Sub-Station

CASE NO. :
PERMI.NO. :
SHEET NO. : 1 / 11
DATE. :

REVISE PLAN SHOWING THE PROP. AFFORDABLE HOUSING BUILDING ON SUB PLOT NO. 2/2/1 OF F.P. NO.- 26+27 OF REVENUE SURVEY NO. 502/A/1/25, 502/A/1/26 AND 502/A/1/29 PAIKI, OF D.T.P.S.- 83 (vejalpur-gyaspur-maktampur) AT.:- VEJALPUR , TA.- VEJALPUR (LAY-OUT PLAN) DIST. - AHMEDABAD.

SCALE -: 1 CM = 2.0 MTS.
USE -: RESIDENCE-1 (R.A.H.)
ZONE : RESIDENCE-1
(REVISED BLOCK - A & BLOCK - B)

AREA TABLE IN SQ.MTS. BLOCK - A , B & C

	APPROVED (OLD)	PROPOSED (NEW)
PLOT AREA OF F.P. NO. 26+27	35921.00	35921.00
PLOT AREA OF F.P. NO. 26+27, SUB PLOT NO. 2/2/1	6349.52	6349.52
REQD. C.P. @ 8 %	507.96	507.96
PROP. C.P.	508.57	508.57
REQD. THICK PLANTATION @ 6%	380.97	380.97
PROP. THICK PLANTATION	392.49	392.49
PROP. BUILT-UP AREA ON GF + SEC. CABIN + S.S.	2710.62	2821.25
PERM. F.S.I. @ 1.8 OF 6349.52	11429.14	11429.14
PROP. F.S.I.	11912.56	17061.72
PERM. CHARGEABLE F.S.I. @ 6349.52 X 0.9	5714.57	5714.57
CHARGEABLE F.S.I. (PROP. - PERM.)	483.42	5632.58

COMMON PLOT AREA CALCULATION :

C.P. 1 27.67 X 18.38 = 508.57 SQ.MT.
TOTAL = 508.57 SQ.MT.
REQUIRED COMMON PLOT AREA = 507.96 SQ.MT.
PROPOSED COMMON PLOT AREA = 508.57 SQ.MT.

PROP. THICK PLANTATION : @ 6 %

(69.45+69.72)/2X2 = 139.17 SQ.MT.
(10.56+12.94)/2X19.48 = 228.89 SQ.MT.
(1.98+5.13)/2X24.89 = 88.48 SQ.MT.
LESS SUB-STATION = 40.13 SQ.MT.
6.62 X 2.0 = 13.24 SQ.MT.
TOTAL = 403.17 SQ.MT.
REQUIRED AREA = 380.97 SQ.MT.
PROPOSED AREA = 403.17 SQ.MT.

NOTE:-

- ENGINEER IS FULLY RESPONSIBLEFOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PERMISES GATES DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO DRAFT GDR 2013 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 -2021, THE STRUCTURE OF THE BUILDING IS DESIGN ASPER 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 GDCR -2021
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.23.1.5 OF GDCR -2021
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.23.12 AND 24.7 OF GDCR -2021
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.23.6 OF GDCR -2021
- SEPARATELETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO.24 OF GDCR -2021
- 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 -2021
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.23.1.7 OFGDCR -2021
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF GDCR -2021
  THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NACESSARY ACTION FOR THE STRUCTURAL 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 -2021
- GREY WATER RECYCLING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.27.4 OF GDCR -2021
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.27.5 OF DRAFT GDR.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.27.6 OF THE GDCR -2021
- POLLUCTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.28 OF GDCR -2021
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO.24 OF GDCR -2021
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.29 OF GDCR -2021

NOTE : The Carpet area mentioned in the plan confirms to the Carpet area as defined under Section 2 (k) of the Real Estate (Regulation and Development) Act,2016 (No. 16 of 2016) - RERA

NOTE : The plan is in confirmation with area of plot of land, Built-Up area of the residential unit and other provisions of Section 80-IBA of Income Tax Act 1961 (inserted by Finance Act 2016 as modified by Finance Act 2017)

COMMUNITY BIN :-

NO. OF UNITS = 313 NOS.
reqd. 8 units-1 no. OF 80 Litres
313 / 8 = 39.13
REQUIRED = 40 NOS.
PROVIDED = 40 NOS. OF 80 LITS. CAPACITY

TREE PLANTATION.

PLOT AREA 6349.52/ 200 X 3 = 95.24 NOS.
REQ. : 96 NOS.
PROVI. : 96 NOS

PERCOLATING WELL

PLOT AREA 6349.52/4000 = 1.59 NOS.
REQ. : 2 NOS.
PROVI. : 2 NOS

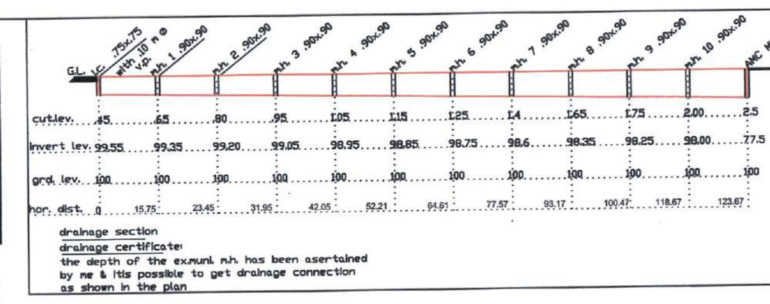
COLOUR NOTE :

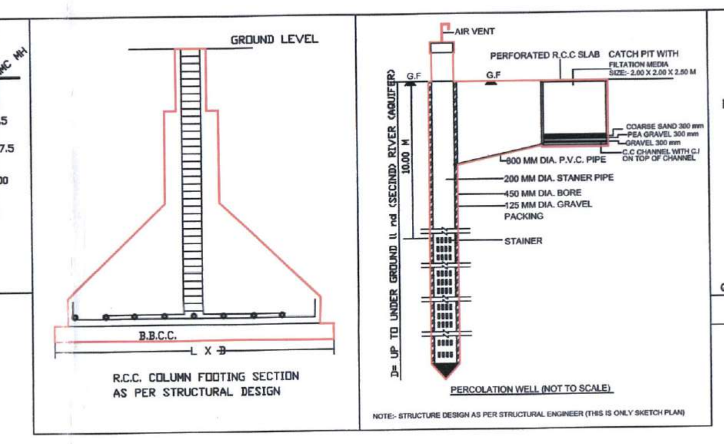
- PLOT BOUNDARY
- PROPOSED WORK
- C.P. / ROAD
- DRAINAGE LINE
- APPROVED WORK

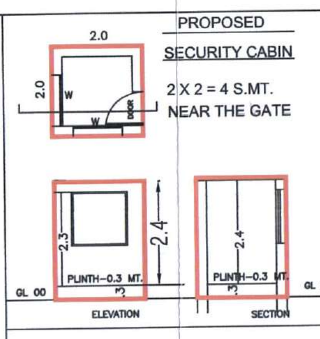
1	PLOT AREA	6349.52
2	PERMISSIBLE F.S.I.	11429.14
3	PERMISSIBLE CHARGEABLE F.S.I.	5714.57
4	MAX. PERMISSIBLE F.S.I. (2+3)	17143.70
5	TOTAL UTILIZED F.S.I.	17061.72
6	UTILIZED CHARGEABLE F.S.I. (5-2)	5632.58

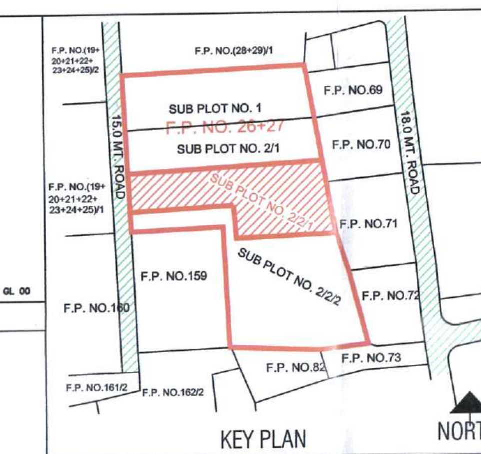
SR. NO.	DWELLING UNIT TYPE	NO. OF UNITS	USED F.S.I.	% USED F.S.I.	CHARGEABLE F.S.I.
1	UP TO 50 S.MT.	72	3375.18	19.78	1114.25
2	MORE THEN 50 AND UP TO 66 S.MT.	241	13686.54	80.22	4518.33
3	MORE THEN 66 AND UP TO 80 S.MT.	0	0	0.00	0.00
TOTAL =	17061.72	313	17061.72	100.00	5632.58

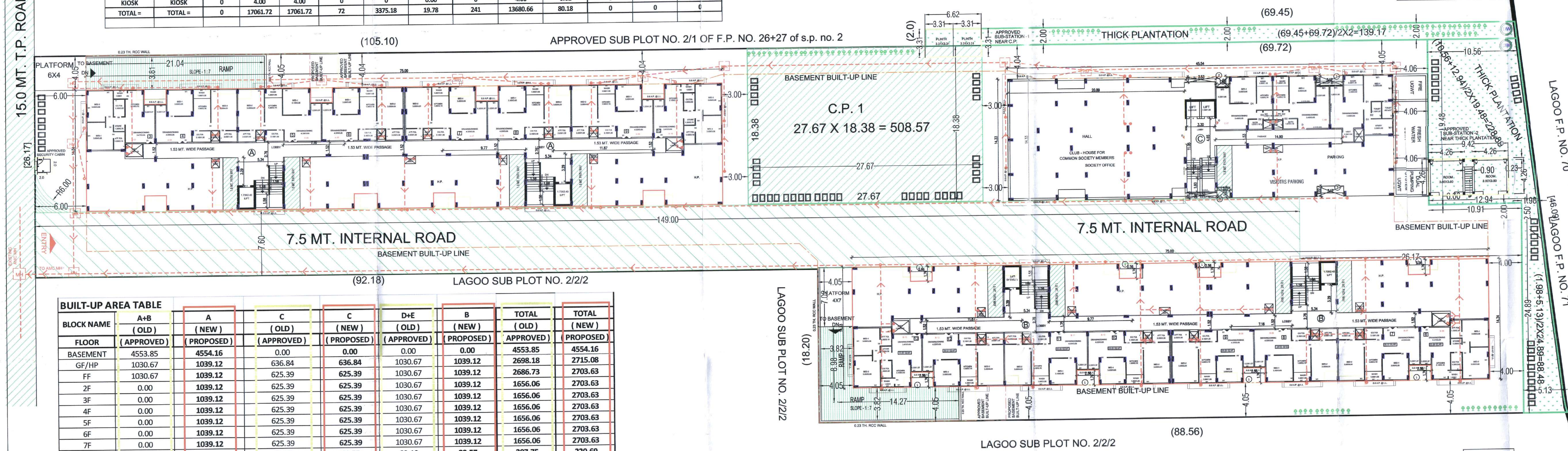
BLOCK (OLD)	BLOCK (NEW)	CONSUMED F.S.I. COMM.	RES.	TOTAL	RES. UNITS UP TO 50 S.MT. NO. OF UNITS	F.S.I. AREA	% USED F.S.I.	RES. UNITS MORE THAN 50 UP TO 66 S.MT. NO. OF UNITS	F.S.I. AREA	% USED F.S.I.	RES. UNITS MORE THAN 66 UP TO 80 S.MT. NO. OF UNITS	F.S.I. AREA	% USED F.S.I.
A + B	A	0	6456.70	6456.70	0	0	0.00	113	6456.70	37.84	0	0	0
C	C	0	4144.32	4144.32	72	3375.18	19.78	15	769.14	4.51	0	0	0
D + E	B	0	6456.70	6456.70	0	0.00	0.00	113	6450.82	37.81	0	0	0
KIOSK	KIOSK	0	4.00	4.00	0	0	0.00	0	4.00	0.02	0	0	0
TOTAL =	TOTAL =	0	17061.72	17061.72	72	3375.18	19.78	241	13680.66	80.18	0	0	0











SITE PLAN

BUILT-UP AREA TABLE

BLOCK NAME	A+B	A	C	C	D+E	B	TOTAL	TOTAL
	(OLD)	(NEW)	(OLD)	(NEW)	(OLD)	(NEW)	(OLD)	(NEW)
FLOOR	(APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)
BASEMENT	4553.85	4554.16	0.00	0.00	0.00	0.00	4553.85	4554.16
GF/HP	1030.67	1039.12	636.84	636.84	1030.67	1039.12	2698.18	2715.08
FF	1030.67	1039.12	625.39	625.39	1030.67	1039.12	2686.73	2703.63
2F	0.00	1039.12	625.39	625.39	1030.67	1039.12	1656.06	2703.63
3F	0.00	1039.12	625.39	625.39	1030.67	1039.12	1656.06	2703.63
4F	0.00	1039.12	625.39	625.39	1030.67	1039.12	1656.06	2703.63
5F	0.00	1039.12	625.39	625.39	1030.67	1039.12	1656.06	2703.63
6F	0.00	1039.12	625.39	625.39	1030.67	1039.12	1656.06	2703.63
7F	0.00	1039.12	625.39	625.39	1030.67	1039.12	1656.06	2703.63
CABIN	83.10	89.57	41.55	41.55	83.10	89.57	207.75	220.69
M.ROOM	83.10	58.05	41.55	29.10	83.10	58.05	207.75	145.20
TOTAL	6781.39	13014.74	5097.67	5085.22	8411.56	8460.58	20290.62	26560.54
						SEC. CABIN	4.00	4.00
						SUBSTATION	102.17	102.17
						TOTAL =	20396.79	26666.71

NO. OF RESIDENCIAL UNITS TABLE

BLOCK NAME	A+B	A	C	C	D+E	B	TOTAL	TOTAL
	(OLD)	(NEW)	(OLD)	(NEW)	(OLD)	(NEW)	(OLD)	(NEW)
FLOOR	APPROVED)	(PROPOSED)	APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)
USE	RES.	RES.	RES. + CLUB HOUSE	RES.	RES.	RES.	RES.	RES.
GF/HP	5 + 5	8	3	3	5 + 5	8	23	19
FF	10 + 10	15	12	12	10 + 10	15	52	42
2F	0	15	12	12	10 + 10	15	32	42
3F	0	15	12	12	10 + 10	15	32	42
4F	0	15	12	12	10 + 10	15	32	42
5F	0	15	12	12	10 + 10	15	32	42
6F	0	15	12	12	10 + 10	15	32	42
7F	0	15	12	12	10 + 10	15	32	42
TOTAL	15 + 15	113	87	87	75 + 75	113	267	313

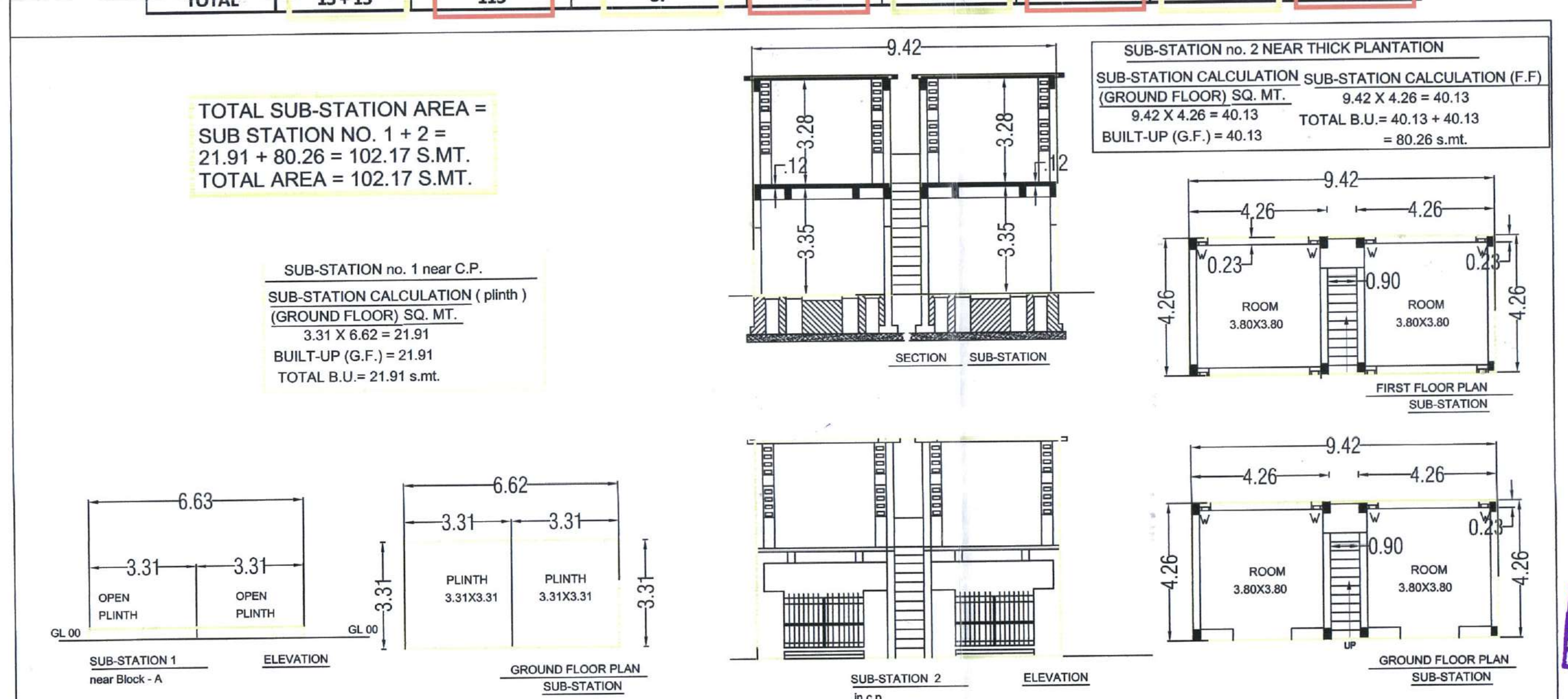
F.S.I. AREA TABLE

BLOCK NAME	A+B	A	C	C	D+E	B	TOTAL	TOTAL
	(OLD)	(NEW)	(OLD)	(NEW)	(OLD)	(NEW)	(OLD)	(NEW)
FLOOR	(APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)	(APPROVED)	(PROPOSED)
GF / HP	443.26	462.32	431.46	431.66	443.26	462.32	1317.98	1356.30
FF	860.44	856.34	529.58	530.38	860.44	856.34	2250.46	2243.06
2F	0.00	856.34	529.58	530.38	860.44	856.34	1390.02	2243.06
3F	0.00	856.34	529.58	530.38	860.44	856.34	1390.02	2243.06
4F	0.00	856.34	529.58	530.38	860.44	856.34	1390.02	2243.06
5F	0.00	856.34	529.58	530.38	860.44	856.34	1390.02	2243.06
6F	0.00	856.34	529.58	530.38	860.44	856.34	1390.02	2243.06
7F	0.00	856.34	529.58	530.38	860.44	856.34	1390.02	2243.06
TOTAL	1303.70	6456.70	4138.52	4144.32	6466.34	6456.70	11908.56	17057.72
						SEC. CABIN	4.00	4.00
						TOTAL =	11912.56	17061.72

TOTAL SUB-STATION AREA =
SUB STATION NO. 1 + 2 =
21.91 + 80.26 = 102.17 S.MT.
TOTAL AREA = 102.17 S.MT.

SUB-STATION no. 1 near C.P.
SUB-STATION CALCULATION (plinth)
(GROUND FLOOR) SQ. MT.
3.31 X 6.62 = 21.91
BUILT-UP (G.F.) = 21.91
TOTAL B.U.= 21.91 s.mt.

SUB-STATION no. 2 NEAR THICK PLANTATION
SUB-STATION CALCULATION (GROUND FLOOR) SQ. MT.
9.42 X 4.26 = 40.13
BUILT-UP (G.F.) = 40.13
SUB-STATION CALCULATION (F.F)
9.42 X 4.26 = 40.13
TOTAL B.U.= 40.13 + 40.13 = 80.26 s.mt.



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TDO, BPSP, AMC

SANIDHYA CO.OP. HO. SOC. LTD. CHAIRMAN/SECRETARY OWNER	ASIT NATVARLAL SOMANI Bakeri Projects Pvt. Ltd. Sanskrut, 1st floor, Nr. Old High-court, Ashram Road, Ahmedabad - 09 AMC DEV - 885290122 DEVELOPER
BHARGAV D. PATEL B-702, SETU VARTICA, B/H. VODAFONE TOWER, S.G. HIGHWAY, GOTA Ahmedabad - 382 481 AMC SD - 0486041120 STR. DESIGNER	ABHAY S. DAVE Sanskrut, 1st floor, Nr. Old High-court, Ashram Road, Ahmedabad - 09 AMC CW - 0404200418 R C.O.W.
	MANAN R. SHAH Bakeri Urban Dev. Pvt. Ltd. Sanskrut, 1st floor, Nr. Old High-court, Ashram Road, Ahmedabad - 09 AMC ER - 1158070222 ENGINEER

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LIABILITY (G.D.C.R.-3.6):- 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. : BLNT/NWZ/190717/GDR/A8861/R0/M1
Zone: NEW WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 9360/190717/A8861/R0/M1
Date : 22/09/17

Sub Inspector (Civic Center)
Asst. T.D.O./Asst. E.O. (Civic Center)
CHAITANYA J. SHAH (I/C) Dy T.D.O. NEW WEST
D.A. Shah Dy MC NEW WEST

AUTHORITY