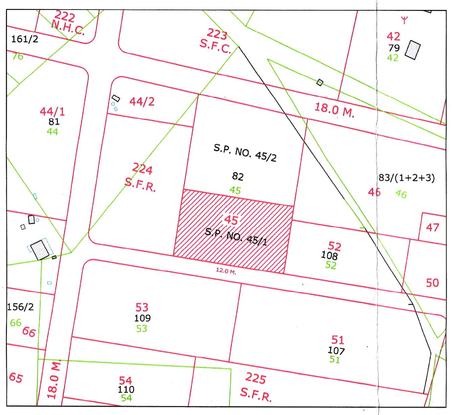
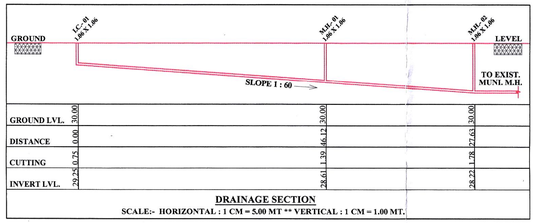
GENERAL NOTES :-

- 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 verified by on site and promises can get drainage connection.
- It is certify that according to GDCR 2017 all all requirements of the building are checked and necessary actions are taken .
- It is certify that according to the clause no. 3.5.3 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. 21.1.12 and 21.1.14 and 22.6 of CGDCR 2017.
- Pedestrians ramp is provided as per the provision of the clause no. 21.1.15 of CGDCR 2017
- Lift is provided as per the provision of the clause no. 21.12 and 22.8 of CGDCR 2017
- Water tank is provided as per the provision of the clause no. 21.6 of CGDCR 2017
- Separate letter box is provided at ground level for each unit.
- Water tank for fire safety requirement provided as per chapter no. 22.21 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 21.11 of CGDCR 2017
- Drinking water facility for disable persons is provide as per the clause no. 21.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 21.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 21.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 21.1.7 of CGDCR 2017.
- The paving of building unit/final plot as per the provision of the clause no. 21.1.4 of CGDCR 2017.
- The structure of the building is as per the norms of the specified in the Indian standard and take necessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 25.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 25.3 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 25.5 of CGDCR 2017.
- solar water heating system is provided as per clause no. 25.6 of CGDCR 2017.
- pollution control system is provided as per chapter no. 26 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 22 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 27 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 22.3 of CGDCR 2017.
- Roof top solar energy installation & generation shall be provided as per clause no. 25.6.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per GDCR CL. NO. 21.13.



KEY - PLAN

SCALE :- 1.00 CM. = 20.00 MT.



DRAINAGE SECTION

SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

ROOF TOP SOLAR PANEL CALCULATION
3 KWP. LOAD FOR EACH UNIT IS REQUIRED NO. OF UNIT = 40 TOTAL LOAD REQUIRED = 40 X 3 KWP. = 120 KWP. AS PER C.G.D.R. CLAUSE NO. 17.5.1 MIN. 5% OF CONNECTED LOAD IS TO BE PROVIDED AS ROOF TOP SOLAR GENERATION = 5% OF 120 KWP. = 6.00 KWP. SAY 6 KWP.
AREA OF OPEN TERRACE REQUIRED 12 SQMT. / 1KWP. REQUIRED = 6 KWP. X 12 = 72.00 SQMT.

REQ. PERCOLATING WELL

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 4281.00 / 4000.00 SQ. MTS.
= 1.07 NO. REQ. SAY 02 NOS.
PROVI. 02 NO.PERCO. WELL

TREE PLANTETION

PLOT AREA :- 4281.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
4281.00 SQ. MTS./ 107.03 TREE SAY 108 TREES
PROVI. 108 NO. TREES

DUST-BIN PROVIDED NOTES:-(RESI.)

8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1 BIN / 80 LITRES CAPACITY.
REQUIRED = 40 UNITS / 8UNITS / 1 = 05 NOS. REQD.
PROVIDED CONTAINER = 05 NOS.

COMMON PLOT AREA CALC. :-

NET PLOT AREA = 4281.00 SQ.MTS
REQ. COMMON PLOT @ 10% 428.10 SQ.MT.
COMMOM PLOT :-
(1) 32.67 X 13.82 X 1 = 451.50
NET PROVIDED COMMON PLOT
= 451.50 SQ.MT.

