

PLAN SHOWING RESI. AFFORDABLE HOUSING BLDG. ON DRAFT T.P.S. NO. 2 (BOPAL),
O.P. NO. 89 / 1, F.P. NO. 89 / 1, BLOCK NO. 231, AT VILLAGE-BOPAL, TAL-DASEROI,
DIST-AHMEDABAD.

ZONE AS PER D.P. : R II [R2]

SCALE: 1CM = 1.00 MTR.

USE: RESIDENCE (DWELLING-3)

AREA TABLE	SQ.MTS.
PLOT AREA	789.00
B.U.P AREA ON GROUND FLOOR	346.90
AREA TABLE	SQ.MTS.
PLOT AREA	789.00
PERMI. F.S.I. AREA (789.00 X 1.2)	946.80
CHARGEABLE @ 90% (789.00 X 1.5)	1183.50
TOTAL PERMI. + CHARGEABLE	2130.30
TOTAL UTILIZED F.S.I.	2052.89
TOTAL UTILIZED CHARGEABLE F.S.I. (2052.89 - 946.80)	1106.09
BALANCE CHARGEABLE F.S.I. (2130.30 - 2052.89)	77.41

AREA TABLE	F.S.I.
GR.FL.	293.27
1ST.FL.	293.27
2ND.FL.	293.27
3RD.FL.	293.27
4TH.FL.	293.27
5TH.FL.	293.27
6TH.FL.	293.27
7TH.FL.	293.27
TOTAL	2052.89

AREA TABLE	USE	UNIT	F.S.I.	BUILT UP
BASEMENT	PARK.	-----	-----	388.91
GR.FL.	PARK.	-----	-----	345.93
1ST.FL.	RESI.	06 RESI.	293.27	345.93
2ND.FL.	RESI.	06 RESI.	293.27	345.93
3RD.FL.	RESI.	06 RESI.	293.27	345.93
4TH.FL.	RESI.	06 RESI.	293.27	345.93
5TH.FL.	RESI.	06 RESI.	293.27	345.93
6TH.FL.	RESI.	06 RESI.	293.27	345.93
7TH.FL.	RESI.	06 RESI.	293.27	345.93
STAIR CABIN	-----	-----	-----	49.42
O.H.W.T. & L.M.R.	-----	-----	-----	30.31
TOTAL	-----	42 RESI.	2052.89	3236.08

COLOUR NOTE :-

PLOT BOUNDARY

PROP. DRAIN.

PROP. WORK

TRUE

ROAD

PAYMENT F.S.I.

* PROVIDED FIRE PROOF DOOR (FD) AS PER GDR CLAUSE NO-24.6

PERCOLATION WELL

PLOT AREA = 789.00 / 4000.00 SQ MTS = 0.20 NOS. SAY 1 P.W. REQ.

PROVIDED : 1 NOS P.WEL

RESIDENTIAL

TOTAL NO. OF UNIT 42 MAXI. CAPACITY OF CONTAINER 80 LTRS

TOTAL UNITS = 42 X 10 LTR = 420 LTR / 80 = 5.25 REQ.

PROVIDE C.B. - 6 NOS.

TREE PLANTATION CALC.

PLOT AREA = 789.00 SQ MTS

REQUIRED : 200 SQ.MTS. / 5 NOS TREE. / 5 REQ. 20 NOS.

PROVIDED : 20 NOS

OWNER

DEVELOPER

ENGINEER

ST.ENG.

APPROVED

As amended by Red (Colour) Subject

to the condition as mentioned in this

Letter PRM No. 209/15/2019

Date: 25 JUL 2019

Note Approved by C.E.A

3 2 2

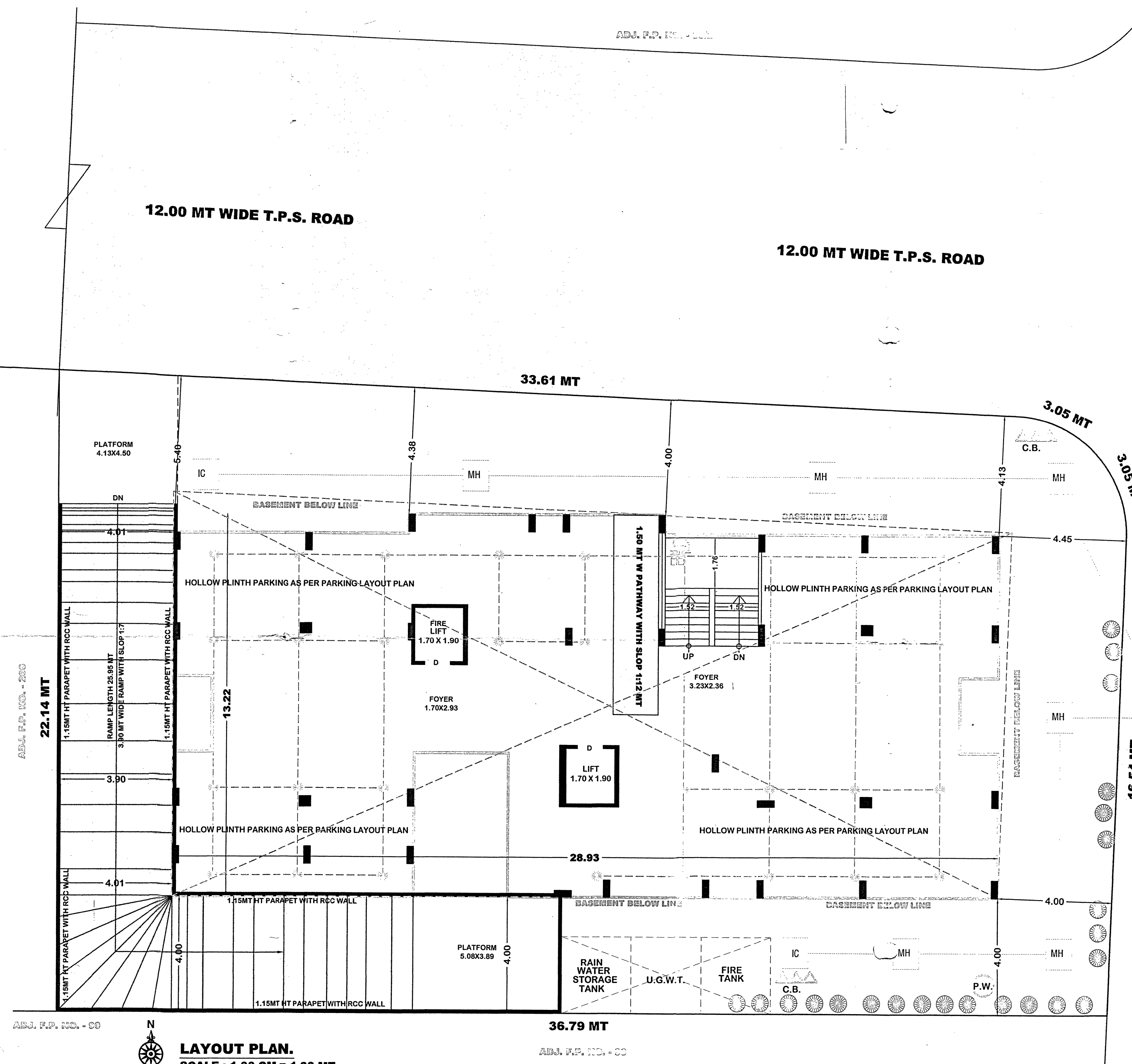
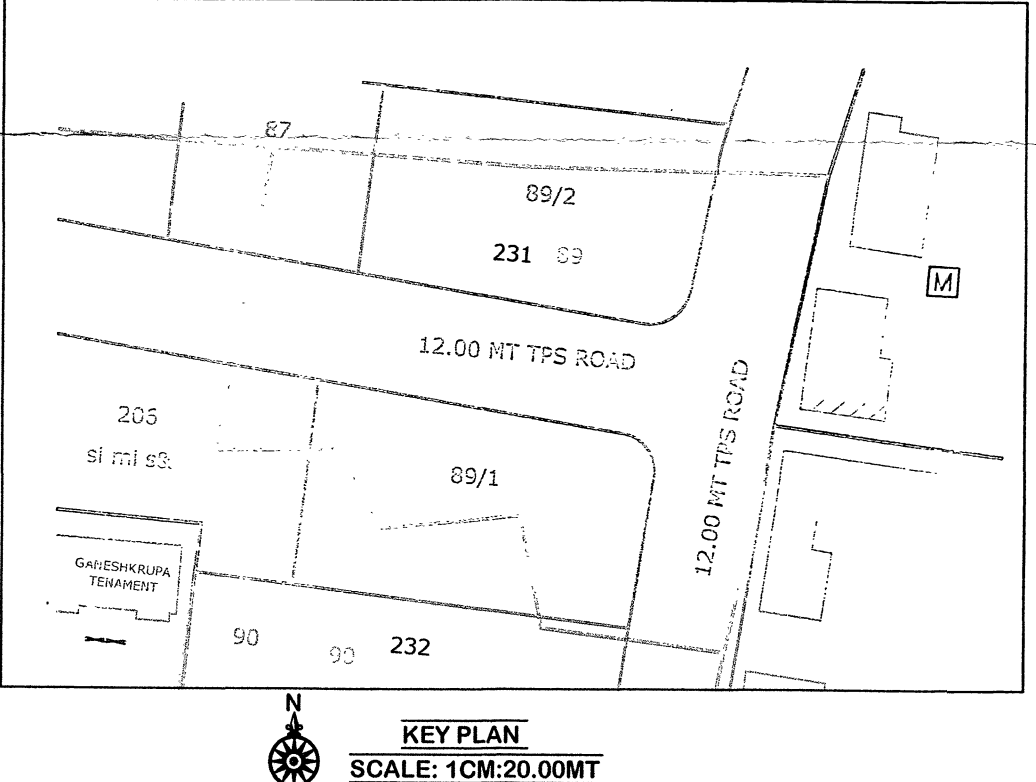
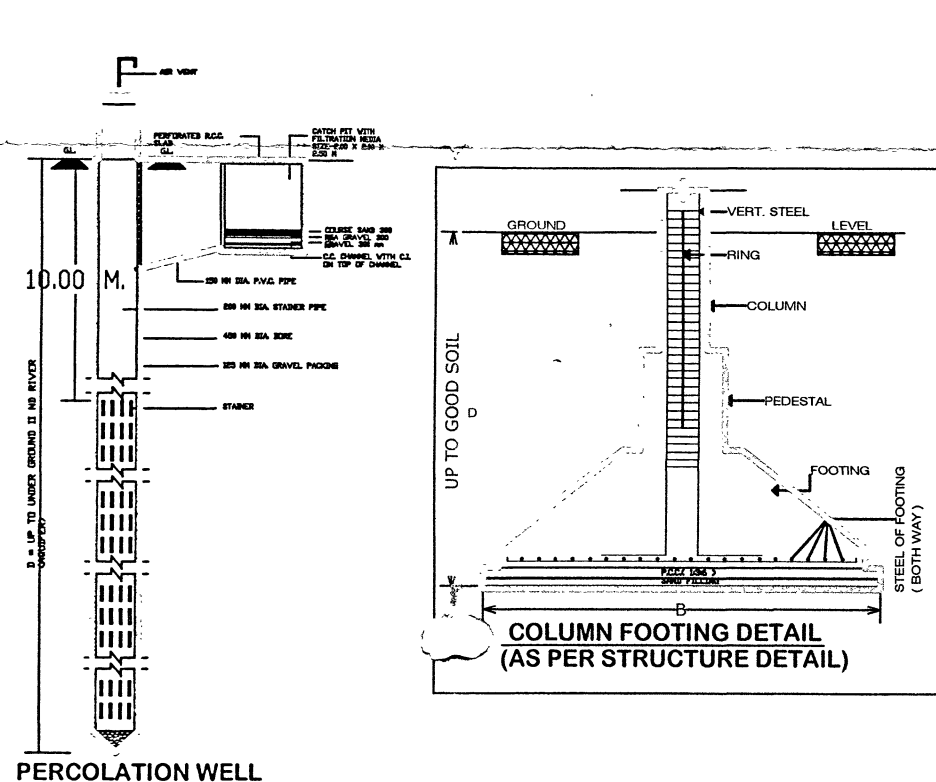
25 JUL 2019

Senior Town Planner

Ahmedabad Urban Development Authority

Ahmedabad.

AUTHORITY

LAYOUT PLAN.
SCALE: 1.00 CM = 1.00 MTKEY PLAN
SCALE: 1CM:20.00MT

PERCOLATION WELL

માર્ગ સરકત :
ભરૂચમાં સુરક્ષામાં આવેલ કામગીરી
પોલીસની સહાયતાથી કરવામાં આવેલ છે.
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી

માર્ગ નોંધ :-
કોઈપણ વ્યક્તિએ માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી

માર્ગ સરકત :
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી
માર્ગની સુવ્યવસ્થા અને સુરક્ષાની જવાબદારી

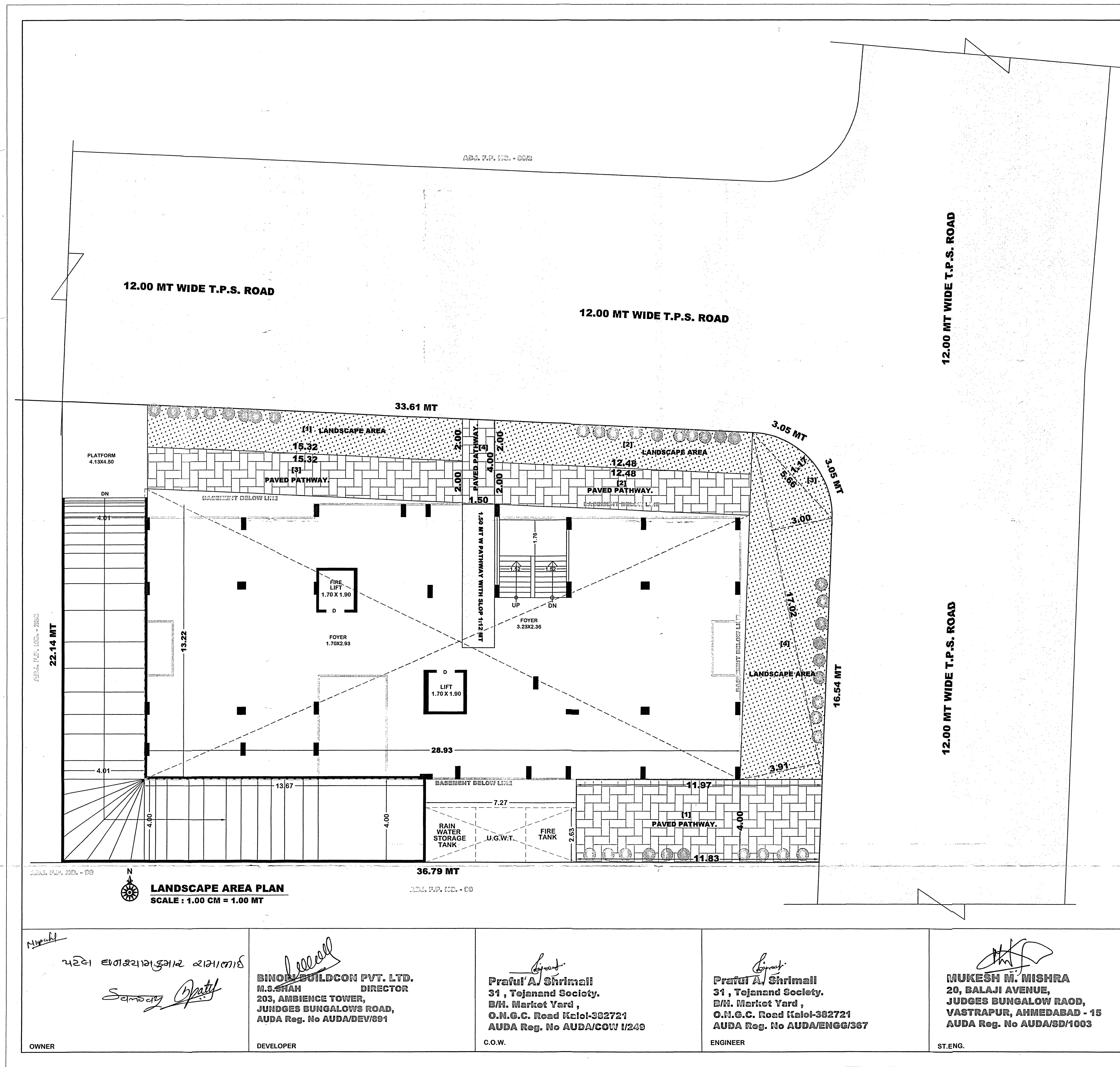
Final Plan boundary and
allotment of final plot is
Subject to Variation by
Town Planning Officer

