

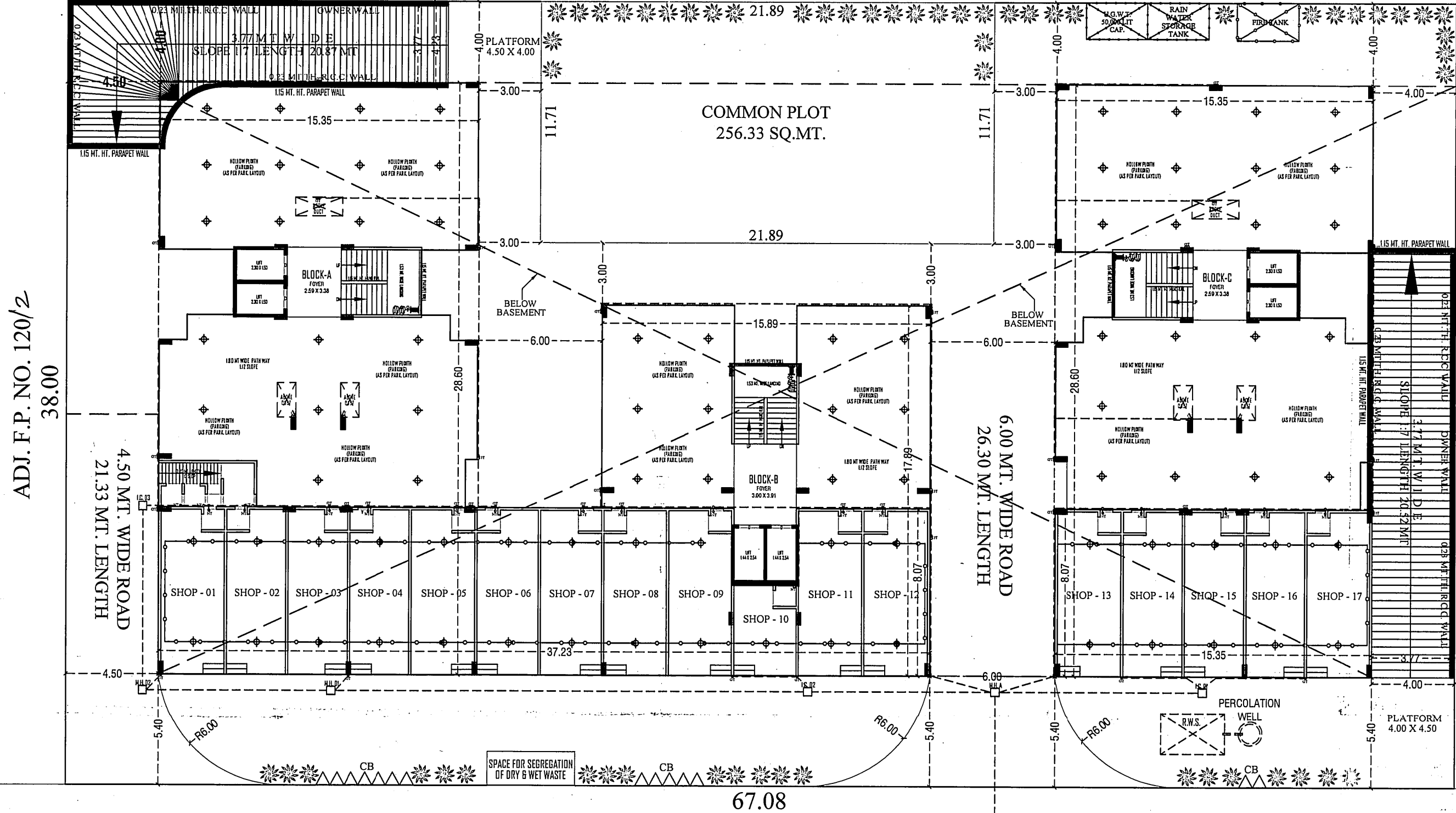
1	PLOT AREA	2549.00
2	PERMISSIBLE FSI	4588.20
3	PERMISSIBLE CHARGEABLE FSI	2294.10
4	MAX. PERMISSIBLE F.S.I. (2+3)	6882.30
5	TOTAL UTILISED F.S.I.	6859.77
6	UTILISED CHARGEABLE F.S.I. (5-2)	2271.57
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	685.98
8	CHARGEABLE F.S.I. COMMERCIAL	140.42
9	CHARGEABLE F.S.I. RESIDENTIAL	2131.15

GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeable F.S.I.
A	COMMERCIAL UNIT	17	424.04	6.18	140.42
B	Up 50 sq.mt	0	0	0.00	0.00
C	more than 50 and up to 66	111	6435.73	93.82	2131.15
D	more than 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		128	6859.77	100.00	2271.57

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				RESIDENTIAL Dwelling Unit more than 50 sq.mt and up to 66 sq.mt			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.
A+B	300.17	4048.80	4348.97	99.3994	1340.73	1440.13	12	0	0.00	0.00	0.00	70	4048.80	100.00	1340.73
C	123.87	2386.93	2510.80	41.0188	790.42	831.44	5	0	0.00	0.00	0.00	41	2386.93	100.00	790.42
TOTAL	424.04	6435.73	6859.77	140.42	2131.15	2271.57	17	0	0.00	0.00	0.00	111	6435.73		2131.15

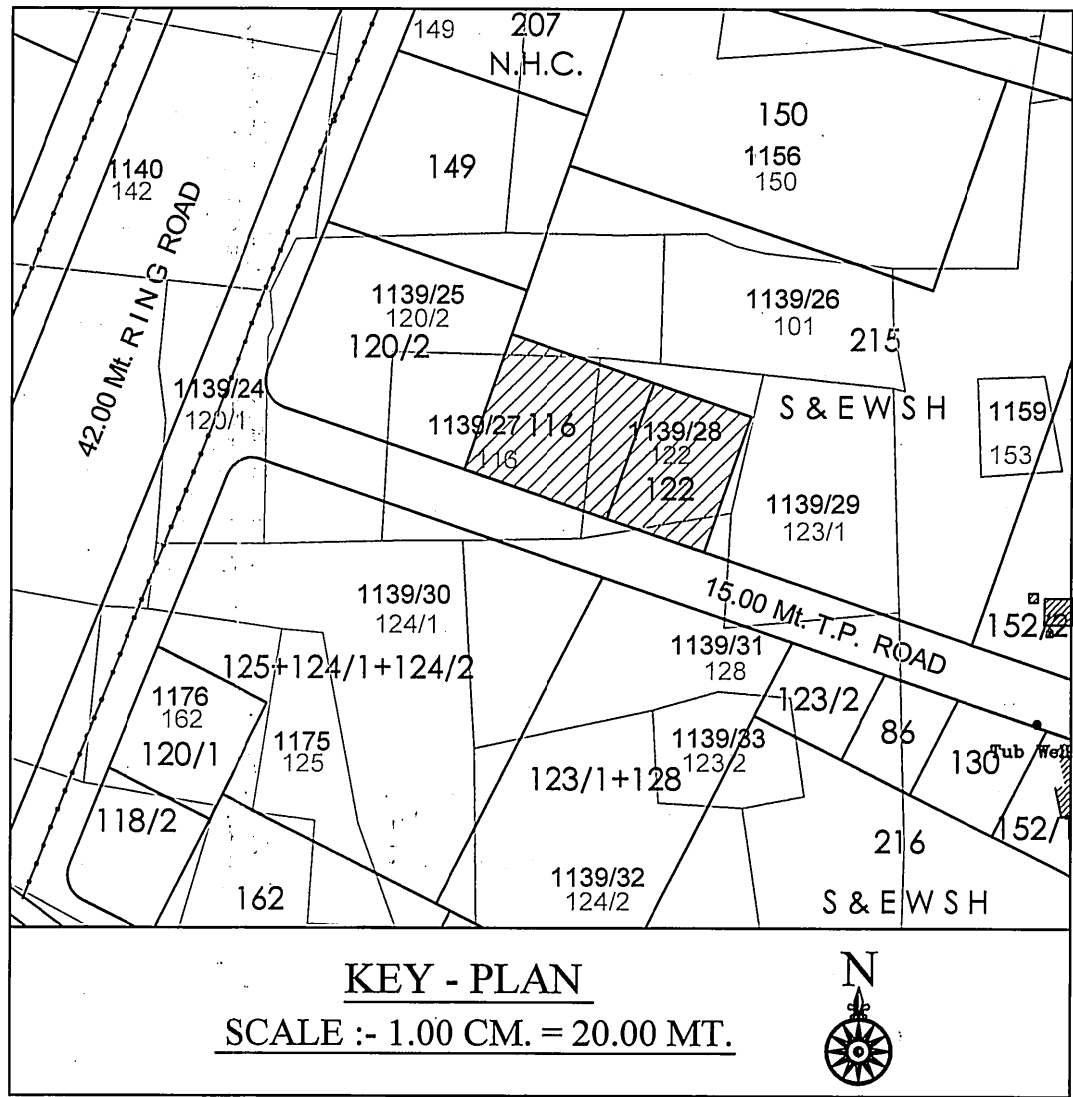
ADI. F.P. NO. 215 (S & E.W.S.H.)
67.08



15.00 MT. WIDE T.P.S. ROAD

LAY - OUT PLAN

[SCALE :- 1.00 CM. = 2.00 MT.]



KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

LIFT CALCULATION:-

REQ. LIFT CALCULATION
= 1 LIFT REQUIRED PER 30 UNITS
ABOVE SECOND FLOOR

BLOCK	UNITS	REQ. LIFT	PROV. LIFT
A+B	50	02	03
C	29	01	02

SANITARY PROVISION (COMM.)

FLOOR AREA (TOTAL) :- 424.04 SQ. MTS.
4 SQ. MTS. = 1 PERSON
424.04 SQ. MTS. = 106.01 PERSON SAY 107
54 GENTS & 53 LADIES

SANITARY REQ.
MALE W.C. REQD. = 1 W.C.
FEMALE W.C. REQD. = 1 W.C.
URINAL REQD. = 1 REQD.

COMMON REQUIRED 25%
MALE W.C. REQD. = 1 X 0.25 = 0.25 SAY 1 NO.
FEMALE W.C. REQD. = 1 X 0.25 = 0.25 SAY 1 NO.

PROVIDED W.C. =
1 MALE W.C. PROVIDED
1 FEMALE W.C. PROVIDED
1 P.H. W.C. PROVIDED

PROVIDED INDIVIDUAL TOILET IN 17 NOS. OF SHOPS
(DUST-BIN PROVIDED NOTES:-RESI.)

8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / BIN / 80 LITRES CAPACITY.
REQUIRED = 111 UNITS / 8 UNITS / 1 = 13.88 NOS. REQD.
PROVIDED CONTAINER = 14 NOS.

(DUST-BIN PROVIDED NOTES:-COMM.)
TOTAL FLOOR AREA FOR SHOPS = 424.04 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 424.04 X 20 / 100 X 80 = 1.06 NOS.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 2 NOS.
TOTAL C.BIN PROVIDED = 14 NOS. FOR RESI.
+ 2 NOS. FOR COMM.
= 16 NOS. OF 80 LIT. CAPACITY

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 2549.00 SQ.MTS
REQ. COMMON PLOT @ 10% = 254.90 SQ.MT.
COMMON PLOT

(1) 21.89 X 11.71 = 256.33 SQ.MT.
NET PROV. COMMON PLOT = 256.33 SQ.MT.

REQ. PERCOLATING WELL
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2549.00 / 4000.00 SQ. MTS.
= 0.64 NO. REQ. SAY 1 NOS.
PROVI. 1 NO. PERCO. WELL

TREE PLANTATION
PLOT AREA :- 2549.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
2549.00 X 5 / 200 = 63.73 NOS
PROVI. 64 NO. TREES

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PROVI. 64 NO. TREES

BUILT UP AREA STATEMENT		(IN SQ.MT.)	
BLOCK	A+B	C	TOTAL
BASEMENT FL.	1763.99	--	1763.99
GROUND (H. P.)	438.60	289.50	728.10
GROUND (S. P.)	300.17	123.87	424.04
1ST FLOOR	676.16	413.37	1089.53
2ND FLOOR	676.16	413.37	1089.53
3RD FLOOR	676.16	413.37	1089.53
4TH FLOOR	676.16	413.37	1089.53
5TH FLOOR	676.16	413.37	1089.53
6TH FLOOR	676.16	413.37	1089.53
7TH FLOOR	676.16	355.38	1031.54
STAIR CABIN	77.91	36.78	114.69
LIFT MAC. ROOM	58.20	28.44	86.64
TOTAL	7371.99	3314.19	10686.18

F.S.I. AREA STATEMENT

BLOCK	A+B	C	TOTAL
GROUND (S. P.)	300.17	123.87	424.04
1ST FLOOR	578.40	349.33	927.73
2ND FLOOR	578.40	349.33	927.73
3RD FLOOR	578.40	349.33	927.73
4TH FLOOR	578.40	349.33	927.73
5TH FLOOR	578.40	349.33	927.73
6TH FLOOR	578.40	349.33	927.73
7TH FLOOR	578.40	290.95	869.35
TOTAL	4348.97	2510.80	6859.77

TENEMENT STATEMENT

FLOOR	USE	EQUITY TENEMENT		TOTAL
BLOCK		COM.	RESI.	COM. RESI.
BASEMENT FL.	PARK.	--	--	--
GROUND (H. P.)	PARK.	--	--	--
GROUND (S. P.)	SHOP	12	--	12
1ST FLOOR	RESI	--	10	--
2ND FLOOR	RESI	--	10	--
3RD FLOOR	RESI	--	10	--
4TH FLOOR	RESI	--	10	--
5TH FLOOR	RESI	--	10	--
6TH FLOOR	RESI	--	10	--
7TH FLOOR	RESI	--	10	--
TOTAL	SHOP/RESI	12	70	82

OWNER:-
KIRAN N. PATEL
411, Platinum Plaza, Nikol, A'bad.
AMC LIC No. ER0748280420R1
AMC LIC No. CW0520100422R1
AMC LIC No. SD0455260120

ENGINEER:-
VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC NO. SD 0342181020R1
402, Meulic Arcades,
M. Nani Cross Road,
Above Karnavati Pagarika Bazar,
Vastropur, Ahmedabad-380 015.

STR. ENGINEER:-
VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC NO. SD 0342181020R1
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DEVELOPER:-
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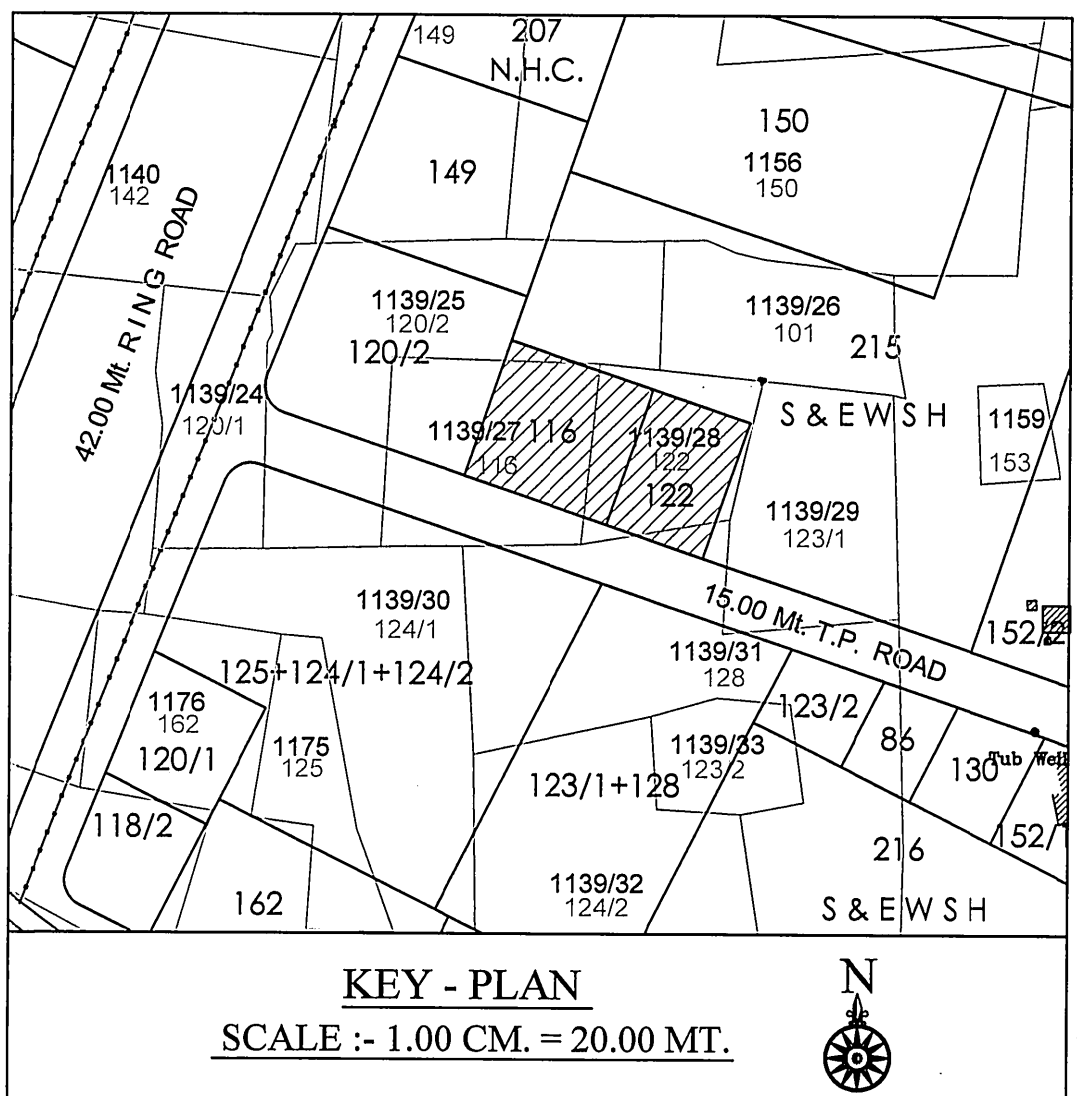
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AFFORDABLE HOUSING PROJECT (Block-C)		SHEET NO:- 17
LAY OUT PLAN SHOWING PROPOSED RESI. + COMM. AFFORDABLE HOUSING BUILDING ON F.P. NO. 116 & 122, O.P. NO. 116 & 122, SUR NO. 1139/27, 1139/28, (FINAL SANCTIONED) T.P.S. NO.-113 (VASTRAL), MOJE:- VASTRAL, TA:- VATVA, DIST:- AHMEDABAD		
LAY OUT SCALE:- 1 CM. = 2 MT.		
ZONE :- RESIDENTIAL - II & RAH		USE :- RESIDENCE + COMMERCIAL
AREA TABLE		SQ.MTS.
PLOT AREA OF F.P. NO. 116+122		2549.00
REQ.COMMON PLOT @ 10%		254.90
PROV.COMMON PLOT AREA		256.33
AREA TABLE		SQ.MTS.

1	PLOT AREA	2549.00
2	PERMISSIBLE FSI	4588.20
3	PERMISSIBLE CHARGEABLE FSI	2294.10
4	MAX. PERMISSIBLE F.S.I. (2+3)	6882.30
5	TOTAL UTILISED F.S.I.	6859.77
6	UTILISED CHARGEABLE F.S.I. (5-2)	2271.57
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	685.98
8	CHARGEABLE F.S.I. COMMERCIAL	140.42
9	CHARGEABLE F.S.I. RESIDENTIAL	2131.15

GRAND TOTAL DETAIL					
Sr. No	Dwelling Unit Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	17	424.04	6.18	140.42
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	111	6435.73	93.82	2131.15
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		128	6859.77	100.00	2271.57

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				RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.
A+B	300.17	4048.80	4348.97	99.3994	1340.73	1440.13	12	0	0.00	0.00	0.00	70	4048.80	100.00	1340.73
C	123.87	2386.93	2510.80	41.0188	790.42	831.44	5	0	0.00	0.00	0.00	41	2386.93	100.00	790.42
TOTAL	424.04	6435.73	6859.77	140.42	2131.15	2271.57	17	0	0.00	0.00	0.00	111	6435.73		2131.15

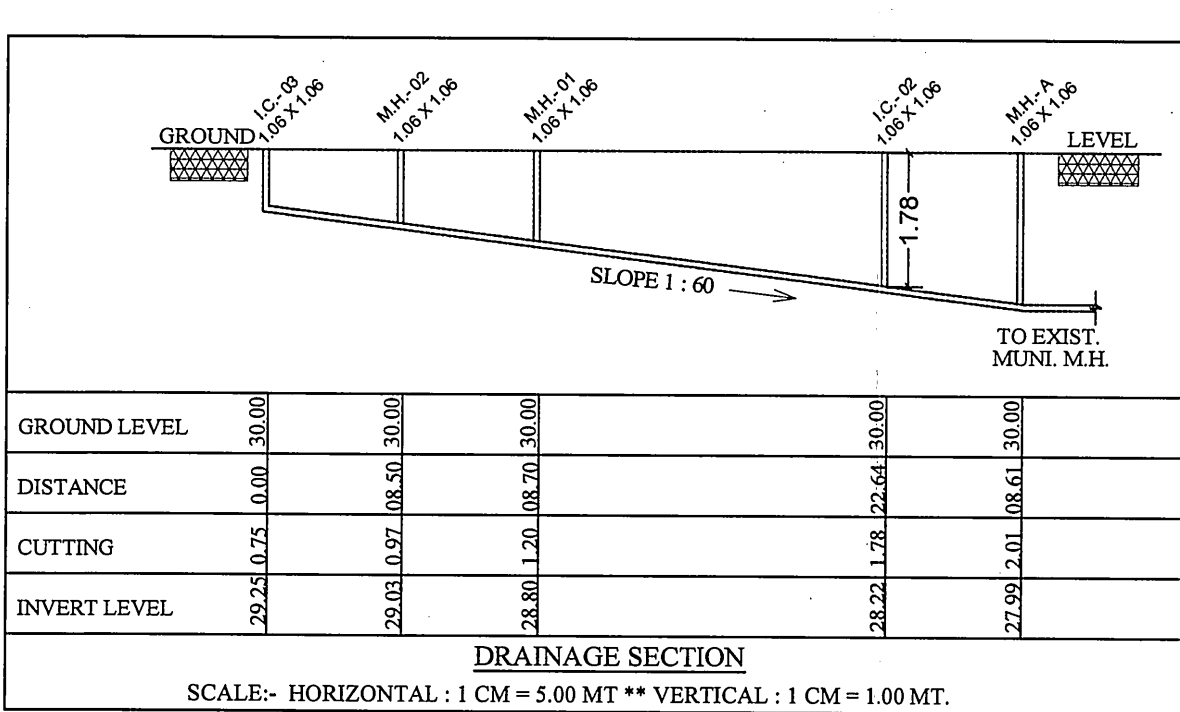


KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

LIFT CALCULATION:-

REQ. LIFT CALCULATION
= 1 LIFT REQUIRED PER 30 UNITS
ABOVE SECOND FLOOR

BLOCK	UNITS	REQ. LIFT	PROV. LIFT
A+B	50	02	03
C	29	01	02



SANITARY PROVISION (COMM.)

FLOOR AREA (TOTAL) :- 424.04 SQ. MTS.
4 SQ. MTS. = 1 PERSON
424.04 SQ. MTS. = 106.01 PERSON SAY 107
54 GENTS & 53 LADIES

SANITARY REQ.

MALE W.C. REQD. = 1 W.C.
FEMALE W.C. REQD. = 1 W.C.
URINAL REQD. = 1 REQD.

COMMON REQUIRED 25%

MALE W.C. REQD. = 1 X 0.25 = 0.25 SAY 1 NO.
FEMALE W.C. REQD. = 1 X 0.25 = 0.25 SAY 1 NO.
PROVIDED W.C. =

1 MALE W.C. PROVIDED
1 FEMALE W.C. PROVIDED
1 P.H. W.C. PROVIDED

PROVIDED INDIVIDUAL TOILET IN 17 NOS. OF SHOPS

DUST-BIN PROVIDED NOTES:- (RESI.)

8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.

PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY. REQUIRED = 111 UNITS / 1BIN = 13.88 NOS. REQD. PROVIDED CONTAINER = 14 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)

TOTAL FLOOR AREA FOR SHOPS = 424.04 SQ. MT. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.

CONTAINER REQD. = 424.04 X 20 / 100 X 80 = 1.06 NOS. SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE

MAX. CAP. OF CONTAINER = 80.0 LIT. PROVIDED CONTAINER = 2 NOS.

TOTAL C.BIN PROVIDED = 14 NOS FOR RESI. + 2 NOS. FOR COMM.

= 16 NOS. OF 80 LIT. CAPACITY

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 2549.00 SQ. MTS

REQ. COMMON PLOT @ 10% = 254.90 SQ. MT.

COMMON PLOT

(1) 21.89 X 11.71 = 256.33 SQ. MT.

NET PROV. COMMON PLOT = 256.33 SQ. MT.

REQ. PERCOLATING WELL

PLOT AREA :- 1500 TO 4000 SQ. MTS.

1 PERCOLATING WELL

PLOT AREA = 2549.00 / 4000.00 SQ. MTS. = 0.64 NO. REQ. SAY 1 NOS.

PROVI. 1 NO. PERCO. WELL

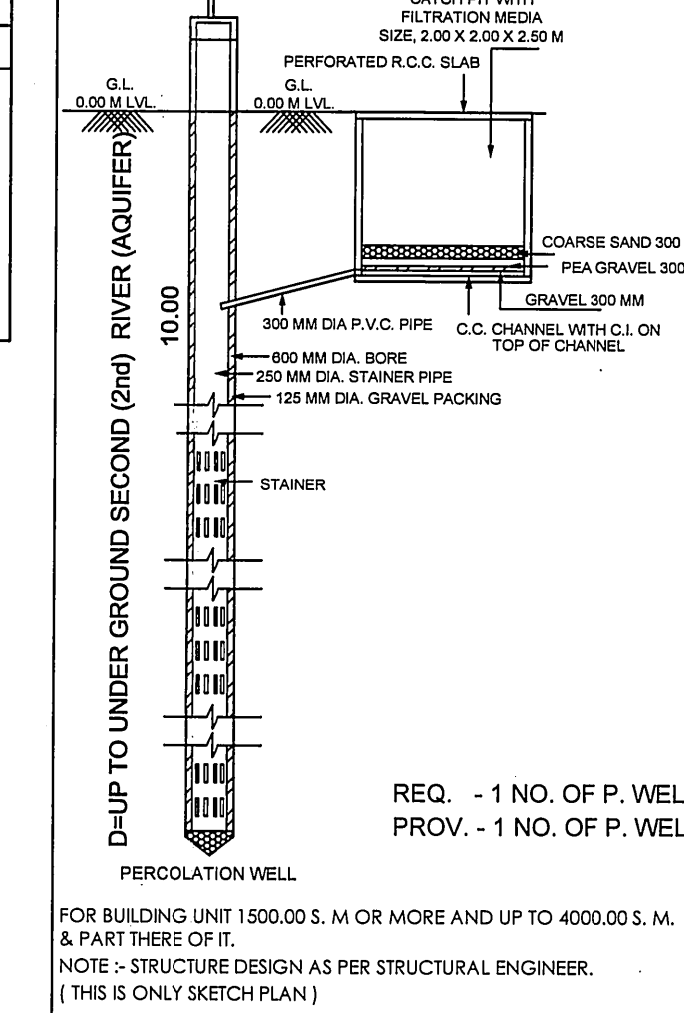
TREE PLANTATION

PLOT AREA = 2549.00 SQ. MTS.

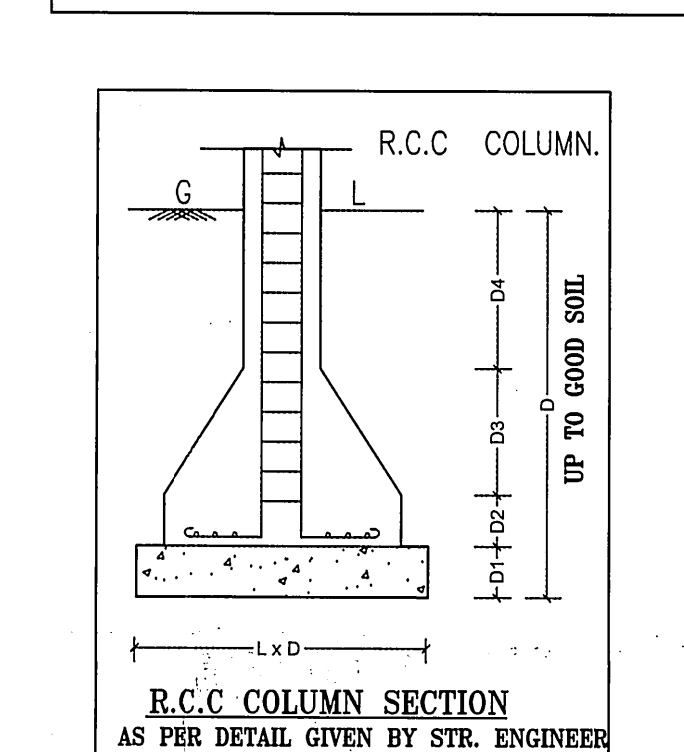
200 SQ. MTS. / 5 TREE

2549.00 X 5 / 200 = 63.73 NOS

PROVI. 64 NO. TREES



REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL



AS PER DETAIL GIVEN BY STR. ENGINEER

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRPTION
1	—	FIRE HYDRANT SYSTEM PIPE MAIN
2	—	SINGLE HANDED HYDRANT VALVE
3	—	SLUICE VALVE
4	—	NON RETURN VALVE
5	—	LANDING HYDRANT VALVE
6	—	FIRE HOSE BOX
7	—	FIRST AID HOSE REEL
8	—	D.C.P & CO-2
9	—	TWO WAY SIAMLESS CONNECTION
10	—	RISE OR DRAPE
11	—	REDUCER
12	—	COURT YARD HYDRANT VALVE
13	—	SPRINKLERED

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B	C	TOTAL
BASEMENT FL.	1763.99	—	1763.99
GROUND (H.P.)	438.60	289.50	728.10
GROUND (S.P.)	300.17	123.87	424.04
1ST FLOOR	676.16	413.37	1089.53
2ND FLOOR	676.16	413.37	1089.53
3RD FLOOR	676.16	413.37	1089.53
4TH FLOOR	676.16	413.37	1089.53
5TH FLOOR	676.16	413.37	1089.53
6TH FLOOR	676.16	413.37	1089.53
7TH FLOOR	676.16	355.38	1031.54
STAIR CABIN	77.91	36.78	114.69
LIFT MAC. ROOM	58.20	28.44	86.64
TOTAL	7371.99	3314.19	10686.18

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B	C	TOTAL
GROUND (S.P.)	300.17	123.87	424.04
1ST FLOOR	578.40	349.33	927.73
2ND FLOOR	578.40	349.33	927.73
3RD FLOOR	578.40	349.33	927.73
4TH FLOOR	578.40	349.33	927.73
5TH FLOOR	578.40	349.33	927.73
6TH FLOOR	578.40	349.33	927.73
7TH FLOOR	578.40	290.95	869.35
TOTAL	4348.97	2510.80	6859.77

TENEMENT STATEMENT

FLOOR	USE	EQUITY TENEMENT			
		COM.	RESI.	COM.	RESI.
BASEMENT FL.	PARK.	—	—	—	—
GROUND (H.P.)	PARK.	—	—	—	—
GROUND (S.P.)	SHOP	12	—	05	—
1ST FLOOR	RESI	—	10	—	06
2ND FLOOR	RESI	—	10	—	06
3RD FLOOR	RESI	—	10	—	06
4TH FLOOR	RESI	—	10	—	06
5TH FLOOR	RESI	—	10	—	06
6TH FLOOR	RESI	—	10	—	06
7TH FLOOR	RESI	—	10	—	05
TOTAL	SHOP/RESI	12	70	05	41

AFFORDABLE HOUSING PROJECT (BLOCK-A+B) SHEET NO:- 17

LAY OUT PLAN SHOWING PROPOSED RESI. + COMM. AFFORDABLE HOUSING BUILDING ON F.P. NO. 116 & 122, O.P. NO. 116 & 122, SUR NO. 1139/27, 1139/28, (FINAL SANCTIONED) T.P.S. NO.-113 (VASTRAL), MOJE:- VASTRAL, TA:- VATVA, DIST:- AHMEDABAD

LAY OUT	SCALE: 1 CM. = 2 MT.
ZONE :- RESIDENTIAL - II & RAH	USE - RESIDENCE + COMMERCIAL
AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 116+122	2549.00
REQ. COMMON PLOT @ 10%	254.90
PROV. COMMON PLOT AREA	256.33
AREA TABLE	SQ.MTS.
PLOT AREA	2549.00
PERMI. F.S.I. :- (1:80 X 2549.00)	4588.20
CHARGEABLE F.S.I. :- (0.90 X 2549.00)	2294.10
MAX. PERMI. F.S.I. (4588.20-2294.10)	6882.30
TOTAL UTILIZED F.S.I.	6859.77
CHARGEABLE F.S.I.	2271.57

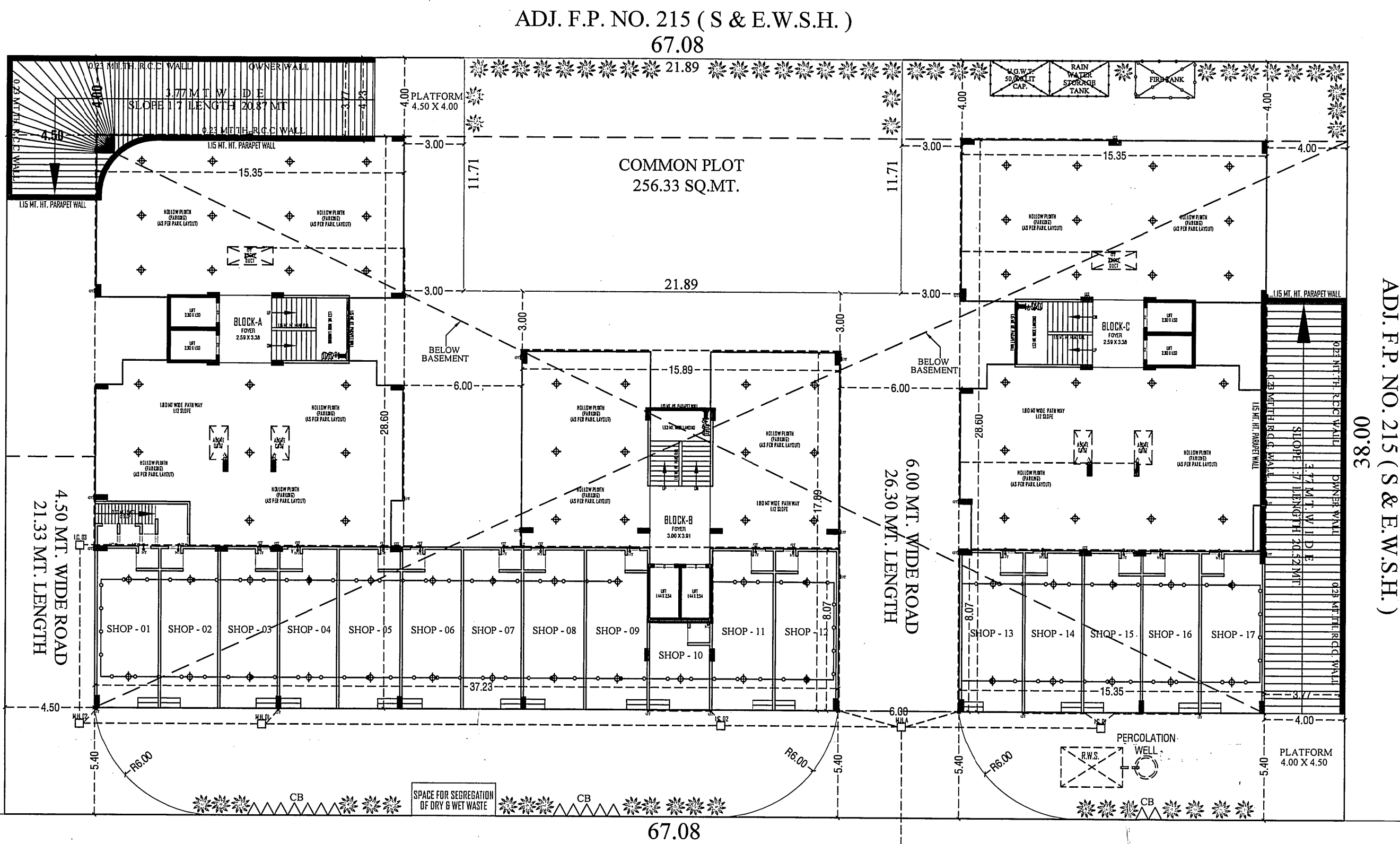
COLOUR NOTES:-	
F. P. BOUNDARY	ROAD
PROP. WORK	PERCOLATION WELL
PROP. DRAIN-LINE	COM. BIN
COMMON PLOT	TREE
BASEMENT LINE	SPRINKLER

OWNER:-
KIRAN N. PATEL
411, Platinum Plaza, Nikol, A'tad.
AMC LIC NO. ER074820420R1
AMC LIC NO. CV0520100422R1
AMC LIC NO. SD0455260120

ENGINEER:-
VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC NO. SD 0342181020R1
402, Main Road
Nr. Mansi Cross Road,
Above Karnavati Pagarkha Bazar,
Vastarpur, Ahmedabad-380 015.

DEVELOPER:-
VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC NO. SD 0342181020R1
402, Main Road
Nr. Mansi Cross Road,
Above Karnavati Pagarkha Bazar,
Vastarpur, Ahmedabad-380 015.

STR. ENGINEER:-
VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC NO. SD 0342181020R1
402, Main Road
Nr. Mansi Cross Road,
Above Karnavati Pagarkha Bazar,
Vastarpur, Ahmedabad-380 015.



15.00 MT. WIDE T.P.S. ROAD

LAY - OUT PLAN

[SCALE :- 1.00 CM. = 2.00 MT.]

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No. 2237
TDO, BPSF, AMC

નકલો વિતરણ અને સંબંધી પ્રશ્નોનું સમાધાન થયેલ છે.
પ્રસ્થાવના/સમજૂતી નં-45-44-44 ના ત્રણ સહયોગી યોજનામાં
વધતી નોંધ રજૂ કરવામાં આવેલી યોજનામાં ઉપર વિધાન દર્શાવેલ છે.
સંબંધી પ્રશ્નોનો માર્ગ.

RESPONSIBILITY (G.O.D.C.R.-2017 LIC. NO. 43444444)
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT,
PLAN APPROVED AS PER TERMS AND CONDITIONS MENTIONED IN
THE COMMERCIAL CERTIFICATE
Raja Chitli Number : 02755040919/2001/0001
Date : 21/11/2019
T.D. Sub Inspector (B.P.S.P.)
T.D. Inspector (B.P.S.P.)
Ahmedabad Municipal Corporation
Zone: EAST