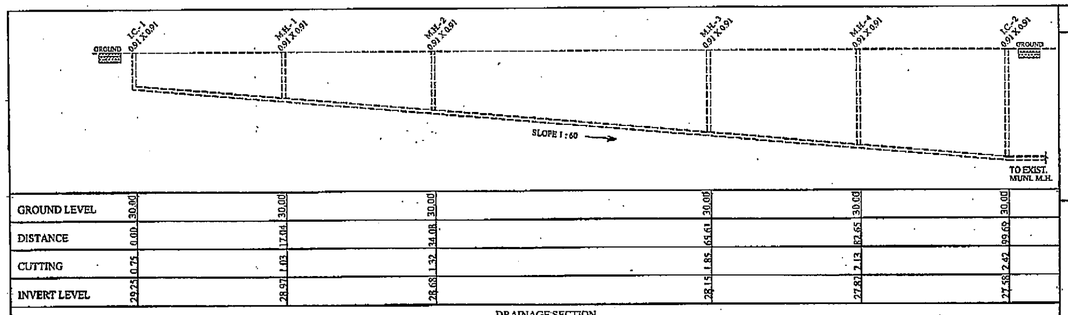


DRAINAGE SECTION

SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 2107.00 SQ.MTS

REQ. COMMON PLOT @ 10% 210.70 SQ.MT.

COMMON PLOT

(1) 30.43 X 10.00 = 304.30 SQ.MT.

LESS IN TOTAL ARC AREA:-

(1) NET AREA IN ARC = 4.35 SQ.MT.

NET PROV. COMMON PLOT = 299.95 SQ.MT.

AREA CALCULATION OF ARC

AREA = $3.14 \times R^2/4$

= $3.14 \times \frac{4.50 \times 4.50}{4}$

= 3.14 X 20.25/4

= 15.90 SQ. MT.

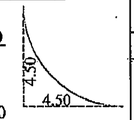
TOTAL AREA = 4.50 X 4.50

= 20.25 SQ. MT.

NET AREA IN ARC = TOTAL A. - AREA

= 20.25 - 15.90

= 4.35 SQ. MT.



RESPONSIBILITY:(G.D.C.R. 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 (G.D.C.R. 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

UNIT AREA TABLE

FLOOR	USE	EQ.TENAMENT RESI.
BASEMENT	PARKING	—
GROUND FLOOR	PARKING	—
1 ST FLOOR	RESI.	04
2 ND FLOOR	RESI.	04
3 RD FLOOR	"	04
4 TH FLOOR	"	04
5 TH FLOOR	"	04
6 TH FLOOR	"	04
7 TH FLOOR	"	04
TOTAL	RESI.	28

DUST-BIN PROVIDED NOTES:-(RESI.)

8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 28 UNITS / 8UNITS / 1 = 04 NOS. REQD.
PROVIDED CONTAINER = 04 NOS.

TREE PLANTETION

PLOT AREA :- 2107.00SQ. MTS.
200 SQ. MTS. / 3 TREE
2107.00 SQ. MTS./ 31.61 TREE SAY 32 NO.TREES
PROVI. 32 NO. TREES

REQ. PERCOLATING WELL

PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2107.00 / 4000.00 SQ. MTS.
= 0.52 NO. REQ. SAY 1 NOS.

SHEET NO:- 1

LAY-OUT PLAN SHOWING PROPOSED RESIDENCE BUILDING ON F. P. NO. 117/5, O. P. NO. 117/5,
R.SUR. NO. 453/2/5, T. P. S. :- 111 (NIKOL)
AT : NIKOL , TA : KATHWADA , DIST:AHMEDABAD.

ZONE : RESIDENTIAL - 1 | USE : RESIDENCE
LAY OUT | SCALE:- 1C.M. = 2 MT.

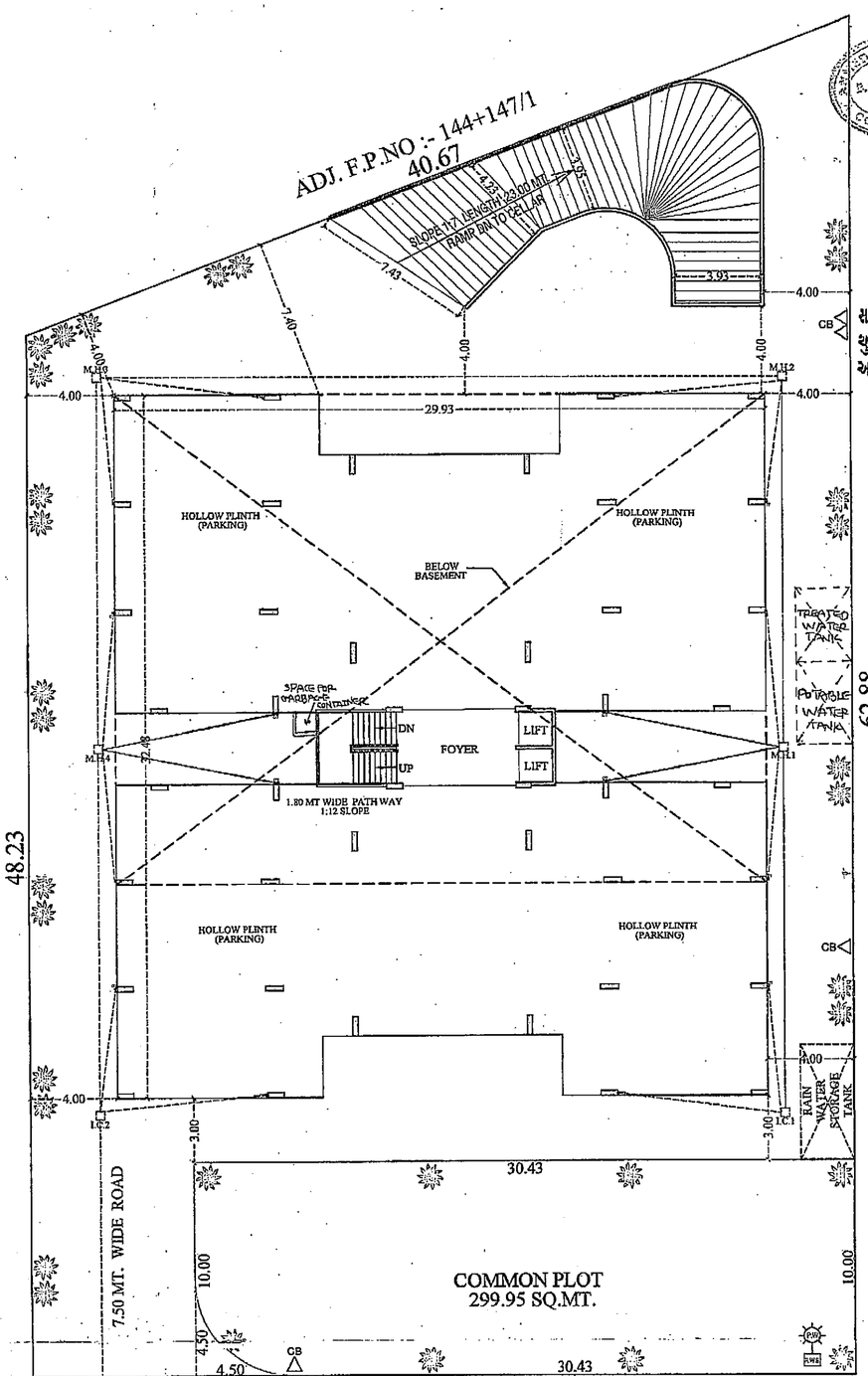
AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 117/5	2107.00
REQ. COMMON PLOT AREA @ 10%	210.70
PROVI. COMMON PLOT AREA	299.95

AREA TABLE	SQ.MTS.
PLOT AREA	2107.00
PERMI. F.S.I - (1:80 X 2107.00)	3792.60
CHARGEABLE F.S.I. (0.90 X 2107.00)	1896.30
MAX. PERMI. F.S.I. (3792.60+1896.30)	5688.90
TOTAL UTILIZED F.S.I.	5673.50
UTILIZED CHARGEABLE F.S.I.	1896.90

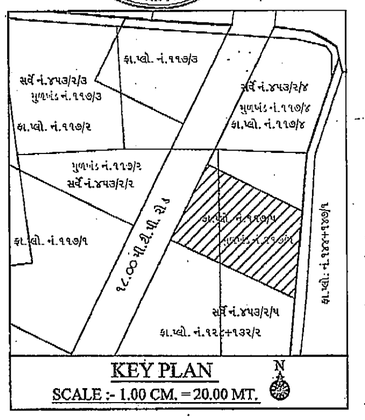
BUILT UP AREA STATEMENT	BUILT-UP AREA	F.S.I. AREA
BASEMENT	696.92	
GROUND	848.04	
1ST FLOOR	848.04	810.50
2ND FLOOR	848.04	810.50
3RD FLOOR	848.04	810.50
4TH FLOOR	848.04	810.50
5TH FLOOR	848.04	810.50
6TH FLOOR	848.04	810.50
7TH FLOOR	848.04	810.50
STAIR CABIN	46.67	
LIFT MAC. ROOM	29.72	
TOTAL	7557.63	5673.50

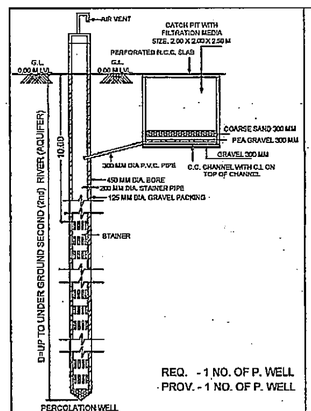
COLOUR NOTES:-

F. P. BOUNDARY, PROP. WORK, PROP. DRAIN-LINE, COMMON PLOT, ROAD, P. WELL, COM.BIN., TREE



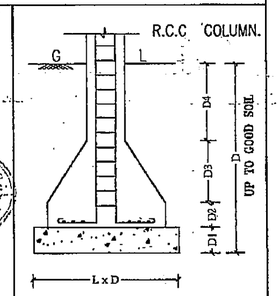
સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. ના નાણાં ના હપ્તા ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી.યુ. પરમીશન અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે.





REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

FOR BUILDING UNIT 500.00 S. M OR MORE AND UP TO 1500.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

NOTE :-
- GARBAGE SHAFT SHALL BE PROVIDED AS PER INDIAN STANDARD SPECIFICATION.
- DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER INDIAN STANDARD SPECIFICATION.

NOTE :-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PREMISES GATES DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR 2021 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.5.3 OF THE GDCR 2021, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.12 AND 23.14 AND 24.6 OF GDCR 2021
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.5 OF GDCR 2021
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.12 AND 24.7 OF GDCR 2021
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF GDCR 2021
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 24 OF GDCR 2021
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 23.11
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 23.6.2
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 23.10
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 22.7 OF THE GDCR 2021.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 23.1.7 OF GDCR 2021.
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF GDCR 2021.
- THE STRUCTUE OF THE BUILDING IS ASSUMED AS THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.2 OF GDCR 2021
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF GDCR 2021. .
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF GDCR 2021.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.6 OF THE GDCR 2021.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 24 OF GDCR 2021.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 29 OF GDCR 2021.
- MECHANICAL VENTILATION PROVIDE IN BASEMENT.

OWNER:-

DIYA INFRA
DEV-611291220
F.F. 21, Shyamshikhar Complex, Bapunagar, Ahmedabad.

DEVELOPER:-

KIRAN N. PATEL
20, RADHE TENAMENT, MARODA, A'BAD.
AMC LIC No. ER 0748280420 R1
AMC LIC No. CW 05201000417
AMC LIC No. SD 0455260120

ENGINEER/C.O.W.:-

N. P. PARMAR
B. E. (Civil)
AMC/Lic No. SD-0360160916
10, Pathik Society,
Naranpura, Ahmedabad - 13

ARCHITECT ENGINEER:-

(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ARCHITECT WILL COMPLY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGINEER.
(2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER NO.-[illegible]
(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER D.D.C.R.-2021 AS PER LETTER NO.[illegible] URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.
(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER GDCR-2021 CLAUSE NO. 27.2.
(5) THIS DEVELOPMENT PERMISSION IS GIVEN AS PER NOTARIZED UNDERTAKING OF UNDERTAKING FOR PARKING DEPOSIT OF HON. HIGH COURT CASE NO. C.A. (FOR STAY) NO 1235 OF 2010 IN L.P.A. NO. 1337 OF 2012 IN S.C.A. NO. 12407 OF 2010. THE FINAL RULING/ ORDER OF HON. COURT WILL BE APPLICABLE TO OWNER/APPLICANT.
(6) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANT WILL PROVIDE ALTERNATIVE RESIDENTIAL ACCOMODATION FOR EXISTING SALES TAX OFFICE STRUCTURE LANDING IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCROACHED FOR THIS SAKE IF ANY CASE IS FOUND OWNER/ APPLICANTS SUBMIT THE NOTARIZED UNDERTAKING FOR THE SAME ON DT-02/07/2014.
(7) THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-22/07/2016.
(8) THIS DEVELOPMENT PERMISSION IN RESIDENTIAL ZONE-1(A) SHOWN IN PLANE IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. M.C.(T.D.) ON DT.-14/07/2016 IN RESPECT OF BUILDING HEIGHT UNIT UP TO 24.00 MT. ALL TERMS AND CONDITION MENTIONED IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(9) THIS PERMISSION IS GRANTED SUBJECT TO CONDITION THAT FIRE CONSULTANT WILL BE SUBMITTED BEFORE APPLYING FOR B.U. PERMISSION.
(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND (BETTERMENT CHARGES) GIVEN BY ASST. CITY PLANNER, CITY PLANNING DEPT. IN LETTER NO.:- EPD/AJ/LO/01/2003 DT DT-24/07/2014.
(11) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTARIZED UNDERTAKING DT-02/07/2016 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.
(12) ALL RELAVENT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION GIVEN BY COLLECTOR (AHMEDABAD) DT-30/07/2016 VIDE LETTER NO:-EBS/AMC/[illegible]/2016 ARE APPLICABLE AND BINDING TO OWNER/APPLICANT.
(13) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN NO OBJECTION CERTIFICATE/RECOGNIZATION DT-[illegible] GIVEN BY AIRPORT AUTHORITY OF INDIA VIDE THEIR LETTER NO:AAI/WR/ATC/[illegible]
(14) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME PLAN GIVEN BY DY. DIRECTOR (CITY DEVELOPMENT) INSPECTOR (E.S.) ON DT-10/06/2015.
(15) THE FEES/CHARGES OF ADDITIONAL F.S.I. SHALL BE PAID BY OWNER/APPLICANT AS PER PROVISIONS/CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER TO BE PAID/CHARGES IN A INSTALLMENTS AS MENTIONED IN LETTER NO.:- [illegible] DT-14/04/2017 AND GIVEN APPROVAL BY AMC TO COMPLY THE TERMS AND CONDITION AS PER APPROVAL GIVEN BY FOR THE SAME DT-06/06/2016.
(16) [illegible] (Parking / Servicing) [illegible]
જમીનમાંની સેપ્ટીક ટેન્ક, સોકવેલ અને સોકપીટ સ્થાપવાની ગણતરી તાલુકા/જીલ્લાની જવાબદારી એ.મ્યુ.કો. ની રહેશે તેના અધિકારીઓની/કર્મચારીઓની રહેશે. [illegible] પ્રમાણે પુરતી બાંધેલી પેરાફેટની અગીન સંખ્યા જળાશયોની જવાબદારી તેમની રહેશે.
- ફેકટમાં રહેલ ફ્રેશવાના શેતા સોર્સવરીસેટ સ્ટ્રકચરલ રીપોર્ટ, સ્ટ્રકચરલ સ્ટેબીલ્ટી સર્ટી અને ફાયર સેફટી સર્ટી માટે હોશે તે અંગેની જવાબદારી એ.મ્યુ.કો. ની તથા તેના અધિકારીઓ/કર્મચારીઓની રહેશે.

Ahmedabad Municipal Corporation
Zone: East
Case No. : BLNTS/EZ/130116/GDR/A5691/R0/M1
Plan Approved as per terms and condition mentioned in the Commencement Certificate.
Raja Chitthi Number : 6774/13015/A5691/R0/M1
Date : 23/08/16

Sub Inspector (Civic Center) | Asst. T.D.O./Asst. E.O. (Civic Center) | R.K. Tadvi Dy T.D.O. East | J.S. PRAJAPATI Dy M.C.(T.D.)

SCRUTINIZE COPY
No. 5990 Dt. 19/4/16
TDO, BPSP, AMC

LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

For, DIYA INFRA
PARTNER