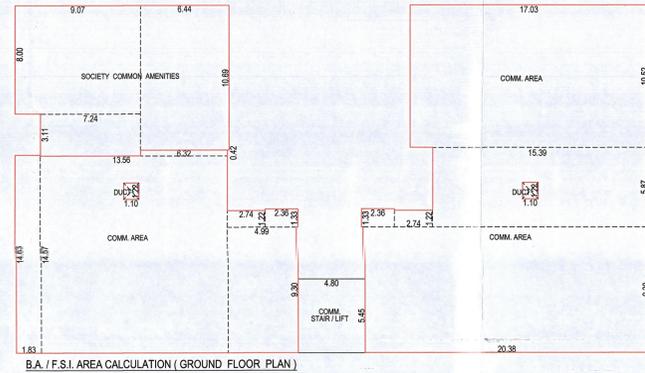


PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO. - 35 SUR. NO. - 38 O.P. NO. - 35 D.T.P.S. NO. - 3 (SHELA) MOJE - SHELA TALUKA : SANAND, DISTRICT: AHMEDABAD.

SCALE : 1CM = 1.0M BLOCK - A
ZONE AS PER 2021 - GME + RESIDENTIAL AFFORDABLE HOUSING ZONE (RAH - 1)

USE : SHOP + RESIDENCE

AREA TABLE		SQ.MTS.					
FLOOR	USE	UNIT	FLOOR AREA	TOTAL	F.S.I. AREA	TOTAL	B.A. AREA
GR. FLOOR (COMM.)	SHOP (OFFICE)	10	490.05	411.55	901.60	411.55	901.60
GR. FLOOR (RESI.)	RESI.	10	490.05	411.55	901.60	411.55	901.60
1ST FLOOR (COMM.)	SHOP (RESI.)	10	490.05	411.55	901.60	411.55	901.60
1ST FLOOR (RESI.)	RESI.	10	490.05	411.55	901.60	411.55	901.60
2ND FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
3RD FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
4TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
5TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
6TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
7TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
8TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
9TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
10TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
11TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
12TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
13TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
14TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
15TH FLOOR	RESI.	10	490.05	411.55	901.60	411.55	901.60
STAR CABIN	...	...	...	...	...	...	...
L.M.R. & O.H.W.T.	...	...	...	...	...	...	...
TOTAL	PARKING / SHOP (RESI.)	21	60	1232.77	10516.67	11751.44	1232.77



BUILT UP AREA CALCULATION

GROUND FLOOR	SQ.MTS.
45.57 X 25.68	= 1170.24
LESS AREA	
(1) 4.57 X 4.00 X 1	= 18.28
NET B.A. ON GROUND FLOOR	1170.24 - 18.28 = 1151.96

COMM. BUILT UP AREA CALCULATION

GROUND FLOOR	SQ.MTS.
11.73 X 10.52	= 123.27
15.36 X 5.87	= 89.34
20.38 X 3.30	= 67.25
6.32 X 4.92	= 31.10
13.96 X 14.57	= 202.37
1.83 X 14.83	= 27.11
2.74 X 1.22 X 2	= 6.69
2.86 X 1.31 X 2	= 7.54
4.89 X 3.30	= 16.14
4.80 X 5.45	= 26.16
TOTAL	= 771.56

COMM. F.S.I. AREA CALCULATION

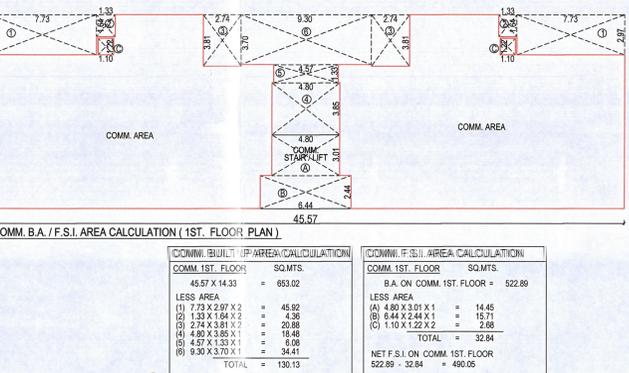
COMM. GROUND FLOOR	SQ.MTS.
COMM. B.A. ON GR. FL.	= 771.56
LESS AREA	
(DUCT)	1.10 X 1.22 X 2 = 2.68
(STAR/LIFT)	4.80 X 4.80 X 1 = 23.04
TOTAL	= 28.84
NET F.S.I. ON GROUND FLOOR	771.56 - 28.84 = 742.72

