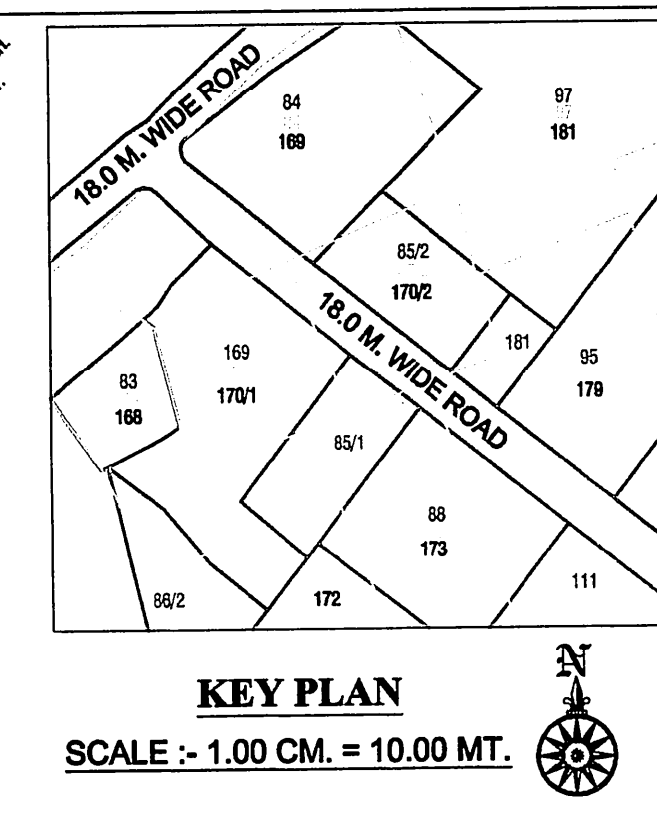
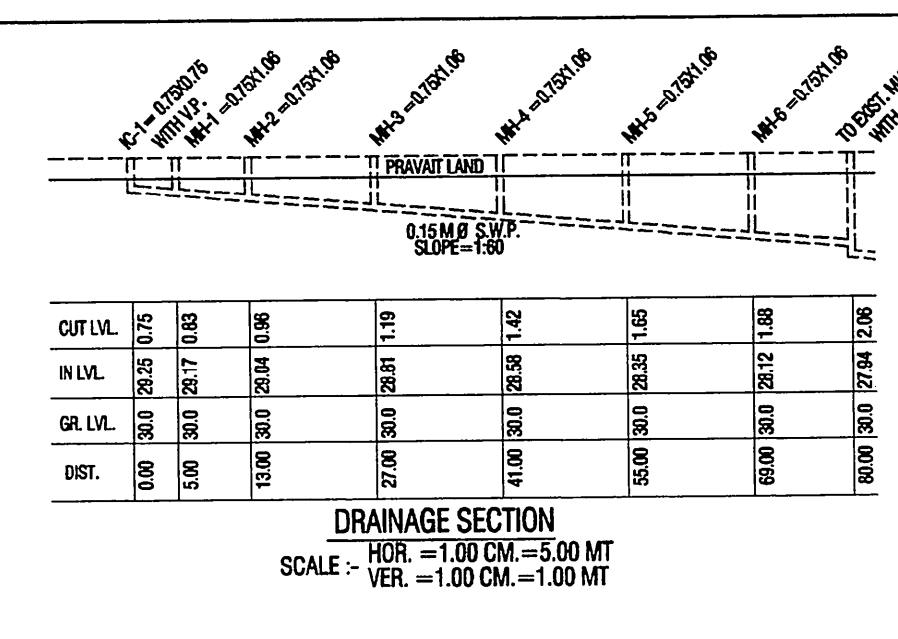


NOTES:-
• IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDE OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
• ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
• THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
• IT IS CERTIFIED THAT ACCORDING TO C.G.D.C.R.-2017, 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 C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARD.
• DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.-2017.
• PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.-2017.
• LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017.
• WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017.
• LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
• WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
• ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.G.D.C.R.-2017.
• DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017.
• DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.-2017.
• SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.7 OF C.G.D.C.R.-2017.
• ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R.-2017.
• THE PAVING OF BUILDING UNIFORM PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.-2017.
• THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
• RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.2 OF C.G.D.C.R.-2017.
• COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF C.G.D.C.R.-2017.
• GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R.-2017.
• TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF C.G.D.C.R.-2017.
• SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.5 OF C.G.D.C.R.-2017.
• POLLUTION CONTROL SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.-2017.
• FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.-2017.
• FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013.
• MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF C.G.D.C.R.-2017.
• MARGINAL SPACE & BASEMENT: SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016.
• ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.5.1 OF C.G.D.C.R.-2017.
• THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY FALLING UP TO SILL LEVEL AS PER CLAUSE NO. 13.13 OF C.G.D.C.R.-2017.

GENERAL REQUIREMENTS CAL.
PROVI. OF TREE PLANTATION:-
EVERY 200.00 SQ. MTS. AREA REQ. 5 TREE
PLOT AREA = 2428.00 SQ. MTS.
REQ. TREE = 2428.00 X 5 / 200 = 60.70 SAY 61
PROVI. AS PER REQ. TREE PLANT.
REQ. PERCOLATING WELL:-
IN THE CASE WHERE THE PLOT AREA EXCEEDS 1500 SQ. MT. AND UP TO 4000 SQ. MT. OWNER/DEVELOPER HAS TO PROVIDE/CONSTRUCT PERCOLATING WELL IN BUILDING UNIT WELL FOR EVERY 4000 SQ. MT. OR PART THERE OF AREA OF BUILDING UNIT.
EVERY 4000 SQ. MT. PLOT AREA REQ. 1 P.W.
2428.00/4000 = 0.61 SAY 1 SO, PROVIDE 1 P.W.
THE SIZE OF COMMUNITY BIN FOR RESI.
REQ. 1 UNIT FOR 10 LITRES CAPACITY/100 SM FL.
68 UNITS REQ. COMMUNITY BIN MAXI. CAPACITY OF CONTAINER SHALL BE 80 LITERS.
680 / 80 = 8.50 SAY 9 NOS.
PROVI. 9 BIN FOR 50 LIT.

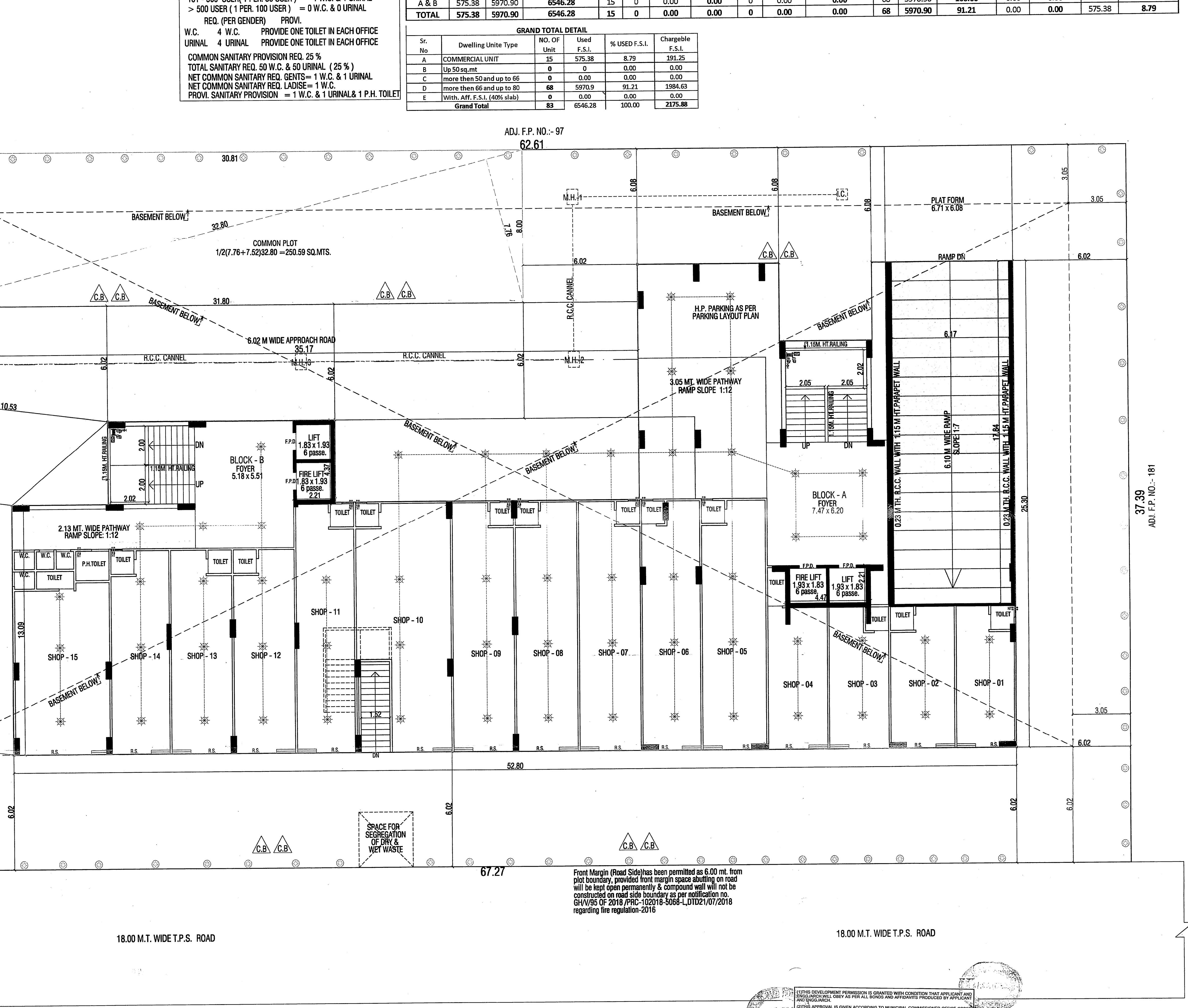
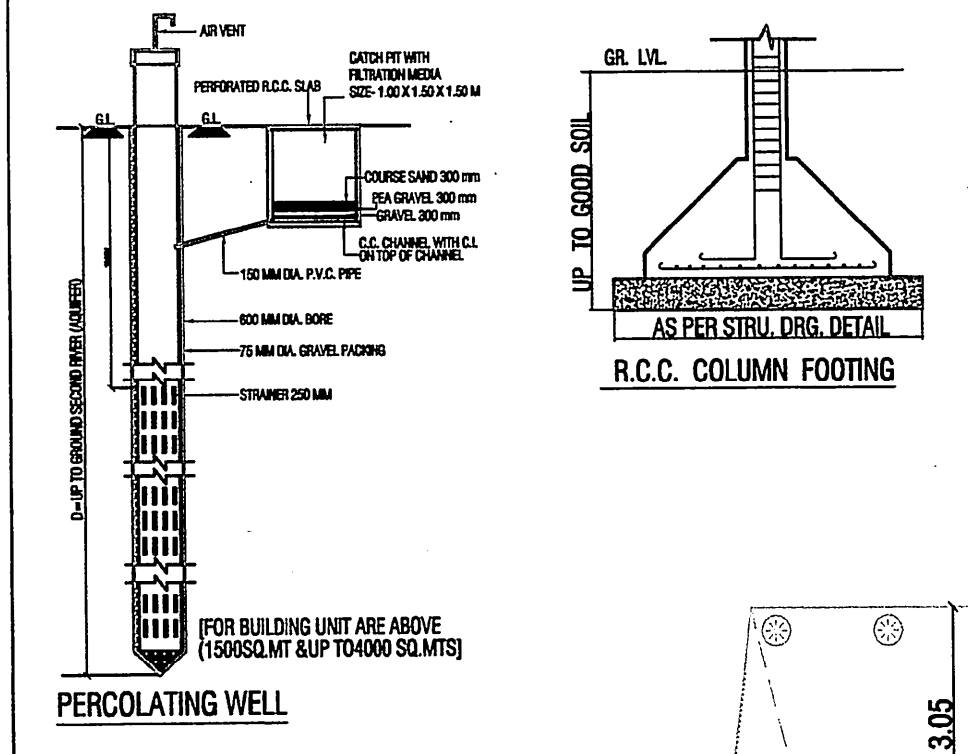
COMMON PLOT AREA CALCULATION
COMMON PLOT
1/2(7.76+7.52)32.80 = 250.59 SQ.MTS.
REQ. LIFT CALCULATION
1 LIFT PER 1200 SQ.MT. AREA
EXCLUDING GROUND ON GROUND FLOOR AND TWO UPPER FLOORS OR HOLLOW PLINTH AND TWO UPPER FLOORS)
PROVIDE
TOTAL 6546.35 SQ.MT. ON GROUND + 12TH FLOOR
EXCLUDING GROUND + 1ST & 2ND FLOOR
= 575.45 + 526.46 + 526.46 = 1628.37
6546.35 - 1628.37 = 4917.98 S.Q.MT.
4917.98 / 1200 = 4.09 S.Q.MT. SAY 4 LIFT
REQ. 4 LIFTS OF 6 PASSENGERS



AREA TABLE	B.U.P AREA	F.S.I. AREA	FLOOR AREA	EQ. TEMA. SHOP/RESI
BASEMENT	1661.13	---	---	---
GROUND FLOOR	983.15	575.38	575.38	15
1ST FLOOR	666.60	526.46	526.46	06
2ND FLOOR	666.60	526.46	526.46	06
3RD FLOOR	666.60	526.46	526.46	06
4TH FLOOR	666.60	526.46	526.46	06
5TH FLOOR	666.60	526.46	526.46	06
6TH FLOOR	666.60	526.46	526.46	06
7TH FLOOR	666.60	526.46	526.46	06
8TH FLOOR	666.60	526.46	526.46	06
9TH FLOOR	666.60	526.46	526.46	06
10TH FLOOR	666.60	526.46	526.46	06
11TH FLOOR	666.60	526.46	526.46	06
12TH FLOOR	342.44	179.84	179.84	02
STAIR CABLE	88.14	0.00	0.00	---
LIFT MACHINE RM.-O.H.W.T.	82.82	0.00	0.00	---
TOTAL	10629.78	6546.28	6546.28	15

COMM. F.S.I. AREA = 575.38 SQ.MTS.
GROUND FLOOR = 575.38 SQ.MTS.

RESIDENTIAL AFFORDABLE HOUSING PROJECTS
(LAYOUT PLAN)
PLAN SHOWING PROP. RESI. AFFORDABLE HOUSING BUILDING (RESI + COMM.) ON F.P. NO.- 85/2, O.P. NO. 85/2, SUR. NO. 170/2 OF D.T.P.S. NO.- 406 (BHADAJ) (DRAFT SANCTIONED) MOJE :- BHADAJ, TAL.- GHATLODIYA, DIST.- ABAD.
SCALE 1:100M SHEET NO.- 01/09
ZONE :- GENERAL AGRICULTURE ZONE (A1)+
S.P. RING ROAD (RAH ZONE) USE:- RESI + COMM.(R.A.H.)
AREA TABLE SQ.MTS.
PLOT AREA OF F.P. NO. 85/2 (AS PER TPO OPINION) 2428.00
REQ. COMMON PLOT AREA 10% 242.80
PROVIDED COMMON PLOT AREA 250.59
TOTAL BUILT-UP ON GR. FLOOR 963.15
OPEN AREA 1464.35
F.S.I. AREA TABLE SQ.MTS.
NET PLOT AREA 2428.00
PERMISSIBLE F.S.I. @ 1:1.8 4370.40
ADDI. CHARGEABLE F.S.I. AREA OF PERMI. F.S.I. @ 0.90 (2428.00 X 0.90 = 2185.20) 2185.20
TOTAL PERMISSIBLE F.S.I. (1.8 + 0.90 = 2.70) 6555.60
TOTAL F.S.I. AREA 6546.35



COLOUR NOTE
PLOT BOUNDARY:-
PROP. WORK:-
TREE PLANT:-
COMMON PLOT
SPRINKLER:-
PROP. DRAINAGE:-
ROAD:-
P.W.:-
COMMUNITY BIN 80 LITS.
OWNER'S
ENGINEER
DEVELOPERS
CLERK OF WORK
S.O.R.

SCRUTINIZE COPY
NO. 7/22/2021/11/2021
T.D.C. (P.S.)

THE PERMISSION IS VALID ONLY
Till 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.

Final Plot boundary and
allotment of final plot is
Subject to Verification by
Town Planning Officer

Case No.: BHNTUNW223151/CD/RA/31/0001 Zone: NEW WEST
Plan Approved as per terms and conditions mentioned in the
Sanctionment Certificate.
Raj Chitani Number: 03150
Date: 03/10/2021
T.D. Sub
Inspector (P.S.P.)
T.D. Inspector
(P.S.P.)
Asst. T.D.
(P.S.P.)
AUTHORITY

