

KADAMB PROCON

PROMOTER NAME - KADAMB PROCON

PROJECT NAME: KADAMB LAVISH

PARKING DETAILS

Parking Details						
Open Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	0	0.00	0	0.00	0	0.00
1St Basement	0	0.00	0	0.00	0	0.00
2Nd Basement	0	0.00	0	0.00	0	0.00
Total	0	0.00	0	0.00	0	0.00
Covered Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	213	765.71	0	0.00	213	765.71
1St Basement	135	701.39	35	1287.18	170	1988.57
2Nd Basement	123	662.11	40	1454.12	163	2116.23
Total	471	2129.21	75	2741.30	546	4870.51
Total Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	213	765.71	0	0.00	213	765.71
1St Basement	135	701.39	35	1287.18	170	1988.57
2Nd Basement	123	662.11	40	1454.12	163	2116.23
Total	471	2129.21	75	2741.30	546	4870.51

For **KADAMB PROCON**

For, KADAMB PROCON

Authorized Partner


Partner

ROHANKUMAR PARSHOTAMBHAI THUMAR

Kadamb Lavish, Beside Swarnim Business Centre, Opp. Adani Shantigram Gate, Near Vaishnodevi Circle, S.G. Highway, Khoraj, Ahmedabad

PARKING AREA TABLE (RESIDENTIAL)		REQ. SQMTRS	TOTAL PREC. SQMTRS
TOTAL REQ. PARKING AREA =		13864.89	REQ. @ 20% 2772.98
TOTAL PARKING SPACES			4878.51
REQ. CAR PARKING AREA		REQ. @ 40%	1386.49
PROVIDED CAR PARKING AREA		(A1 TO A8)	2743.30
REQ. OTHER PARKING AREA		REQ. @ 40%	1109.19
PROVIDED OTHER PARKING AREA		(B1 TO B11)	1387.12
REQ. VISITOR'S PARKING AREA		REQ. @ 10%	277.30
PROVIDED OTHER PARKING AREA		(C1 TO C3)	322.89
VISITOR PARKING AREA			
(C1)	0470 N X 58 W 1 X	41.50 SQMTR (BLOCK - A X H P)	
(C2)	0470 N X 58 W 1 X	25.50 SQMTR (BLOCK - A X H P)	
(C3)	0445 X 02.02 E 1 X	19.48 SQMTR (BLOCK - A X H P)	
(C4)	0445 X 02.02 E 1 X	19.48 SQMTR (BLOCK - A X H P)	
(C5)	0854 X 08.11 E 1 X	69.26 SQMTR (BLOCK - B X H P)	
(C6)	0854 X 08.11 E 1 X	69.26 SQMTR (BLOCK - B X H P)	
(C7)	0432 X 05.85 X 1	29.59 SQMTR (BLOCK - B X H P)	
(C8)	0432 X 05.85 X 1	29.59 SQMTR (BLOCK - B X H P)	
(C9)	0432 X 05.85 X 1	65.03 SQMTR (BLOCK - C X H P)	322.89
VEHICLE STORAGE AREA			
(B1)	1113 N X 0470 X 6752 E	94.45 SQMTR (2ND CELLAR)	
(B2)	07.35 X 09.16 X 1	67.45 SQMTR (2ND CELLAR)	
(B3)	07.35 X 09.16 X 1	67.45 SQMTR (2ND CELLAR)	
(B4)	07.35 X 09.16 X 1	27.95 SQMTR (2ND CELLAR)	
(B5)	07.35 X 09.16 X 1	27.95 SQMTR (2ND CELLAR)	
(B6)	0924 X 11.45 X 1	105.80 SQMTR (2ND CELLAR)	
(B7)	0908 X 17.84 X 1	146.11 SQMTR (2ND CELLAR)	
(B8)	0908 X 17.84 X 1	146.11 SQMTR (2ND CELLAR)	
(B9)	1113 N X 0470 X 6752 E	94.45 SQMTR (1ST CELLAR)	
(B10)	07.35 X 09.16 X 1	67.45 SQMTR (1ST CELLAR)	
(B11)	0924 X 11.48 X 1	137.49 SQMTR (1ST CELLAR)	
(B12)	07.35 X 09.16 X 1	27.95 SQMTR (1ST CELLAR)	
(B13)	0697 X 10.90 X 1	134.24 SQMTR (1ST CELLAR)	
(B14)	0924 X 11.45 X 1	105.80 SQMTR (1ST CELLAR)	
(B15)	1416 X 11.74 X 1	164.74 SQMTR (1ST CELLAR)	
(B16)	07.35 X 09.16 X 1	52.49 SQMTR (1ST CELLAR)	
(B17)	07.35 X 09.16 X 1	52.49 SQMTR (1ST CELLAR)	
(B18)	1060 X 02.77 X 1	27.70 SQMTR (1ST CELLAR)	
(B19)	15.68 X 07.71 X 1	385.93 SQMTR (BLOCK - A X H P)	
(B20)	15.68 X 07.71 X 1	68.37 SQMTR (BLOCK - A X H P)	
(B21)	1808 X 09.07 X 1	69.07 SQMTR (BLOCK - C X H P)	1807.12
VEHICLE STORAGE AREA			
(A1)	1808 X 12 X 1891-1092	369.07 SQMTR (2ND CELLAR)	
(A2)	1809 X 38.32 X 1	763.72 SQMTR (2ND CELLAR)	
(A3)	1277 X 13.23 X 1	132.04 SQMTR (2ND CELLAR)	
(A4)	1277 X 13.23 X 1	132.04 SQMTR (2ND CELLAR)	
(A5)	1808 X 12 X 1891-1092	369.07 SQMTR (1ST CELLAR)	
(A6)	1808 X 12 X 1891-1092	369.07 SQMTR (1ST CELLAR)	
(A7)	1809 X 38.32 X 1	763.72 SQMTR (1ST CELLAR)	
(A8)	1277 X 13.23 X 1	132.04 SQMTR (1ST CELLAR)	
			2743.30

Final Plan boundary and allotment of final plot is subjected to variation by Town planning officer.

The Permittee shall not only till the DP/TPS remaining on a parcel but further, that the permittee shall stand revoked as soon as there is change in Dp/TPS with reference to the land.

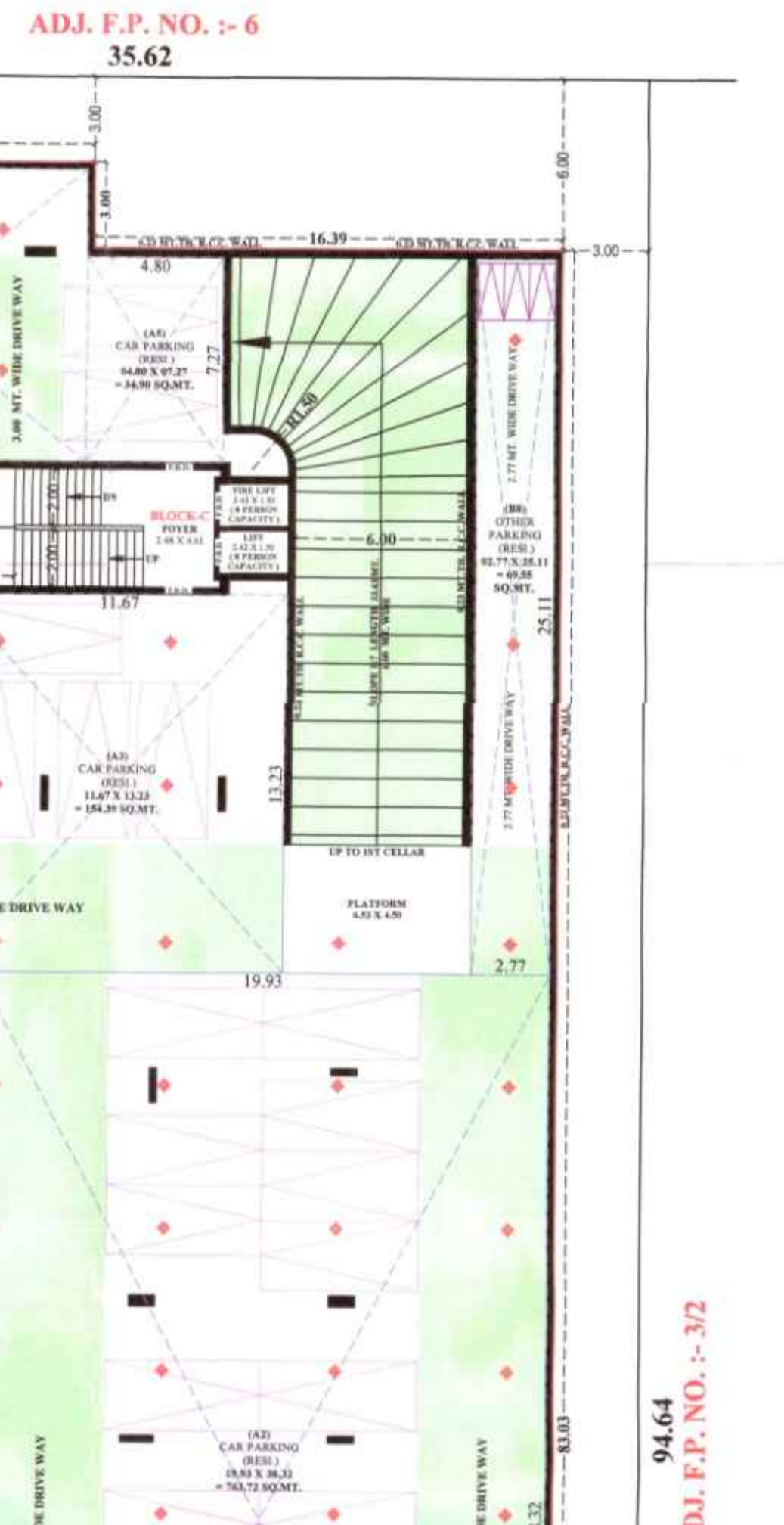
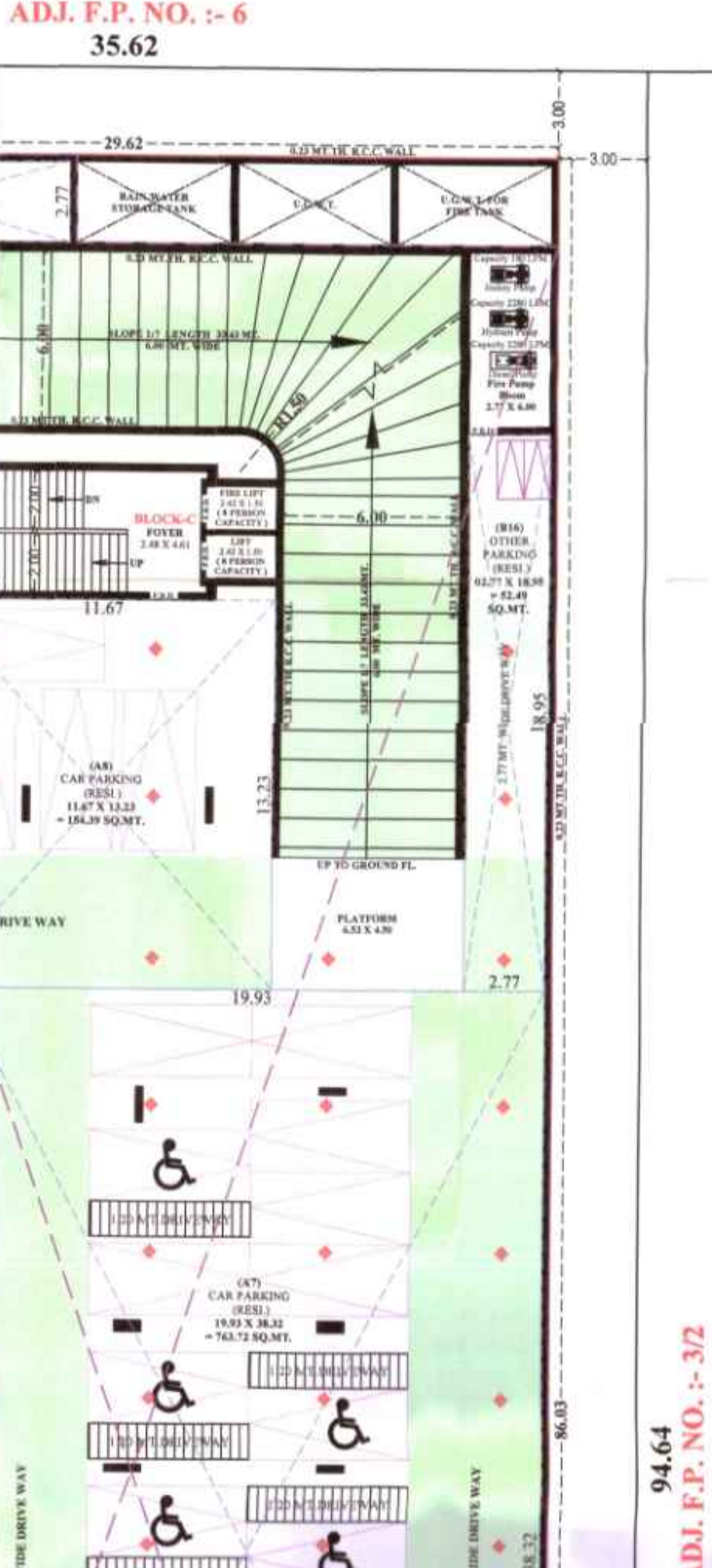
ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
ઉપયોગ શરૂ કરતાં પહેલા નિવેશનુભાવ
અને મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

Owner is fully responsible
for open marginal space
and road the portion

Conditions for Environmental Management Provisions as CGDCR-2017 Chapter-17
Note:- Location Of Above Provisions May Vary As Per Site Situation.

1. Roof Top Solar Energy Installations and Generation: Space for Roof Top Solar Energy Installations and Generation system to be provided as per C.No.17.3.1, table No.17.3 of GDCOR-2017 or as per suggested by concern government authority/agency. 2. Rainwater Harvesting: Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC/ storm water drain. 3. Rain Water Storage tank: Applicant shall provide Rain Water Storage tank of adequate capacity as per C.No.17.2.3 of GDCOR-2017. 4. Land Use Zonation: Applicant shall provide site plan/allocations conforming to C.No.17.4 of GDCOR-2017 and shall take proper care regularly & maintain the same number of trees permanently. 5. Solid Waste Management: Applicant shall provide facilities for solid waste management with separate bins and containers and shall ensure that the solid waste as per C.No.17.2.3 of GDCOR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time. 6. Environment Impact Provision:	
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OWNER:-	ENGINEER:-
 HARIDIP P UPADHYAY 701, AARYAN GLORIA SOUTH BOPAL, AHMEDABAD AUDA LIC NO. 1114E2022290357	 KIRAN N. PATEL AUDA LIC NO. - 1114E811801270086 AUDA LIC NO. - 1124VC1607251026 607, RHYTHM PLAZA, NIKOL, A. BAD.

[illegible]

The Park Service said it will tell the CEQ/PSA to "allow more room" further than the agency's plan which stand took as soon as there is change in DDT/PS with reference to this land.

Owner is fully responsible for open marginal space and road the position

UNITS CALCULATION		
BLOCK	USE	A
FLOOR		RESI.
2ND CELLAR	PARKING	--
1ST CELLAR	PARKING	--
GR. FLOOR	PARKING	--
1ST FLOOR	RESI.	03
2ND FLOOR	RESI.	03

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 of 8 mm. bore nozzles at each basement level.

7. LIGHTNING ARRESTER :
A lightning arrester should also be installed and be properly earthed to prevent damage to the building when the lightning strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE :
If the building falls in a confined area or if it has an enclosed staircase or is not

No. GHV/95 Of 2015/PRC-102018-5068-L, Dt- 27/07/2018 nagarang
Fire Regulation 2018

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRPTION
1		FIRE HYDRANT SYSTEM PIPE
2		SINGLE HANDRED HYDRANT

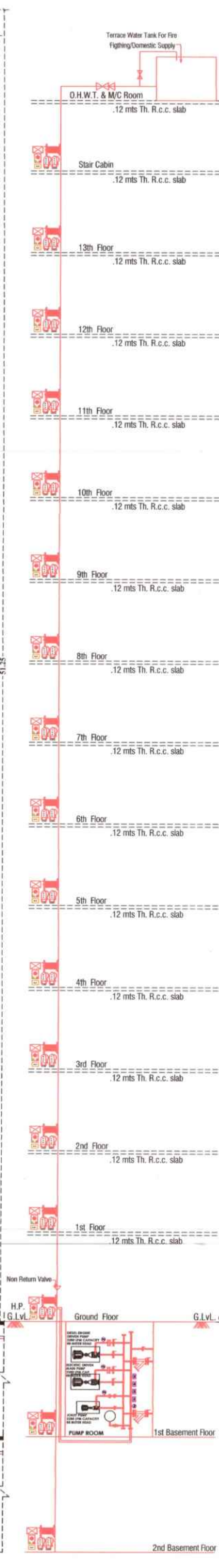
F.S.I.ON 1ST FLOOR.....	399.99
F.S.I.ON 2ND FLOOR.....	399.99
F.S.I.ON 3RD FLOOR.....	399.99
F.S.I.ON 4TH FLOOR.....	399.99
F.S.I.ON 5TH FLOOR.....	399.99
F.S.I.ON 6TH FLOOR.....	399.99
F.S.I.ON 7TH FLOOR.....	399.99



Junior Town Planner
Gandhinagar Municipal Corporation



AUTHORITY:-

[illegible]

SECTION & ELEVATION PLAN

SHEET NO. :- 04/0

REVISED PLAN

SHOWING RESIDENTIAL BUILDING ON F.P. NO. :- 3/3/5/1 OF T.P.S. NO. 62 (KHORAJ) (DRAFT) [SURVEY NO. :- 10/3, 12/1 (O.P. NO. :- 3/3/5/1) OF MOJE :- KHORAJ, TALUKA :- GANDHINAGAR, DISTRICT :- GANDHINAGAR]

BLOCK :- A

SCALE :- 1.00 CM = 1.00 MT.

ZONE AS PER RDP 2021 :- RESIDENTIAL-I (R1)

USE :- RESIDENTIAL

SCHEDULE OF DOOR & WINDOW
ALL WINDOW PROTECTED BY SAFETY GRILL

<u>DOOR</u>	<u>WINDOW / VENT</u>
FPD - 1.00 X 2.13	W - 1.83 X 1.69
FPD1 - 0.92 X 2.13	W1 - 0.82 X 1.46
FPD2 - 0.76 X 2.13	W2 - 0.75 X 1.46
FPD3 - 0.68 X 2.13	W3 - 0.57 X 1.46
D - 1.00 X 2.13	V - 0.61 X 0.61
D1 - 0.92 X 2.13	
D2 - 0.76 X 2.13	
D3 - 0.68 X 2.13	

R.C.C. STAIR DETAILS

WIDTH > 2.00 MT.
TREAD > 0.30 MT.
RISE > 0.16 MT.
GAP BETWEEN > 0.15 MT.

LIFT DETAIL

- MINIMUM CAPACITY 6 PERSONS.
- DOOR MINIMUM WIDTH 0.90 MTS.
- 1.00 MTS. HEIGHT OF HANDRAIL.
- LIFT CAR.

COLOUR NOTE :

PROP. WORK
PROP. DRAINAGE
CHARGEABLE F.S.I.

RERA COLOUR CAUTION COLOUR NOTE:-

WASH & BALCONY
NET CARPET AREA LINE (RERA)
EXTERNAL BOUNDARY LINE








KIRAN N. PATEL
AUDA LIC NO. :- 1114FERH18012700886
AUDA LIC NO. :- 1114CWF1607251026
607, RHYTHM PLAZA, NIKOL, A'BAD.

OWNER:-

ENGINEER:-


HARDIK P UPADHYAY
 701, AARYAN GLORIA
 SOUTH BOPAL, AHMEDABAD
 AUDA LIC NO. 11145E20022900357


KIRAN N. PATEL
 AUDA LIC NO. - 1114EHR18012700886
 AUDA LIC NO. - 1114CVC1607251026
 607, RHYTHM PLAZA, NIKOL, A'BAID.

STR. ENGINEER:-

COW:-

2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461	
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CARPET AREA (RERA) TABLE						
BLOCK - C						
FLOOR	UNIT NO.	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)	OPEN TERRACE AREA (RERA)	TOTAL CARPET AREA
1ST FLOOR	101	81.36	03.39	03.51	--	336.88
	102	87.08	03.39	03.02	09.92	
	103	87.08	03.39	03.02	09.92	
	104	81.36	03.39	03.51	--	
2ND FLOOR	201	81.36	03.39	03.51	--	336.88
	202	87.08	03.39	03.02	--	
	203	87.08	03.39	03.02	--	
	204	81.36	03.39	03.51	--	
3RD FLOOR	301	81.36	03.39	03.51	--	336.88
	302	87.08	03.39	03.02	--	
	303	87.08	03.39	03.02	--	
	304	81.36	03.39	03.51	--	
4TH FLOOR	401	81.36	03.39	03.51	--	336.88
	402	87.08	03.39	03.02	--	
	403	87.08	03.39	03.02	--	
	404	81.36	03.39	03.51	--	
5TH FLOOR	501	81.36	03.39	03.51	--	336.88
	502	87.08	03.39	03.02	--	
	503	87.08	03.39	03.02	--	
	504	81.36	03.39	03.51	--	
6TH FLOOR	601	81.36	03.39	03.51	--	336.88
	602	87.08	03.39	03.02	--	
	603	87.08	03.39	03.02	--	
	604	81.36	03.39	03.51	--	
7TH FLOOR	701	81.36	03.39	03.51	--	336.88
	702	87.08	03.39	03.02	--	
	703	87.08	03.39	03.02	--	
	704	81.36	03.39	03.51	--	
8TH FLOOR	801	81.36	03.39	03.51	--	336.88
	802	87.08	03.39	03.02	--	
	803	87.08	03.39	03.02	--	
	804	81.36	03.39	03.51	--	
9TH FLOOR	901	81.36	03.39	03.51	--	336.88
	902	87.08	03.39	03.02	--	
	903	87.08	03.39	03.02	--	
	904	81.36	03.39	03.51	--	
10TH FLOOR	1001	81.36	03.39	03.51	--	336.88
	1002	87.08	03.39	03.02	--	
	1003	87.08	03.39	03.02	--	
	1004	81.36	03.39	03.51	--	
11TH FLOOR	1101	81.36	03.39	03.51	--	336.88
	1102	87.08	03.39	03.02	--	
	1103	87.08	03.39	03.02	--	
	1104	81.36	03.39	03.51	--	
12TH FLOOR	1201	81.36	03.39	03.51	--	336.88
	1202	87.08	03.39	03.02	--	
	1203	87.08	03.39	03.02	--	
	1204	81.36	03.39	03.51	--	
13TH FLOOR	1301	81.36	03.39	03.51	--	336.88
	1302	87.08	03.39	03.02	--	
	1303	87.08	03.39	03.02	--	
	1304	81.36	03.39	03.51	--	
TOTAL		176.28	169.78	19.84		4379.44

BLOCK - C	
PROP. BUILT UP AREA CALC. ON ENTRANCE FOYER:	
(1) 3.21 X 5.10 X 1 = 16.47 SQ.MT.	
TOTAL BUILT UP AREA = 16.47 + 18.80 SQ.MT.	
ENTRANCE FOYER IF THE TOTAL AREA DOES NOT EXCEED 16.50 SQ.MT. THIS AREA SHALL BE NOT CONSIDERED TOWARDS COMPUTATION OF F.S.I. AS PER CGDCR CLAUSE NO. 6.3.2.4 (b)	
PROP. BUILT UP AREA CALC. ON METER ROOM:	
(1) 3.21 X 7.80 X 1 = 25.04 SQ.MT.	
TOTAL BUILT UP AREA = 25.04 + 80.80 SQ.MT.	
METER ROOM IF THE TOTAL AREA DOES NOT EXCEED 80.80 SQ.MT. THIS AREA SHALL BE NOT CONSIDERED TOWARDS COMPUTATION OF F.S.I. AS PER CGDCR CLAUSE NO. 6.3.2.4 (b)	
RESI. CARPET AREA (RERA) CALC.:	
FLAT NO. 101 TO 1304, 104 TO 1304	
(1) 6.04 X 6.47 = 39.08	
(2) 2.99 X 1.11 = 0.33	
(3) 2.44 X 6.13 = 14.96	
(4) 3.17 X 7.57 = 24.00	
NET CARPET AREA = 81.50	
BALCONY 3.05 X 1.11 = 0.39	
WASH 2.44 X 1.44 = 0.35	
FLAT NO. 102 TO 1302, 103 TO 1303	
(1) 1.43 X 6.47 = 0.93	
(2) 4.41 X 6.97 = 30.74	
(3) 2.99 X 1.11 = 0.33	
(4) 2.13 X 6.66 = 14.19	
(5) 3.48 X 8.07 = 28.28	
NET CARPET AREA = 87.88	
BALCONY 3.05 X 1.11 = 0.39	
WASH 2.13 X 1.42 = 0.30	
OPEN TERRACE FLAT NO. 102, 103	
(1) 6.30 X 1.57 = 0.99	
NET OPEN TERR. AREA = 0.99	

PROP. BUILT UP AREA CALC. ON GROUND FL.:	
(1) 23.62 X 19.75 X 1 = 466.50 SQ.MT.	
LESS:-	
(1) 5.42 X 4.15 X 1 = 22.49 SQ.MT.	
NET BUILT UP AREA ON GROUND FLOOR = 444.01 SQ.MT.	
PROP. BUILT UP AREA CALC. ON TYPICAL FL.:	
LIST TO 13TH FLOOR	
(1) 23.62 X 19.75 X 1 = 466.50 SQ.MT.	
LESS:-	
(1) 5.42 X 4.15 X 1 = 22.49 SQ.MT.	
(2) 6.30 X 1.57 X 1 = 0.99 SQ.MT.	
TOTAL = 443.01 SQ.MT.	
NET BUILT UP AREA ON TYPICAL FLOOR = 443.01 SQ.MT.	
PROP. BUILT UP AREA CALC. ON STAIR CABS.:	
LIST TO 13TH FLOOR	
(1) 9.33 X 4.61 X 1 = 43.01 SQ.MT.	
(2) 2.57 X 3.61 X 1 = 0.93 SQ.MT.	
(3) 4.00 X 1.00 X 1 = 0.40 SQ.MT.	
TOTAL = 44.34 SQ.MT.	
NET BUILT UP AREA ON STAIR CABS. = 44.34 SQ.MT.	
PROP. BUILT UP AREA CALC. ON LIFT MACHINE ROOM & O.H.W.T.:	
LIST TO 13TH FLOOR	
(1) 4.82 X 4.61 X 1 = 22.22 SQ.MT.	
(2) 1.89 X 4.61 X 1 = 0.87 SQ.MT.	
(3) 2.57 X 3.61 X 1 = 0.93 SQ.MT.	
TOTAL = 40.21 SQ.MT.	
NET BUILT UP AREA ON LIFT M. ROOM & O.H.W.T. = 40.21 SQ.MT.	

F.S.I. AREA CALC. ON TYPICAL FLOOR.:	
LIST TO 13TH FLOOR	
BUILT UP AREA ON 1ST FL. = 444.01 SQ.MT.	
LESS:-	
(A) 07.96 X 04.15 X 1 = 33.03 SQ.MT.	
(B) 03.94 X 03.15 X 1 = 12.41 SQ.MT.	
TOTAL = 454.44 SQ.MT.	
NET F.S.I. AREA ON TYPICAL FLOOR = 378.72 SQ.MT.	
LIST TO 13TH FLOOR	

UNITS CALCULATION		
BLOCK	USE	RESI.
2ND FLOOR	PARKING	--
1ST FLOOR	PARKING	--
GR. FLOOR	PARKING	--
1ST FLOOR	RESI.	04
2ND FLOOR	RESI.	04
3RD FLOOR	RESI.	04
4TH FLOOR	RESI.	04
5TH FLOOR	RESI.	04
6TH FLOOR	RESI.	04
7TH FLOOR	RESI.	04
8TH FLOOR	RESI.	04
9TH FLOOR	RESI.	04
10TH FLOOR	RESI.	04
11TH FLOOR	RESI.	04
12TH FLOOR	RESI.	04
13TH FLOOR	RESI.	04
TOTAL	PARK. RESI.	52

NOTES RELATED TO FIRE SAFETY	
1. HYDRANT SYSTEM	
The fire hydrant system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire hydrant system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire hydrant system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002.	
2. FIRE ALARM	
The fire alarm system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire alarm system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire alarm system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002.	
3. FIRE EXTINGUISHER	
The fire extinguisher system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire extinguisher system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire extinguisher system shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002.	
4. STAIRCASE	
The staircase shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The staircase shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The staircase shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002.	
5. FIRE HYDRANT LEGEND	
The fire hydrant legend shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire hydrant legend shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The fire hydrant legend shall be provided as per the provisions of the Indian Standards IS: 8001 and IS: 8002.	

REVISED PLAN	
SHOWING RESIDENTIAL BUILDING ON F.P. NO. 33-51 OF T.P.S. NO. 62 (KHORJA) (DRAFT) (SURVEY NO. 103, 121) (O.P. NO. 33-51) OF MOJE- KHORJA, TALUKA- GANDHINAGAR, DISTRICT- GANDHINAGAR	
BLOCK - C	
SCALE:- 1.00 CM = 1.00 MT.	
ZONE AS PER RDP 2021 - RESIDENTIAL-1 (RI) USE - RESIDENTIAL	
BUILT UP AREA TABLE	SQ. MTS.
PROP. BUILT UP AREA ON GROUND FL. (HOLLOW PLINTH).....	444.01
PROP. BUILT UP AREA ON 1ST FLOOR.....	424.16
PROP. BUILT UP AREA ON 2ND FLOOR.....	424.16
PROP. BUILT UP AREA ON 3RD FLOOR.....	424.16
PROP. BUILT UP AREA ON 4TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 5TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 6TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 7TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 8TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 9TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 10TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 11TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 12TH FLOOR.....	424.16
PROP. BUILT UP AREA ON 13TH FLOOR.....	424.16
PROP. BUILT UP AREA ON STAIR CABIN.....	56.29
PROP. BUILT UP AREA ON LIFT MACHINE ROOM & O.H.W.T.....	40.21
PROP. TOTAL BUILT UP AREA.....	6054.99

F.S.I. AREA TABLE	
F.S.I. ON 1ST FLOOR.....	378.72
F.S.I. ON 2ND FLOOR.....	378.72
F.S.I. ON 3RD FLOOR.....	378.72
F.S.I. ON 4TH FLOOR.....	378.72
F.S.I. ON 5TH FLOOR.....	378.72
F.S.I. ON 6TH FLOOR.....	378.72
F.S.I. ON 7TH FLOOR.....	378.72
F.S.I. ON 8TH FLOOR.....	378.72
F.S.I. ON 9TH FLOOR.....	378.72
F.S.I. ON 10TH FLOOR.....	378.72
F.S.I. ON 11TH FLOOR.....	378.72
F.S.I. ON 12TH FLOOR.....	378.72
F.S.I. ON 13TH FLOOR.....	378.72
TOTAL F.S.I.....	4923.36

SCHEDULE OF DOOR & WINDOW	
ALL WINDOW PROTECTED BY SAFETY GRILL	
DOOR	WINDOW / VENT
FPD = 1.00 X 2.13	W = 1.83 X 1.69
FPD1 = 0.92 X 2.13	W1 = 0.82 X 1.46
FPD2 = 0.76 X 2.13	W2 = 0.62 X 1.46
FPD3 = 0.68 X 2.13	W3 = 0.57 X 1.46
D = 1.00 X 2.13	Y = 0.61 X 0.81
D1 = 0.92 X 2.13	
D2 = 0.76 X 2.13	
D3 = 0.68 X 2.13	

R.C.C. STAIR DETAILS	
WIDTH	> 2.00 MT.
TREAD	> 0.30 MT.
RISER	> 0.16 MT.
GAP BETWEEN	> 0.15 MT.

COLOUR NOTE:	
PROP. WORK	WASH & BALCONY
PROP. DRAINAGE	NET CARPET AREA LINE (RERA)
CHARGEABLE F.S.I.	EXTERNAL BOUNDARY LINE

OWNER:-	
HARDIK P UPADHYAY 701, AARYAN GLORIA SOUTH BORJA, AHMEDABAD AUDA LIC NO. 11145E2022290357	
ENGINEER:-	
KIRAN N. PATEL AUDA LIC NO. 11145E2022290357 AUDA LIC NO. 11145E2022290357 607, RHYTHM PLAZA, NIKOL, A/BAD.	

STR. ENGINEER:-	
HARDIK P UPADHYAY 701, AARYAN GLORIA SOUTH BORJA, AHMEDABAD AUDA LIC NO. 11145E2022290357	
COW:-	
KIRAN N. PATEL AUDA LIC NO. 11145E2022290357 AUDA LIC NO. 11145E2022290357 607, RHYTHM PLAZA, NIKOL, A/BAD.	

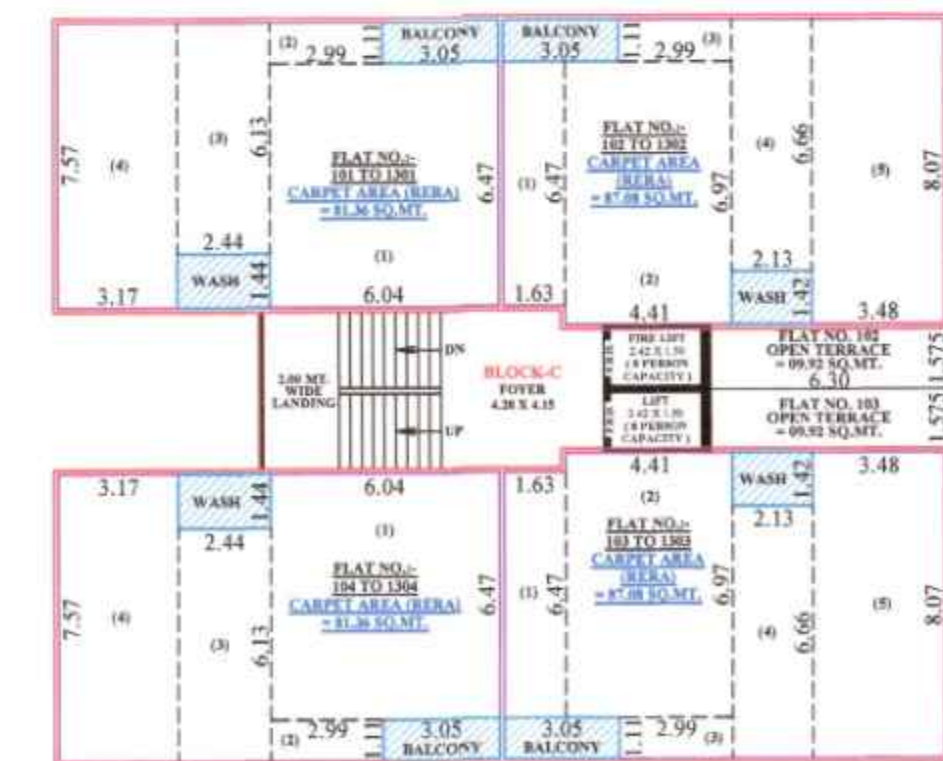
NOTES:	
The plan is prepared as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The plan is prepared as per the provisions of the Indian Standards IS: 8001 and IS: 8002. The plan is prepared as per the provisions of the Indian Standards IS: 8001 and IS: 8002.	

DEVELOPMENT CHARGE PAID	
APPROVED	
Subject to the conditions as mentioned in the office letter No. PRM/2021/330/2021-22 dated 20.11.2021	

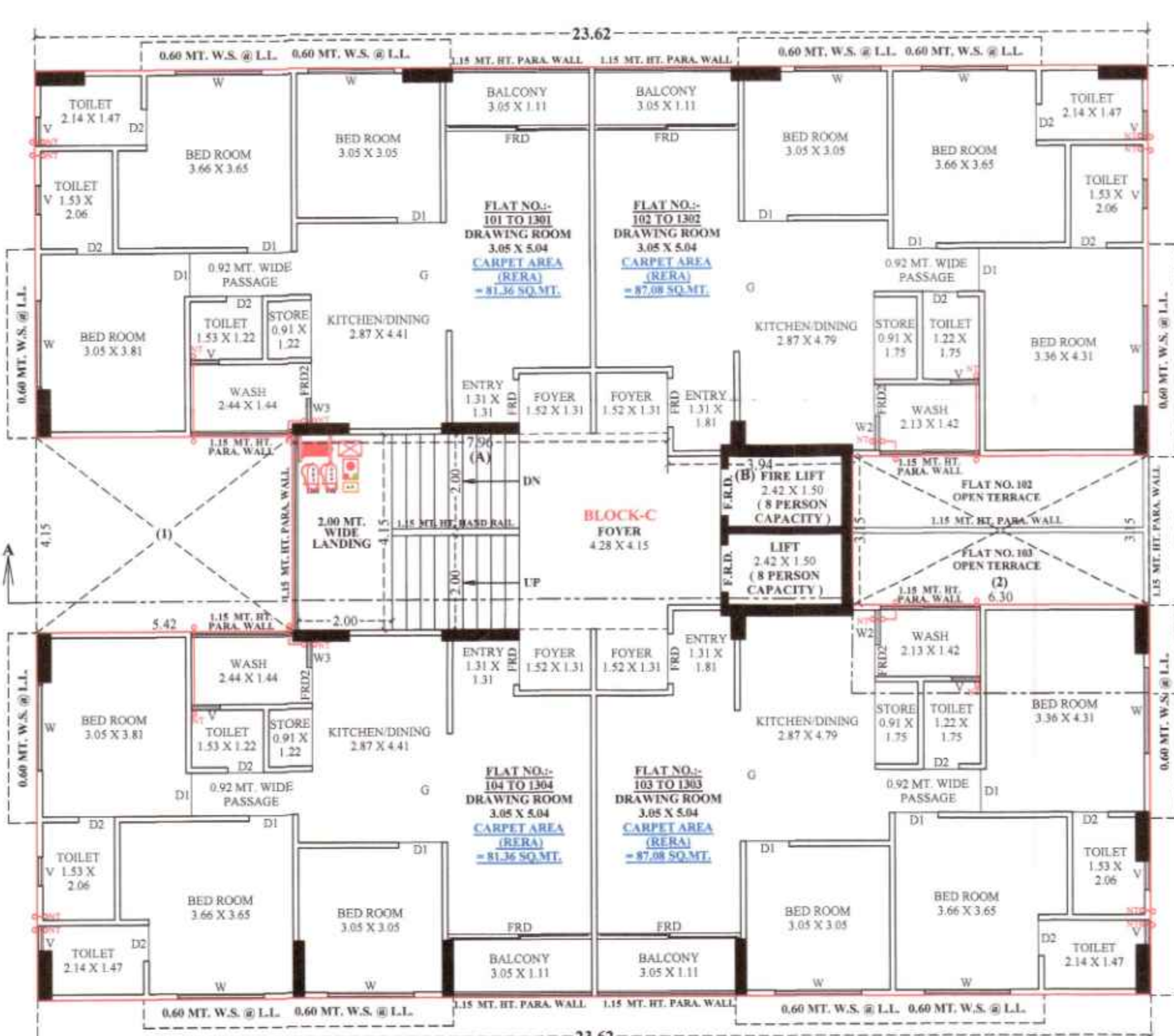
NOTE: APPROVED BY	
MUNICIPAL COMMISSIONER	

JUNIOR TOWN PLANNER	
Gandhinagar Municipal Corporation	

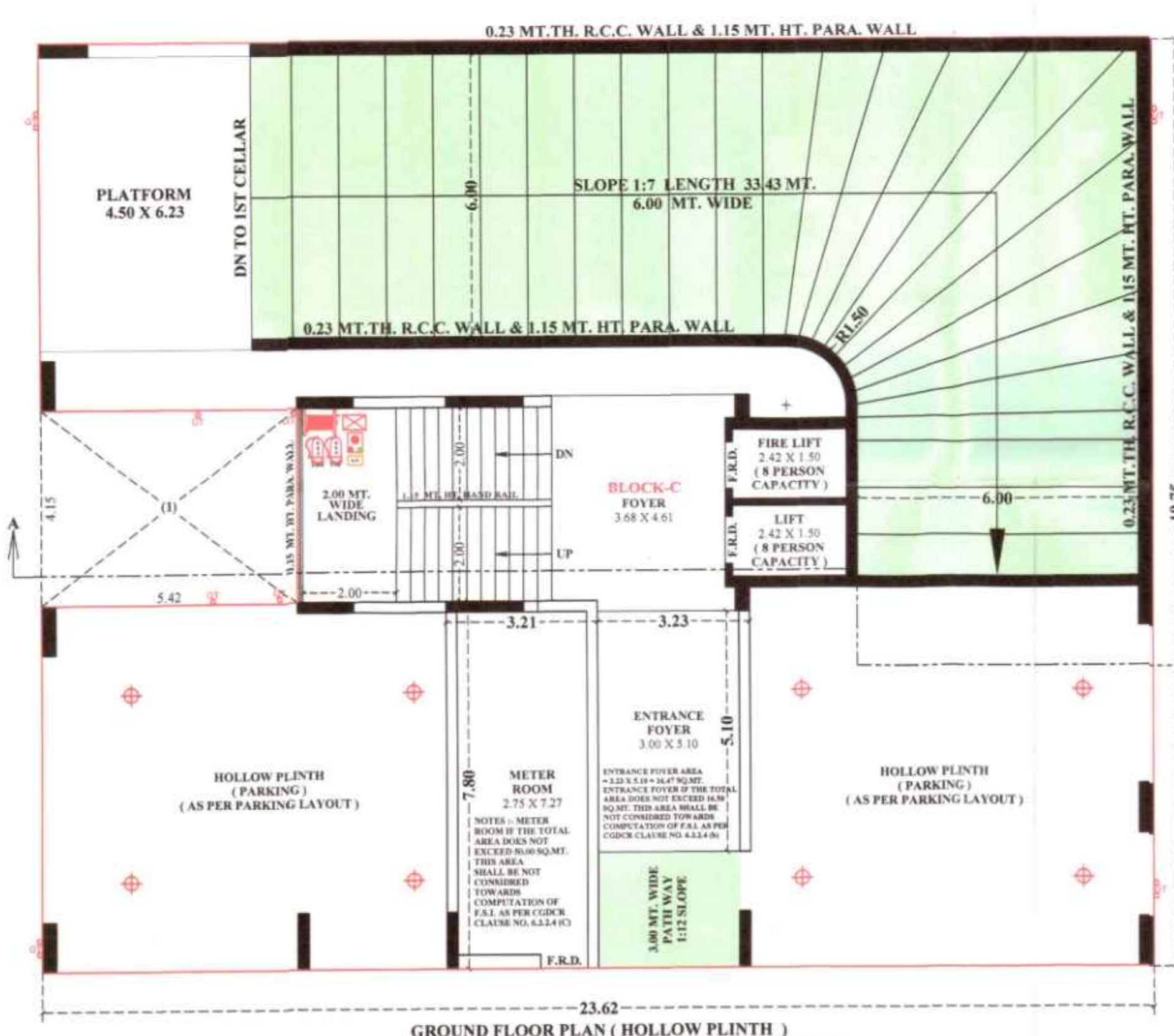
AUTHORITY:	
KIRAN N. PATEL	



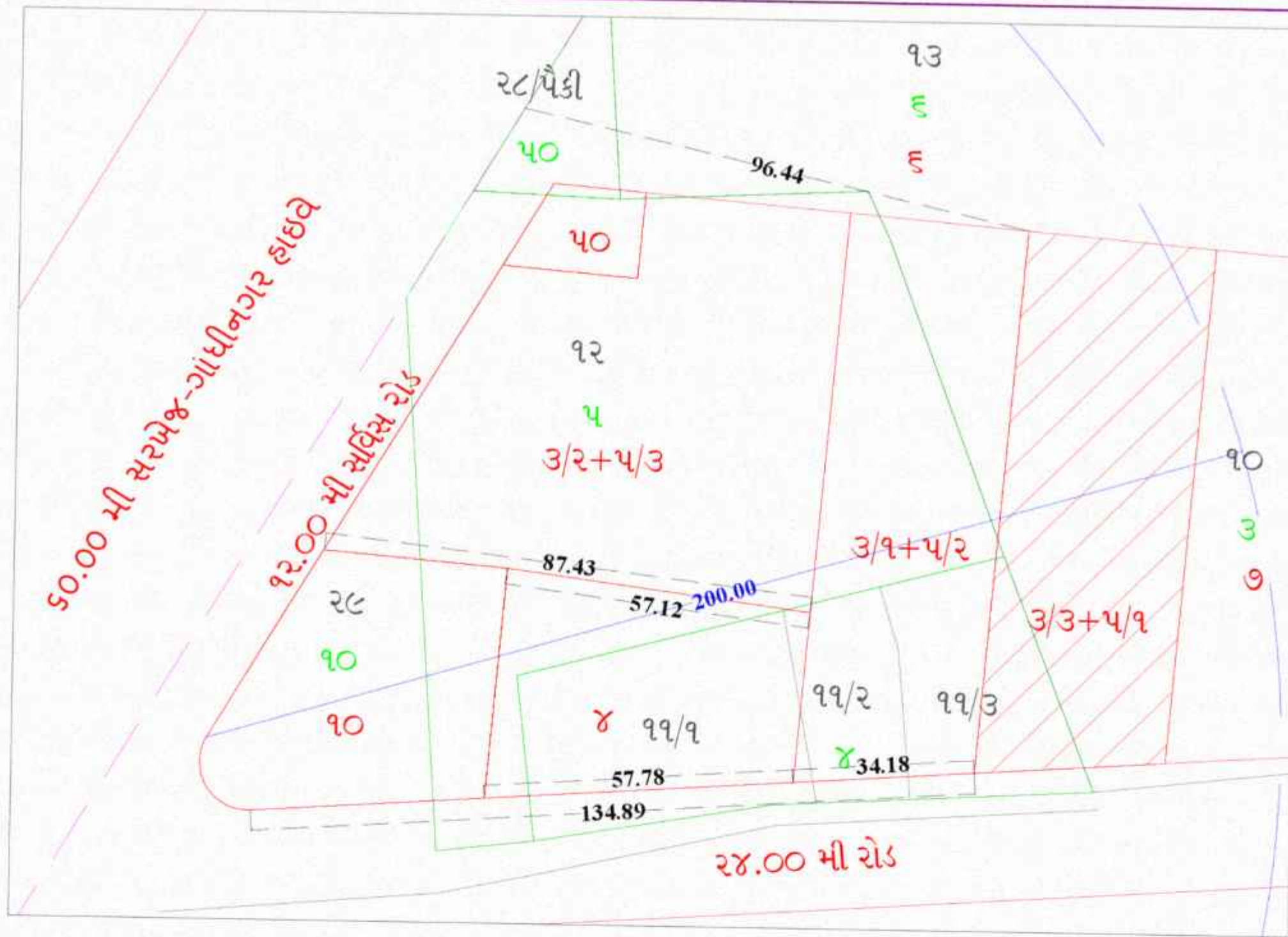
CARPET AREA (RERA) CALC. ON TYPICAL (1ST TO 13TH) FLOOR PLAN
SCALE:- 1.00 CM = 2.00 MT.



TYPICAL (1ST TO 13TH) FLOOR PLAN
NOTE:- ALL OUTER & INTERNAL WALL ARE OF 0.15 MT. TH. BKK WALL



KADAMB PROCON



KEY - PLAN

SCALE :- 1.00 CM. = 10.00 MT.



T.P.S. NO.:- 62 (KHORAJ)
F.P. NO.:- 3/3+5/1 = 3468.00 SQ.MT.
DIMENTION TOTAL = 87.43+34.18
= 121.61

T.P.S. NO.:- 62 (KHORAJ)
F.P. NO.:- 3/3+5/1 = 3468.00 SQ.MT.
3/1+5/1 = 3468.00 SQ.MT.
3/2+5/2 = 5023.00 SQ.MT.
4 = 2125.00 SQ.MT.
TOTAL = 14084.00 SQ.MT.

6.3 Floor Space Index (F.S.I).

6.3.1 Floor Space Index (F.S.I) for different categories

- The maximum permissible FSI, the chargeable FSI on a Building-unit for different categories and different zones shall be regulated as per the tables 6.5A, 6.5 to 6.20. In the tables, wherever zones are not specified, it shall be regulated to relevant provisions. Regulation no.6.3.1(d) & Table No.6.5A has overriding effect on other tables of D1, D2, D4 & D7A categories FSI.
- In case of residential affordable housing purposes, the rates for chargeable FSI shall be according to its policies.
- For the GME area, the total amount collected from chargeable FSI, the appropriate authority shall contribute 50% to the Local Body for which GME area relates to, and such amount available to local body shall only be used for public purpose.
- In D1, D2, D4 & D7A categories, FSI specified in Table No. 6.5A shall be available on the building unit within 200 mt on either side of 36.00 mt or greater road. The distance of 200 mt shall be calculated from the edge of the road and area falling within having minimum base FSI 1.5.

Provided that, It shall not be applicable in Transit Oriented Zone of AUDA & RUADA, Central Business District Zone of AUDA and Commercial Zone II of GUDA.

Table 6.5A : Category D1, D2, D4 and D7(A) maximum permissible FSI

Sr. No.	Road Width(RW) (mts)	FSI Permissible		
		Base (Free)	Chargeable (40% of the jantri rate)	Maximum
(1)	(2)	(2)	(3)	(4)
1	RW ≥ 36.0 mt to RW < 45 mt	As per Base Zone	Remaining	3.6
2	RW ≥ 45	As per Base Zone	Remaining	4.0

Note :

- If, the line of 200 mt. on both sides of road greater than or equal to 36 mt, divides a Survey No./Block No./Final Plot No., the entire Maximum Permissible FSI shall be permissible for development, irrespective of the part of the Survey No./Block No./Final Plot No. This incentive shall not be valid for Survey Numbers amalgamated with Survey Numbers outside this area after

For, KADAMB PROCON
Shrinal
Partner

નગર રચના અધિકારીની કચેરી

નગર નિયોજક-૧, અમદાવાદ નગર રચના યોજના એકમ -૧, અમદાવાદ
હિમાલયા બિઝનેસ સેન્ટર, ઓફિસ નં.૨૭ થી ૩૦, બીજો માળ, બી.આર.ટી.એસ. સ્ટેન્ડની પાછળ,
આર.ટી.ઓ. સર્કલ, સુભાષબ્રિજ, અમદાવાદ- ૩૮૦૦૨૭

પત્રનં.નરયો.નં. ૬૨(ખોરજ)/કેસ નં.૩+૫ /૨૬૭૯

તા.૨૬/૦૬/૨૦૨૨

પ્રતિ,
મ્યુનિસિપલ કમિશ્નરશ્રી,
ગાંધીનગર મ્યુનિસિપલ કોર્પોરેશન,
ગાંધીનગર.

વિષય :- મુસદ્દારૂપ નગર રચના યોજના નં. ૬૨ (ખોરજ) મોજે: ખોરજના રે.સ.નં. ૧૦, ૧૨ ના અંતિમખંડ નં.૩, ૫ ના હદ, માપો, અન્વયે અભિપ્રાય પાઠવવા બાબત.

સંદર્ભ:- (૧) જુનિયર નગર નિયોજકશ્રી, ગાંધીનગર મ્યુનિસિપલ કોર્પોરેશન, ગાંધીનગરના પત્ર ક્રમાંક:ગાં.મ.ન.પા/ટા.પ્લા/૯૯૦૭/૨૦૨૨ તા.૦૬/૦૫/૨૦૨૨

(૨) જુનિયર નગર નિયોજકશ્રી, ગાંધીનગર મ્યુનિસિપલ કોર્પોરેશન, ગાંધીનગરના પત્ર ક્રમાંક:ગાં.મ.ન.પા/ટા.પ્લા/૯૯૦૮/૨૦૨૨ તા.૦૬/૦૫/૨૦૨૨

ઉપરોક્ત વિષયે સંદર્ભ તળેના પત્રથી પાઠવી આપેલ પ્રકરણના અનુસંધાને જણાવવાનું કે, સરકારશ્રી દ્વારા તા.૧૦/૧૨/૨૦૧૮ ના રોજ મંજૂર થયેલ મુસદ્દારૂપ નગર રચના યોજના નં. ૬૨(ખોરજ) ની દરખાસ્ત નીચે મુજબ છે:

રે.સર્વે નંબર	મુળખંડ નંબર	મુળખંડ નું ક્ષેત્રફળ (ચો.મી.)	અંતિમખંડ નંબર	અંતિમખંડ નું ક્ષેત્રફળ (ચો.મી.)
૧૦	૩	૧૧૯૩૮	૩	૭૧૬૩
૧૨	૫	૭૯૯૨	૫	૪૭૯૫

ત્યાર બાદ ઉક્ત પ્રારંભિક નગર રચના યોજના યોજનાના એવોર્ડ પહેલાના પરામર્શની દરખાસ્ત મુખ્ય નગર નિયોજકશ્રી, ગુજરાત રાજ્ય, ગાંધીનગરને પરામર્શ અર્થે પાઠવેલ છે. જેનો પરામર્શ તા. ૨૦/૦૪/૨૦૨૧ ના રોજ મળેલ છે તથા સમુચિત સત્તામંડળ નો પરામર્શ તા. ૧૮/૧૨/૨૦૨૧ તથા તા.૧૨/૦૪/૨૦૨૨ ના રોજ મળેલ છે. ત્યારબાદ સદર નગર રચના યોજનાના પ્રારંભિક નગર રચના યોજના ફેર એવોર્ડ પહેલાના પરામર્શની દરખાસ્ત મુખ્ય નગર નિયોજકશ્રી, ગુજરાત રાજ્ય, ગાંધીનગરને તા.૧૭/૦૫/૨૦૨૨ ના રોજ પરામર્શ અર્થે પાઠવેલ છે. જેનો પરામર્શ મળવાનો બાકીમાં છે. જે મુજબ અંતિમખંડ નં. ૩/૧+૫/૨, ૩/૨+૫/૩, ૩/૩+૫/૧ ની હાલની અંદાતન દરખાસ્ત નીચે મુજબ ફાળવવા વિચારેલ છે.

રે.સર્વે નંબર	મુળખંડ નંબર	મુળખંડ નું ક્ષેત્રફળ (ચો.મી.)	અંતિમખંડ નંબર	અંતિમખંડ નું ક્ષેત્રફળ (ચો.મી.)
૧૦/૧	૩/૧	૩૪૬૨	૩/૧+૫/૨	૩૪૬૮
૧૨/૧	૫/૨	૨૩૧૮ ૫૭૮૦		
૧૦/૨	૩/૨	૫૦૧૪	૩/૨+૫/૩	૫૦૨૩
૧૨/૩	૫/૩	૩૩૫૭ ૮૩૭૧		

૧૦/૩	૩/૩	૩૪૬૨	૩/૩+૫/૧	૩૪૬૮
૧૨/૧	૫/૧	૨૩૧૭		
		૫૭૭૯		

અંતિમખંડ નં. ૩/૧+૫/૨, ૩/૨+૫/૩, ૩/૩+૫/૧ માટે અત્રેથી અભિપ્રાય આપવામાં આવે છે. અત્રે રજુ કરેલ લે-આઉટ પ્લાનમાં મુળખંડ નં. ૩/૧,૫/૨ (અનુક્રમે ક્ષેત્રફળ- ૩૪૬૨ ચો.મી., ૨૩૧૮ ચો.મી.એમકુલ ૫૭૮૦ ચો.મી.) ૩/૨,૫/૩ (અનુક્રમે ક્ષેત્રફળ- ૫૦૧૪ ચો.મી., ૩૩૫૭ ચો.મી. એમકુલ ૮૩૭૧ ચો.મી.) ૩/૩, ૫/૧ (અનુક્રમે ક્ષેત્રફળ- ૩૪૬૨ ચો.મી., ૨૩૧૭ ચો.મી. એમકુલ ૫૭૭૯ ચો.મી.) ની હદો લીલા રંગથી તથા અંતિમખંડ નં. ૩/૧+૫/૨ (ક્ષેત્રફળ- ૩૪૬૮ ચો.મી.) ૩/૨+૫/૩ (ક્ષેત્રફળ- ૫૦૨૩ ચો.મી.) ૩/૩+૫/૧ (ક્ષેત્રફળ- ૩૪૬૮ ચો.મી.) ની હદો અને માપો લાલ રંગથી દર્શાવેલ છે. જે ધ્યાને લઈ નીચે મુજબ દર્શાવેલ સામાન્ય શરતોને આધીન આગળની કાર્યવાહી કરવા વિનંતી છે.

- (૧) લે-આઉટ પ્લાનમાં દર્શાવેલ મુળખંડ તથા અંતિમખંડની હદો, ક્ષેત્રફળ વિગેરે બાબતે નગર રચના અધિકારી દ્વારા યોજના અંતિમ કરતા સમયે તથા સરકારશ્રી દ્વારા યોજના મંજૂર કરતી સમયે જે ફેરફાર સુચવવામાં આવે તે અરજદારશ્રીને બંધનકર્તા રહેશે.
- (૨) નગર રચના યોજનાના મુળખંડની માલિકી/ક્ષેત્રફળ રેવન્યુ રેકર્ડ મુજબ ધ્યાને લીધેલ છે તેમજ મુળખંડમાં એક કરતા વધુ માલિકો હોય તેવા કિસ્સામાં અંતિમખંડમાં માલિકોના હક્ક-હિસ્સા તેઓના મુળખંડમાં રહેલ હકક હિસ્સાના પ્રમાણમાં રહેશે.
- (૩) મોજે-ખોરજ ના રે.સ.નં. ૧૦/૧, ૧૦/૨, ૧૦/૩, ૧૨/૧, ૧૨/૨, ૧૨/૩ રેવન્યુ રેકર્ડ (૭/૧૨)ને લગતા બીજા હકક ધારકના હકકો તેની સામે ફાળવેલ અંતિમખંડ નં. ૩/૧+૫/૨, ૩/૨+૫/૩, ૩/૩+૫/૧ માં ચાલુ રહેશે.
- (૪) મુળખંડની માલિકીની ચકાસણી તેમજ કોર્ટ મેટર બાબતે વિગતવારની ચકાસણી ગાંધીનગર મ્યુનિસિપલ કોર્પોરેશન દ્વારા કરવાની રહેશે.
- (૫) લે-આઉટની તથા બાંધકામના પ્લાનની વિગતવાર તાંત્રિક ચકાસણી ગાંધીનગર મ્યુનિસિપલ કોર્પોરેશનએ કરવાની રહેશે.
- (૬) હાલની દરખાસ્ત મુજબ મુળખંડ નં. ૩/૧+૫/૨, ૩/૨+૫/૩, ૩/૩+૫/૧ ની સામે ફાળવેલ અંતિમખંડ નં. ૩/૧+૫/૨, ૩/૨+૫/૩, ૩/૩+૫/૧ ની જમીનમાં વિકાસ કરતા પહેલા મુળખંડની કપાતમાં જતી જમીનનો કબજો સોપ્યા બાદ વિકાસ કરવાનો રહેશે.
- (૭) સવાલવાળી જમીનને હાલમાં કાયદેસરનો સ્વતંત્ર એપ્રોપ્રિય રોડ મેળવવાની જવાબદારી જમીન માલિકોની રહેશે તેમજ બીજાની જમીનનો કબજો લેવાની જવાબદારી પણ જમીન માલિકોની રહેશે તેમજ અંતિમખંડના ડીમાર્કેશનની ખરાઈ ડી.આઇ.એલ.આર.ની સાથે અને અત્રેની કચેરીના તાંત્રિક શાખાના કર્મચારી સાથે રહીને કરવાની રહેશે.
- (૮) નગર રચના અધિકારીશ્રી દ્વારા યોજના અંતિમ કરતી વખતે તેમજ સરકારશ્રી દ્વારા યોજના મંજૂર કરતી વખતે તેમાં ફેરફાર સુચવવામાં આવે તો અરજદારશ્રીને બંધનકર્તા રહેશે તેવી શરત રાખવાની રહેશે.
- (૯) મંજૂર અમલી રીવાઈઝ વિકાસ નકશાની દરખાસ્ત અને સંકલિત સામાન્ય વિકાસ નિયંત્રણ વિનિયમો મુજબ સદર અંતિમખંડમાં બાંધકામની પરવાનગી ગાંધીનગર મ્યુનિસિપલ કોર્પોરેશન એ આપવાની રહેશે.

(૧૦) વધુમાં ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬માં સરકારશ્રી દ્વારા અધિનિયમની કલમોમાં વખતો વખત થયેલ સુધારાને ધ્યાને લઈને આગળની ઘટીત કાર્યવાહી સદરહું અભિપ્રાય અન્વયે કરવાની રહે.

આ સાથે રજુ થયેલ પ્લાનની એક નકલ તથા અન્ય દસ્તાવેજી પુરાવા અત્રેની કચેરીના રેકર્ડ સારૂ રાખી બાકીની નકલ આ સાથે પરત કરેલ છે. સદરહું પ્રકરણે આપશ્રીની તરફથી જે કોઈ નિર્ણય લેવાય તો તેની જાણ તુરંત જ અત્રેની કચેરીને અચુક કરવા વિનંતી છે.

બિડાણ:- ઉપર મુજબ

આપનો વિશ્વાસુ

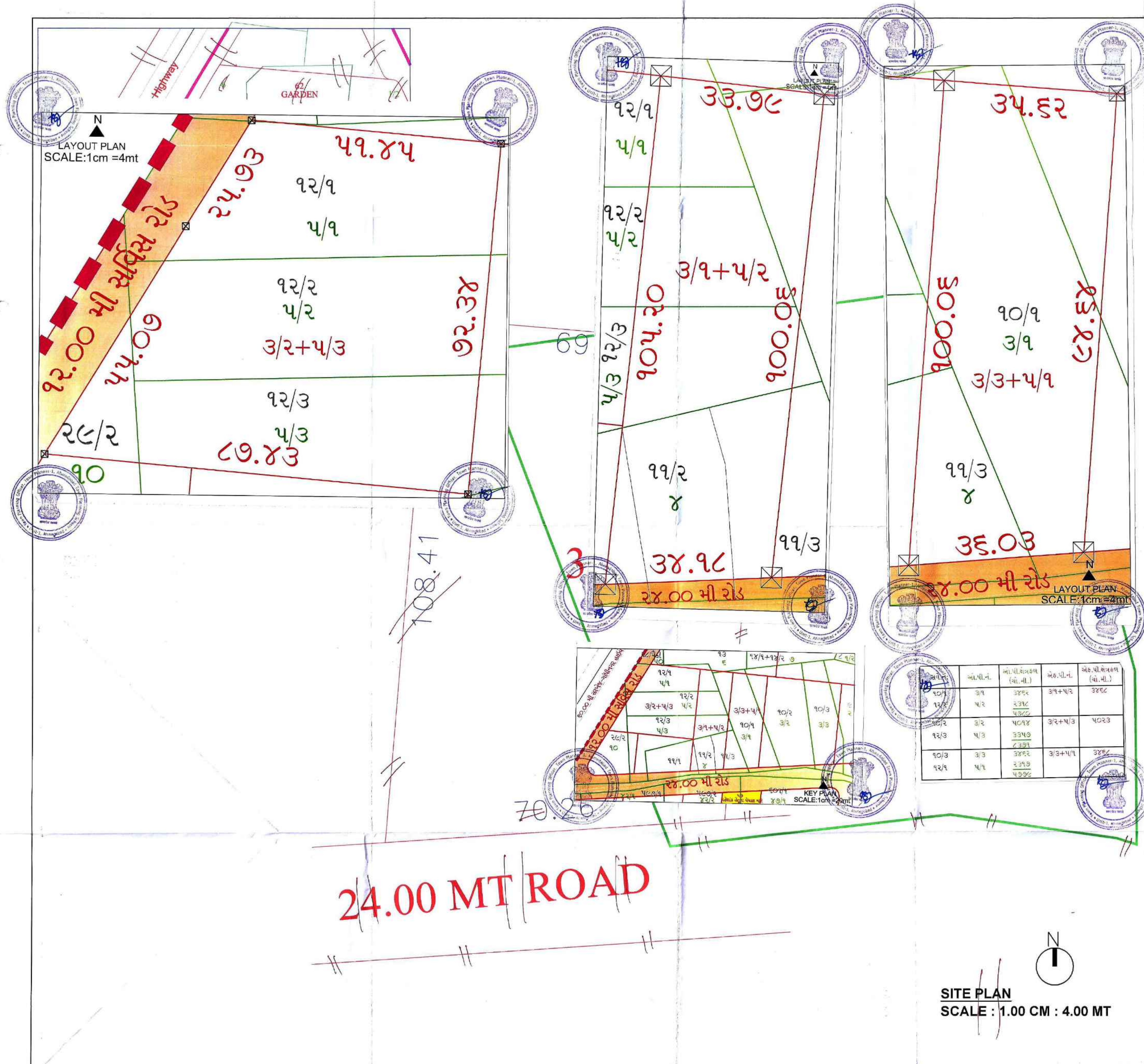


નગર રચના અધિકારી

નગર નિયોજક-૧

અમદાવાદ નગર રચના યોજના એકમ-૧

અમદાવાદ



PLAN SHOWING PROP LAYOUT ON R.S. NO : 10/1,10/2,10/3
O.P.NO : 3,F.P.NO. 3, OF T.P.S. NO : 82(KHORAJ),
MOJE : KHORAJ, TALUKA : GANDHINAGAR, DIST:- GANDHINAGAR

SCALE : 1.00 CM = 4.00 MT

ZONE	R2
AREA TABLE	IN SQ MTS
AREA OF SUR. NO : 10/01	3462.00
AREA OF SUR. NO : 10/02	5014.00
AREA OF SUR. NO : 10/03	3462.00
TOTAL AREA	11938.00
AREA OF O.P. NO : 03	11938.00
AREA OF F.P. NO : 03	7163.00

Clouded 2.1.14
Kumar - 24
Amrith Patel

OWNER

JITESH K. JAGYASI
B/701, SAMRAAT ALBERO, OPP. MAULANA PARTY PLGT,
HOTERA, AHMEDABAD-380065.
AUDA ER LIC NO. : 1114ERL28112501090
AUDA COW LIC NO. : 1114CWD092500720
Mo. : 9866 19 1313, Email ID : jiteshengineer@gmail.com

ENGINEER.

The approval is subject to Condition that
the Boundaries of the Final plot shall be
as settled as per the T.P.C.
T.P. Scheme No. 82 (KhoraJ).....
Ahmedabad, as amended by the Govt. of
Gujarat While sanctioning the T.P. Scheme.

Opinion for T.P. Scheme Proposals
Subject to the conditions mentioned
under this office letter No. 3819/3+4
.....29.9.2020, Dated. 29.9.2020

Jitesh K. Jagyasi
Town Planning Officer
Town Planner-1
Ahmedabad Town Planning Scheme
Unit-1, Ahmedabad

AUTHORITY.

SITE PLAN
SCALE : 1.00 CM : 4.00 MT