LAYOUT PLAN (RESIDENTIAL AFFORDABLE HOUSING) 1/7

PLAN SHOWING PROPOSED RESIDENTIAL (AFFORDABLE HOUSING PROJECT) BUILDING ON F.P. NO: 742/2 (O.P. NO: 742/2, SUR./BLOCK NO: 1445/2/2) OF T.P.S.NO: 221 (OGANAJ-SOLA-BHADAJ) DRAFT SANCTIONED, MOJE: OGANAJ, TAL.: GHATLODIYA, DIST: AHMEDABAD.

SCALE – 1 : 200

ZONE : RESIDENTIAL ZONE–R3 & OVERLAY RAH ZONE(DUE TO SP RING ROAD)

USE OF CONSTRUCTION : RESIDENTIAL(AFFORDABLE HOUSING)

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			Dwelling Unit more then 66 sq.mt and up to 90 sq.mt			OTHER F.S.I,		COMM F.S.I,	
	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.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.
A	0.00	4031.28	4031.28	0	0	0.00	0.00	0	0.00	0.00	48	4031.28	100.00	0.00	0.00	0.00	0.00
B	0.00	3179.24	3179.24	0	0	0.00	0.00	0	0.00	0.00	46	3179.24	100.00	0.00	0.00	0.00	0.00
TOTAL	0.00	7210.52	7210.52	0	0	0.00	0.00	0	0.00	0.00	94	7210.52	100.00	0.00	0.00	0.00	0.00

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	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	94	7210.52	100.00	2400.92
E	With. Aff. F.S.I. (40% slab)	0	0.00	0.00	0.00
	Grand Total	94	7210.52	100.00	2400.92

1	PLOT AREA	2672.00
2	PERMISSIBLE FSI	4809.60
3	PERMISSIBLE CHARGEBLE FSI	2404.80
4	MAX. PERMISSIBLE F.S.I. (2+3)	7214.40
5	TOTAL UTILISED F.S.I	7210.52
6	UTILISED CHARGEBLE F.S.I. (5-2)	2400.92
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	721.05

TENEMENT & FLOOR AREA TABLE (IN SQ.MT.)

FLOOR	USE	UNIT			FLOOR AREA		
	BLOCK- A,B	BLOCK- A	BLOCK- B	TOTAL	BLOCK- A	BLOCK- B	TOTAL
GROUND	PARKING	-	-	-	-	-	-
FIRST	RESI.	4	4	8	335.94	276.88	612.82
SECOND	RESI.	4	4	8	335.94	276.88	612.82
THIRD	RESI.	4	4	8	335.94	276.88	612.82
FOURTH	RESI.	4	4	8	335.94	276.88	612.82
FIFTH	RESI.	4	4	8	335.94	276.88	612.82
SIXTH	RESI.	4	4	8	335.94	276.88	612.82
SEVENTH	RESI.	4	4	8	335.94	276.88	612.82
EIGHTH	RESI.	4	4	8	335.94	276.88	612.82
NINTH	RESI.	4	4	8	335.94	276.88	612.82
TENTH	RESI.	4	4	8	335.94	276.88	612.82
ELEVENTH	RESI.	4	4	8	335.94	276.88	612.82
TWELFTH	RESI.	4	2	6	335.94	133.56	469.50
TOTAL	RESI.	48	46	94	4031.28	3179.24	7210.52

FSI AREA TABLE (IN SQ.MT.)

FLOOR	BLOCK–A	BLOCK–B	TOTAL
FIRST	335.94	276.88	612.82
SECOND	335.94	276.88	612.82
THIRD	335.94	276.88	612.82
FOURTH	335.94	276.88	612.82
FIFTH	335.94	276.88	612.82
SIXTH	335.94	276.88	612.82
SEVENTH	335.94	276.88	612.82
EIGHTH	335.94	276.88	612.82
NINTH	335.94	276.88	612.82
TENTH	335.94	276.88	612.82
ELEVENTH	335.94	276.88	612.82
TWELFTH	335.94	133.56	469.50
TOTAL	4031.28	3179.24	7210.52

COMMON PLOT AREA CALCULATION

28.51X10.40 = 296.50 SQ.MT.

BUILT UP AREA TABLE (IN SQ.MT.)

FLOOR	BLOCK–A	BLOCK–B	TOTAL
BASEMENT	1512.21	–	1512.21
GROUND	422.02	353.52	775.54
FIRST	395.02	342.06	737.08
SECOND	395.02	342.06	737.08
THIRD	395.02	342.06	737.08
FOURTH	395.02	342.06	737.08
FIFTH	395.02	342.06	737.08
SIXTH	395.02	342.06	737.08
SEVENTH	395.02	342.06	737.08
EIGHTH	395.02	342.06	737.08
NINTH	395.02	342.06	737.08
TENTH	395.02	342.06	737.08
ELEVENTH	395.02	342.06	737.08
TWELFTH	395.02	200.50	595.52
STAIR CABIN	61.22	62.80	124.02
L.M.R. & O.H.W.T.	44.02	44.02	88.04
SOCI. OFFICE(G.F.)	27.37	–	27.37
SUBSTATION(G.F.)	24.00	–	24.00
TOTAL	6831.08	4423.50	11254.58

REQ. LIFT CALCULATION :- (BLOCK- A)

TOTAL NOS OF UNIT = 48 NOS
LESS UNIT OF G.F.+2 FLR. = 08 NOS
TOTAL UNIT REMAINING = 40 NOS
REQ. LIFT 1 NOS. PER 30 UNIT
TOTAL LIFT REQD. $= \frac{40}{30} =$ 1.33 NOS = SAY 2 NOS
REQ. 2 NO. LIFT OF 8 PASSENGER
PROVI. 2 NO. LIFT OF 8 PASSENGER

REQ. LIFT CALCULATION :- (BLOCK- B)

TOTAL NOS OF UNIT = 46 NOS
LESS UNIT OF G.F.+2 FLR. = 08 NOS
TOTAL UNIT REMAINING = 38 NOS
REQ. LIFT 1 NOS. PER 30 UNIT
TOTAL LIFT REQD. $= \frac{38}{30} =$ 1.27 NOS = SAY 2 NOS
REQ. 2 NO. LIFT OF 8 PASSENGER
PROVI. 2 NO. LIFT OF 8 PASSENGER

AREA TABLE :- (IN SQ.MT.)

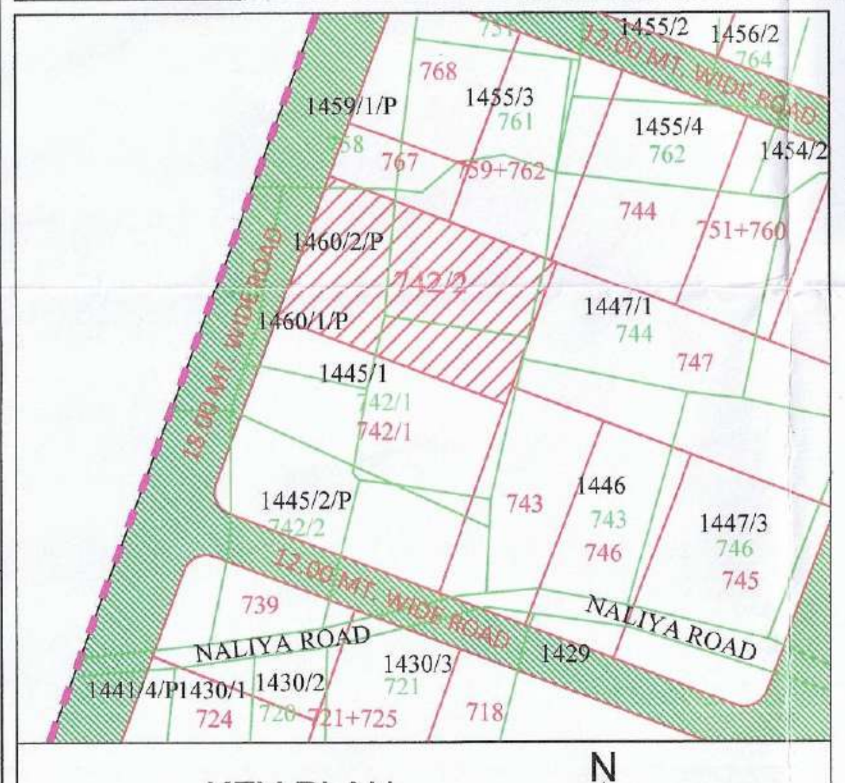
PLOT AREA OF F.P. NO:129 (AS PER F-FORM)	2672.00
REQUIRED C.P. @ 10%	267.20
PROVIDED C.P. AREA	296.50
PROP. BUILT UP AREA ON G.F.	826.91
OPEN PLOT AREA	1845.09

F.S.I AREA TABLE (IN SQ.MT.)

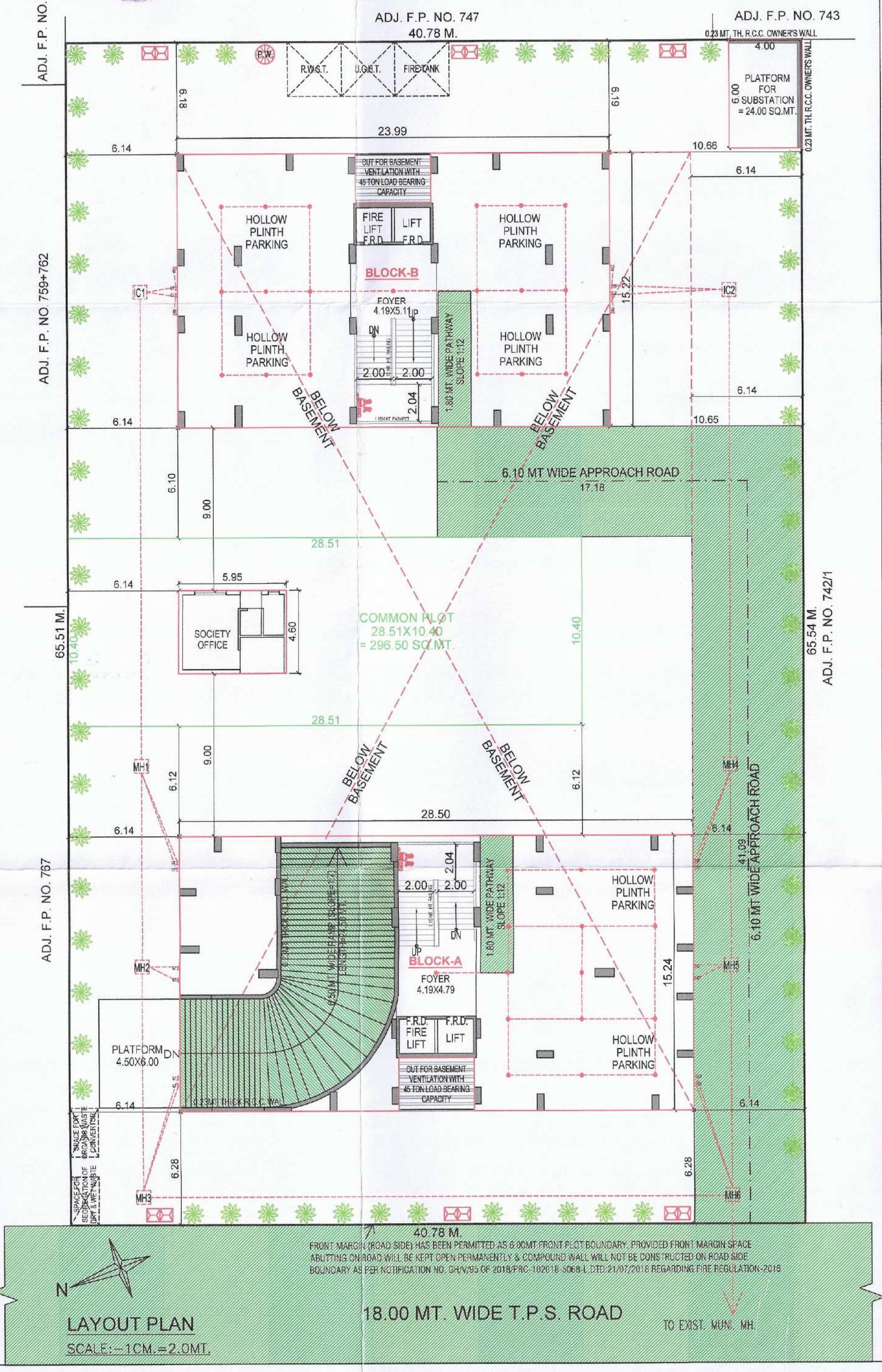
PERMI. F.S.I. AREA 1: 1.80(2672.00X1.80)	4809.60
PERMI. CHARGEABLE F.S.I. AREA 1: 0.90(2672.00X0.90)	2404.80
PERMI. TOTAL F.S.I. AREA (REGULAR + CHARGEABLE)	7214.40
TOTAL FSI ARE USED	7210.52
BALANCED CHARGEABLE FSI	3.88
USED CHARGEABLE F.S.I. AREA (7210.52-4809.60)	2400.92

GENERAL 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 MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.–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 C.G.D.C.R.–2017, THE STRUCTURE OF THE BUILDING IS DESIGNED 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 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. 13.10OF 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 UNIT/FINAL 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
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 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



KEY PLAN
SCALE : 1.00CM=20.00MT



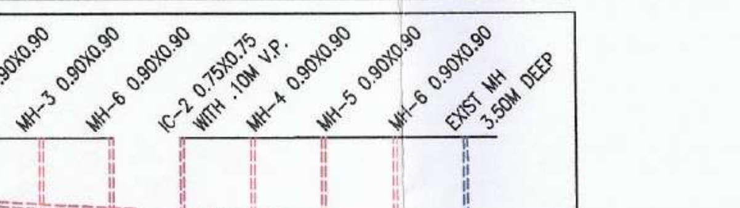
LAYOUT PLAN
SCALE:–1CM.=2.0MT.

SCRUTINIZE COPY
TDO,BPSP,AMC

PARCOLATING WELL REQD.=2672.00/4000 = 0.67 SAY 1 NO.
PARCOLATING WELL PROVIDED = 1 NO.

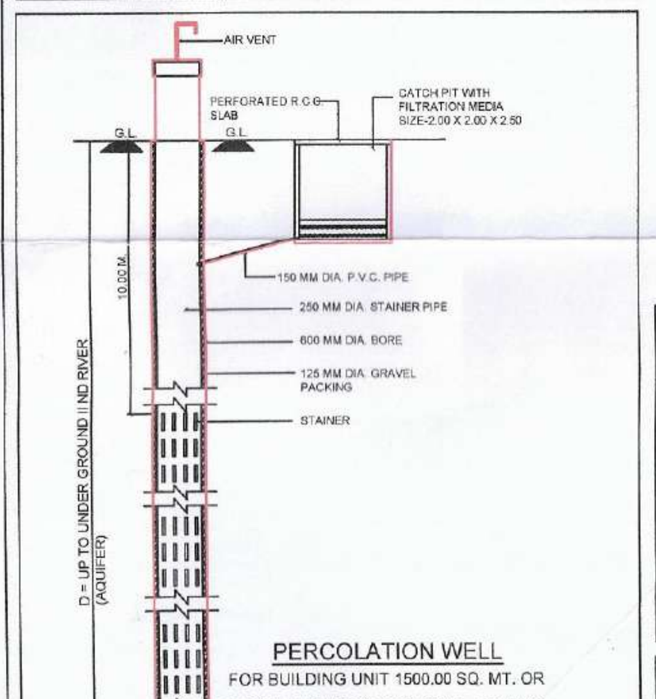
TREE PLANTATION REQD. = 2672.00X5/200 = 66.80 SAY 67 NOS.
TREE PLANTATION PROVIDED = 67 NOS.

COMMUNITY BIN CALCULATION
FOR RESI.
COMMUNITY BIN REQUIRED 10 LT. CAPACITY PER 1 UNIT
TOTAL 94 UNIT = 94 NOS.X10 LT = 940 LT. CAPACITY COMMUNITY BIN REQD.
COMMUNITY BIN PROVIDED 80 LT. X 12 NOS. = 960 LT. CAPACITY.

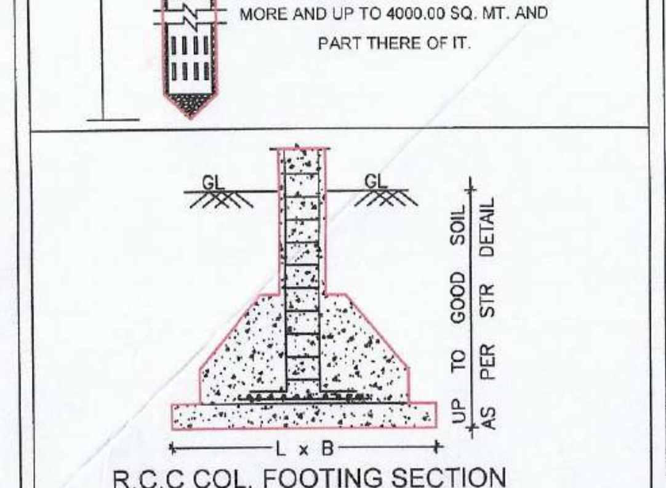


CUTTING LVL	0.75	0.90	1.05	1.25	1.40	1.55	1.70	1.95	2.10
INVERT LVL	29.25	29.10	28.95	28.75	28.60	28.45	28.30	28.15	27.90
GROUND LVL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	9.00	18.00	30.00	39.00	48.00	53.00	60.00	63.00

DRAINAGE SECTION SCALE:– VERTICAL :–1 CM = 1.00 MT, HORIZOTAL :–1 CM = 5.00 MT

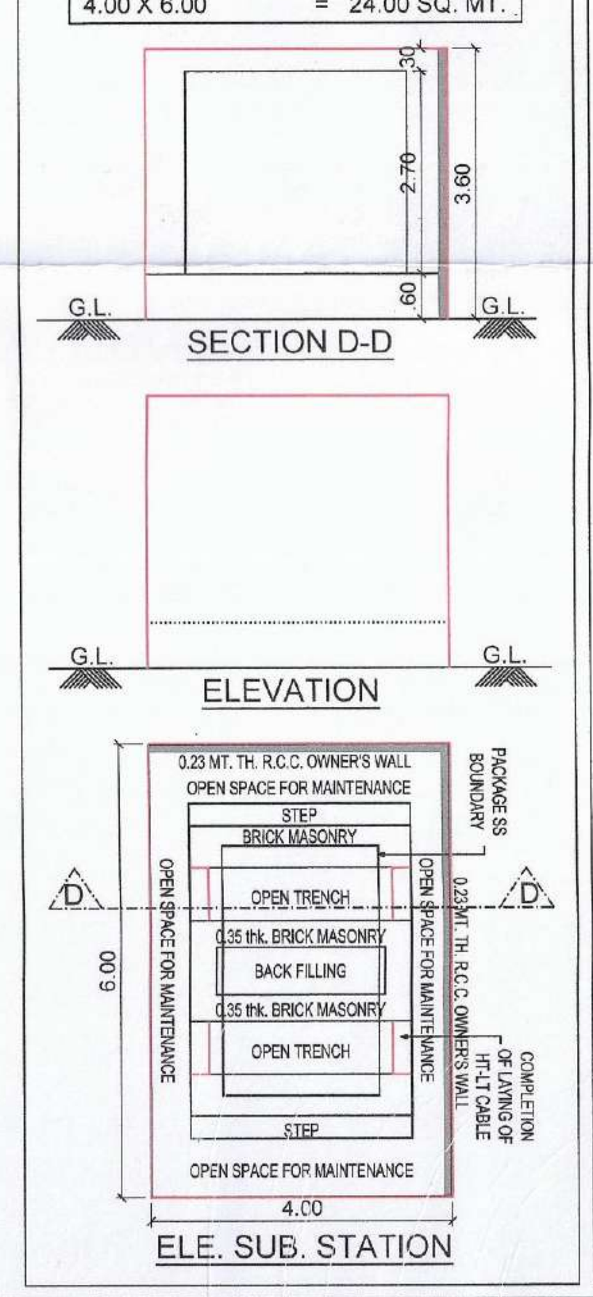


PERCOLATION WELL



R.C.C COL. FOOTING SECTION
STR. DETAIL AS PER DESIGN BY STR ENGINEER

SUB STATION BUILT UP AREA CALC.
4.00 X 6.00 = 24.00 SQ. MT.

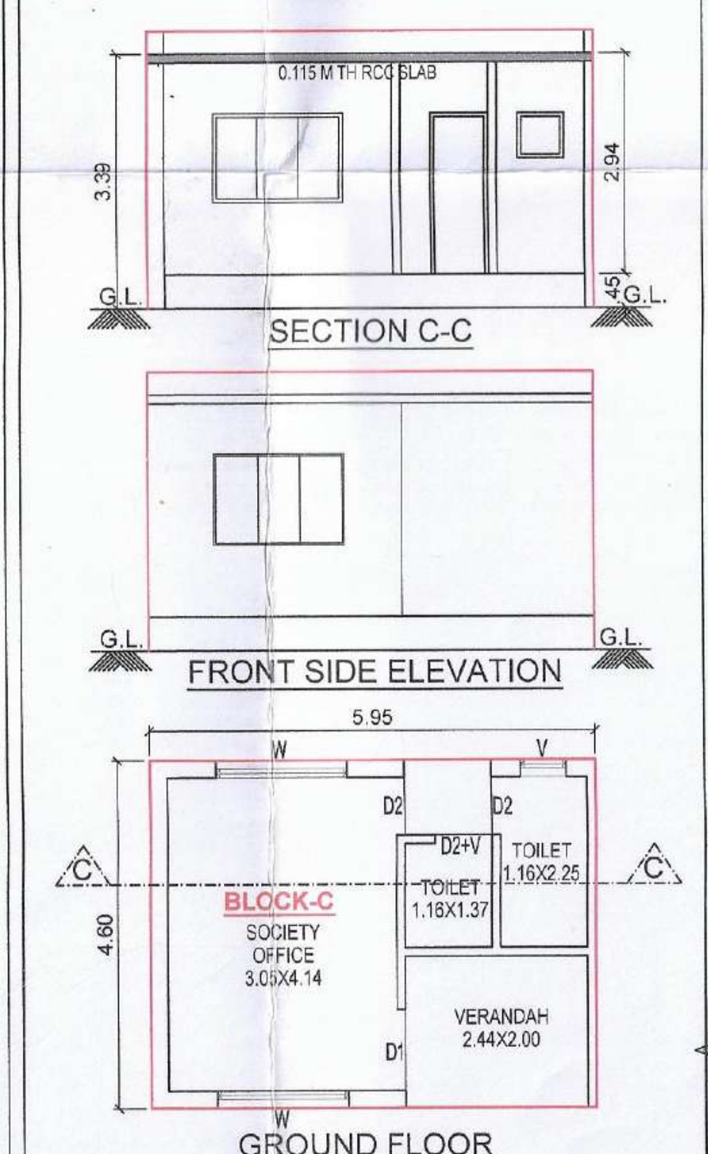


SECTION D-D, ELEVATION, ELE. SUB. STATION

SOC OFFICE AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF F.S.I AS PER CGDCR CLAUSE NO : 6.17.5.5.C

PERMI. B.A/F.S.I. IN COMMON PLOT
AREA OF COMMON PLOT = 296.50 SQ. MT.
= 296.50 X 15%
= 44.48 SQ. MT.

B.A/F.S.I. IN COMMON PLOT
5.95 X 4.60 = 27.37 SQ. MT.



SECTION C-C, FRONT SIDE ELEVATION, GROUND FLOOR

COLOUR NOTE

- PLOT BOUNDARY
- ROAD
- PROPOSED WORK
- PROPOSED DRAINAGE
- PERCOLATING WELL
- TREE
- SPRINKLER

OWNER: FOR, JAY BUILDCON — PARTNER

DEVELOPER: Utsav Patel — Utsav D. Patel (Proprietor), 89, Riddhi Society, Nr. Swaminarayan Temple, Ghatlodia, Ahmedabad-380061. DEVELOPER Lic. No. : DEV1271310324

ENGINEER: DINESH B. PATEL (B.E.CIVIL), 101, Meshwa Associate, First Floor, Shubh Arcade, Hansalpur Chokdi, Viramgam, AMC Eng.Lic No.ER-1190090722

STRUCTURAL ENGINEER: MAHESH M KATARIYA, B.E.(CIVIL), M.TECH. (STRUCTURE), 405, ADVAIT COMPLEX, VASTRAPUR, AHMEDABAD. AMC LIC. NO-SD-0434140424R1

CLERK OF WORK: DINESH B. PATEL (B.E.CIVIL), 101, Meshwa Associate, First Floor, Shubh Arcade, Hansalpur Chokdi, Viramgam, AMC Cow.Lic No.CW-0839090722

S.O.R.: DINESH B. PATEL (B.E. CIVIL), M-504, Garden Residency-3, B/h. Shyam Villa Bunglow-1, Bopal, Ahmedabad-380058, LIC NO. AMC-SOR-001SR19042610844

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 Veriation by Town Planning Officer

Ahmedabad Municipal Corporation
Case No. : BHNTS/NWZ/300721/CGDCRV/A5057/R0/M1 Zone: NEW WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 05254/300721/A5057/R0/M1
Date : 29-09-2021

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

AUTHORITY