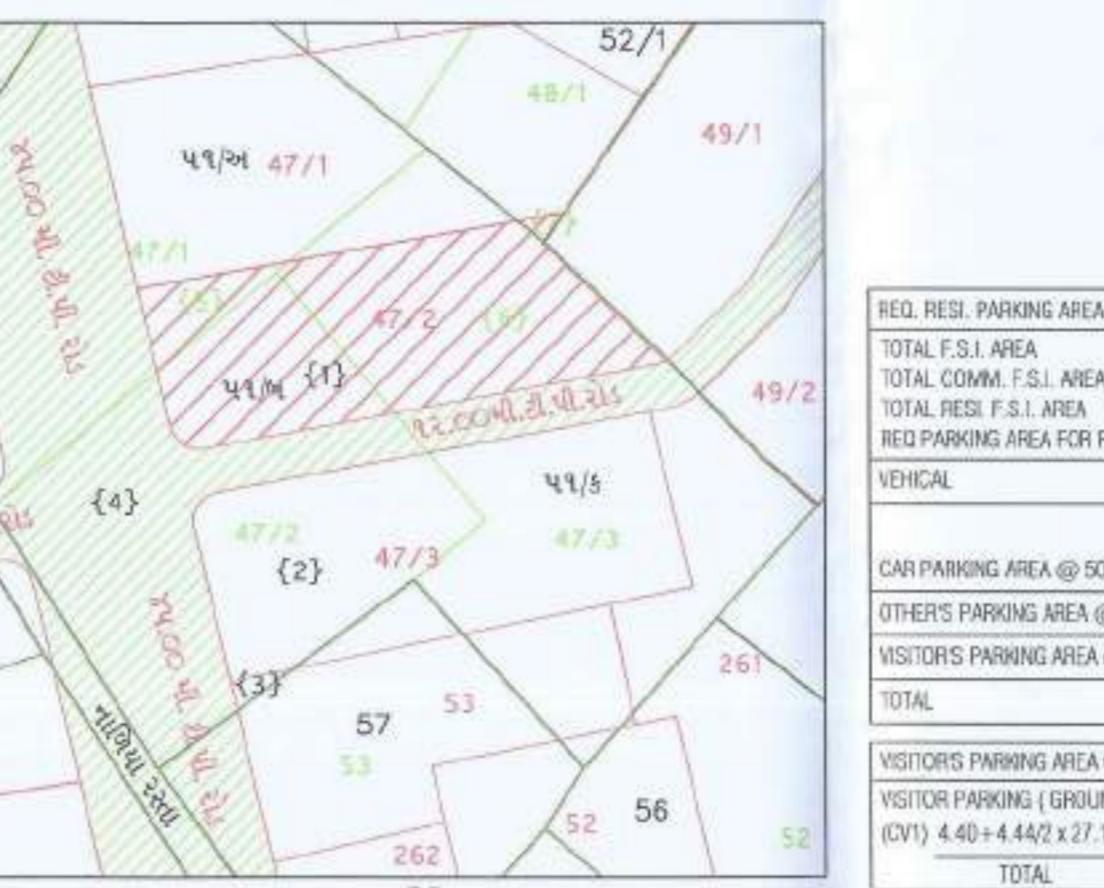


1	PLOT AREA	5221.00
2	PERMISSIBLE +T.D.R. FSI	15285.79
3	PERMISSIBLE CHARGEABLE FSI	11486.20
4	MAX. PERMISSIBLE F.S.I. (2+3)	26771.99
5	TOTAL UTILISED F.S.I	26771.99
6	UTILISED CHARGEABLE F.S.I. (5-2)+T.D.R.	11486.20
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	2677.20

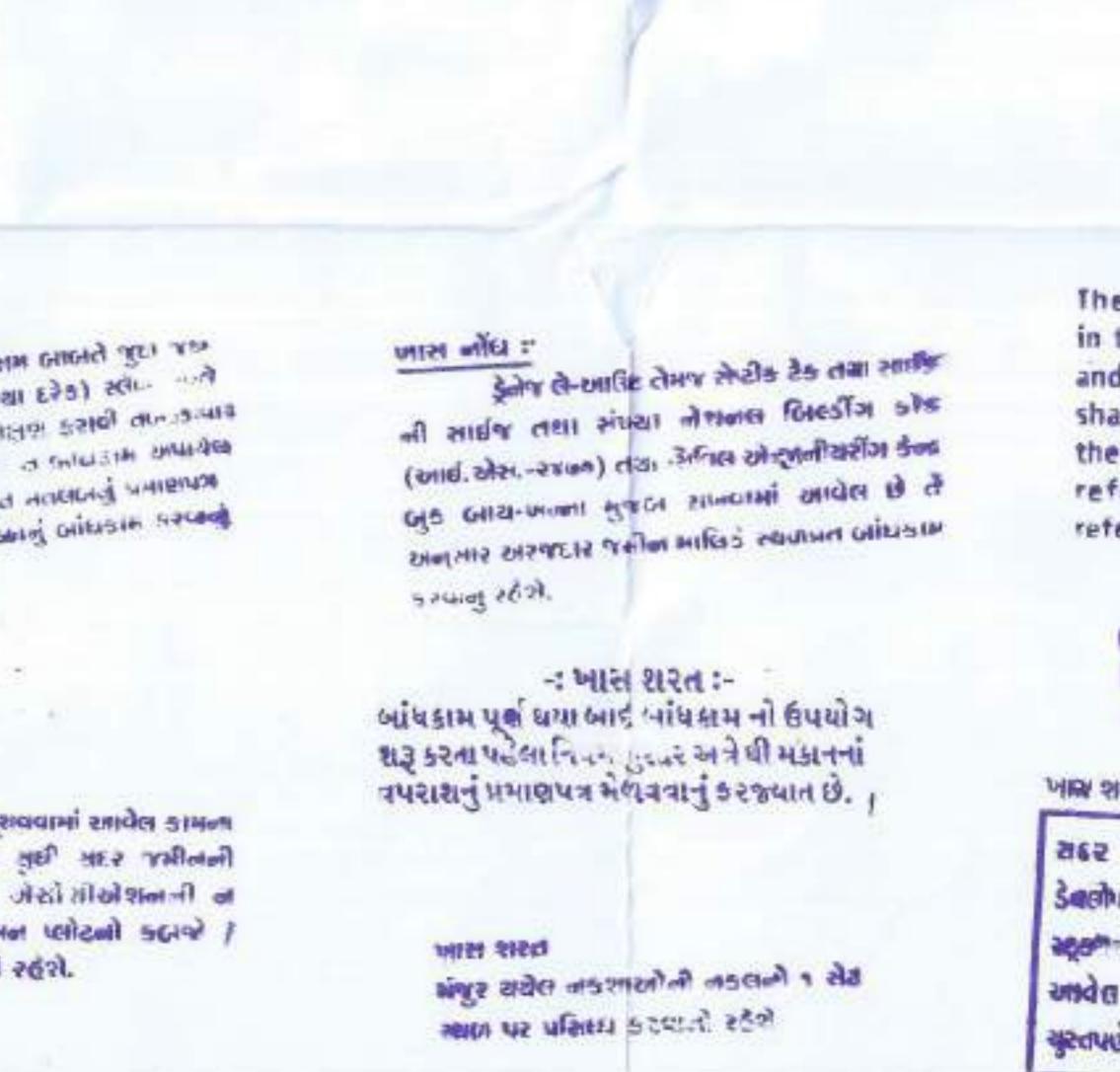
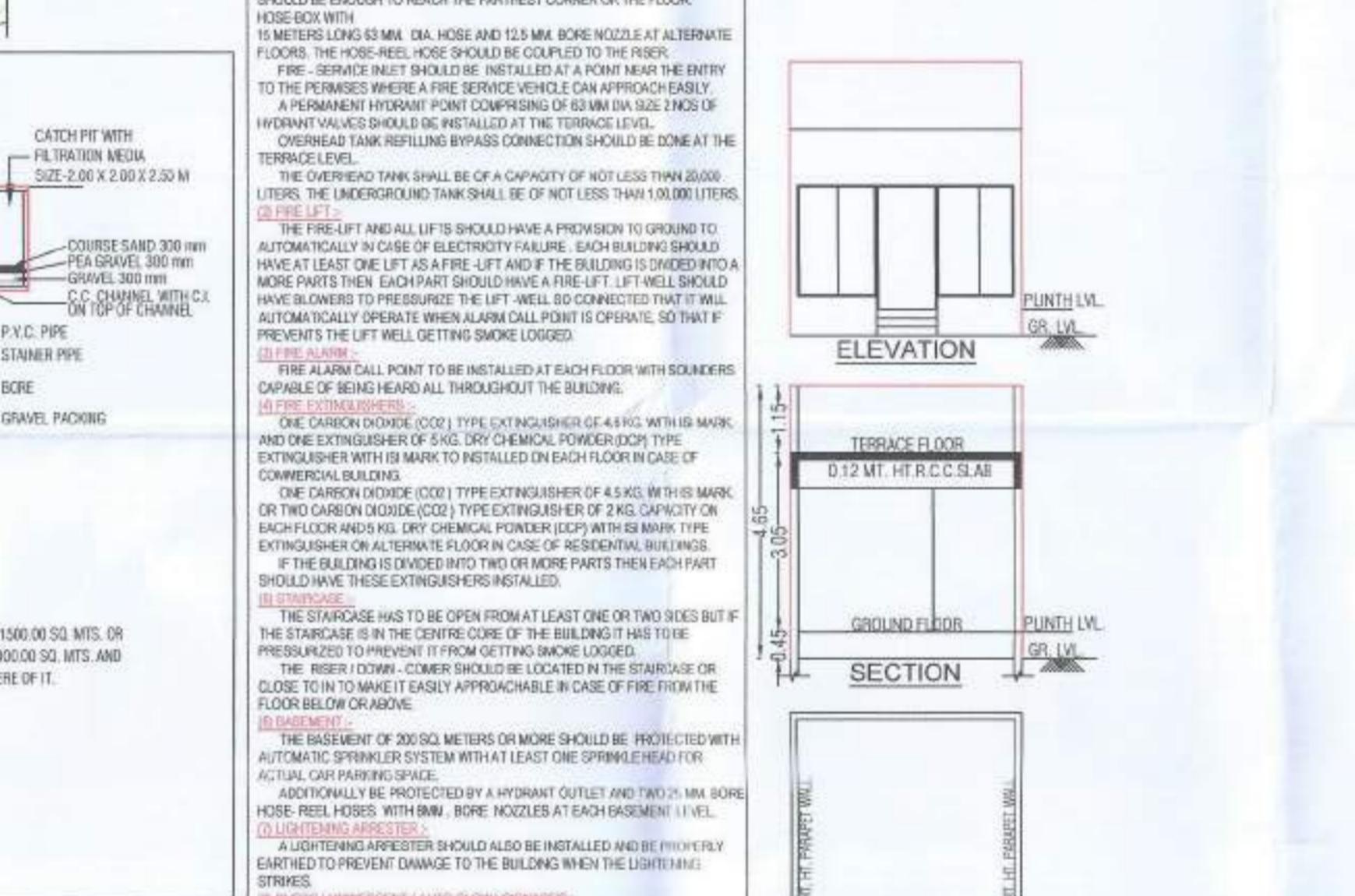
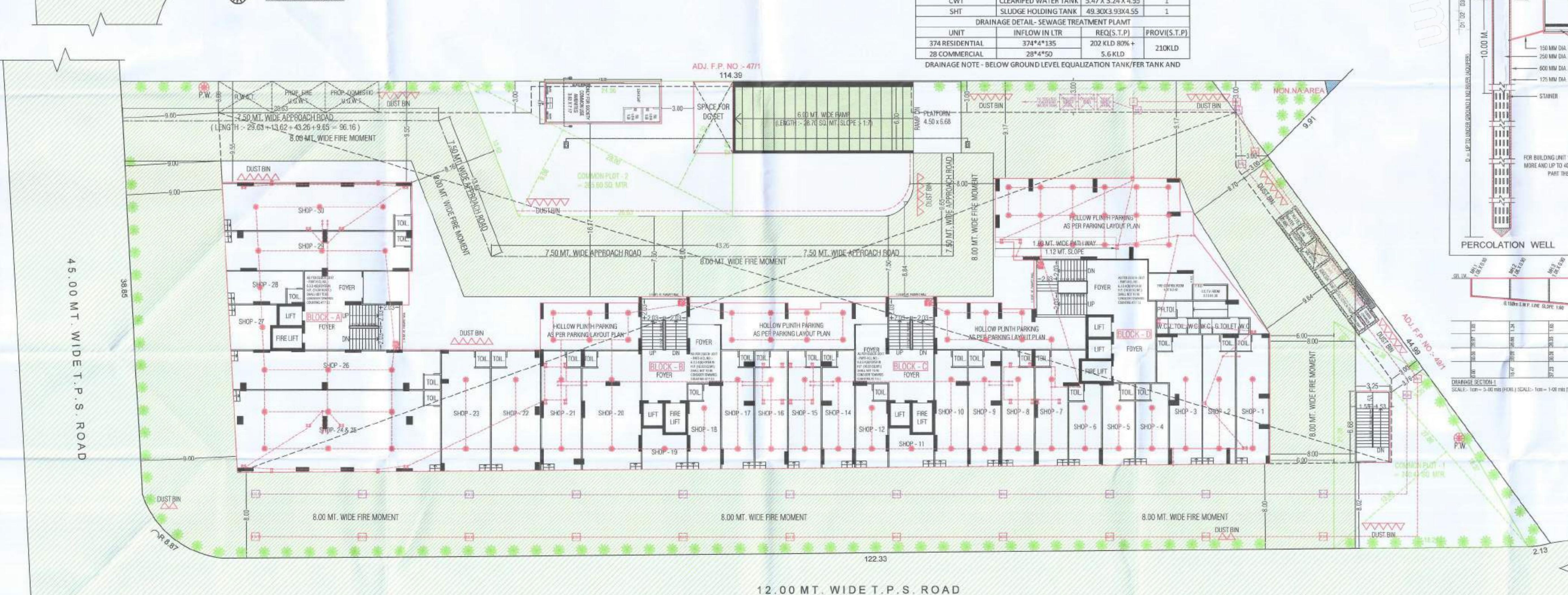
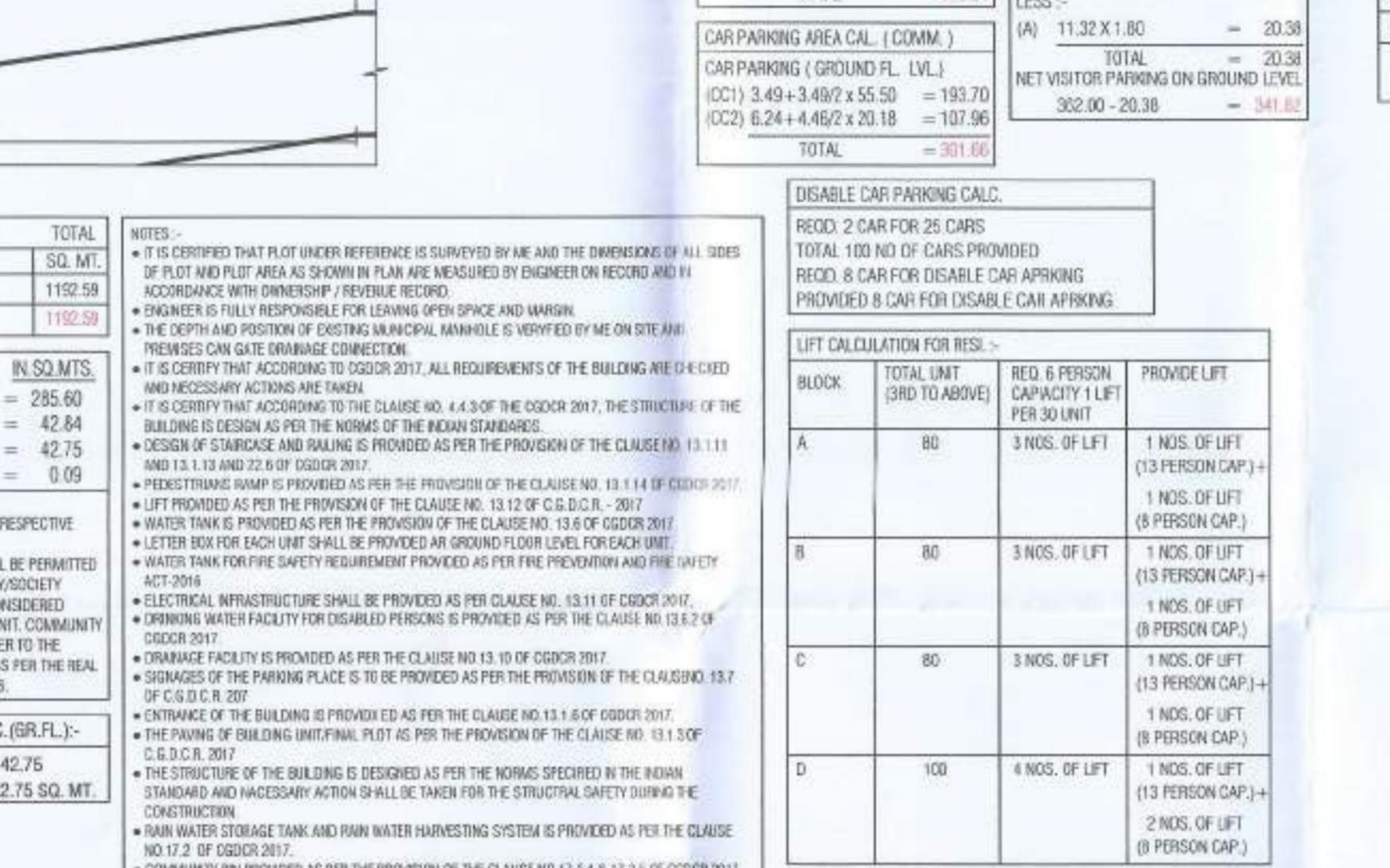
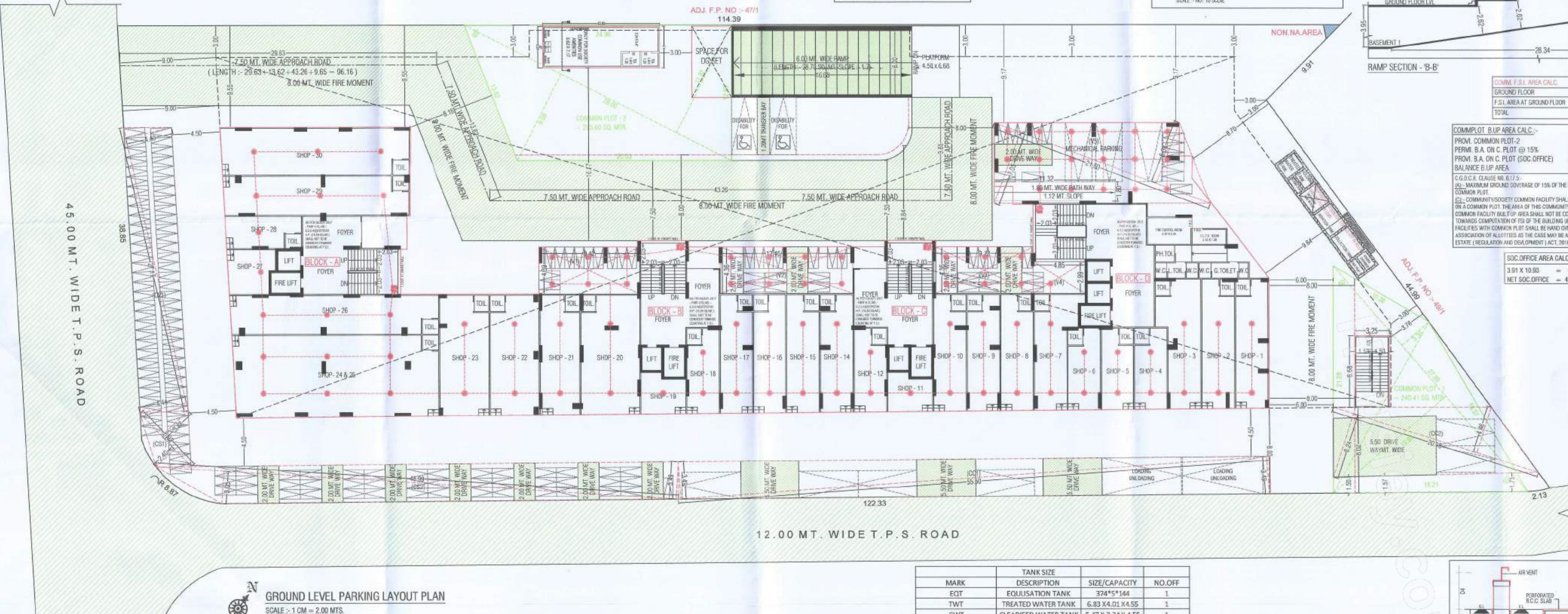
GRAND TOTAL DETAIL					
Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	28	1192.59	4.45	511.67
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	286	18070.36	67.50	7752.87
D	more then 66 and up to 80	88	7254.28	27.10	3112.36
E	With. Aff. F.S.I. (40% slab)	0	254.76	0.95	109.30
Grand Total		402	26771.99	100.000	11486.20

PROPOSED TDR TABLE						
DETAIL OF REDEVELOPMENT OF PUBLIC HOUSING PLOT POLICY	RIGHTS OF T.D.R.F.S.I. (RS.) OF REDEVELOPMENT OF PUBLIC HOUSING PLOT POLICY-2013 FROM DEVELOPER TO THE TRANSFEREE	RECIPIENT PLOT WHERE PROPOSED T.D.R TO BE USED	JANTRY RATE OF RECIPIENT PLOT (RS. PER Sq.mtr.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSenate AS (PER JANTRY)	PROPOSED TDR USED IN RECIPIENT PLOT	NOTE
T.P.S.NO.-01(JAMALPUR), F.P.NO.-55/B,IMAGINARY S.P.NO.:01 SLUM POLICY-2016	Rs-1,22,99,500/-	T.P.- 03 (SHELA) F.P. NO-47/2 (R.S.NO-61/B)	2,125/-	1,22,99,500 2125 = 5,788.00 SQMT		B.U. PERMISSION NOT TAKEN
T.P.S.NO.-51(BODAKDEV- MAKRBA- VEJALPURI), F.P.NO.-79+153, SLUM POLICY-2013	Rs-2,12,500/-	T.P.- 03 (SHELA) F.P. NO-47/2 (R.S.NO-51/B)	2,125/-	2,12,500 2125 = 100.00 SQMT	5,887.99 SQMT	B.U. PERMISSION TAKEN



REQ. COMM. PARKING AREA TABLE		AREA TABLE					SQ. MTR.					
TOTAL COMM. F.S.I. AREA		= 1192.59 SQ. MTS.										
REQ PARKING AREA FOR RESI. @ 50 %		= 596.30 SQ. MTS.										
VEHICAL		REQ AREA	PROVI PARKING									
			GR.LVL									
CAR PARKING AREA @ 50 %		298.15	301.66									
OTHER'S PARKING AREA @ 30%		178.89	180.34									
VISITOR'S PARKING AREA @ 20%		119.26	120.09									
TOTAL		596.30	602.09									
TABLE												
= 26771.99 SQ. MTS.												
= 1192.59 SQ. MTS.												
= 25579.40 SQ. MTS.												
RESI. @ 20 % = 5115.88 SQ. MTS.												
REQ AREA		PROVI PARKING										
		GR. LVL	1ST BASE	2ND BASE	TOTAL							
2557.94		----	1307.20	2086.9	3394.10							
2046.35		----	1283.56	786.30	2069.86							
511.59		341.62	276.97	----	618.59							
5115.88		341.62	2867.73	2873.20	6082.55							
CAL. (COMM.)		VISITOR'S PARKING AREA CAL. (RESI.)										
ND FL. (LVL.)		VISITOR PARKING (GROUND FL. (LVL.))										
17 = 120.09		(V1) 9.42 x 4.39 = 41.35										
= 120.09		(V2) 12.46 x 4.36 = 54.33										
CAL. (COMM.)		(V3) 9.12 x 4.36 = 39.76										
0 FL. (LVL.)		(V4) 4.85 x 2.99 = 14.50										
2 = 20.14		(V5) 7.05 + 6.04/2 x 21.60 = 141.37										
99 = 160.20		MECHANICAL PARKING 141.37 X 1.5 = 212.06										
= 180.34		TOTAL = 362.00										
LESS :-												
(A) 11.32 X 1.80 = 20.36												
		TOTAL = 20.36										
FL. (LVL.)		NET VISITOR PARKING ON GROUND LEVEL 202.00 - 20.36 = 181.64										
50 = 193.70												

LAYOUT PLAN & GROUND LEVEL PARKING LAYOUT PLAN		SHEET NO :- 01 / 05
PLAN SHOWING PROP. RESIDENTIAL AFFORDABLE HOUSING RESI.+COMM. BUILDING SUR. ON. :- 51/B, F.P. NO. :- 47/2, O.P. NO. :- 47/2, DRAFT - T.P.S. NO. :- 3 (SHELA), AT VILLAGE :- SHELA ,TALUKA :- SANAND, DISTRICT :- AHMEDABAD.		
SCALE :- 1CM = 2.00 MTR.		
BLOCK :- A+B+C+D		
USE :- COMMERCIAL (MERCANTILE-1) + RESIDENTIAL (DWELLING-3)		
ZONE AS PER RDP 2021 :- RESIDENTIAL AFFORDABLE HOUSING-1 (RAH-1)		
AREA TABLE		SQ. MTR.
NET PLOT AREA		5222.00
NON NA AREA		1.00
NET PLOT AREA		5221.00
REQUIRED COMMON PLOT @ 10% OF PLOT AREA		522.10
PROVIDED COMMON PLOT AREA		526.01
F.S.I. AREA TABLE		SQ. MTR.
PLOT AREA AS PER RECORD		5222.00
NON NA AREA		1.00
NET PLOT AREA		5221.00
PLOT AREA CONSIDERED FOR DEVELOPMENT		5221.00
PERMI. F.S.I. AREA (AS PER BASE ZONE)@ 1:1.8 (5221.00 x 1.80)		9397.80
PERMI. CHARGEABLE F.S.I. @ 2.2 % (5221.00 x 2.20)		11486.20
TOTAL USABLE F.S.I. AREA (REGU. + CHARG.)		20884.00
TOTAL USED F.S.I. AREA		26771.99
USED CHARGEABLE F.S.I. AREA ON		11486.20
USED T.D.R. F.S.I. AREA ON		5697.99
COLOUR NOTE		
PROP. WORK	PROP. DRAINAGE	FIRE EQP.
PLOT BOUND.	COMM. PLOT	CON.BIN
ROAD	PERCO. WELL	TREE



The permission is valid only if the DP/TPS remains unaltered and further that the permission will stand revoked as soon as there is change in DP/TPS with reference to the land under

Owner is fully responsible
For own marginal S. & C.

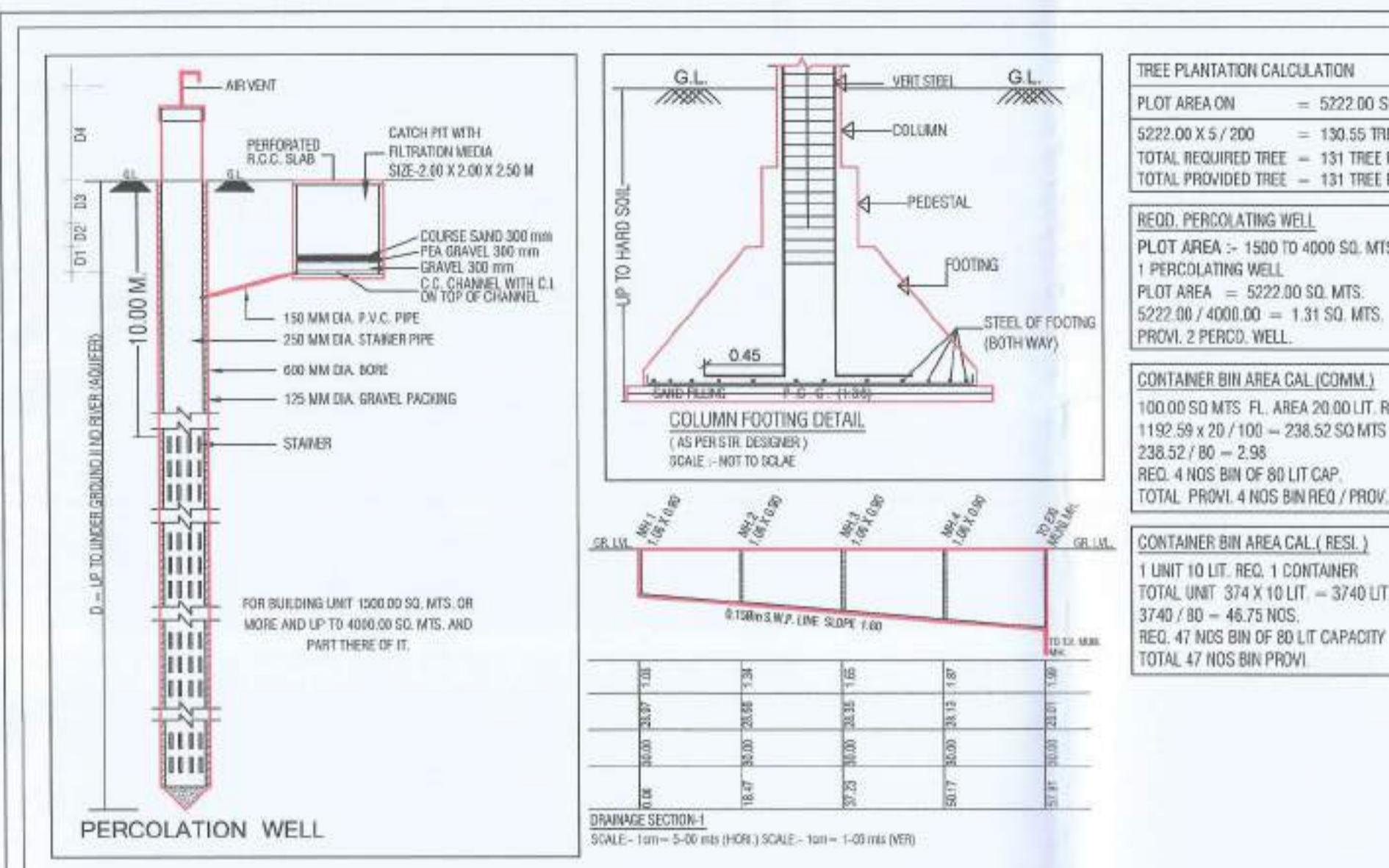
and road line portion.

એ હી કાંઈ કેન્દ્રી/
કાંઈ કાંઈ કાંઈ/
અમાં કાંઈ પણો કુદુરુ
નિ વર્દિયા કાંઈ.

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

A circular blue stamp with the text "U.S. AIR FORCE" around the top edge and "1 JAN 2024" in the center.

DISPATCH BY		Note Approved by Chairman
		■ - 0003
JUNIOR TOWN PLANNER Ahmedabad Urban Development Authority Ahmedabad, AUTHORITY		 Additional Chief Town Planner Ahmedabad Urban Development Authority Ahmedabad



TREE PLANTATION CALCULATION

COMMON PLOT AREA CALC.:-

PLOT AREA ON = 5222.00 SQ. MTR.

COMMON PLOT - 1 = 130.55 TREE REQ.

COMMON PLOT - 2 = 285.60

TOTAL REQUIRED TREE = 131 TREE REQUIRED

TOTAL PROVIDED TREE = 131 TREE PROVIDED

REGD. PERIOD ATING WELL

PLOT AREA - 1500 TO 4000 SQ. MTR.

PLOT AREA = 5222.00 SQ. MTR.

TOTAL COMMON PLOT AREA ON = 525.60

STAIRCASE BUILT-UP AREA(CALC.:-)

STAIRCASE IN SQ. MTR. = 21.71

TOTAL OPEN LAND AREA = 1724.24

REQ. 50% PERMEABLE AREA = 862.12

CONTAINER BIN AREA CALC. (ESL.) = 1561.51

1 UNIT 10 FT. REG. 1 CONTAINER

TOTAL UNIT = 374 X 10 FT. = 3740.00

REG. 4 NOS BIN OF 80 LT CAP.

TOTAL PROV. 4 NOS BIN REQ. / PROV.

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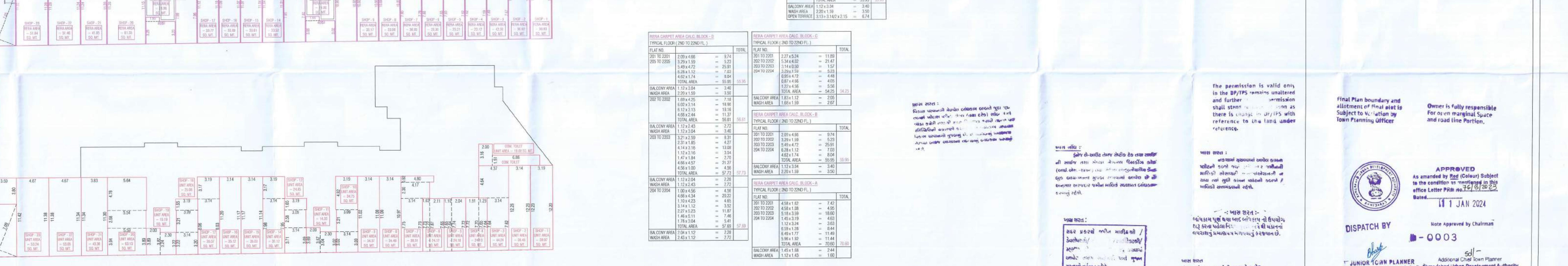
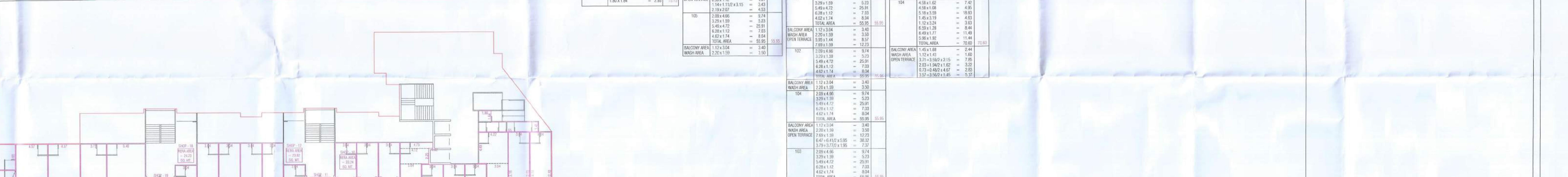
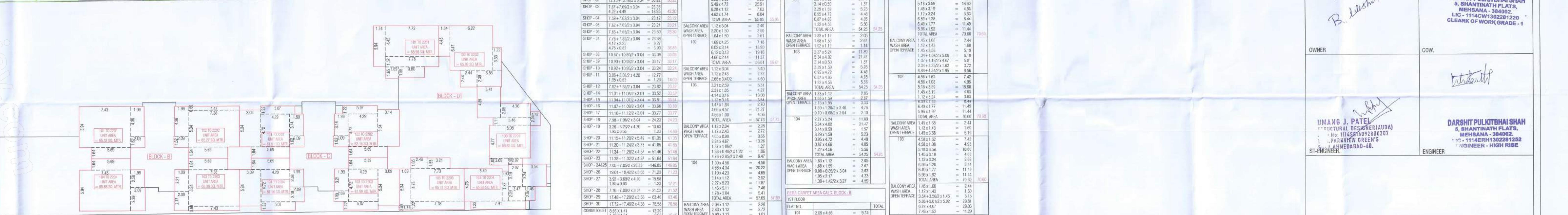
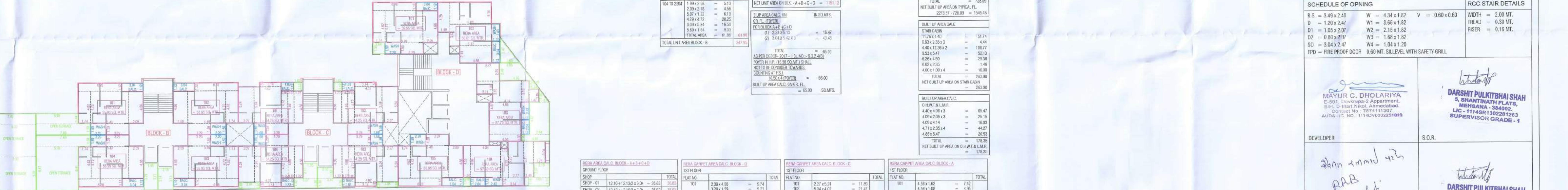
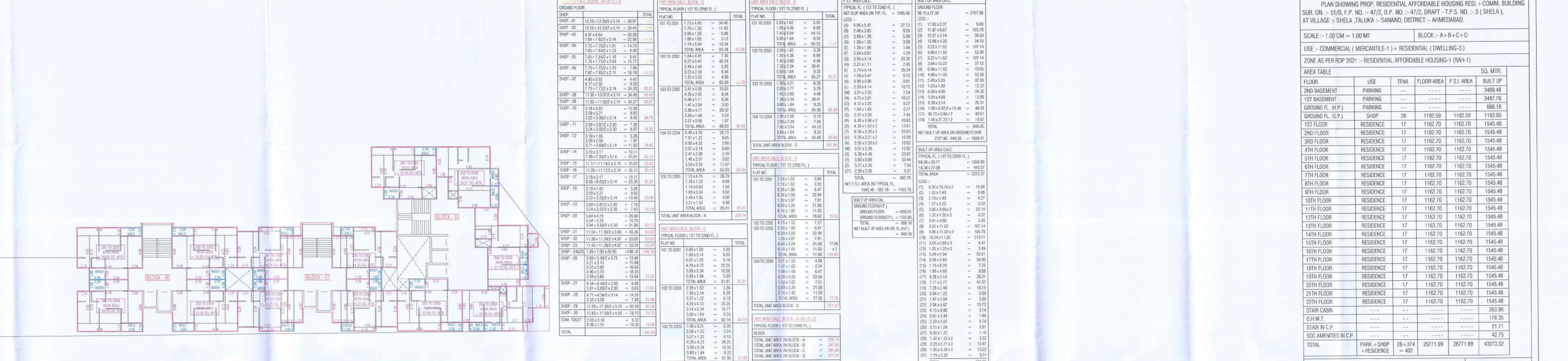
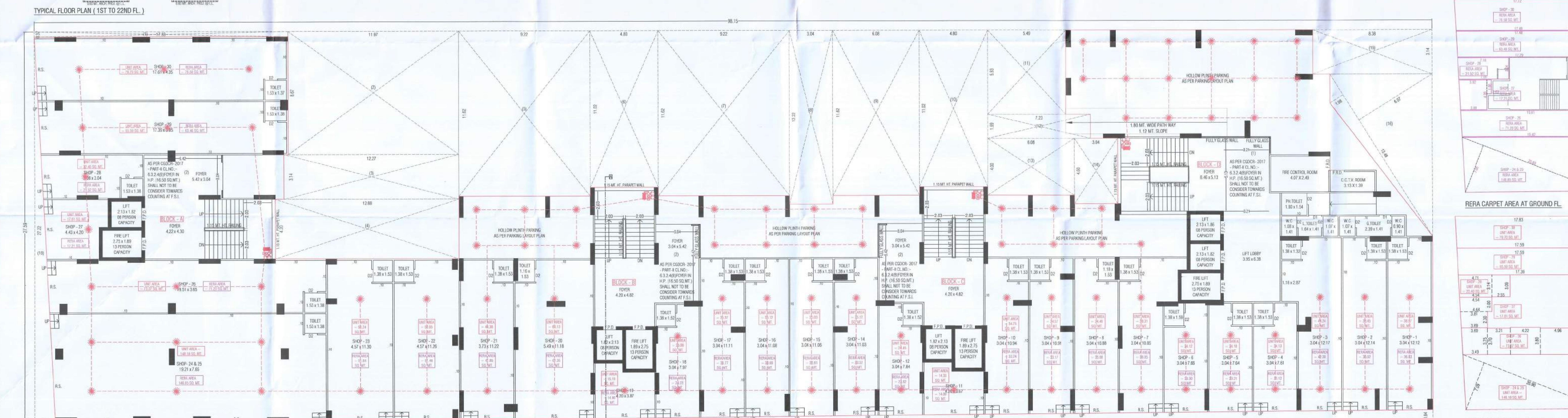
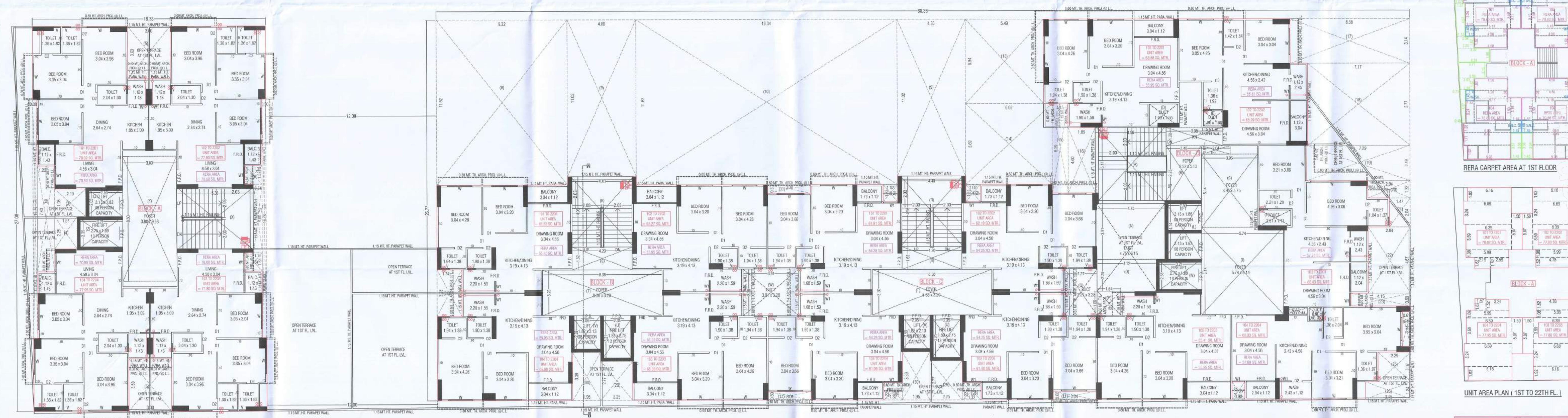
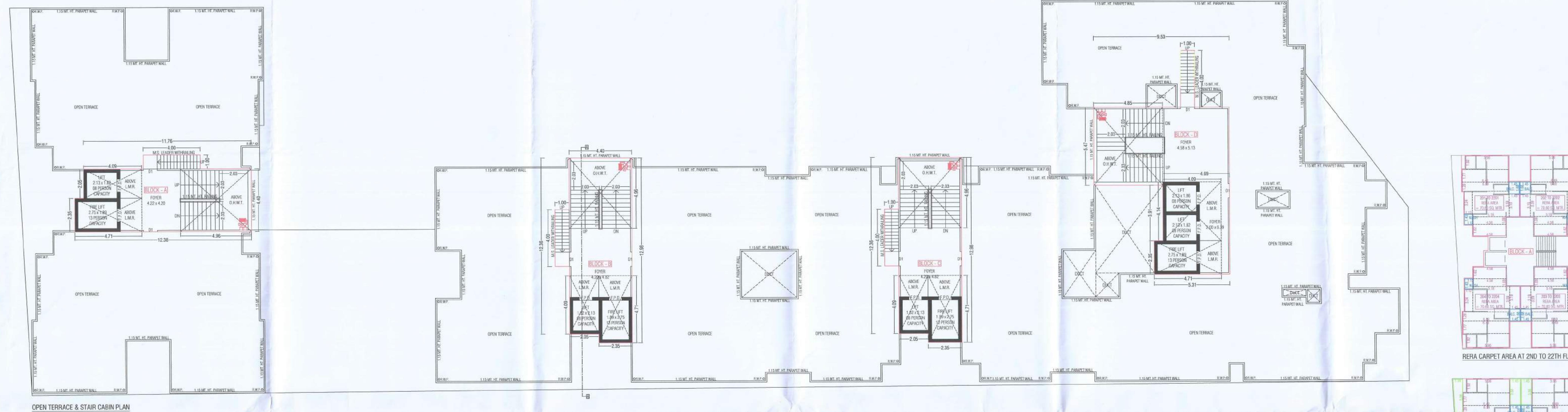
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CONTAINER BIN AREA CALC. (ESL.) = 1561.51



