SCRUTINIZE COPY
No.:- 3037 Dt.:01/11/2020
TDO, BPSP, AMC

UNIT B.UP TABLE FOR AFFORDABLE HOUSING			
BLOCK	UP to 50 sq.mts.	50 to 66 sq.mts.	66 to 80 sq.mts.
GR. FL.	02	------	----
1st. FL.	05	02	----
2nd. FL.	05	02	----
3rd. FL.	05	02	----
4th. FL.	05	02	----
5th. FL.	05	02	----
6th. FL.	05	02	----
7th. FL.	05	02	----
TOTAL	37	14	----

F.S.I. AREA TABLE			
BLOCK	UP to 50 sq.mts.	50 to 66 sq.mts.	66 to 80 sq.mts.
GR. FL.	77.02	-----	-----
1st. FL.	190.16	117.05	-----
2nd. FL.	190.16	117.05	-----
3rd. FL.	190.16	117.05	-----
4th. FL.	190.16	117.05	-----
5th. FL.	190.16	117.05	-----
6th. FL.	190.16	117.05	-----
7th. FL.	190.16	117.05	-----
TOTAL	1408.14	819.35	-----

CARPET AREA CALC. (RERA) ON 1st FL. to 7th. FL. in Sq.mt.

UNIT NO.:- 101, 201, 301, 401
501, 601, 701
107, 207, 307, 407
507, 607, 707

(1) 1.62 x 6.17 = 9.99
(2) 3.24 x 8.78 = 28.45
(3) 2.28 x 1.90 = 4.33
(4) 3.24 x 3.16 = 10.24
TOTAL = 53.01
(WASH) 0.96 x 1.90 = 1.82

UNIT NO.:- 102, 202, 302, 402
502, 602, 702
103, 203, 303, 403
503, 603, 703
104, 204, 304, 404
504, 604, 704
105, 205, 305, 405
505, 605, 705
106, 206, 306, 406
506, 606, 706

(1) 3.05 x 1.67 = 5.09
(2) 3.16 x 5.77 = 18.23
(3) 2.15 x 4.66 = 10.02
TOTAL = 33.34
(WASH) 2.15 x 1.11 = 2.39

UNIT B.UP AREA CALC. ON 1st FL. to 7th. FL. in Sq.mt.

UNIT NO.:- 101, 201, 301, 401
501, 601, 701

(1) 1.695 x 7.67 = 8.40
(2) 2.38 x 7.56 = 17.99
(3) 5.03 x 6.395 = 32.17
TOTAL = 58.56

UNIT NO.:- 102, 202, 302, 402
502, 602, 702
106, 206, 306, 406
506, 606, 706

(1) 3.28 x 1.21 = 3.97
(2) 3.22 x 6.395 = 20.59
(3) 2.26 x 5.995 = 13.55
TOTAL = 38.11

UNIT NO.:- 103, 203, 303, 403
503, 603, 703
104, 204, 304, 404
504, 604, 704

(1) 3.28 x 1.21 = 3.97
(2) 3.22 x 6.34 = 20.41
(3) 2.26 x 5.94 = 13.42
TOTAL = 37.80

UNIT NO.:- 105, 205, 305, 405
505, 605, 705

(1) 3.28 x 7.55 = 24.76
(2) 2.265 x 5.995 = 13.58
TOTAL = 38.34

UNIT NO.:- 107, 207, 307, 407
507, 607, 707

(1) 0.50 x 7.67 = 3.83
(2) 2.975 x 7.56 = 22.49
(3) 5.03 x 6.395 = 32.17
TOTAL = 58.49

UNIT B.UP AREA CALC. ON GR.FL.

UNIT NO.:- 01 , 02

(1) 2.26 x 5.195 = 13.55
(2) 3.28 x 7.31 = 24.56
TOTAL = 38.51

CARPET AREA CALC. (RERA) ON GR. FL. in Sq.mt.

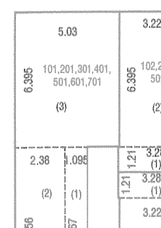
UNIT NO.:- 01 , 02

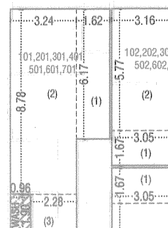
(1) 3.05 x 1.77 = 5.09
(2) 3.15 x 5.77 = 18.23
(2) 2.15 x 4.66 = 10.02
TOTAL = 33.34
(WASH) 2.15 x 1.11 = 2.39

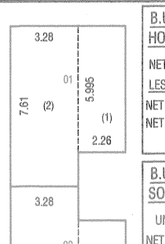
ENTERANCE FOYER AREA in Sq.mt.
4.98 x 1.94 = 9.66 Sq.mt.

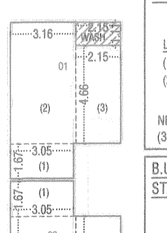
THIS AREA IS NOT COUNT IN F.S.I AS PER CGDCR (SJMD) 6.3.2.4(B) (BLOCK) 16.5C Sq.Mt.
16.50 > 9.66 Sq.Mt.

AREA TABLE				IN SQ.MTS.	
FLOOR	UNIT NO.	UNIT B.UP AREA	TOTAL	CARPET AREA (RERA)	WASH
G.FL.	01	38.51	77.02	33.34	2.39
	02	38.51		33.34	2.39
FIRST FL.	101	58.56	307.21	53.01	1.82
	102	38.11		33.34	2.39
	103	37.80		33.34	2.39
	104	37.80		33.34	2.39
	105	38.34		33.34	2.39
	106	38.11		33.34	2.39
	107	58.49		53.01	1.82
SECOND FL.	201	58.56	307.21	53.01	1.82
	202	38.11		33.34	2.39
	203	37.80		33.34	2.39
	204	37.80		33.34	2.39
	205	38.34		33.34	2.39
	206	38.11		33.34	2.39
	207	58.49		53.01	1.82
THIRD FL.	301	58.56	307.21	53.01	1.82
	302	38.11		33.34	2.39
	303	37.80		33.34	2.39
	304	37.80		33.34	2.39
	305	38.34		33.34	2.39
	306	38.11		33.34	2.39
	307	58.49		53.01	1.82
FOURTH FL.	401	58.56	307.21	53.01	1.82
	402	38.11		33.34	2.39
	403	37.80		33.34	2.39
	404	37.80		33.34	2.39
	405	38.34		33.34	2.39
	406	38.11		33.34	2.39
	407	58.49		53.01	1.82
FIFTH FL.	501	58.56	307.21	53.01	1.82
	502	38.11		33.34	2.39
	503	37.80		33.34	2.39
	504	37.80		33.34	2.39
	505	38.34		33.34	2.39
	506	38.11		33.34	2.39
	507	58.49		53.01	1.82
SIXTH FL.	601	58.56	307.21	53.01	1.82
	602	38.11		33.34	2.39
	603	37.80		33.34	2.39
	604	37.80		33.34	2.39
	605	38.34		33.34	2.39
	606	38.11		33.34	2.39
	607	58.49		53.01	1.82
SEVENTH FL.	701	58.56	307.21	53.01	1.82
	702	38.11		33.34	2.39
	703	37.80		33.34	2.39
	704	37.80		33.34	2.39
	705	38.34		33.34	2.39
	706	38.11		33.34	2.39
	707	58.49		53.01	1.82
TOTAL			2227.49		


UNIT B.UP AREA CALC. ON 1st to 7th FL.
SCALE:- 1CM=2MT.


CARPET AREA (RERA) CALC. 1st to 7th FL.
SCALE:- 1CM=2MT.


UNIT B.UP AREA CALC. ON G.FL.
SCALE:- 1CM=2MT.


CARPET AREA (RERA) CALC. ON G.FL.
SCALE:- 1CM=2MT.

B.UP AREA CALC. ON GR. FL.
HOLLOW PLINTH in Sq.mt.
NET B.UP AREA ON GR. FL. = 398.39
LESS:-
NET B.UP AREA GR. FL. (S.P.) = 77.02
NET B.UP AREA ON HOLLOW PLINTH
(398.39 - 77.02) = 321.37

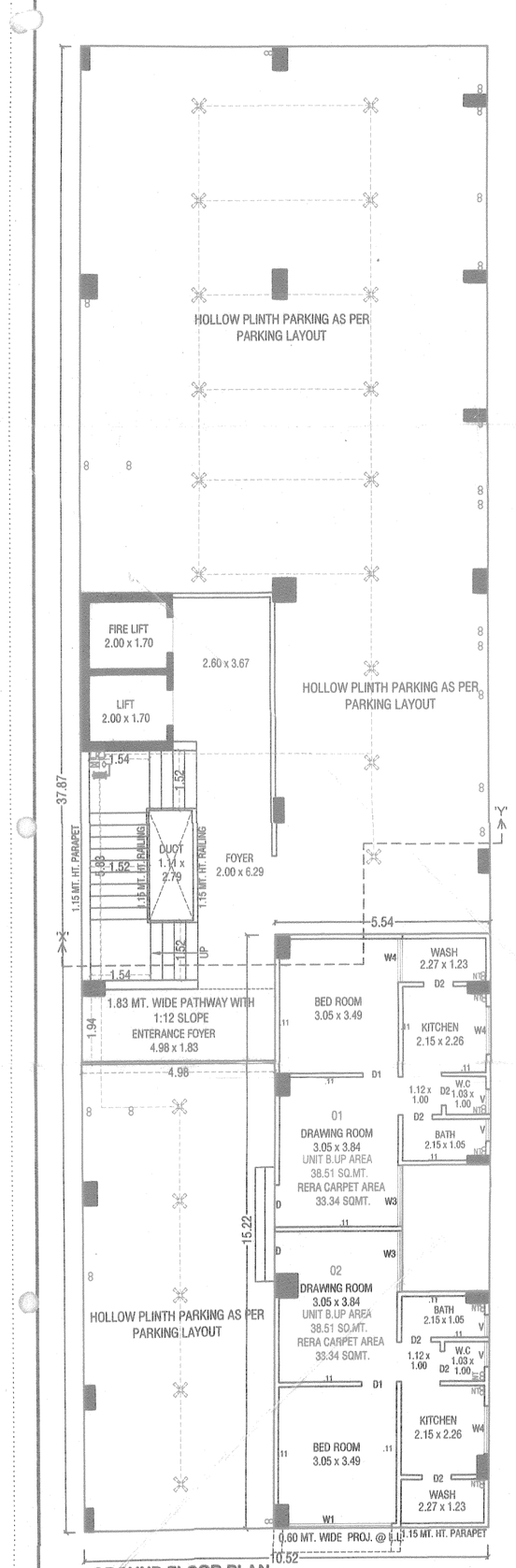
B.UP AREA CALC. ON GR. FL.
SOLID PLINTH in Sq.mt.
UNIT B. AREA ON GR. FL. = 77.02
NET B.UP AREA GR. FL. (S.P.) = 77.02

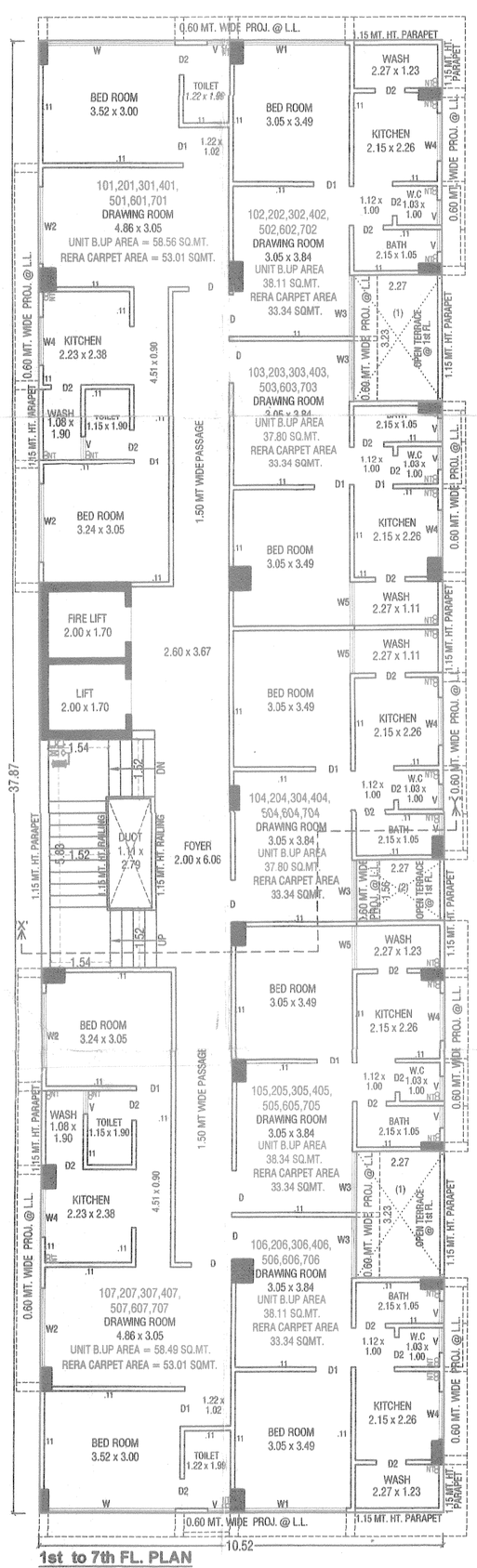
B.UP AREA CALC. ON GR. FL.
in Sq.mt.
10.52 x 37.87 = 398.39
NET B.UP AREA ON GR. FL.
= 398.39 Sq.mt.

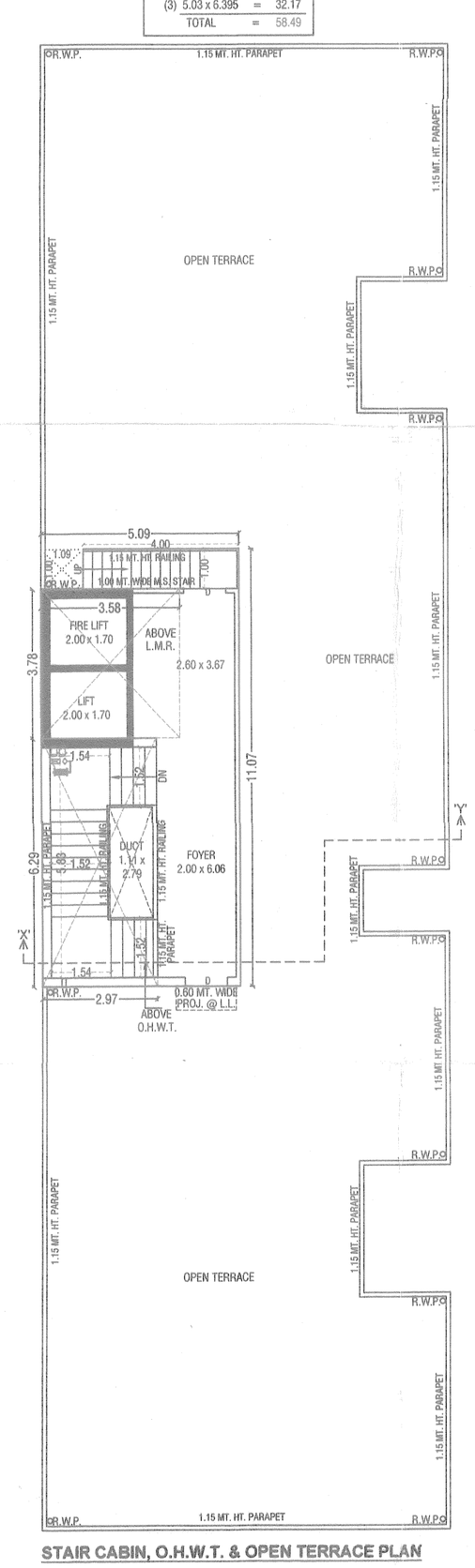
B.UP AREA CALC. ON
1st.FL. to 7th.FL. in Sq.mt.
10.52 x 37.87 = 398.39
LESS :-
(1) 2.27 x 3.23 x 2 = 14.66
(2) 2.27 x 1.56 = 3.54
TOTAL LESS = 18.20
NET B.UP AREA ON 1st. FL. TO 7th. FL.
(398.39 - 18.20) = 380.19 Sq.mt.

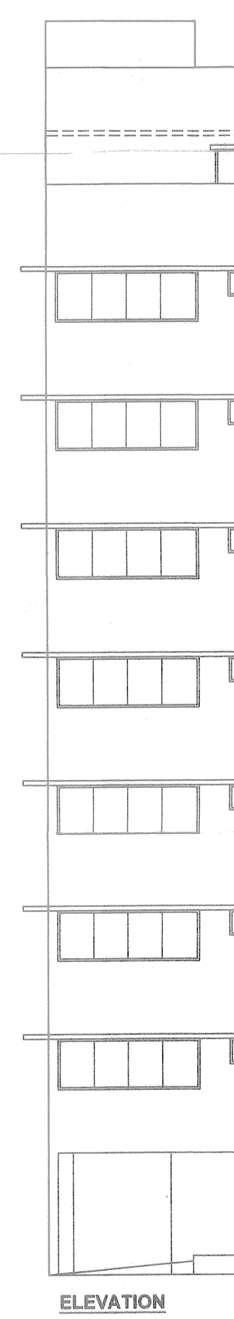
B.UP AREA CALC.
STAIR CABIN in Sq.mt.
5.09 x 11.07 = 56.35
LESS :-
1.09 x 1.00 = 1.09
NET B.UP AREA ON STAIR CABIN
(56.35 - 1.09) = 55.26 Sq.mt.

B.UP AREA ON O.H.W.T.
& L.M.R in Sq.mt.
3.58 x 3.78 = 13.53
2.97 x 6.29 = 18.68
TOTAL = 32.21
NET B.UP AREA ON O.H.W.T. & L.M.R
= 32.21 Sq.mt.


GROUND FLOOR PLAN


1st to 7th FL. PLAN


STAIR CABIN, O.H.W.T. & OPEN TERRACE PLAN


ELEVATION

SECTION :- 'X'-'Y'

RESIDENTIAL AFFORDABLE HOUSING PROJECT

GR. FL. TO TERRACE PLAN, ELEVATION & SECTION — SHEET NO.:- 02/02

PLAN SHOWING PROP. RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P. NO.:- 11 OF SUR. NO.:- 666/2,PRELIMINARY T.P.S. NO.:- 85 (VATVA - 5) TA.: VATVA, DIST.: AHMEDABAD

ZONE :- RESIDENCE - I (R1) — SCALE :- 1.00 CM. = 1.00 MT.

USE :- RESIDENTIAL (DW - 3) (AFFORDABLE HOUSING)

AREA TABLE					IN SQ.MTS.
FLOOR	USE	UNIT	FL. AREA	F.S.I. AREA	B.UP AREA
GR. FL. (H.P.)	PARKING	--------	--------	--------	321.37
GR. FL. (S.P.)	RESI.	02	77.02	77.02	77.02
FIRST FL.	RESI.	07	307.21	307.21	380.19
SECOND FL.	RESI.	07	307.21	307.21	380.19
THIRD FL.	RESI.	07	307.21	307.21	380.19
FOURTH FL.	RESI.	07	307.21	307.21	380.19
FIFTH FL.	RESI.	07	307.21	307.21	380.19
SIXTH FL.	RESI.	07	307.21	307.21	380.19
SEVENTH FL.	RESI.	07	307.21	307.21	380.19
STAIR CABIN	--------	--------	--------	--------	55.26
L.M.R. & O.H.W.T.	--------	--------	--------	--------	32.21
TOTAL	RESI.	51	2227.49	2227.49	3147.19

OPENING SCHEDULE		
DOOR	WINDOW	
D = 1.00 x 2.10	W = 3.29 x 1.20	W5 = 1.11 x 1.20
D1 = 0.90 x 2.10	W1 = 2.82 x 1.20	V = 0.60 x 0.60
D2 = 0.80 x 2.10	W2 = 2.03 x 1.20	
D3 = 0.75 x 2.10	W3 = 1.56 x 1.20	
	W4 = 1.24 x 1.20	

COLOUR NOTES:
PROP. WORK
PROP. DRAINAGE
PATHWAY
SPRINKLER

R.C.C STAIR DETAIL :- WIDTH = 1.52 MT. TREAD = 0.30 MT. RISER = 0.15 MT.

(02)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND OWNER SHALL ABIDE WILL ONLY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG.WITH.

(03)FIRST APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 03/03/05 AND OFFICE ORDER NO.-45,EDT-1999/98.

(07)THE DEVELOPMENT PERMISSION IS GRANTED UNDER R.C.G.D.C.R.-2017 AS PER LETTER NO. GH/VIS/B OF 20/10/2020 AND LETTER NO.: EDO-162019-3629-L DATED:- 12/10/2017 AND LETTER NO: GH/VIS/B/EDO-162019-3629-L DATED:- 21/03/2018 AND LETTER NO: EDO-162019-3629-L DATED:- 31/03/2020 AND LETTER NO: GH/VIS/B OF 12/10/2020 AND LETTER NO: GH/VIS/B/EDO-162019-3629-L DATED:- 12/10/2020 AND LETTER NO: GH/VIS/B OF 16/10/2020-162019-3629-L DATED:- 16/10/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

HORWA WATER STORAGE TANK SHALL BE PROVIDE AS I FSI CODCR-2017 CLAUSE NO. 17.2.

(10)OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 2.00 MT.) AROUND THE SITE/PLOT OF SUFFICIENT HEIGHT OF PLOT FOR SAFETY PURPOSE DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT.

(07)SR-CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT.- 17/10/2020.

(17)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYREWHEELS OF THE VEHICLES/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. THE VEHICLES/EQUIPMENTS HAVING MUD ON THEIR TYREWHEELS WHEN COMING ON THE PUBLIC ROAD WILL NOT BE ENCROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERIED UNDERTAKING FOR THE SAME ON DT.- 07/09/2020.

(02)PARKING AREA CONDITIONS:- (A) TOTAL PARKING AREA (398.23) SQ.MT. SHOWN IN APPROVED PLAN MUST BE MAINTAINED. (B) PARKING AREA MUST BE RETAINED AS PARKING SPACE ONLY AND MUST BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM (C) IF MISUSE OF PARKING AREA IS NOTICED, THE USE OF PARKING AREA SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. SUCH PARKING AREA SHALL BE PERMITTED ONLY AFTER REGISTERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND SHALL BE LEVIED A FINE FOR THE PERIOD OF MISUSE. THE COMPETENT AUTHORITY FROM TIME TO TIME, ALL SUCH TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(18)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR RESIDENTIAL AFFORDABLE HOUSING USE IN RESIDENTIAL ZONE. THE USE OF THE PREMISES AS RESIDENTIAL HOUSING USE IN RESIDENTIAL ZONE FINAL APPROVAL GIVEN BY ST. M.C. (U.D.) ON DT.- 18/11/2020 IS SUBJECT TO STRICT COMPLIANCE OF ALL TERMS AND CONDITION MENTION IN ORDER WILL BE RESPECT OF BOTH AT ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(11)THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DT.:- 16/09/2020. REF.NOC ID NO.- AHMEDABAD-392-OBS AND BINDING TO OWNER/APPLICANT. CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(12)THIS PERMISSION IS GRANTED SUBJECT TO FOLLOWING TERMS AND CONDITIONS MENTIONED IN CONSENT TO ESTABLISH (CTE) CONSENT VIDE CONSENT NO. CTE-1 DT.- 05/09/2020 AND CONSENT TO OPERATE (CTO) VIDE NO. CTO-1 DT.- 05/09/2020 AND BINDING TO OWNER/APPLICANT. (PP/NOC/09/2020/1) BEFORE APPLYING FOR B.U PERMISSION AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT. CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT ON DATE:- 09/09/2020 AND PER NOTARISED UNDERTAKING GIVEN BY OWNER/APPLICANT.

(13)THIS PERMISSION IS GIVEN ON THE BASIS OF NE-MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME INFLUENCE/ALIGNMENT BY TOWN DEV.INSP. (E.I.) A.M.C. DT.-/09/2020.

(14)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY THE CITY PLANNING DEPT. IN LETTER NO.:- CFOA/LC/DEMAND/101/2020, DIN DT.- 20/09/2020.

(13)ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON PT. NO.- 85 (VATVA-5) TP SCHEME, VATVA AND ALL TERMS AND CONDITIONS WILL CONTINUE TO BE VIRGILLY AND SOLELY LIABLE FOR ANY VIOLATION OR DAMAGE OR LOSS TO ANYBODY THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE SITE DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER PLEASE REGARD SHALL BE CAST ON THE AUTHORITY.

(15)THIS PERMISSION IS GIVEN ON THE BASIS OF PROPERTY TAX GIVEN BY SANSKRUTI SUPERINTENDENT (PROPERTY TAX DEPT., E.Z.) ON DT.:- 17/07/2020.

(17)IN EVERY WATER CLOSETS ON TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(18)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AS PER GUIDELINE NO. 6.3.2.1 OF CODCR-2017 AND OWNER/APPLICANT SHALL ENGAGE ARCHITECT/ ENGINEER/ STRUCTURE ENGINEER CLARE OF WORKS WITH NOTARISED UNDERTAKING FOR THE SAME ON DT.- 07/09/2020.

(19)AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, THE OWNER/DEVELOPER(PROMOTERS) WILL MAKE ANY STATEMENT FOR MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT, THE PROJECT MUST BE REGISTERED WITH REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(20)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING GIVEN BY OWNERS AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCT OR THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(21)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDH/172015/370AL, DTD. 29/04/2016 & G.D.25/05/2016, NOTIFICATION NO. EDH/172015/370AL, DTD. 29/04/2016 & G.D.25/05/2016 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS.

(22)[illegible] [illegible] [illegible] [