B.A. / F.S.I. AREA CALCULATION

GROUND FLOOR	SQ.MTS.
8.84 X 10.86	= 95.94
9.07 X 8.00	= 72.56
7.24 X 3.11	= 22.52
TOTAL	= 191.02

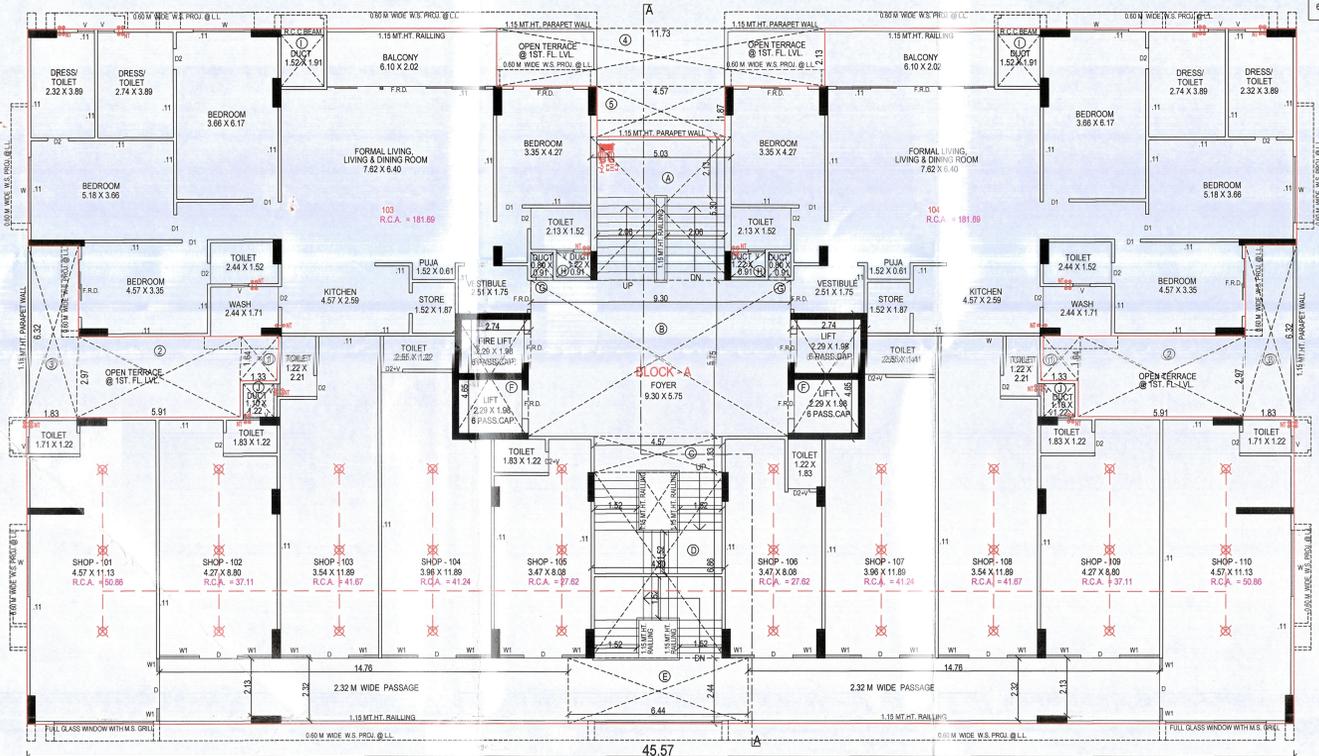
COMM. B.A. / F.S.I. AREA CALCULATION (1ST. FLOOR PLAN)

COMM. BUILT UP AREA CALCULATION	SQ.MTS.
45.57 X 14.33	= 653.02
LESS AREA	
(1) 7.73 X 2.87 X 2	= 44.92
(2) 1.33 X 1.84 X 2	= 4.86
(3) 2.74 X 3.81 X 2	= 20.88
(4) 4.80 X 3.85 X 1	= 18.48
(5) 4.27 X 1.33 X 1	= 5.68
(6) 9.30 X 3.70 X 1	= 34.41
TOTAL	= 130.13
NET B.A. ON COMM. 1ST FLOOR	653.02 - 130.13 = 522.89



COMM. RERA CARPET AREA CALCULATION (1ST. FLOOR PLAN)

GROUND FLOOR	SQ.MTS.
SHOP - 01	4.57 X 11.13 = 50.86
SHOP - 02	3.47 X 8.09 = 28.11
SHOP - 03	3.47 X 8.09 = 28.11
SHOP - 04	3.47 X 8.09 = 28.11
SHOP - 05	3.47 X 8.09 = 28.11
SHOP - 06	3.47 X 8.09 = 28.11
SHOP - 07	3.47 X 8.09 = 28.11
SHOP - 08	3.47 X 8.09 = 28.11
SHOP - 09	3.47 X 8.09 = 28.11
SHOP - 10	3.47 X 8.09 = 28.11
TOTAL	= 282.89

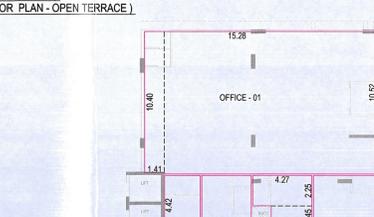


BUILT UP AREA CALCULATION

1ST. FLOOR	SQ.MTS.
45.57 X 25.68	= 1170.24
LESS AREA	
(1) 1.33 X 1.84 X 2	= 4.86
(2) 5.91 X 2.97 X 2	= 35.10
(3) 1.83 X 1.84 X 2	= 6.78
(4) 11.73 X 2.13 X 1	= 24.96
(5) 4.57 X 1.83 X 1	= 8.36
TOTAL	= 96.12
NET B.A. ON 1ST FLOOR	1170.24 - 96.12 = 1074.12
TOTAL F.S.I. ON 1ST FLOOR	1074.12 - 172.51 = 901.60

F.S.I. AREA CALCULATION

1ST. FLOOR	SQ.MTS.
B.A. ON 1ST FL.	= 1074.12
LESS AREA	
(A) 5.00 X 5.30 X 1	= 26.68
(B) 9.30 X 3.75 X 1	= 34.88
(C) 4.57 X 3.33 X 1	= 15.23
(D) 4.80 X 3.85 X 1	= 18.48
(E) 8.84 X 2.44 X 1	= 21.56
(F) 2.74 X 4.80 X 2	= 26.48
(G) 0.80 X 0.91 X 2	= 1.46
(H) 1.22 X 0.91 X 2	= 2.22
(I) 1.52 X 1.91 X 2	= 5.81
(J) 1.10 X 1.22 X 2	= 2.68
TOTAL	= 172.51
NET F.S.I. ON 1ST FLOOR	1074.12 - 172.51 = 901.60



COMM. RERA CARPET AREA CALCULATION (GROUND FLOOR PLAN)

1ST. FLOOR	SQ.MTS.
SHOP - 01	4.57 X 11.13 = 50.86
SHOP - 02	3.47 X 8.09 = 28.11
SHOP - 03	3.47 X 8.09 = 28.11
SHOP - 04	3.47 X 8.09 = 28.11
SHOP - 05	3.47 X 8.09 = 28.11
SHOP - 06	3.47 X 8.09 = 28.11
SHOP - 07	3.47 X 8.09 = 28.11
SHOP - 08	3.47 X 8.09 = 28.11
SHOP - 09	3.47 X 8.09 = 28.11
SHOP - 10	3.47 X 8.09 = 28.11
TOTAL	= 282.89

NOTES RELATED TO FIRE SAFETY

1. FIRE HYDRANT SYSTEM PIPE MAIN SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

2. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

3. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

4. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

5. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

6. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

7. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

8. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

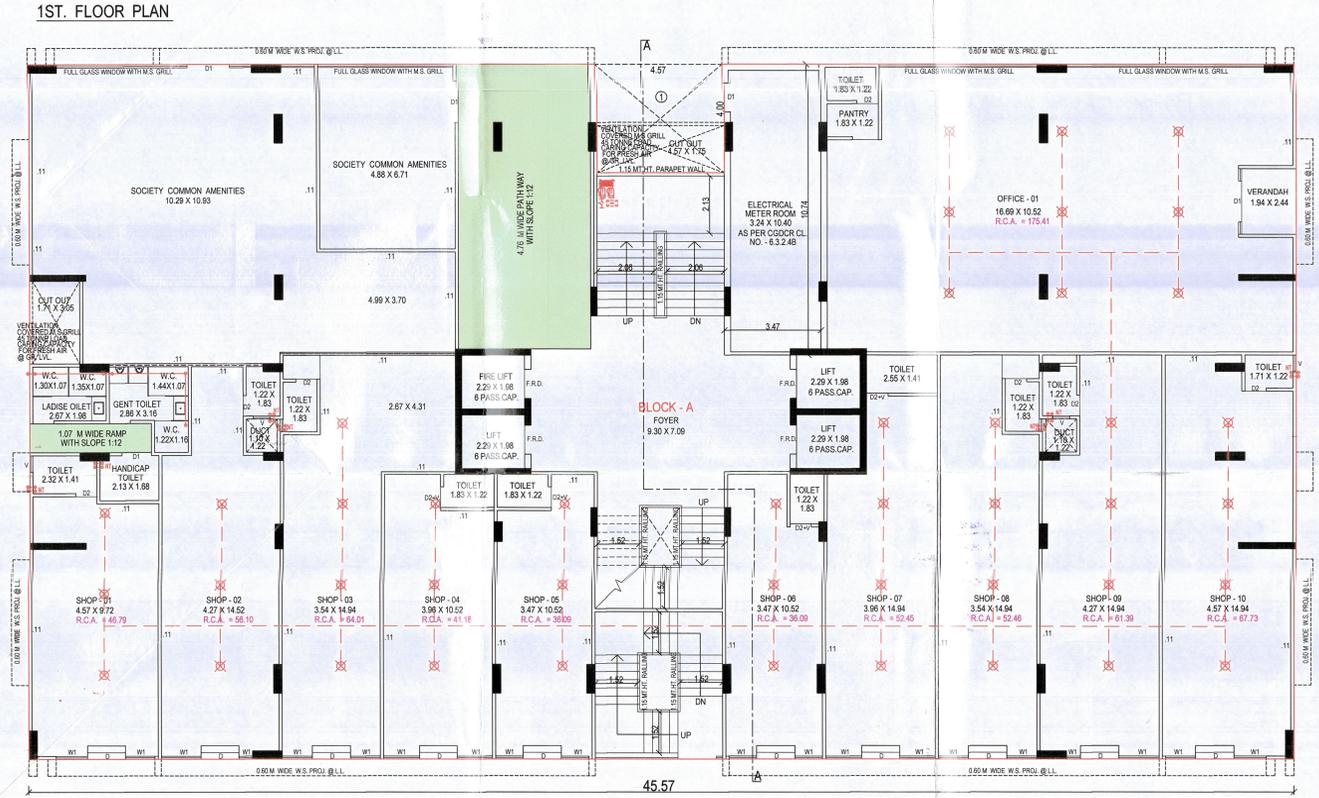
9. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

10. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

11. FIRE HYDRANT SYSTEM SHALL BE INSTALLED AT EACH FLOOR WITH SOUNDBELL CAPABLE OF WITH HEARD ALL THROUGHOUT THE BUILDING.

COMM. RERA CARPET AREA TABLE

FLOOR	SHOP NO	RERA CARPET
1ST. FLOOR	01	46.79
	02	36.10
	03	36.10
	04	36.10
	05	36.10
	06	36.10
	07	36.10
	08	36.10
	09	36.10
	10	36.10
OFFICE - 01		175.41



(11) LEGEND

- FIRE HYDRANT SYSTEM PIPE MAIN
- SINGLE HEAD HOSE VALVE
- SUCTION VALVE
- TWO WAY GAMES CONNECTION
- RISE OR DROP
- NON RETURN VALVE
- FIRE EXTINGUISHER
- FIRE HOUSE BOX
- HOSE REEL HOSE
- D.C.P. & O.C.D.
- HYDRANT VALVE

SCHEDULE OF OPENING

DOOR	WINDOWS	VENT	WIDTH=2.06M / 1.52 M
D=1.07X2.10	W=2.44X1.20	V=0.60X0.60	TREAD=0.30M
D=1.07X2.10	W1=1.20X1.20		RISER=0.15M
FRD=1.07X2.10			
R.S.=3.47X2.10			

COLOUR NOTE -

- PROPOSED PAVEMENT
- PROPOSED DRAINAGE

CLERK OF WORKS
KINAL D. SONI
ENGINEER AUDA
C-28, Sudashan Tower, Nr. Nirant Park, Suraj-Shop Road, Thaltej, Ahmedabad-380009.
LIC No. : AUDA/ENGO/986

S.O.R.
DIPEN M. BHILOTA
1255, SHIVAJI SOC. SECTOR-27, GANDHINAGAR, AHMEDABAD
AUDA/SOR/1146R/170271199

STRU. ENGINEER.
NARESH K. SHAH
A-2209, D.D.D. MARGADAL HEIGHTS BESIDE HOTEL NOVOTEL S G HOSWAR, AHMEDABAD-380015
AUDA STRUCTURAL ENGINEER LICENCE No. AUDA/SD-17/081
RENEWED UP TO 15/12/2023

FOR, SHUBHAM ANTHEM
PARTNER

OWNER
DIPEN M. BHILOTA

DEVELOPER
SHUBHAM ANTHEM
AUDA LIC NO. 1146R/04271198
SHEET MANUSKRIBAHAR ROAD/DIA 608/PINACLE BUSINESS PARK, OPP. ROYAL ORCHID, FRAZAR AHMEDABAD CITY-380015

APPROVED
As amended by Red (Colour) Stamp to the condition as mentioned in office letter PRM No. 193/2023
Date: 19 APR 2023

DISPATCH BY
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority, Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority, Ahmedabad.

વિગત સહી:
આ અરજીના સંબંધે અમારા પાસેથી મળેલા માહિતી અને દસ્તાવેજોની તપાસ કરીને આ અરજીને સંતોષકારણકરૂપે સંતોષવામાં આવે છે અને અરજીના અંતિમ સંસ્કરણ કરવામાં આવે છે.

વિગત સહી:
આ અરજીના સંબંધે અમારા પાસેથી મળેલા માહિતી અને દસ્તાવેજોની તપાસ કરીને આ અરજીને સંતોષકારણકરૂપે સંતોષવામાં આવે છે અને અરજીના અંતિમ સંસ્કરણ કરવામાં આવે છે.

વિગત સહી:
આ અરજીના સંબંધે અમારા પાસેથી મળેલા માહિતી અને દસ્તાવેજોની તપાસ કરીને આ અરજીને સંતોષકારણકરૂપે સંતોષવામાં આવે છે અને અરજીના અંતિમ સંસ્કરણ કરવામાં આવે છે.

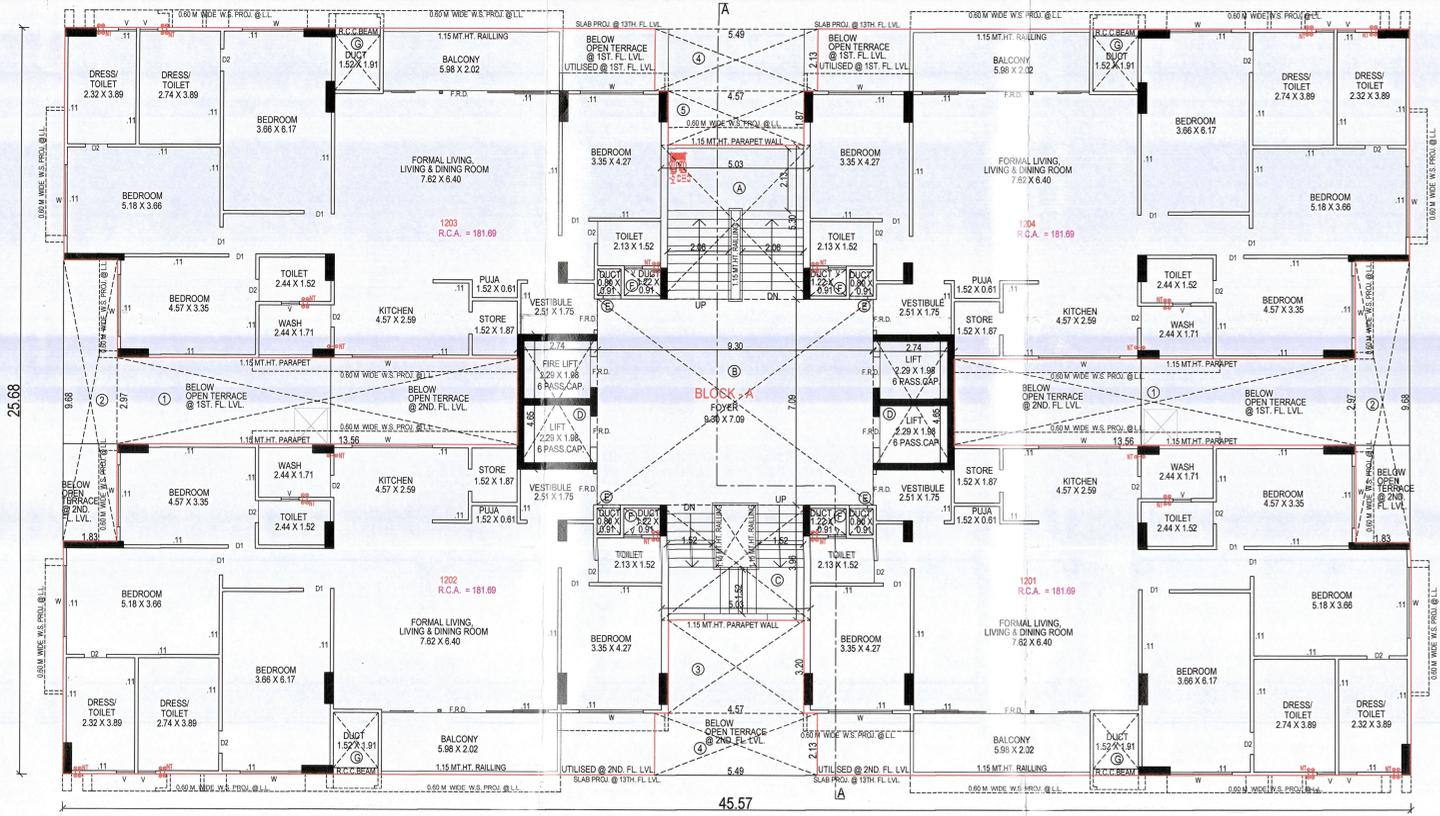
PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P.NO. :- 35 SUPR.NO. :- 38 O.P. NO. :- 35 D.T.P.S.NO.-3 (SHELA) TALUKA :- SHANAND, DISTRICT: AHMEDABAD.

SCALE : 1CM = 1.0M BLOCK - A
ZONE AS PER 2021:- GME + RESIDENTIAL AFFORDABLE HOUSING ZONE (RAH - 1)
USE :- SHOP + RESIDENCE

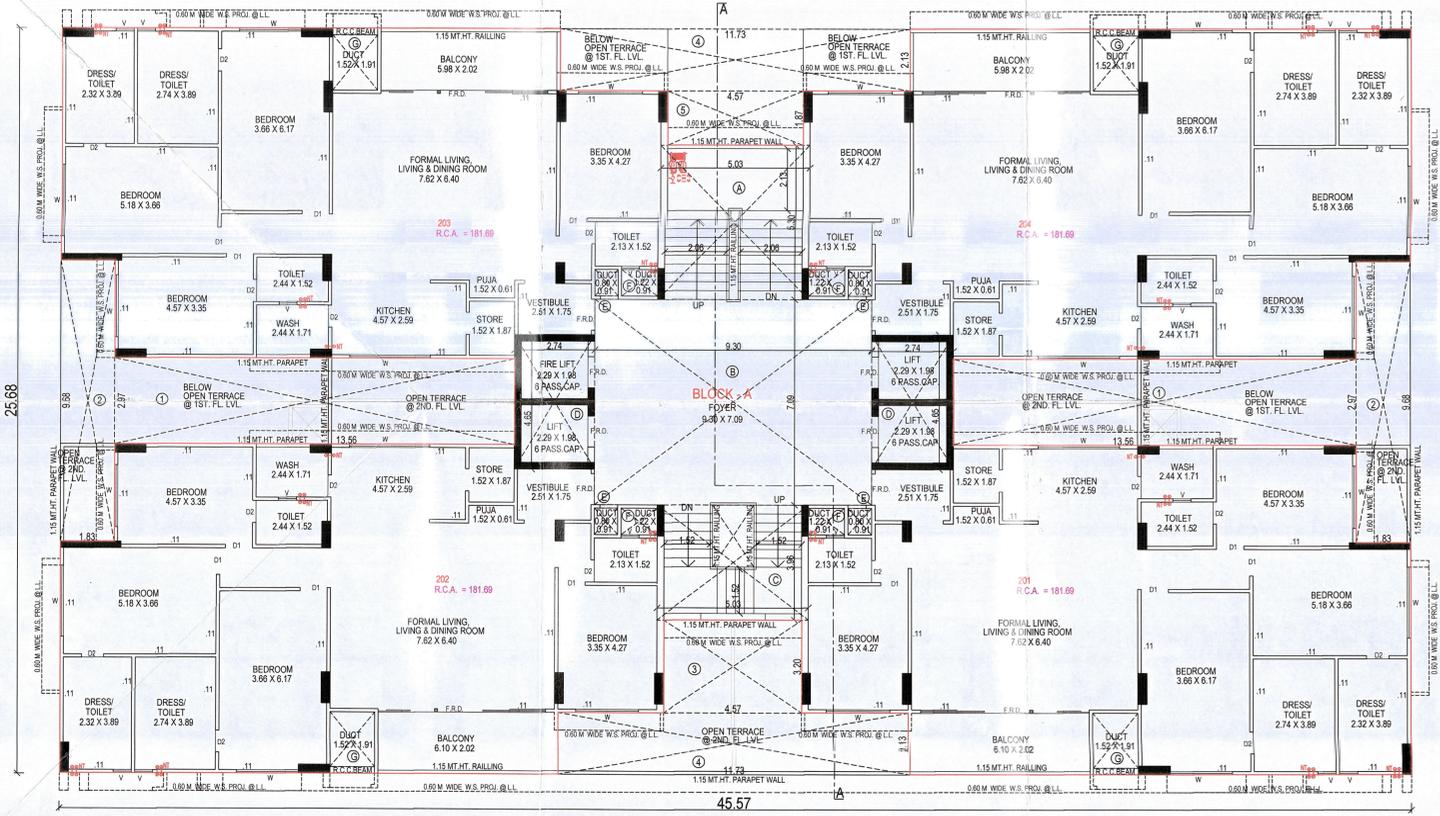
Final Plan boundary and Subject to Verification by Town Planning Officer

પરમિટ શરત :- બંધકર્તાએ આ પ્લાનમાં બંધકર્તાની જવાબદારી સ્પષ્ટ કરવાની છે. જો કોઈપણ અન્ય કાયદાકીય અંગિકા અથવા નિયમોના અંતર્ગત કોઈપણ સુધારાની જરૂર પડે તો બંધકર્તાએ તે સુધારાઓ કરવાની જવાબદારી સ્વયં સંભાળવાની છે.

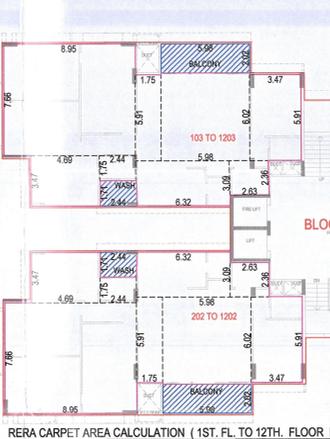
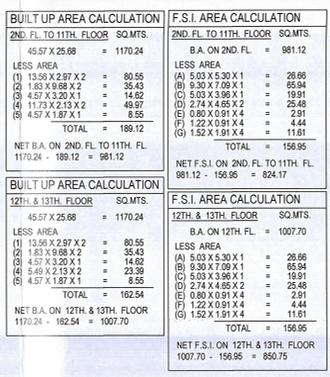
જો કોઈ અન્ય કાયદાકીય અંગિકા અથવા નિયમોના અંતર્ગત કોઈપણ સુધારાની જરૂર પડે તો બંધકર્તાએ તે સુધારાઓ કરવાની જવાબદારી સ્વયં સંભાળવાની છે.



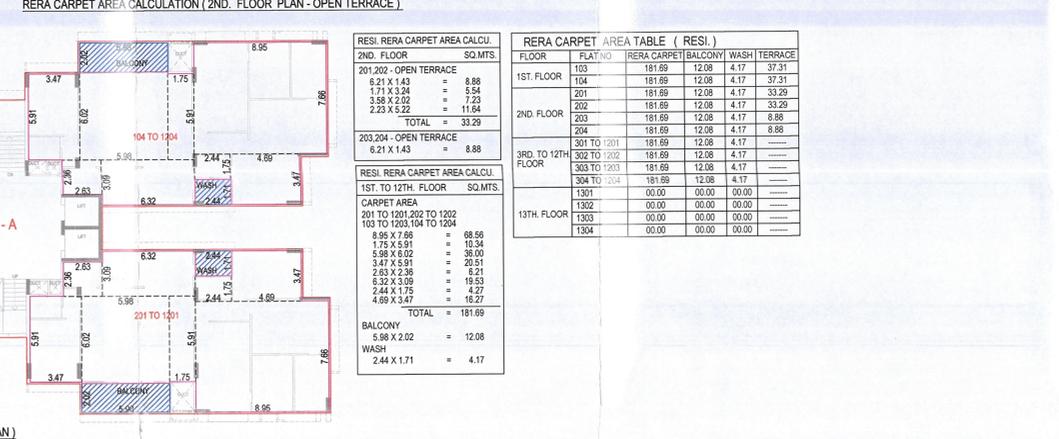
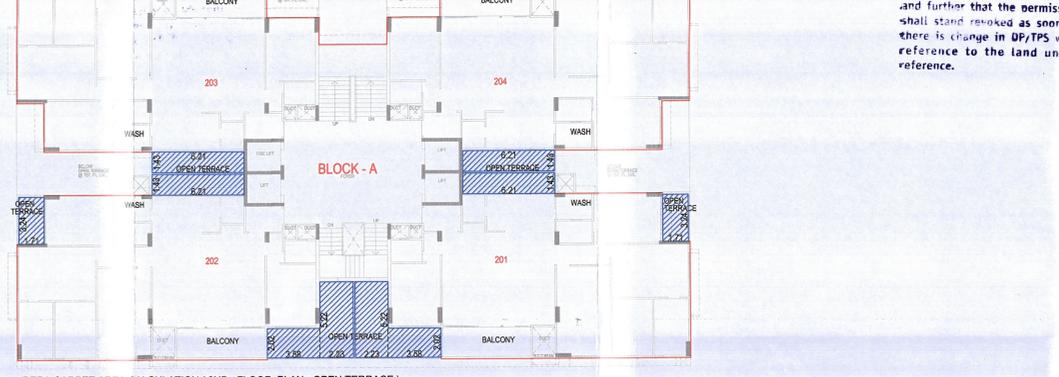
12TH. FLOOR PLAN



2ND. FLOOR PLAN



TYPICAL FLOOR PLAN (3RD. FL. TO 11TH. FLOOR PLAN)



TYPICAL FLOOR PLAN (3RD. FL. TO 11TH. FLOOR PLAN)

SCHEDULE OF OPENING

DOOR	WINDOWS	VENT	WIDTH= 2.06M / 1.52 M
D=1.07X2.10	W=2.44X1.20	V=0.60X0.60	TREAD=0.30M
D1=0.9X2.10			RISER=0.15M
D2=0.75X2.10			
FRD=1.07X2.10	FRD = FIRE RESISTANCE DOOR		

COLOUR NOTE
PROPOSED WORK
PROPOSED DRAINAGE

CLERK OF WORKS
DIPEN M. BHILOTA
1259, SHIVAM SOC. SECTOR-27, GANDHINAGAR, AHMEDABAD-380015
AUDA/COW/1144SRI1707271179

ENGINEER
KINAL D. SONI
ENGINEER AUDA
C-29, SUDHAMA TOWER, Nr. Niranj Park, Sun-Nip Road, Thaltej, Ahmedabad-380015
LIC NO. : AUDA/ENG/996

OWNER
FOR SHUBHAM ANTHEM
SHUBHAM ANTHEM
AUDA LIC NO. 1114DVA04271188
E-107, WANGHUKHAI ROAD, PRAHARAJI BUSINESS PARK, ROYAL ORCHID, PRAHARAJI, AHMEDABAD CITY-380015

DEVELOPER
SHUBHAM ANTHEM
AUDA LIC NO. 1114DVA04271188
E-107, WANGHUKHAI ROAD, PRAHARAJI BUSINESS PARK, ROYAL ORCHID, PRAHARAJI, AHMEDABAD CITY-380015

APPROVED
As amended by Reg. (Colour) Subject to the condition as mentioned in this office Letter Form No. 19.19.22. Dated.....
19 APR 2023
Note Approved by Chairman
No - 0062

DISPATCH BY
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

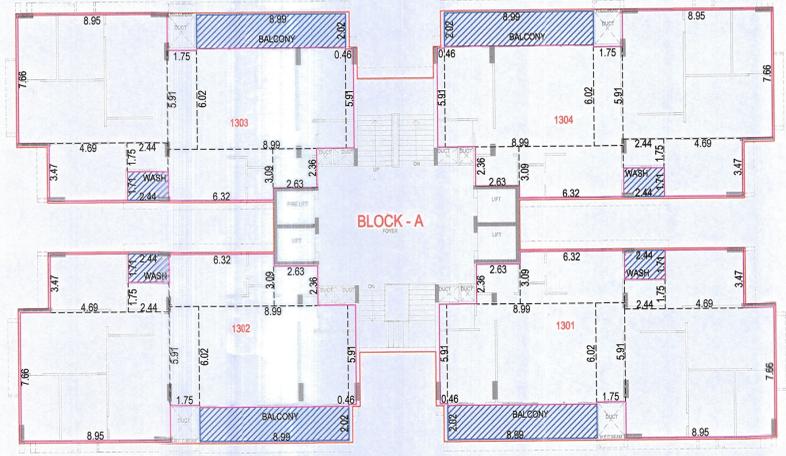
PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO. :- 35 SUR.NO :- 38 O.P. NO. :- 35 D.T.P.S.NO. - 3 (SHELA) MOJE :- SHELA TALUKA : SANAND, DISTRICT: AHMEDABAD.

SCALE : 1CM = 1.0M. BLOCK - A
ZONE AS PER 2021- GME + RESIDENTIAL AFFORDABLE HOUSING ZONE (RAH - 1)
USE :- SHOP + RESIDENCE

BUILT UP AREA CALCULATION	
STAIR CABIN	SQ.MTS.
5.03 X 7.86 X 1	= 38.53
2.74 X 4.65 X 2	= 25.48
1.00 X 3.40 X 1	= 3.40
TOTAL	= 67.41

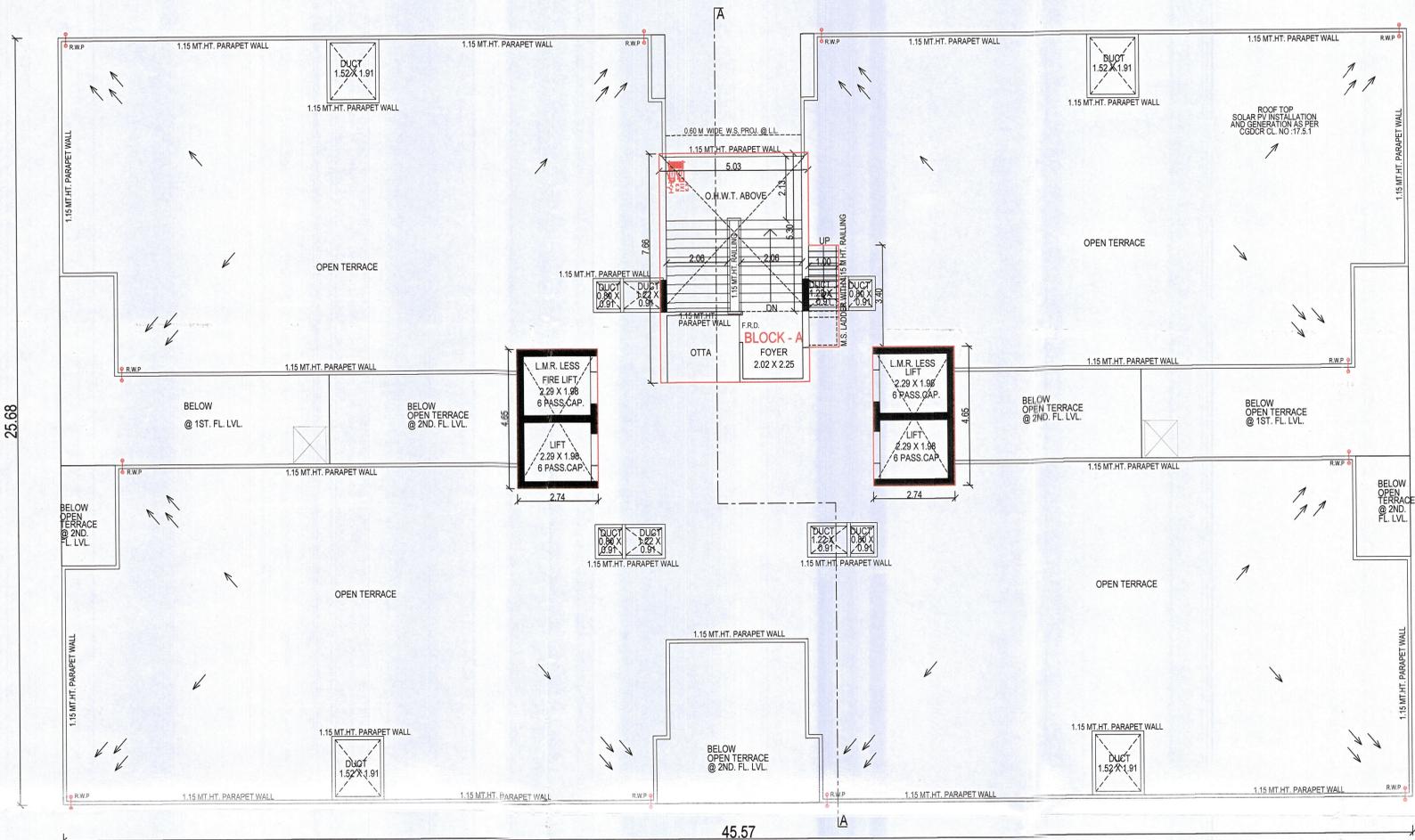
BUILT UP AREA CALCULATION	
O.H.W.T.	SQ.MTS.
5.03 X 5.30 X 1	= 26.66

અનુમતિ માટેની વિગતો અનુલક્ષી રીતે સારવાર કરવાની છે. T.H. પુસ્તક નંબર 2 / 544



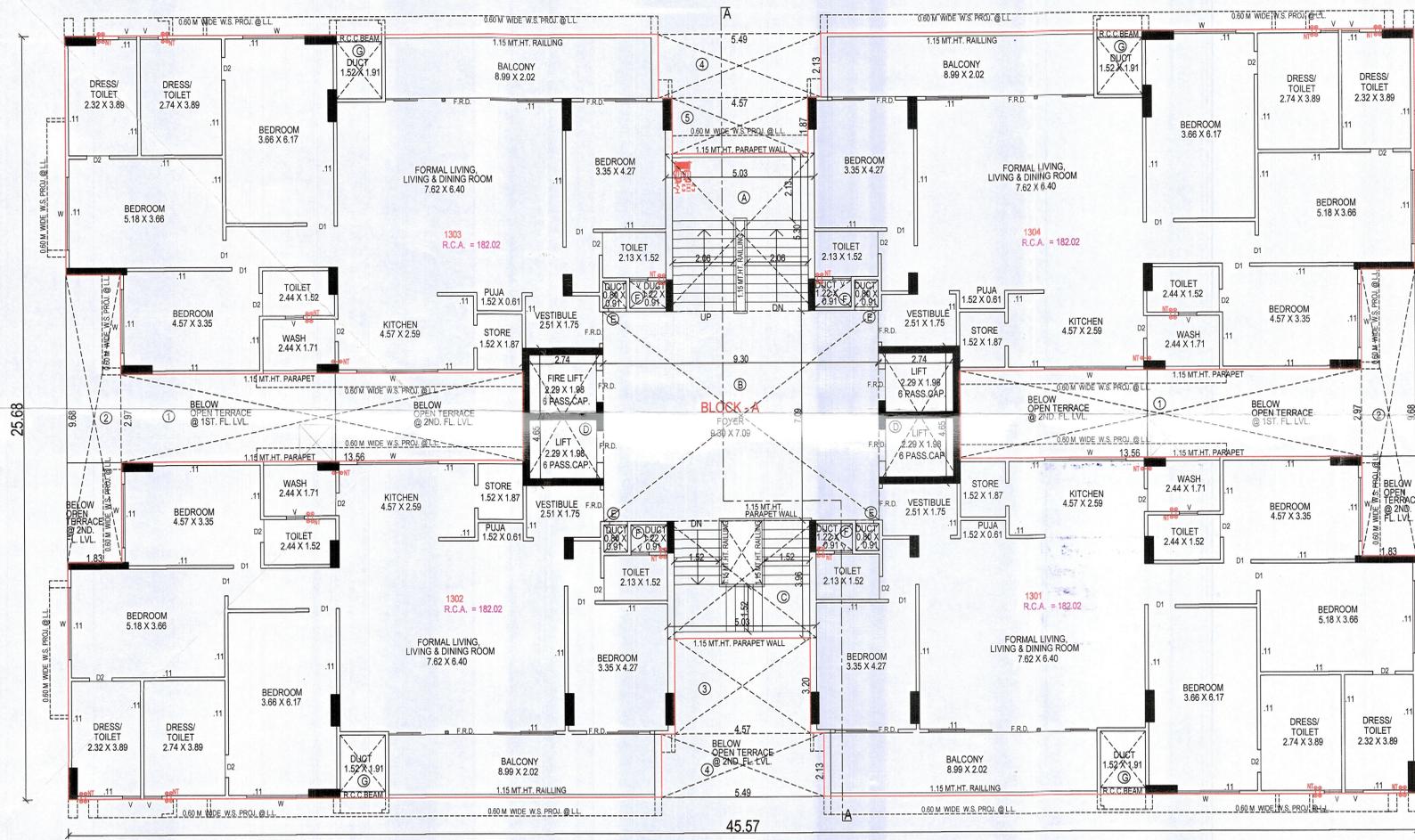
RERA CARPET AREA CALCULATION (13TH. FLOOR PLAN)

RESI. RERA CARPET AREA CALC.	
13TH. FLOOR	SQ.MTS.
CARPET AREA	
1301,1302,1303,1304	
8.95 X 7.86	= 68.56
1.75 X 5.91	= 10.34
8.95 X 5.02	= 44.92
0.46 X 5.91	= 2.72
2.63 X 2.36	= 6.21
6.32 X 3.09	= 19.53
2.44 X 1.75	= 4.27
4.69 X 3.47	= 16.27
TOTAL	= 182.02
BALCONY	
8.95 X 2.02	= 18.16
WASH	
2.44 X 1.71	= 4.17



OPEN TERRACE, STAIR CABIN, LMR. & O.H.W.T. PLAN

SCHEDULE OF OPENING		RCC STAIR DETAIL	
DOOR	D = 1.07X2.10	WINDOWS	W = 2.44X1.20
	D1=0.91X2.10	VENT.	V=0.60X0.60
	D2=0.75X2.10		
	FRD=1.07X2.10		
	FRD = FIRE RESISTANCE DOOR	WIDTH= 2.06M / 1.52 M	
		TREAD=0.30M	
		RISER=0.15M	



13TH. FLOOR PLAN

COLOUR NOTE -

 DIPEN M. BHILOTA
 1259, SHIVAM SOC. SECTOR-27, GANDHINAGAR, AUDA/SOR/1114SR1707271179
 CLERK OF WORKS

KINAL D. SONI
 ENGINEER AUDA
 C-28, Sudarshan Tower, Nr. Nirant Park, Sun-N-Step Road, Thaltej, Ahmedabad-380059, LIC No. : AUDA/ENG/966

NARESH K. SHAH
 A-1209, 1210, MONDEAL HEIGHTS BESIDE HOTEL NOVOTEL 56 HIGHWAY, AHMEDABAD-380015 AUDA STRUCTURAL ENGINEER LICENCE No. AUDA/SD-1/081 RENEWED UPTO 19/12/2023

FOR, SHUBHAM ANTHEM

 PARTNER

SHUBHAM ANTHEM
 AUDA LIC NO. 1114DV0404271136 SWEET MANSHUKBHAI ROJIVADIA 608/PINNACLE BUSINESS PARK, OFF: ROYAL ORCHID, FRAHLADNAGAR, AHMEDABAD CITY-380015

APPROVED
 As amended by Reg (Colour) Subject to the condition as mentioned in his other Letter P/No. 1114/2023
 19 APR 2023
 Note Approved by Chairman

DISPATCH BY

 JUNIOR TOWN PLANNER
 Ahmedabad Urban Development Authority, Ahmedabad.

Senior Town Planner
 Ahmedabad Urban Development Authority, Ahmedabad.

આસ સરત : મંજૂર થયેલ નકશાઓની નકલોની સાથે સ્થળ પર પ્રદર્શિત કરવાનો રહેશે.

મંજૂર થયેલ નકશાઓની નકલોની સાથે સ્થળ પર પ્રદર્શિત કરવાનો રહેશે.

આસ સરત : મંજૂર થયેલ નકશાઓની નકલોની સાથે સ્થળ પર પ્રદર્શિત કરવાનો રહેશે.

આસ સરત : મંજૂર થયેલ નકશાઓની નકલોની સાથે સ્થળ પર પ્રદર્શિત કરવાનો રહેશે.

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 the original space and road line portion.

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

આસ સરત : મંજૂર થયેલ નકશાઓની નકલોની સાથે સ્થળ પર પ્રદર્શિત કરવાનો રહેશે.

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