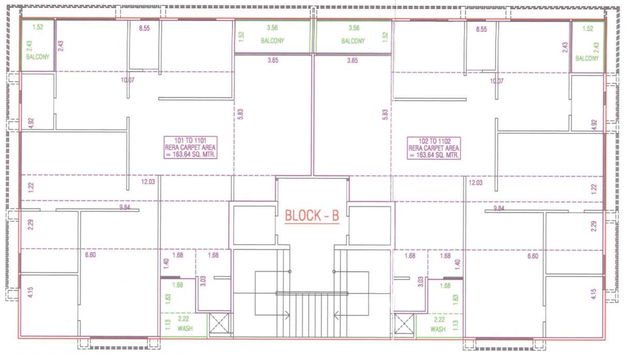
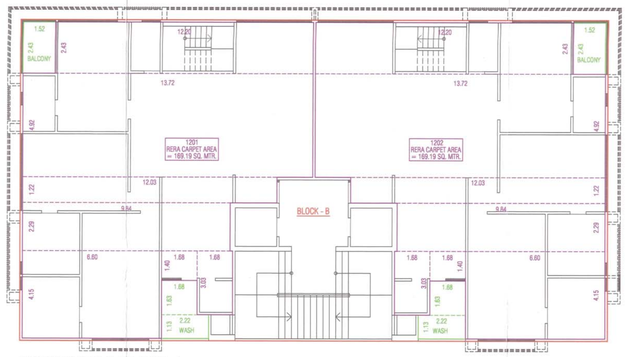
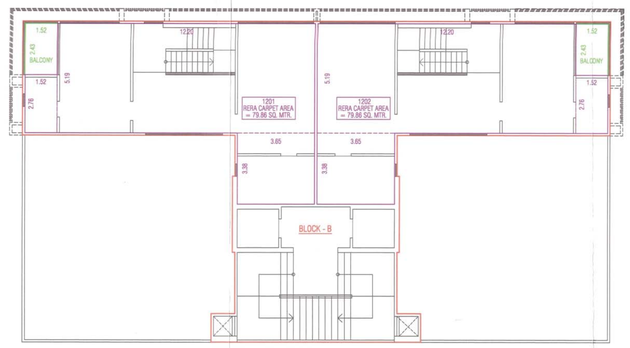


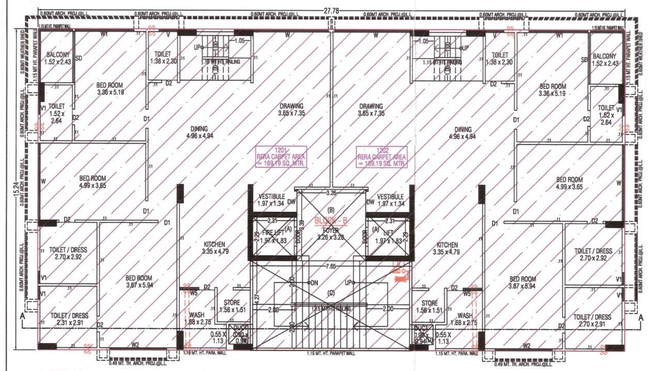
RERA CARPET AREA PLAN (1ST TO 11TH FL.)



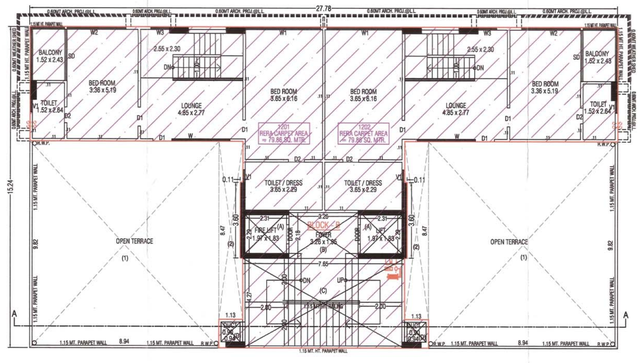
RERA CARPET AREA PLAN (12TH FL.)



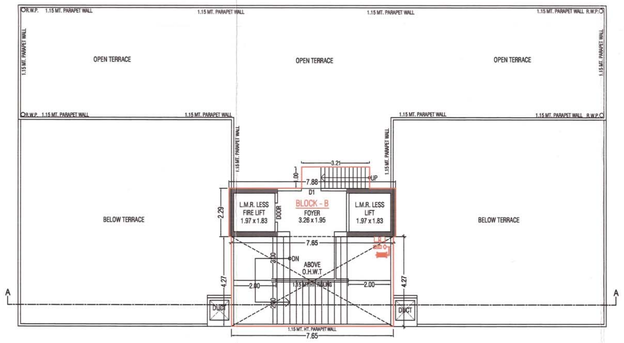
RERA CARPET AREA PLAN (13TH FL.)



