENTRANCE FOYER
2.00 MT. W. DRIVE WAY
(A-03) OTHER PARKING 9.41 X 5.54 52.13 SMT.
(A-04) OTHER PARKING 8.84 X 8.84 78.14 SMT.
(A-02) VISITOR'S PARKING 8.84 X 7.36 65.06 SMT.
(A-01) CAR PARKING 8.17 X 12.87 105.15 SMT.
(01) OTHER PARKING 27.11 X 35.64 966.20 SMT.
COMMON PLOT
(B-04) OTHER PARKING 9.41 X 5.54 52.13 SMT.
(B-05) OTHER PARKING 8.84 X 8.84 78.14 SMT.
(B-03) VISITOR'S PARKING 8.84 X 7.36 65.06 SMT.
(B-02) VISITOR'S PARKING 8.84 X 12.84 113.50 SMT.
(B-01) VISITOR'S PARKING 3.81 X 15.15 57.72 SMT.
WITH DISABILITY SPACE FOR PEOPLE CAR PARKING
1.80 MT WIDE WALK WAY
54.71 MT. ROAD LENGTH
6.00 MT. WIDE APPROACH
0.23 MT. TH. R.C.C. WALL
6.00 MT. WIDE RAMP
28.23 + 3.27 = 31.50 MT. RAMP LENGTH
PLAT FORM 6.00 X 6.11
DN TO BASEMENT
OPEN PLINTH ELE. SS.
5.43
44.61
A.D.J. F.P. NO.:- 28/3
37.49
A.D.J. F.P. NO.:- 28/2
51.18
A.D.J. F.P. NO.:- 33+34
N

PARKING LAYOUT PLAN
SCALE : 1 CM = 2.00 MT

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેક તથા સાઈડ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપ્રત બાંધકામ કરવાનું રહેશે.

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

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબજો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો, માલિકી સત્તામંડળની રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજયાત છે.

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.

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

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 29/2/2020
Dated. 10 7 [illegible] 2020

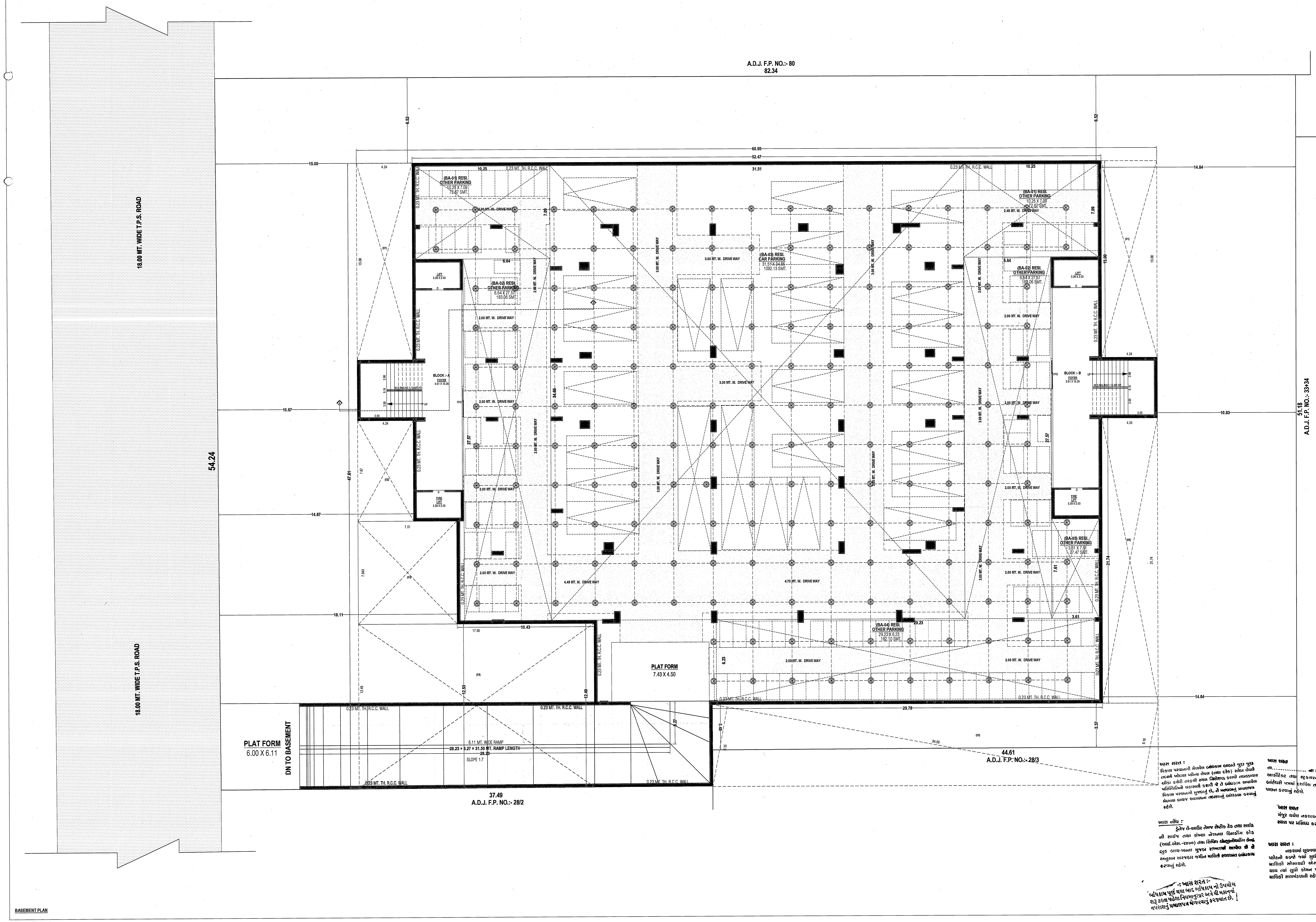
DISPATCH BY

357 Note Approved by C.E.A

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY


18.00 MT. WIDE T.P.S. ROAD
18.00 MT. WIDE T.P.S. ROAD
54.24
A.D.J. F.P. NO.:- 80
82.34
51.18
A.D.J. F.P. NO.:- 33+34
44.61
A.D.J. F.P. NO.:- 28/3
37.49
A.D.J. F.P. NO.:- 28/2
60.95
52.47
31.51
10.25
6.52
15.00
14.84
10.67
10.83
14.87
18.11
47.61
7.51
7.843
7.67
4.24
21.74
29.78
34.59
17.95
10.43
12.49
12.53
3.37
3.48
6.15
6.16
(01)
(02)
(03)
(04)
(05)
(06)
0.23 MT. TH. R.C.C. WALL
(BA-01) RESI.
OTHER PARKING
10.25 X 7.09
72.67 SMT.
(BA-02) RESI.
OTHER PARKING
6.64 X 27.57
183.06 SMT.
(BA-03) RESI.
CAR PARKING
31.51 X 34.66
1092.13 SMT.
(BA-04) RESI.
OTHER PARKING
29.23 X 6.23
182.10 SMT.
(BA-05) RESI.
OTHER PARKING
3.61 X 7.61
27.47 SMT.
7.09
6.64
27.57
34.66
29.23
6.23
3.61
7.61
2.00 MT. W. DRIVE WAY
2.48 MT. W. DRIVE WAY
3.00 MT. W. DRIVE WAY
4.49 MT. W. DRIVE WAY
4.75 MT. W. DRIVE WAY
LIFT
3.38 X 2.00
FIRE
LIFT
3.38 X 2.00
D
BLOCK :- A
FOYER
3.61 X 15.26
BLOCK :- B
FOYER
3.61 X 15.26
FPD
UP
M.S. RAILING 1.15 MT. HT.
2.00
0.15
PLAT FORM
7.43 X 4.50
PLAT FORM
6.00 X 6.11
DN TO BASEMENT
6.11 MT. WIDE RAMP
28.23 + 3.27 = 31.50 MT. RAMP LENGTH
28.23
SLOPE 1:7
3.27

BASEMENT PLAN

BUILT UP AREA CALC. ON BASEMENT FLOOR			
	60.95 X 47.61 X 1	=	**2901.83**
LESS :-			
(1)	4.24 X 15.00 X 2	=	127.20
(2)	4.24 X 7.67 X 1	=	32.52
(3)	7.51 X 7.843 X 1	=	58.90
(4)	17.95 X 12.49 X 1	=	224.19
(5)	½(6.15+6.16) X 34.59	=	212.90
(6)	4.24 X 21.74 X 1	=	92.18
	TOTAL	=	747.89
2901.83 - 747.89 =2153.94			
NET BUILT UP AREA = 2153.94			

RESI. PARKING AREA CALC.			
CAR PARKING			
IN BASE. (BA-03)	31.51 X 34.66 X 1	=	1092.13 SMT.
	TOTAL	=	1092.13 SMT.
TOTAL CAR PARKING AREA = 1092.13 SMT.			

RESI. OTHER PARKING AREA CALC.			
OTHER PARKING			
IN BASE. (BA-01)	10.25 X 7.09 X 2	=	145.34 SMT.
IN BASE. (BA-02)	6.64 X 27.57 X 2	=	366.13 SMT.
IN BASE. (BA-04)	29.23 X 6.23 X 1	=	182.10 SMT.
IN BASE. (BA-05)	3.61 X 7.61 X 1	=	27.47 SMT.
	TOTAL	=	721.04 SMT.

BASEMENT PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA)
MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 03

SCALE : 1 CM = 1.00 MT	ZONE : R1	USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON BASEMENT	2153.94
TOTAL BUILT UP AREA	2153.94

JIGNESHKUMAR M. VORA
8,Itihas Residency,
Nr. Rajdhani Bunglows,
Nikol,Ahmedabad.
AUDA Lic.No.:1114DV1801251016

DEVELOPER

Nakrani P.
CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)
A-101, Shantiniketan - 2, Nr. Pavilion,
Nr. Rajhans Cinemas, New India Colony Road,
Nikol, Ahmedabad-382350.
AUDA LIC NO. : ENGG - 01107
AUDA LIC NO. : COW-I-00794

ENGINEER / C.O.W.

VPS
VALAY P. SHAH
STRUCTURAL DESIGNER
AUDA LIC.NO. SD-I/272
12,Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325.

STR.ENGINEER

SHYAM DEVELOPERS

PARTNER

OWNER

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
[illegible] કરાવેલ છે
T. H.
આસીસ્ટન્ટ / કલાર્ક

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેક તથા સાઇડ ની સાઇજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઇ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ હેન્ડ બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપ્રત બાંધકામ કરવાનું રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

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

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

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.

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

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 291/2/2020
Dated 07 NOV 2020

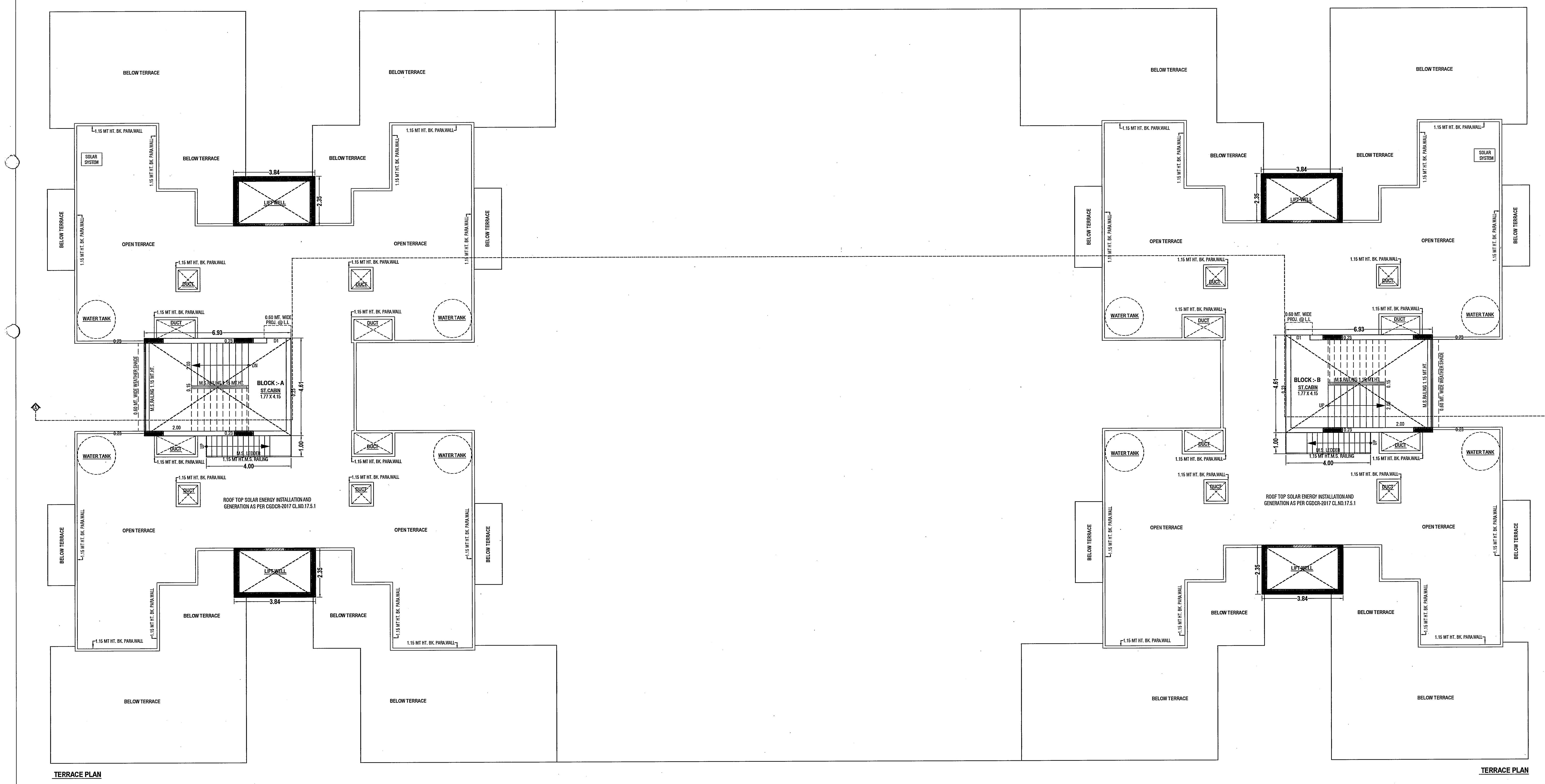
DISPATCH BY
No 357

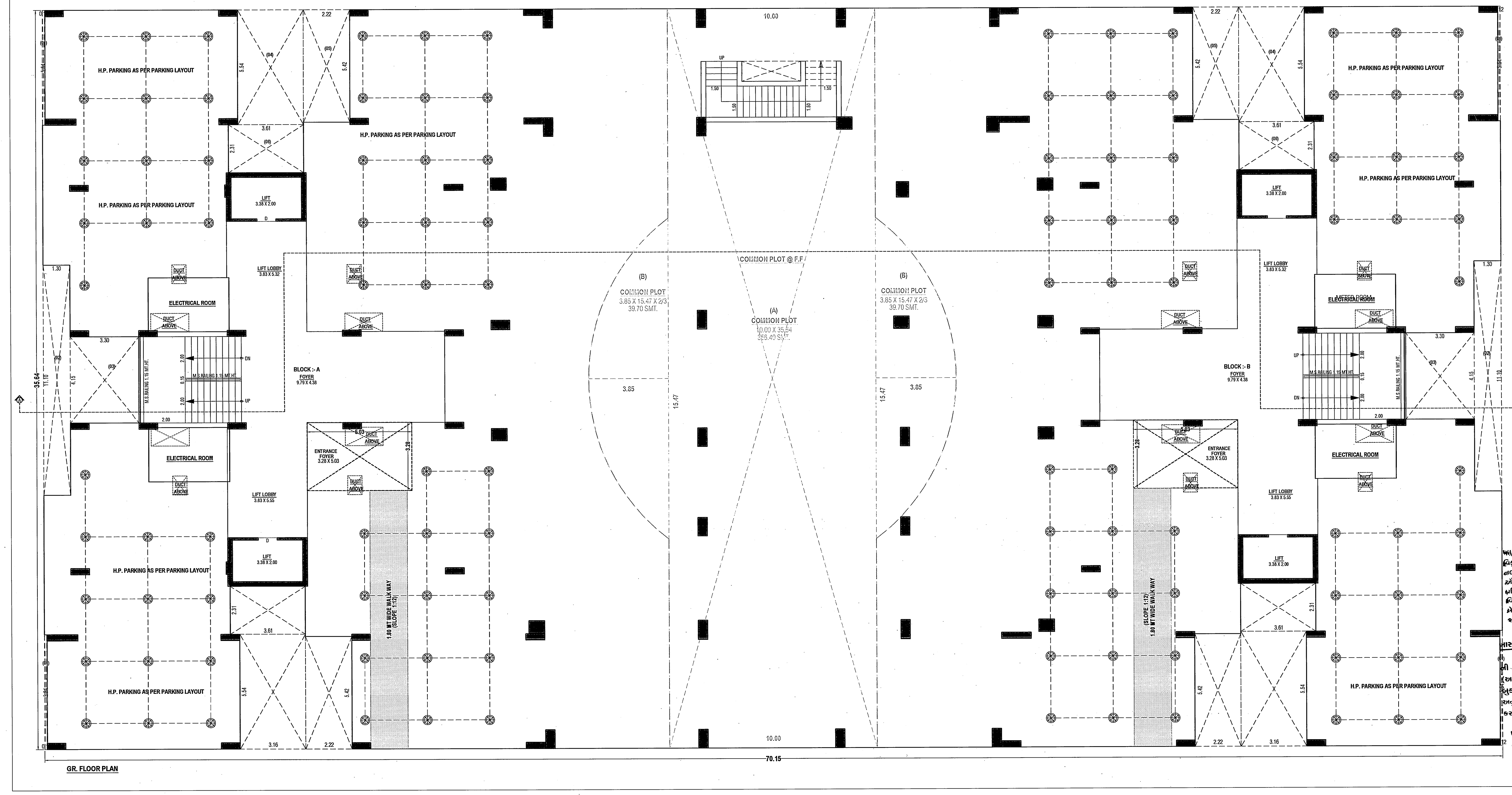
Note Approved by C.E.A

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY





NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4 - c)

IN CASE OF ELECTRIC METER ROOM PROVIDED IN HOLLOW PLINTH AND IF THE TOTAL AREA DOES NOT EXCEED 50.0 SQ.MT. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

ROOF TOP SOLAR CALC.

