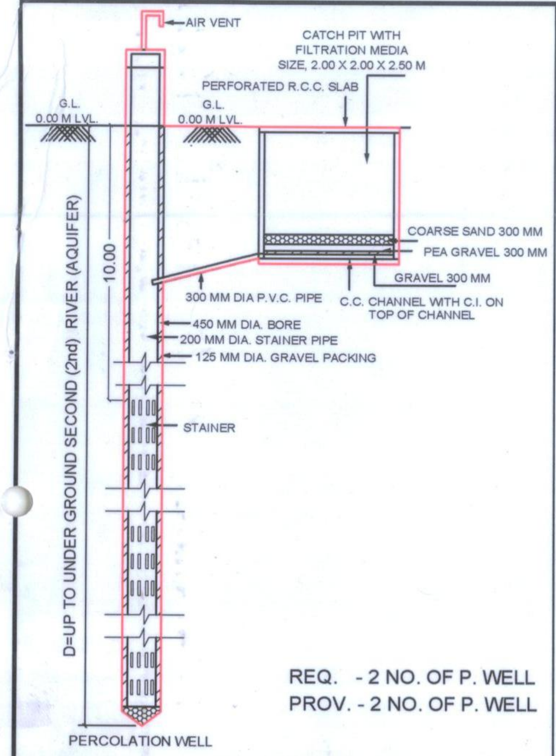


REQ. - 2 NO. OF P. WELL
PROV. - 2 NO. OF P. WELL

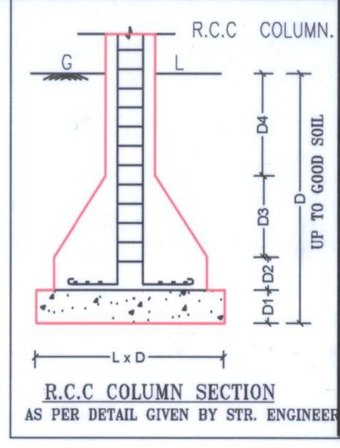
FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

FIRE HYDRANT LEGEND

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

Block No.	Consume F.S.I. Commercial	Consume F.S.I. Residence	Consume F.S.I. Total	Prop. Charg. F.S.I. Comm.	Prop. Charg. F.S.I. Residence	Prop. Charg. F.S.I. Total	No. Of Comm. Unit	Residential Dwelling units built-up area up to 50: No. Of Unit	F.S.I. Area	% Of Used F.S.I.	Charg. F.S.I.	Residential Dwelling units more than 50 and up to 66: No. Of Unit	F.S.I. Area	% Of Used F.S.I.	Charg. F.S.I.	Residential Dwelling units more than 66 and up to 80: No. Of Unit	F.S.I. Area	% Of Used F.S.I.	Charg. F.S.I.
A+B	0	5754.24	5754.24	-	3194.22	0	0	0	0.00	0.00	0.00	0	0	0	0	72	5754.24	100.00	3194.22
C	0	8450.56	2696.32	-	1496.74	0	0	0	0.00	0.00	0.00	0	0	0	0	34	2696.32	100.00	1496.74
Total	0	8450.56	8450.56	-	4690.96	0	0	0	0.00	0.00	0.00	0	0	0	0	106	8450.56	100.00	4690.96

	F.S.I. Area Table	Sq.mts
1	Net Plot Area	3133.00
2	Permissible F.S.I - (1:20 x 3133.00)	3759.60
3	Permissible Chargeable F.S.I. (1.50 x 3133.00)	4699.50
4	Max. Permissible F.S.I. (2+3)	8459.10
5	Total Utilized F.S.I.	8450.56
6	Utilized Chargeable F.S.I.	4690.96
7	Max. Permissible F.S.I. Commercial	845.06
8	Chargeable F.S.I. Commercial	0.00
9	Chargeable F.S.I. Residential	4690.96



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

GRAND TOTAL DETAIL

Sr. No.	Dwelling units Type	No. Of Unit	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	0	0	0	0
B	up to 50 Sq.mts	0	0	0	0
C	more than 50 and up to 66	0	0	0	0
D	more than 66 and up to 80	106	8450.56	100.00	4690.96
E	With Aff. F.S.I. (40% Slab)	-	-	-	-
	Grand Total	106	8450.56	100.00	4690.96

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B	C	TOTAL
BASEMENT	2291.33	--	2291.33
GROUND (H. P.)	828.93	416.15	1245.08
1ST FLOOR	798.20	380.11	1178.31
2ND FLOOR	798.20	380.11	1178.31
3RD FLOOR	798.20	380.11	1178.31
4TH FLOOR	798.20	380.11	1178.31
5TH FLOOR	798.20	380.11	1178.31
6TH FLOOR	798.20	380.11	1178.31
7TH FLOOR	798.20	380.11	1178.31
8TH FLOOR	798.20	380.11	1178.31
9TH FLOOR	798.20	222.95	1021.15
STAIR CABIN	99.45	55.51	154.96
LIFT M/C. ROOM	75.60	39.42	115.02
TOTAL	10479.11	3774.91	14254.02

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B	C	TOTAL
1ST FLOOR	639.36	317.48	956.84
2ND FLOOR	639.36	317.48	956.84
3RD FLOOR	639.36	317.48	956.84
4TH FLOOR	639.36	317.48	956.84
5TH FLOOR	639.36	317.48	956.84
6TH FLOOR	639.36	317.48	956.84
7TH FLOOR	639.36	317.48	956.84
8TH FLOOR	639.36	317.48	956.84
9TH FLOOR	639.36	156.48	795.84
TOTAL	5754.24	2696.32	8450.56

UNIT AREA TABLE

FLOOR / BLOCK	USE	EQ.TENAMENT A+B RESI	C RESI	TOTAL RESI
BASEMENT	PARK.	--	--	--
GROUND (H. P.)	PARK.	--	--	--
1ST FLOOR	RESI	08	04	12
2ND FLOOR	RESI	08	04	12
3RD FLOOR	RESI	08	04	12
4TH FLOOR	RESI	08	04	12
5TH FLOOR	RESI	08	04	12
6TH FLOOR	RESI	08	04	12
7TH FLOOR	RESI	08	04	12
8TH FLOOR	RESI	08	04	12
9TH FLOOR	RESI	08	02	10
TOTAL	RESI	72	34	106

RESIDENTIAL AFFORDABLE HOUSING
BLOCK :- A+B & C — SHEET NO:- 2/9

LAY-OUT PLAN SHOWING PROPOSED RESIDENCE (AFFORDABLE) ON F. P. NO. 77/2+77/3, O. P. NO. 77/2 & 77/3, R. SUR. NO. 237/2/P & 237/3/P, D.T.P.S.NO. 74 (CHANDKHEDA-ZUNDAL), AT: ZUNDAL, TA.: GANDHINAGAR, DIST: GANDHINAGAR

ZONE : RESIDENTIAL - 2 (R2) & (R3)
USE : RESIDENCE[RAH] — SCALE:- 1C.M. = 4 MT.

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P.NO. 77/2+77/3	3133.00
REQ. COMMON PLOT AREA @ 10%	313.30
PROVI. COMMON PLOT AREA	314.87

અમદાવાદ શહેરી વિકાસ સત્તામંડળ સ્ક્રેનીંગ કરાવેલ છે. — આસીસ્ટન્ટ / કલાર્ક

AREA TABLE	SQ.MTS.
PLOT AREA	3133.00
PERMI. F.S.I - (1:20 X 3133.00)	3759.60
PERMISSIBLE CHARGEABLE F.S.I. @1: 1.50	4699.50
TOTAL PERMISSIBLE F.S.I. (3759.60+4699.50)	8459.10
TOTAL UTILIZED F.S.I.(Permissible+Chargeable)	8450.56
UTILIZED CHARGEABLE F.S.I.	4690.96

BUILT UP AREA STATEMENT

	BUILT-UP AREA	F.S.I. AREA
BASEMENT	2291.33	
GROUND (H. P.)	1245.08	-
1ST FLOOR	1178.31	956.84
2ND FLOOR	1178.31	956.84
3RD FLOOR	1178.31	956.84
4TH FLOOR	1178.31	956.84
5TH FLOOR	1178.31	956.84
6TH FLOOR	1178.31	956.84
7TH FLOOR	1178.31	956.84
8TH FLOOR	1178.31	956.84
9TH FLOOR	1021.15	795.84
STAIR CABIN	154.96	
LIFT M/C. ROOM	115.02	
TOTAL	14254.02	8450.56

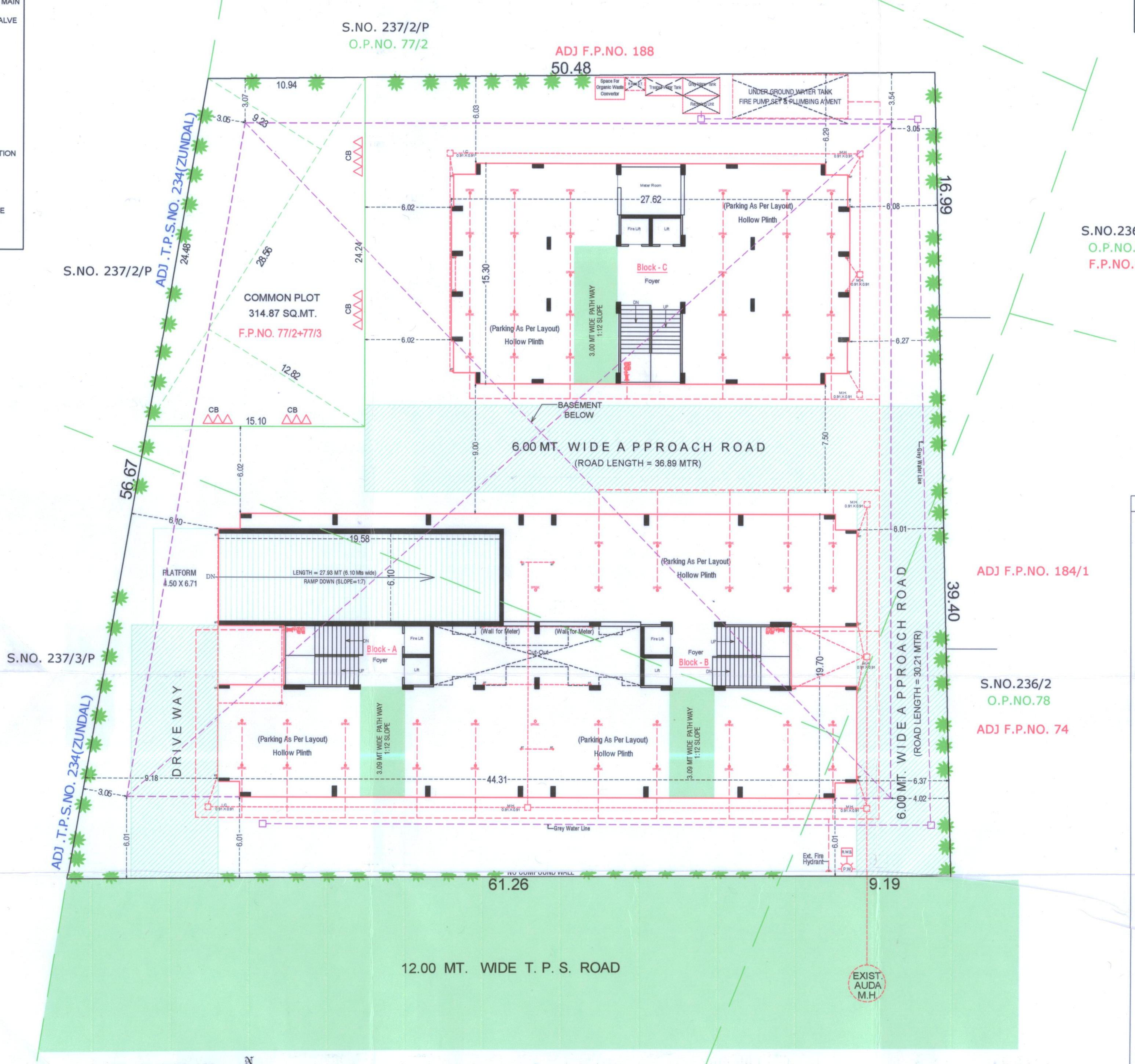
COLOUR NOTES:-
O. P. BOUNDARY — ROAD
F. P. BOUNDARY — P. WELL
PROP. WORK — COM.BIN.
PROP. DRAIN-LINE — TREE
COMMON PLOT — BASEMENT LINE

COMMON PLOT AREA CALCULATION:-
NET PLOT AREA = 3133.00 SQ.MTS
REQ. COMMON PLOT @ 10% 313.30.00 Sq.mts.
COMMON PLOT
28.56 X (9.23+12.82) /2 = 314.87 SQ.MT.
NET PROV. COMMON PLOT = 314.87 SQ.MT.

DUST-BIN PROVIDED NOTES:-(RESI.)
8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 106 UNITS / 8 UNITS / 1 = 13.75 NOS. REQD.
PROVIDED CONTAINER = 14 NOS.

TREE PLANTETION
PLOT AREA :- 3133.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
3133.00 SQ. MTS./ 78.33 TREE SAY 79 NO. TREES
PROVI. 79 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3133.00 / 4000.00 SQ. MTS.
= 0.78 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL



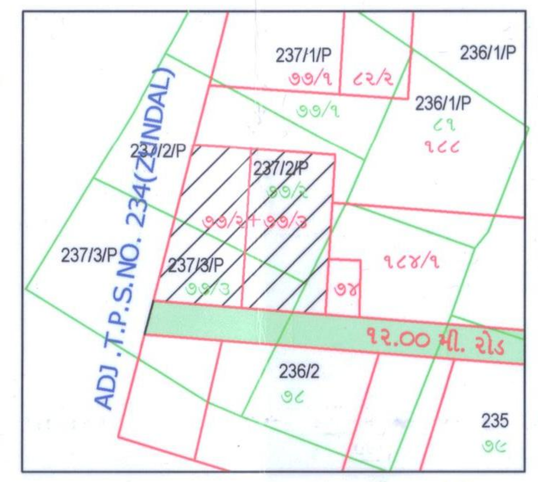
LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

S.NO. 237/3/P
O.P.NO. 77/3

S.NO.236/2
O.P.NO.78
ADJ F.P.NO. 74

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 ચણાયેલ વિકાસ પરવાનગી મુજબનું છે. તે અંગેનું પ્રમાણપત્ર મેળવ્યા બાદ જ 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.



KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

FOR, NITYA INFRA
PARTNER

OWNER:-
KETAN K. PATEL
C/7, MURDHANYA APPT., NARANPURA, AHMEDABAD.
AUDA/LIC/ENGG/216
AUDA/LIC/SD-I/198
ENGINEER:-

ACHAL J. PARIKH
609/A, Harekrishna Complex
Ellisbridge, Ahmedabad-6.
AUDA/SD-1/183,
STRU. ENGINEER:-

MANOJ L. KANANI
16, PADMA BUNGLOWS-II,
NIKOL, AHMEDABAD.
AUDA/LIC/ENGG/734
AUDA/LIC/COW.-I/625
C.O.W.:-

Kathwada Enterprise
Partner, Manoj H. Dodariya
AUDA DEV. LIC No.814
A/2/9/, Panchratna Appartment,
B/h. Ashima Tower, Thaltej.
DEVLOPER:-

GENERAL NOTES [AS PER CGDCRV 2017]

* It is certified that plot under reference is surveyed by me and dimensions of all side of plot and plot area as and shown in plan are measured by engineer on record and in accordance with ownershio / revenue record.
* Engineer is fully responsible for leaving open marginal 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 all requirements of the building are checked and necessary actions are taken.
* It is certify that according to the clause no. 4.4.3 of the CGDCR 2017, the structure of the building is design as per the norms of the indian standards.
* Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 2017.
* Pedesttrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017.
* Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017.
* Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017.
* letter box for each unit shall be provided at ground level for each unit.
* 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 CGDCR 2017.
* Drinking Water Facility for disabiled persons is provided as per clause no. 13.6.2. of CGDCR 2017.
* Drainage facility is provided as per the clause no. [illegible] of CGDCR 2017.
* Signages of the parking place is to be provided as per the clause no. 13.7 of CGDCR 2017.
* Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
* The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
* The structure of the building is as per the norms of the specified in the indian standard and necessary action shall be taken for the structural safety during construction.
* Rain water storage tank and rain water harvesting system shall be provided as per the clause no. 17.2 of CGDCR 2017.
* Community bin provided as per the provision of the clause no. 17.2.4 and 17.2.5 of CGDCR 2017.
* Grey Water Recycling System & dual plumbing System is Provided As Per chapter no. 17.3 of CGDCR 2017.
* Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
* Pollution control system is provided as per the chapter no. 18 of CGDCR 2017.
* Fire safety system is provided as per chapter no. 14 of CGDCR 2017.
* Fire Safety Provision Shall Be made As Per Fire prevention And life safety measures regulation-2016 and fire prevention and life safety measures regulation-2013
* Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
* Marginal space & basement slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention And fire safety act-2016.
* Fire Safety Provision Shall Be Provided As Per A.M.C. Fire And Emergency Service Department Opinion Letter No. , Date : .

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

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

The Basic Requirements For Fire Protection Of Building In A.M.C. and A.U.D.A. Area

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge the 900 liters per minute at 3 bar pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at each floor level.
Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose. & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire - service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
The Overhead tank shall be of a capacity of not less than 20,000 liters.
The Underground tank shall be of a capacity of not less than 1,00,000 liters.

2. FIRE ALARM:
Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

3. FIRE EXTINGUISHERS
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) ISI mark to be installed on floor in case of commercial building.
Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark on alternate floors in case of residential buildings.
If the building is divided into two or more parts then each part should have these extinguishers installed.

4. STAIRCASE :
The staircase has to be open from at least one or two sides but if the staircase is in the center core of the buildings it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

5. LIGHTENING ARRESTER :
A lightening arrester should also be installed and be properly berthed to prevent damage to the building when the lightening strikes.

6. ELECTRIC POWER SUPPLY FOR HYDRANT LINE
Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

7. IMPORTANT INSTRUCTION
After inspection of Low-Rise Building By The Fire Service Authority if the Fire Officer Concerned Fells the Need For Additional Fire Prevention / Protection Measure / Ventilation System Required Or Equipment (Le.Passive System / Susppression System Door-Window / Detection System / Active System / Sprinkler / Drencher Etc.) As Per Fire Load / Fire Rise / Public Gathering.
Potential / Occupancy / Confined Area those Additional Measures / Equipment Have To be Implemented / installed.

8. BASEMENT :
The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space. Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

— ખાસ શરત —
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતાં પહેલા નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું રહેશે.

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

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

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.

AHMEDABAD URBAN DEVELOPMENT AUTHORITY
APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 29619/2019
Dated.......................
Note Approved by C.E.A

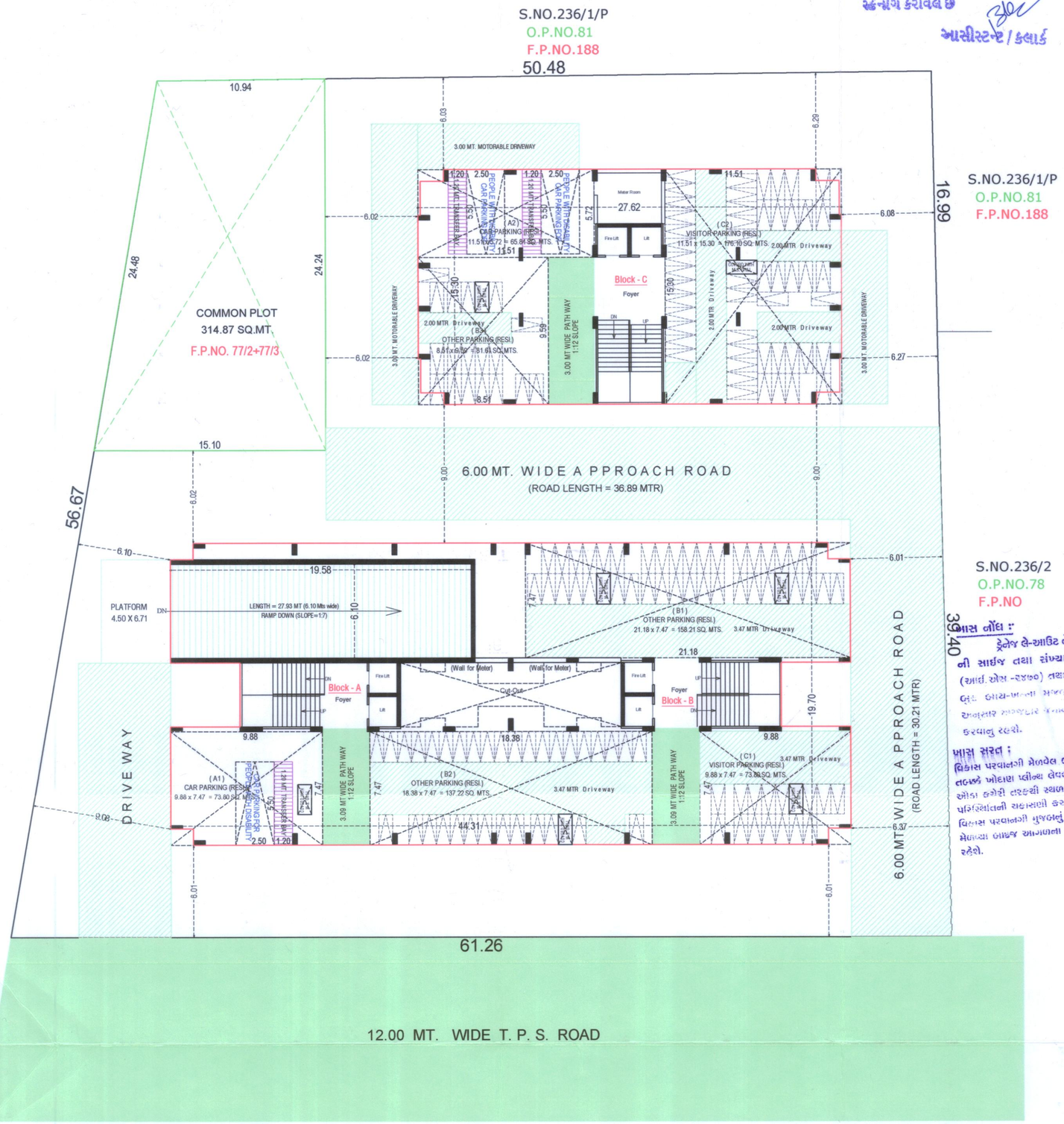
DISPATCH BY
22 NOV 2019
No. 524

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
રહેનીંગ કરાવેલ છે
આસીસ્ટન્ટ / ક્લાર્ક



PARKING LAY-OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

REQUIRED PARKING FOR RESIDENTIAL DWELLING UNITS (BUILT-UP AREA 66 TO 80)		REQ. SQ.MTS.	TOTAL PROVI.
TOTAL USED F.S.I. AREA =	8450.56		SQ.MTS.
TOTAL REQ. PARKING AREA	REQ. @ 20%	1690.11	-------
TOTAL PROVI. PARK. AREA		-------	2368.02
REQ. CAR PARKING AREA	REQ. @ 50%	845.06	-------
PROVI. CAR PARK. AREA	(A1+A2+A3+A4)	-------	1336.05
REQ. OTHER PARK. AREA	REQ. @ 40%	676.04	-------
PROVI. OTHER PARK. AREA	(B1+B2+B3)	-------	748.02
REQ. VISITOR'S PARK. AREA	REQ. @ 10%	169.01	-------
PROVI. VISITOR'S PARK. AREA	(C1+C2)	-------	249.90

VISITOR PARKING AREA(RESI.)			
(C1)	9.88 x 7.47 = 73.80 SQ. MTS.	(BLOCK : A+B)	
(C2)	11.51 x 15.30 = 176.10 SQ. MTS.	(BLOCK : C)	249.90
OTHER PARKING AREA(RESI.)			
(B1)	21.18 x 7.47 = 158.21 SQ. MTS.	(BLOCK : A+B)	
(B2)	18.38 x 7.47 = 137.22 SQ. MTS.	(BLOCK : A+B)	
(B3)	8.51 x 9.59 = 81.61 SQ. MTS.	(BLOCK : C)	
(B4)	51.24 x 7.24 = 370.98 SQ. MTS.	(BASEMENT)	748.02
CAR PARKING AREA(RESI.)			
(A1)	9.88 x 7.47 = 73.80 SQ. MTS.	(BLOCK : A+B)	
(A2)	11.51 x 5.72 = 65.84 SQ. MTS.	(BLOCK : C)	
(A3)	16.59 x 16.47 = 273.24 SQ. MTS.	(BASEMENT)	
(A4)	23.35 x 9.00 = 210.15 SQ. MTS.	(BASEMENT)	
(A5)	25.71 x 17.87 = 459.44 SQ. MTS.	(BASEMENT)	
(A6)	14.19 x 17.87 = 253.58 SQ. MTS.	(BASEMENT)	1336.05

ખાસ નોંધ :-
ડ્રેનેજ સે-આઉટ તેમજ સેપ્ટીક ટેંક તથા સાઈટ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ -૧૦૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેળવ્યુ. બાય-ધ-બુક મુજબ રજાચિઠ્ઠીમાં આવેલ છે તે અનુસાર મંજુરીને ધ્યાને લઈ માલિક સ્વખર્ચે બાંધકામ કરવાનું 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 અંગેનો વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

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

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

— ખાસ શરત —
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતાં પહેલા નિયમાનુસાર અત્રેથી મકાનનું 'ભોગવટા' પ્રમાણપત્ર મેળવવાનું રહેશે

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

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

RESIDENTIAL AFFORDABLE HOUSING
BLOCK :- A+B & C — SHEET NO:- 3/9

PARKING LAY-OUT PLAN SHOWING PROPOSED RESIDENCE (AFFORDABLE) ON F. P. NO. 77/2+77/3 , O. P. NO. 77/2 & 77/3, R. SUR. NO. 237/2/P & 237/3/P , D.T.P.S.NO. 74 (CHANDKHEDA-ZUNDAL) , AT: ZUNDAL, TA.: GANDHINAGAR, DIST: GANDHINAGAR

ZONE : RESIDENTIAL - 2 (R2) & (R3)
USE : RESIDENCE[RAH] — SCALE:- 1C.M. = 4 MT.
COLOUR NOTES:-
F. P. BOUNDARY — ROAD
PROP. WORK
COMMON PLOT

FOR, NITYA INFRA
PARTNER

OWNER:-

KETAN K. PATEL
C/7,MURDHANYA APPT., NARANPURA,AHMEDABAD.
AUDA/LIC/ENGG/216
AUDA/LIC/SD-I/198

ACHAL J. PARIKH
609/A, Harekrishna Complex, Ellisbridge, Ahmedabad-6.
AUDA/SD-I/183.

ENGINEER:-
STRU. ENGINEER:-

MANOJ L. KANANI
16,PADMA BUNGLOWS-II, NIKOL, AHMEDABAD.
AUDA/LIC/ENGG/734
AUDA/LIC/COW.-I/625

Kathwada Enterprise
Partner, Manoj H. Dodariya
AUDA DEV. LIC No.814
A/2/9/, Panchratna Appartment, B/h. Ashima Tower, Thaltej.

C.O.W:-
DEVLOPER:-

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.

AHMEDABAD URBAN DEVELOPMENT AUTHORITY

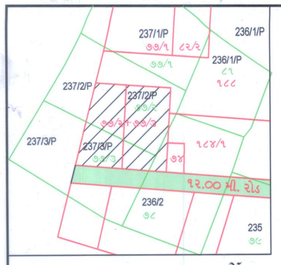
APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 29619/2019
Dated.....
Note Approved by C.E.A

DISPATCH BY
22 NOV 2019 5241

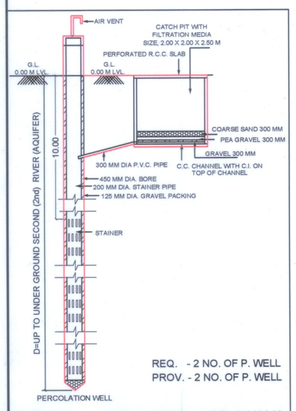
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY

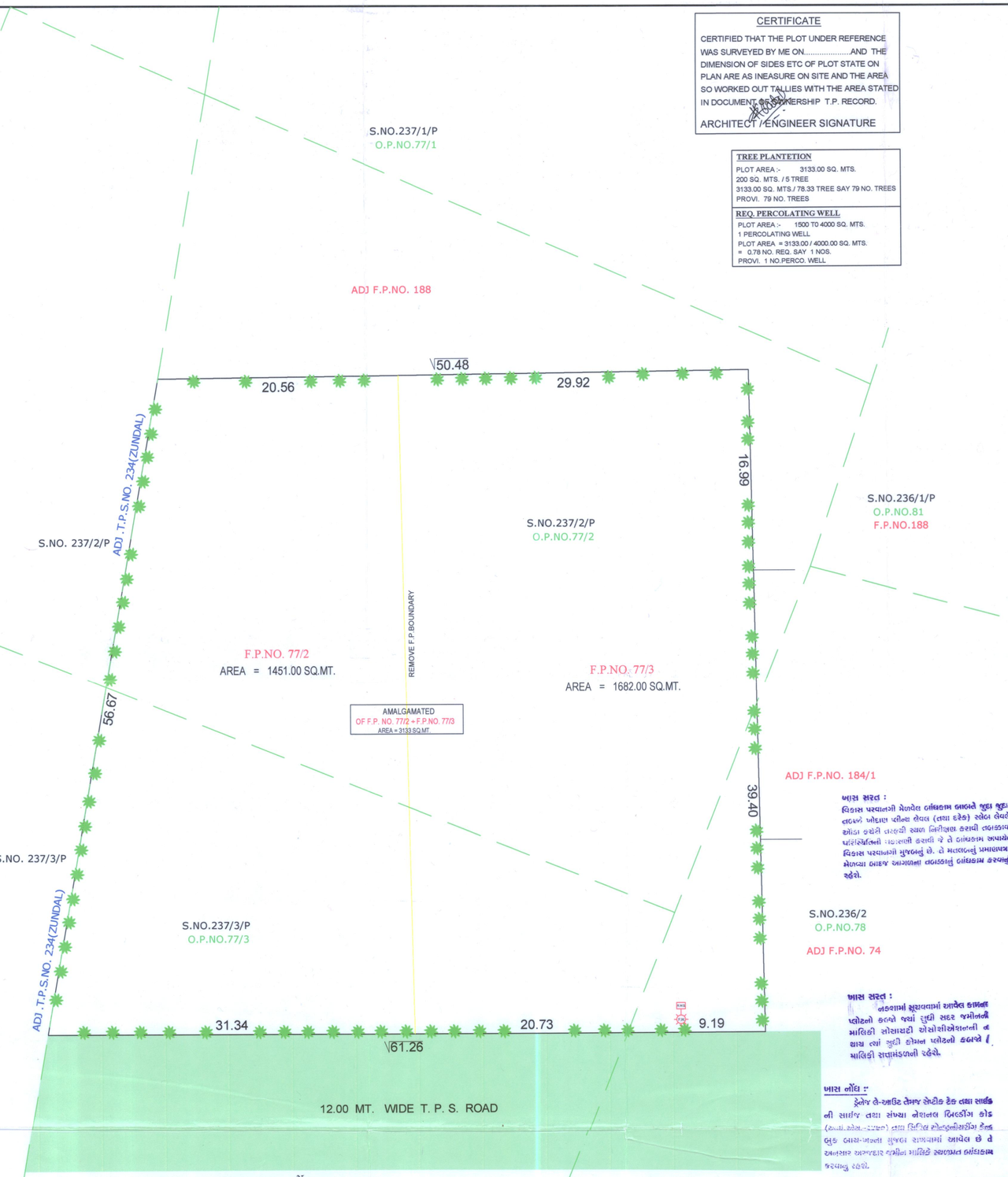


KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.



REQ. - 2 NO. OF P. WELL
PROV. - 2 NO. OF P. WELL

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)



AMALGAMATION LAY - OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON.....AND THE DIMENSION OF SIDES ETC OF PLOT STATE ON PLAN ARE AS INEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. RECORD.

ARCHITECT / ENGINEER SIGNATURE

TREE PLANTETION
PLOT AREA :- 3133.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
3133.00 SQ. MTS./ 78.33 TREE SAY 79 NO. TREES
PROVI. 79 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3133.00 / 4000.00 SQ. MTS.
= 0.78 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા દ્વારેની તપાસી સ્થળ નિરીક્ષણ કરાયી તપાસવાર પાર્ટિકુલર્સની ચકાસણી કરાયી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

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

ખાસ નોંધ :-
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેક તથા સોકપીટ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (સ્થાનિક સ્વરાજ્ય) તથા સિવિલ એન્જીનીયરીંગ ટેક બુક બાય-ખત્રી મુજબ રાખવામાં આવેલ છે તે અનુસાર અગ્રદાર જમીન માલિકે સ્થળપર બાંધકામ કરવાનું રહેશે.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્ટેમ્પિંગ કરાવેલ છે
આસીસ્ટન્ટ / ક્લાર્ક

SHEET NO:- 1/9

LAY-OUT PLAN SHOWING PROPOSED AMALGAMATION
ON F. P. NO. 77/2+77/3 , O. P. NO. 77/2 & 77/3,
R. SUR. NO. 237/2/P & 237/3/P ,
D.T.P.S.NO. 74 (CHANDKHEDA-ZUNDAL) ,
AT: ZUNDAL, TA.: GANDHINAGAR, DIST: GANDHINAGAR

ZONE : RESIDENTIAL - 2 (R2) & (R3) SCALE:- 1C.M. = 4 MT.

AREA TABLE	SQ.MTS.
AMALGAMATION AREA TABLE	
PLOT AREA OF F.P.NO. 77/2	1451.00
PLOT AREA OF F.P.NO. 77/3	1682.00
TOTAL PLOT AREA OF AMALGAMATED	3133.00

AMALAGATION AREA TABLE

F.P.NO. 77/2	= 1451.00
F.P.NO. 77/3	= 1682.00
TOTAL AMALGAMATED AREA OF OF F.P. NO. 77/2 + 77/3	= 3133.00

COLOUR NOTES:-
O. P. BOUNDARY
F. P. BOUNDARY
REMOVE F.P.BOUNDARY
ROAD
P. WELL
TREE

FOR, NITYA INFRA
PARTNER

OWNER:-

KETAN K. PATEL
C/7,MURDHANYA APPT.,
NARANPURA,AHMEDABAD.
AUDA/LIC/ENGG/216
AUDA/LIC/SD-I/198
ENGINEER:-

ACHAL J. PARIKH
609/A, Harekrishna Complex,
Ellisbridge, Ahmedabad-6.
AUDA/SD-1/183,
STRU. ENGINEER:-

MANOJ L. KANANI
16,PADMA BUNGLOWS-II,
NIKOL, AHMEDABAD.
AUDA/LIC/ENGG/734
AUDA/LIC/COW.-I/625
C.O.W:-

Kathwada Enterprise
Partner, Manoj H. Dodariya
REV. LIC No.814
..., Panchratna Appartment,
Ashima Tower. Thaltej.
DEVLOPER:-

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

— ખાસ શરત —
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ ના ઉપયોગ શરૂ કરતાં પહેલા નિયમાનુસાર અત્રેથી મકાનનું "ભોગવટા" પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે

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

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

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.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter FRM No. 2981/19/ad/19
Dated.....
Note Approved by C.E.A

DISPATCH BY
22 NOV 2019

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY