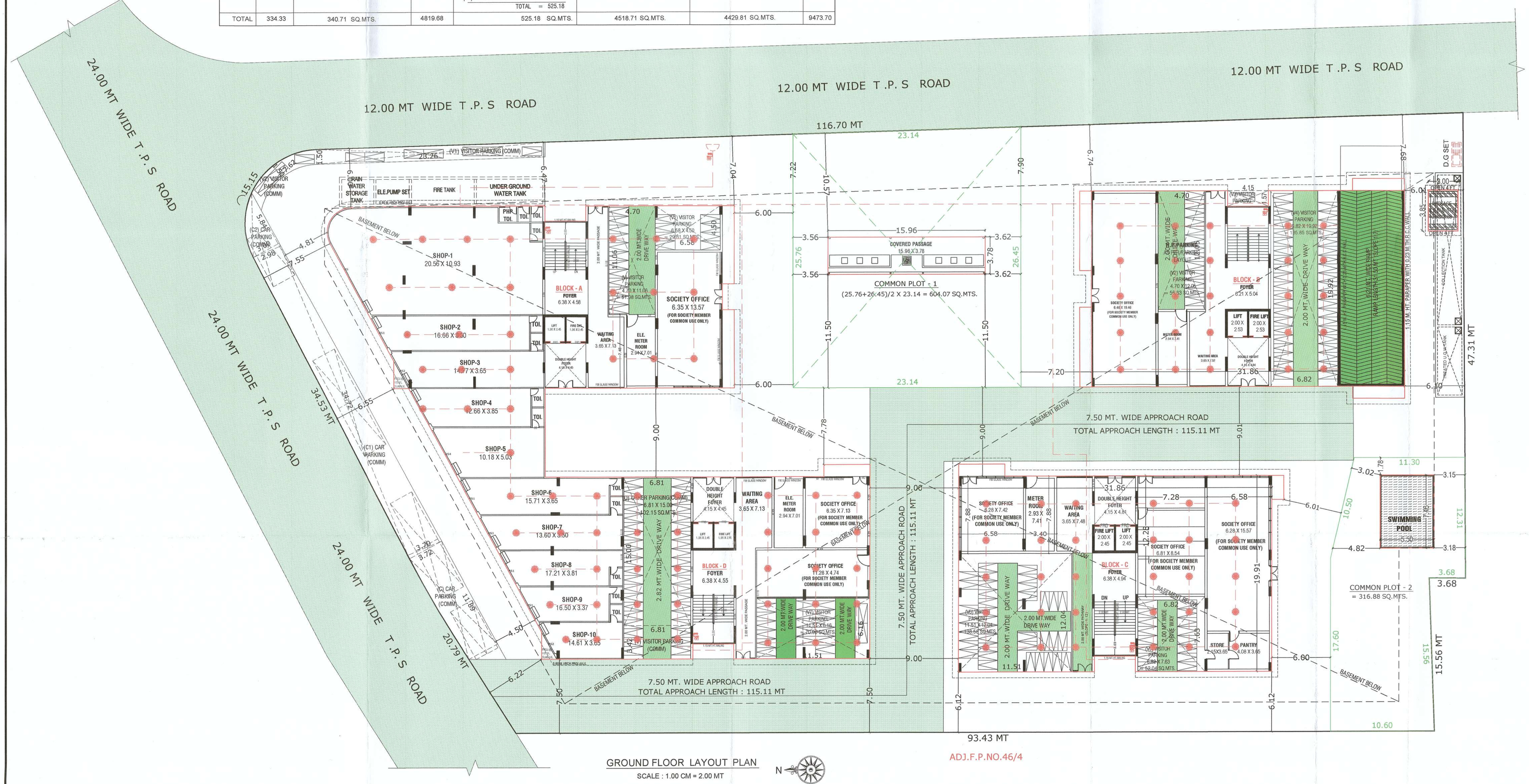
PARKING AREA TABLE

USED F.S.I AREA OF (BLOCK-A+D) COMM. = 668.66 SQ. MT.
REQ PARKING @ 50 % = 334.33 SQ. MT.

UTILIZED F.S.I AREA ON RESI. : **25024.16 - 668.66 = 24355.50 SQ. MT.**
REQ PARKING AREA @ 20 % : **4871.10 SQ. MT.**

	COMM.	COMMERCIAL	RESI.	RESIDENCE			TOTAL
VEHICAL	REQ. AREA	PROVI. PARK. AREA	REQ. AREA	PROVI. PARKING (H.P.)	1'ST.BASEMENT	2'ND.BASEMENT	
CAR PARKING AREA (50%)	167.17 (50%)	(C) 11.89 X 3.72 = 44.23 SQ.MT. (C1) (2.98+3.70)/2 X 34.72 = 115.96 SQ.MT. (C2) (5.84 X 3.00)/2 = 8.76 SQ.MT. TOTAL = 168.95 SQ.MT.	2435.55 (50%)	----------	(C) (19.54+20.56)/2 X 45.55 = 913.28 (C11) 35.97 X 10.01 = 360.06 (C2) (3.89+5.01)/2 X 15.89 = 70.71 (C3) 26.30 X 5.86 = 360.06 (C4) 15.62 X 18.24 = 284.91 (C5) 36.25 X 18.24 = 661.20 TOTAL = 2650.22	(0) (8.84+11.81)/2 X 24.54 = 253.38 (01) 14.74 X 13.56 = 199.87 (02) (21.10+21.83)/2 X 42.65 = 915.48 (03) (10.78+9.66)/2 X 24.04 = 245.69 (04) (11.00+10.76)/2 X 22.50 = 244.80 (05) (5.65+5.59)/2 X 19.55 = 109.87 (06) 31.58 X 11.36 = 358.75 (07) 19.52 X 22.81 = 445.25 (08) 34.75 X 22.81 = 792.65 (09) 11.33 X 22.81 = 258.44 TOTAL = 3824.18	6474.40
					NOS. OF CAR = 56 IN CELLAR	NOS. OF CAR = 56 IN CELLAR	= 59
OTHER PARKING AREA (30%)	100.30 (30%)	(0) 6.81 X 15.00 = 102.15 SQ.MT.	1948.44 (40%)	----------	(0) (8.84+11.81)/2 X 24.54 = 253.38 (01) (4.44 X 8.12)/ 2 = 18.03 (02) 17.72 X 8.12 = 143.88 (03) (15.45 X 28.25)/2 = 218.23 (04) 11.49 X 28.25 = 324.59 (05) 10.74 X 17.35 = 186.33 (06) (7.15+7.33)/2 X 14.92 = 108.02 (07) (5.27+5.32)/2 X 17.17 = 90.91 (08) (10.39+10.13)/2 X 20.47 = 210.02 (09) 24.89 X 12.66 = 315.10 TOTAL = 1868.49	(0) (12.52 X 22.81)/2 = 142.79 (01) 6.83 X 15.59 = 106.47 (02) 10.42 X 7.22 = 75.23 (S3) (8.79+8.87)/2 X 31.84 = 281.14 TOTAL = 605.63	2474.12
VISITOR'S PARKING (20%)	66.86 (20%)	(V) 6.81 X 3.42 = 23.29 (O.S.) (V1) 23.26 X 1.50 = 34.89 (O.S.) (V2) 7.62 X 1.50 = 11.43 (O.S.) TOTAL = 69.61 (O.S.)	487.11 (10%)	(V) 04.70 X 11.06 = 51.98 (V1) 6.58 X 4.50 = 29.61 (V2) 04.70 X 12.05 = 56.63 (V3) 04.15 X 1.57 = 6.52 (V4) 06.82 X 19.92 = 135.85 (V5) 06.54 X 07.28 = 47.61 (V6) 11.40 X 11.06 = 126.08 (V7) 11.51 X 06.16 = 70.90 TOTAL = 525.18	---------	---------	525.18
TOTAL	334.33	340.71 SQ.MTS.	4819.68	525.18 SQ.MTS.	4518.71 SQ.MTS.	4429.81 SQ.MTS.	9473.70



GROUND FLOOR LAYOUT PLAN
SCALE : 1.00 CM = 2.00 MT

બસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામની ઓનલાઇન શરૂ કરતાં પહેલા નિયમોનુસાર ખુલ્લા મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

Owner is fully responsible for open marginal space and road the protion

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

The Permission is valid only till 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.

સદર પ્રકરણે ચાલેલ કોર્ટ કેસ,કોર્ટ-કોર્ટ ના નાણા જે કાંઇ ચુકવવાના હોય, તે અરજદાર બાબતે જી.ડી. પરમીશન બાબતે અરજીમાં એફીડેવીટ રાખવાની ખાતરીપત્ર મેળવવાનો રહેશે.

RESPONSIBILITY (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 WORKSWITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE RULES AND REGULATIONS THEREUNDER 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.

LAY OUT PLAN — **SHEET NO :- 2 / 16**

LAYOUT PLAN SHOWING PROP. COMM.+RESIDENCE BUILDING ON F.P. NO. 38+42+44,O.P. NO. : 38+42+44 , R.SUR. NO. : 129/P+134/2/P+136 OF DRAFT FINAL T.P.S. NO. : 48 (KOTESHWAR - MOTERA) , AT MOJE : KOTESHWAR , TA : GANDHINAGAR , DIST : GANDHINAGAR

SCALE : 1.00 CM = 2.00 MT.	BLOCK : (A+D) + B + C
USE : COMMERCIAL + RESIDENCE	ZONE :- RESIDENCE - I(R1)

COLOUR NOTE :
PROP. WORK
PROP. DRAINAGE
F.P. BOUNDRY
TDR F.S.I.
COMMON PLOT
ROAD
SPRINKLER
COM.BIN.
TREE
P.W.

SOHAM INFRA BUILD PVT. LTD.
Director
OWNER

S.O.R.

SOHAM INFRABUILD PVT. LTD.
Patel Narendrakumar J.
Developer Reg. No. AUDA / DEV / 01075
404/E, Sahajanand Complex,
Shahibaug Road, Ahmedabad
DEVELOPER

VIPULKUMAR JIVANLAL PATEL
B.E. (Civil)
CLERK OF WORK GRADE-1 (A.M.C.)
License No. 001CW22072510039
03, Pushpak Bunglows,
Nr. Lad Society, Vastrapur, Ahmedabad
License Expiry 23/07/2025
C.O.W.

GEET P. SHAH
501, 5th Floor, Vishwakarma Enclave,
Nr. Shell Petrol Pump, A.E.C. Cross Road,
Naranpura, Ahmedabad - 380013.
Corp/ License No. 00BERH13032710034
ENGINEER

ACHAL J. PARIKH
609/A, Harekrishna Complex,
Ellisbridge, Ahmedabad-6.
AUDA/SD-1/065/09/2008
STR. ENGINEER

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/Gnc/24/18/2023 -48/03/2023
Dated 29/05/2023 20552

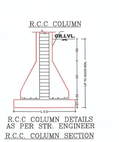
NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

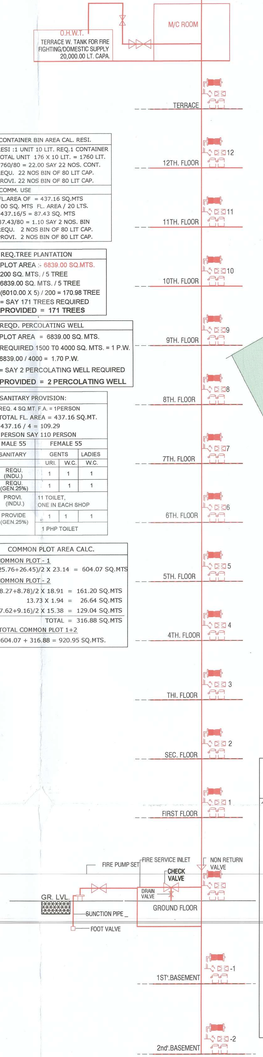
Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		BLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOX
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP





CONTAINER BIN AREA CAL. RESI.
RESI :1 UNIT 10 LIT. REQ.1 CONTAINER
TOTAL UNIT 170 X 10 LIT. = 1760 LIT.
1760/80 = 22.00 SAY 22 NOS. CONT.
REQU. 22 NOS BIN OF 80 LIT CAP.
PROVI. 22 NOS BIN OF 80 LIT CAP.
COMM. USE
FLAREA OF = 437.16 SQ.MTS
100 SQ. MTS FL. AREA / 20 LTS.
437.16/5 = 87.43 SQ. MTS.
87.43/80 = 1.10 SAY 2 NOS. BIN
REQU. 2 NOS BIN OF 80 LIT CAP.
PROVI. 2 NOS BIN OF 80 LIT CAP.

REQ.TREE PLANTATION
PLOT AREA = 6839.00 SQ.MTS.
200 SQ. MTS. / 5 TREE
6839.00 SQ. MTS. / 5 TREE
(6010.00 X 5) / 200 = 170.98 TREE
= SAY 171 TREES REQUIRED
PROVIDED = 171 TREES

REQD. PERCOLATING WELL
PLOT AREA = 6839.00 SQ.MTS.
REQUIRED 1500 TO 4000 SQ. MTS. = 1 P.W.
6839.00 / 4000 = 1.70 P.W.
= SAY 2 PERCOLATING WELL REQUIRED
PROVIDED = 2 PERCOLATING WELL

SANITARY PROVISION:

REQ. 4 SQ.MT / F.A = 1PERSON
TOTAL FL. AREA = 437.16 SQ.MT.
437.16 / 4 = 109.29
PERSON SAY 110 PERSON

MALE 55		FEMALE 55	
SANITARY	GENTS		LADIES
	LRI	W.C.	W.C.
REQU. (INDU.)	1	1	1
REQU. (GEN.25%)	1	1	1
PROVI. (INDU.)	11 TOILET CHID IN EACH SHOP		
PROVIDE (GEN.25%)	1	1	1
	1 PHP TOILET		

COMMON PLOT AREA CALC.
COMMON PLOT - 1
(25.76+26.45)/2 X 23.14 = 604.07 SQ.MTS
COMMON PLOT - 2
(8.27+8.78)/2 X 18.91 = 161.20 SQ.MTS
13.73 X 1.94 = 26.64 SQ.MTS
(7.62+9.16)/2 X 15.38 = 129.04 SQ.MTS
TOTAL = 316.88 SQ.MTS
TOTAL COMMON PLOT 1+2
604.07 + 316.88 = 920.95 SQ.MTS.

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 litters 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 premisses where a Fire servise 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 /fettiling 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 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 Riser/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 boxes 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) signage's 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

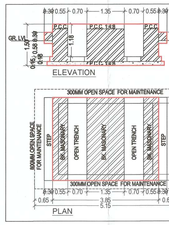
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

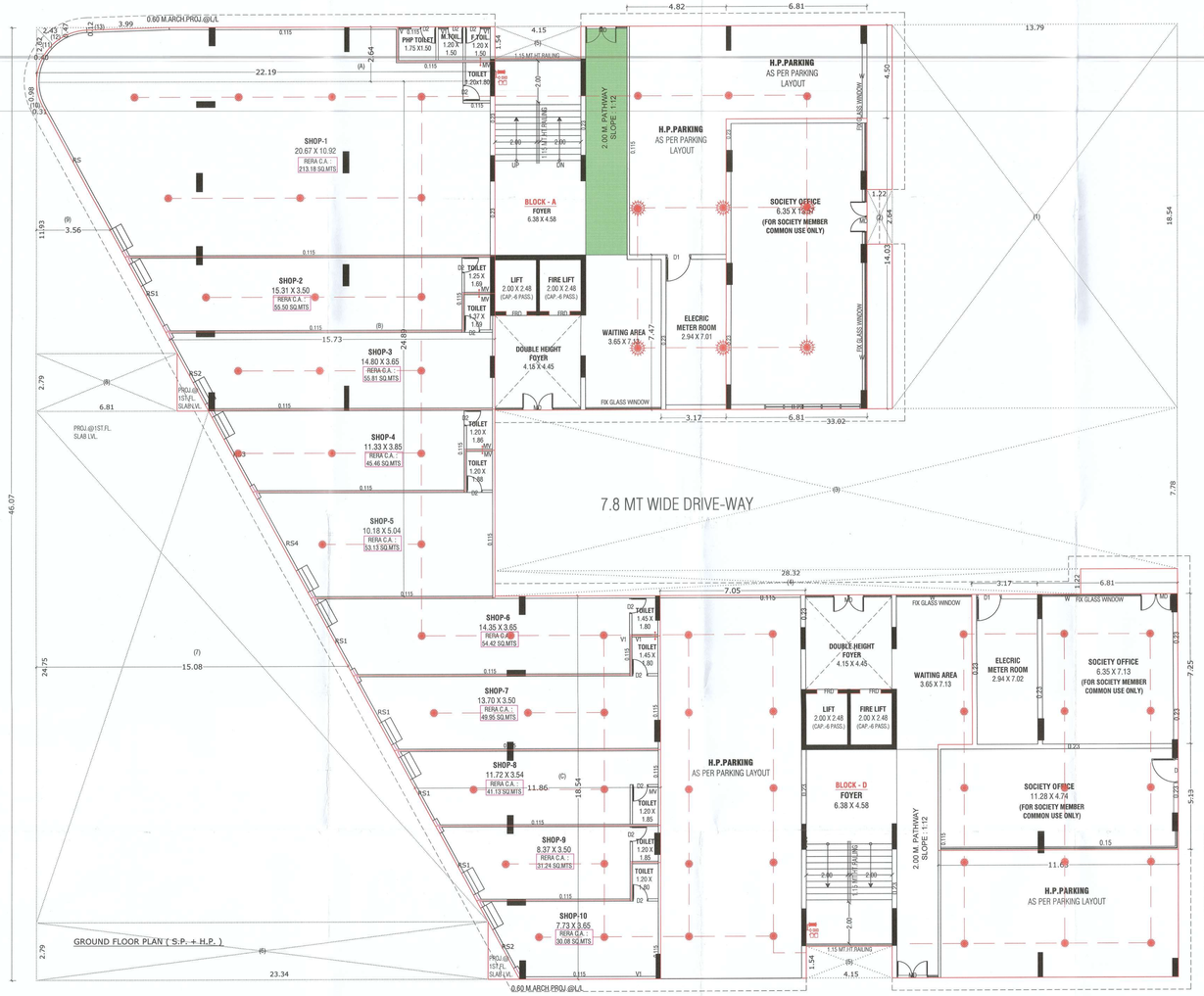
IMPORTANT INSTRUCTIONS:

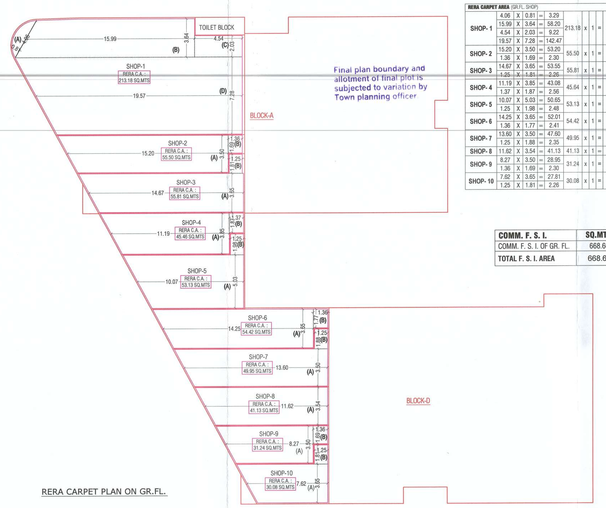
After inspection of a low-rise building by the fire service authority,If the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active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

NOTE :-

- IT IS CONTRED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY OWNERS (IN 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 MAINHOLE IS VERIFIED ME ON SITE AND PREMISES GAN GATE DRAINAG CONNECTION.
- IT IS CERTEFY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTEFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGNAS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.11 AND 13.1.13 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.5 OF CGDCR 2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER PREVENTION AND FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 13.2.2 OF CGDCR 2017.
- SWIMMING FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 13.7.01 OF THE CGDCR 2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.5 OF CGDCR 2017.
- THE RAMNG OF BUILDING UNIT/PAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR 2017.
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER THE NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.2.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.5 OF THE CGDCR 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 22 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION 2010 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2013.
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHARTER NO. 19 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14.0 OF CGDCR 2017 & FIRE PREVENTIONAND FIRE SAFETY ACT - 2016
- ROOF TOP SOLAR ENERGY INSTALLATIONS & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.8.1 OF CGDCR 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON-REFLECTIVE AND PROVIDED UPTO MAX.0F 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY FAILLING (PTO SILL LEVEL AS PER CLAUSE NO. 13.13 OF CGDCR-2017
- VENT OF BASEMENT IS PROVIDED AS CGDCR-2017 OF CLAUSE NO. 13.4.2


ELEVATION
PLAN
30MM OPEN SPACE FOR MAINTENANCE
30MM OPEN SPACE FOR MAINTENANCE
OPEN TERRACE
OPEN TERRACE
OPEN TERRAC





RERA CARPET PLAN ON GR.FL.

Owner is fully responsible for open marginal space ...ent road the provision

RERA CARPET AREA (GR.FL. SHOP)								
SHOP-1	4.06	X	0.81	=	3.29	213.18	x	1 = 213.18
	15.99	X	3.64	=	58.20			
	4.54	X	2.03	=	9.22			
	19.57	X	7.28	=	142.47			
	15.20	X	3.50	=	53.20			
SHOP- 2	1.36	X	1.69	=	2.30	55.50	x	1 = 55.50
SHOP- 3	14.67	X	3.65	=	53.55	55.81	x	1 = 55.81
	4.85	X	4.85	=	23.55			
SHOP- 4	11.19	X	3.85	=	43.08	45.64	x	1 = 45.64
	1.37	X	1.87	=	2.56			
SHOP- 5	10.07	X	5.03	=	50.65	53.13	x	1 = 53.13
	1.25	X	1.98	=	2.48			
SHOP- 6	14.25	X	3.65	=	52.01	54.42	x	1 = 54.42
	1.36	X	1.77	=	2.41			
SHOP- 7	13.60	X	3.50	=	47.60	49.95	x	1 = 49.95
	1.25	X	1.88	=	2.35			
SHOP- 8	11.62	X	3.54	=	41.13	41.13	x	1 = 41.13
SHOP- 9	8.27	X	3.50	=	28.95	31.24	x	1 = 31.24
	1.36	X	1.69	=	2.30			
SHOP- 10	7.62	X	3.65	=	27.81	30.08	x	1 = 30.08
	1.25	X	1.81	=	2.26			

COMM. F. S. I.	SQ.MTS.
COMM. F. S. I. OF GR. FL.	668.66
TOTAL F. S. I. AREA	668.66

BUILT UP AREA CALC.					
GR. FL. (S.P.+H.P.)					
	55.20	X	46.07	=	2543.06
LESS WORK					
(1)	13.79	X	18.54	X 1 =	255.67
(2)	1.22	X	2.64	X 1 =	3.22
(3)	33.02	X	7.78	X 1 =	256.90
(4)	28.32	X	1.22	X 1 =	34.55
(5)	4.15	X	1.54	X 2 =	12.78
(6)	21.82	X	2.79	X 1 =	60.88
(7)	15.08	X	24.75	X 1 =	373.23
(8)	6.81	X	2.79	X 1 =	19.00
(9)	3.56	X	11.93	X 1 =	42.47
(10)	0.31	X	0.98	/ 2 =	0.15
(11)	0.40	X	2.62	/ 2 =	0.52
(12)	2.43	X	0.47	/ 2 =	0.57
(13)	3.99	X	0.12	/ 2 =	0.23
TOTAL					1060.17
2543.06	-	1060.18	=		1482.88
NET BUILT UP AREA ON GR. FL. (S.P.+H.P.) = **1482.88** SQ.MTS.					

BUILT UP AREA CALC.					
GR. FL. (SHOPS)					
(A)	22.19	X	2.64	=	58.58
(B)	15.73	X	24.89	=	391.52
(B)	11.86	X	18.54	=	219.88
TOTAL				=	669.99
LESS WORK					
(11)	0.40	X	2.62	/ 2 =	0.52
(12)	2.43	X	0.47	/ 2 =	0.57
(13)	3.99	X	0.12	/ 2 =	0.23
TOTAL					1.32
669.99	-	1.33	=		668.66
NET BUILT UP AREA ON GR. FL. (SHOP) = **668.66** SQ.MTS.					

BUILT UP AREA CALC.					
GR. FL. (SOCIETY ROOM)					
(A)	6.81	X	14.03	=	95.54
(B)	6.81	X	7.25	=	49.37
(C)	11.63	X	5.13	=	59.66
TOTAL				=	204.57
NET BUILT UP AREA ON GR. FL. (SOCIETY ROOM) = **204.57** SQ.MTS.					

BUILT UP AREA CALC.GR. FL.(H.P.)			
B.A. OF GR. FL. (S.P.+ H.P.)=1482.88			
LESS			
B.A. OF GR. FL. (S.P.) = 668.66+204.57=873.23 SQ.MTS.			
1482.88	-	873.23	= 609.65
NET BUILT UP AREA ON GR. FL.(H.P.) = **609.65** SQ.MTS.			

SANITARY PROVISION:			
REQ. 4 SQ.MT. F.A. = 1PERSON			
TOTAL FL. AREA = 668.66 SQ.MT.			
668.66 / 4 = 167.16			
PERSON SAY 168 PERSON			
	84 MALE		FEMALE 84
SANITARY	GENTS		LADIES
	URI.	W.C.	W.C.
REQU. (INDU.)	4	2	2
REQU. (GEN.25%)	1	1	1
PROVI. (INDU.)	6 TOILET, ONE IN EACH SHOP		
PROVIDE (GEN.25%)	1	1	1
	1 PHP TOILET		

SANITARY PROVISION:			
REQ. 4 SQ.MT. F.A. = 1PERSON			
TOTAL FL. AREA = 668.66 SQ.MT.			
668.66 / 4 = 167.16			
PERSON SAY 168 PERSON			
	84 MALE		FEMALE 84
SANITARY	GENTS		LADIES
	URI.	W.C.	W.C.
REQU. (INDU.)	4	2	2
REQU. (GEN.25%)	1	1	1
PROVI. (INDU.)	6 TOILET, ONE IN EACH SHOP		
PROVIDE (GEN.25%)	1	1	1
	1 PHP TOILET		

GROUND FLOOR PLAN 05/16

PLAN SHOWING PROP. COMM. + RESIDENCE BUILDING ON F.P. NO. 38 + 42 + 44, O.P. NO. : 38 + 42 + 44, R.SUR. NO. : 129/P + 134/2/P + 136 OF DRAFT FINAL T.P.S. NO. : 48 (KOTESHWAR - MOTERA), AT MOJE : KOTESHWAR, TA : GANDHINAGAR, DIST : GANDHINAGAR

SCALE : 1.00 CM = 1.00 MT — BLOCK : A+D

ZONE : RESIDENCE - I(R1) — USE : COMMERCIAL+RESIDENCE

AREA TABLE				IN SQ. MTS.	
FLOOR	USE	UNIT	FL. AREA	F.S.I AREA	B. UP AREA
BASEMENT-1	PARK.		---	---	---
BASEMENT-2	PARK.		---------	---------	-----
GR. FL. (SHOP)	SHOPS	10	668.66	668.66	668.66 / 1482.88
GR. FL. (S. P.)	SOC. ROOM	--	204.57	204.57	
GR. FL. (H. P.)	PARKING	--	---	---	609.65
1'ST. FLOOR	RESI.	-	986.09	986.09	1173.85
2'ND. FLOOR	RESI.	-	985.09	985.09	1135.92
3'RD. FLOOR	RESI.	-	985.09	985.09	1135.92
4 TH. FLOOR	RESI.	-	985.09	985.09	1135.92
5 TH. FLOOR	RESI.	-	985.09	985.09	1167.78
6'TH. FLOOR	RESI.	-	985.09	985.09	1135.92
7'TH. FLOOR	RESI.	-	985.09	985.09	1135.92
8'TH. FLOOR	RESI.	-	985.09	985.09	1167.78
9'TH. FLOOR	RESI.	-	985.09	985.09	1135.92
10'TH. FLOOR	RESI.	-	985.09	985.09	1135.92
11'TH. FLOOR	RESI.	-	985.09	985.09	1167.78
12'TH. FLOOR	RESI.	-	865.19	865.19	1012.82
STAIR CABIN	---	-	---	---	114.33
O.H.W.T	---	---	---	---	75.65
TOTAL	RESI.	10	94	12575.41	12575.41	15314.31

SCHEDULE OF OPENING

ROLLING SHUTTER	DOOR	WINDOW	VANTILATION
RS = 8.00 X 2.45 RS1 = 3.40 X 2.45 RS2 = 3.15 X 2.45 RS3 = 3.80 X 2.45 RS4 = 5.15 X 2.45	MD= 1.50 X 2.44 FRD = 1.00 X 2.44 D1 = 0.91 X 2.13 D2 = 0.76 X 2.13 SD = 3.65 X 2.44 SD1= 2.50 X 2.44 SD2= 1.42 X 2.44	W = 2.45 X 1.83 W1 = 2.90 X 1.83 W2 = 0.65 X 1.83 W3 = 1.14 X 1.83 W4 = 1.28 X 1.22 W5 = 3.65 X 1.83 WITH SAFETY GRILL	V = 0.75 X 0.60 V1 = 0.60 X 0.60

R.C.C.STAIR DETAIL	COLOUR NOTE
2.15 MT WIDTH 0.30 MT TREAD 0.15 MT RISER	PROP WORK PROP DRAINAGE

SOHAM INFRA BUILD PVT. LTD.
Director
OWNER

S.O.R.

SOHAM INFRABUILD PVT. LTD.
Patel Narendrakumar J.
Developer Reg. No. AUDA / DEV / 01075
404/E, Sahajanand Complex, Shahibaug Road, Ahmedabad
DEVELOPER

VIPULKUMAR JIVANLAL PATEL
B.E. (Civil)
CLERK OF WORK GRADE-I (A.M.C.)
License No. 001CW22072510I39
03, Pushpak Bunglows,
Nr. Lad Society, Vastrapur, Ahmedabad
License Expiry 22/07/2025
C.O.W.

GEET P. SHAH
501, 5th Floor, Vrundavan Enclave,
Nr. Shell Petrol Pump, A.E.C. Cross Road,
Navarangpura, Ahmedabad - 380014,
Corp/License No. D08ERH...u0821100034
ENGINEER

ACHAL J. PARIKH
609/A, Harekrishna Complex,
Ellisbridge, Ahmedabad-6.
GUDA/SD-1/065/09/2008
ST-ENGINEER

The Permission is valid only till 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.

ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર અગ્ર મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM-GMC/2413/2023/AUDA-48 | 03/2023
Dated 29/05/2023
2055-2

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY