Firm Name : Om Developers

Project Name : The Amber

Address: The Amber, F.P no 29/1, Opp. Aaryan Emerald, Nr. Swarnim Business Hub, Nr. Godrej Garden city, Tragad, Ahmedabad.

RERA No:_____

WWW.GUJRERA.GUJARAT.GOV.IN

Contact No:_____

Architect : S Mevada

Engineer: Smit Patel

Shops and 2 BHK Flats

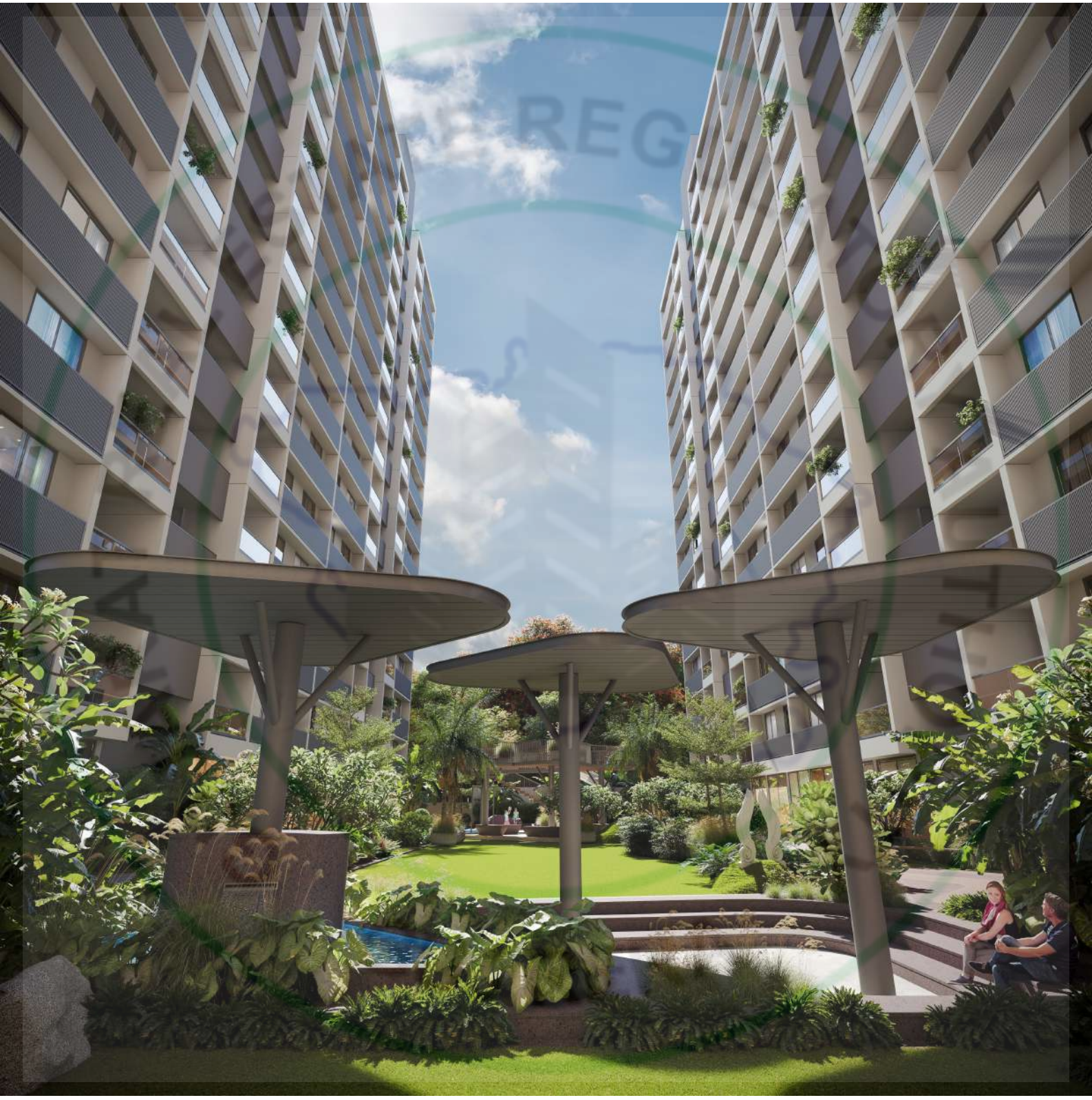
GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

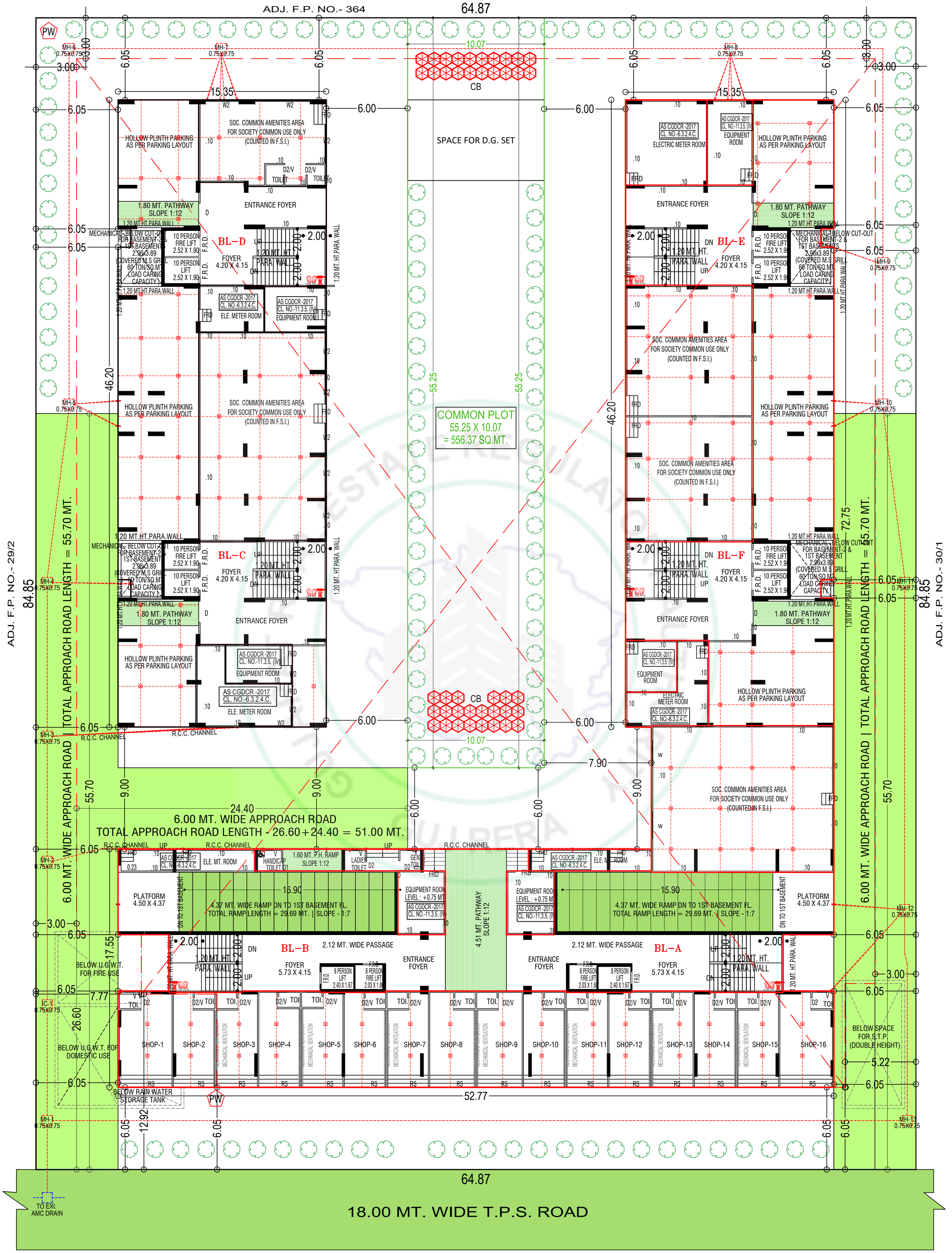




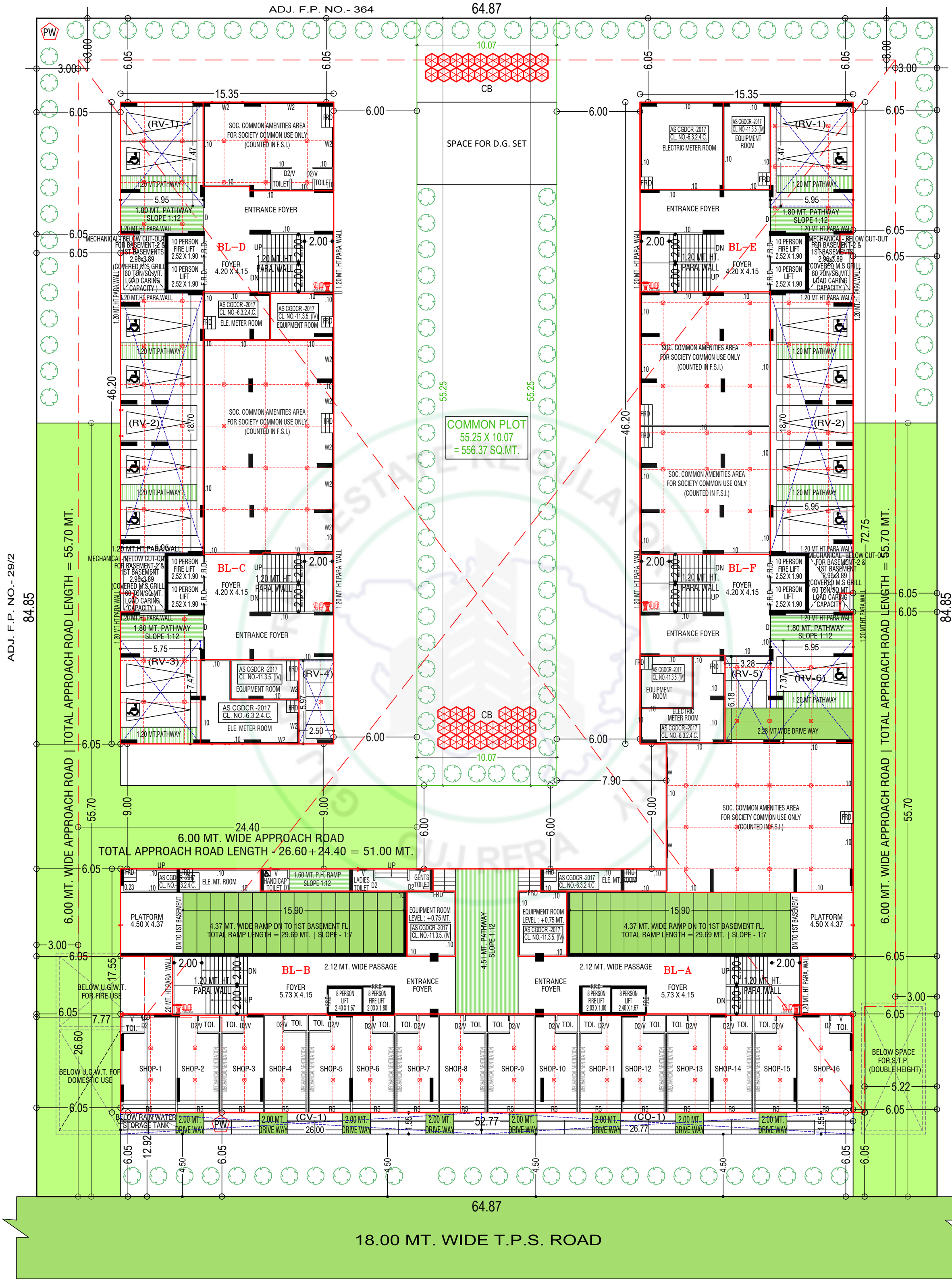


REAL ESTATE REGULATORY





LAYOUT PLAN (SCALE -1:2MT.)



GROUND FLOOR (LEVEL) PARKING LAYOUT PLAN (SCALE -1:2MT.)

ADJ. F.P. NO.- 364

64.87

58.87

3.00

3.00

3.00

3.00

58.41

0.23 MT. TH. R.C.C. WALL

(RC-1)

8.80

3.30 MT. DRIVE WAY

3.30 MT. DRIVE WAY

3.30 MT. DRIVE WAY

2.82 MT. DRIVE WAY

22.07

(RO-1)

3.42

18.17

2.82

4.35

(RO-2)

10 PERSON FIRE LIFT 2.52 X 1.90

10 PERSON LIFT 2.52 X 1.90

F.R.D.

.10

BL–D

UP

DN

FOYER 3.90 X 4.15

1.20 MT. HT. PARA. WALL

2.00

1.70 MT. WIDE PATH WAY

1.70

3.55

5.10 MT. DRIVE WAY

5.10 MT. DRIVE WAY

BL–E

FOYER 4.20 X 4.15

3.10 MT. DRIVE WAY

3.07 MT. DRIVE WAY

(RO-3)

(RC-2)

30.82

4.45 MT. DRIVE WAY

5.80 MT. DRIVE WAY

18.70

BL–C

BL–F

5.50 MT. DRIVE WAY

11.72

34.97

(RC-3)

2.57 MT. DRIVE WAY

2.00 MT. DRIVE WAY

9.88

2.45 MT. DRIVE WAY

(RO-4)

(CC-1)

4.97 MT. DRIVE WAY

PLATFORM 4.96 X 4.61

UP TO GROUND FLOOR

(RC-4)

9.99

3.68 MT. DRIVE WAY

6.87

19.85

RAMP UP TO GROUND FLOOR

7.80

4.50

(RO-5)

PLATFORM 4.50 X 4.60

2.93

4.60

DN TO 2ND BASEMENT

21.78

4.37 MT. WIDE RAMP DN TO 2ND BASEMENT

TOTAL RAMP LENGTH = 29.58 MT.

PLATFORM 5.21 X 4.83

8.20

(RV-1)

2.35 MT. DRIVE WAY

2.22

BL–B

BL–A

FOYER 4.76 X 2.12

FOYER 5.73 X 4.25

8 PERSON LIFT 2.40 X 1.67

8 PERSON FIRE LIFT 2.03 X 1.80

2ND BASEMENT DUCT

4.17

(CO-2)

(RO-8)

(CO-1)

2.17 MT. DRIVE WAY

1.50 MT. PATH WAY

2.30

10.07

(RO-6)

(RO-7)

3.00 MT. PATH WAY

2.50

1.20 MT. PATHWAY

4.77

U.G.W.T. FOR FIRE USE

7.77

5.59

FIRE PUMP ROOM

2.20 MT. DRIVE WAY

PLATFORM 4.96 X 5.63

11.25

12.92

6.87

U.G.W.T. FOR DOMESTIC USE

RAIN WATER STORAGE TANK

12.20

20.33

SPACE FOR S.T.P. (DOUBLE HEIGHT)

7.65

5.22

4.50

6.05

6.05

4.50

84.85

ADJ. F.P. NO.- 29/2

75.80

84.85

ADJ. F.P. NO.- 30/1

64.87

18.00 MT. WIDE T.P.S. ROAD

1ST BASEMENT PLAN WITH PARKING LAYOUT (SCALE -1:2MT.)

N

ADJ. F.P. NO.- 364

64.87

58.87

3.00

58.41

(RC-1)

8.80

0.23 MT. TH. R.C.C. WALL

3.30 MT. DRIVE WAY

22.07

(RO-1)

18.17

3.42

2.82 MT. DRIVE WAY

2.82

4.35

MECHANICAL-CUT-OUT FOR BASEMENT-2 2.96x3.89

10 PERSON FIRE LIFT 2.52 X 1.90

10 PERSON LIFT 2.52 X 1.90

F.R.D.

BL–D UP

FOYER 3.90 X 4.15

1.20 MT. HT. PARA. WALL

2.00

(RO-2)

1.70 MT. WIDE PATH WAY

1.70

3.55

5.10 MT. DRIVE WAY

3.10 MT. DRIVE WAY

BL–E

FOYER 4.20 X 4.15

3.07 MT. DRIVE WAY

(RO-3)

4.45 MT. DRIVE WAY

5.80 MT. DRIVE WAY

18.70

30.82

(RC-2)

20 MT. PATH WAY

BL–C UP

BL–F

5.50 MT. DRIVE WAY

MECHANICAL-CUT-OUT FOR BASEMENT-2 2.96x3.89

ADJ. F.P. NO.- 29/2

84.85

75.80

34.97

(RC-3)

11.72

2.57 MT. DRIVE WAY

2.00 MT. DRIVE WAY

9.88

(RO-4)

2.45 MT. DRIVE WAY

4.97 MT. DRIVE WAY

PLATFORM 8.20 X 4.60

UP TO 1ST BASEMENT

(RC-4)

9.99

3.68 MT. DRIVE WAY

26.73

4.50

7.80

(RO-5)

3.43 MT. DRIVE WAY

21.78

4.37 MT. WIDE RAMP UP TO 1ST BASEMENT

TOTAL RAMP LENGTH = 29.58 MT.

4.37

4.60

7.43

BL–B

FOYER 5.73 X 4.25

FOYER 4.76 X 2.12

8 PERSON LIFT 2.40 X 1.67

8 PERSON FIRE LIFT 2.03 X 1.80

MECHANICAL-CUT-OUT FOR BASEMENT-2 2.55x2.70

BL–A

(RO-6)

(RO-7)

1.50 MT. PATH WAY

2.30

1.50

2.20 MT. DRIVE WAY

PLATFORM 4.96 X 5.63

(RO-8)

3.00 MT. PATH WAY

2.50

3.00

6.77

26.73

24.50

(RO-11)

3.03 MT. DRIVE WAY

5.21

8.20

(RO-10)

4.35

2.35 MT. DRIVE WAY

(RO-9)

2.22

7.65

SPACE FOR S.T.P. (DOUBLE HEIGHT ABOVE)

5.22

6.05

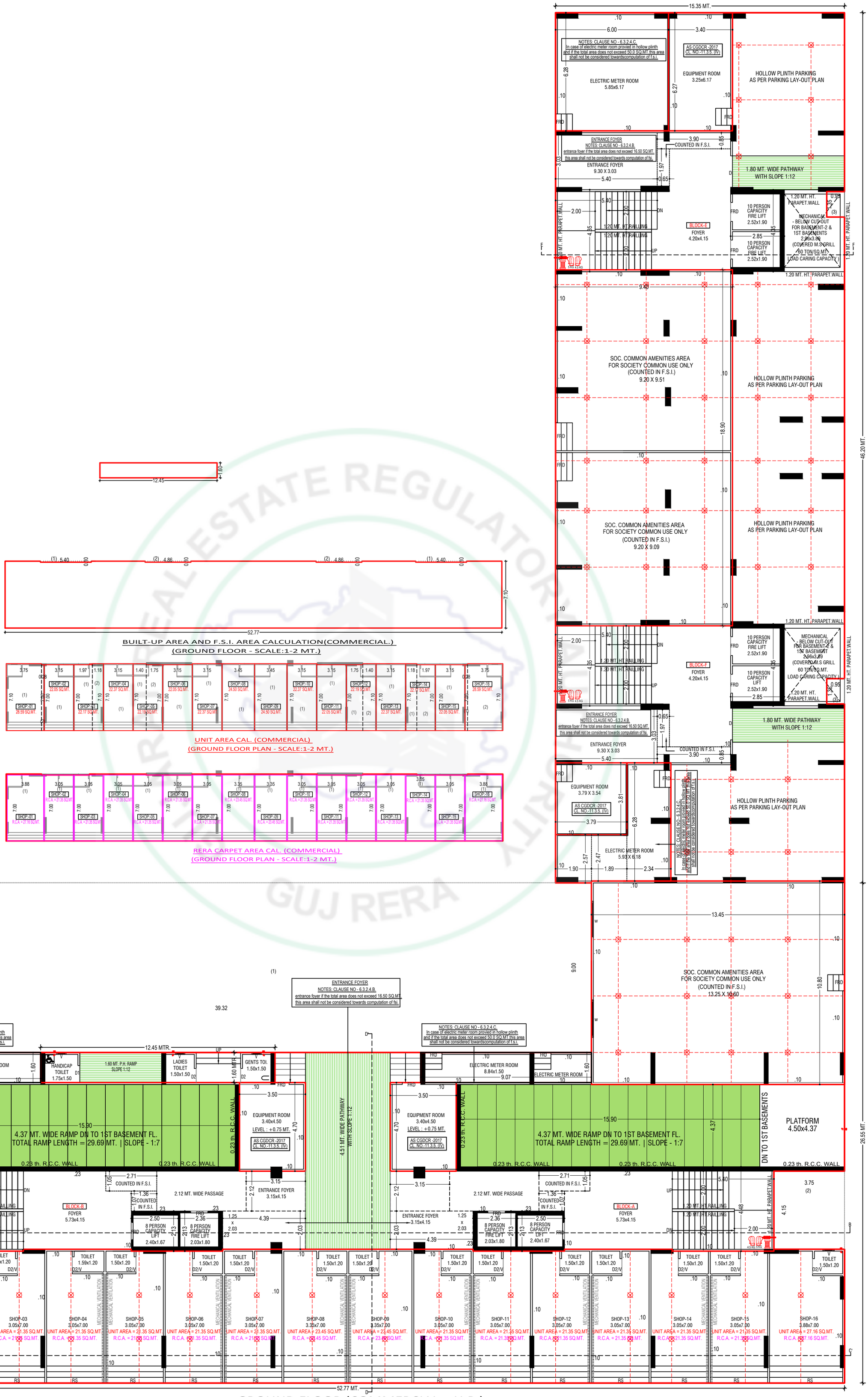
4.50

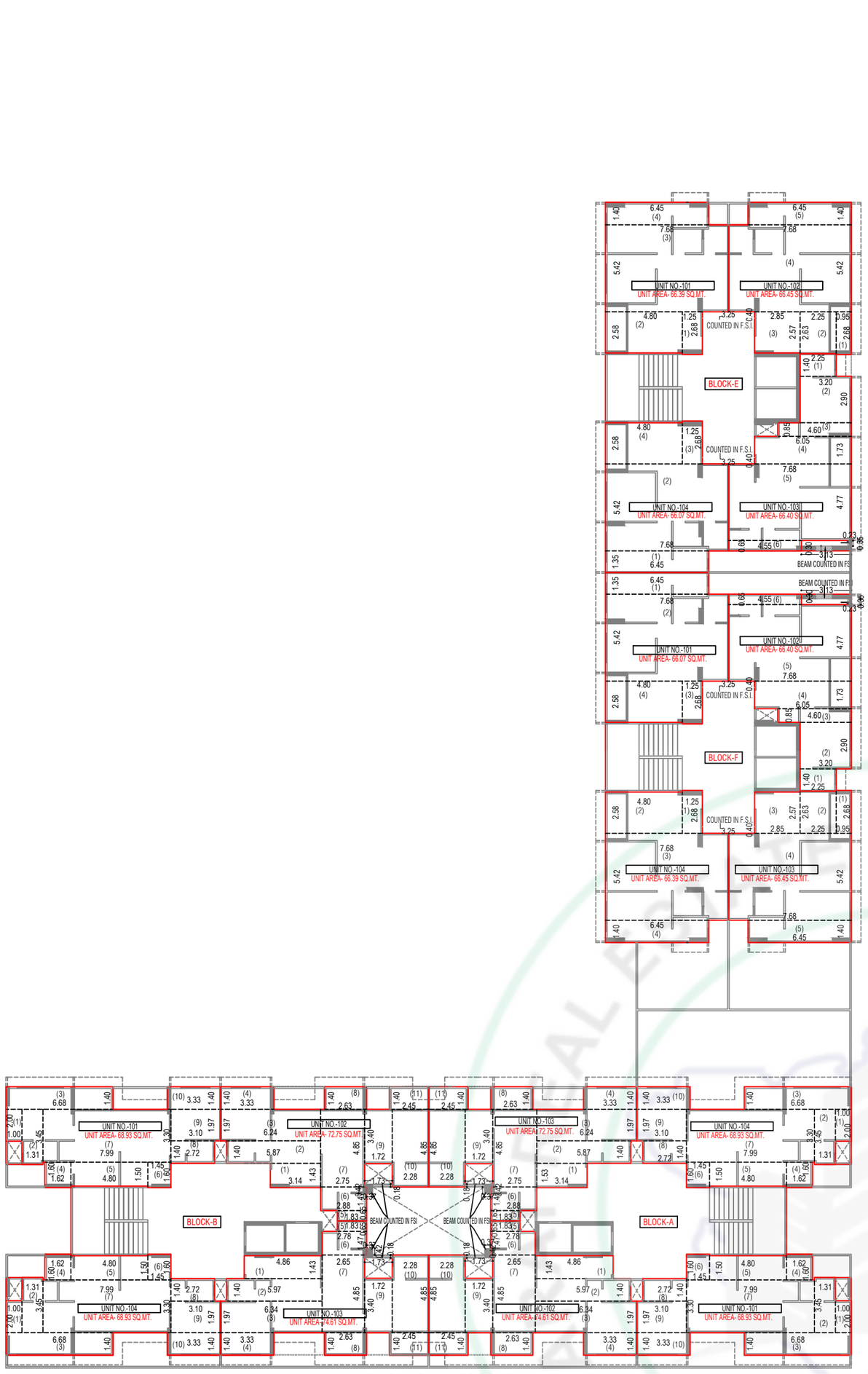
64.87

18.00 MT. WIDE T.P.S. ROAD

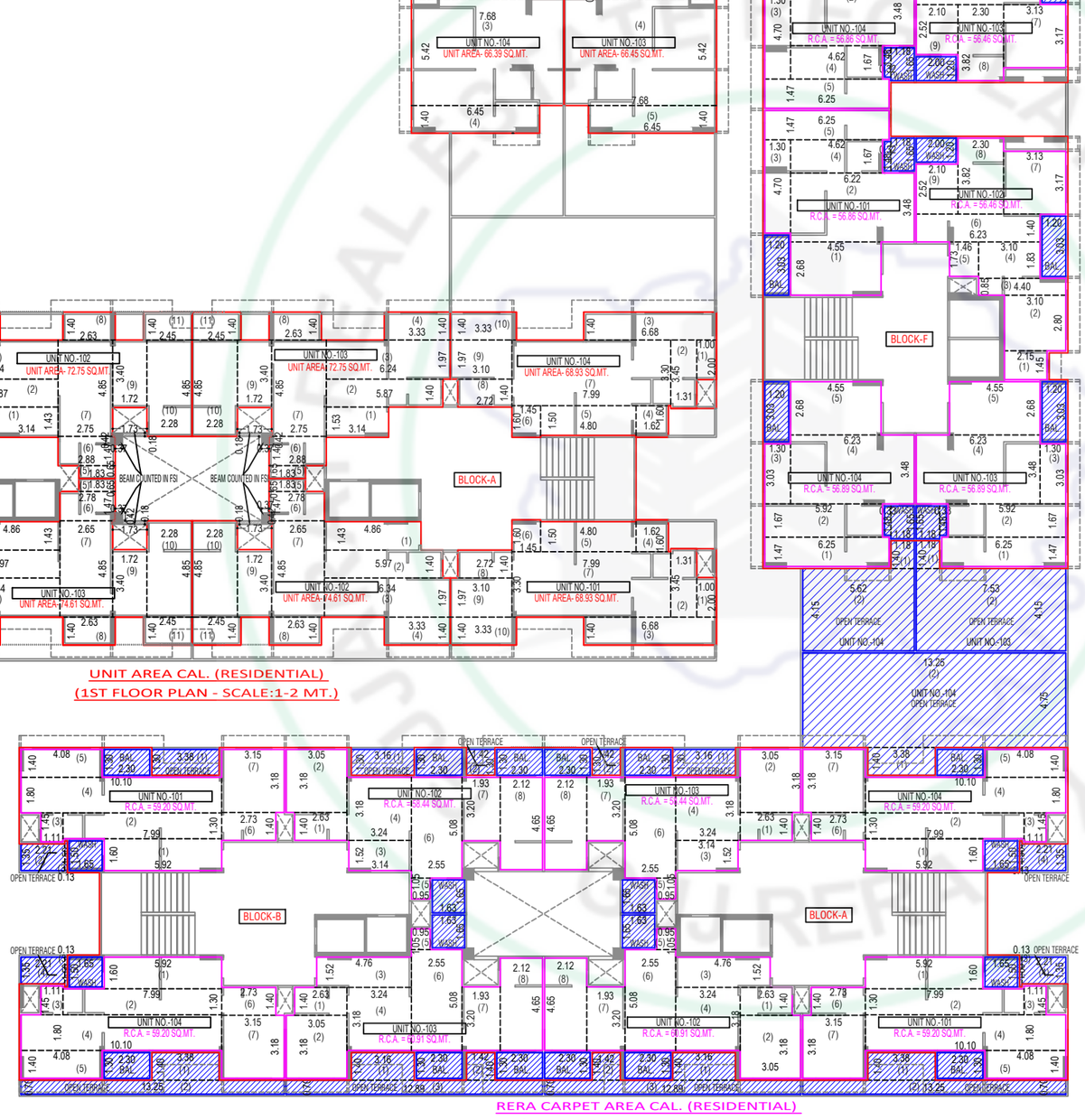
2ND BASEMENT PLAN WITH PARKING LAYOUT (SCALE -1:2MT.)

N

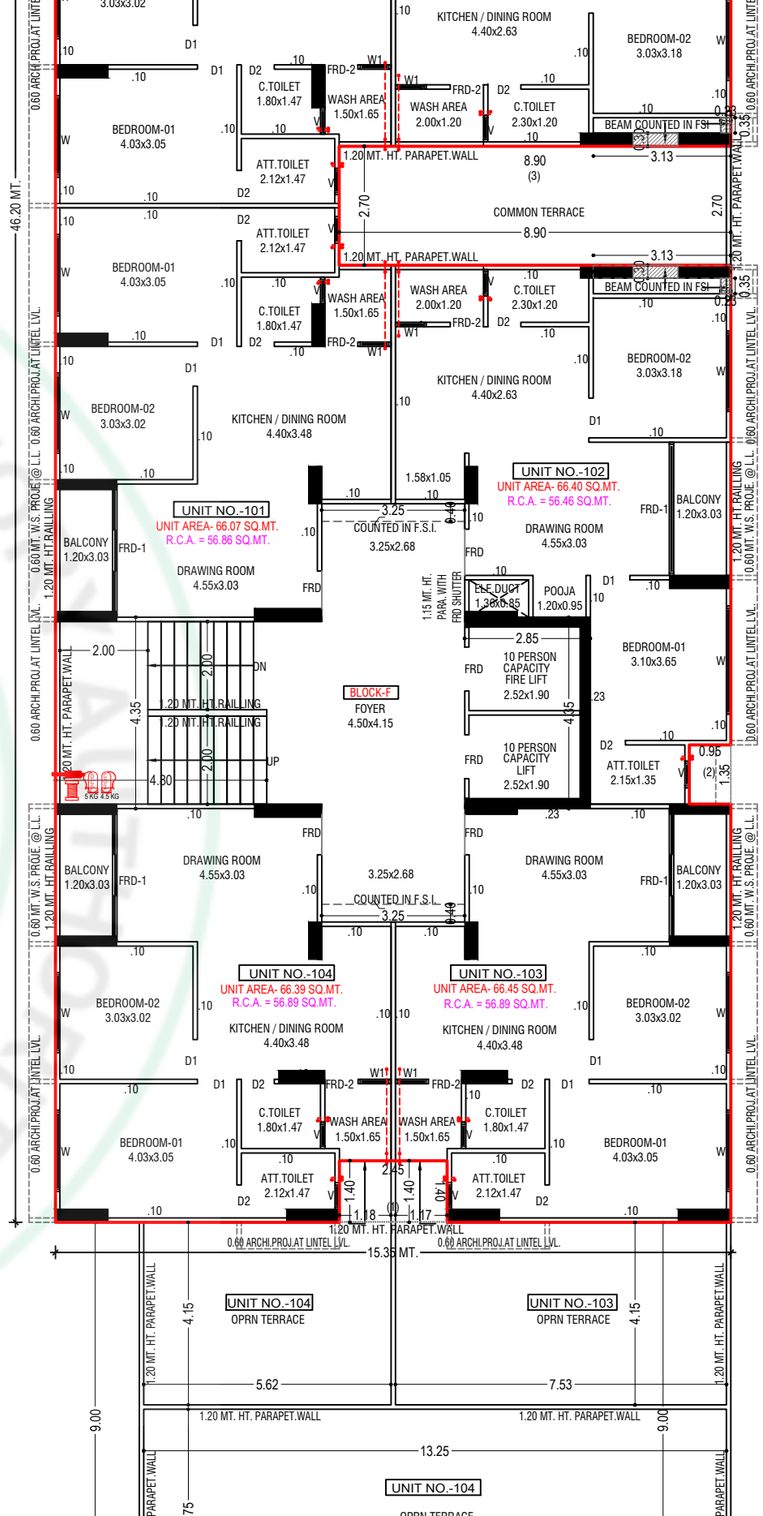

15.35 MT.
NOTES: CLAUSE NO - 6.3.2.4.C.
In case of electric meter room provied in hollow plinth and if the total area does not exceed 50.0 SQ.MT.this area shall not be considered towardscomputation of f.s.i.
AS CGDCR -2017 CL. NO.-11.3.5. (IV)
ELECTRIC METER ROOM 5.85x6.17
EQUIPMENT ROOM 3.25x6.17
HOLLOW PLINTH PARKING AS PER PARKING LAY-OUT PLAN
ENTRANCE FOYER NOTES: CLAUSE NO - 6.3.2.4.B. entrance foyer if the total area does not exceed 16.50 SQ.MT. this area shall not be considered towards computation of fsi.
ENTRANCE FOYER 9.30 X 3.03
COUNTED IN F.S.I.
1.80 MT. WIDE PATHWAY WITH SLOPE 1:12
BLOCK-E FOYER 4.20x4.15
10 PERSON CAPACITY FIRE LIFT 2.52x1.90
1.20 MT. HT. RAILING
1.20 MT. HT. PARAPET.WALL
MECHANICAL - BELOW CUT-OUT FOR BASEMENT-2 & 1ST BASEMENTS 2.96x3.89 (COVERED M.S.GRILL 60 TON/SQ.MT. LOAD CARING CAPACITY)
SOC. COMMON AMENITIES AREA FOR SOCIETY COMMON USE ONLY (COUNTED IN F.S.I.) 9.20 X 9.51
SOC. COMMON AMENITIES AREA FOR SOCIETY COMMON USE ONLY (COUNTED IN F.S.I.) 9.20 X 9.09
46.20 MT.
12.45
1.60
52.77
7.10
BUILT-UP AREA AND F.S.I. AREA CALCULATION(COMMERCIAL.)
(GROUND FLOOR - SCALE:1-2 MT.)
UNIT AREA CAL. (COMMERCIAL)
(GROUND FLOOR PLAN - SCALE:1-2 MT.)
RERA CARPET AREA CAL. (COMMERCIAL)
(GROUND FLOOR PLAN - SCALE:1-2 MT.)
GROUND FLOOR (COMMERCIAL + H.P.)
39.32
12.45 MTR.
1.60 MT. P.H. RAMP SLOPE 1:12
HANDICAP TOILET 1.75x1.50
LADIES TOILET 1.50x1.50
GENTS TOI. 1.50x1.50
ELECTRIC METER ROOM 9.83x1.50
ELECTRIC METER ROOM 8.84x1.50
PLATFORM 4.50x4.37
DN TO 1ST BASEMENTS
4.37 MT. WIDE RAMP DN TO 1ST BASEMENT FL. TOTAL RAMP LENGTH = 29.69 MT. | SLOPE - 1:7
EQUIPMENT ROOM 3.40x4.50 LEVEL : +0.75 MT.
AS CGDCR -2017 CL. NO.-11.3.5. (IV)
4.51 MT. WIDE PATHWAY WITH SLOPE 1:12
0.23 th. R.C.C. WALL
2.12 MT. WIDE PASSAGE
ENTRANCE FOYER 3.15x4.15
BLOCK-B FOYER 5.73x4.15
BLOCK-A FOYER 5.73x4.15
8 PERSON CAPACITY LIFT 2.40x1.67
8 PERSON CAPACITY FIRE LIFT 2.03x1.80
MECHANICAL VENTILATION
SHOP-01 3.88x7.00 UNIT AREA = 27.16 SQ.MT. R.C.A. = 27.16 SQ.MT.
SHOP-02 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-03 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-04 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-05 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-06 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-07 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-08 3.35x7.00 UNIT AREA = 23.45 SQ.MT. R.C.A. = 23.45 SQ.MT.
SHOP-09 3.35x7.00 UNIT AREA = 23.45 SQ.MT. R.C.A. = 23.45 SQ.MT.
SHOP-10 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-11 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-12 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-13 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-14 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-15 3.05x7.00 UNIT AREA = 21.35 SQ.MT. R.C.A. = 21.35 SQ.MT.
SHOP-16 3.88x7.00 UNIT AREA = 27.16 SQ.MT. R.C.A. = 27.16 SQ.MT.
52.77 MT.
17.55 MT.
26.55 MT.



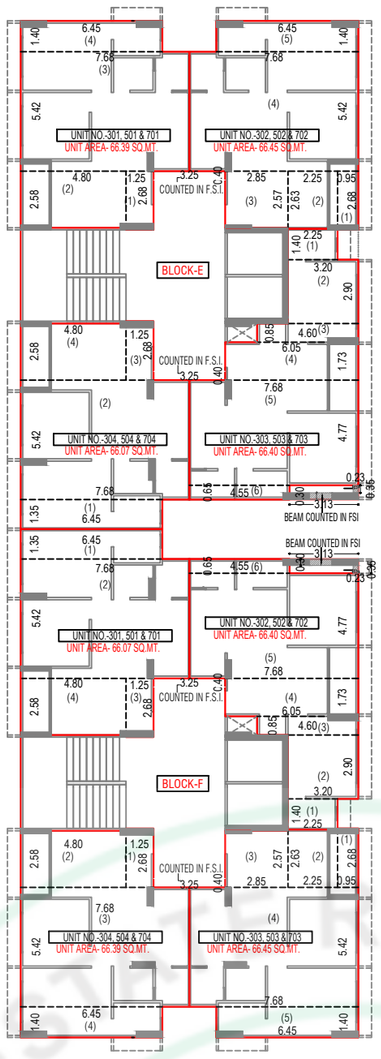
UNIT AREA CAL. (RESIDENTIAL)
(1ST FLOOR PLAN - SCALE:1-2 MT.)

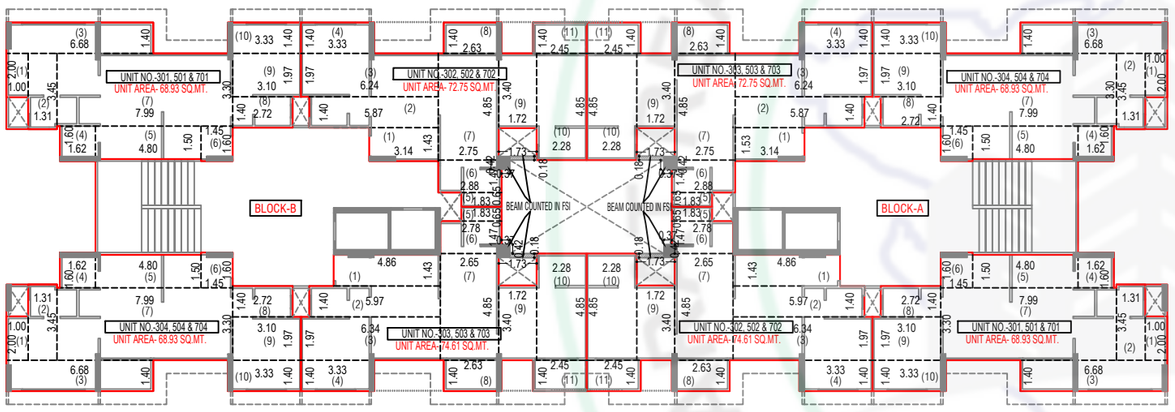


RERA CARPET AREA CAL. (RESIDENTIAL)
(1ST FLOOR PLAN - SCALE:1-2 MT.)

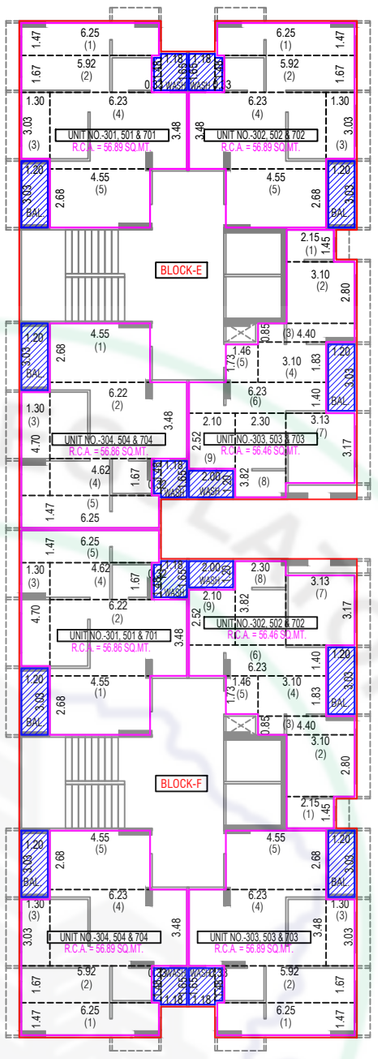


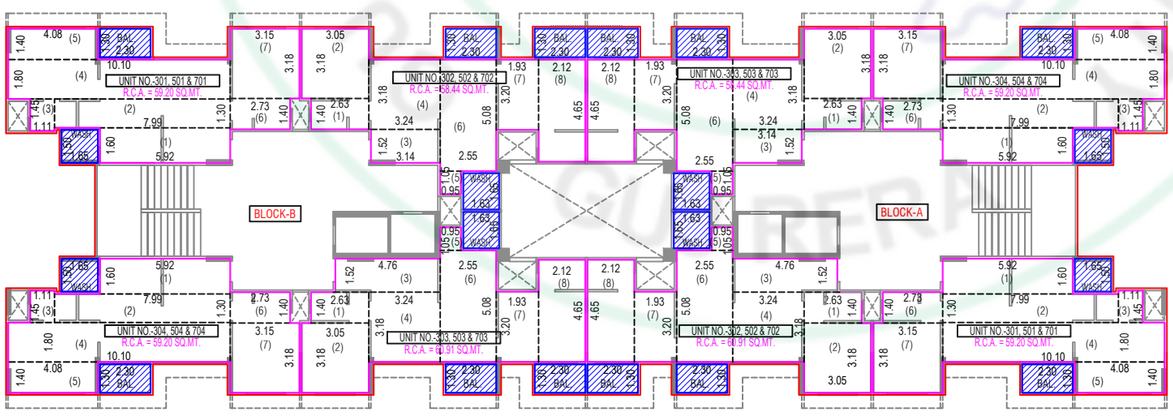
1ST FLOOR PLAN (RESIDENTIAL)



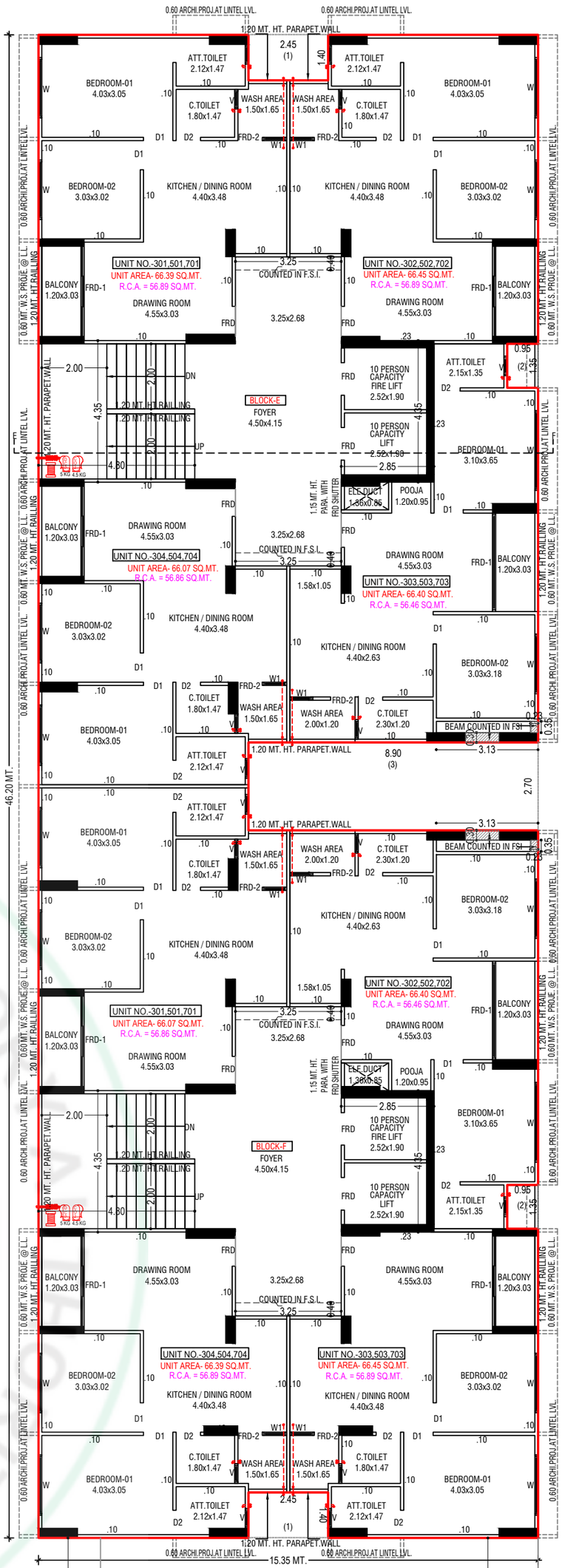


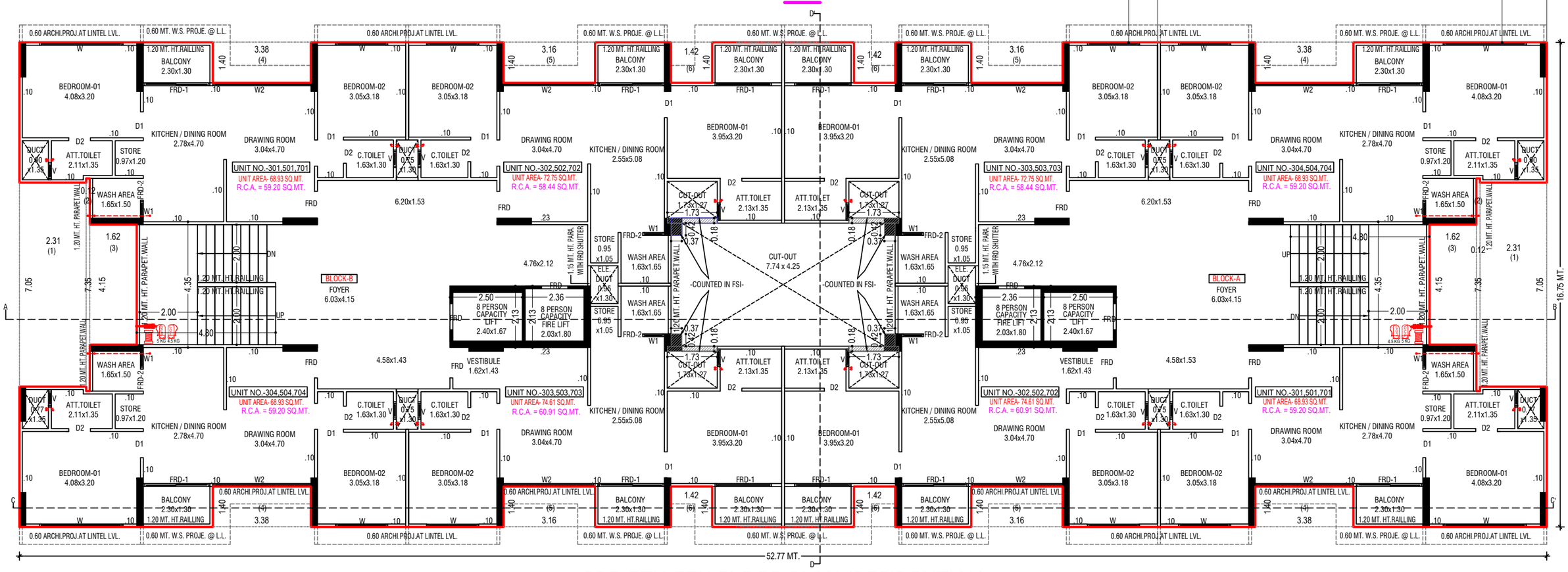
UNIT AREA CAL. (RESIDENTIAL)
(3RD,5TH,7TH FLOOR PLAN - SCALE:1-2 MT.)



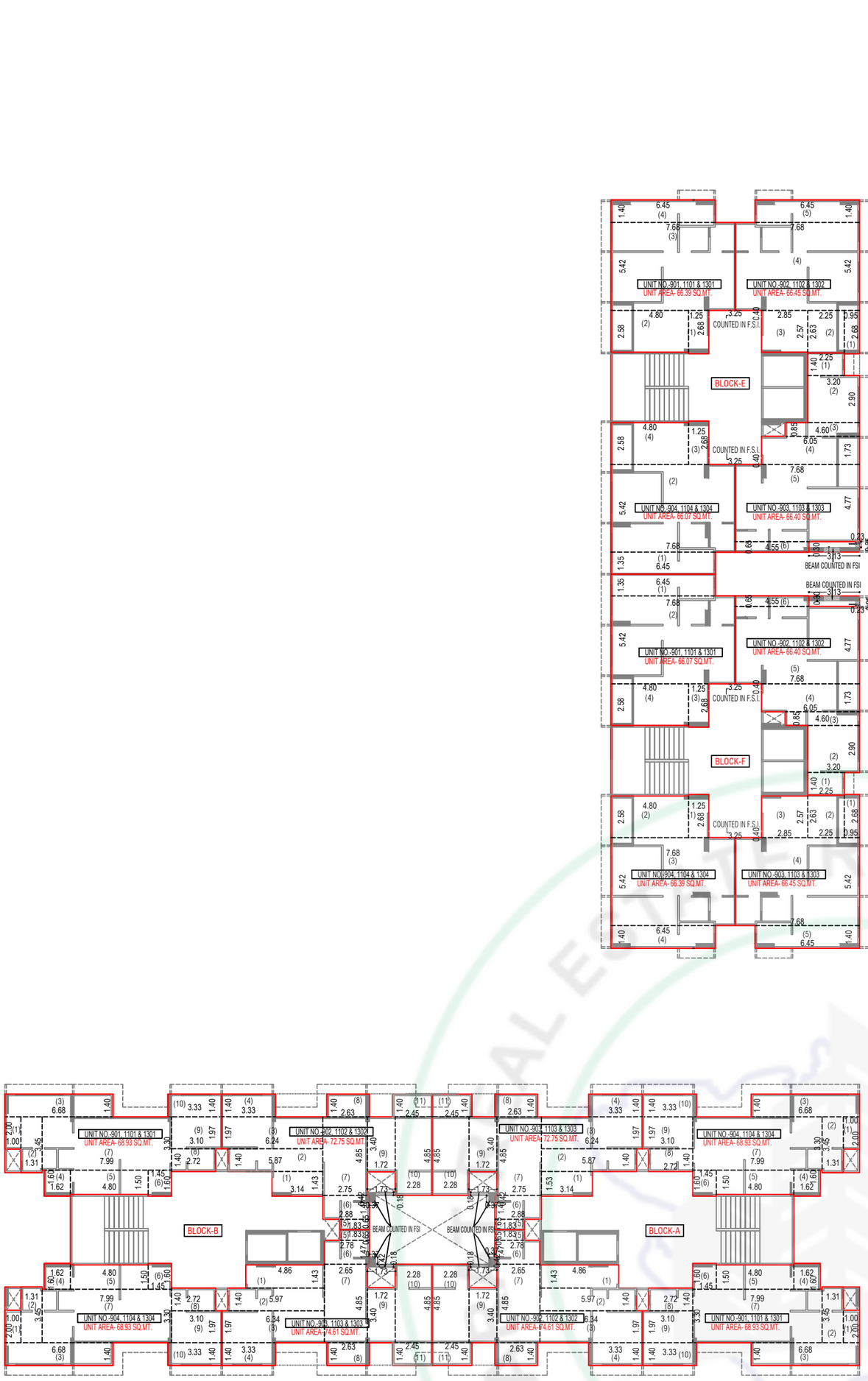


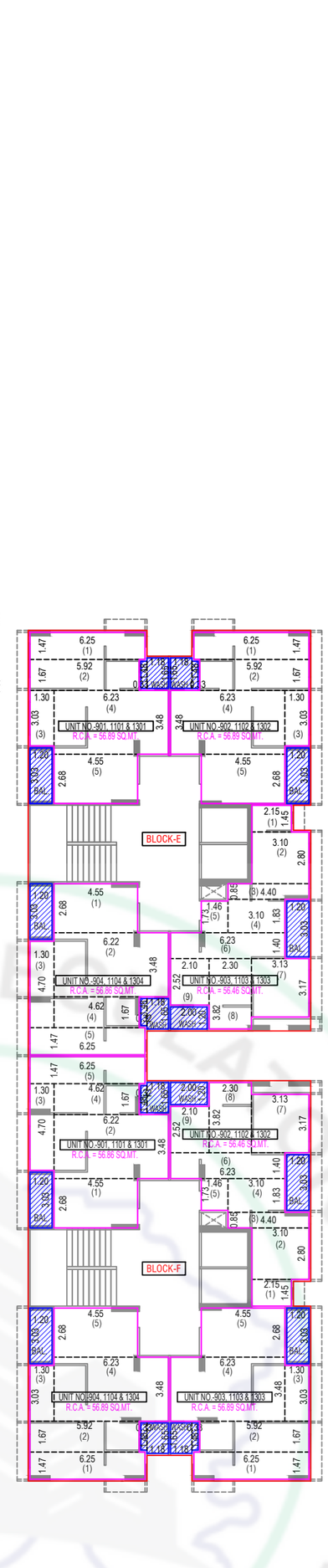
RERA CARPET AREA CAL. (RESIDENTIAL)
(3RD,5TH,7TH FLOOR PLAN - SCALE:1-2 MT.)