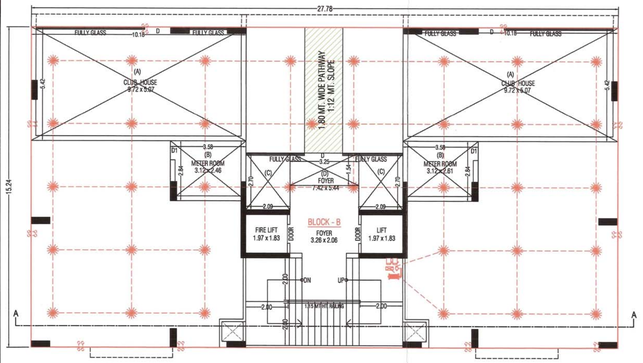
12TH FLOOR PLAN



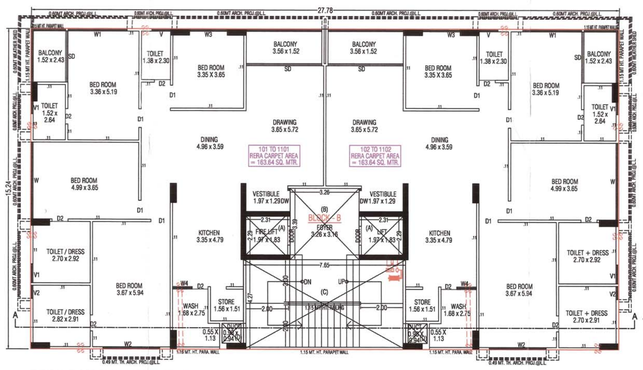
13TH FLOOR PLAN



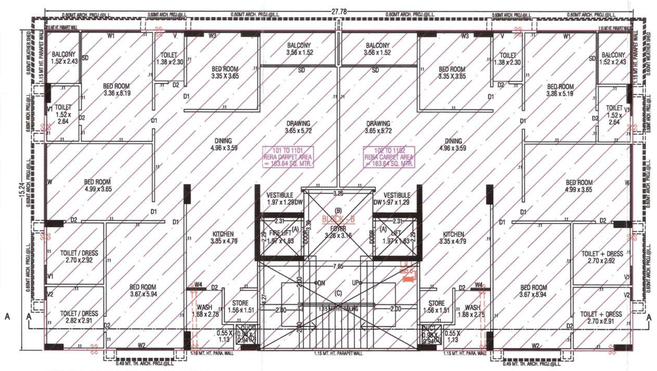
STAIR CABIN / TERRACE PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 8TH FL.)



TYPICAL FLOOR PLAN (9TH TO 11TH FL.)

RERA CARPET AREA CALC. BLOCK - B				
1ST TO 11TH FLOOR				
FLAT NO.				TOTAL
101 TO 1101	3.65 x 5.83	=	21.28	
102 TO 1102	8.55 x 2.43	=	20.78	
	10.07 x 4.82	=	49.54	
	12.03 x 1.22	=	14.68	
	9.84 x 2.29	=	22.53	
	6.60 x 4.15	=	27.39	
	1.68 x 1.40	=	2.35	163.64
	1.68 x 3.03	=	5.09	x 2
	TOTAL	=	163.64	327.28
BALCONY AREA	3.56 x 1.52	=	5.41	
	1.52 x 2.43	=	3.69	
WASH AREA	1.68 x 1.63	=	2.74	
	2.22 x 1.13	=	2.51	

RERA CARPET AREA CALC. BLOCK - B				
12TH FLOOR				
FLAT NO.				TOTAL
1201	12.20 x 2.43	=	29.65	
1202	13.72 x 4.82	=	67.50	
	12.03 x 1.22	=	14.68	
	9.84 x 2.29	=	22.53	
	6.60 x 4.15	=	27.39	
	1.68 x 1.40	=	2.35	169.19
	1.68 x 3.03	=	5.09	x 2
	TOTAL	=	169.19	338.38
BALCONY AREA	1.52 x 2.43	=	3.69	
WASH AREA	1.68 x 1.63	=	2.74	
	2.22 x 1.13	=	2.51	

RERA CARPET AREA CALC. BLOCK - B				
13TH FLOOR				
FLAT NO.				TOTAL
1201	3.65 x 3.38	=	12.34	
1202	12.20 x 5.19	=	63.32	79.86
	1.52 x 2.78	=	4.20	x 2
	TOTAL	=	79.86	159.72
BALCONY AREA	1.52 x 2.43	=	3.69	

RERA CARPET AREA CALC. BLOCK - B	
FLOOR	FLAT NO. / RERA CARPET AREA
1ST FL.	101 / 163.64
	102 / 163.64
2ND FL.	201 / 163.64
	202 / 163.64
3RD FL.	301 / 163.64
	302 / 163.64
4TH FL.	401 / 163.64
	402 / 163.64
5TH FL.	501 / 163.64
	502 / 163.64
6TH FL.	601 / 163.64
	602 / 163.64
7TH FL.	701 / 163.64
	702 / 163.64
8TH FL.	801 / 163.64
	802 / 163.64
9TH FL.	901 / 163.64
	902 / 163.64
10TH FL.	1001 / 163.64
	1002 / 163.64
11TH FL.	1101 / 163.64
	1102 / 163.64
12TH FL.	1201 / 169.19+79.86=249.05
	1202 / 169.19+79.86=249.05
11TH FL.	1101 / 163.64
	1102 / 163.64
12TH FL.	1201 / 169.19+79.86=249.05
	1202 / 169.19+79.86=249.05

BUILT UP AREA CALC. BLOCK - B
GROUND FLOOR

27.78 x 15.24	=	423.37
PROP. BUILT UP AREA ON GROUND FL.	=	423.37

F.S.I. AREA CALC. BLOCK - B
GROUND FLOOR

A. 10.18 X 5.42 X 2	=	110.35
PROP. GROUND FL. F.S.I. AREA	=	110.35

BUILT UP AREA CALC. BLOCK - B
TYPICAL FLOOR (1ST TO 12TH FL.)

27.78 x 15.24	=	423.37
PROP. BUILT UP AREA ON TYPICAL FL.	=	423.37

F.S.I. AREA CALC.BLOCK - B
TYPICAL FLOOR (1ST TO 12TH FL.)

B.UP AREA OF TYP. FL.	=	423.37
LESS		
A. 2.31 x 2.29 x 2	=	10.58
B. 3.26 x 3.39	=	11.05
C. 7.65 x 4.27	=	32.66
D. 0.90 x 0.94 x 2	=	1.69
TOTAL LESS WORK	=	55.98
PROP. F.S.I. AREA ON TYPICAL FL.		
423.37 - 55.98	=	367.39

BUILT UP AREA CALC. BLOCK - B
13TH FLOOR

27.78 x 15.24	=	423.37
0.11 x 3.60 x 2	=	0.79
TOTAL AREA	=	424.16
LESS		
1. 8.94 x 9.82 x 2	=	175.58
2. 1.13 x 8.47 x 2	=	19.14
TOTAL LESS WORK	=	194.72
PROP. BUILT UP AREA ON 13TH FLOOR		
424.16 - 194.72	=	229.44

F.S.I. AREA CALC.BLOCK - B
13TH FLOOR

B.UP AREA OF 13TH FLOOR	=	229.44
Less		
A. 2.31 x 2.29 x 2	=	10.58
B. 3.26 x 2.18	=	7.11
C. 7.65 x 4.27	=	32.66
D. 0.90 x 0.94 x 2	=	1.69
TOTAL LESS WORK	=	52.04
PROP. F.S.I. AREA ON 13TH FLOOR		
229.44 - 52.04	=	177.40

BUILT UP AREA CALC. BLOCK - B
STAIR CABIN

7.88 x 2.29	=	18.04
7.65 x 4.27	=	32.67
3.21 x 1.00	=	3.21
TOTAL	=	53.92

BUILT UP AREA CALC. BLOCK - B
O.H.W.T.

7.65 x 4.27	=	32.67

F.S.I. AREA CALC. AS PER GGDCR - 6.3.2.C.

GROUND FLOOR (METER ROOM)		
B. 3.58 X 2.69 X 2	=	19.26
AREA NOT COUNT IN F.S.I.		
AS PER GGDCR - 6.3.2.C.	=	19.26

F.S.I. AREA CALC. AS PER GGDCR - 6.3.2.B.

GROUND FLOOR (FOYER)		
C. 2.09 X 2.70 X 2	=	11.29
D. 3.25 X 1.54 X 1	=	5.01
AREA NOT COUNT IN F.S.I.		16.30
AS PER GGDCR - 6.3.2.B.	=	16.30

GROUND TO 13TH FLOOR PLAN — SHEET NO :- 05 / 06

PLAN SHOWING PROPOSED RESI. BUILDING ON SUR.NO. :- 145/2, F.P.NO. :- 55/2, O.P.NO. :- 55/2, DRAFT T.P.S.NO. :- 48, (KOTESHWAR-MOTERA), AT VILLAGE :- KOTESHWAR, TAL. :- GANDHINAGAR, DIST.- GANDHINAGAR.

SCALE : 1.00 CM = 1.00 MT — USE OF THE CONST. :- RESIDENCE

ZONE AS PER B.D.P. 2021 :- RESI. - I — BLOCK - B

AREA TABLE — IN SQ. MTR.

FLOOR	USE	UNIT	FLOOR AREA	F.S.I. AREA	BUILT UP AREA
GROUND FL.	PARKING	- -	110.35	110.35	423.37
1ST FLOOR	RESI.	02	367.39	367.39	423.37
2ND FLOOR	RESI.	02	367.39	367.39	423.37
3RD FLOOR	RESI.	02	367.39	367.39	423.37
4TH FLOOR	RESI.	02	367.39	367.39	423.37
5TH FLOOR	RESI.	02	367.39	367.39	423.37
6TH FLOOR	RESI.	02	367.39	367.39	423.37
7TH FLOOR	RESI.	02	367.39	367.39	423.37
8TH FLOOR	RESI.	02	367.39	367.39	423.37
9TH FLOOR	RESI.	02	367.39	367.39	423.37
10TH FLOOR	RESI.	02	367.39	367.39	423.37
11TH FLOOR	RESI.	02	367.39	367.39	423.37
12TH FLOOR	RESI.	02	367.39	367.39	423.37
13TH FLOOR	RESI.	- -	177.40	177.40	229.44
STAIR CABIN	- - -	- -	- - - -	- - - -	53.92
O.H.W.T. & L.M.R.	- - -	- -	- - - -	- - - -	32.67
TOTAL	RESI.	24	4696.43	4696.43	5819.84

COLOUR NOTE:-

PLOT BOUNDRY — PROP.DRAINAGE — P.WEL
L.M.R. & O.H.W.T. — TREE — PARKING
PROP. WORK — CONTAINER BIN — T.D.R. AREA

SCHEDULE FOR OPENING :- (WINDOW SILL LEVEL 0.61 MTS.)

DOOR = 0.90 x 2.10	W = 3.65 X 1.75	WIDTH = 1.55 MTR.	
D = 1.00 x 2.10	W1 = 2.79 X 1.75	TREAD = 0.30 MTR.	
D1 = 0.90 x 2.10	W2 = 2.70 x 1.75	RISER = 0.15 MTR.	
D2 = 0.75 x 2.10	W3 = 2.38 X 1.75		
	W4 = 0.74 X 0.60		
	V = 1.38 x 1.75		
	V1 = 0.90 x 1.75		
	V2 = 0.83 x 1.75		

STAIR DETAILS :-

SOHAM **INFRA** BUILD PVT. LTD.
Director
OWNER

SOHAM INFRABUILD PVT. LTD./ Patel Narendrakumar J.
Director
Developer Reg. No. AUDA/DEV/01075
404/E, Sahajanand Complex, Shahibaug Road, Ahmedabad.
DEVELOPER

Margosh R. Patel
(Civil Engineer)
D-1, Ratandeep Complex, Ghatlodia, Ahmedabad - 61.
AUDA/CCW-I/00502.
C.O.W.

ACHAL J. PARIKH
606, Sun Square, Off. C. G. Road, Navrangpura, AHMEDABAD-9.
STRU. ENGINEER

V. B. Contractor B.E. (Civil)
AUDA ENGINEERS
EKG/800/02519/28-2-2023
5, Kartikay, Nr.Ratanpura Gam, Vastral, Ahmedabad - 18.
ENGINEER

ખાસ સરત :
તા.....ના રોજ મળેલ કોર્પોરેશનરૂપ કમિટિએ તથા સુજ્ઞવ્યક્તિ કમિટિએ સૂચવેલ સુધારાઓ ધ્યાનમાં લઈને તથા ડ્રોઈંગ ઉપર દર્શાવેલ લાલ રંગથી સુધારાઓ પાલન કરવાનું રહેશે.

ખાસ સરત :
મંજુર કરેલા નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

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

The permission is valid only Final Plan boundary **and** in the DP/TPS remains unaltered allotment of final **plot is** and further that the permission **Subject to Veriation by Town Planning Officer** shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 2413 dated.....

