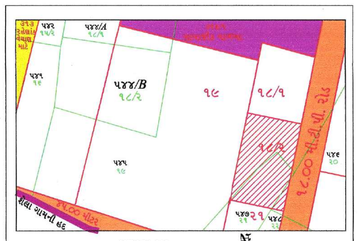
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ENVIRONMENTAL MANAGEMENT LAYOUT PLAN

SHEET NO :- 02/06

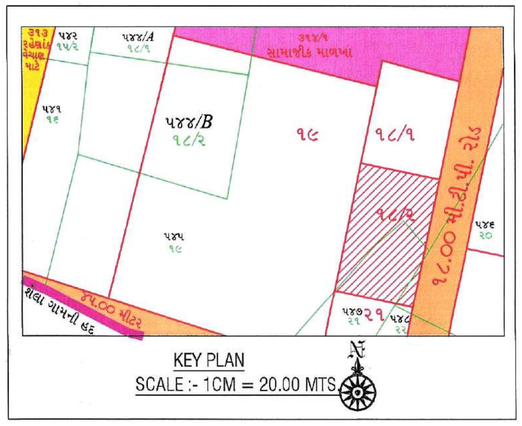
PLAN SHOWING PROPOSED RESIDENTIAL+COMMERCIAL BUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON F.P. NO- 18/2 OF T.P.S. NO: 3 (GHUMA) (DRAFT SANCTIONED) ON [REVENUE BLOCK NO:- 544/B, (O.P. NO:- 18/2)] OF MOJE:-GHUMA, TALUKA :DASKROI , DISTRICT :- AHMEDABAD.]

SCALE :- 1CM = 2.00 MTR.

BLOCK - A+B

ZONE AS PER RDP 2021 : RESIDENTIAL AFFORDABLE HOUSING ZONE -1 (RAH-1)

USE :- RESIDENCE (DWELLING-3) + COMMERCIAL (MERCANTILE - 1) MIX- RESIDENTIAL AFFORDABLE HOUSING (RAH)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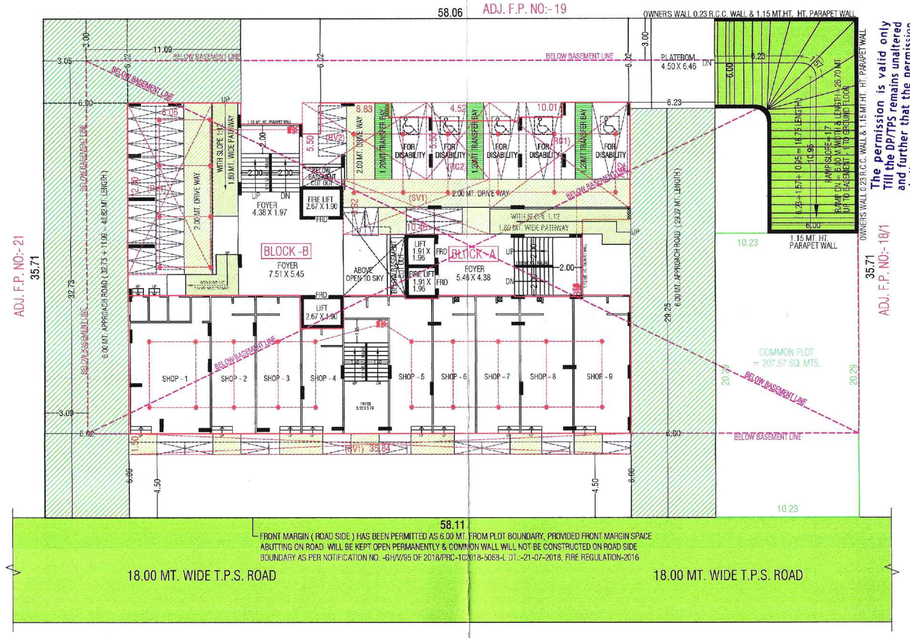


GROUND LEVEL PARKING LAYOUT PLAN
SCALE :- 1CM = 2.00 MTS.

The permission is valid only Till 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

REQ. COMM. PARKING AREA TABLE					
TOTAL COMM. F.S.I. AREA	=	646.82 SQMTS			
REQ PARKING AREA FOR RESI. @ 50 %	=	323.41 SQMTS			
VEHICAL	REQ. AREA	PROVI PARKING			
		GR.LVL.	1ST BASE.	2ND BASE.	TOTAL
CAR PARKING AREA @ 50 %	161.71	--------	184.85	--------	184.85
OTHERS PARKING AREA @ 30%	97.02	--------	115.71	--------	115.71
VISITORS PARKING AREA @ 20%	64.68	53.76	21.14	--------	74.90
TOTAL	323.41	53.76	321.70	--------	375.46

REQ. RESI. PARKING AREA TABLE (UP TO 66.00 SQ. MT.)					
TOTAL USE F.S.I. AREA	=	2521.35 SQMTS			
REQ PARKING AREA FOR RESI. @ 10 %	=	252.14 SQMTS			
REQ ADDI. VISITORS PARKING AREA @ 10 %	=	25.21 SQMTS			
TOTAL REQ PARKING AREA	=	277.35 SQMTS			
VEHICAL	REQ. AREA	PROVI PARKING			
		GR.LVL.	1ST BASE.	2ND BASE.	TOTAL
CAR PARKING AREA @ 50 %	126.07	251.23	--------	--------	251.23
OTHERS PARKING AREA @ 40%	126.07	--------	154.67	--------	154.67
ADDI. VISITORS PARKING AREA @ 10%	25.21	41.00	--------	--------	41.00
TOTAL	277.35	292.23	154.67	--------	446.90

REQ. RESI. PARKING AREA TABLE (66.00 SQ. MT. TO 90.00 SQ. MT.)					
TOTAL F.S.I. AREA	=	4802.17 SQMTS			
REQ PARKING AREA FOR RESI. @ 20 %	=	960.43 SQMTS			
VEHICAL	REQ. AREA	PROVI PARKING			
		GR.LVL.	1ST BASE.	2ND BASE.	TOTAL
CAR PARKING AREA @ 50 %	480.22	101.14	--------	504.44	605.58
OTHERS PARKING AREA @ 40%	384.17	--------	284.11	545.02	829.13
VISITORS PARKING AREA @ 10%	96.04	123.11	--------	--------	123.11
TOTAL	960.43	224.25	284.11	1049.46	1557.82

COMM. VISITORS PARKING AREA CAL.		
COMM. VISITORS PARKING (GROUND FL.)		
(CV1) 35.84 X 1.50	=	53.76
TOTAL	=	53.76

COMM. VISITORS PARKING AREA CAL.		
COMM. VISITORS PARKING (BASEMENT - 1)		
(CV1) 2.90 X 7.29	=	21.14
TOTAL	=	21.14

COMM. OTHERS PARKING AREA CAL.		
COMM. OTHERS PARKING (BASEMENT-1)		
(CS1) 12.27 X 9.43	=	115.71
TOTAL	=	115.71

COMM. CAR PARKING AREA CAL.		
COMM. CAR PARKING (BASEMENT-1)		
(CC1) 12.85 X 12.21	=	156.90
(CC2) 4.50 X 6.21	=	27.95
TOTAL	=	184.85

DISABLE CAR PARKING CALC.
REQD. 2 CAR/25 CARS = 2 CAR / 606.29 SQ.MT.
REQD. NOS. CARS = 606.29 / 343.75 = 1.76
REQD. NOS. CARS = 1.76 X 2 = 3.52 REQ. 4 NOS.
PROVI. CAR PARKING = 5 CAR

BUILT UP AREA CAL ON BASEMENT-1		
55.00 X 26.70	=	1468.50
NET BUILT UP ON BASEMENT-1 FLOOR	=	1468.50

BUILT UP AREA CAL ON BASEMENT-2		
51.95 X 26.70	=	1387.07
NET BUILT UP ON BASEMENT-2 FLOOR	=	1387.07

RESI. VISITORS PARKING AREA CAL.		
RESI. VISITORS PARKING (GROUND FL.)		
(SV1) 10.46 X 3.92	=	41.00
TOTAL	=	41.00

RESI. OTHERS PARKING AREA CAL.		
RESI. OTHERS PARKING (BASEMENT - 1)		
(SS1) 10.15 X 4.61	=	46.79
(SS2) 10.49 X 15.83	=	166.05
TOTAL	=	212.85
LESS		
4.61 X 2.87	=	13.23
7.51 X 4.09	=	30.72
3.12 X 4.56	=	14.23
TOTAL	=	58.18
TOTAL (212.85 - 58.18)	=	154.67
TOTAL	=	154.67

RESI. CAR PARKING AREA CAL.		
RESI. CAR PARKING (BASEMENT - 1)		
(SC1) 6.85 X 12.21	=	83.64
(SC2) 10.58 X 15.84	=	167.59
TOTAL	=	251.23
TOTAL	=	251.23

SCRUTINIZE COPY
No. ..... Date
T.D., B.P.S.P., AMC

REQ. PARKING AREA TABLE		
PARKING AREA	REQ. PARKING AREA	PROVI. PARKING AREA
COMM. PARKING AREA = 646.82 SQ. MT.		
REQ PARKING AREA FOR RESI. @ 50 %	323.41	375.46
UP TO 66.00 SQ. MT. PARKING AREA = 2521.35 SQ. MT.		
REQ PARKING AREA FOR RESI. @ 11 %	277.35	446.90
66.00 SQ. MT. TO 90.00 SQ. MT. PARKING AREA = 4802.17 SQ. MT.		
REQ PARKING AREA FOR RESI. @ 20 %	960.43	1557.82
TOTAL	1561.19	2380.18

RESI. VISITORS PARKING AREA CAL.		
RESI. VISITORS PARKING (GROUND FL.)		
(RV1) 6.06 X 12.33	=	74.54
(RV2) 8.83 X 5.50	=	48.57
TOTAL	=	123.11
TOTAL	=	123.11

RESI. OTHERS PARKING AREA CAL.		
RESI. OTHERS PARKING (BASEMENT - 1)		
(RS1) 14.62 X 9.43	=	137.87
(RS2) 14.95 X 10.41	=	155.63
TOTAL	=	293.50
LESS		
3.05 X 3.08	=	9.39
TOTAL (293.50 - 9.39)	=	284.11
TOTAL	=	284.11

RESI. OTHERS PARKING AREA CAL.		
RESI. OTHERS PARKING (BASEMENT - 2)		
(RS1) 30.43 X 6.00	=	182.58
(RS2) 34.70 X 8.04	=	278.99
(RS3) 10.50 X 12.21	=	128.21
(RS4) 10.57 X 10.42	=	110.14
TOTAL	=	699.92
LESS		
4.61 X 2.87	=	13.23
7.51 X 4.09	=	30.72
3.12 X 7.68	=	23.96
3.35 X 0.74	=	2.48
3.58 X 7.29	=	26.10
12.67 X 4.61	=	58.41
TOTAL	=	154.90
TOTAL (699.92 - 154.90)	=	545.02
TOTAL	=	545.02

FIRE OPINION NOTES:-
1. ALL BASEMENTS PARKING AND HPP SHALL BE FULLY SPRINKLERED.
2. ALL LOWER BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.

RESI. CAR PARKING AREA CAL.		
RESI. CAR PARKING (GROUND FL.)		
(RC1) 10.01 X 7.62	=	76.2
(RC2) 4.50 X 5.50	=	24.7
TOTAL	=	101.1
TOTAL	=	101.1

RESI. CAR PARKING AREA CAL.		
RESI. CAR PARKING (BASEMENT - 2)		
(RC1) 10.58 X 15.84	=	167.5
(RC2) 24.20 X 12.21	=	295.4
(RC3) 6.23 X 6.64	=	41.3
TOTAL	=	504.4
TOTAL	=	504.4

RESIDENTIAL AFFORDABLE HOUSING PROJECT

GROUND LVL. PARKING LAYOUT PLAN & 1ST & 2ND BASEMENT PLAN WITH PARKING LAYOUT — SHEET NO :- 03/06

PLAN SHOWING PROPOSED RESIDENTIAL+COMMERCIAL BUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON F.P. NO- 18/2 OF T.P.S. NO: 3 (GHUMA) (DRAFT SANCTONED) ON [REVENUE BLOCK NO.- 544/B, (O.P. NO:- 18/2)] OF MOJE:-GHUMA TALUKA :DASKROI , DISTRICT :- AHMEDABAD.]

BLOCK - A + B

SCALE :- 1CM = 200 MTR.

ZONE AS PER RDP 2021 : RESIDENTIAL AFFORDABLE HOUSING ZONE -1 (RAH-1)

USE :- RESIDENCE (DWELLING-3) + COMMERICAL (MERCANTILE - 1) MIX- RESIDENTIAL AFFORDABLE HOUSING (RAH)

અહીયાની સુરક્ષાના નિયમોનું, એમોનીટી, લગતાની સુવિધાના નિ. મંજુરી જણાવાયેલી મ.મુ.શી. નો તથા તેના અધિકારીઓએ/કર્મચારીઓએ પોતે જોઈ - ચકાસી બાદ મંજુર કરેલાનો તથા એ-મોનીટીનું સુધ્ધ કોમન પ્લોટનો જેટલો ભાગ તથા સોસાયટી મકાનોનો ભાગ તથા સોસાયટી મકાનોનાં ગેરકાયદેસર બાંધકામો તેમજ ગેરકાયદેસર કબજાઓ તથા ગેરકાયદેસર કરેલાં કામો માટે તથા તેમજ કોઈ પણ પ્રકારના ટેક્સ નિ. અંગે તથા ફેરફાર કરેલ હોય તો તેમજ તે અંગેની જવાબદારી મ.મુ.શી. નો તથા તેના અધિકારીઓનું / કર્મચારીઓનું પોતાનું રહેશે.

- વિકાસ કરતુ કોમન પ્લોટ મોકલે જેમાંનું કુદરતનાં જેમાં, સુરક્ષાના ટેકના નિ. અંગે તથા ફેરફાર કરેલ હોય તો તેમજ તે અંગેની જવાબદારી મ.મુ.શી. નો તથા તેના અધિકારીઓનું / કર્મચારીઓનું પોતાનું રહેશે.

RESPONSIBILITY (C.O.C.O.R. 2017 CL.NO. 4.2.4.4.5.4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, APPROVAL, REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DRAWER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL AUTHORITIES (C.O.C.O.R. 2017 C.L. NO. 3.3.2) :-
IN ADDITION TO ANY OTHER PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE TO ANY WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA OF SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

COLOUR NOTE:-

PLOT BOUNDRY		PROP.DRAINAGE		P.WELL	
ROAD / RMP		TREE		PARKING	
PROP. WORK		CONTAINER BIN		SPRINKLER	
BASEMENT LINE					

Utsav Patel
89, Riddhi Society
Ghatlodia, Ahmedabad-380061
DEVELOPER Lic. No.: DEV1271310324
DEVELOPER

YASH D. PATEL
AMC LIC No. : 001CW31082610467
28, VRUNDAVAN BUNGLOWS, SATTADHAR, AHMEDABAD-61. (M) 9898251167
C.O.W.

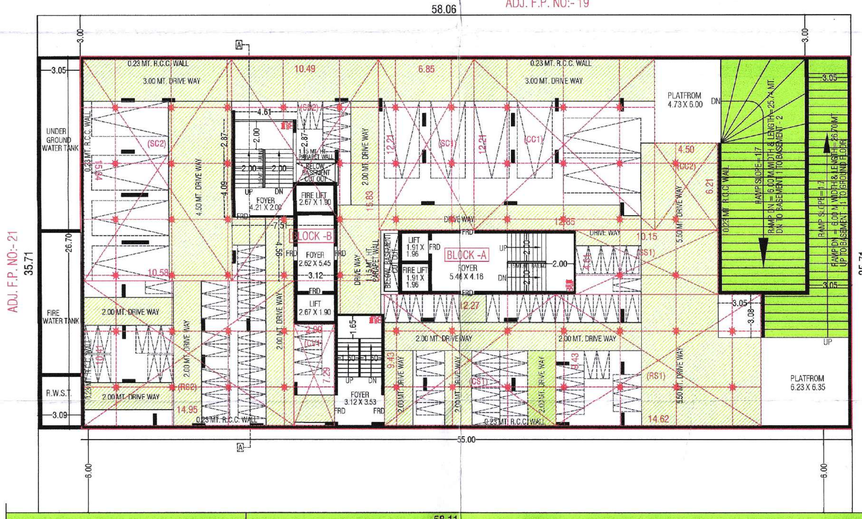
OWNER

KEVIL RAGESHBHAI SHAH
LIC. NO. 001SR19052611002
7/A, DHANUSHDHARI SOC. NR DHARNIDHAR TEMPLE, VASNA, AHMEDABAD
S.O.R.

DJH. PATEL (B. E. CIVIL)
AMC-STRUCTURAL ENGINEER GRADE-1
LIC No.: 001SE06012710197
B/1, Parishram Society,
Dharol Colony Road,
Visnagar-384315
STRU. ENGINEER

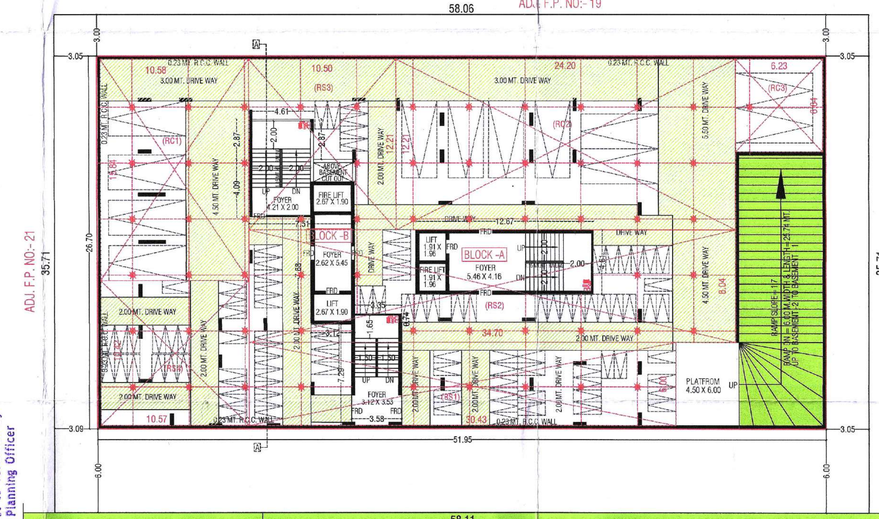
YASH D. PATEL
AMC LIC No. : 001ERH31082610374
28, VRUNDAVAN BUNGLOWS, SATTADHAR, AHMEDABAD-61. (M) 9898251167
ENGINEER

સક્ષમ અધિકારી દ્વારા મંજુર કરેલ નકશાઓ પરત્વે જ કામ હાથ ધરવું.



1ST BASEMENT PLAN WITH PARKING LAYOUT
SCALE :- 1CM = 2.00 MTS.

Final Plot boundary and allotment of final plot is Subject to Verification by Town Planning Officer



2ND BASEMENT PLAN WITH PARKING LAYOUT
SCALE :- 1CM = 2.00 MTS.

Ahmedabad Municipal Corporation
Case No.: BHNT/SWZ/000522/CGDCRV/A6060/R0/M1 — Zone: SOUTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 06564/000522/A6060/R0/M1
Date : 13/07/2022

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