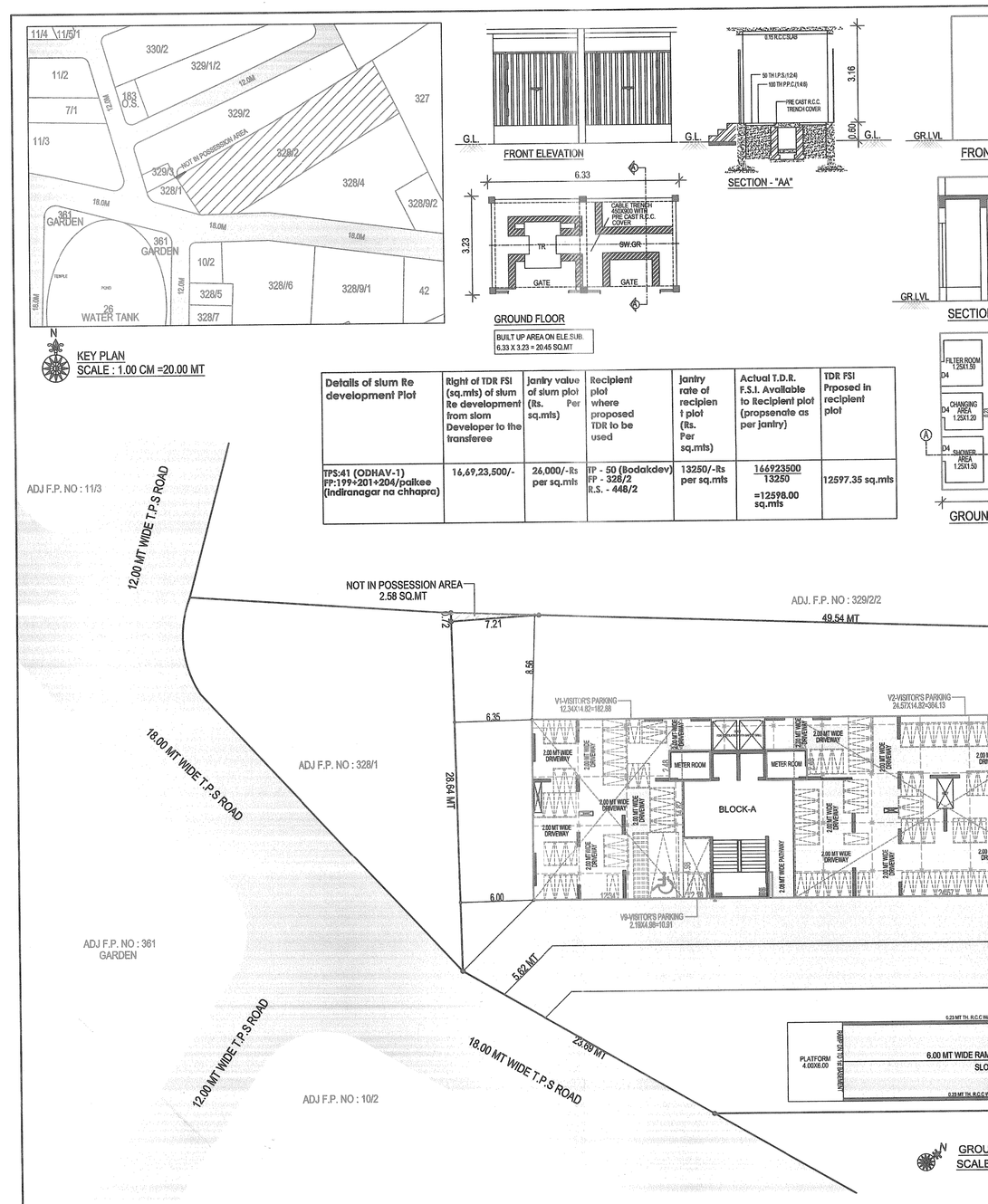



| Details of slum Redevelopment Plot | Right of TDR FSI (sq.mts) of slum Redevelopment from slum Developer to the transferee | jantry value of slum plot (Rs. Per sq.mts) | Recipient plot where proposed TDR to be used | jantry rate of recipient plot (Rs. Per sq.mts) | Actual T.D.R. F.S.I. Available to Recipient plot (proposed as per jantry) | TDR FSI Proposed in recipient plot |
|---|---|---|---|---|---|---|
| TPS-41 (ODHAV-1) FP:199+201+204(pallee (Indiranagar na chhapa) | 16,69,23,500/- | 26,000/- Rs per sq.mts | TP - 50 (Bodakdev) FP - 326/2 a.s. - 44B/2 | 13250/- Rs per sq.mts | 1669233500 / 13250 =12589.00 sq.mts | 12597.35 sq.mts |

PARKING AREA TABLE (FOR RESIDENCE)

TOTAL UTILIZED F.S.I.AREA = 22782.50 SQ.MT

REQUIRED PARKING AREA 22782.50 @ 20 % = 4556.50 SQ.MT

| VEHICAL | REQ PARKING AREA | PROVIDED PARKING AREA | | | |
|---|---|---|---|---|---|
| | | 2nd BASEMENT | 1st BASEMENT | G.F.(PARKING) | TOTAL |
| CAR PARKING | @ 50 % OF REQ PARK 2278.25 SQMTS | 3308.55 | — | — | 3308.55 |
| OTHER'S PARKING | @ 40 % OF REQ PARK 1822.60 SQMTS | 81.78 | 3256.57 | — | 3338.35 |
| VISITOR'S PARKING | @ 10 % OF REQ PARK 455.65 SQMTS | — | — | 1487.57 | 1487.57 |
| TOTAL | 4556.50 SQMTS | 3390.33 | 3256.57 | 1487.57 | 8134.47 |

PROVIDED VISITOR'S AREA CAL.

V1. 12.34X14.82= 182.88 SQ.MT
V2. 24.57X14.82= 364.13 SQ.MT
V3. 24.99X14.82= 370.35 SQ.MT
V4. 24.57X14.82= 364.13 SQ.MT
V5. 12.34X14.82= 182.88 SQ.MT
V6. 2.19X4.98= 10.91 SQ.MT
V7. 2.19X4.98= 10.91 SQ.MT
V8. 2.19X4.98= 10.91 SQ.MT
V9. 2.19X4.98= 10.91 SQ.MT
TOTAL=1508.01 SQ.MT
LESS: 1.03X2.48X8= 20.44 SQ.MT
NET TOTAL=1487.57 SQ.MT

P.H.CAR (CLNO.21.2.2.5)

MINIMUM PROVISION OF TWO ACCESSIBLE CAR PARKING SPACE SHALL BE PROVIDED FOR PEOPLE WITH DISABILITY FOR EVERY 25 CAR PARKING SPACES OR LESS. THIS ACCESSIBLE CAR PARKING SPACE SHALL:

REQUIRED : 61 / 25 X 2 = 4.88 SAY 5 P.H.CAR REQ.
PROVIDED : 5 P.H.CAR

TREE PLANTATION :
PLOT AREA = 5661.00 SQ.MTS
REQUIRED : 5 NOS TREE / 200.00 = 141.53 SAY 142 NOS
PROVIDED : 142 NOS TREE

PERCOLATION WELL :
PLOT AREA = 5661.00 SQ.MTS
REQUIRED : 1 NOS P.W / 4000.00 SQ.MTS = 1.41 SAY 2 NOS
PROVIDED : 2 NOS P.W

RESIDENCE - C.B. REQUIRED CALCULATION

DUST BIN REQUIRED 10 LTS / 1 RESI UNIT
REQ : 10X X 10.00 = 1940.00 LTS (13 BIN OF 80 LIT )
PROVIDED : 13 BIN OF 80 LIT

COMMON PLOT AREA CALCULATION

(70.54+69.69)/2X10.05=704.66 SQ.MT

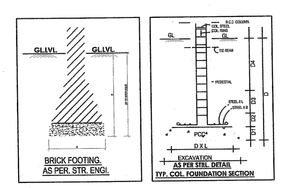
COMMON PLOT AREA TABLE

| | |
|---|---|
| AREA OF COMMON PLOT | 704.66 |
| PERMI B.UP ON G.F IN C.P @ 15 % | 105.70 |
| APPROVED B.UP ON GR.FL. (ELE.SUB.) | 20.45 |
| PROPOSED B.UP ON GR.FL. (SOC.OFFI.) | 49.66 |
| TOTAL B.UP ON GR.FL. | 70.11 |
| BALANCE B.UP ON GR.FL. IN C.P. | 35.59 |

APPROVED B.A.ON GR.FL.(ELE.SUB.)
6.33 X 3.23 = 20.45 SQ.MT

PROPOSED B.A. CAL.ON GROUND FLOOR PLAN (SOCIETY OFFICE)

9.70 X 5.12 X 1 NOS = 49.66 SQ.MT




CLAUSE NO.8.11.1.C OF CGDCR-2017

C. COMMUNITY SOCIETY COMMON FACILITY SHALL BE PERMITTED ON A COMMON PLOT. THE AREA OF THIS COMMUNITY/SOCIETY COMMON FACILITY HAVING BUILT UP AREA ONLY UPTO 00.00SQ.MT. SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT AS PER CLAUSE NO.8.11.1. C OF CGDCR-2017

PROPOSED B.A. CAL.ON GR.FL. (SWIMMING POOL)

17.90 X 5.55 = 99.35 SQ.MT

R.C.C STAIR DETAIL

2.00 MT WIDTH
0.30 MT TREAD
0.18 MT RISER

COLOUR NOTE

| | |
|---|---|
| PROP WORK | PLOT BOUNDARY |
| PROP DRAINAGE | TREE |
| ROAD | CONTAINER BIN |
| SPRINKLER | PERCOLATING WELL |
| APPROVED WORK | |

| LEGEND | DESCRIPTION |
|---|---|
| | FIRE HYDRANT SYSTEM PIPR MAIN |
| SH | SINGLE HANDED HYDRANT VALVE |
| | SLUICE VALVE |
| | TWO WAY SAME CONNECTION |
| OR | RISE OR DROP |
| | NON RETURN VALVE |
| | REDUCER |
| | FIRE HOSE BOX |
| 9 | HOSE REEL HOUSE |
| | DO.P & CO-2 |

The Basic Requirements For Fire Protection Of High - Rise Building In A.M.C and AUDA Area

(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 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 100mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down - comer.
On riser in required for every 1000 sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all 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. shut - off nozzle at each floor landing.
The length of the hose reel hose should be enough to reach the farthest corner 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 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 LIFT :
The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricty failure. Each building should have at least one lifts as a fire - lift and if the building is divided in to 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.

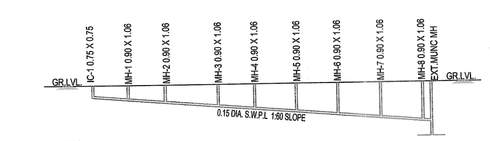
(3) FIRE ALARM :
Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

(4) FIRE EXTINGUISHERS :
One Carbon DioXide (CO 2 ) type eXtinguisher of 4.5 kg. and one eXtinguisher of 5kg. Dry Chemical Powder ( DCP ) to be installed on each floor in case of commercial building.
Two Carbon DioXide ( CO2 ) type eXtinguisher of 2 kg.capacity on each floor and 5kg. Dry Chemical Powder (DCP) type eXtinguisher 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 building it has ugo be pressurized to prevent it 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 below or above.

(6) BASEMENT :
The basement of 200.00 sq.meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for a car parking 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.




| DATUM | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CUTTING | | 0.75 | 0.95 | 1.18 | 1.50 | 1.73 | 1.99 | 2.24 | 2.51 | 2.77 | 3.02 | | | | |
| INV.LEV. | 29.25 | 29.05 | 28.82 | 28.50 | 28.27 | 28.01 | 27.76 | 27.49 | 27.23 | 26.98 | | | | | |
| GR.LVL. | 30.00 | 29.80 | 29.57 | 29.25 | 29.02 | 28.76 | 28.51 | 28.24 | 27.98 | 27.73 | 27.48 | | | | |
| DISTANCE | 0.15 | 2.61 | 4.25 | 6.75 | 8.50 | 10.27 | 12.12 | 14.00 | 15.85 | 17.69 | 19.53 | 21.37 | 23.21 | 25.06 | 26.90 |

DRAINAGE SECTION VER. 1.00 CM = 1.00 MT.
SCALE - HORI. 1.00 CM = 5.00 MT.

NOTES:-

IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD
ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFYIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
IT IS CERTIFY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
IT IS CERTIFIY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.12 AND 21.1.14 AND 22.8 OF CGDCR 2017
PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDCR 2017
LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDCR 2017
WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR 2017.
SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
WATER TANK FOR FIRE SAFTY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21 OF CGDCR 2017
ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 21.6.2 OF CGDCR 2017
DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE OF CGDCR 2017
ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDCR 2017.
THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGDCR 2017
THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR 2017.
COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR 2017.
TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 26 OF CGDCR 2017.
FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 22 OF CGDCR 2017
FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2013
MAINTAINANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO. 27 OF CGDCR 2017.
MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER.SHALL BE PROVIDED AS PER CHAPTER NO. 22.3 OF C.O.D.C.R.-2017.
ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.25.6.1 OF CGDCR-2017
THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UPTO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CGDCR CL. NO.21.13
ANY DEFICIENCY OF VENTILATION IN BASEMENT SHALL BE COMPENSATED BY USE OF MECHANICAL SYSTEM AS PER CL.NO.21.4 OF CGDCR-2017
ROOF TOP SOLAR ENERGY INSTALLATION @ GENERATION SHALL BE PROVIDED AS PER CL.NO.26.6.1 OF CGDCR-2017

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN WITH SUBJECT TO CONDITION THAT: THE CONSTRUCTION OF T.D.R. F.S.I. 12597.35 SQ.MT. FROM SLUM PLOT TPS-41 (ODHAV-1) FP.199+201+204(pallee (Indiranagar na chhapa)) SHOWN IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING B.U. PERMISSION OF SLUM PLOT.

| | |
|---|---|
| SHEET NO : 1/5 | |
| REVISED LAYOUT PLAN SHOWING RESIDENCE BUILDING ON F.P.NO : 328/2, OF T.P.S. NO. 50,(BODAKDEV) (PRELIMINARY) [R.S.NO.448/2,O.P.NO.328/2] MOJE : BODAKDEV, TALUKA : GHATLODIYA, DIST : AHMEDABAD. | |
| SCALE : 1.00 CM = 2.50 MT | |
| USE ZONE :- RESIDENTIAL-2 (R2) | |
| USE :-RESIDENTIAL | |

| AREA TABLE | APPROVED | REVISED |
|---|---|---|
| PLOT AREA OF F.P NO : 328/2 (AS PER F-FORM) | 5661.00 | 5661.00 |
| NOT IN POSSESSION AREA | 2.58 | 2.58 |
| NET PLOT AREA OF F.P NO : 328/2 | 5658.42 | 5658.42 |
| REQUIRED COMMON PLOT AREA @ 10 % | 566.10 | 566.10 |
| PROVIDED COMMON PLOT AREA | 772.39 | 704.71 |

| BUILT UP AREA TABLE | APPROVED | REVISED |
|---|---|---|
| BUILT UP AREA ON 2nd BASEMENT | 3949.09 | 3894.17 |
| BUILT UP AREA ON 1st BASEMENT | 3949.09 | 3894.17 |
| BUILT UP AREA ON GROUND FLOOR | 1913.71 | 2001.81 |
| BUILT UP AREA ON 1st FLOOR | 1913.71 | 2001.81 |
| BUILT UP AREA ON 2nd FLOOR | 1913.71 | 2001.81 |
| BUILT UP AREA ON 3rd FLOOR | 1913.71 | 2001.81 |
| BUILT UP AREA ON 4th FLOOR | 1913.71 | 2001.81 |
| BUILT UP AREA ON 5th FLOOR | 1913.71 | 2001.81 |
| BUILT UP AREA ON 6th FLOOR | 326.74 | 2001.81 |
| BUILT UP AREA ON 7th FLOOR | — | 2001.81 |
| BUILT UP AREA ON 8th FLOOR | — | 2001.81 |
| BUILT UP AREA ON 9th FLOOR | — | 2001.81 |
| BUILT UP AREA ON 10th FLOOR | — | 2001.81 |
| BUILT UP AREA ON 11th FLOOR | — | 2001.81 |
| BUILT UP AREA ON 12th FLOOR | — | 2001.81 |
| BUILT UP AREA ON 13th FLOOR | — | 2001.81 |
| BUILT UP AREA ON STAIR CABIN | 233.37 | 300.69 |
| BUILT UP AREA ON L.M.ROOM AND O.H.W.T. | 180.48 | 203.56 |
| BUILT UP AREA ON SUBSTATION | 20.45 | 20.45 |
| BUILT UP AREA ON SOCIETY OFFICE | — | 49.66 |
| BUILT UP AREA ON SWIMMING POOL | — | 99.35 |
| TOTAL BUILT UP AREA | 22055.19 | 36487.59 |

| F.S.I AREA TABLE | APPROVED | REVISED |
|---|---|---|
| NET PLOT AREA OF F.P NO : 328/2 | 5658.42 | 5658.42 |
| PERMISSIBLE F.S.I AREA @ 1 : 1.2 | 6790.10 | 6790.10 |
| CHARGEABLE F.S.I. AREA AS PER BASE ZONE @ 0.60 | 3395.05 | 3395.05 |
| F.S.I. AREA ON 1st FLOOR | 1667.38 | 1752.50 |
| F.S.I. AREA ON 2nd FLOOR | 1667.38 | 1752.50 |
| F.S.I. AREA ON 3rd FLOOR | 1614.29 | 1752.50 |
| F.S.I. AREA ON 4th FLOOR | 1667.38 | 1752.50 |
| F.S.I. AREA ON 5th FLOOR | 1667.38 | 1752.50 |
| F.S.I. AREA ON 6th FLOOR | 1614.29 | 1752.50 |
| F.S.I. AREA ON 7th FLOOR | 272.03 | 1752.50 |
| F.S.I. AREA ON 8th FLOOR | — | 1752.50 |
| F.S.I. AREA ON 9th FLOOR | — | 1752.50 |
| F.S.I. AREA ON 10th FLOOR | — | 1752.50 |
| F.S.I. AREA ON 11th FLOOR | — | 1752.50 |
| F.S.I. AREA ON 12th FLOOR | — | 1752.50 |
| F.S.I. AREA ON 13th FLOOR | — | 1752.50 |
| TOTAL USE F.S.I. AREA | 10170.13 | 22782.50 |
| CHARGEABLE F.S.I. AREA (USED F.S.I.-3395.05) | 3395.05 | 3395.05 |
| USED T.D.R F.S.I.(USED F.S.I.-3395.05) @ 0.449 | | 12597.35 |

TENAMENT AND FLOOR AREA TABLE

| FLOOR | USE | | EQ.TENA | | FLOOR AREA | |
|---|---|---|---|---|---|---|
| | APPROVED | REVISED | APPR. | REVI. | APPROVED | REVISED |
| 2nd BASEMENT | PARKING | PARKING | — | — | — | — |
| 1st BASEMENT | PARKING | PARKING | — | — | — | — |
| GROUND FLOOR | PARKING | PARKING | — | — | — | — |
| 1st FLOOR | RESIDENCE | RESIDENCE | 09 | 08 | 1667.38 | 1752.50 |
| 2nd FLOOR | RESIDENCE | RESIDENCE | 09 | 08 | 1667.38 | 1752.50 |
| 3rd FLOOR | RESIDENCE | RESIDENCE | 09 | 08 | 1614.29 | 1752.50 |
| 4th FLOOR | RESIDENCE | RESIDENCE | 09 | 08 | 1667.38 | 1752.50 |
| 5th FLOOR | RESIDENCE | RESIDENCE | 09 | 08 | 1667.38 | 1752.50 |
| 6th FLOOR | RESIDENCE | RESIDENCE | 09 | 08 | 1614.29 | 1752.50 |
| 7th FLOOR | RESIDENCE | RESIDENCE | 02 | 08 | 272.03 | 1752.50 |
| 8th FLOOR | — | RESIDENCE | — | 08 | — | 1752.50 |
| 9th FLOOR | — | RESIDENCE | — | 08 | — | 1752.50 |
| 10th FLOOR | — | RESIDENCE | — | 08 | — | 1752.50 |
| 11th FLOOR | — | RESIDENCE | — | 08 | — | 1752.50 |
| 12th FLOOR | — | RESIDENCE | — | 08 | — | 1752.50 |
| 13th FLOOR | — | RESIDENCE | — | 08 | — | 1752.50 |
| TOTAL | RESIDENCE | RESIDENCE | 56 | 104 | 10170.13 | 22782.50 |

FOR, AKSHAR INFRABUILD
PARTNER

OWNER.

AMIT B. DAVE (B.E.CIVIL)
CONSULTING CIVIL ENGINEER
2, KAMKUNJ SOCIETY, MILL ROAD, KANKARIYA, AHMEDABAD-380022
PH NO : 079-25360059
EMAIL : devaamit@gmail.com
C.O.W. AMC LIC CW :- 05000008539R1
ST-ENGINEER

JAYESH D. PANDYA
B/A, SARVODAY SOCIETY, JAWAHAR CHOWK, MANINAGAR, AHMEDABAD-08.
AMC LIC. NO. SD 05000305S1.

Akshar Infrabuild
24, Green Field,
Sindhu Bhavan Road,
Thaltej, Ahmedabad-59.
Dev. Lic. No.:-449140720
DEVELOPER

KRANAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD , NAVARANGPURA
ENG. LIC. NO. :- ERO5980103ZI02
ENGINEER

Ahmedabad Municipal Corporation

Case No. : BHNTS/NWZ/361117/CGDCR/A0151/R1/M1 — Zone: NORTH WEST

Plan Approved as per terms and condition mentioned in the Commencement Certificate :

Raja Chitthi Number : 012232/361117/A0151/R1/M1

Date : 02/04/2019

T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst. T.D.O. (B.P.S.P.)

AUTHO:

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TDO, BPSP, AMC