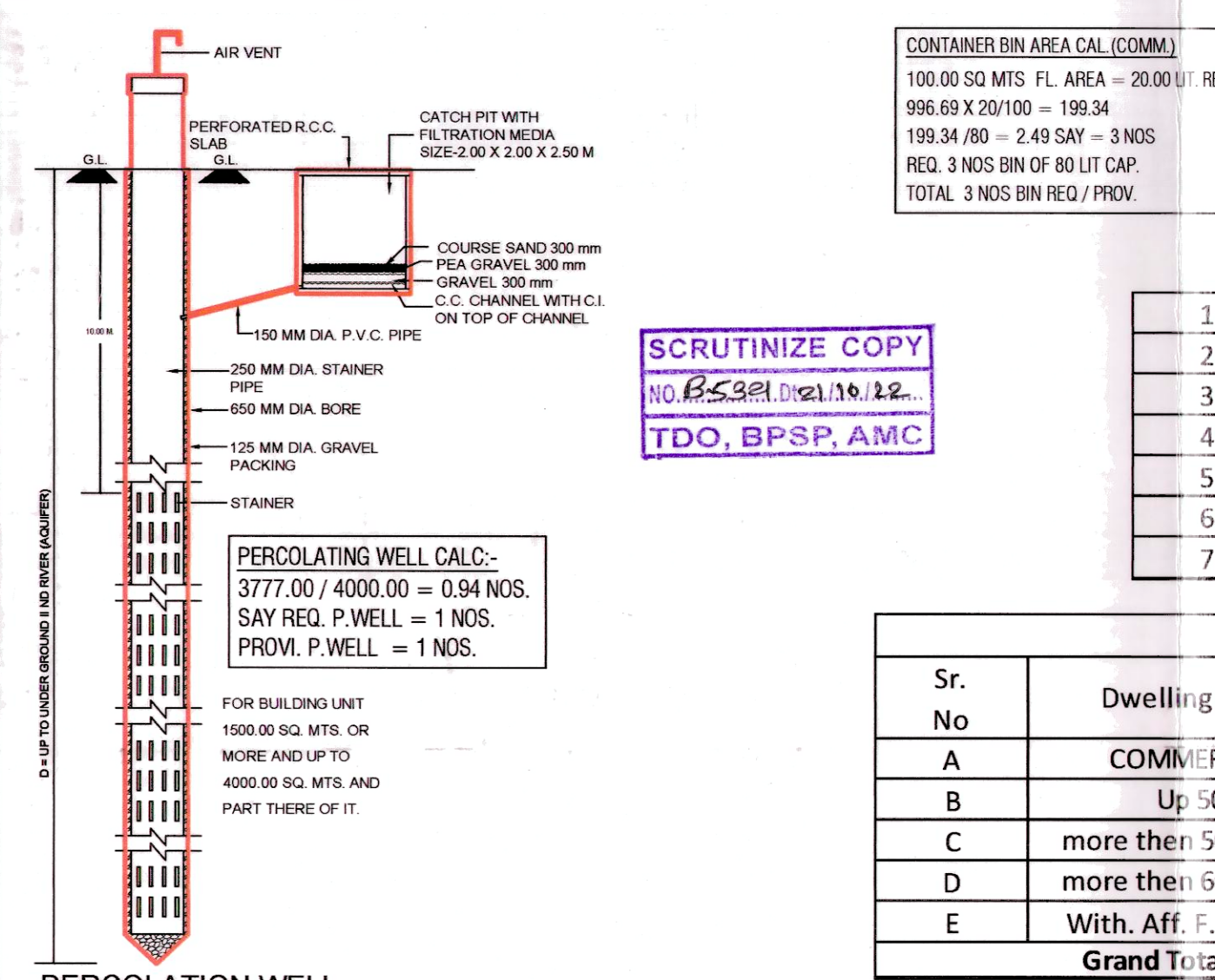




CONTAINER BIN AREA CAL (COMM.)
100.00 SQ MTS FL AREA = 20.00 LT. RE
996.69 X 20/100 = 199.34
199.34 / 80 = 2.49 SAY = 3 NOS
REQ. 3 NOS BIN OF 80 LIT CAP.
TOTAL 3 NOS BIN REQ / PROV.

CONTAINER BIN AREA CAL. (RESL)
1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 145 x 10 LIT. = 1450 LIT.
 $1450/80 = 18$ NOS
REQ. 18 NOS BIN OF 80 LIT CAPACITY
TOTAL 18 NOS BIN REQ / PROV.

TREE PLANTATION CAL. :
PLOT AREA = 3777.00 SQ.MT.
PER 200.00 SQ. MTR. = REQ. 5 NOS. TREE
 $3777.00 \times 5 / 200 = 94.43$ NOS. SAY 95 NOS.
PROVIDE 95 NOS. TREE.

SCRUTINIZE COPY
NO. B-5321 Dtd 21/10/22
TDO, BPSP, AMC

1	PLOT AREA	3777.00
2	PERMISSIBLE FSI	6798.60
3	PERMISSIBLE CHARGEABLE FSI	3399.30
4	MAX. PERMISSIBLE F.S.I. (2+3)	10197.90
5	TOTAL UTILISED F.S.I	10195.50
6	UTILISED CHARGEABLE F.S.I. (5-2)	3396.90
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	1019.55

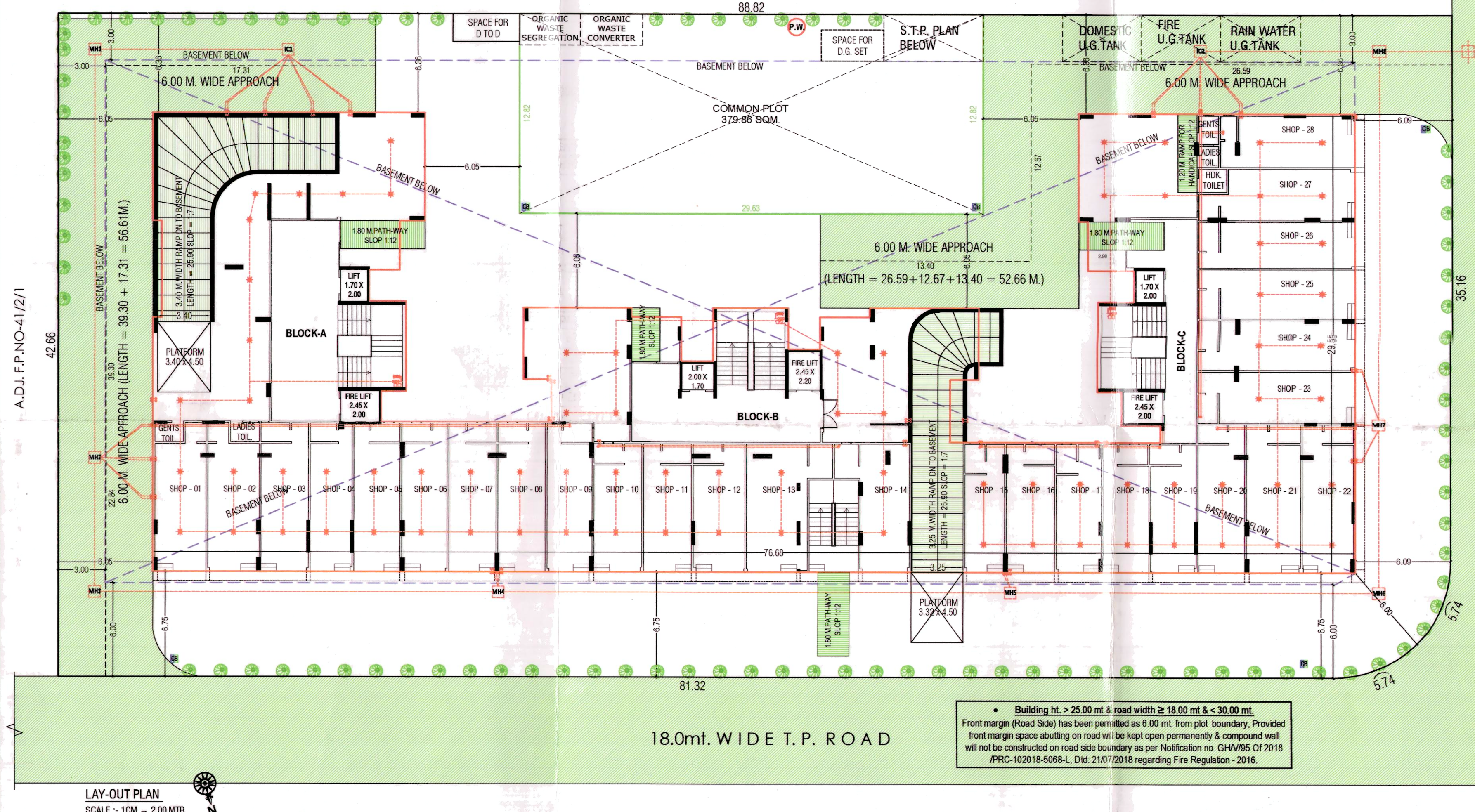
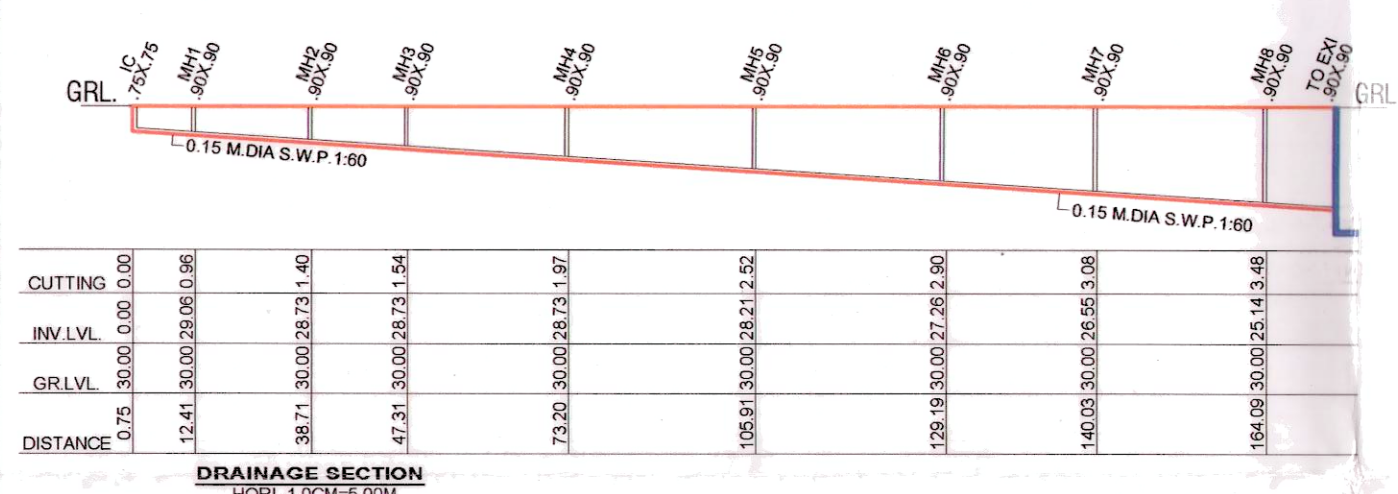
GRAND TOTAL DETAIL					
Sr. No	Dwelling Unite Type	No. OF	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	34	993.86	9.75	331.13
B	Up to 50 sq.mt	0	0	0.00	0.00
C	more than 50 and up to 66	145	9201.64	90.25	3065.77
D	more than 66 and up to 80	0	0	0.00	0.00
E	With Aff. F.S.I. (40% slab)	0	0.00	0.00	0.00
	Grand Total	179	10195.5	100.00	3396.90

