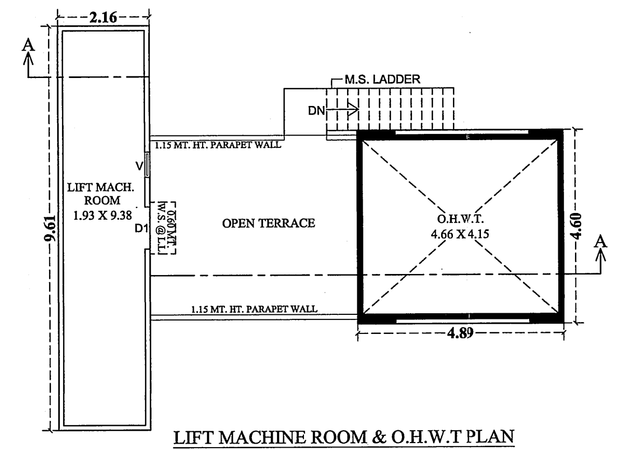
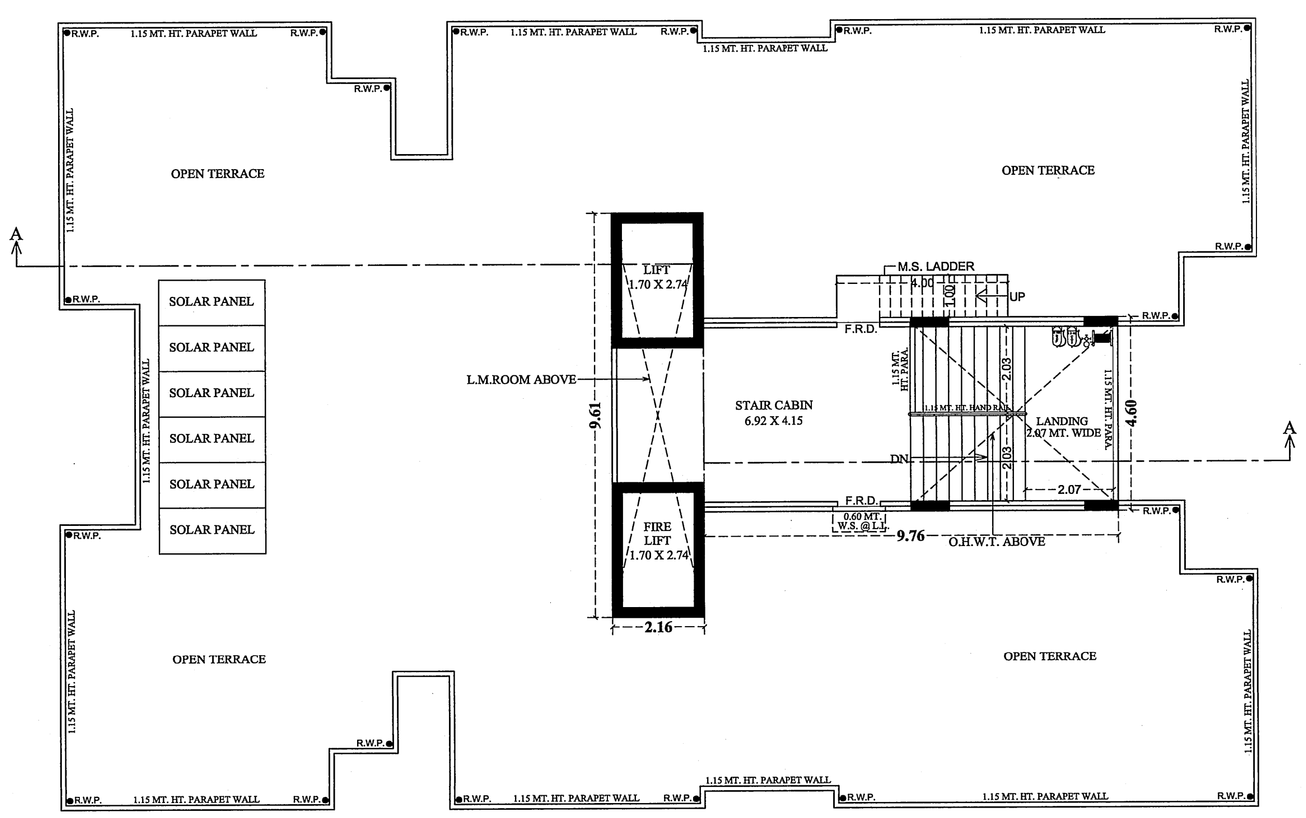


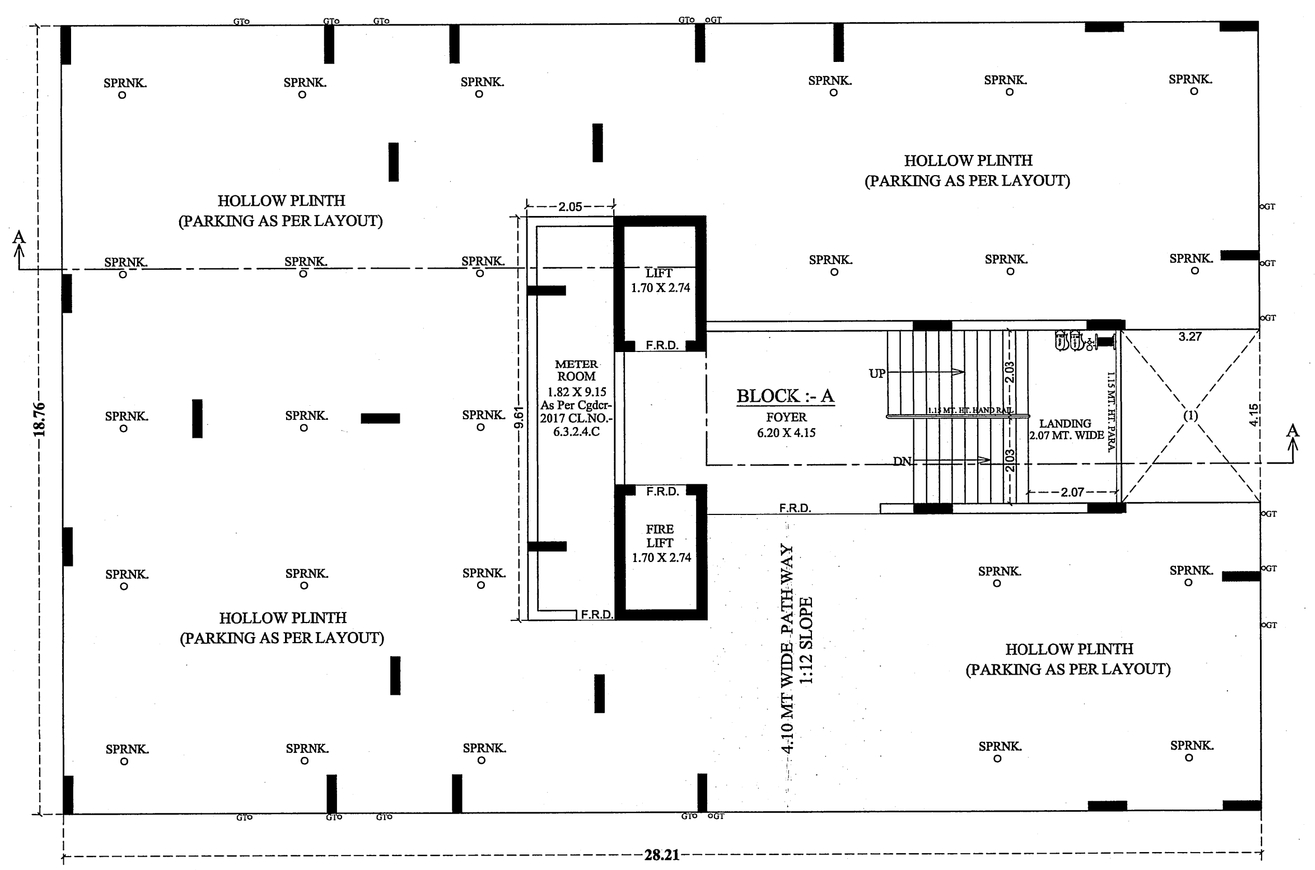
LIFT MACHINE ROOM & O.H.W.T PLAN

OPEN TERRACE



OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



GROUND FLOOR PLAN (HOLLOW PLINTH)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

BLOCK :- A

UNIT CARPET AREA (RERA) CALC.:-

FLAT NO. 101,201,301,401,501,601,701,801,901,1001,1101,1201,1301
FLAT NO. 106,206,306,406,506,606,706,806,906,1006,1106,1206,1306

(1) 6.21 X 1.64	=	10.18
(2) 7.92 X 5.44	=	43.08
(3) 1.83 X 5.67	=	10.38
TOTAL UNIT CARPET AREA	=	63.64
Wash 2.13 X 1.52	=	3.24
BALC. 3.05 X 0.98	=	2.99
TOTAL WASH & BALC.	=	6.23
NET UNIT CARPET AREA	=	57.41

FLAT NO. 102,202,302,402,502,602,702,802,902,1002,1102,1202,1302
FLAT NO. 105,205,305,405,505,605,705,805,905,1005,1105,1205,1305

(1) 1.82 X 1.33	=	2.42
(2) 1.33 X 3.05	=	4.06
(3) 2.59 X 1.75	=	4.53
(4) 1.14 X 2.34	=	2.67
(5) 5.77 X 4.46	=	25.73
(6) 3.16 X 4.05	=	12.80
(7) 3.05 X 2.62	=	7.99
TOTAL UNIT CARPET AREA	=	60.20
Wash 1.41 X 1.72	=	2.43
BALC. 1.52 X 1.72	=	2.61
TOTAL WASH & BALC.	=	5.04
NET UNIT CARPET AREA	=	55.16

FLAT NO. 103,203,303,403,503,603,703,803,903,1003,1103,1203,1303
FLAT NO. 104,204,304,404,504,604,704,804,904,1004,1104,1204,1304

(1) 5.94 X 2.62	=	15.56
(2) 7.74 X 5.25	=	40.64
(3) 6.23 X 1.33	=	8.29
TOTAL UNIT CARPET AREA	=	64.49
Wash 1.39 X 2.16	=	3.00
BALC. 1.26 X 2.51	=	3.16
TOTAL WASH & BALC.	=	6.16
NET UNIT CARPET AREA	=	58.33

BLOCK :- A

OPEN TERRACE AREA (RERA) CALC.:-

FLAT NO. 101
FLAT NO. 106

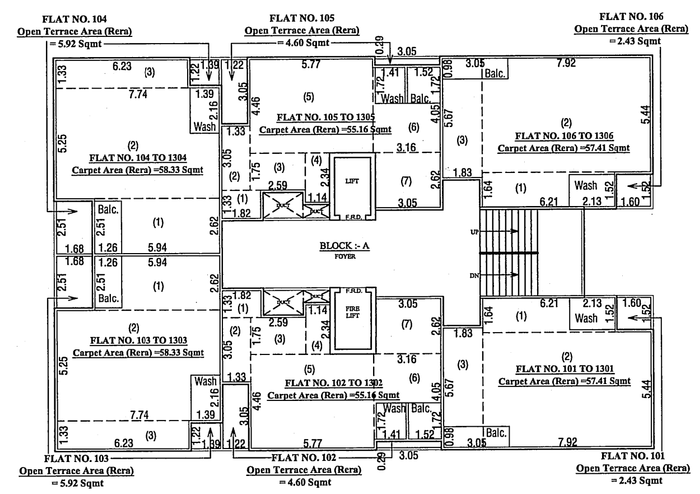
(1) 1.60 X 1.52	=	2.43
NET OPEN TERRACE AREA	=	2.43

FLAT NO. 102
FLAT NO. 105

(1) 3.05 X 0.29	=	0.88
(2) 1.22 X 3.05	=	3.72
NET OPEN TERRACE AREA	=	4.60

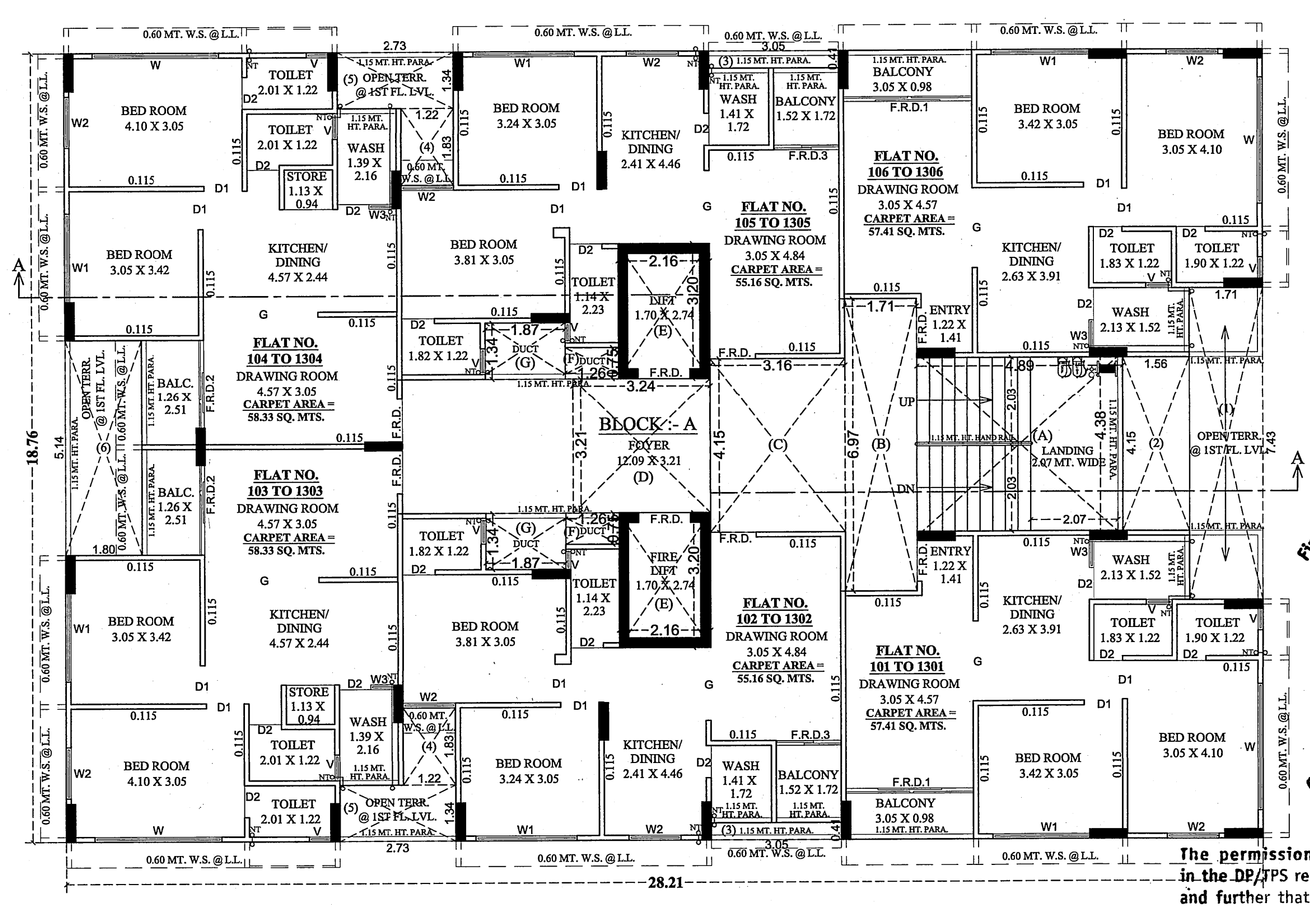
FLAT NO. 103
FLAT NO. 104

(1) 1.39 X 1.22	=	1.70
(2) 1.68 X 2.51	=	4.22
NET OPEN TERRACE AREA	=	5.92



RERA UNIT CARPET AREA CALCULATION

1ST TO 13TH FLOOR PLAN



1ST FLOOR TO 13TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

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 Flat not is subject to Verification by Town Planning Officer

Owner is fully responsible for open marginal and road line Portion

ખાસ ચકાસ:

ડ્રાફ્ટ પ્રકરણે જમીન માલિકશ્રી / ડેવલોપરશ્રી/ એજન્ટ શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રક્ચર. એન્જીનીયરશ્રી દ્વારા રજુ કરવામાં આવેલ તમામ આર્કીટેક્ટ પ્લાનો મુજબ જ કુદરતપણે વર્તવાનું રહેશે.