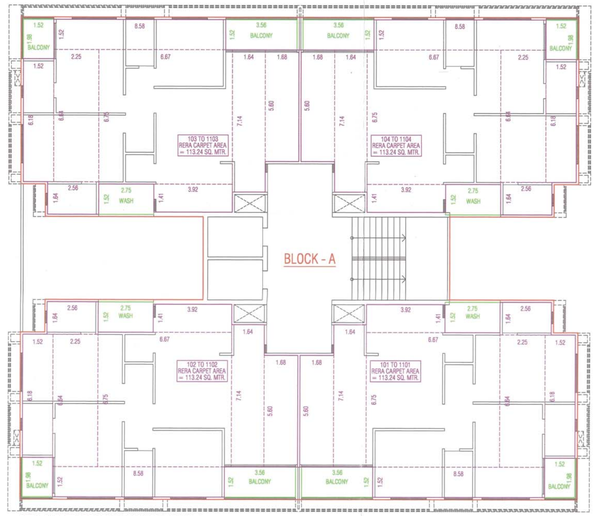
DISPATCH BY

Note Approved by C.E.A

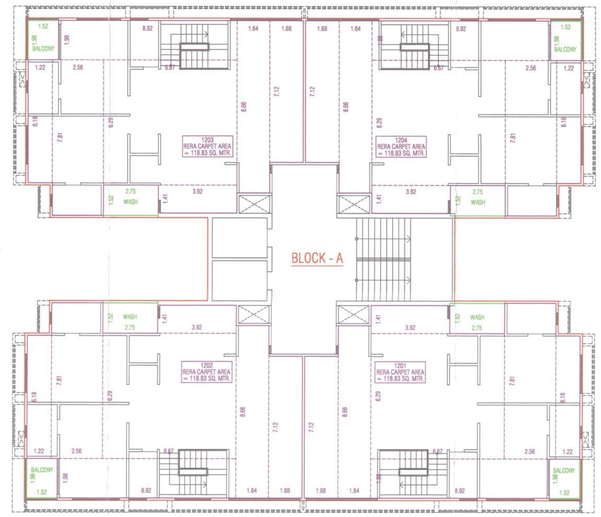
No. 163
16 JUL 2020

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.
AUTHORITY

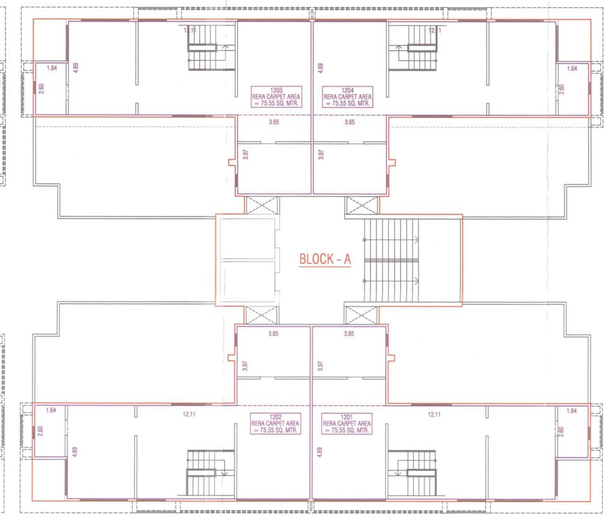
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.



RERA CARPET AREA PLAN (1ST TO 11TH FL.)



RERA CARPET AREA PLAN (12TH FL.)



RERA CARPET AREA PLAN (13TH FL.)

RERA CARPET AREA CALC. BLOCK - A
1ST TO 11TH FLOOR

FLAT NO.				TOTAL
101 TO 1101	1.68 x 5.60	=	9.41	
102 TO 1102	1.64 x 7.14	=	11.71	
103 TO 1103	8.67 x 5.75	=	49.82	
104 TO 1104	8.58 x 1.52	=	13.04	
	2.25 x 6.64	=	14.94	
	1.52 x 6.18	=	9.39	
	2.56 x 1.64	=	4.20	113.24
	3.92 x 1.41	=	5.53	x 4
	TOTAL	=	113.24	452.96
BALCONY AREA	3.56 x 1.52	=	5.41	
	1.52 x 1.98	=	3.01	
WASH AREA	2.75 x 1.52	=	4.18	

RERA CARPET AREA CALC. BLOCK - A
12TH FLOOR

FLAT NO.				TOTAL
1201	1.68 x 7.12	=	11.96	
1202	1.64 x 8.66	=	14.20	
1203	8.67 x 6.29	=	41.95	
1204	8.92 x 1.98	=	17.66	
	2.56 x 7.81	=	19.99	
	1.22 x 6.18	=	7.54	118.83
	3.92 x 1.41	=	5.53	x 4
	TOTAL	=	118.83	475.32
BALCONY AREA	1.52 x 1.98	=	3.01	
WASH AREA	2.75 x 1.52	=	4.18	

RERA CARPET AREA CALC. BLOCK - A
13TH FLOOR

FLAT NO.				TOTAL
1301	3.65 x 3.97	=	14.49	
1202	12.11 x 4.69	=	56.80	75.55
1203	1.64 x 2.60	=	4.26	x 4
1204	TOTAL	=	75.55	302.20

RERA CARPET AREA CALC. BLOCK - A

FLOOR	FLAT NO.	RERA CARPET AREA
1ST FL.	101,102, 103,104	113.24
2ND FL.	201,202, 203,204	113.24
3RD FL.	301,302, 303,304	113.24
4TH FL.	401,402, 403,404	113.24
5TH FL.	501,502, 503,504	113.24
6TH FL.	601,602, 603,604	113.24
7TH FL.	701,702, 703,704	113.24
8TH FL.	801,802, 803,804	113.24
9TH FL.	901,902, 903,904	113.24
10TH FL.	1001,1002, 1003,1004	113.24
11TH FL.	1101,1102, 1103,1104	113.24
12TH FL.	1201,1202, 1203,1204	118.83 + 75.55 = 194.38 118.83 + 75.55 = 194.38

B.UP AREA CALC. BLOCK - A
GROUND FLOOR

	27.85 X 24.19	=	673.69
LESS			
1.	1.22 X 7.42	=	9.05
2.	5.21 X 4.15	=	21.62
	TOTAL LESS WORK	=	30.67
	PROP. GROUND FLOOR B.UP AREA 673.69 - 30.67	=	643.02

F.S.I. AREA CALC. BLOCK - A
GROUND FLOOR

A.	5.07 X 7.35 x 2	=	81.88
PROP. GR. FL. F.S.I. AREA		=	81.88

B.UP AREA CALC. BLOCK - A
TYPICAL FLOOR (1ST TO 11TH FL.)

	27.85 X 24.19	=	673.69
LESS			
1.	1.22 X 7.42 X 2	=	18.10
2.	7.89 X 4.15	=	32.74
3.	5.21 X 4.15	=	21.62
	TOTAL LESS WORK	=	72.46
	PROP. TYPICAL FL. B.UP AREA 673.69 - 72.46	=	601.23

F.S.I. AREA CALC. BLOCK - A
TYPICAL FLOOR (1ST TO 11TH FL.)

	B.UP AREA OF TYP. FL.	=	601.23
LESS			
A.	3.20 x 4.61	=	14.75
B.	1.52 X 0.90 x 4	=	5.47
C.	3.24 x 9.22	=	29.87
D.	5.88 x 4.61	=	27.11
	TOTAL LESS WORK	=	77.20
	PROP. TYPICAL FL. F.S.I. AREA 601.23 - 77.20	=	524.03

B.UP AREA CALC. BLOCK - A
12TH FLOOR

	27.85 X 24.19	=	673.69
LESS			
1.	1.22 X 7.42 X 2	=	18.10
2.	7.89 X 4.15	=	32.74
3.	5.21 X 4.15	=	21.62
	TOTAL LESS WORK	=	72.46
	PROP. 12TH FLOOR B.UP AREA 673.69 - 72.46	=	601.23

F.S.I. AREA CALC. BLOCK - A
12TH FLOOR

	B.UP AREA OF 12TH FLOOR	=	601.23
LESS			
A.	3.20 x 4.61	=	14.75
B.	1.52 x 0.90 x 4	=	5.47
C.	3.24 x 9.22	=	29.87
D.	5.88 x 4.61	=	27.11
	TOTAL LESS WORK	=	77.20
	PROP. 12TH FLOOR F.S.I. AREA 601.23 - 77.20	=	524.03

B.UP AREA CALC. BLOCK - A
13TH FLOOR

	27.85 X 24.19	=	673.69
	0.30 X 0.33 X 4	=	0.37
	TOTAL AREA	=	674.06
LESS			
1.	8.11 X14.35	=	130.73
2.	1.00 X 3.97 X 2	=	7.94
3.	1.45 X 0.90 X 2	=	2.61
4.	3.68 X 3.97 X 2	=	29.21
5.	4.13 X 0.90 X 2	=	7.43
6.	6.43 X 14.35	=	92.27
	TOTAL LESS WORK	=	270.19
	PROP. 13TH FLOOR B.UP AREA 674.06 - 270.19	=	403.87

F.S.I. AREA CALC. BLOCK - A
13TH FLOOR

	B.UP AREA OF 13TH FLOOR	=	403.87
LESS			
A.	3.20 x 4.61	=	14.75
B.	1.52 X 0.90 x 4	=	5.47
C.	3.24 x 6.41	=	20.78
D.	5.88 x 4.61	=	27.11
	TOTAL LESS WORK	=	68.11
	PROP. 13TH FLOOR F.S.I. AREA 403.87 - 68.11	=	335.76

B.UP AREA CALC. BLOCK - A
STAIR CABIN

	12.32 x 4.61	=	56.79
	1.00 x 3.21	=	3.21
	TOTAL	=	60.00
	STAIR CABIN B.UP AREA	=	60.00

B.UP AREA CALC. BLOCK - A
O.H.W.T. & L.M.R.

	O.H.W.T. 4.89 x 4.61	=	22.54
	B.UP AREA OF O.H.W.T & L.M.R.	=	22.54

F.S.I. AREA CALC. AS PER GDDCR - 6.3.2.C.
GROUND FLOOR (METER ROOM)

B.	4.00 x 2.67	=	10.68
C.	1.57 x 2.44	=	3.83
D.	4.25 x 2.44	=	10.37
E.	1.32 x 2.67	=	3.52
	TOTAL WORK	=	28.40
	AREA NOT COUNT IN F.S.I. AS PER GDDCR - 6.3.2.C.	=	28.40

GROUND TO 8TH FLOOR PLAN

SHEET NO :- 03 / 06

PLAN SHOWING PROPOSED RESI. BUILDING ON SUR.NO. :- 145/2, F.P.NO. :- 55/C O.P.NO. :- 55/2, DRAFT T.P.S.NO. :- 48, (KOTESHWAR-MOTERA), AT VILLAGE :- KOTESHWAR, TAL. :- GANDHINAGAR, DIST.- GANDHINAGAR.

SCALE : 1.00 CM = 1.00 MT

USE OF THE CONST. :- RESIDENCE

ZONE AS PER R.D.P. 2021 - RESI. -1

BLOCK - A

AREA TABLE

IN SQ. MTR.

FLOOR	USE	UNIT	FLOOR AREA	F.S.I. AREA	BUILT UP AREA
2ND BASEMENT	PARKING	--	----	----	2167.05
1ST BASEMENT	PARKING	--	----	----	2143.63
GROUND FL.	PARKING	--	81.88	81.88	643.02
1ST FLOOR	RESI.	04	524.03	524.03	601.23
2ND FLOOR	RESI.	04	524.03	524.03	601.23
3RD FLOOR	RESI.	04	524.03	524.03	601.23
4TH FLOOR	RESI.	04	524.03	524.03	601.23
5TH FLOOR	RESI.	04	524.03	524.03	601.23
6TH FLOOR	RESI.	04	524.03	524.03	601.23
7TH FLOOR	RESI.	04	524.03	524.03	601.23
8TH FLOOR	RESI.	04	524.03	524.03	601.23
9TH FLOOR	RESI.	04	524.03	524.03	601.23
10TH FLOOR	RESI.	04	524.03	524.03	601.23
11TH FLOOR	RESI.	04	524.03	524.03	601.23
12TH FLOOR	RESI.	04	524.03	524.03	601.23
13TH FLOOR	RESI.	04	335.76	335.76	403.87
STAIR CABIN	---	--	----	----	60.00
O.H.W.T. & L.M.R.	---	--	----	----	22.54
TOTAL	RESI.	48	6706.00	6706.00	12654.87

COLOUR NOTE:-

PLOT BOUNDRY — PROP.DRAINAGE — P.WELL
L.M.R. & O.H.W.T. — TREE — PARKING
PROP. WORK — CONTAINER BIN — T.D.R. AREA

SCHEDULE FOR OPENING :- (WINDOW SILL LEVEL 0.61 MTS.)

DOOR =	0.90 x 2.10	W =	2.36 X 1.75
=	1.00 x 2.10	W1 =	1.90 X 1.75
D1 =	0.90 x 2.10	W2 =	0.66 x 1.75
D2 =	0.75 x 2.10	V =	1.42 X 0.60
D =		V1 =	0.60 X 0.60

STAIR DETAILS :-

WIDTH	1.55 MTR.
TREAD	0.30 MTR.
RISER	0.15 MTR.

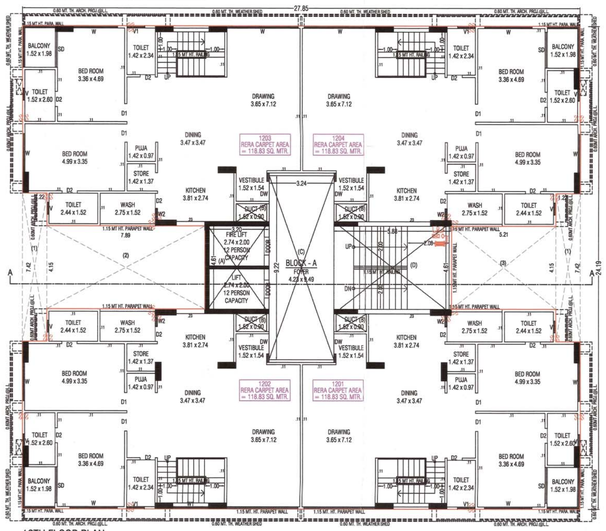
SOHAM INFRA BUILD PVT. LTD.
Director
OWNER

SOHAM INFRABUILD PVT. LTD./ Patel Narendrakumar
Developer Reg. No. AUDA/DEV/01075
404/E, Sahajanand Complex, Shahibaug Road, Ahmedabad.
DEVELOPER

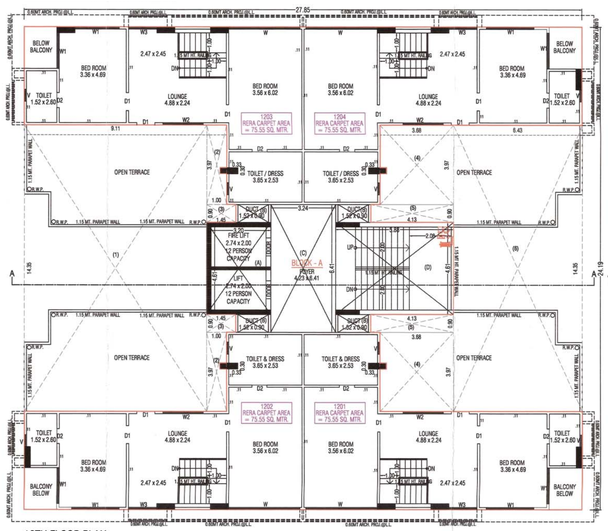
Margesh R. Patel (Civil Engineer) D-1, Ratandeep Complex, Ghatlodia, Ahmedabad - 61. AUDA/COW-I/00802.
C.O.W.

A. J. Parikh
ACHAL J. PARIKH
606, Sun Square, Off. C. G. Road, Navrangpura, AHMEDABAD-9.
AUDA LIC NO. 99 1114SD0206251016
STRU. ENGINEER

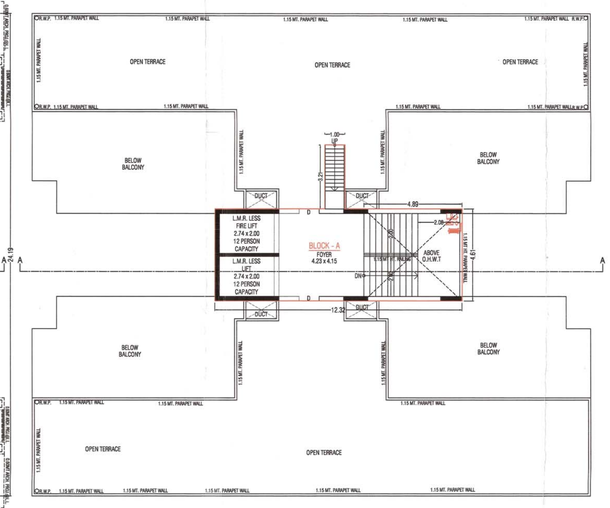
V. B. Contractor B.E. (Civil) AUDA ENGINEERS ENG/800/02519/28-2-2023 8, Kartikay, Nr.Ratanpura Gam, Vastral, Ahmedabad - 18.
ENGINEER



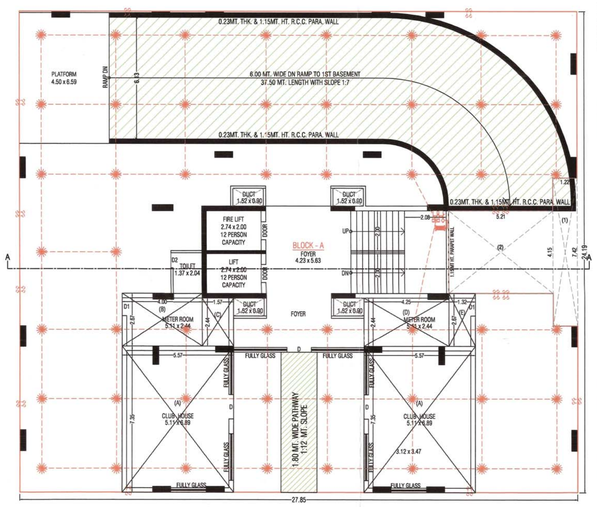
12TH FLOOR PLAN



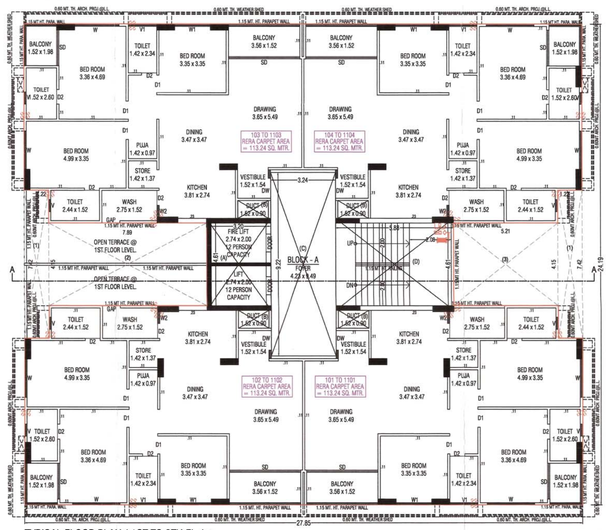
13TH FLOOR PLAN



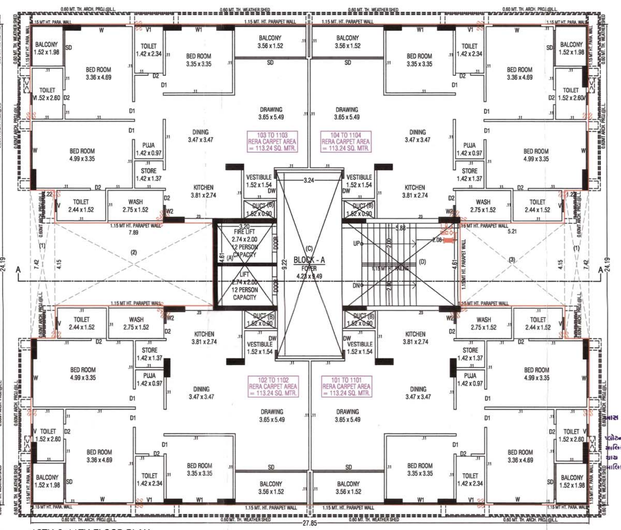
STAIR CABIN / TERRACE PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 9TH FL.)



10TH & 11TH FLOOR PLAN

પરવાનાની શરતો :-
ફોર્મ ઓ-નાનિક સેજર સેટીંગ ફેર તથા સર્વાર્થ જી સરકાર તથા મેજરમેન્ટ વિભાગનો તા. ફોર્મ (સર્વાર્થ-નકશા) તથા ડિજીટલ કોર્ડીનેટ્સવાળા ફેર ફુટ્રા ભાગ-પંડતી મુજબ દાખલામાં આવેલ છે તો ફોર્મ્સ્ટ્રાક્ટ કરનારએ જાણેલ નહિંતર કાયદાકર દાખલાત્મક પગલાંનું રહેશે.

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

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

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.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 4413/2020 Dated.....

DISPATCH BY

No 163

Note Approved by C.L.A
17 JUL 2020

Assistant Town Planner Ahmedabad Urban Development Authority AUTHORITY Ahmedabad.

Senior Town Planner Ahmedabad Urban Development Authority Ahmedabad.