

ADJ. F.P. NO- 98
79.58

1ST. BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

18.00 MT. WIDE T.P.S. ROAD

ADJ. F.P. NO- 346 (SEWSH)
79.58

2ND. BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

18.00 MT. WIDE T.P.S. ROAD

ADJ. F.P. NO- 98
79.58

ADJ. F.P. NO- 346 (SEWSH)
79.58

B.U.P. AREA CALC. 1ST. BASEMENT		IN SQ. MTS.
59.61 x 70.58	=	4207.27
LESS:-		
3.07 x 19.72	=	60.54
4.57 x 9.88	=	45.16
TOTAL LESS	=	105.70
B.U.P. AREA ON 1ST. BASEMENT	4207.27 -	105.72 = 4101.55

F.S.I. AREA CALC. 1ST. BASEMENT		IN SQ. MTS.
5.67 x 6.21	=	35.21
6.65 x 9.46	=	64.80
1.50 x 2.50	=	3.75
1.60 x 7.34	=	11.74
1.20 x 6.21	=	7.45
TOTAL	=	122.95
F.S.I. AREA CALC. ON 1ST. BASEMENT	4101.55 -	122.95 = 4224.50

B.U.P. AREA CALC. 2ND. BASEMENT		IN SQ. MTS.
59.61 x 70.58	=	4207.27
B.U.P. AREA ON 2ND. BASEMENT	4207.27	

PROV. OTHERS PARKING IN 1ST. BASE.		IN SQ. MTS.
(S1) 54.50 x 8.88	=	484.67
(S2) 59.15 x 15.78	=	933.39
TOTAL	=	1418.06

LESS:-		
5.10 x 7.76	=	39.58
11.74 x 5.82	=	68.07
5.10 x 12.39	=	63.15
6.45 x 12.32	=	79.59
TOTAL	=	239.99
TOTAL OTHERS PARKING	1418.06 - 239.99	= 1178.07

PROV. CAR PARKING IN 1ST. BASE.		IN SQ. MTS.
(C1) 59.15 x 18.42	=	1089.54
(C2) 56.08 x 20.18	=	1131.69
(C3) 59.15 x 6.86	=	405.77
TOTAL	=	2627.00

LESS:-		
15.32 x 6.21	=	95.14
9.35 x 3.83	=	35.81
5.10 x 7.89 x 2	=	81.50
1.50 x 4.45	=	6.68
11.74 x 6.82	=	80.07
6.40 x 1.60	=	10.24
6.46 x 22.16	=	143.15
6.23 x 13.04	=	81.24
6.46 x 6.86	=	44.32
TOTAL	=	572.65
TOTAL CAR PARKING	2627.00 - 572.65	= 2054.35

PROV. OTHERS PARKING IN 2ND. BASE.		IN SQ. MTS.
(S1) 59.15 x 24.46	=	1446.81
(S2) 21.67 x 3.29	=	71.29
(S3) 0.215 x 6.23 x 6.23	=	8.34
(S4) 2.84 x 12.11	=	34.39
TOTAL	=	1560.83

LESS:-		
3.55 x 7.99	=	28.36
11.74 x 6.82	=	80.07
3.55 x 7.76	=	27.55
1.50 x 3.00 x 2	=	9.00
TOTAL	=	144.98
TOTAL OTHERS PARKING	1560.83 - 144.98	= 1415.85

PROV. CAR PARKING IN 2ND. BASE.		IN SQ. MTS.
(C1) 37.48 x 45.66	=	1711.34
(C2) 12.37 x 5.54	=	68.53
(C3) 21.67 x 30.25	=	655.73
TOTAL	=	2435.60

LESS:-		
3.55 x 7.99	=	28.36
1.50 x 3.00	=	4.50
11.74 x 6.82	=	80.07
3.55 x 1.23	=	4.37
8.81 x 1.60	=	14.10
TOTAL	=	131.40
TOTAL CAR PARKING	2435.60 - 131.40	= 2304.20

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING
ON F.P.NO.- 103, O.P.- 103, SUR.NO.-855
T.P.S.NO. - 429 (GHODHAVI-MANIPUR),
MOJE. - GHODHAVI, TA.- SANAND DIST.- AHMEDABAD.

SCALE 1.00 CM = 2.00 MT ZONE- SPD (SPECIAL PLAN DEVELOPMENT ZONE) USE - RESIDENTIAL

COLOR NOTE
PLOT BOUNDARY
ROAD / PATHWAY
PROP. WORK

TREE
CONTAINER BIN
P.WELL
BASE MECH. VENT

5.67 6.21 6.85 7.34 7.50 7.60 1.20 1.50 2.50

અમદાવાદ રાજ્ય સરકાર
સેનિટરી ડિવિઝન
H. H. Patel
ઓફિસર / ડી.આ.

F.S.I. AREA CALC. ON 1ST. BASE.

પાસ સરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ
શરૂ કરતા પહેલા નિયામકશ્રી અરેથી મકાનના
વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

પાસ સરત :-
અકસ્માત સુવ્યવસ્થામાં સામેલ સામાન
પોલીસ સ્ટેશન ખાતે સુધી સરકાર જમાવી
માલિકની હોદ્દાઓને અસરગ્રસ્ત થવાની ના
વાદ તમારું સુધી સામાન પોલીસ સ્ટેશન /
માલિકી સત્તામંડળની રહેશે.

OWNER
ANKUR BIPINBHAI DESAI
SAVNI NIRMAL ENTERPRISE LLP
303, 3rd Floor, Binani Complex,
Opp. Torrent Power Limited, Sola Road
Naranpura, Ahmedabad - 380013.
AUDA LIC NO. 1114DV0401261060

ST-ENGINEER
RAJESH P. PATEL
STR. DESIGNER
REG. NO. AUDA / SD-I / 276
1. 4, SHREEDHAR APTS.
8. RADHA VALLABH COLONY,
12. SAHAR CHOWK, MANINAGAR,
AHMEDABAD - 08.

DEVELOPER
KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Niran Park,
Sun-4-Ship Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/966

ENGINEER
Kausubhai Pratulbhai Desai
Reg. No. AUDA/COW-100849
301, Binani Complex, Opp. Torrent Power,
Naranpura, Ahmedabad - 380013.

C.O.W.

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 final plot is
Subject to Variation by
Town Planning Officer

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

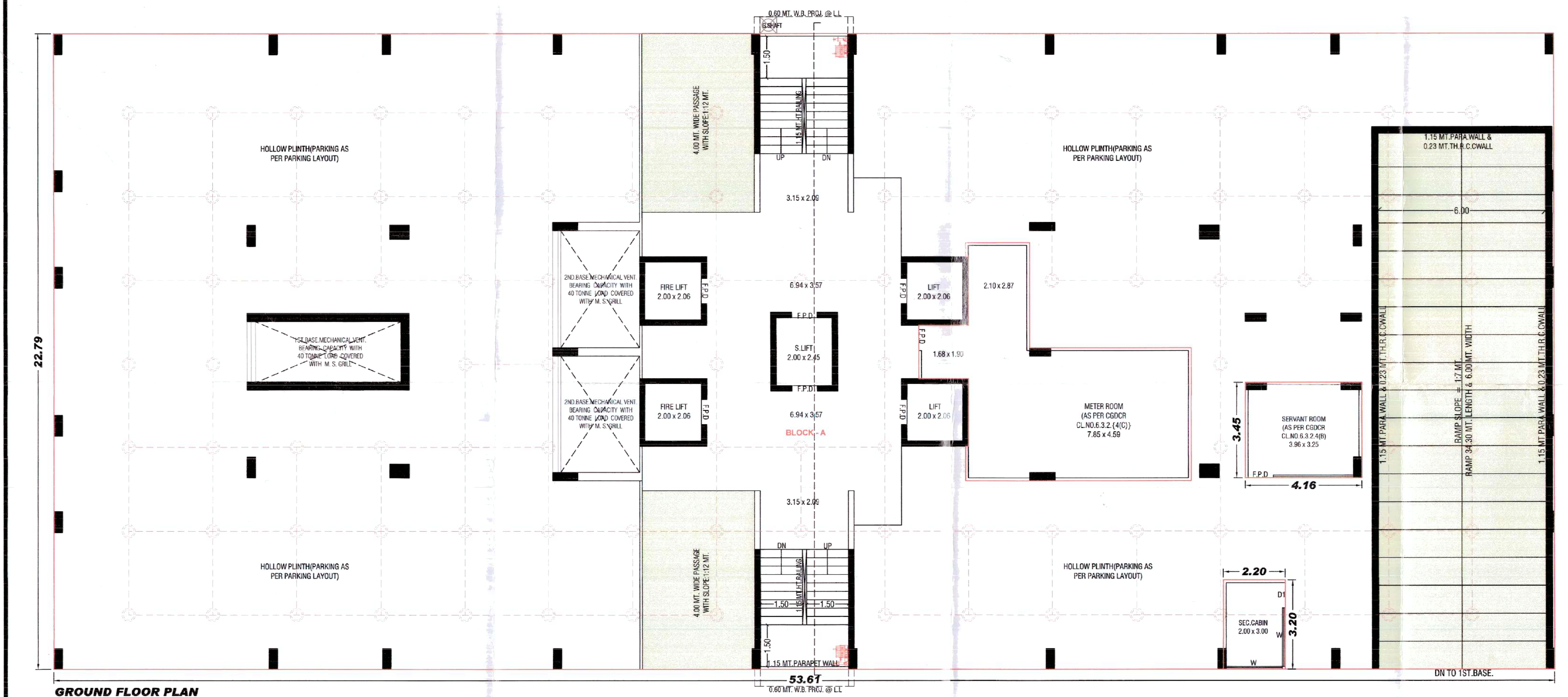
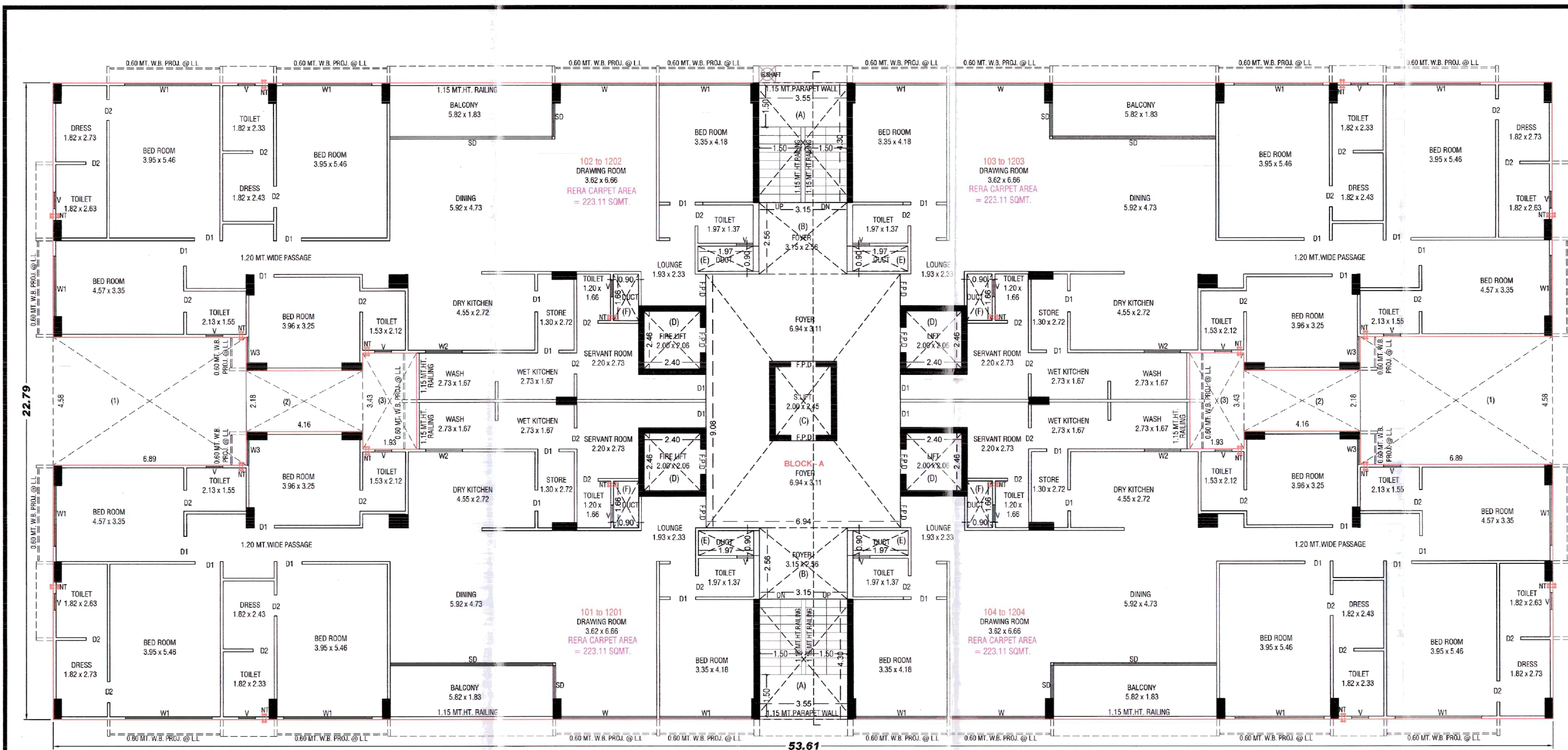
APPROVED
As amended by Reg (Colour) Subject
to the condition as mentioned in this
office Letter PRM No. 244/6.1.2021.
Dated 9 AUG 2021

DISPATCH BY
3 2 1

Note Approved by C.E.A

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.



FLOOR	FLAT NO	RERA CARPET AREA	WASH AREA	BALCONY AREA	OPEN TERRACE
1ST FL	101 TO 1201	223.11	4.56	10.65	-----
102 TO 1202	223.11	4.56	10.65	-----	-----
103 TO 1203	223.11	4.56	10.65	-----	-----
104 TO 1204	223.11	4.56	10.65	-----	-----
13TH FL	1301	396.31	4.79	12.08	64.41
	1302	396.31	4.79	12.08	64.41

B.U.P. AREA CALC. ON 1ST. TO 12TH FLOOR	IN SQ.MT.
53.61 x 22.79 = 1221.77	
LESS:-	
(1) 6.89 x 4.56 x 2 = 63.11	
(2) 4.15 x 2.15 x 2 = 18.14	
(3) 1.93 x 3.45 x 2 = 13.24	
TOTAL LESS = 94.49	
NET B.U.P. AREA ON 1ST. TO 12TH FLOOR	1127.28
1221.77 - 94.49 = 1127.28	

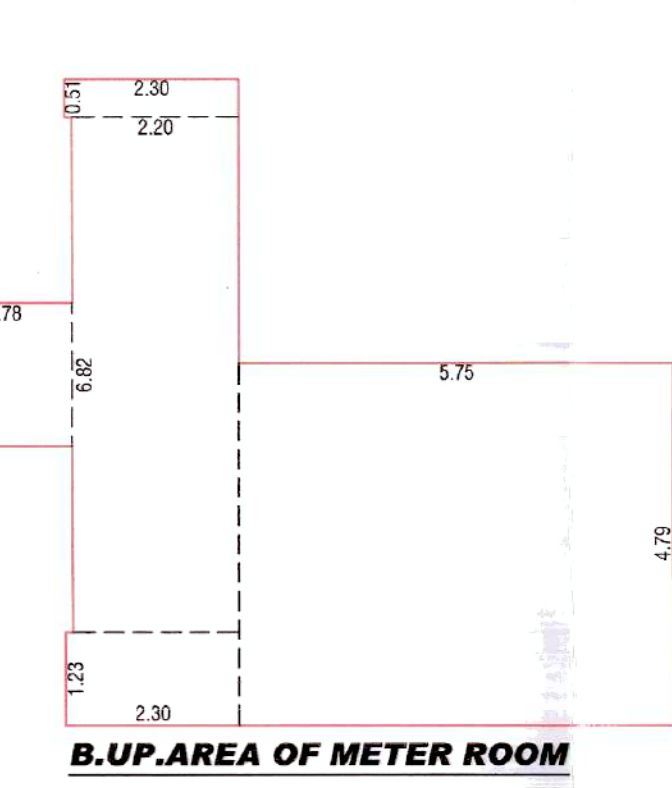
F.S.I. AREA CALC. ON 1ST. TO 12TH FLOOR	IN SQ.MT.
B.U.P. ON 1ST. TO 12TH FL. = 1127.28	
LESS:-	
(A) 3.55 x 4.36 x 2 = 30.53	
(B) 3.15 x 2.96 x 2 = 18.13	
(C) 6.94 x 0.98 = 6.80	
(D) 2.40 x 2.46 x 4 = 23.82	
(E) 1.97 x 3.00 x 4 = 23.64	
(F) 0.90 x 1.66 x 4 = 5.96	
TOTAL LESS = 146.37	
NET F.S.I. AREA ON 1ST. TO 12TH FLOOR	1127.28 - 146.37 = 980.91

B.U.P. AREA CALC. ON 1ST. TO 12TH FLOOR	IN SQ.MT.
B.U.P. ON 1ST. TO 12TH FL. = 1127.28	
LESS:-	
(A) 3.55 x 4.36 x 2 = 30.53	
(B) 3.15 x 2.96 x 2 = 18.13	
(C) 6.94 x 0.98 = 6.80	
(D) 2.40 x 2.46 x 4 = 23.82	
(E) 1.97 x 3.00 x 4 = 23.64	
(F) 0.90 x 1.66 x 4 = 5.96	
TOTAL LESS = 146.37	
NET F.S.I. AREA ON 1ST. TO 12TH FLOOR	1127.28 - 146.37 = 980.91

B.U.P. AREA CALC. ON 1ST. TO 12TH FLOOR	IN SQ.MT.
B.U.P. ON 1ST. TO 12TH FL. = 1127.28	
LESS:-	
(A) 3.55 x 4.36 x 2 = 30.53	
(B) 3.15 x 2.96 x 2 = 18.13	
(C) 6.94 x 0.98 = 6.80	
(D) 2.40 x 2.46 x 4 = 23.82	
(E) 1.97 x 3.00 x 4 = 23.64	
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TOTAL LESS = 146.37	
NET F.S.I. AREA ON 1ST. TO 12TH FLOOR	1127.28 - 146.37 = 980.91

B.U.P. AREA CALC. ON 1ST. TO 12TH FLOOR	IN SQ.MT.
B.U.P. ON 1ST. TO 12TH FL. = 1127.28	
LESS:-	
(A) 3.55 x 4.36 x 2 = 30.53	
(B) 3.15 x 2.96 x 2 = 18.13	
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B.U.P. AREA CALC. ON 1ST. TO 12TH FLOOR	IN SQ.MT.
B.U.P. ON 1ST. TO 12TH FL. = 1127.28	
LESS:-	
(A) 3.55 x 4.36 x 2 = 30.53	
(B) 3.15 x 2.96 x 2 = 18.13	
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TOTAL LESS = 146.37	
NET F.S.I. AREA ON 1ST. TO 12TH FLOOR	1127.28 - 146.37 = 980.91



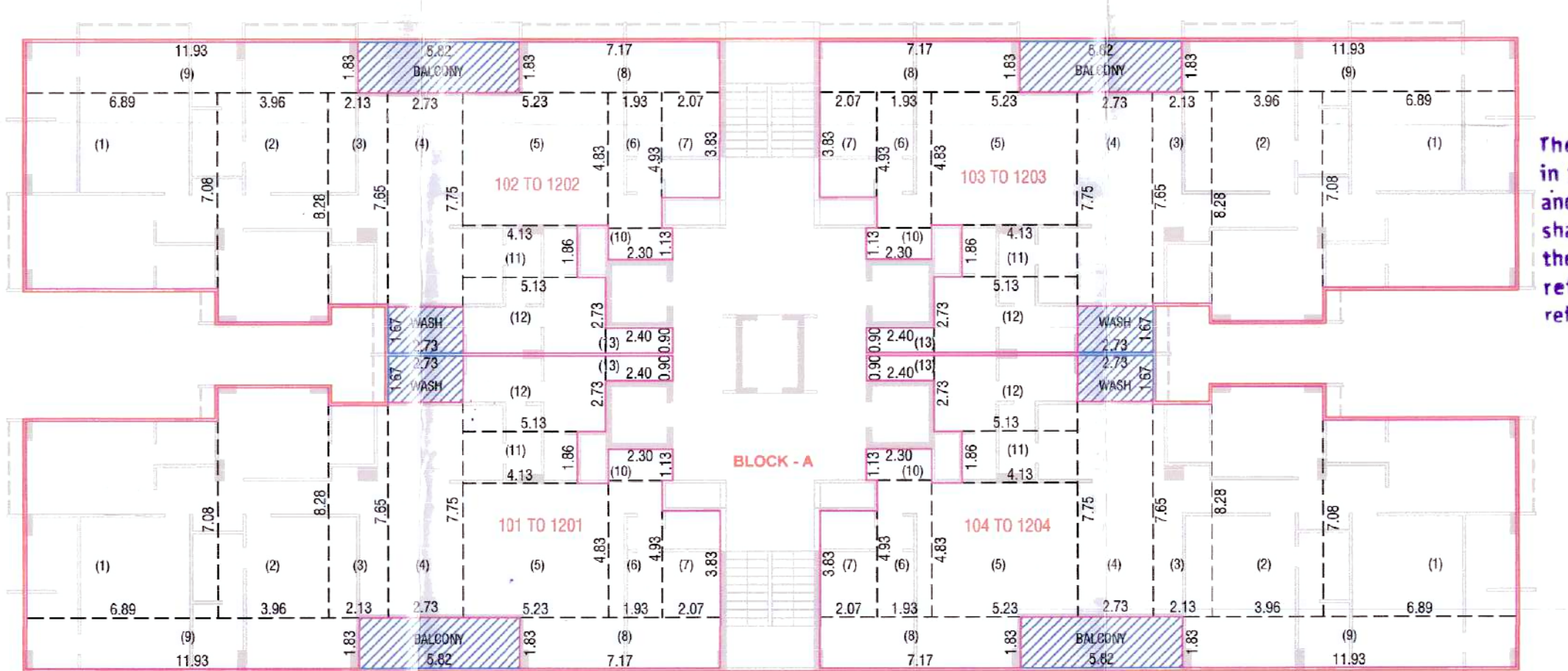
પાસ સરકલ :
સરકલ પ્રકારે જમીન માલિકશ્રી / ડેવલપરશ્રી / એન્જી.શ્રી / આર્કિટેકશ્રી / એક્ઝિક્યુટીવ શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાઈંદરી પત્રો મુજબ ફુલપત્રે વર્તવું રહેશે.

પાસ નોટ :
ફ્રેમ લે-આઉટ તેમજ એડીટ ડેડ તથા સાર્કલ ની સાઈડ તથા સંખ્યા બેગનલ ડિલેક્ટરીઝ ડોડ (આઈ.એસ.-૨૪૦૦) તથા સિવિલ એન્જીનીયરીંગ ડોડ બુક બાય-ખાના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થાપના બાંધકામ કરવાનું રહેશે.

પાસ સરકલ :
નકશામાં ફુલપત્રમાં સાર્કલ બાજુમાં પોલોની કમ્પો જમીન સરકલ જમીનની માલિકશ્રી ઓનાવડી ઓનાવડીએ રાખેલી ન વાલ તથા ક્ષેત્ર પોલોની કમ્પો ન માલિકી સામગ્રી રહેશે.

પાસ સરકલ :
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ રહે રહેવા બંધાવેલા નકશામાં અને બી મકામ નો બપોરવાનું મકામ બાંધકામ નો નકશું રજુ કરવું રહેશે.

પાસ સરકલ :
મોજુ વાલેલ અડગમોની અડગમો ન એ સારકલ પર અડગમો કરવાની રહેશે.



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

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON

F.P.NO. - 103 O.P. - 103, SUR.NO.-855
T.P.S.NO.- 423 (GHODHAV-MANIPUR),
MOJE. - GHODHAVI, TA- SANAND DIST- AHMEDABAD.

SCALE : 1.00 CM = 1.00 MT
BLOCK : A

ZONE : KNOWLEDGE & INSTITUTIONAL ZONE (K2) USE : RESI.

FLOOR	USE	UNIT	FL AREA	F.S.I AREA	B.U.P AREA
2ND BASEMENT	PARKING	-----	-----	-----	4207.27
1ST BASEMENT	PARKING	-----	122.95	122.95	4106.15
GR.FL (H.P.)	PARKING	-----	-----	-----	1150.46
GR.FL (S.P.)	SOC. USE	-----	7.04	7.04	71.31
1st FL.	RESI.	04	980.91	980.91	1127.28
2nd FL.	RESI.	04	980.91	980.91	1127.28
3rd FL.	RESI.	04	980.91	980.91	1127.28
4th FL.	RESI.	04	980.91	980.91	1127.28
5th FL.	RESI.	04	980.91	980.91	1127.28
6th FL.	RESI.	04	980.91	980.91	1127.28
7th FL.	RESI.	04	980.91	980.91	1127.28
8th FL.	RESI.	04	980.91	980.91	1127.28
9th FL.	RESI.	04	980.91	980.91	1127.28
10th FL.	RESI.	04	980.91	980.91	1127.28
11th FL.	RESI.	04	980.91	980.91	1127.28
12th FL.	RESI.	04	980.91	980.91	1127.28
13th FL.	RESI.	02	851.87	851.87	1138.26
STAIR CABIN	---	---	---	---	156.95
O.H.W.T. & L.M.R.	---	---	---	---	139.48
TOTAL	RESI.	50	12762.78	12762.78	24497.24

SCHEDULE OF OPENING

DOOR : FPD = 1.10 x 2.10
W1 = 0.90 x 2.10
W2 = 2.48 x 1.20
W3 = 1.86 x 1.20

WINDOW & VENTILATION

W4 = 1.53 x 1.20
W5 = 0.82 x 1.20
W6 = 0.60 x 0.50

R.C.C. STAIR DETAIL

2.03 MT WIDTH
0.30 MT TREAD
0.17 MT RISER

OWNER : ANKUR UPINBHAI DESAI
SAANVI NIRMAL ENTERPRISE LLP
301, 3rd Floor, Binai Complex,
Opp. Torrent Power Limited, Sola Road,
Naranpura, Ahmedabad - 380013.
AUDA LIC NO. 1314DV0401261060

DESIGNER : RAJESH P. PATEL
R.P. PATEL / SD-1 / 276
J/A, SHREEDHAR APARTS,
81, RADHA VALLABH COLONY,
J/A MAHAR CHOWK, MANINAGAR,
AHMEDABAD - 08.

DEVELOPER : KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Nirmal Park,
Sun-N-Snap Road, Thaltej, Ahmedabad-380059
LIC No. : AUDA/ENG/966

ST-ENGINEER : Kishor Pratulbhai Desai
Reg. No. AUDA/COW-1/00849
301, Binai Complex, Opp. Torrent Power,
Naranpura, Ahmedabad - 380013.

ENGINEER : G.O.W.

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.

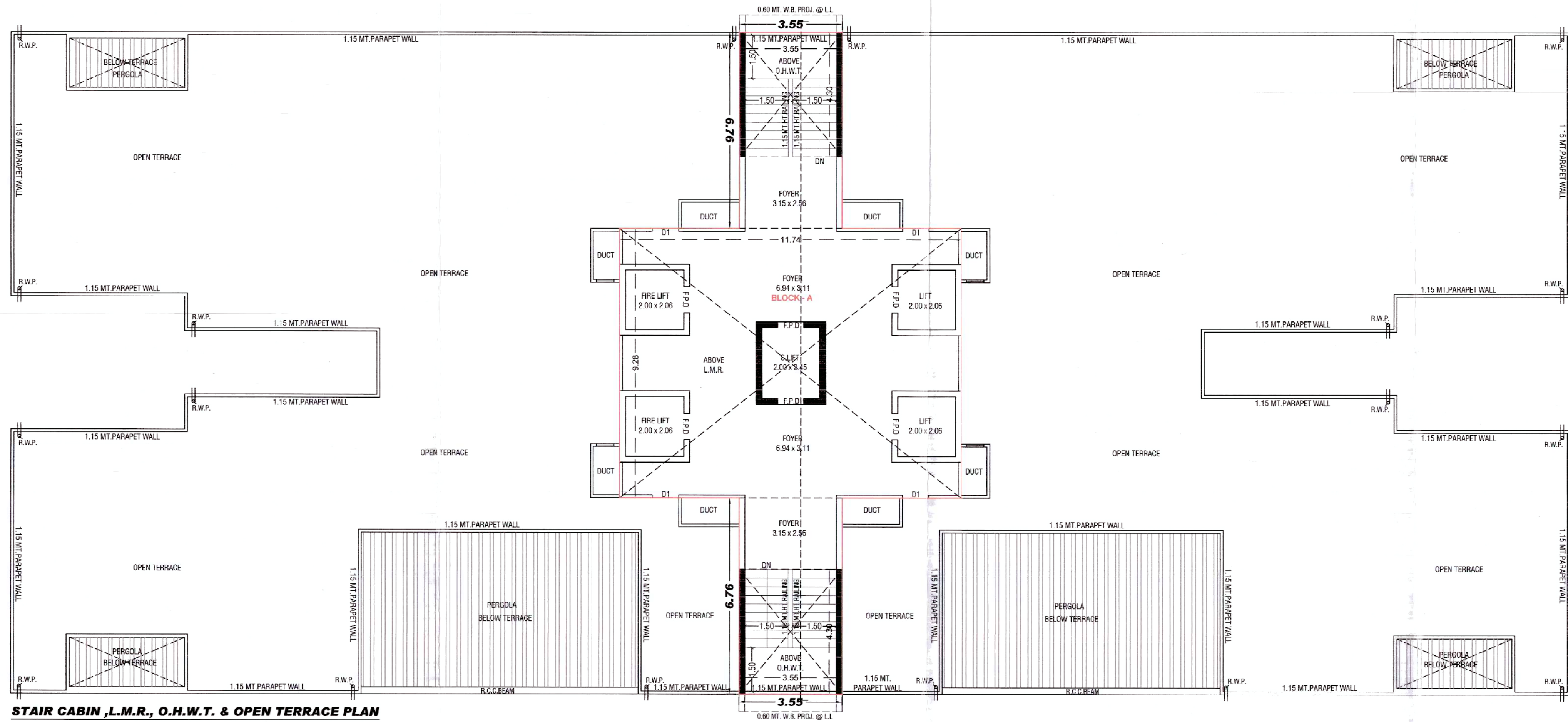
Final Plan boundary and allotment of final plot is Subject to Variation by Town Planning Officer

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in this office letter PRM No. 123/16/17221.
Date: 10/06/2021

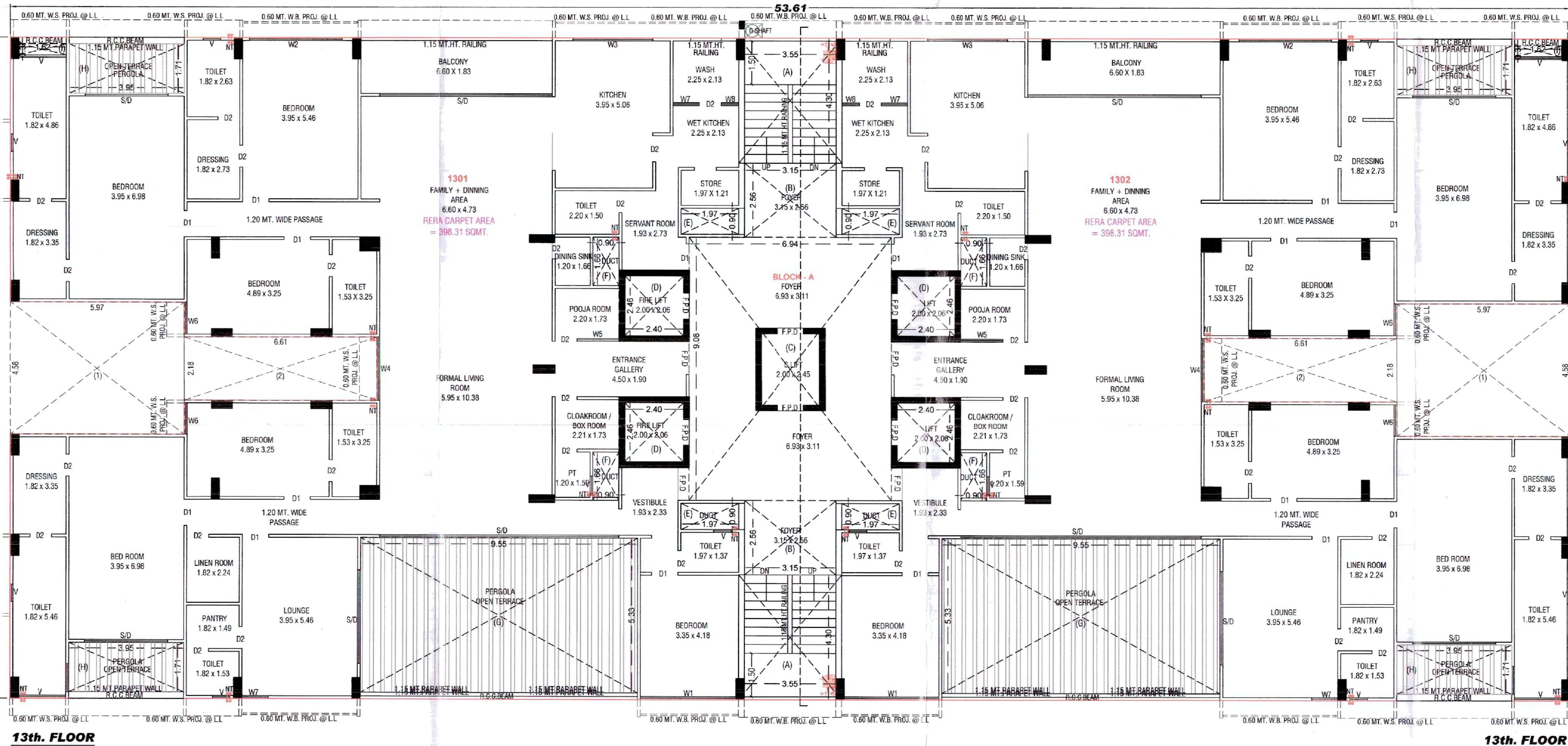
DISPATCH BY : Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

321
Note Approved by C.E.A

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.



STAIR CABIN, L.M.R., O.H.W.T. & OPEN TERRACE PLAN



13th. FLOOR

13th. FLOOR

RERA CARPET AREA CALC. (SQ.MT.)	
BLOCK - A	(13th Floor)
UNIT - 1301 & 1302	
(1) 1.92 x 1.83	= 3.51
(2) 5.97 x 7.08	= 42.27
(3) 5.97 x 8.28	= 49.43
(4) 6.07 x 1.83	= 11.11
(5) 7.90 x 4.85	= 38.74
(6) 1.85 x 1.30	= 2.41
(7) 1.92 x 1.13	= 2.17
(8) 1.38 x 1.10	= 1.52
(9) 3.45 x 5.86	= 20.23
(10) 3.97 x 7.08	= 28.11
(11) 6.61 x 8.28	= 54.73
(12) 7.25 x 10.66	= 77.29
(13) 1.01 x 5.55	= 5.61
(14) 2.29 x 1.90	= 4.35
(15) 0.28 x 1.13	= 0.32
(16) 1.93 x 1.23	= 2.37
(17) 3.02 x 1.00	= 3.02
(18) 2.25 x 3.53	= 7.94
(19) 2.85 x 3.83	= 10.92
(20) 4.15 x 1.83	= 7.59
(21) 6.07 x 1.83	= 11.11
(22) 1.92 x 1.23	= 2.36
TOTAL	= 398.31
BALCONY	6.60 x 1.83 = 12.08
WASH	2.25 x 2.13 = 4.79
OPEN TERRACE	3.55 x 1.71 x 2 = 12.11
TOTAL	= 415.29
TOTAL TERRACE	= 64.41

B.U.P. AREA CALC. ON 13TH. FLOOR	
53.61 x 22.79	= 1221.77
LESS:-	
(1) 5.97 x 4.58 x 2	= 54.69
(2) 6.61 x 2.18 x 2	= 28.82
TOTAL LESS	= 83.51
NET B.U.P. AREA ON 13TH. FLOOR	
1221.77 - 83.51	= 1138.26

F.S.I. AREA CALC. ON 13TH. FLOOR	
B.U.P. ON 13TH. FLOOR	= 1032.06
LESS:-	
(A) 3.55 x 4.30 x 2	= 30.53
(B) 3.15 x 2.56 x 2	= 16.13
(C) 6.84 x 0.08	= 0.55
(D) 2.40 x 2.46 x 4	= 23.62
(E) 0.90 x 4.4	= 3.96
(F) 0.90 x 1.66 x 4	= 5.98
(G) 9.55 x 5.33 x 2	= 101.80
(H) 3.85 x 1.71 x 4	= 26.42
(I) 1.82 x 0.37 x 2	= 1.35
TOTAL LESS	= 276.39
NET F.S.I. AREA ON 13TH. FLOOR	
1138.26 - 276.39	= 861.87

B.U.P. AREA CALC. ON STAIR CABIN	
3.55 x 6.76 x 2	= 48.00
3.25 x 1.74	= 5.65
TOTAL	= 53.65
NET B.U.P. AREA ON STAIR CABIN	
53.65	= 53.65

B.U.P. AREA CALC. ON O.H.W.T. & L.M.R.	
3.55 x 4.30 x 2	= 30.53
9.28 x 11.74	= 108.95
TOTAL	= 139.48
NET B.U.P. AREA ON O.H.W.T. & L.M.R.	
139.48	= 139.48

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON

F.P.NO.- 103 O.P.- 103, SUR.NO.-855

T.P.S.NO.- 429 (GHODHAVI-MANIPUR),

MOJE. - GHODHAVI, TA.- ISANAND, DIST.- AHMEDABAD.

SCALE : 1.00 CM = 1.00 MT

ZONE : KNOWLEDGE & INSTITUTIONAL ZONE (K2)

USE : RESI.

BLOCK : A

OWNER

ANKUR DIPHANJAI DESAI

SAANVI NIRMAL ENTERPRISE LLP

301, 3rd Floor, Binani Complex,

Opp. Torrent Power Limited, Sola Road

Naranpura, Ahmedabad - 380013.

AUDA LIC No. 1114DV0401261080

DEVELOPER

KINAL D. SONI

ENGINEER AUDA

C-28, Sudarshan Tower, Nr. Niranjan Park,

Sun-N-Sleep Road, Thaltej, Ahmedabad-380059

LIC No. : AUDA/ENG/966

ENGINEER

Kaushal Pratulbhai Desai

Reg. No. AUDA/COW-100849

301, Binani Complex, Opp. Torrent Power,

Naranpura, Ahmedabad - 380013.

ST-ENGINEER

RAJESH P. PATEL

REG. NO. AUDA / SD-1 / 276

1/A, SHREEDHAR APTS,

81 RADHA VALLABH COLONY,

MAHAR CHOWK, MANINAGAR,

AHMEDABAD - 380013.

C.O.W.

APPROVED

As amended by Red (Colour) Subject

to the condition as mentioned in this

office letter PRM No.124161.002.

Dated: 19 AUG 2021

321

Note Approved by C.E.A.

DISPATCH BY

Assistant Town Planner

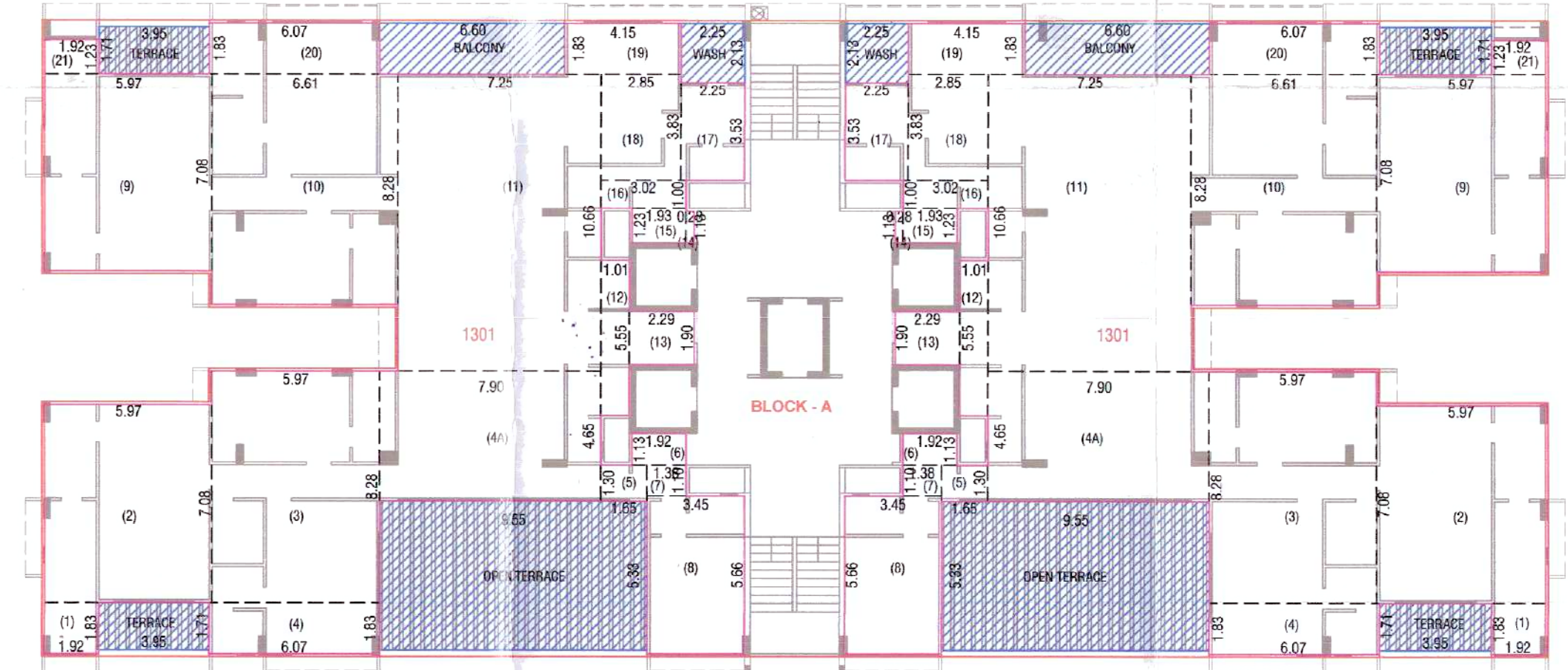
Ahmedabad Urban Development Authority

Ahmedabad.

Senior Town Planner

Ahmedabad Urban Development Authority

Ahmedabad.



1ST. TO 13TH. FLOOR PLAN CARPET AREA CALC.

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

