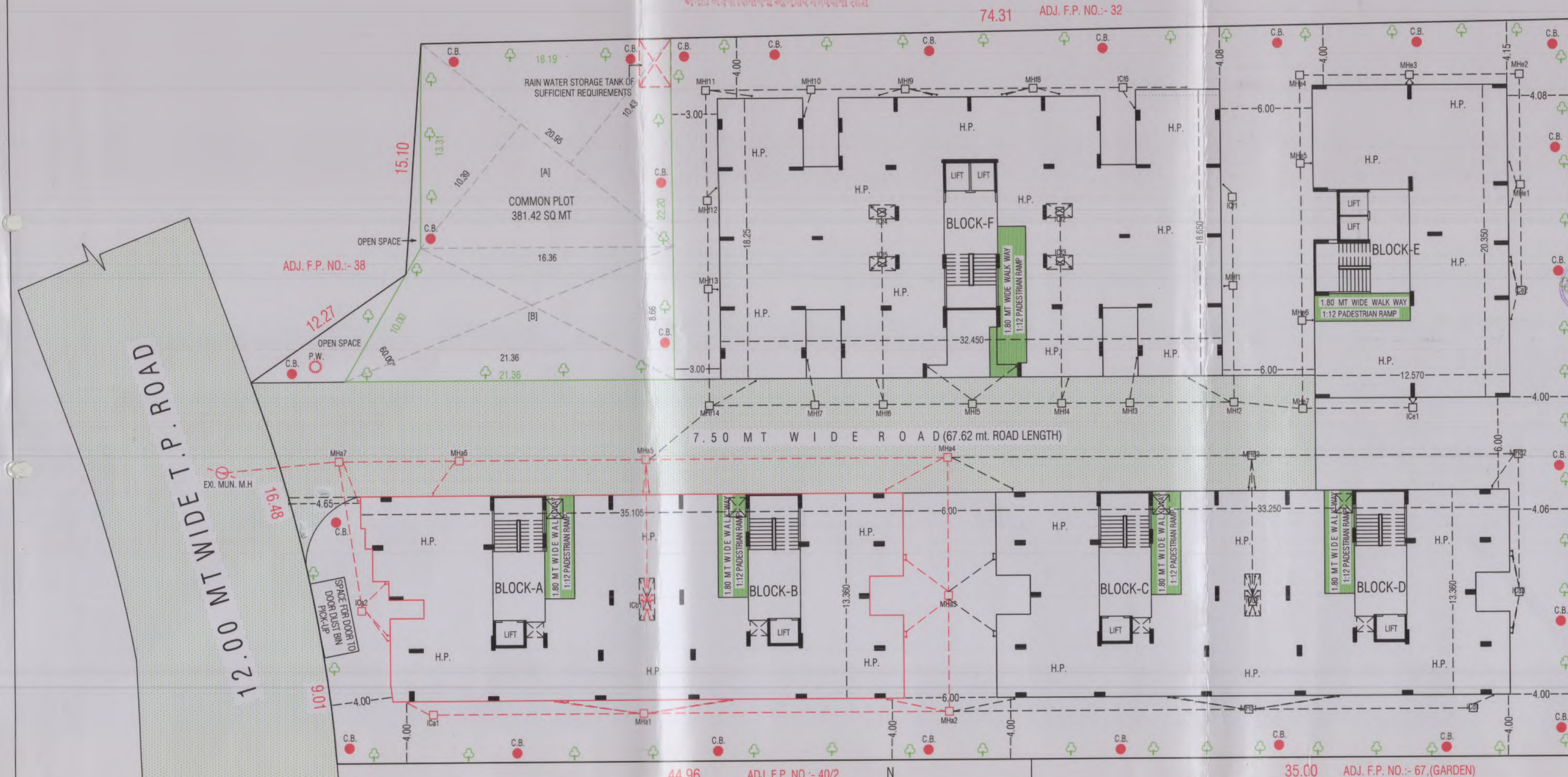
ખરડા મુજબ માર્જીનમાં એસ.એસ.આઈ. ના નામોં ના હક્ક ... (Gujarati note, partly illegible)