PERMI. B.A. CALC. IN COMMON PLOT

= 15% OF COMMON PLOT AREA ON G.F.
= 0.15 X 451.50 = 67.73
PROVIDED
(1) 7.28 X 8.31 (CLUB HOUSE) = 60.50
NET BUILT-UP AREA IN G.F.
= 60.50 SQ.MT.

PARKING AREA CALCULATION :-

80.00 TO 300.00 SQ.MTS. PLINTH AREA = 1 CAR
PROP. PLINTH AREA = 58.00 SQ. MTS.
CAR PARKING IS NOT REQUIRED

BUILT UP AREA STATEMENT :-

BLOCK	A	B	C	D	E	F	TOTAL
GROUND FLOOR	353.01	392.29	390.70	347.31	462.62	60.50	2006.43
1ST FLOOR	353.01	392.29	390.70	347.31	462.62	---	1945.93
2ND & OPEN TERR. FL.	280.13	311.29	275.63	243.32	323.99	---	1434.36
TOTAL	**986.15**	**1095.87**	**1057.03**	**937.94**	**1249.23**	**60.50**	**5386.72**

F.S.I. AREA STATEMENT :-

BLOCK	A	B	C	D	E	F	TOTAL
GROUND FLOOR	353.01	392.29	390.70	347.31	462.62	60.50	2006.43
1ST FLOOR	353.01	392.29	390.70	347.31	462.62	---	1945.93
2ND & OPEN TERR. FL.	244.13	271.29	247.63	219.32	291.99	---	1274.36
TOTAL	**950.15**	**1055.87**	**1029.03**	**913.94**	**1217.23**	**60.50**	**5226.72**

TENAMENT & FLOOR AREA STATEMENT

FLOOR	USE	EQ. TENA.						
BLOCK		A	B	C	D	E	F	TOTAL
		RESI.	RESI.	RESI.	RESI.	RESI.	CLUB HOUSE	RESI.
GROUND FL.	RESI	09	10	07	06	08	--	40
1ST FLOOR	RESI	--	--	--	--	--	--	--
2ND FLOOR	RESI	--	--	--	--	--	--	--
TOTAL	RESI	09	10	07	06	08	--	40

LAYOUT PLAN — SHEET NO:- 1/7

LAY-OUT PLAN SHOWING PROPOSED RESI. BUILDING ON F.P. NO. :- 45/2 OF T.P.S. NO. :-118 (SINGRAVA) (DRAFT SANC.) [O.P. NO.:- 45 , SUR. NO.:- 82] AT :- SINGRAVA , TA. :- ASARWA , DIST. :- AHMEDABAD

SCALE:- 1C.M. = 2 MT.	ZONE : RESI. - I (R-1) USE :- RESI. + COMM.

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO :- 45/2	4281.00
REQ.COMMON PLOT @ 10%	428.10
PROV.COMMON PLOT AREA	451.50

AREA TABLE	SQ.MTS.
PLOT AREA	4281.00
PERMI. F.S.I - (1:80 X 4281.00)	7705.80
TOTAL UTILIZED F.S.I.	5226.72
BALANCE F.S.I.	2479.08

COLOUR NOTES:-

F. P. BOUNDARY, PROP. WORK, PROP. DRAIN-LINE, COMMON PLOT, ROAD, P. WELL, COM.BIN., TREE

FOR, SHREE GANESH DEVELOPERS
PARTNER

OWNER:-

KIRAN N. PATEL
Reg. No. AUDA/ENGG/986
411, Platinum Plaza,
Opp. Rajhans Cinemas,
Nikol, Ahmedabad.

ENGINEER:-

JITESH JAGYASI
AUDA/COW-I/00770
4, M. K. BUNGLOWS, KOTESHWAR,
GANDHINAGAR-380005.

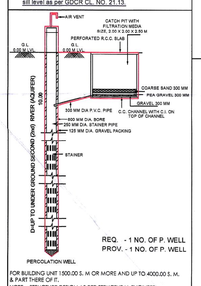
COW:-

VIREN D. PARIKH
STRUCTURAL ENGINEER
Reg. No. AUDA/SD-I/209
402, Mauliik Arcade,
Nr. Manai Cross Road,
Above Karnavati Pagarkha Bazar,
Vastrapur, Ahmedabad-380 015

STR. ENGINEER:-

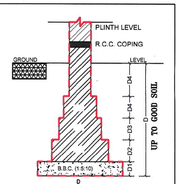
MEHUL B. CHAUDHARY
AUDA/DEVELOPER LIC NO.
1114DV1901251017
17,Jay Jagdish Society,
Navrangpura, A'bad - 380014

DEVLOPER:-

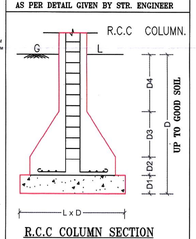


REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

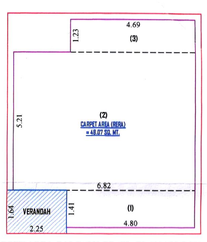
FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)



TYPICAL WALL SECTION
FOR 0.23 THK. WALL
AS PER DETAIL GIVEN BY STR. ENGINEER



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER



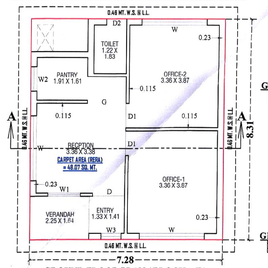
CARPET AREA CALC. ON GR. FL. PLAN (BLOCK:- F)

BLOCK :- F
RESI.CARPET AREA(RERA)CALC.:-

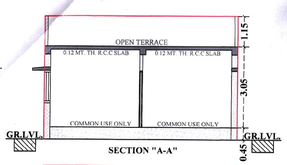
CLUB HOUSE		
(1) 4.80 X 1.41	=	06.77
(2) 6.82 X 5.21	=	35.53
(3) 4.69 X 1.23	=	05.77
NET CARPET AREA	=	48.07
VERANDAH 2.25 X 1.64	=	03.69
TOTAL VERANDAH	=	03.69

PROP. B.AREA & F.S.I. CALC. ON GROUND FL. :-

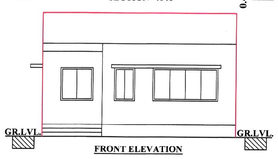
(1) 07.28 X 08.31 X 1 = 60.50 SQ. MT.
NET B.A. & F.S.I. ON GROUND FLOOR
= 60.50 SQ. MT.



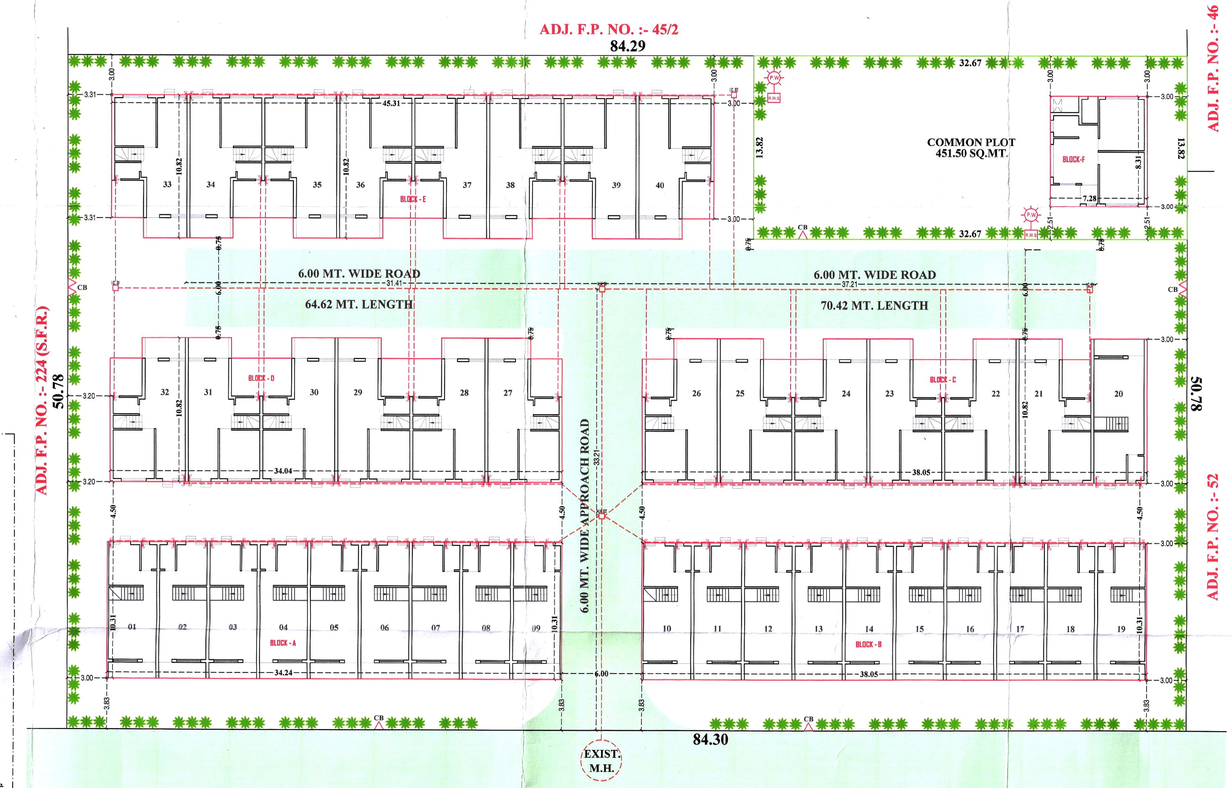
GROUND FLOOR PLAN (BLOCK :- F)



SECTION "A-A"



FRONT ELEVATION



LAY-OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

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

Final Plan boundary and allotment of final plot is Subject to Verification by Towa Planning Office.

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

ખાસ નોંધ :-
ફ્રેજોર લે-આઉટ તેમજ સેટીક ટેક તથા સાઇડ ની સાઇજ તથા બંધા બેયનલ બિલ્ડીંગ કોડ (એમ.એસ.-૨૦૧૬) તથા સિવિલ એન્જીનીયરીંગ કન્ટ્રક્ટ બ્યુરો દ્વારા બનાવવામાં આવેલ છે તે અનુસાર અસ્તિત્વ જોઇન માહિતી સ્થળપર બાંધકામ કરવાનું રહેશે.

ખાસ શરત
તા..... ના રોજ માલિક ઓર્ગેનાઇઝ આર્કિટેક્ટ તથા સ્ટ્રકચરલ એન્જીનીયરે આપેલ બાંહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મળેવવાનું ફરજીયાત છે.

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ઓપન સ્પેસ તથા (સાથ દરકે) સ્લાબ [illegible] સરકારી સ્થળ નિરીક્ષણ કરાવી [illegible] પરિસ્થિતિનો ચકાસણી કરાવી જે તે બાંધકામ અધોરેખિત વિકાસ પરવાનગી મુજબનું છે. જો મંજુરનું પ્રમાણપત્ર મેળવ્યા બાદ બાગમાં તફાવતનું બાંધકામ કરવાનું રહેશે.

ખાસ શરત :
નકશામાં સુચવવામાં આવેલ કામના પ્લોટનો કબજો જ્યાં સુધી સ્થળ જમીનની માલિકી સોસાયટી એસોસીએશનની ન થાય ત્યાં સુધી દોષન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

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.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્ટેમ્પ કરાવવા છે
એમીસ્ટન્ટ / ક્લર્ક

E-Nagar Application NO: 111UBDP19200119
ODPS Application No: /2019/000966

This Development Permission has been Granted ONline for the ODPS (Online Development Permission System) E-Nagar Above Reference case wide Notification No.: FDCH/102/187/198/L. Date: 29/06/2019 of Urban Development and Urban Housing Development Government of Gujarat and direction issued by Competent Authority from time to time, under provision of Comprehensive General Development Control Regulation-2017
Plan approved as per terms and conditions mentioned in Development Permission "FORM-D"
Outward Number: No 306
Date: 22 OCT 2020

DISPATCH BY

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY:-