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પ્રતિ

તારીખ :- ૧૨/૦૧/૨૦૨૪

શ્રીમલ એસેટ રેન્યુવેટરી એપાર્ટમેન્ટ્ (ગુજરાત)
અહમોદ સંકુલ, ૪-ટોર્ન, પરિકાનાશન પાસે,
કુનોમણીઅસ્ટ્રેચ રિવીલ હોસ્પિટલની સામે,
ગાંધીનગર, ગુજરાત

નિપુંસક :- "શ્રીપર્શ્વ એપિટોમ" નામના પ્રોજેક્ટમાં પાર્ટિકિલાર્ની વિગત :-

સાચિનનથ જથ્થાવવાનું કે સદર "શ્રીપર્શ્વ એપિટોમ" પ્રોજેક્ટમાં (૧) ચાઉન્ડ ફ્લોર (લોલોલીન્થ) માં ૪૩ (દું લીલર) + ૦૫ (કાર) જેમાંથી (૦૩ લાઈફલિફ) આગળના ભાગમાં ૧૧૧ (દું લીલર) + ૦૫ (કાર) + ૦૨ (લોડિંગ અનલોડિંગ) તથા ૦૨ (ડિસ્ટ્રીલિટી) પાર્કિંગ આવેલ છે. (૨) ફસ્ટ બેઝમેન્ટમાં ૨૫૮ (દું લીલર) + ૩૧ (કાર) તથા ૦૫ (ડિસ્ટ્રીલિટી) પાર્કિંગ આવેલ છે. (૩) સેકન્ડ બેઝમેન્ટમાં ૧૭૭ (દું લીલર) + ૩૮ (કાર) તથા ૦૮ (ડિસ્ટ્રીલિટી) પાર્કિંગની સુવિધા આપવામાં આવેલ છે.

આપનો વિશ્વાસુ

For, SHRI PARSHVA EPITOME LLP

Designated Partner
DESIGNATED PARTNER

Darshit Pulkitbhai Shah
DARSHIT PULKITBHAI SHAH
5, SHANTINATH FLATS,
MEHSANA - 364002.
LIC - 1114ERH1302281252
ENGINEER - HIGH RISE

શ્રી પાર્શ્વ એપિટોમ એલએક્સી વતી તેના
અશોરાઈઝ બાગાદર - દેવાંગ જે. શાહ