LAYOUT PLAN

SCALE : 1CM=2.00 MT

PARKING LAYOUT PLAN

SCALE : 1CM=2.00 MT

SCRUTINIZE COPY NO. 6174/A DT. 07/02/2017 TDO, BPSP, AMC

1	PLOT AREA	3765.00
2	PERMISSIBLE FSI	6777.00
3	PERMISSIBLE CHARGEBLE FSI	3388.50
4	MAX. PERMISSIBLE F.S.I. (2+3)	10165.50
5	TOTAL UTILISED F.S.I	10151.82
6	UTILISED CHARGEBLE F.S.I. (5-2)	3374.82
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	1015.18

BLOCK	CONSUME 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 / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.
A+B	0.00	2649.64	2649.64	0	35	1486.73	56.11	21	1162.91	43.89
C+D	0.00	2571.24	2571.24	0	42	1784.02	69.38	14	787.22	30.62
E	0.00	1455.16	1455.16	0	35	1455.16	100.00	0	0.00	0.00
F	0.00	3475.78	3475.78	0	0	0.00	0.00	56	3475.78	100.00
TOTAL	0.00	10151.82	10151.82	0	112	4725.91	46.55	91	5425.91	53.45

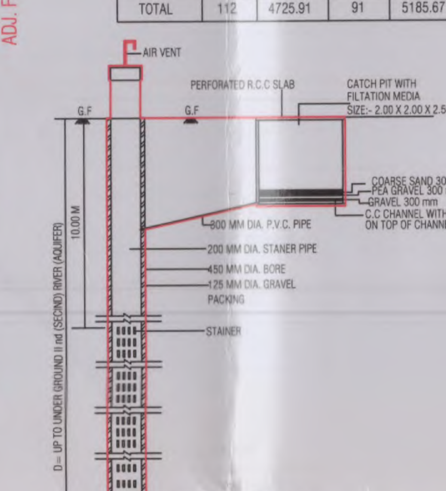
GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	0	0.00	0.00	0.00
B	Up 50 sq.mt	112	4725.91	46.55	1571.06
C	more then 50 and up to 66	91	5425.91	53.45	1803.76
D	more then 66 and up to 80	0	0	0.00	0.00
E	With. Aff. F.S.I. (40% slab)	0	0.00	0.00	0.00
	Grand Total	203	10151.82	100.00	3374.82

UNIT F.S.I. AREA TABLE :- IN SQMT

BLOCK :-	UNIT 0 TO 50 SQMT		UNIT 50 TO 66 SQMT		TOTAL	
	UNIT	AREA	UNIT	AREA	UNIT	AREA
BLOCK- A+B	35	1486.73	21	1162.91	56	2649.64
BLOCK- C+D	42	1784.02	14	787.22	56	2571.24
BLOCK- E	35	1455.16	-	-	35	1455.16
BLOCK- F	-	-	56	3235.54	56	3235.54
TOTAL	112	4725.91	91	5185.67	203	9911.58

FLOOR/BLOCK	USE	BLOCK - A+B UNIT	FLOOR AREA	BLOCK - C+D UNIT	FLOOR AREA	BLOCK - E UNIT	FLOOR AREA	BLOCK - F UNIT	FLOOR AREA	TOTAL UNIT	FLOOR AREA
GR. FLOOR(H.P.)	PARKING	-	-	-	-	-	-	-	-	-	-
1st. FLOOR	RESI.	08	378.52	08	367.32	05	207.88	08	462.22	29	1415.94
2nd. FLOOR	RESI.	08	378.52	08	367.32	05	207.88	08	462.22	29	1415.94
3rd. FLOOR	RESI.	08	378.52	08	367.32	05	207.88	08	462.22	29	1415.94
4th. FLOOR	RESI.	08	378.52	08	367.32	05	207.88	08	462.22	29	1415.94
5th. FLOOR	RESI.	08	378.52	08	367.32	05	207.88	08	462.22	29	1415.94
6th. FLOOR	RESI.	08	378.52	08	367.32	05	207.88	08	462.22	29	1415.94
7th. FLOOR	RESI.	08	378.52	08	367.32	05	207.88	08	462.22	29	1415.94
TOTAL	PARKING + RESI.	56	2649.64	56	2571.24	35	1455.16	56	3235.54	203	9911.58



PERCOLATION WELL (NOT TO SCALE)

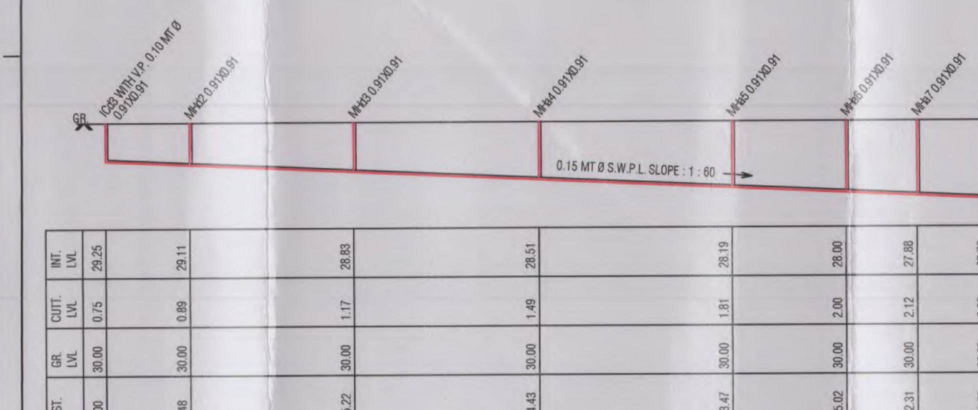
FOR BUILDING UNIT 1500.00 SQ.MTS. OR MORE AND UP TO 4000.00 SQ.MTS. AND PART THERE OF IT. NOTE:- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER (THIS IS ONLY SKETCH PLAN)

F.S.I. AREA TABLE :- IN SQ MT

FLOOR	BLOCK- A+B	BLOCK- C+D	BLOCK- E	BLOCK- F	TOTAL
	RESI.	RESI.	RESI.	RESI.	RESI.
GR. FLOOR	-	-	-	-	-
1st. FLOOR	378.52	367.32	207.88	496.54	1450.26
2nd. FLOOR	378.52	367.32	207.88	496.54	1450.26
3rd. FLOOR	378.52	367.32	207.88	496.54	1450.26
4th. FLOOR	378.52	367.32	207.88	496.54	1450.26
5th. FLOOR	378.52	367.32	207.88	496.54	1450.26
6th. FLOOR	378.52	367.32	207.88	496.54	1450.26
7th. FLOOR	378.52	367.32	207.88	496.54	1450.26
TOTAL	2649.64	2571.24	1455.16	3475.78	10151.82

BUILT UP AREA TABLE :- IN SQ MT

FLOOR	BLOCK- A+B	BLOCK- C+D	BLOCK- E	BLOCK- F	TOTAL
	RESI.	RESI.	RESI.	RESI.	RESI.
GR. FLOOR	444.24	433.05	251.01	537.25	1665.55
1st. FLOOR	444.24	433.05	251.01	537.25	1665.55
2nd. FLOOR	444.24	433.05	251.01	537.25	1665.55
3rd. FLOOR	444.24	433.05	251.01	537.25	1665.55
4th. FLOOR	444.24	433.05	251.01	537.25	1665.55
5th. FLOOR	444.24	433.05	251.01	537.25	1665.55
6th. FLOOR	444.24	433.05	251.01	537.25	1665.55
7th. FLOOR	444.24	433.05	251.01	537.25	1665.55
STAIR CABIN	79.84	79.84	37.29	39.73	236.70
LIFT MACH. RM & O.H.W.T.	46.52	46.52	23.95	28.43	145.42
TOTAL	3680.28	3590.76	2069.32	4366.16	13706.52



INT. LVL.	29.25	29.11	28.83	28.51	28.19	28.00	27.88	27.75
CUTT. LVL.	0.75	0.89	1.17	1.49	1.81	2.00	2.12	2.25
GR. LVL.	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DIST.	0.00	8.48	25.22	44.43	63.47	75.02	82.31	89.70

L-DRAINAGE SECTION H :- 1 CM=5.00 MT V :- 1 CM=1.00 MT

PARKING AREA CALCULATION :- (RESI.) IN SQMT

TOTAL UTILISED F.S.I. :- 10151.82 SMT

RESI.	REQ.	PROVI.
10151.82 X 10 % = 1015.18 SMT ADD. 10% REQ. VISI. PAR. = 1015.18X0.10% = 101.52 SMT	TOTAL	TOTAL
REQ. CAR PARKING 50 %	507.59	645.20
REQ. OTHER'SPARKING 50 %	507.59	624.43
REQ. VISITORS PARKING 10 %	101.52	158.70
TOTAL PARKING	1015.18	1428.33

CAR PARKING

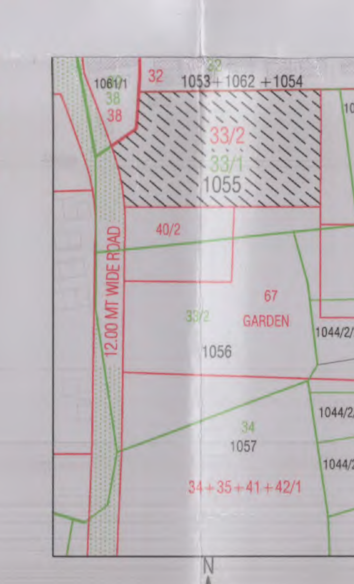
IN H.P.	(1) 6.65 X 13.36 X 4	=	355.38	SMT
IN H.P.	(2) 12.57 X 6.91	=	86.86	"
IN H.P.	(3) 5.50 X 18.65	=	102.58	"
IN H.P.	(4) 5.50 X 18.25	=	100.38	"
	TOTAL	=	645.20	SMT

OTHER'S PARKING

IN H.P.	(5) 9.36 X 6.72 X 2	=	125.80	SMT
IN H.P.	(6) 13.19 X 6.64 X 2	=	175.16	"
IN H.P.	(7) 6.39 X 13.55	=	86.58	"
IN H.P.	(8) 7.20 X 9.81	=	70.63	"
IN H.P.	(9) 9.11 X 18.25	=	166.26	"
	TOTAL	=	624.43	SMT

VISITOR'S PARKING (RESI.)

IN H.P.	(10) 3.38 X 3.47 X 4	=	46.91	SMT
IN H.P.	(11) 6.18 X 5.00	=	30.90	SMT
IN H.P.	(12) 9.00 X 4.31	=	38.79	"
IN H.P.	(13) 10.17 X 4.14	=	42.10	"
	TOTAL	=	158.70	SMT



KEY PLAN

SCALE :- 1 CM = 20.00 MT

NOTE:-

- ALL DIMENSIONS ARE IN METRE.
- ALL EXTERNAL WALLS AREA AS PER NBC & IS SPECIFICATION.
- ALL INTERNAL WALLS ARE OF 0.115 Th. BRICK.
- THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
- ALL PARAPET WALLS ARE OF 1.15 Ht.
- 0.10 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
- 0.07 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR BATH & KITCHEN.
- DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE LVL. TO G.F. LVL.
- LIFT CARRING CAPASITY MINIMUM 6 PERSONS.

NOTE:-

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY 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.- 3.5.3 OF THE GDCR 2021 THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE NDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.- 21.1.12 AND AND 21.1.14 AND 22.6 OF CGDCR-2017
- 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 SAFFTY REQUIREMENT PROVIDED AS PER CHEPTER NO.-22.21 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 OFTHE CLAUSE NO.- 21.1.4 OF CGDCR-2017
- THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFFTY 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 PLANTATION IS PROVIDED AS PER THE CLAUSE NO.- 25.5 OF CGDCR-2017
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.-27 OF CGDCR-2017
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERAL SHALLBE PROVIDED AS PER CLAUSE NO.-25.6.1 OF CGDCR-2017
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY 40/60 TONNES/SQMT SHALL BE PROVIDED AS PER CHAPTER CLAUSE NO.-22.3 OF CGDCR-2017

RESI. AFFORDABLE HOUSING PROJECT

LAYOUT PLAN SHOWING PROP. RESI. (AFFORDABLE HOUSING PROJ.) BUILD. ON F.P. NO :- 33/2, OF T.P.S. NO.-87 (VATVA-VINZOL) DRAFT SANCTION [R. SUR NO :- 1056,(O.P. NO-33/2) OF MOJE :- VATVA ,TA :- VATVA , DIST:- AHMEDABAD]

SHEET NO.:- 1/5

SCALE :1CM = 2.00 MT | ZONE : ZONE AS PER RDP 2021:- RESIDENTIAL-1(ONE)R1 | USE : RESI. (AFFORDABLE HOUSING) | BLOCK :- A+B

AREA TABLE :-	IN SQ MT
PLOT AREA OF F.P. NO. :- 33/2	3765.00
REQ. COMMON PLOT @ 10 % (3765.00 X 0.10)	376.50
PROVI. COMMON PLOT	381.42
PERMI. F.S.I. AREA (1:1.8) (3765.00 X 1.8)	6777.00
PERMI. CHARGEBLE F.S.I. @ 0.90 % (3765.00X0.90%)	3388.50
MAXIMUM PERMI. F.S.I.	10165.50
TOTAL UTILISED F.S.I. AREA	10151.82
CHARGEBLE F.S.I. AREA (10151.82-6777.00)	3374.82

COMMON PLOT PLOT AREA CALC :-

[A] 1/2X(10.39+10.43)X20.95 = 218.09 SMT
[B] 1/2X(16.36+21.36)X8.66 = 163.33 SMT
TOTAL C.P. AREA = 381.42 SMT

COLOUR NOTE :- FP BOUNDARY, PROP.WORK, PARKING, PROP.DRAIN, ROAD, PERCOLATING WELL, TREE, CONT BIN

CONTAINER BIN CALC. :-
TOTAL NO. OF UNIT - 203 NOS.
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI.CAPACITY OF CONTAINER 80 LTRS
80 LTRS = 8 UNITS
TOTAL NO. = 203/ 8 = 25.38 NOS. = SAY 26
REQ. REFUSED CONT. 26 NOS.
PROVI. 26 NOS. 80 LTRS CONTAINER OF CAPACITY

TREE PLANTATION CALC :-
REQ. 200.00 SQMT = 3 TREE
3765.00X3/200 SMT = 56.48
SAY REQ.TREE = 57 NOS.
PROVI.TREE = 57 NOS.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
3765.00 / 4000.00 = 0.94 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

MOSQUITO_PROOF WATER TANK:- WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO-PROOF CONDITION. BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THEN 1.50 MTS. IN HEIGHT SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI-MALARIA STAFF.

NOTE :-ALL OUTER SIDE & INSIDE WALL ARE AS PER INDIAN NATIONAL BUILDING CODE & I.S. SPECIFICATION.

PARAPET :- PARAPET WALL AND HANDRAILS PROVIDED ON THE EDGES OF THE ROOF, TERRACE, BALCONY, ECT. SHALL NOT BE LESS THAN 1.15 MTS. FROM THE FINISHING FLOOR LEVEL AND MORE THAN 1.3 MTS. HEIGHT ABOVE THE UNFINISHED FLOOR LEVEL.

DISCHARGE OF RAIN WATER :-NO ROOF OR TERRACE ABUTTING ON A PUBLIC STREET SHALL BE CONSTRUCTED WITHOUT PROVIDING SUFFICIENT NUMBER OF DOWNTAKE PIPES AND SUCH PIPES SHALL BE SO FIXED AS TO DISCHARGE THE RAIN WATER AT A LEVEL NOT HIGHER THAN 0.6 METRE ABOVE THE STREET LEVEL.

DRAINAGE CERTIFICATES :- THE DEPTH POSITION EXI. MH IS CHECKED & VERIFIED PERSNALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN.

CERTIFICATES:- CERTIFY THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON Dt.05/07/2013 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATE ON PLAN AREA AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN- PLANNING RECORD.

For, Smit Devlopers
Partner

OWNER

Smit Developers
AMC DEV. LIC No. 1013171022
Partner, Khodidas C. Koladiya
4, Tankar Resi-3, Vatva, A'bad.
DEVELOPER

પ્રશાંત રોહ. પ્રજાપતિ
COW Lic. No. CW 0662130720
D-439, કિષ્ણાનગર, આદિનાથ નગર,
ઓઢવ, અમદાવાદ - ૩૮૨૪૧૫
C.O.W.

Dinesh K. Patel
Eng. Lic. No. 1043270420
8, Shivnandan Resi.,
Nr. Manoharvilla Char Rasta,
Nava Naroda, Ahmedabad
ENGINEER

Jayesh D. Desai
S.D.-1 Lic No. 0349200221R1
87, Arti Tenament,
Ghatlodiya, A'bad-61.
STR.ENGINEER

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 DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/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) :- 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. : BLNTS/SZ/041217/CGDCR/A0178/R0/M1 Zone: SOUTH

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 00219/041217/A0178/R0/M1

Date : 08/02/2018

Sub Inspector (Civic Center)	Asst. T.D.O./Asst. E.O. (Civic Center)	Nilesh Baranda Dy T.D.O. SOUTH	Dr. Harshit P. Gosavi Dy MC SOUTH	AUTHORITY