B.U.P & F.S.I. AREA TABLE					IN SQ. MTR.		
FLOOR		BUILT UP AREA		F.S.I. & FLOOR AREA			NOS OF UNITS & USE
	(COMM.)	(RESI.)	(TOTAL)	(COMM.)	(RESI.)	(TOTAL)	
BASEMENT	----	2683.22	2683.22	----	----	----	PARKING
GR. FLOOR (H.P.)	----	696.25	696.25	----	----	----	PARKING
GR. FLOOR (S.P.)	861.18	----	861.18	841.11	----	841.11	28 SHOP + 00 RESI. = 28 UNIT
1ST FLOOR	175.97	1188.47	1364.44	152.75	830.43	983.18	06 SHOP + 13 RESI. = 19 UNIT
2ND FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
3RD FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
4TH FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
5TH FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
6TH FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
7TH FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
8TH FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
9TH FLOOR	----	1328.22	1328.22	----	958.04	958.04	---- + 15 RESI. = 15 UNIT
10TH FLOOR	----	1073.25	1073.25	----	706.89	706.89	---- + 12 RESI. = 12 UNIT
STAIR CABIN	----	161.01	161.01	----	----	----	
O.H.W.T.	----	75.70	75.70	----	----	----	
TOTAL	1037.15	15503.66	17540.81	993.86	9201.64	10195.50	34 SHOP + 145 RESI. = 179 UNIT

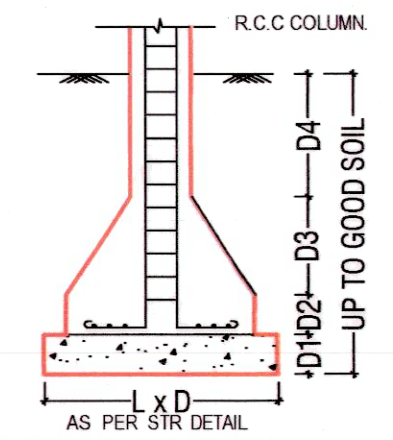
PROVI. COMMON PLOT AREA CALC.	
<u>COMMON PLOT</u>	
29.63 X 12.82	= 379.86

COMMON SANITARY PROVISION
(AS PER G.D.R. CL. NO-23.9.2)
TOTAL F.S.I. AREA = $996.69 / 4 = 250$ PERSON
GENTS PERSON = 125
LADIES PERSON = 125

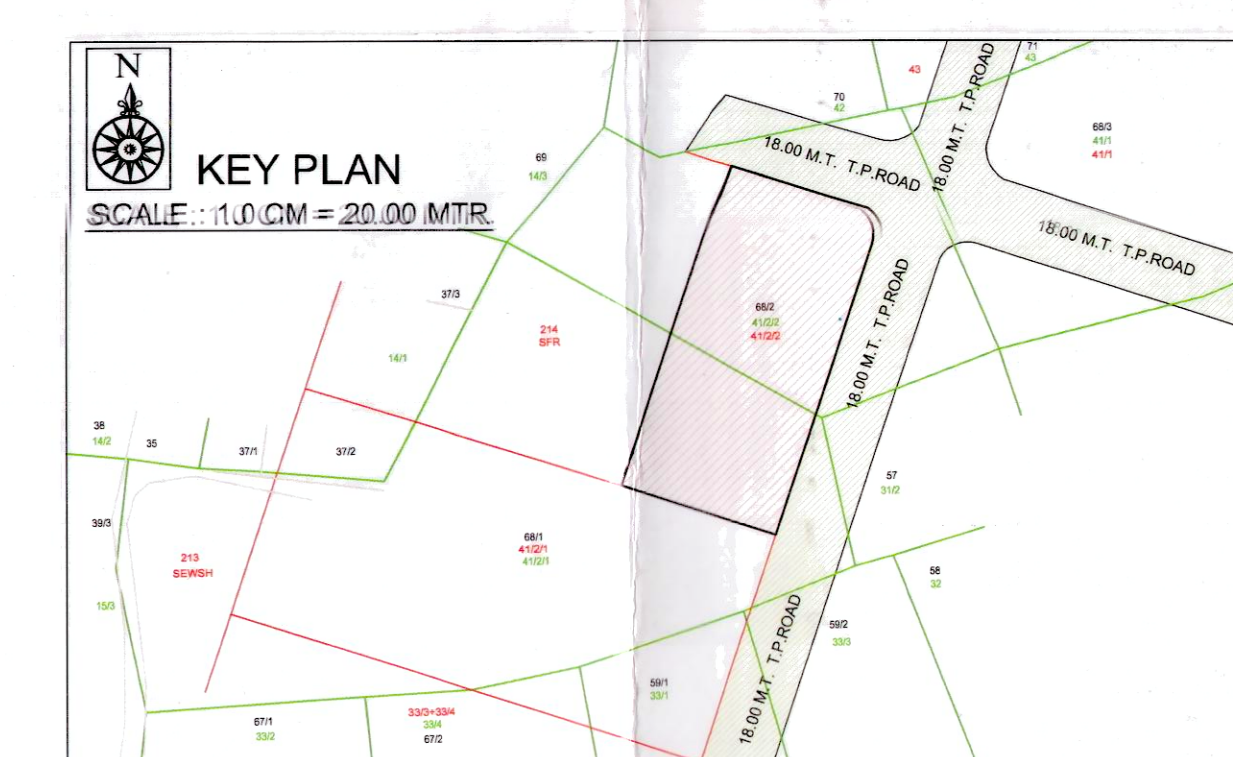
BLOCK	CONSUME F.S.I.			No. Of Comm. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			RESIDENTIAL Dwelling Unit more than 50 sq.mt and up to 66 sq.mt			Dwelling Unit more than 66 sq.mt and up to 90 sq.mt			OTHER F.S.I.		COMM F.S.I.	
	COMM / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	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+B+C	993.86	9201.64	10195.50	34	0	0.00	0.00	145	9201.64	90.25	0	0.00	0.00	0.00	0.00	993.86	9.75
TOTAL	993.86	9201.64	10195.50	34	0	0.00	0.00	145	9201.64	90.25	0	0.00	0.00	0.00	0.00	993.86	9.75



- Building ht. > 25.00 mt & road width $\geq$ 18.00 mt & < 30.00 mt.



- 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. THE SURVEY IS IN ACCORDANCE WITH THE SURVEY ACT, 1907 AND THE SURVEY RULES, 1908. ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
 - THE DEPTH AND POSITION OF EXISTING MAINWATER CANAL IS VERIFIED BY ME ON SITE. THE DEPTH OF CANAL IS 1.50 METER.
 - IT IS CERTIFIED THAT ACCORDING TO [GOVT. ORDER NO. 131/14 OF G.O.DR. 2017](#) ALL REQUIREMENTS OF THE BUILDING ARE MET.
 - ALL REQUIRED AND NECESSARY ACTIONS ARE TAKEN. IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF G.O.DR. 2017, THE STRUCTURE OF THE BUILDING IS IN ACCORDANCE WITH THE NATIONAL STANDARDS. DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISIONS OF THE CLAUSE NO. 13.11 AND 13.13 OF G.O.DR. 2017.
 - STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISIONS OF THE CLAUSE NO. 13.14 OF G.O.DR. 2017.
 - LIFT IS PROVIDED AS PER THE PROVISIONS OF THE CLAUSE NO. 13.12 OF G.O.DR. 2017.
 - WATER TANK IS PROVIDED AS PER THE PROVISIONS OF THE CLAUSE NO. 13.08 OF G.O.DR. 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 PROTECTION ACT, 1987.
 - ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.01 OF G.O.DR. 2017.
 - DRAINAGE WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.06.2 OF G.O.DR. 2017.
 - DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.03 OF G.O.DR. 2017.
 - PAVING OF PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISIONS OF THE CLAUSE NO. 13.07 OF G.O.DR. 2017.
 - PAVING OF BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.13.6 OF G.O.DR. 2017.
 - THE PAVING OF BUILDING IS FINAL. PLOT IS TO BE PROVIDED OF THE PROVISIONS OF THE CLAUSE NO. 13.13.3 OF G.O.DR. 2017.
 - THE CONSTRUCTION OF BUILDING IS AS PER THE NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
 - WATER TANK FOR RAIN AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.12 OF G.O.DR. 2017.
 - COMMUNITY BLDG IS PROVIDED AS PER THE PROVISIONS OF THE CLAUSE NO. 17.24.1 & 17.25 OF G.O.DR. 2017.
 - GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.13 OF G.O.DR. 2017.
 - FIRE ALARMATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF G.O.DR. 2017.
 - POLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.5 OF G.O.DR. 2017.
 - SOLAR LUTION COT SYSTEM IS PROVIDED AS PER THE CHAPTER 10. 18 OF G.O.DR. 2017.
 - FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF G.O.DR. 2017.
 - SAFETY MEASURES TO BE TAKEN FOR FIRE PREVENTION AND PROTECTION AS PER THE SAFETY STANDARDS REGULATION - 2016 AND FIRE PREVENTION AND LIFE MEASURES REGULATION - 2013.
 - MAINTENANCE AND DISBURGMENT OF BUILDING IS AS PER CHAPTER NO. 19 OF G.O.DR. 2017.
 - ADDITIONAL SPACE & EASEMENT SHALL BE GIVEN AS PER BEARING CAPACITY OF 4000 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER 10.4 OF C.G.D.R. 1977 AND PER FIRE SAFETY ACT-2016
 - THE MINIMUM COVERED AREA OF THE TOTAL SURFACE AREA OF EACH FACILITY SHALL BE PROVIDED FOR SAFETY RAILING UP TO LEVEL SHALL BE AS PER CL. NO. 13.13 OF G.O.DR. 2017.
 - ALL LOT/LOT FOR BASEMENT VENTILATION COVERED WITH 40000 LTR LOAD CAPACITY MTS.

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RESIDENTIAL AFFORDABLE HOUSING PROJECT LAY-OUT PLAN

LAYOUT PLAN SHOWING PROP. COMMERCIAL + RESIDENTIAL (AFFORDABLE HOUSING PROJECT) ON F.P. NO:- 41/2/2 (O.P. NO:- 41/2/2 R.S. NO:- 68/2) ON DRAFT T.P.S. NO:- 117-VASTRAL, TALUKA:- VATVA, DIST:- AHMEDABAD.

ZONE :- RESI-II (R-2) OVERLAY R.A.H.		
--------------------------------------	--	--

SCALE :- 1CM = 2.00 MTR.	USE :- RESIDENTIAL+COMMERCIAL (AFFORDABLE HOUSING)
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AREA TABLE	SQMT
NET PLOT AREA	3777.00
REQUIRED COMMON PLOT @ 10% OF PLOT AREA	377.70
PROVIDED COMMON PLOT AREA	379.86
PERMISSIBLE F.S.I. AREA @ 1:1.8 (3777.00 X 1.8)	6798.60
PERMISSIBLE CHARGEABLE F.S.I. AREA @ 1:0.9 (3777.00 X 0.9)	3399.30
TOTAL USABLE F.S.I. AREA (PERMI.+CHARG.) @ 1:2.7	10197.90
TOTAL USED F.S.I. AREA	10195.50
USED CHARGEABLE F.S.I. AREA (10195.50 - 6798.60)	3396.90
BALANCE CHARGEABLE F.S.I. (3399.30 - 3396.90)	2.40

COLOUR NOTE:-

PLOT BOUNDARY  PROP. WORK  PROP.DRAINAGE 	P.WELL  CONTAINER BIN   ROAD 	TREE 
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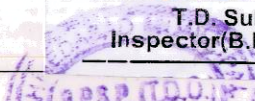
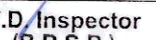
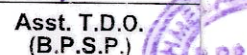
 FOR, CRYSTAL CORPORATIONS PARTNER	 KARAN PRAJAPAT S.O.R - GI - LIC NO. : 001SR22072711460 SHOP : 8, SHREEDHAR FAMILY, VASTRAL, AHMEDABAD-18
OWNER	S.O.R.

Utsav Patel
89, Riddhi Society
Ghatlodia, Ahmedabad-380061
DEVELOPER Lic. No.: DEV1271310324

HIRENBHAI B. MERJA
AMC-COW-G1-LIC.NO.:
001CW09032610323
F/303, VISHWASH PLATINUM-1
SOLA, AHMEDABAD - 60

DEVELOPERS	C.O.W.
 NITIN J. PATEL AMC LIC NO. 801SE171124 0446 3, NEW YOGIKRUPA SOCIETY, RANIP, AHMEDABAD-382480.	 HIRENBHAI B. MERJA AMC-ENG-HR-LIC.NO. - 001ERH09032610243 F/303, VISHWASH PLATINUM-1 SOLA, AHMEDABAD - 60

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	Raja Chithi Number : 07103/058822/A6357/R0/M1 Date : 21/10/2022		
AUTHORITY	T.D. Sub Inspector (B.P.S.P.) 	T.D. Inspector (B.P.S.P.) 	Asst. T.D.O. (B.P.S.P.) 

GROUND & BASEMENT PARKING PLAN

LAYOUT PLAN SHOWING PROP. RESIDENTIAL AFFORDABLE HOUSING PROJECT ON
F.P. NO:- 41/2/2 O.P. NO:- 41/2/2 R.S. NO:- 68/2 ON T.P.S. NO:- 117 VASTRAL DRAFT
TALUKA:- VATVA. DIST:- AHMEDABAD.

ZONE :- RESI-1 (RESIDENTIAL-1) (RAH)
SCALE :- 1CM = 2.00 MTR. USE :- RESIDENTIAL+COMMERCIAL AFFORDABLE HOUSING

B.U.P AREA CALC.	
BASEMENT	
79.73 X 33.66	= 2683.71
LESS	
1. 1.30 X 0.75 / 2	= 0.49
TOTAL LESS WORK	= 0.49
BUILT UP AREA OF BASEMENT =	
2683.71 - 0.49	= 2683.22 SQ. MTR.

COLOUR NOTE:-

PLOT BOUNDARY	==	P.WELL	⊙	TREE	●
PROP. WORK	==	CONTAINER BIN	□		
PROP.DRAINAGE	==	ROAD	==		

OWNER

S.O.R.

DEVELOPERS

C.O.W.

ST.ENG.

ENGINEER

Ahmedabad Municipal Corporation

Case No. : BHNTVEZ/050822/CODC/RVIA/8357/RO/M1 Zone: EAST

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

Raja Chitli Number : 07103/050822/A6357/RO/M1

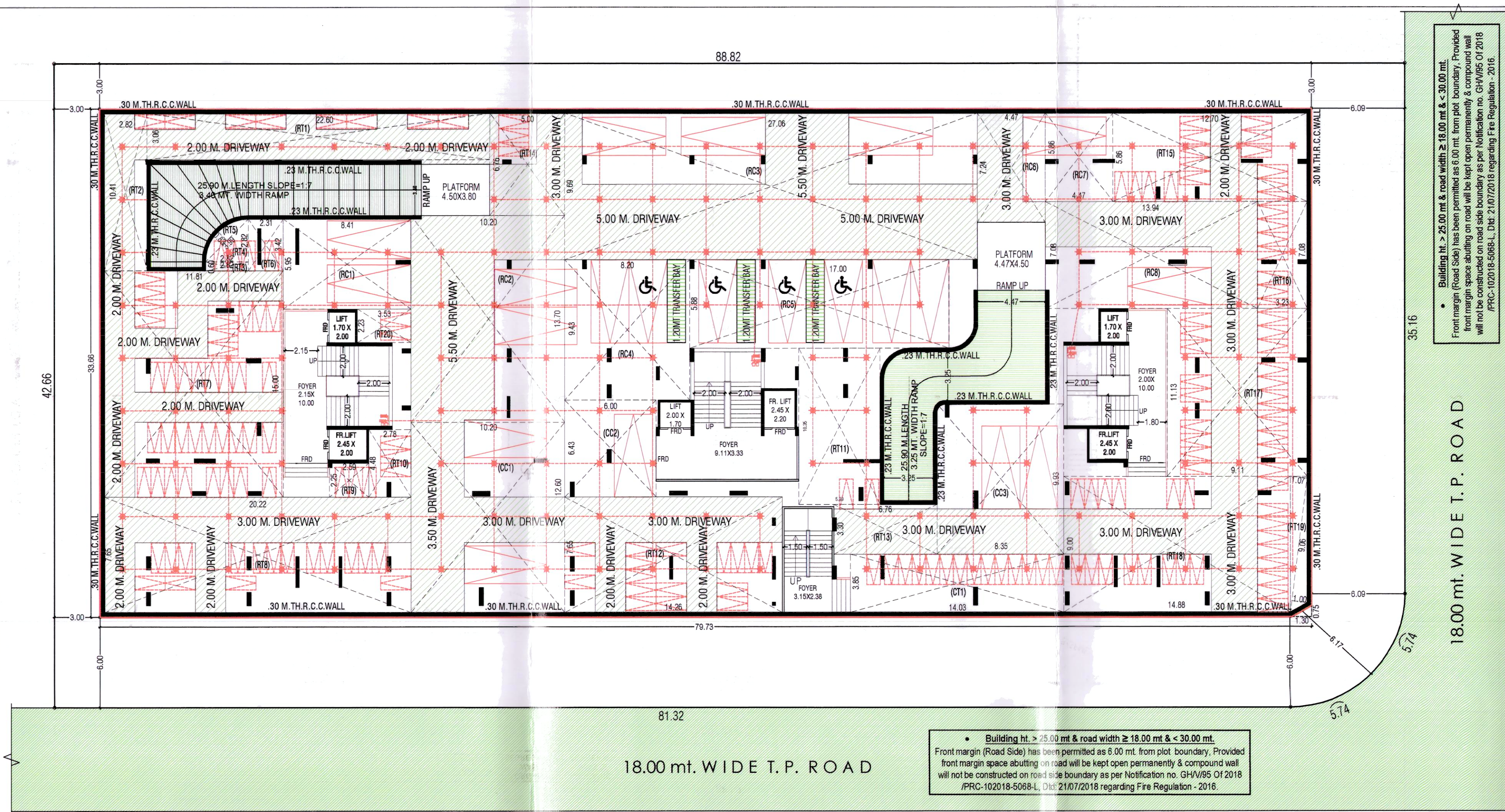
Date : 21/10/2022

T.D. Sub Inspector (B.P.S.P.)

T.D. Inspector (B.P.S.P.)

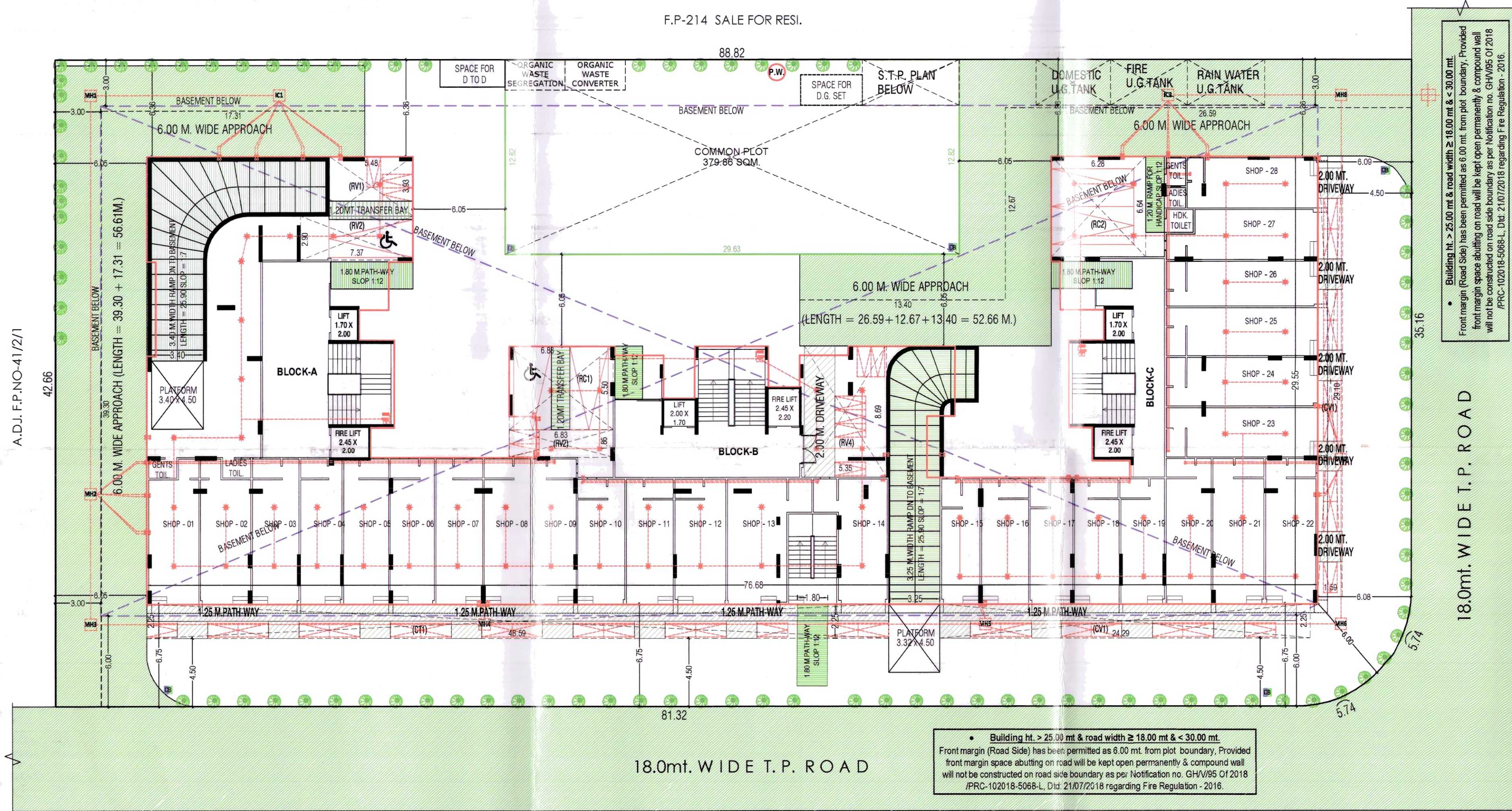
Asst. T.D.O. (B.P.S.P.)

AUTHORITY



BASEMENT WITH PARKING PLAN

SCALE :- 1CM = 2.00 MTR.



GROUND PARKING PLAN

SCALE :- 1CM = 2.00 MTR.

REQ. PARKING AREA TABLE FOR COMM.	
TOTAL COMM. F.S.I. AREA	= 993.86
REQ. PARKING @ 50%	496.93
REQ. CAR PARKING @ 50%	248.47
REQ. TW. WH. PARKING @ 30%	149.07
REQ. VISITOR PARKING @ 20%	99.39
TOTAL REQ. PARKING	496.93

PROVI. PARK. AREA (COMM.)	
REQ. PARKING	REQ. PARK IN SQ. MTR.
CAR PARKING	149.07
OTHER PARKING	99.39
TOTAL REQ. PARK.	496.93

COMMERCIAL VISITOR PARKING AREA CAL.	
GROUND LVL	
CV1. 1.59 X 2.10	= 46.27
CV2. 24.29 X 2.25	= 54.65
TOTAL	= 100.92

COMMERCIAL CAR PARKING AREA CAL.	
BASEMENT	
CC1. 10.20 X 12.80	= 128.52
CC2. 6.00 X 6.43	= 38.58
CC3. 8.55 X 9.93	= 82.92
TOTAL	= 250.02

COMMERCIAL OTHERS PARKING AREA CAL.	
GROUND LVL	
CT1. 48.59 X 2.25	= 109.33
less 1.80 X 2.25	= 4.05
TOTAL	= 105.28

REQ. PARKING AREA TABLE FOR RESI.	
USED F.S.I. AREA	= 10196.50
REQ. PARKING @ 10% OF RESI. F.S.I. AREA	= 920.16
REQ. CAR PARKING @ 50%	460.08
REQ. TW. WH. PARKING @ 30%	460.08
REQ. ADDI. PARKING @ 10%	92.02
TOTAL REQ. PARKING	1012.18

PROVI. PARK. AREA (RESI.)	
REQ. PARKING	REQ. PARK IN SQ. MTR.
CAR PARKING	460.08
OTHER PARKING	460.08
ADDI. PARKING	92.02
TOTAL REQ. PARK.	1012.18

RESIDENCE CAR PARKING AREA CAL.	
GROUND LVL	
RC1. 6.83 X 5.50	= 37.57
RC2. 6.28 X 6.64	= 41.70
TOTAL	= 79.27

RESIDENCE VISITOR PARKING AREA CAL.	
GROUND LVL	
RV1. 5.48 X 3.93	= 21.54
RV2. 7.37 X 2.90	= 21.37
RV3. 6.83 X 1.86	= 12.70
RV4. 5.55 X 0.69	= 48.49
TOTAL	= 102.10

RESIDENCE CAR PARKING AREA CAL.	
BASEMENT	
RC1. 8.41 X 5.95	= 50.04
RC2. 10.20 X 13.70	= 139.74
RC3. 27.06 X 9.69	= 262.21
RC4. 6.20 X 9.43	= 77.33
RC5. 17.00 X 5.68	= 99.96
RC6. 4.47 X 7.24	= 32.36
RC7. 4.47 X 5.86	= 26.19
RC8. 13.94 X 7.08	= 98.70
TOTAL	= 786.53

RESIDENCE OTHERS PARKING AREA CAL.	
BASEMENT	
RT1. 22.60 X 3.06	= 69.16
RT2. 2.82 X 10.41	= 29.36
RT3. 2.82 X 10.41	= 29.36
RT4. 2.82 X 2.82 / 2	= 3.98
RT5. 0.83 X 3.99 / 3 X 2	= 2.21
RT6. 2.31 X 3.42	= 7.90
RT7. 11.81 X 15.00	= 177.15
RT8. 20.22 X 7.65	= 154.68
RT9. 2.59 X 2.25	= 5.83
RT10. 2.78 X 4.48	= 12.45
RT11. 5.33 X 10.35	= 55.17
RT12. 14.26 X 7.65	= 109.09
RT13. 6.76 X 3.50	= 23.71
RT14. 6.00 X 6.76	= 33.80
RT15. 12.70 X 5.86	= 74.82
RT16. 3.23 X 7.08	= 22.87
RT17. 9.11 X 11.13	= 101.39
RT18. 14.88 X 9.00	= 133.92
RT19. 1.00 + 1.07 / 2 X 9.06	= 9.38
RT20. 3.53 X 2.23	= 7.87
TOTAL	= 1034.63

THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT THE APPLICANT SHALL BE RESPONSIBLE FOR ALL SAFETY ON DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND RETAINING WALLS AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS WILL BE MADE BY THE APPLICANT. THE NECESSARY ARRANGEMENTS WILL BE MADE BY THE APPLICANT. THE NECESSARY ARRANGEMENTS WILL BE MADE BY THE APPLICANT.

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