

LAYOUT PLAN
(RESIDENTIAL AFFORDABLE HOUSING PROJECT)

LAYOUT PLAN SHOWING PROPOSED COMMERCIAL + RESIDENTIAL BUILDING
ON F.P. NO. 301 OF T.P. NO. 65 (JAGATPUR-TRAGAD-CHANDKHEDA-CHEMPUR-RAMP)
(UPARTI CHANDKHEDA) (SUR. NO. 201 O.P. NO. 301)
MOLE: TRAGAD, TAL: BHATINDIA, DIST: AHMEDABAD.
SCALE: 1:100 CM = 2.00 MT
USE: RESIDENTIAL (COMMERCIAL + RESIDENTIAL AFFORDABLE HOUSING)
ZONE: AS PER R.P. 201 - RESIDENTIAL (R.P.)
BLOCK E-F
IN S.D.M.TS.
PLOT AREA (AS PER T.P. OPINION)
REQUIRED COMMON PLOT AREA @ 0.05
PERMISSIBLE F.S.I. AREA (5483.00 x 1.80)
CHARGEABLE F.S.I. AREA (5483.00 x 0.50)
TOTAL PERMISSIBLE F.S.I. AREA
TOTAL USED F.S.I. AREA
CHARGEABLE F.S.I. AREA
USED F.S.I. AREA
138.92

COMMON FLOT
TREET
CONTAINER BIN
PIWELL
PROP. DRAINAGE
ROAD/PATHWAY
SPRINKLER
BASTMENT LINE

NOTE: ALLEGIEMENT INVERT CORRESPONDING TO 40 TONNE CAPACITY M.S. SILL.
R.C.C. STAIR DETAIL
2.00 MT
0.90 MT
0.10 MT
R.S.D.

Final plot boundary and alignment of final plot is subject to variation by Town Planning Officer.

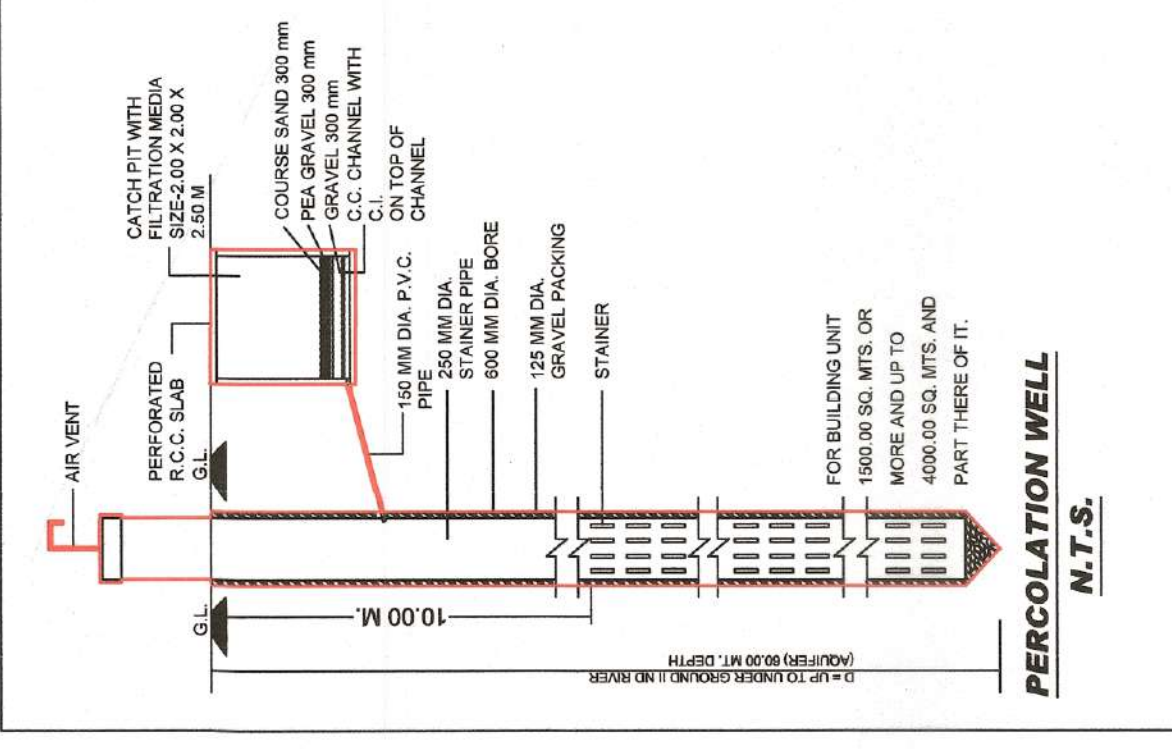
The permission is valid only and valid for the purpose of the land use as mentioned in the reference.

48.88 Bg. in 18.13 sq. mt. @ 2.64 x 4.00 mt. (48.88 Bg. in 18.13 sq. mt. @ 2.64 x 4.00 mt.)

OWNER
JITENDRA MARE COMMERCIAL
O.P. SHAHAT HESA NEW S.G. HIGHWAY
SOLA, AHMEDABAD-380008
LIC. NO: 500009092283
LICENCEEShip NO: 500009092283
LICENCEESHIP DATE: 10/01/2020
DEVELOPER

DESIGNER
NIMESHKUMAR MANHARBAI PATEL
RES. BLOCK: 570A, ELITE GREEN,
GODA, AHMEDABAD-382481.
E-MAIL: NO. AMOS OR 100152272510434

PREPARED
KINAD D. BOYI (CIVIL)
No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 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1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115,



BLOCK	CONSUME F.S.I.				RESIDENTIAL Dwelling Unit Up to 50 sq.mt		RESIDENTIAL Dwelling Unit more than 50 sq.mt and up to 80 sq.mt				OTHER F.S.I.				COMM F.S.I.				
	COMM/ OTHER	RESI	OTHER	TOTAL	No. of Unit	% USED F.S.I.	No. of Unit	% USED F.S.I.	No. of Unit	% OF F.S.I. OF AREA	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.					
A+B	395.75	5294.68	28.02	5718.46	15	0	0.00	0.00	0	0.00	0.00	0.00	72	5294.68	92.59	28.02	0.49	395.75	6.92
C+D		4566.85	16.93	4583.78	0	0	0.00	0.00	0	0.00	0.00	0.00	60	4566.85	99.63	16.93	0	0	0.00
E+F		4566.85	16.93	4583.78	0	0	0.00	0.00	0	0.00	0.00	0.00	60	4566.85	99.63	16.93	0	0	0.00
TOTAL	395.75	14428.38	61.88	14886.02	15	0	0.00	0.00	0	0.00	0.00	0.00	192	14428.38	96.93	61.88	0.42	395.75	2.66

GRAND TOTAL DETAIL									
Sr.	Dwelling Unit Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeable F.S.I.				
A	COMMERCIAL UNIT	15	395.75	2.66	130.72				
B	Up to 50 sq.mt	0	0	0.00	0.00				
C	more than 50 and up to 60	0	0.00	0.00	0.00				
D	more than 60 and up to 80	192	14428.38	96.93	4795.55				
E	(WTD. A/H. F.S.I. (40% tab))	0	61.88	0.42	20.44				
Grand Total		207	14886.02	100.00	4936.70				

1		PLOT AREA		2		PERMISSIBLE FSI		3		PERMISSIBLE CHARGEABLE FSI		4		MAX. PERMISSIBLE F.S.I. (2+3)		5		TOTAL UTILISED F.S.I.		6		UTILISED CHARGEABLE F.S.I. (5-2)		7		MAX. PERMISSIBLE F.S.I. COMMERCIAL		8		USED TOT F.S.I. AREA	



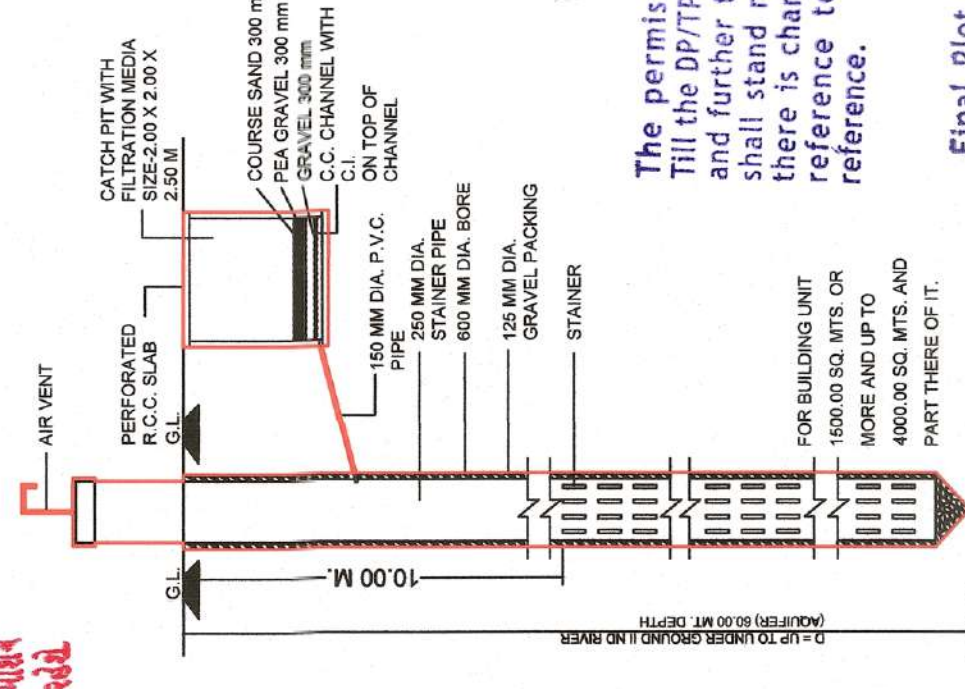
TREE PLANTATION CAL.
 PLOT AREA = 5463.00 SQ.
 200.00 SQ. MT. = 5 NOS
 5463.00 / 200.00 x 5 =
 SAY 137 NOS.
 PROVIDE 137 NOS TREE

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
5463.00 / 4000.00 = 1.37 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

સેર ૨ પ્રકરણ ચાર્જબલ એડ. એસ. અર્ધ, ના-જાણના હા
 મુકવવાના હોઈ, તે વસ્તુવાત ખાખતે બી. યુ. પદવીથી
 અગાઉ અનેના વિદ્યાર્થીના ચાર્જિપ્રાય મેળવવાનો રહેશે

CONTAINER BIN AREA CALC. FOR RESI.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 192 x 10 LIT. = 1920 LIT.
1920 / 80 = 24 NOS. SAY 24 NOS.
REQ. 24 NOS BIN OF 80 LIT CAP.
PROVI. 24 NOS BIN OF 80 LIT CAP.

CONTAINER BIN AREA CALC. FOR COMM.
COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET $355.76 \times 20/100 = 79.15$ LT
 $79.15/80 = 0.99$ SAY
1 NOS CONTAINER
PROV. 80 LTR. CAPACITY 1 NOS C.B.



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.

 **PERCOLATION WELL**
N.T.S.

Conditions for Environmental Management Provisions as CGDCR-2017

1. **Roof Top Solar Energy Installations and Generation:** Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No 17.5.1, table no.17.3 of CGCR-2017 or as per suggested by concerned government authority/agency.
2. **Rain Water Harvesting System:** Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and Rain water shall not be discharge to AMC storm water line.
3. **Rain Water Storage tanks:** Applicant shall provide Rain Water Storage tanks of adequate capacity as per Cl.No 17.2.3 of CGCR-2017.
4. **Tree Plantation:** Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. **Solid Waste Management:** Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No 17.2.3.1 of CGCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.
6. **Environment Impact Provision:**

Note :
The position and location should be variable as per site situation.

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SHEET NO. - {A+B - 02/08} ENV. MANAGEMENT PLAN WITH TERRACE PLAN (RESIDENTIAL AFFORDABLE HOUSING PROJECT) LAYOUT PLAN SHOWING PROPOSED COMMERCIAL + RESIDENTIAL BUILDING ON F.P. NO. 30/1 OF T.P.S. NO-66(JAGATPUR-TRAGAD-CHANDIKEDA-CHEMPUR-RANIP) (DRAFT SANCTIONED),[SUR. NO. 20/1 O.P. NO. 30/1] MOJE : TRAGAD, TAL- GHATLODDYA, DIST : AHMEDABAD.									
SCALE : 1: 100 CM = 2.00 MT STATE : GUJARAT USE : RESIDENCE (DWELLING - 3) -- COMMERCIAL (MERCANTILE) - JIMAX-PARK (RESIDENTIAL AFFORDABLE HOUSING)		ZONE AS PER RUP 2021 :- RESIDENTIAL - I (R1)		BLOCK - A-B-C					
COLOR NOTE PLOT BOUNDARY ROAD / PATHWAY PROP. WORK PROP. DRAINAGE		TREE CONTAINER BIN P. WELL		COMMON PLOT SPRINKLER BASEMENT LINE		R.C.C. SHED DETAIL 2.00 MT WIDTH 0.30 MT HEAD 0.15 MT RISER			
NOTE :- ALL BASEMENT W/VENT COVERDE WITH 40 TONNE CAPACITY I.A.S. GRILL.						NIMESH KUMAR MANHARBHAI PATEL RES: BLOCK- B704, ELITE GREEN, OPP. VANDEMATRAM ARCADE-3, GOTA, AHMEDABAD-382481. LICENSE NO.: AM/CS/0R/1001SR221225104938			
OWNER		EARTH DEVELOPERS PARTNER		S.O.R.		UMANG J. PATEL SRA. DESIGNER GRADE-I LIC. NO. SD0205050322R3 203, PARISHRAM ELEGANT, SOLA, AHMEDABAD-50			
DEVELOPER		OM DEVELOPERS JITTENDRA HARGOVANBHAI PATEL 13TH FLOOR, ELITE COMMERCIAL HUB OPP. GRA-PATH HEXA, NEW S.G. HIGHWAY, SOLA, AHMEDABAD-380060. LICENCE NO.: 001DV08022510034 LICENCE ISSUE DATE: 10/01/2020		S.T. ENGINEER		NIMESH KUMAR MANHARBHAI PATEL Block B704 Elite Greens, Opp. Vandematram Arcade-3, Gota			
KINAL D. SOLAI B.E. (CIVIL) C-28, Sudarshan Tower, Nr. Nriant Park, Sun-N-Step Road, Gandhinagar, Ahmedabad-380015.									

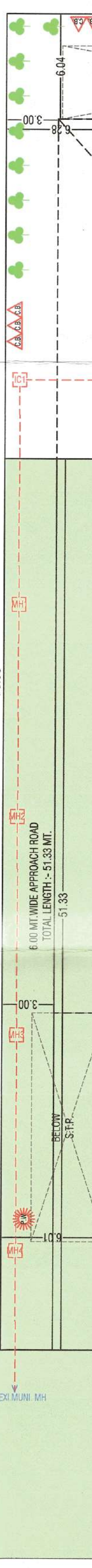
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SUR.NO.	O.P.NO.	O.P.AREA.	F.P.NO.	F.P.AREA.
2011	2011	01.05.00 SO.MT	9671	2.400.00 CO.MT

T.P.S.NO-65(GA)PURI-TRAGAD-CHANDIKHA-CHEMUR(HANIP)(DRAFT SANCTIONED).

T SYSTEM:		T.P.S NO-65(JAGATPUR-TRAGAD-CHANDKHEDA-CHENPUR-RANIPUR)(DRAFT SANCTIONED),			
SURF NO.	O.P NO.	O.P AREA.	F.P NO.	F.P AREA.	
20/1	20/1	0.0105 CO SQ MT	20/1	0.469 CO SQ MT	

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NOTES RELATED TO FIRE SAFETY & PREVENTION

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel tops or hydrant outlet, at each floor the main Fire Alarm at the underground water tank with a capacity to discharge 900 ltrs per minute at 3 bar, pressure as

LIFT REQUIRED CALCULATION (BLOCK - A + B)	TREE PLANTATION CAL.:
30 UNIT / 1 LIFT - 6 PERSON (AS PER GPCR)	PLOT AREA = 5463.00 SQ.MT.
AS PER FIRE ACT - 20 UNIT/1 LIFT	200 SQ. MT. = 5 NOS. TREE REQ.
(GRD FL. TO 9TH FL.)	5463.00 / 200.00 X 5 = 136.58 NOS.
SO 56 UNIT - 4 LIFT - 8 PERSON.	SAY 137 NOS.
	PROVIDE 137 NOS. TREE

NOTES:

1. PLAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLAT AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH RECORD.
2. RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
3. POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CONNECTION.
4. ACCORDING TO GOVERNOR'S ORDER NO. 7-11, DATED 19TH FEBRUARY 2017, ALL DOCUMENTS OF THE PUBLIC WORKS DEPARTMENT, WILL

ACCORDING TO CGOBR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND ARE TAKEN.

ACCORDING TO THE CLAUSE NO.4.4.3 OF THE CGOBR -2017, THE STRUCTURE OF THE BUILDING SHALL BE DESIGNED AND CONSTRUCTED AS PER THE NORMS OF THE INDIAN STANDARDS.

DESIGN AND PAULING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.11 AND 17.

IT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGOBR 2017 AS PER THE REQUIREMENT OF THE CLAUSE NO.13.1.14 OF CGOBR 2017.

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