

PLAN SHOWING PROPOSED AFFORDABLE HOUSING
RESIDENCE BUILDING ON F.P. NO. :- 141, [SUR. NO. :- 479/1,
O.P. NO. :- 141] OF T.P.S. NO. :- 409/B (ZUNDAL) (DRAFT)
MOJE.- ZUNDAL, TA. :- GANDHINAGAR, DIST. :- GANDHINAGAR

SCALE:- 1.00 CM = 1.00 MT. BLOCK:- A

ZONE:- GENERAL AGRICULTURAL - A1 & R.A.H.

USE:- RESIDENCE

SCHEDULE OF DOOR & WINDOW		R.C.C. STAIR DETAILS	
ALL WINDOW PROTECTED BY SAFETY GRILL		WINDOW / VENT	
DOOR	WINDOW / VENT	WIDTH	2.00 MT.
D = 1.00 X 2.13	W = 1.83 X 1.71	TREAD	0.30 MT.
D1 = 0.92 X 2.13	W1 = 1.10 X 1.96	RISER	0.16 MT.
D2 = 0.78 X 2.13	V = 0.01 X 0.81	GAP BETWEEN	0.15 MT.
SD = 3.05 X 2.63	G = OPEN GAP	BALUSTER	

COLOUR NOTE:	RERA CALCULATION COLOUR NOTE:
PROP. WORK	WASH & BALCONY
PROP. DRAINAGE	NET CARPET AREA LINE (RERA)
	EXTERNAL BOUNDARY LINE

LIFT DETAIL
MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

FOR KADAMB BUILDCON
PARTNER
Jashwanth B.D.

OWNER:-
KIRAN N. PATEL
AUDA LIC No. AUDA/ENG/886
AUDA LIC No. : 1114CW1607251026
411, Platinum Plaza, Opp. Rajhans
Cinemas, Nikol, Ahmedabad.
KIRAN N. PATEL
AUDA LIC No. AUDA/ENG/886
AUDA LIC No. : 1114CW1607251026
411, Platinum Plaza, Opp. Rajhans
Cinemas, Nikol, Ahmedabad.

ENGINEER:-
HARESH JAYANTILAL BABARIYA
AUDA LIC. No. AUDA/DEV/01080
Nakshatra Bunglows,
B/H, Vrundavan Party Plot,
Opp. Kesh Villa, M.G. Road,
Nikol, Ahmedabad-382355
VIREN D. PAREKH
STRUCTURAL ENGINEER
Reg. No. AUDA/SE/1269
402, Manish Arcade,
Above Karmaveer Pagarani Bazar,
Vastapur, Ahmedabad-380 016.

DEVELOPER:-
STR. ENGINEER:-

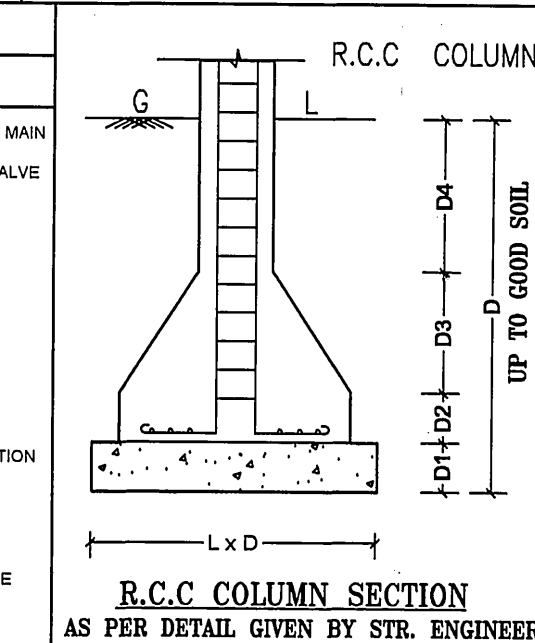
Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM. 626/150/2016-409/B/09/2021
Dated.....11/12/2021
17487

NOTE APPROVED BY
MUNICIPAL COMMISSIONER

AUTHORITY:-
Junior Town Planner
Gandhinagar Municipal Corporation

- GENERAL NOTES :-
- It is certified that plot under reference is surveyed by me and the dimensions of all sides of plot and plot area as shown in plan are measured by electronic survey and in accordance with owner's / revenue record.
 - Engineer is fully responsible for leaving open space and margins.
 - The depth and position of existing municipal mainline is verified by on site and premises and no drainage connection.
 - It is certified that according to CGOFR 2017 all all requirements of the building are checked and necessary actions are taken.
 - It is certified that according to the clause no. 4.4.3 of the CGOFR 2017, the structure of the building is designed as per the norms of the Indian standards.
 - Design of staircase and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGOFR 2017.
 - Pavementing ramp is provided as per the provision of the clause no. 13.1.14 of CGOFR 2017.
 - Water tank is provided as per the provision of the clause no. 13.6 of CGOFR 2017.
 - Water tank for fire safety requirement provided as per the clause no. 13.11 of CGOFR 2017.
 - Electrical infrastructure shall be provided as per the clause no. 13.11 of CGOFR 2017.
 - Drinking water facility for disabled persons is provided as per the clause no. 13.6.2 of CGOFR 2017.
 - Drainage facility is provided as per the clause no. 13.10 of CGOFR 2017.
 - Signages of the parking place is to be provided as per the clause no. 13.7 of the CGOFR 2017.
 - Entrance of the building is provided as per the clause no. 13.1.3 of CGOFR 2017.
 - The structure of the building is as per the norms of the specified in the Indian standards and the necessary action for the structural safety during the construction.
 - Rain water storage tank and rain water harvesting system is provided as per the clause no. 17.2 of CGOFR 2017.
 - Community bin provided as per the provision of the clause no. 17.2.4, 17.2.5 of CGOFR 2017.
 - Tree plantation is provided as per the clause no. 17.4 of CGOFR 2017.
 - Fire safety system is provided as per chapter no. 14.4 of CGOFR 2017.
 - Fire safety provisions shall be made as per the fire prevention and the safety measures regulation-2016 and fire prevention and the safety measures act-2015.
 - Maintenance and operation of building is as per chapter no. 18 of CGOFR 2017.
 - Marital space & cellar side shall have load bearing capacity of 6000 tonnes per square meter shall be provided as per chapter no. 14 of CGOFR 2017 and fire prevention and the safety act-2016.
 - Roof top solar energy installation & generation shall be provided as per clause no. 17.6 of CGOFR 2017.
 - The glazed surface area of the external facade shall be non reflective and provided upto max. of 50% of the total surface area of each facade with the provision of safety railing upto all level as per no. 13.13 of a.p.c.r.-2017.
 - Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. 4470/66/04, 2016/PC-10018/008-1, Dt. 21/07/2016 Regarding Fire Regulation-2016.

SR.	SYMBOL	DESCRIPTION
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		FIRE AID HOSE REEL
8		DCP & CO-2
9		TWO WAY BIASER CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLER



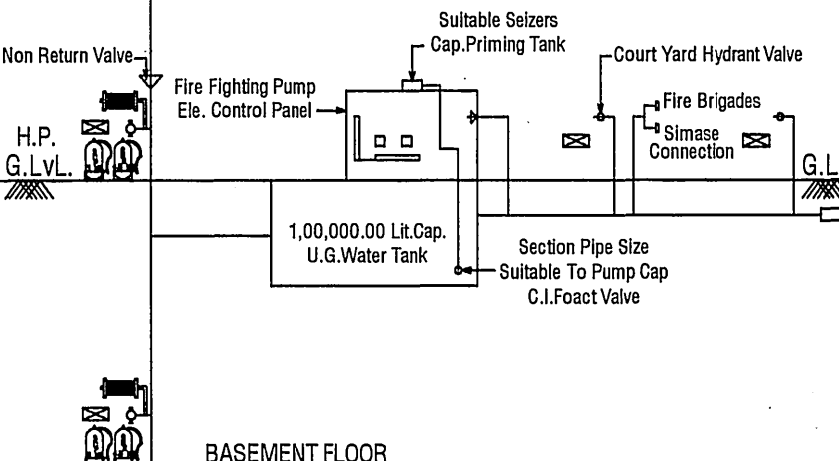
પાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
ઉપયોગ શરૂ કરતા પહેલા નિયમોનુસર
અથવા મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજીયાત છે.

The Permission is valid only till, the
DP/TPS remains unaltered and further
that the permission shall and
revoked as soon as there is change
in DP/TPS with reference to the land.

Final plan boundary and
allotment of final plot is
subjected to variation by
Town planning officer.

Owner is fully responsible
for open marginal space
and road the proton

FRONT ELEVATION



BASEMENT FLOOR

SECTION 'A-A'

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SCALE: 1.00 CM = 1.00 MT. BLOCK :- B ZONE :- GENERAL AGRICULTURAL - A1 & R.A.H. USE: RESIDENCE

B. AREA TABLE

PROF. B. AREA ON GROUND FLOOR	SQ. MTS.
PROF. B. AREA ON 1ST FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 2ND FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 3RD FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 4TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 5TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 6TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 7TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 8TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 9TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 10TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 11TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 12TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 13TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON 14TH FLOOR	428.35 SQ. MTS.
PROF. B. AREA ON STAIR CABIN	50.41 SQ. MTS.
PROF. B. AREA TOTAL	4187.79 SQ. MTS.

F.S.I. AREA TABLE		SQ. MTS.
F.S.I. ON 1 ST FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 2ND FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 3RD FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 4TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 5TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 6TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 7TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 8TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 9TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 10TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 11TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 12TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 13TH FLOOR		= 350.84 SQ. MTS.
F.S.I. ON 14TH FLOOR		= 350.84 SQ. MTS.
TOTAL F.S.I. AREA		= 5037.76 SQ. MTS.

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW	AREA
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
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92	92	92
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96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

COLOUR NOTE

PROF. WORK	WASH & BALCONY
PROF. DRAINAGE	NET CARPET AREA LINE (RERA)
	EXTERNAL BOUNDARY LINE

LIFT DETAIL
MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.80 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

FOR KADAMB BUILDING
PARTNER
KIRAN N. PATEL
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AUDA LIC No. 11140001601250028
411, Platinum Plaza, Opp. Rajhans
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ENGINEER:-
HARESH AWANTAL BARNAY
AUDA LIC No. AUDAENG0888
AUDA LIC No. 11140001601250028
Nakshatra Bungalow,
Bldg. Vindhyashri, Plot No. 1,
Opp. Keshi Villa, M.G. Road,
Noida, Ahmedabad-201301.

DEVELOPER:-
STR. ENGINEER:-

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
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No. PRM/Gen/150/2016-409/01/09/2021
Dated: 11/11/2021

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The permission is valid only till the
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in DPPS with reference to the land.

Noted: 11/11/2021

Noted APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

Authority:-

PROP. B. AREA CALC. TYPICAL FLOOR:-
(G.F. TO 14TH FL.)
(1) 22.37 X 22.18 X 1 = 496.17 SQ. MT.
TOTAL = 496.17 SQ. MT.
LESS:-
(1) 3.05 X 0.60 X 4 = 07.32
(2) 3.21 X 6.89 X 2 = 44.23
(3) 3.21 X 4.15 X 1 = 13.32
(4) 0.71 X 4.15 X 1 = 02.95
TOTAL = 67.82 SQ. MT.
NET B-UP AREA TYPICAL FLOOR:-
(G.F. TO 14TH FL.) = 428.35 SQ. MT.

PROP. B. AREA CALC. ON STAIR CABIN:-
(1) 12.02 X 4.61 X 1 = 55.41 SQ. MT.
(2) 04.00 X 1.00 X 1 = 04.00 SQ. MT.
TOTAL = 59.41 SQ. MT.
NET B-UP AREA ON STAIR CABIN:-
TOTAL = 59.41 SQ. MT.

PROP. B-UP AREA CALCULATION ON
LIFT MACHINE ROOM & O.H.W.T.:-
(1) 4.23 X 4.61 X 1 = 19.50 SQ. MT.
(2) 4.81 X 4.61 X 1 = 22.17 SQ. MT.
TOTAL = 41.67 SQ. MT.
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TOTAL = 41.67 SQ. MT.
NET B-UP AREA ON
LIFT MACHINE ROOM & O.H.W.T.:-
TOTAL = 41.67 SQ. MT.

PROP. B-UP AREA CALCULATION ON
LIFT MACHINE ROOM & O.H.W.T.:-
(1) 4.23 X 4.61 X 1 = 19.50 SQ. MT.
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TOTAL = 41.67 SQ. MT.

PROP. B. AREA CALC. TYPICAL FLOOR:-
(G.F. TO 14TH FL.)
(1) 22.37 X 22.18 X 1 = 496.17 SQ. MT.
TOTAL = 496.17 SQ. MT.
LESS:-
(1) 3.05 X 0.60 X 4 = 07.32
(2) 3.21 X 6.89 X 2 = 44.23
(3) 3.21 X 4.15 X 1 = 13.32
(4) 0.71 X 4.15 X 1 = 02.95
TOTAL = 67.82 SQ. MT.
NET B-UP AREA TYPICAL FLOOR:-
(G.F. TO 14TH FL.) = 428.35 SQ. MT.

PROP. B. AREA CALC. ON STAIR CABIN:-
(1) 12.02 X 4.61 X 1 = 55.41 SQ. MT.
(2) 04.00 X 1.00 X 1 = 04.00 SQ. MT.
TOTAL = 59.41 SQ. MT.
NET B-UP AREA ON STAIR CABIN:-
TOTAL = 59.41 SQ. MT.

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PROP. B-UP AREA CALCULATION ON
LIFT MACHINE ROOM & O.H.W.T.:-
(1) 4.23

Final plan boundary and
allotment of final plot
subjected to variation
Town planning officer.