



PARKING AREA TABLE (FOR RESIDENTIAL) (CL.NO. 8.2.4 (1) AS CGDCR-2017)					
TOTAL USED F.S.I AREA = 22591.88 SQ.MT					
REQ.PARKING AREA - 22591.88 @ 20% = 4518.34 SQ.MT					
VEHICAL	REQ PARKING AREA	2nd BASEMENT	1st BASEMENT	HOLLOW PLINTH	TOTAL
CAR PARKING	@ 50% OF REQ PARK	3519.84	---	---	3519.84
OTHERS PARKING	@ 40% OF REQ PARK	1807.34	2588.39	---	2588.39
VISITORS PARKING	@ 10% OF REQ PARK	451.83	256.84	315.64	572.28
TOTAL	4518.34 SQ.MT	3519.84	2845.03	315.64	6680.51

PARKING AREA TABLE (FOR COMMERCIAL)					
TOTAL USED F.S.I AREA = 1447.40 SQ.MT					
REQ.PARKING AREA - 1447.40 @ 50% = 723.70 SQ.MT					
VEHICAL	REQ PARKING AREA	1st BASEMENT	HOLLOW PLINTH	TOTAL	
CAR PARKING	@ 50% OF REQ PARK	361.85	---	---	361.85
OTHERS PARKING	@ 30% OF REQ PARK	217.11	---	266.53	266.53
VISITORS PARKING	@ 20% OF REQ PARK	144.74	---	161.35	161.35
TOTAL	723.70 SQ.MT	428.04	---	428.04	855.92

PROVIDED PARKING	
VISITOR'S PARKING (COMMERCIAL)	
CV1.	1.50X46.00= 69.00 SQ.MT
CV2.	AS PER P LINE= 20.15 SQ.MT
CV4.	9.58X 2.70= 25.87 SQ.MT
CV5.	7.67X 6.04= 46.33 SQ.MT
NET VISITOR'S PARKING=	115.35 SQ.MT

PROVIDED PARKING	
VISITOR'S PARKING (RESIDENTIAL)	
RV1.	5.00X 8.22= 41.02 SQ.MT
RV2.	10.88X 5.44= 59.19 SQ.MT
RV3.	8.73X 4.93= 43.04 SQ.MT
RV4.	7.51X 5.89= 44.11 SQ.MT
RV5.	10.53X 3.49= 36.75 SQ.MT
RV6.	11.25X 5.97= 67.34 SQ.MT
RV7.	3.20X 7.79= 24.93 SQ.MT
RV8.	8.42X 2.70= 22.73 SQ.MT
NET VISITOR'S PARKING=	315.84 SQ.MT

PARKING FOR LOADING AND UNLOADING (CL.NO.13.2.5)	
PROPOSED FLOOR AREA =	1447.40 SQ.MT
REQUIRED =	1450.49 / 1000 = 1.45 SAY 2 NOS
(PARKING FOR LOADING AND UNLOADING)	PROVIDED = 2 NOS PARKING FOR LOADING AND UNLOADING @ 1st BASEMENT

PROVIDED P.H.CAR PARKING CALCULATION (CL.NO.13.2.2 (5))  
 MINIMUM PROVISION OF TWO ACCESSIBLE CAR PARKING SPACE SHALL BE PROVIDED FOR PEOPLE WITH DISABILITY FOR EVERY 25 CAR PARKING SPACES OR LESS. THIS ACCESSIBLE CAR PARKING SPACE SHALL BE REQUIRED: 101 CAR / 25 CAR X 2 = 8.08 SAY 9 P.H.CAR REQ.  
 PROVIDED: 10 P.H.CAR

RESIDENTIAL AFFORDABLE HOUSING PROJECT	
PARKING LAYOUT PLAN	
LAYOUT PLAN SHOWING PROPOSED (RESI+COMM) RESIDENTIAL AFFORDABLE HOUSING BUILDING ON S.P. NO. 1 OF F.P. NO. 138 OF T.P.S. NO. 1, (SHELA) (DRAFT SANCTIONED) [R.S.NO.439(O.P.NO-138) OF M.O.U.E. SHELA,TALUKA-SANAND, DIST-AHMEDABAD]	
SCALE : 1:00 CM = 2.00 MT	
USE ZONE AS PER RDP-2021 - RESIDENTIAL AFFORDABLE HOUSING ZONE - I (RAH-1)	
USE - RESIDENTIAL (DWELLING-3) + COMMERCIAL	
SCHEDULE OF OPENING	
DOOR	WINDOW
FRD : 1.05 X 2.13	D1 : 0.90 X 2.13
RS : 3.04 X 2.13	D2 : 0.80 X 2.13
SD : 3.04 X 2.13	W1 : 2.15 X 1.20
	W2 : 1.84 X 1.20
	W3 : 1.03 X 1.20
	WITH SAFETY GRILL
	V : 0.60 X 0.80
R/C/C START DETAIL	
COLOUR NOTE	
(---) PROP WORK	(---) CARPET
(---) PROP DRAINAGE	(---) SPRINKLER



PARKING LAYOUT PLAN  
 SCALE : 1:00 CM = 2.00 MT

For, Ratnabhumi Developers Ltd.  
 Ratnabhumi Buildspace LLP  
 AUDA / DEVELOPER  
 Lic No. 1114DV1910251045 Dt. 19/10/2025  
 Turquoise-II, Opp. Deception Shantipura Circle, Sarkhej, Vejalpur-382210.

OWNER: Krunal K. Mistry (B.E. CIVIL) CONSULTING CIVIL ENGINEER, 117, DEVPATH, B/H LAL BUNGLOW, ROAD, AHMEDABAD-380006. AUDA LIC : 1114ERH010281305

DEVELOPER: BHASKAR PATEL, B-12, Navkar Flats, Ankur Road, Narapura, Ahmedabad-380013. 1114 SE 3 1032900353

ENGINEER: Krunal K. Mistry (B.E. CIVIL) CONSULTING CIVIL ENGINEER, 117, DEVPATH, B/H LAL BUNGLOW, C.G. ROAD, AHMEDABAD-380006. AUDA LIC : 1114CW3010281268

STRUCTURE ENGINEER: CHETANBHAI P. PATEL, AUDA/SUPERVISOR GRADE-1, LIC. No. 1114ESG0271160 Dt. 21-12-2021, 112, ABUDHANA SOC., VEJALPUR ROAD, HVARAD PARK, AHMEDABAD-380051.

આને સંબંધ :  
 ડિઝાઇન બેસનારી સંબંધિત બાંધકામ કાનૂની રીતે શરૂ કરવા અંગેના અરજી નોંધ (જાણી 8.8) મેળુ નીચે મુજબ સોંપેલ છે. આ અરજીના આધારે જોઈએ તેવા સંબંધિત કાનૂની જવાબદારીઓ અને શરતોનું પાલન કરવાનું અરજીદારને જણાવવામાં આવેલું છે. અરજીદારને અરજી સંબંધિત કાનૂની જવાબદારીઓનું પાલન કરવાનું જણાવવામાં આવેલું છે.

આને સંબંધ :  
 આને સંબંધિત અરજીના આધારે અરજીદારને જણાવવામાં આવેલું છે કે, અરજીદારને અરજી સંબંધિત કાનૂની જવાબદારીઓ અને શરતોનું પાલન કરવાનું અરજીદારને જણાવવામાં આવેલું છે. અરજીદારને અરજી સંબંધિત કાનૂની જવાબદારીઓનું પાલન કરવાનું જણાવવામાં આવેલું છે.

આને સંબંધ :  
 અરજીદારને અરજી સંબંધિત કાનૂની જવાબદારીઓ અને શરતોનું પાલન કરવાનું અરજીદારને જણાવવામાં આવેલું છે. અરજીદારને અરજી સંબંધિત કાનૂની જવાબદારીઓનું પાલન કરવાનું જણાવવામાં આવેલું છે.

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 Verification 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. 32/11/2025  
 Dated: 07-07-2025

અમદાવાદ શહેરી વિકાસ સમાચારક્રમ સંબંધિત કાયદાકીય અધિકારી

031

DISPATCH BY

Note Approved by C.E.A

JUNIOR TOWN PLANNER  
 Ahmedabad Urban Development Authority  
 Ahmedabad.

Additional Chief Town Planner  
 Ahmedabad Urban Development Authority  
 Ahmedabad.

આને સંબંધ :  
 ડિઝાઇન બેસનારી સંબંધિત બાંધકામ કાનૂની રીતે શરૂ કરવા અંગેના અરજી નોંધ (જાણી 8.8) મેળુ નીચે મુજબ સોંપેલ છે. આ અરજીના આધારે જોઈએ તેવા સંબંધિત કાનૂની જવાબદારીઓ અને શરતોનું પાલન કરવાનું અરજીદારને જણાવવામાં આવેલું છે. અરજીદારને અરજી સંબંધિત કાનૂની જવાબદારીઓનું પાલન કરવાનું જણાવવામાં આવેલું છે.



