GROUND FLOOR TO 12TH FLOOR & OPEN TERRACE & STAIR CABIN PLAN — SHEET NO :- 03/04

LAYOUT PLAN SHOWING REVI. RESIDENTIALBUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON SUR. NO :-678/3 F.P.NO.:-48, T.P.S. NO:41 (SOLA-HEBATPUR), O.P. NO;-48 MOJE:-SOLA, TALUKA :GHATLODIYA , DIST :- AHMEDABAD.

SCALE :- 1CM = 1.00 MTR. | USE :- RESIDENTIAL AFFORDABLE HOUSING (RESI.)

ZONE : RESIDENTIAL - II (R2)

AREA TABLE	APPR.	REVI.	APPR.	REVI.	APPR.	REVI.	APPR.	REVI.	APPR.	REVI.
FLOOR	USE	USE	TENA.	TENA.	FLOOR	FLOOR	F.S.I.	F.S.I.	BUILT UP	BUILT UP
BASEMENT-1	PARKING	PARKING	------	------	-------	-------	-------	-------	1024.06	1024.06
GROUND FLOOR	PARKING	PARKING	------	------	-------	-------	-------	-------	396.80	432.03
1ST FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
2ND FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
3RD FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
4TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
5TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	411.81	447.75
6TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
7TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
8TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	411.81	447.75
9TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
10TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	432.03
11TH FLOOR	RESI.	RESI.	04	04	319.22	354.04	319.22	354.04	396.80	447.75
12TH FLOOR	RESI.	RESI.	04	01	319.22	88.57	319.22	88.57	411.81	154.70
13TH FLOOR	RESI.	----	01	--	78.80		78.80	-------	144.30	-------
STAIR CABIN	-------	-------	------	------	-------	-------	-------	-------	50.43	50.43
O.H.W.T. & L.M.R.	-------	-------	------	------	-------	-------	-------	-------	32.68	32.68
TOTAL	PARKING+RESI.		49	45	3909.44	3983.01	3909.44	3983.01	6454.90	6493.39

- બાંધકામની સ્ટ્રક્ચરલ ડીઝાઇન, સ્ટેબીલીટી, સલામતી ગુણવત્તા વિ. અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓની/કર્મચારીઓની રહેશે નહી. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ "પ્રમાણ પત્રો/ બાંહેધરી પત્રો તથા રીપોર્ટને અધીન સઘળી જવાબદારી તેઓની રહેશે.
- કેસમાં રજૂ કરવાના થતા સોઇલ રીપોર્ટ,સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ ડ્રોઇંગ વિ. અંગે ફક્ત રેકર્ડ હેતુ માટે હોઈ તે અંગેની જવાબદારી અ.મ્યુ.કો. ની તથા તેના અધિકારીઓ / કર્મચારીઓની રહેશે નહી.

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :- APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

COLOUR NOTE:-

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

SCHEDULE FOR OPENING :-			STAIR DETAILS :-
D1 = 0.95 x 2.10	W1 = 3.20 X 1.50	V1 = 0.60 X 0.60	WIDTH = 2.00 MTR.
D1 = 0.90 x 2.10	W2 = 1.45 X 1.50		TREAD = 0.30 MTR.
D2 = 0.75 x 2.10	W3 = 1.09 X 1.50		RISER = 0.16 MTR.
FPD = 1.48 x 2.10	W4 = 0.64 X 1.50		

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

Utsav Patel
Utsav D. Patel (Proprietor)
89, Riddhi Society, Nr. Swaminarayan Temple, Ghatlodia, Ahmedabad-380061.
DEVELOPER Lic. No. : DEV1271310324
DEVELOPER

ALOK P. PATEL
Consulting Civil Engineer
AMC : 001CW11032610327
25, Vivek Nagar Society, Nr. Ranchodji Temple, Amraiwadi, A'bad-380026. (M) 9099923369
C.O.W.

For, KRUSHNAM INFRA
Partner
OWNER

KUNAL GANDHI
AMC / Sup Grade-1
Lic No.- 001SR10112510420
Plot No.- 909/2, Sector - 13/B, GANDHINAGAR
S.O.R

VIREN D. PAREKH
STRUCTURE DESIGNER
LIC No.: 001SE18102500342
LIC No.: AUDA/SD-I/289
AJANTA ASSOCIATES
Engineers & Consultants
402, Maulik Arcade, Nr. Mansi Cross Road, Vastrapur, Ahmedabad.
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Mob. - 9427057494
STRU: ENGINEER

MAHESH KIKANI
D/188,SHAKTIDHARA SOCIETY, BAPUNAGAR, A'BAD-50.
AMC LIC. NO. ER. 0183260821 R3
AMC LIC. NO. CW. 0095290821 R3
AMC LIC. NO. SD. 0100260821 R3
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ENGINEER

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. પરચ/૮૦૨૦૧૦/૬૩૨૫/પી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની જગ્યાએ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કાયમી મૂકવાની શરતે.

સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. ના નાણાં ના હપ્તા ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન અગાઉ એસ્ટેટ વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND GH/V/143 OF 2019/EDB-102016-3629-L, DATED:- 3/10/2019 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.

(5)OWNER- APPLICANT- DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/ TIN- SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/ DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 07/06/2021.

(7)PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/ WHEEL OF [illegible]

(20)ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- BHNTS/NWZ/070820/CGDCRV/A3740/R0/M1, DT.- 12/11/2020 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(21)THIS REVISED PERMISSION IS GIVEN ON THE BASIS OF SITE SITUATION OPINION GIVEN BY ASST. T.D.O. (N.W.Z), REF. NO.- 4613 ON DT.- 08/03/2021.

(22)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID 25 PERCENT AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 PERCENT IN 8 INSTALLMENT IN 2 YEAR AS PER CIRCULAR NO:- 37/2013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN FOR THE SAME DT:- 09/11/2020.

(23)THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(24)THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, & OTHERS 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-2017.

Ahmedabad Municipal Corporation

Zone: NORTH WEST

Case No. : BHNTS/NWZ/070820/CGDCRV/A3740/R1/M1

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 04949/070820/A3740/R1/M1

Date : 02-07-2021

T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst. T.D.O. (B.P.S.P.)

AUTHORITY

SCRUTINIZE COPY
TDO,BPSP,AMC

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN WITH SUBJECT TO CONDITION THAT THE CONSTRUCTION OF T.D.R. F.S.I. 51.00 SQ.MT. FROM SLUM PLOT T.P.S. NO. - 24 (MANINAGAR) F.P. NO. -2/P/A+2/3 (RAMGALI CHUNARAVAS) SHOWING IN PLAN MARK WITH HATCH SHALL BE CARRIED OUT AFTER GETTING B.U. PERMISSION OF SLUM PROJECT.

5.00 X 9.282 = 46.41 SQ.MTS.

B.UP AREA CAL ON GROUND & TYPICAL FLOOR (GROUND & 1ST,2ND,3RD,4TH,6TH,7TH, 9TH,10TH, FLOOR)

12.67 X 35.83	=	453.97
LESS		
(1) 1.06 X 2.93 X 4	=	12.42
(2) 3.16 X 0.60 X 4	=	7.58
(3) 0.21 X 4.61 X 2	=	1.94
TOTAL	=	21.94
NET B.UP. ON GROUND & TYPICAL FLOOR 453.97 - 21.94	=	432.03

B.UP AREA CAL ON 5TH,8TH,11TH FLOOR

12.67 X 35.83	=	453.97
2.00 X 4.61	=	9.22
2.85 X 1.14 X 2	=	6.50
TOTAL	=	469.69
LESS		
(1) 1.06 X 2.93 X 4	=	12.42
(2) 3.16 X 0.60 X 4	=	7.58
(3) 0.21 X 4.61 X 2	=	1.94
TOTAL	=	21.94
NET B.UP. ON 5TH,8TH,11TH FLOOR 469.69 - 21.94	=	447.75

B.UP AREA CAL ON 12TH FLOOR

8.13 X 15.61	=	126.91
12.26 X 4.61	=	56.52
TOTAL	=	183.43
LESS		
(1) 1.06 X 2.93	=	3.11
(2) 3.16 X 0.60	=	1.90
(3) 1.74 X 5.80	=	10.09
(4) 1.88 X 2.41	=	4.53
(5) 1.74 X 5.23	=	9.10
TOTAL	=	28.72
NET B.UP. ON 13TH FLOOR 183.43 - 28.72	=	154.70

B.UP AREA CAL ON STAIR CABIN

10.18 X 4.61 X 1	=	46.93
3.50 X 1.00 X 1	=	3.50
TOTAL	=	50.43

B.UP AREA CAL ON O.H.W.T. & L.M.R.

O.H.W.T. 5.04 X 4.61 X 1	=	23.23
L.M.R. 2.05 X 4.61 X 1	=	9.45
TOTAL	=	32.68

UNIT BUILT UP AREA CALC. — TYPICAL FLOOR (1ST TO 12TH FLOOR)

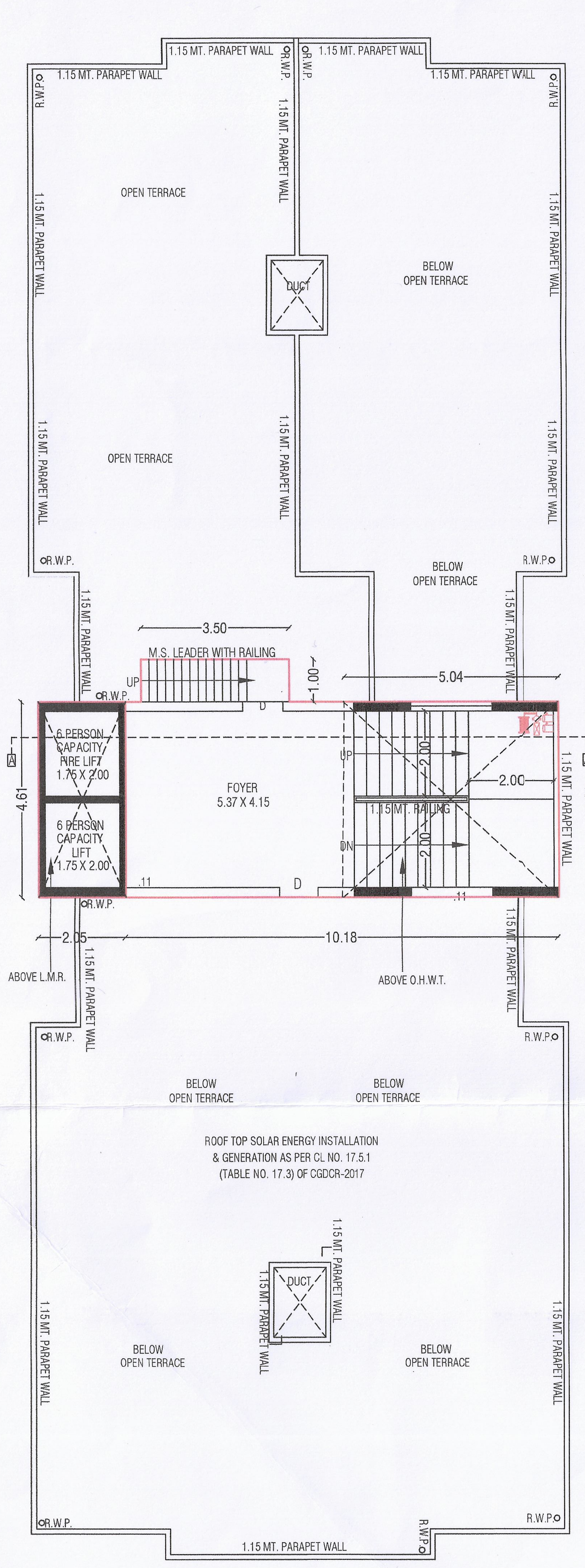
			TOTAL SQ. MT.
101,201,301,401,501,601,701,801,901,1001,1101	3.59 X 2.93	10.52	
	5.27 X 5.91	31.15	
	1.06 X 12.07	12.79	
	4.66 X 1.65	7.69	
	5.27 X 4.63	24.40	
	3.17 X 0.60	1.90	
	TOTAL		88.45
102,202,302,402,502,602,702,802,902,1002,1102	2.43 X 3.16	7.58	
	1.19 X 2.93	3.49	
	1.68 X 5.91	9.93	
	1.07 X 1.65	1.77	
	1.68 X 5.23	8.79	
	1.49 X 12.67	18.88	
	3.16 X 12.07	38.14	
	TOTAL		88.57
103,203,303,403,503,603,703,803,903,1003,1103	2.43 X 3.16	7.58	
	1.19 X 2.93	3.49	
	1.68 X 5.91	9.93	
	1.07 X 1.65	1.77	
	1.68 X 5.23	8.79	
	1.49 X 12.67	18.88	
	3.16 X 12.07	38.14	
	TOTAL		88.57
104,204,304,404,504,604,704,804,904,1004,1104	3.59 X 2.93	10.52	
	5.27 X 5.91	31.15	
	1.06 X 12.07	12.79	
	4.66 X 1.65	7.69	
	5.27 X 4.63	24.40	
	3.17 X 0.60	1.90	
	TOTAL		88.45
TOTAL TYPICAL FLOOR UNIT BUILT UP AREA ON			354.04

UNIT BUILT UP AREA CALC. — 12TH FLOOR

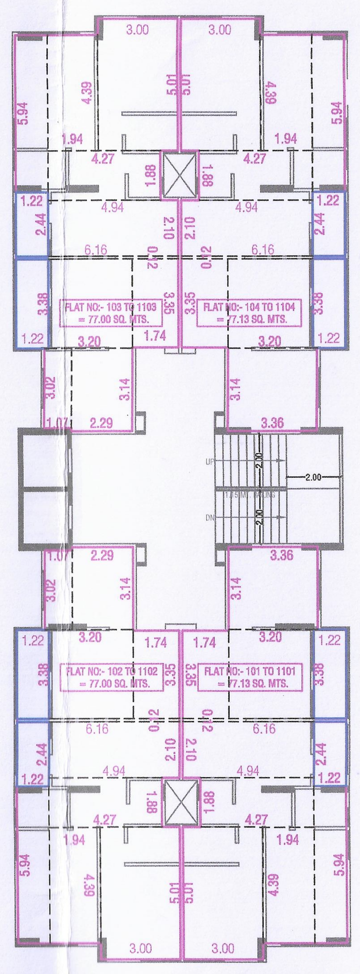
			TOTAL SQ. MT.
1203	2.40 X 3.16	7.58	
	1.19 X 2.93	3.49	
	1.68 X 5.91	9.93	
	1.07 X 1.65	1.77	
	1.68 X 5.23	8.79	
	1.49 X 12.67	18.88	
	3.16 X 12.07	38.14	
	TOTAL		88.57
TOTAL 13TH FLOOR UNIT BUILT UP AREA ON			88.57

RERA CARPET AREA CALC. — TYPICAL FLOOR (1ST TO 12TH FLOOR)

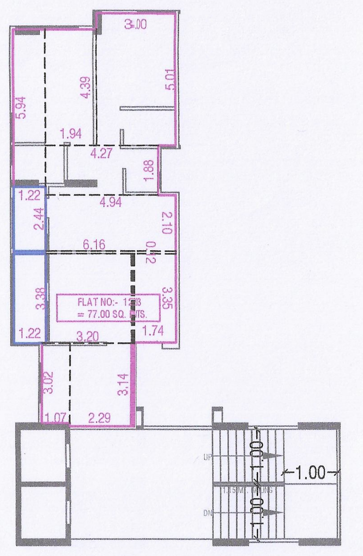
101,201,301,401,501,601,701,801,901,1001,1101	3.36 X 3.14	10.55
	3.20 X 3.38	10.82
	1.74 X 3.35	5.83
	6.16 X 0.12	0.74
	4.94 X 2.10	10.37
	4.27 X 1.88	8.03
	3.00 X 5.01	15.03
	1.94 X 4.39	8.52
	1.22 X 5.94	7.25
	TOTAL	77.13
	WASH 1.22 X 2.44	2.98
	BALC. 1.22 X 3.38	4.12
102,202,302,402,502,602,702,802,902,1002,1102	2.29 X 3.14	7.19
	1.07 X 3.02	3.23
	3.20 X 3.38	10.82
	1.74 X 3.35	5.83
	0.12 X 6.16	0.74
	4.94 X 2.10	10.37
	4.27 X 1.88	8.03
	1.22 X 5.94	7.25
	1.94 X 4.39	8.52
	3.00 X 5.01	15.03
	TOTAL	77.00
	WASH 1.22 X 2.44	2.98
	BALC. 1.22 X 3.38	4.12
103,203,303,403,503,603,703,803,903,1003,1103	2.29 X 3.14	7.19
	1.07 X 3.02	3.23
	3.20 X 3.38	10.82
	1.74 X 3.35	5.83
	0.12 X 6.16	0.74
	4.94 X 2.10	10.37
	4.27 X 1.88	8.03
	1.22 X 5.94	7.25
	1.94 X 4.39	8.52
	3.00 X 5.01	15.03
	TOTAL	77.00
	WASH 1.22 X 2.44	2.98
	BALC. 1.22 X 3.38	4.12
104,204,304,404,504,604,704,804,904,1004,1104	3.36 X 3.14	10.55
	3.20 X 3.38	10.82
	1.74 X 3.35	5.83
	6.16 X 0.12	0.74
	4.94 X 2.10	10.37
	4.27 X 1.88	8.03
	3.00 X 5.01	15.03
	1.94 X 4.39	8.52
	1.22 X 5.94	7.25
	TOTAL	77.13
	WASH 1.22 X 2.44	2.98
	BALC. 1.22 X 3.38	4.12
1203	2.29 X 3.14	7.19
	1.07 X 3.02	3.23
	3.20 X 3.38	10.82
	1.74 X 3.35	5.83
	0.12 X 6.16	0.74
	4.94 X 2.10	10.37
	4.27 X 1.88	8.03
	1.22 X 5.94	7.25
	1.94 X 4.39	8.52
	3.00 X 5.01	15.03
	TOTAL	77.00
	WASH 1.22 X 2.44	2.98
	BALC. 1.22 X 3.38	4.12



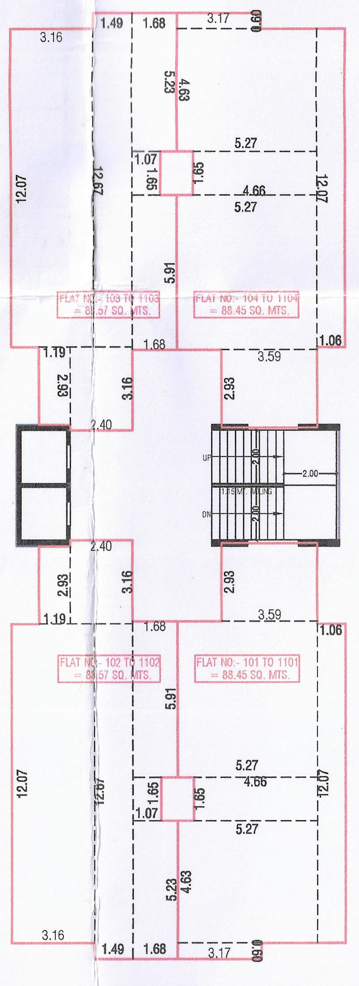
OPEN TERRACE & STAIR CABIN PLAN



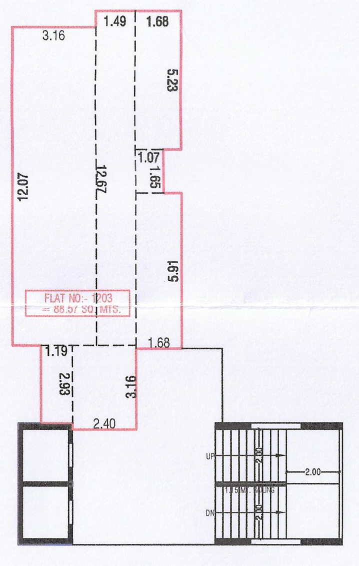
RERA AREA TYPICAL FLOOR PLAN (1ST TO 11TH FLOOR)



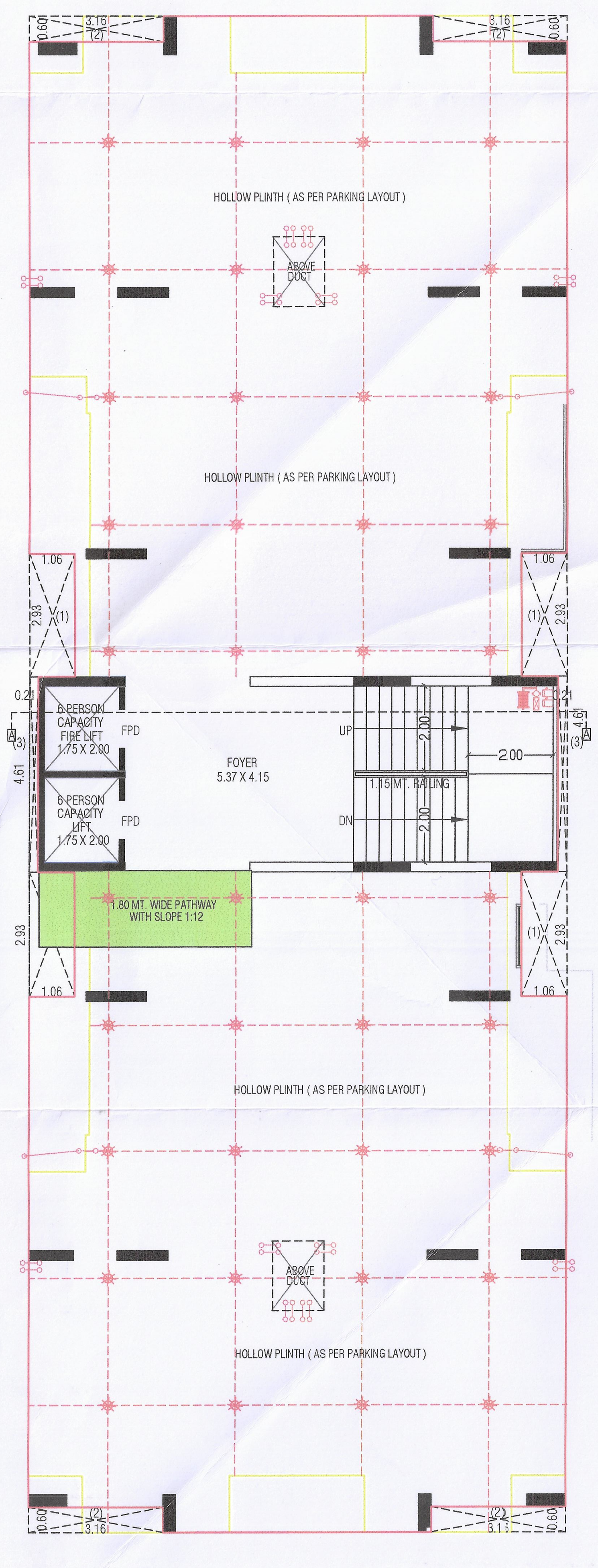
RERA AREA 12th FLOOR PLAN



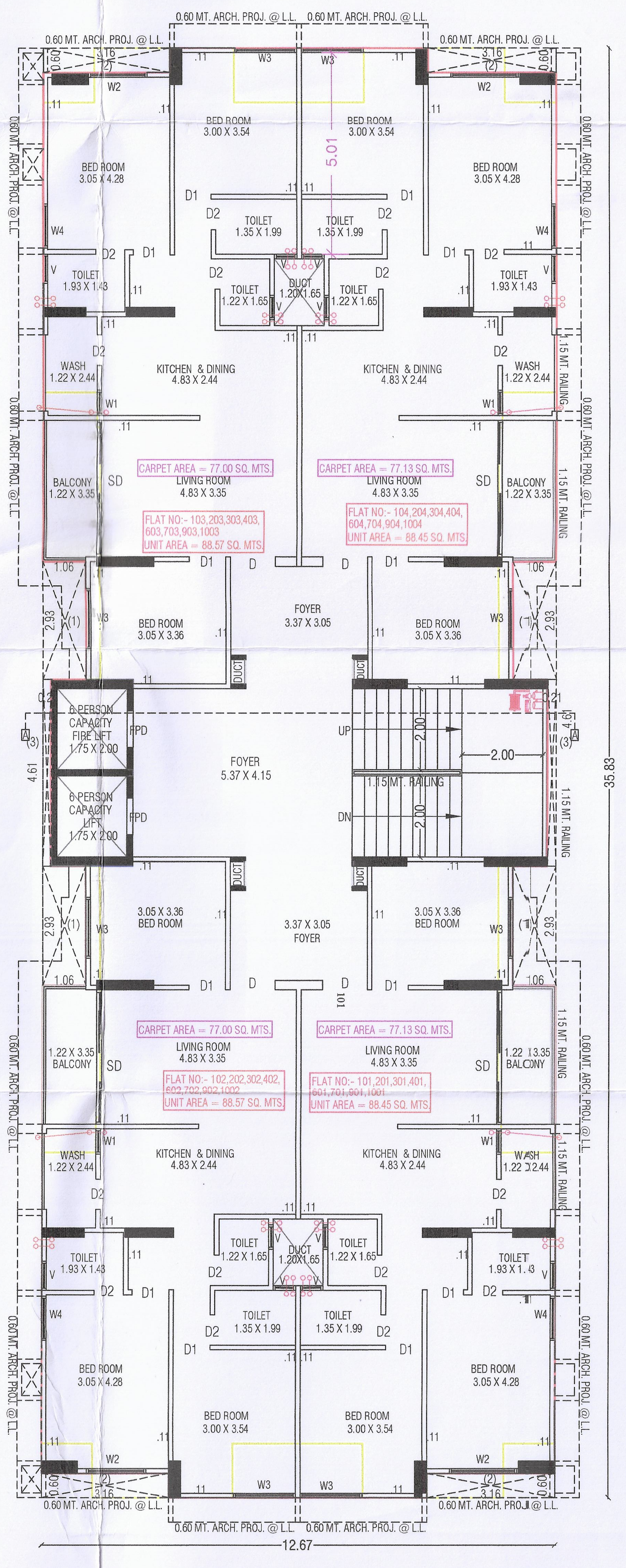
UNIT AREA TYPICAL FLOOR PLAN (1ST TO 11TH FLOOR)



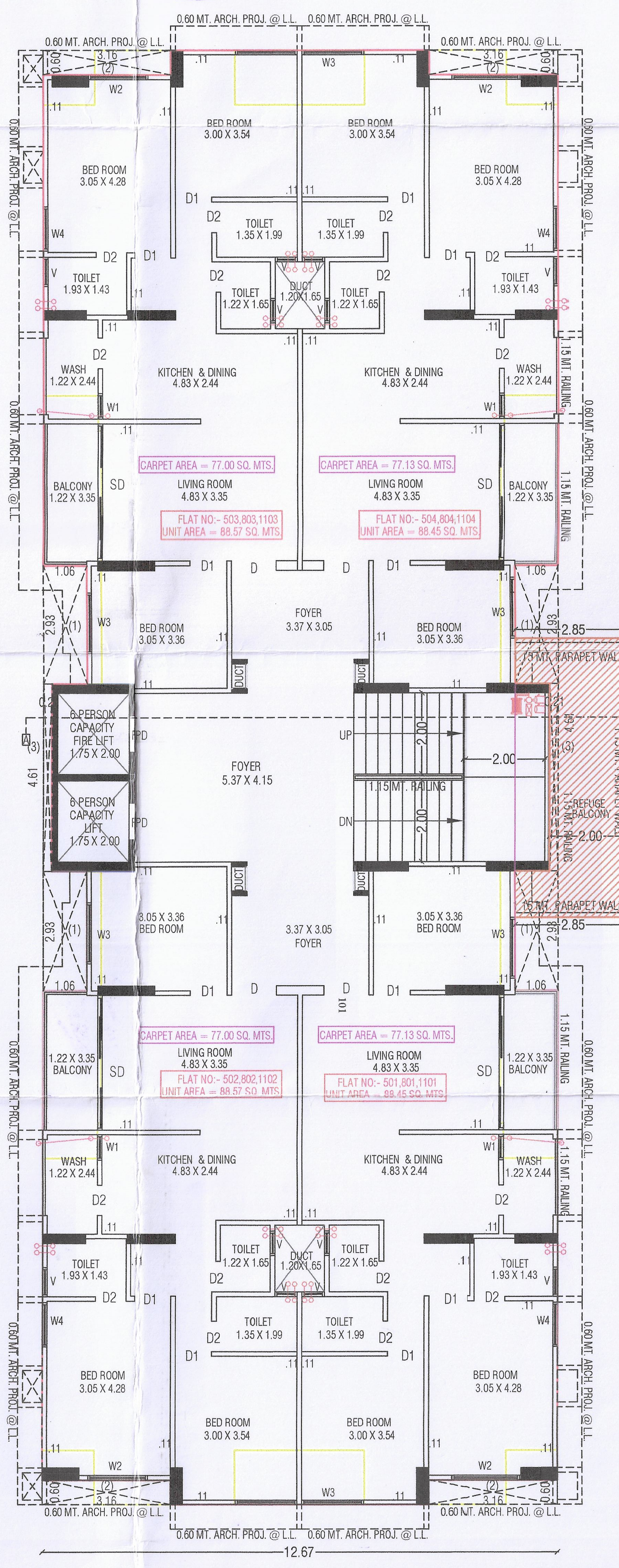
UNIT AREA 12TH FLOOR PLAN



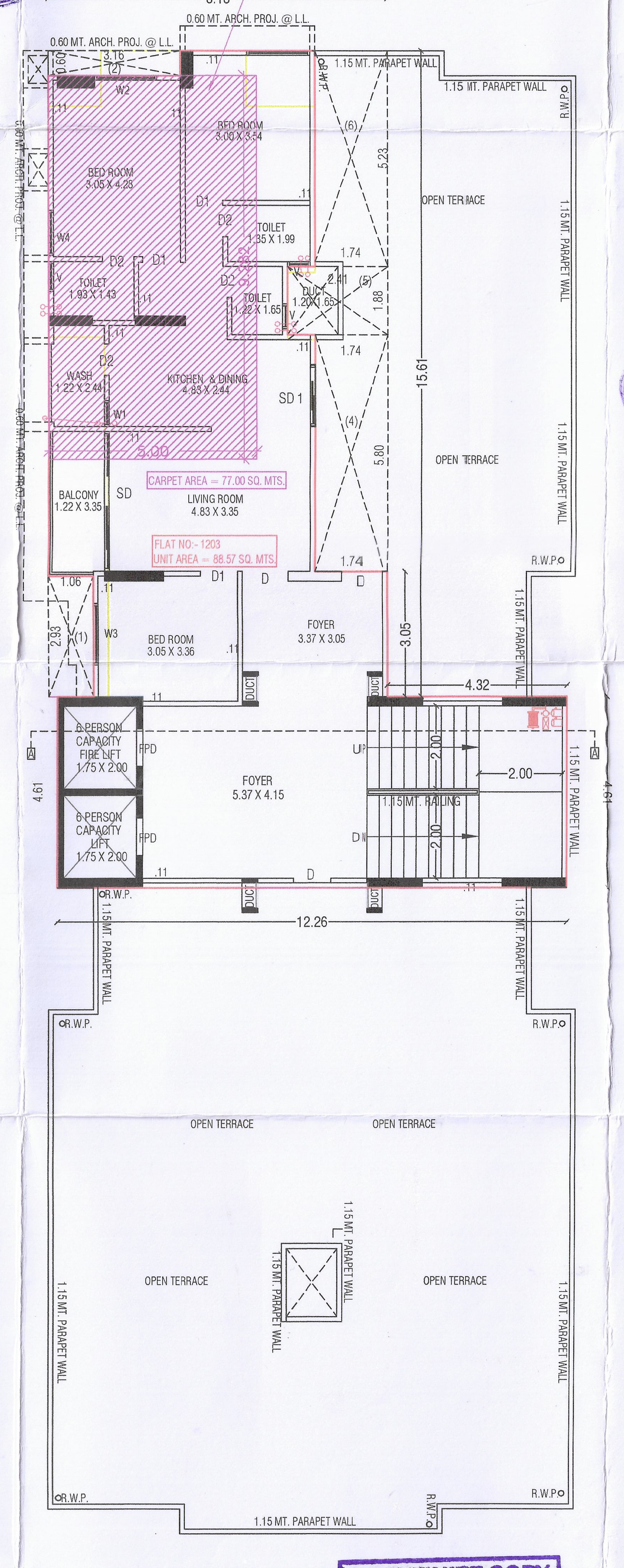
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1ST,2ND,3RD,4TH,6TH,7TH,9TH,10TH FLOOR)



5TH, 8TH, 11TH, FLOOR PLAN



12TH FLOOR PLAN