-: ખાસ સૂચના :-

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

ખાસ સૂચના :

વિકાસ પરવાનગી મેળવેલ બાંધકામ લાગતે વળગતે મુદ્દા જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (લત્તા દફતે) લીંટર લેવલે લીકેજ કે ફરેરી તરફથી સ્થળ નિરીક્ષણ કરવી તાલુકાકક્ષા પરિસ્થિતિની સંકલનથી ફરવી જે તે બાંધકામ કરનારાએ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તાલુકાનું બાંધકામ કરવાનું રહેશે.

ખાસ શરતે

મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિદ્ધ કરવાનો રહેશે

ખાસ નોંધ :-

ડ્રેનેજ સે-ખાઈટ લેબર સેટીંગ કેટ તથા સાઈટ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૧૮૩૦) તથા સિવિલ એન્જીનીયરીંગ ફેન્ડ બુક બાસ-બળના મુજબ રાખવામાં આવેલ છે તે મુજબ જ કરવાનું રહેશે

ખાસ સૂચના :-

ડ્રાફ્ટ પ્લાન મુજબ રાખવામાં આવેલ છે તે મુજબ જ કરવાનું રહેશે

ખાસ સૂચના :

ગામતળ વિસ્તારમાં આવેલ મકાનના પ્લોટનો કબજો જે તે માલિકી નો હોય તો જ સુધી સત્ર જમીનની માલિકી સોસાયટી એસોસીએશનની હોય ત્યાં સુધી કોમન પ્લોટની જાળવણી માલિકી સભાસદોની રહેશે.

UNIT & USE AREA TABLE

FLOOR	USE	EQ.TENAMENT
		RESI.
GR. FLOOR (H.P.)	PARKING	—
1 ST FLOOR	RESI.	06
2 ND FLOOR	"	06
3 RD FLOOR	"	06
4 TH FLOOR	"	06
5 TH FLOOR	"	06
6 TH FLOOR	"	06
7 TH FLOOR	"	06
8 TH FLOOR	"	06
9 TH FLOOR	"	06
10 TH FLOOR	"	06
11 TH FLOOR	"	06
12 TH FLOOR	"	06
13 TH FLOOR	"	06
TOTAL	RESI.	78

REQ. LIFT CALCULATION :- (BLOCK- A)

TOTAL NOS OF UNIT	=	78 NOS
LESS UNIT OF G.F.+2 FLR.	=	12 NOS
TOTAL UNIT REMAINING	=	66 NOS
REQ. LIFT 1 NOS. PER 30 UNIT		
TOTAL LIFT REQD.	= 66/30	= 2.20 NOS
		= SAY 3 NOS

REQ. 3 NOS. LIFT OF 6 PASSENGER

PROVI. 2 NO. LIFT OF 9 PASSENGER

PROP. F.S.I. AREA CALC. ON TYPICAL FL.:- (1st to 13th FL.)

NET B.A. ON TYPICAL FLOOR = 486.50 SQ. MT.

LESS :-

(A) 4.89 X 4.38 X 1	=	21.42	(STAIR)
(B) 1.71 X 6.97 X 1	=	11.92	(FOYER)
(C) 3.16 X 4.15 X 1	=	13.11	(FOYER)
(D) 3.24 X 3.21 X 1	=	10.40	(FOYER)
(E) 2.16 X 3.20 X 2	=	13.82	(LIFT)
(F) 1.26 X 0.75 X 2	=	1.89	(DUCT)
(G) 1.87 X 1.34 X 2	=	5.01	(DUCT)
TOTAL	=	77.57 SQ. MT.	

NET F.S.I.AREA ON 1st to 13th FLOOR = 408.93 SQ.MTS.

PROP. B. AREA CALC. ON STAIR CABIN:-

(1) 9.76 X 4.60 X 1	=	44.90
(2) 2.16 X 9.61 X 1	=	20.76
(3) 4.00 X 1.00 X 1	=	4.00
TOTAL	=	69.66 SQ. MT.

NET B.AREA ON STAIR CABIN = 69.66 SQ. MT.

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

(1) 2.16 X 9.61 X 1	=	20.76
(2) 4.89 X 4.60 X 1	=	22.49
TOTAL	=	43.25 SQ. MT.

NET B.AREA ON LIFT M. ROOM & O.H.W.T. = 43.25 SQ. MT.

PROP. B. AREA CALC. GR. FLOOR:-

(1) 28.21 X 18.76 X 1	=	529.22 SQ. MT.
LESS :-		
(1) 3.27 X 4.15 X 1	=	13.57 SQ. MT.
NET B.A. GR. FLOOR	=	515.65 SQ. MT.

PROP. B. AREA CALC. METER ROOM :-

(1) 2.05 X 9.61 X 1	=	19.70 SQ. MT.
NET B.A. METER ROOM	=	19.70 SQ. MT.

NOTES:- CLAUSE 6.3.2.4.C. IN CASE ELE MTR ROOM PROV. IN H.P. & IF TOTAL AREA DOES NOT EXCEED 50.00 SQ.MTR. THIS AREA SHALL NOT BE COUSIDERED TOWARDS THE COMPUTATION OF FSI.

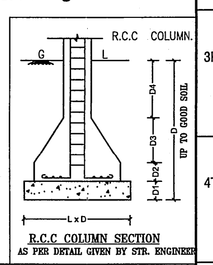
PROP. B. AREA CALC. 1ST TO 13TH FLOOR:-

(1) 28.21 X 18.76 X 1	=	529.22 SQ. MT.
LESS :-		
(1) 1.71 X 7.43 X 1	=	12.71 SQ. MT.
(2) 1.56 X 4.15 X 1	=	6.47 SQ. MT.
(3) 3.05 X 0.41 X 2	=	2.50 SQ. MT.
(4) 1.22 X 1.83 X 2	=	4.47 SQ. MT.
(5) 2.73 X 1.34 X 2	=	7.32 SQ. MT.
(6) 1.80 X 5.14 X 1	=	9.25 SQ. MT.
TOTAL	=	42.72 SQ. MT.
NET B.A. 1ST TO 13TH FL.	=	486.50 SQ. MT.

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

BLOCK: A

FLOOR	UNIT NO.	Carpet (Rera) Area	Rera Balcony Area	Rera Wash Area	TOTAL carpet area	OPEN TERRACE
1ST FLOOR	101	57.41	2.99	3.24	63.64	2.43
	102	55.16	2.61	2.43	60.20	4.60
	103	58.33	3.16	3.00	64.49	5.92
	104	58.33	3.16	3.00	64.49	5.92
	105	55.16	2.61	2.43	60.20	4.60
	106	57.41	2.99	3.24	63.64	2.43
2ND FLOOR	201	57.41	2.99	3.24	63.64	
	202	55.16	2.61	2.43	60.20	
	203	58.33	3.16	3.00	64.49	
	204	58.33	3.16	3.00	64.49	
	205	55.16	2.61	2.43	60.20	
	206	57.41	2.99	3.24	63.64	
3RD FLOOR	301	57.41	2.99	3.24	63.64	
	302	55.16	2.61	2.43	60.20	
	303	58.33	3.16	3.00	64.49	
	304	58.33	3.16	3.00	64.49	
	305	55.16	2.61	2.43	60.20	
	306	57.41	2.99	3.24	63.64	
4TH FLOOR	401	57.41	2.99	3.24	63.64	
	402	55.16	2.61	2.43	60.20	
	403	58.33	3.16	3.00	64.49	
	404	58.33	3.16	3.00	64.49	
	405	55.16	2.61	2.43	60.20	
	406	57.41	2.99	3.24	63.64	
5TH FLOOR	501	57.41	2.99	3.24	63.64	
	502	55.16	2.61	2.43	60.20	
	503	58.33	3.16	3.00	64.49	
	504	58.33	3.16	3.00	64.49	
	505	55.16	2.61	2.43	60.20	
	506	57.41	2.99	3.24	63.64	
6TH FLOOR	601	57.41	2.99	3.24	63.64	
	602	55.16	2.61	2.43	60.20	
	603	58.33	3.16	3.00	64.49	
	604	58.33	3.16	3.00	64.49	
	605	55.16	2.61	2.43	60.20	
	606	57.41	2.99	3.24	63.64	
7TH FLOOR	701	57.41	2.99	3.24	63.64	
	702	55.16	2.61	2.43	60.20	
	703	58.33	3.16	3.00	64.49	
	704	58.33	3.16	3.00	64.49	
	705	55.16	2.61	2.43	60.20	
	706	57.41	2.99	3.24	63.64	
8TH FLOOR	801	57.41	2.99	3.24	63.64	
	802	55.16	2.61	2.43	60.20	
	803	58.33	3.16	3.00	64.49	
	804	58.33	3.16	3.00	64.49	
	805	55.16	2.61	2.43	60.20	
	806	57.41	2.99	3.24	63.64	
9TH FLOOR	901	57.41	2.99	3.24	63.64	
	902	55.16	2.61	2.43	60.20	
	903	58.33	3.16	3.00	64.49	
	904	58.33	3.16	3.00	64.49	
	905	55.16	2.61	2.43	60.20	
	906	57.41	2.99	3.24	63.64	
10TH FLOOR	1001	57.41	2.99	3.24	63.64	
	1002	55.16	2.61	2.43	60.20	
	1003	58.33	3.16	3.00	64.49	
	1004	58.33	3.16	3.00	64.49	
	1005	55.16	2.61	2.43	60.20	
	1006	57.41	2.99	3.24	63.64	
11TH FLOOR	1101	57.41	2.99	3.24	63.64	
	1102	55.16	2.61	2.43	60.20	
	1103	58.33	3.16	3.00	64.49	
	1104	58.33	3.16	3.00	64.49	
	1105	55.16	2.61	2.43	60.20	
	1106	57.41	2.99	3.24	63.64	
12TH FLOOR	1201	57.41	2.99	3.24	63.64	
	1202	55.16	2.61	2.43	60.20	
	1203	58.33	3.16	3.00	64.49	
	1204	58.33	3.16	3.00	64.49	
	1205	55.16	2.61	2.43	60.20	
	1206	57.41	2.99	3.24	63.64	
13TH FLOOR	1301	57.41	2.99	3.24	63.64	
	1302	55.16	2.61	2.43	60.20	
	1303	58.33	3.16	3.00	64.49	
	1304	58.33	3.16	3.00	64.49	
	1305	55.16	2.61	2.43	60.20	
	1306	57.41	2.99	3.24	63.64	



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 ownership / reverse record.
- Engineer is fully responsible for leaving open marginal space and margin.
- The depth and position of existing municipal manhole is verified 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.
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017.
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017.
- Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017.
- letter box for each unit shall be provided at ground 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 disabled persons is provided as per clause no. 13.6.2. of CGDCR 2017.
- Drainage facility is provided as per the clause no. 13.10. of CGDCR 2017.
- Signages of the parking place is to be provided as per the clause no. 13.7 of 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.
- Tree plantation is provided as per the clause no. 17.4 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 45 ton 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. OPN365424082020 , Date : 24/08/2020.

GR. TO 13TH FLOOR PLAN & OPEN TERRACE PLAN

SHEET NO :- 3/6

PLAN SHOWING PROP. Residential BUILDING ON S.P.NO.2 OF F.P. NO. 21+22 OF FINAL T.P.S.NO.109 (Muthiya-Hanspura-Bilasiya) [R. SUR.NO. (OLD-93 , 94) (NEW-25 , 74) (O. P.NO. 21 , 22)] MOJE :- BILASIYA , TA.:- DASCROI , DIST :- AHMEDABAD

SCALE :- 1.00 CM = 1.00 MT. | BLOCK :- A

USE : RESIDENTIAL

ZONE :- RESIDENTIAL -I (RI) & OVER LAY RAH

B.AREA TABLE

	SQ. MTS.
PROP. B.AREA ON GROUND FL.(HOLLOW PLINTH)	= 515.65 SQ. MTS.
PROP. B.AREA ON 1 ST FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 2 ND FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 3 RD FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 4 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 5 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 6 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 7 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 8 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 9 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 10 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 11 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 12 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 13 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON STAIR CABIN	= 69.66 SQ. MTS.
PROP. B.AREA ON LIFT MACH. ROOM	= 43.25 SQ. MTS.
PROP. B.AREA TOTAL	= 6953.06 SQ. MTS.

F.S.I. AREA TABLE

	SQ. MTS.
F.S.I. ON 1 ST FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 2 ND FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 3 RD FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 4 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 5 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 6 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 7 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 8 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 9 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 10 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 11 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 12 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 13 TH FLOOR	= 408.93 SQ. MTS.
TOTAL F.S.I. AREA	= 5316.09 SQ. MTS.

SCHEDULE OF DOOR & WINDOW

DOOR	VENT
F.R.D. = 1.07 X 2.13	W = 3.00 X 1.22 V = 0.61 X 0.61
F.R.D.1 = 3.05 X 2.13	W1 = 2.37 X 1.22
F.R.D.2 = 2.10 X 2.13	W2 = 1.22 X 1.22
F.R.D.3 = 1.52 X 2.13	W3 = 0.66 X 1.22
D1 = 0.91 X 2.13	
D2 = 0.76 X 2.13	

R.C.C. STAIR DETAILS

WIDTH	:- 2.03 MT.
TREAD	:- 0.30 MT.
RISER	:- 0.15 MT.

COLOUR NOTE :

PROP. WORK

PROP. DRAINAGE

LIFT DETAIL

MINIMUM CAPACITY 6 PERSONS.

DOOR MINIMUM WIDTH 0.90 MTS.

1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

RATNADEEP CORPORATION

PARTNERS

OWNER:

SUMIT A. PATEL
D-410 , SWAPNIL ARCADE , Nr. SARDAR-PARTY PLOT , 108 ROAD , SP RING ROAD , HANSPURA , AHMEDABAD -30
AUDA/ER/1114ERH27052611111

SUMIT A. PATEL
D-410 , SWAPNIL ARCADE , Nr. SARDAR-PARTY PLOT , 108 ROAD , SP RING ROAD , HANSPURA , AHMEDABAD -30
AUDA/SD/1114SE2601261062

ENGINEER:

STR. ENGINEER:

AJAY J. PADSHALA
B/5 , SHAKTIDHARA SOC. , AHMEDABAD .
AUDA/ COW - I /00861

JIYA BUILDCON
Authe. Sign.- Dharmendrabhai Vikrambhai Patel
AUDA/DEV/1114DV0801261066
14, Sahajanand Crystal , OPP. Divine International School , NR. Sukan Cholidi , Nikol , AHMEDABAD - 382350 .

C.O.W.:

DEVELOPER:

MAULIKKUMAR HASMUKHBHAI PATEL
A-103 , SHYAM PARISAR , NR. PREKSHA SCHOOL , NIKOL , AHMEDABAD - 382350
AUDA/SOR LIC NO. 1114SR2202271074

S.O.R.:

અમદાવાદ શહેરી વિકાસ સત્તામંડળ રજીસ્ટ્રેશન કરવામાં આવેલ છે.

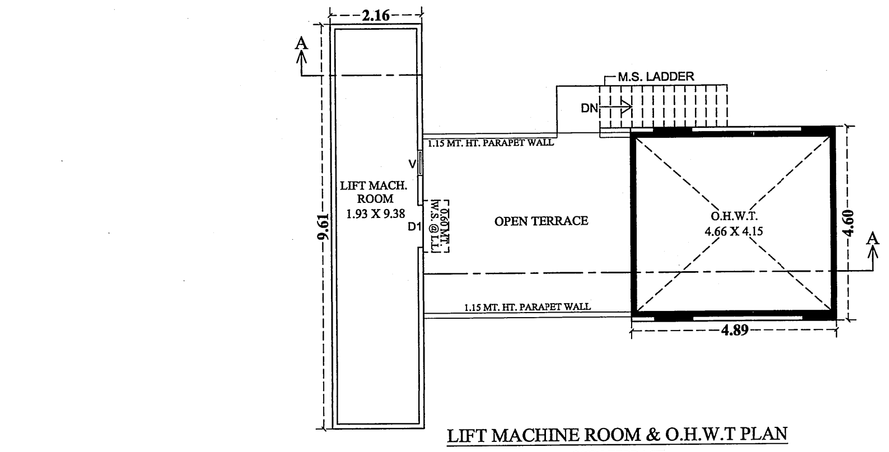
આસીસ્ટન્ટ / ક્લર્ક

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 1213 / 2022
Dated 18 APR 2022
No. 62
Note Approved by C.E.A

DISPATCH BY

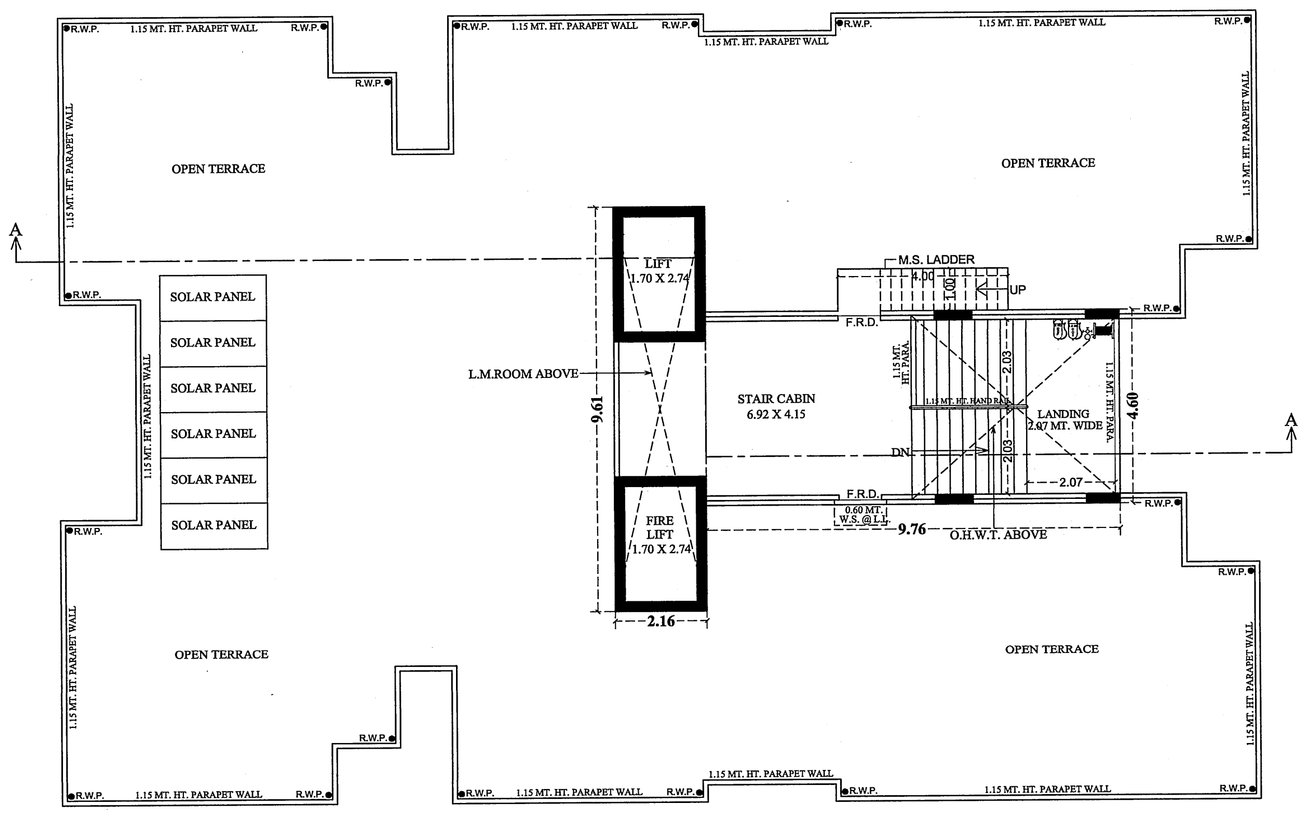
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.



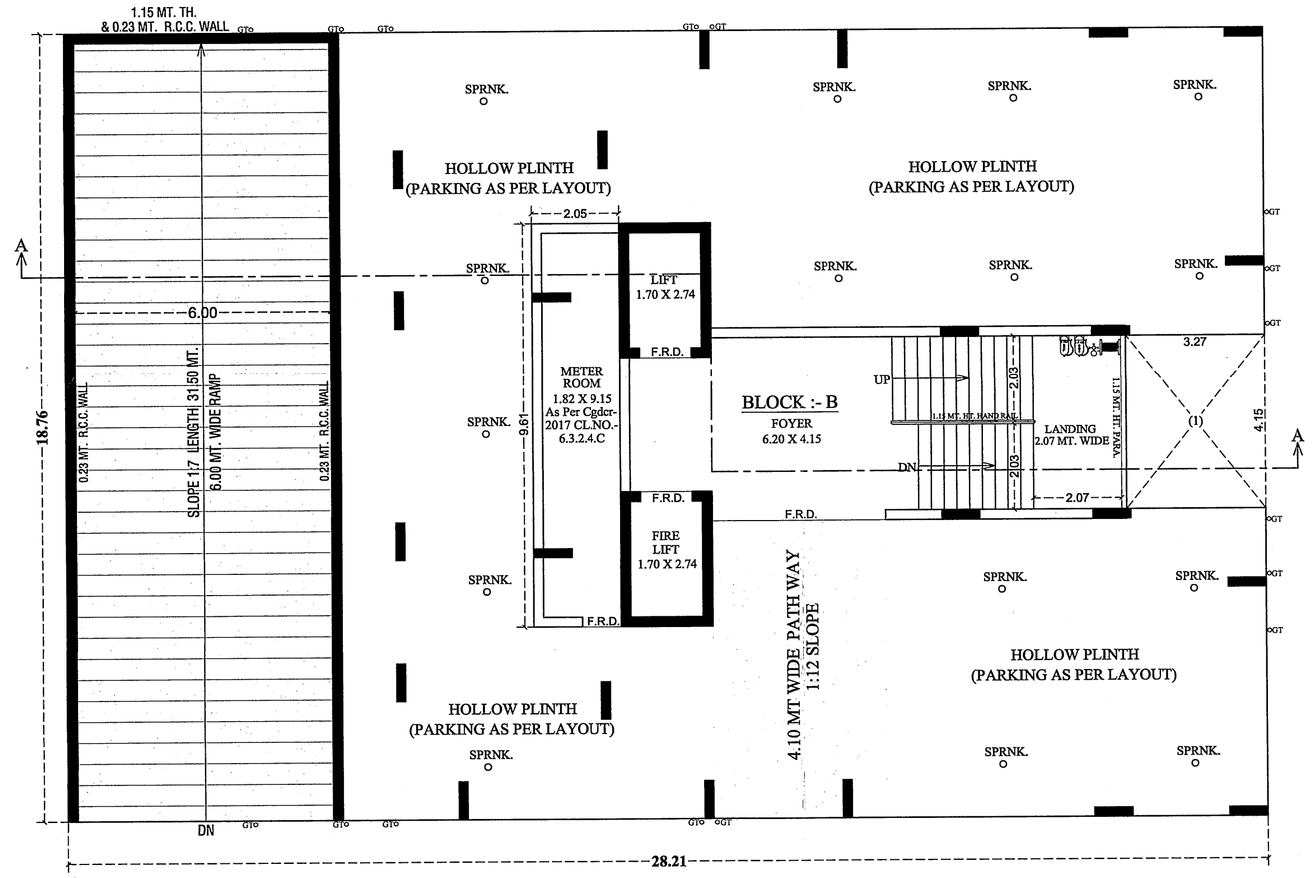
LIFT MACHINE ROOM & O.H.W.T PLAN

OPEN TERRACE



OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



GROUND FLOOR PLAN (HOLLOW PLINTH)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

BLOCK :- B

UNIT CARPET AREA (RERA) CALC.:-

FLAT NO. 101,201,301,401,501,601,701,801,901,1001,1101,1201
FLAT NO. 106,206,306,406,506,606,706,806,906,1006,1106,1206

(1) 6.21 X 1.64	=	10.18
(2) 7.92 X 5.44	=	43.08
(3) 1.83 X 5.67	=	10.38
TOTAL UNIT CARPET AREA	=	63.64
Wash 2.13 X 1.52	=	3.24
BALC. 3.05 X 0.98	=	2.99
TOTAL WASH & BALC.	=	6.23
NET UNIT CARPET AREA	=	57.41

FLAT NO. 102,202,302,402,502,602,702,802,902,1002,1102,1202
FLAT NO. 105,205,305,405,505,605,705,805,905,1005,1105,1205

(1) 1.82 X 1.33	=	2.42
(2) 1.33 X 3.05	=	4.06
(3) 2.59 X 1.75	=	4.53
(4) 1.14 X 2.34	=	2.67
(5) 5.77 X 4.46	=	25.73
(6) 3.16 X 4.05	=	12.80
(7) 3.05 X 2.62	=	7.99
TOTAL UNIT CARPET AREA	=	60.20
Wash 1.41 X 1.72	=	2.43
BALC. 1.52 X 1.72	=	2.61
TOTAL WASH & BALC.	=	5.04
NET UNIT CARPET AREA	=	55.16

FLAT NO. 103,203,303,403,503,603,703,803,903,1003,1103,1203
FLAT NO. 104,204,304,404,504,604,704,804,904,1004,1104,1204

(1) 5.94 X 2.62	=	15.56
(2) 7.74 X 5.25	=	40.64
(3) 6.23 X 1.33	=	8.29
TOTAL UNIT CARPET AREA	=	64.49
Wash 1.39 X 2.16	=	3.00
BALC. 1.26 X 2.51	=	3.16
TOTAL WASH & BALC.	=	6.16
NET UNIT CARPET AREA	=	58.33

BLOCK :- B

OPEN TERRACE AREA (RERA) CALC.:-

FLAT NO. 101
FLAT NO. 106

(1) 1.60 X 1.52	=	2.43
NET OPEN TERRACE AREA	=	2.43

FLAT NO. 102
FLAT NO. 105

(1) 3.05 X 0.29	=	0.88
(2) 1.22 X 3.05	=	3.72
NET OPEN TERRACE AREA	=	4.60

FLAT NO. 103
FLAT NO. 104

(1) 1.39 X 1.22	=	1.70
(2) 1.68 X 2.51	=	4.22
NET OPEN TERRACE AREA	=	5.92

UNIT & USE AREA TABLE

FLOOR	USE	EQ.TENAMENT RESI.
GR. FLOOR (H.P.)	PARKING	—
1 ST FLOOR	RESI.	06
2 ND FLOOR	"	06
3 RD FLOOR	"	06
4 TH FLOOR	"	06
5 TH FLOOR	"	06
6 TH FLOOR	"	06
7 TH FLOOR	"	06
8 TH FLOOR	"	06
9 TH FLOOR	"	06
10 TH FLOOR	"	06
11 TH FLOOR	"	06
12 TH FLOOR	"	06
TOTAL	RESI.	72

REQ. LIFT CALCULATION :-		(BLOCK- B)
TOTAL NOS OF UNIT	=	72 NOS
LESS UNIT OF G.F.+2 FLR.	=	12 NOS
TOTAL UNIT REMAINING	=	60 NOS
REQ. LIFT 1 NOS. PER 30 UNIT		
TOTAL LIFT REQD.	= 60/30	= 2.00 NOS
		= SAY 2 NOS
REQ. 2 NO. LIFT OF 6 PASSENGER		
PROVI. 2 NO. LIFT OF 9 PASSENGER		

PROP. F.S.I. AREA CALC. ON TYPICAL FL.:- (1st to 12th FL.)

NET B.A. ON TYPICAL FLOOR = 486.50 SQ. MT.

LESS :-

(A) 4.89 X 4.38 X 1	=	21.42	(STAIR)
(B) 1.71 X 6.97 X 1	=	11.92	(FOYER)
(C) 3.16 X 4.15 X 1	=	13.11	(FOYER)
(D) 3.24 X 3.21 X 1	=	10.40	(FOYER)
(E) 2.16 X 3.20 X 2	=	13.82	(LIFT)
(F) 1.26 X 0.75 X 2	=	1.89	(DUCT)
(G) 1.87 X 1.34 X 2	=	5.01	(DUCT)
TOTAL	=	77.57 SQ. MT.	

NET F.S.I.AREA ON 1st to 12th FLOOR = 408.93 SQ.MTS.

PROP. B. AREA CALC. ON STAIR CABIN:-

(1) 9.76 X 4.60 X 1	=	44.90
(2) 2.16 X 9.61 X 1	=	20.76
(3) 4.00 X 1.00 X 1	=	4.00
TOTAL	=	69.66 SQ. MT.

NET B.AREA ON STAIR CABIN = 69.66 SQ. MT.

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

(1) 2.16 X 9.61 X 1	=	20.76
(2) 4.89 X 4.60 X 1	=	22.49
TOTAL	=	43.25 SQ. MT.

NET B.AREA ON LIFT M. ROOM & O.H.W.T. = 43.25 SQ. MT.

PROP. B. AREA CALC. GR. FLOOR:-

(1) 28.21 X 18.76 X 1	=	529.22 SQ. MT.
LESS :-		
(1) 3.27 X 4.15 X 1	=	13.57 SQ. MT.
NET B.A. GR. FLOOR	=	515.65 SQ. MT.

PROP. B. AREA CALC. METER ROOM :-

(1) 2.05 X 9.61 X 1	=	19.70 SQ. MT.
NET B.A. METER ROOM	=	19.70 SQ. MT.

NOES:- CLAUSE 6.3.2.4.C. IN CASE ELE.MTR.ROOM PROV. IN H.P. & IF TOTAL AREA DOES NOT EXCEED 50.00 SQ.MTR. THIS AREA SHALL NOT BE COUSIDERED TOWARDS THE COMPUTATION OF FSI.

PROP. B. AREA CALC. 1ST TO 12TH FLOOR:-

(1) 28.21 X 18.76 X 1	=	529.22 SQ. MT.
LESS :-		
(1) 1.71 X 7.43 X 1	=	12.71 SQ. MT.
(2) 1.56 X 4.15 X 1	=	6.47 SQ. MT.
(3) 3.05 X 0.41 X 2	=	2.50 SQ. MT.
(4) 1.22 X 1.83 X 2	=	4.47 SQ. MT.
(5) 2.73 X 1.34 X 2	=	7.32 SQ. MT.
(6) 1.80 X 5.14 X 1	=	9.25 SQ. MT.
TOTAL	=	42.72 SQ. MT.
NET B.A. 1ST TO 12TH FL.	=	486.50 SQ. MT.

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કમ્પાઉન્ડ વોલની હદથી જ્યાં સુધી મકાન જમીનની માલિકી સોસાયટી એસોસીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો દબાણે / માલિકી સરકારીની રહેશે.

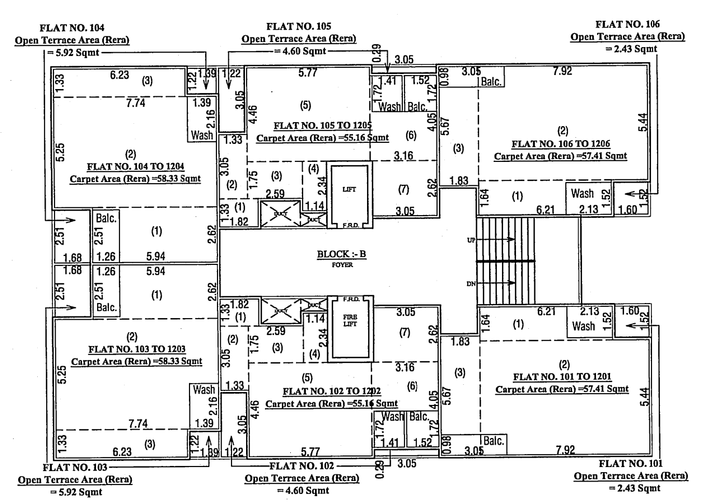
ખાસ નોંધ !
કોમન પ્લે-એરિયા ટેરાસ સેફટી ટેંક તથા સર્વિસ જી સાર્વિસ તથા સંબધા નેચરલ વિલ્ડીંગ તોડ (આર્ક.એસ.-૨૪૬૦) તથા સિવિલ એન્જીનીયરીંગ ટેંક-ઘુંટ બાબ-બબ્બા મુજબ શામવામાં આવેલ છે તે અનુસાર સરજદાર જમીન માલિકે સ્થળપ્રાપ્ત બાંધકામ કરવાનું રહેશે.

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

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તાલુકે ખોરણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કરેલી તરફથી સ્થળ નિરીક્ષણ કરવી ઠાકરણવાળ પરિસ્થિતિની ચકાસણી કરવી જે તે બાંધકામ સ્થળાંતર વિકાસ પરવાનગી મુજબનું છે. તે મજબનું બાંધકામ મેળવ્યા બાદજ સ્થળાવાળ તકલ્લનું બાંધકામ કરવાનું રહેશે.

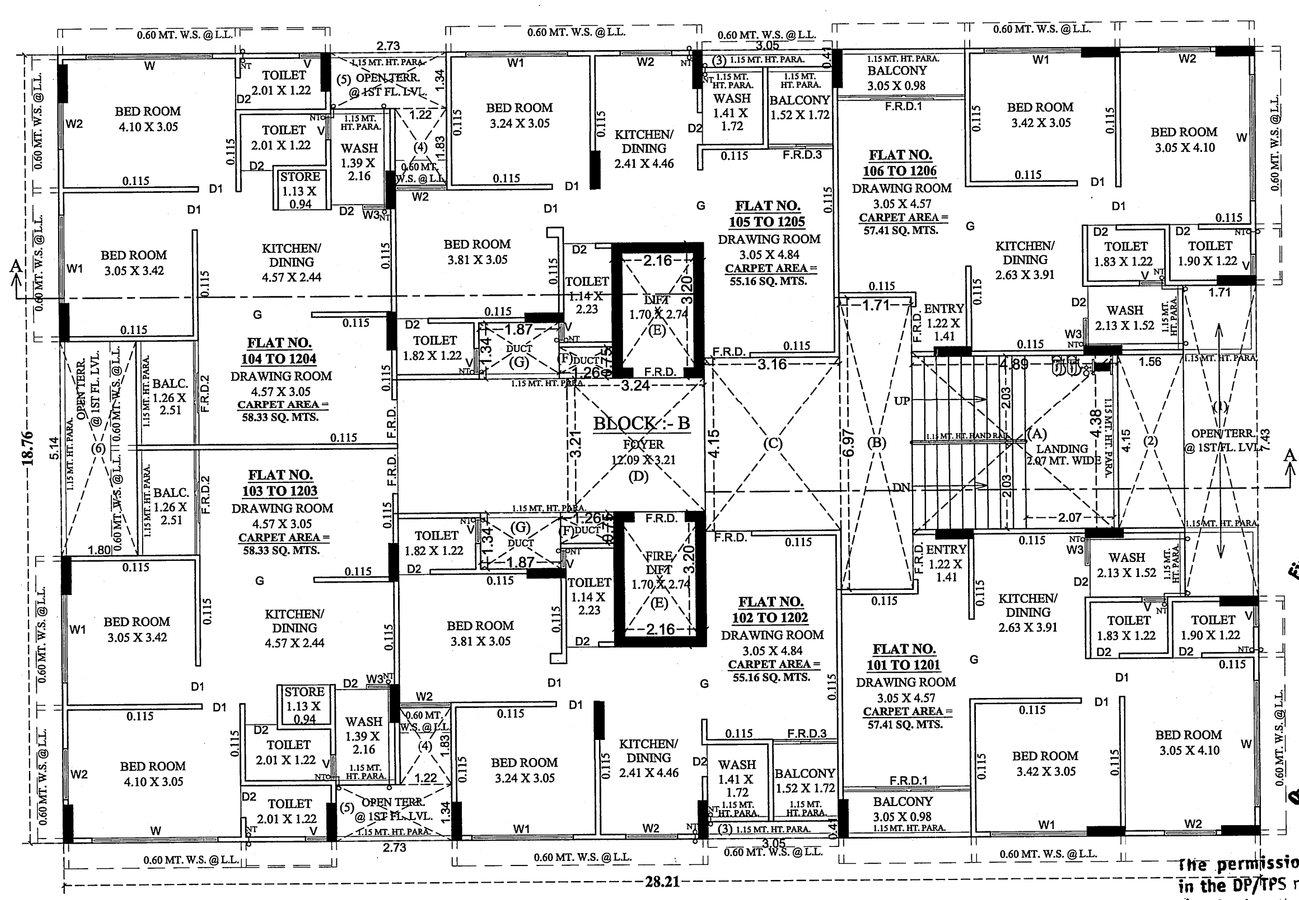
ખાસ સરત :
મકાન પ્રકરણ ઝોન માલિકની / ટ્રેવલીપરની / એન્જ. શ્રી / આર્કીટેક્ટની / સ્ટ્રક્ચર. એન્જી.શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાઈલાઈઝ પ્રમાણે મુજબ જ રહેશે.

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૨ સેટ સ્થળ પર પ્રસિદ્ધિ કરવાની રહેશે



RERA UNIT CARPET AREA CALCULATION

1ST TO 12TH FLOOR PLAN



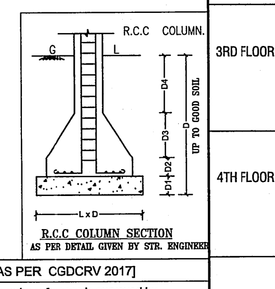
1ST FLOOR TO 12TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

Final Plan boundary and alignment of final plot is subject to deviation by Town Planning Officer

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

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



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 are 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.
- The depth and position of existing municipal manhole is verified 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.
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017.
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017.
- Water tank is provided as per the provision of the clause no. 13.6 of CGDCR 2017.
- letter box for each unit shall be provided at ground 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 disabled persons is provided as per clause no. 13.6.2. of CGDCR 2017.
- Drainage facility is provided as per the clause no. 13.10. of CGDCR 2017.
- Signages of the parking place is to be provided as per the clause no. 13.7 of CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unitifinal 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.
- Tree plantation is provided as per the clause no. 17.4 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 stab shall have load bearing capacity of 45 ton per equare 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. OPN365424082020 , Date : 24/08/2020.