TOTAL TERRACE AREA = 1282.29
LESS :-
STAIR CABIN = 107.98
TOTAL = 107.98
1282.29 - 107.98= 1174.31
NET TERRACE AREA = 1174.31 SQ.MT. (12635.57 SQ.FT.)
MIN. REQ. : 20 W /SQ. FT.
12635.57 X 20 W = 252711.40 W
PROP. APPRO X 252711.40 W / 1000 = 252.71 KW

BUILT UP AREA CALC. ON GR. FLOOR:- IN SMT.

GR. FLOOR :-
70.15 X 35.64 = 2500.15
LESS :-
(01) 0.12 X 5.54 X 4 = 2.66
(02) 1.30 X 11.10 X 2 = 28.86
(03) 3.30 X 4.15 X 2 = 27.39
(04) 3.16 X 5.54 X 4 = 70.02
(05) 2.22 X 5.42 X 4 = 48.13
(06) 3.61 X 2.31 X 4 = 33.36
TOTAL = 210.42
2500.15 - 210.42= 2289.73
NET BUILT UP AREA = 2289.73

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

STAIR CABIN :-
6.93 X 4.61 X 2 = 63.89
4.00 X 1.00 X 2 = 8.00
3.84 X 2.35 X 4 = 36.09
TOTAL = 107.98
NET BUILT UP AREA = 107.98

OPENING SCHEDULE :-

SD = 3.43 X 2.13
D = 1.07 X 2.13
V = 0.60 X 0.60
D1 = 0.91 X 2.13
D2 = 0.76 X 2.13
W2 = 2.89 X 1.65
W = 3.48 X 1.65
W1 = 3.17 X 1.65
W3 = 2.41 X 1.65
W4 = 2.31 X 1.65

BUILT UP AREA TABLE:-

FLOOR	BLOCK :- A+B
	RESI.
BASEMENT	2153.94
GR. FLOOR (H.P.)	2289.73
1st. FLOOR	1218.95
2nd. FLOOR	1218.95
3rd. FLOOR	1218.95
4th. FLOOR	1218.95
5th. FLOOR	1218.95
6th. FLOOR	1218.95
7th. FLOOR	1218.95
8th. FLOOR	1218.95
9th. FLOOR	1218.95
10th. FLOOR	1218.95
11th. FLOOR	1218.95
12th. FLOOR	1283.69
13th. FLOOR	723.33
ST. CABIN	107.98
ELE. SUBSTATION	19.00
TOTAL	**19986.12**

F.S.I. AREA TABLE:-

	BLOCK :- A+B
FLOOR	RESI.
1st. FLOOR	939.73
2nd. FLOOR	939.73
3rd. FLOOR	939.73
4th. FLOOR	939.73
5th. FLOOR	939.73
6th. FLOOR	939.73
7th. FLOOR	939.73
8th. FLOOR	939.73
9th. FLOOR	939.73
10th. FLOOR	939.73
11th. FLOOR	939.73
12th. FLOOR	1004.44
13th. FLOOR	332.45
TOTAL	**11673.92**

FLOOR AREA TABLE :-

FLOOR	USE	AREA
	RESI.	RESI.
1st. FLOOR	08	939.73
2nd. FLOOR	08	939.73
3rd. FLOOR	08	939.73
4th. FLOOR	08	939.73
5th. FLOOR	08	939.73
6th. FLOOR	08	939.73
7th. FLOOR	08	939.73
8th. FLOOR	08	939.73
9th. FLOOR	08	939.73
10th. FLOOR	08	939.73
11th. FLOOR	08	939.73
12th. FLOOR	08	1004.44
13th. FLOOR	---	332.45
TOTAL	**96**	**11673.92**

BLOCK - A+B

PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 04

SCALE : 1 CM = 1.00 MT   ZONE : R1   USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON BASEMENT	2153.94
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	2289.73
PROP. BUILT UP AREA ON 1st. FLOOR	1218.95
PROP. BUILT UP AREA ON 2nd. FLOOR	1218.95
PROP. BUILT UP AREA ON 3rd. FLOOR	1218.95
PROP. BUILT UP AREA ON 4th. FLOOR	1218.95
PROP. BUILT UP AREA ON 5th. FLOOR	1218.95
PROP. BUILT UP AREA ON 6th. FLOOR	1218.95
PROP. BUILT UP AREA ON 7th. FLOOR	1218.95
PROP. BUILT UP AREA ON 8th. FLOOR	1218.95
PROP. BUILT UP AREA ON 9th. FLOOR	1218.95
PROP. BUILT UP AREA ON 10th. FLOOR	1218.95
PROP. BUILT UP AREA ON 11th. FLOOR	1218.95
PROP. BUILT UP AREA ON 12th. FLOOR	1283.69
PROP. BUILT UP AREA ON 13th. FLOOR	723.33
PROP. BUILT UP AREA ON STAIR CABIN	107.98
PROP. BUILT UP AREA ON ELE.SUBSTATION	19.00
TOTAL BUILT UP AREA	**19986.12**
PROP. F.S.I. AREA ON 1st. FLOOR	939.73
PROP. F.S.I. AREA ON 2nd. FLOOR	939.73
PROP. F.S.I. AREA ON 3rd. FLOOR	939.73
PROP. F.S.I. AREA ON 4th. FLOOR	939.73
PROP. F.S.I. AREA ON 5th. FLOOR	939.73
PROP. F.S.I. AREA ON 6th. FLOOR	939.73
PROP. F.S.I. AREA ON 7th. FLOOR	939.73
PROP. F.S.I. AREA ON 8th. FLOOR	939.73
PROP. F.S.I. AREA ON 9th. FLOOR	939.73
PROP. F.S.I. AREA ON 10th. FLOOR	939.73
PROP. F.S.I. AREA ON 11th. FLOOR	939.73
PROP. F.S.I. AREA ON 12th. FLOOR	1004.44
PROP. F.S.I. AREA ON 13th. FLOOR	332.45
TOTAL F.S.I. AREA	**11673.92**

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્ક્રુટીંગ કરાવેલ છે
T. H. Patel
આસીસ્ટ-૨/ક્લાર્ક

R.C.C. STAIR DETAIL

WIDTH = 2.00   TREAD = 0.30   RISER = 0.15

COLOUR NOTE :-

PROP.WORK ▭   PROP.DRAIN ▭   SPRINKLER ⊛

Nakrani P.

CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)
A-101, Shantiniketan - 2, Nr. Pavilion,
Nr. Rajhans Cinemas, New India Colony Road,
Nikol, Ahmedabad-382350.
AUDA LIC NO. : ENGG - 01107
AUDA LIC NO. : COW-I-00794

ENGINEER / C.O.W.

JIGNESHKUMAR M. VORA
8,Itihas Residency,
Nr. Rajdhani Bunglows,
Nikol,Ahmedabad.
AUDA Lic.No.:1114DV1801251016

DEVELOPER

VALAY P. SHAH
STRUCTURAL DESIGNER
AUDA LIC.NO. SD-I/272
12,Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325.

STR. ENGINEER

SHYAM DEVELOPERS
PARTNER

OWNER

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે, તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ ડ્રેનેજ સેપ્ટીક ટેંક તથા સાઇડ ની સાઇઝ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઇ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપ્રત બાંધકામ કરવાનું રહેશે.

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

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજયાત છે.

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.

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

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

AHMEDABAD URBAN DEVELOPMENT AUTHORITY
AHMEDABAD

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 291/2/2020
Dated 17 NOV 2020

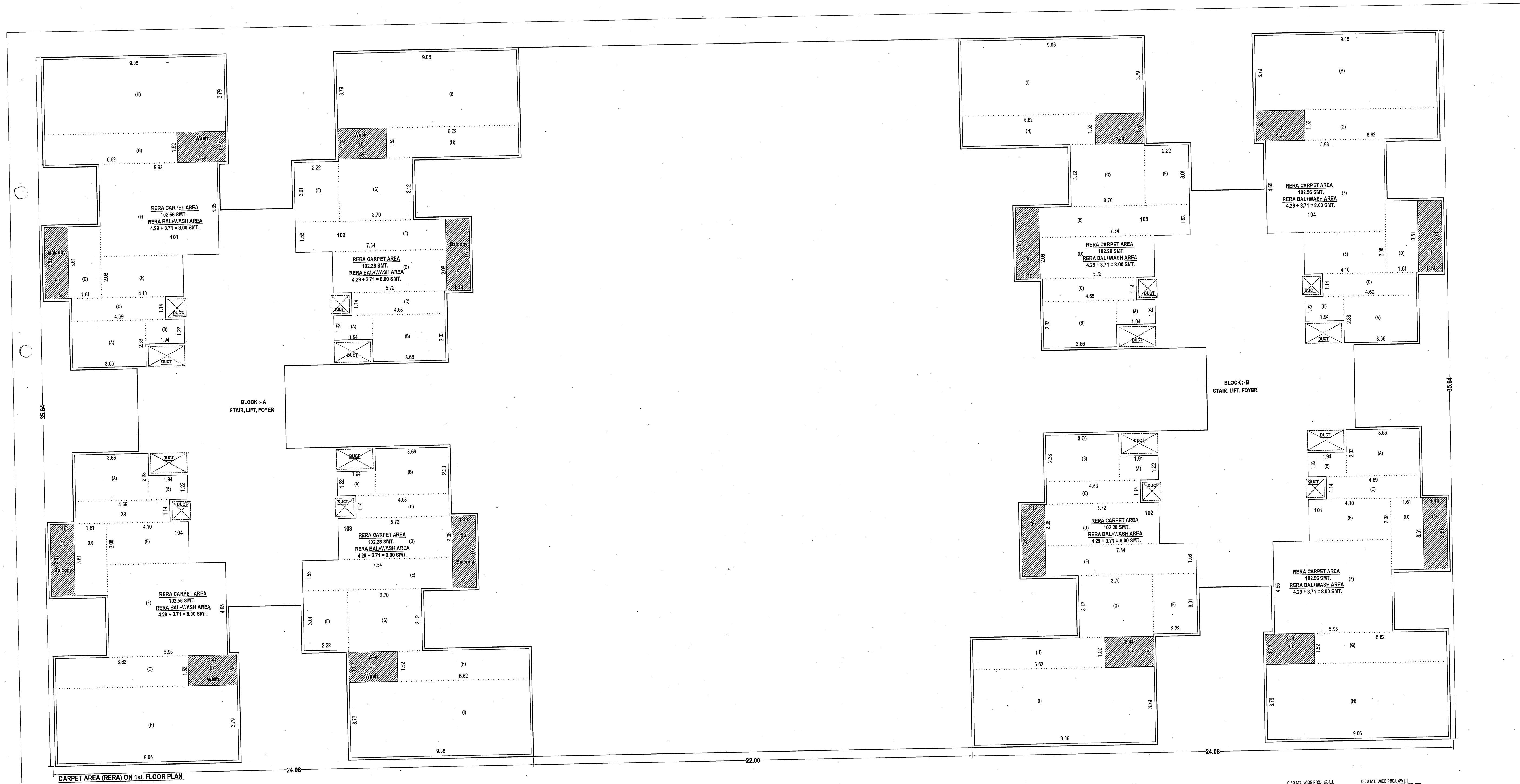
DISPATCH BY

357 Note Approved by C.E.A

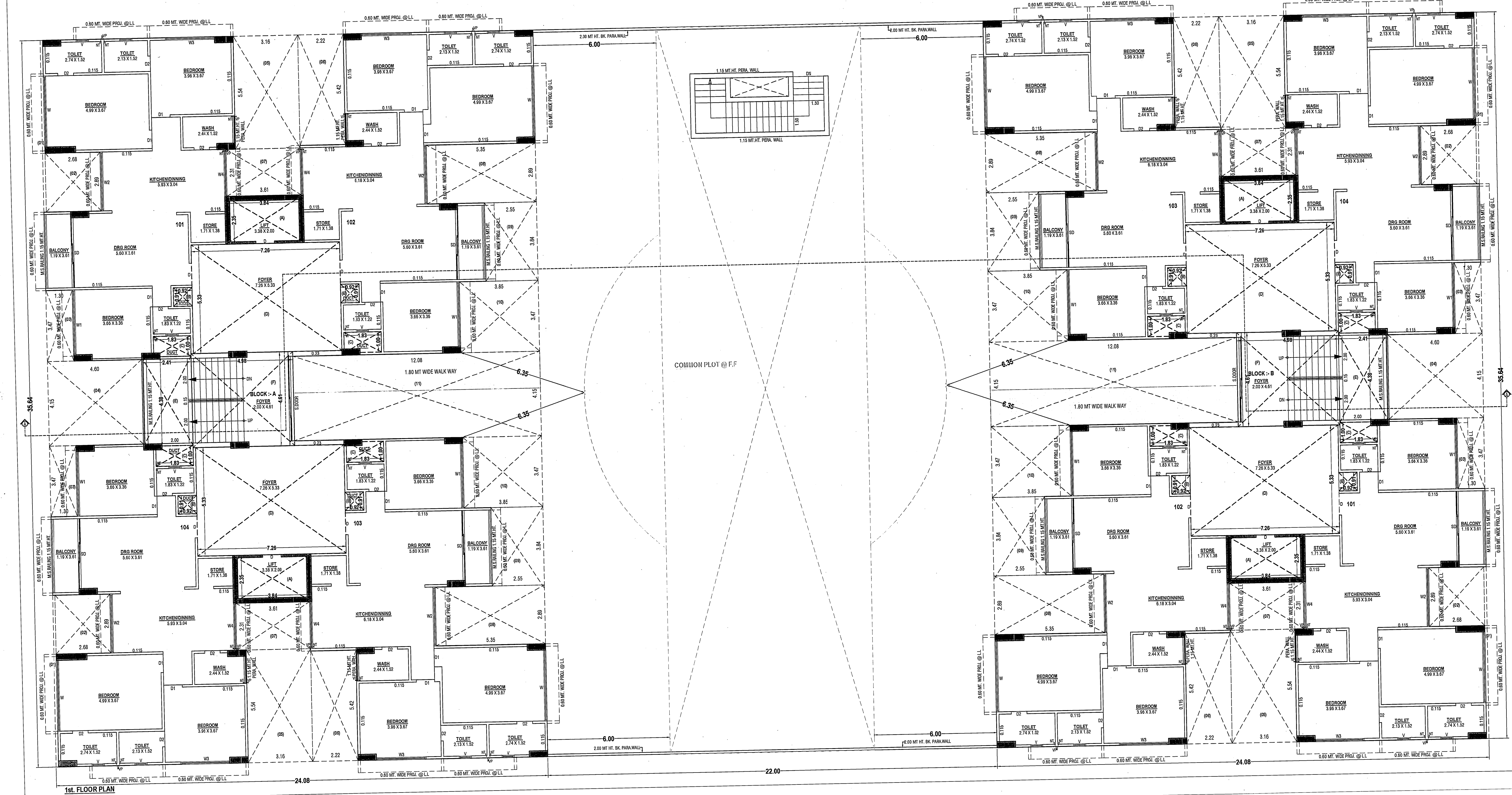
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

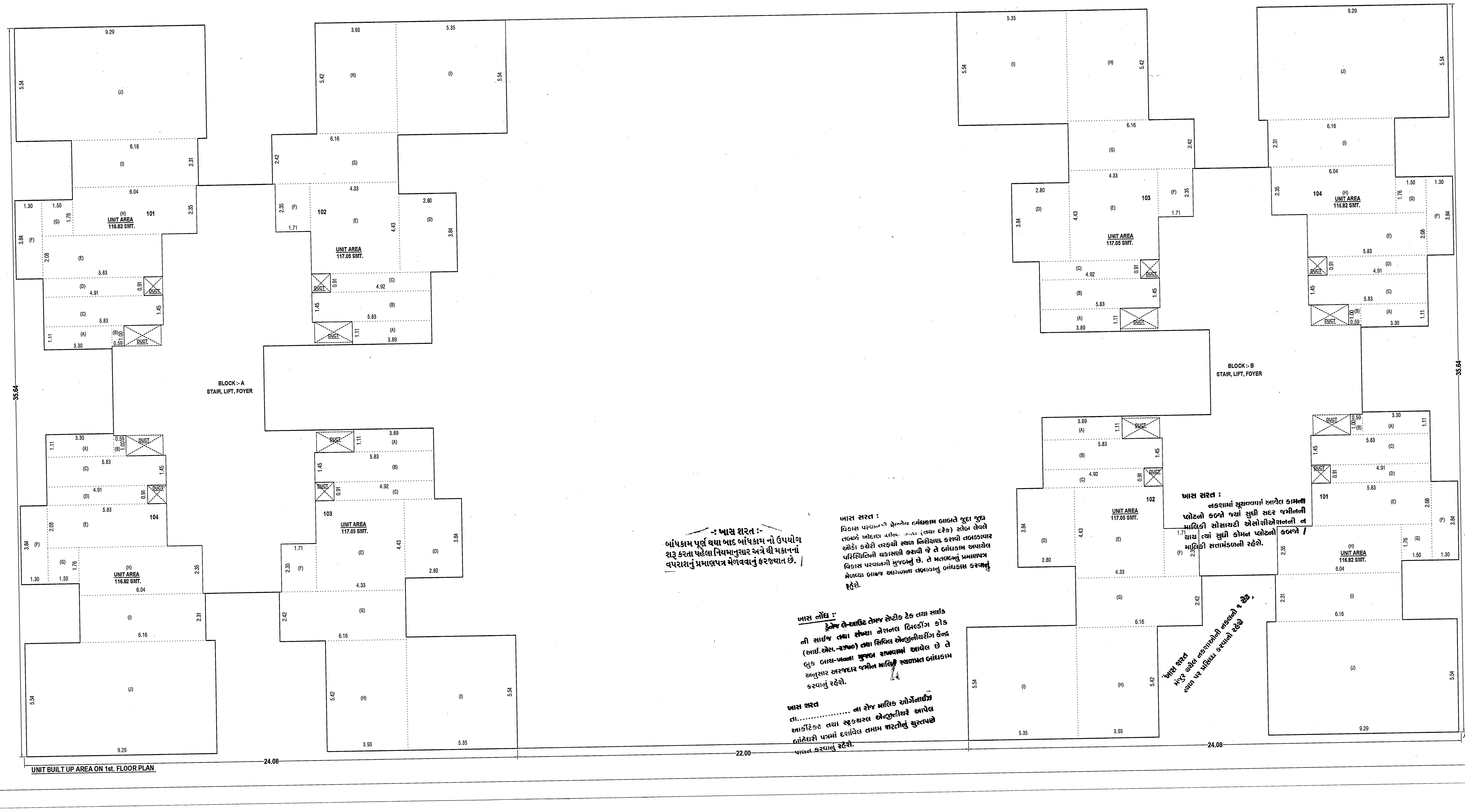
AUTHORITY


RERA CARPET AREA 102.56 SMT.
RERA BAL+WASH AREA 4.29 + 3.71 = 8.00 SMT.
RERA CARPET AREA 102.28 SMT.
Balcony
Wash
BLOCK :- A STAIR, LIFT, FOYER
BLOCK :- B STAIR, LIFT, FOYER
101
102
103
104
35.64
24.08
22.00

CARPET AREA (RERA) ON 1st. FLOOR PLAN



1st. FLOOR PLAN



UNIT BUILT UP AREA ON 1st. FLOOR PLAN

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજયાત છે.

