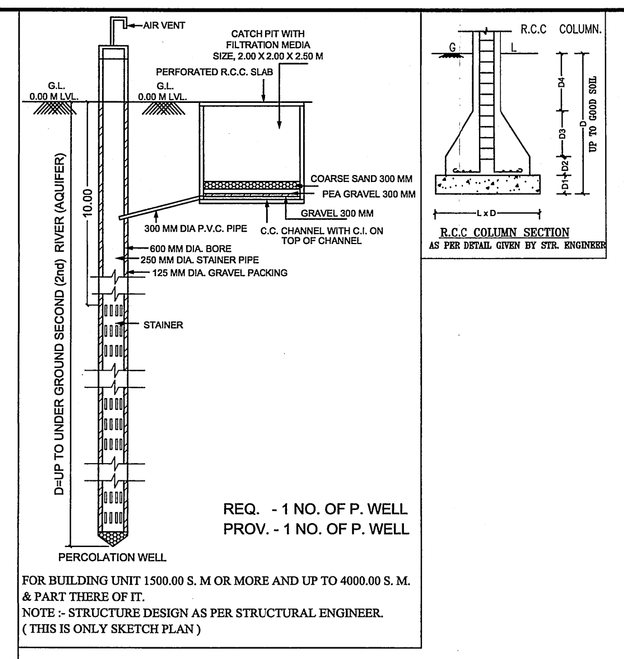
KEY - PLAN

SCALE :- 1.00 CM. = 20.00 MT.



REQ. - 1 NO. OF P. WELL
PROV. - 1 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)

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 NO. LIFT OF 6 PASSENGER
PROVI. 2 NO. LIFT OF 20 PASSENGER

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 20 PASSENGER

EQ. TENAMENT STATEMENT

FLOOR	USE	EQUITY TENA.		
BLOCK		A	B	TOTAL
		RESI.	RESI.	RESI.
2ND BASEMENT	PARK.	--	--	--
1ST BASEMENT	PARK.	--	--	--
GROUND (H. P.)	PARK.	--	--	--
1ST FLOOR	RESI	06	06	12
2ND FLOOR	RESI	06	06	12
3RD FLOOR	RESI	06	06	12
4TH FLOOR	RESI	06	06	12
5TH FLOOR	RESI	06	06	12
6TH FLOOR	RESI	06	06	12
7TH FLOOR	RESI	06	06	12
8TH FLOOR	RESI	06	06	12
9TH FLOOR	RESI	06	06	12
10TH FLOOR	RESI	06	06	12
11TH FLOOR	RESI	06	06	12
12TH FLOOR	RESI	06	06	12
13TH FLOOR	RESI	06	--	06
TOTAL	RESI	78	72	150

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 2839.96 SQ.MTS

REQ. COMMON PLOT @ 10%	=	284.00 SQ.MT.
(1) 11.52 X 24.77 X 1	=	285.35 SQ.MT.
TOTAL PROV. COMMON PLOT	=	285.35 SQ.MT.

TREE PLANTATION

UP TO 500 (100+200+200)
PLOT AREA NO. OF TREES 4+4+4 = 12 NOS.
TREES AFTER FIVE EVERY 200 SQ.MT.
NO. OF TREE REQ. = 5
2839.96 - 500.00 = 2339.96/200 = 11.70 SAY 12 NOS.
∴ NO. OF TREE
= 12+12 X 5
= 12+60 = 72 NO. OF TREES REQ.
PROVI. 72 NO. TREES

REQ. PERCOLATING WELL:

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2839.96 / 4000.00 SQ. MTS.
= 0.71 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

DUST-BIN PROVIDED NOTES:-(RESI.)

10 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 10 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 150 UNITS / 8UNITS / 1 = 18.75 NOS. REQD.
PROVIDED CONTAINER = 20 NOS.

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B	TOTAL
2ND BASEMENT	--	2123.79	2123.79
1ST BASEMENT	--	2123.79	2123.79
GROUND (H. P.)	515.65	515.65	1031.30
1ST FLOOR	486.50	486.50	973.00
2ND FLOOR	486.50	486.50	973.00
3RD FLOOR	486.50	486.50	973.00
4TH FLOOR	486.50	486.50	973.00
5TH FLOOR	486.50	486.50	973.00
6TH FLOOR	486.50	486.50	973.00
7TH FLOOR	486.50	486.50	973.00
8TH FLOOR	486.50	486.50	973.00
9TH FLOOR	486.50	486.50	973.00
10TH FLOOR	486.50	486.50	973.00
11TH FLOOR	486.50	486.50	973.00
12TH FLOOR	486.50	486.50	973.00
13TH FLOOR	486.50	--	486.50
STAIR CABIN	69.66	69.66	139.32
LIFT MAC. ROOM	43.25	43.25	86.50
TOTAL	6953.06	10714.14	17667.20

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

BLOCK	A	B	TOTAL
1ST FLOOR	408.93	406.93	817.86
2ND FLOOR	408.93	406.93	817.86
3RD FLOOR	408.93	406.93	817.86
4TH FLOOR	408.93	406.93	817.86
5TH FLOOR	408.93	406.93	817.86
6TH FLOOR	408.93	408.93	817.86
7TH FLOOR	408.93	408.93	817.86
8TH FLOOR	408.93	408.93	817.86
9TH FLOOR	408.93	408.93	817.86
10TH FLOOR	408.93	408.93	817.86
11TH FLOOR	408.93	408.93	817.86
12TH FLOOR	408.93	408.93	817.86
13TH FLOOR	408.93	---	408.93
TOTAL	5316.09	4907.16	10223.25

ROOF TOP SOLAR CALC.

MINIMUM 5% CONNECTED LOAD (AS PER TABLE NO 17.3 PART III)
TOTAL CONNECTED LOAD = 455 KW (150 UNIT X 3 KW+ 5KW COMMON)
TOTAL REQ. SLOAR = 455 X 5 /100
= 22.75 KW

SHEET NO:- 1/6

LAY-OUT 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

LAY OUT — SCALE:- 1C.M. = 2 MT.

USE : RESIDENTIAL

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

AREA TABLE	SQ.MTS.
PLOT AREA OF S.P.NO. 2 OF F.P. NO. 21+22	2839.96
REQ. COMMON PLOT AREA @ 10% (2839.96x0.10)	284.00
PROVI. COMMON PLOT AREA	285.35
PERMI. F.S.I - (1:80 X 2839.96)	5111.93
CHARGEABLE F.S.I. (1.80 X 2839.96)	5111.93
TOTAL PERMI. F.S.I. (5111.93+5111.93)	10223.86
TOTAL UTILIZED F.S.I.	10223.25
UTILIZED CHARGEABLE F.S.I. (10223.25 - 5111.93)	5111.32

COLOUR NOTES:-

O. P. BOUNDARY		ROAD	
F. P. BOUNDARY		P. WELL	
PROP. WORK		COM.BIN.	△
PROP. DRAIN-LINE		TREE	
COMMON PLOT LINE		BASEMENT LINE	
SPRINKLER	○		

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/1114SER/2605261111
ENGINEER:

SUMIT A. PATEL
D-410 , SWAPNIL ARCADE , Nr. SARDAR-PARTY PLOT , 108 ROAD , SP RING ROAD , HANSPURA , AHMEDABAD -30
AUDA/SD/1114SE/2601261062
STR. ENGINEER:

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

JIYA BUILDCON
Autho. Sign.:- Dharmendrabhai Vikrambhai Patel
AUDA/DEV/1114DV/0801261066
14, Sahajanand Crystal , OPP. Divine International School , NR. Sukan Chokdi , Nikol , AHMEDABAD - 382350 .
DEVELOPER:

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

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૨ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

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

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

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરવામાં આવેલ છે.
આસીસ્ટન્ટ / ક્લાર્ક

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 18/12/2022
Dated 18 APR 2022
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.

AUTHORITY:

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

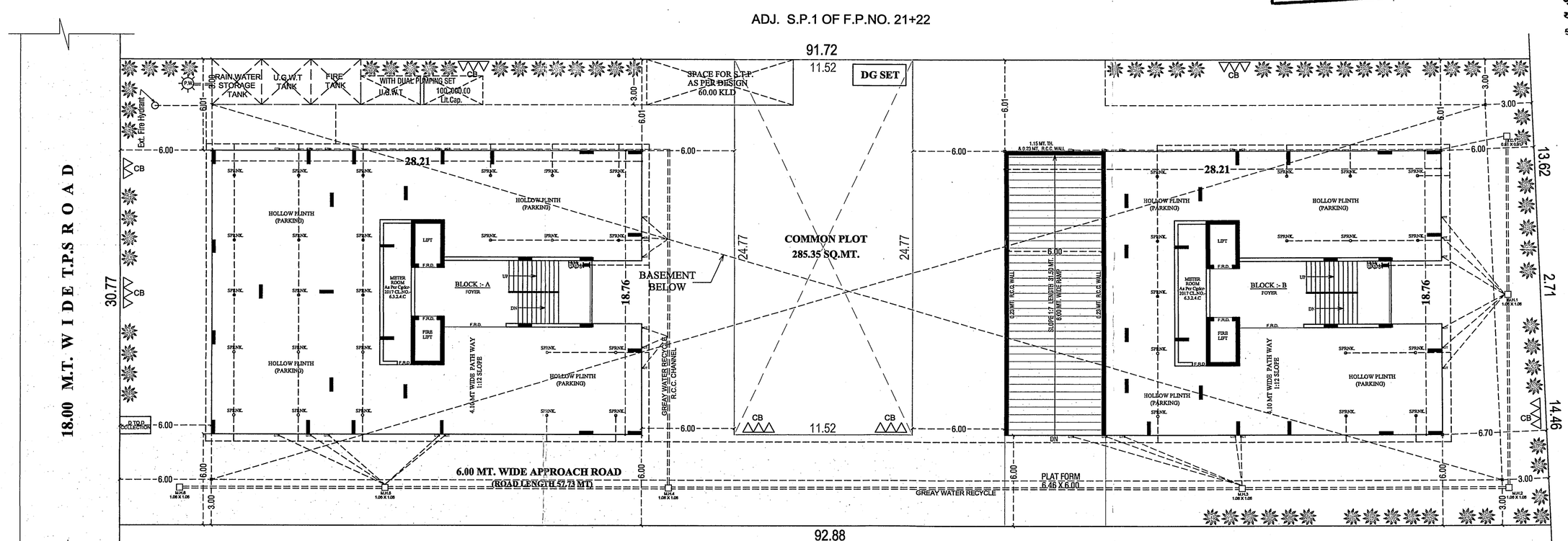
ખાસ શરત :
શહેર પ્રકરણે જમીન માલિકશ્રી / ડેવલોપરશ્રી/ એજન્ટ શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રકચર. એન્જીનીયર દ્વારા રજુ કરવામાં આવેલ તમામ બાહેંધરી પત્રો મુજબ સુરતપણે વર્તવાનું રહેશે.

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાજુને જુદા જુદા તબકકે ખોદાણ પહેલા વેચાણ (તથા દરેક) સ્થળ ત્રાહિત એકક કરેલો તરફથી સક્ષમ નિરીક્ષણ કરવી તબકકાવાર પરિસ્થિતિની ખરાબણી કરવી જે તે બાંધકામ આયોજન વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર સોપવા બાબત આગળના તબકકાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
પ્રિમેજર લે-આઉટ તેજર સેટીક ટેક તથા સાઇટ ની સાઇજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૬૦) તથા સિવિલ એન્જીનીયરીંગ કેન્ડ બુક બાય-ખત્તા મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થાપત્ય બાંધકામ કરવાનું રહેશે.

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

ADJ. S.P.1 OF F.P.NO. 21+22



ADJ. S.P.3 OF F.P.NO. 21+22

LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

DP AREA (BILASIYA)

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.

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		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED

The Basic Requirements For Fire Protection Of High-Rise 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 - corner.

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 50,000 liters.

The Underground tank shall be of a capacity of not less than 1,00,000 liters.

2. FIRE LIFT :
The Fire-Lift and all the 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 parts then 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 operate, 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 capable of being heard all throughout the building.

4. 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.

5. 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-corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below or above.

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

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

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.

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 / 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.
- 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 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 is 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 :

PARKING AREA TABLE		REQ. SQ.MTS.	TOTAL PROVI.
TOTAL USED F.S.I. AREA =	10223.25		SQ.MTS.
TOTAL REQ. PARKING AREA	REQ. @ 20%	2044.65	3946.97
REQ. CAR PARKING AREA PROVI. CAR PARK. AREA	REQ. @ 50% (A1 TO A9)	1022.33 ———	——— 1664.75
REQ. OTHER PARK. AREA PROVI. OTHER PARK. AREA	REQ. @ 40% (B1 TO B10)	817.86 ———	——— 1692.86
ADDI. VISITOR'S PARKING AREA PROVI. VISITOR'S PARK. AREA	REQ. @ 10% (C1 TO C10)	204.46 ———	——— 678.46

VISITOR PARKING AREA(RESI.)

(C1)	10.97 X 18.76 X 1 = 205.80 SQ. MTS.	(BLOCK : A)	
(C2)	04.21 X 04.57 X 1 = 19.24 SQ. MTS.	(BLOCK : A)	
(C3)	08.93 X 07.08 X 1 = 63.22 SQ. MTS.	(BLOCK : A)	
(C4)	04.21 X 04.57 X 1 = 19.24 SQ. MTS.	(BLOCK : A)	
(C5)	13.03 X 07.08 X 1 = 92.25 SQ. MTS.	(BLOCK : A)	
(C6)	08.73 X 04.57 X 1 = 39.90 SQ. MTS.	(BLOCK : B)	
(C7)	04.62 X 09.61 X 1 = 43.44 SQ. MTS.	(BLOCK : B)	
(C8)	08.73 X 04.57 X 1 = 39.90 SQ. MTS.	(BLOCK : B)	
(C9)	13.03 X 07.08 X 1 = 92.25 SQ. MTS.	(BLOCK : B)	
(C10)	08.93 X 07.08 X 1 = 63.22 SQ. MTS.	(BLOCK : B)	678.46

OTHER PARKING AREA(RESI.)

(B1)	12.80 X 24.31 X 1 = 311.17 SQ. MTS.	(1ST BASEMENT)	
(B2)	06.57 X 16.96 X 1 = 111.43 SQ. MTS.	(1ST BASEMENT)	
(B3)	16.24 X 09.85 X 1 = 159.96 SQ. MTS.	(1ST BASEMENT)	
(B4)	08.73 X 07.35 X 1 = 64.17 SQ. MTS.	(1ST BASEMENT)	
(B5)	15.69 X 09.86 X 1 = 154.70 SQ. MTS.	(1ST BASEMENT)	801.43
(B6)	12.80 X 24.31 X 1 = 311.17 SQ. MTS.	(2ND BASEMENT)	
(B7)	06.57 X 16.96 X 1 = 111.43 SQ. MTS.	(2ND BASEMENT)	
(B8)	16.24 X 09.85 X 1 = 159.96 SQ. MTS.	(2ND BASEMENT)	
(B9)	08.73 X 07.35 X 1 = 64.17 SQ. MTS.	(2ND BASEMENT)	
(B10)	15.69 X 09.86 X 1 = 154.70 SQ. MTS.	(2ND BASEMENT)	801.43
			1692.86

CAR PARKING AREA(RESI.)

(A1)	13.50 X 21.07 X 1 = 284.45 SQ. MTS.	(1ST BASEMENT)	
(A2)	10.02 X 14.45 X 1 = 144.79 SQ. MTS.	(1ST BASEMENT)	
(A3)	13.03 X 09.85 X 1 = 128.35 SQ. MTS.	(1ST BASEMENT)	
(A4)	23.05 X 09.86 X 1 = 227.27 SQ. MTS.	(1ST BASEMENT)	784.86
(A5)	13.50 X 21.07 X 1 = 284.45 SQ. MTS.	(1ST BASEMENT)	
(A6)	10.02 X 14.45 X 1 = 144.79 SQ. MTS.	(1ST BASEMENT)	
(A7)	13.03 X 09.85 X 1 = 128.35 SQ. MTS.	(1ST BASEMENT)	
(A8)	23.05 X 09.86 X 1 = 227.27 SQ. MTS.	(1ST BASEMENT)	
(A9)	06.46 X 14.71 X 1 = 95.03 SQ. MTS.	(1ST BASEMENT)	879.89
			1664.75
	TOTAL		3946.97

PARKING AREA TABLE						
		RESIDENTIAL				
	REQ.	PROVI.				
		G.F.	1ST BASEMENT	2ND BASEMENT	TOTAL
CAR	1022.33	--	784.86	879.89	1664.75
OTHER	817.86	--	801.43	801.43	1602.86
VISITOR	204.46	678.46	--	--	678.46
TOTAL	2044.65	678.46	1586.29	1681.32	3946.07

2ND BASEMENT PARKING CALCULATION (RESI.) :-		
OTHER PARKING AREA(RESI.)		
(B6) 12.80 X 24.31 X 1 = 311.17 SQ. MTS.		
(B7) 06.57 X 16.96 X 1 = 111.43 SQ. MTS.		
(B8) 16.24 X 09.85 X 1 = 159.96 SQ. MTS.		
(B9) 08.73 X 07.35 X 1 = 64.17 SQ. MTS.		
(B10) 15.69 X 09.86 X 1 = 154.70 SQ. MTS.		801.43
CAR PARKING AREA(RESI.)		
(A5) 13.50 X 21.07 X 1 = 284.45 SQ. MTS.		
(A6) 10.02 X 14.45 X 1 = 144.79 SQ. MTS.		
(A7) 13.03 X 09.85 X 1 = 128.35 SQ. MTS.		
(A8) 23.05 X 09.86 X 1 = 227.27 SQ. MTS.		
(A9) 06.46 X 14.71 X 1 = 95.03 SQ. MTS.		879.89
TOTAL		**1681.32**

1ST BASEMENT PARKING CALCULATION (RESI.) :-		
OTHER PARKING AREA(RESI.)		
(B1) 12.80 X 24.31 X 1 = 311.17 SQ. MTS.		
(B2) 06.57 X 16.96 X 1 = 111.43 SQ. MTS.		
(B3) 16.24 X 09.85 X 1 = 159.96 SQ. MTS.		
(B4) 08.73 X 07.35 X 1 = 64.17 SQ. MTS.		
(B5) 15.69 X 09.86 X 1 = 154.70 SQ. MTS.		801.43
CAR PARKING AREA(RESI.)		
(A1) 13.50 X 21.07 X 1 = 284.45 SQ. MTS.		
(A2) 10.02 X 14.45 X 1 = 144.79 SQ. MTS.		
(A3) 13.03 X 09.85 X 1 = 128.35 SQ. MTS.		
(A4) 23.05 X 09.86 X 1 = 227.27 SQ. MTS.		784.86
TOTAL		**1586.29**

PROP. B.AREA CALC. ON

1ST & 2ND BASEMENT :-

(1) 83.76 X 24.77 X 1	=	2074.74
(2) 20.19 X 03.00 X 1	=	60.57
TOTAL	=	2135.31
LESS:-		
(1) 00.93 X 24.77 X 1/2	=	11.52
NET B.A. 1ST & 2ND BASEMENT	=	**2123.79 SQ. MT.**

SHEET NO:- 2/6

PARKING LAY-OUT 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-35 , 74) (O. P.NO. 21 , 22)] MOJE :- BILASIYA , TA.:- DASCROI , DIST :- AHMEDABAD

PARKING LAY OUT + BASEMENT	SCALE:- 1C.M. = 2 MT.

USE : RESIDENTIAL

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

COLOUR NOTES:-

O. P. BOUNDARY		ROAD	
F. P. BOUNDARY		P. WELL	
PROP. WORK		COM.BIN.	
PROP. DRAIN-LINE		TREE	
COMMON PLOT LINE		BASEMENT LINE	
SPRINKLER			

RATNADEEP CORPORATION

PARTNERS

OWNER:

SUMIT A. PATEL
D-410 , SWAPNIL ARCADE , Nr. SARDAR-PARTY PLOT , 108 ROAD , SP RING ROAD , HANSPURA , AHMEDABAD -30
AUDA/ERI/1145ERH/2020/1111
ENGINEER:

SUMIT A. PATEL
D-410 , SWAPNIL ARCADE , Nr. SARDAR-PARTY PLOT , 108 ROAD , SP RING ROAD , HANSPURA , AHMEDABAD -30
AUDA/SD/1145ER/2020/1002
STR. ENGINEER:

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

JIYA BUILDCON
Auth. Sign.:-Dharmendrabhai Vibhashbhai Patel
AUDA/DEV/1145/V/00/0281/0066
14, Sahajanand Crystal , OPP. Divine International School , NR. Sahan Chokdi , Nikol , AHMEDABAD - 382350 .
DEVELOPER:

MAULIKKUMAR HASMUKHBHAI PATEL
A-103 , SHYAM PARDAR , NR. PREKSHA SCHOOL , NIKOL , AHMEDABAD - 382350
AUDA/SOR LIC NO. 1114/SR/2022/1074
S.O.R.:

ખાસ સરત :
વિકાસ પરવાનગી મેળવીને બાંધકામ કબજો મુદ્દા મુજ. તમામ ખર્ચાઓ બાંધનાર લેખક (તમા દરેક) સ્વીકાર લેખી લીધા કરવી તમારી સ્વયમ નિશ્ચિત કરવી લાગુપડતા નિયમોનો અમલમાં કરવો તે સ્થળપ્રત્યક્ષ અમલમાં વિકાસ પરવાનગી મુજબનું છે. તે મારાબાંધનું અમલમાં મેળવેલા લેખપ અમલમાં લાગુપડતું બાંધકામ કરવાનું રહેશે.

ખાસ સરત
મંજુર થયેલ નકશાઓની નકલની ૧ કોપી સ્થળ પર પ્રસિદ્ધિ કરવાની રહેશે

ખાસ શરત :
ફેઝર ટે-સાઈટ લેખર એટીક ટેક તથા સ્થાઇક ની સાથેજ સ્થળ સંબંધા એકાબાત ડિસ્ટર્બિંગ કોડ (ટર્બા.કોડ.-૨૪૬૦) તથા સિવિલ એન્ટ્રુનીયરિંગ કેન્ટ દ્વારા ઉલ્લેખમાં મુજબ રાખવામાં આવેલ છે તે સમયસર અમલમાં જમીન માલિકે ફરજીયાત કોલિકામ કરવાનું રહેશે.

ખાસ સરત :
નકશામાં મુકામવામાં આવેલ પ્રાઇવેટ પ્રોટેક્ટ ફરજી ખર્ચે કુદરતી ખાલ જમીનની માલિકી સોસાયટી એસોસીએશનની જ સાથ સ્થળ જુની કોમન પ્લોટની સાઇની / માલિકી સાઇસોસાયટી રહેશે.

ખાસ શરત :
આ પ્રકારની બાંધ માલીકની ઉત્પાદક/ એન્જુ. સી /આર્કીટેક્ટ/ સ્ટ્રકચર. એન્જીનીયર દ્વારા સુચ કુલ્યાણ જાહેર તમામ જાહેરહારી પાર્ક મુજબ પૂરાવારો બંધાવવાનું રહેશે.

ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ ને કોમપ્લેન સર્ટ કેરવા પહેલા નિયમનુસાર અને લી.પ્લાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

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

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

અમદાવાદ શહેરી વિકાસ સત્તામંડળ રજીસ્ટર કરવામાં આવે છે.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 0181/2022 Dated- 18 APR 2022

DISPATCH BY

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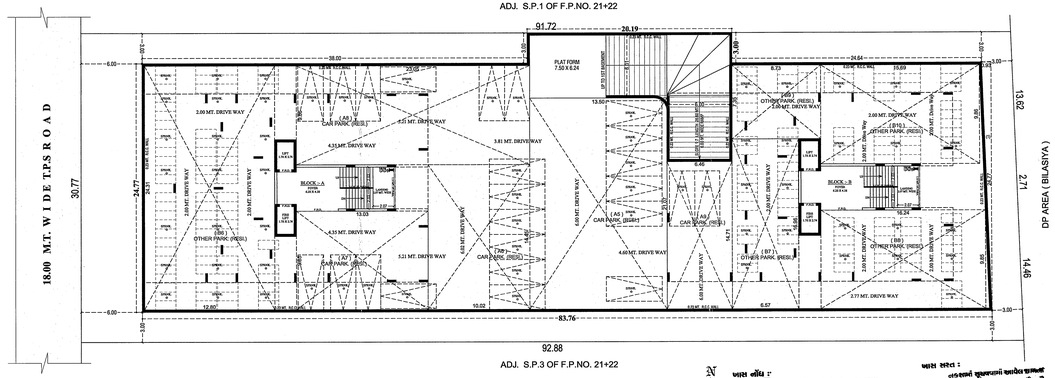
Note Approved by C.E.A

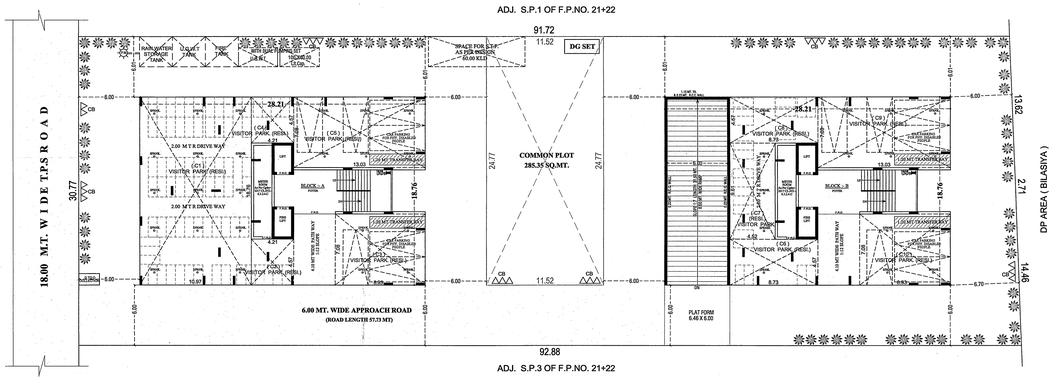
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

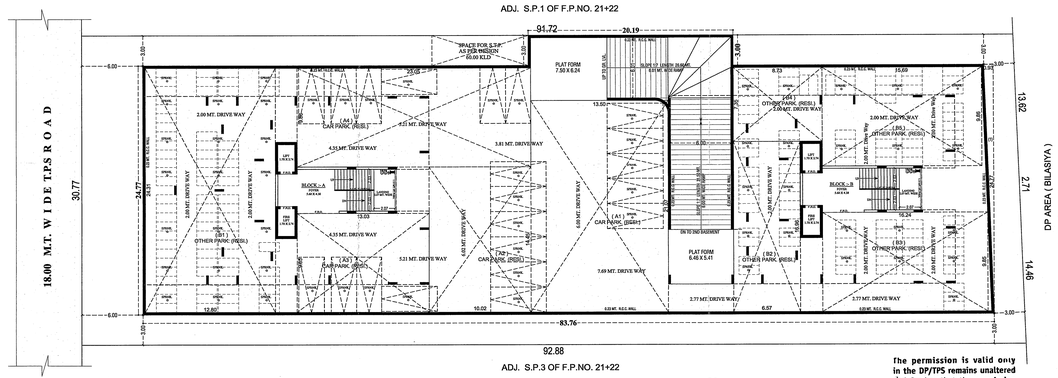
AUTHORITY:-



2ND BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL



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



1ST BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. 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.