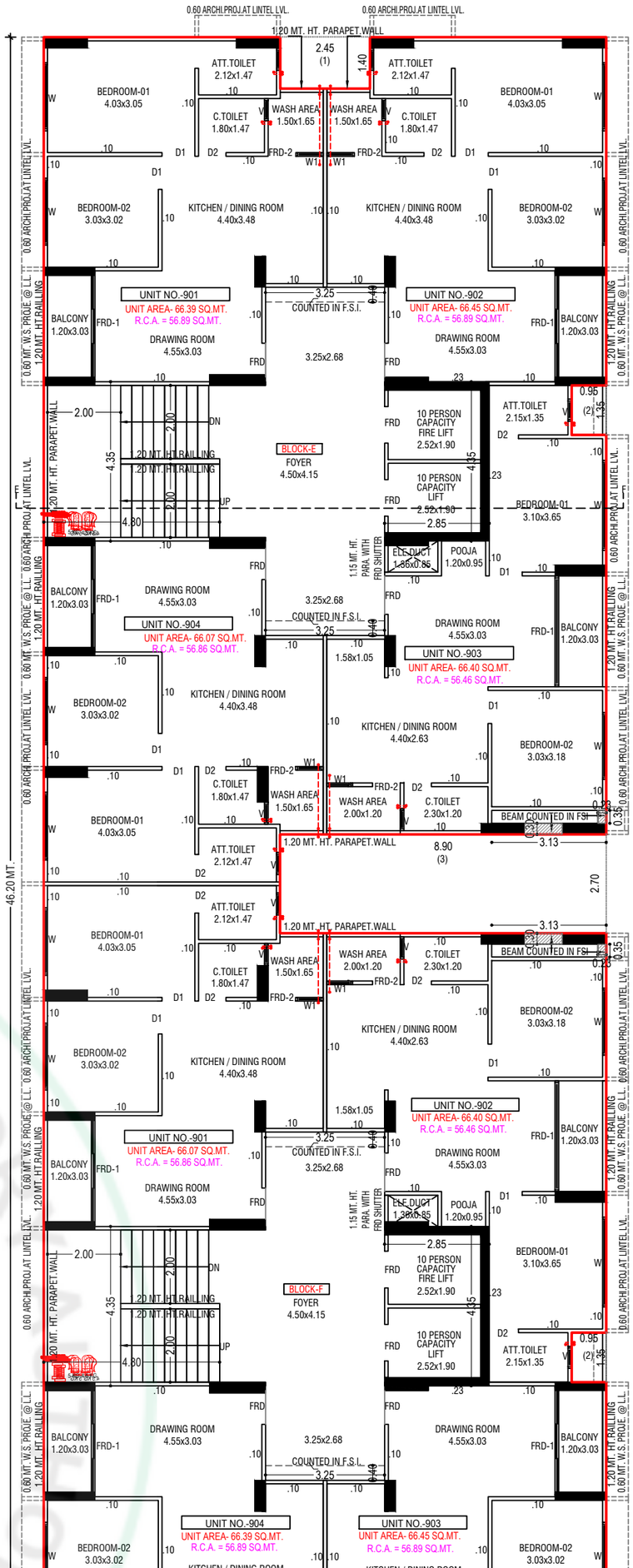




3RD,5TH,7TH FLOOR PLAN (RESIDENTIAL)

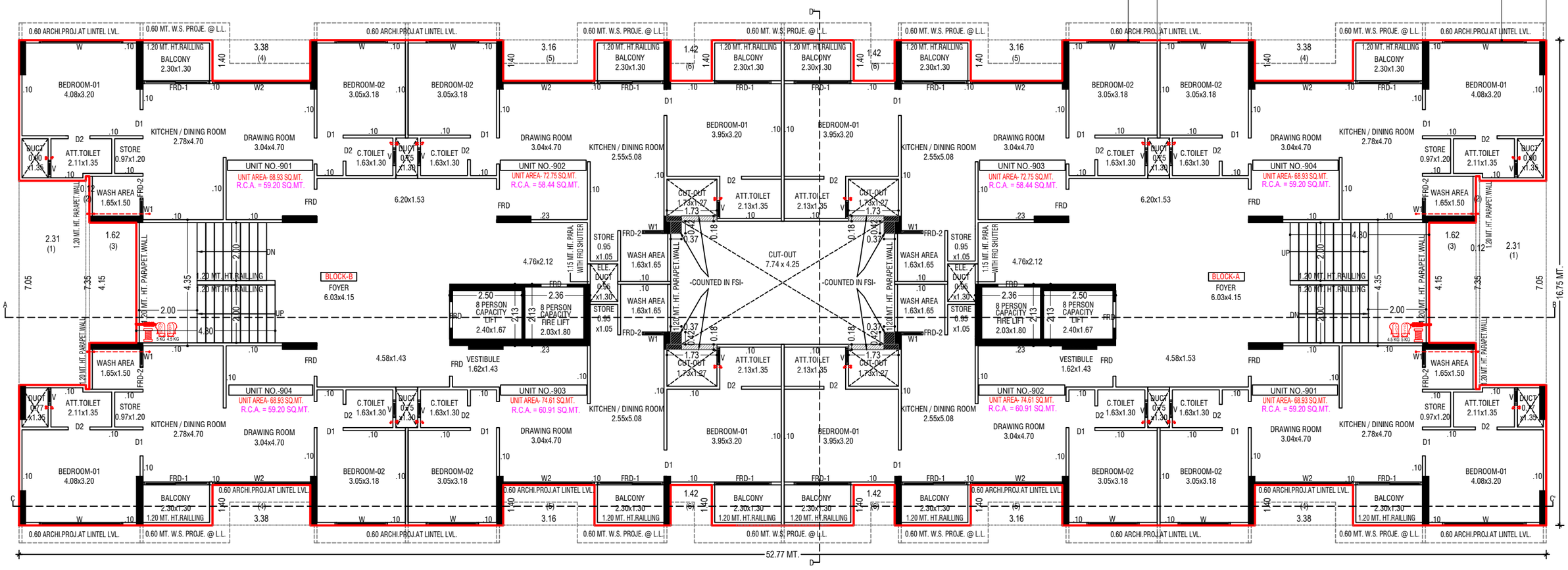




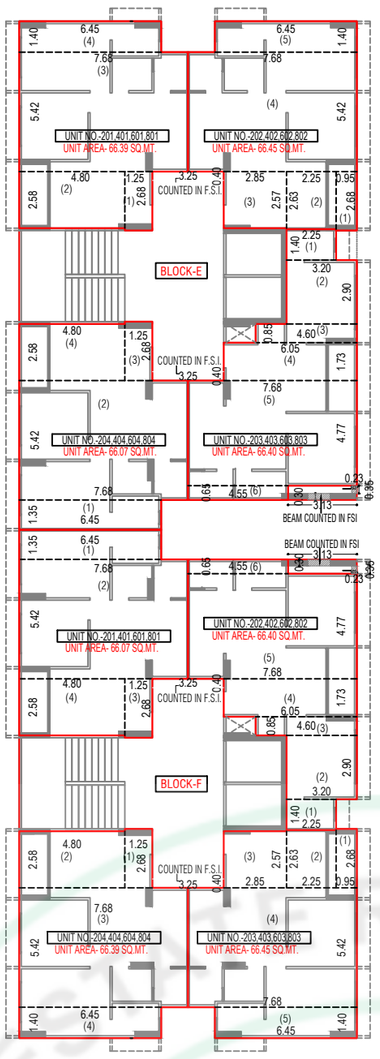


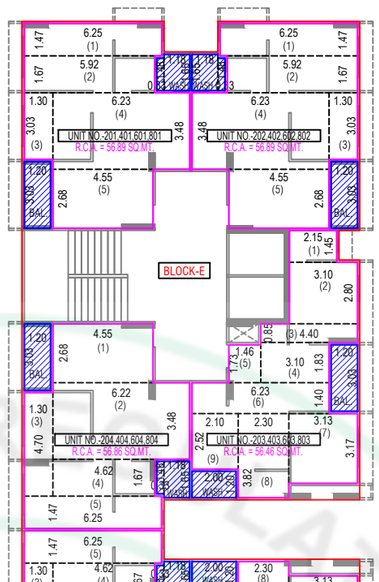
UNIT AREA CAL. (RESIDENTIAL)
(9TH,11TH,13TH FLOOR PLAN - SCALE:1-2 MT.)

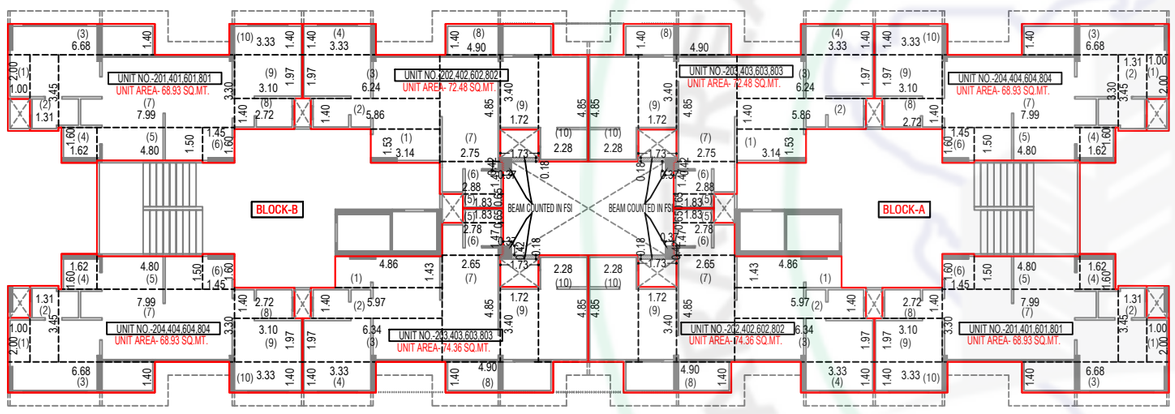
RERA CARPET AREA CAL. (RESIDENTIAL)
(9TH,11TH,13TH FLOOR PLAN - SCALE:1-2 MT.)



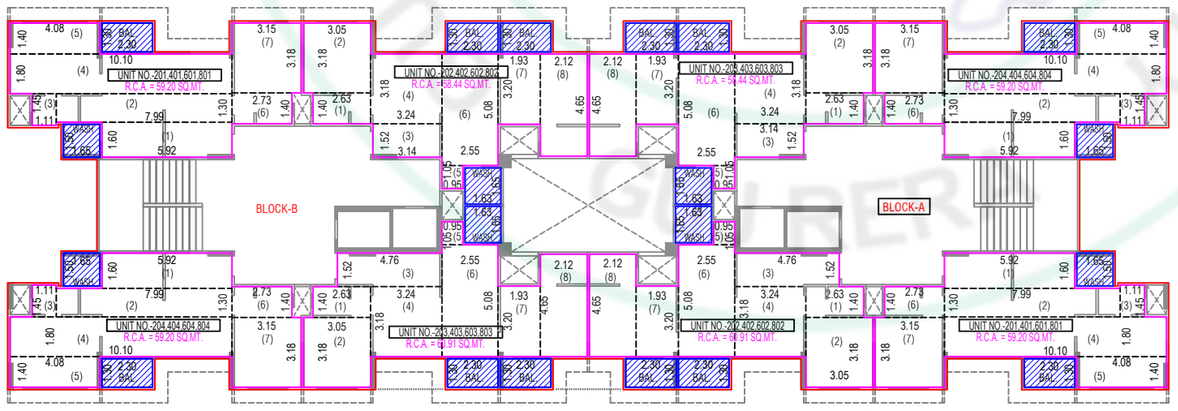
9TH FLOOR PLAN (RESIDENTIAL)



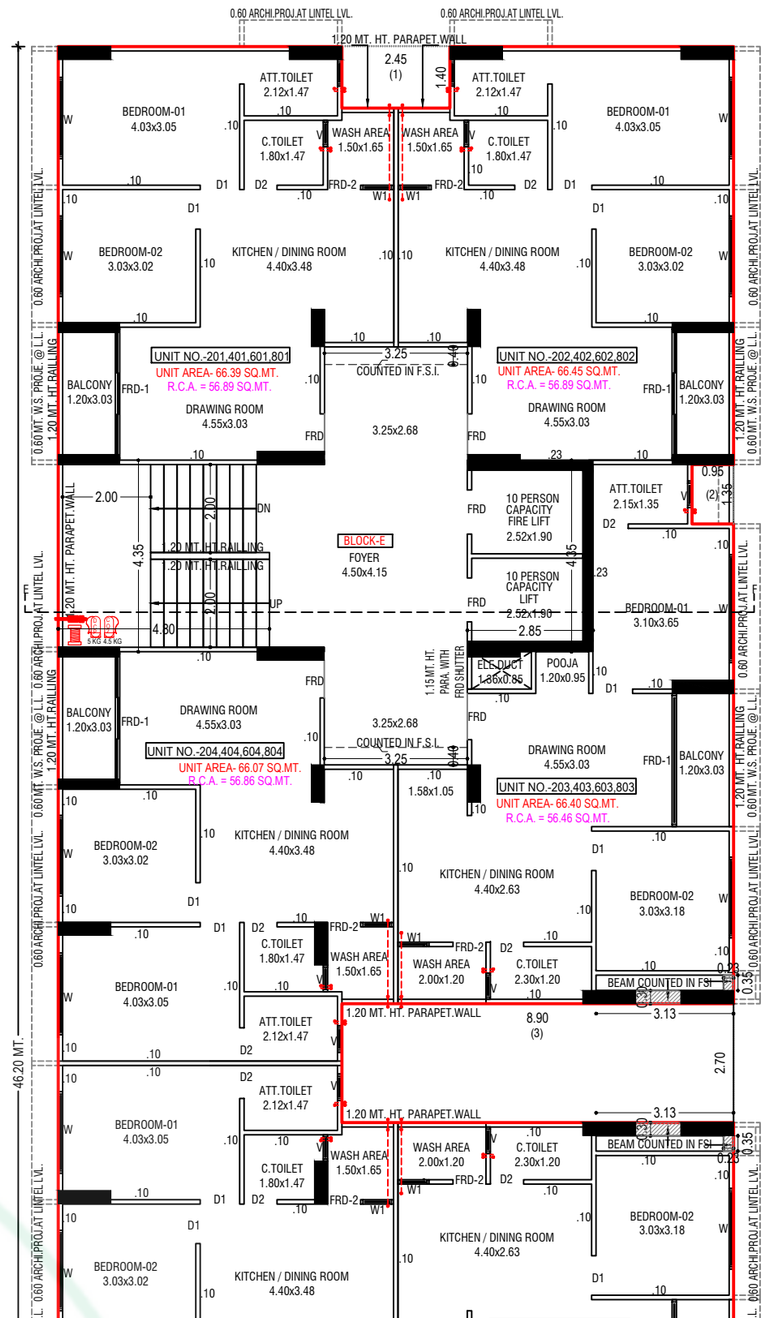


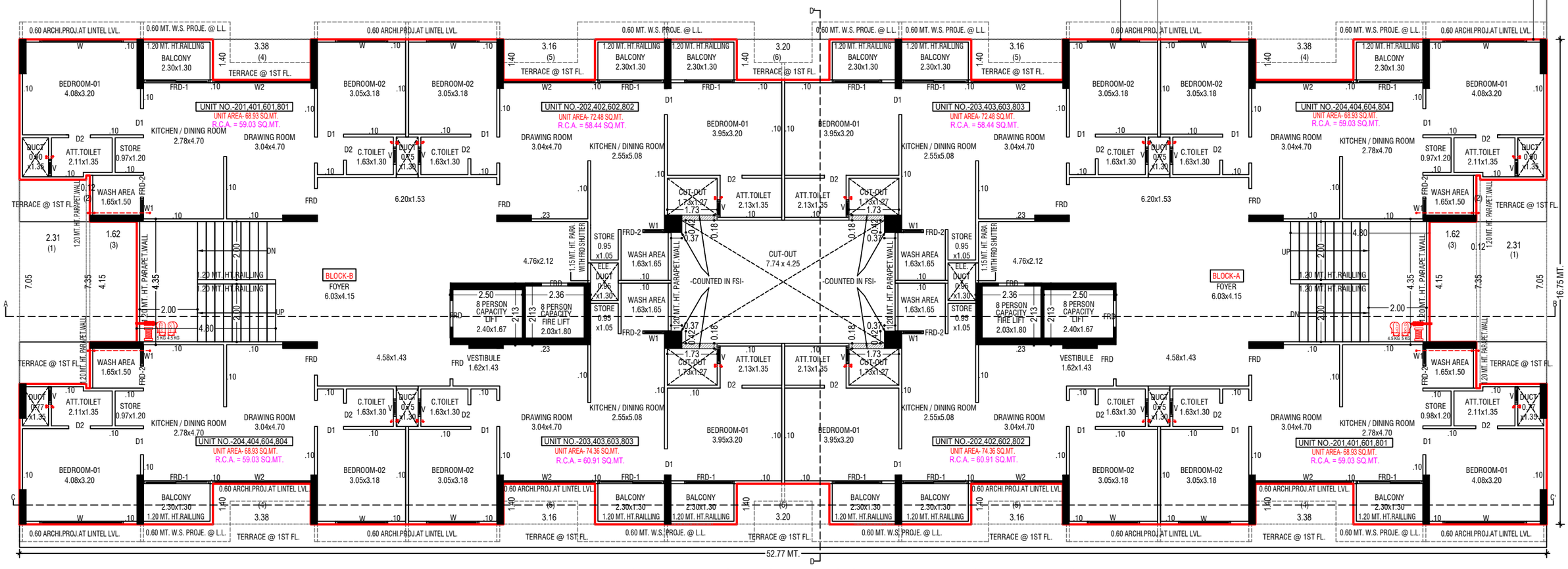


UNIT AREA CAL. (RESIDENTIAL)
(2ND,4TH,6TH,8TH FLOOR PLAN - SCALE:1-2 MT.)

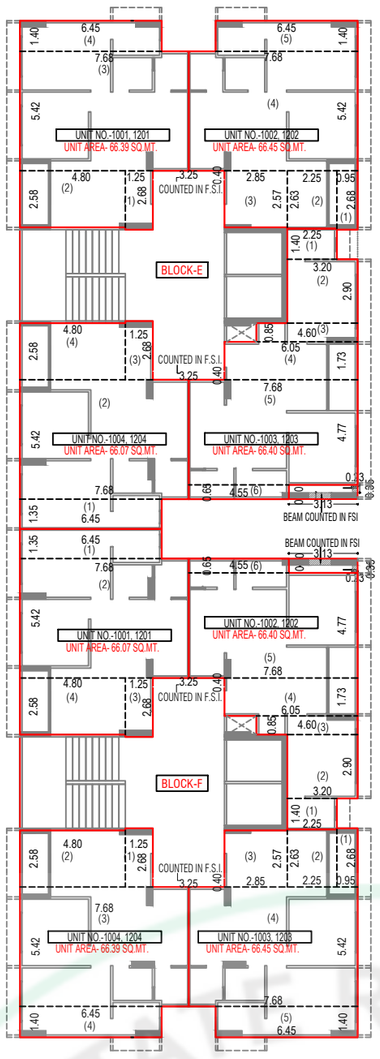


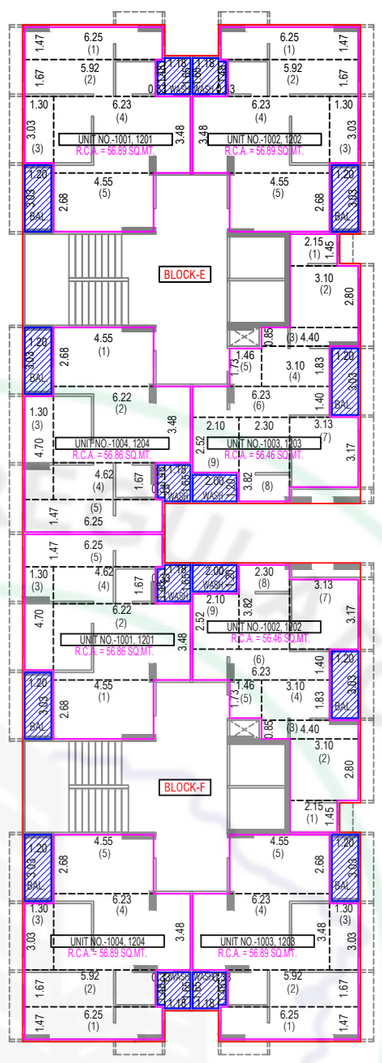
RERA CARPET AREA CAL. (RESIDENTIAL)
(2ND,4TH,6TH,8TH FLOOR PLAN - SCALE:1-2 MT.)

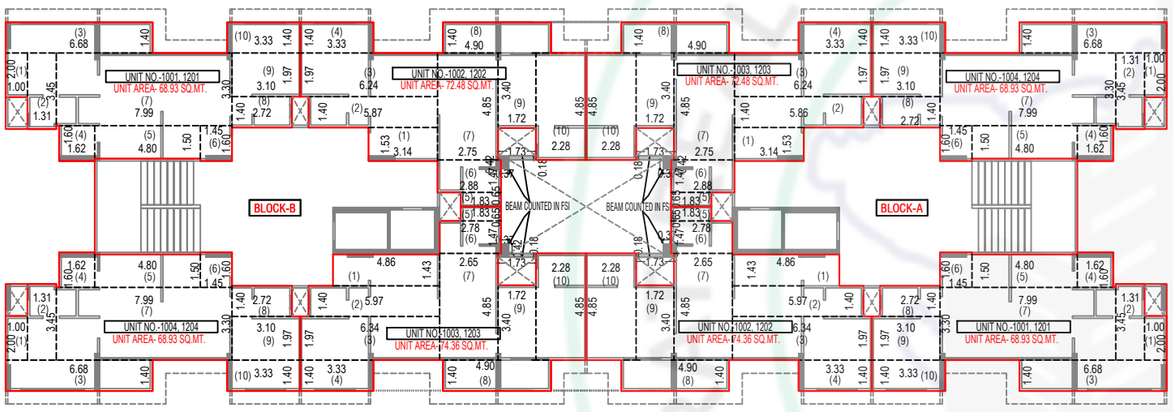




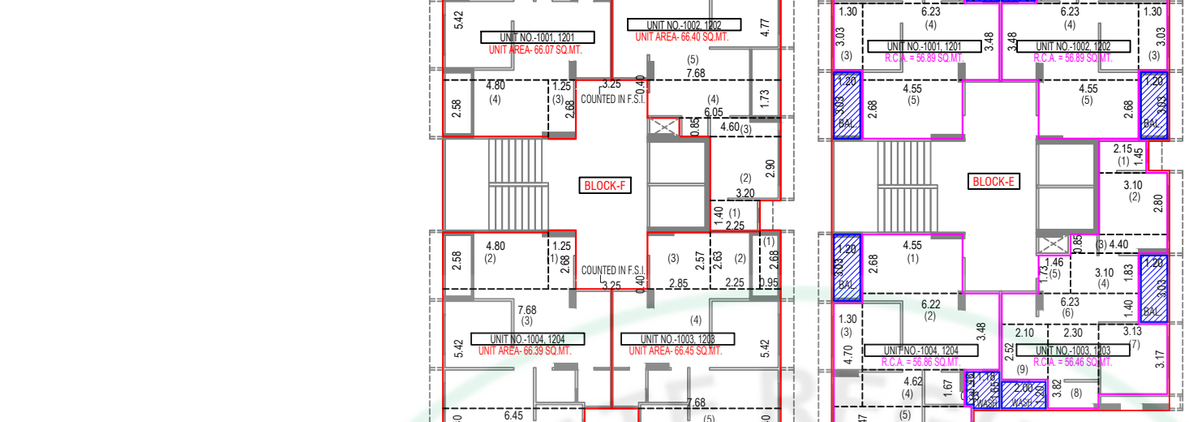
2ND,4TH,6TH,8TH FLOOR PLAN (RESIDENTIAL)



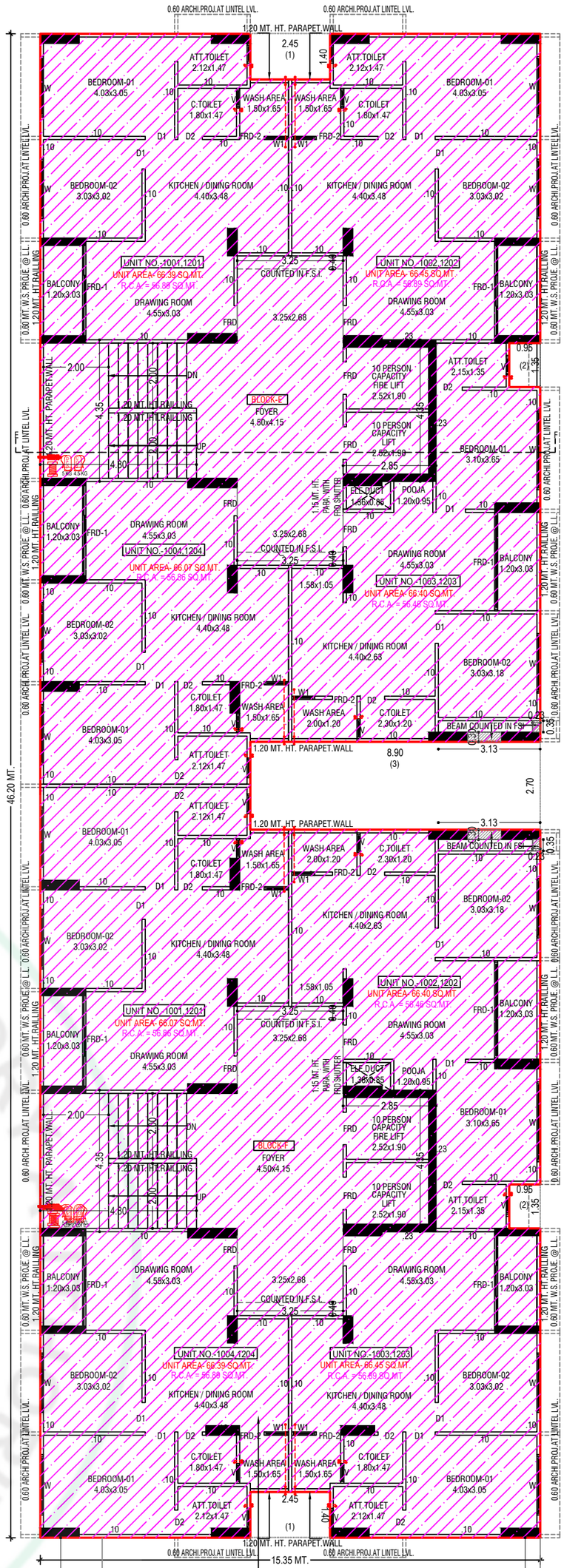




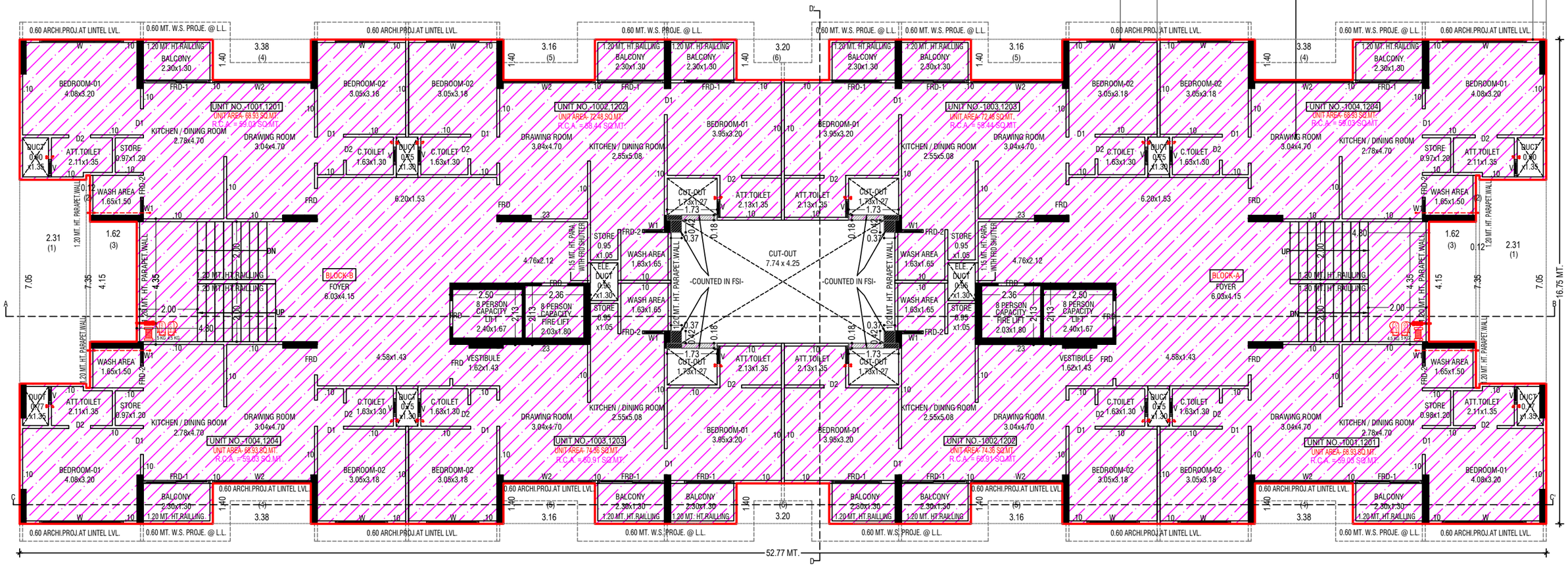
UNIT AREA CAL. (RESIDENTIAL)
(10TH,12TH FLOOR PLAN - SCALE:1-2 MT.)



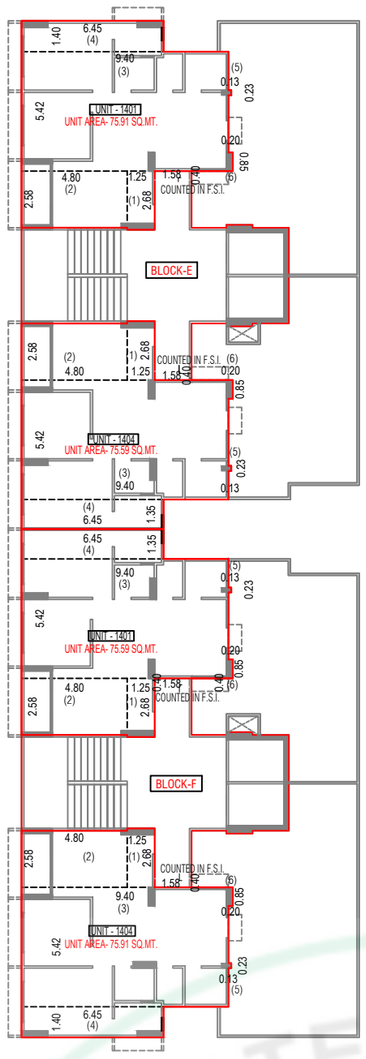
RERA CARPET AREA CAL. (RESIDENTIAL)
(10TH,12TH FLOOR PLAN - SCALE:1-2 MT.)

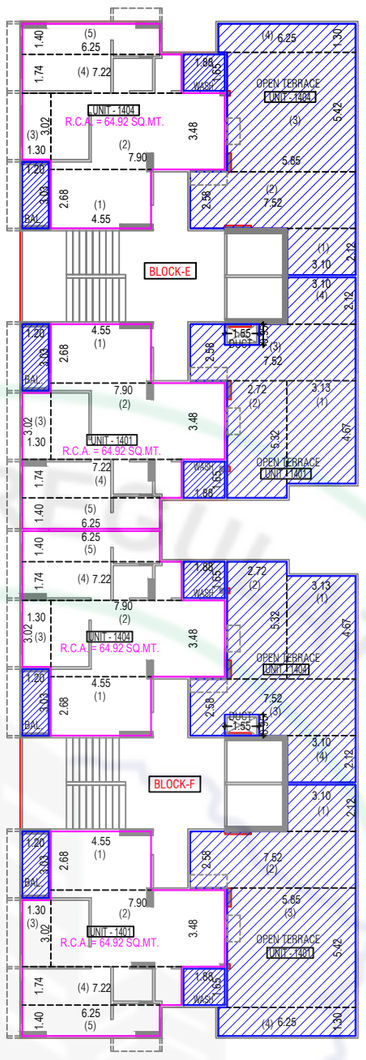


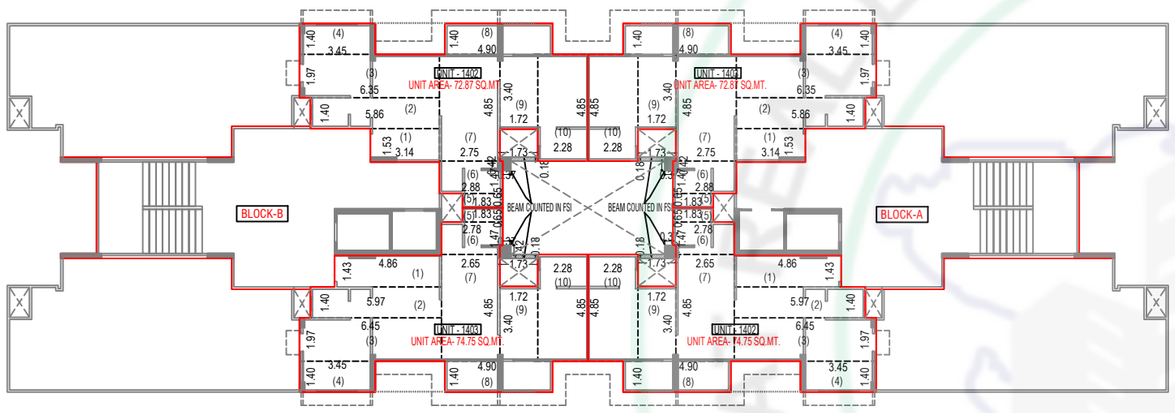
THIS DEVELOPMENT PERMISSION WITH TDR FSI IS GRANTED SUBJECT TO CONDITION THAT THE CONSTRUCTION SHOWN IN PLAN AS "PURPLE HATCH" SHALL BE CARRIED OUT ONLY AFTER SUBMISSION OF CONSENT LETTER OF TDO(BPSP) DEPARTMENT OF AMC REGARDING COMPLETION CERTIFICATE OF RESPECTIVE STAGES, BASED ON PROGRESSS CERTIFICATE OF SLUM PROJECT GIVEN BY ENGINEERING HOUSING PROJECT DEPARTMENT OF AMC. (AS PROVIDED IN NOTIFICATION NO. UDUHD/AFH/e-file/18/2024/0887/TH-1,DT.11/03/2024 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT.)



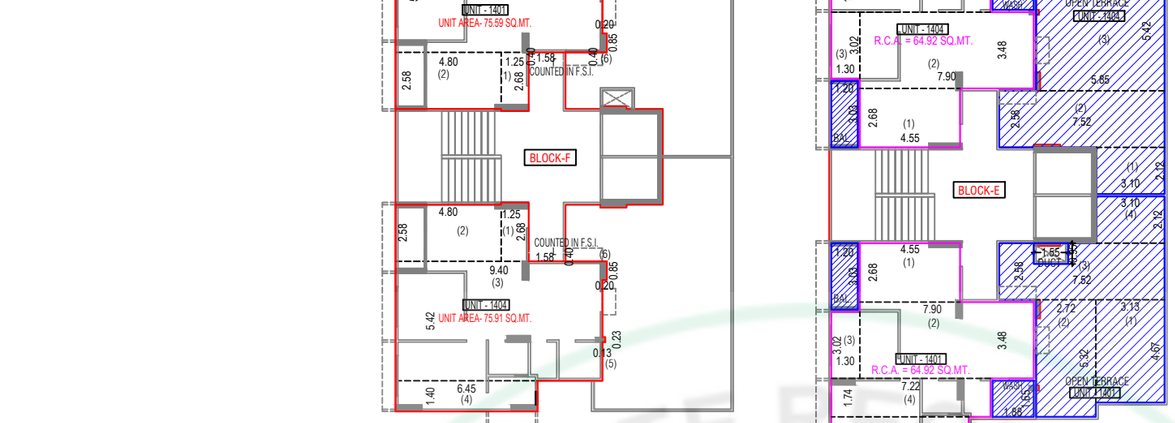
10TH,12TH FLOOR PLAN (RESIDENTIAL) (T.D.R. F.S.I. USED)



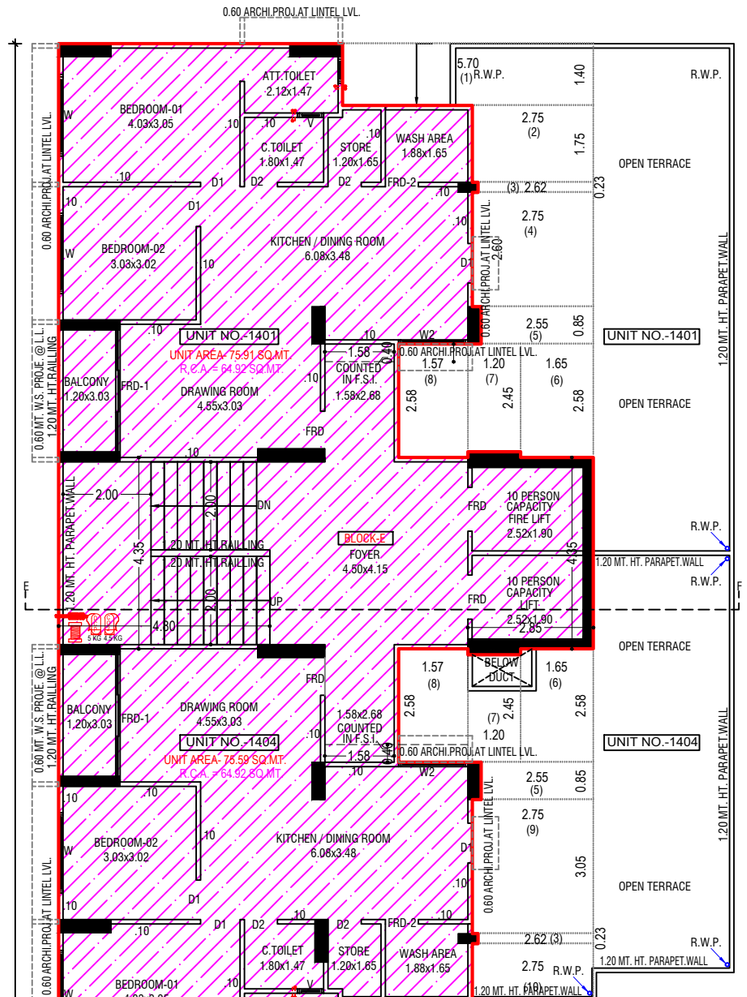




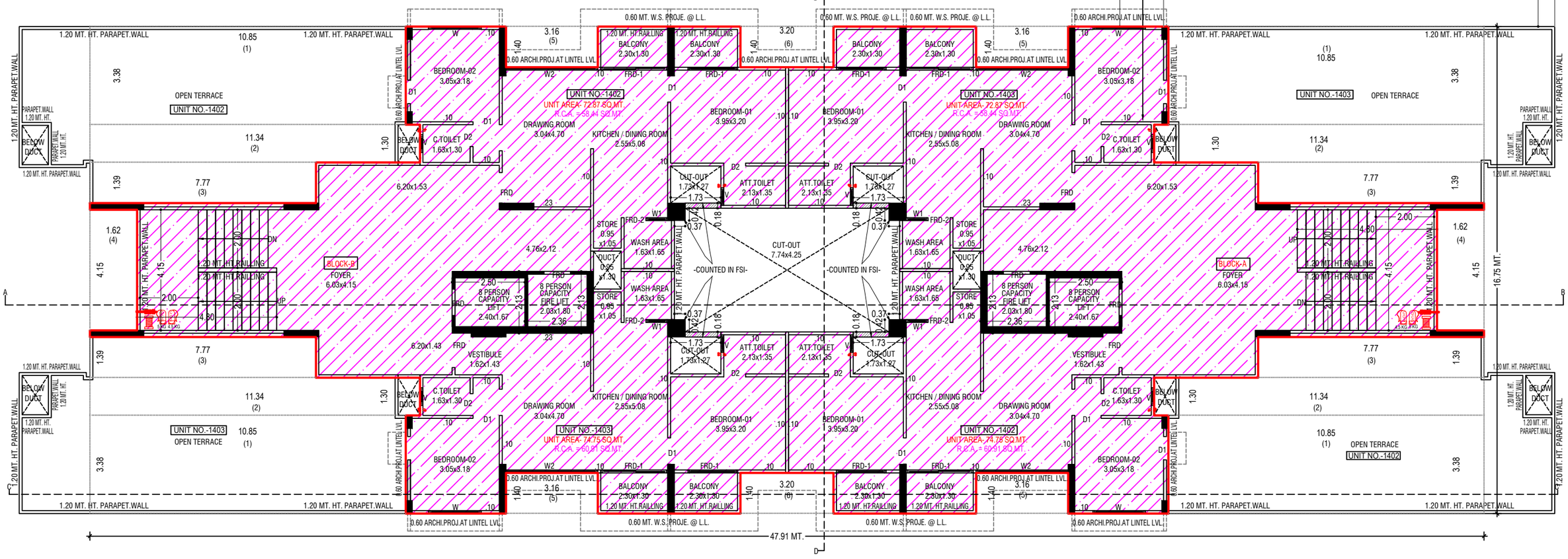
UNIT AREA CAL. (RESIDENTIAL)
(14TH FLOOR PLAN - SCALE:1-2 MT.)



RERA CARPET AREA CAL. (RESIDENTIAL)
(14TH FLOOR PLAN - SCALE:1-2 MT.)



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14TH FLOOR PLAN (RESIDENTIAL) (T.D.R. F.S.I. USED)

ADJ. F.P. NO.- 364

64.87

10.07

CB

SPACE FOR D.G. SET

55.25

COMMON PLOT
55.25 X 10.07
= 556.37 SQ.MT.

55.25

CB

10.07

ADJ. F.P. NO.- 29/2

84.85

6.00 MT. WIDE APPROACH ROAD | TOTAL APPROACH ROAD LENGTH = 55.70 MT.

ADJ. F.P. NO.- 30/1

84.85

6.00 MT. WIDE APPROACH ROAD | TOTAL APPROACH ROAD LENGTH = 55.70 MT.

6.00 MT. WIDE APPROACH ROAD
TOTAL APPROACH ROAD LENGTH - 26.60+24.40 = 51.00 MT.

9.00 MT.BUILDING MARGIN

9.00 MT.BUILDING MARGIN

BLOCK-D
FOYER
4.50x4.15

BLOCK-C
FOYER
4.50x4.15

BLOCK-E
FOYER
4.50x4.15

BLOCK-F
FOYER
4.50x4.15

BLOCK-B
FOYER
6.03x4.15

BLOCK-A
FOYER
6.03x4.15

Roof Top Solar Energy Installations and Generation Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5. table no.17.3 of CGDCR-2017

BELOW U.G.W.T. FOR FIRE USE

BELOW U.G.W.T. FOR DOMESTIC USE

BELOW RAIN WATER STORAGE TANK

FILTRATION TANK

BELOW SPACE FOR S.T.P. (DOUBLE HEIGHT)

RAIN WATER COLLECTION TRENCH

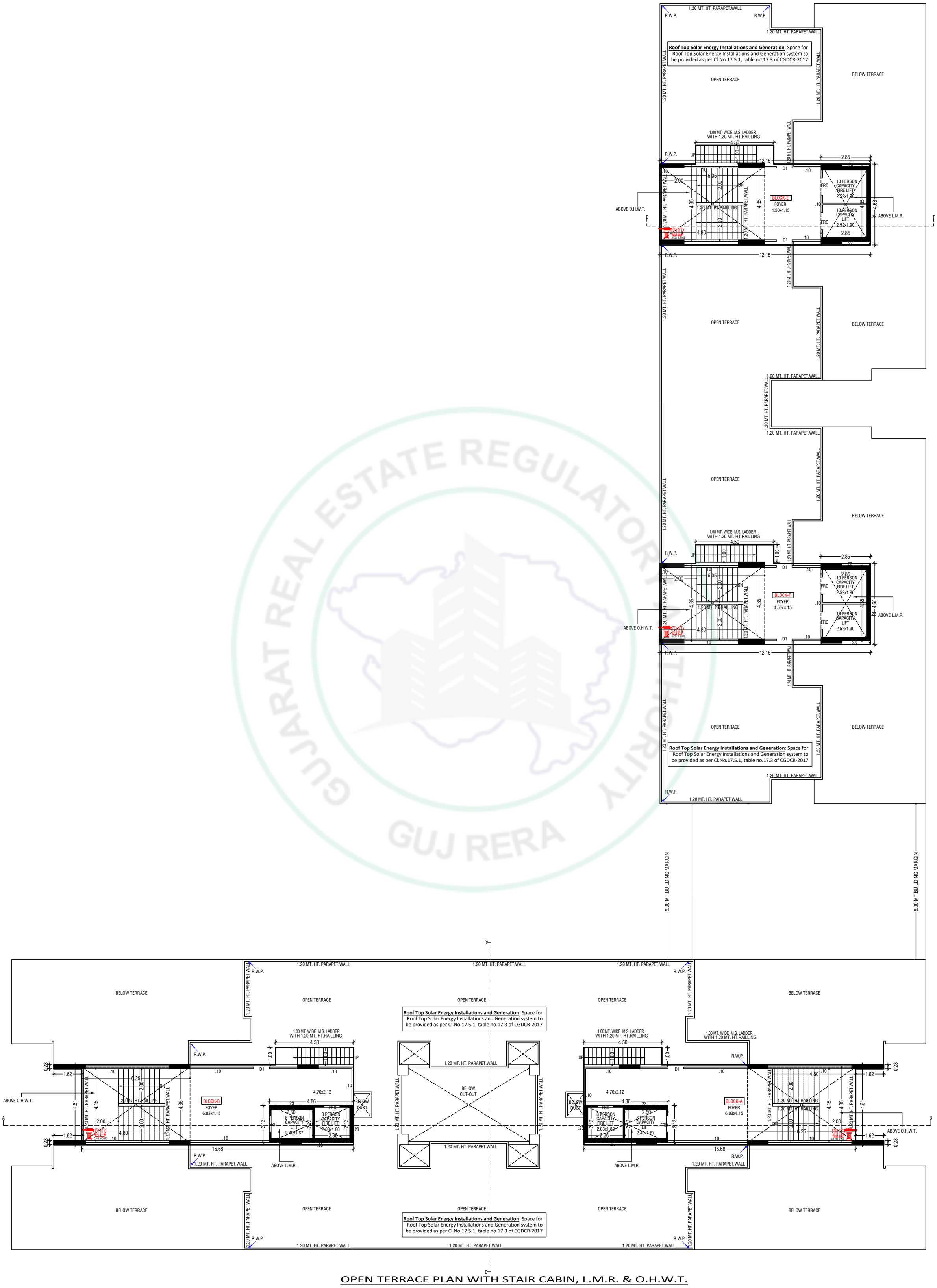
RAIN WATER COLLECTION TRENCH

64.87

18.00 MT. WIDE T.P.S. ROAD

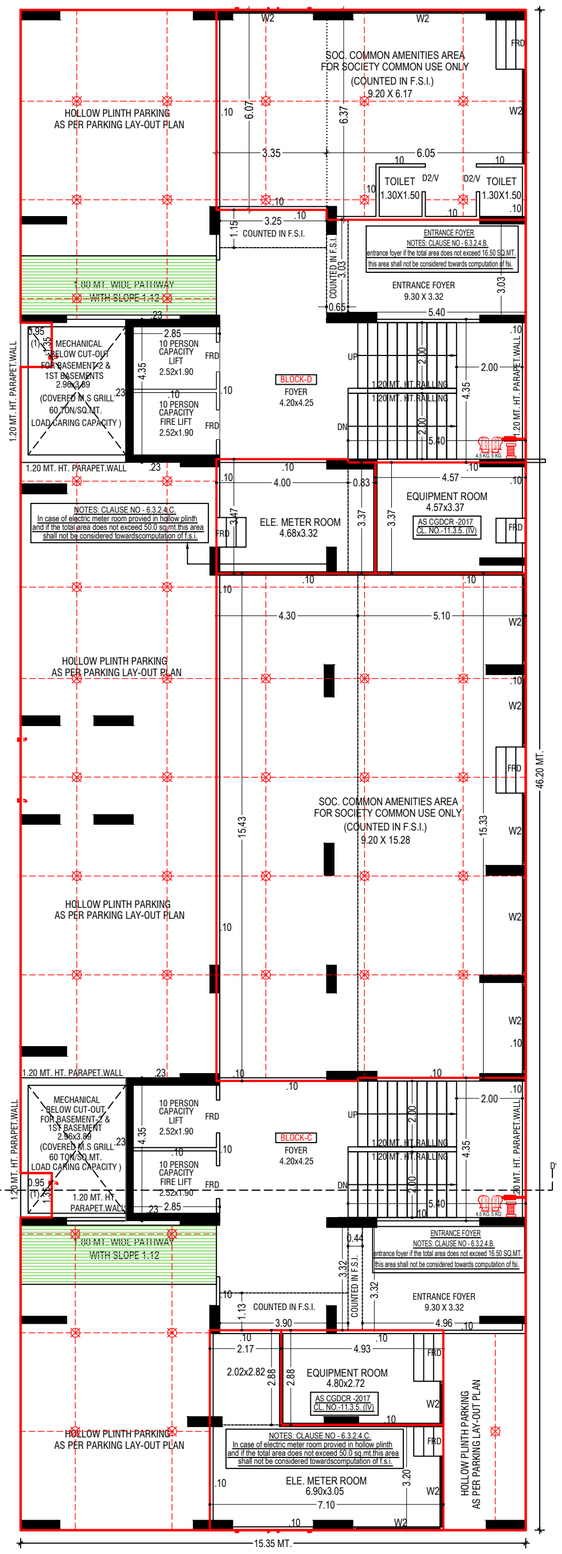
ENVIRONMENTAL MANAGEMENT PLAN (SCALE -1:2MT.)

N

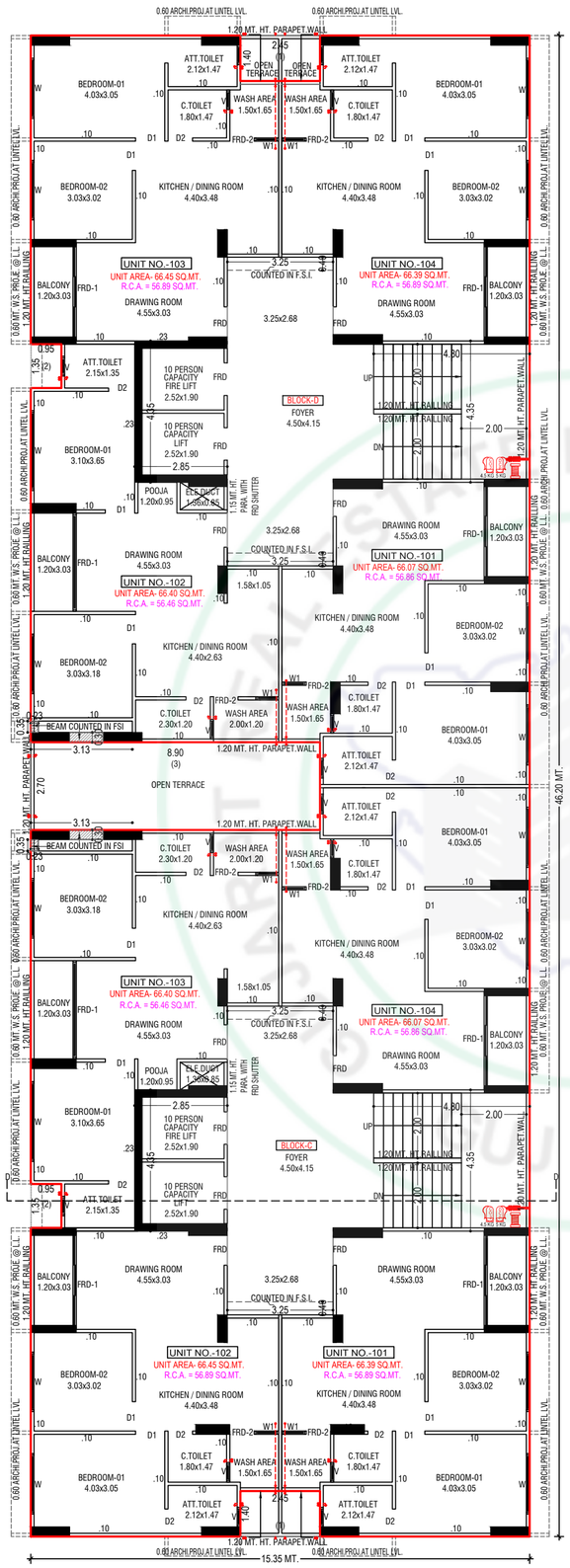


OPEN TERRACE PLAN WITH STAIR CABIN, L.M.R. & O.H.W.T.

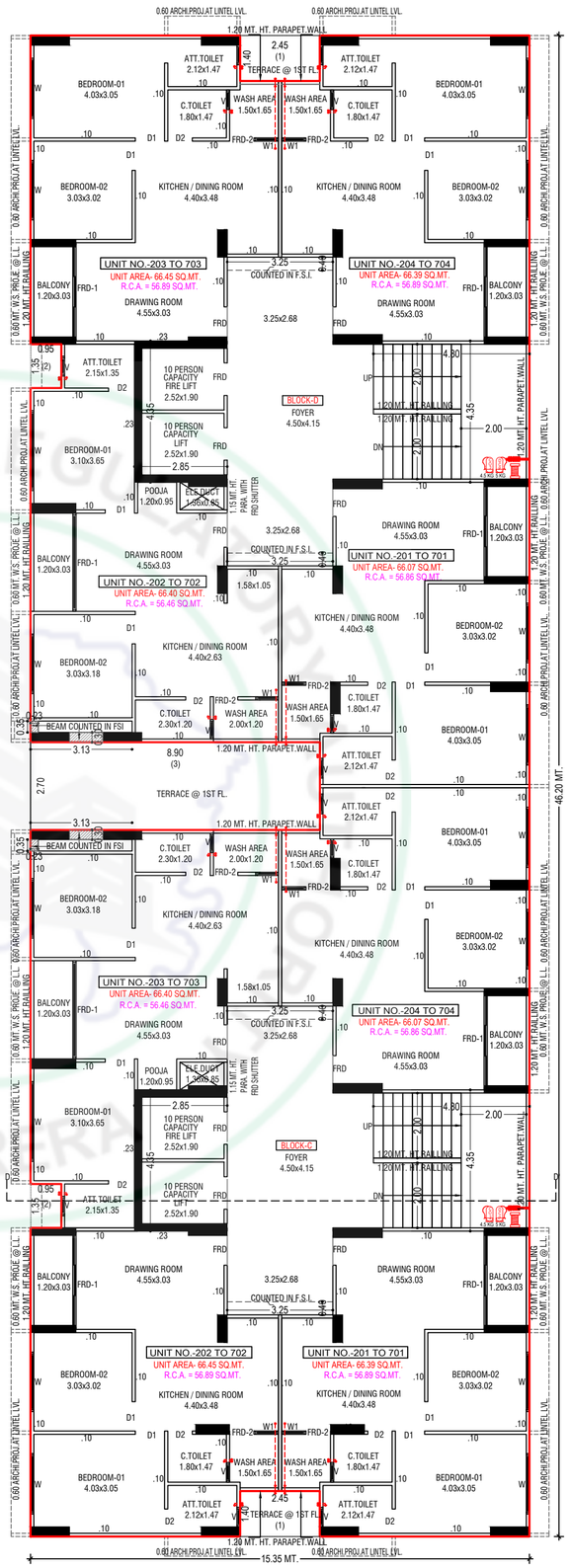
GUJARAT REAL ESTATE REGULATORY AUTHORITY GUJ RERA



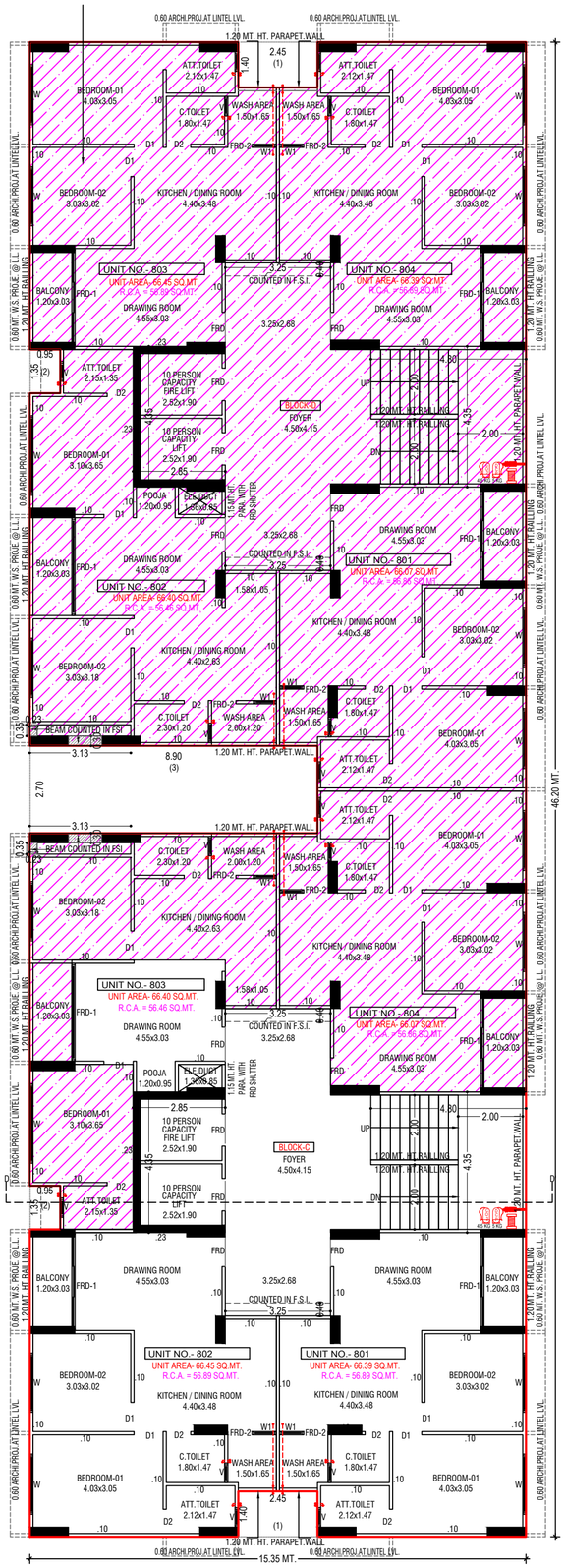
GROUND FLOOR PLAN (RESIDENTIAL)



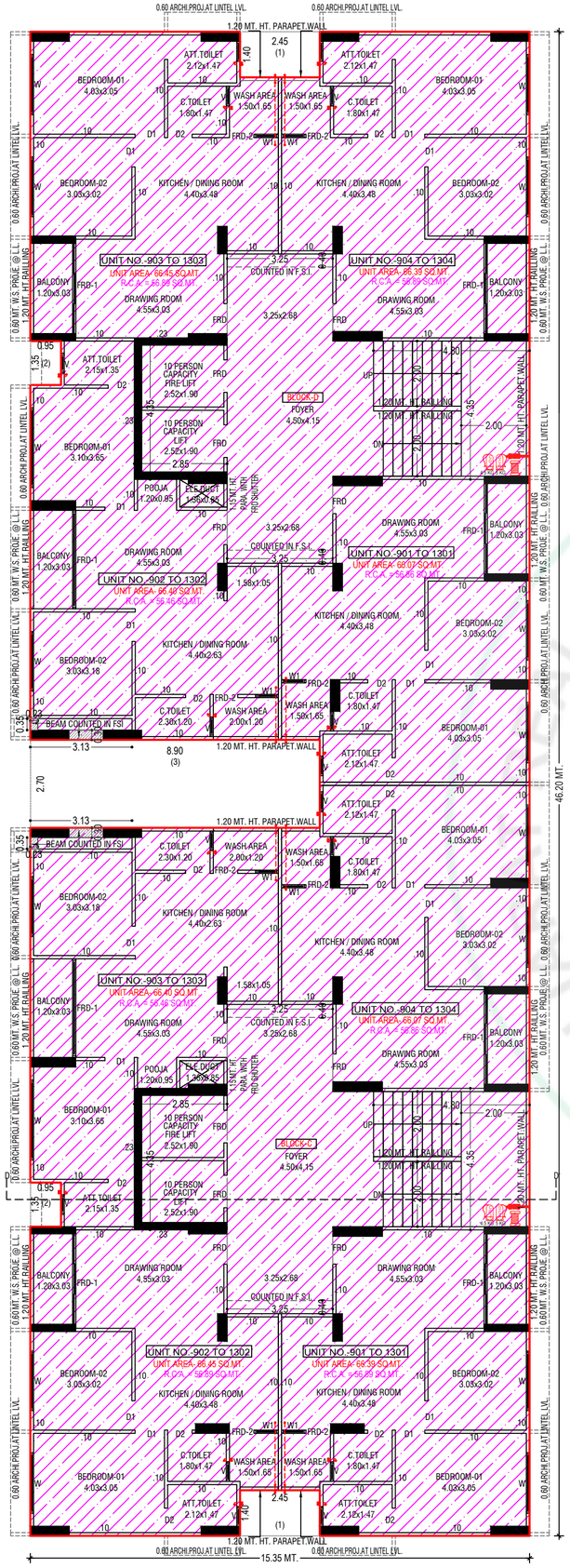
1ST FLOOR PLAN (RESIDENTIAL)



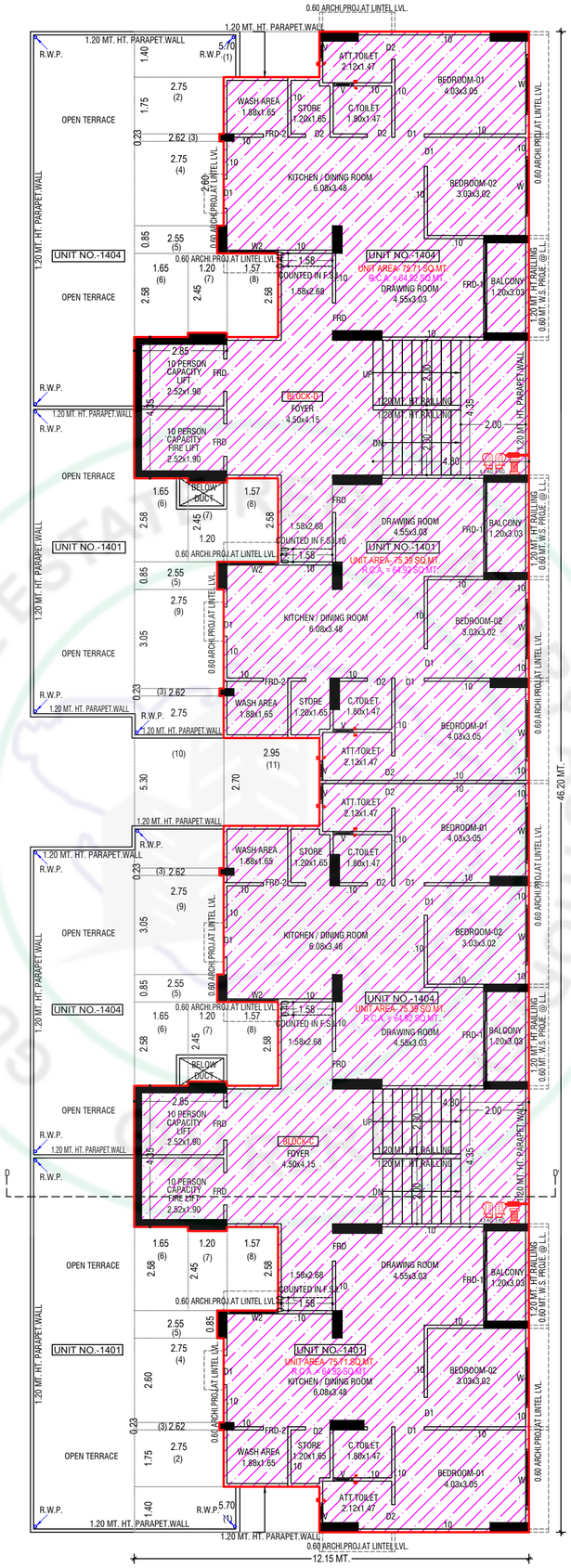
2ND TO 7TH FLOOR PLAN (RESIDENTIAL)



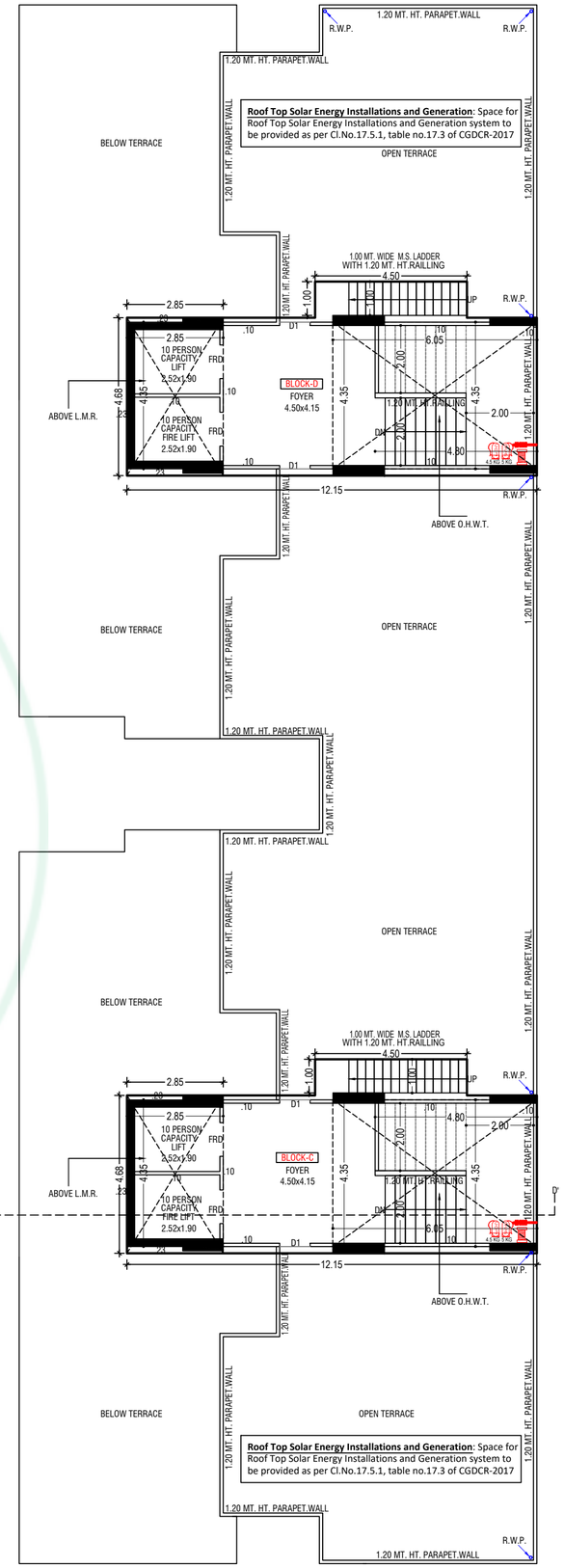
8TH FLOOR PLAN (RESIDENTIAL)



9TH TO 13TH FLOOR PLAN (T.D.R. F.S.I. USED)

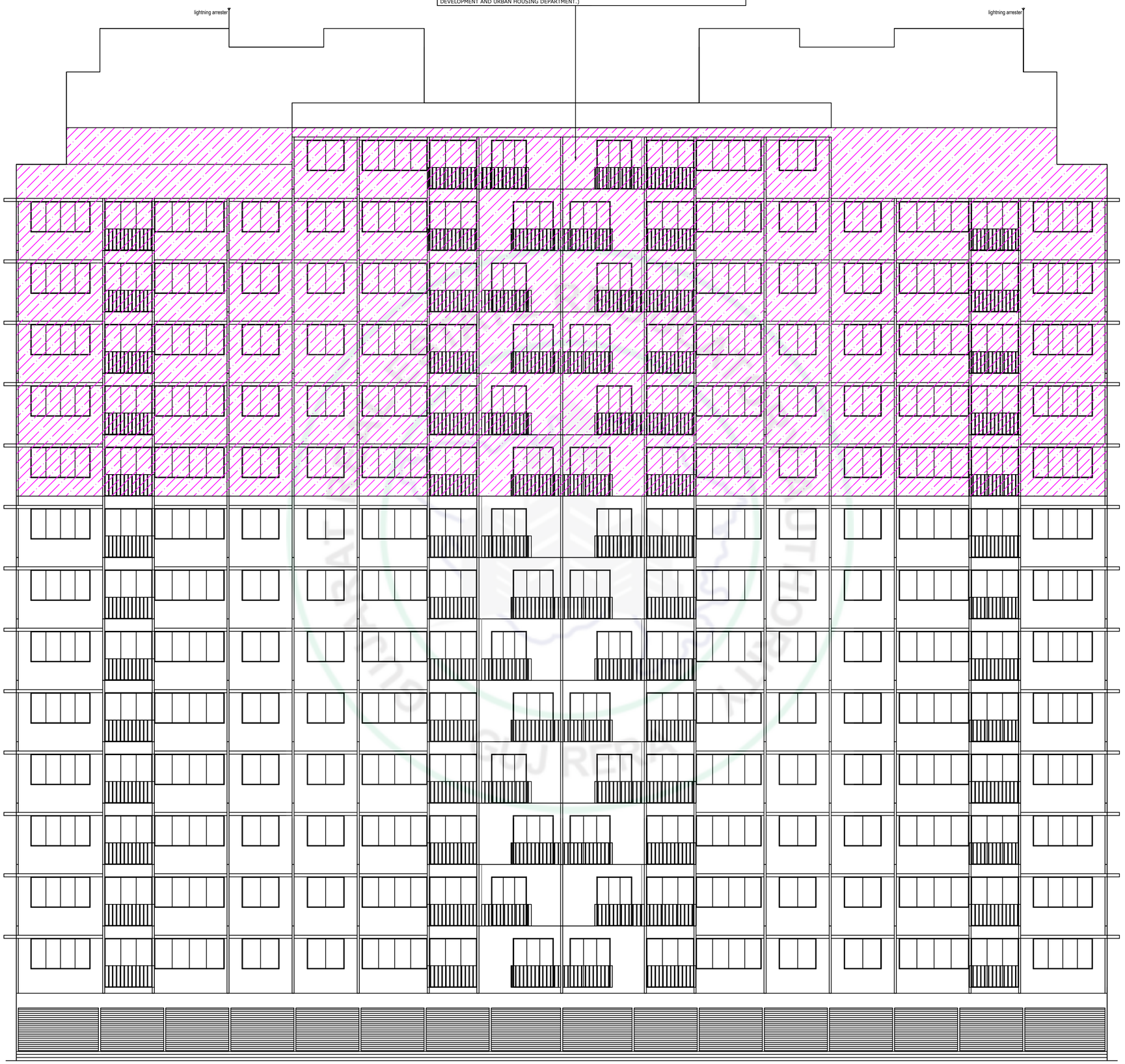


14TH FLOOR PLAN (T.D.R. F.S.I. USED)



OPEN TERRACE PLAN WITH STAIR CABIN, L.M.R. & O.H.W.T.

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ELEVATION

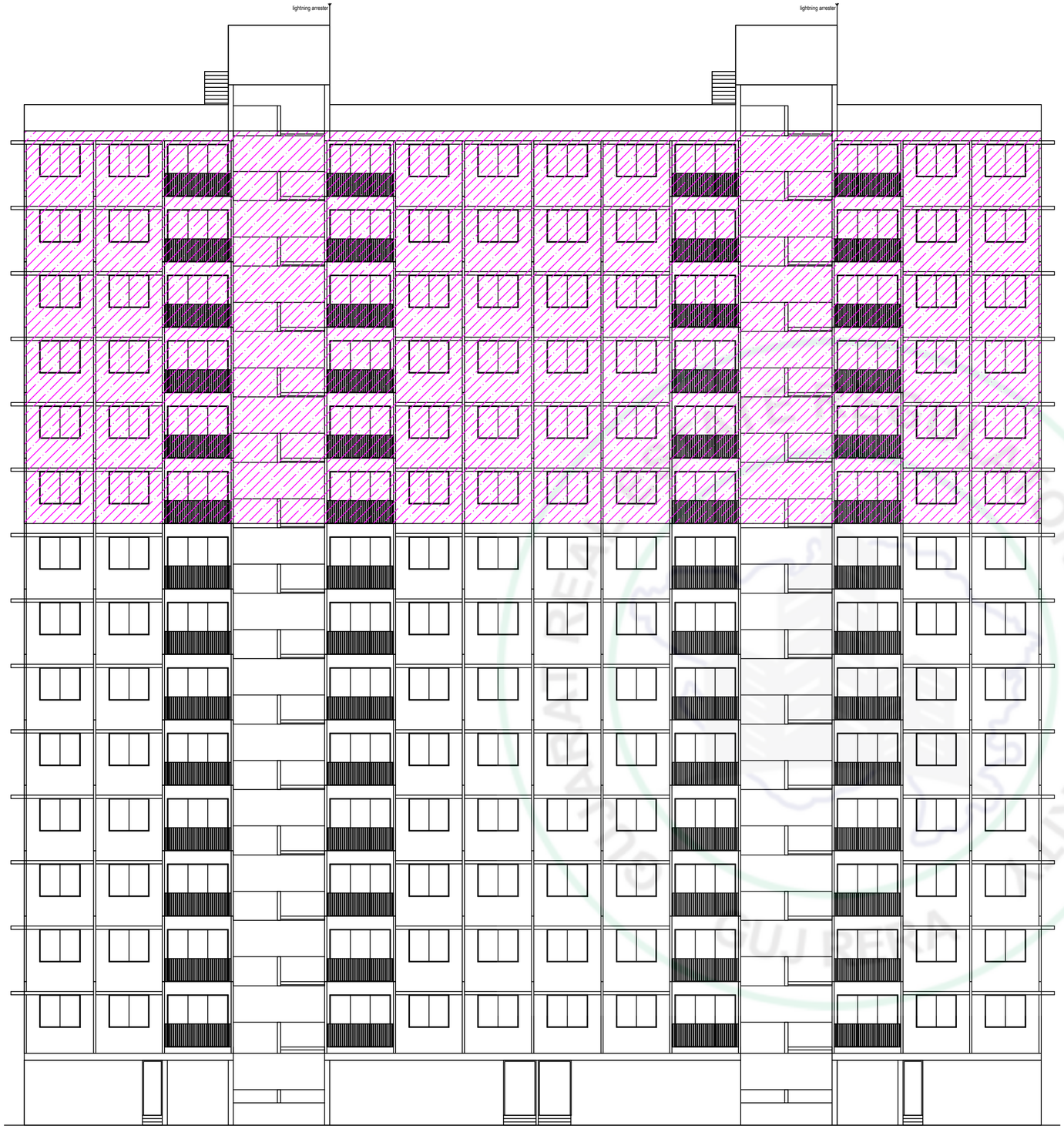
BLOCK - A+B

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HYDRANT PUMP 2850 LPM
DIESEL PUMP – 2850 LPM
JOCKEY PUMP–450 LPM
SPRINKLER PUMP–2850 LPM
SPRINKLER JOCKEY PUMP–450 LPM
CURTAIN PUMP–2850 LPM

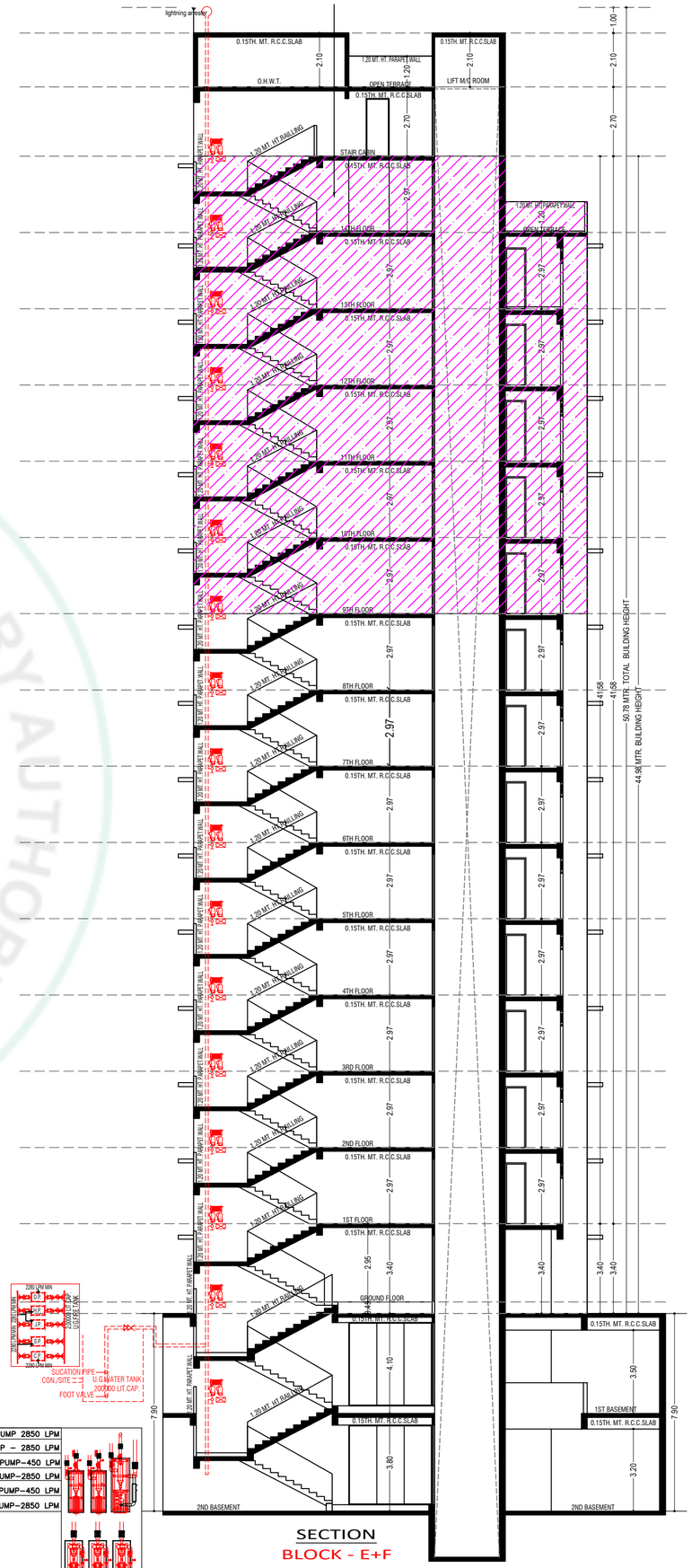
SECTION-AB

BLOCK - A+B



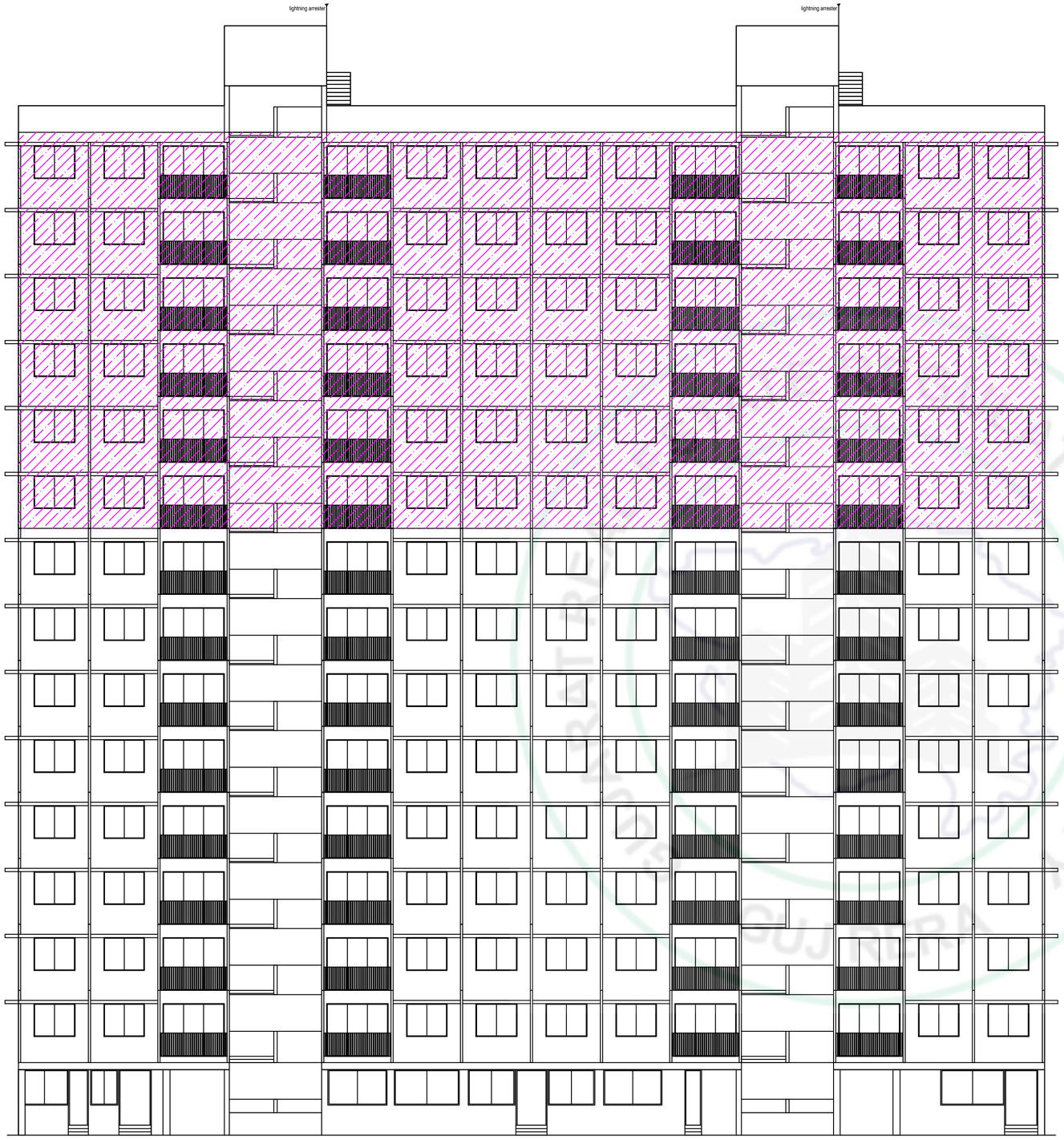
ELEVATION

BLOCK - E+F



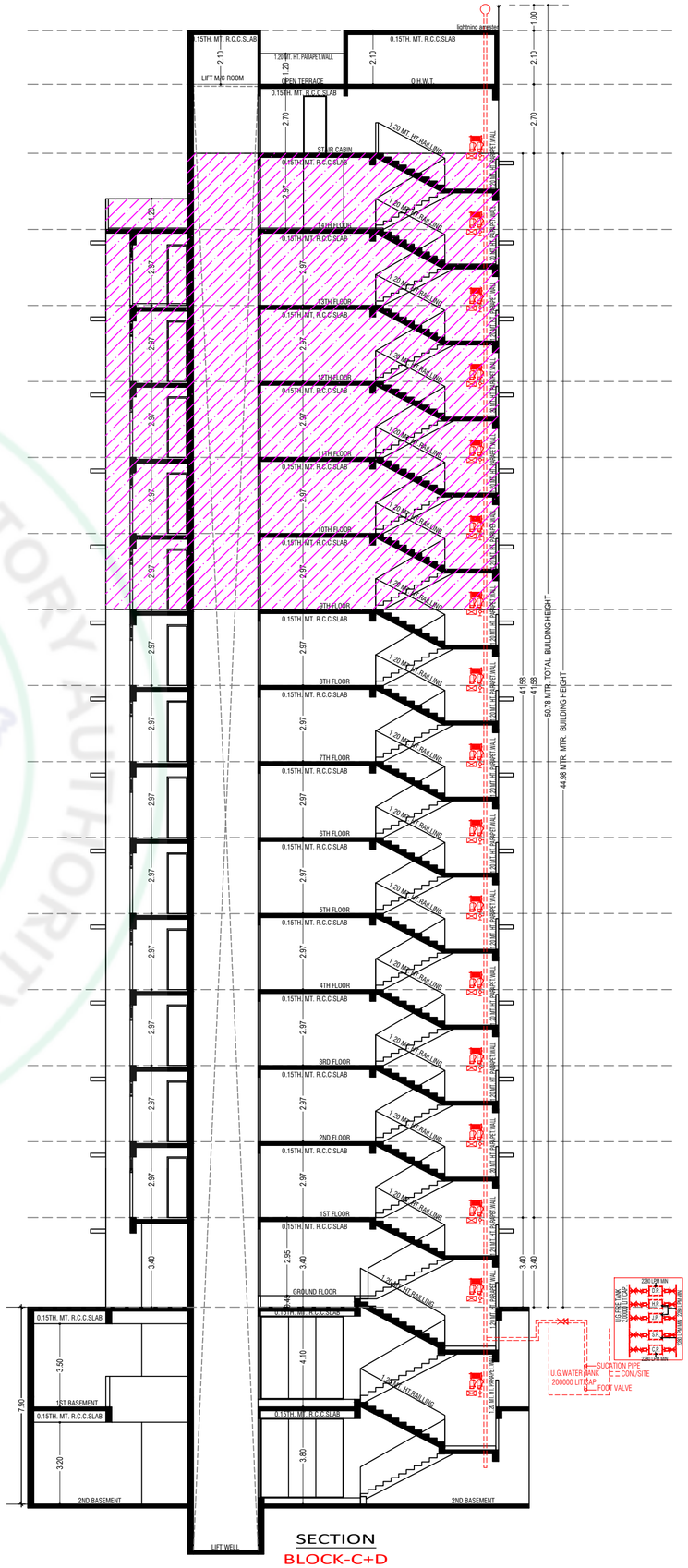
SECTION

BLOCK - E+F



ELEVATION
BLOCK-C+D

	HYDRANT PUMP 2850 LPM
	DIESEL PUMP – 2850 LPM
	JOCKEY PUMP–450 LPM
	SPRINKLER PUMP–2850 LPM
	SPRINKLER JOCKEY PUMP–450 LPM
	CURTAIN PUMP–2850 LPM



SECTION
BLOCK-C+D

SPECIFICATION

STRUCTURE
R.C.C. WITH EARTHQUAKE RESISTANCE FRAME

FLOOR FINISH
VITRIFIED TILES or equivalent
CHINA MOSAIC WITH REQUIRED WATER PROOFING ON TERRACE

BATHROOMS
GOOD QUALITY TILES FLOORING & DADO UP TO LINTEL LEVEL AS PER ARCHITECTS DESIGN
BRANDED C.P. FITTINGS AND SANITARY WARE

KITCHEN
GRANITE PLATFORM & S.S.SINK.
PROVISION FOR WATER PURIFIER INSTALLATION

WASH
ELECTRIC POINT FOR WASHING MACHINE WITH WATER INLET-OUTLET POINT IN WASH AREA
GLAZED TILES DADO IN WASH AREA UP TO PARAPET HEIGHT

DOORS
DESIGNER MAIN DOOR & OTHER FLUSH DOORS WITH GOOD QUALITY LOCK

WINDOWS
FULLY GLAZED POWDER COATED ALUMINIUM WINDOWS WITH STONE REVILE

PLUMBING
CONCEALED PLUMBING WITH GOOD QUALITY CPVC/UPVC PIPES AND FITTINGS
WATER CONTROL COCK FOR ALL APARTMENTS

WALLS/PAINT
ALL INTERNAL WALL FINISH WITH PUTTY AND OUTER WALL WITH TEXTURE FINISH AND WEATHER SHIELD ACRYLIC PAINT

ELECTRIFICATION
CONCEALED ISI MATERIAL COPPER WIRING
ADEQUATE ELECTRIC POINTS AS PER ARCHITECT DESIGN
MODULAR SWITCHES
MCB, ELCB
A.C. POINTS IN ALL BEDROOMS

DTH & BROADBAND
CENTRALISED CABLE FACILITY PROVIDED IN EACH APARTMENT

ELEVATOR
TWO GOOD QUALITY AUTOMATIC ELEVATORS PER BLOCK

SECURITY SYSTEM
CCTV SURVEILLANCE COMMON AREA OF SOCIETY
24X7 SECURITY GUARD

WATER SUPPLY
24 HOURS WATER SUPPLY

PARKING
1 ALLOTTED CAR PARKING FOR EACH APARTMENT
WELL EQUIPPED FULL FIRE SYSTEM



GUJ RERA