PLAN SHOWING PROPOSED RESIDENTIAL AFFORDABLE BUILDING ON F.P. NO. :- 241, OF T.P.S. NO. :- 3 (BOPAL), MOJE:- BOPAL, TA. :- DASKROI DIST:- AHMEDABAD,

ZONE : RESIDENTIAL - II (OVERLAY ZONE RAH & TOZ)

USE : RESIDENTIAL AFFORDABLE HOUSING - (RAH)

SCALE :- 1.00 CM = 2.00 Mt.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ ... કરાવેલ છે.
આસીસ્ટંટ / ક્લાર્ક

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 ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- 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 CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 9.5.3 OF THE CGDCR 2017, 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. 21.1.12 AND 21.1.14 AND 22.6 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.5 OF CGDCR2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 22.21 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.13 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 21.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGDCR 2017.
- THE STRUCTUE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR 2017.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 22 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2013
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 22.3 OF CGDCR 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UPTO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UPTO SILL LEVEL AS PER GDCR CL. NO. 21.15.

RESPONSIBILTY (C.G.D.C.R.- 2017 C.L. NO. 3.3,3.4 & 3.5) :-

APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT , DOCUMENTS , STRUCTURAL REPORT , STRUCTURAL DRAWING , PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER , ENGINEER , ARCHITECT , CLERK OF WORK/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 (C.G.D.C.R.- 2017 C.L. NO 2.3.1) :-

NOT WITH STANDING 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.

FLOOR AREA & TENAMENT TABLE

FLOOR	USE	FLAT / UNIT	FLOOR AREA (SQ. MTS)
GROUND	AMENITIES / PARKING	----	----
FIRST FLOOR	RESIDENCE	10	377.85
SECOND FLOOR	RESIDENCE	10	477.70
THIRD FLOOR	RESIDENCE	10	477.70
FOURTH FLOOR	RESIDENCE	10	477.70
FIFTH FLOOR	RESIDENCE	10	477.70
SIXTH FLOOR	RESIDENCE	10	477.70
SEVENTH FLOOR	RESIDENCE	10	477.70
TOTAL	AMENITIES + PARKING + RESIDENCE	70	3721.55

PARKING AREA TABLE (RESIDENCE)

(1)TOTAL UTILIZED F.S.I AREA ON RESIDENCE = 3721.55 SQ. MT.
(2)REQ PARKING AREA @ 10 % (3721.55) = 372.16 SQ. MT.
(3)ADDITIONAL 10% VISITORS PARKING AREA = 37.22 SQ. MT.
OF REQUIRED PARKING AREA = 10 % (394.74) = 409.38 SQ. MT.

VEHICAL	REQ AREA	PROVI. PARKING AREA
CAR PARKING AREA @ 50 %	186.08	(E) 9.13 X 4.72 / 2 = 21.55 SQ. MTS. 4.72 X 9.14 / 2 = 21.57 SQ. MTS. 15.25 X 9.14 / 2 = 69.69 SQ. MTS. 15.60 X 8.96 / 2 = 69.89 SQ. MTS. 3.53 X 3.00 / 2 = 5.30 SQ. MTS. 3.64 X 3.00 / 2 = 5.46 SQ. MTS. 3.00 X 13.66 / 2 = 20.49 SQ. MTS. 3.53 X 13.67 / 2 = 24.13 SQ. MTS. (F) 3.70 X 13.66 = 50.54 SQ. MTS. TOTAL = 288.62 SQ. MTS.
OTHER PARKING AREA @ 40 %	148.86	(A) 1.00 X 4.27 X 2 = 8.54 SQ. MTS. 7.33 X 5.70 X 2 = 83.56 SQ. MTS. 2.86 X 3.99 X 2 = 22.82 SQ. MTS. (D) 8.40 + 3.07 / 2 X 12.00 = 68.82 SQ. MTS. TOTAL = 183.74 SQ. MTS.
VISITOR'S PARKING AREA @ 10 %	37.22	(B) 5.75 X 4.90 X 2 = 56.35 SQ. MTS.
372.16 X 10 % ADD. VISITORS PARKING	37.22	(C) 8.33 X 5.70 X 1 = 47.48 SQ. MTS.
TOTAL	409.38	576.19 SQ. MTS.

KEY PLAN
SCALE: 1CM. = 20.00 M.

COMMON PLOT AREA CALCULATION:-
7.38 + 7.49 / 2 X 32.87 = 244.39

B. AREA TABLE (PER UNIT)

FLOOR	TYPE	FLAT NO.	B. AREA	TOTAL
FIFTH	A	501	47.77	477.70
	A	502	47.77	
	A	503	47.77	
	A	504	47.77	
	A	505	47.77	
	A	506	47.77	
	A	507	47.77	
	A	508	47.77	
	A	509	47.77	
	A	510	47.77	
SIXTH	A	601	47.77	477.70
	A	602	47.77	
	A	603	47.77	
	A	604	47.77	
	A	605	47.77	
	A	606	47.77	
	A	607	47.77	
	A	608	47.77	
	A	609	47.77	
	A	610	47.77	
SEVENTH	A	701	47.77	477.70
	A	702	47.77	
	A	703	47.77	
	A	704	47.77	
	A	705	47.77	
	A	706	47.77	
	A	707	47.77	
	A	708	47.77	
	A	709	47.77	
	A	710	47.77	
TOTAL				3721.55

B. AREA TABLE (PER UNIT)

FLOOR	TYPE	FLAT NO.	B. AREA	TOTAL
GROUND		AMENITIES	377.65	377.65
FIRST	A	101	47.77	477.70
	A	102	47.77	
	A	103	47.77	
	A	104	47.77	
	A	105	47.77	
	A	106	47.77	
	A	107	47.77	
	A	108	47.77	
	A	109	47.77	
	A	110	47.77	
SECOND	A	201	47.77	477.70
	A	202	47.77	
	A	203	47.77	
	A	204	47.77	
	A	205	47.77	
	A	206	47.77	
	A	207	47.77	
	A	208	47.77	
	A	209	47.77	
	A	210	47.77	
THIRD	A	301	47.77	477.70
	A	302	47.77	
	A	303	47.77	
	A	304	47.77	
	A	305	47.77	
	A	306	47.77	
	A	307	47.77	
	A	308	47.77	
	A	309	47.77	
	A	310	47.77	
FOURTH	A	401	47.77	477.70
	A	402	47.77	
	A	403	47.77	
	A	404	47.77	
	A	405	47.77	
	A	406	47.77	
	A	407	47.77	
	A	408	47.77	
	A	409	47.77	
	A	410	47.77	

RERA CARPET AREA TABLE (IN SQMT)

FLAT NO.	RERA CARPET AREA
101,201,301,401,501,601,701	39.75
102,202,302,402,502,602,702	39.75
103,203,303,403,503,603,703	39.75
104,204,304,404,504,604,704	39.75
105,205,305,405,505,605,705	39.75
106,206,306,406,506,606,706	39.75
107,207,307,407,507,607,707	39.75
108,208,308,408,508,608,708	39.75
109,209,309,409,509,609,709	39.75
110,210,310,410,5101,610,710	39.75

AREA TABLE

	SQ. MTS.
PLOT AREA	2385.00 SQ. MTS.
REQUIRED COMMON PLOT AREA @ 10% (2385.00 X 0.10)	= 238.50 SQ. MTS.
PROVIDED COMMON PLOT AREA	= 244.39 SQ. MTS.
PROPOSED BUILT UP AREA ON GROUND FLOOR	= 806.14 SQ. MTS.

BUILT UP AREA TABLE

	SQ. MTS.
BUILT UP AREA ON GROUND FLOOR	= 806.14 SQ. MTS.
BUILT UP AREA ON FIRST FLOOR	= 758.14 SQ. MTS.
BUILT UP AREA ON SECOND FLOOR	= 758.14 SQ. MTS.
BUILT UP AREA ON THIRD FLOOR	= 758.14 SQ. MTS.
BUILT UP AREA ON FOURTH FLOOR	= 758.14 SQ. MTS.
BUILT UP AREA ON FIFTH FLOOR	= 758.14 SQ. MTS.
BUILT UP AREA ON SIXTH FLOOR	= 758.14 SQ. MTS.
BUILT UP AREA ON SEVENTH FLOOR	= 758.14 SQ. MTS.
BUILT UP AREA ON STAIR CABIN & STAIR	= 114.06 SQ. MTS.
BUILT UP AREA ON LIFT M. ROOM & O.H.W.T.	= 81.27 SQ. MTS.
TOTAL BUILT UP AREA	= 6308.45 SQ. MTS.

F.S.I. AREA TABLE

	SQ. MTS.
PLOT AREA	= 2385.00 SQ. MTS.
PERMI. F.S.I. AREA 1 : 1.8 (2385.00 X 1.2)	= 2862.00 SQ. MTS.
ADDITIONAL F.S.I. AREA 1 : 0.9 (2385.00 X 0.6)	= 1431.00 SQ. MTS.
TOTAL F.S.I. AREA 1 : 1.8 (2385.00 X 1.8)	= 4293.00 SQ. MTS.
F.S.I. AREA ON GROUND FLOOR	= 377.65 SQ. MTS.
F.S.I. AREA ON FIRST FLOOR	= 477.70 SQ. MTS.
F.S.I. AREA ON SECOND FLOOR	= 477.70 SQ. MTS.
F.S.I. AREA ON THIRD FLOOR	= 477.70 SQ. MTS.
F.S.I. AREA ON FOURTH FLOOR	= 477.70 SQ. MTS.
F.S.I. AREA ON FIFTH FLOOR	= 477.70 SQ. MTS.
F.S.I. AREA ON SIXTH FLOOR	= 477.70 SQ. MTS.
F.S.I. AREA ON SEVENTH FLOOR	= 477.70 SQ. MTS.
TOTAL UTILIZED F.S.I. AREA	= 3721.55 SQ. MTS.
CHARGEABLE F.S.I. AREA (3721.55 - 2862.00)	= 859.55 SQ. MTS.

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW	VENT
D1 = 1.01 X 2.13	W1 = 1.50 X 1.50	V1 = 0.45 X 0.61
D2 = 0.90 X 2.13	W2 = 0.60 X 1.37	
D3 = 0.75 X 2.13		

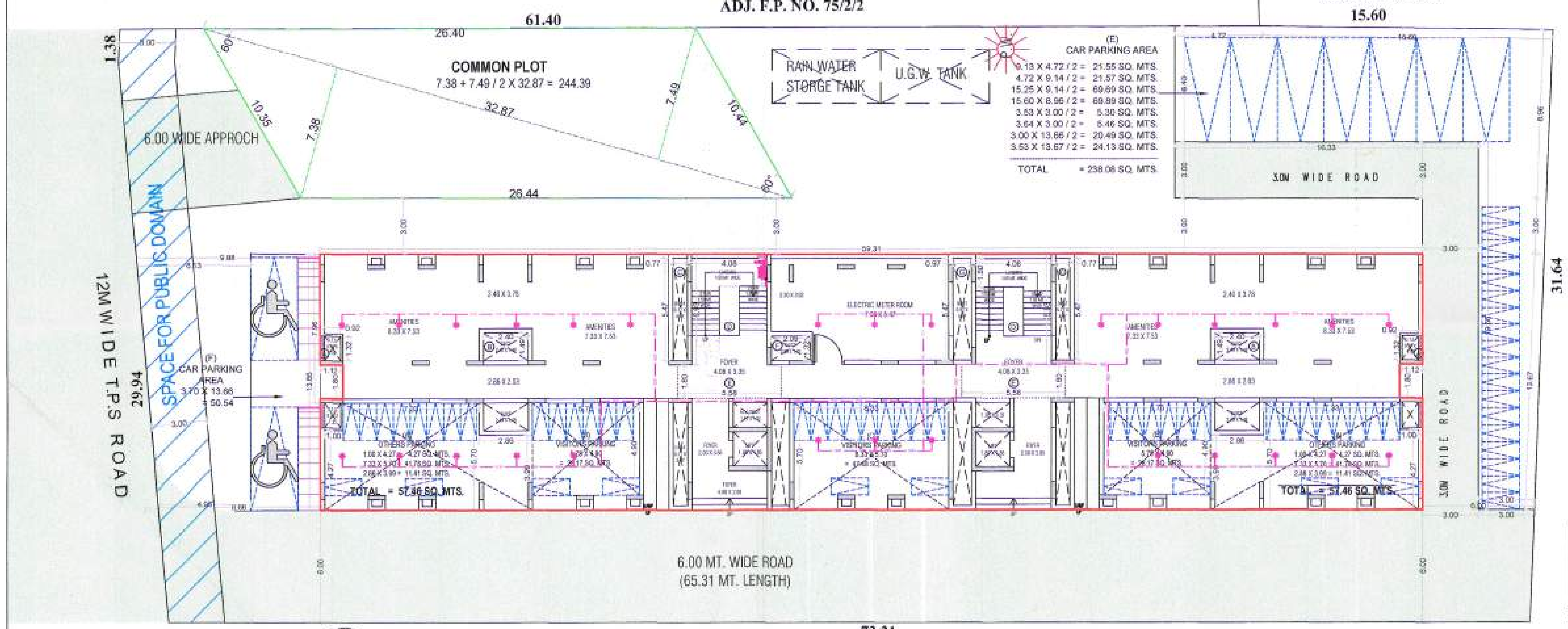
NOTE :- ALL WINDOWS ARE PROVIDED WITH SAFETY GRILL

R.C.C. STAIR DETAILS

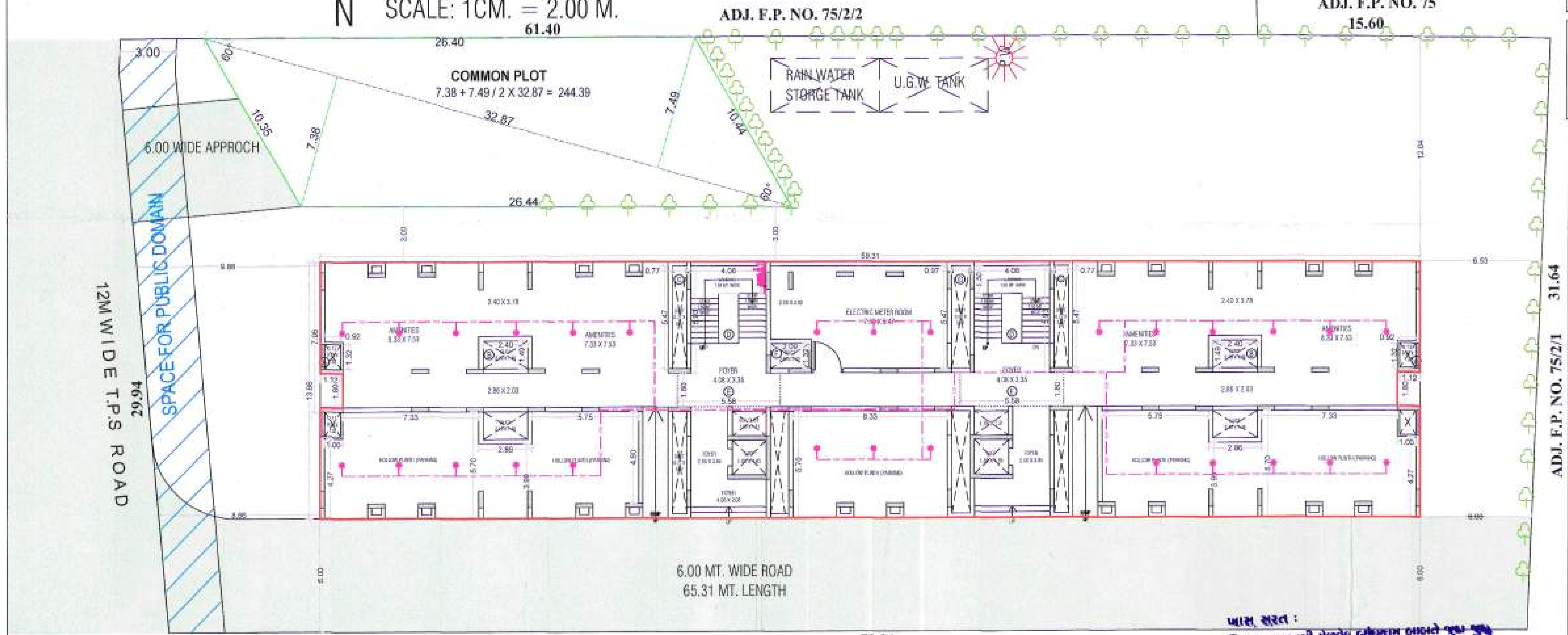
TREAD :- 0.30 MT.
RISER :- 0.17 MT.
WIDTH :- 1.50 MT.

COLOUR NOTE :

PROP. WORK — ROAD — COM.BIN.
PROP. DRAINAGE — F.P. BOUNDARY — TREE
P. PIT



PARKING LAY OUT PLAN
SCALE: 1CM. = 2.00 M.



LAY OUT PLAN
SCALE: 1CM. = 2.00 M.

REQD. TREE PLANTETION

PLOT AREA :- = 2385.00 SQ. MTS.
2385.00 SQ. MT. X 5 TREE / 200 SQ.MT.
59.63 = 60 TREE SAY 60 TREES
PROVI. 60 TREES

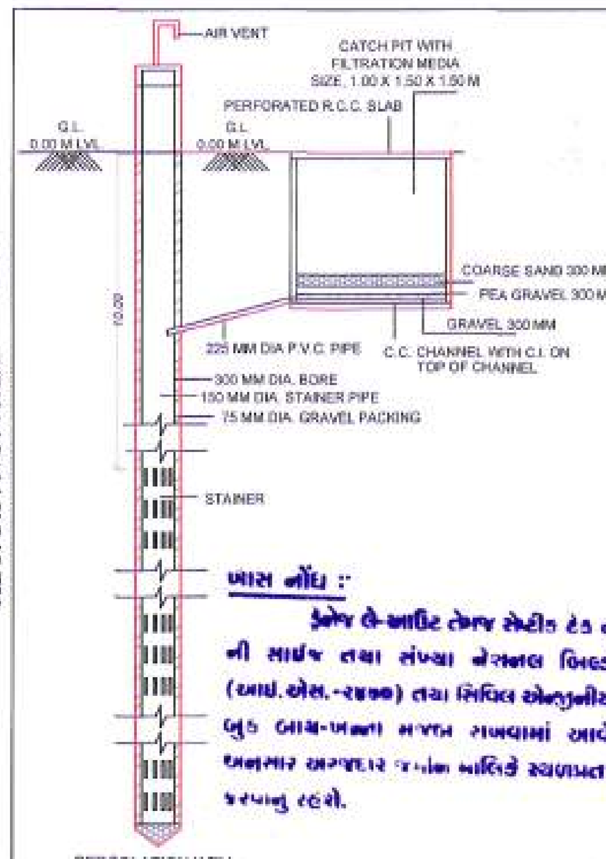
REQD. PERCOLATING PITT

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2385.00 SQ. MTS.
REQ. & PROVI. 1 PERCO. PITT

REQD. COMMUNITY BIN CALC.

FLOOR AREA :- 3947.44 SQ. MTS.
3947.44 SQ.MTS. / 20 LTS. = 197.37
197.37 / 80 = SAY 2.47 NOS. CONTAINER
PROVI. 80 LTS. (80 X 1) COMM. BIN
TOTAL PROVI. 3 COMO. BIN

ખાસ શરત :
નકશામાં સૂચવવામાં આવેલ કોમન પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકો સોસાયટી એસોસીએશનની ... થાય ત્યાં સુધી કોમન પ્લોટનો કબ્જો ... માલિકો સત્તામંડળની રહેશે.



PERCOLATION WELL

FOR BUILDING UNIT 500.00 S. M OR MORE AND UP TO 1500.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

ખાસ નોંધ :-
... સેપ્ટીક ટેંક તથા ... ની સાઇઝ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઇ.એસ.-...) તથા સિવિલ એન્જીનીયરીંગ હેન્ડ બુક ... મુજબ રાખવામાં આવેલ છે ... બાંધકામ કરવાનું રહેશે.

ખાસ શરત
તા................... ના રોજ માલિક ઓર્નામેન્ટ આર્કીટેક્ટ તથા સ્ટ્રક્ચરલ એન્જીનીયરે આપેલ બાંહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

Owner is fully responsible For open marginal Space and road line Portion.

Final Plan boundary and allotment ... lot is Subject to ... by Town Planning Officer

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

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે ...

(1) ... Chief Fire Officer-AMC ના તા:26/11/2018 ના અભિપ્રાય મુજબ, બાંધકામપૂર્ણ થયે, વપરાશ પ્રમાણપત્ર મેળવતા પહેલા, Fire Service Officer નું ના વાંધા પ્રમાણપત્ર મેળવી લેવાનું રહેશે. તથા C.G.D.C.R મુજબ "Fire Protection Consultant" ની નિમણૂંક કરવાની શરતે સદર વિકાસ પરવાનગી આપવામાં આવે છે. (2) ... INSURANCE મેળવી ને રજુ કરવાના રહેશે.

LEGEND:
9 Ltr MECHANICAL FOAM TYPE
4.5 Kg CO2 FIRE EXTINGUISHER
22.5 KG CO2 TYPE EXTINGUISHER
50 Ltr MECHANICAL FOAM TYPE

Estate Officer
Ahmedabad Urban Development Authority
Ahmedabad

OWNER

Executive Engineer
Ahmedabad Urban Development Authority
Ahmedabad.

DEVLOPER

C.O.W.

MEHUL R. PATEL
ENGINEER LIC. NO. AUDA/ENGG/01118
C-602, KEDAR TOWER, CAMP ROAD,
SHAHIBAUG, AHMEDABAD-4.

ENGINEER

DELF Consulting Engineers (India) Pvt. Ltd.
101, 2nd Floor, Shanay-1, Opp. Shivalik Plaza, IIM-ATIRA Road, Ambawadi, Ahmedabad - 380015. Gujarat, INDIA
ESTABLISHED - 2103
REG. NO :- AUDA/ SD-II/ 00333
EMAIL ID :- anand@delfengineersindia.com

STR. ENGINEER

DISPATCH BY

APPROVED
As amanded by Red (Celour) Subject to the condition as mentioned in this office Letter PRM No. AUDA/3/11/2018
Dated......................

Note Approved by C.E.A

No 4 6 7 30 NOV 2018

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority

AUTHORITY