PROPOSED SUB DIVISION ON F.P. NO.:- 131, O.P. NO.:- 131 OF OLD BLOCK NO.:- 213+215,
TP. SCHEME NO.:- 5 (VASTRAPUR), F.P. NO.:- 117 (KATHWADA), AT:- KATHWADA,
TA.:- DASKROI, DIST.:- AHMEDABAD.

ZONE : INDUSTRIAL ZONE GENERAL (I.G)	USE : NO SHED

AREA TABLE:-		SMT
PLOT AREA OF F.P. NO.:- 131	12935.00	SMT
REQ. COMMON PLOT @ 08 %	1541.20	SMT
PROV. COMMON PLOT (S.P. NO.:- 1+2+3 = 346.55+597.00+597.00)	1540.55	SMT

AREA TABLE:-		SMT
PLOT AREA OF F.P. NO.:- 131	12935.00	SMT
REQ. COMMON PLOT @ 08 %	1541.20	SMT
PROV. COMMON PLOT (S.P. NO.:- 1+2+3 = 346.55+597.00+597.00)	1540.55	SMT

SUB PLOT AREA CALC.:-	IN SQ.MT
SUB PLOT NO.:-1	
1/2X(38.66+38.66)X112.5712 =	4352.00 SMT
SUB PLOT NO.:-2	
1/2X(58.91+58.91)X126.5745 =	7456.50 SMT
SUB PLOT NO.:-3	
1/2X(58.91+58.91)X126.5745 =	7456.50 SMT

	S.P. NO.:-1		S.P. NO.:-2		S.P. NO.:-3		TOTAL(SMT)
SUB PLOT NO.	4352.00		7456.50		7456.50		19265.00
PLOT AREA	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ. / PROV.
COMMON PLOT	346.16	346.55	596.52	597.00	596.52	597.00	1542.20 / 1540.55
TREE PLANTATION	109	109	187	187	187	187	483 / 483
PERCOLATING WELL	02	02	02	02	02	02	06 / 06
PERCOLATING WELL CALC.:- IN NOS.							TREE PLANTATION CALC.:- IN NOS.
SUB PLOT :-1							SUB PLOT :-1
10.62 X 32.82	= 348.55 SMT		REQ. 1580.70 / 4000 SMT = 1 NOS.				REQ. 200.00 SMT = 5 TREE
			4352.00 / 4000.00 = 1.09 NOS.				4352.00/5,000 SMT = 108.80
SUB PLOT :-2			SAY REQ. P.WELL = 2 NOS.				SAY REQ.TREE = 109 NOS.
18.19 X 32.82	= 597.00 SMT		PROV. P.WELL = 2 NOS.				PROVIDE TREE = 109 NOS.
SUB PLOT :-3							SUB PLOT :-2
18.19 X 32.82	= 597.00 SMT		REQ. 1580.70 / 4000 SMT = 1 NOS.				REQ. 200.00 SMT = 5 TREE
			7456.50 / 4000.00 = 1.86 NOS.				7456.50/5,000 SMT = 186.41
COLOUR NOTE:-			SAY REQ. P.WELL = 2 NOS.				SAY REQ.TREE = 187 NOS.
P.F. BOUNDARY			PROV. P.WELL = 2 NOS.				PROVIDE TREE = 187 NOS.
SUB PLOT BOUNDARY							SUB PLOT :-3
ROAD							REQ. 200.00 SMT = 5 TREE
COMMON PLOT							7456.50/5,000 SMT = 186.41
TREE							SAY REQ.TREE = 187 NOS.
PER.WELL							PROVIDE TREE = 187 NOS.

NOTE:- ALL DIMENSIONS ARE IN METRE.

CERTIFICATE :- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL & RAOAD LINE PORTION FREE FROM ANY TYPE OF CONSTRUCTION. THE SUB DIVISION PLAN IS PREPARED ON THE BASIS OF DATA GIVEN AS AN ENGINEER, I AM FULLY RESPONSIBLE FOR THAT. THE DATA VALUES WITH SITE POSITION IF COURSE AS AN ENGINEER I AM FULLY RESPONSIBLE FOR THAT. SITE LAND IS SUITABLE FOR PROPOSED CONSTRUCTION. THE PLOT DIMENSIONS AS SHOWN IN THE PLAN CORRESPONDS WITH THE SITE.

NOTE:- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
AS PER GDCR-2017 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
• RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.-26.3 OF GDCR-2017

CERTIFICATE :- CERTIFY THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT.:- 12/12/2018 & THE DIMENSIONS OF THE AREA STATED IN DOCUMENT OF OWNERSHIP / TPFINAL PLANNING RECORD.

OWNER

Rohit B. Prajapati
AUDA/ENG./LIC No. 932
3, Sadguru Homes,
New Wadi, Ahmedabad.
ENGINEER

The permission is valid only in the FP/TPS remains unaltered and further permission shall stand revoked if there is change in OP/FP with reference to the land under reference.

Final Plan boundary and allotment of final plot is Subject to Verification by Town / Tanning Officer

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

APPROVED
As mended by Red (Colour) Subject
to the following conditions vide
notice Letter point No. 1 dated 13/3/2019

Note Approved by C.E.A

No. 8 9 . 8 MAR 2019

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY

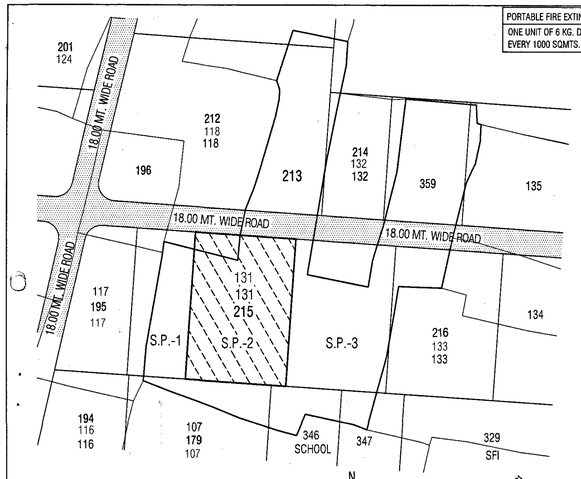
PORTABLE FIRE EXTINGUISHERS :- (AS PER G.D.C.R. CLAUSE: 24.22:1)
ONE UNIT OF 6 KG. DRY CHEMICAL POWDER (DCP), ONE UNIT OF 4.58 KG. OF CO2 SHALL BE PROVIDED FOR EVERY 1000 SQMTS. OF BUILT-UP AREA AT EACH FLOOR.

21.2.5 ADDITIONAL PARKING FOR LOADING & UNLOADING 3.50 M X 7.50 M FOR EACH 1000 SQMT. FLOOR AREA 4221.52/1000=4.22 NOS. SAY 5 OF 3.50 M X 7.50 M FOR LOADING & UNLOADING

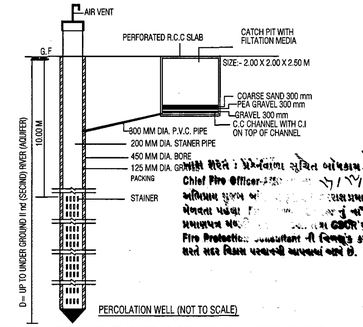
LAYOUT PLAN SHOWING PROPOSED IND. BUILDING ON SUB PLOT NO.:- 2 OF F.P. NO.:- 131, O.P. NO.:- 131 OF OLD BLOCK NO.:- 213+215,(NEW NO.:-1013+1027) DRAFT T.P.S. NO.:- 117 (KATHWADA), AT: - KATHWADA , TA :- DASCORI , DIST :- AHMEDABAD.

SHEET NO.:- 1/5

SCALE :1CM = 4.00 MT | ZONE : INDUSTRIAL ZONE GENERAL (I.G.) | USE : IND.SHED



KEY PLAN
SCALE : 1CM=20.00 MT



PERCOLATION WELL (NOT TO SCALE)

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

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
મંજુર કરવામાં આવેલ છે.
પ્લાન
આર્કીટેક્ટ / કન્સલ્ટન્ટ

Chief Fire Officer-
અગ્નિશમન સુરક્ષા અ... રાસા પ્રમાણપત્ર મેળવતા પહેલા ... નું પાલન કરવાનું રહેશે.
Fire Protection ... GDCR
શરતે સદર વિકાસ પરવાનગી આપવામાં આવી છે.

BUILT UP & F.S.I. AREA TABLE:-(IN SQ.MT)			
BLOCK	GR.FL.	MAZZ.FL.	TOTAL
A	1043.34	322.24	1365.58
B	1566.29	492.26	2058.55
C	925.23	286.12	1211.35
TOTAL	3534.86	1100.62	4635.48

PARKING AREA CALCULATION:-		IN SQ.MT	
REQ.PARKING 10 % OF PLOT AREA			
PLOT AREA :- 7456.50 SQMT			
REQ.PARKINGS :- 7456.50 X 10 %	=	745.65 SMT	
		REQ.	PROVI.
REQ. CAR PARKING 50 %	=	372.825	372.90
REQ. TWO VEHICAL PARKING 50 %	=	372.825	375.06
TOTAL	=	745.65	747.96
PROVI. CAR PARK			
IN C.P. (1) 37.29 X 10.00	=	372.90	SMT
PROVI. TWO VEH. PARK.			
IN C.P. (2) 34.005 X 10.00	=	340.05	SMT
IN MARGIN (3) 2.26 X 1.50	=	3.39	SMT
IN MARGIN (4) 4.53 X 1.50	=	6.80	SMT
IN MARGIN (5) 5.56 X 1.50 X 2	=	16.68	SMT
IN MARGIN (6) 3.61 X 1.50	=	5.42	SMT
IN MARGIN (7) 1.81 X 1.50	=	2.72	SMT
TOTAL	=	375.06	SMT

AREA TABLE :	IN SQ MT
PLOT AREA OF SUB PLOT NO.:- 2 OF F.P. NO :- 131	7456.50
REQ. COMMON PLOT AREA @ 8 % (7456.50 X 0.08)	596.52
PROVI. COMMON PLOT AREA	712.95
PROVI. B.A. ON GROUND FLOOR	3534.86
PROVI. B.A. ON MAZZANINE FLOOR	1100.62
TOTAL BUILT UP AREA	4635.48
PERMI. F.S.I. (1:1)	7456.50
PROVI. TOTAL F.S.I. AREA	4635.48
BALANCE F.S.I. AREA	2821.02

TENAMENT & FLOOR AREA TABLE :-			(IN SQ.MT)
BLOCK	USE	EQ.TENA.	TOTAL F.A.
A	IN SHED	19	1237.87
B	IN SHED	38	1892.26
C	IN SHED	19	1091.39
TOTAL	IN SHED	76	4221.52

COMMON PLOT PLOT AREA CALC :- (IN SQ.MT)
71.295 X 10.00 = 712.95 SMT

TREE PLANTATION CALC :- IN NOS.
200.00 SQMT = 5 TREE
7456.50X5/200 SMT = 186.41
SAY REQ.TREE = 187 NOS.
PROVIDE TREE = 187 NOS.

PERCOLATING WELL CALC:- NOS.
REQ.P.WELL4000 SMT = 1.00 NOS.
7456.50 / 4000.00 = 1.86 NOS.
SAY REQ P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

COLOUR NOTE:-
PLOT BOUNDARY, ROAD, PROP. WORK, PROP. DRAIN, PARKING, TREE, P.WELL

SANITARY AREA CALC:-
TOTAL FLOOR AREA = 4221.52
REQ. 1 USERS FOR EACH 25 SQMT FL.AREA
4221.52 SMT/ 25 = 168.86 SAY 169 USERS
REQ. 1 W.C. PER GENDER PER 50 PERSON & 1 URINAL
REQ. 4 W.C. PER GENDER & 4 URINAL
PROVI. 71 W.C.(1 W.C. PROVIDE IN EVERY UNIT)
REQ. 25 % GENERAL SANITARY
REQ. 1 W.C. PER GENDER & 1 URINAL & 1 PHYSICAL HANDICAP TOILET
PROVI. 1 W.C. PER GENDER & 1 URINAL (SHED NO.- 1 & 39 & 76.) & 1 PHYSICAL HANDICAP TOILET (SHED NO.-1)

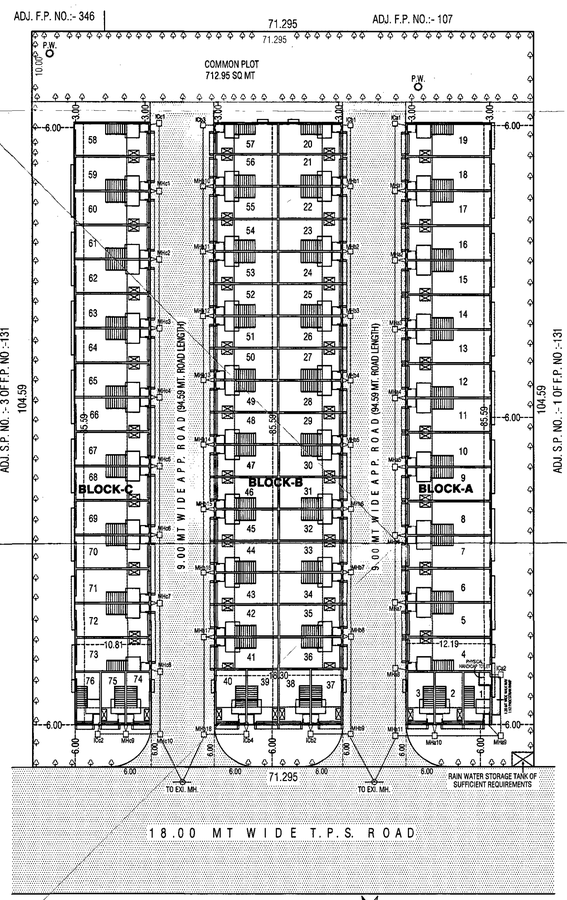
CERTIFICATE :- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL & ROADLINE PORTION.

OWNER

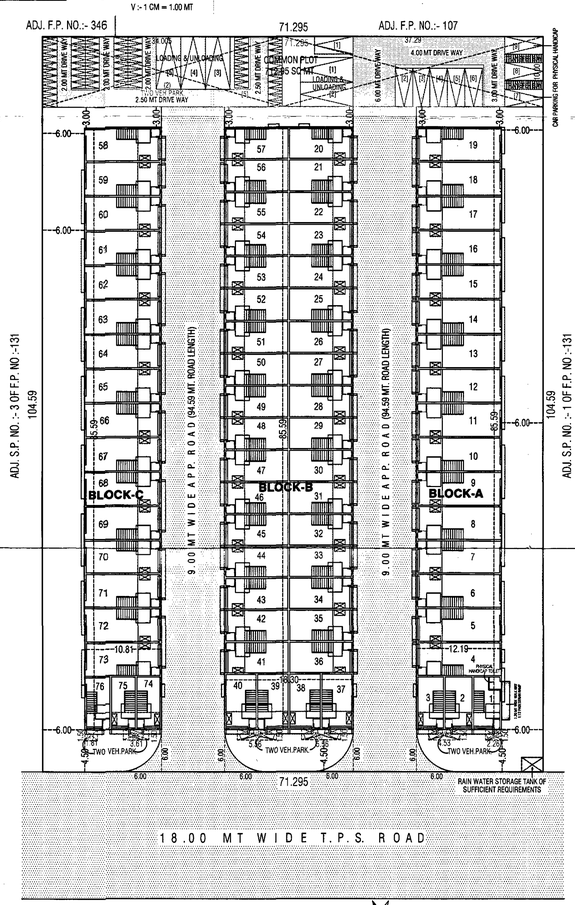
INT. LVL.	29.25	29.09	28.94	28.79	28.63	28.48	28.32	28.17	28.02	27.94	27.70
OUTT. LVL.	0.75	0.91	1.06	1.21	1.37	1.52	1.68	1.83	1.98	2.16	2.30
GR. LVL.	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DIST.	0.00	9.31	18.56	27.81	37.07	46.32	55.58	64.83	73.84	84.75	92.79

L-DRAINAGE SECTION SCALE :- H :- 1 CM = 5.00 MT V :- 1 CM = 1.00 MT

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પાયો લેવલ (તથા દરેક) સ્તંભ લેવલે ઓફ કરેલી તરફના લાગુ ઉપરોક્ત કચેરી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરવાની છે તે બાંધકામ અયોગ્ય વિકાસ પરવાનગી રદ્દબાતલ ઠ. તે નવાવવાનું બાંધકામ મંજુર કરાયેલ આકારના તબક્કાનું બાંધકામ કરવાનું રહેશે.



LAYOUT PLAN
SCALE : 1CM=4.00 MT



PARKING LAYOUT PLAN
SCALE : 1CM=4.00 MT

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામના પ્લોટનો કબજો જ્યાં સુધી સદર જમીનની માલિકી સોમવટી એસોશીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

ખાસ નોંધ :
ફ્રેમવર્ક તે-આર્કીટ તેજાર સેફટીક ટેક તથા સાઇટ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૬૭) તથા સિવિલ એન્જીનીયરીંગ ઉપર બુક બાય-બાબા મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપર બાંધકામ કરવાનું રહેશે.

ખાસ સરત
વધિકામ ... બધા બાંધકામ નો ઉપયોગ શરૂ કરેતાં પહેલા નિયમાનુસાર અત્રેથી મકાનના રહેવાસી ... કરવાયાં છે.

ખાસ સરત
તા..... ની રોજ માલિક ઓર્કીટેક્ટ આર્કીટેક્ટ તથા સ્ટ્રક્ચરલ એન્જીનીયરે આપેલ બાહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

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

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.

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter No. 2019
Dated 8 MAR 2019
Note Approved by C.E.A

DISPATCH BY

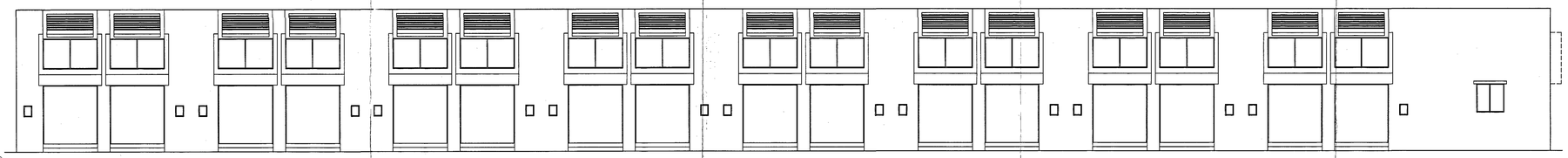
No 89

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

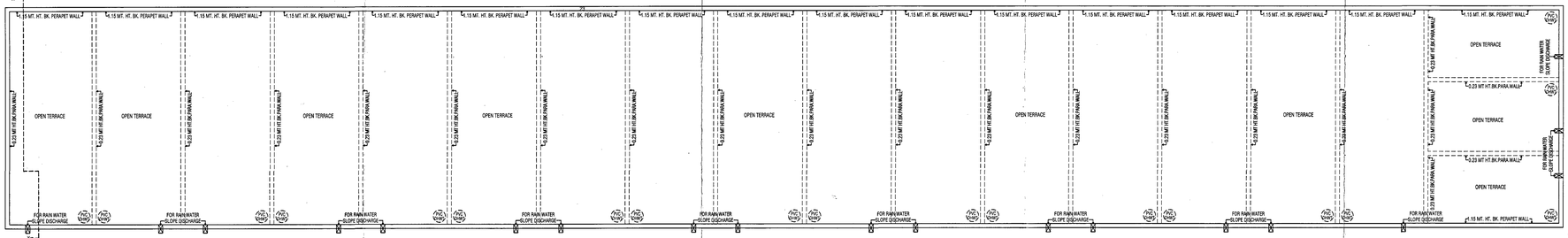
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY

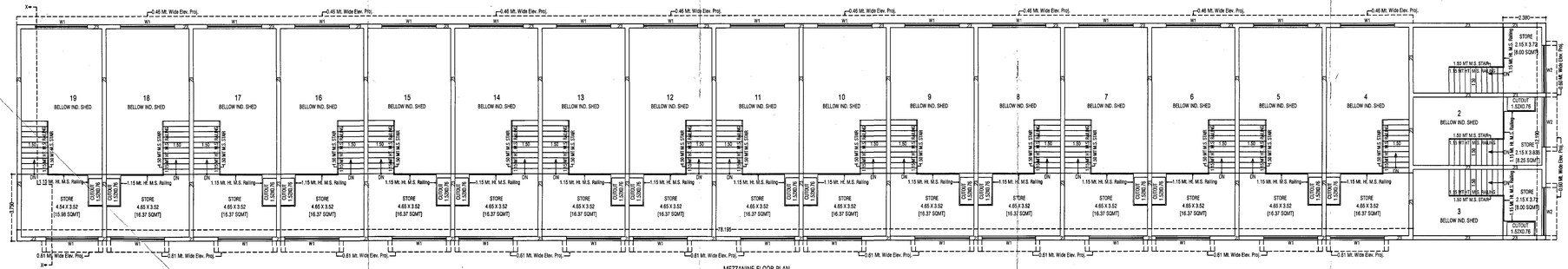
Yogi Developers AUDA DEV. LIC. No. 00928 Partner, Harshadbhai L. Sindhav 8, Parmeshwar Bunglows, Narda, A'bad. DEVELOPER	Rohit B. Prajapati AUDA/COW-1/LIC No. 645 3, Sadguru Homes, New Nikol, Ahmedabad C.O.W.
Rohit B. Prajapati AUDA/ENG./LIC No. 932 3, Sadguru Homes, New Nikol, Ahmedabad ENGINEER	Jayesh D. Desai AUDA/SD-1/LIC No. 241 89, Swami Akhandanand Society, Ghatlodiya, Ahmedabad STR. ENGINEER



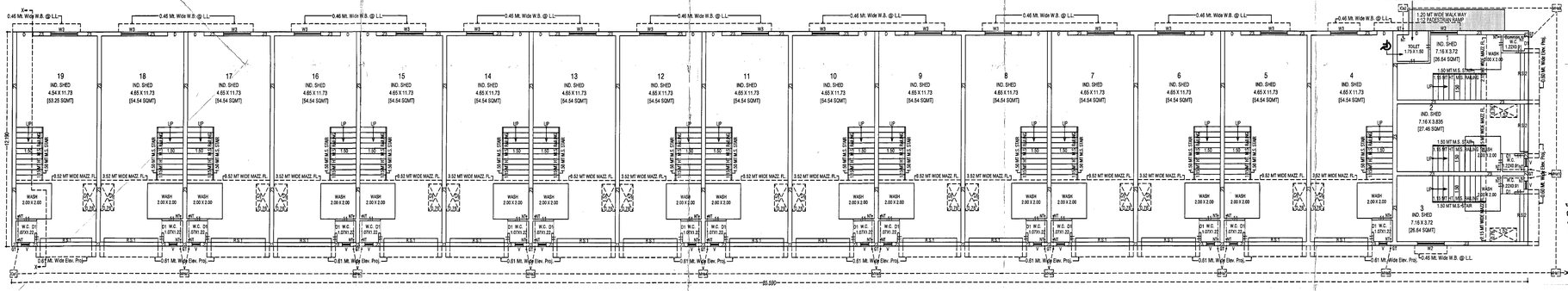
ELEVATION



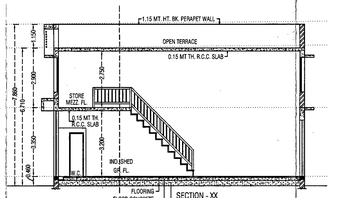
OPEN TERRACE PLAN



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN



SECTION - XX

PROPOSED PLAN SHOWING IND.BUILDING ON SUB PLOT NO.:- 2 OF F.P.NO :- 131, D.P. NO.:-131 OF OLD BLOCK NO.:-213+215,(NEW NO.:-1013+1027) DRAFT T.P.S. NO.:- 117 (KATHWADA), AT:- KATHWADA , TA :- DASCONI , DIST :- AHMEDABAD.

SHEET NO.:- 2/5

SCALE :- 1 CM = 1.00 MT | ZONE : INDUSTRIAL ZONE GENERAL (I.G.) | USE :-IND. SHED | BLOCK - A (01 TO 19)

AREA TABLE :-	SQMT
PROP. BUILT UP AREA ON GROUND FLOOR	1043.34
PROP. BUILT UP AREA OF MAZZANINE FLOOR	322.24
TOTAL BUILT UP AREA	1365.58
PROP. F.S.I. AREA ON GROUND FLOOR	1043.34
PROP. F.S.I. AREA OF MAZZANINE FLOOR	322.24
TOTAL F.S.I. AREA	1365.58

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
તેમાં સ્વીકારેલ છે.
આર્કીટેક્ટ / ઇન્જી.

BUILT UP & F.S.I. AREA CALC:- IN SQMT

GROUND FLOOR.
65.59 X 12.19 = 1043.34 SQMT
TOTAL B.A & F.S.I. ON GR.FLOOR = 1043.34 SQMT

MEZZANINE FLOOR.
78.195 X 3.75 = 293.23 SQMT
2.38 X 12.190 = 29.01 SQMT
TOTAL B.A & F.S.I. ON MEZZ. FLOOR = 322.24 SQMT

COLOUR NOTE:-

PROP.WORK: PROP.DRAIN

TENAMENT & FLOOR AREA TABLE :- SMT

FLOOR	USE	EQ.TENA.	TOTAL (SMT)
GR. FL	IND.SHED	19	952.09
MAZZ. FL	STORE	-	285.78
TOTAL	-	19	1237.87

OPENING SCHEDULE

R.S. = 3.12 X 2.74	W1 = 3.05 X 1.66
R.S.-1 = 3.05 X 2.74	W2 = 2.71 X 1.68
R.S.-2 = 2.71 X 2.74	W3 = 1.52 X 1.68
D = 0.91 X 2.13	V = 0.46 X 0.61
D1 = 0.69 X 2.13	
W = 3.12 X 1.68	

CERTIFICATE :- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND ROAD LINE PORTION.

NOTE :- ALL OUTER SIDE & INSIDE WALL ARE AS PER INDIAN NATIONAL BUILDING CODE & I.S. SPECIFICATION.

PARAPET:- PARAPET WALLS AND HANDRAILS PROVIDED ON THE EDGES OF THE ROOF, TERRACE, BALCONY, ECT. SHALL NOT BE LESS THAN 1.15 MTS. FROM THE FINISHING FLOOR LEVEL AND MORE THAN 1.3 MTS. HEIGHT ABOVE THE UNPINISHED FLOOR LEVEL.

NO ROOF OR TERRACE ABUTTING ON A PUBLIC STREET SHALL BE CONSTRUCTED WITHOUT PROVIDING SUFFICIENT NUMBER OF DOWNTAKE PIPES AND SUCH PIPES SHALL BE SO FIXED AS TO DISCHARGE THE RAINWATER AT A LEVEL NOT HIGHER THAN 0.6 METRE ABOVE THE STREET LEVEL.

MOSQUITO PROOF WATER TANK:- WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO-PROOF CONDITION. BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THEN 1.50 MTS. IN HEIGHT SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI-MALARIA STAFF.

DRAINAGE CERTIFICATE :- THE DEPTH POSITION EIL MUNI. MH. IS CHECKED & VERIFIED PERSONALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN.

GENERAL NOTE :-
* 0.10 MT. DIA. C.I.P. WITH V.P. SHALL BE PROV. FOR W.C. & TOILET.
* EXTERNAL WALLS ARE 12.00 AS PER N.B.C. CODE & I.S. SPECIFICATION & INTERNAL WALLS ARE 0.11 MT. BRICK PARTITION WALL.
* 0.60 MT. WIDE W.S. PROJ. AT LINTEL.
* ONE LETTER BOX PROVIDED @ GR. LEVEL FOR EACH UNIT.

CARPET AREA TABLE :-		IN SQMT
SHED NO.	GR.FL	MAZZ.FL
1	26.64	8.00
2	27.46	8.25
3	26.64	8.00
4	54.54	16.37
5	54.54	16.37
6	54.54	16.37
7	54.54	16.37
8	54.54	16.37
9	54.54	16.37
10	54.54	16.37
11	54.54	16.37
12	54.54	16.37
13	54.54	16.37
14	54.54	16.37
15	54.54	16.37
16	54.54	16.37
17	54.54	16.37
18	54.54	16.37
19	53.25	15.98
TOTAL	952.09	285.78

SANITARY AREA CALC:-

TOTAL FLOOR AREA = 4221.52
REQ. 1 USERS FOR EACH 25 SQMT FL.AREA
4221.52 SMT/ 25 = 168.86 SAY 169 USERS
REQ. 1 W.C. PER GENDER
PER 50 PERSON & 1 URINAL
REQ. 4 W.C. PER GENDER & 4 URINAL
PROVI. 71 W.C.(1 W.C. PROVIDE IN EVERY UNIT)
REQ. 25 % GENERAL SANITARY
REQ. 1 W.C. PER GENDER & 1 URINAL
& 1 PHYSICAL HANDICAP TOILET
PROVI. 1 W.C. PER GENDER & 1 URINAL (SHED NO.:- 1 & 39 & 75)
& 1 PHYSICAL HANDICAP TOILET (SHED NO.:-1)

NOTE:-
* ALL DIMENSIONS ARE IN METRE.
* ALL EXTERNAL WALLS AREA AS PER NBC & IS SPECIFICATION.
* ALL INTERNAL WALLS ARE OF 0.11 Th. BRICK.
* THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
* ALL PARAPET WALLS ARE OF 1.15 Ht.
* O.10 Ø O.I PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
* O.07 Ø O.I PIPE WITH V.P. SHALL BE PROVIDED FOR BATH & KITCHEN.
* DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE LVL. TO G.F. LVL.
* LIFT CARRING CAPACITY MINIMUM 6 PERSONS.

PORTABLE FIRE EXTINGUISHERS :- (AS PER C.G.D.C.R. CL. NO. 22.22.1)
ONE UNIT OF 6 KG. DRY CHEMICAL POWDER (DCP), ONE UNIT OF 4.5 Kg OF CO2 SHALL BE PROVIDED FOR EVERY 1000 SQMTS. OF BUILT-UP AREA AT EACH FLOOR.

OWNER

Yogi Developers
AUDA DEV. LIC. No. 00928
Partner, Harshadbhai L. Gindhav
8, Parmeshwar Bunglows, Nara'ja, A'bad.
DEVELOPER

Rohit B. Prajapati
AUDA/ICOW-1/LIC No. 645
3, Sadguru Homes,
New Nikol, Ahmedabad
C.O.W.

Rohit B. Prajapati
AUDA/ENG./LIC No. 932
3, Sadguru Homes,
New Nikol, Ahmedabad
ENGINEER

Jayesh D. Desai
AUDA/SD-II/LIC No. 241
89, Swami Akhandanand Society,
Ghatlodiya, Ahmedabad
STR. ENGINEER

ખાસ શરત :
સંપૂર્ણ પ્લોટ નકાશામાંની જરૂરતો ને જોઇ ફાળા પર મંજિલ ફેરવાશે નહીં

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 plans 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.

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

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in the office Letter PRR No. 4314/19 Dated.....

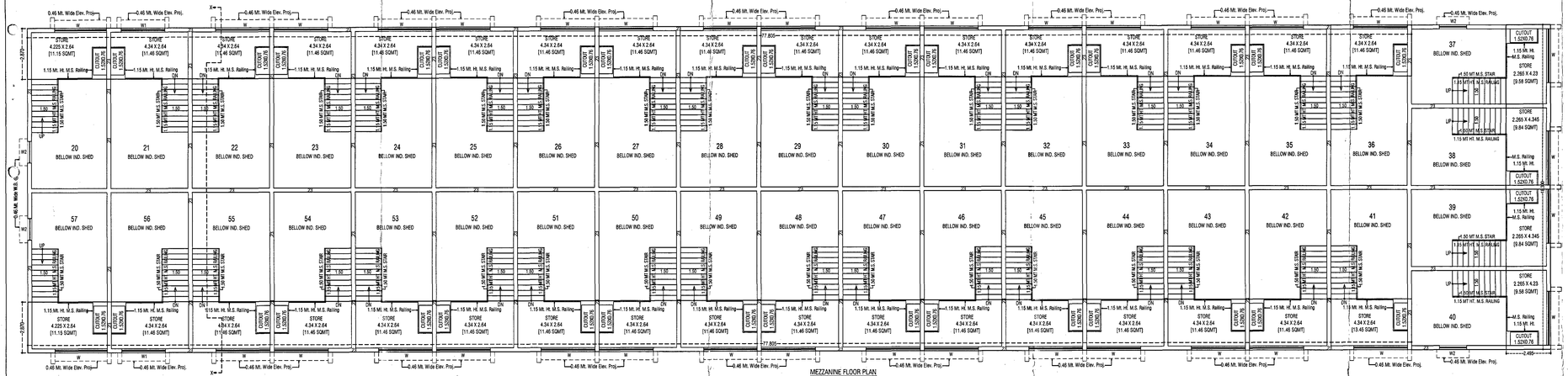
Note: Approved by C.T.P.

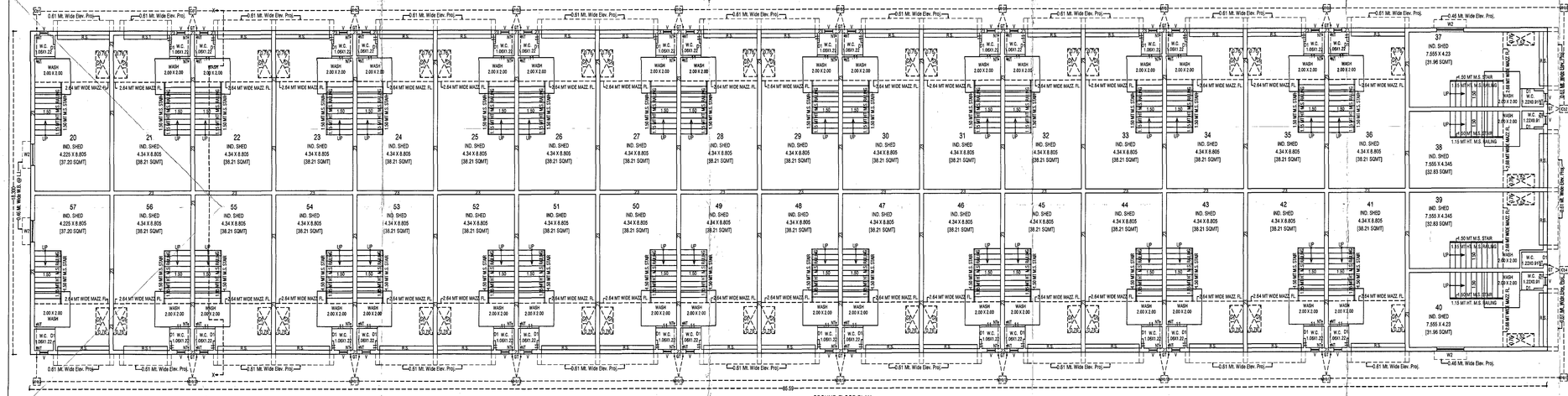
No 89
8 MAR 2019

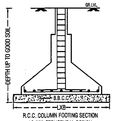
Assistant Town Planner
Ahmedabad Urban Development Authority

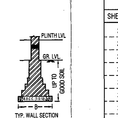
Senior Town Planner
Ahmedabad Urban Development Authority

AUTHORITY









CARPET AREA TABLE :-								IN SQMT
(GROUND FLOOR)				(MEZZANINE FLOOR)				
SHED NO.	GR.FL	SHED NO.	GR.FL	SHED NO.	MAZZ.FL	SHED NO.	MAZZ.FL	
20	37.20	39	41.82	20	11.15	39	9.84	
21	38.21	40	41.82	21	11.46	40	9.58	
22	38.21	41	38.21	22	11.46	41	11.46	
23	38.21	42	38.21	23	11.46	42	11.46	
24	38.21	43	38.21	24	11.46	43	11.46	
25	38.21	44	38.21	25	11.46	44	11.46	
26	38.21	45	38.21	26	11.46	45	11.46	
27	38.21	46	38.21	27	11.46	46	11.46	
28	38.21	47	38.21	28	11.46	47	11.46	
29	38.21	48	38.21	29	11.46	48	11.46	
30	38.21	49	38.21	30	11.46	49	11.46	
31	38.21	50	38.21	31	11.46	50	11.46	
32	38.21	51	38.21	32	11.46	51	11.46	
33	38.21	52	38.21	33	11.46	52	11.46	
34	38.21	53	38.21	34	11.46	53	11.46	
35	38.21	54	38.21	35	11.46	54	11.46	
36	38.21	55	38.21	36	11.46	55	11.46	
37	41.82	56	38.21	37	9.58	56	11.46	
38	41.82	57	37.20	38	9.84	57	11.15	
		TOTAL	1464.40			TOTAL	427.86	

PORTABLE FIRE EXTINGUISHERS :- (AS PER C.G.D.C.R. CL. NO. 22.23)

ONE UNIT OF 9 KG. DRY CHEMICAL POWDER (DCP), ONE UNIT OF 4.5 Kg OF CO2 SHALL BE PROVIDED FOR EVERY 1000 SQMTS. OF BUILT-UP AREA AT EACH FLOOR.

NOTE:-
* ALL DIMENSIONS ARE IN METRE.
* ALL EXTERNAL WALLS AREA AS PER NBC & IS SPECIFICATION.
* ALL INTERNAL WALLS ARE OF 0.11 Th. BRICK.
* THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
* ALL PARAPET WALLS ARE OF 1.15 Mt.
* 0.10 Ø cl PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
* 0.07 Ø cl PIPE WITH V.P. SHALL BE PROVIDED FOR BATH & KITCHEN.
* DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE LVL. TO G.F. LVL.
* LIFT CARRING CAPASITY MINIMUM 6 PERSONS.

SANITARY AREA CALC:-

TOTAL FLOOR AREA = 4221.52
REQ. 1 USERS FOR EACH 25 SQMT FL.AREA
4221.52 SMT/ 25 = 168.86 SAY 169 USERS
REQ. 1 W.C. PER GENDER
PER 50 PERSON & 1 URINAL
REQ. 4 W.C. PER GENDER & 4 URINAL
PROVI. 71 W.C.(1 W.C. PROVIDE IN EVERY DNT)
REQ. 25 % GENERAL SANITARY
REQ. 1 W.C. PER GENDER & 1 URINAL
& 1 PHYSICAL HANDICAP TOILET
PROVI. 1 W.C. PER GENDER & 1 URINAL (SHED NO.- 1 & 39 & 76)
& 1 PHYSICAL HANDICAP TOILET (SHED NO.-1)

PROPOSED PLAN SHOWING IND.BUILDING ON SUB PLOT.NO.:- 2 OF F.P.NO.:- 131, O.P. NO.:-131 OF OLD BLOCK NO.:-213+215,(NEW NO.:-1013+1027) DRAFT T.P.S. NO.:- 117 (KATHWADA), AT:- KATHWADA , TA :- DASCORI , DIST :- AHMEDABAD. SHEET NO.:- 3/4

SCALE :- 1 CM = 1.00 MT. ZONE : INDUSTRIAL ZONE GENERAL (I.G.) USE :-IND. SHED BLOCK - B (20 TO 57)

AREA TABLE :-	(IN SQMT)
PROPOSED BUILT UP AREA ON GROUND FLOOR	1566.29
PROPOSED BUILT UP AREA ON MEZZANINE FLOOR	492.26
TOTAL BUILT UP AREA	2058.55
PROPOSED F.S.I. AREA ON GROUND FLOOR	1566.29
PROPOSED F.S.I. AREA ON MEZZANINE FLOOR	492.26
TOTAL F.S.I. AREA	2058.55

ધારાધોરણ સાથે સુસંગત
ચકાસણી કરવામાં આવે છે.
આસીસ્ટન્ટ ટી.પી.ઓ.

TENAMENT AND FLOOR AREA TABLE :- IN SQMT

FLOOR	USE	EQ.TENA	FLOOR AREA (SMT)
GR. FL	IND.SHED	38	1464.40
MAZZ.FL	IND.SHED	38	427.86
TOTAL		38	1892.26

BUILT UP & F.S.I. AREA CALC:- IN SQMT

GROUND FLOOR:
95.59 X 16.30 = 1566.29 SQMT
B.A. ON GR. FLOOR = 1566.29 SQMT

MEZZANINE FLOOR:
[A] 77.805 X 2.87 X 2 = 446.60 SQMT
[B] 2.495 X 18.30 = 45.66 SQMT
TOTAL B.A. ON MEZZ. FLOOR = 492.26 SQMT

OPENING SCHEDULE :-

R.S. = 3.04 X 2.74	D1 = 0.89 X 2.13	W2 = 1.22 X 1.68		
R.S.1 = 2.34 X 2.74	W = 3.04 X 1.68	W3 = 0.76 X 1.68		
D = 0.76 X 2.13	W1 = 2.34 X 1.68	V = 0.46 X 0.61		

COLOUR NOTE:-
PROP.WORK
PROP.DRAIN

CERTIFICATE:- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND ROAD LINE PORTION.

NOTE:- ALL OUTER SIDE & INSIDE WALL ARE AS PER INDIAN NATIONAL BUILDING CODE & I.S. SPECIFICATION.

PARAPET:- PARAPET WALL AND HANDWALLS PROVIDED ON THE EDGES OF THE ROOF, TERRACE, BALCONY, ECT. SHALL NOT BE LESS THAN 1.15 MTS. FROM THE FINISHING FLOOR LEVEL AND MORE THAN 1.3 MTS. HEIGHT ABOVE THE UNFINISHED FLOOR LEVEL.

NO ROOF OR TERRACE ABUTTING ON A PUBLIC STREET SHALL BE CONSTRUCTED WITHOUT PROVIDING SUFFICIENT NUMBER OF DOWNTAKE PIPES AND SUCH PIPES SHALL BE SO FIXED AS TO DISCHARGE THE RAINWATER AT A LEVEL NOT HIGHER THAN 0.6 METRE ABOVE THE STREET LEVEL.

MOSQUITO_PROOF WATER TANK:- WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO-PROOF CONDITION, BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THEN 1.50 MTS. IN HEIGHT SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI-MALARIA STAFF.

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* 0.60 MT. WIDE W.S. PROJ. AT LIN.LVL.
* ONE LETTER BOX PROVIDED @ GR. LEVEL FOR EACH UNIT.

OWNER

Yogi Developers
AUDA DEV. LIC. No. 00928
Partner, Harshadbhai L. Sindhav
8, Parmeshwar Bunglows, Ranip, Ahmedabad.
DEVELOPER

Rohit B. Prajapati
AUDA/COW-1/LIC No. 645
3, Sadguru Homes,
New Nikol, Ahmedabad.
C.O.W.

Rohit B. Prajapati
AUDA/ENG./LIC No. 932
3, Sadguru Homes,
New Nikol, Ahmedabad
ENGINEER

Jayesh D. Desai
AUDA/SD-1/LIC No. 241
69, Swami Akhandanand Society,
Ghatlodiya, Ahmedabad
STR. ENGINEER

ભાવ સંમતિ :
પ્રિમિયમ ચો.મી.દીઠ રોકડેથી કેટલા ટકા અથવા
ની સાથેના તથા સંબંધના તમામ વિગતોના કોષ્ટક
(અર્બન એન્ડ-૧૯૯૦) તથા ગિનિયર એપ્રુઝલીમિટ ઉપર
દર્શાવ્યા પ્રમાણે મુજબ રાજકોટ સાથેની સરખામણી કરી તે
અનુસાર અરજદારે જમીન માલિકી સરકારના હોવાથી
ચુકવવું રહેશે.

ભાવ સંમત :
તાઇનાર્ડ સુધરાયમાં આવેલ કામના
પ્લોટનો ઉપર જણ્યા મુજી સદર જમીનની
માલિકી સોસાયટી હોવાથી સોસાયટીની જ
થાય તથા તુટી કોમન પ્લોટનો ઉપયોગ /
માલિકી સરકારીની રહેશે.

ભાવ સંમત :
વિકાસ પરવાનગી મેળવેલ હોવાથી ઉપર મુજબ
લખેલ પ્લોટમાં પ્રસ્તાવિત વેચાણ (લાગુ પડતા) કરેલ જેમાં
કોઇ ફેરફારી કરવામાં આવશે તો ટાઉનપ્લાનિંગ
ઓફિસરની જાણ કરી ફરીથી તે પ્રમાણેની પરવાનગી
વિકાસ પરવાનગી મેળવવી રહે. તે પરવાનગી પરવાનગીના
વિકાસ કામના સમયમાં અમલમાં હોવી જરૂરી રહેશે.

ભાવ સંમત
તા.....
આ તેમજ માલિક કોર્પોરેશનનું
કાર્યરોકટર તથા મુખ્ય એન્જીનીયરે આપેલ
સૂચનાઓ પ્રમાણે ફેરફાર કરવામાં આવેલ
પ્લાન મંજુરીનું રહેશે.

ભાવ સંમત
મંજુર કરેલ નકશાઓની નકલમાં જે જે
ફેરફાર થઇ પરિવર્તન કરવામાં આવેલ
હોય તે પરિવર્તન કરવાનો રહેશે

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

The permission is valid only in the BP/TPS remains unaltered and furtiner that the permission shall stand revoked as seen as there is change in BP/TPS with reference to the land under reference.

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

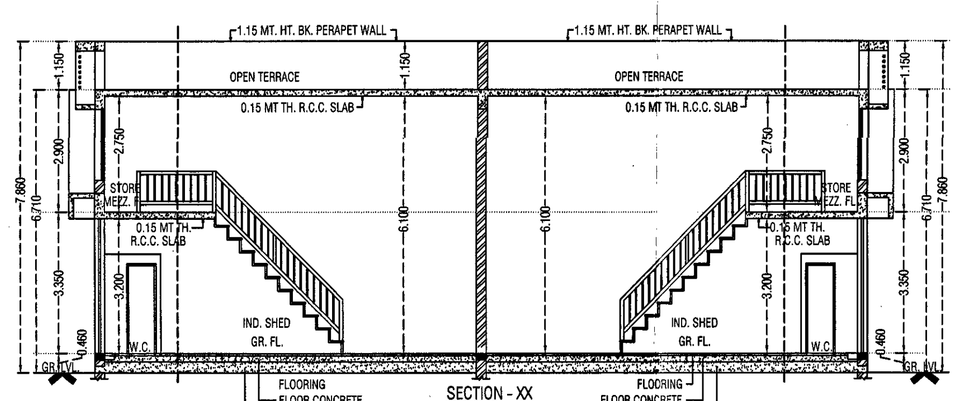
DISPATCH BY

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRN 4914/2019
Daied.....

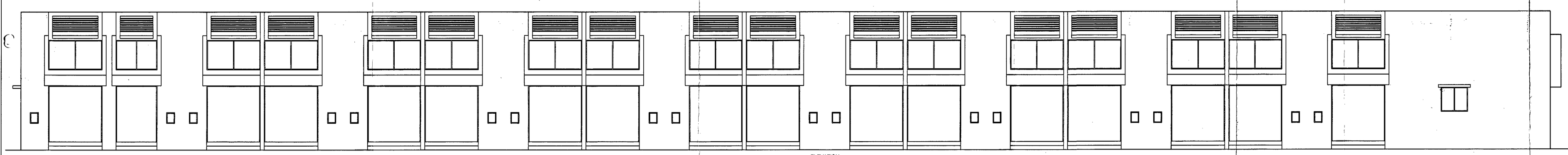
Note Approved by C.E.A
No 89 / 8 MAR 2019

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

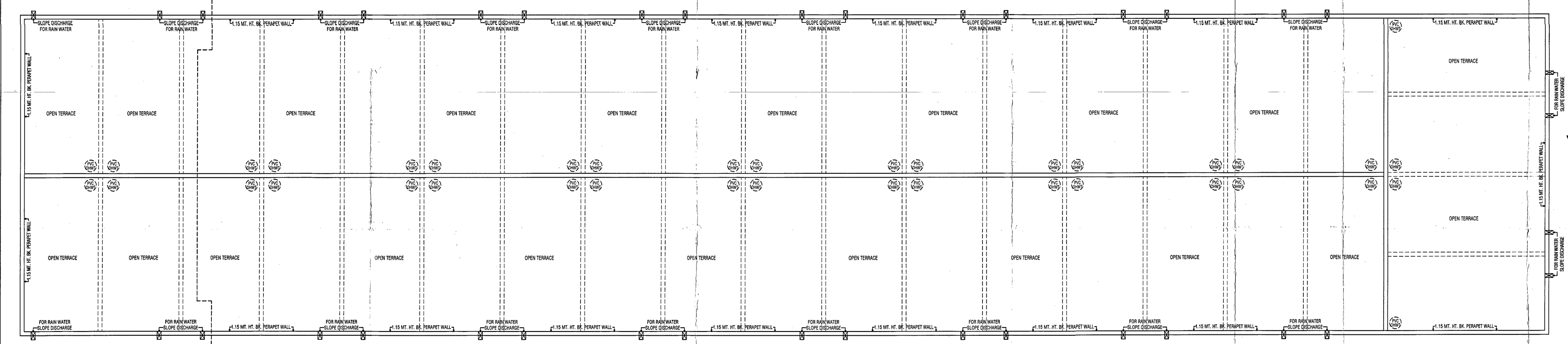
Senior Town Planner
Ahmedabad Urban Develnement Authority
Ahmedabad.
AUTHORITY



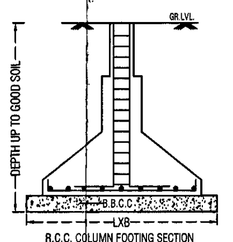
SECTION - XX



ELEVATION



OPEN TERRACE PLAN



TYP. WALL SECTION
FOR 0.23 THK. WALL

PORTABLE FIRE EXTINGUISHERS :- (AS PER C.G.D.C.R. CL. NO. 22.22.2)
ONE UNIT OF 5 KG. DRY CHEMICAL POWDER (DCP), ONE UNIT OF 4.5 kg CO2 SHALL BE PROVIDED FOR EVERY 1000 SQMTS. OF BUILT-UP AREA AT EACH FLOOR.

NOTE:-
* ALL DIMENSIONS ARE IN METRE.
* ALL EXTERNAL WALLS AREA AS PER NBC & IS SPECIFICATION.
* ALL INTERNAL WALLS ARE OF 0.11 Th. BRICK.
* THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
* ALL PARAPET WALLS ARE OF 1.15 Ht.
* 0.10 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
* 0.07 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR BWP & KITCHEN.
* DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE LVL. TO G.F. LVL.
* LIFT CARRING CAPASITY MINIMUM 6 PERSONS.

SANITARY AREA CALC:-

TOTAL FLOOR AREA = 4221.52
REQ. 1 USERS FOR EACH 25 SQMT FLAREA
4221.52 SMT/ 25 = 168.86 SAY 169 USERS
REQ. 1 W.C. PER GENDER
PER 50 PERSON & 1 URINAL
REQ. 4 W.C. PER GENDER & 4 URINAL
PROVI. 71 W.C.(1 W.C. PROVIDE IN EVERY UNIT)
REQ. 25 % GENERAL SANITARY
REQ. 1 W.C. PER GENDER & 1 URINAL
& 1 PHYSICAL HANDICAP TOILET
PROVI. 1 W.C. PER GENDER & 1 URINAL (SHED NO.- 1 & 39 & 78)
& 1 PHYSICAL HANDICAP TOILET (SHED NO.-1)

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
હેઠે નોંધ કરાવેલ છે.
અસીસ્ટન્ટ / ક્લાર્ક

ખાસ સરત :
વિકાસ પરવાનામાં મંજૂર થયેલ બાંધકામ બાબતે મુકવા રૂપે વિકાસ પરવાનામાં મંજૂર થયેલ નકશાઓ પૈકીના કોઈ નકશો કોર્ટ દ્વારા રદ્દ કરવામાં આવશે તો તે બાંધકામ કાયદેસર પરિસ્થિતિમાં નહિ ગણાશે કારણ કે તે નકશાઓનું પ્રમાણપત્ર વિકાસ પરવાનામાં મુકવામાં છે તે નકશાઓનું પ્રમાણપત્ર મેળવ્યા બાદજ બાંધકામ શરૂઆતનું બાંધકામ કરવાનું રહેશે.

ખાસ નોંધ :
ફ્લેટ દીઠ-ચાર્જેબલ એરિયા કોમન પ્લોટ દીઠ તથા અલગ અલગ સંખ્યા એરિયાના ચિત્રોદર્શક કોષ્ટક (સમાવેશ-૨૪૬૬) તથા સિમેંટ કોન્ક્રીટનીકેની કેમ વધુ ઓફ-પ્લાન્ટ મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જરૂરીત મંજૂરિ સ્થળપર બાંધકામ કરવાનું રહેશે.

વધારાના ફ્લેટ માટે વેચાણ થયા બાદ બાંધકામ પૂર્ણ કરતાં પહેલા નિયમાનુસાર અરજી કરી પ્રમાણપત્ર મેળવવાનું રહેશે.

PROPOSED PLAN SHOWING IND.BUILDING ON SUB PLOT NO.:- 2 OF F.P.NO :- 131, O.P. NO.:-131 OF OLD BLOCK NO.:-213+215,(NEW NO.:-1013+1027) DRAFT T.P.S. NO.:- 117 (KATHWADA), AT:- KATHWADA , TA :- DASCORI , DIST :- AHMEDABAD.

TERRACE PLAN,SECTION & FRONT ELEVATION | SHEET NO.:- 4/5

SCALE :- 1 CM = 1.00 MT | ZONE : INDUSTRIAL ZONE GENERAL (I.G.) | USE :-IND. SHED | BLOCK - B (20 TO 57)

COLOUR NOTE:-
PROP.WORK
PROP.DRAIN

OPENING SCHEDULE

R.S.	=	3.04 X 2.74	D1	=	0.69 X 2.13	W2	=	1.22 X 1.68
R.S.1	=	2.34 X 2.74	W	=	3.04 X 1.68	W3	=	0.79 X 1.68
D	=	0.76 X 2.13	W1	=	2.34 X 1.68	V	=	0.46 X 0.61

CERTIFICATE :- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND ROAD LINE PORTION.

NOTE :- ALL OUTER SIDE & INSIDE WALL ARE AS PER INDIAN NATIONAL BUILDING CODE & I.S. SPECIFICATION.
PARAPET :- PARAPET WALL AND HANDRAILS PROVIDED ON THE EDGES OF THE ROOF, TERRACE, BALCONY, ECT. SHALL NOT BE LESS THAN 1.15 MTS. FROM THE FINISHING FLOOR LEVEL AND MORE THAN 1.3 MTS. HEIGHT ABOVE THE UNFINISHED FLOOR LEVEL.
NO ROOF OR TERRACE ABUTTING ON A PUBLIC STREET SHALL BE CONSTRUCTED WITHOUT PROVIDING SUFFICIENT NUMBER OF DOWNTAKE PIPES AND SUCH PIPES SHALL BE SO FIXED AS TO DISCHARGE THE RAINWATER AT A LEVEL NOT HIGHER THAN 0.6 METRE ABOVE THE STREET LEVEL.
MOSQUITO_PROOF WATER TANK:- WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO-PROOF CONDITION. BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THEN 1.50 MTS. IN HEIGHT SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI-MALARIA STAFF.

DRAINAGE CERTIFICATE :- THE DEPTH POSITION EXI. MUNI. MH. IS CHECKED & VERIFIED PERSNALLY BY ME ON SITE PREMISES CAN GET CONNECTION AS SHOWN IN PLAN.

GENERAL NOTE :-
* 0.10 MT. DIA. C.I.P. WITH V.P. SHALL BE PROVI. FOR W.C. & TOILET.
* EXTERNAL WALLS ARE TO BE AS PER IN B.C. CODE & I.S. SPECIFICATION & INTERNAL WALLS ARE 0.11 MT. BRICK PARTITION WALL.
* 0.60 MT. WIDE W.S. PROJ. AT LIN.LVL.
* ONE LETTER BOX PROVIDED @ GR. LEVEL FOR EACH UNIT.

OWNER

Yogi Developers
AUDA DEV. LIC. No. 00928
Partner, Harshadbhai L. Sindhav
8, Parmeshwar Bunglows, Naranpura, A'bad.
DEVELOPER

Rohit B. Prajapati
AUDA/COW-1/LIC No. 645
3, Sadguru Homes,
New Nikol, Ahmedabad
C.O.W.

Rohit B. Prajapati
AUDA/ENG./LIC No. 932
3, Sadguru Homes,
New Nikol, Ahmedabad.
ENGINEER

Jayesh D. Desai
AUDA/SD-1/LIC No. 241
89, Swami Akhandanand Society,
Ghatlodiya, Ahmedabad
SITE ENGINEER

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

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

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

The permission is valid only in the BP/TPS remains unaltered and furtner that the permission shall stand revoked as soon as there is change in BP/TPS with reference to the land under reference.

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

AHMEDABAD URBAN DEVELOPMENT AUTHORITY

DISPATCH BY

APPROVED
As amanded by Red (Celour) Subject to the condition as mentioned in this office Letter PRM No. 28 / 1 / 2019
Dated.....

Note Approved by C.E.A

No 89 Dt. 18 MAR 2019

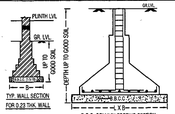
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

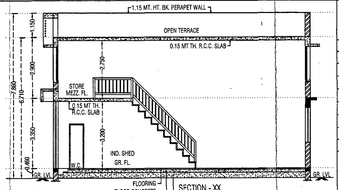
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.
AUTHORITY

PORTABLE FIRE EXTINGUISHERS :- (AS PER C.G.D.C.R. CL. NO. 22.22.1)

ONE UNIT OF 5 KG. DRY CHEMICAL POWDER (DCP), ONE UNIT OF 4.5 Kg OF CO. SHALL BE PROVIDED FOR EVERY 1000 SQMTS. OF BUILT-UP AREA AT EACH FLOOR.

NOTE :-
* ALL DIMENSIONS ARE IN METRE.
* ALL EXTERNAL WALLS AREA AS PER MBC & IS SPECIFICATION.
* ALL INTERNAL WALLS ARE OF 0.11 Th. BRICK.
* THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
* ALL PARAPET WALLS ARE OF 1.15 Mt.
* 0.10 Ø C I PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
* 0.07 Ø C I PIPE WITH V.P. SHALL BE PROVIDED FOR BATH & KITCHEN.
* DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE LVL. TO G.F. LVL.
* LIFT CARRING CAPASITY MINIMUM 6 PERSONS.





PROPOSED PLAN SHOWING IND.BUILDING ON SUB PLOT NO.:- 2 OF F.P.NO.:- 131, O.P. NO.:-131 OF OLD BLOCK NO.-213+215,(NEW NO.:-1013+1027) DRAFT T.P.S. NO.:- 117 (KATHWADA), AT.:- KATHWADA , TA. :- DASCOIR , DIST :- AHMEDABAD.

SHEET NO.:- 5/5

SCALE – 1 CM = 1.00 MT	ZONE : INDUSTRIAL ZONE GENERAL (I.G.)	USE :-IND. SHED	BLOCK - C (58 TO 76)

AREA TABLE :-	IN SQMT
PROP. BUILT UP AREA ON GROUND FLOOR	925.23
PROP. BUILT UP AREA OF MAZZANINE FLOOR	286.12
TOTAL BUILT UP AREA	1211.35
PROP. F.S.I. AREA ON GROUND FLOOR	925.23
PROP. F.S.I. AREA OF MAZZANINE FLOOR	286.12
TOTAL F.S.I. AREA	1211.35

BUILT UP & F.S.I. AREA CALC:- IN SQMT

GROUND FLOOR			MEZZANINE FLOOR		
85.99 X 10.81	=	925.23 SQMT	78.195 X 3.33	=	260.39 SQMT
TOTAL B.A & F.S.I. ON GR.FLOOR	=	925.23 SQMT	2.38 X 10.81	=	25.73 SQMT
			TOTAL B.A & F.S.I. ON MEZZ. FLOOR	=	286.12 SQMT

COLOUR NOTE:-

PROP WORK : PROP DRAIN

TENAMENT & FLOOR AREA TABLE :-

FLOOR	USE	EQ.TENA.	TOTAL (SMT)	SMT
GR. FL.	IND.SHED	19	839.76	
MAZZ. FL.	STORE	-	251.63	
TOTAL	-	19	1091.39	

OPENING SCHEDULE

R.S.	= 3.04 X 2.74	W	= 3.04 X 1.68
R.S.-1	= 2.24 X 2.74	W1	= 2.24 X 1.68
D	= 0.89 X 2.13	W2	= 1.52 X 1.68
D1	= 0.91 X 2.13	V	= 0.46 X 0.61

CERTIFICATE :- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND ROAD LINE PORTION.

NOTE :- ALL OUTER SIDE & INSIDE WALL ARE AS PER INDIAN NATIONAL BUILDING CODE & I.S. SPECIFICATION.

PARAPET :- PARAPET WALL AND HANDRAILS PROVIDED ON THE EDGES OF THE ROOF, TERRACE, BALCONY, ECT. SHALL NOT BE LESS THAN 1.15 MTS. FROM THE FINISHING FLOOR LEVEL AND MORE THAN 1.3 MTS. HEIGHT ABOVE THE UNFINISHED FLOOR LEVEL.

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MOSQUITO_PROOF WATER TANK:- WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO-PROOF CONDITION. BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THEN 1.00 MTS. IN HEIGHT SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI-MALARIA STAFF.

DRAINAGE CERTIFICATE :- THE DEPTH POSITION EXI. MUNI. MH. IS CHECKED & VERIFIED PERSNALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN.

GENERAL NOTE :-
* 0.15 MT. DIA C.I.P. WITH V.P. SHALL BE PROVI. FOR W.C. & TOILET.
* EXTERNAL WALLS ARE TO BE AS PER N.B.C. CODE & I.S. SPECIFICATION & INTERNAL WALLS ARE 0.11 MT. BRICK PARTITION WALL
* 0.60 MT. WIDE W.S. PROJ. AT LIN.LVL.
* ONE LETTER BOX PROVIDED @ GR. LEVEL FOR EACH UNIT.

CARPET AREA TABLE :-			IN SQMT
SHED NO.	GROUND FLOOR	MAZZ. FL.	
58	46.94	14.06	
59	48.13	14.42	
60	48.13	14.42	
61	48.13	14.42	
62	48.13	14.42	
63	48.13	14.42	
64	48.13	14.42	
65	48.13	14.42	
66	48.13	14.42	
67	48.13	14.42	
68	48.13	14.42	
69	48.13	14.42	
70	48.13	14.42	
71	48.13	14.42	
72	48.13	14.42	
73	48.13	14.42	
74	23.36	7.01	
75	24.15	7.25	
76	23.36	7.01	
TOTAL	839.76	251.63	

SANITARY AREA CALC:-

TOTAL FLOOR AREA = 4221.52
REQ. 1 USERS FOR EACH 25 SQMT FL.AREA
4221.52 SMT/ 25 = 168.86 SAY 169 USERS
REQ. 1 W.C. PER GENDER PER 50 PERSON & 1 URINAL
REQ. 4 W.C. PER GENDER & 4 URINAL
PROVI. 71 W.C.(1 W.C. PROVIDE IN EVERY UNIT)
REQ. 25 % GENERAL SANITARY
REQ. 1 W.C. PER GENDER & 1 URINAL & 1 PHYSICAL HANDICAP TOILET
PROVI. 1 W.C. PER GENDER & 1 URINAL (SHED NO.- 1 & 39 & 76) & 1 PHYSICAL HANDICAP TOILET (SHED NO.-1)

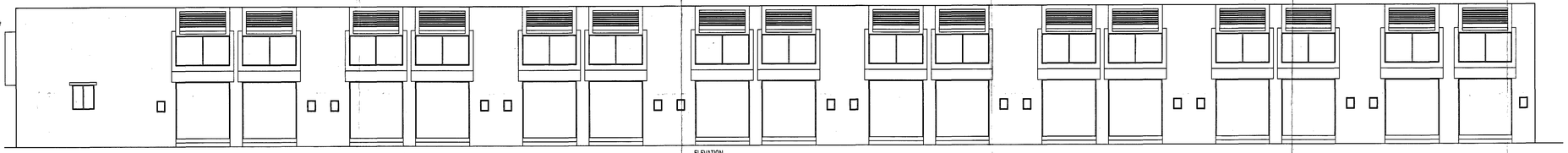
OWNER

Yogi Developers
AUDA DEV. LIC. No. 00928
Partner, Harshadbhai L. Cindhav
8, Parmeshwar Banglows, Karoli, Ahmd.
DEVELOPER

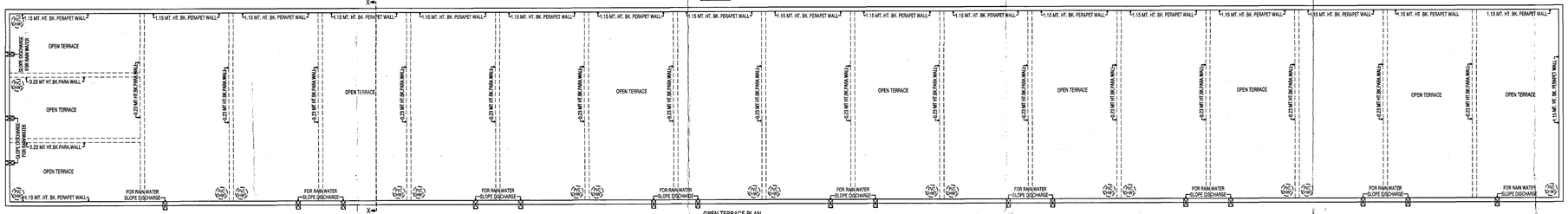
Rohit B. Prajapati
AUDA/COW-1/LIC No. 645
3, Sadguru Homes,
New Nikol, Ahmedabad
C.O.W.

Rohit B. Prajapati
AUDA/ENG./LIC No. 932
3, Sadguru Homes,
New Nikol, Ahmedabad
ENGINEER

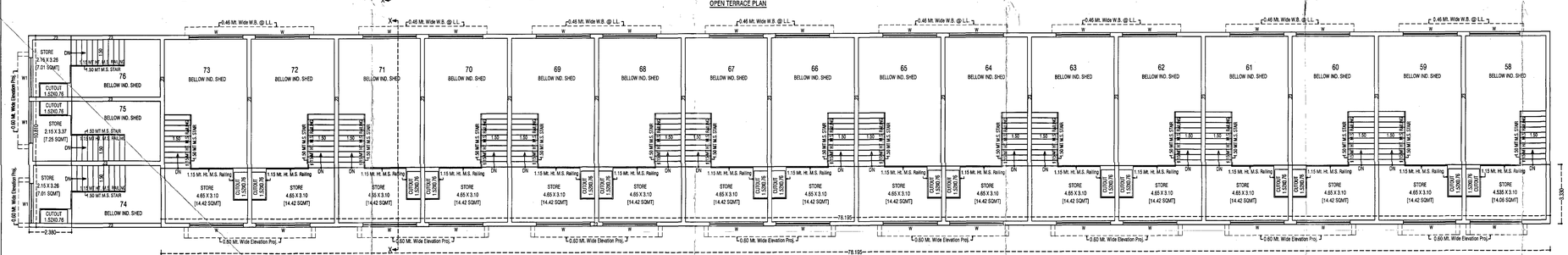
Jayesh D. Desai
AUDA/SD-4/LIC No. 241
69, Swami Akhandanand Society,
Ghatlodiya, Ahmedabad
STR. ENGINEER



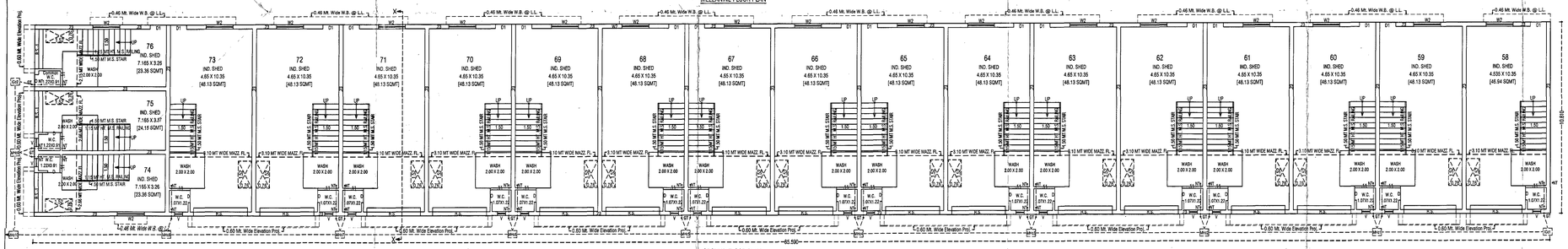
ELEVATION



OPEN TERRACE PLAN



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

પ્રથમ સરત
મંજુર કરેલ નકશાઓની નકલનો જ લેઆઉટ પર અમલ કરવાનો રહેશે

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

પ્રથમ સરત :
કોર્પોરેશન ટી.પી.સ્કીમ વિસ્તારમાં આવેલ જમીનો માટે તા.૧૩/૧૧/૨૦૦૬ પછી રજાચિઠ્ઠી આપવામાં આવેલ હોય તે જમીનોમાં ટી.પી.સ્કીમ અનામત રસ્તાઓ સિવાયના રસ્તાઓ માટે જરૂર પડે તો જમીનમાલિકે વગર વળતરે રસ્તા સોંપવાના રહેશે.

પ્રથમ સરત :
નકશામાં સૂચવવામાં આવેલ કામના પ્લોટનો ઉલટો ન થતો હોય તેટલી સરત જગ્યાનો માલિકી સોસાયટી સોસાયટીઓની હોય તો સામુહિક માલિકી ધોરણે પ્લોટનો ઉલટો / માલિકી બદલાઇ શકશે.

પ્રથમ સરત :
ટી.પી.સ્કીમ અનામત રસ્તાઓ સિવાયના રસ્તાઓ માટે જરૂર પડે તો જમીનમાલિકે વગર વળતરે રસ્તા સોંપવાના રહેશે.

પ્રથમ સરત :
ગુ.મ.પા.અ.ની જોગવાઈ મુજબ ફાળવવામાં આવેલ જમીનનો ઉલટો કરી શકાશે નહિ.

પ્રથમ સરત :
મંજુર કરેલ નકશાઓની નકલનો જ લેઆઉટ પર અમલ કરવાનો રહેશે

The permission is valid only in the U.T./TPS remains unaltered and further, that the permission shall stand revoked as soon as there is change in R/T/TPS with reference to the land under reference.

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

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in this office Letter PRR No. 431/2019 Dated.....

Note Approved by C.E.A

DISPATCH BY

No 89

18 MAR 2019

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad