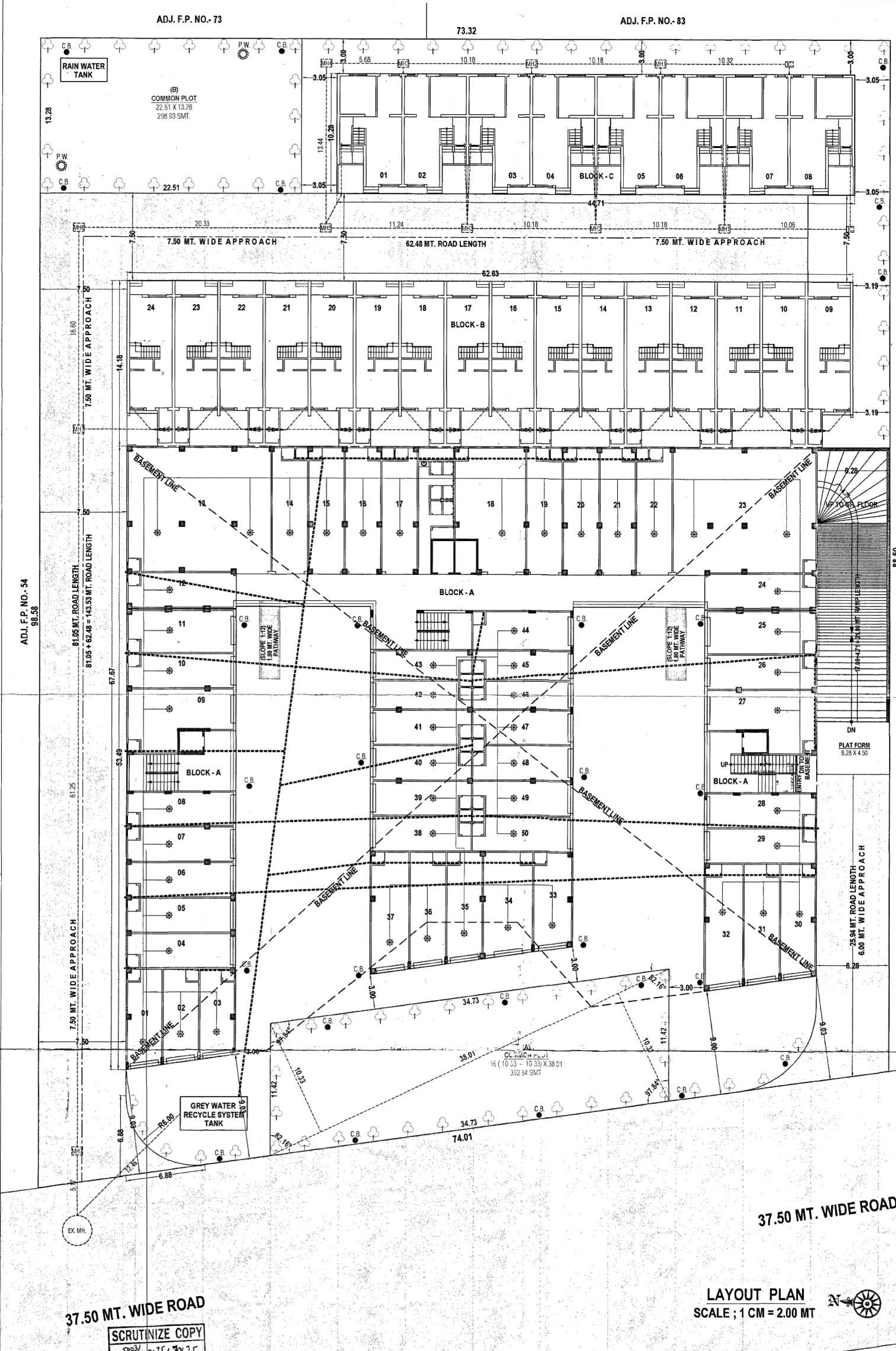
LAYOUT PLAN SHOWING PROP. RESI.+COMM. BUILDING ON F.P. NO. - 53, R.S.NO. - 643, DRAFT T.P.S. - 121 (NARODA-HANSPURA-KATHWADA) MOJE : NARODA, TAL.:- ASARWA , DIST : AHMEDABAD.

SHEET NO - 01

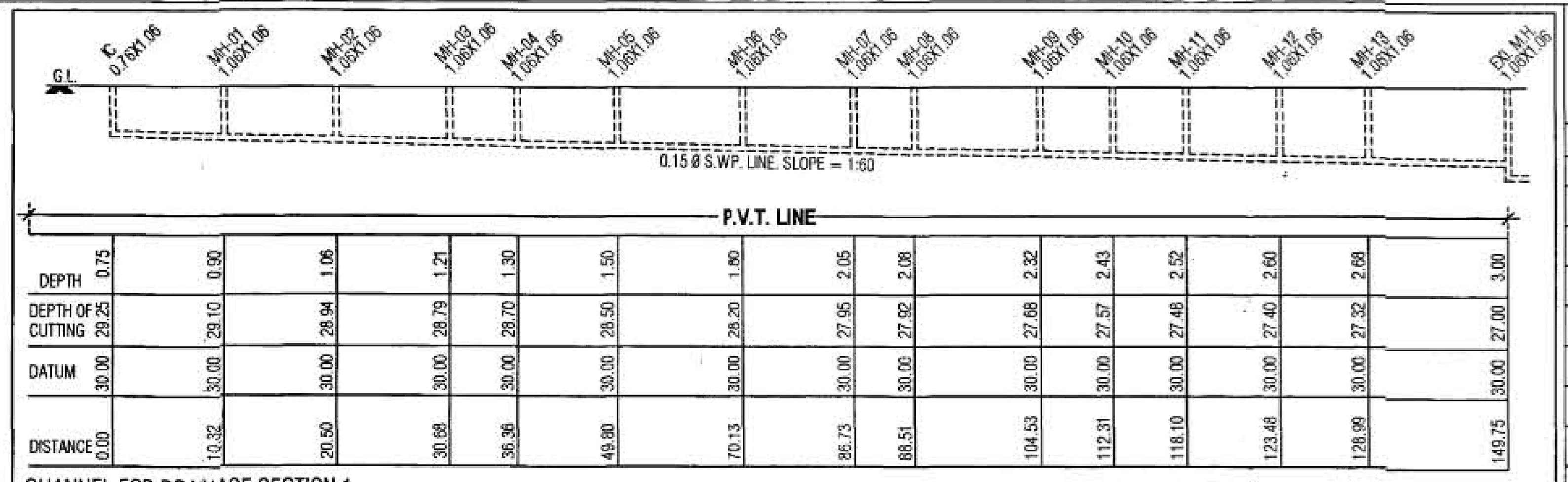
BLOCK - A+B

SCALE : 1 CM = 2.00 MT ZONE : RESI. - 1 USE : RESI.+COMM.

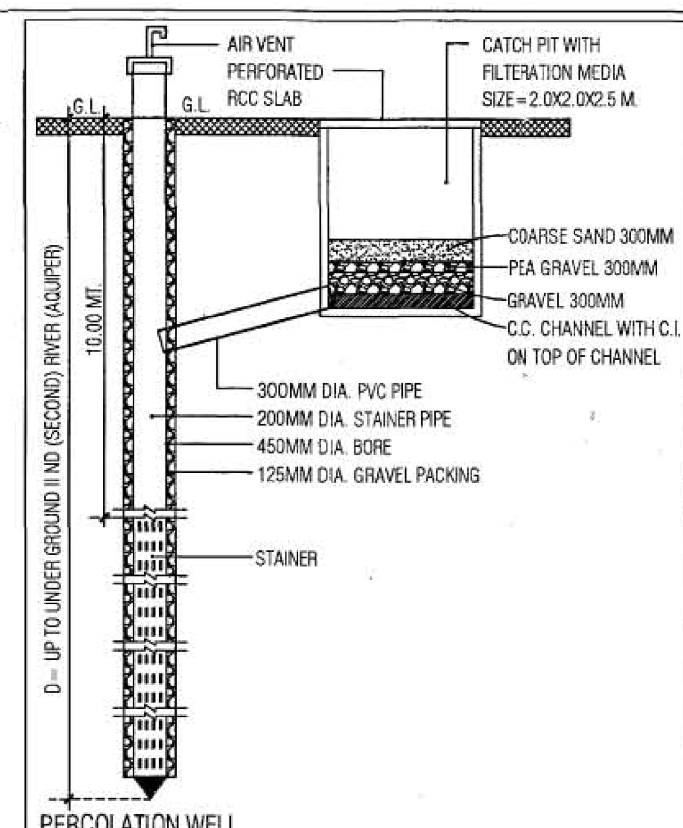


LAYOUT PLAN
SCALE ; 1 CM = 2.00 MT

SCRUTINIZE COPY
TDO, BPSP, AMC



CHANNEL FOR DRANAGE SECTION 1
SCALE : HOR : 1 CM = 5 M.
VER : 1 CM = 1 M.



PERCOLATION WELL
(PLOT AREA = 1500 TO 4000 SQ.MT.)
NOTE:-STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER. (THIS IS ONLY SKETCH PLAN)

UNIT TABLE:-

FLOOR	BLOCK :- A+B USE COMM.	RESI.	TOTAL	BLOCK :- C USE RESI.	TOTAL USE COMM.	RESI.	TOTAL
GR. FLOOR	50	16	66	08	50	24	74
1st. FLOOR	34		34		34		34
2nd. FLOOR	34		34		34		34
3rd. FLOOR	34		34		34		34
4th. FLOOR	34		34		34		34
5th. FLOOR	01		01		01		01
TOTAL	187	16	203	08	187	24	211

BUILT UP AREA TABLE:-

FLOOR	BLOCK :- A+B COMM.	RESI.	TOTAL	BLOCK :- C RESI.	TOTAL COMM.	RESI.	TOTAL
BASEMENT-1	2785.42		2785.42		2785.42		2785.42
BASEMENT-2	2785.42		2785.42		2785.42		2785.42
GR. FLOOR	2023.90	873.20	2897.10	459.62	2023.90	1332.82	3356.72
1st. FLOOR	2023.90	873.20	2897.10	459.62	2023.90	1332.82	3356.72
2nd. FLOOR	2023.90	571.36	2595.26	271.70	2023.90	843.06	2866.96
3rd. FLOOR	2023.90		2023.90		2023.90		2023.90
4th. FLOOR	2023.90		2023.90		2023.90		2023.90
5th. FLOOR	453.89		453.89		453.89		453.89
ST. CABIN	93.62		93.62		93.62		93.62
LM. ROOM	90.42		90.42		90.42		90.42
TOTAL	16328.27	2317.76	18646.03	1190.94	16328.27	3508.70	19836.97

F.S.I. AREA TABLE:-

FLOOR	BLOCK :- A+B COMM.	RESI.	TOTAL	BLOCK :- C RESI.	TOTAL COMM.	RESI.	TOTAL
GR. FLOOR	1883.61	773.51	2657.12	459.62	1883.61	1233.13	3116.74
1st. FLOOR	1879.44	773.51	2652.95	459.62	1879.44	1233.13	3112.57
2nd. FLOOR	1879.44	471.67	2351.11	271.70	1879.44	743.37	2622.81
3rd. FLOOR	1879.44		1879.44		1879.44		1879.44
4th. FLOOR	1879.44		1879.44		1879.44		1879.44
5th. FLOOR	393.29		393.29		393.29		393.29
TOTAL	9794.66	2018.69	11813.35	1190.94	9794.66	3209.63	13004.29

SANITARY CALC:-

REQ. SANITARY
4.00 SQ MT CARPET AREA = 1 PERSONS
TOTAL CARPET AREA = 8058.56 SQ MT
8058.56 / 4 = 2014.64 PERSONS
SAY = 2015 PERSONS

REQ. SANITARY	PROVI. SANITARY
100 PERSON 1 W.C. & URI. 2015 / 100 = 20.15 SAY = 21 One Toilet Provided In Each Shop 25 % Sanitary For General Public Urinal = 21 X 0.25 = 5.25 Say = 6 Urinal W.c = 21 X 0.25 = 5.25 Say = 6 Per Gender 1 Spacial Toilet For Handicap Person	Provi. 1 Toi.for Each Unit Total Provide 187 Nos. General 35 Nos.

AREA TABLE :-

AREA TABLE :-	SQMT
PLOT AREA	6859.00
REQ. COMMON PLOT @ 10 %	685.90
PROVI. COMMON PLOT	691.57
PERMI. F.S.I. AREA (1:1.8) 6859.00 X 1.8	12346.20
PROPOSED F.S.I. AREA ON GR. FLOOR	3116.74
PROPOSED F.S.I. AREA ON 1st.FLOOR	3112.57
PROPOSED F.S.I. AREA ON 2nd. FLOOR	2622.81
PROPOSED F.S.I. AREA ON 3rd. FLOOR	1879.44
PROPOSED F.S.I. AREA ON 4th. FLOOR	1879.44
PROPOSED F.S.I. AREA ON 5th. FLOOR	393.29
TOTAL USE F.S.I.	13004.29
PERMI. PAYMENT F.S.I. @ 0.9 OF PLOT AREA (6859.00 X 0.90)	6173.10
TOTAL CHARGEABLE F.S.I. (13004.29 - 12346.20)	658.09

TREE PLANTATION CALC :- IN NOS.

REQ. 200.00 SQMT = 3 TREE
6859.00 / 200 X 3 = 102.89
SAY REQ.TREE = 103.00 NOS.
PROVIDE TREE = 103.00 NOS.

CONTAINER BIN CALC. (COMMERCIAL)

20 LTR CAPACITY FOR EACH 100 SMT. FLOOR AREA
PROP.FLOOR AREA - 7761.70 / 100 X 20 = 1552.34 LITERS
REQ. COMMUNITY BIN = 1552.34/80 = 19.40 SAY = 20 Nos.
PROP. COMMUNITY BIN = 1 NOS. OF 80 LTR. CAPACITY
PROVIDE CONTAINER BIN RESI.- 03 + COMM.- 20 = 23
PROVI. CONTAINER BIN = 23 NOS.

CONTAINER BIN CALC. (RESIDENTIAL)

TOTAL NO. OF UNIT 24
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI.CAPACITY OF CONTAINER 80 LTRS
80 LTRS = 8 UNITS
TOTAL NO. = 24 / 08 = 03.00
REQ. REFUSED CONT. = 03.00 NOS.
PROVI. CONTAINER BIN = 03 NOS.

PERCOLATING WELL CALC:- IN NOS.

REQ. 1500 TO 4000 SMT = 1 NOS.
6859.00 / 4000.00 = 1.71 NOS.
SAY REQ. P.WELL = 02 NOS.
PROVI. P.WELL = 02 NOS.

COLOUR NOTE :-

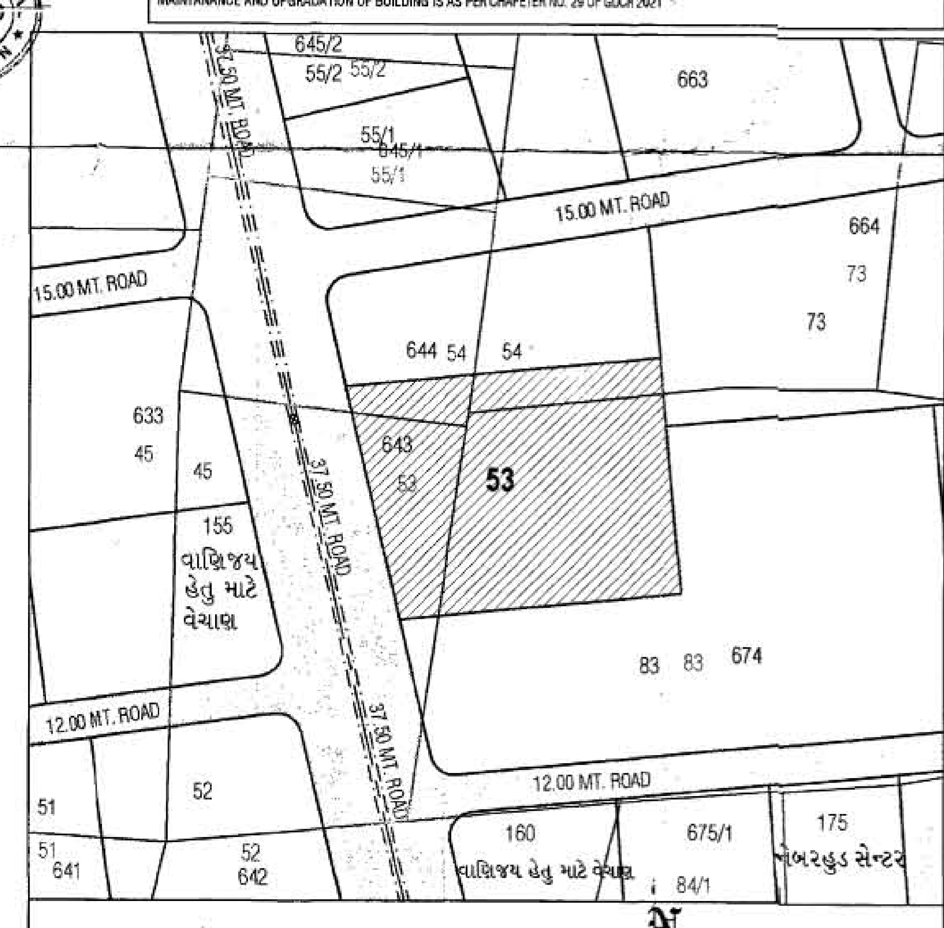
PLOT BOUNDARY, PROP. WORK, PARKING, COMMON PLOT, PROP.DRAIN, ROAD, SPRINKLER, CONT. BIN, TREE, P.WELL

COMMON PLOT PLOT AREA CALC :- IN SQMT

(A) ½(10.33 + 10.33) X 38.01 = 392.64 SMT.
(B) 22.51 X 13.28 X 1 = 298.93 SMT.
TOTAL = 691.57 SMT.
NET COMMON PLOT AREA = 691.57 SMT.

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 GDCR 2021 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 GDCR, 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 G.D.C.R.
PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.5 OF G.D.C.R.
LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.12 AND 24.7 OF G.D.C.R.
WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF GDCR
SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 24 OF GDCR
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 GDCR.
ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 23.1.7 OF GDCR.
THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF GDCR.
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 GDCR 2021
COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF GDCR.
TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF GDCR.
POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 28 OF GDCR.
MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 29 OF GDCR 2021



KEY PLAN
SCALE ; 1 CM = 20.00 MT

KUDRAT ENTERPRISE
AUTHO. SIGN. SHAILESHBHAI V. ASODARIYA
DEVELOPER LIC NO. 439020720
16, SARDAR PATEL SOCIETY
NIKOL GAM ROAD, NIKOL, AHMEDABAD
DEVELOPER

OWNER

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08, Itihas Residency, Nikol Naroda Road,
Nikol, Ahmedabad-382350.
AMC Lic. No. ER-0554051019R2
ENGINEER

KETAV P. JOSHI
S. D. LIC NO. 0042220716R2
K/2, Kenyug Apartment,
Satellite, Ahmedabad,
STR.ENGINEER

Manishkumar B. Vaghashiya(B.E.Civil)
66, Krishnanagar Soc.
India Colony Road, A'BAD-380024
AMC Lic No. CW. 0658070720
C.O.W.

RESPONSIBILTY (G.D.C.R.-2021 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (G.D.C.R.-2021 C.L. NO. 3.3.1) :-
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 OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation
Case No. : BLNTI/NZ/190815/GDR/A4823/R0/M1 Zone: North
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 4740/190815/A4823/R0/M1
Date : 17/10/15

Sub Inspector (Civic Center) | Asst. T.D.O./Asst. E.O. (Civic Center) | R.M. Desai Dy T.D.O. North | Siddharth Khatri Dy MC North

AUTHORITY