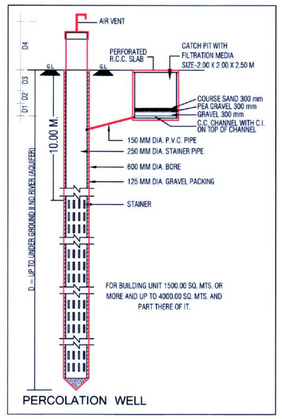
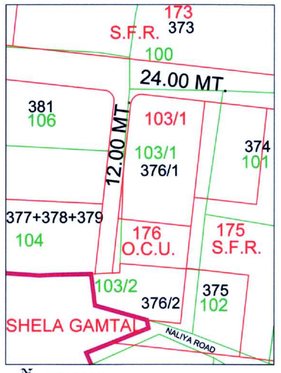
NOTES :-
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERYFIED BY ME ON SITE AND PREMISES CAN GATE DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 AND 22.6 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF CGDCR 2017.
- LIFT 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 CGDCR 2017.
- LETTER BOX FOR EACH UNIT PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO.13.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO.13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSENO. 13.7 OF C.G.D.C.R. 207
- ENTRANCE OF THE BUILDING IS PROVICK ED AS PER THE CLAUSE NO.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R. 2017
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. 2017
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.5 OF CGDCR 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R. - 2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 19 OF CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/80 TONNES PER SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF. C.G.D.C.R. 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R. -2017
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R. -2017



PERCOLATION WELL



KEY PLAN
SCALE :- 1.00 CM = 20.00 MTS.

TREE PLANTATION CALCULATION
PLOT AREA ON = 4620.00 SQ. MTR.
4620.00 X 5 / 200 = 115.50 TREE REQ.
TOTAL REQUIRED TREE = 116 TREE REQUIRED
TOTAL PROVIDED TREE = 116 TREE PROVIDED

REQD. PERCOLATING WELL
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 4620.00 SQ. MTS.
4620.00 / 4000.00 = 1.16 SQ. MTS.
PROVI. 2 PERCO. WELL.

CONTAINER BIN AREA CAL.(COMM.)
100.00 SQ MTS FL. AREA 20.00 LIT. REQ.
1314.95 x 20 / 100 = 262.99 SQ MTS
262.99 / 80 = 3.29
REQ. 4 NOS BIN OF 80 LIT CAP.
TOTAL PROVI. 4 NOS BIN REQ / PROV.

CONTAINER BIN AREA CAL.(RESI.)
1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 104 X 10 LIT. = 1040 LIT.
1040 / 80 = 13.00 NOS.
REQ. 13 NOS BIN OF 80 LIT CAPACITY
TOTAL 13 NOS BIN PROVI.

COMMON PLOT AREA CALC.:-
COMMON PLOT
34.72 x 13.38 = 464.55

STAIRCASE BUILT-UP AREA(INC.P.)CALC.:-

STAIRCASE		IN SQ.MT.
0.75 X 1.73	=	1.30
1.78 X 6.55	=	11.66
TOTAL	=	12.96

ROOF TOP SOLAR CAL.
TOTAL ON OF UNIT PROP. = 131
CONNECTED LOAD PER UNIT = 5 KW.
TOTAL CONNECTED LOAD
= 131 X 5 = 655 KW
SOLAR ROOF TOP GENERATION REQ.
= 5% OF 655 KW
= 5 X 655 / 100 = 33 KW APPROX.

AREA TABLE

	APPROVED	REVISED	APP.	REVI.	APPROVED	REVISED	APPROVED	REVISED	APPROVED	REVISED
FLOOR	USE	USE	TENA	TENA	FLOOR AREA	FLOOR AREA	F.S.I. AREA	F.S.I. AREA	BUILT UP AREA	BUILT UP AREA
BASEMENT	PARKING	PARKING	- -	- -	- - - -	- - - -	- - - -	- - - -	3555.58	3492.93
GROUND FLOOR (H.P.)	PARKING	PARKING	- -	- -	- - - -	- - - -	- - - -	- - - -	866.79	866.79
GROUND FLOOR (S.P.)	SHOP	SHOP	27	27	1314.95	1314.95	1314.95	1314.95	1314.95	1314.95
1ST FLOOR	RESI.	RESI.	08	08	1205.13	1206.50	1205.13	1206.50	1512.38	1512.38
2ND FLOOR	RESI.	RESI.	08	08	1205.13	1206.50	1205.13	1206.50	1512.38	1512.38
3RD FLOOR	RESI.	RESI.	08	08	1205.13	1206.50	1205.13	1206.50	1512.38	1512.38
4TH FLOOR	RESI.	RESI.	08	08	1205.13	1206.50	1205.13	1206.50	1512.38	1512.38
5TH FLOOR	RESI.	RESI.	08	08	1205.13	1206.50	1205.13	1206.50	1512.38	1512.38
6TH FLOOR	RESI.	RESI.	- -	08	899.22	1206.50	899.22	1206.50	1206.47	1512.38
7TH FLOOR	- - -	RESI.	- -	08	- - - -	1206.50	- - - -	1206.50	- - - -	1512.38
8TH FLOOR	- - -	RESI.	- -	08	- - - -	1206.50	- - - -	1206.50	- - - -	1512.38
9TH FLOOR	- - -	RESI.	- -	08	- - - -	1206.50	- - - -	1206.50	- - - -	1512.38
10TH FLOOR	- - -	RESI.	- -	08	- - - -	1206.50	- - - -	1206.50	- - - -	1512.38
11TH FLOOR	- - -	RESI.	- -	08	- - - -	1206.50	- - - -	1206.50	- - - -	1512.38
12TH FLOOR	- - -	RESI.	- -	08	- - - -	1206.50	- - - -	1206.50	- - - -	1512.38
13TH FLOOR	- - -	RESI.	- -	08	- - - -	1206.50	- - - -	1206.50	- - - -	1512.38
14TH FLOOR	- - -	RESI.	- -	- -	- - - -	989.13	- - - -	989.13	- - - -	1295.01
STAIR CABIN	- - -	- - -	- -	- -	- - - -	- - - -	- - - -	- - - -	140.17	179.67
O.H.W.T.	- - -	- - -	- -	- -	- - - -	- - - -	- - - -	- - - -	46.69	116.19
STAIR IN C.P.	- - -	- - -	- -	- -	- - - -	- - - -	- - - -	- - - -	12.96	12.96
TOTAL	PARK.+SHOP +RESI.	PARK.+SHOP +RESI.	27 + 40 = 67	27 + 104 = 131	8239.82	17988.58	8239.82	17988.58	14705.51	26939.44

SQ. MTR.

COMMON SANITARY PROVISION
(AS PER G.D.R. CL. NO-23.9.2)
TOTAL FLOOR AREA = 1314.95 / 4 = 329 PERSON
GENTS PERSON = 165
LADIES PERSON = 164

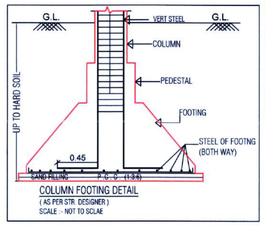
		GENTS	LADIES
	URINAL	W.C.	W.C.
0 - 100	04	04	04
101 -500	02	02	02
501- <	- -	- -	- -
TOTAL	06	06	06

25% GERNAL SANITORY REQ.	PROVIDED GERNAL URINAL = 2
URINAL 6 X 0.25 = 2 URINAL	PROVIDED GERNAL G. W.C. = 2
W.C. 6 X 0.25 = 2 W.C.	PROVIDED GERNAL L. W.C. = 2
FOR EACH GENDER	PROVIDED GERNAL 1 DISABLE PERSON TOILET & 1.20 MT. HANDICAP RAMP WITH SLOPE 1:12)

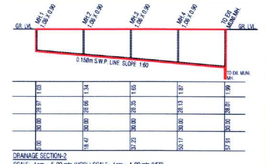
LIFT REQUIRED CALCULATION (RESI.)
ABOVE 2ND FLOOR(FOR 6 PERSON)

BLOCK	REQUIRED	PROVIDED
A	48/30 = 1.60 SAY 2	3 LIFT PROVI. FOR 8 PERSON
B	48/30 = 1.60 SAY 2	3 LIFT PROVI. FOR 8 PERSON

NOTES RELATED TO FIRE SAFETY:-
(1) HYDRANT SYSTEM :-
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 500 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT A DOWN-COMER.
ONE RISER IS REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO, TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.
EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA. HOSE. 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR THE FLOOR.
HOSE-BOX WITH
15 METERS LONG 63 MM. DIA. HOSE AND 12.5 MM. BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
FIRE - SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS OF HYDRANT VALVES SHOULD BE INSTALLED AT THE TERRACE LEVEL.
OVERHEAD TANK REFILLING BYPASS CONNECTION SHOULD BE DONE AT THE TERRACE LEVEL.
THE OVERHEAD TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.
(2) FIRE LIFT :-
THE FIRE LIFT AND ALL LIFTS SHOULD HAVE A PROVISION TO GROUND TO AUTOMATICALLY IN CASE OF ELECTRICITY FAILURE . EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE -LIFT AND IF THE BUILDING IS DIVIDED INTO A MORE PARTS THEN EACH PART SHOULD HAVE A FIRE-LIFT. LIFT-WELL SHOULD HAVE BLOWERS TO PRESSURIZE THE LIFT -WELL SO CONNECTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.
(3) FIRE ALARM :-
FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING.
(4) FIRE EXTINGUISHERS :-
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. AND ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO INSTALLED ON EACH FLOOR IN CASE OF COMMERCIAL BUILDING.
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. OR TWO CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK TYPE EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS.
IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHERS INSTALLED.
(5) STAIRCASE :-
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTRE CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT FROM GETTING SMOKE LOGGED.
THE RISER / DOWN - COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASILY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.
(6) BASEMENT :-
THE BASEMENT OF 200 SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE.
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM. BORE HOSE- REEL HOSES WITH 8MM . BORE NOZZLES AT EACH BASEMENT LEVEL.
(7) LIGHTENING ARRESTER :-
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.
(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :-
IF THE BUILDING FALLS IN A CONFINED AREA OR IF IT HAS AN ENCLOSED STAIRCASE OR IS NOT WELL LIT-UP ON THE INSIDE, THEN ADEQUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWAY / DEAD-END AND ALONG ALL EXIT ROUTES LANDING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST-AID AND OTHER SAFETY EQUIPEMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY / DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.
(9) ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE - SAFETY SYSTEM :-
ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICAL SUPPLY. (I.E. FROM ELECTRICAL POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAILABILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF THE TIME OF FIRE.
(10) IMPORTANT INSTRUCTIONS :-
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPEMENT (I.E. PASSIVE SYSTEM / SPRINKLER / DRENCHER ETC.) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING, POTENTIAL / OCCUPANCY / CONFINED AREA. THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO BE IMPLEMENTED / INSTALLED.



COLUMN FOOTING DETAIL
(AS PER STR. DESIGNER)
SCALE - NOT TO SCLAE



DRAINAGE SECTION-2
SCALE :- 1cm = 5.00 mts (HOR.) | SCALE :- 1cm = 1.00 mts (VER)

1 FIRE HYDRANT SYSTEM PIPE MAIN
2 SINGEL HEADED HYDRANT VALVE
3 SLUICE VALVE
4 TWOWAY SIAMES CONNECTION
5 RISE OR DROP
6 NON RETURN VALVE
7 REDUCER
8 FIRE HOUSE BOX
9 HOSE REEL HOSE
10 D.C.P. &CO.2
11 HYDRAUNT VALVE

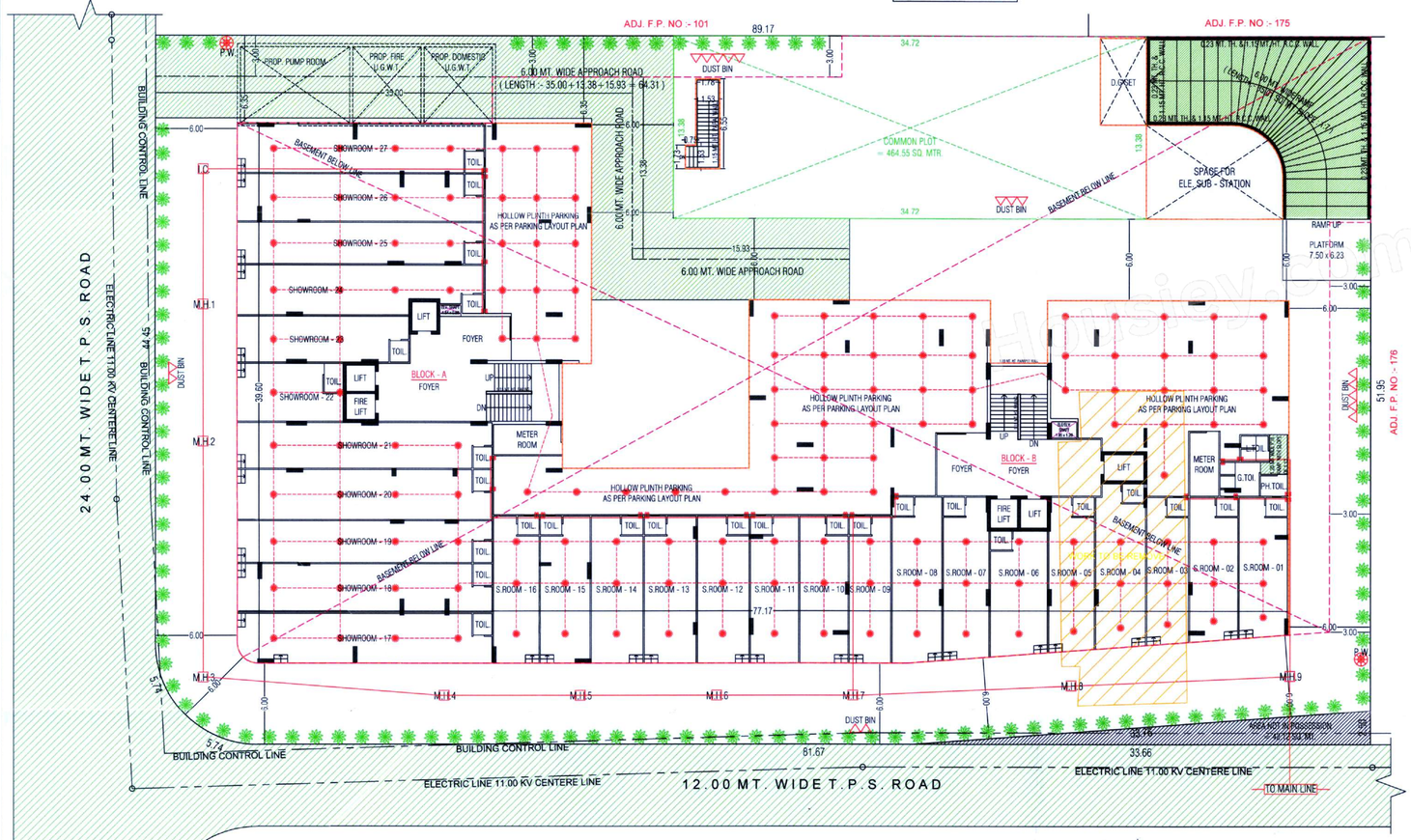
DISTRICT	TALUKA	MOJE	REVENUE BLOCK NO.	REVENUE BLOCK NO. PLOT AREA IN SQ.MT.	REVENUE BLOCK NO. AS PER F FORM	O.P.NO.	O.P. AREA IN SQ.MT.	F.P.NO.	F.P.AREA IN SQ.MT.
AHMEDABAD	SANAND	SHELA	376/1	7700.00	376/1	103/1	7700.00	103/1	4620.00

PROPOSED TDR TABLE

DETAIL OF REDEVELOPMENT OF PUBLIC HOUSING PLOT POLICY-2013	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.mt.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS PER JANTRY)	PROPOSED TDR USED IN RECIPIENT PLOT	NOTE
T.P.:- 28 (NEW WADAJ) F.P.- 330+331+713/1,713/2/1, 413+414+415+713/2/2 (SECTOR-6 RAMAPIR TEKRA)	Rs-2,02,36,750/-	T.P.:- 1 (SHELA) F.P. NO.:-103/1 (R.S.NO.-376/1)	2,075/-	2,02,36,750 / 2075 = 9752.65 SQMT.	9748.18 SQMT.	B.U. PERMISSION NOT TAKEN

CONDITION FOR F.S.I. WRT T.D.R.
THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN WITH SUBJECT TO CONDITION THAT THE CONSTRUCTION OF T.D.R. F.S.I. 9752.65 SQ.MT. FROM REDEVELOPMENT OF PUBLIC HOUSING-2013 PLOT T.P.S :- 28 (NEW WADAJ), F.P. NO. :- 330+331+713/1,713/2/1,413+414+415+713/2/2 SHOWN IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING B.U. PERMISSION OF SLUM PLOT.

NOTES :-
* WORK TO BE DONE AFTER ENVIRONMENT CLEARANCE CERTI. SUBMITTED IN AUDA.



LAYOUT PLAN
SCALE :- 1 CM = 2.00 MTS.

LAYOUT PLAN — SHEET NO :- 01 / 08

LAYOUT PLAN SHOWING REVISED COMM. & RESI. HIGHRISE BUILDING R.S. NO. :- 376/1 ON F.P. NO. :- 103/1, OF DRAFT - T.P.S. NO :- 1 (SHELA), AT VILLAGE :- SHELA ,TALUKA :- SANAND, DISTRICT :- AHMEDABAD.

SCALE :- 1CM = 2.00 MTR. | BLOCK :- A+B
USE :- COMMERCIAL (MERCANTILE-1)+ RESIDENTIAL (DWELLING-3)
ZONE AS PER RDP 2021 :- GAMTAL EXTENSION (GME)

AREA TABLE	SQ. MTR.
PLOT AREA	4620.00
AREA NOT POSSESSION	42.00
NET PLOT AREA	4578.00
REQUIRED COMMON PLOT @ 10% OF PLOT AREA	462.00
PROVIDED COMMON PLOT AREA	464.55

F.S.I. AREA TABLE		SQ. MTR.
PLOT AREA		4578.00
PERMI.F.S.I.AREA (AS PER BASE ZONE)@ 1:1.2	(4578.00 x 1.20)	5493.60
PERMI. CHARGEABLE F.S.I. @ 0.6 %	(4578.00 x 0.60)	2746.80
TOTAL USABLE F.S.I. AREA (REGU. + CHARG.)		8240.40
TOTAL USED F.S.I. AREA		17988.58
USED CHARGEBLE F.S.I. AREA ON		2746.80
USED T.D.R. F.S.I. AREA ON		9748.18
BALANCE T.D.R. F.S.I. AREA	(9752.65-9748.18)	4.47

COLOUR NOTE
PROP. WORK | PROP. DRAINAGE | FIRE EQP.
PLOT BOUND. | COMM. PLOT | CON.BIN
ROAD | PERCO. WELL | TREE

RAJESH B. PANDYA
AUDA/LIC/ENG/123
AUDA/LIC/COW-1/071
AUDA/LIC/1114DV2412241010
21, Amrutbag Society, Jivraj Park, Vejalpur Road, AHMEDABAD-51.

DEVELOPER

PATEL UTSAV DIPAKBHAI
AUDA LIC No. AUDA/COW-I/00652
89, Riddhi Society, Ghatlodia, Ahmedabad-380061
COW.

VALAY P. SHAH
STRUCTURAL DESIGNER
AUDA Lic. No. SD-I/ 272
A/41, Goyal Tower, Opp. Gulbai Tekra-BRTS Stop, Ahmedabad-380 015
ST-ENGINEER.

PATEL UTSAV DIPAKBHAI
AUDA LIC No. AUDA/ENGG/01181
89, Riddhi Society, Ghatlodia
Ahmedabad-380061
OWNER | ENG.

NAME - JAYKRISHNA MAHESHBHAI BARARIA
LIC NO. AUDA :- 11145R3002271103
LIC TYPE :- Supervisor GRADE-2.
S.O.R.

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

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

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 2313/2022
Dated 15 NOV 2022
Note Approved by C.E.A
No = 0183

DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
AUTHORITY Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

ખાસ શરત :
નકશામાં સૂચવવામાં આવેલ કામકાજ ફોટાની જગ્યાએ જમીનની માલિકી ... માલિકી સત્તામંડળની રહેશે.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્ટેમ્પ કરાવેલ છે.
T.P. / આસીસ્ટન્ટ / ક્લાર્ક

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર ... વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાના રહેશે

ખાસ શરત :
શહેર પ્રકારણે જમીન માલિકની / પેઢીભાગીદારી/ એકાંત ... / ટ્રસ્ટીઓની/ ટ્રસ્ટના ... ટ્રસ્ટમાં ... પત્રો મુજબ સૂત્રધારે વર્તવાનું રહેશે.

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પહેલા તેમજ (તથા દરેક) સ્લેબ તૈયાર કર્યા પછી તરતજ ... જિનીયરશ્રી દ્વારાની તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી ... બાંધકામ અથવાવિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ફુલ્લેર લે-આઉટ પ્લાન સેટીંગ હેઠ તથા માર્ગ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૧૬૪૦) તથા બિલ્ડિંગ એક્ટ્યુનીસીપલ કંપ બુક બાય-લાના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદારે જમીન માલિકે સ્થળપર બાંધકામ કરવાનું રહેશે.

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