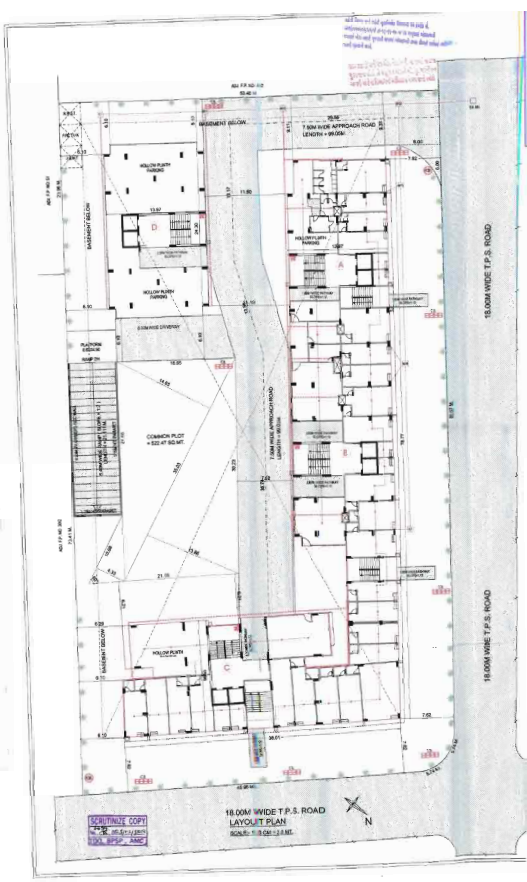


DRAINAGE SECTION

1	PLOT AREA	5194.00
2	PERMISSIBLE FSI (1.1.0)	5349.20
3	PERMISSIBLE CHARGEABLE FSI	4914.80
4	MAX. PERMISSIBLE F.S.I. (2+3)	14023.60
5	TOTAL UTILIZED F.S.I.	14006.27
6	UTILISED CHARGEBLE FSI (5-2)	4657.07
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	1408.63

GRAND TOTAL DETAIL					
SR. NO.	DWELLING UNIT TYPE	NO. OF UNIT	USED F.S.I.	% USED F.S.I.	CHRGE. F.S.I.
A	COMMERCIAL UNIT	57	1378.07	9.83	-457.54
B		0	0	0.00	0.00
C	MORE THAN 60 & UP TO 100	138	8144.77	62.43	2907.63
D	MORE THAN 60 & UP TO 100	48	3670.13	26.20	1020.53
E	WITH ARC. F.S.I. (40% S.R)	3	213.33	1.54	71.53
	GRAND TOTAL	239	14006.27	100.00	4657.07

BLOCK	CONSUME F.S.I.			RESIDENTIAL Dwelling Unit up to 60 sq.mts.			RESIDENTIAL Dwelling Unit more than 60 sq.mts. and up to 90 sq.mts.			RESIDENTIAL Dwelling Unit more than 90 sq.mts. and up to 150 sq.mts.			OTHER FSI AREA			COMM. FSI AREA	
	COMM.	RESI.	TOTAL	No. of Dwl. Unit	F.S.I. AREA	% OF USED F.S.I.	No. of Dwl. Unit	F.S.I. AREA	% OF USED F.S.I.	No. of Dwl. Unit	F.S.I. AREA	% OF USED F.S.I.	USED FSI	% OF USED FSI	USED FSI	% OF USED FSI
A+B+C	1378.07	5530.16	12914.23	57	0	0.00	0.00	32	2662.72	51.79	48	3670.13	28.48	216.33	0.00	1378.07	12.61
D	0.00	8614.04	8614.04	0	0	0.00	0.00	48	3992.04	100.00	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	1378.07	13920.20	14528.27	57	0	0.00	0.00	108	6754.77	62.43	48	3670.13	28.20	216.33	1.54	1378.07	9.83

AFFORDABLE HOUSING PROJECT

SHEET NO:- 1 / 12

LAYOUT PLAN

BLOCK:- A+B+C

PLAN SHOWING PROPOSED RESI. + COMM. BUILDING ON F.P. NO: 43/1, O.P. NO: 43, SUR. NO: 140, DRAFT T.P.S. NO:34 [JAGATPUR], MOJE: JAGATPUR, TAL:- GHATLODIA, DIST: AHMEDABAD.

SCALE :- 1CM = 2.5MT.

ZONE AS PER TDP 2021 - RESIDENTIAL-1

USE OF CONSTRUCTION :- RESI.+COMM. (AFFORDABLE HOUSING PROJECT)

AREA TABLE :-

	SQ.MT.
PLOT AREA	5194.00
COMMON PLOT REQD. @ 10%	519.40
COMMON PLOT PROVIDED	522.47
PROPOSED B.A ON GR. FLOOR	1726.42
OPEN PLOT AREA	3473.58
PERMI. F.S.I. AREA @ 1.1 (5194.00 X 1.0)	5349.20
PERMI. CHARG. F.S.I. AREA AS PER BASE ZONE @ 0.9 (5194.00 X 0.9)	4674.60
TOTAL PERMI. F.S.I. AREA (RESI. + CHARG.)	14023.80
TOTAL FSI AREA USED	14006.27
CHARGEABLE FSI AREA USED. (14006.27-9349.20)	4657.07

AREA TABLE

FLOOR	BUILT UP AREA			FSI AREA		
	BL.-A+B+C	BLOCK-D	TOTAL	BL.-A+B+C	BLOCK-D	TOTAL
2ND BASE	2084.12	-	2084.12	-	-	-
1ST BASE	2084.12	-	2084.12	-	-	-
GROUND	1969.79	324.63	2294.42	920.74	-	920.74
FIRST	1828.29	312.92	2141.21	1083.93	257.67	1341.60
SECOND	1828.29	312.92	2141.21	832.96	257.67	1090.63
THIRD	1828.29	312.92	2141.21	832.96	257.67	1090.63
FOURTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
FIFTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
SIXTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
SEVENTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
EIGHTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
NINTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
TENTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
ELEVENTH	1828.29	312.92	2141.21	832.96	257.67	1090.63
TWELVETH	1828.29	312.92	2141.21	579.94	257.67	837.61
STAIR CABIN	176.33	59.20	235.53	-	-	-
QUARTER	108.47	36.16	144.63	-	-	-
TOTAL	31148.55	4165.03	35334.58	10914.23	3092.04	14006.27

GENERAL NOTES

PARCOLATING WELL REQD.=6194.00+(1.00 SAY 2 NO.

PARCOLATING WELL PROVIDED=2 NO.

TREE PLANTATION REQD.=10.00 NOS.

TREE PLANTATION PROVIDED=10 NOS.

COMMUNITY BIN CALCULATION

FOR RESI.

COMMUNITY BIN REQUIRED 10 LT. CAPACITY PER 1 UNIT

10 X 239 = 2390 LITRE (TOTAL RESI.) LT. CAPACITY COMMUNITY BIN REQD.

COMMUNITY BIN PROVIDED 10 L.T. X 23 NOS =1840 L.T. CAPACITY

FOR NON RESI. USE

FLOOR AREA (TOTAL) 1378.07 SQ.MTS.

150 SQ. MTS. FL. AREA / 20 LTS.

1378.07/150 = 9.18 (1 SAY 2 PER LTS.

PROV. 90 LTS. / 90 X 4 =360 LT. COMM. BIN

COMMON PLOT AREA CAL.

C.P. 10%=194.00+10.00(AS 20.00 > 499.00)

10%=(6194.00 = 20.00) = 522.47 SQ.MT.

TOTAL NOS. OF UNIT TABLE					20 SQ.MTS
BLOCK NO.	COMM.	UP TO 60	60.00 TO 90.00	90.00 TO 150.00	TOTAL
BL.-A+B+C	57	-	55	48	134
BLOCK - D	-	-	48	-	48
TOTAL	57	-	138	48	182

LIFT CALCULATION FOR RESI.

BLOCK	TOTAL UNIT (20 TO ABOVE)	[(0.2 X PASSENGER CAPA. X 60) / 20]	PERSONS LIFT (0.1*TOTAL UNIT)
BLOCK A+B+C	19	1.2 X 10 X 60 / 20	6 NOS OF LIFT
BLOCK-D	16	1.2 X 10 X 60 / 20	2 NOS OF LIFT

TENAMENT FLOOR AREA TABLE

FLOOR	USE	UNIT			FLOOR AREA		
		BL.-A+B+C	BLOCK-D	TOTAL	BL.-A+B+C	BLOCK-D	TOTAL
2ND BASE	PARKING	-	-	-	-	-	-
1ST BASE	PARKING	-	-	-	-	-	-
GROUND	PARKING+SHOP	31 + -		31 + -	920.74	-	920.74
FIRST	RES.+SHOP	26 + 6		26 +10	1083.93	257.67	1341.60
SECOND	RES.	12		12	832.96	257.67	1090.63
THIRD	RES.	12		12	832.96	257.67	1090.63
FOURTH	RES.	12		12	832.96	257.67	1090.63
FIFTH	RES.	12		12	832.96	257.67	1090.63
SIXTH	RES.	12		12	832.96	257.67	1090.63
SEVENTH	RES.	12		12	832.96	257.67	1090.63
EIGHTH	RES.	12		12	832.96	257.67	1090.63
NINTH	RES.	12		12	832.96	257.67	1090.63
TENTH	RES.	12		12	832.96	257.67	1090.63
ELEVENTH	RES.	12		12	832.96	257.67	1090.63
TWELVETH	RES.	8		12	579.94	257.67	837.61
STAIR CABIN	-	-		-	-	-	-
QUARTER	-	-		-	-	-	-
TOTAL	-	57 + 134	48	57 + 182	10914.23	3092.04	14006.27

COMMERCIAL FSI AREA TABLE

FLOOR	FSI AREA (COMM.)		
	BL.-A+B+C	BLOCK-D	TOTAL
GROUND	705.41	-	705.41
FIRST	672.66	-	672.66
TOTAL	1378.07	-	1378.07

TOTAL FSI AREA USED = 14006.27

TERM: COMM. FSI AREA -B -10% = 1408.62

TOTAL COMM. FSI AREA USED = 1378.07

REQ. DENSITY (F.S.I)NETS.

AS PER CGDCR (3. NO. 12.1.)(a.2.2)(UNITINCT)

225 UNIT (NECTOR MM)

REQ. MIN. 919 (225*1000 = 918.07 SAY 919 UNITS

PROV. 180 UNIT

COLOUR NOTE:-

PLOT BOUNDARY	TREE
ROAD	CONTAINER BIN
RAMP	WHEEL
PROP. WORK	PARKING
PROP. DRAINAGE	

C.D.W.

KINAL D. SONI B.E. (CIVIL)
C-32, Sukanjivan Tower,
Nr. Khyati Park, Sun-N-Shay Road,
Thaltej, AHMEDABAD - 380059.
Ph. No.: A.M.C. CP-08/2004/0021-22

ENGINEER

KETAV P. JOSHI
B.E. (ARCHITECTURE)
203, Abhijeet Square,
Mithakhali, Ahmedabad.

STRUCTURAL ENGINEER

Sterlin Buildcon LLP
Developer
Ketan & Kinal & Partners
203, Abhijeet Square,
Navrangpura, Ahmedabad.
M. No. 097 282 41166

OWNER

DEVELOPER

PERCOLATION WELL

FOR BUILDING(UNIT AREA ABOVE 1000 SQ.MT & UP TO 4000 SQ.MT. (PERCOLATION WELL) (UP TO GROUND SECTION ABOVE)

PARKING AREA TABLE (COMMERCIAL) IN SQ.MT.

COMMERCIAL FSI AREA (A+B)	= 1378.07
PARKING REQD. @ 30%	= 585.04

PARKING AREA TABLE

	REQUIRED	PROVIDED
	CAR	CAR (S+U)
VISITOR PARK. @ 20%	117.02	136.79
CAR PARK @ 80%	468.02	345.04
UNDER PARK. @ 30%	317.02	208.27
TOTAL PARK	585.04	690.10

PARKING AREA TABLE (RESIDENTIAL) IN SQ.MT.

RESIDENTIAL FSI AREA (A+B)	= 12833.33 (14006.27-1378.07)
PARKING REQD. @ 30%	= 3850.00

PARKING AREA TABLE

	REQUIRED	PROVIDED			
	CAR	CAR (S+U)	TOT. NO. OF CARS	PHE (S+U)	TOTAL
VISITOR PARK. @ 10%	252.93	252.93	-	-	252.93
CAR PARK @ 50%	2529.32	-	2187.53	2339.05	4527.53
OTHER'S PARK. @ 40%	1010.40	-	785.72	779.47	1565.19
TOTAL PARK	3792.64	252.93	2987.50	3100.07	6343.65

LOADING / UNLOADING AREA TABLE

TOTAL USED FLOOR AREA = 15384.27 (TOTAL)

TOTAL REQ. LOADING / UNLOADING AREA REQD.

50 SQ.MT. PER 1000 SQ.MT. (FSI AREA)

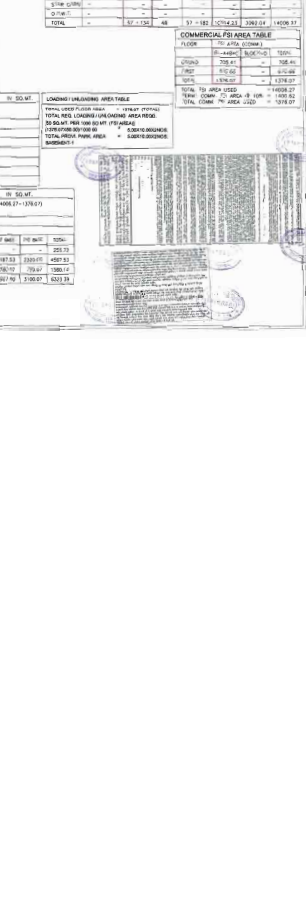
(15384.27/1000 X50/1000 00 = 0.00410.00SQ.MNOS.

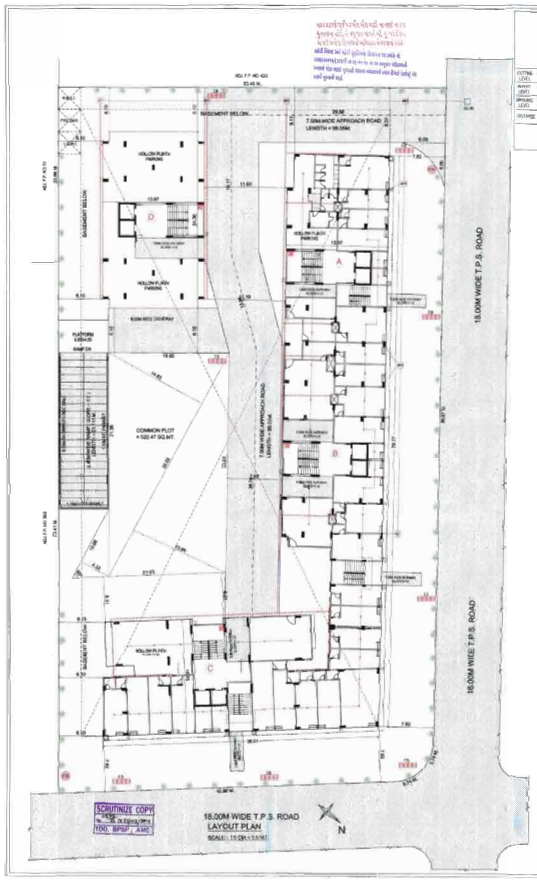
TOTAL AREA PARK. AREA = 0.00410.00SQ.MNOS.

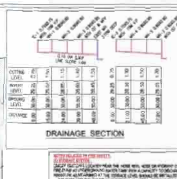
SUBMITTED

KEY PLAN

(SCALE 1CM = 20.00 MTS.)







DRAINAGE SECTION

1	PLOT AREA	5194.00
2	PERMISSIBLE FSI (1.1 I.B)	5948.25
3	PERMISSIBLE CHARGEABLE FSI	4874.60
4	MAX. PERMISSIBLE F.S.I. (2+3)	14825.85
5	TOTAL UTILIZED F.S.I.	14306.27
6	UTILISED CHARGEABLE FSI (5-2)	4357.37
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	1428.85

GRAND TOTAL DETAIL					
SR. NO.	DWELLING UNIT TYPE	NO. OF UNIT	USED F.S.I.	% USED F.S.I.	CHARG. F.S.I.
A	COMMERCIAL UNIT	57	1376.07	9.62	457.84
B	UP TO 30 SQ.MT	0	0	0.00	0.00
C	MORE THAN 30 & UP TO 60	139	6194.70	43.45	2497.92
D	MORE THAN 60 & UP TO 80	46	3670.10	25.65	1239.30
E	80TH AMT F.S.I. (40% SLAB)	0	215.55	1.64	77.60
	GRAND TOTAL	239	14456.27	100.00	4357.37

BLOCK	CONSUME F.S.I.			RESIDENTIAL DWELLING UNIT HAVING 30 SQ.MT.			RESIDENTIAL DWELLING UNIT HAVING 30 TO 60 SQ.MT.			RESIDENTIAL DWELLING UNIT HAVING 60 TO 80 SQ.MT.			OTHER FSI AREA		COMM. FSI AREA	
	COMM.	RESI.	TOTAL	No. of Com. Unit	No. of DWL	F.S.I. AREA	% OF USED F.S.I.	No. of DWL	F.S.I. AREA	% OF USED F.S.I.	No. of DWL	F.S.I. AREA	% OF USED F.S.I.	USED FSI	% OF USED FSI	USED FSI	% OF USED FSI
A+B+C	1376.07	9838.10	10914.23	57	0	0.00	0.00	88	6892.70	51.79	46	3670.10	38.48	215.55	0.00	1376.07	13.07
D	0.00	3392.04	3392.04	0	0	0.00	0.00	46	3892.24	100.00	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	1376.07	13230.14	14306.27	57	0	0.00	0.00	134	10784.94	51.40	46	3670.10	25.20	215.55	1.64	1376.07	9.62

GENERAL NOTES

- LEVELS ARE TO BE TAKEN FROM THE NEAREST ROAD LEVEL.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE ELECTRICAL ENGINEER BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE PLUMBING ENGINEER BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE FIRE ENGINEER BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE LANDSCAPE ARCHITECT BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE ENVIRONMENTAL ENGINEER BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE SITE ENGINEER BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS ARE TO BE CHECKED AND VERIFIED BY THE SITE ARCHITECT