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

BLOCK: B

FLOOR	UNIT NO.	Carpet (Rera) Area	Rera Balcony Area	Rera Wash Area	TOTAL carpet area	OPEN TERRACE
1ST FLOOR	101	57.41	2.99	3.24	63.64	2.43
	102	55.16	2.61	2.43	60.20	4.60
	103	58.33	3.16	3.00	64.49	5.92
	104	58.33	3.16	3.00	64.49	5.92
	105	55.16	2.61	2.43	60.20	4.60
	106	57.41	2.99	3.24	63.64	2.43
2ND FLOOR	201	57.41	2.99	3.24	63.64	
	202	55.16	2.61	2.43	60.20	
	203	58.33	3.16	3.00	64.49	
	204	58.33	3.16	3.00	64.49	
	205	55.16	2.61	2.43	60.20	
	206	57.41	2.99	3.24	63.64	
3RD FLOOR	301	57.41	2.99	3.24	63.64	
	302	55.16	2.61	2.43	60.20	
	303	58.33	3.16	3.00	64.49	
	304	58.33	3.16	3.00	64.49	
	305	55.16	2.61	2.43	60.20	
	306	57.41	2.99	3.24	63.64	
4TH FLOOR	401	57.41	2.99	3.24	63.64	
	402	55.16	2.61	2.43	60.20	
	403	58.33	3.16	3.00	64.49	
	404	58.33	3.16	3.00	64.49	
	405	55.16	2.61	2.43	60.20	
	406	57.41	2.99	3.24	63.64	
5TH FLOOR	501	57.41	2.99	3.24	63.64	
	502	55.16	2.61	2.43	60.20	
	503	58.33	3.16	3.00	64.49	
	504	58.33	3.16	3.00	64.49	
	505	55.16	2.61	2.43	60.20	
	506	57.41	2.99	3.24	63.64	
6TH FLOOR	601	57.41	2.99	3.24	63.64	
	602	55.16	2.61	2.43	60.20	
	603	58.33	3.16	3.00	64.49	
	604	58.33	3.16	3.00	64.49	
	605	55.16	2.61	2.43	60.20	
	606	57.41	2.99	3.24	63.64	
7TH FLOOR	701	57.41	2.99	3.24	63.64	
	702	55.16	2.61	2.43	60.20	
	703	58.33	3.16	3.00	64.49	
	704	58.33	3.16	3.00	64.49	
	705	55.16	2.61	2.43	60.20	
	706	57.41	2.99	3.24	63.64	
8TH FLOOR	801	57.41	2.99	3.24	63.64	
	802	55.16	2.61	2.43	60.20	
	803	58.33	3.16	3.00	64.49	
	804	58.33	3.16	3.00	64.49	
	805	55.16	2.61	2.43	60.20	
	806	57.41	2.99	3.24	63.64	
9TH FLOOR	901	57.41	2.99	3.24	63.64	
	902	55.16	2.61	2.43	60.20	
	903	58.33	3.16	3.00	64.49	
	904	58.33	3.16	3.00	64.49	
	905	55.16	2.61	2.43	60.20	
	906	57.41	2.99	3.24	63.64	
10TH FLOOR	1001	57.41	2.99	3.24	63.64	
	1002	55.16	2.61	2.43	60.20	
	1003	58.33	3.16	3.00	64.49	
	1004	58.33	3.16	3.00	64.49	
	1005	55.16	2.61	2.43	60.20	
	1006	57.41	2.99	3.24	63.64	
11TH FLOOR	1101	57.41	2.99	3.24	63.64	
	1102	55.16	2.61	2.43	60.20	
	1103	58.33	3.16	3.00	64.49	
	1104	58.33	3.16	3.00	64.49	
	1105	55.16	2.61	2.43	60.20	
	1106	57.41	2.99	3.24	63.64	
12TH FLOOR	1201	57.41	2.99	3.24	63.64	
	1202	55.16	2.61	2.43	60.20	
	1203	58.33	3.16	3.00	64.49	
	1204	58.33	3.16	3.00	64.49	
	1205	55.16	2.61	2.43	60.20	
	1206	57.41	2.99	3.24	63.64	

GR. TO 12TH FLOOR PLAN & OPEN TERRACE PLAN

SHEET NO :- 5/6

PLAN SHOWING PROP. Residential BUILDING ON S.P.NO.2 OF F.P. NO. 21+22 OF FINAL T.P.S.NO.109 (Muthiya-Hanspura-Bilasiya) [R. SUR.NO. (OLD-93 , 94) (NEW-25 , 74) (O. P.NO. 21 , 22)] MOJE :- BILASIYA , TA.:- DASCROI , DIST :- AHMEDABAD

SCALE :- 1.00 CM = 1.00 MT. | BLOCK :- B

USE : RESIDENTIAL

ZONE :- RESIDENTIAL -I (RI) & OVER LAY RAH

B.AREA TABLE

	SQ. MTS.
PROP. B.AREA ON 2ND BASEMENT	=2123.79 SQ. MTS.
PROP. B.AREA ON 1ST BASEMENT	=2123.79 SQ. MTS.
PROP. B.AREA ON GROUND FL.(HOLLOW PLINTH)	= 515.65 SQ. MTS.
PROP. B.AREA ON 1 ST FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 2 ND FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 3 RD FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 4 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 5 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 6 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 7 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 8 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 9 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 10 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 11 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON 12 TH FLOOR	= 486.50 SQ. MTS.
PROP. B.AREA ON STAIR CABIN	= 69.66 SQ. MTS.
PROP. B.AREA ON LIFT MACH. ROOM	= 43.25 SQ. MTS.
PROP. B.AREA TOTAL	=10714.14 SQ. MTS.

F.S.I. AREA TABLE

	SQ. MTS.
F.S.I. ON 1 ST FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 2 ND FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 3 RD FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 4 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 5 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 6 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 7 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 8 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 9 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 10 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 11 TH FLOOR	= 408.93 SQ. MTS.
F.S.I. ON 12 TH FLOOR	= 408.93 SQ. MTS.
TOTAL F.S.I. AREA	= 4907.16 SQ. MTS.

SCHEDULE OF DOOR & WINDOW

DOOR	VENT
F.R.D. = 1.07 X 2.13	W = 3.00 X 1.22 V = 0.61 X 0.61
F.R.D.1 = 3.05 X 2.13	W1 = 2.37 X 1.22
F.R.D.2 = 2.10 X 2.13	W2 = 1.22 X 1.22
F.R.D.3 = 1.52 X 2.13	W3 = 0.66 X 1.22
D1 = 0.91 X 2.13	
D2 = 0.76 X 2.13	

R.C.C. STAIR DETAILS

WIDTH	:- 2.03 MT.
TREAD	:- 0.30 MT.
RISER	:- 0.15 MT.

COLOUR NOTE :
PROP. WORK
PROP. DRAINAGE

LIFT DETAIL
MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

RATNADEEP CORPORATION

PARTNERS

OWNER:

SUMIT A. PATEL
D-410 , SWAPNIL ARCADE , Nr. SARDAR-PARTY PLOT , 108 ROAD , SP RING ROAD , HANSPURA , AHMEDABAD -30
AUDA/ER/1114ERH/2705261111
ENGINEER:

SUMIT A. PATEL
D-410 , SWAPNIL ARCADE , Nr. SARDAR-PARTY PLOT , 108 ROAD , SP RING ROAD , HANSPURA , AHMEDABAD -30
AUDA/SD/11145E/2601261062
STR. ENGINEER:

AJAY J. PADSHALA
B/5 , SHAKTIDHARA SOC. , AHMEDABAD .
AUDA/ COW - I 00861
C.O.W.:

JIYA BUILDCON
Authu. Sign :- Dharmendrabhai Vikrambhai Patel
AUDA/DEV/1114DV0801261066
14, Sabajanand Crystal , OPP. Divine International School , NR. Sukan Choksi , Nikol , AHMEDABAD - 382350 .
DEVELOPER:

MAULIKKUMAR HASMUKHBHAI PATEL
A-103 , SHYAM PARISAR , NR. PREKSHA SCHOOL , NIKOL , AHMEDABAD - 382350
AUDA/SOR LIC NO. 11143ER2202271074
S.O.R.:

આજરોજ આ ડ્રોઈંગ રજાચિઠ્ઠી ધરાવતા ડ્રોઈંગ રજાચિઠ્ઠી છે.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 13131 Dated.....
18 APR 2022
No. 62
Note Approved by C.E.A

DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.
AUTHORITY:

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.