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ તથા (તથા દરેક) સ્લેબ લેવલે ઓર્ડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેંક તથા સાઇડ ની સાઇજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઇ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-લોઝ મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપર બાંધકામ કરવાનું રહેશે.

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

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ, સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-

BLOCK - A

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101,104	116.82	102.56	4.29	3.71	02
	102,103	117.05	102.28	4.29	3.71	02
2nd. FLOOR	201,204	116.82	102.56	4.29	3.71	02
	202,203	117.05	102.28	4.29	3.71	02
3rd. FLOOR	301,304	116.82	102.56	4.29	3.71	02
	302,303	117.05	102.28	4.29	3.71	02
4th. FLOOR	401,404	116.82	102.56	4.29	3.71	02
	402,403	117.05	102.28	4.29	3.71	02
5th. FLOOR	501,504	116.82	102.56	4.29	3.71	02
	502,503	117.05	102.28	4.29	3.71	02
6th. FLOOR	601,604	116.82	102.56	4.29	3.71	02
	602,603	117.05	102.28	4.29	3.71	02
7th. FLOOR	701,704	116.82	102.56	4.29	3.71	02
	702,703	117.05	102.28	4.29	3.71	02
8th. FLOOR	801,804	116.82	102.56	4.29	3.71	02
	802,803	117.05	102.28	4.29	3.71	02
9th. FLOOR	901,904	116.82	102.56	4.29	3.71	02
	902,903	117.05	102.28	4.29	3.71	02
10th. FLOOR	1001,1004	116.82	102.56	4.29	3.71	02
	1002,1003	117.05	102.28	4.29	3.71	02
11th. FLOOR	1101,1104	116.82	102.56	4.29	3.71	02
	1102,1103	117.05	102.28	4.29	3.71	02
12th. FLOOR G.F. FLOOR	1201,1204	124.93	107.73	7.88	3.71	02
	1202,1203	125.14	107.46	7.88	3.71	02
13th. FLOOR F.F. FLOOR	1301,1304	52.08	47.11	----	----	02
	1302,1303	52.15	47.11	----	----	02

UNIT BUILT UP AREA & CARPET AREA (RERA) TABLE:-

BLOCK - B

FLOOR	UNIT NUMBER	UNIT BUILT UP AREA	CARPET AREA (RERA)	BALCONY AREA	WASH AREA	NO. OF UNIT
1st. FLOOR	101,104	116.82	102.56	4.29	3.71	02
	102,103	117.05	102.28	4.29	3.71	02
2nd. FLOOR	201,204	116.82	102.56	4.29	3.71	02
	202,203	117.05	102.28	4.29	3.71	02
3rd. FLOOR	301,304	116.82	102.56	4.29	3.71	02
	302,303	117.05	102.28	4.29	3.71	02
4th. FLOOR	401,404.	116.82	102.56	4.29	3.71	02
	402,403	117.05	102.28	4.29	3.71	02
5th. FLOOR	501,504	116.82	102.56	4.29	3.71	02
	502,503	117.05	102.28	4.29	3.71	02
6th. FLOOR	601,604	116.82	102.56	4.29	3.71	02
	602,603.	117.05	102.28	4.29	3.71	02
7th. FLOOR	701,704	116.82	102.56	4.29	3.71	02
	702,703	117.05	102.28	4.29	3.71	02
8th. FLOOR	801,804	116.82	102.56	4.29	3.71	02
	802,803	117.05	102.28	4.29	3.71	02
9th. FLOOR	901,904	116.82	102.56	4.29	3.71	02
	902,903	117.05	102.28	4.29	3.71	02
10th. FLOOR	1001,1004	116.82	102.56	4.29	3.71	02
	1002,1003	117.05	102.28	4.29	3.71	02
11th. FLOOR	1101,1104	116.82	102.56	4.29	3.71	02
	1102,1103	117.05	102.28	4.29	3.71	02
12th. FLOOR G.F. FLOOR	1201,1204	124.93	107.73	7.88	3.71	02
	1202,1203	125.14	107.46	7.88	3.71	02
13th. FLOOR F.F. FLOOR	1301,1304	52.08	47.11	----	----	02
	1302,1303	52.15	47.11	----	----	02

UNIT BUILT UP AREA BLOCK :- A (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[101,104]

(A)	3.30 X 1.11	=	3.66	SMT.
(B)	0.59 X 1.00	=	0.59	SMT.
(C)	5.83 X 1.45	=	8.45	SMT.
(D)	4.91 X 0.91	=	4.47	SMT.
(E)	5.83 X 2.08	=	12.13	SMT.
(F)	1.30 X 3.84	=	4.99	SMT.
(G)	1.50 X 1.76	=	2.64	SMT.
(H)	6.04 X 2.35	=	14.19	SMT.
(I)	6.16 X 2.31	=	14.23	SMT.
(J)	9.29 X 5.54	=	51.47	SMT.
	TOTAL	=	116.82	SMT.

116.82 X 02 = 233.64

UNIT BUILT UP AREA BLOCK :- A (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[102,103]

(A)	3.89 X 1.11	=	4.32	SMT.
(B)	5.83 X 1.45	=	8.45	SMT.
(C)	4.92 X 0.91	=	4.48	SMT.
(D)	2.80 X 3.84	=	10.75	SMT.
(E)	4.33 X 4.43	=	19.18	SMT.
(F)	1.71 X 2.35	=	4.02	SMT.
(G)	6.16 X 2.42	=	14.91	SMT.
(H)	3.93 X 5.42	=	21.30	SMT.
(I)	5.35 X 5.54	=	29.64	SMT.
	TOTAL	=	117.05	SMT.

117.05 X 02 = 234.10

UNIT BUILT UP AREA BLOCK :- B (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[101,104]

(A)	3.30 X 1.11	=	3.66	SMT.
(B)	0.59 X 1.00	=	0.59	SMT.
(C)	5.83 X 1.45	=	8.45	SMT.
(D)	4.91 X 0.91	=	4.47	SMT.
(E)	5.83 X 2.08	=	12.13	SMT.
(F)	1.30 X 3.84	=	4.99	SMT.
(G)	1.50 X 1.76	=	2.64	SMT.
(H)	6.04 X 2.35	=	14.19	SMT.
(I)	6.16 X 2.31	=	14.23	SMT.
(J)	9.29 X 5.54	=	51.47	SMT.
	TOTAL	=	116.82	SMT.

116.82 X 02 = 233.64

UNIT BUILT UP AREA BLOCK :- B (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[102,103]

(A)	3.89 X 1.11	=	4.32	SMT.
(B)	5.83 X 1.45	=	8.45	SMT.
(C)	4.92 X 0.91	=	4.48	SMT.
(D)	2.80 X 3.84	=	10.75	SMT.
(E)	4.33 X 4.43	=	19.18	SMT.
(F)	1.71 X 2.35	=	4.02	SMT.
(G)	6.16 X 2.42	=	14.91	SMT.
(H)	3.93 X 5.42	=	21.30	SMT.
(I)	5.35 X 5.54	=	29.64	SMT.
	TOTAL	=	117.05	SMT.

117.05 X 02 = 234.10

CARPET AREA (RERA) BLOCK :- A (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[101,104]

(A)	3.66 X 2.33	=	8.53	SMT.
(B)	1.94 X 1.22	=	2.37	SMT.
(C)	4.69 X 1.14	=	5.35	SMT.
(D)	1.61 X 3.61	=	5.81	SMT.
(E)	4.10 X 2.08	=	8.53	SMT.
(F)	5.93 X 4.65	=	27.57	SMT.
(G)	6.62 X 1.52	=	10.06	SMT.
(H)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.56	SMT.

102.56 X 02 = 205.12

CARPET AREA (RERA) WASH&BALCONY

(I)	Wash	2.44 X 1.52	=	3.71	SMT.
(J)	Balcony	1.19 X 3,61	=	4.29	SMT.

CARPET AREA (RERA) BLOCK :- A (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[102,103]

(A)	1.94 X 1.22	=	2.37	SMT.
(B)	3.66 X 2.33	=	8.53	SMT.
(C)	4.68 X 1.14	=	5.33	SMT.
(D)	5.72 X 2.08	=	11.89	SMT.
(E)	7.54 X 1.53	=	11.54	SMT.
(F)	2.22 X 3.01	=	6.68	SMT.
(G)	3.70 X 3.12	=	11.54	SMT.
(H)	6.62 X 1.52	=	10.06	SMT.
(I)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.28	SMT.

102.28 X 02 = 204.56

CARPET AREA (RERA) WASH&BALCONY

(J)	Wash	2.44 X 1.52	=	3.71	SMT.
(K)	Balcony	1.19 X 3.61	=	4.29	SMT.

CARPET AREA (RERA) BLOCK :- B (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[101,104]

(A)	3.66 X 2.33	=	8.53	SMT.
(B)	1.94 X 1.22	=	2.37	SMT.
(C)	4.69 X 1.14	=	5.35	SMT.
(D)	1.61 X 3.61	=	5.81	SMT.
(E)	4.10 X 2.08	=	8.53	SMT.
(F)	5.93 X 4.65	=	27.57	SMT.
(G)	6.62 X 1.52	=	10.06	SMT.
(H)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.56	SMT.

102.56 X 02 = 205.12

CARPET AREA (RERA) WASH&BALCONY

(I)	Wash	2.44 X 1.52	=	3.71	SMT.
(J)	Balcony	1.19 X 3.61	=	4.29	SMT.

CARPET AREA (RERA) BLOCK :- B (RESI.)
TOTAL = 02 UNIT (1st. FLOOR)
FLAT NO.:-[102,103]

(A)	1.94 X 1.22	=	2.37	SMT.
(B)	3.66 X 2.33	=	8.53	SMT.
(C)	4.68 X 1.14	=	5.33	SMT.
(D)	5.72 X 2.08	=	11.89	SMT.
(E)	7.54 X 1.53	=	11.54	SMT.
(F)	2.22 X 3.01	=	6.68	SMT.
(G)	3.70 X 3.12	=	11.54	SMT.
(H)	6.62 X 1.52	=	10.06	SMT.
(I)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.28	SMT.

102.28 X 02 = 204.56

CARPET AREA (RERA) WASH&BALCONY

(J)	Wash	2.44 X 1.52	=	3.71	SMT.
(K)	Balcony	1.19 X 3.61	=	4.29	SMT.

BUILT UP AREA CALC. ON 1st. FLOOR:- IN SMT.

1st. FLOOR :-

	24.08 X 35.64 X 2	=	**1716.42**
LESS :-			
(01)	AS PER P-LINE X 4	=	4.04
(02)	2.68 X 2.89 X 4	=	30.98
(03)	1.30 X 3.47 X 4	=	18.04
(04)	4.60 X 4.15 X 2	=	38.18
(05)	3.16 X 5.54 X 4	=	70.02
(06)	2.22 X 5.42 X 4	=	48.13
(07)	3.61 X 2.31 X 4	=	33.36
(08)	5.35 X 2.89 X 4	=	61.85
(09)	2.55 X 3.84 X 4	=	39.17
(10)	3.85 X 3.47 X 4	=	53.44
(11)	12.08 X 4.15 X 2	=	100.26
	TOTAL	=	**497.47**

1716.42 -497.47= 1218.95

NET BUILT UP AREA = 1218.95

F.S.I. AREA CALC. ON 1st. FLOOR:- IN SMT.

1st. FLOOR :-

	B.A. 1st. FLOOR	=	**1218.95**
LESS :-			
(A)	3.84 X 2.35 X 4	=	36.09
(B)	0.92 X 0.91 X 8	=	6.69
(C)	1.83 X 1.00 X 8	=	14.64
(D)	7.26 X 5.33 X 4	=	154.78
(E)	2.41 X 4.38 X 2	=	21.11
(F)	4.98 X 4.61 X 2	=	45.91
	TOTAL	=	**279.22**

1218.95 - 279.22 = 939.73

NET BUILT UP AREA = 939.73

OPENING SCHEDULE :-

SD = 3.43 X 2.13
D = 1.07 X 2.13
V = 0.60 X 0.60
D1 = 0.91 X 2.13
D2 = 0.76 X 2.13
W2 = 2.89 X 1.65
W = 3.48 X 1.65
W1 = 3.17 X 1.65
W3 = 2.41 X 1.65
W4 = 2.31 X 1.65

BLOCK - A+B

PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 05

SCALE : 1 CM = 1.00 MT
ZONE : R1
USE : RESIDENTIAL

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરાવેલ છે
T. H. Parmar
આસીસ્ટન્ટ / ક્લાર્ક

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON BASEMENT	2153.94
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	2289.73
PROP. BUILT UP AREA ON 1st. FLOOR	1218.95
PROP. BUILT UP AREA ON 2nd. FLOOR	1218.95
PROP. BUILT UP AREA ON 3rd. FLOOR	1218.95
PROP. BUILT UP AREA ON 4th. FLOOR	1218.95
PROP. BUILT UP AREA ON 5th. FLOOR	1218.95
PROP. BUILT UP AREA ON 6th. FLOOR	1218.95
PROP. BUILT UP AREA ON 7th. FLOOR	1218.95
PROP. BUILT UP AREA ON 8th. FLOOR	1218.95
PROP. BUILT UP AREA ON 9th. FLOOR	1218.95
PROP. BUILT UP AREA ON 10th. FLOOR	1218.95
PROP. BUILT UP AREA ON 11th. FLOOR	1218.95
PROP. BUILT UP AREA ON 12th. FLOOR	1283.69
PROP. BUILT UP AREA ON 13th. FLOOR	723.33
PROP. BUILT UP AREA ON STAIR CABIN	107.98
PROP. BUILT UP AREA ON ELE.SUBSTATION	19.00
TOTAL BUILT UP AREA	**19986.12**
PROP. F.S.I. AREA ON 1st. FLOOR	939.73
PROP. F.S.I. AREA ON 2nd. FLOOR	939.73
PROP. F.S.I. AREA ON 3rd. FLOOR	939.73
PROP. F.S.I. AREA ON 4th. FLOOR	939.73
PROP. F.S.I. AREA ON 5th. FLOOR	939.73
PROP. F.S.I. AREA ON 6th. FLOOR	939.73
PROP. F.S.I. AREA ON 7th. FLOOR	939.73
PROP. F.S.I. AREA ON 8th. FLOOR	939.73
PROP. F.S.I. AREA ON 9th. FLOOR	939.73
PROP. F.S.I. AREA ON 10th. FLOOR	939.73
PROP. F.S.I. AREA ON 11th. FLOOR	939.73
PROP. F.S.I. AREA ON 12th. FLOOR	1004.44
PROP. F.S.I. AREA ON 13th. FLOOR	332.45
TOTAL F.S.I. AREA	**11673.92**

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

COLOUR NOTE :-
PROP.WORK ▭ PROP.DRAIN ▭ SPRINKLER ⊛

JIGNESHKUMAR M. VORA 8,Itihas Residency, Nr. Rajdhani Bunglows, Nikol,Ahmedabad. AUDA Lic.No.:1114DV1801251016 **DEVELOPER**	Nakrani C.P. **CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)** A-101, Shantiniketan - 2, Nr. Pavilion, Nr. Rajhans Cinemas, New India Colony Road, Nikol, Ahmedabad-382350. AUDA LIC NO. : ENGG - 01107 AUDA LIC NO. : COW-I-00794 **ENGINEER / C.O.W.**
VALAY P. SHAH STRUCTURAL DESIGNER AUDA LIC.NO. SD-I/272 12,Shantikunj Soc., Bayad-Kapadwanj Road, Bayad-383325. **STR. ENGINEER**	**SHYAM DEVELOPERS** PARTNER **OWNER**

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.

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

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 29/2/2020
Dated... 17 NOV 2020

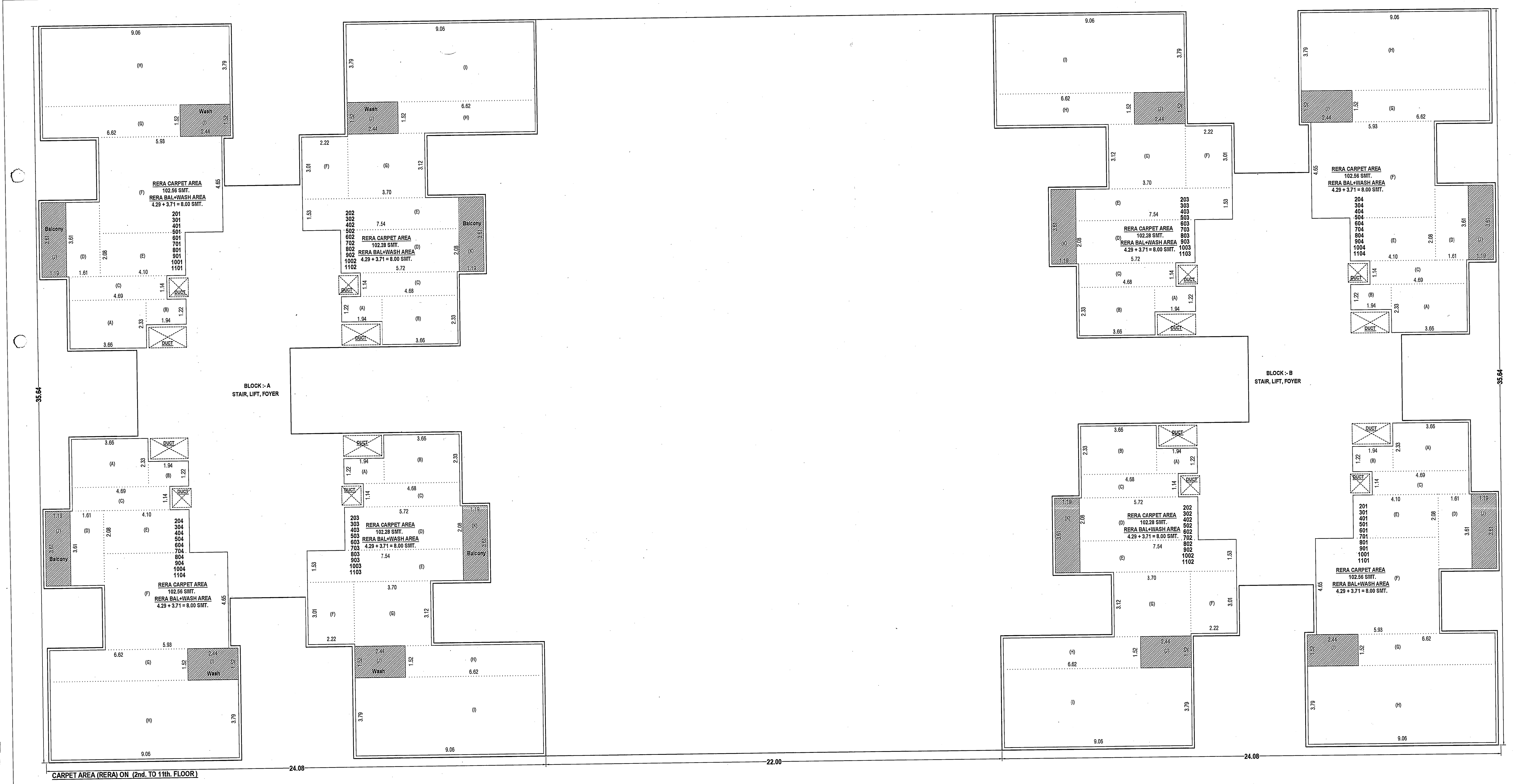
DISPATCH BY

3 5 / Note Approved by C.E.A

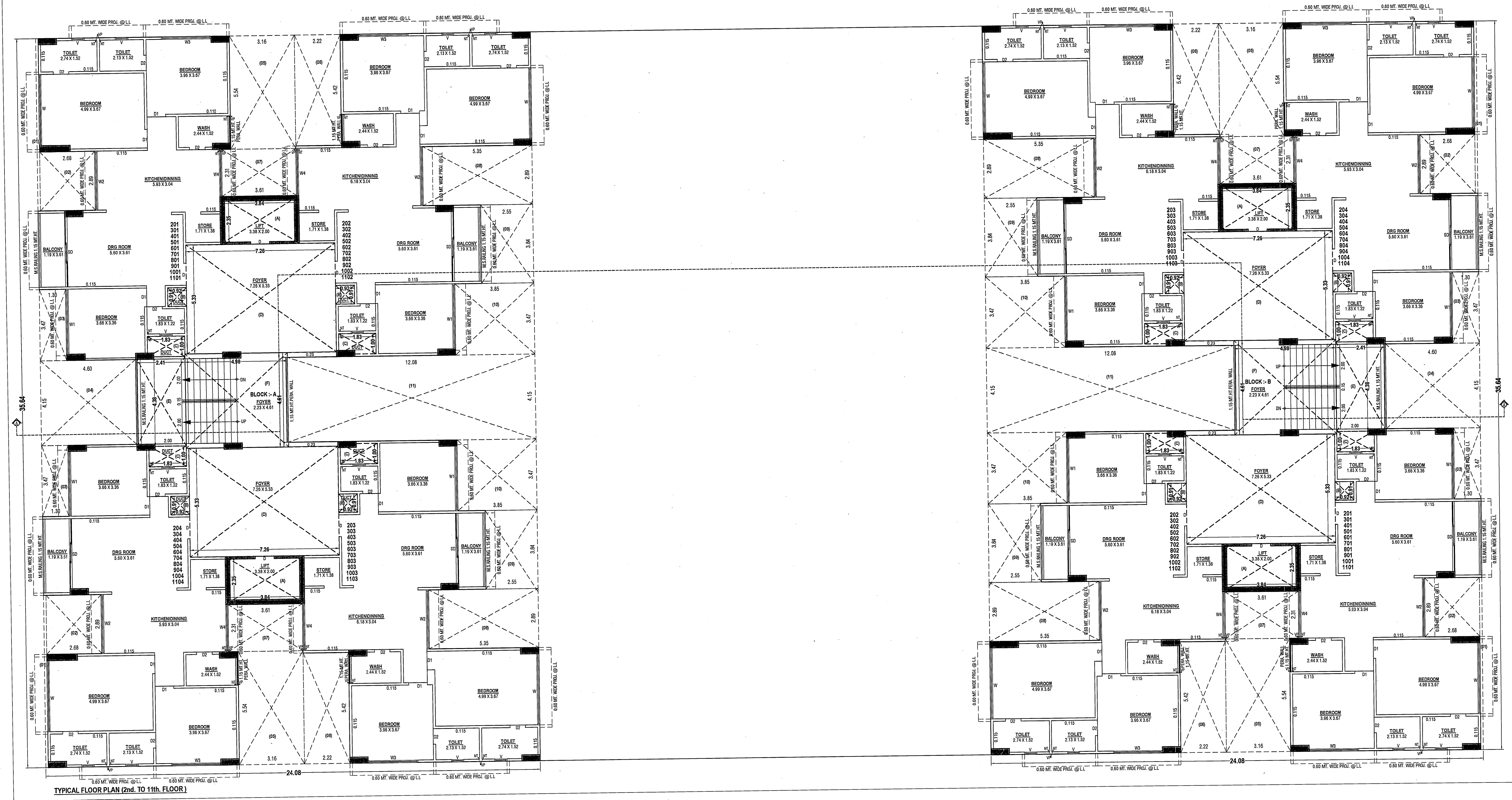
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

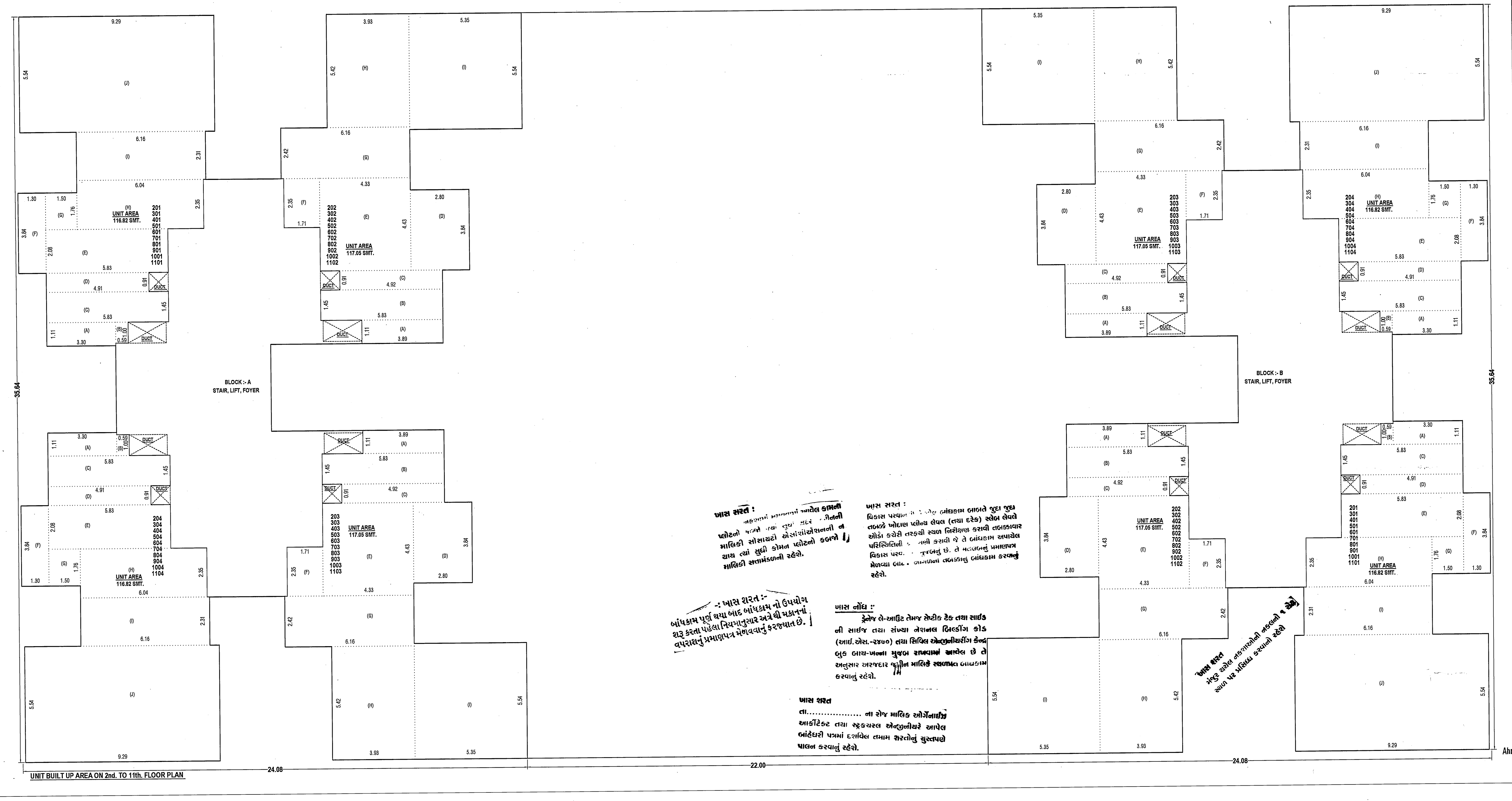
AUTHORITY



CARPET AREA (RERA) ON (2nd. TO 11th. FLOOR)



TYPICAL FLOOR PLAN (2nd. TO 11th. FLOOR)



UNIT BUILT UP AREA ON 2nd. TO 11th. FLOOR PLAN

ખાસ સરત :
.... આવેલ કામની .... જમીનની પ્લોટનો કબ્જો ...... માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો માલિકી સત્તામંડળની રહેશે.

ખાસ સરત :
વિકાસ પરવાનગી ...... બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ...... કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવ. ...... મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજયાત છે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેંક તથા સાઇડ ની સાઇજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઇ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળસ્થિત બાંધકામ કરવાનું રહેશે.

ખાસ શરત
તા.................. ના રોજ માલિક ઓર્ગેનાઇઝર આર્કીટેક્ટ તથા સ્ટ્રકચરલ એન્જીનીયરે આપેલ બાંહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

UNIT BUILT UP AREA BLOCK :- A (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[201,301,401,501,601,701, 801,901,1001,1101] [204,304,404,504,604,704, 804,904,1004,1104]

(A)	3.30 X 1.11	=	3.66	SMT.
(B)	0.59 X 1.00	=	0.59	SMT.
(C)	5.83 X 1.45	=	8.45	SMT.
(D)	4.91 X 0.91	=	4.47	SMT.
(E)	5.83 X 2.08	=	12.13	SMT.
(F)	1.30 X 3.84	=	4.99	SMT.
(G)	1.50 X 1.76	=	2.64	SMT.
(H)	6.04 X 2.35	=	14.19	SMT.
(I)	6.16 X 2.31	=	14.23	SMT.
(J)	9.29 X 5.54	=	51.47	SMT.
	TOTAL	=	116.82	SMT.

116.82 X 02 = 233.64

UNIT BUILT UP AREA BLOCK :- B (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[201,301,401,501,601,701, 801,901,1001,1101] [204,304,404,504,604,704, 804,904,1004,1104]

(A)	3.30 X 1.11	=	3.66	SMT.
(B)	0.59 X 1.00	=	0.59	SMT.
(C)	5.83 X 1.45	=	8.45	SMT.
(D)	4.91 X 0.91	=	4.47	SMT.
(E)	5.83 X 2.08	=	12.13	SMT.
(F)	1.30 X 3.84	=	4.99	SMT.
(G)	1.50 X 1.76	=	2.64	SMT.
(H)	6.04 X 2.35	=	14.19	SMT.
(I)	6.16 X 2.31	=	14.23	SMT.
(J)	9.29 X 5.54	=	51.47	SMT.
	TOTAL	=	116.82	SMT.

116.82 X 02 = 233.64

UNIT BUILT UP AREA BLOCK :- A (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[202,302,402,502,602,702, 802,902,1002,1102] [203,303,403,503,603,703, 803,903,1003,1103]

(A)	3.89 X 1.11	=	4.32	SMT.
(B)	5.83 X 1.45	=	8.45	SMT.
(C)	4.92 X 0.91	=	4.48	SMT.
(D)	2.80 X 3.84	=	10.75	SMT.
(E)	4.33 X 4.43	=	19.18	SMT.
(F)	1.71 X 2.35	=	4.02	SMT.
(G)	6.16 X 2.42	=	14.91	SMT.
(H)	3.93 X 5.42	=	21.30	SMT.
(I)	5.35 X 5.54	=	29.64	SMT.
	TOTAL	=	117.05	SMT.

117.05 X 02 = 234.10

UNIT BUILT UP AREA BLOCK :- B (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[202,302,402,502,602,702, 802,902,1002,1102] [203,303,403,503,603,703, 803,903,1003,1103]

(A)	3.89 X 1.11	=	4.32	SMT.
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(E)	4.33 X 4.43	=	19.18	SMT.
(F)	1.71 X 2.35	=	4.02	SMT.
(G)	6.16 X 2.42	=	14.91	SMT.
(H)	3.93 X 5.42	=	21.30	SMT.
(I)	5.35 X 5.54	=	29.64	SMT.
	TOTAL	=	117.05	SMT.

117.05 X 02 = 234.10

CARPET AREA (RERA) BLOCK :- A (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[201,301,401,501,601,701,801,901,1001,1101] [204,304,404,504,604,704,804,904,1004,1104]

(A)	3.66 X 2.33	=	8.53	SMT.
(B)	1.94 X 1.22	=	2.37	SMT.
(C)	4.69 X 1.14	=	5.35	SMT.
(D)	1.61 X 3.61	=	5.81	SMT.
(E)	4.10 X 2.08	=	8.53	SMT.
(F)	5.93 X 4.65	=	27.57	SMT.
(G)	6.62 X 1.52	=	10.06	SMT.
(H)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.56	SMT.

102.56 X 02 = 205.12

CARPET AREA (RERA) WASH&BALCONY

(I)	Wash	2.44 X 1.52	=	3.71	SMT.
(J)	Balcony	1.19 X 3.61	=	4.29	SMT.

CARPET AREA (RERA) BLOCK :- B (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[201,301,401,501,601,701,801,901,1001,1101] [204,304,404,504,604,704,804,904,1004,1104]

(A)	3.66 X 2.33	=	8.53	SMT.
(B)	1.94 X 1.22	=	2.37	SMT.
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(G)	6.62 X 1.52	=	10.06	SMT.
(H)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.56	SMT.

102.56 X 02 = 205.12

CARPET AREA (RERA) WASH&BALCONY

(I)	Wash	2.44 X 1.52	=	3.71	SMT.
(J)	Balcony	1.19 X 3.61	=	4.29	SMT.

CARPET AREA (RERA) BLOCK :- A (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[202,302,402,502,602,702,802,902,1002,1102] [203,303,403,503,603,703,803,903,1003,1103]

(A)	1.94 X 1.22	=	2.37	SMT.
(B)	3.66 X 2.33	=	8.53	SMT.
(C)	4.68 X 1.14	=	5.33	SMT.
(D)	5.72 X 2.08	=	11.89	SMT.
(E)	7.54 X 1.53	=	11.54	SMT.
(F)	2.22 X 3.01	=	6.68	SMT.
(G)	3.70 X 3.12	=	11.54	SMT.
(H)	6.62 X 1.52	=	10.06	SMT.
(I)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.28	SMT.

102.28 X 02 = 204.56

CARPET AREA (RERA) WASH&BALCONY

(J)	Wash	2.44 X 1.52	=	3.71	SMT.
(K)	Balcony	1.19 X 3.61	=	4.29	SMT.

CARPET AREA (RERA) BLOCK :- B (RESI.)
TOTAL = 20 UNIT (2nd. TO 11th. FLOOR)
FLAT NO.:-[202,302,402,502,602,702,802,902,1002,1102] [203,303,403,503,603,703,803,903,1003,1103]

(A)	1.94 X 1.22	=	2.37	SMT.
(B)	3.66 X 2.33	=	8.53	SMT.
(C)	4.68 X 1.14	=	5.33	SMT.
(D)	5.72 X 2.08	=	11.89	SMT.
(E)	7.54 X 1.53	=	11.54	SMT.
(F)	2.22 X 3.01	=	6.68	SMT.
(G)	3.70 X 3.12	=	11.54	SMT.
(H)	6.62 X 1.52	=	10.06	SMT.
(I)	9.06 X 3.79	=	34.34	SMT.
	TOTAL	=	102.28	SMT.

102.28 X 02 = 204.56

CARPET AREA (RERA) WASH&BALCONY

(J)	Wash	2.44 X 1.52	=	3.71	SMT.
(K)	Balcony	1.19 X 3.61	=	4.29	SMT.

BUILT UP AREA CALC. ON 2nd. TO 11th. FLOOR:- IN SMT
2nd. TO 11th. FLOOR :-

24.08 X 35.64 X 2		=	**1716.42**
LESS :-			
(01)	AS PER P-LINE X 4	=	4.04
(02)	2.68 X 2.89 X 4	=	30.98
(03)	1.30 X 3.47 X 4	=	18.04
(04)	4.60 X 4.15 X 2	=	38.18
(05)	3.16 X 5.54 X 4	=	70.02
(06)	2.22 X 5.42 X 4	=	48.13
(07)	3.61 X 2.31 X 4	=	33.36
(08)	5.35 X 2.89 X 4	=	61.85
(09)	2.55 X 3.84 X 4	=	39.17
(10)	3.85 X 3.47 X 4	=	53.44
(11)	12.08 X 4.15 X 2	=	100.26
	TOTAL	=	**497.47**

1716.42 -497.47= 1218.95

NET BUILT UP AREA =1218.95

F.S.I. AREA CALC. ON 2nd. TO 11th. FLOOR:- IN SMT.
2nd. TO 11th. FLOOR :-

B.A. 2nd. TO 11th. FLOOR		=	**1218.95**
LESS :-			
(A)	3.84 X 2.35 X 4	=	36.09
(B)	0.92 X 0.91 X 8	=	6.69
(C)	1.83 X 1.00 X 8	=	14.64
(D)	7.26 X 5.33 X 4	=	154.78
(E)	2.41 X 4.38 X 2	=	21.11
(F)	4.98 X 4.61 X 2	=	45.91
	TOTAL	=	**279.22**

1218.95 - 279.22 = 939.73

NET BUILT UP AREA =939.73

OPENING SCHEDULE :-

SD = 3.43 X 2.13 D1 = 0.91 X 2.13 W = 3.48 X 1.65
D = 1.07 X 2.13 D2 = 0.76 X 2.13 W1 = 3.17 X 1.65
V = 0.60 X 0.60 W2 = 2.89 X 1.65 W3 = 2.41 X 1.65
W4 = 2.31 X 1.65

BLOCK - A+B

PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 06

SCALE : 1 CM = 1.00 MT ZONE : R1 USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON BASEMENT	2153.94
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	2289.73
PROP. BUILT UP AREA ON 1st. FLOOR	1218.95
PROP. BUILT UP AREA ON 2nd. FLOOR	1218.95
PROP. BUILT UP AREA ON 3rd. FLOOR	1218.95
PROP. BUILT UP AREA ON 4th. FLOOR	1218.95
PROP. BUILT UP AREA ON 5th. FLOOR	1218.95
PROP. BUILT UP AREA ON 6th. FLOOR	1218.95
PROP. BUILT UP AREA ON 7th. FLOOR	1218.95
PROP. BUILT UP AREA ON 8th. FLOOR	1218.95
PROP. BUILT UP AREA ON 9th. FLOOR	1218.95
PROP. BUILT UP AREA ON 10th. FLOOR	1218.95
PROP. BUILT UP AREA ON 11th. FLOOR	1218.95
PROP. BUILT UP AREA ON 12th. FLOOR	1283.69
PROP. BUILT UP AREA ON 13th. FLOOR	723.33
PROP. BUILT UP AREA ON STAIR CABIN	107.98
PROP. BUILT UP AREA ON ELE.SUBSTATION	19.00
TOTAL BUILT UP AREA	**19986.12**
PROP. F.S.I. AREA ON 1st. FLOOR	939.73
PROP. F.S.I. AREA ON 2nd. FLOOR	939.73
PROP. F.S.I. AREA ON 3rd. FLOOR	939.73
PROP. F.S.I. AREA ON 4th. FLOOR	939.73
PROP. F.S.I. AREA ON 5th. FLOOR	939.73
PROP. F.S.I. AREA ON 6th. FLOOR	939.73
PROP. F.S.I. AREA ON 7th. FLOOR	939.73
PROP. F.S.I. AREA ON 8th. FLOOR	939.73
PROP. F.S.I. AREA ON 9th. FLOOR	939.73
PROP. F.S.I. AREA ON 10th. FLOOR	939.73
PROP. F.S.I. AREA ON 11th. FLOOR	939.73
PROP. F.S.I. AREA ON 12th. FLOOR	1004.44
PROP. F.S.I. AREA ON 13th. FLOOR	332.45
TOTAL F.S.I. AREA	**11673.92**

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરાવેલ છે
આસીસ્ટન્ટ / ક્લાર્ક

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

COLOUR NOTE :-
PROP.WORK ▭ PROP.DRAIN ▭ SPRINKLER ⊛

JIGNESHKUMAR M. VORA 8,Itihas Residency, Nr. Rajdhani Bunglows, Nikol,Ahmedabad. AUDA Lic.No.:1114DV1801251016 **DEVELOPER**	Nakrani cp. **CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)** A-101, Shantiniketan - 2, Nr. Pavilion, Nr. Rajhans Cinemas, New India Colony Road, Nikol, Ahmedabad-382350. AUDA LIC NO. : ENGG - 01107 AUDA LIC NO. : COW-I-00794 **ENGINEER / C.O.W.**
VALAY P. SHAH STRUCTURAL DESIGNER AUDA LIC.NO. SD-I/272 12,Shantikunj Soc., Bayad- Kapadwanj Road, Bayad-383325. **STR. ENGINEER**	**SHYAM DEVELOPERS** PARTNER **OWNER**

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.

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

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

AHMEDABAD URBAN DEVELOPMENT AUTHORITY

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No 29/12/2020
Dated 07 NOV 2020

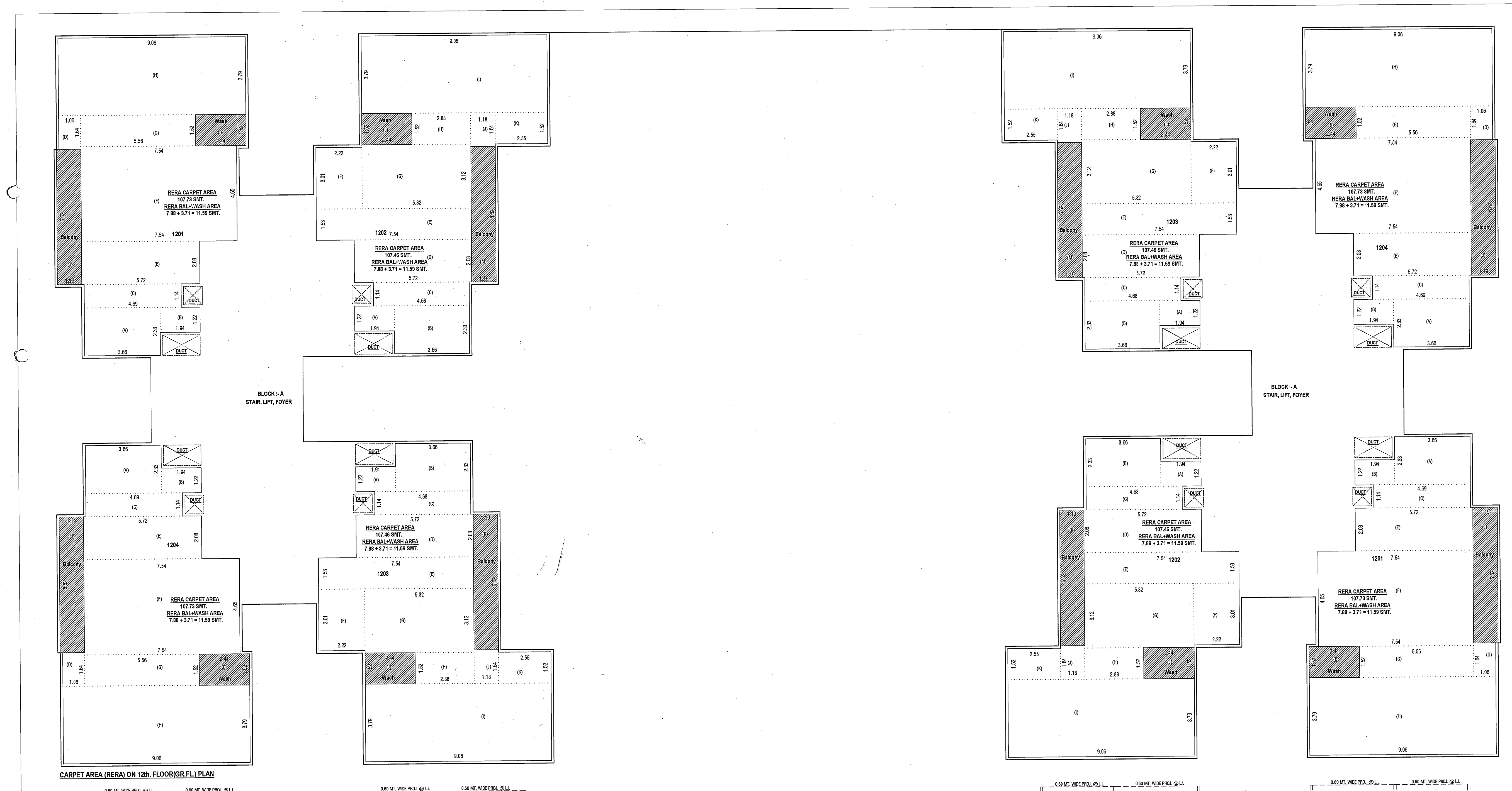
DISPATCH BY
351

Note Approved by C.E.A

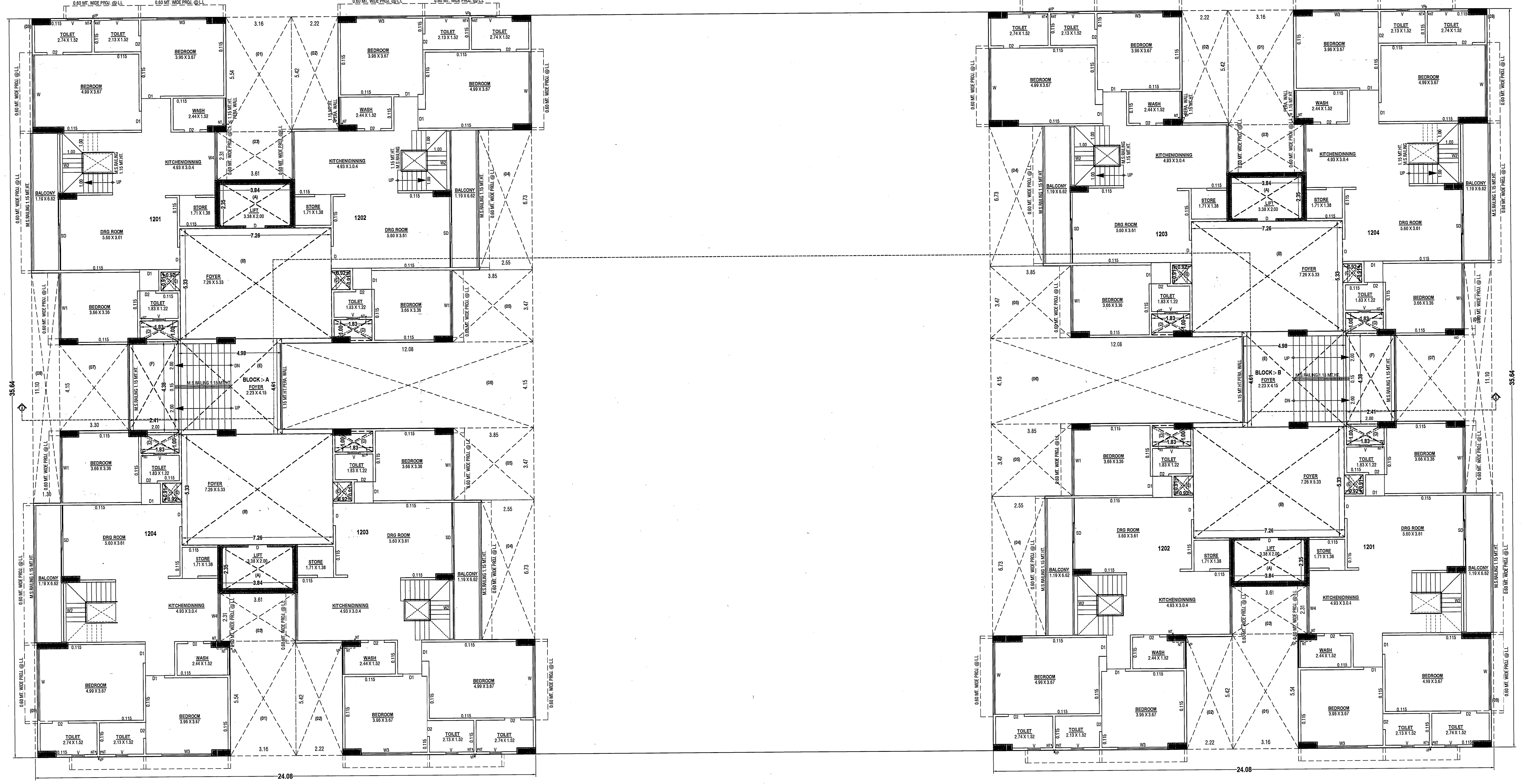
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

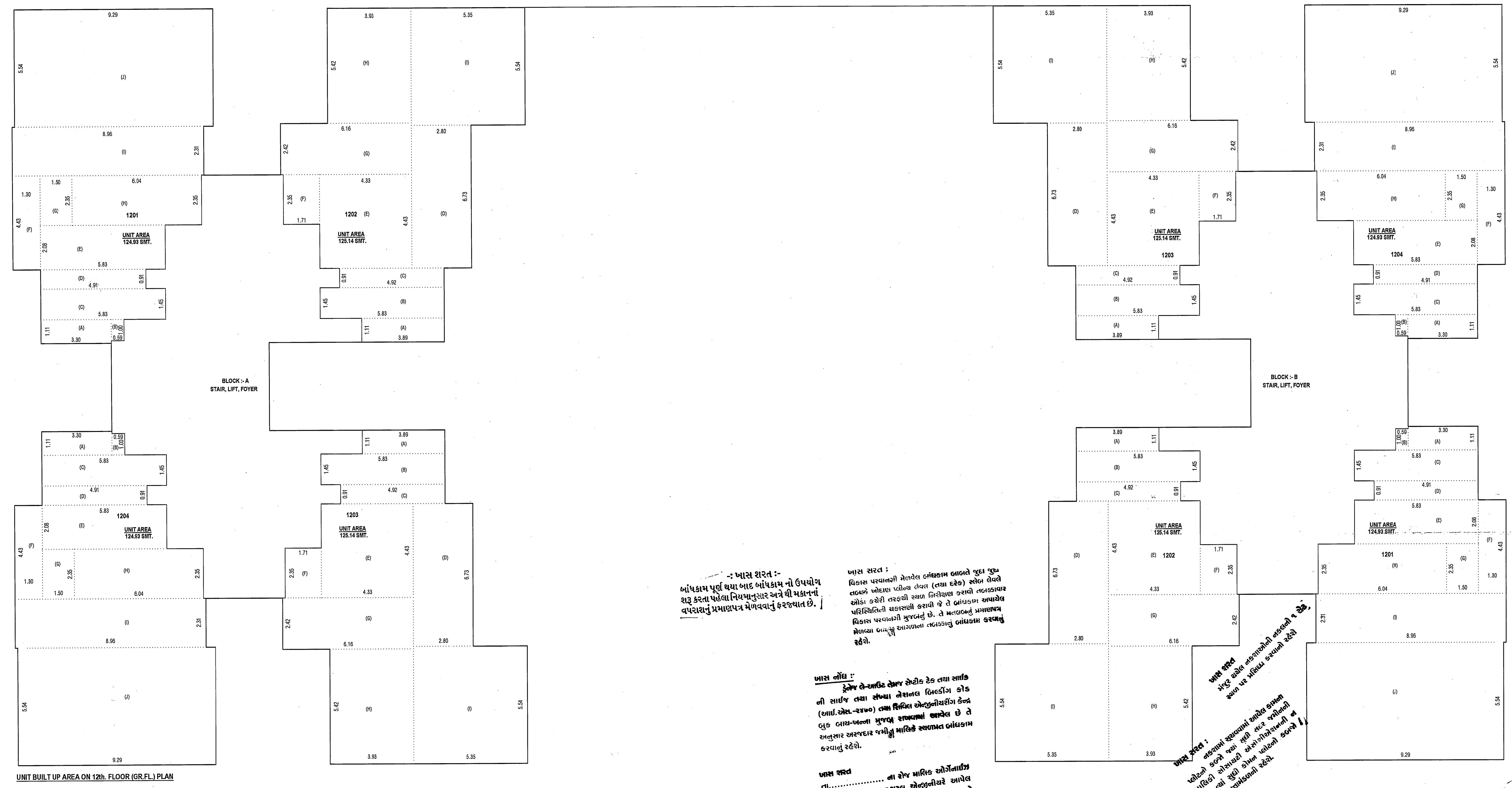
AUTHORITY


RERA CARPET AREA 107.73 SMT.
RERA BAL+WASH AREA 7.88 + 3.71 = 11.59 SMT.
RERA CARPET AREA 107.46 SMT.
Balcony
Wash
DUCT
1201
1202
1203
1204
BLOCK - A STAIR, LIFT, FOYER

CARPET AREA (RERA) ON 12th. FLOOR(GR.FL.) PLAN



12th. FLOOR (GR.FL.) PLAN



UNIT BUILT UP AREA ON 12th. FLOOR (GR.FL.) PLAN

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજ્યાત છે.

ખાસ સરત ;
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદ જ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેક તથા સાઈડ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપ્રત બાંધકામ કરવાનું રહેશે.

ખાસ શરત
તા................. ના રોજ માલિક ઓર્ગેનાઈઝ આર્કીટેક્ટ તથા સ્ટ્રકચરલ એન્જીનીયરે આપેલ બાંહેધરી પત્રમા દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

UNIT BUILT UP AREA BLOCK :- A (RESI.)			
TOTAL = 02 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:-[1201],[1204]			
(A)	3.30 X 1.11	=	3.66 SMT.
(B)	0.59 X 1.00	=	0.59 SMT.
(C)	5.83 X 1.45	=	8.45 SMT.
(D)	4.91 X 0.91	=	4.47 SMT.
(E)	5.83 X 2.08	=	12.13 SMT.
(F)	1.30 X 4.43	=	5.76 SMT.
(G)	1.50 X 2.35	=	3.52 SMT.
(H)	6.04 X 2.35	=	14.19 SMT.
(I)	8.96 X 2.31	=	20.69 SMT.
(J)	9.29 X 5.54	=	51.47 SMT.
	TOTAL	=	124.93 SMT.
124.93 X 02 = 249.86			

UNIT BUILT UP AREA BLOCK :- B (RESI.)			
TOTAL = 02 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:-[1201],[1204]			
(A)	3.30 X 1.11	=	3.66 SMT.
(B)	0.59 X 1.00	=	0.59 SMT.
(C)	5.83 X 1.45	=	8.45 SMT.
(D)	4.91 X 0.91	=	4.47 SMT.
(E)	5.83 X 2.08	=	12.13 SMT.
(F)	1.30 X 4.43	=	5.76 SMT.
(G)	1.50 X 2.35	=	3.52 SMT.
(H)	6.04 X 2.35	=	14.19 SMT.
(I)	8.96 X 2.31	=	20.69 SMT.
(J)	9.29 X 5.54	=	51.47 SMT.
	TOTAL	=	124.93 SMT.
124.93 X 02 = 249.86			

UNIT BUILT UP AREA BLOCK :- A (RESI.)			
TOTAL = 02 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:- [1202],[1203]			
(A)	3.89 X 1.11	=	4.32 SMT.
(B)	5.83 X 1.45	=	8.45 SMT.
(C)	4.92 X 0.91	=	4.48 SMT.
(D)	2.80 X 6.73	=	18.84 SMT.
(E)	4.33 X 4.43	=	19.18 SMT.
(F)	1.71 X 2.35	=	4.02 SMT.
(G)	6.16 X 2.42	=	14.91 SMT.
(H)	3.93 X 5.42	=	21.30 SMT.
(I)	5.35 X 5.54	=	29.64 SMT.
	TOTAL	=	125.14 SMT.
125.14 X 02 = 250.28			

UNIT BUILT UP AREA BLOCK :- B (RESI.)			
TOTAL = 02 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:- [1202],[1203]			
(A)	3.89 X 1.11	=	4.32 SMT.
(B)	5.83 X 1.45	=	8.45 SMT.
(C)	4.92 X 0.91	=	4.48 SMT.
(D)	2.80 X 6.73	=	18.84 SMT.
(E)	4.33 X 4.43	=	19.18 SMT.
(F)	1.71 X 2.35	=	4.02 SMT.
(G)	6.16 X 2.42	=	14.91 SMT.
(H)	3.93 X 5.42	=	21.30 SMT.
(I)	5.35 X 5.54	=	29.64 SMT.
	TOTAL	=	125.14 SMT.
125.14 X 02 = 250.28			

CARPET AREA (RERA) BLOCK :- A (RESI.)			
TOTAL = 02 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:-[1201][1204]			
(A)	3.66 X 2.33	=	8.53 SMT.
(B)	1.94 X 1.22	=	2.37 SMT.
(C)	4.69 X 1.14	=	5.35 SMT.
(D)	1.06 X 1.64	=	1.74 SMT.
(E)	5.72 X 2.08	=	11.89 SMT.
(F)	7.54 X 4.65	=	35.06 SMT.
(G)	5.56 X 1.52	=	8.45 SMT.
(H)	9.06 X 3.79	=	34.34 SMT.
	TOTAL	=	107.73 SMT.
107.73 X 02 = 205.12			
CARPET AREA (RERA) WASH&BALCONY			
(I) Wash	2.44 X 1.52	=	3.71 SMT.
(J) Balcony	1.19 X 6.62	=	7.88 SMT.

CARPET AREA (RERA) BLOCK :- B (RESI.)			
TOTAL = 02 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:-[1201][1204]			
(A)	3.66 X 2.33	=	8.53 SMT.
(B)	1.94 X 1.22	=	2.37 SMT.
(C)	4.69 X 1.14	=	5.35 SMT.
(D)	1.06 X 1.64	=	1.74 SMT.
(E)	5.72 X 2.08	=	11.89 SMT.
(F)	7.54 X 4.65	=	35.06 SMT.
(G)	5.56 X 1.52	=	8.45 SMT.
(H)	9.06 X 3.79	=	34.34 SMT.
	TOTAL	=	107.73 SMT.
107.73 X 02 = 205.12			
CARPET AREA (RERA) WASH&BALCONY			
(I) Wash	2.44 X 1.52	=	3.71 SMT.
(J) Balcony	1.19 X 6.62	=	7.88 SMT.

CARPET AREA (RERA) BLOCK :- A (RESI.)			
TOTAL = 04 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:-[1202],[1203]			
(A)	1.94 X 1.22	=	2.37 SMT.
(B)	3.66 X 2.33	=	8.53 SMT.
(C)	4.68 X 1.14	=	5.33 SMT.
(D)	5.72 X 2.08	=	11.89 SMT.
(E)	7.54 X 1.53	=	11.54 SMT.
(F)	2.22 X 3.01	=	6.68 SMT.
(G)	5.32 X 3.12	=	16.59 SMT.
(H)	2.88 X 1.52	=	4.38 SMT.
(I)	9.06 X 3.79	=	34.34 SMT.
(J)	1.18 X 1.64	=	1.93 SMT.
(K)	2.55 X 1.52	=	3.88 SMT.
	TOTAL	=	107.46 SMT.
107.46 X 02 = 204.56			
CARPET AREA (RERA) WASH&BALCONY			
(L) Wash	2.44 X 1.52	=	3.71 SMT.
(M) Balcony	1.19 X 6.62	=	7.88 SMT.

CARPET AREA (RERA) BLOCK :- B (RESI.)			
TOTAL = 04 UNIT (12th. FLOOR)GR.FLOOR			
FLAT NO.:-[1202],[1203]			
(A)	1.94 X 1.22	=	2.37 SMT.
(B)	3.66 X 2.33	=	8.53 SMT.
(C)	4.68 X 1.14	=	5.33 SMT.
(D)	5.72 X 2.08	=	11.89 SMT.
(E)	7.54 X 1.53	=	11.54 SMT.
(F)	2.22 X 3.01	=	6.68 SMT.
(G)	5.32 X 3.12	=	16.59 SMT.
(H)	2.88 X 1.52	=	4.38 SMT.
(I)	9.06 X 3.79	=	34.34 SMT.
(J)	1.18 X 1.64	=	1.93 SMT.
(K)	2.55 X 1.52	=	3.88 SMT.
	TOTAL	=	107.46 SMT.
107.46 X 02 = 204.56			
CARPET AREA (RERA) WASH&BALCONY			
(L) Wash	2.44 X 1.52	=	3.71 SMT.
(M) Balcony	1.19 X 6.62	=	7.88 SMT.

BUILT UP AREA CALC. ON 12th. FLOOR:- IN SMT.			
12th. FLOOR :-			
24.08 X 35.64 X 2		=	1716.42
LESS :-			
(01)	3.16 X 5.54 X 4	=	70.02
(02)	2.22 X 5.42 X 4	=	48.13
(03)	3.61 X 2.31 X 4	=	33.35
(04)	2.55 X 6.73 X 4	=	68.64
(05)	3.85 X 3.47 X 4	=	53.44
(06)	12.08 X 4.15 X 2	=	100.26
(07)	3.30 X 4.15 X 2	=	27.39
(08)	1.30 X 11.10 X 2	=	28.86
(09)	AS PER P-LINE X 4	=	2.64
	TOTAL	=	432.73
1716.42 - 432.73 = 1283.69			
NET BUILT UP AREA = 1283.69			

F.S.I. AREA CALC. ON 12th. FLOOR:- IN SMT.			
12th. FLOOR :-			
B.A. GR. FLOOR		=	1283.69
LESS :-			
(A)	3.84 X 2.35 X 4	=	36.10
(B)	7.26 X 5.33 X 4	=	154.78
(C)	0.92 X 0.91 X 8	=	6.70
(D)	1.83 X 1.00 X 8	=	14.64
(E)	4.98 X 4.61 X 2	=	45.92
(F)	2.41 X 4.38 X 2	=	21.11
	TOTAL	=	279.25
1283.69 - 279.25 = 1004.44			
NET BUILT UP AREA = 1004.44			

OPENING SCHEDULE :-
SD = 3.43 X 2.13 D1 = 0.91 X 2.13 W = 3.48 X 1.65
D = 1.07 X 2.13 D2 = 0.76 X 2.13 W1 = 3.17 X 1.65
V = 0.60 X 0.60 W2 = 2.89 X 1.65 W3 = 2.41 X 1.65
W4 = 2.31 X 1.65

BLOCK - A+B

PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 07

SCALE : 1 CM = 1.00 MT | ZONE : R1 | USE : RESIDENTIAL

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON BASEMENT	2153.94
PROP. BUILT UP AREA ON GR. FLOOR (H.P.)	2289.73
PROP. BUILT UP AREA ON 1st. FLOOR	1218.95
PROP. BUILT UP AREA ON 2nd. FLOOR	1218.95
PROP. BUILT UP AREA ON 3rd. FLOOR	1218.95
PROP. BUILT UP AREA ON 4th. FLOOR	1218.95
PROP. BUILT UP AREA ON 5th. FLOOR	1218.95
PROP. BUILT UP AREA ON 6th. FLOOR	1218.95
PROP. BUILT UP AREA ON 7th. FLOOR	1218.95
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PROP. BUILT UP AREA ON 11th. FLOOR	1218.95
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TOTAL BUILT UP AREA	**19986.12**
PROP. F.S.I. AREA ON 1st. FLOOR	939.73
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PROP. F.S.I. AREA ON 10th. FLOOR	939.73
PROP. F.S.I. AREA ON 11th. FLOOR	939.73
PROP. F.S.I. AREA ON 12th. FLOOR	1004.44
PROP. F.S.I. AREA ON 13th. FLOOR	332.45
TOTAL F.S.I. AREA	**11673.92**

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
એન્ડીંગ કરાવેલ છે
T. M. [illegible]
આસીસ્ટન્ટ / [illegible]

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

COLOUR NOTE :-
PROP.WORK ▭ PROP.DRAIN ▭ SPRINKLER ⊛

JIGNESHKUMAR M. VORA 8,Itihas Residency, Nr. Rajdhani Bunglows, Nikol,Ahmedabad. AUDA Lic.No.:1114DV1801251016 DEVELOPER	Nakrani.C.P. CHIRAGKUMAR P. NAKRANI (B.E. CIVIL) A-101, Shantiniketan - 2, Nr. Pavilion, Nr. Rajhans Cinemas, New India Colony Road, Nikol, Ahmedabad-382350. AUDA LIC NO. : ENGG - 01107 AUDA LIC NO. : COW-I-00794 ENGINEER / C.O.W.
VALAY P. SHAH STRUCTURAL DESIGNER AUDA LIC.NO. SD-I/272 12,Shantikunj Soc., Bayad- Kapadwanj Road, Bayad-383325. STR. ENGINEER	SHYAM DEVELOPERS PARTNER OWNER

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.

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

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.29|2|2020
Dated...07 ... 2020

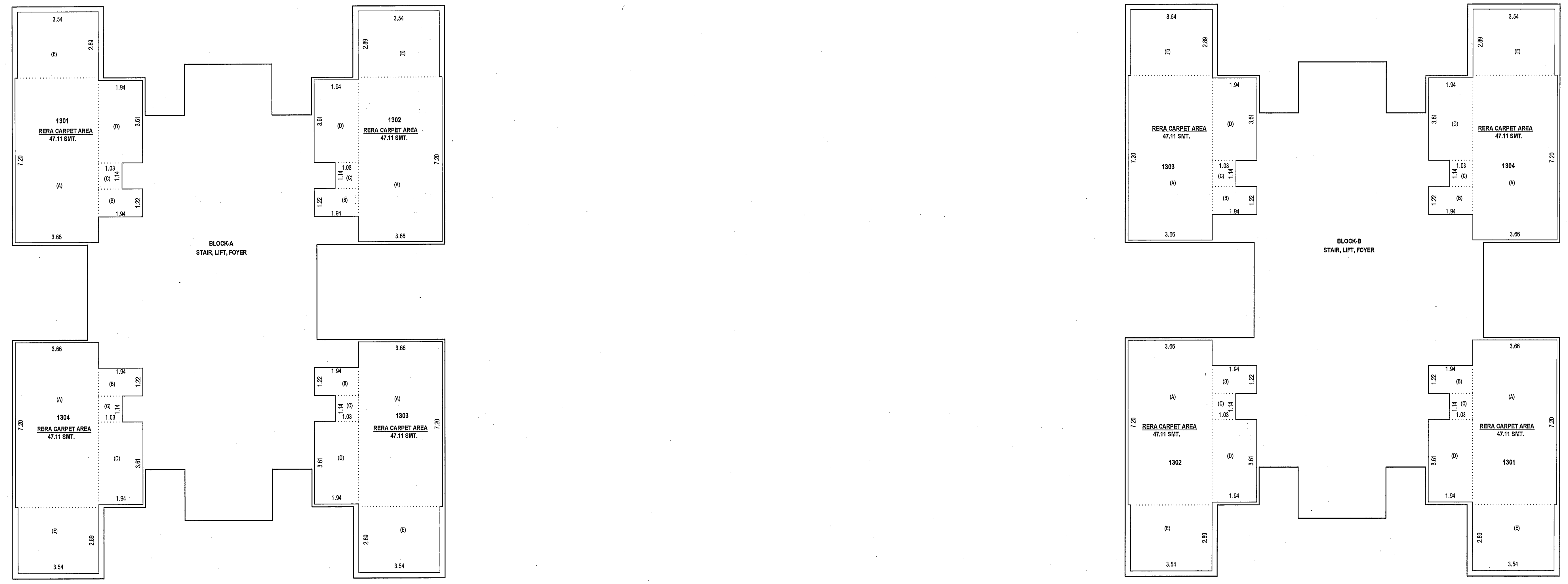
DISPATCH BY
No 357

Note Approved by C.E.A

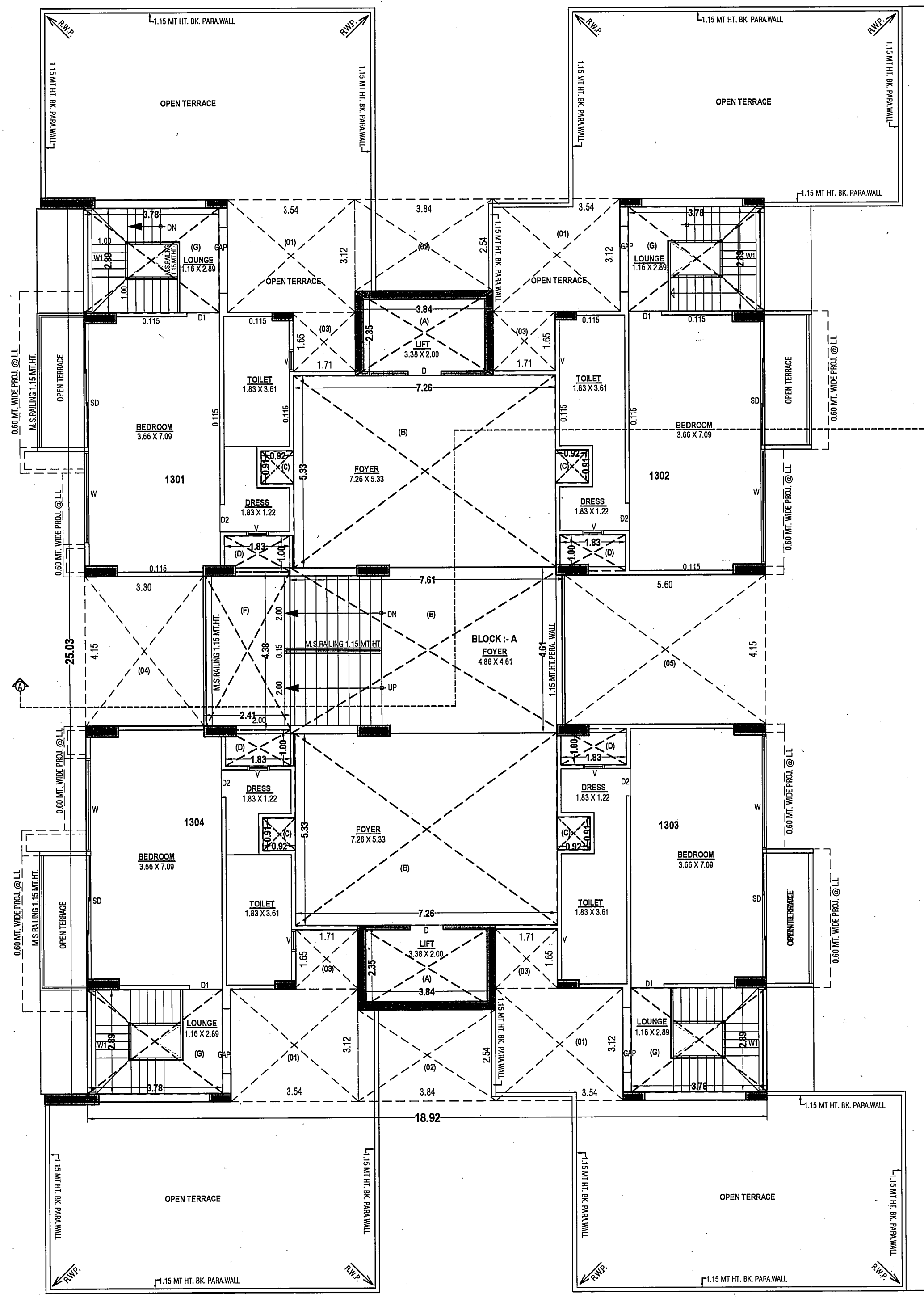
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

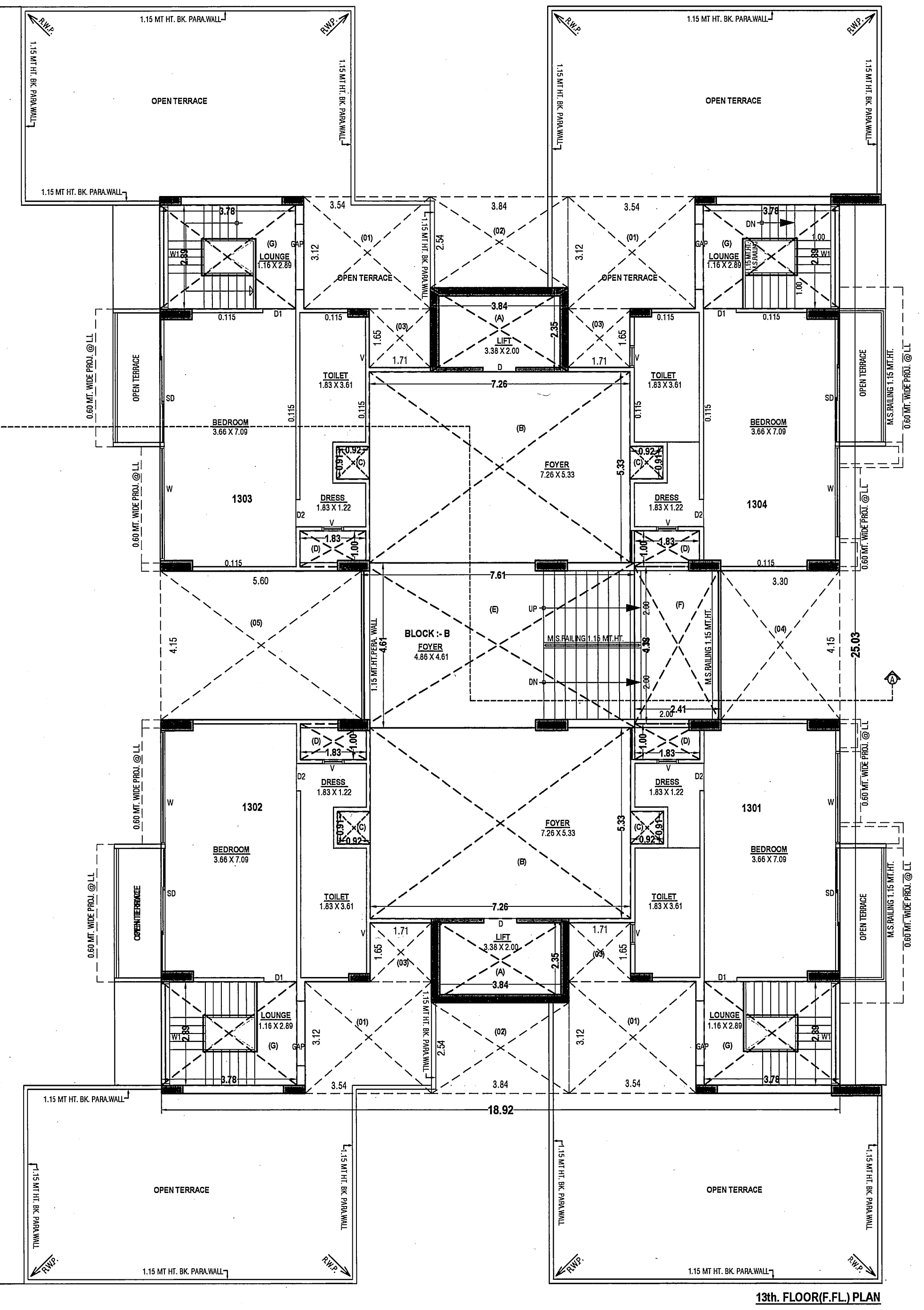
AUTHORITY



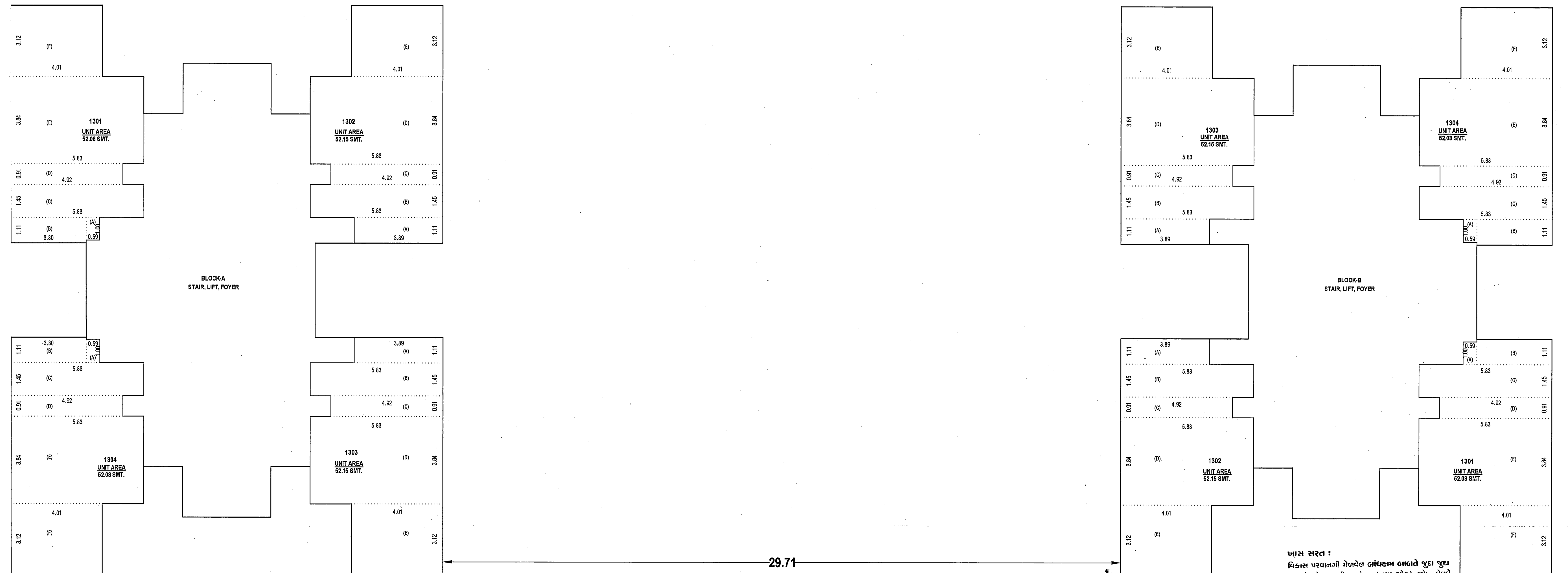
CARPET AREA (RERA) ON 13th. FLOOR(F.FL.) PLAN



13th. FLOOR(F.FL.) PLAN



13th. FLOOR(F.FL.) PLAN



UNIT BUILT UP AREA ON 13th. FLOOR(F.FL.) PLAN

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજ્યાત છે.

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાંનો રહેશે

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડાં કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

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

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

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

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેંક તથા સાઇડ ની સાઇજ તથા નેશનલ બિલ્ડીંગ કોડ (આઇ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપ્રત બાંધકામ કરવાનું રહેશે.

UNIT BUILT UP AREA BLOCK :- A (RESI.)
TOTAL = 02 UNIT (13th. FLOOR)1st.FLOOR
FLAT NO.:-[1301],[1304]
(A) 0.59 X 1.00 = 0.59 SMT.
(B) 3.30 X 1.11 = 3.66 SMT.
(C) 5.83 X 1.45 = 8.45 SMT.
(D) 4.92 X 0.91 = 4.48 SMT.
(E) 5.83 X 3.84 = 22.39 SMT.
(F) 4.01 X 3.12 = 12.51 SMT.
TOTAL = 52.08 SMT.
52.08 X 02 = 104.16

UNIT BUILT UP AREA BLOCK :- A (RESI.)
TOTAL = 02 UNIT (13th. FLOOR)1st.FLOOR
FLAT NO.:-[1302],[1303]
(A) 3.89 X 1.11 = 4.32 SMT.
(B) 5.83 X 1.45 = 8.45 SMT.
(C) 4.92 X 0.91 = 4.48 SMT.
(D) 5.83 X 3.84 = 22.39 SMT.
(E) 4.01 X 3.12 = 12.51 SMT.
TOTAL = 52.15 SMT.
52.15 X 02 = 104.30

UNIT BUILT UP AREA BLOCK :- B (RESI.)
TOTAL = 02 UNIT (13th. FLOOR)1st.FLOOR
FLAT NO.:-[1301],[1304]
(A) 0.59 X 1.00 = 0.59 SMT.
(B) 3.30 X 1.11 = 3.66 SMT.
(C) 5.83 X 1.45 = 8.45 SMT.
(D) 4.92 X 0.91 = 4.48 SMT.
(E) 5.83 X 3.84 = 22.39 SMT.
(F) 4.01 X 3.12 = 12.51 SMT.
TOTAL = 52.08 SMT.
52.08 X 02 = 104.16

UNIT BUILT UP AREA BLOCK :- B (RESI.)
TOTAL = 02 UNIT (13th. FLOOR)1st.FLOOR
FLAT NO.:-[1302],[1303]
(A) 3.89 X 1.11 = 4.32 SMT.
(B) 5.83 X 1.45 = 8.45 SMT.
(C) 4.92 X 0.91 = 4.48 SMT.
(D) 5.83 X 3.84 = 22.39 SMT.
(E) 4.01 X 3.12 = 12.51 SMT.
TOTAL = 52.15 SMT.
52.15 X 02 = 104.30

CARPET AREA (RERA) BLOCK :- A(RESI.)
TOTAL = 04 UNIT (13th. FLOOR)1st.FLOOR
FLAT NO.:-[1301],[1302],[1303],[1304]
(A) 3.66 X 7.20 = 26.35 SMT.
(B) 1.94 X 1.22 = 2.36 SMT.
(C) 1.03 X 1.14 = 1.17 SMT.
(D) 1.94 X 3.61 = 7.00 SMT.
(E) 3.54 X 2.89 = 10.23 SMT.
TOTAL = 47.11 SMT.
47.11 X 04 = 188.44

CARPET AREA (RERA) BLOCK :- B(RESI.)
TOTAL = 04 UNIT (13th. FLOOR)1st.FLOOR
FLAT NO.:-[1301],[1302],[1303],[1304]
(A) 3.66 X 7.20 = 26.35 SMT.
(B) 1.94 X 1.22 = 2.36 SMT.
(C) 1.03 X 1.14 = 1.17 SMT.
(D) 1.94 X 3.61 = 7.00 SMT.
(E) 3.54 X 2.89 = 10.23 SMT.
TOTAL = 47.11 SMT.
47.11 X 04 = 188.44

BUILT UP AREA CALC. ON 13th. FLOOR:- IN SMT.
13th. FLOOR :-
18.92 X 25.03 X 2 = 947.14
LESS :-
(01) 3.54 X 3.12 X 8 = 88.36
(02) 3.84 X 2.54 X 4 = 39.01
(03) 1.71 X 1.65 X 8 = 22.57
(04) 3.30 X 4.15 X 2 = 27.39
(05) 5.60 X 4.15 X 2 = 46.48
TOTAL = 223.81
947.14 - 223.81 =723.33
NET BUILT UP AREA =723.33

F.S.I. AREA CALC. ON 13th. FLOOR:- IN SMT.
13th. FLOOR :-
B.A. 1st. FLOOR = 723.33
LESS :-
(A) 3.84 X 2.35 X 4 = 36.10
(B) 7.26 X 5.33 X 4 = 154.78
(C) 0.92 X 0.91 X 8 = 6.70
(D) 1.83 X 1.00 X 8 = 14.64
(E) 7.61 X 4.61 X 2 = 70.16
(F) 2.41 X 4.38 X 2 = 21.11
(G) 3.78 X 2.89 X 8 = 87.39
TOTAL = 390.88
723.33 - 390.88 =332.45
NET BUILT UP AREA =332.45

OPENING SCHEDULE :-
SD = 3.43 X 2.13 D1 = 0.91 X 2.13 W = 3.48 X 1.65
D = 1.07 X 2.13 D2 = 0.76 X 2.13 W1 = 3.17 X 1.65
V = 0.60 X 0.60 W2 = 2.89 X 1.65 W3 = 2.41 X 1.65
W4 = 2.31 X 1.65

BLOCK - A+B

PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 08

SCALE : 1 CM = 1.00 MT ZONE : R1 USE : RESIDENTIAL

AREA TABLE :-	SQMT
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PROP. F.S.I. AREA ON 13th. FLOOR	332.45
TOTAL F.S.I. AREA	**11673.92**

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
ચેકીંગ કરાવેલ છે
આસીસ્ટન્ટ/ક્લાર્ક

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

COLOUR NOTE :-
PROP.WORK ▭ PROP.DRAIN ▭ SPRINKLER ⊛

Nakrani

CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)
A-101, Shantiniketan - 2, Nr. Pavilion,
Nr. Rajhans Cinemas, New India Colony Road,
Nikol, Ahmedabad-382350.
AUDA LIC NO. : ENGG - 01107
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STRUCTURAL DESIGNER
AUDA LIC.NO. SD-I/272
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STR. ENGINEER

SHYAM DEVELOPERS
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Final Plan boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

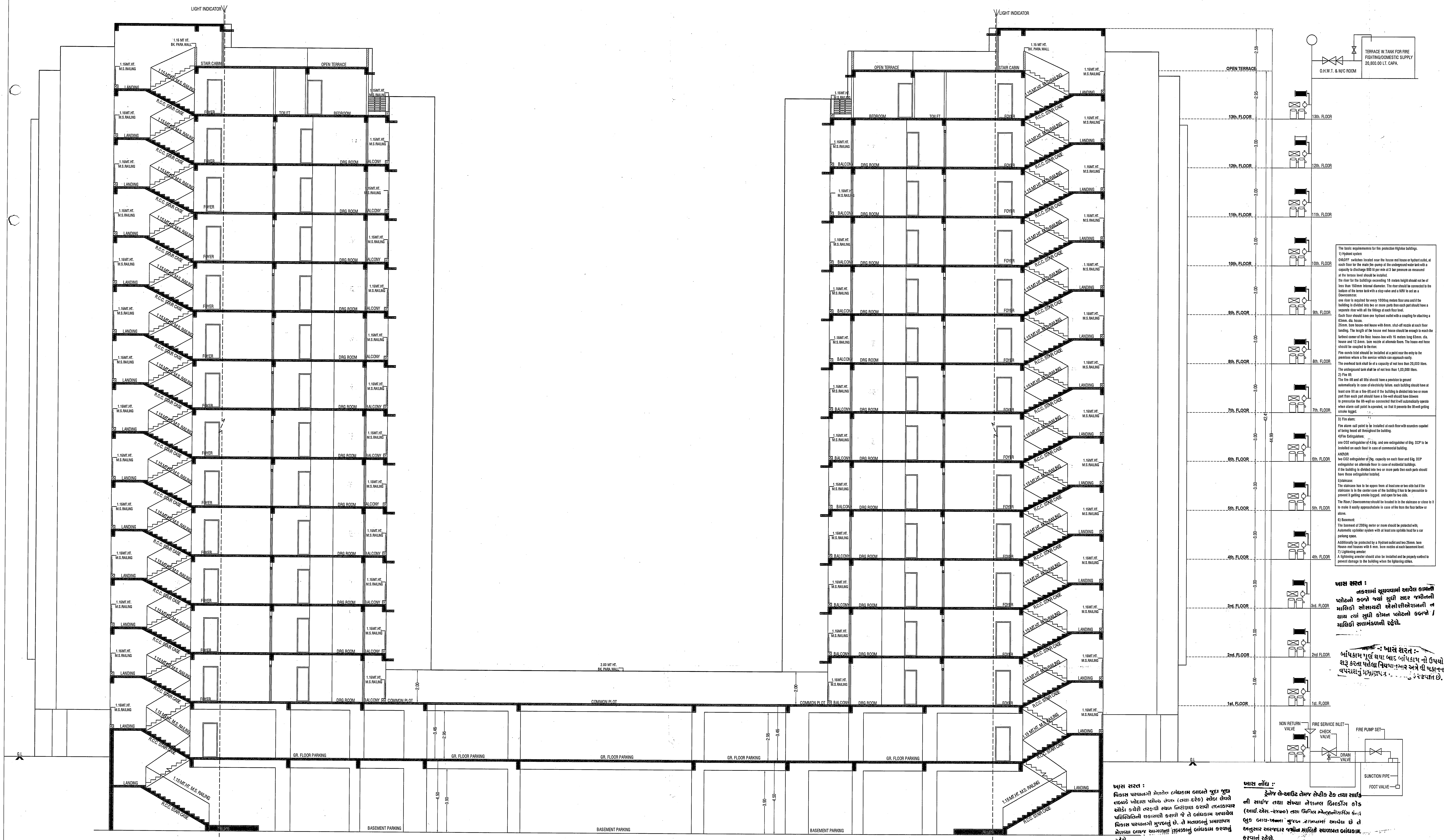
AHMEDABAD URBAN DEVELOPMENT AUTHORITY
AHMEDABAD

DISPATCH BY

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 29/2/2020
Dated 07 NOV 2020
3 5 7
Note Approved by C.E.A

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.
AUTHORITY



The basic requirememns for fire protection Highrise buildings.

1) Hydrant system

ON\OFF switches located near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit per min at 3 bar pressure as measured at the terrace level should be installed.

the riser for the buildings exceeding 18 meters height should not be of less than 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. house.

25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia. house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.

Fire-servis inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.

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 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 part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, 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 capabel of being heard all throughout the building.

4)Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be instolled on each floor in case of commercial building.

AND\OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings. if the building is divided into two or more parts then each parts should have these extinguisher installed.

5)staircase:

The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressuirize to prevent it getting smoke logged. and open for two side.

The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachabele in case of fire from the floor bellow or above.

6) Basement:

The basment of 200kg meter or more should be protected with; Autometic sprinkler system with at least one sprinkle head for a car parkang spase.

Additionally be protected by a Hydrant outlet and two 25mm. bore House-reel houses 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.

ખાસ સરત :

નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

-: ખાસ શરત :-

બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે શ્રી મકાનનાં વપરાશનું પ્રમાણપત્ર . . . . . રજૂ કરવું ફરજ્યાત છે.

ખાસ સરત :

વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓર્ડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ શરત

મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ નોંધ :

ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેક તથા સાઈડની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ હેન્ડ બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપ્રત બાંધકામ કરવાનું રહેશે.

ખાસ શરત

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

BLOCK - A+B

PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 09

SCALE : 1 CM = 1.00 MT ZONE : R1 USE : RESIDENTIAL

AREA TABLE :- SQMT

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

COLOUR NOTE :-
PROP.WORK ▭ LIGHT INDICATOR

JIGNESHKUMAR M. VORA
8,Itihas Residency,
Nr. Rajdhani Bunglows,
Nikol,Ahmedabad.
AUDA Lic.No.:1114DV1801251016
DEVELOPER

Nakrani C.P.
CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)
A-101, Shantiniketan - 2, Nr. Pavilion,
Nr. Rajhans Cinemas, New India Colony Road,
Nikol, Ahmedabad-382350.
AUDA LIC NO. : ENGG - 01107
AUDA LIC NO. : COW-I-00794
ENGINEER / C.O.W.

VALAY P. SHAH
STRUCTURAL DESIGNER
AUDA LIC.NO. SD-I/272
12,Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325.
STR. ENGINEER

SHYAM DEVELOPERS
PARTNER
OWNER

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.

Owner is fully responsible Fo ·pen marginal Space and road line Portion.

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

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરાવેલ છે
T.H. [illegible]
આસીસ્ટન્ટ / ક્લાર્ક

APPROVED
As amanded by Red (Colour) Subject
to the condition as mentioned in
of the Letter PRM No. 21/2/2020
Dated 07 NOV 2020

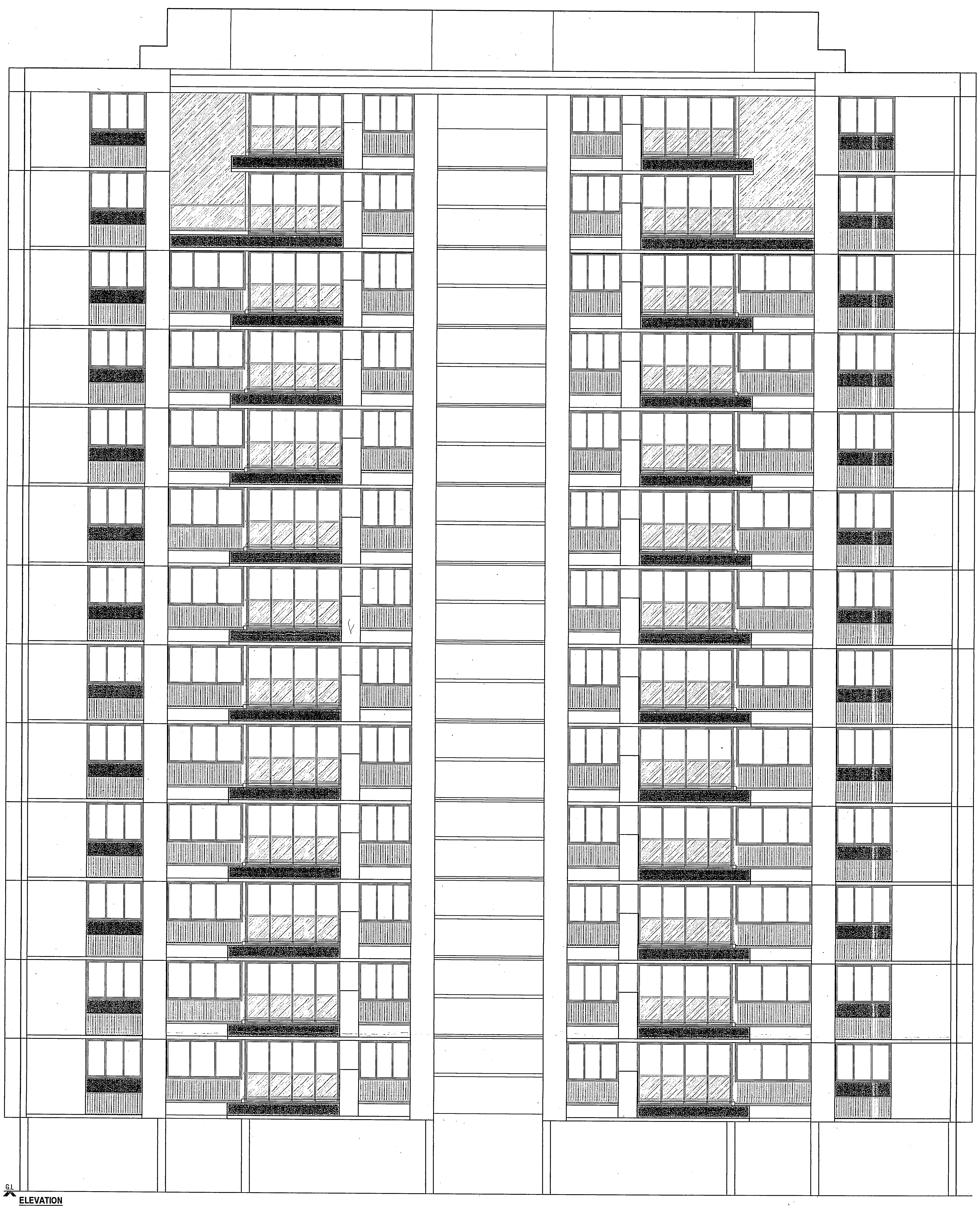
DISPATCH BY
No. 357

Note Approved by C.E.A

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY



ELEVATION

BLOCK - A+B

PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SHEET NO.:- 10

SCALE : 1 CM = 1.00 MT   ZONE : R1   USE : RESIDENTIAL

AREA TABLE :-   SQMT

R.C.C. STAIR DETAIL

WIDTH = 2.00   TREAD = 0.30   RISER = 0.15

COLOUR NOTE :-

PROP.WORK ▭   LIGHT INDICATOR Y

JIGNESHKUMAR M. VORA 8,Itihas Residency, Nr. Rajdhani Bunglows, Nikol,Ahmedabad. AUDA Lic.No.:1114DV1801251016 **DEVELOPER**	Nakrani P. CHIRAGKUMAR P. NAKRANI (B.E. CIVIL) A-101, Shantiniketan - 2, Nr. Pavilion, Nr. Rajhans Cinemas, New India Colony Road, Nikol, Ahmedabad-382350. AUDA LIC NO. : ENGG - 01107 AUDA LIC NO. : COW-I-00794 **ENGINEER / C.O.W.**
VALAY P. SHAH STRUCTURAL DESIGNER AUDA LIC.NO. SD-I/272 12,Shantikunj Soc., Bayad- Kapadwanj Road, Bayad-383325. **STR. ENGINEER**	SHYAM DEVELOPERS PARTNER **OWNER**

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.

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

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરાવેલ છે
આસીસ્ટન્ટ/કલાર્ક

AHMEDABAD

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No 291/2/2020
Dated 07 NOV 2020

DISPATCH BY

No 357

Note Approved by C.E.A

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટનો કબજો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોશીએશનની ન થાય ત્યા સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજયાત છે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેક તથા સાઈડ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ. એસ. -૨૪૭૦) તથ. સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્વખર્ચે બાંધકામ કરવાનું રહેશે.

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

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

NOTES:-

13.1.3 PAVING IN BUILDING UNIT

Maximum of 50 % of the total open space including marginal open spaces and common plot of a building-unit shall be paved. The remaining shall be permeable for rain water percolation.

SHEET NO.:- 11

LANDSCAPE LAYOUT PLAN PLAN SHOWING PROP. RESI. BULDG. ON (OLD SUR. NO.:- 26/3, NEW SUR. NO.:-157), F.P. NO.-26/3,(OP. NO.:- 26/3) D.T.P.S. 48 (KOTESHWAR-MOTERA) MOJE : KOTESHWAR, TAL.:- GANDHINAGAR, DIST : AHMEDABAD.

SCALE : 1 CM = 2.00 MT	ZONE : R1	USE : RESIDENTIAL
AREA TABLE :-		SQMT
PLOT AREA		4324.00

JIGNESHKUMAR M. VORA
8,Itihas Residency,
Nr. Rajdhani Bunglows,
Nikol,Ahmedabad.
AUDA Lic.No.:1114DV1801251016

DEVELOPER

Nakrani C.P.

CHIRAGKUMAR P. NAKRANI (B.E. CIVIL)
A-101, Shantiniketan - 2, Nr. Pavilion,
Nr. Rajhans Cinemas, New India Colony Road,
Nikol, Ahmedabad-382350.
AUDA LIC NO. : ENGG - 01107
AUDA LIC NO. : COW-I-00794

ENGINEER / C.O.W.

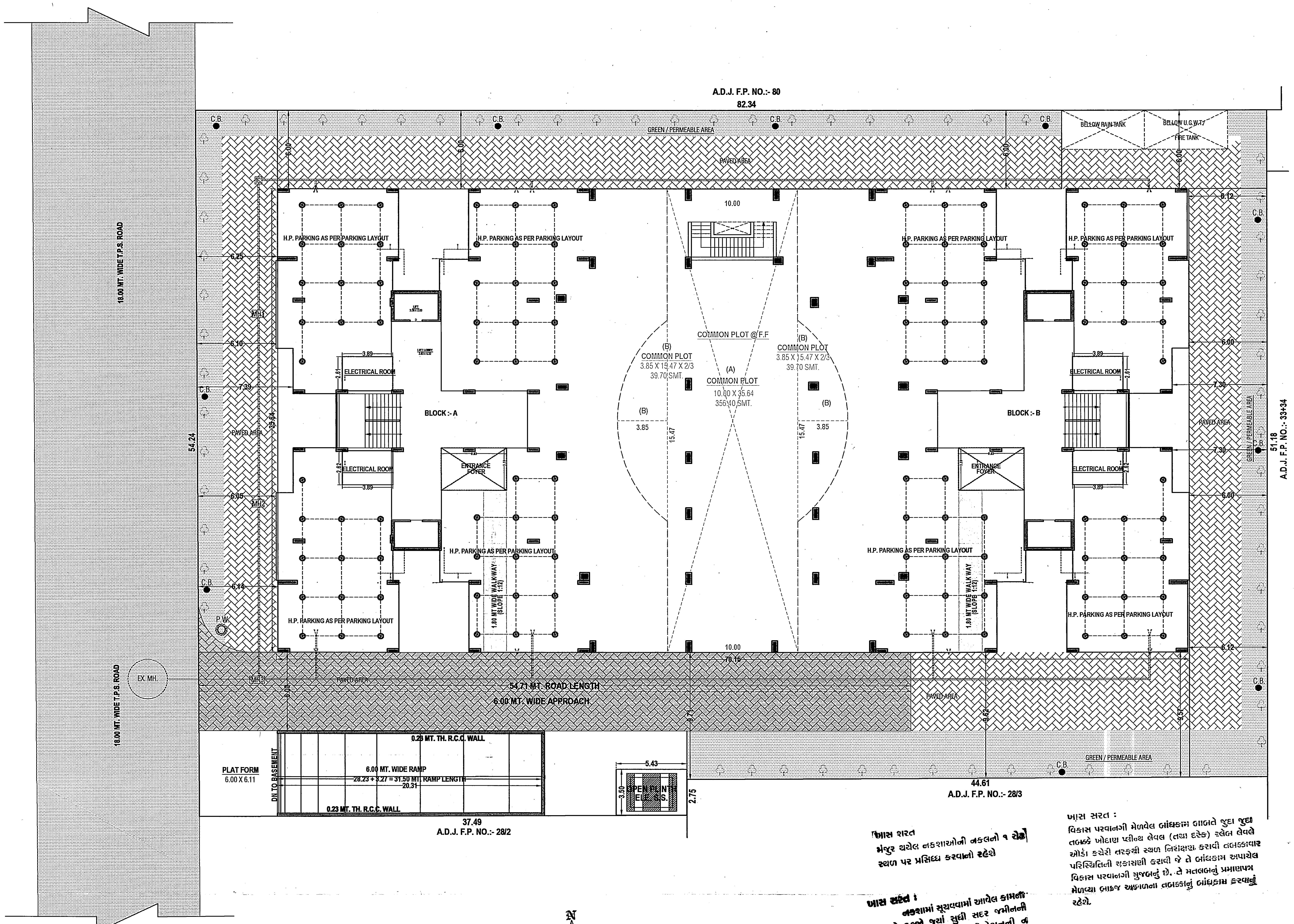
VALAY P. SHAH
STRUCTURAL DESIGNER
AUDA LIC.NO. SD-I/272
12,Shantikunj Soc., Bayad-
Kapadwanj Road, Bayad-383325.

STR. ENGINEER

SHYAM DEVELOPERS
PARTNER

OWNER

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરાવેલ છે
આસીસ્ટન્ટ / કલાર્ક


A.D.J. F.P. NO.:- 80
82.34
C.B.
GREEN / PERMEABLE AREA
PAVED AREA
BELLOW RAIN TANK
BELLOW U.G.W.T.
FIRE TANK
10.00
H.P. PARKING AS PER PARKING LAYOUT
LIFT
ELECTRICAL ROOM
BLOCK :- A
BLOCK :- B
ENTRANCE FOYER
COMMON PLOT @ F.F
(B) COMMON PLOT 3.85 X 15.47 X 2/3 39.70 SMT.
(A) COMMON PLOT 10.00 X 35.64 356.40 SMT.
3.85
15.47
1.80 MT WIDE WALK WAY
18.00 MT. WIDE T.P.S. ROAD
54.24
51.18
A.D.J. F.P. NO.:- 33+34
P.W.
EX. MH.
54.71 MT. ROAD LENGTH
6.00 MT. WIDE APPROACH
0.23 MT. TH. R.C.C. WALL
6.00 MT. WIDE RAMP
28.23 + 3.27 = 31.50 MT. RAMP LENGTH
20.31
PLATFORM 6.00 X 6.11
D/L TO BASEMENT
OPEN PLINTH ELE. S.S.
5.43
3.50
2.75
37.49
A.D.J. F.P. NO.:- 28/2
44.61
A.D.J. F.P. NO.:- 28/3

LANDSCAPE LAYOUT PLAN
SCALE : 1 CM = 2.00 MT

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ
સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ શરત :
નકશામાં સૂચવવામાં આવેલ કામની
પ્લોટનો કબજો જ્યાં સુધી સદર જમીનની
માલિકી સોસાયટી એસોશીએશનની ન
થાય ત્યાં સુધી કોમન પ્લોટનો કબજો ,
માલિકી સત્તામંડળની રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ
શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં
વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજ્યાત છે.

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા
તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે
ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર
પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ
વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર
મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું
રહેશે.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેંક તથા સાઈઝ
ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ
(આઈ. એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર
બુક બાય-ખન્ના મુજબ રાખવામાં આવેલ છે તે
અનુસાર અરજદાર જમીન માલિકે સ્વખર્ચે બાંધકામ
કરવાનુ રહેશે.

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

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.

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

Final Plan boundary and allotment of [illegible] plot is Subject to Veriation by Town Planning Officer

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 29/2/2020
Dated... 07 NOV 2020

Note Approved by C.E.A

DISPATCH BY
No. 357

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY