

FLOOR	BLOCK-A & B	AMENITIES	TOTAL
1ST BASMENT	-	2286.88	2286.88
2ND BASMENT	-	2286.88	2286.88
GROUND FLOOR (H.P.)	538.86	-	538.86
GROUND FLOOR (S.P.)	814.01	43.15	857.16
FIRST FLOOR	1338.00	-	1338.00
SECOND FLOOR	1338.00	-	1338.00
THIRD FLOOR	1191.36	-	1191.36
FOURTH FLOOR	1191.36	-	1191.36
FIFTH FLOOR	1191.36	-	1191.36
SIXTH FLOOR	1191.36	-	1191.36
SEVENTH FLOOR	1191.36	-	1191.36
EIGHTH FLOOR	1191.36	-	1191.36
NINTH FLOOR	1191.36	-	1191.36
TENTH FLOOR	1191.36	-	1191.36
ELEVENTH FLOOR	1191.36	-	1191.36
TWELFTH FLOOR	1191.36	-	1191.36
THIRTEENTH FLOOR	1191.36	-	1191.36
STAR CASIN, L.M.R. & D.H.M.T.	296.08	-	296.08
TOTAL	17401.49	4616.91	22018.40

FLOOR	BLOCK-A & B	AMENITIES	TOTAL
GROUND FLOOR (S.P.)	788.59	43.15	831.74
FIRST FLOOR	1186.67	-	1186.67
SECOND FLOOR	1071.60	-	1071.60
THIRD FLOOR	988.25	-	988.25
FOURTH FLOOR	988.25	-	988.25
FIFTH FLOOR	988.25	-	988.25
SIXTH FLOOR	988.25	-	988.25
SEVENTH FLOOR	988.25	-	988.25
EIGHTH FLOOR	988.25	-	988.25
NINTH FLOOR	988.25	-	988.25
TENTH FLOOR	988.25	-	988.25
ELEVENTH FLOOR	988.25	-	988.25
TWELFTH FLOOR	988.25	-	988.25
THIRTEENTH FLOOR	988.25	-	988.25
TOTAL	13817.61	43.15	13860.76

DESCRIPTION	USE	BLOCK-A&B TOTAL	COLUM
GROUND FL. (H.P.)	COMM. HANITY	12400	12400
1ST FL.	COMM. HANITY	10404	10404
2ND FL.	COMM. HANITY	10404	10404
3RD FL.	COMM. HANITY	10404	10404
4TH FL.	COMM. HANITY	10404	10404
5TH FL.	COMM. HANITY	10404	10404
6TH FL.	COMM. HANITY	10404	10404
7TH FL.	COMM. HANITY	10404	10404
8TH FL.	COMM. HANITY	10404	10404
9TH FL.	COMM. HANITY	10404	10404
10TH FL.	COMM. HANITY	10404	10404
11TH FL.	COMM. HANITY	10404	10404
12TH FL.	COMM. HANITY	10404	10404
13TH FL.	COMM. HANITY	10404	10404
TOTAL	COMM. HANITY	120	32+120 = 152

FLOOR	BLOCK - A	BLOCK - B	TOTAL
FIRST FLOOR	169.34	13.98	183.32
SECOND FLOOR	256.55	21.16	277.71
THIRD FLOOR	436.17	37.08	473.25
FOURTH FLOOR	436.17	37.08	473.25
FIFTH FLOOR	436.17	37.08	473.25
SIXTH FLOOR	436.17	37.08	473.25
SEVENTH FLOOR	436.17	37.08	473.25
EIGHTH FLOOR	436.17	37.08	473.25
NINTH FLOOR	436.17	37.08	473.25
TENTH FLOOR	436.17	37.08	473.25
ELEVENTH FLOOR	436.17	37.08	473.25
TWELFTH FLOOR	436.17	37.08	473.25
THIRTEENTH FLOOR	436.17	37.08	473.25
TOTAL	5223.76	443.02	5666.78