Owner is fully responsible
for open marginal Space
and road line Portion.

The permission is valid only
in the B.P./T.P.S. 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.

GENERAL NOTES

- 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 GATES DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDR 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 CGDR 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. 21.1.12 AND 21.1.14 AND 22.6 OF CGDR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER THE CHAPTER NO. 22.21 OF CGDR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 21.6.2 OF CGDR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER CLAUSE NO. 21.10 OF CGDR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDR 2017.
- THE PAVING OF THE BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGDR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.6 OF THE CGDR 2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE CLAUSE NO. 25.6.1 OF CGDR 2017.



PLAN SHOWING RESI. AFFORDABLE HOUSING BLDG. ON DRAFT T.P.S. NO. 1-2 (BOPAL), O.P. NO. 89 / 1, F.P. NO. 1-89 / 1, BLOCK NO. 231, AT VILLAGE-BOPAL, TAL-DASCRUI, DIST-AHMEDABAD.

ZONE AS PER D.P. : R II [R2] LANDSCAPE AREA PLAN

SCALE: 1 CM = 1.00 MTR. USE: RESIDENCE (DWELLING-3)

PLOT AREA	789.00
LESS: BASEMENT BUILT UP AREA	388.91
LESS: RAMP & PLATFORM	143.46
4.01 X 22.14	88.78
13.67 X 4.00	54.68
RAMP	143.46
LESS: UNDER GROUND WATER TANK	19.12
7.27 X 2.63	
TOTAL LESS:	551.49
NET PLOT AREA (789.00 - 551.49)	237.51
REQ. UNPAVED AREA 50% (237.51 X 50%)	118.76
PROVI. UNPAVED AREA	118.81
1. 15.32 X 2.00	30.64
2. 12.48 X 2.00	24.96
3. 1.17 X 5.66/3 X 2	4.41
4. 3.91 X 3.00/2 X 17.02	58.80
TOTAL PROVI. UNPAVED AREA	118.81

PAVED PATHWAY.	
1. 11.97 X 11.83/2 X 4.00	47.60
2. 12.48 X 2.00	24.96
3. 15.32 X 2.00	30.64
4. 1.50 X 4.00	6.00
TOTAL PROVI. PAVED PATHWAY AREA	109.20

TREE PLANTATION CALC.
PLOT AREA = 789.00 SQ. MTS
REQUIRED : 200 SQ. MTS. / 5 NOS TREE, = 789.00/200 X 5 = REQ. 20 NOS.
PROVIDED : 20 NOS

LANDSCAPE AREAS	
1. THE SPACE FOR CIRCULATION AND PARKING	= 109.20
2. PAVED PATHWAYS	= 109.20
3. EXISTING TREES	= 0.00
4. PROPOSED TREE PLANTATION	= 20.00
5. GREEN AREAS	= 118.81
6. UNPAVED AREA	= 118.81

COLOUR NOTE:-

TREE
PAVED PATHWAY
LANDSCAPE

માન નોંધ :
ફોન-એસાઈડ ટોનર એડીડ ફેડ તથા સ્પ્રેય
ની સહાય તથા સંચય નોંધાવલ ડિસ્ટ્રીક્ટ કોડ
(સાઈ એન-સ્ટેશન) ના ફોન-એસાઈડ ટોનર
લેડ નોંધાવલ સુરક્ષિત રાખવામાં આવેલ છે તે
સુરક્ષિત અરજદાર જમીન માલિકે સ્વચ્છતા બંધકામ
કરવાનું રહેશે.

માન સરત :
નકશામાં સુરક્ષિત રાખેલ કામના
સીટનો કમ્પેક્ષ જમીન સરત જમીનની
માલિકી સંસ્થામાં નોંધાયેલ રહેશે /
માલિકી સંસ્થામાં રહેશે.

માન સરત :
નકશામાં સુરક્ષિત રાખેલ કામના
સીટનો કમ્પેક્ષ જમીન સરત જમીનની
માલિકી સંસ્થામાં નોંધાયેલ રહેશે /
માલિકી સંસ્થામાં રહેશે.

માન સરત :
નકશામાં સુરક્ષિત રાખેલ કામના
સીટનો કમ્પેક્ષ જમીન સરત જમીનની
માલિકી સંસ્થામાં નોંધાયેલ રહેશે /
માલિકી સંસ્થામાં રહેશે.

Final Plan boundary and
allotment of final plot is
Subject to Variation by
Town Planning Officer

અધિકારી પુરુષ નામ નોંધાયેલ કામના
સીટનો કમ્પેક્ષ જમીન સરત જમીનની
માલિકી સંસ્થામાં નોંધાયેલ રહેશે /
માલિકી સંસ્થામાં રહેશે.

Owner is fully responsible
For open marginal Space
and road line Portion.

The permission is valid only
in the DP/TPS, remains unaltered
and further that the permission
shall stand reversed as soon as
there is change in DP/TPS with
reference to the land under
reference.



DISPATCH BY

Assist. Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

APPROVED

As mandated by Plan (Colour) Subject
to the condition as mentioned in this
Letter PRM No. 2001/13/2019

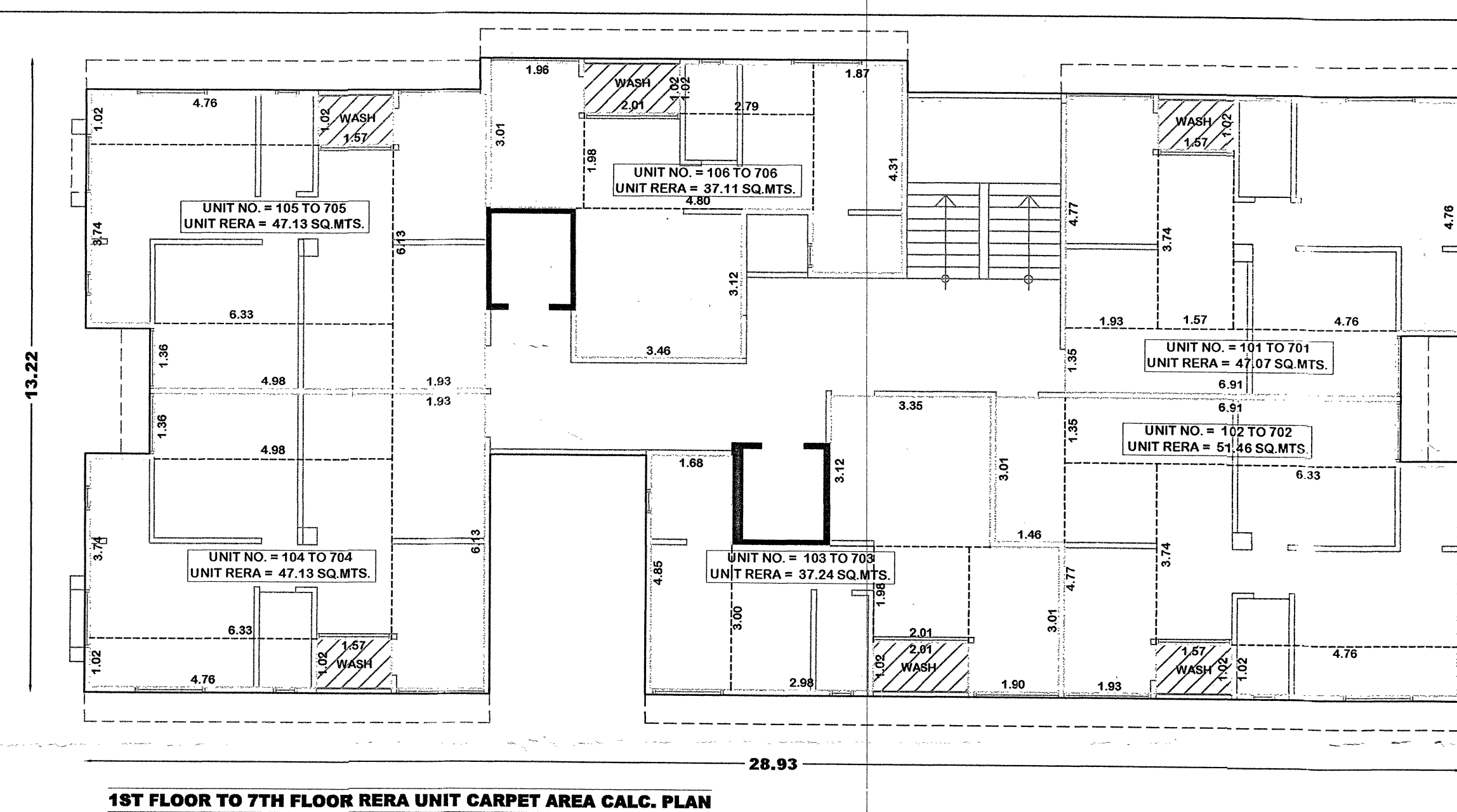
Note Approved by C.E.A

25 JUL 2019

No 322 Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY

OWNER Mishra પરચી લાગુરવારકામના સીટનો કમ્પેક્ષ જમીન સરત જમીનની માલિકી સંસ્થામાં નોંધાયેલ રહેશે / માલિકી સંસ્થામાં રહેશે.	DEVELOPER BINOD BUILDCON PVT. LTD. M.S. SHAH DIRECTOR 203, AMBIENCE TOWER, JUNDGES BUNGALOWS ROAD, AUDA Reg. No AUDA/DEV/891	C.O.W. Pratul A. Shrimali 31, Tejanand Society, B/M. Market Yard, O.N.G.C. Road Kalol-382721 AUDA Reg. No AUDA/COW 1/249	ENGINEER Pratul A. Shrimali 31, Tejanand Society, B/M. Market Yard, O.N.G.C. Road Kalol-382721 AUDA Reg. No AUDA/ENGG/367	ST.ENG. MUKESH M. MISHRA 20, BALAJI AVENUE, JUNDGES BUNGALOW ROAD, VASTRAPUR, AHMEDABAD - 15 AUDA Reg. No AUDA/SD/1003
--	---	---	--	---



<u>RERA UNIT CARPET AREA CALC.</u>		
UNIT NO. = 101 TO 701		
6.91 X 1.35	=	9.33 SQ. MTR.
4.76 X 4.76	=	22.66 SQ. MTR.
1.57 X 3.74	=	5.87 SQ. MTR.
1.93 X 4.77	=	9.21 SQ. MTR.
NET RERA UNIT CARPET	=	47.07 SQ. MTR.

<u>RERA UNIT CARPET AREA CALC.</u>			
UNIT NO. = 102 TO 702			
6.91 X 1.35	=	9.33 SQ. MTR.	
4.76 X 1.02	=	4.86 SQ. MTR.	
6.33 X 3.74	=	23.67 SQ. MTR.	
1.93 X 4.77	=	9.21 SQ. MTR.	
1.46 X 3.01	=	4.39 SQ. MTR.	
NET RERA UNIT CARPET	=	51.46 SQ. MTR.	

RERA UNIT CARPET AREA CALC.

UNIT NO. = 103 TO 703

3.35 X 3.12	=	10.45 SQ. MTR.
1.90 X 3.01	=	5.72 SQ. MTR.
2.01 X 1.98	=	3.98 SQ. MTR.
2.98 X 3.00	=	8.94 SQ. MTR.
1.68 X 4.85	=	8.15 SQ. MTR.
NET RERA UNIT CARPET	=	37.24 SQ. MTR.

<u>RERA UNIT CARPET AREA CALC.</u>			
UNIT NO. = 104 TO 704,105 TO 705			
1.93 X 6.13	=	11.83 SQ. MTR.	
4.76 X 1.02	=	4.86 SQ. MTR.	
6.33 X 3.74	=	23.67 SQ. MTR.	
4.98 X 1.36	=	6.77 SQ. MTR.	
NET RERA UNIT CARPET	=	47.13 SQ. MTR.	

<u>RERA UNIT CARPET AREA CALC.</u>			
UNIT NO. = 106 TO 706			
1.96 X 3.01	=	5.90	SQ. MTR.
3.46 X 3.12	=	10.80	SQ. MTR.
4.80 X 1.98	=	9.50	SQ. MTR.
2.79 X 1.02	=	2.85	SQ. MTR.
1.87 X 4.31	=	8.06	SQ. MTR.
NET RERA UNIT CARPET	=	37.11	SQ. MTR.

आसः ससतः :
 नवसायां सुखयामां कलत्रं जन्मनि
 लोकोत्तरे कलत्रे कलत्रे कलत्रे कलत्रे
 माविदं कलत्रं कलत्रं कलत्रं कलत्रं
 कलत्रं कलत्रं कलत्रं कलत्रं
 माविदं कलत्रं कलत्रं कलत्रं

<u>BALCONY / WASH AREA CALC.</u>	
UNIT NO. = 101 TO 701, 102 TO 702	
UNIT NO. = 104 TO 704, 105 TO 705	
1.57 X 1.02	= 1.60 SQ. MTR
NET BALC./WASH AREA	= 1.60 SQ. MTR
<u>BALCONY / WASH AREA CALC.</u>	
UNIT NO. = 103 TO 703, 106 TO 706	
2.01 X 1.02	= 2.05 SQ. MTR
NET BALC./WASH AREA	= 2.05 SQ. MTR

UNIT B.U/P / RERA CARPET AREA TABLE					
FLOOR	BLOCK	FLAT NO	UNIT AREA	RERA UNIT CARPET AREA	BALCONY / WASH AREA
1ST. FLOOR TO 7TH FLOOR	A	101	51.09	47.07	1.60
	A	102	55.87	51.46	1.60
	A	103	41.89	37.24	2.05
	A	104	51.50	47.13	1.60
	A	105	51.20	47.13	1.60
	A	106	41.72	37.11	2.05
	TOTAL		293.27	267.14	10.50

RESI. AFFORDABLE HOUSING PROJECT **SHEET NO.- 06**

PLAN SHOWING RESI. AFFORDABLE HOUSING BLDG.ON DRAFT T.P.S. NO.-2 (BOPAL), O.P. NO:- 89 / 1, F.P. NO. :- 89 / 1, BLOCK NO:- 231, AT VILLAGE-BOPAL,TAL-DASCROI, DIST-AHMEDABAD.

ZONE AS PER D.P. : R II [R2] BLOCK - A

SCALE: 1CM = 1.00 MTR. USE: RESIDENCE (DWELLING-3)

SCHEDULE OF OPNING	COLOUR NOTE :-	RCC STAIR DETAILS
D 1.20 X 2.10 W1 1.83 X 1.20 D1 0.90 X 2.10 V 0.60 X 0.60 D2 0.76 X 2.10	PROP. DRAIN. 1.50 TREAD X 0.25 RISER PROP. WORK 1.50 TREAD X 0.25 RISER	WIDTH = 1.50 TREAD = 0.25 RISER = 0.16

भास शरत
ता..... हा ग्रेज भाटिक ओगोनाईक
आर्कटिकट तथा सुड्डरल ओगोनाईक आपेल
जाहेवरी प्रभां दशविल तमाम शरतालं युस्तपणे
पावला कल्याण रहेणे.

अमदावद ग्रेज विमल सामास
हे-ग्रेज करावेळ छे.
आर्कटिकट / कल

**Final Plan boundary and
allotment of final plot is
Subject to Variation by
Town Planning Officer**

The permission is valid only in 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.



NOTE Approved by C.E.A

25/7/19

No. 25 JUL 2019

Assistant Town Planner

Ahmedabad Urban Development Authority

Ahmedabad.

Senior Town Planner

Ahmedabad Urban Development Authority

Ahmedabad.

AUTHORITY