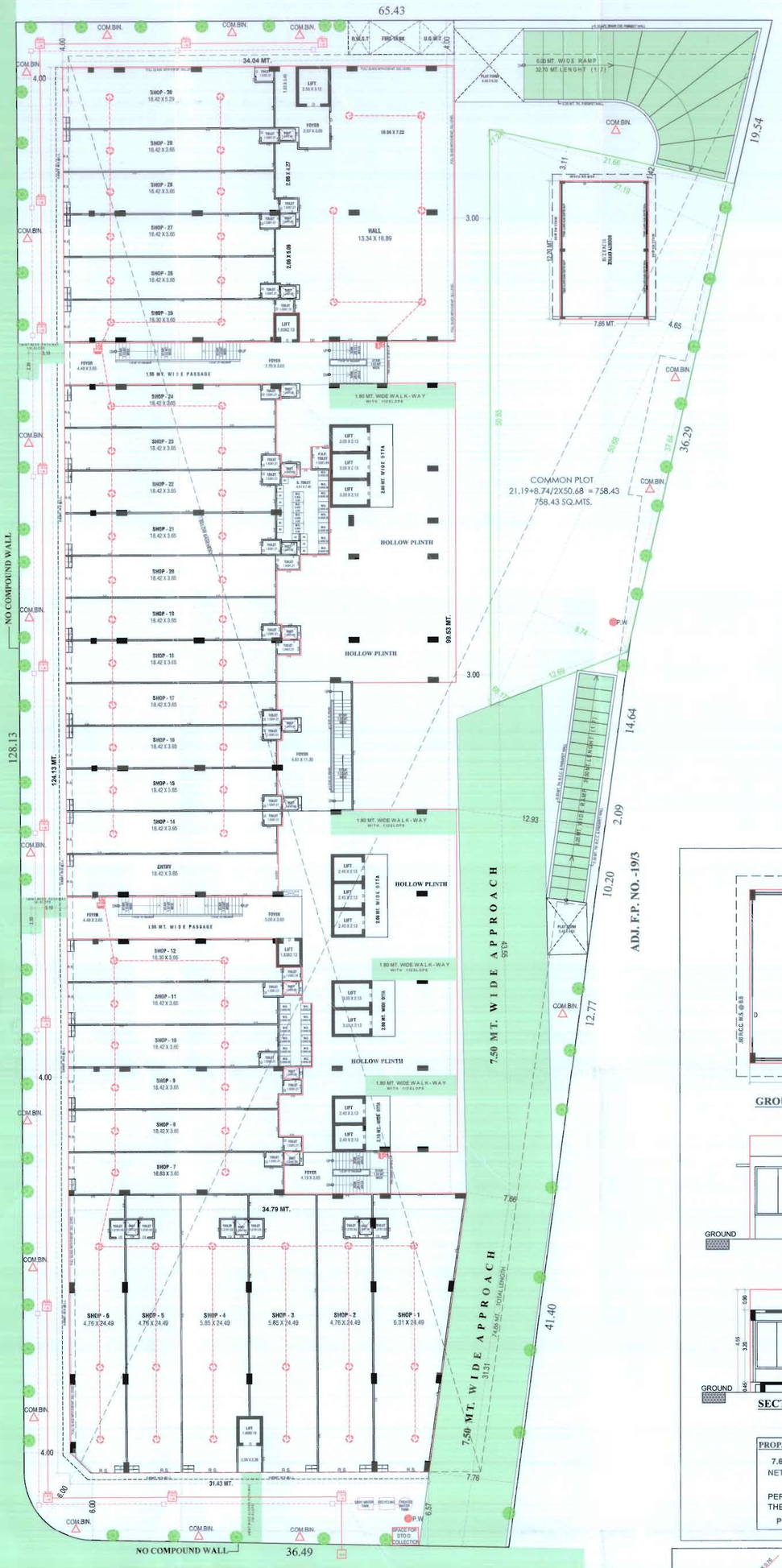


LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

NOTES :

C.G.D.C.R.V.- 2017 (DT.- 15/01/2019)

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA 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 VERIFYIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.- 2017. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND OF C.G.D.C.R. -2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017.
- LETTER BOX FOR SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 13.8.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEIDED AS PER THE CLAUSE NO. 17.2 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO.17.5 OF C.G.D.C.R.- 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO - 19 OF C.G.D.C.R.- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017. AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.- 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.15. OF C.G.D.C.R.- 2017.

SANITATION FACILITY (SHOPS & OFFICE)

F.S.I. AREA ON SHOP & OFFICE (TOTAL) :- 15871.07 SQ. MTS.

4 SQ. MTS. = 1 PERSON
15871.07 SQ. MTS. = 3967.77 PERSON SAY 3968 PERSON
1984 MALES PERSON & 1984 FEMALES PERSON

REQUIRED SANITATION

NO OF USER	URINAL	MALE W.C.	FEMALE W.C.
100	4	4	4
101 TO 500	8	8	8
501 TO 663	2	2	2
TOTAL	14	14	14

COMMON SANITARY @0.25%

NO OF USER	URINAL	MALE W.C.	FEMALE W.C.
REQUIRED	4	4	4

REQ. 1 D.P. TOILET

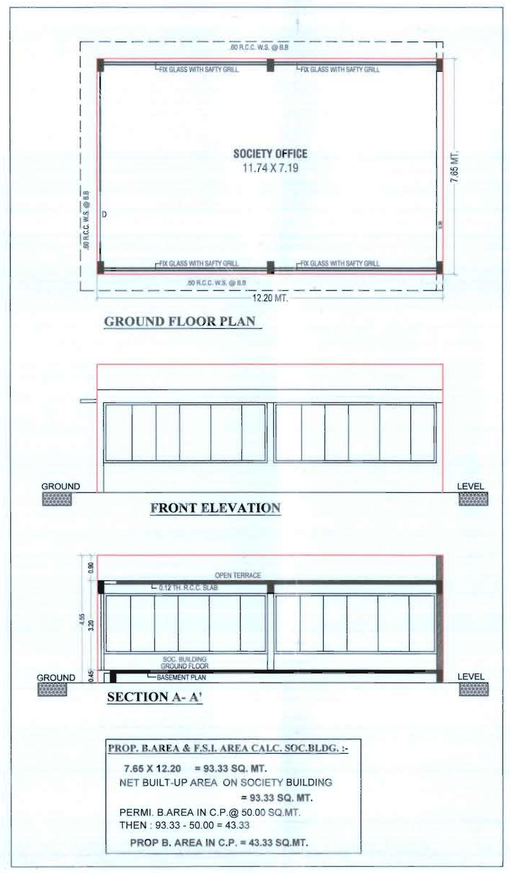
PROVIDED SANITATION

TOTAL PROVIDED 60 TOILET IN SHOPS + 126 TOILET IN OFFICE
PROVIDED COMMON SANITATION 12 TOILET PER GENDER & 1 PH TOILET

LIFT CALCULATION

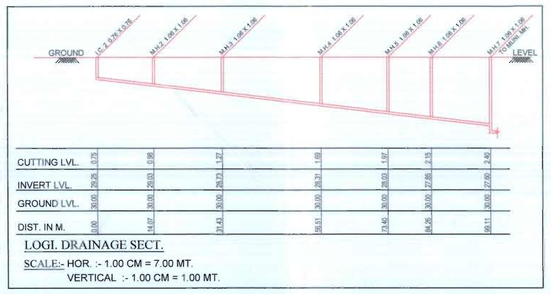
TOTAL BUILT UP AREA = 34921.73 SQ.MT.
LESS BUILT UP AREA
(5762.16+5617.09+1088.84+2969.27+3835.90+3613.70+3613.70+2787.00
2646.47+2458.59+290.97+194.71+43.33)
34921.73 - 23415.97 = 11505.76(LESS 1st+2nd basement to2nd&st.cabin+lift ma.nm)

NET BUILT UP AREA FOR LIFT CALC = 11505.76 SQ.MT.
REQD. LIFT PER 1000 SQMT. 1 NO. 6 PERSON
= 11505.76 /1000 = 11.51 NO. SAY 12 NO.LIFT OF 6 PERSON
PROP LIFT = 14 NO. & EACH 6 PERSON CAPACITY

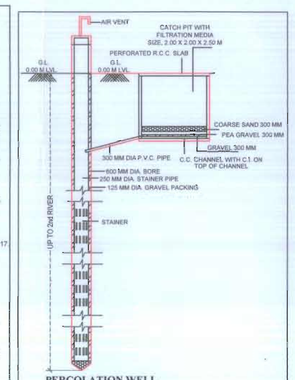


PROP. B.AREA & F.S.I. AREA CALC. SOC.BLDG. :-

7.65 X 12.20 = 93.33 SQ. MT.
NET BUILT-UP AREA ON SOCIETY BUILDING
= 93.33 SQ. MT.
PERMI. B.AREA IN C.P.@ 50.00 SQ.MT.
THEN : 93.33 - 50.00 = 43.33
PROP B. AREA IN C.P. = 43.33 SQ.MT.

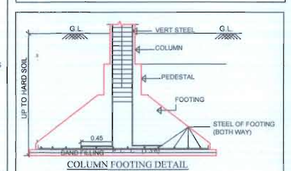


LOGI. DRAINAGE SECT.
SCALE:- HOR. :- 1.00 CM = 7.00 MT.
VERTICAL :- 1.00 CM = 1.00 MT.



PERCOLATION WELL

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



COLUMN FOOTING DETAIL
(AS PER STR. DESIGNER)
SCALE :- NOT TO SCLAE

1. HYDRANT SYSTEM:

ON/OFF switches located near the house reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - corner.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premisses where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level. The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:

Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have three extinguishers installed.

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged. The Riser/Down-corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :

A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent (auto glow) signagers should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10.INDIVDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering, Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

COMMON PLOT AREA CALC :-

21.19+8.74/2X50.68 = 758.43
NET COMMON PLOT AREA
= 758.43 SQ. MT.

TREE PLANTETION

PLOT AREA :- = 7038.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(7038.00 X 5) / 200 = 175.95 TREE SAY 176 TREES
PROVI. 176 TREES

REQ. PERCOLATING WELL

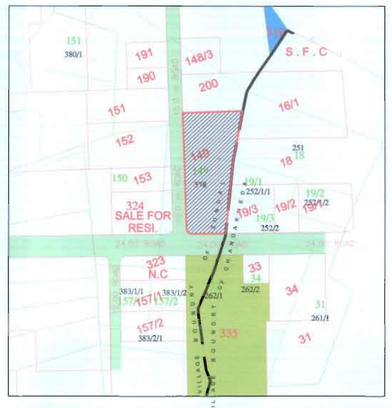
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 7038.00 SQ. MTS.
7038.00 / 4000.00 = 1.76 SQ. MTS.
PROVI. 2 PERCO. WELL.

COMM.BIN AREA CALCULATION :-

(COMMERCIAL) - DUST BIN REQUIRD 20 LTS/100SQ.MTS.
TOTAL F.S.I. AREA = 19924.40 SQ.MT
100 SQ. MTS FL. AREA / 20 LTS.
19002.26 SQ.MTS / 3800.45 LTS.= 47.41 SAY 48
TOTAL PROVI. 3840.00 LTS. (80 X 48)

MOSQUITO - PROOF WATER TANK :-

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



N
KEY PLAN
SCALE 1.00cm=20.00mts.

LAY-OUT PLAN — SHEET NO:- 1/9

LAY OUT PLAN SHOWING PROP. COMMERCIAL BUILDING ON ON F.P.NO.- 149 OF T.P.S.NO.- 69, (CHANDKHEDA - ZUNDAL - TRAGAD) (R.S.NO.-378, O.P.NO.-149), MOJE:-ZUNDAL, TAL:- GANDHINAGAR, DIST.:-AHMEDABAD

SCALE:-1.00cm=1.00mts. — USE :COMMERCIAL
ZONE : RESIDENCE-I (R1) — (MERCANTILE-1)

AREA TABLE — SQ. MTS.

PLOT AREA OF F.P. NO :- 149	= 7038.00
COMMON PLOT REQD. @ 10% OF PLOT	= 703.80
COMMON PLOT PROVIDED	= 758.43
TOTAL PROP. BUILT- UP AREA ON GROUND FL.	= 4058.11
OPEN PLOT	= 2979.89

BUILT-UP AREA TABLE — SQ.MTS.

PROPOSE BUILT UP AREA ON 1ST BASEMENT FL..	5762.16
PROPOSE BUILT UP AREA ON 2ND BASEMENT FL..	5617.09
PROPOSE BUILT UP AREA ON GROUND FL. [H.P.]...	1088.84
PROPOSE BUILT UP AREA ON GROUND FL. [S.P.]...	2969.27
PROPOSE BUILT UP AREA ON FIRST FLOOR.....	3835.90
PROPOSE BUILT UP AREA ON SECOND FLOOR.....	3613.70
PROPOSE BUILT UP AREA ON THIRD FLOOR.....	3613.70
PROPOSE BUILT UP AREA ON FOURTH FLOOR.....	2787.00
PROPOSE BUILT UP AREA ON FIFTH FLOOR.....	2646.47
PROPOSE BUILT UP AREA ON SIXTH FLOOR.....	2458.59
PROPOSE BUILT UP AREA ON STAIR CABIN FLOOR.....	290.97
PROPOSE BUILT UP AREA ON LIFT MA.RM.& O.H.W.T....	194.71
PROPOSE BUILT UP AREA ON SOCIETY OFFICE...	43.33
PROPOSE TOTAL BUILT UP AREA.....	34921.73

F.S.I. AREA TABLE — SQ.MTS.

PLOT AREA OF F.P. NO :- 149	7038.00
PERMI. F.S.I. AREA 1.1.8 (7038.00 X 1.8).....	12668.40
PERMI. CHARGABLE F.S.I. AREA 0.90% (7038.00 X 0.90)	6334.20
TOTAL PERMI. F.S.I. AREA + CHARGEBLE F.S.I. AREA	19002.60
PROPOSE F.S.I. AREA ON GROUND FLOOR (S.P.)	2925.36
PROPOSE F.S.I. AREA ON FIRST FLOOR.....	3336.12
PROPOSE F.S.I. AREA ON SECOND FLOOR.....	3124.18
PROPOSE F.S.I. AREA ON THIRD FLOOR.....	3068.59
PROPOSE F.S.I. AREA ON FOURTH FLOOR.....	2314.45
PROPOSE F.S.I. AREA ON FIFTH FLOOR.....	2179.89
PROPOSE F.S.I. AREA ON SIXTH FLOOR.....	2010.34
PROPOSE F.S.I. AREA ON SOCIETY OFFICE...	43.33
TOTAL PROPOSED F.S.I. AREA	19002.26
TOTAL USED CHARGABLE F.S.I. AREA(12668.40+19002.26)=6333.86	

FLOOR AREA TABLE

FLOOR	USE	TENA.	FL.AREA (SQ.MTS.)
1st BASEMENT	PARKING	--	------
2nd BASEMENT	PARKING	--	------
H.P.(G.F.)	PARKING	--	------
GR.(S.P.)	SHOP	30	2925.36
FIRST	SHOP/OFFICE	30+15	3336.12
SECOND	SHOP/OFFICE	30+15	3124.18
THIRD	HALL/GAMING ZONE	7+1	3068.59
FOURTH	OFFICE	42	2314.45
FIFTH	OFFICE	42	2179.89
SIXTH	OFFICE	42	2010.34
TOTAL	--	90+156+8=254	18958.93

R.C.C .STAIR DETAILS
WIDTH: 1.53 M. TREAD : 0.30 M. RISER : 0.15 M.

COLOUR NOTE :
PROP. WORK — ROAD — COM.BIN.
PROP. DRAINAGE — F.P. BOUNDRY — TREE
GRAY WATER DRAINAGE — SPRINKLER — P.W.
CHARGBLE F.S.I. AREA
E.C. HATCH

SHARMA PARAS D.
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Mobile No.:94263 19654
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STR. ENGINEER

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ENGINEER

Dilip R Patel
AUDA Registered
Eng. L/c No. 876
COW I L/c No. 599
CLERK OF WORKS

Dilip R Patel
AUDA R. No.-DEV-885
29 TULSI SOCIETY C.T.M. AHMEDABAD
SHREE RANG DEVELOER
DEVELOPERS

FOR. AAMRAKUNJ PROPERTY LTD.
Authorised Signatory / Director
OWNER

ખાસ નોંધ :-
કોમન પ્લોટ સે-સાર્વજનિક ટેનાર સેટીક કેક તથા સ્પાર્ક શ્રી સરજિત તથા સંસ્થા સેરાસણ સિનિયર કોડ (આર્ટ.સ્કૂલ-નરણપુરા) તથા નિર્ણિત એસ્ટ્રાનોમિકલ કેન્દ્ર પુરતુ કલા-પ્રવૃત્તિ મુજબ રાજયમાં આવેલ છે તે સમયાનુસાર સરકારશ્રીના નિયમોને આધીન જરૂરિયાત જણાયેથી.

ખાસ શરત
તા..... ના રોજ મળિલ ઓર્ગેનાઇઝ આર્કિટેક્ટ તથા સહકાર એન્જીનીયરે આપેલ બાહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

ખાસ શરત
મંજુર કરેલ મકાનોની નકશાની ૧ સેટ સ્થળ પર પ્રસિદ્ધ કરવાનો રહેશે

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

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.

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

DISPATCH BY

No 505

Assistant Town Planner
Ahmedabad Urban Development Authority

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

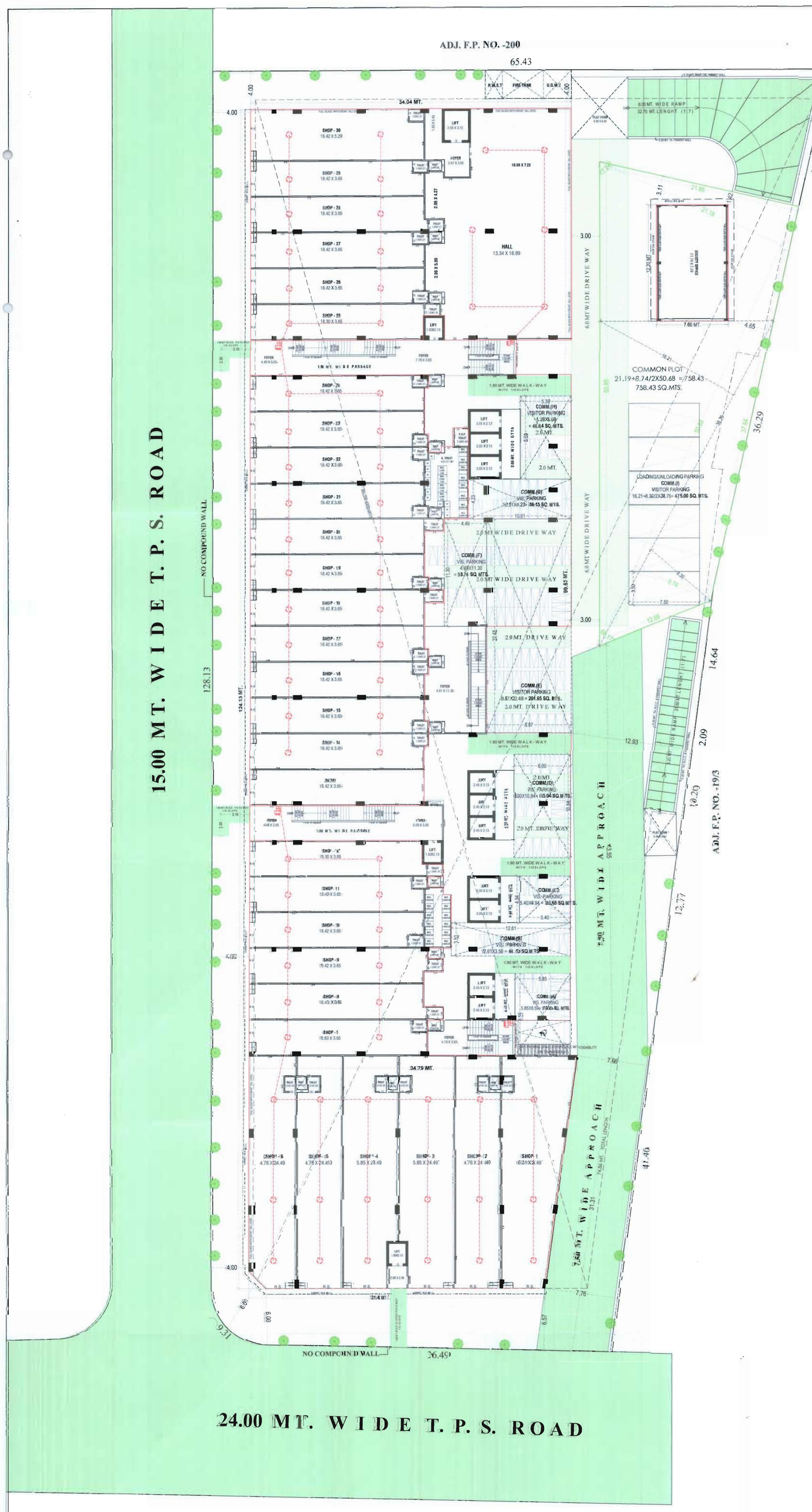
AUTHORITY

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બનાવતી વખતે સ્થળ પર પ્રસિદ્ધ કરેલ (રંગ કરેલ) સ્કેચ તેમજ મંજુર કરેલી પરવાનગી મુજબ જ તે બાંધકામ બનાવવાની પરિસ્થિતિમાં ફેરફાર કરવાનું રહેશે. જે સંજોગોમાં બાંધકામ વિકાસ પરવાનગી મુજબનું નહીં હોય તો તેવા સંજોગોમાં બાંધકામ તોડવાની જવાબદારી સંબંધિત બાંધકામ માલિકની રહેશે.

ખાસ શરત :
નકશામાં સૂચવવામાં આવેલ કમ્પાઉન્ડ પ્લોટની કબજો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોસીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સરકારશ્રીમાં રહશે.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્ટેમ્પ કરાવેલ છે
તારીખ:- /...../

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



PARKING LAY OUT PLAN
SCALE :- 1.00 CM. =.200 MT.

NOTES :

G.D.C.R.V. - 2017 (R) - 15/01/2019

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVEVUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERYFIED ME ON SITE AND PEMMISES SAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.- 2017. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND OF C.G.D.C.R.-2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017.
- LETTER BOX FOR SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.G.D.C.R.-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 13.6.3 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017.
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO. 13.1.8 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNIT/INNAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVEDED AS PER THE CLAUSE NO. 17.2.3 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R.- 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO. 17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO. 17.5 OF C.G.D.C.R.- 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 16 OF C.G.D.C.R.- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION 2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHPTER NO. 18 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPASITY OF 4080 TONNES PER SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017. AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.5.1 OF C.G.D.C.R.- 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 RAILLING UP TO SILL LEVEL AS PER CLAUSE NO. 13.12 OF C.G.D.C.R.- 2017.

PARKING AREA CALC.

TOTAL UTILISED F.S.I. AREA = 19002.26 SQ. MTS.
REQ. PARKING (IN COMM. 50%) = 50 % X 19002.26 = 9501.13 SQ. MT.
REQ. CAR PARKING SPACE @ 50 % = 4750.56 SQ. MT.
REQ. OTHER PARKING SPACE @ 30 % = 2850.34 SQ. MT.
REQ. VISITGR PARKING SPACE @ 20 % = 1900.30 SQ. MT.
TOTAL = 9501.13 SQ. MT.

PROVI. PARKING AREA (GROUND FLOOR)

VISITOR PARKING AREA CALC.

A	05.85 X 8.59	=	50.25
B	12.61 X 3.50	=	44.13
C	05.40 X 4.94	=	26.68
D	06.00 X 10.84	=	65.04
E	08.97X 22.48	=	201.65
F	04.49X11.30	=	50.74
G	10.91 X 4.23	=	46.15
H	05.39X 8.69	=	46.84
I	16.21X8.30/2X38.76	=	475.00
	TOTAL	=	1006.48

TOTAL VISITOR PARKING AREA = 1006.48 SQ.MT

PROVI. PARKING AREA (1ST BASEMENT)

CAR PARKING AREA CALC.

A	39.08 X 25.11	=	981.30
B	20.41 X 75.30	=	1536.87
	TOTAL	=	2518.17
LESS	03.01 X 5.57	=	16.77
	02.99 X 2.92	=	11.86
	10.99 X 1.80	=	19.62
	TOTAL	=	48.25

TOTAL CAR PARKING AREA = 2469.92 SQ.MT.

OTHER PARKING AREA CALC.

C	21.77+19.80/2 X 14.59	=	303.25
D	11.92+07.79/2 X 16.51	=	159.40
E	37.85+11.52/2 X 04.60	=	44.55
F	21.18+25.31/2 X 30.63	=	711.99
G	07.84+37.20/2 X 04.82	=	36.25
	TOTAL	=	1255.44
LESS	01.56 X 3.77	=	05.81
	03.92+11.41/2 X 1.46	=	04.96
	TOTAL	=	50.77

TOTAL OTHER PARKING AREA = 1204.67 SQ.MT.

VISITOR PARKING AREA CALC.

A	15.39+12.75/2 X 21.36	=	303.10
B	34.94+38.28/2 X 24.28	=	888.77
	TOTAL	=	1191.87
LESS	02.29 X 4.71	=	10.10
	05.51 X 4.94	=	27.22
	04.91 X 7.30	=	35.84
	TOTAL	=	73.16

TOTAL VISITOR PARKING AREA = 1118.71 SQ.MT.

PROVI. PARKING AREA (2ND BASEMENT)

CAR PARKING AREA CALC.

A	46.00 X 45.08/2X53.20	=	2706.28
LESS	03.01 X 3.58	=	10.78
	02.29 X 2.47	=	05.66
	09.89 X 3.88	=	38.37
	05.51 X 7.30	=	40.22
	TOTAL	=	95.03

TOTAL CAR PARKING AREA = 2611.25 SQ.MT.

OTHER PARKING AREA CALC

A	25.02 X 71.47	=	1852.50
B	09.81+13.03/2 X 23.89	=	272.82
	TOTAL	=	2125.32
LESS	05.51 X 3.88	=	21.38
	04.91 X 4.82	=	23.67
	05.51 X 4.94	=	27.22
	04.91 X 7.30	=	35.84
	03.94X11.35	=	44.72
	TOTAL	=	152.83

TOTAL OTHER PARKING AREA = 1972.49 SQ.MT.

VISITOR PARKING AREA CALC.

A	15.49+09.07/2 X47.58	=	584.28

TOTAL VISITOR PARKING AREA = 584.28 SQ.MT.

LOADING UN LOADING PARKING AREA

1000 SQ.MT. : 1 REQ. LOADING UN LOADING PARKING
TOTAL SHOPS AREA = 6904.38 SQ.MT
THEN : 6904.38 / 1000 = 6.90 = 7 CAR REQ.
TOTAL PROVIDE 7 CAR

COMM. PARKING	REQD. COMM.	PROVIDED GR.FL. LOADING UNLOADING	1st BASEMENT	2nd BASEMENT	TOTAL
CAR PARKING	4750.56	—	2469.92	2611.25	5081.17
OTHER PARKING	2850.34	—	1204.67	1972.49	3177.16
VISITOR PARKING	1900.30	531.48+475.00	1118.71	584.28	2709.47
	9501.13	1006.48	4793.30	5168.02	10967.80

PARKING LAY OUT PLAN — SHEET NO:- 2/9

LAY OUT PLAN SHOWING PROP. COMMERCIAL BUILDING ON ON F.P.NO.- 149 OF T.P.S.NO.- 69, (CHANDKHEDA - ZUNDAL - TRAGAD) (R.S.NO.-378, O.P.NO.-149), MOJE:-ZUNDAL, TAL:- GANDHINAGAR, DIST.:-AHMEDABAD

SCALE:-1.00cm=1.00mts. | USE :COMMERCIAL (MERCANTILE-1)
ZONE : RESIDENCE-I (R1)

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
ચેક-લીંગ કરાવેલ છે
આસીસ્ટન્ટ / કલાર્ક

R.C.C. STAIR DETAILS
WIDTH: 1.53 M. TREAD : 0.30 M. RISER : 0.15 M.

COLOUR NOTE :
PROP. WORK | ROAD | COM.BIN.
PROP. DRAINAGE | F.P. BOUNDRY | TREE
SWAY WATER DRAINAGE | SPRINKLER | P.W.
CHARGBLE F.S.I. AREA

SHARMA PARAS D.
B.E. (Civil) M.I.E.
710, Kanaiyalal's Chawl Chowk, Sabarmati, Ahmedabad-380005.
Lic. No.: AUDA/SD/ 0322
Mobile No.:94263 19654
Email: pdsharma3194@yahoo.co.in.
STR. ENGINEER

ENGINEER

Dilip R. Patel
AUDA Registered
Eng. L/c No. 876
COW I L/c No. 599
CLERK OF WORKS

AUDA R. No.-DEV-885
28 TULSI SOCIETY C.T.M. AHMEDABAD
SHREE RANG DEVELOER
DEVELOPERS

FOR, AAMRAKUNJ REALTY LTD.
Authorised Signatory / Director
OWNER

ખાસ શરત :
નકશામાં સૂચવવામાં આવેલ કામની પ્લોટની કબજો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોસીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સામાન્યજના રહશે.

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ શરત
તા..... ના રોજ માલિક ઓર્ગેનાઈઝ આર્કીટેક્ટ તથા સ્ટ્રકચરલ એન્જીનીયરે આપેલ બાહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ ના રિપોર્ટ કરતાં પહેલા નયમાનુસાર અગ્નિની મકાનના સત્તાધીશ પ્રમાણપત્ર મળવવાનું રહેશે.

ખાસ શરતે :-
કોમન પ્લોટ તેમજ સેટબેક ટેક તથા સર્વિસ ની જાળવ્યા સંસ્થા નેચરલ વેન્ટીલેશન કોક (આર્ટ ગેલરી-રહશે) તથા સિવિલ એન્ટ્રન્સીવેઈંગ ડેક્ક ખુલ્લા રાખવા મુજબ સ્થળપર રાખવામાં આવેલ છે તે અનુસાર કાયમ જમીન માલિકે સોસાયટી બાંધકામ કરવાનું રહેશે.

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

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

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

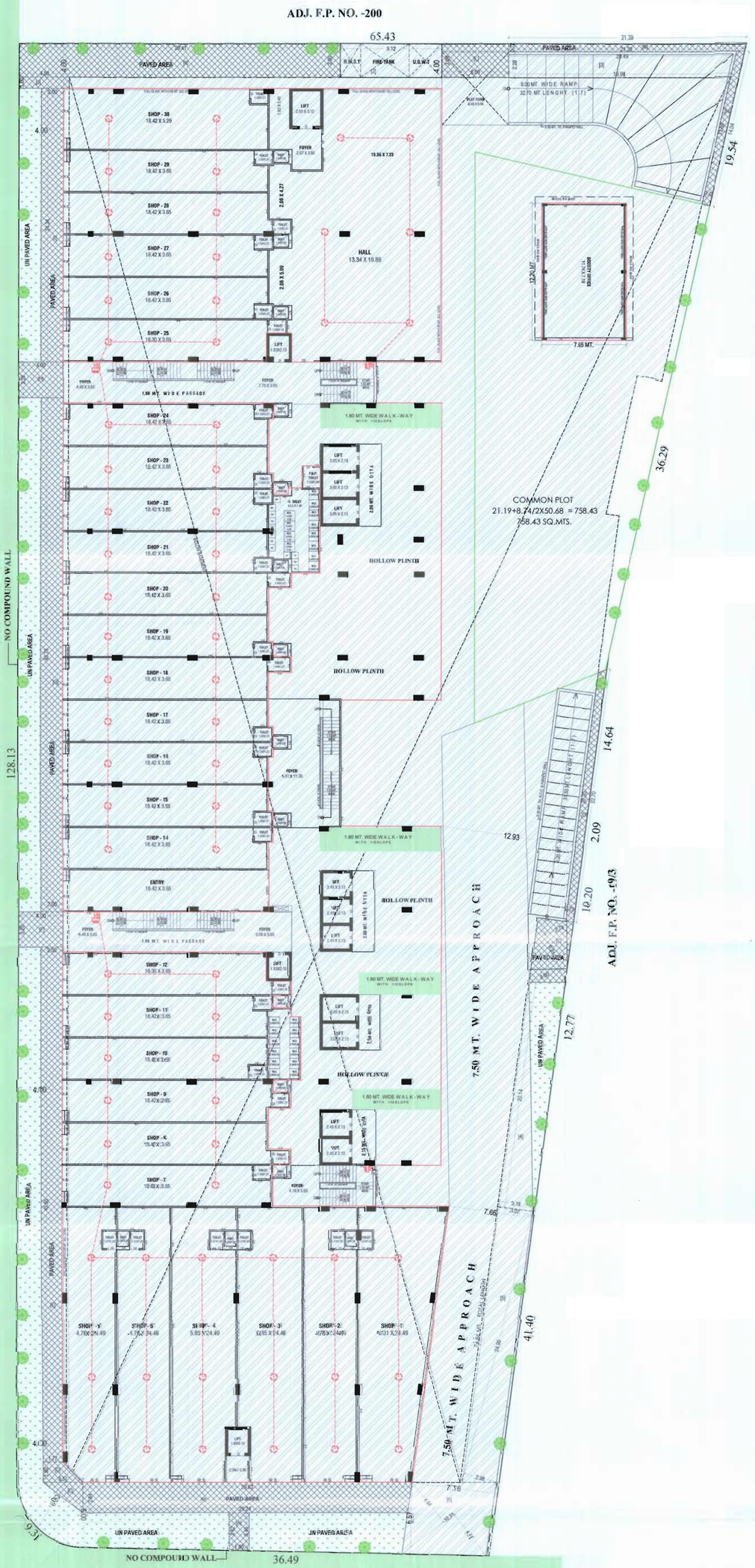
The permission is valid only in the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 326/10/2019
Date.....

DISPATCH BY

Note Approved by C.E.A
11 NOV 2019
505
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad



LANDSCAPE LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

NOTES :

C.G.D.C.R.V. - 2017 (DT. - 15/01/2019)

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
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- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
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- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND OF C.G.D.C.R. -2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017.
- LETTER BOX FOR SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO 13.11 OF C.G.D.C.R.-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 13.8.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017.
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.5 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
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- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.3.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO. 17.5 OF C.G.D.C.R. - 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO - 16 OF C.G.D.C.R. 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4000 TONNES PER SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017. AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.- 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.- 2017.

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at every floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm.bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
A permanent hydrant point consisting of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that is will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:

Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged. The Rise/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :

A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES :

If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent (-auto glow-) signagers should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective-floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE SAFETY SYSTEM

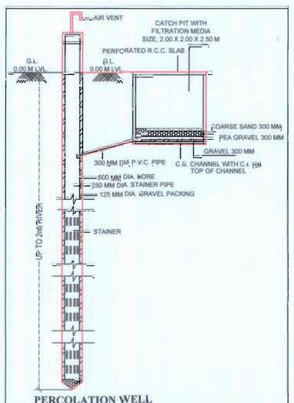
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10. INDIVIDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

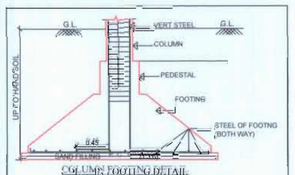
IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering, Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.



PERCOLATION WELL

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



COLUMN FOOTING DETAIL
(AS PER STR. DESIGNER)
SCALE - NOT TO SCALE

TOTAL OPEN SPACE AREA CALCULATION :-

NET PLOT AREA = 7038.00 SQ. MT.

LESS	(1)	BASEMENT AREA	=	5762.16 SMT
	(2)	9.12 X 3.00 X 1	=	27.36 SMT
	(3)	20.49+19.98/2X3.28	=	46.13 SMT
	(4)	20.14 X 3.10/2	=	31.22 SMT
	(5)	3.07+6.99/2 X 24.99	=	75.59 SMT
	(6)	4.84+4.74/2 X 10.71	=	50.23 SMT
		TOTAL	=	5992.68 SMT

NET OPEN SPACE AREA
= 1045.32 SQ. MT.

PAVED AREA (SEMI PERMEABLE) CALC. :-

(A)	3.42+3.45/2 X 1.80	=	06.18	SMT
(B)	29.94+29.63/2 X 2.84	=	83.60	SMT
(C)	3.57 X 2.84/2	=	05.07	SMT
(D)	3.37+1.77/2 X 1.80	=	04.81	SMT
(E)	1.77+2.00/2X45.85	=	86.43	SMT
(F)	4.00 X 3.20 X 1	=	12.80	SMT
(G)	2.00 X 45.75 X 1	=	91.50	SMT
(H)	4.00 X 3.20 X 1	=	12.80	SMT
(I)	2.00 X 24.34 X 1	=	48.68	SMT
(J)	4.50 X 1.00 X 1	=	04.50	SMT
(K)	29.41 X 3.00 X 1	=	88.23	SMT
(L)	6.00 X 3.00 X 1	=	18.00	SMT
(M)	21.39+21.22/2X0.72	=	15.34	SMT
(N)	13.88+14.04/2X0.72	=	10.05	SMT
(O)	12.90+22.70/2X0.73	=	16.43	SMT
(P)	2.78+3.00/2X0.31	=	1.94	SMT
	TOTAL	=	522.66	SMT

TOTAL PAVED AREA
= 522.66 SQ. MT.

GREEN (UN PAVED AREA) CALC. :-

NET OPEN SPACE AREA
= 1045.32 Sq. Mt.
NET PAVED (SEMI PERMEABLE) AREA
= 522.66 SQ. MT.
NET GREEN (UN PAVED AREA)
1045.32 - 522.66 = 522.66 SQ. MTS.

LANDSCAPE LAY-OUT PLAN SHEET NO:- 3/9

LAY OUT PLAN SHOWING PROP. COMMERCIAL BUILDING ON ON F.P.NO.- 149 OF T.P.S.NO.- 69, (CHANDKHEDA - ZUNDAL - TRAGAD) (R.S.NO.-378, O.P.NO.-149), MOJE:-ZUNDAL, TAL:- GANDHINAGAR, DIST.:-AHMEDABAD

SCALE:-1.00cm=1.00mts.	USE :COMMERCIAL (MERCANTILE-1)
ZONE : RESIDENCE-I (R1)	

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
ફોર્મેટ કરાયેલ છે
આસીસ્ટન્ટ / કલર્ક

COLOUR NOTE :

PROP. WORK · PROP. DRAINAGE · SPRINKLER · ROAD · F.P. BOUNDRY · COM.BIN. · TREE · P.W.

SHARMA PARAS D. B.E. (Civil), M.I.E. 710, Kanaiyalal's Chawl, Kabir Chowk, Sabarmati, Ahmedabad-380005. Lic. No.: AUDA/SD-I/00322 Mobile No.:94263 19654 Email: pdsharma3194@yahoo.co.in.	SHARMA PARAS D. B.E. (Civil), M.I.E. 710, Kanaiyalal's Chawl, Kabir Chowk, Sabarmati, Ahmedabad-380005. Lic. No.:AUDA/ENGG/555 Mobile No.:94263 19654 Email: pdsharma3194@yahoo.co.in.
STR. ENGINEER	ENGINEER
AUDA Registered Eng. L/c No. 876 COW I L/c No. 599	AUDA R. No.-DEV-585 29 TULSI SOCIETY C.T.M. AHMEDABAD SHREE RANG DEVELOER
CLERK OF WORKS	DEVELOPERS

FOR SHREE RANG REALTY LTD.
Authorised Signatory / Director

OWNER

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કમ્પાઉન્ડ વોલ પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સંબંધેની કોર્ટ કાર્યવાહીનો નિકાલ થાય ત્યાં સુધી કોમન પ્લોટની કબ્જેદાર / માલિકી સંબંધેની રહેશે.

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓફા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અથવાલેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

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

ખાસ શરત :-
નકશામાં પૂર્ણ થયા બાદ બાંધકામ નો ઈપથેન કરતાં નીચા નિયમાનુસાર અગેની મકાનના ઉપરાંતનું પ્રમાણપત્ર મેળવવાનું રહેશે.

ખાસ શરત
ના..... ના રોજ માલિક ઓર્ગેનાઈઝ આર્કીટેક્ટ તથા સ્ટ્રકચરલ એન્જીનીયરે આપેલ બાંહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

ખાસ નોંધ :-
ફ્લેજર લે-આઉટ તેમજ સેટીક ટેક તથા સાઈટ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૬૦) તથા સિવિલ એન્જીનીયરીંગ ઈન્ક બુક બાય-ખલ્લા મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળપર બાંધકામ કરવાનું રહેશે.

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

Final Plan boundary and allotment of final plot is Subject to Variation 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.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 2426 | 01 | 2019
Dated.....

DISPATCH BY

Note Approved by C.E.A
11 NOV 2019
No. 505

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.