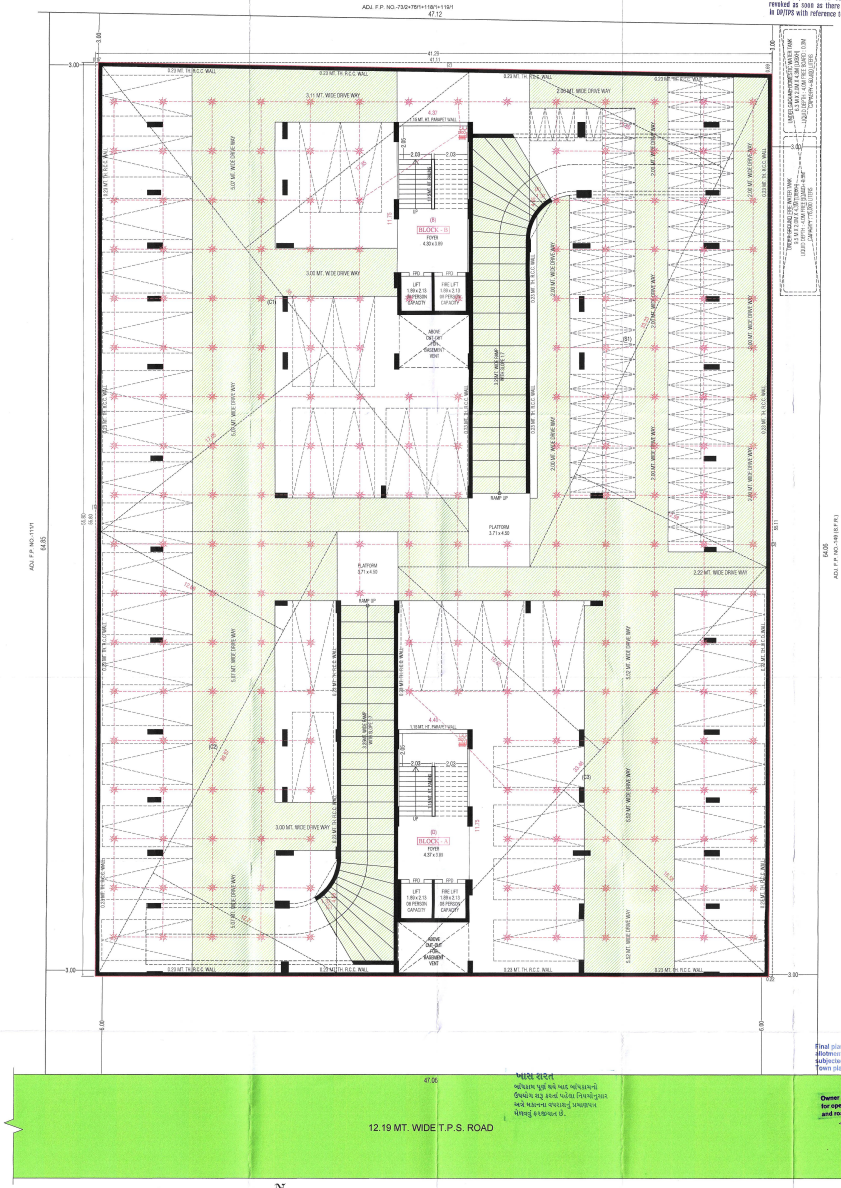
LAYOUT PLAN
SCALE :- 1CM = 1.00 MTS.



BASEMENT PLAN
SCALE :- 1CM = 1.00 MTS.

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.

Final plan boundary and allotment of final plot is subjected to variation by town planning officer.

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

GR. PARKING LAYOUT PLAN — SHEET NO :- 02/00

LAY OUT PLAN SHOWING PROPOSED RESIDENCE BUILDING OF S.P. NO.-2 OF F.P.NO. :- 111, T.P.S. NO. :- 63 (KOTRAJ) DRAFT [SUR. NO.-547/002, ( ) , (D.P. NO. - 111] MOJE :- KHORAJ , TA. :- GANDHINAGAR, DIST. :- GANDHINAGAR.

SCALE :- 1CM = 1.00 MTR. | BLOCK :- A & B

ZONE :- RESIDENCE -1 (R1) | USE :- RESIDENCE

REQ. RESI. PARKING AREA TABLE

TOTAL RESI. P.S.I. AREA	=	9301.20 SQ. MTS.
REQ.PARKING AREA FOR RESI. @ 20 %	=	1860.44 SQ. MTS.

VEHICAL	REQ AREA	PROV PARKING		
		GR.LVL.	BASEMENT	TOTAL
CAR PARKING AREA @ 90 %	936.72	- - - -	1471.82	1471.82
OTHERS PARKING AREA @ 40%	749.38	390.72	431.77	831.49
VISITORS PARKING AREA @ 10%	187.34	242.98	- - - -	242.98
TOTAL	1873.44	640.70	1903.59	2546.29

PROVIDE CAR SIZE - 2.50 X 5.00 MT. & TWO WHEELER SIZE - 0.90 X 2.00 MT.

OTHERS PARKING AREA CAL.

OTHER PARKING (GROUND LVL.)

(S1) 11.94 x 5.81 x 2	=	138.74
(S2) 7.96 x 3.40 x 2	=	55.08
(S3) 15.25 x 5.81 x 2	=	177.21
(S4) 4.37 x 3.22	=	14.07
(S5) 4.27 x 3.32	=	14.18
TOTAL	=	399.73

VISITORS PARKING AREA CAL.

VISITOR PARKING (GROUND LVL.)

(V1) 11.57 x 7.88 x 2	=	182.34
(V2) 2.69 + 2.88/2 x 1.90 x 2	=	36.41
(V3) 3.82 x 0.81 / 3 x 2 x 2	=	4.23
TOTAL	=	242.98

CAR PARKING AREA CAL.

CAR PARKING (BASEMENT)

(S1) 17.35+17.55/2 x 35.17	=	632.98
(S2) 12.09+12.77/2 x 30.57	=	389.16
(S3) 16.65+16.06/2 x 33.48	=	555.94
TOTAL	=	1578.08
LESS :		
(B) 4.37 x 11.73	=	51.30
(C) 1.37 x 4.69 / 2	=	3.21
(D) 4.40 x 11.73	=	51.70
TOTAL	=	106.26
NET TOTAL (1578.08 - 106.26)	=	1471.82
TOTAL	=	1471.82

OTHERS PARKING AREA CAL.

OTHER PARKING (BASEMENT)

(S1) 12.08+13.35/2 x 33.23	=	434.98
LESS :		
(A) 1.37 x 4.69 / 2	=	3.21
NET TOTAL (434.98 - 3.21)	=	431.77
TOTAL	=	431.77

BUILT UP AREA CAL ON BASEMENT

41.29 x 55.60	=	2303.88
LESS -		
1. 0.17 x 55.60 / 2	=	4.74
2. 41.11 x 0.69 / 2	=	14.18
3. 0.22 x 55.11 / 2	=	6.30
TOTAL	=	24.98
NET BUILT UP AREA ON BASEMENT 2303.88 - 24.98	=	2278.90

COLOUR NOTE :-

PLOT BOUNDRY		PROP.DRAINAGE		P.WELL	
ROAD / RAMP		TREE		PARKING	
PROP. WORK		CONTAINER BIN		SPRINKLER	

Utsav Patel
Utsav D. Patel (Prop. ...)
89, Riddhi Seco...
Nr. Swaminarayan Temple,
Ghatlodia, Ahmedabad-380061.
DEVELOPER Lic. No. : DEV12713/1324
DEVELOPER

PATEL UTSAV DIPAKBHAI
AUDA Lic.No. AUDA/CON/200862
-C9, Riddhi Society, Ghatlodia,
Ahmedabad-380061.
C.O.IN.

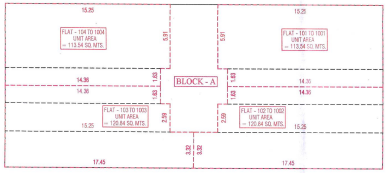
For, North-Parishram Inframark
Partner / Authorised Signatory
OWNER

NILESH N. MACWAN
STRUCTURAL DESIGN GRADE-1
Reg. No. GUDA/STAT/DL/01/2023
9-12, Anand Society, City Civil Road,
Ahmedabad - 380026.
STRU. ENGINEER

PATEL UTSAV DIPAKBHAI
AUDA Lic.No. AUDA/ENG/07/001
89, Riddhi Society, Ghatlodia
Ahmedabad-380061
ENGINEER

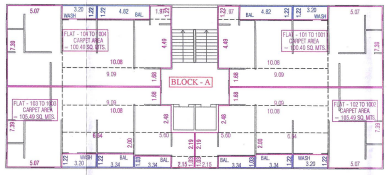
Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter No. PRM/...
Dated.....
NOTE APPROVED BY
MUNICIPAL COMMISSIONER
AUTHORITY

Junior Town Planner
Gandhinagar Municipal Corporation



UNIT AREA TYPICAL FLOOR PLAN (1ST TO 10TH FLOOR PLAN)

UNIT BUILT UP AREA CALC. (RESI.)			TOTAL SQ. MT.
TYPICAL FLOOR (BLOCK-A)			
101 TO 1001	15.25 x 5.91	= 90.13	
104 TO 1004	14.36 x 1.63	= 23.41	
	TOTAL	= 113.54	113.54
102 TO 1002	14.36 x 1.63	= 23.41	
103 TO 1003	15.25 x 2.59	= 39.50	
	17.45 x 3.32	= 57.93	
	TOTAL	= 120.84	120.84



CARPET AREA TYPICAL FLOOR PLAN (1ST TO 10TH FLOOR PLAN)

RERA AREA CALC.			
TYPICAL FLOOR (BLOCK - A)			
101 TO 1001	5.07 x 7.39	=	37.47
104 TO 1004	9.03 x 1.68	=	15.27
	10.08 x 4.48	=	45.26
	1.97 x 1.22	=	2.40
	TOTAL	=	100.40
BALCONY	4.82 x 1.22	=	5.88
WASH	3.20 x 1.22	=	3.90
102 TO 1002	5.07 x 7.39	=	37.47
103 TO 1003	9.03 x 1.68	=	15.27
	10.08 x 2.48	=	25.00
	6.64 x 2.00	=	13.28
	5.60 x 2.19	=	12.26
	2.15 x 1.03	=	2.21
	TOTAL	=	105.49
BALCONY	3.34 x 1.22	=	4.07
BALCONY	3.34 x 1.03	=	3.44
WASH	3.20 x 1.22	=	3.90

બાંધકામ શરત

બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર અને મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

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.

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

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

B.UP AREA CAL ON GROUND FL. (METER RM.) (AS PER GDCRV CL. NO.-9.3.2.b & c)			
3.98 x 3.46 x 1	=	13.77	

B.UP AREA CAL ON TYPICAL FL. (BLOCK-A) (1ST TO 4TH & 6TH, 7TH, 9TH, 10TH FL.)		
34.90 x 15.07	=	525.94
NET B.UP. ON TYPICAL FLOOR		
	=	525.94

F.S.I. AREA CAL ON TYPICAL FLOOR FIRST FLOOR TO 10TH FLOOR (BLOCK-A)		
B.UP AREA ON TYPICAL FLOOR	=	525.94
LESS:		
A. 4.40 x 5.91	=	26.00
B. 6.19 x 3.26	=	20.18
C. 4.40 x 2.59	=	11.40
TOTAL AREA	=	57.58
NET F.S.I. AREA ON TYPICAL FLOOR 525.94 - 57.58	=	468.36

B.UP AREA CAL ON STAIR CABIN		
4.66 X 10.37 X 1	=	48.32
4.40 X 1.37 X 1	=	6.03
4.00 X 1.00 X 1	=	4.00
TOTAL	=	58.35

B.UP AREA CAL ON O.H.W.T. & L.M.R.			
O.H.W.T.	4.66 X 5.91 X 1	=	27.54
L.M.R.	4.40 X 4.09 X 1	=	18.00
	TOTAL	=	45.54

GROUND FL. TO 10TH FLOOR & OPEN TERRACE & STAIR CABIN PLAN — SHEET NO :- 03 / 06

LAY OUT PLAN SHOWING PROPOSED RESIDENCE BUILDING OF S.P. NO.-2 OF F.P.NO. :- 111, T.P.S. NO. :- 63 (KHORAJ) DRAFT [SUR. NO.-547/002, ,: , O.P. NO. - 111]
MOJE :- KHORAJ , TA. :- GANDHINAGAR, DIST. :- GANDHINAGAR.

SCALE :- 1CM = 1.00 MTR. | USE :- RESIDENCE

ZONE :- RESIDENCE - I (R1) | BLOCK :- A

AREA TABLE — SQ. MTR.

FLOOR	USE	TENA	FL. AREA	F.S.I. AREA	BUILT UP
BASEMENT	PARKING	--	----	----	2279.00
GROUND FLOOR	PARKING	--	----	----	525.94
1ST FLOOR	RESI.	04	468.36	468.36	525.94
2ND FLOOR	RESI.	04	468.36	468.36	525.94
3RD FLOOR	RESI.	04	468.36	468.36	525.94
4TH FLOOR	RESI.	04	468.36	468.36	525.94
5TH FLOOR	RESI.	04	468.36	468.36	525.94
6TH FLOOR	RESI.	04	468.36	468.36	525.94
7TH FLOOR	RESI.	04	468.36	468.36	525.94
8TH FLOOR	RESI.	04	468.36	468.36	525.94
9TH FLOOR	RESI.	04	468.36	468.36	525.94
10TH FLOOR	RESI.	04	468.36	468.36	525.94
STAIR CABIN	----	----	----	----	58.35
O.H.W.T. & L.M.R.	----	--	----	----	45.54
TOTAL	PARK.+RESI.	40	4683.60	4683.60	8168.23

COLOUR NOTE:-

PLOT BOUNDRY, PROP.DRAINAGE, P.WELL, ROAD / RAMP, TREE, PARKING, PROP. WORK, CONTAINER BIN, SPRINKLER

SCHEDULE FOR OPENING :-

SD	= 2.44 x 2.10	W	= 2.44 X 1.80	V	= 0.60 X 0.60
D	= 1.05 x 2.10	W1	= 1.83 X 1.80		
D1	= 0.90 x 2.10	W2	= 0.91 X 1.80		
D2	= 0.75 x 2.10	W3	= 1.22 X 1.50		

STAIR DETAILS :-
WIDTH = 2.00 MTR.
TREAD = 0.30 MTR.
RISER = 0.16 MTR.

NOTE:- ALL WINDOWS ARE PROVIDED WITH 0.60 MT. SILL & WITH SAFETY GRILL

Utsav Patel
Utsav D. Patel (Proprietor)
89, Riddhi Society,
Nr. Swaminarayan Temple,
Ghatlodia, Ahmedabad-380061.
DEVELOPER Lic. No. DEV/1271310324
DEVELOPER

PATEL UTSAV DIPAKBHAI
AUDA LIC No. AUDA/COW-D/00852
89, Riddhi Society, Ghatlodia,
Ahmedabad-380061.
C.O.W.

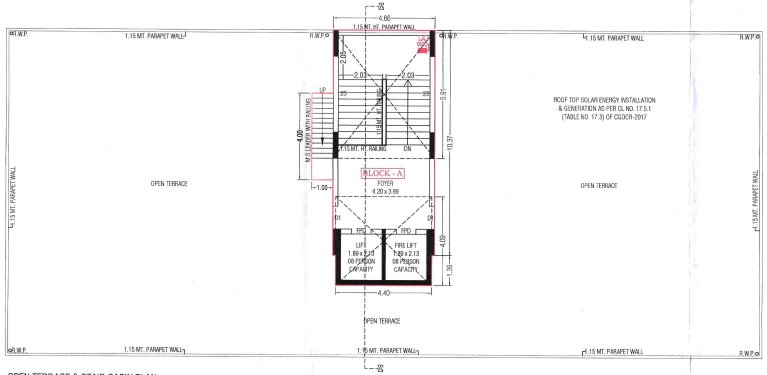
NELSON N. MACWAN
ARCHITECT DESIGN GRADE-1
REG. No. GUDA/501/148/03/2019
B-14, Sarang Colony, CTM Cross Road,
Ahmedabad - 380026.
STRUCTURAL ENGINEER

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

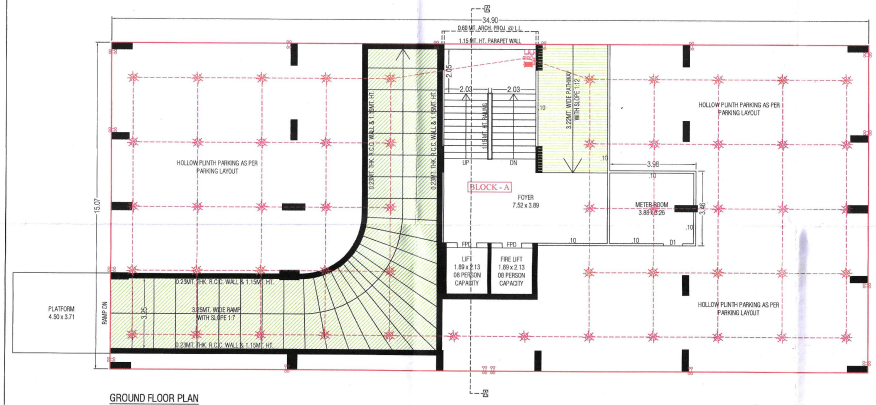
For, North-Parishram Inframark
Partner / Authorised Signatory
OWNER

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRE/GHT/BP/ODHAV-63/11/2021/3593
Dated.....24/12/2021.....
NOTE APPROVED BY
MUNICIPAL COMMISSIONER

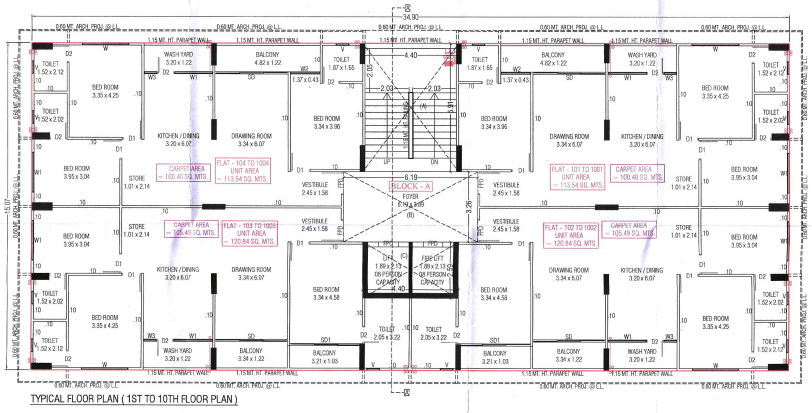
Junior Town Planner
Gandhinagar Municipal Corporation
AUTHORITY



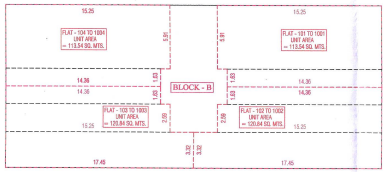
OPEN TERRACE & STAIR CABIN PLAN



GROUND FLOOR PLAN

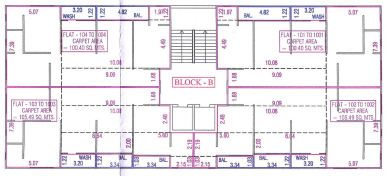


TYPICAL FLOOR PLAN (1ST TO 10TH FLOOR PLAN)



UNIT AREA TYPICAL FLOOR PLAN (1ST TO 10TH FLOOR PLAN)

UNIT BUILT UP AREA CALC. (RESI.)			TOTAL
TYPICAL FLOOR (BLOCK-B)			SQ. MT.
101 TO 1001	15.25 x 5.91	= 90.13	
104 TO 1004	14.36 x 1.63	= 23.41	
	TOTAL	= 113.54	113.54
102 TO 1002	14.36 x 1.63	= 23.41	
103 TO 1003	15.25 x 2.59	= 39.50	
	17.45 x 3.32	= 57.93	
	TOTAL	= 120.84	120.84



CARPET AREA TYPICAL FLOOR PLAN (1ST TO 10TH FLOOR PLAN)

RERA AREA CALC.			
TYPICAL FLOOR (BLOCK - B)			
101 TO 1001	9.07 x 7.39	=	37.47
104 TO 1004	9.09 x 1.68	=	15.27
	10.08 x 4.49	=	45.26
	1.97 x 1.22	=	2.40
	TOTAL	=	108.40
BALCONY	4.82 x 1.22	=	5.88
WASH	3.20 x 1.22	=	3.90
102 TO 1002	5.07 x 7.39	=	37.47
103 TO 1003	9.09 x 1.68	=	15.27
	10.08 x 2.48	=	25.00
	5.64 x 2.00	=	11.28
	5.60 x 2.19	=	12.26
	2.15 x 1.03	=	2.21
	TOTAL	=	103.49
BALCONY	3.34 x 1.22	=	4.07
BALCONY	3.34 x 1.03	=	3.44
WASH	3.20 x 1.22	=	3.90

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.

ખાસ શરત
બાંધકામ પૂર્ણ થયે બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર અને મકાનના નકશા મુજબ બાંધકામ થયેલ છે કે કેમ...

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

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

B.UP AREA CAL ON GROUND FL. (METER RM.) (AS PER GDCR CL. NO.-6.2.2 b & c)			
3.98 x 3.48 x 1	=	13.77	

B.UP AREA CAL ON TYPICAL FLOOR GROUND FLOOR TO 10TH FLOOR (BLOCK-B)		
34.80 x 15.07	=	525.94
NET B.UP. ON TYPICAL FLOOR		
	=	525.94

F.S.I. AREA CAL ON TYPICAL FLOOR FIRST FLOOR TO 10TH FLOOR (BLOCK-B)		
B.UP AREA ON TYPICAL FLOOR	=	525.94
LESS:		
A. 4.40 x 5.91	=	26.00
B. 6.19 x 3.26	=	20.18
C. 4.40 x 2.59	=	11.40
TOTAL AREA	=	57.58
NET F.S.I. AREA ON TYPICAL FLOOR 525.94 - 57.58	=	468.36

B.UP AREA CAL ON STAIR CABIN		
4.66 X 10.37 X 1	=	48.32
4.40 X 1.37 X 1	=	6.03
4.00 X 1.00 X 1	=	4.00
TOTAL	=	58.35

B.UP AREA CAL ON O.H.W.T. & L.M.R.			
O.H.W.T.	4.66 X 5.91 X 1	=	27.54
L.M.R.	4.40 X 4.09 X 1	=	18.00
	TOTAL	=	45.54

GROUND FL. TO 10TH FLOOR & OPEN TERRACE & STAIR CABIN PLAN — SHEET NO :- 05 / 06

LAY OUT PLAN SHOWING PROPOSED RESIDENCE BUILDING OF S.P. NO.-2 OF F.P.NO. :- 111, T.P.S. NO. :- 63 (KHORAJ) DRAFT [SUR. NO.-547/002, 547/2, O.P. NO. - 111]
MOUE :- KHORAJ , TA. :- GANDHINAGAR, DIST. :- GANDHINAGAR.

SCALE :- 1CM = 1.00 MTR. — USE :- RESIDENCE

ZONE :- RESIDENCE - I (R1) — BLOCK :- B

AREA TABLE — SQ. MTR.

FLOOR	USE	TENA	FL. AREA	F.S.I. AREA	BUILT UP
GROUND FLOOR	PARKING	--	----	----	525.94
1ST FLOOR	RESI.	04	468.36	468.36	525.94
2ND FLOOR	RESI.	04	468.36	468.36	525.94
3RD FLOOR	RESI.	04	468.36	468.36	525.94
4TH FLOOR	RESI.	04	468.36	468.36	525.94
5TH FLOOR	RESI.	04	468.36	468.36	525.94
6TH FLOOR	RESI.	04	468.36	468.36	525.94
7TH FLOOR	RESI.	04	468.36	468.36	525.94
8TH FLOOR	RESI.	04	468.36	468.36	525.94
9TH FLOOR	RESI.	04	468.36	468.36	525.94
10TH FLOOR	RESI.	04	468.36	468.36	525.94
STAIR CABIN	----	----	----	----	58.35
O.H.W.T. & L.M.R.	----	--	----	----	45.54
TOTAL	PARK.+RESI.	40	4683.60	4683.60	5889.23

COLOUR NOTE:-

PLOT BOUNDARY, ROAD / RAMP, PROP. WORK, PROP.DRAINAGE, TREE, CONTAINER BIN, P.WELL, PARKING, SPRINKLER

SCHEDULE FOR OPENING :-

SD = 2.44 x 2.10	W = 2.44 X 1.80	V = 0.60 X 0.60	
D = 1.05 x 2.10	W1 = 1.83 X 1.80		
D1 = 0.90 x 2.10	W2 = 0.91 X 1.80		
D2 = 0.75 x 2.10	W3 = 1.22 X 1.50		

STAIR DETAILS :-
WIDTH = 2.00 MTR.
TREAD = 0.30 MTR.
RISER = 0.16 MTR.

NOTE:- ALL WINDOWS ARE PROVIDED WITH 0.60 MT. SILL & WITH SAFETY GRILL

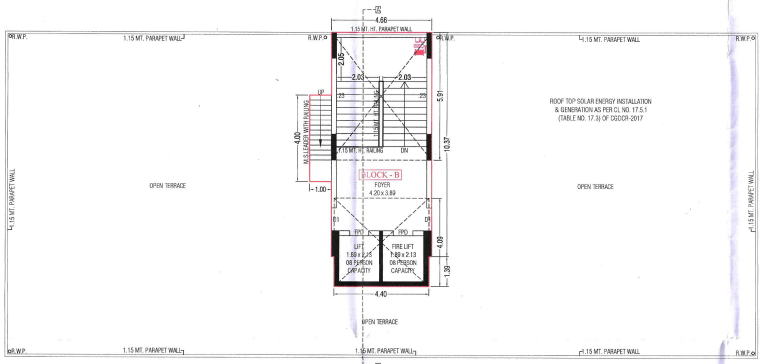
Utsav Patel
Utsav D. Patel (Proprietor)
89, Riddhi Society,
Nr. Swaminarayan Temple,
Ghatlodia, Ahmedabad-380061.
DEVELOPER Lic. No. : DEV/2713/0324
DEVELOPER

PATEL UTSAV DIPAKBHAI
AUDA LIC No. AUDA/COW-D00852
89, Riddhi Society, Ghatlodia,
Ahmedabad-380061.
C.O.W.

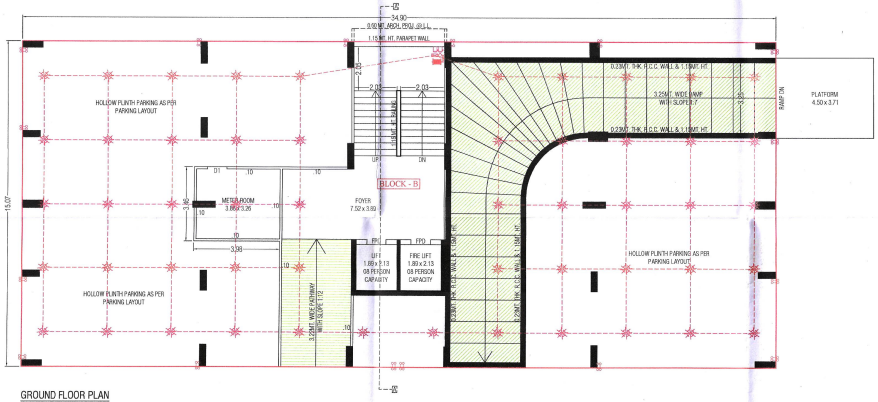
NELSON N. MACWAN
STRUCTURE DESIGN GRADE-I
Reg. No. GUDA/ SD/148/03/2019
8-11, Anand Colony, CTM Cross Road,
Ahmedabad - 380026.
STRU. ENGINEER

PATEL UTSAV DIPAKBHAI
AUDA LIC No. AUDA/ENGG/01161
89, Riddhi Society, Ghatlodia
Ahmedabad-380061
ENGINEER

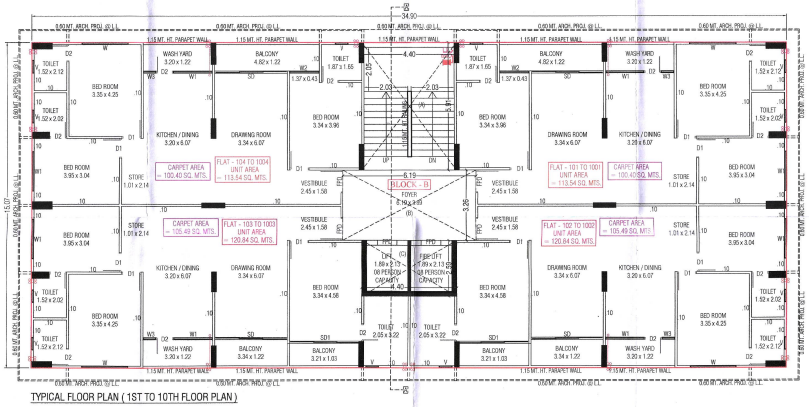
For, North-Parisheth Inframark
Partner / Authorised Signatory
OWNER



OPEN TERRACE & STAIR CABIN PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 10TH FLOOR PLAN)

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/ Gmc/ LAND / GH / 2021 / 369 B
Dated 24/02/2021

NOTE APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY