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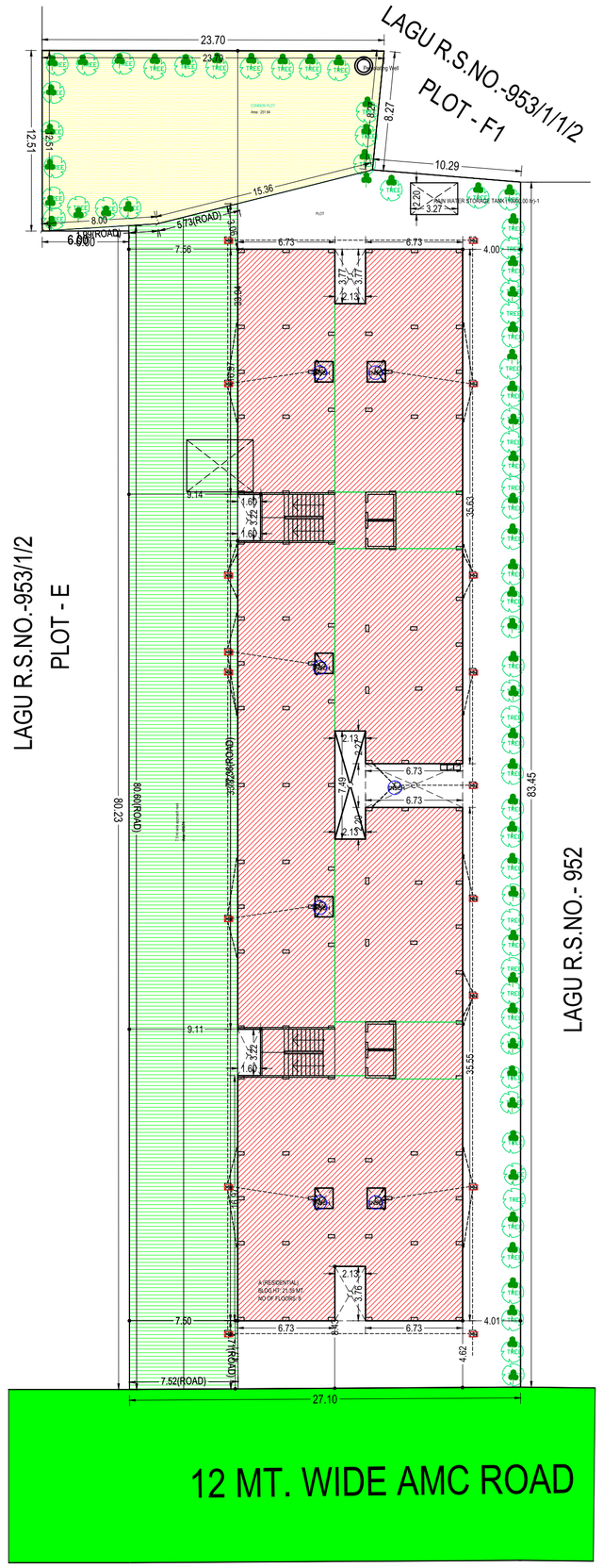
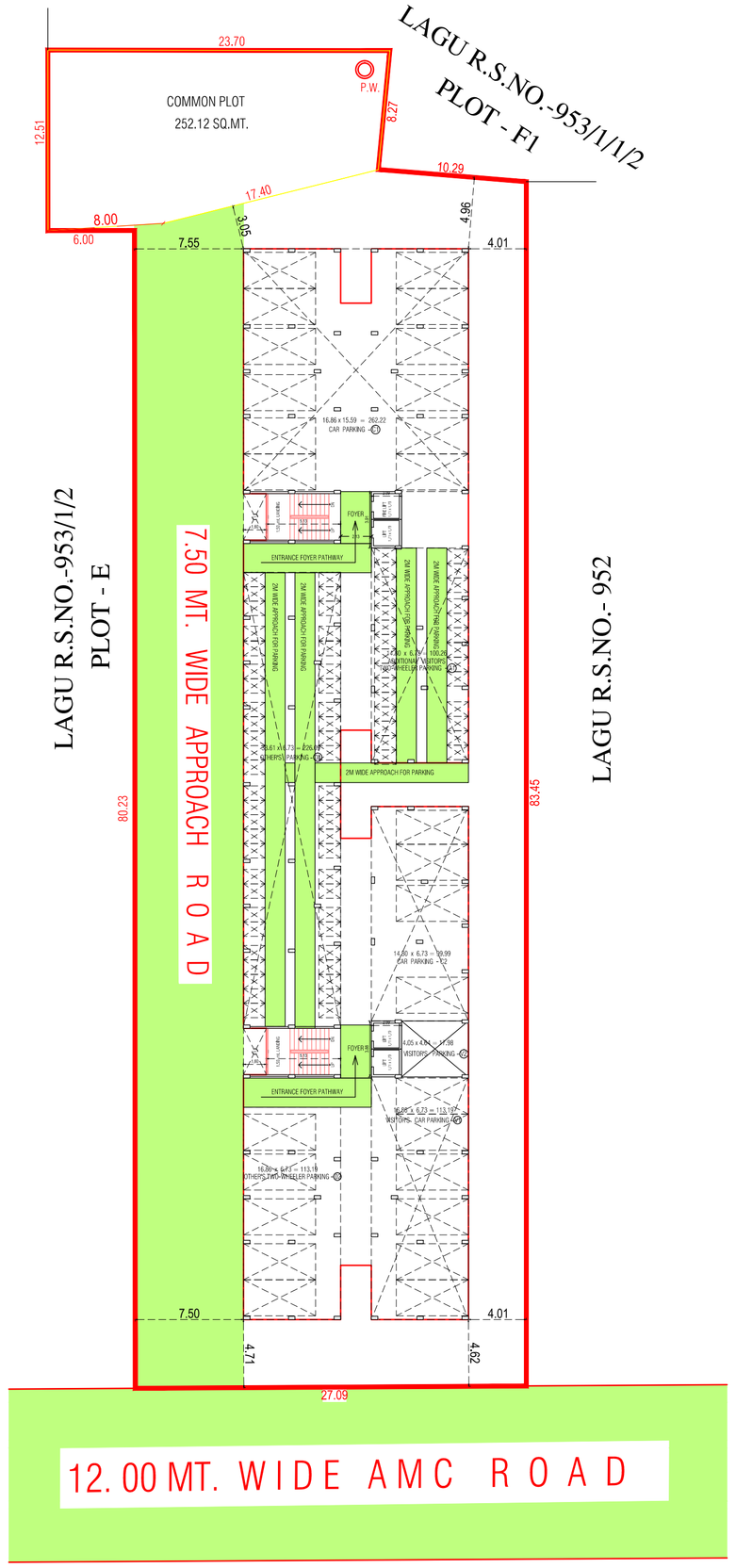
Project Title :PROPOSED LAYOUT AND BUILDING PLAN OF RESIDENTIAL AFFORDABLE HOUSING PROJECT ON R.S. NO.- 953/1/1/1 OF NON T.P. AREA AT MOJE

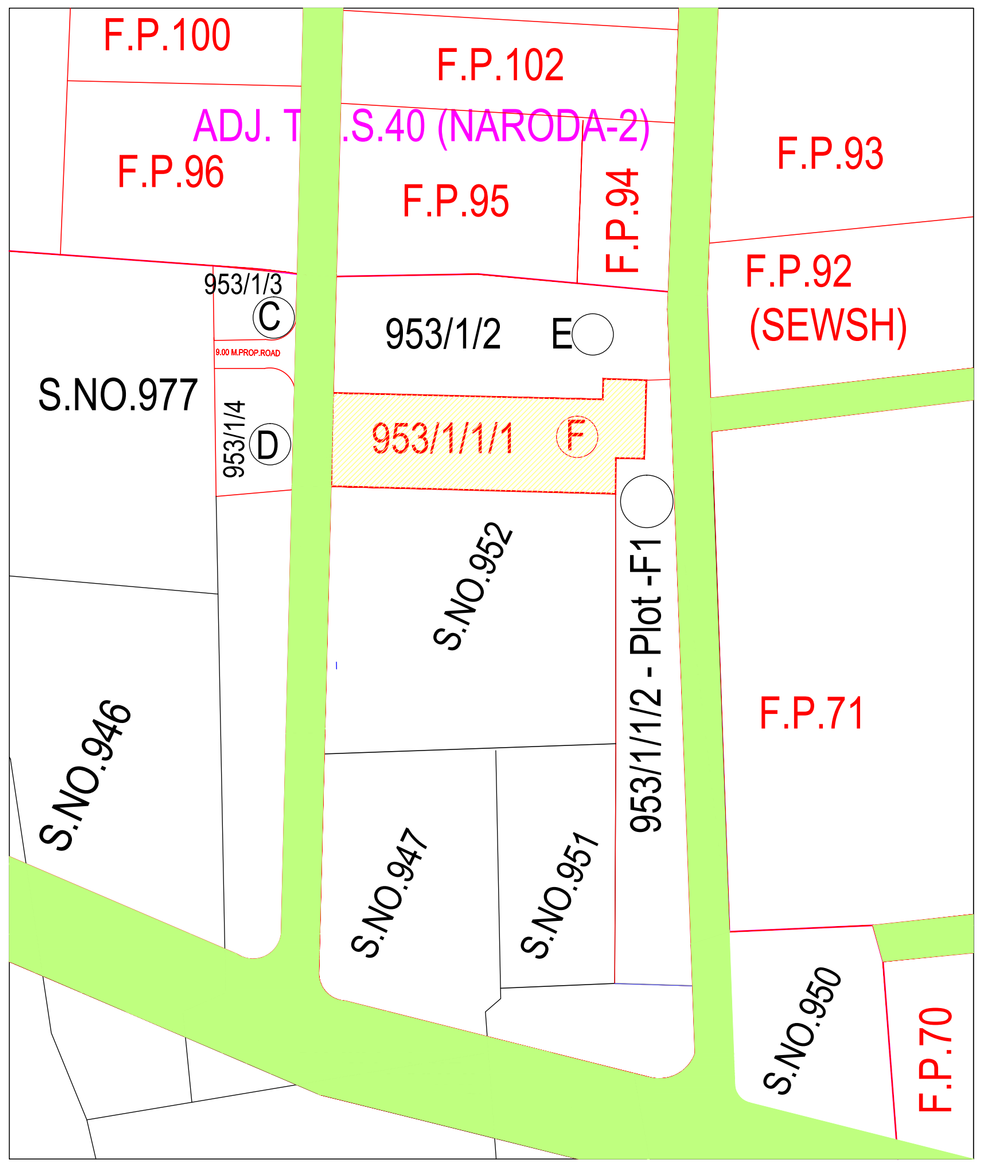
Inward No	1158246	Sheet	1
Inward Date		Scale	1:100



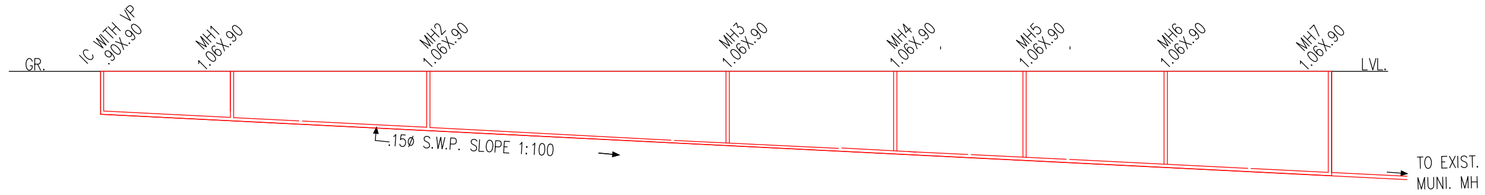
SITE PLAN
SCALE 1:200



PARKING PLAN



KEY PLAN



CUTTING	0.75	0.84	1.02	1.30	1.50	1.75	1.90	2.10
INVERT L.VL.	29.25	29.16	28.98	28.70	28.50	28.25	28.10	27.90
GROUND L.VL.	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	8.00	19.00	36.50	46.00	54.00	63.00	73.00

DRAINAGE SECTION
SCALE HOR. = 1 CM. = 1.00MT.
VERT. = 1 CM. = 1.00MT.

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
A (RESIDENTIAL)	Residential	Affordable Housing	0 - 66	1	-	643.18	321.59	64.32
			-	-				
			> 66.01	-				
			-					
Total:						643.18	321.59	64.32

Parking Check (Table 7b)

Use Type	Car				Visitor's Car Parking				Two/Wheeler				Total Parking Area			
	Area		No.		Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	321.59	381.35	0	0	64.32	258.95	0	3	0.00	401.50	0	0	707.50	1041.81	-	-
Total	321.59	381.35	0	0	64.32	258.95	0	3	0.00	401.50	0	0	707.50	1041.81	-	-

A	AREA STATEMENT	VERSION NO.: 1.0.11	
		VERSION DATE: 27/03/2019	
	PROJECT DETAIL:		
	Site Address: RevenueNo: 953/1/1/1	Plot Use: Residential	
	Authority: Ahmedabad Municipal Corporation (AMC)	Plot SubUse: Affordable Housing	
	AuthorityClass: D1	Plot Use Group: Dwelling-3 (DW3)	
	AuthorityGrade: Municipal Corporation	Land Use Zone: Residential Zone I	
	CaseTrack: Regular	Conceptualized Use Zone: R1	
	Project Type: Building Permission		
	Nature of Development: NEW		
	Development Area: Non TP Area		
	SubDevelopment Area: Other Areas		
	Special Project: Residential Affordable Housing (RAH)		
	Special Road: NA		
	Site Address: RevenueNo: 953/1/1/1		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	7/12 or Document		2500.00
	As per site condition		2502.16
	Area of Plot Considered		2500.00
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		2500.00
4.	% of Common Plot (Reqd.)		250.00
	% of Common Plot (Prop)		251.94
	Common Plot		251.94
	Balance area of Plot(1 - 4)		2248.06
	Plot Area For Coverage		2500.00
	Plot Area For FSI		2500.00
	Perm. FSI Area (1.80)		4500.00
	Req. FSI Area (1.80)		4500.00
	Perm. Paid FSI Area (0.90)		2250.00
5.	Total Perm. FSI area with Paid FSI (2.70)		6750.00
	Special Perm. FSI area (2.70)		6750.00
5.	Total Perm. FSI area		6750.00
	Total Paid Proposed FSI Area		1931.80
6.	Total Built up area permissible at:		
	a. Ground Floor		0.00
	Proposed Coverage Area (43.77 %)		1094.24
	Total Prop. Coverage Area (43.77 %)		1094.24
	Balance coverage area (- %)		0.00
	Proposed Area at:		

-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Parking Floor	1094.24	0.00	0.00	0.00
	First Floor	1094.23	0.00	918.83	0.00
	Second Floor	1094.23	0.00	918.83	0.00
	Third Floor	1094.23	0.00	918.83	0.00
	Fourth Floor	1094.23	0.00	918.83	0.00
	Fifth Floor	1094.23	0.00	918.83	0.00
	Sixth Floor	1094.23	0.00	918.83	0.00
	Seventh Floor	1094.23	0.00	918.83	0.00
	Terrace Floor	89.43	0.00	0.00	0.00
	Total Area:	8843.28	0.00	6431.81	0.00

	Total FSI Area:	6431.80
	Total BuiltUp Area:	8843.28
	Proposed F.S.I. consumed:	2.57
C.	Tenement Statement	
4.	Tenement Proposed At:	
	All Floors	112.00
5.	Total Tenements (3 + 4)	112
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	643.18
2.	Proposed Parking Space:	1041.81

Color Notes

COLOR INDEX
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P.SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	65	67

Buildingwise Floor FSI Details

Floor Name	Building Name		Total		
	A (RESIDENTIAL)				
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Parking Floor	1094.24	0.00	1094.24	0.00	0.00
First Floor	1094.23	918.83	1094.23	918.83	0.00
Second Floor	1094.23	918.83	1094.23	918.83	0.00
Third Floor	1094.23	918.83	1094.23	918.83	0.00
Fourth Floor	1094.23	918.83	1094.23	918.83	0.00
Fifth Floor	1094.23	918.83	1094.23	918.83	94.15
Sixth Floor	1094.23	918.83	1094.23	918.83	918.83
Seventh Floor	1094.23	918.83	1094.23	918.83	918.83
Terrace Floor	89.43	0.00	89.43	0.00	0.00
Total:	8843.28	6431.81	8843.28	6431.81	1931.81

Buildingwise Tenement/Unit Details

Building Name	Residential Dwelling Unit upto 50 sq.mt.				Residential Dwelling Unit more than 50 sq.mt. and upto 66 sq.mt.				Residential Dwelling Unit more than 66 sq.mt. and upto 80 sq.mt.				Commercial FSI			
	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.
A (RESIDENTIAL)	00	0.00	0.00	0.00	112	6431.91	100.00	1931.80	00	0.00	0.00	0.00	0.00	0.00	0.00
Total	00	0.00	0.00	0.00	112	6431.91	100.00	1931.80	00	0.00	0.00	0.00	0.00	0.00	0.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Affordable Housing	Dwelling-3 (DW3)	-	-	112	PARKING FLOOR PLAN	Residential	Affordable Housing	-	-	-
							TYPICAL - 1, 2, 3, 4 , 5, 6, 7 FLOOR PLAN	Residential	Affordable Housing	Residential FSI	Residential	Affordable Housing
							TERRACE FLOOR PLAN	Residential	Affordable Housing	-	-	-

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Lift	Lift Machine	Lift Lobby	Passage	Parking	Resi.		
A (RESIDENTIAL)	1	8843.28	346.65	130.16	22.18	81.13	786.45	1044.90	6431.81	6431.81	112
Grand Total	1	8843.28	346.65	130.16	22.18	81.13	786.45	1044.90	6431.81	6431.81	112

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
   a. Title, ownership, and easement rights of the Building/unit for which the building is proposed;
   b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
   c. Correctness of demarcation of the plot on site.
   d. Workmanship, soundness of material and structural safety of the proposed building;
   e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
   a. Structural drawings and related reports, before the commencement of the construction,
   b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE
CHIRAG BABUBHAI VASANI
ARCH/ENG'S NAME AND SIGNATURE
chirag babubhai vasani ER1048220620
STRUCTURE ENGINEER
chirag babubhai vasani SD0465250520

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless; in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed. contents highlighted in magenta color are not verified. The correctness and accuracy of contents is a responsibility of PORowner.

UserDefinedMetric (1189.00 x 841.00MM)

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