NOTES:-

- # ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.21.11 OF CGOOR-2017
- # DRINKING WATER FACILITY FOR DISABLED PERSONS SHALL BE PROVIDED AS PER CLAUSE NO.21.6.2 OF CGOOR-2017
- # DRAINAGE FACILITY IS PROVIDED AS PER CLAUSE NO.21.6.3 OF CGOOR-2017
- # SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER CLAUSE NO.21.7.0 OF THE CGOOR-2017
- # ENTRANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO.21.1.7 OF CGOOR-2017
- # THE PAVING OF BUILDING INTERNAL PLOT AS PER THE PROVISION OF CLAUSE NO.21.1.4 OF CGOOR-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 STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- # RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER CLAUSE NO.25.3 OF CGOOR-2017
- # COMMUNITY HALL IS PROVIDED AS PER PROVISION OF CLAUSE NO.25.3 OF CGOOR-2017
- # TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.25.3 OF CGOOR-2017
- # SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER CLAUSE NO.25.6 OF CGOOR-2017
- # POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.28 OF CGOOR-2017
- # FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO.28 OF CGOOR-2017
- # FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2017
- # MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.27 OF CGOOR-2017
- # MARGINAL SPACE AND CELLAR BEAM SHALL HAVE LOAD BEARING CAPACITY OF 4000 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CLAUSE NO.25.3 OF CGOOR-2017
- # ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.25.3 OF CGOOR-2017
- # THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY GLAZING UP TO SILL LEVEL AS PER CGOOR CLAUSE NO.21.13

LAY OUT PLAN & PARKING LAYOUT PLAN		SHEET NO:-1/11
LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING (DWELLING-3) & COMMERCIAL (MERCANTILE-1) ON F.P.NO. 274, T.P.S. NO. 13 (VAVOL) AT VILLAGE :- VAVOL, T.A. & DIST. GANDHINAGAR.		
SCALE :- 1CM = 2.0 MTS.	USE :- Residence (Dwelling-3) & Commercial (MERCANTILE-1)	
ZONE :- R4		
AREA TABLE	SQ.MTRS.	
AREA OF F. PLOT NO-274	3498.00	
REQUIRED C.O.P. @ 10% OF F.P. AREA	349.80	
PROPOSED C.O.P.	350.01	
TOTAL PROPOSED B.U.P. AREA ON G.F.L.	1396.02	
TOTAL PROPOSED B.U.P. AREA	22018.40	
PERMI. BASE F.S.I. @ 1.80	6296.40	
PERMI. CHARGEABLE F.S.I. @ 2.20	7695.60	
PERMI. MAXIMUM F.S.I. @ 4.00	13992.00	
TOTAL PROPOSED F.S.I. AREA	13860.76	
BALANCE F.S.I. AREA	131.24	
CHARGEABLE F.S.I. (13860.76- 6296.40)	7564.36	

COLOR NOTE		
F.P. BOUNDARY	==	BLOCK NO BOUNDARY
PROP. WORK	==	O.P. BOUNDARY
PROP. DRAINAGE	==	PERCOLATING WELL
COMMON PLOT	==	
AREA NOT IN POSSESSION	==	

For, ADITYARATHA ENTERPRISE LLP
 For, ADITYARATHA ENTERPRISE LLP
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 For, ADITYARATHA ENTERPRISE LLP

KIRIT DEVDA
 CIVIL ENGINEER
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 VAVOL, GANDHINAGAR.
 Mobile 9898666589
 Email kirit_devda@yahoo.com

RAJESH P. PATEL
 REG. AS A GRAD - 1
 REG. NO. GUJARAT/551/04/2018
 101, AVARNYA APT.,
 PRABHA COLONY NR. VIDYUTHI NAGAR SCHOOL,
 USMANPURA, AHMEDABAD - 38

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APPROVED
 (As amended by.....Colour)
 Subject to the conditions as mentioned in the office Letter No. PRM/6/246/Vavol-13/23/2023/9429
 Dated.....9.3.2023.....

NOTE :- APPROVED BY
 MUNICIPAL COMMISSIONER

Development Charge Paid
APPROVED
 (As amended by.....Colour)
 Subject to the conditions as mentioned in the office Letter No. PRM/6/246/Vavol-13/23/2023/9429
 Dated.....9.3.2023.....

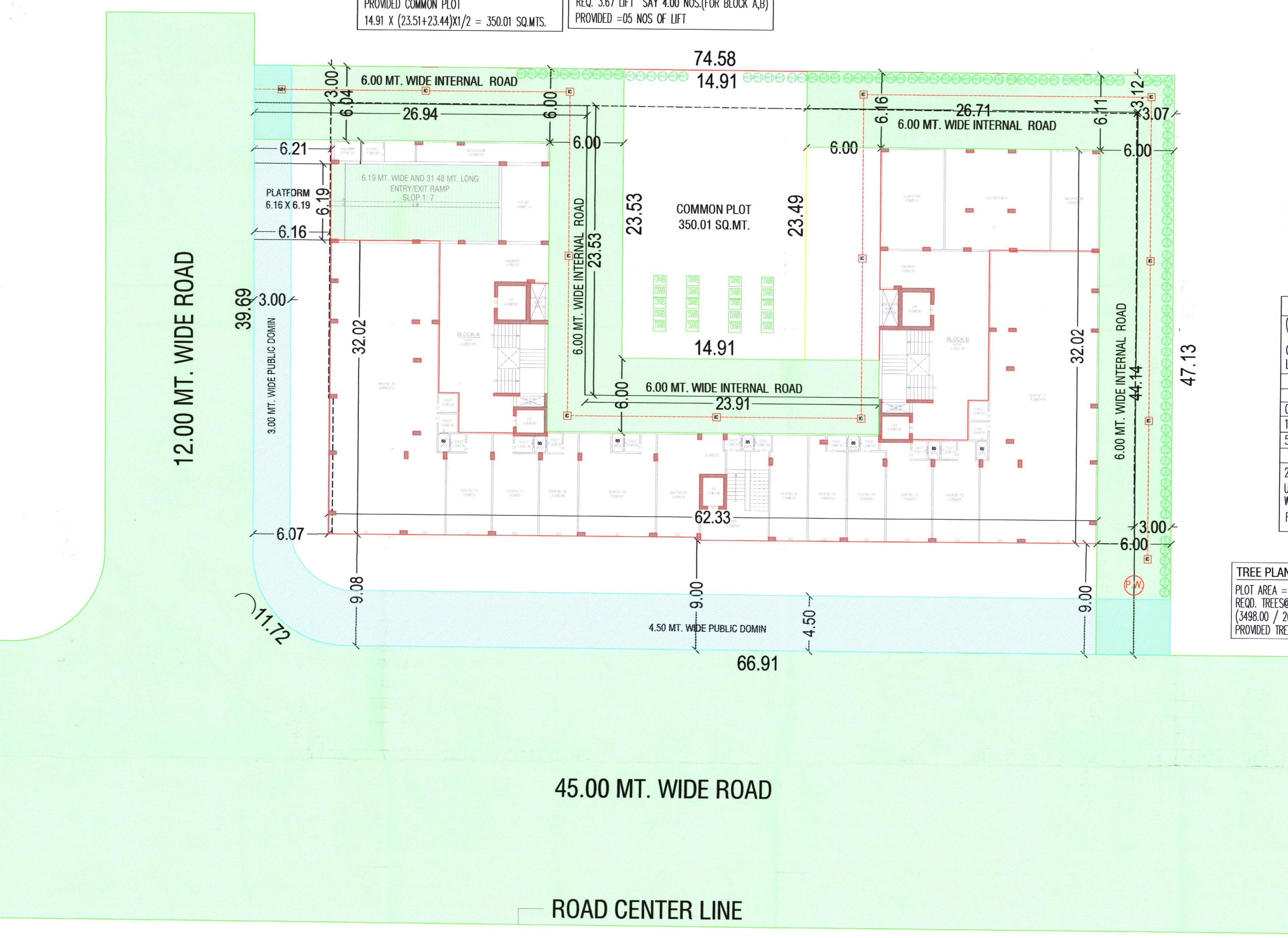
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NOTE :- APPROVED BY
 MUNICIPAL COMMISSIONER



FLOOR	BLOCK-A & B	BLOCK-A & B	TOTAL
GROUND FLOOR	COMMERCIAL	734.34	734.34
FIRST FLOOR	COMMERCIAL	677.91	677.91
TOTAL	COMMERCIAL	1412.25	1412.25

