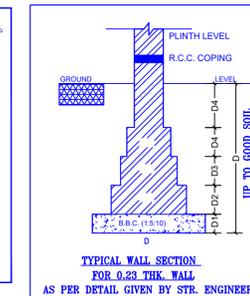
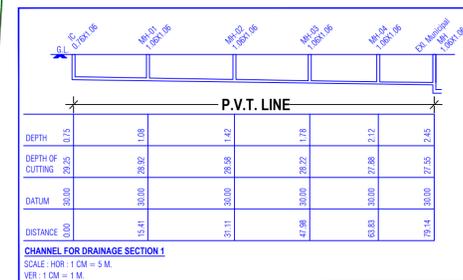
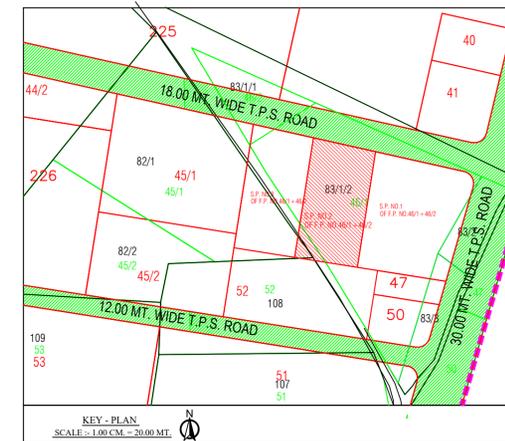
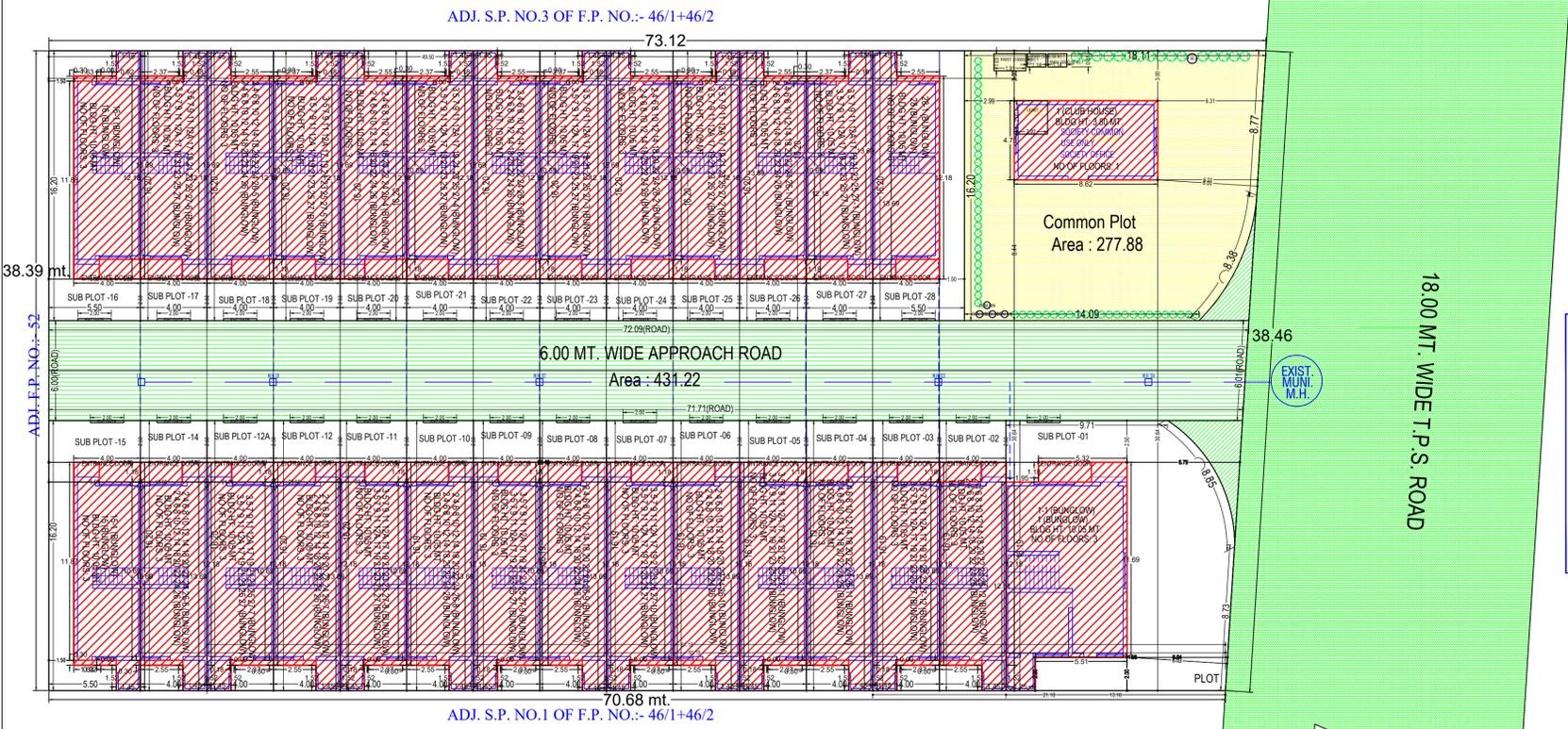


Project Title : LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON S.P.NO. 2 OF F.P. NO.- 46/1+46/2 OF DRAFT T.P.S. NO.118 (SINGRAVA), [NEW SUR. NO.-450/1, 450/2, 451, 452(OLD SUR NO. 83/1 , 83/2 , 83/3) O.P.NO.-46/1, 46/2 OF MOJE.- SINGRAVA, TALUKA:- DASKROI, DISTRICT:- AHMEDABAD]

Inward No	OOPS/2025/027499	Sheet	1/9
Inward Date		Scale	1:200



REQUIRED PERCOLATING WELL:-
 PLOT AREA:- 1500 TO 4000 SQ.MTS.
 1 PERCOLATING WELL
 PLOT AREA = 2760.15 / 4000.00 SQMT.
 = 0.69 NOS. SAY 1 NOS.
REQUIRED = 1 NOS. PERCOLATING WELL
PROVIDED = 1 NOS. PERCOLATING WELL

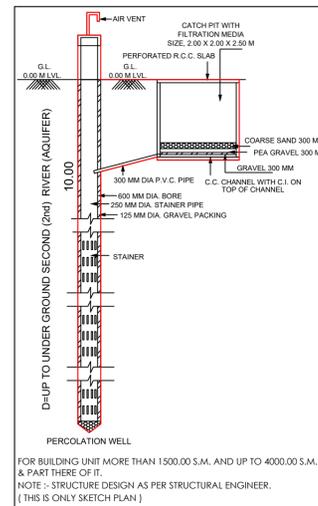
TREE PLANTATION:-
 PLOT AREA:- 4553.00 SQ.MTS.
 200 SQ.MTS. / 5 TREE
 2760.15 X 5 / 200 = 69.00 NOS., SAY 69.00 NOS.
REQUIRED = 69 NOS. TREES
PROVIDED = 70 NOS. TREES

DUST-BIN PROVIDED NOTES (RESIDENCE):-
 1 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPACITY
 SHALL BE PROVIDED FOR 8 UNIT IN MARGINAL OPEN SPACE
PROVIDED = 8 UNITS / BIN / 80 LITERS CAPACITY.
REQUIRED = 28 UNITS / 8 UNITS / 1 = 3.50 NOS., SAY 04 NOS.
PROVIDED CONTAINER = 04 NOS.

NOTES RELATED TO CGCR 2017

GENERAL NOTES:-

- All structural and other drawings are prepared by me and the dimensions of all areas of plot and plot area as shown in plan are measured by me and are correct and in accordance with approved records.
- Engineer is fully responsible for correct layout and materials.
- The depth and position of existing municipal drains, is verified by on site and previous site and drainage connection.
- It is certified according to CGCR 2017 all measurements of the building are checked and necessary actions are taken.
- It is certified according to the clause no. 4.3 of the CGCR 2017, the structure of the building is design as per the norms of the Indian standards.
- Design of structure and notes is provided as per the provision of the clause no. 13.1.1 and 13.1.1.3 of CGCR 2017.
- Foundation is provided as per the provision of the clause no. 13.1.4 of CGCR 2017.
- It is provided as per the provision of the clause no. 13.1.3 of CGCR 2017.
- Water tank is provided as per the provision of the clause no. 13.6 of CGCR 2017.
- Water tank for the safety equipment provided as per clause no. 13.1.3 of CGCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.1.1 of CGCR 2017.
- Drainage system shall be provided as per the clause no. 13.1.2 of CGCR 2017.
- Sanitation is provided as per the provision of the clause no. 13.1.3 of CGCR 2017.
- The structure of the building is as per the norms of the specified in the Indian standards and the necessary action for the structural safety during the construction.
- Full water drainage and gas water handling system is provided as per the clause no. 17.2 of CGCR 2017.
- Common bin provided as per the provision of the clause no. 17.2.4, 17.2.5 of CGCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGCR 2017.
- Fire safety system is provided as per chapter no. 18 of CGCR 2017.
- Fire safety provisions shall be made as per the provision and the safety measures regulation-2018 and the provision and the safety measures as per 2013.
- Maintenance and operation of building as per clause no. 19 of CGCR 2017.
- Marginal space & other area shall have bearing capacity of 60 tonnes per square meter shall be provided as per clause no. 14 of CGCR 2017 and the provision and the safety as per 2013.
- Roof has solar energy installation & orientation shall be provided as per clause no. 17.1.4 of CGCR 2017.
- The ground surface area of the external facade shall be non-reflective and provided with one of 50% of the total surface area of each facade with the provision of safety railing with all height as per no. 13.1.3 of CGCR 2017.
- Common bin shall have the construction as per State Sanitation Act The notification no. 454/05/02, 2013 dated 01/04/2013, D.O. 20/07/2013 Resolving the Resolution-2013.



LAY - OUT PLAN

SITE PLAN
 (Scale - 1:200)

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
					Stair/Case	Stair Lobby	Covered Area			
1 (CLUB HOUSE)	1	40.92	0.00	40.92	0.00	0.00	0.00	40.92	40.92	01
1 (BUNGLOW)	1	263.17	0.00	263.17	24.56	5.58	3.76	229.27	229.27	01
2, 4, 6, 8, 10, 12, 14, 18, 20, 22, 24, 26 (BUNGLOW)	12	1813.20	59.28	1753.92	264.00	97.92	44.64	1347.48	1347.48	12
3, 5, 7, 9, 11, 12A, 17, 19, 21, 23, 25, 27 (BUNGLOW)	12	1812.84	59.28	1753.56	264.00	97.92	44.64	1347.12	1347.12	12
15 (BUNGLOW)	1	150.87	4.79	146.08	22.00	7.24	3.67	113.17	113.17	01
16 (BUNGLOW)	1	150.87	4.79	146.08	22.00	7.24	3.67	113.17	113.17	01
28 (BUNGLOW)	1	151.21	4.79	146.42	22.00	7.24	3.85	113.33	113.33	01
Grand Total :	29	4383.08	132.93	4250.15	618.56	223.14	104.23	3304.46	3304.46	29

Buildingwise Floor FSI Details

Floor Name	1 (CLUB HOUSE)		1 (BUNGLOW)		2, 4, 6, 8, 10, 12, 14, 18, 20, 22, 24, 26 (BUNGLOW)		3, 5, 7, 9, 11, 12A, 17, 19, 21, 23, 25, 27 (BUNGLOW)		15 (BUNGLOW)		16 (BUNGLOW)		28 (BUNGLOW)		Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)		
Ground Floor	40.92	40.92	86.15	76.25	610.80	475.80	610.68	475.68	50.90	39.92	50.90	39.92	50.90	39.74	1501.25	1188.23
First Floor	0.00	0.00	82.65	76.51	555.96	465.48	555.84	465.36	46.33	39.02	46.33	39.02	46.50	39.19	1333.61	1124.58
Second Floor	0.00	0.00	82.65	76.51	496.68	406.20	496.56	406.08	41.54	34.23	41.54	34.23	41.71	34.40	1200.68	991.65
Terrace Floor	0.00	0.00	11.72	0.00	90.48	0.00	90.48	0.00	7.31	0.00	7.31	0.00	7.31	0.00	214.61	0.00
Total:	40.92	40.92	263.17	229.27	1753.92	1347.48	1753.56	1347.12	146.08	113.17	146.08	113.17	146.42	113.33	4250.15	3304.46

AREA STATEMENT

VERSION NO.: 1.0.66
 VERSION DATE: 25/02/2025

PROJECT DETAIL :

Authority: Ahmedabad Urban Development Authority (AUDA)
 Plot Use: Residential

AuthorityClass: D1
 Plot Sub/Use: Resi. Building (More than one side common)

Authority/Grade: Urban Development Authority
 Plot Use Group: Dwelling-2 (DW2)

Project Type: Layout Development
 Plot Category: NA

Nature of Development: NEW
 Land Use Zone: Residential Zone II

Development Area: Draft/Preliminary Town Planning Scheme
 Conceptualized Use: Residential Zone II

SubDevelopment Area: Other Areas

Special Project: NA

Special Road: NA

Site Address: TP-118, FP-46/1+46/2, NEW RS NO. 450/1, 450/2, 451, 452, OLD RS NO. 83/1, 83/2, 83/3, SP-02, SINGRAVA, AHMEDABAD.

AREA DETAILS :

Sl. No.	Description	Sq.Mts.						
1.	Area of Plot As per record	2760.15						
	Plot Validation Certificate	2760.15						
	Physical area measured at site	2760.15						
	7/12 or Document	2760.15						
	Plot area drawn as per Site	2760.03						
	Area of Plot Considered	2760.15						
2.	Deduction for							
	(a) Proposed roads	0.00						
	(b) Any reservations	0.00						
	Total (a + b)	0.00						
3.	Net Area of plot (1 - 2) AREA OF PLOT	2760.15						
	% of Common Plot (Reqd.)	276.01						
	% of Common Plot (Prop)	277.88						
	Common Plot	277.88						
	Balance area of Plot(1 - 4)	2482.27						
	Plot Area For Coverage	2760.15						
	Plot Area For FSI	2760.15						
	Perm. FSI Area (1:20)	3312.18						
	Total Perm. FSI area	3312.18						
6.	Total Built up area permissible at:							
	a. Ground Floor	0.00						
	Proposed Coverage Area (54.39 %)	1501.32						
	Total Prop. Coverage Area (54.39 %)	1501.32						
	Balance coverage area (-)	0.00						
	Proposed Area at:							
	Ground Floor	1501.25	Existing/ Approved BUA Area	0.00	Proposed F.S.I	1501.32	Existing/ Approved F.S.I	0.00
	First Floor	1333.61	0.00	1188.23	0.00	1124.58	0.00	
	Second Floor	1200.68	0.00	991.65	0.00	991.65	0.00	
	Terrace Floor	214.61	0.00	0.00	0.00	0.00	0.00	
	Total Area:	4250.15	0.00	3304.46	0.00	3304.46	0.00	
	Total FSI Area:					3263.40		
	Total BuiltUp Area:					4258.13		
	Proposed F.S.I. consumed:					1.18		

Tenement Statement

Sl. No.	Description	Area
1.	Tenement Proposed At:	
	G.F.	29.00
2.	Total Tenements (3 + 4)	29

COLOR INDEX

Color	Description
Black	PLOT LINES
Green	EXISTING STREET
Yellow	FUTURE STREET, IF ANY
Blue	PERMISSIBLE BUILDING LINE
Red	OPEN SPACES
Orange	EXISTING WORKS
Purple	WORK PROPOSED TO BE DEMOLISHED
Light Blue	PROPOSED WORK
Dark Blue	DRAINAGE AND SEWERAGE WORK
Light Green	WATER SUPPLY WORK
Light Yellow	WORK WITHOUT PERMISSION IF STARTED ON SITE
Light Purple	APPROVED WORK

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	2033.06	73.66
Road Area	449.09	16.27
Organized Open Space	277.88	10.07
Other Area	0.12	0.00
Total net layout	2760.15	100.00

Tree Details (Table 3h)

Plot	Name	Nos of Trees	
		Reqd	Prop
PLOT	Tree	70	72

Common Plot Area

Name	Prop. Area
Common Plot	277.88

OWNER'S NAME AND SIGNATURE

MARUTI INFRASTRUCTURE PARTNER HITESH JAYSUKHBHAI KARKAR

ARCHIENG'S NAME & SIGNATURE STRUCTURE ENGINEER

CHIRAGKUMAR PRAGJIBHAI NAKRANI

1114ERH14062701107

SUPERVISOR'S NAME & SIGNATURE DATE OF APPROVAL

12/03/2025

DESIGNATION OF APPROVER : Additional Chief Town Planner

Inward No	ODPS/2025/027499	Sheet	2/9
Inward Date		Scale	1:200

Plot No.	Abutting Road	Plot Area			Frontage			Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop	
SUB PLOT -01	6.00 MT. WIDE APPROACH ROAD	-	-	211.07	7.00	14.21	0.00	-	86.15	253.28	229.27	
SUB PLOT -10	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -08	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -06	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -04	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -02	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -14	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -12	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -24	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -22	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -20	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -18	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.90	116.60	112.29	
SUB PLOT -26	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -11	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -07	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -05	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -03	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -12A	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -17	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -19	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -21	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -23	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -25	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -27	6.00 MT. WIDE APPROACH ROAD	-	-	64.78	4.00	4.00	0.00	-	50.89	116.60	112.25	
SUB PLOT -09	6.00 MT. WIDE APPROACH ROAD	-	-	89.10	4.00	5.50	0.00	-	50.90	160.38	113.17	
SUB PLOT -15	6.00 MT. WIDE APPROACH ROAD	-	-	89.10	4.00	5.50	0.00	-	50.90	160.38	113.17	
SUB PLOT -16	6.00 MT. WIDE APPROACH ROAD	-	-	89.07	4.00	5.50	0.00	-	50.90	160.33	113.33	
SUB PLOT -28	6.00 MT. WIDE APPROACH ROAD	-	-	89.07	4.00	5.50	0.00	-	50.90	160.33	113.33	

Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
1 (CLUB HOUSE)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
1 (BUNGLOW)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					SECOND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Staircase	Staircase	-	-	-
2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					SECOND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Staircase	Staircase	-	-	-
3 5 7 9 11 12A 17 19 21 23 25 27 (BUNGLOW)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					SECOND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Staircase	Staircase	-	-	-
15 (BUNGLOW)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					SECOND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Staircase	Staircase	-	-	-
16 (BUNGLOW)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					SECOND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Staircase	Staircase	-	-	-
28 (BUNGLOW)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					SECOND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Staircase	Staircase	-	-	-

Individual Plot Margin												
Plot No.	Pwork Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area Prop
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop		
SUB PLOT -01	1-1 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	86.15	229.27
SUB PLOT -10	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -08	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -06	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -04	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -02	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -14	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -12	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -24	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -22	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -20	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -18	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -26	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -11	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -07	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -05	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -03	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -12A	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -17	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -19	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -21	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -23	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -25	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -27	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	-	0.00	-	0.00	-	0.00	50.90	112.29
SUB PLOT -09	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	1.50	1.50	-	0.00	-	0.00	50.90	113.17
SUB PLOT -15	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	1.50	1.50	-	0.00	-	0.00	50.90	113.17
SUB PLOT -16	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	1.50	1.50	-	0.00	-	0.00	50.90	113.33
SUB PLOT -28	2 4 6 8 10 12 14 18 20 22 24 26 (BUNGLOW)	6.00 MT. WIDE APPROACH ROAD	2.50	2.50	1.50	1.50	-	0.00	-	0.00	50.90	113.33

OWNER'S NAME AND SIGNATURE
MARUTI INFRASTRUCTURE PARTNER HITESH JAYSUKHBHAI KARKAR

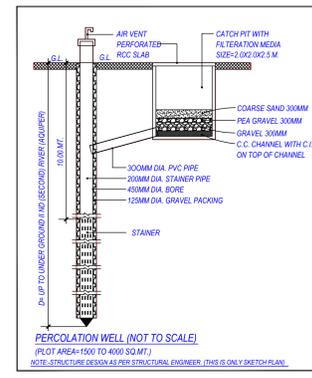
ARCHIENG'S NAME & SIGNATURE
CHIRAGKUMAR PRAGJIBHAI NAKRANI
1114ERH14062701107

SUPERVISOR'S NAME & SIGNATURE
DATE OF APPROVAL
12/03/2025

DESIGNATION OF APPROVER : Additional Chief Town Planner




Inward No	ODPS/2022/017840	Sheet	1
Inward Date		Scale	1:200
AREA STATEMENT (Ahmedabad Urban Development Authority (AUDA))		VERSION NO.:	1.0.48
PROJECT DETAIL :		VERSION DATE:	01/02/2022
Authority: Ahmedabad Urban Development Authority (AUDA)	Plot Use: Residential		
Authority Class: D1	Plot Sub Use: Affordable Housing		
Authority Grade: Urban Development Authority	Plot Use Group: NA		
Project Type: SubDivision	Plot Category: NA		
Nature of Development: NEW	Land Use Zone: Residential Zone II		
Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: R2		
Sub-Development Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: TP-118, FP-46/1-46/2, RS-83/1/2, 83/2, 83/3, 83/1, SINGARVA, AHMEDABAD.			



Color Notes

COLOR INDEX

PLOT LINES	Black
EXISTING STREET	Green
FUTURE STREET, IF ANY	Light Green
PERMISSIBLE BUILDING LINE	Blue
OPEN SPACES	Yellow
EXISTING WORKS	Red
WORK PROPOSED TO BE DEMOLISHED	Orange
PROPOSED WORK	Dark Red
DRAINAGE AND SEWERAGE WORK	Light Blue
WATER SUPPLY WORK	Light Green
WORK WITHOUT PERMISSION IF STARTED ON SITE	Light Yellow
APPROVED WORK	Light Green

Plot Details After SubDivision (Table S2-a)

Plot(s)	Min Area Considered (m ²)	Deviation Area Considered (m ²)	Deductions (m ²)	Net Developable Area (m ²)	Deductions Common Plot (m ²)	Plot Area (m ²)
SUB PLOT-1	4009.57	4009.75	-	4009.75	405.81	4009.75
SUB PLOT-2	2760.03	2760.15	-	2760.15	279.18	2760.15
SUB PLOT-3	2759.98	2760.10	-	2760.10	279.18	2760.10
Grand Total	9529.58	9530.00	-	9530.00	964.18	9530.00

Plot Details Before SubDivision (Table S1)

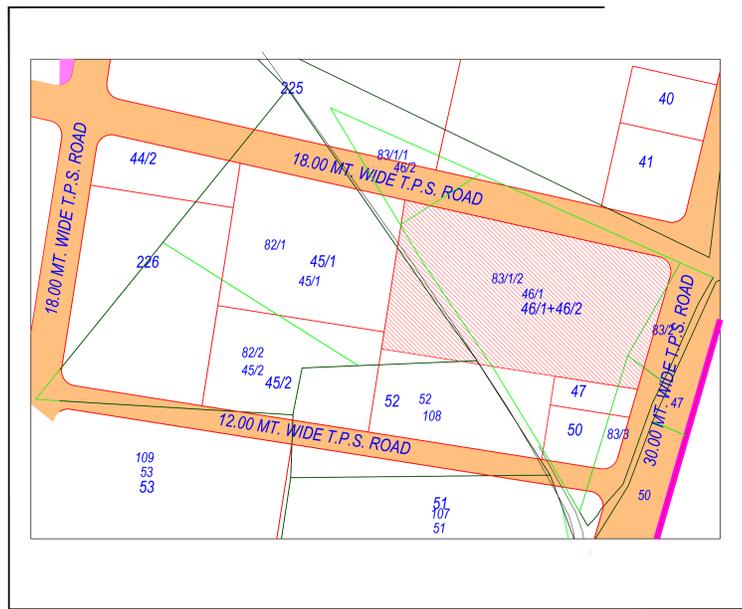
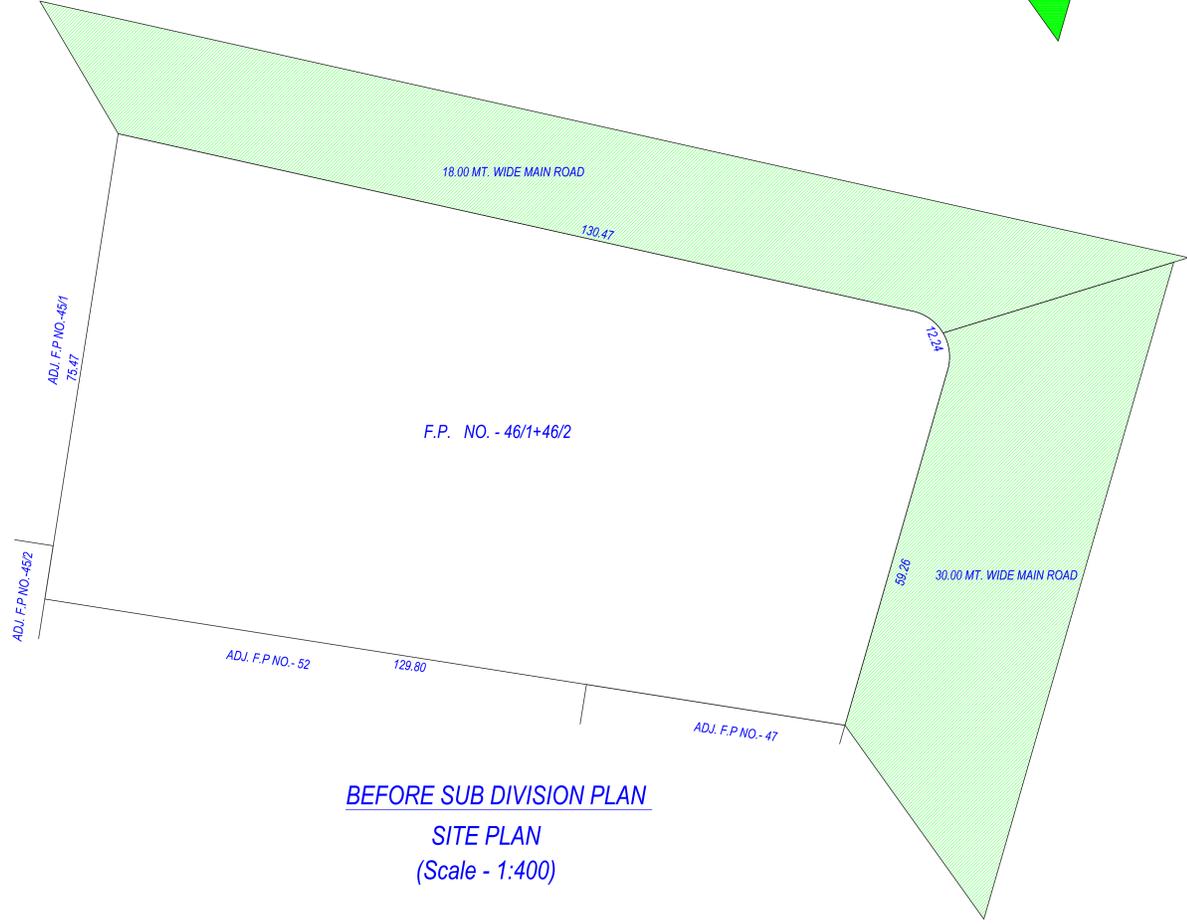
Plot(s)	Plot Area As Per		Plot Area (Considered Min)	Deduction From Plot	Net Plot Area	Deduction From Net Plot Common Plot	Plot Area
	Document	Drawing					
AFTER SUBDIVISION PLOT	9530.00	9529.58	9530.00	-	9530.00	964.18	8565.82
Grand Total	9530.00	9529.58	9530.00	-	9530.00	964.18	8565.82

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
SUB PLOT-3	Tree	-	73
SUB PLOT-1	Tree	-	102
SUB PLOT-2	Tree	-	70

Common Plot Area

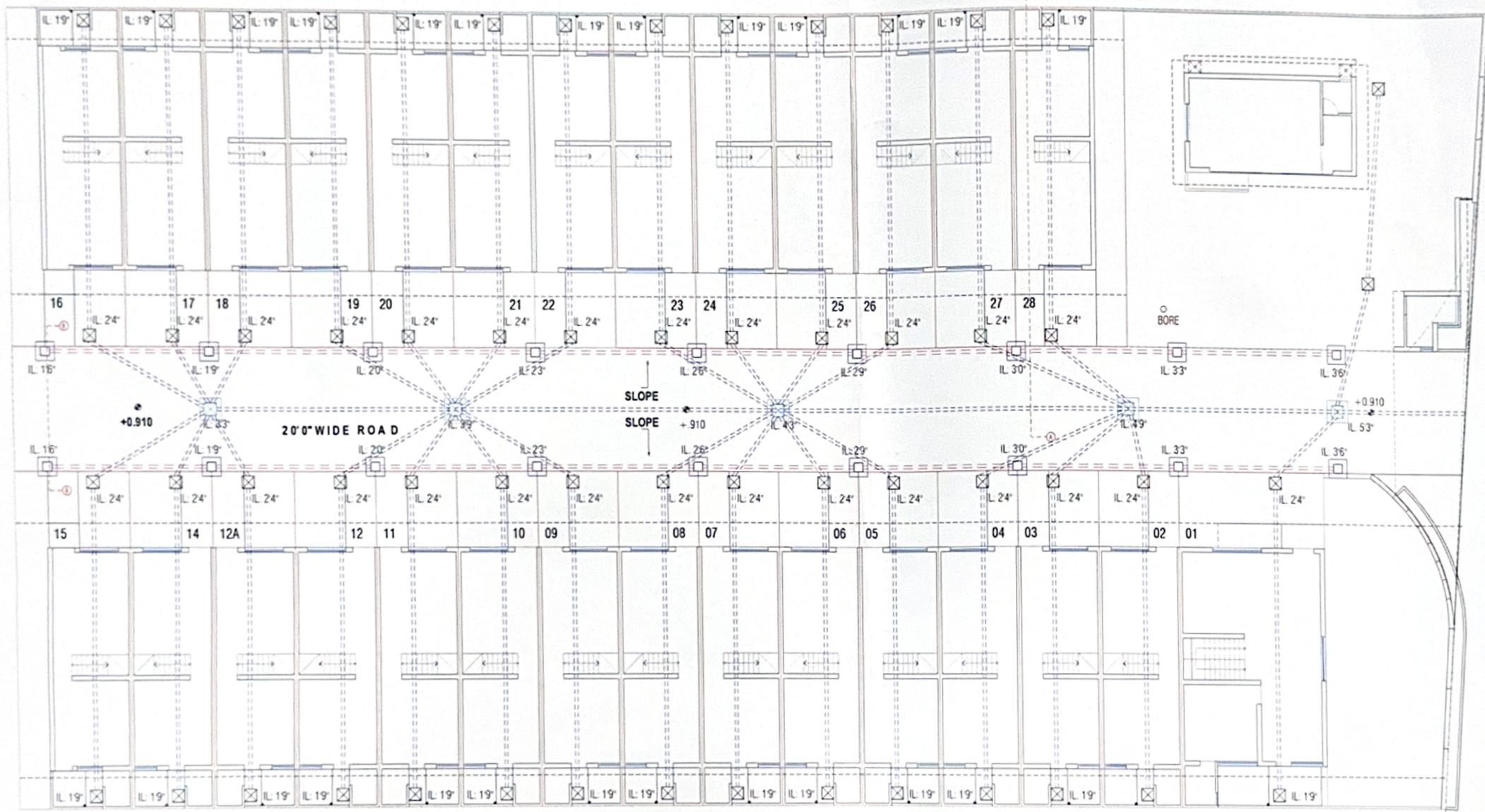
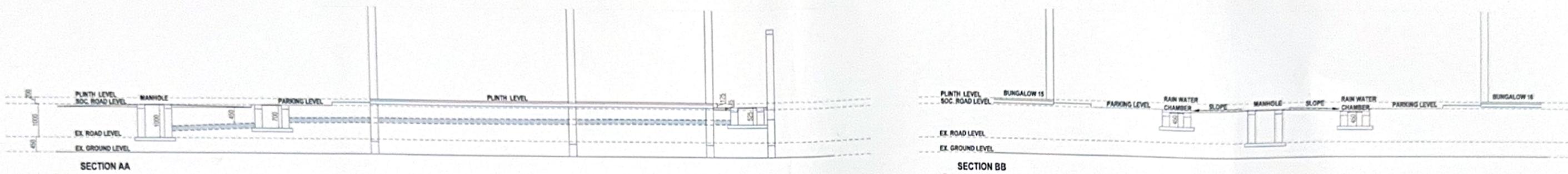
Name	Prop. Area
Common Plot	279.18
Common Plot	279.18
Common Plot	405.81



KEY PLAN

OWNER'S NAME AND SIGNATURE SHREE INFRA PARTNER ASHISHBHAI VINUBHAI PATEL	
ARCH-ENG'S NAME & SIGNATURE Chragkumar P Nakani	STRUCTURE ENGINEER
1114ER14062201107	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL 10/03/2022
DESIGNATION OF APPROVER : Senior Town Planner	





18.00 MT WIDE ROAD

LEGENDS	
	CHAMBER
	MANHOLE
	RAIN WATER CHAMBER

FOR, SUN INFRA

 PARTNER



CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
 A-101, Shantiniketan-2, Nr. Pavilion,
 Nr. Rajhans Cinema, New India Colony Road,
 Nikol, Ahmedabad-382350
 AUDA LIC No. 1114ERH14062701107
 AUDA LIC No. 1114CW14062700794

- GENERAL NOTES:**
- BEFORE COMMENCEMENT OF WORK PLEASE REFER AMC/AUDA APPROVED PLANS
 - ALL DIMENSIONS ARE TO BE READ AND NOT BE MEASURED
 - CHECK FIRST PLOT DIMENSION
 - ALL DIMENSION ARE IN MT
 - ALL LEVELS ARE CONSIDERS AS FINISH FLOOR LEVEL
 - ANY AMBIGUITY FOUND SHALL BE IMMEDIATELY BROUGHT TO THE NOTICE OF THE ARCHITECTS BEFORE COMMENCEMENT OF WORK
 - THIS DRAWING SHOULD BE READ ALONG WITH THE RELEVANT CONSULTANT DRAWING (STRUCTURAL ELECTRICAL WATER SUPPLY DRAINAGE & LANDSCAPE ETC.)
 - FOR R.C.C. COLUMNS & BEAMS REFER STRUCTURAL DRAWING.
 - LIFT SHAFT SIZE ARE APPROX MAY BE CHANGE AS PER LIFT MANUFACTURER.
 - ALL COLUMN GRID ARE CENTER TO CENTER BASIS OTHERWISE MENTION

NOTES:

REVISION				PROJECT NO.	00
NO.	DATE	DETAIL	REVISION BY	DRG. NO.	00
				DATE	09-06-2025
				SCALE	NTS
				DRAWN BY	AAKASHI
				CHECKED BY	S.S
				ISSUE DATE	09-06-2025

SUNRISE BUNGALOW
 DRAINAGE LAYOUT PLAN

SHAPERS360
 ARCHITECTS & CONSULTANTS

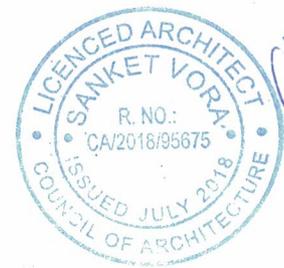
505-507 Galaxy Business Park, S.P. Ring Road, Nikol, Ahmedabad-50
 Email: shapers360@gmail.com, Ph: 9033232888, Web: www.shapers360.com



SUNRISE HOMES										
BUNG.	SUBPLOT	LAND	VARADE	CARPET	CARPET	CARPET	TOTAL	AREA FOR G.F.	AREA 1ST FL.	AREA 2ND FL.
NO	NO.	NET	NET	(G.F.)	(F.F.)	(S.F.)	CARPET	VERANDAH	BALCONY	BALCONY
1	1	211.07	75.42	69.09	68.10	68.10	205.29	2.52	6.28	6.28
2	2	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
3	3	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
4	4	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
5	5	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
6	6	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
7	7	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
8	8	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
9	9	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
10	10	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
11	11	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
12	12	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
12A	12A	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
14	14	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
15	15	89.10	31.87	35.24	32.85	27.39	95.48	1.81	2.51	-
16	16	89.10	31.87	34.60	32.85	27.39	94.84	1.81	2.51	-
17	17	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
18	18	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
19	19	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
20	20	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
21	21	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
22	22	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
23	23	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
24	24	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
25	25	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
26	26	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
27	27	64.78	23.17	35.46	33.63	28.17	97.26	1.77	2.51	-
28	28	89.07	31.85	34.34	32.67	27.41	94.42	1.63	2.33	-
TOTAL		2033.06	727.09	1024.31	973.59	826.37	2824.27	50.25	73.87	6.28

Chirag P. Nakrani

CHIRAGKUMAR P. NAKRANI (B.E.CIVIL)
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AUDA LIC No. 1114CW14062700794



Chirag P. Nakrani

FOR, SUN INFRA

Chirag P. Nakrani
PARTNER