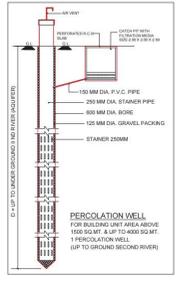
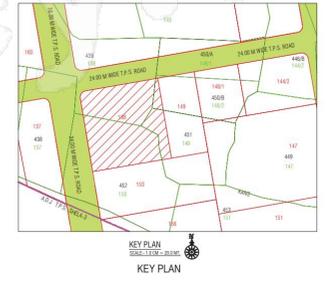
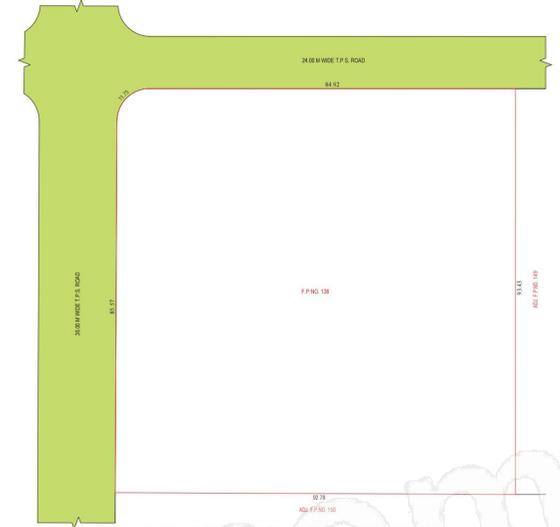
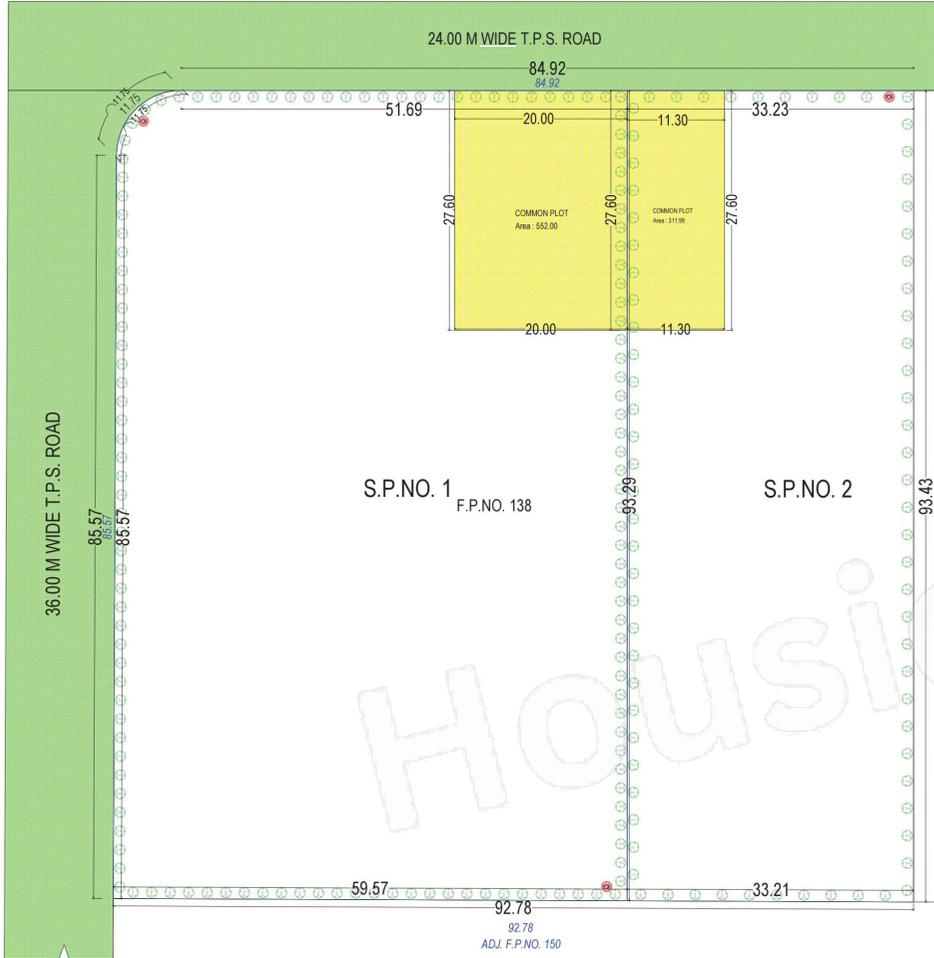
Item No.	Item Description	Version No.	Scale	1/1	1/100
1	AREA STATMENT (Pre-submission)	1.00	1:100		
2	DESIGN DETAILS	1.00	1:100		
3	ACTIVITY ANALYSIS (Urban Development Authority)	1.00	1:100		
4	ACTIVITY CLASSIFICATION (Urban Development Authority)	1.00	1:100		
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Color Index	Description
Blue	EXISTING STREET
Green	PROPOSED STREET
Red	PERMISSIBLE BUILDING LINE
Black	OPEN SPACES
Yellow	EXISTING WORKS
Orange	WORK PROPOSED TO BE DEVELOPED
Purple	PROPOSED WORK
Light Blue	DRAINAGE AND SEWERAGE WORKS
Light Green	WATER SUPPLY WORK
Light Orange	WORK WITHOUT PERMISSION IF STARTED ON SITE
Light Yellow	APPROVED WORK

Plot No.	Plot Area (sq. ft.)	Subdivision Area (sq. ft.)	Subdivision Ratio	Plot Area (sq. ft.)
F.P.NO. 1	1118.18	1118.18	100%	1118.18
F.P.NO. 2	1118.18	1118.18	100%	1118.18
Grand Total	2236.36	2236.36	100%	2236.36

Plot No.	Plot Area (sq. ft.)	Subdivision Area (sq. ft.)	Subdivision Ratio	Plot Area (sq. ft.)
F.P.NO. 1	1118.18	1118.18	100%	1118.18
F.P.NO. 2	1118.18	1118.18	100%	1118.18
Grand Total	2236.36	2236.36	100%	2236.36

Plot No.	Plot Area (sq. ft.)	Subdivision Area (sq. ft.)	Subdivision Ratio	Plot Area (sq. ft.)
F.P.NO. 1	1118.18	1118.18	100%	1118.18
F.P.NO. 2	1118.18	1118.18	100%	1118.18
Grand Total	2236.36	2236.36	100%	2236.36



**SITE PLAN**  
(Scale - 1:200)

**AFTER SUB DIVISION PLAN**

**NOTE:**  
1. THIS IS TO CERTIFY THAT THE PLOT IS SURVEYED BY ME & ALL THE DIMENSIONS AND CORNERS ON PLAN AREA WILL BE RECHECKED BY ME AT THE TIME OF CONSTRUCTION.  
2. ALL DIMENSIONS ARE IN METERS.  
3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTER LINE OF THE ROAD.  
4. THE PLOT IS SUITABLE FOR PROPOSED CONSTRUCTION.  
5. THE PLOT IS SUITABLE FOR PROPOSED CONSTRUCTION.  
6. THE PLOT IS SUITABLE FOR PROPOSED CONSTRUCTION.  
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9. THE PLOT IS SUITABLE FOR PROPOSED CONSTRUCTION.  
10. THE PLOT IS SUITABLE FOR PROPOSED CONSTRUCTION.

OWNER'S NAME AND SIGNATURE	
DPWBAN MUMBAI & OTHERS	
ARCHITECT'S NAME & SIGNATURE	STRUCTURE ENGINEER
SON KANAL OPKALUMBA	
1118ER-000230006	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	11/12/2023
DESIGNATION OF APPROVER	AGRICULTURE TOWN PLANNING





**RATNA**<sup>TM</sup>  
RISING • REALTY

## Turquoise Rosedale Parking Detail

	No of Covered Cars	No of Covered Two Wheelers	Total No of Covered Parking	No of Open Cars	No of Open Two Wheelers	Total No of Open Parking
GF	0	84	84	0	101	101
Basement - 1	53	25	78	0	0	0
Basement - 2	58	31	89	0	0	0
<b>Total Parking</b>	<b>111</b>	<b>140</b>	<b>251</b>	<b>0</b>	<b>101</b>	<b>101</b>
<b>Area of Parking</b>			<b>7180.75</b>			<b>355.68</b>

For, Ratnabhumi Developers Limited

**Mr. Kaivan Shah**  
Chairman & Managing Director  
DIN: 01887130



**PARESHBHAI R. SHAH**  
AUDA/SUPERVISOR GRADE-1 Dt. 19/4/27  
Lic. No. 1114SR1904271136  
FF-3, MAHIMA APPARTMENT,  
NARAYAN NAGAR ROAD,  
CHANDRA NAGAR, PALDI,  
AHMEDABAD-380007.

**RATNABHUMI DEVELOPERS LIMITED**  
Register Office: SF-207, Turquoise, Panchavati Panch Rasta,  
Nr. White House E. B., C G Road,  
Ahmedabad, Gujarat, India -380009.

**CIN** : L45200GJ2006PLC048776  
**Phone** : +91-079-40056129  
**Email** : cs@ratnagroup.co.in  
**Web** : www.ratnagroup.co.in