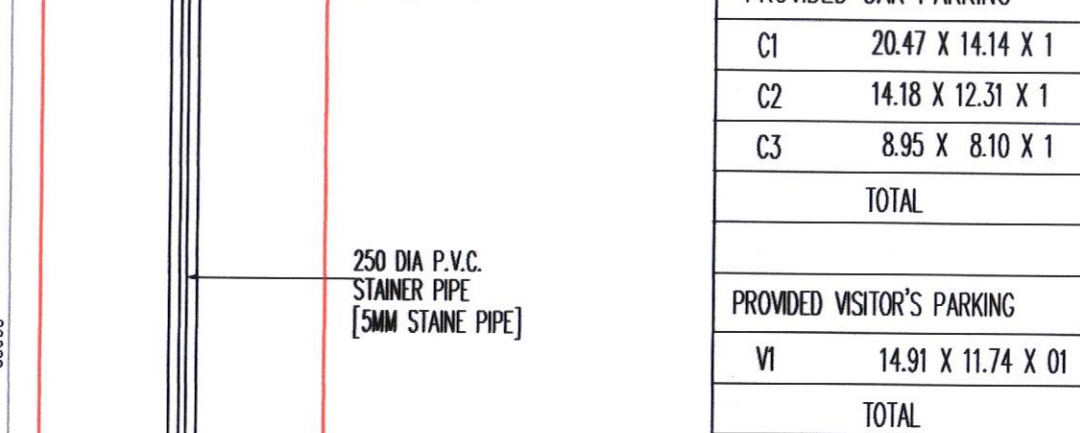
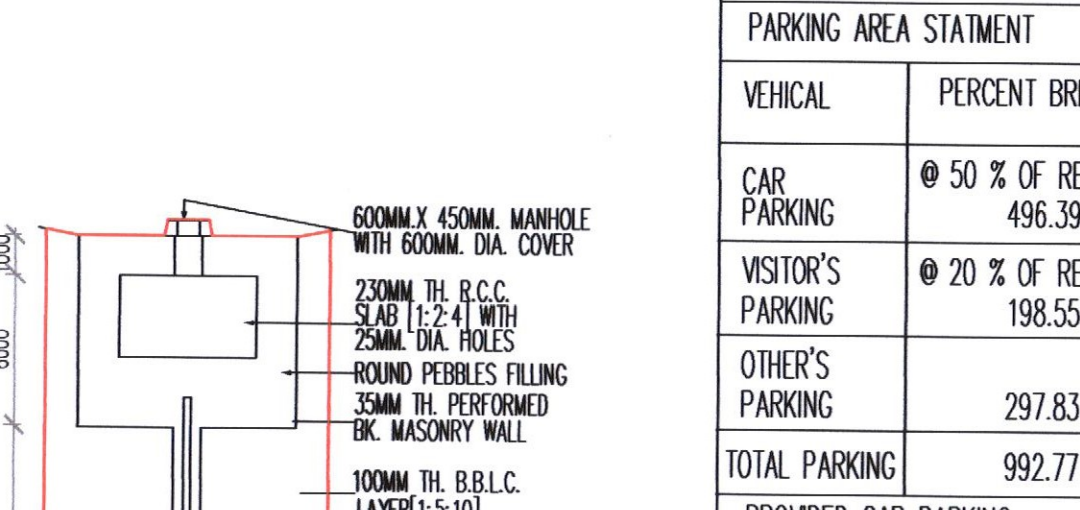
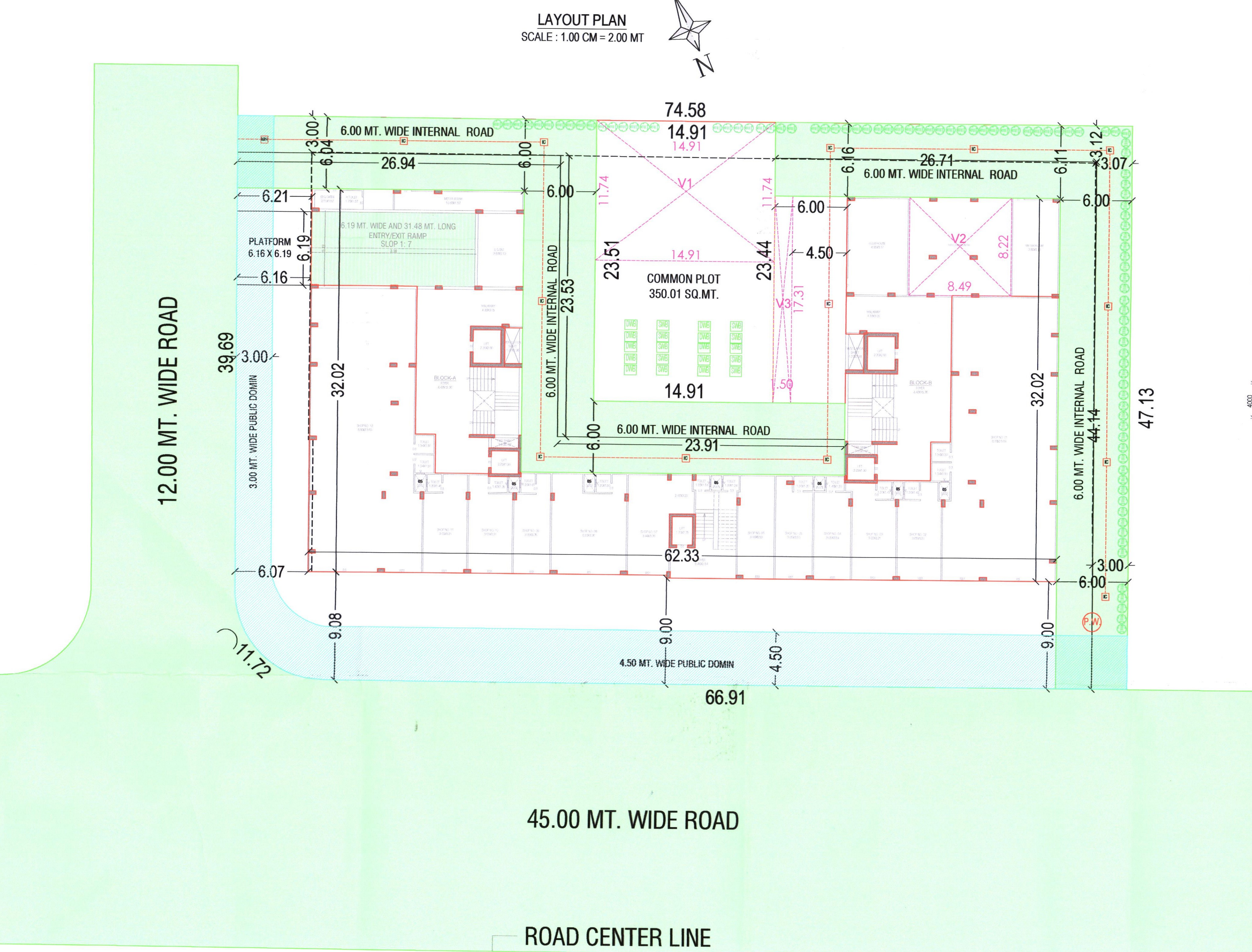
FLOOR	BLOCK-A & B	BLOCK-A & B	TOTAL
GROUND FLOOR	COMMERCIAL	734.34	734.34
FIRST FLOOR	COMMERCIAL	677.91	677.91
TOTAL	COMMERCIAL	1412.25	1412.25

URINAL	GENTS	LADIES
0 - 100	4	4
101 - 500	4	4
501 - <	4	4
TOTAL	4	4

TREE PLANTATION CALCULATION
 PLOT AREA = 3498.00 SQ.MTS.
 REQ. TREES 05 NO./200 SQ.MTRS. PER PLOT
 (3498.00 / 200 X 05) = 87.45 NOS. REQ.
 PROVIDED TREES = 88 NOS. PROVIDED

PERCOLATING WELL CALCULATION
 PLOT AREA = 3498.00 SQ.MTS.
 REQ. P.W. 01/1500.00 TO 4000.00 SQ.MTR.
 PROVIDED PERCOLATING WELLS = 01 NOS.

Drainage Certificate
 THE DEPTH POSITION OF MAIN W.L. IS CHECKED AND VERIFIED
 PERSONALLY BY ME IN SITU. PRELIMINARY CONSTRUCTION IS SHOWN PLANS
 EACH SEPARATE UNIT ONE LETTER BOX PROVIDED IN YELLOW PLYWOOD, 18" X 18"
 ALL OTHER INTERNAL WALLS ARE AS PER CODE
 Certificate
 CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND
 THE DIMENSIONS OF 200'S ETC. OF PLOT STATE ON PLAN AREA AS MEASURED
 ON SITE AND THE AREA IS 3498.00 SQ. METERS WITH THE AREA STATED IN
 DOCUMENT OF OWNER SHIP (L.P. RECORD)
 Also signed - Flood Water Tank
 THAT WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MAINTAINED
 PROOF CONDITION BY PROVIDING A PROPERLY FITTING UNLOCK COVER AND EVERY
 TIME WHEN MORE THAN 1500 M.H. SHALL BE PROVIDED WITH A PERMANENTLY FIXED
 FROM LADDER TO ENABLE INSPECTION BY A.M.S. - MAINTENANCE STAFF.
 Dust-Bin Provided For Fresh Notes
 Required - per unit 10 LITTER BIN
 Required - per unit 100 L LITTER BIN - 1000 LITTER 1500 Nos. Bin
 Provided - 15 Nos. Bin (Each 90 Lts. Capacity)
 Dust-Bin Provided For Fresh Notes
 Required - 20 LITTER PER 100 SQ.M. FLOOR AREA
 Required - per unit (20 X 100) = 20 LITTER BIN - 1000 LITTER 1500 Nos. Bin
 Provided - 15 Nos. Bin (Each 90 Lts. Capacity)
 Inlet Box
 150 LITERS - REQ. 150 NOS. BOX
 REQ. 1 BOX PER UNIT
 PROVIDED 15 NOS. BOXES



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

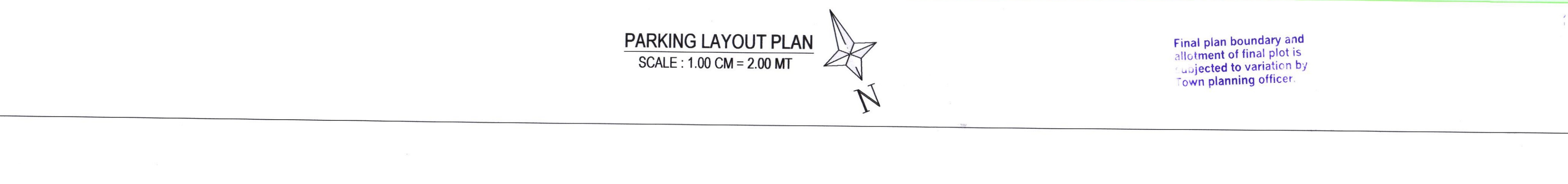
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The Permission is valid only till the
 DP/TPS remains unaltered and further
 that the permission shall stand
 revoked as soon as there is change
 in DP/TPS with reference to the land.

NOTE :- APPROVED BY
 MUNICIPAL COMMISSIONER



ADITYARATNA ENTERPRISE LLP



Clarification for Parking

This letter is to provide the clarification for the area and number of parking available for two wheeler, and four wheeler both on the Ground floor and basement as well and clarifies the number of covered and uncovered parking.

As per Approved Plan total area for Parking 3791.3 sq mtr., out of which Open Parking area is 201.02 sq mtr and Closed parking area is 3590.28 sq mtr and Total number of car parking 86 out of which 8 are open parking unit remaining 78 are covered parking and the total number of two Wheeler parking is 55 out of which are 19 open parking and remaining 36 are covered parking.

Particulars	Car	TW	Total	Provisional Parking Area
Number of Open Parking	8	19	27	201.02
Number of Covered Parking	78	36	114	3590.28
Total	86	55	141	3791.3

For, ADITYARATNA ENTERPRISE LLP

Partners/Authorised Signatory

Site Address : Aditya Exotica FP no: 274, TP no: 13, Adityaratna Circle, Nr. Sahjanand Sky, Shanti Upvan Road, Vavol, Gandhinagar-382016

Reg. address : Adityaratna Enterprise LLP, .41 Shardanagar Society, Nr. New Vikas Gruh Rd., Paldi, Ahmedabad 380007.

Contact No : +91 91048 30303 Mail ID : adityaexotica@adityaratna.com

GST: 24ABXFA9694A1ZZ, LLP NO: ABA-7622

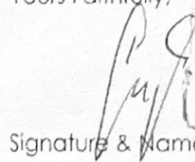
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Number of Open Parking	8	19	27	201.02
Number of Covered Parking	78	36	114	3590.28
Total	86	55	141	3791.3

Yours Faithfully,



Signature & Name **RIZWAN KADRI** with Stamp of Architect

Council of architects (CoA) Registration No. **CA/2018/95278**

Council of Architects (CoA) Registration valid till **31-12-2029**