

- NOTES
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AND PLOT AREA AS SHOWN IN PLAN AREA 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 MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
 - IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R. 2017, ALL REQUIREMENTS OF THE BUILDING AREA CHECKED AND NECESSARY ACTIONS ARE TAKEN.
 - IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.3 OF THE C.G.D.C.R. 2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
 - DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1 AND 13.1.2 OF C.G.D.C.R. 2017.
 - PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.4 OF C.G.D.C.R. 2017.
 - LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R. 2017.
 - WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R. 2017.
 - LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR FOR EACH UNIT.
 - WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER PREVENTION AND FIRE SAFETY ACT-2013.
 - ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.G.D.C.R. 2017.
 - DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R. 2017.
 - DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. 2017.
 - SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.7 OF THE C.G.D.C.R. 2017.
 - ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. 2017.
 - THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.13 OF C.G.D.C.R. 2017.
 - THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF 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 CLAUSE NO. 17.2 OF C.G.D.C.R. 2017.
 - COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.34 AND 17.2.5 OF C.G.D.C.R. 2017.
 - GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.30F OF C.G.D.C.R. 2017.
 - TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF C.G.D.C.R. 2017.
 - SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.5 OF C.G.D.C.R. 2017.
 - POLLUTION CONTROL SYSTEM PROVIDED AS PER THE CHAPTER NO. 18 OF C.G.D.C.R. 2017.
 - FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R. 2017.
 - THE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2017.
 - MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF C.G.D.C.R. 2017.
 - MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4080 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R. 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2013.
 - ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.51 OF C.G.D.C.R. 2017.
 - THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO MAX OF 50% OF CLAUSE NO. 13.13 OF C.G.D.C.R. 2017.

PERCOLATING WELL CALC:-

REQ. 1500 TO 4000 SQT. = 1 NOS.
4128.00/4000.00 = 1.03 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVL. P.WELL = 2 NOS.

TREE PLANTATION CALC:-

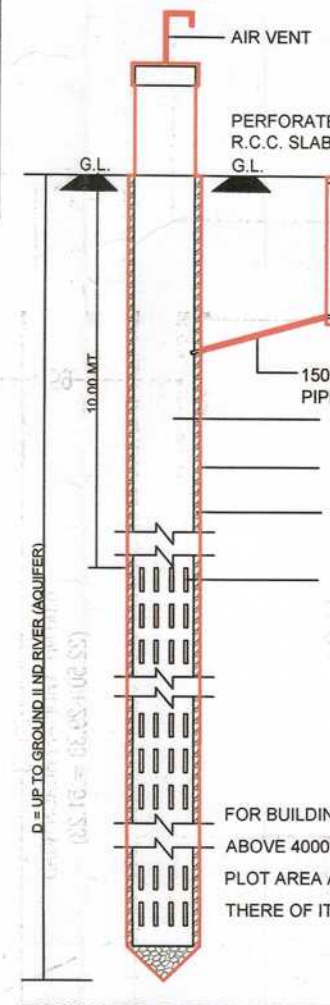
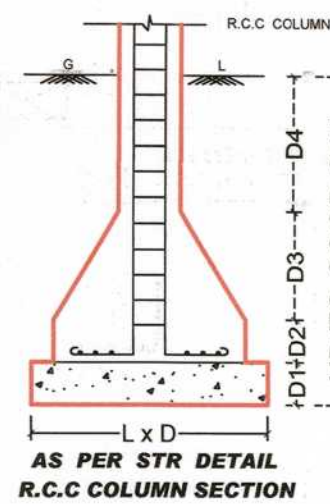
PLOT AREA = 4128.00 SQT.MT.
200.00 SQT.MT. = 5 NOS. TREE REQ.
4128.00/200.00 = 20.64 NOS.
PROVIDE 104 NOS. TREE.

CONTAINER BIN AREA CALC. FOR RESI.

RESI: 1 UNIT TO LIT. REQ. 1 CONTAINER
TOTAL UNIT 70 x 10 LIT. = 700 LIT.
700/10 = 70 NOS. SAY 9 NOS.
REQ. 9 NOS. BIN OF 80 LIT. CAP.
PROVL. 9 NOS. BIN OF 80 LIT. CAP.

COMMON PLOT

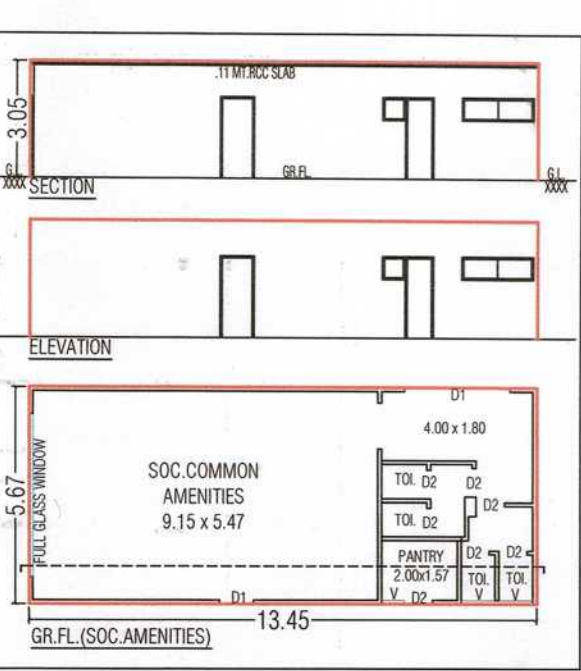
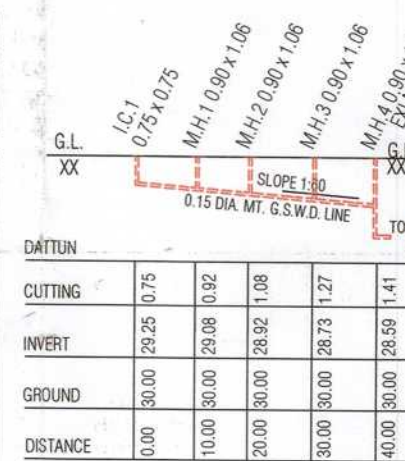
SQ.MTS.
46.75 x 12.67 = 592.32



આસ નોંધ :-
ફોર્મ લે-આઉટ તેમજ સેટીક ટેક તથા સાઇઝ ની સાઇઝ તથા સંખ્યા જોવાનું બિલ્ડીંગ કોડ (સાઇ.એસ.-રેકબી) તથા વિવિધ એન્જીનીયરીંગ કોડ બુક ડાઉન-બ્રાન્ચ મુજબ જાણવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થાપત બાંધકામ કરવાનું રહેશે.

ખાસ શરત :-
સદર પ્રકરણે જમીન માલિકશ્રી / ડેવલોપર્સશ્રી / એન્જી.શ્રી / આર્કીટેકશ્રી/ સ્ટ્રક્ચર. એન્જી.શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાંહેધરી પત્રો મુજબ ચુસ્તપણે વર્તવાનું રહેશે.

SOC.OFFICE B.U.P.AREA CALC.		SQ.MT.
GR.FL.	13.45 x 5.67	= 76.26
COMMON PLOT B.U.P.AREA CALC.:-		IN SQ.MTS.
PROVL. COMMON PLOT		= 592.32
PERMI. B.A. ON C. PLOT @ 15%		= 88.85
PROVL. B.A. ON C. PLOT (SOC.OFFICE)		= 76.26
BALANCE B.U.P.AREA		= 12.59
C.G.D.C.R. CLAUSE NO. 6.17.5:-		
(A)- MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.		
(B)- MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.		
(C)- COMMON PLOT, THE AREA OF THIS COMMUNITY/SOCIETY ON A COMMON PLOT, THE AREA OF THIS COMMUNITY/SOCIETY COMMON FACILITY BUILT UP AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. COMMUNITY FACILITIES WITH COMMON PLOT SHALL BE HAND OVER TO THE ASSOCIATION OF ALLOTTEES AS THE CASE MAY BE AS PER THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.		



LAYOUT PLAN		{01/06}
LAYOUT PLAN SHOWING PROP. RESI. BUILDING ON		
ON F.P. NO. :- 182, O.P.NO.- 182, R.S. NO. 521		
T.P.S. NO: 3 (BOPAL)		
MOJE - BOPAL, TAL.: DASKROI, DIST: AHMEDABAD.		
SCALE : 1.00 CM = 2.00 MT	ZONE AS PER R.D.P. 2021 :- RESIDENTIAL-2 (TWO) R2	USE :- RESIDENTIAL
AREA TABLE		IN SQ.MTS
PLOT AREA OF F.P. NO - 182		4128.00
REQ.COMMON PLOT @ 10%		412.80
PROV. COMMON PLOT		592.32
PERMI. F.S.I. AREA @ 1.2 (4128.00 x 1.2)		4953.60
CHARGEABLE F.S.I. @ 0.60 (4128.00 x 0.60)		2476.80
TOTAL PERMI. + CHARG. F.S.I. AREA		7430.40
TOTAL USED F.S.I. AREA		7429.15
CHARGEABLE F.S.I. AREA (7429.15 - 4953.60)		2475.55
COLOUR NOTE		
PLOT BOUNDARY	TREE	
ROAD / PATHWAY	CONTAINER BIN	
PROP. WORK	P.WELL	

ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરવા પહેલા નિયમાનુસાર અને સી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું કરજ્યાત છે.

ખાસ શરત :-
બાંધકામ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા નિયમો જોવામાં લેવાયેલ છે. (તથા દરેક) સ્થળે સ્થળે બાંધકામ કરોય તરફથી સ્થળ નિરીક્ષણ કરાશે તબક્કાવાર પરીક્ષિતોની ચકાસણી કરાશે જે તે બાંધકામ અપાએલ બાંધકામ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર પ્રમાણમાં હાજર રાખવાના તબક્કાનું બાંધકામ કરવાનું રહેશે.

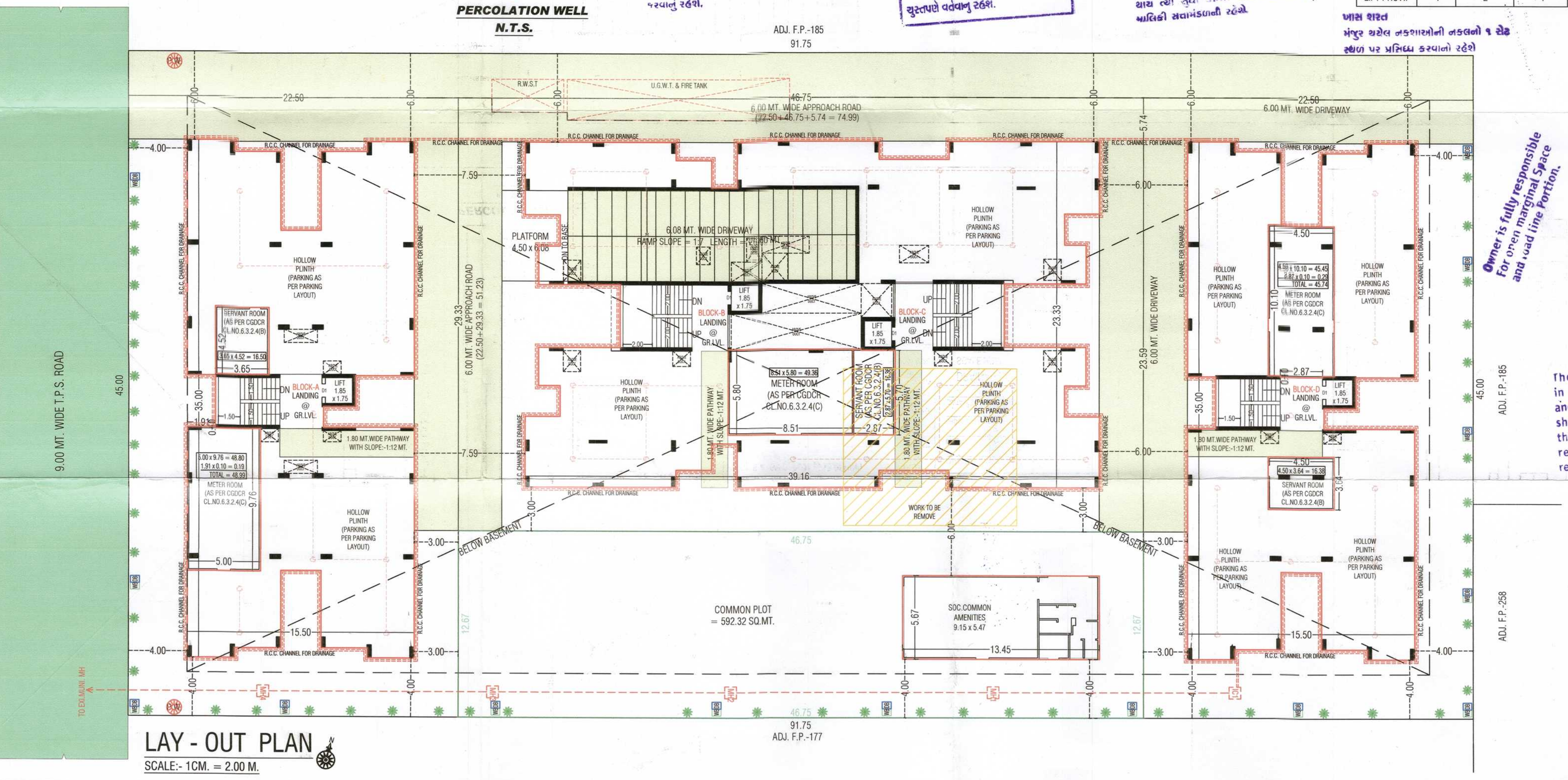
SATTVA INFRA BUILD
12, Basant Bahar-3,
Bopal Ghuma Road,
Bopal, Daskroi - 380058
DEV - 1114DV0811251034
Date :- 12/11/2020

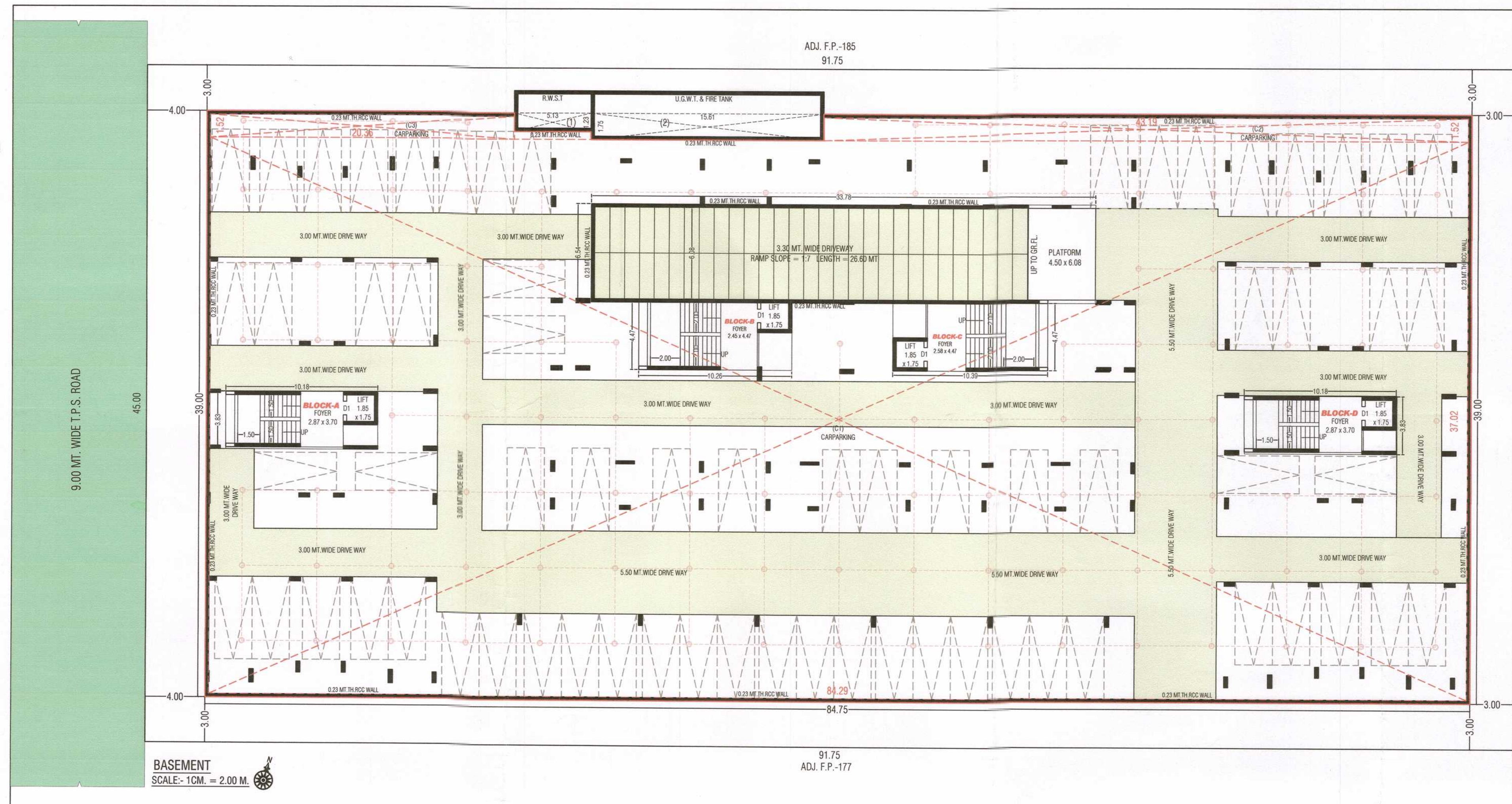
DEVELOPER	OWNER	ENGINEER
આનંદ દર્શન ડો.ઓ.બી.ઓ.સી. સેક્ટરી	NISHIL M. SHAH (BE CIVIL) F/4, Bhaikakanagar, Thaltej Ahmedabad - 380059. AUDA/COW-I/716	JAY ARVINDBHAI SOLANKI AUDA ENGI. LIC. NO. : 1114ER2501251015 L-2, KRANTI APARTMENT, BHIMJIPURA, NAVA WADAJ, AHMEDABAD.

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in this office letter PRM No. 7414/2021
Dated.....1-8-AUG 2021

DISPATCH BY
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.





PARKING AREA TABLE		SQ.MT.
TOTAL F.S.I. AREA	=	7429.15
REQ. PARKING AREA @ 20 %	=	1485.83
VEHICAL		
REQ. AREA	PROVI. PARKING AREA	
CAR PARKING AREA @ 50 %	742.92	SQ.MT.
SCOOTER & CYCLE AREA @ 40 %	594.33	SQ.MT.
CAR PARKING IN 1st BASEMENT		= 2825.82
TOTAL		1485.83
TOTAL		1485.83

B.U.P. AREA CALC. BASEMENT		IN SQ.MTS.
84.75 x 39.00	=	3305.25
LESS:		
(1) 5.13 x 1.23	=	6.31
(2) 15.81 x 1.75	=	27.32
TOTAL	=	33.63
B.U.P. AREA ON BASEMENT	(3305.25 - 33.63)	= 3271.62

PROVI. CAR PARKING IN BASEMENT		
(C1)	84.29 x 37.02	= 3120.42
(C2)	43.19 x 1.52	= 65.65
(C3)	20.36 x 1.52	= 30.95
TOTAL	=	3217.02
LESS:-		
33.78 x 6.54	=	220.92
10.26 x 4.47	=	45.86
10.39 x 4.47	=	46.44
10.18 x 3.83 x 2	=	77.98
TOTAL LESS.	=	391.20
NET CAR PARKING	(3217.02 - 391.20)	= 2825.82

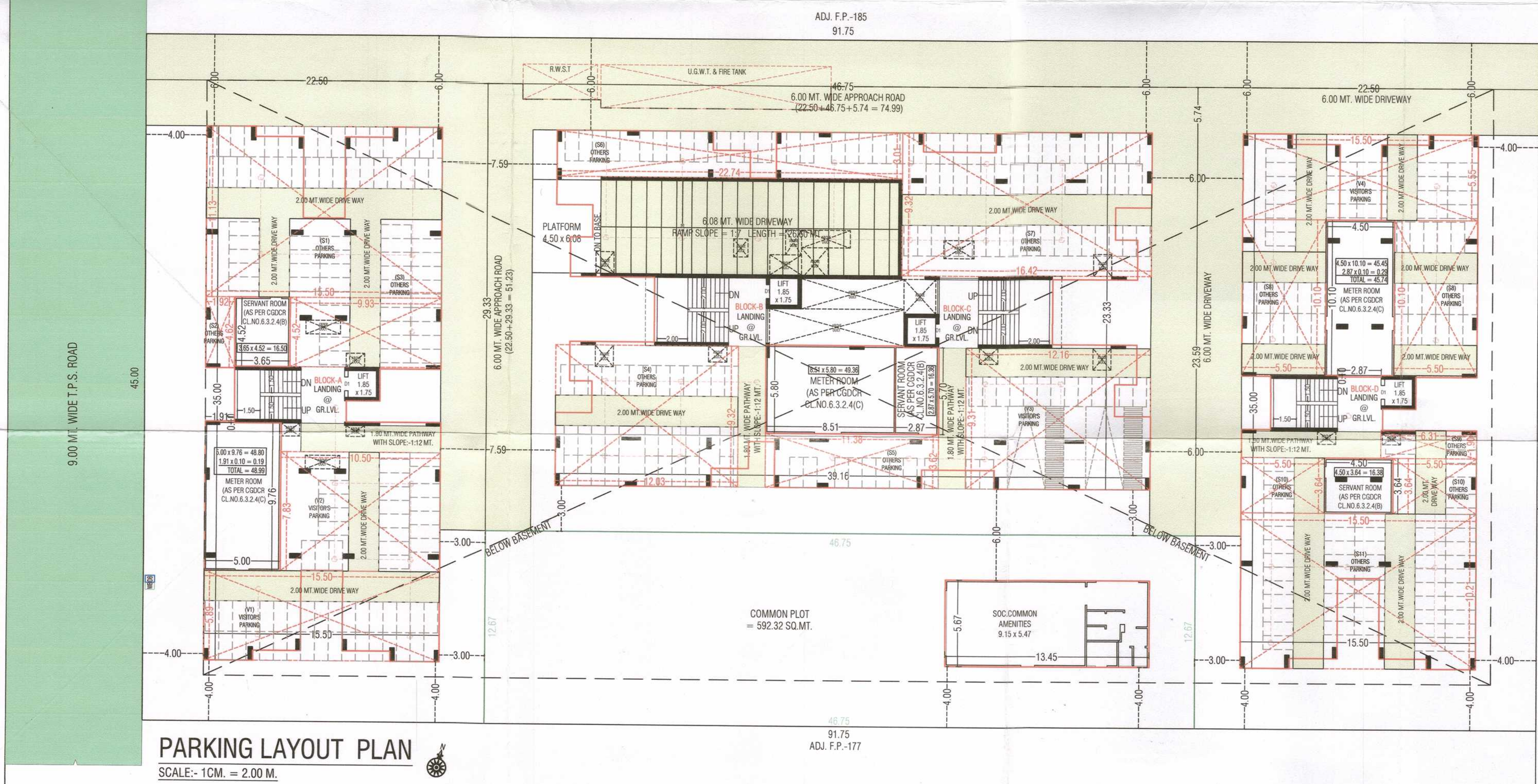
PARKING LAYOUT & BASEMENT PLAN			{02/06}
LAYOUT PLAN SHOWING PROP. RESI. BUILDING ON			
ON F.P. NO. :- 182, O.P.NO.- 182, R.S. NO: 521			
T.P.S. NO: 3 (BOPAL)			
MOJE - BOPAL, TAL.: DASKROI, DIST: AHMEDABAD.			
SCALE: 1:00 CM = 2.00 MT	ZONE AS PER R.D.P. 2021 :- RESIDENTIAL-2 (TWO) R2	USE :- RESIDENTIAL	
COLOUR NOTE			
PLOT BOUNDARY	TREE		
ROAD / PATHWAY	CONTAINER BIN		
PROP. WORK	P.WELL		

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.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સહ-સેક્રેટરી કચેરી
આસીસ્ટન્ટ ડાયરેક્ટર

SATTVA INFRA BUILD
12, Basant Bahar-3,
Bopal Ghuma Road,
Bopal, Daskroi - 380058,
DEV - 1114DV0811251054
Date :- 12/11/2020

DEVELOPER



ખાસ નોંધ :-
ફોટો તે-સાઈટ તેમજ સોલિડ રેક તથા અર્થ ની સાથે તથા સંપૂર્ણ લેગલ બિલ્ડિંગ કોડ (અર્થ.રેસ-૨૦૧૭) તથા કિલિલ એન્જીનીયરીંગ વેન્ડ બુક ડ્રાઇ-પ્લોન મુજબ સંપાદનમાં આવેલ છે તે અનુસાર વાસ્તુશાસ્ત્ર પદ્ધતિ મુજબ સ્વચ્છતા બાંધકામ કરવાનું રહેશે.

ખાસ સરત :-
મંજૂર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રતિષ્ઠા કરવાનો રહેશે.

ખાસ શરત :-
સિદ્ધ પ્રકારે જમીન માલિકશ્રી / ડેવલપરશ્રી / એન્જી. શ્રી / આર્કીટેકશ્રી / રજીસ્ટર. એન્જી. શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાંહેધરી પત્રો મુજબ ચુસ્તપણે વર્તવાનું રહેશે.

આનંદ દર્શન કો.ઓ.લા.સો.લિ સેક્રેટરી	NISHIL. M. SHAH (BE CIVIL) F/4, Bhaikakanagar, Thaltej Ahmedabad - 380059. AUDA/COW-1/716
OWNER	C.O.W.
NELSON N. MACWAN STR. ENGLIC. NO. AUDA/SP-1/00348 (GRADE-I) Shop -03, Mangal Tirth Complex-B, Opp. Dharmidhar Derasar, Ayojanagar, Vasna, Ahmedabad.	JAY ARVINDBHAI SOLANKI AUDA ENGLIC. NO. : 1114ER2501251015 L-2, KRANTI APARTMENT, BHIMJIPURA, NANA WADAJ, AHMEDABAD.
ST. ENGINEER	ENGINEER

Owner is fully responsible For open marginal Space and road line Portion.	Final Plan boundary and allotment of final plot is Subject to Verification by Town Planning Officer
DISPATCH BY	APPROVED As amended by Reg (Colour) Subject to the condition as mentioned in this office Letter PRM No. 74/14.1.2021. 10.08.2021
Assistant Town Planner Ahmedabad Urban Development Authority Ahmedabad.	Senior Town Planner Ahmedabad Urban Development Authority Ahmedabad.