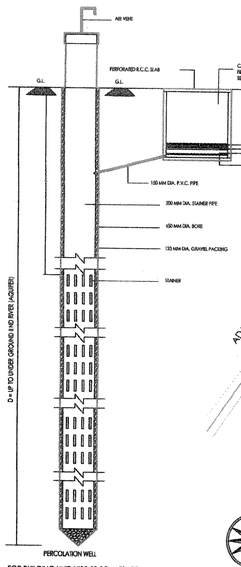
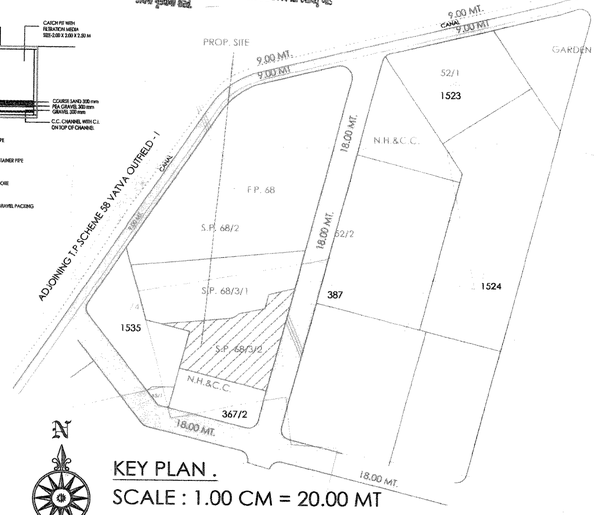
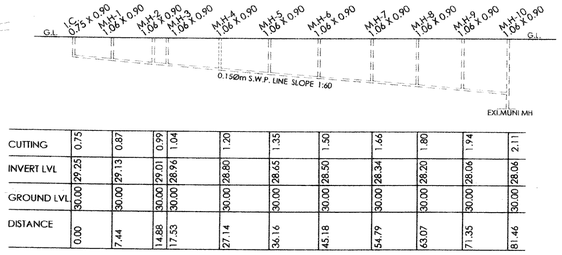


FOR BUILDING UNIT 1500.00 SQ. MTS. OR
MORE AND UP TO 4000.00 SQ. MTS. AND PART THERE OF IT.



KEY PLAN .
SCALE : 1.00 CM = 20.00 MT



CUTTING	0.75	0.87	0.99	1.04	1.20	1.35	1.50	1.66	1.80	1.94	2.11
INVERT LVL	29.25	29.13	29.01	28.96	28.80	28.65	28.50	28.34	28.20	28.06	28.06
GROUND LVL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	7.44	14.88	17.53	27.14	36.16	45.18	54.79	63.07	71.35	81.46

COMM.C.B.CALCULATION

REQ :- 20 LTR. PER 100.00 SQ.MT FLOOR AREA
FLOOR AREA OF COMM. = 166.19 SQ.MT
166.19 / 100 X 20 = 33.23 SAY 34 LTR. REQ.

PROVIDED :- 1 BIN OF 80 LITER

NOTES:-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PREMISES GATES DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO DRAFT GDR ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.5.3 OF THE DRAFT GDR. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.12 AND 23.14 AND 24.6 OF DRAFT G.D.R.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.5 OF DRAFT G.D.R.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.12 AND 24.7 OF DRAFT G.D.R.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF DRAFT G.D.R
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 24 OF DRAFT GDR.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 23.11
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 23.6.2
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 23.10
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 23.7 OF THE DRAFT GDR.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 23.1.7 OF DRAFT GDR.
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF DRAFT GDR.
- THE STRUCTUE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.2 OF DRAFT GDR
- COMMAUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF DRAFT GDR.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF DRAFT GDR.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 24 OF DRAFT GDR
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 29 OF DRAFT GDR

TREE PLANTATION :
PLOT AREA = 3743.54 SQ MTS
REQUIRED : 3 NOS TREE / 200.00 SQ MTS = 56.25 NOS SAY 57 NOS REQ
PROVIDED : 57 NOS TREE

PERCOLATION WELL :
PLOT AREA = 3743.54 SQ MTS
REQUIRED : 1 NOS PW / 4000.00 SQ MTS = 0.94 SAY 1 NOS P.W.REQ
PROVIDED : 1 NOS PW

RESIDENCE - C.B. REQUIRED CALCULATION

DUST BIN REQUIRED 10 LTS / 1 RESI UNIT
REQ : 329 X 10.00 = 4110.00 LTS (52 BIN OF 80 LIT)
PROVI : 52 NOS BIN EACH 80 LIT CAPACITY

COMMON PLOT AREA CAL

(19.20+12.82)/2 X 25.76 = 412.42 SQ.MT

COLOR NOTE

F.P. BOUNDARY — PROP WORK — DUST BIN
O.P. BOUNDARY — PROP DRAINAGE — P.W
ROAD — PARKING — TREE

CASE NO :	SHEET NO : 1/6
PERMI NO :	DATE :

LAY OUT PLAN SHOWING PROP RESI.+COMM. AFFORDABLE HOUSING PROJECT ON S.P. NO. 68/3/2, F.P. NO. 68,DRAFT T.P.S. NO. 79 (VATWA), R.S. NO. 1523 AT VILLAGE :- VATVA, TA- AHMEDABAD CITY EAST, DIST.:- AHMEDABAD.

SCALE : 1.00 CM = 2.50 MT

ZONE :- RESIDENCE-I

USE OF THE CONSTRUCTION :- RESIDENTIAL +COMM. (AFFORDABLE HOUSING PROJECT)

AREA TABLE	BLOCK : F+G	BLOCK : H+I	TOTAL IN SQMTS
PLOT AREA S.P. NO. 68/3/2	-----	-----	3743.54
REQ. COMMON PLOT AREA @ 8 %	-----	-----	299.48
PROVI COMMON PLOT AREA	-----	-----	412.42
PROP.BUILT UP AREA ON GROUND FLOOR	1014.66	701.27	1715.93
OPEN PLOT AREA ON GROUND FLOOR	-----	-----	2027.61

F.S.I. AREA TABLE	BLOCK : F+G	BLOCK : H+I	TOTAL IN SQMTS
PLOT AREA	-----	-----	3743.54
PERMI F.S.I AREA @ 1 : 1.8	-----	-----	6738.37
PERMI CHARGEBLE F.S.I AREA @ 0.90%	-----	-----	3369.19
TOTAL PERMI. F.S.I AREA	-----	-----	10107.56
PROP F.S.I. AREA ON GROUND FLOOR	166.19	-----	166.19
PROP F.S.I. AREA ON 1st. FLOOR	769.20	525.37	1294.57
PROP F.S.I. AREA ON 2nd. FLOOR	769.20	525.37	1294.57
PROP F.S.I. AREA ON 3rd. FLOOR	769.20	525.37	1294.57
PROP F.S.I. AREA ON 4th. FLOOR	769.20	525.37	1294.57
PROP F.S.I. AREA ON 5th. FLOOR	769.20	525.37	1294.57
PROP F.S.I. AREA ON 6th. FLOOR	769.20	525.37	1294.57
PROP F.S.I. AREA ON 7th. FLOOR	769.20	525.37	1294.57
TOTAL UTILIZED PROP F.S.I. AREA	5550.59	3677.59	9228.18
PROP CHARGEBLE F.S.I. AREA	-----	-----	2489.81

CHARGEBLE F.S.I. AREA TABLE	BLOCK : F+G	BLOCK : H+I	TOTAL IN SQMTS
PERMI CHARGEBLE F.S.I AREA @ 0.90%	-----	-----	4542.11
PROP.F.S.I. AREA ON 6th FLOOR	710.18	485.06	1195.24
PROP F.S.I. AREA ON 7th FLOOR	769.20	525.37	1294.57
TOTAL CHARGEBLE F.S.I. AREA	1479.38	1010.43	2489.81
BALANCE CHARGEBLE F.S.I.AREA	-----	-----	879.38

FLOOR AREA TABLE

FLOOR	BLOCK : F+G		BLOCK : H+I	TOTAL IN SQMTS
	COMM.	RESI.		
GROUND FLOOR	166.19	-----	-----	166.19
1st. FLOOR	-----	769.20	525.37	1294.57
2nd. FLOOR	-----	769.20	525.37	1294.57
3rd. FLOOR	-----	769.20	525.37	1294.57
4th. FLOOR	-----	769.20	525.37	1294.57
5th. FLOOR	-----	769.20	525.37	1294.57
6th. FLOOR	-----	769.20	525.37	1294.57
7th. FLOOR	-----	769.20	525.37	1294.57
TOTAL	166.19	5384.40	3677.59	9228.18

TENAMENT TABLE

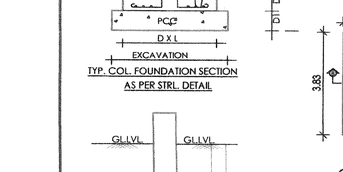
FLOOR	USE			USE				
	F+G		H+I	BLOCK-F+G		BLOCK-H+I	TOTAL	
	COMM.	RESI.	RESI.	COMM.	RESI.	RESI.	COMM.	RESI.
GROUND	SHOP	PARK	PARK	10	----	----	10	----
1st	----	RESI.	RESI.	----	23	24	----	47
2nd	----	RESI.	RESI.	----	23	24	----	47
3rd	----	RESI.	RESI.	----	23	24	----	47
4th	----	RESI.	RESI.	----	23	24	----	47
5th	----	RESI.	RESI.	----	23	24	----	47
6th	----	RESI.	RESI.	----	23	24	----	47
7th	----	RESI.	RESI.	----	23	24	----	47
TOTAL	SHOP	RESI. PARK	RESI. PARK	10	161	168	10	329

B.UP AREA TABLE	BLOCK : F+G	BLOCK : H+I	TOTAL IN SQMTS
PROP B.UP AREA ON GROUND FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON GROUND (ELE.SUB)	26.54	----	26.54
PROP B.UP AREA ON 1st. FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON 2nd. FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON 3rd. FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON 4th. FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON 5th. FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON 6th. FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON 7th. FLOOR	1014.66	701.27	1715.93
PROP B.UP AREA ON STAIR CABIN	68.81	65.84	134.65
PROP B.UP AREA ON L.M.ROOM + O.H.W.T.	53.79	49.81	103.60
TOTAL PROP B.UP AREA	8[illegible].42	5725.81	13992.23

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I
A	COMMERCIAL UNIT	10	166.19	1.80	0.00
B	Up 50 sq.mt	329	9061.99	98.20	2489.81
C	more then 50 and up to 66	0	0	0.00	0.00
D	more then 66 and up to 80	0	0	0.00	0.00
E	With. Aff. F.S.I. (40% slab)	0	0	0.00	0.00
	Grand Total	339	9228.18	99.23	2489.81

1	PLOT AREA	3743.54
2	PERMISSIBLE FSI	6738.37
3	PERMISSIBLE CHARGEBLE FSI	3369.19
4	MAX. PERMISSIBLE F.S.I. (2+3)	10107.56
5	TOTAL UTILISED F.S.I	9228.18
6	UTILISED CHARGEBLE F.S.I. (5-2)	2489.81
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	922.82
8	CHARGEBLE F.S.I. COMMERCIAL	0.00
9	CHARGEBLE F.S.I. RESIDENTIAL	2489.81

BLOCK	CONSUME F.S.I.			Prop. Charg. F.s.i. comm	Prop. Charg. F.s.i. Resi	PROP. CHARG. F.S.I.	No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% USED F.S.I.	Charg. F.S.I.
F+G	166.19	5384.40	5550.59	0	1479.38	1479.38	10	161	5384.40	100.00	1479.38
H+I	0	3677.59	3677.59	0	1010.43	1010.43	0	168	3677.59	100.00	1010.43
0	0	0.00	0.00	0	0.00	0.00	0	0	0.00	0.00	0.00
0	0	0.00	0.00	0	0.00	0.00	0	0	0.00	0.00	0.00
0	0	0.00	0.00	0	0.00	0.00	0	0	0.00	0.00	0.00
0	0	0.00	0.00	0	0.00	0.00	0	0	0.00	0.00	0.00
TOTAL	166.19	9061.99	9228.18	0.00	2489.81	2489.81	10	329	9061.99		2489.81



EXCAVATION
TYP. COL. FOUNDATION SECTION
AS PER STRL. DETAIL

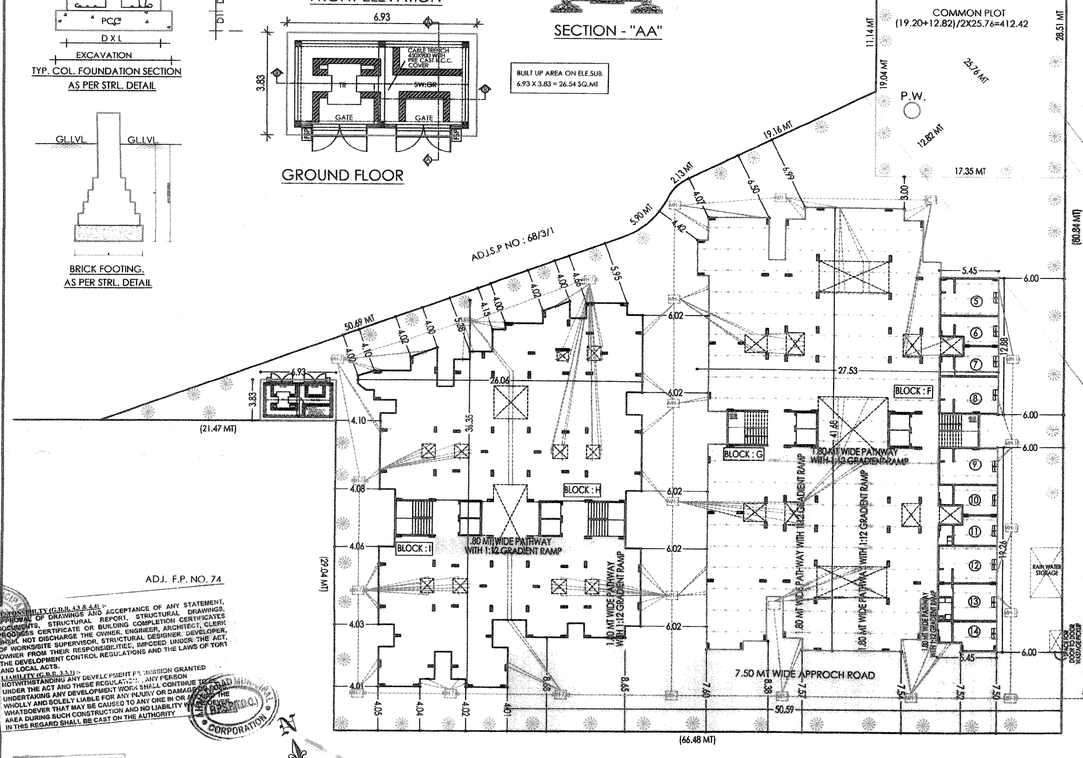
BRICK FOOTING.
AS PER STRL. DETAIL

FRONT ELEVATION

SECTION - "AA"

BUILT UP AREA ON ELE.SUB.
6.93 X 3.83 = 26.54 SQ.MT

GROUND FLOOR



LAY OUT PLAN.
SCALE : 1.00 CM = 2.50 MT

ADJ. F.P. NO. 74

"NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER THAT MAY BE CAUSED TO ANY USER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY."

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SCRUTINIZE COPY
ISSUE No. 2 DT. 4/7/19
TDO, BPSP, AMC

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD, NAVARANGPURA
COW. LIC. NO. :-CW04021504181
ENGINEER.

[illegible]
ST-ENGINEER.

OWNER.

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD, NAVARANGPURA
ENG. LIC. NO. :- ER059801031 6R1
C.O.W.

Ahmedabad Municipal Corporation
Loose No: BLNTI/SZ/070414/GDR/A1687/R0M1 Zone: South
Plan Approved as per terms and conditions mentioned in The Commencement Certificate
Rajachitthi No: 01697/070414/A1687/R0M1
Date: [illegible]

Sub Inspector (Civic Center) | Asst. T.O.O./Asst. E. (Civic Center) | R.M.DESAI | Dy TDO South | C.R.KHARSAN | Dy MC South