RESIDENTIAL AFFORDABLE HOUSING PROJECT

LAYOUT PLAN — SHEET NO.:- 01/14

PLAN SHOWING PROPOSED RESIDANCE+COMMERCIAL (RESIDENTIAL AFFORDABLE HOUSING) BUILDING ON F.P. NO.:-72/1 OF T.P.S. NO.:-117 (VASTRAL) DRAFT SANCTIONED, [REVENUE SURVEY NO.:- 103, 107/2, (O.P. NO.:- 72/1) OF MOJE :- VASTRAL, TALUKA.:- VATVA, DISTRICT.:- AHMEDABAD.]

BLOCK:-A+B+C

ZONE :- AS PER RDP 2021, RESIDENTIAL-2 (TWO) R2

USE :-RESI.(DWELLING-3) + COMM.(SHOP+MERCANTILE-1) (RAH) — SCALE : 1.00 CM. = 2.00 MT.

AREA TABLE		IN SQ.MTS.
PLOT AREA OF F.P. NO:-72/1	=	3859.00
REQUIRED COMMON PLOT AREA @ 10 %	=	385.90
PROVIDE COMMON PLOT AREA	=	632.68
PERMISSIBLE BASE ZONE F.S.I. AREA @ 1:2 (3859.00 x 1.2)	=	4630.80
PERMISSIBLE CHARGEABLE F.S.I. AREA @ 1.5% (3859.00 x 1.5)(FOR RAH USE)	=	5788.50
TOTAL PERMISSIBLE F.S.I. AREA (REGULAR+CHARGEABLE)	=	10419.30
TOTAL USE F.S.I. AREA	=	10416.37
TOTAL USE UTILIZED BASE ZONE F.S.I. AREA	=	4630.80
CHARGEABLE F.S.I. AREA (USED F.S.I.-10416.37-4630.80)	=	5785.57

COLOUR NOTE:-
- F.P. BOUNDARY
- COMMON PLOT
- ROAD
- PROP. WORK
- PROP. DRAIN
- BASEMENT LINE
- PER.WELL
- DUST BIN
- TREE
- SPRINKLER
- Cut Out For Basement Ventilation & Covered With M.S. Grill 45 Ton L.B. Capecity

GROUND FLOOR TOTAL BUILT UP AREA
(1) GROUND FLOOR PARKING = 671.44 SQ.MTS.
(2) GROUND FLOOR SHOP = 730.25 SQ.MTS.
(3) GROUND FLOOR METER RM. = 39.02 SQ.MTS.
GROUND FLOOR TOTAL BUILT UP AREA = 1440.71 SQ.MTS.

AREA TABLE (BLOCK:-A+B+C) — IN SQMTS

FLOOR	USE	NO OF UNIT COMM.	NO OF UNIT RESI	NO OF UNIT TOTAL	FLOOR AREA	F.S.I AREA COMM.	F.S.I AREA RESI.	F.S.I AREA TOTAL	BUILT UP AREA COMM.	BUILT UP AREA RESI.	BUILT UP AREA TOTAL
BASEMENT	PARKING	----	----	----	----	----	----	----	----	2696.81	2696.81
H.P+GROUND	COMM./ PARKING	24-shop	----	24	709.20	709.20	----	709.20	769.27	671.44	1440.71
1st. FLOOR	COMM./RESI.	06-OFFICE	08	14	912.31	311.11	601.20	912.31	876.99	334.58	1211.57
2nd. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1190.32	1190.32
3rd. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1190.32	1190.32
4th. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1190.32	1190.32
5th. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1240.18	1240.18
6th. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1190.32	1190.32
7th. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1240.18	1240.18
8th. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1190.32	1190.32
9th. FLOOR	RESIDENCE	----	12	12	901.78		901.78	901.78	----	1190.32	1190.32
10th. FLOOR	RESIDENCE	----	10	10	751.86		751.86	751.86	----	1040.24	1040.24
11th. FLOOR	RESIDENCE	----	06	06	452.06		452.06	452.06	----	598.90	598.90
12th. FLOOR	RESIDENCE	----	03	03	225.61		225.61	225.61	----	312.76	312.76
12th.(A)FLOOR	RESIDENCE	----	02	02	151.09		151.09	151.09	----	223.51	223.51
STAIR CABIN	----	----	----	----	----		----	----	----	248.95	248.95
LIFT M/C.RM & O.H.W.T.	----	----	----	----	----		----	----	----	184.01	184.01
SOC. OFFICE	----	----	----	----	----		----	----	----	81.61	81.61
SECURITY CABIN	----	----	----	----	----		----	----	----	3.74	3.74
TOTAL	PARKING+COMM RESIDENCE	30	125	155	10416.37	1020.31	9396.06	10416.37	1646.26	16018.83	17665.09

OWNER

For, Ayodhya Infra-Project

(Partner / Authorised Signatory)

JIGAR M. PRAJAPATI
AMC. ER. LIC. NO. :- 1272220423
62-NANDANBAUG SOCIETY, BILASIYA, AHMEDABAD-382330

ENGINEER

JETHABHAI N. PATEL
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C.O.W.

For, AYODHA INFRA-PROJECT,
Dev.Lic.No.001DV29092710878
Partner

DEVELOPER

JETHABHAI N. PATEL
Reg. No. 001SR10052711374
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2, SHREE MADHAV DEVELOPER, NR. GIFT VILLA, RAYSAN, GANDHINAGAR.

S.O.R.

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AMC/SD/001SE0102500338
101, AVARNYA APARTMENTS, PRABHA COLONY, NR USHMANPURA UNDER BRIDGE USHMANPURA A'BAD

STR. ENGINEER

AUTHORITY

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 4.3.4 & 4.5) :- 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. 3.3.2) :- 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 OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED.

Ahmedabad Municipal Corporation

Case No. : BHNTI/EZ/151122/CGDCRV/A6594/R0/M1 — Zone: EAST

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

Raja Chitthi Number : 07442/151122/A6594/R0/M1

Date : 17/02/2023

T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst. T.D.O. (B.P.S.P.)

NOTES RELATED TO CGDCR 2017.:-

- 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 MAIN HOLE IS VERIFIED 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. 4.4.3 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. 13.1.11 AND 13.1.13 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF CGDCR2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION & FIRE SAFETY ACT-2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 13.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR 2017.
- THE STRUCTURAL DESIGN OF BUILDING IS 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. 17.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF CGDCR 2017.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR 2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CL. NO 17.5.1 OF CGDCR 2017
- FIRE SAFETY IS PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017
- FIRE SAFETY IS 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 CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 TONNES 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
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE ARE OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017

NOTES RELATED TO FIRE SAFETY

(1) HYDRANT SYSTEM:
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT A DOWN-COMER.
ONE RISER IS REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO, TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.
EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA. HOSE. 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR THE FLOOR. HOSE-BOX WITH 15 METERS LONG 63 MM. DIA. HOSE AND 12.5 MM. BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
FIRE - SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS OF HYDRANT VALVES SHOULD BE INSTALLED AT THE TERRACE LEVEL.
OVERHEAD TANK REFILLING BYPASS CONNECTION SHOULD BE DONE AT THE TERRACE LEVEL.
THE OVERHEAD TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

(2) FIRE LIFT:
THE FIRE-LIFT AND ALL LIFTS SHOULD HAVE A PROVISION TO GROUND TO AUTOMATICALLY IN CASE OF ELECTRICITY FAILURE. EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE-LIFT AND IF THE BUILDING IS DIVIDED INTO A MORE PARTS THEN EACH PART SHOULD HAVE A FIRE-LIFT. LIFT -WELL SHOULD HAVE BLOWERS TO PRESSURIZE THE LIFT -WELL SO CONNECTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.

(3) FIRE ALARM:
FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING.

(4) FIRE EXTINGUISHERS:
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. AND ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO INSTALLED ON EACH FLOOR IN CASE OF COMMERCIAL BUILDING.
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. OR TWO CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK TYPE EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS.
IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHERS INSTALLED.

(5) STAIRCASE:
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTRE CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT FROM GETTING SMOKE LOGGED.
THE RISER / DOWN - COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASILY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.

(6) BASEMENT:
THE BASEMENT OF 200 SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE.
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM.BORE HOSE- REEL HOSES WITH 8MM. BORE NOZZLES AT EACH BASEMENT LEVEL.

(7) LIGHTENING ARRESTER:
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES:
IF THE BUILDING FALLS IN A CONFINED AREA OR IF IT HAS AN ENCLOSED STAIRCASE OR IS NOT WELL LIT-UP ON THE INSIDE, THEN ADEQUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWY / DEAD-END AND ALONG ALL EXIT ROUTES LANDING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST-AID AND OTHER SAFETY EQUIPEMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY/ DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.

(9) ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE - SAFETY SYSTEM:
ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICAL SUPPLY. (I.E. FROM ELECTRICAL POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAILABILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF THE TIME OF FIRE.

(10) IMPORTANT INSTRUCTIONS :
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPMENT (I.E. PASSIVE SYSTEM / SPRIKLER / DRENCHER ETC.) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING. POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO BE IMPLEMENTED / INSTALLED.

(11) LENGED
1. FIRE HYDRANT SYSTEM PIPE MAIN
2. SINGEL HEADED HYDRANT VALVE
3. SLUICE VALVE
4. TWOWAYSIAMES CONNECTION
5. RISE OR DROP
6. NON RETURN VALVE
7. REDUCER
8. FIRE HOUSE BOX
9. HOSE REEL HOSE
10. D.C.P. &CO.2
11. HYDRAUNT VALVE

F.S.I. AREA TABLE AS PER RAH USE:-

BLOCK	CONSUME F.S.I. COMM / OTHER	CONSUME F.S.I. RESI	CONSUME F.S.I. TOTAL	No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt No. Of Unit	F.S.I. AREA	% USED F.S.I.	RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Dwelling Unit more then 66 sq.mt and up to 90 sq.mt No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	OTHER F.S.I. USED F.S.I.	% OF USED F.S.I.	COMM F.S.I. USED F.S.I.	% OF USED F.S.I.
A+B+C	1020.31	9396.06	10416.37	30	0	0.00	0.00	0	0.00	0.00	125	9396.06	100.00	0.00	0.00	1020.31	9.80
TOTAL	1020.31	9396.06	10416.37	30	0	0.00	0.00	0	0.00	0.00	125	9396.06	90.20	0.00	0.00	1020.31	9.80

	AREA TABLE	IN SQ.MTS.
1	PLOT AREA	3859.00
2	PERMISSIBLE FSI	4630.80
3	PERMISSIBLE CHARGEBLE FSI	5788.50
4	MAX. PERMISSIBLE F.S.I. (2+3)	10419.30
5	TOTAL UTILISED F.S.I	10416.37
6	UTILISED CHARGEBLE F.S.I. (5-2)	5785.57
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	1041.64

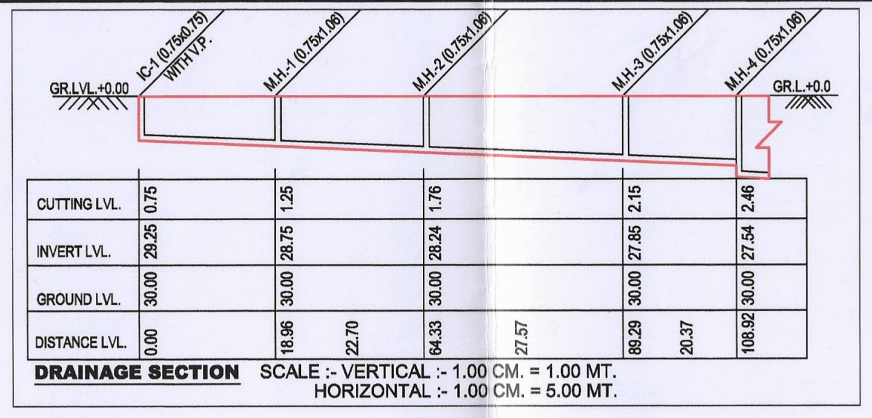
GRAND TOTAL DETAIL

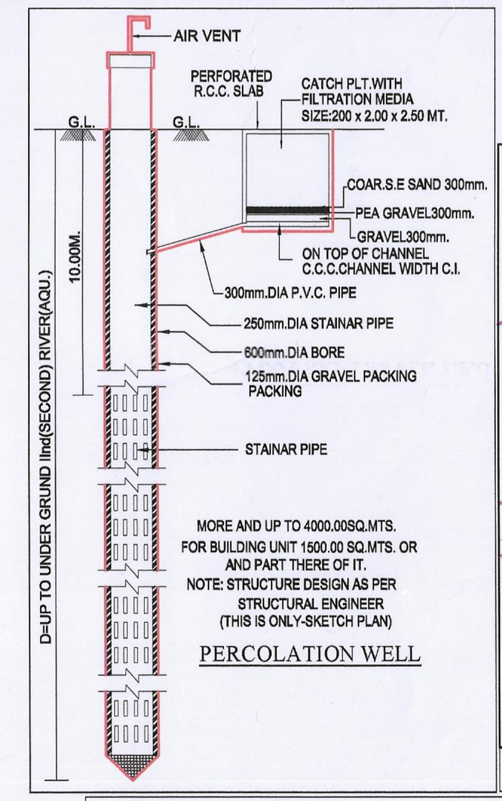
Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	30	1020.31	9.80	566.71
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	0	0.00	0.00	0.00
D	more then 66 and up to 90	125	9396.06	90.20	5218.86
E	With. Aff. F.S.I. (40% slab)	0	0.00	0.00	0.00
	Grand Total	155	10416.37	100.00	5785.57

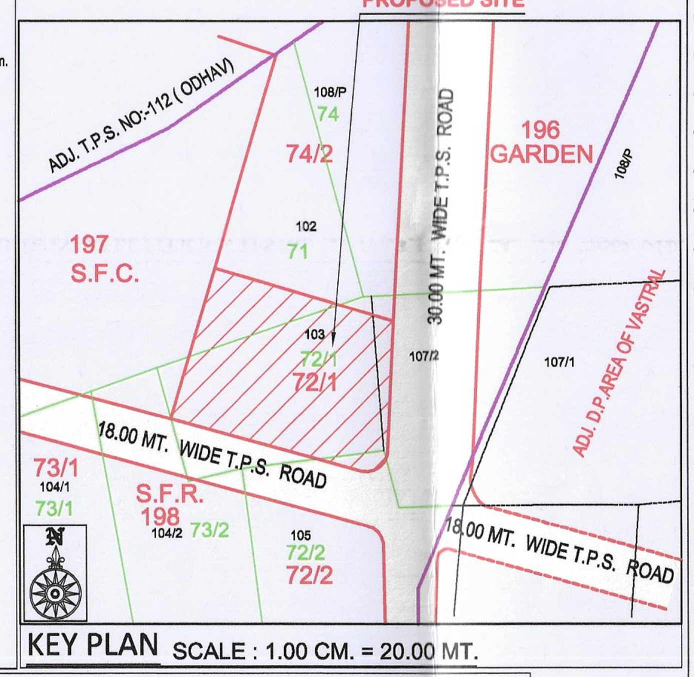
PER WELL CALC.:-
REQ. 4000.00 SQ.MTS. 1 PER.WELL
3859.00 SQ.MTS. (?) PER.WELL
3859.00 x 1 / 4000.00 = 0.96 SAY= 1 NOS.
PROVIDED - 1 NOS. PER.WELL

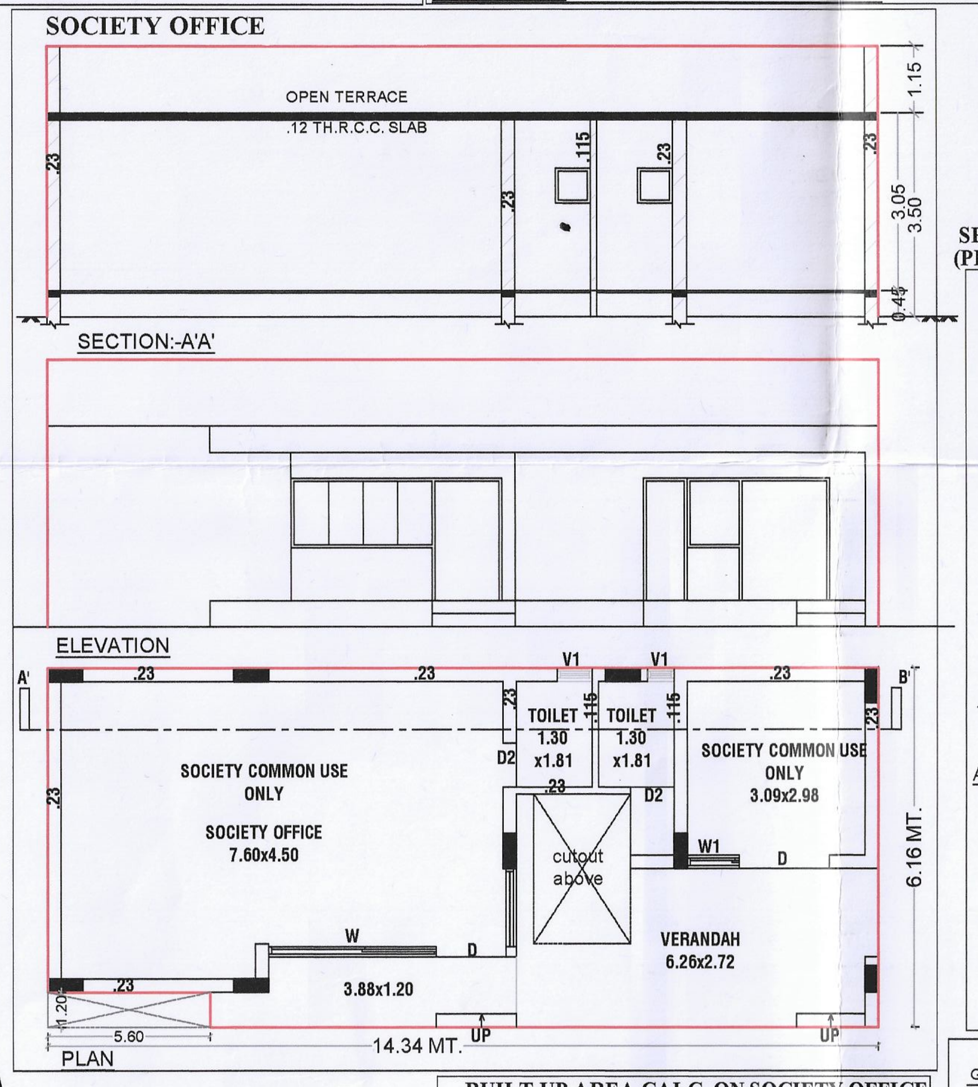
TREE PLANTATION:-
REQUIRED - 200 SQ.MT.=5 TREE
PLOT AREA - 3859.00 SQ.MT.
(3859.00/200) x 5 = 96.48 SAY-97
REQUIRED - 97 NOS. TREE
PROVIDED - 97 NOS. TREE

COMM. F.S.I. AREA TABLE IN SQ.MT.
GROUND FLOOR(SHOP.) = 709.20
1ST. FLOOR(OFFICE) = 311.11
TOTAL = 1020.31

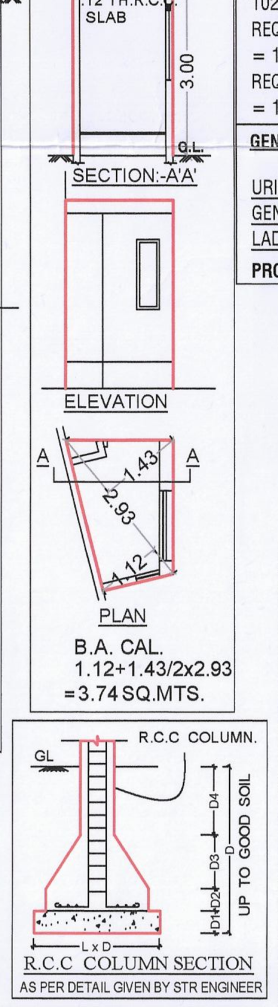








BUILT UP AREA CALC. ON SOCIETY OFFICE
BLOCK:-14.34 x 6.16 = 88.33 SQ.MTS.
LESS:- 5.60 x 1.20 = 6.72
NET AREA = (88.33-6.72) = 81.61
PERMI.B.A. IN COMMON PLOT 15 %
= 632.68 x 15 % = 94.90 SQ.MTS.
PROVI. B.A. IN COMMON PLOT
= 81.61 SQ.MTS.



SANITORY PROVISION

COMM. F.S.I. AREA = 1020.31 Sq.mts.
1020.31 / 4.00 Sq.mts. = 255.08 SAY = 256 USER
REQD. URINAL 1/100 MALE USERS (256/2 = 128)
= 128/100 = 1.28 NOS. SAY 2 NOS. REQ. TOILET
REQD. W.C. 1/100 USERS
= 128/100 = 1.28 NOS. SAY 2 NOS. REQ. TOILET

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROVI.	REQ.
URINAL	1	1	1 DISABLE PERSON TOILET
GENTS	1	1	
LADIES	1	1	MINIMUM SIZE(1.75x1.50)

PROVIDED TOILET EACH UNIT

COMMON PLOT AREA CALC.:-
1:- 18.26 x 19.29 = 352.24 SQ.MTS.
2:- 24.73 x 11.34 = 280.44 SQ.MTS.
TOTAL = 632.68 SQ.MTS.
NET COMMON PLOT = 632.68
PERMI.B.A. IN COMMON PLOT 15 %
= 632.68 x 15 % = 94.90 SQ.MTS.
PROVI. B.A. IN COMMON PLOT
= 81.61 SQ.MTS.

LIFT CAL.for BLOCK - A :-
REQ. PER 30 UNIT 1 LIFT
TOTAL 3rd FL. to 11th. FL. = 34 NOS. UNIT
34/30 = 1.13 SAY 2 LIFT REQ.
REQ. LIFT 2 x 6 = 12 Passenger REQ.
PROVI. 1 LIFT OF 10 Passenger CAPACITY
PROVI. 2 LIFT OF 6 Passenger CAPACITY
TOTAL NOS. OF LIFT - 2 = 16 Passenger CAPACITY

LIFT CAL.for BLOCK - B :-
REQ. PER 30 UNIT 1 LIFT
TOTAL 3rd FL. to 10th. FL. = 30 NOS. UNIT
30/30 = 1 LIFT REQ.
REQ. LIFT 1 x 6 = 6 Passenger REQ.
PROVI. 1 LIFT OF 10 Passenger CAPACITY
PROVI. 2 LIFT OF 6 Passenger CAPACITY
TOTAL NOS. OF LIFT - 2 = 16 Passenger CAPACITY

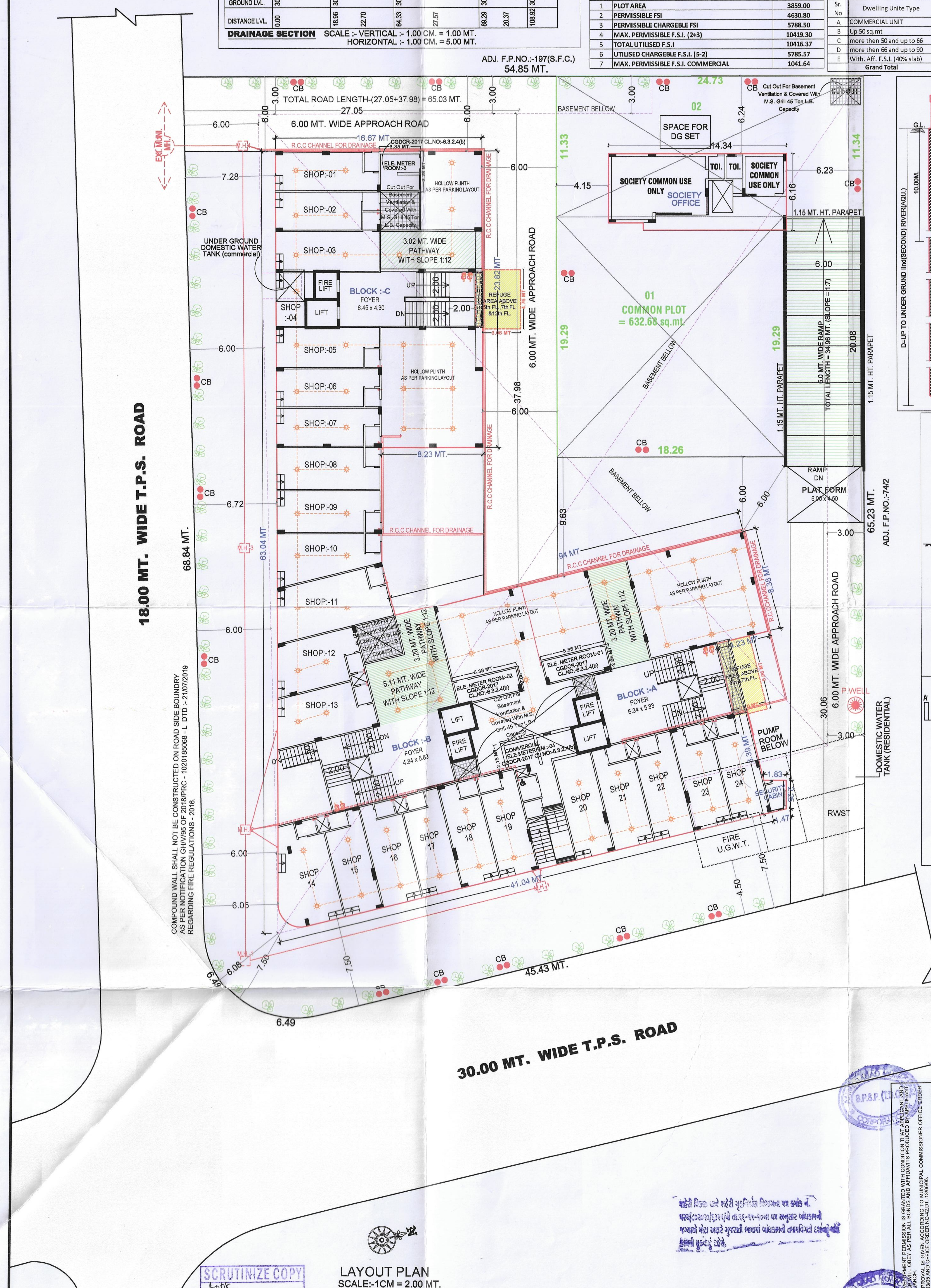
LIFT CAL.for BLOCK - C :-
REQ. PER 30 UNIT 1 LIFT
TOTAL 3rd FL. to 12th.(A) FL. = 41 NOS. UNIT
41/30 = 1.36 SAY 2 LIFT REQ.
REQ. LIFT 2 x 6 = 12 Passenger REQ.
PROVI. 1 LIFT OF 10 Passenger CAPACITY
PROVI. 2 LIFT OF 6 Passenger CAPACITY
TOTAL NOS. OF LIFT - 2 = 16 Passenger CAPACITY

RESI. DUST BIN CALCULATION:-
PER TENA. 10 LITER CAPACITY
TOTAL = 125 UNIT
125 x 10 = 1250 LITER CAP.
= 80 LITER CAP. = 1 DUS BIN
1250 x 1 /80 = 15.63= REQ. 16 NOS.
16 NO. DUST BIN PROVIDED

DUST BIN CALCULATION COMM.:-
REQ.=100.0 SQ.MT. FL. AREA=20 LIT.CAP.
1020.31 x 20 / 100 = 204.06
SAY = 205 LITER CAP.
205 LITER CAP. REQ.
= 80 LITER CAP. = 1 DUS BIN
205 x 1 / 80 = 2.56 SAY = 3
REQ. 3 NO. DUST BIN PROVIDED
TOTAL (16 NO. + 3 NO.) REQ.
= 19 NO. PROVIDED

PLOT AREA AS PER T.P.O. OPINION LETTER NO. TPS NO. 117 (VASTRAL) / CASE NO. 77/589 DTD:- 25/03/2022

DISTRICT	TALUKA	MOJE	REVENUE SURVEY NO.	REVENUE SURVEY NO. PLOT AREA (IN SQ.MTS.)	O.P. NO.	O.P. AREA (IN SQ.MTS.)	F.P. NO.	F.P. AREA (IN SQ.MTS.)
AHMEDABAD	VATVA	VASTRAL	103 107/2	3339 3093	72/1	3339 3093 TOTAL 6432	72/1	3859



LAYOUT PLAN
SCALE:-1CM = 2.00 MT.

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