SUB DIVISION PLAN — SHEET NO :- 1 / 10

PLAN SHOWING PROPOSED SUB-DIVISION OF F.P.NO. : (42+78)/1/2 OF PRELIMINARY T.P.S. NO. 10 (ADALAJ-POR) , [REVENUE SURVEY NO. : 869,1016,1030 (O.P. NO. : 78) OF VILLAGE : ADALAJ , TALUKA :- GANDHINAGAR ,DISTRICT :- GANDHINAGAR]

SCALE : 1.00 CM = 4.00 MT.

ZONE AS PER RDP-2021 : RESIDENCE (R-5)

USE :- RESIDENCE (DWELLING-3)

SUB DIVISION PLOT AREA TABLE	SQ. MTS.
AREA OF F.P. NO. : (42+78)/1/2	19450.00
PLOT AREA OF PROP. S.P. NO. : (42+78)/1/2 (1)	11705.40
PLOT AREA OF PROP. S.P. NO. : (42+78)/1/2 (2)	7744.60
TOTAL AREA OF S.P. NO. : (42+78)/1/2 (1) + (42+78)/1/2 (2)	19450.00
REQU. COMMON PLOT AREA @ 10 % FOR S.P. NO. : (42+78)/1/2 (1)	1170.54
PROVIDED COMMON PLOT AREA	1251.09
REQU. COMMON PLOT AREA @ 10 % FOR S.P. NO. : (42+78)/1/2 (2)	774.46
PROVIDED COMMON PLOT AREA	790.52

COLOUR NOTE :

PROP. WORK
PROP. DRAINAGE
BASEMENT LINE
COMMON PLOT
ROAD
F.P. BOUNDRY
SPRINKLER
COM.BIN.
TREE
P.W.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

SUB PLOT NO :- (42+78)/1/2 (1)

TREE PLANTATION CAL. :
PLOT AREA = 11705.40 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
11705.40 / 200 X 5= 292.64 NOS.
SAY 293 NOS.
PROVIDE 293 NOS. TREE.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
11705.40 / 4000.00 = 2.93 NOS.
SAY REQ. P.WELL = 3 NOS.
PROVI. P.WELL = 3 NOS.

COMMON PLOT :-
22.01 X 14.81 = 325.97

SUB PLOT NO :- (42+78)/1/2 (2)

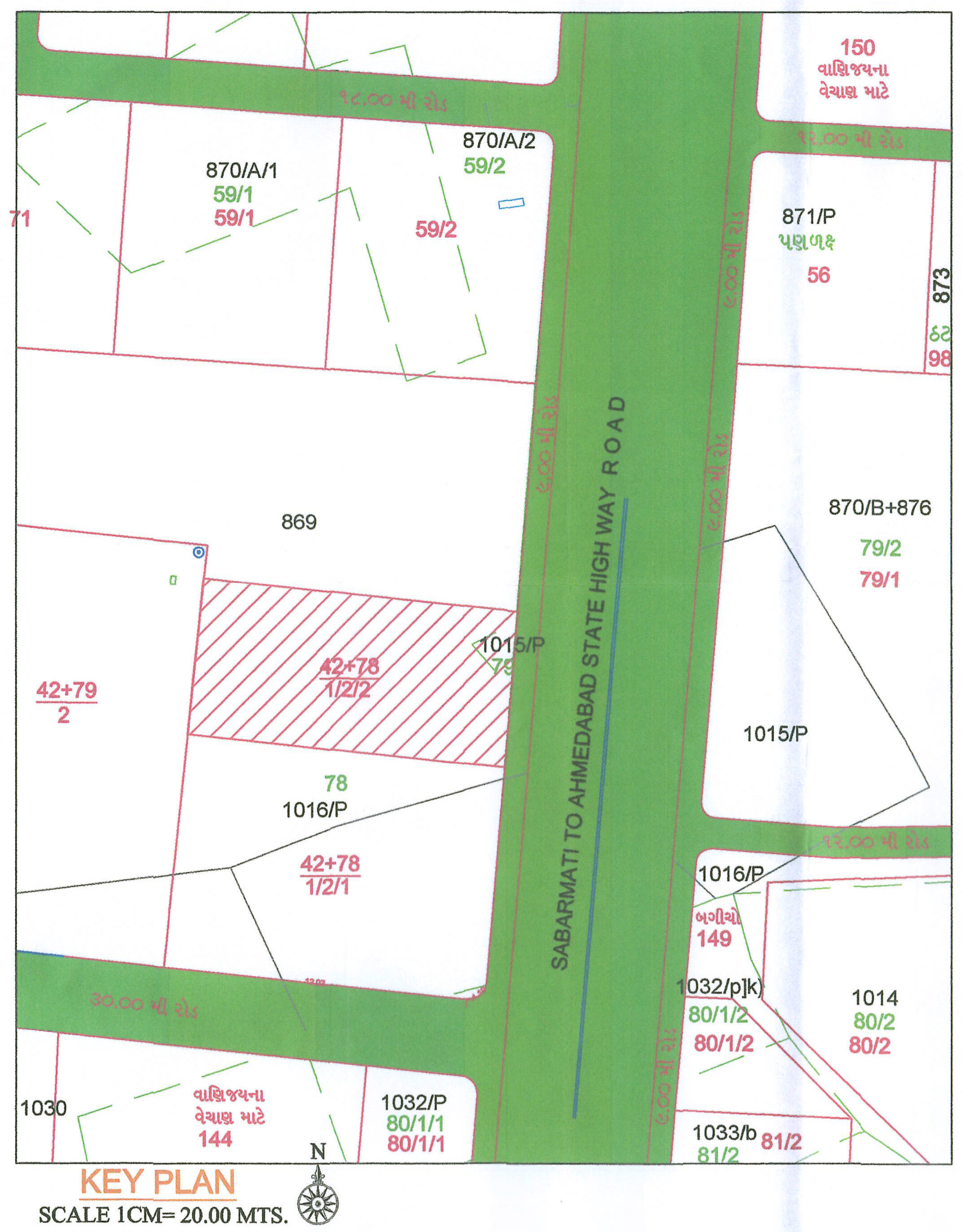
TREE PLANTATION CAL. :
PLOT AREA = 7744.60 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
7744.60 / 200 X 5= 193.62 NOS.
SAY 194 NOS.
PROVIDE 194 NOS. TREE.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
7744.60 / 4000.00 = 1.94 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

COMMON PLOT :-
COMMON PLOT-1 :-
24.08 X 20.79 = 500.62 SQ.MTS.
COMMON PLOT-2 :-
20.23 X 14.33 = 289.90 SQ.MTS.
TOTAL COMMON PLOT :-
500.62 + 289.90 = 790.52 SQ.MTS.

SUB PLOT AREA CALC.		SQ.MTS.
SUB PLOT NO. : (42+78)/1/2 (2) OF F.P. NO. (42+78)/1/2		
55.398+55.955/2 X 139.10	= 7744.60	SQ.MT.
NET SUB PLOT AREA	= 7744.60	SQ.MT.
SUB PLOT NO. : (42+78)/1/2 (1) OF F.P. NO. (42+78)/1/2		
74.520+75.615/2 X 156.10	= 11718.04	SQ.MT.
LESS WORK		
7.66 X 7.50 X 0.220	= 12.64	SQ.MT.
11718.04 - 12.64	= 11705.40	SQ.MT.
NET SUB PLOT AREA	= 11705.40	SQ.MT.

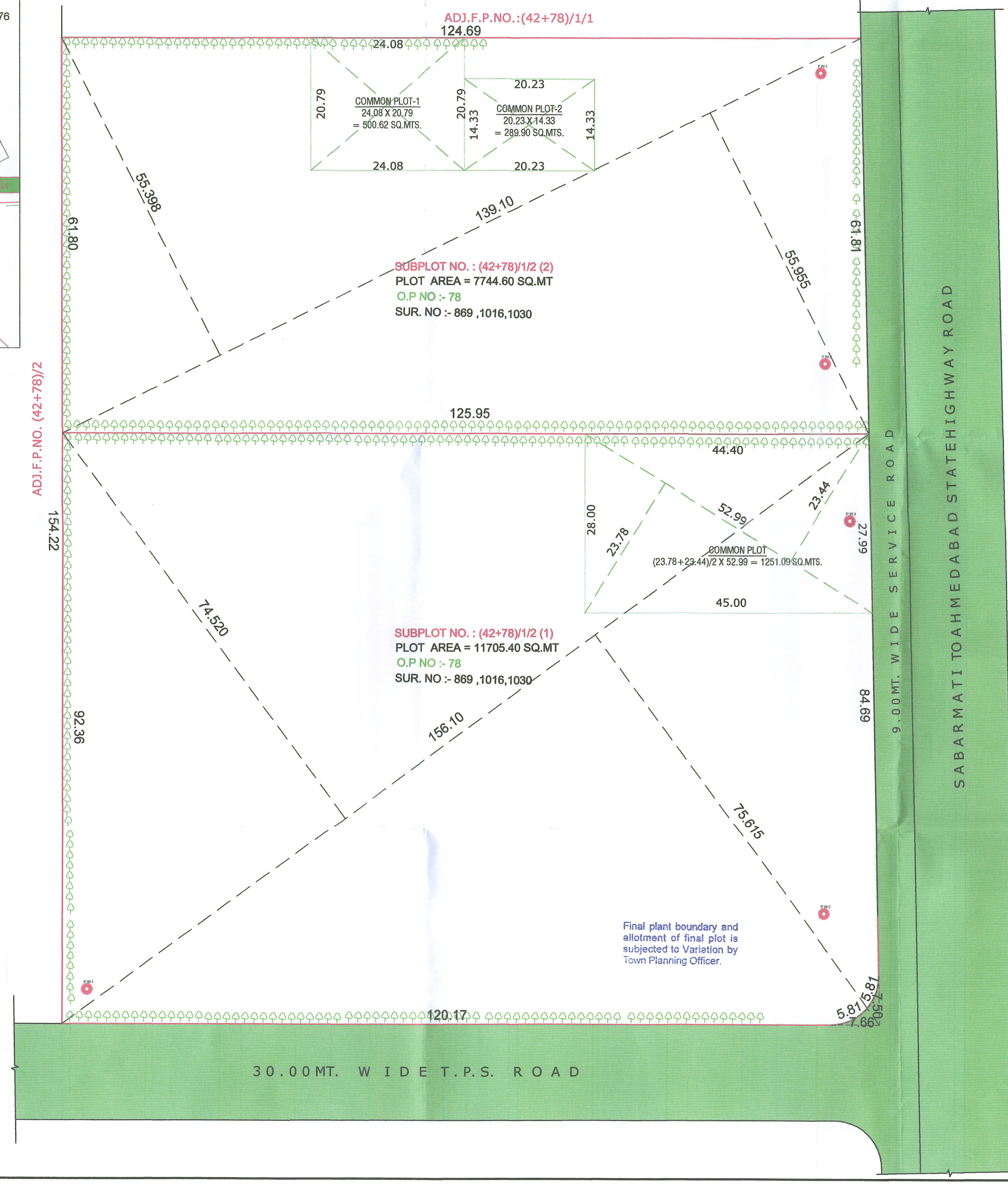
The permission is valied only till the DP/TPS remains Doaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

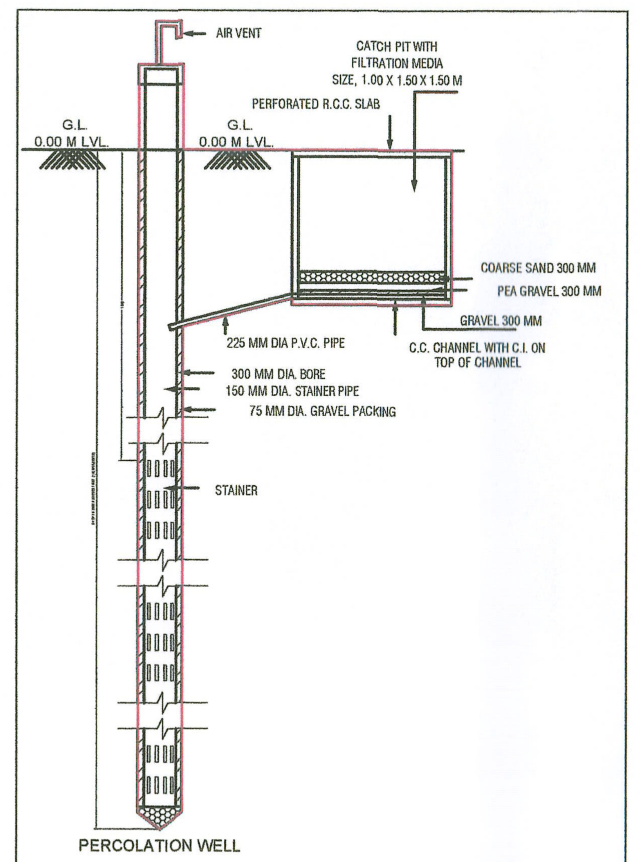


KEY PLAN
SCALE 1CM= 20.00 MTS.

NOTE RELATED TO CGDCR 2017 :-

- IT IS CERTIFIED 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 ENGINEER ON RECORD AND IN ACCOTDANCE WITH OWNERSHIP / REVENUE RECORD.
- 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 CAN GATE DRAINAG CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.GDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE CGDCR 2017, 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.13.1.11 AND 13.1.13 OF CGDCR 2017.
- PEDESTTRIANS 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.13.6 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. 13.6.2 OF CGDCR 2017.
- DRAINAGE 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 OF THE CGDCR.2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL 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 NACESSARY 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 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 RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER TTHE CLAUSE NO. 17.3 OF CGDCR 2017.
- TREE PALNTATION 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 CHAPETER NO. 22 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2013.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 19 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45/60 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. 17.5.1 OF CGDCR 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UPTO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UPTO 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





PERCOLATION 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)

Owner is fully responsible For open marginal Space and road the Protion.

GREEN CITY FARMS PVT. LTD.
DIRECTOR

OWNER

FOR, CHANDARANA DEVELOPERS
PARTNER

DEVELOPER

C.O.W.

PRASHANT J. SHAH

ENGINEER

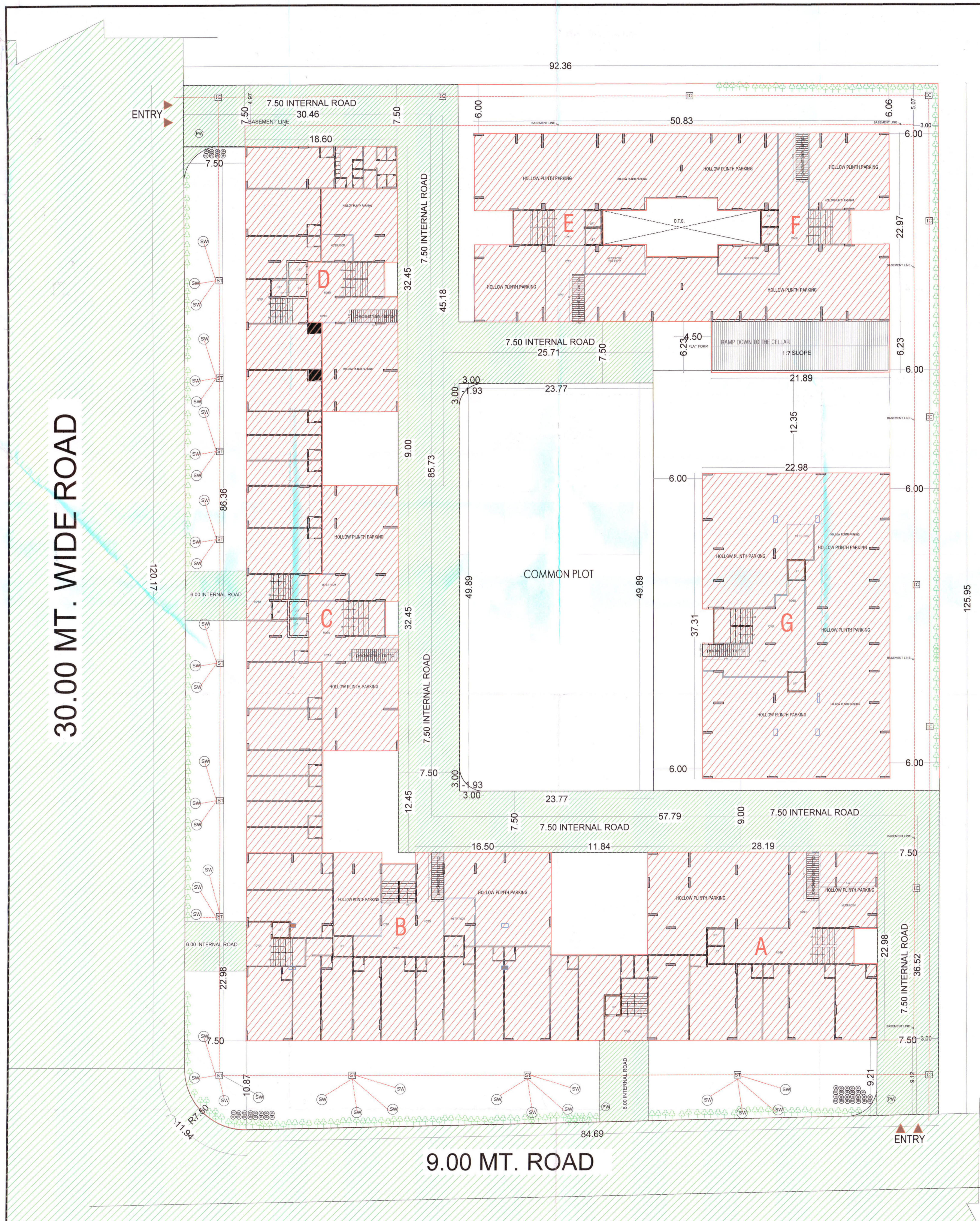
STR. ENGINEER

Development Charge Paid
Note Approved By C.E.A. GUDA

APPROVED
(As amended by.................. Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW-2515/50/04/23
Dated...............
6597
21/10/23

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY



LAYOUT PLAN
SCALE :- 1Cm = 2.00 Meter

BUILT UP AREA TABLE (IN SQ MTS)

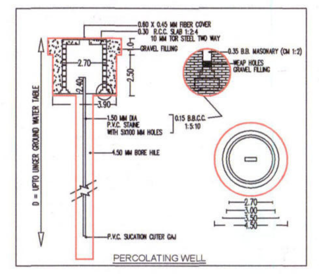
	BASEMENT	BLOCK-A&B	BLOCK-C&D	BLOCK-E&F	BLOCK-G	TOTAL
1ND BASEMENT	9152.98					9152.98
2ND BASEMENT	9152.98					9152.98
GROUND FLOOR		1611.71	1395.15	1158.46	851.78	5017.10
FIRST FLOOR		1532.11	1351.17	953.52	721.48	4558.28
SECOND FLOOR		1532.11	1351.17	953.52	721.48	4558.28
THIRD FLOOR		1258.15	1063.50	953.52	721.48	3996.65
FOURTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
FIFTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
SIXTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
SEVENTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
EIGHTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
NINETH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
TENTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
ELEVENTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
TWELFTH FLOOR		1258.15	1063.50	953.52	721.48	3996.65
13th FLOOR		1143.62	1063.50	531.24	416.46	3154.82
STAIR CABIN/W.TENK /L.M.R		296.00	197.48	191.82	157.99	843.29
TOTAL BUILT UP AREA	18305.96	18697.05	15993.47	13323.76	10083.99	76404.23

F.S.I. AREA TABLE (IN SQ MTS)

	BLOCK-A&B	BLOCK-C&D	BLOCK-E&F	BLOCK-G	TOTAL
GROUND FLOOR (COMMERCIAL)	855.67	729.32	- - - -	- - - -	1584.99
FIRST FLOOR (RESI&COMM.)	1304.73	1140.60	839.94	632.96	3918.23
SECOND FLOOR (RESI&COMM.)	1304.73	1140.60	839.94	632.96	3918.23
THIRD FLOOR	1079.29	922.74	839.94	632.96	3474.93
FOURTH FLOOR	1079.29	922.74	839.94	632.96	3474.93
FIFTH FLOOR	1079.29	922.74	839.94	632.96	3474.93
SIXTH FLOOR	1079.29	922.74	839.94	632.96	3474.93
SEVENTH FLOOR	1079.29	922.74	839.94	632.96	3474.93
EIGHTH FLOOR	1079.29	922.74	839.94	632.96	3474.93
NINETH FLOOR	1079.29	922.74	839.94	632.96	3474.93
TENTH FLOOR	1079.29	922.74	839.94	632.96	3474.93
11th FLOOR	1079.29	922.74	839.94	632.96	3474.93
12th FLOOR	1079.29	922.74	839.94	632.96	3474.93
13th FLOOR	964.14	922.74	414.68	326.83	2628.39
PROP TOTAL F.S.I.	15222.17	13160.66	10493.96	7922.35	46799.14

APPARTMENT USE & UNIT TABLE

FLOOR / BLOCK	BLOCK:A&B COMM.	BLOCK:A&B RESI.	BLOCK:C&D COMM.	BLOCK:C&D RESI.	BLOCK:E&F	BLOCK:G	UNIT TOTAL
	EQ.FLAT						
GROUND FLOOR (COMMERCIAL)	19	- - -	17	- - -	- - -	- - -	36
FIRST FLOOR (RESI&COMM.)	16	03	18	04	08	04	53
SECOND FLOOR (RESI&COMM.)	16	03	18	04	08	04	53
THIRD FLOOR	- - -	08	- - -	08	08	04	28
FOURTH FLOOR	- - -	08	- - -	08	08	04	28
FIFTH FLOOR	- - -	08	- - -	08	08	04	28
SIXTH FLOOR	- - -	08	- - -	08	08	04	28
SEVENTH FLOOR	- - -	08	- - -	08	08	04	28
EIGHTH FLOOR	- - -	08	- - -	08	08	04	28
NINETH FLOOR	- - -	08	- - -	08	08	04	28
TENTH FLOOR	- - -	08	- - -	08	08	04	28
ELEVENTH FLOOR	- - -	08	- - -	08	08	04	28
TWELFTH FLOOR	- - -	08	- - -	08	08	04	28
13th FLOOR	- - -	07		08	04	02	21
TOTAL	51 + 93 = 144		53 + 96 = 149		100	50	R-339 C-104 443



PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
11705.40 / 4000.00 =2.93 NOS.
SAY REQ. P.WELL = 03 NOS.
PROVI.2.93 P.WELL = 03NOS.

REQ. COMMON PLOT @ 010%
11705.40X 0.10% =1170.54 MT.
PROVI. CP. AREA = 1182.02 SMT.

COMMON PLOT AREA IN.SQ.MTS.
1) 23.77 x 49.89 = 1185.88
LESS-1.93 X 2 = - 3.86
= 1182.02

NOTES :

- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED .
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED.
- DRAINAGE FACILITY IS PROVIDED .
- SIGNAGES OF THE PARKING PLASE IS TO BE PROVIDED.
- ENTERANCE OF THE BUILDING IS PROVIDED .
- THE PAVING OF BUILDING UNIT/FINAL PLOT IS PROVIDED.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVEDED.
- COMMUNITY BIN PROVIDED .
- TREE PLANTATION IS PROVIDED .
- SOLAR WATER HEATING SYSTEM IS PROVIDED .
- POLUTION CONTROL SYSTEM IS PROVIDED.
- FIRE SAFETY SYSTEM IS PROVIDED .
- FIRE SAFTY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS .
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL .

NOTES :

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON 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 VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS.
- PEDESTTRIANS RAMP IS PROVIDED .
- LIFT IS PROVIDED.
- WATER TANK IS PROVIDED .
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
  WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED

solid waste bin for residencial

1 unit : 10 liters	80 liter/1 dustbin
339 unit : 3390 liters	provide 3390 = 42.37 = 43 dusbin/80 liter (21 DRY DUSBIN +21WETDUSBIN)

solid waste bin for comercial

1 unit : 10 liters	80 liter/1 dustbin
104 unit : 1040 liters	provide 1040 = 13 = 13 dusbin/80 liter

RESI. LIFT CALCULATION
BLOCK - A
REQ. = 30 UNIT - 1 LIFT
REQ. = 44 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT (6 person)

RESI. LIFT CALCULATION
BLOCK - B
REQ. = 30 UNIT - 1 LIFT
REQ. = 44 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT (6 person)

RESI. LIFT CALCULATION
BLOCK - C
REQ. = 30 UNIT - 1 LIFT
REQ. = 44 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT (6 person)

RESI. LIFT CALCULATION
BLOCK - D
REQ. = 30 UNIT - 1 LIFT
REQ. = 44 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT (6 person)

RESI. LIFT CALCULATION
BLOCK - E
REQ. = 30 UNIT - 1 LIFT
REQ. = 42 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT (6 person)

RESI. LIFT CALCULATION
BLOCK - F
REQ. = 30 UNIT - 1 LIFT
REQ. = 42 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT (6 person)

RESI. LIFT CALCULATION
BLOCK - G
REQ. = 30 UNIT - 1 LIFT
REQ. = 42 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT (6 person)

SANITATION FOR COMMERCIAL
USERS 4 SQMTR : 1 USERS
USERS 4761.81 SQMTR : 1191 USERS
WATER CLOSET
REQ 100 USER : 1 WC
REQ 1191 USER : 12 WC
PROVIDE :34 WC
COMMON W.C.
REQ 25% X 12 : 3 WC
PROV (C BLOCK) : 9 WC
HANDICAPE PERSON TOILET
REQ : 1 TOILET
PROV : 1 TOILET

TREE PLANTATION CALCULATION	
REQ. TREES :200 SQ.MTS. PER 05 NOS.	
REQ 11704.40	=292.61
PRO. TREES 293 NOS.	

KEY- PLAN
scale 1:30

LAYOUT PLAN	1/20
LAY-OUT PLAN SHOWING REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL&COMMERCIAL BUILDING, O.P.NO.:78, F.P.NO.:42+78/1/2 BLOCK/SURNO.:869,1016,1030,SUB PLOT NO-(42+78)1/2/1 , T.P.S.NO.:10 (ADALAJ-POR) VILLAGE:ADALAJ , TA.& DIST.: GANDHINAGAR.	
SCALE : 1.00 CM = 2.00 MT	UNIT :(c-104+r-339 = 443)nos
ZONE :R5	USE : RESIDENTIAL&COMMERCIAL
AREA TABLE	AREA IN SQMTR
AREA OF SR/BLOCK	76389.00
AREA OF O.P.:-	76389.00
AREA OF F.P :-	37419.00
SUB PLOT	11705.40
REQ.COMMON PLOT @ 10 %	1170.54
PROVIDED COMMON PLOT	1182.02
BUILTUP AREA TABLE	TOTAL
PROP 1ST BASEMENT	9152.98
PROP 2ND BASEMENT	9152.98
PROP GROUND FLOOR	5017.10
PROP FIRST FLOOR FLOOR	4558.28
PROP SECOND FLOOR	4558.28
PROP THIRD FLOOR	3996.65
PROP FOURTH FLOOR	3996.65
PROP FIFTH FLOOR	3996.65
PROP SIXTH FLOOR	3996.65
PROP SEVENTH FLOOR	3996.65
PROP EIGHTH FLOOR	3996.65
PROP NINETH FLOOR	3996.65
PROP TENTH FLOOR	3996.65
PROP 11th FLOOR	3996.65
PROP 12th FLOOR	3996.65
PROP 13th FLOOR	3154.82
PROP STAIR CABIN/W.TENK /L.M.R	843.29
TOTAL PROPOSED BUILT UP AREA	76404.23
1.MAX. PER F.S.I. AREA @ 11705.40 X 4.00	46821.6
2.PER BASE F.S.I 11705.40 X 1.50	17558.10
3.TOTAL PROPOSED F.S.I. AREA	46799.14
4.CHARGABLE F.S.I 3-2	29241.04
TOTAL BALANCE F.S.I. AREA 3-1	22.46

COLOUR NOTE
O.P. BOUNDRY — COMMON PLOT
F.P. BOUNDRY — PROP. WORK
EXI.ROAD — PROP. DRAINAGE
PROP. ROAD — PERCOLATING WELL
solid waste bin — TREE

GREEN CITY FARMS PVT. LTD.
DIRECTOR
OWNER

Hardik P. Upadhyay
Structure Engineer (Civil)
GUDA LIC SDI 158
ST.ENGINEER

Hardik P. Upadhyay
Engineer (civil)
GUDA LIC ENG.-450
ENGINEER/architect

Hardik P. Upadhyay
Clerk of Works (Civil)
GUDA LIC COW SSI. 167
C.O.W

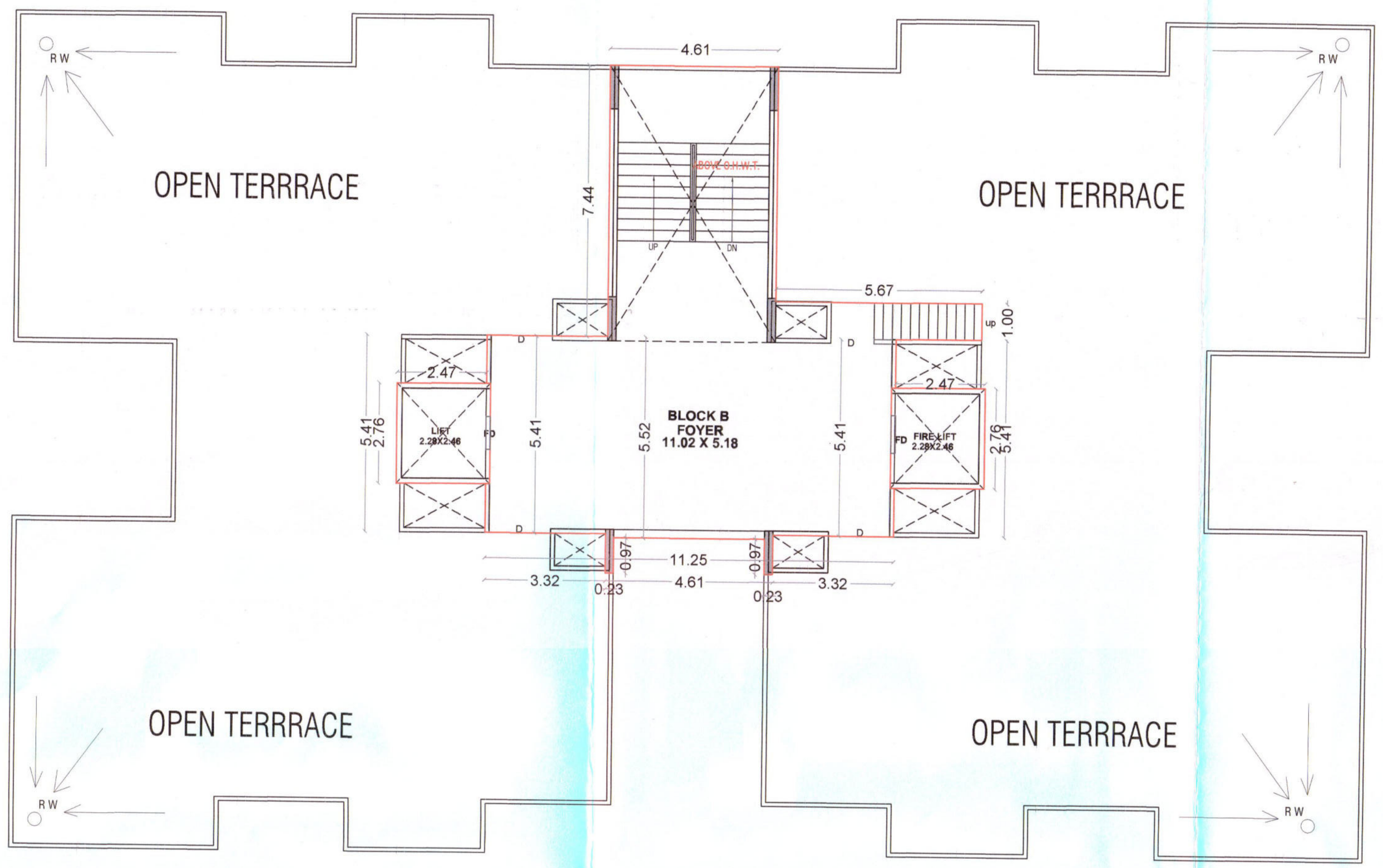
-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

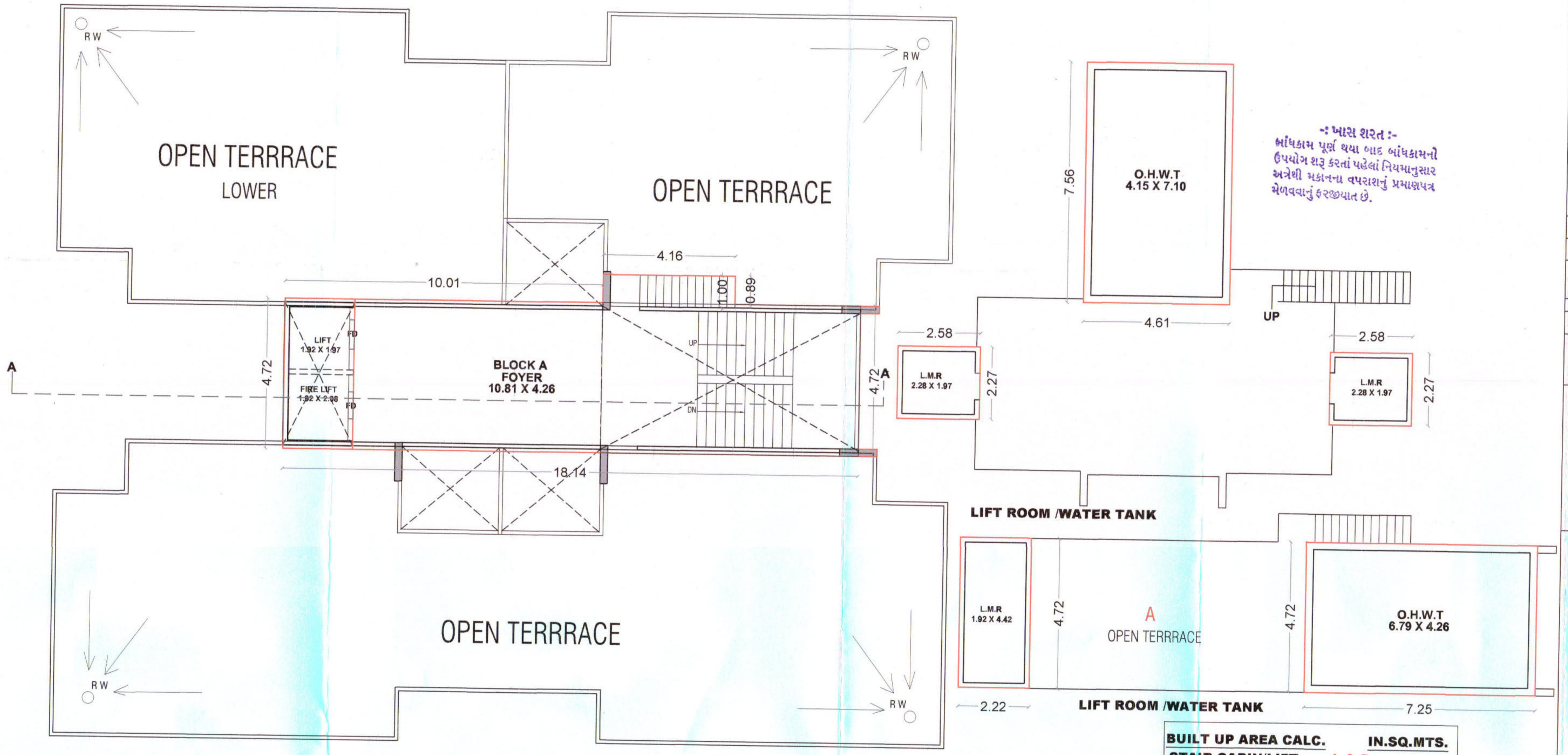
Owner is fully responsible For open marginal Space and road the Protion.

The permission is valied only till the DP/TPS remains Unaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

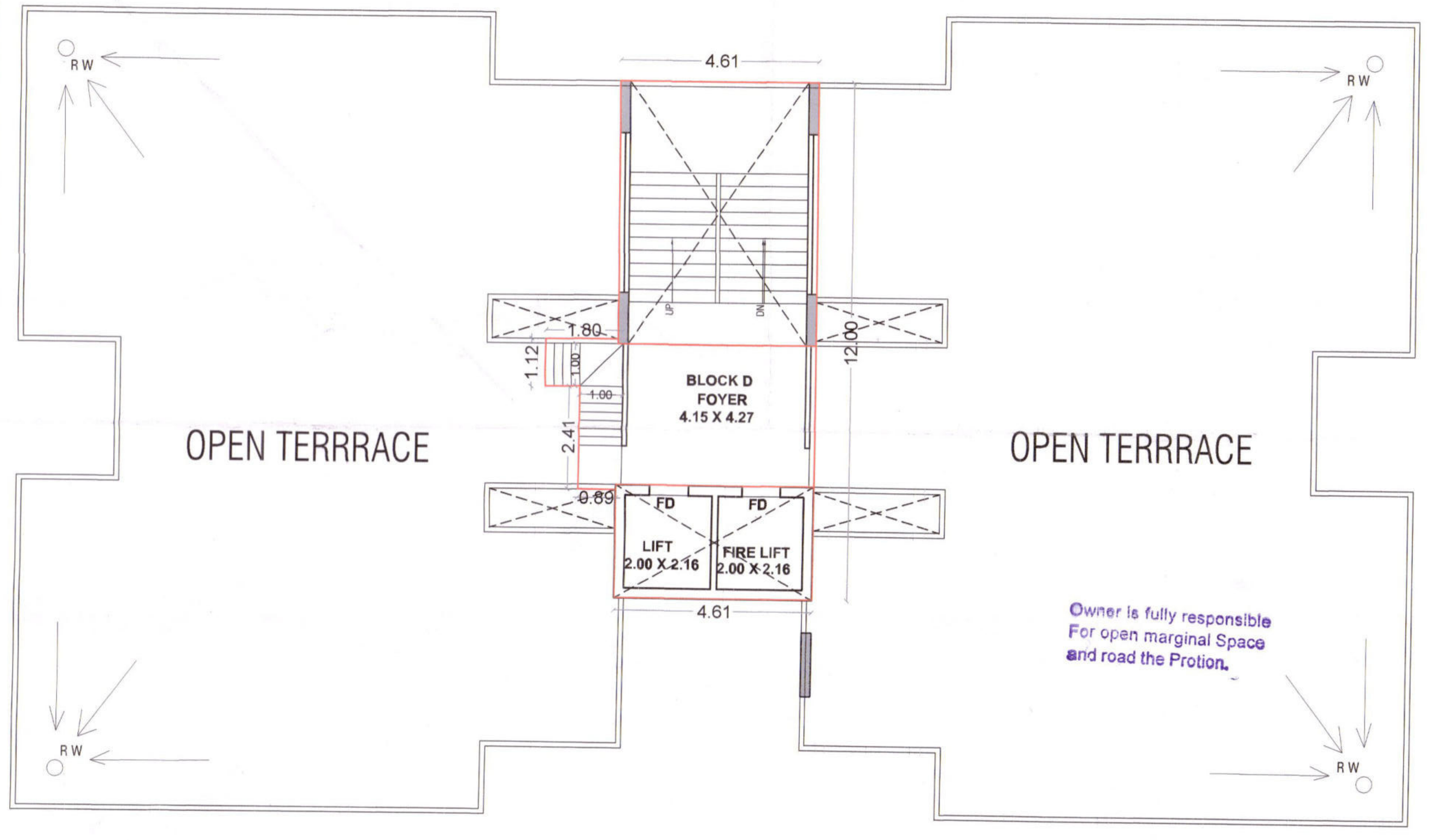
Development Charge Paid
Note Approved By C.E.A. GUDA
APPROVED
(As amended by.................. Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW/2051/50/4/23
Dated...............
3828
16/04/24
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.
AUTHORITY



TERRRACE FLOOR PLAN

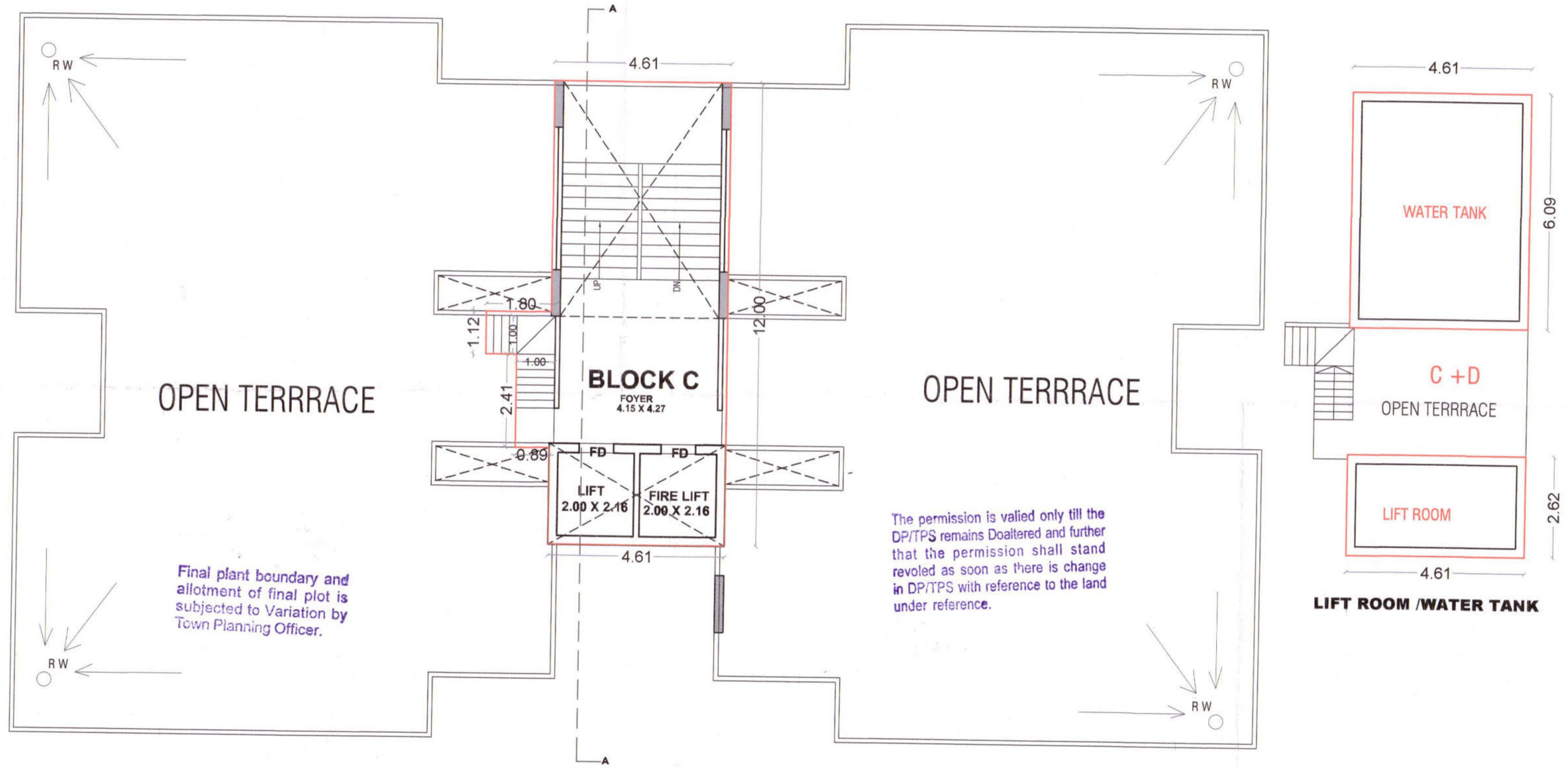


:: ખાસ શરત ::-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામની ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર એનેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.



Owner is fully responsible For open marginal Space and road the Protion.

TERRRACE FLOOR PLAN



Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

The permission is valied only till the DP/TPS remains Doaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

BUILT UP AREA CALC. — IN.SQ.MTS.
STAIR CABIN/LIFT — A & B

BLOCK-A	18.14 X 4.72	= 85.62
	4.16 X 0.89	= 3.70
	4.61 X 7.44	= 34.30
	2.47 X 2.76X2	= 13.63
	3.32 X 5.41	= 17.96
BLOCK-B	4.61 X 5.52	= 25.45
	3.32 X 5.41	= 17.96
	5.67 X 1.00	= 5.67
	0.23 X 0.97 X 2	= 0.45
	TOTAL	= 204.74
LIFT ROOM /WATER TANK		
BLOCK-A	2.22 X 4.72	= 10.48
	7.25 X 4.72	= 34.22
BLOCK-B	4.61 X 7.56	= 34.85
	2.58 X 2.27 X 2	= 11.71
		= 91.26
TOTALBUILT UP AREA	204.74 + 91.26 = 296.00	

BUILT UP AREA CALC. — IN.SQ.MTS.
STAIR CABIN/LIFT — C + D

4.61 X 12.00 X 2	= 110.64
1.00 X 1.12 X 2	= 2.24
0.89 X 2.41 X 2	= 4.29
TOTAL	= 117.17
LIFT ROOM /WATER TANK	
4.61 X 6.09 X 2	= 56.15
4.61 X 2.62 X 2	= 24.16
	= 80.31
TOTALBUILT UP AREA	117.17 + 80.31 = 197.48

BLOCK-A ,B,C,D TERRACE PLAN 5/20

PLAN SHOWING REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL&COMMERCIAL BUILDING, O.P.NO.:78, F.P.NO.:42+78/1/2 BLOCK/SURNO.:869,1016,1030 , SUB PLOT NO-(42+78)1/2/1 , T.P.S.NO.:10 (ADALAJ-POR) VILLAGE:ADALAJ , TA.& DIST.: GANDHINAGAR.

SCALE : 1.00 CM = 1.00 MT — ZONE :R-5
USE : RESIDENTIAL&COMMERCIAL

R.C.C STAIR DETAIL		COLOUR NOTE	
2.00 MT	WIDTH	ARCHITECT PROJECTION	A.P.
0.30 MT	TREAD	PROP WORK	
0.16 MT	RISER	PROP DRAINAGE	

GREEN CITY FARMS PVT. LTD.
DIRECTOR
OWNER

Hardik P. Upadhyay
Engineer (civil)
GUDA LIC ENG.-450
ENGINEER

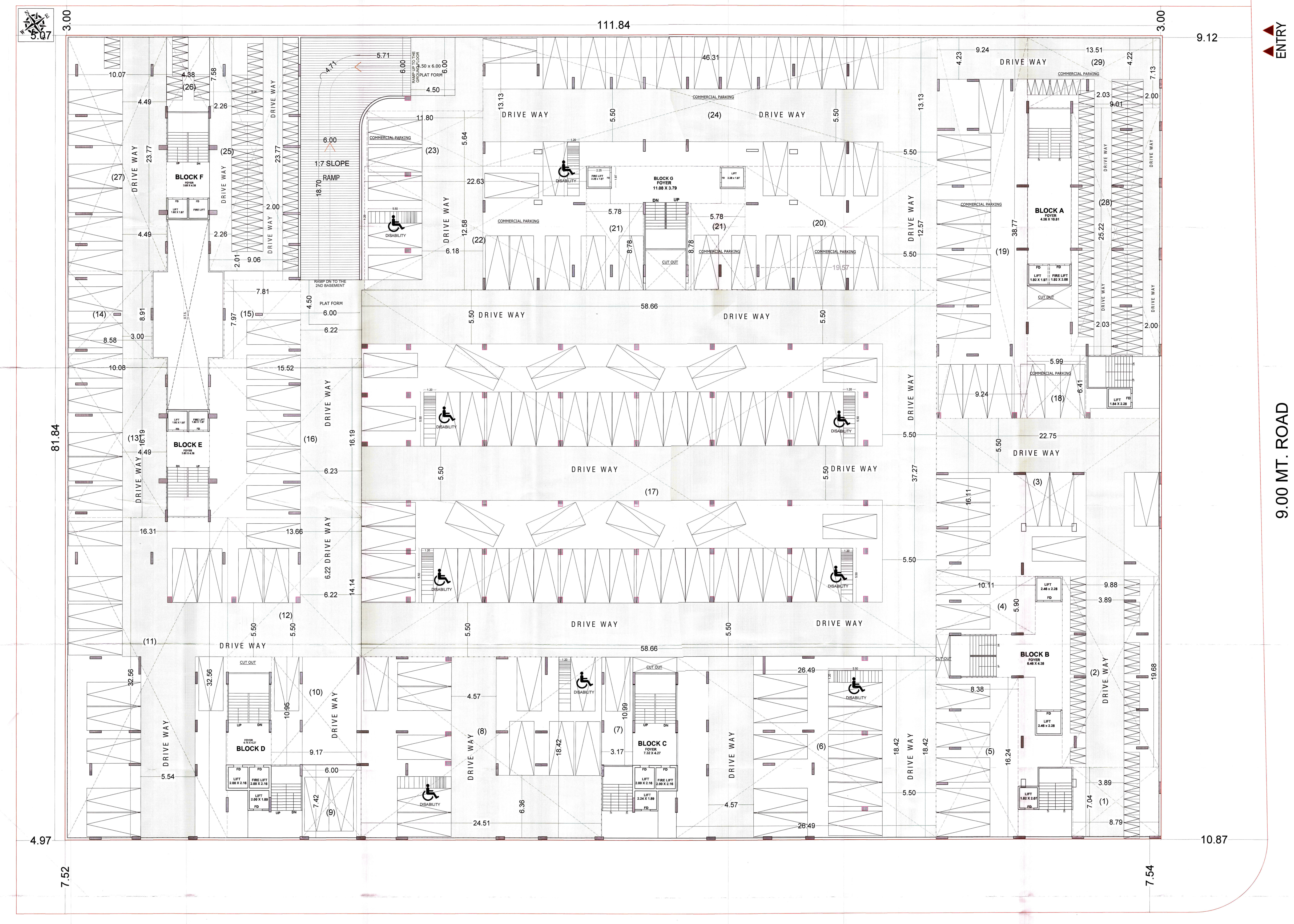
Hardik P. Upadhyay
Clerk of Works (Civil)
GUDA LIC COW SSL 167
C.O.W

Hardik P. Upadhyay
Structure Engineer (Civil)
GUDA LIC SDI 150
ST.ENGINEER

Development Charge Paid
Note Approved By C.E.A. GUDA
APPROVED
(As amended by.................. Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW/205/Gr/50/4/23
Dated..............
3828
16/04/24

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY



1ST BASEMENT LAYOUT PLAN

1ST BASEMENT LAYOUT PLAN 18/20

PLAN SHOWING REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL&COMMERCIAL BUILDING, O.P.NO.:78, F.P.NO.:42+78/1/2 BLOCK/SURNO.:869,1016,1030 , SUB PLOT NO-(42+78)1/2/1 , T.P.S.NO.:10 (ADALAJ-POR) VILLAGE:ADALAJ , TA.& DIST.: GANDHINAGAR.

SCALE : 1.00 CM = 1.00 MT | ZONE :R-5

USE : RESIDENTIAL&COMMERCIAL

COLOUR NOTE

ARCHITECT PROJECTION — A.P
PROP WORK
PROP DRAINAGE

GREEN CITY FARMS PVT. LTD.
DIRECTOR

OWNER

Hardik P. Upadhyay
Engineer (civil)
GUDA LIC ENG.-450

ENGINEER

Hardik P. Upadhyay
Clerk of Works (Civil)
GUDA LIC COW SSI. 167

C.O.W

Hardik P. Upadhyay
Structure Engineer (Civil)
GUDA LIC SDI 150

ST.ENGINEER

BUILT UP AREA CALC. **IN.SQ.MTS.**

1ST BASEMENT PLAN

111.84 X 81.84 .... = 9152.98

BASEMENT BUILT UP AREA = 9152.98

BASEMENT -PARKING AREA		IN.SQ.MTS.
1) 8.79 X 7.04	....	= 61.88
2) 9.88 X 19.68	....	= 194.44
3) 22.75 X 16.11	....	= 366.50
4) 10.11 X 5.90	....	= 59.65
5) 8.38 X 16.24	....	= 136.09
6) 26.49 X 18.42	....	= 487.94
7) 3.17 X 10.99	....	= 34.84
8) 24.51 X 18.42	....	= 451.47
9) 6.00 X 7.42	....	= 44.52
10) 9.17 X 10.95	....	= 100.41
11) 16.31 X 32.56	....	= 531.05
12) 13.66 X 14.14	....	= 193.15
13) 10.08 X 16.19	....	= 163.19
14) 8.58 X 8.91	....	= 76.45
15) 7.81 X 7.97	....	= 62.25
16) 15.52 X 16.19	....	= 251.27
17) 58.66 X 37.27	....	=2186.26
18) 5.99 X 6.41	....	= 38.40
19) 9.24 X 38.77	....	= 358.23
20) 19.57 X 12.57	....	= 245.99
21) 5.78 X 8.78 X 2	....	= 101.50
22) 22.63 X 12.58	....	= 284.69
23) 11.80 X 5.64	....	= 66.55
24) 46.31 X 13.13	....	= 608.05
25) 9.06 X 23.77	....	= 215.36
26) 4.38 X 7.58	....	= 33.20
27) 10.07 X 23.77	....	= 239.37
28) 9.01 X 25.22	....	= 227.23
29) 13.51 X 7.13	....	= 96.33

TOTAL BASEMENT -PARKING = 7916.26

Owner is fully responsible For open marginal Space and road the Protion.

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

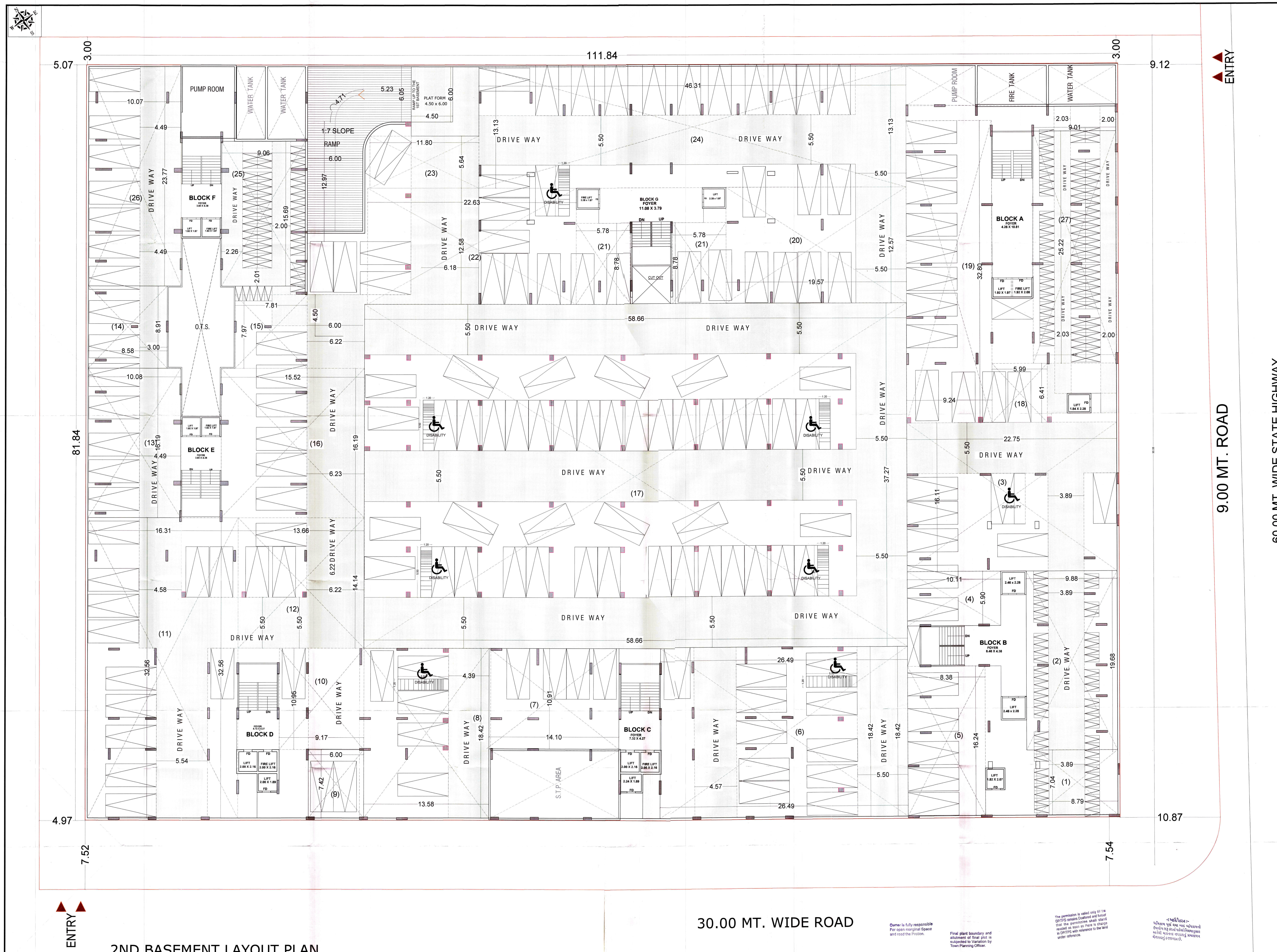
The permission is valied only till the DP/TPS remains Doaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

Development Charge Paid
Note Approved By C.E.A. GUDA
APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW............
Dated................

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY * GANDHINAGAR *

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY



2ND BASEMENT LAYOUT PLAN 19/20

PLAN SHOWING REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL&COMMERCIAL BUILDING, O.P.NO.:78, F.P.NO.:42+78/1/2 BLOCK/SURNO.:869,1016,1030 , SUB PLOT NO-(42+78)1/2/1 , T.P.S.NO.:10 (ADALAJ-POR) VILLAGE:ADALAJ , TA.& DIST.: GANDHINAGAR.

SCALE : 1.00 CM = 1.00 MT | ZONE :R 5

USE : RESIDENTIAL&COMMERCIAL

COLOUR NOTE

ARCHITECT PROJECTION A.P
PROP WORK
PROP DRAINAGE

GREEN CITY FARMS PVT. LTD.
DIRECTOR

OWNER

Hardik P. Upadhyay
Engineer (civil)
GUDA LIC ENG.-450

ENGINEER

Hardik P. Upadhyay
Clerk of Works (Civil)
GUDA LIC COW SSI. 167

C.O.W

Hardik P. Upadhyay
Structure Engineer (Civil)
GUDA LIC SDI 150

ST.ENGINEER

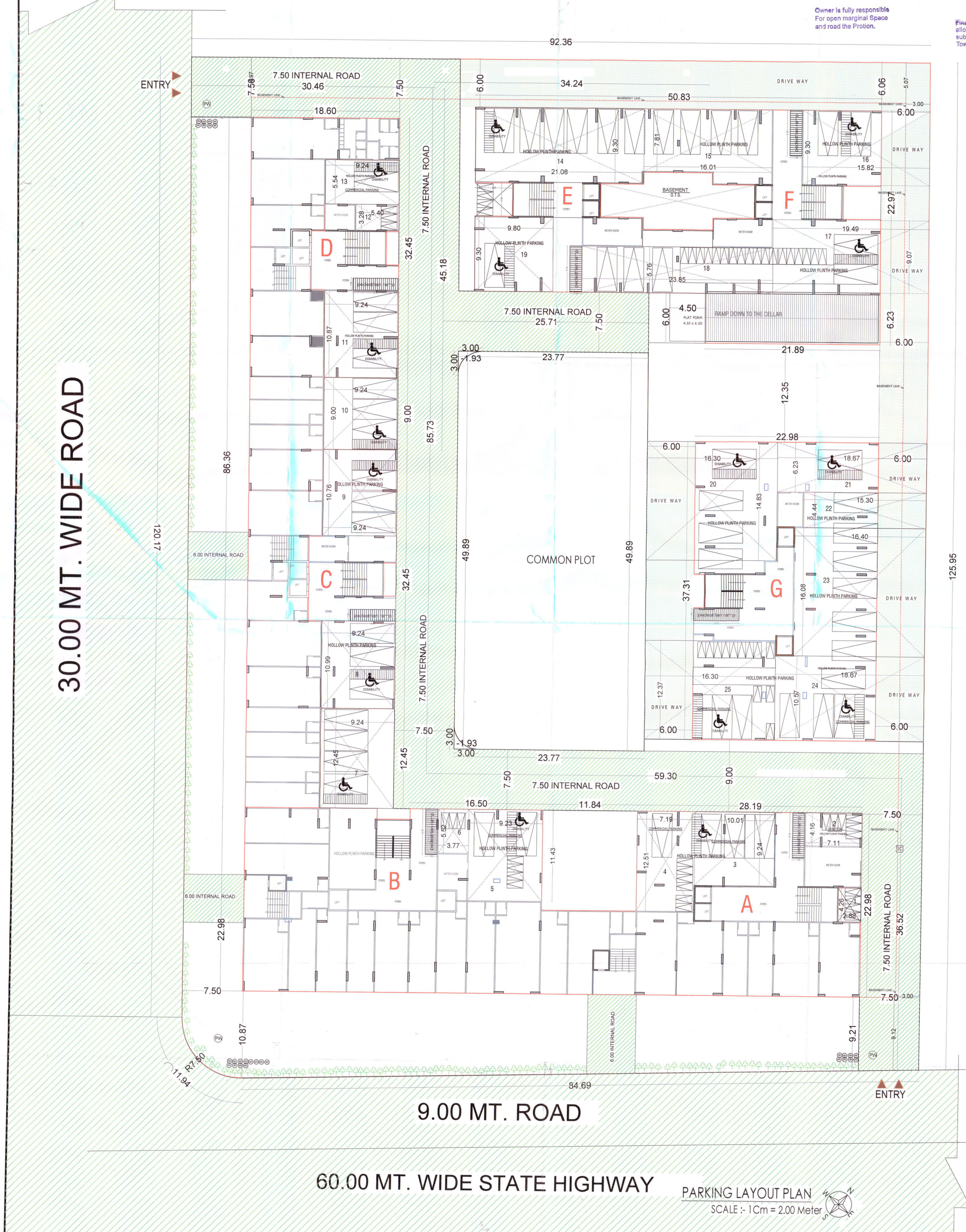
BUILT UP AREA CALC. 1ST BASEMENT PLAN	IN.SQ.MTS.
111.84 X 81.84	= 9152.98
BASEMENT BUILT UP AREA	**= 9152.98**

BASEMENT -PARKING AREA	IN.SQ.MTS.
1) 8.79 X 7.04	= 61.88
2) 9.88 X 19.68	= 194.44
3) 22.75 X 16.11	= 366.50
4) 10.11 X 5.90	= 59.65
5) 8.38 X 16.24	= 136.09
6) 26.49 X 18.42	= 487.94
7) 14.10 X 10.91	= 153.83
8) 13.58 X 18.42	= 250.14
9) 6.00 X 7.42	= 44.52
10) 9.17 X 10.95	= 100.41
11) 16.31 X 32.56	= 531.05
12) 13.66 X 14.14	= 193.15
13) 10.08 X 16.19	= 163.19
14) 8.58 X 8.91	= 76.45
15) 7.81 X 7.97	= 62.25
16) 15.52 X 16.19	= 251.27
17) 58.66 X 37.27	=2186.26
18) 5.99 X 6.41	= 38.40
19) 9.24 X 32.80	= 303.07
20) 19.57 X 12.57	= 245.99
21) 5.78 X 8.78 X 2	= 101.50
22) 22.63 X 12.58	= 284.69
23) 11.80 X 5.64	= 66.55
24) 46.31 X 13.13	= 608.05
25) 9.06 X 15.69	= 142.15
26) 10.07 X 23.77	= 239.37
27) 9.01 X 25.22	= 227.23
TOTAL BASEMENT -PARKING	**= 7576.02**

Development Charge Paid
Note Approved By C.E.A. GUDA
APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW 2[illegible]/30/4/23
Dated................
3828
16/4/24

AUTHORITY

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.



PARKING LAYOUT PLAN
SCALE :- 1Cm = 2.00 Meter

(RESIDENTIAL PARKING AREA TABLE)
PROP FSI = 46799.14 -(C)4761.81= 42037.33 SQMTR
REQ PARKING AREA 42037.33 x 20 % =8407.47 smt
PROVIDE PARKING AREA = 15755.32 SQ. MTS.

PARKING	REQ PARKING 8407.47%	REQ PARKING AREA	PROVIDE PARKING AREA
CAR	50% =	4203.73	10342.60
OTHER	40% =	3362.99	4464.17
VISITOR	10% =	840.75	948.55
TOTAL		8407.47	15755.32

PROVIDE RESIDENCE PARKING

BLOCK	CAR	OTHER	VISITOR
H.P& GROUND PARKING BLOCK-C			7) 9.24 X 12.45 = 115.04 8) 9.24 X 10.99 = 101.55 10) 9.24 X 9.00 = 83.16 9) 9.24 X 10.76 = 99.42
H.P& GROUND PARKING BLOCK-D			11) 9.24 X 10.87 = 100.44
H.P& GROUND PARKING BLOCK-E&F	14) 21.08 X 9.30 = 196.04 19) 9.80 X 9.30 = 91.14	18) 23.85 X 5.76 = 137.38	15) 16.01 X 7.81 =125.04 16) 15.82 X 9.30 = 147.13 17) 19.49 X 9.07 = 176.77
H.P& GROUND PARKING BLOCK-G	20) 16.30 X 14.83 = 241.73 21) 18.67 X 6.23 = 116.31 22) 15.30 X 4.44 = 67.93	23) 16.40 X 16.08 = 263.71	
1 BASEMENT PARKING	3) 22.75 X 16.11 = 366.50 4) 10.11 X 5.90 = 59.65 5) 8.38 X 16.24 = 136.09 6) 26.49 X 18.42 = 487.94 12) 13.66 X 14.14 = 193.15 13) 10.08 X 16.19 = 163.19 14) 8.58 X 8.91 = 76.45 15) 7.81 X 7.97 = 62.25 16) 15.52 X 16.19 = 251.27 17) 58.66 X 37.27 =2186.26	1) 8.79 X 7.04 = 61.88 2) 9.88 X 19.68 = 194.44 7) 3.17 X 10.99 = 34.84 8) 24.51 X 18.42 = 451.47 9) 6.00 X 7.42 = 44.52 10) 9.17 X 10.95 = 100.41 11) 16.31 X 32.56 = 531.05 25) 9.06 X 23.77 = 215.36 26) 4.38 X 7.58 = 33.20 27) 10.07 X 23.77 = 239.36 28) 9.01 X 25.22 = 227.23	
2 BASEMENT PARKING	3) 22.75 X 16.11 = 366.50 4) 10.11 X 5.90 = 59.65 5) 8.38 X 16.24 = 136.09 6) 26.49 X 18.42 = 487.94 7) 14.10 x 10.91 = 153.83 8) 13.58 x 18.42 = 250.14 9) 6.00 X 7.42 = 44.52 15) 7.81 X 7.97 = 62.25 16) 15.52 X 16.19 = 251.27 17) 58.66 X 37.27 =2186.26 18) 5.99 X 6.41 = 38.40 19) 9.24 X 32.80 = 303.07 20) 19.57 X 12.57 = 245.99 21) 5.78 X 8.78 X 2 = 101.50 22) 22.63 X 12.58 = 284.69 23) 11.80 X 5.64 = 66.55 24) 46.31 X 13.13 = 608.05	1) 8.79 X 7.04 = 61.88 2) 9.88 X 19.68 = 194.44 10) 9.17 X 10.95 = 100.41 11) 16.31 X 32.56 = 531.05 12) 13.66 X 14.14 = 193.15 13) 10.08 X 16.19 = 163.19 14) 8.58 X 8.91 = 76.45 25) 9.06 X 15.69 = 142.15 26) 10.07 X 23.77 = 239.36 27) 9.01 X 25.22 = 227.23	
TOTAL	10342.60	4464.17	948.55

(COMMERCIAL PARKING TABLE
PROP FSI BLOCK-A/B=855.67+909.79+909.79 =2675.25 SQMTR
PROP FSI BLOCK-C/D=729.32+678.62+678.62 =2086.56 SQMTR
TOTAL=4761.81 SQMTR
REQ PARKING AREA 4761.81 x 50 % =2380.90 smt
PROVIDE PARKING AREA =2618.21 SQ. MTS.

PARKING	REQ PARKING 2380.90X %	REQ PARKING AREA	PROVIDE PARKING AREA
CAR	50% =	1190.45	1382.67
OTHER	30% =	714.27	750.26
VISITOR	20% =	476.18	485.28
TOTAL		2380.90	2618.21

PROVIDE COMMERCIAL PARKING

BLOCK	CAR	OTHER	VISITOR
BLOCK-A		2)7.11 X 4.16 =29.58 1)2.88 X 4.26 = 12.27	3)10.01 X 9.24= 92.49 4)7.19 X 12.51 = 89.95
BLOCK-B		6)3.77 X 5.52 = 20.81	5)9.23 X 11.43 = 105.50
BLOCK-D	13)9.24 X 5.54 = 51.19 12)5.40 X 3.28 = 17.71		
BLOCK-G		25) 16.30 X 12.37 =201.63	24)18.67 X 10.57 =197.34
1 BASEMENT	24)46.31 X 13.13 = 608.05 20)19.57 X 12.57=245.99 21)5.78 X 8.78 X 2=101.50 19)9.24 X 38.77=358.23	18)5.99 X 6.41=38.40 22)22.63 X 12.58=284.69 23)11.80 X 5.64=66.55 29)13.51 X 7.13=96.33	
	= 1382.67	= 750.26	= 485.28

The permission is valied only till the DP/TPS remains Doaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

DISABILITY PERSON PARKING
REQ 25 CARS :2 CARS
REQ 406 CARS :32.48 CARS
PROV = 33 CARS

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

PARKING LAYOUT PLAN 20/20

LAY-OUT PLAN SHOWING REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL&COMMERCIAL BUILDING, O.P.NO.:78, F.P.NO.:42+78/1/2
BLOCK/SURNO.:869,1016,1030,SUB PLOT NO-(42+78)1/2/1
, T.P.S.NO.:10 (ADALAJ-POR)
VILLAGE:ADALAJ , TA.& DIST.: GANDHINAGAR.

SCALE : 1.00 CM = 2.00 MT
ZONE :R5 | USE : RESIDENTIAL&COMMERCIAL

GREEN CITY FARMS PVT. LTD.
DIRECTOR

COLOUR NOTE
O.P. BOUNDRY — COMMON PLOT
F.P. BOUNDRY — PROP. WORK
EXI.ROAD — PROP. DRAINAGE
PROP. ROAD — PERCOLATING WELL (PW)
solid waste bin (sb) — TREE

GREEN CITY FARMS PVT. LTD.
DIRECTOR
OWNER

Hardik P. Upadhyay
Structure Engineer (Civil)
GUDA LIC SDI 150
ST.ENGINEER

Hardik P. Upadhyay
Engineer (civil)
GUDA LIC ENG.-450
ENGINEER/architect

Hardik P. Upadhyay
Clerk of Works (Civil)
GUDA LIC COW SSL 187
C.O.W

Development Charge Paid
Note Approved By C.E.A. GUDA
APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW/2a/S/600/50/4/23
Dated.................
3828
16/04/24

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY * GANDHINAGAR *
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.
AUTHORITY

MARUTI BUILDCON

507, SUNGRACE ARCADE, VISAT JUNCTION, CHANDKHEDA, AHMEDABAD -382424

We here by certify the following Provision of Total Number of Two Wheelers & Total Number of Four Wheeler Parking and Total Parking Area.

Total Open Parking Details

Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	4	12.27	7	198.2	11	210.47
1St Basement	0	0	0	0	0	0
2Nd Basement	0	0	0	0	0	0
Total	**4**	**12.27**	**7**	**198.2**	**11**	**210.47**

Total Covered Parking Details

Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	49	525.52	51	2142.76	100	2668.28
1St Basement	240	828.44	167	7090.33	407	7918.77
2Nd Basement	189	687.95	160	6888.06	349	7576.01
Total	**478**	**2041.91**	**378**	**16121.15**	**856**	**18163.06**

Total Parking Details

Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	53	537.79	58	2340.96	111	2878.75
1St Basement	240	828.44	167	7090.33	407	7918.77
2Nd Basement	189	687.95	160	6888.06	349	7576.01
Total	**482**	**2054.18**	**385**	**16319.35**	**867**	**18373.53**

UDGAM ARCHITECTS * GANDHINAGAR * CA/2005/35654

DHAVAL NATUBHAIMEWADA
(ARCHITECT)
(CA/2005/35654)

On Behalf of Maruti Buildcon

MARUTI BUILDCON * AHMEDABAD * GUJGND02564

RAJESHKUMAR GANGARAMBHAI PATEL
(Authorised Person-Promoter / Partner)

IN-GJ13833727514949W

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

₹300

सत्यमेव जयते

Certificate No.	:	IN-GJ13833727514949W
Certificate Issued Date	:	24-Jun-2024 07:26 PM
Account Reference	:	IMPACC (AC)/ gj13298311/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference	:	SUBIN-GJGJ1329831146146312400712W
Purchased by	:	RAJESHKUMAR GANGARAMBHAI PATEL
Description of Document	:	Article 5(h) Agreement (not otherwise provided for)
Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RAJESHKUMAR GANGARAMBHAI PATEL
Second Party	:	Not Applicable
Stamp Duty Paid By	:	RAJESHKUMAR GANGARAMBHAI PATEL
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)

NOTARY JIGNESHKUMAR N. PATEL AHMEDABAD CITY GUJARAT STATE REG. No. 18655 EXPIRY DATE 16/02/2025 GOVERNMENT OF INDIA

JIGNESHKUMAR N. PATEL ACC AHMEDABAD

₹300

IN-GJ13833727514949W

HIF 0011223999

VOID VOID VOID

Statutory Alert:

1. **The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.**
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- **For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.**

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો **www.shcilestamp.com** દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો **www.stockholding.com** પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબધિત જાણકારી માટે અમને **estamp.ahmedabad@stockholding.com** પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

S.R. No. 716 /2024

JIGNESHKUMAR N. PATEL
NOTARY
GOVT. OF INDIA

24 JUN 2024

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. **RAJESHKUMAR GANGARAMBHAI PATEL** authorised signatory of **MARUTI BUILDCON** for the project **Onyx Luxuria** situated at F.P. No. 42-78/1/2, Revenue Survey No. 869,1016,1030 subplot no (42+78)/1/2/1 of T.P.S.No 10 (Adalaj-POR) Village Adalaj, Taluka/District Gandhinagar, PIN 382421.

I **RAJESHKUMAR GANGARAMBHAI PATEL** authorised signatory of the proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I/we submitted and got approval for our plan/layout in which the drainage layout and sewerage disposal system are not shown as per GDCR/NBC. I / We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak wells will be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017. OR

Our project **Onyx Luxuria** (Project name) is in the Gandhinagar Municipal Corporation area. There exists a drainage network in the surrounding project area. We shall connect the drainage network of our project with the existing drainage network of Gandhinagar Municipal Corporation. with the prior permission of Gandhinagar Municipal Corporation prior to giving possession to allottees.

I/we further undertake that I/We will take building use permission from the planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of promoter/ Architect / Engineer / Site Supervisor / Land Owner.

RAJESHKUMAR GANGARAMBHAI PATEL
(Authorised Person / Partner)
DEPONENT

SOLEMNLY AFFIRMED BEFORE ME

JIGNESHKUMAR N. PATEL
NOTARY
GOVT. OF INDIA

24 JUN 2024

NOTARY * JIGNESHKUMAR N. PATEL * AHMEDABAD CITY GUJARAT STATE REG. No. 18655 EXPIRY DATE 16/02/2025 GOVERNMENT OF INDIA

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

PATEL RAJESHKUMAR G

GANGARAMBHAI ARJANBHAI PATEL

19/12/1976

Permanent Account Number

AJDPP3350J

Signature

NOTARY ✤ JIGNESHKUMAR N. PATEL
AHMEDABAD CITY
GUJARAT STATE
REG. No. 18655
EXPIRY DATE
16/02/2025
GOVERNMENT OF INDIA

ભારત સરકાર
Government of India

આધાર

Issue Date: 27/01/2014

રાજેશકુમાર ગંગારંભાઈ પટેલ
Rajeshkumar Gangarambhai Patel
જન્મ તારીખ/DOB: 19/12/1976
પુરુષ/ MALE

3812 0290 0974

VID : 9174 7985 2858 7245

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

Download Date: 29/01/2022

સરનામું :
S/O: ગંગારામભાઈ, 28, હરિપુરા કંપા, અકુંડ, સાબરકાંઠા,
ગુજરાત - 383260

Address:
S/O: Gangarambhai, 28, haripura kampa,
Akrund, Sabarkantha,
Gujarat - 383260

3812 0290 0974

VID : 9174 7985 2858 7245

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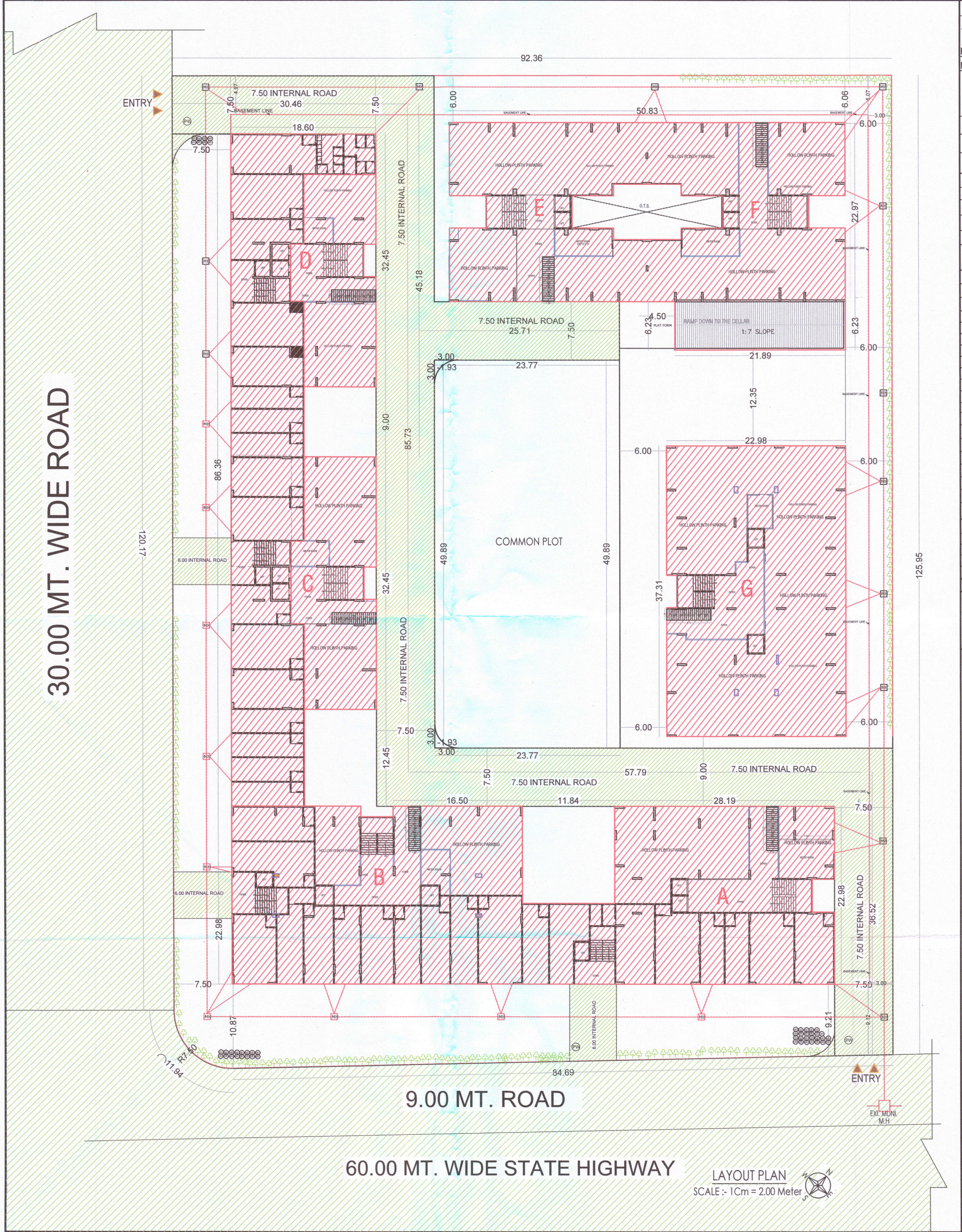
NOTARY ✤ JIGNESHKUMAR N. PATEL
AHMEDABAD CITY
GUJARAT STATE
REG. No. 18655
EXPIRY DATE
16/02/2025
GOVERNMENT OF INDIA



LAYOUT PLAN 1/20

LAY-OUT PLAN SHOWING REVISED DEVELOPMENT PERMISSION FOR RESIDENTIAL&COMMERCIAL BUILDING, O.P.NO.:78, F.P.NO.:42+78/1/2

BLOCK/SURNO.:869,1016,1030,SUB PLOT NO-(42+78)1/2/1

, T.P.S.NO.:10 (ADALAJ-POR)

VILLAGE:ADALAJ , TA.& DIST.: GANDHINAGAR.

SCALE : 1.00 CM = 2.00 MT | UNIT :(c-104+r-339 = 443)nos

ZONE :R5 | USE : RESIDENTIAL&COMMERCIAL

AREA TABLE	AREA IN SQMTR
AREA OF SR/BLOCK	76389.00
AREA OF O.P.:-	76389.00
AREA OF F.P :-	37419.00
SUB PLOT	11705.40
REQ.COMMON PLOT @ 10 %	1170.54
PROVIDED COMMON PLOT	1182.02
BUILTUP AREA TABLE	TOTAL
PROP 1ST BASEMENT	9152.98
PROP 2ND BASEMENT	9152.98
PROP GROUND FLOOR	5017.10
PROP FIRST FLOOR FLOOR	4558.28
PROP SECOND FLOOR	4558.28
PROP THIRD FLOOR	3996.65
PROP FOURTH FLOOR	3996.65
PROP FIFTH FLOOR	3996.65
PROP SIXTH FLOOR	3996.65
PROP SEVENTH FLOOR	3996.65
PROP EIGHTH FLOOR	3996.65
PROP NINETH FLOOR	3996.65
PROP TENTH FLOOR	3996.65
PROP 11th FLOOR	3996.65
PROP 12th FLOOR	3996.65
PROP 13th FLOOR	3154.82
PROP STAIR CABIN/W.TENK /L.M.R	843.29
TOTAL PROPOSED BUILT UP AREA	76404.23
1.MAX. PER. F.S.I. AREA @ 11705.40 X 4.00	46821.6
2.PER BASE F.S.I 11705.40 X 1.50	17558.10
3.TOTAL PROPOSED F.S.I. AREA	46799.14
4.CHARGABLE F.S.I 3-2	29241.04
TOTAL BALANCE F.S.I. AREA 3-1	22.46

COLOUR NOTE

O.P. BOUNDRY	COMMON PLOT
F.P. BOUNDRY	PROP. WORK
EXI.ROAD	PROP. DRAINAGE
PROP. ROAD	PERCOLATING WELL
solid waste bin	TREE

UDGAM ARCHITECTS GANDHINAGAR

MARUTI BUILDCON AHMEDABAD

AUTHORITY

।। भूमिस्त्वयिं बलं राष्ट्रे दधातूत्तमे ।।
ગુડા
ગાંધીનગર શહેરી વિકાસ સત્તામંડળ

।। भूमिस्त्वयिं बलं राष्ट्रे दधातूत्तमे ।।
ગુડા
ગાંધીનગર શહેરી વિકાસ સત્તામંડળ

વિકાસ માટે પરવાનગી

સબડીવીઝન માટે વિકાસ પરવાનગી

ગ્રીનસીટી ફર્મ પ્રાઇવેટ લીમીટેડ ડાયરેકટરશ્રી નેશદ રસિકલાલ દવેને રહેણાંક તથા વાણિજયને હેતુસર, ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ (સન-૧૯૭૬ ના રાષ્ટ્રપતિ અધિનિયમ નં.૨૭) ની કલમ-૨૯(૧)(૧),૨૯(૧)(૨), ૪૯(૧) (ખ) હેઠળ મોજે. અડાલજ, તા.જી. ગાંધીનગર, પ્રારંભિક નગર રચના યોજના નં. ૧૦(અડાલજ-પોર), રેવન્યુ સર્વે નં. ૮૬૯,૧૦૧૬,૧૦૩૦, મુળખંડ નં. ૭૮, અંતિમખંડ નં. ૪૨+૭૮/૧/૨, સબપ્લોટ નં. (૪૨+૭૮)/૧/૨/૨ ની ૧૯૪૫૦.૦૦ ચોરસ મીટર ચો.મી જમીનમાં તેમની હદમાં નીચે વર્ણન કર્યા પ્રમાણે આ સાથેની શરતોને આધિન સબડીવીઝન માટે વિકાસ પરવાનગી આપવામાં આવે છે.

ક્રમ	પ્લોટની વિગત	ક્ષેત્રફળ ચો.મી	સુચિત સબ પ્લોટીંગની વિગત	ક્ષેત્રફળ ચો.મી	રીમાકર્સ
૧	૨	૩	૪	૫	૬
૧	અંતિમખંડ નં.૪૨+૭૮/૧	૧૯૪૫૦.૦૦	સબપ્લોટ નં. ૪૨+૭૮/૧/૨/૧	૧૧૭૦૫.૪૦	અગાઉ અત્રેની કચેરીના ઓનલાઇન ડેવલોપમેન્ટ પરમીશન નં. ૧૧૧૫બીડીપી૨૦૨૧૦૦૪૮/૨૦૨૦,તા. ૧૦/૧૧/૨૦૨૦ ના રોજ અંતિમખંડ નં.૪૨+૭૮/૧ ની ઓનલાઇન સબડીવીઝનની પરવાનગી અપાયેલ છે.
			સબપ્લોટ નં. ૪૨+૭૮/૧/૨/૨	૭૭૪૪.૬૦	
			કુલ	૧૯૪૫૦.૦૦	

નોંધ. માન. મુખ્ય કારોબારી અધિકારીશ્રીએ મંજુર કર્યા મુજબ.
ક્રમાંકઃપી. આર. એમ/અડાલજ/૫૦/૦૪/૨૦૨૩/6597/૨૦૨૩
વપરાશઃ રહેણાંક તથા વાણિજય
તારીખ : 21/10/23

જુનીયર નગર નિયોજક
ગાંધીનગર શહેરી વિકાસ સત્તામંડળ
ગાંધીનગર

ખાસ શરતો :-

૧. આ વિકાસ પરવાનગીથી જી.ડી.સી.આર.ના વિનિમય નં.૪.૨.૧ મુજબ તેમજ લાગુ પડતા કાયદા/નિયમો અન્વયેની પરવાનગીઓ મળતી નથી.

૨. સેપ્ટીક ટેંક તથા સોકવેલની સાઇઝ તથા નેશનલ બિલ્ડીંગ કોડ (આઇએસ ૨૪૭૦) તથા સિવિલ એન્જીનિયરીંગ હેન્ડબુક(બાય-ખન્ના) મુજબ ડ્રેનેજ લે-આઉટમાં દર્શાવવાના રહેશે. તે અનુસારની જોગવાઇ કરવાની જવાબદારી આર્કીટેક/ઇજનેર/સ્ટ્રકચરલ એન્જીનિયર/કર્લક ઓફ વર્કસ/સાઇટ સુપરવાઇઝર ન/ડેવલપર/જમીન માલિકની રહેશે.

૩. વિકાસ પરવાનગી પત્ર તથા મંજુર થયેલ નકશાઓને એક સ્થળ સેટ ઉપર પ્રસિધ્ધ કરવાનો રહેશે.

૪. સદરહુ લે-આઉટ પ્લાનની બીનખેતી અંગેની પરવાનગી જીલ્લા કલેકટરશ્રી/જીલ્લા વિકાસ અધિકારીશ્રી/તાલુકા વિકાસ અધિકારીશ્રી પાસેથી મેળવી લેવાની રહેશે.

૫. આ પરવાનગી બાંધકામ અંગેની પરવાનગી નથી.

૬. બીનખેતી અંગેની પરવાનગી મળ્યા બાદ બાંધકામ શરુ કરતાં પહેલાં અત્રેથી બાંધકામ અંગેની પરવાનગી મેળવી લેવાની રહેશે.

-: શરતો :-

૧. વિકાસ પરવાનગી પત્રમાં દર્શાવેલ શરતોમાંથી કોઇપણ શરતનો ભંગ કરવામાં આવશે તો સત્તામંડળ તે શરતોનો અમલ જવાબદાર ઇસમના/સંસ્થાના ખર્ચે અને જોખમે કરાવી શકાશે અને સત્તામંડળ તેવા કૃત્યો ને લીધે નુકશાન, ખોટ કે હરકત થાય તે બદલ કોઇપણ વળતર કે બદલ મળશે નહીં.

૨. આ પરવાનગીના કારણે અરજદારને માલિકી, જમીનની હદ તથા જમીનના વિસ્તાર/ક્ષેત્રફળ અંગેની મંજુરી મળતી નથી. પરંતુ લે-આઉટ પ્લાન/સબ પ્લોટીંગ/એમાલ્ગેશન અંગેની મંજુરી આપવામાં આવે છે

૩. આ વિકાસ પરવાનગીથી ખાનગી હક્કો અંગે સત્તામંડળની કોઇપણ જવાબદારી રહેતી નથી.

૪. મુસદ્દારુપ નગર રચના યોજનામાં ફાળવવામાં આવેલ અંતિમખંડની હદ, માપ, ક્ષેત્રફળ તથા ફાળવણી ટાઉન પ્લાનીંગ ઓફીસરશ્રી ધ્વારા ફેરફારને પાત્ર છે.

૫. પ્લોટની હદ, આંતરિક રસ્તા ઉપર, કોમન પ્લોટમાં અંતરાયરૂપ ન થાત તે રીતે યોગ્ય સ્થળોએ ૨૦૦.૦૦ ચો.મી. જમીનમાં વિસ્તાર દીઠ ૫ વૃક્ષ ઉગાડવાનું રહેશે. વૃક્ષોની ફરજીયાત જરુરીયાત મુજબ ટ્રી ગાર્ડ રાખી વૃક્ષોની સારસંભાળ રાખવાની જવાબદારી જમીન માલિક તથા વિકાસ પરવાનગી મેળવવાની રહેશે.

૬. લે-આઉટમાં દર્શાવેલ આંતરિક રસ્તાઓ પાકા કરવાના રહેશે.

૭. વખતો વખત શહેરી વિકાસ સત્તામંડળ તરફથી વિકાસ માટેના જે નિયમો તથા જાહેરાત કરાય તે જમીન માલિક, હિતસંબંધ ધરાવતી વ્યકિત, સંસ્થા તેમજ અરજદારને બંધનકર્તા રહેશે.

।। भूमिस्त्वमि वलं राष्ट्रे दधातूत्तमे ।। ગુડા ગાંધીનગર શહેરી વિકાસ સત્તામંડળ

।। भूमिस्त्वमि वलं राष्ट्रे दधातूत्तमे ।। ગુડા ગાંધીનગર શહેરી વિકાસ સત્તામંડળ

૮. સદર વિકાસ પરવાગની અન્વયે જમીન માલિકીમાં ફેરફાર થાય અથવા આ પરવાનગી સાથે સંકળાયેલ રજીસ્ટ્રેશન ધરાવતી કોઇ વ્યકિત બદલાય તો નવા જમીન માલિકી અંગેના પુરાવા રજુ કરે ત્યાં સુધી તથા રજીસ્ટ્રેશન ધરાવતી નવી વ્યકિતની નિમણુંક ન થાય ત્યાં સુધી જી.ડી.આર.સી. ના વિનિયમ ૫.૨ મુજબ વિકાસ પરવાનગી નિલંબીત ગણાશે. સદરહું સમય દરમ્યાન થયેલ બાંધકામ બિનઅધિકૃત ગણાશે.

૯. સરકારશ્રીના તા.૨૯-૦૫-૨૦૦૧ ના સ્ટ્રકચરલ સેફટી અંગેના એનક્ષરના વિનિયમ ૧૩,૧૪,૧૫ ની જોગવાઇ અનુસાર ભુકંપ અંગેની સુરક્ષા, ચક્રવાત અંગેની સુરક્ષા, બાંધકામ તથા બાંધકામમાં વપરાતા ઇમારતી માલ સામાનની ગણવત્તા અને ચકાસણી, બાંધકામની સ્થિરતા તથા આગ અંગેની સલામતી તેમજ અન્ય ભયજનક બાબતો અંગે નિષ્ણાંતોની સલાહ સુચના મુજબ પગલાં લેવાની તમામ જવાબદારી આર્કીટેકટ/ઇજનેર/સ્ટ્રકચરલ-એન્જિનિયર/કલાર્ક ઓફ વર્કસ/સુપરવાઇઝર/ડેવલપર/જમીન માલિકની રહેશે.

૧૦. આ વિકાસ પરવાનગી પત્ર મંજુર આપ્યા તારીખથી ૧૨ માસ સુધી જ અમલમાં રહેશે. ત્યારબાદ અધિનિયમની કલમ-૩૨ મુજબ વિકાસ પરવાનગીની મુદત વધારવાની પૂર્વ મંજુરી મેળવી લેવાની રહેશે.

૧૧. ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ ની કલમ-૩૩ મુજબ વિકાસ યોજનામાં જો કોઇ ફેરફાર થાય તો સત્તામંડળ આપેલ વિકાસ પરવાનગીમાં ફેરફાર કરી શકશે અથવા વિકાસ પરવાનગી રદ કરી શકશે.

૧૨. જી.ડી.સી.આર. ના વિનિમય ૩.૮ મુજબ અરજદારશ્રીએ ખોટી રીતે રજુઆત અથવા ખોટા દસ્તાવેજો પુરાવા રજુ કરેલ હશે તો આપેલ વિકાસ પરવાનગી આપોઆપ રદ થયેલ ગણાશે.

૧૩. સદરહુ લે-આઉટ પ્લાનમાં દર્શાવેલ ડી.પી. રોડની સ્થળ સ્થિતિ સ્થળ ઉપર ડીમાર્કેશન થયેથી ફેરફારને પાત્ર રહેશે.

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