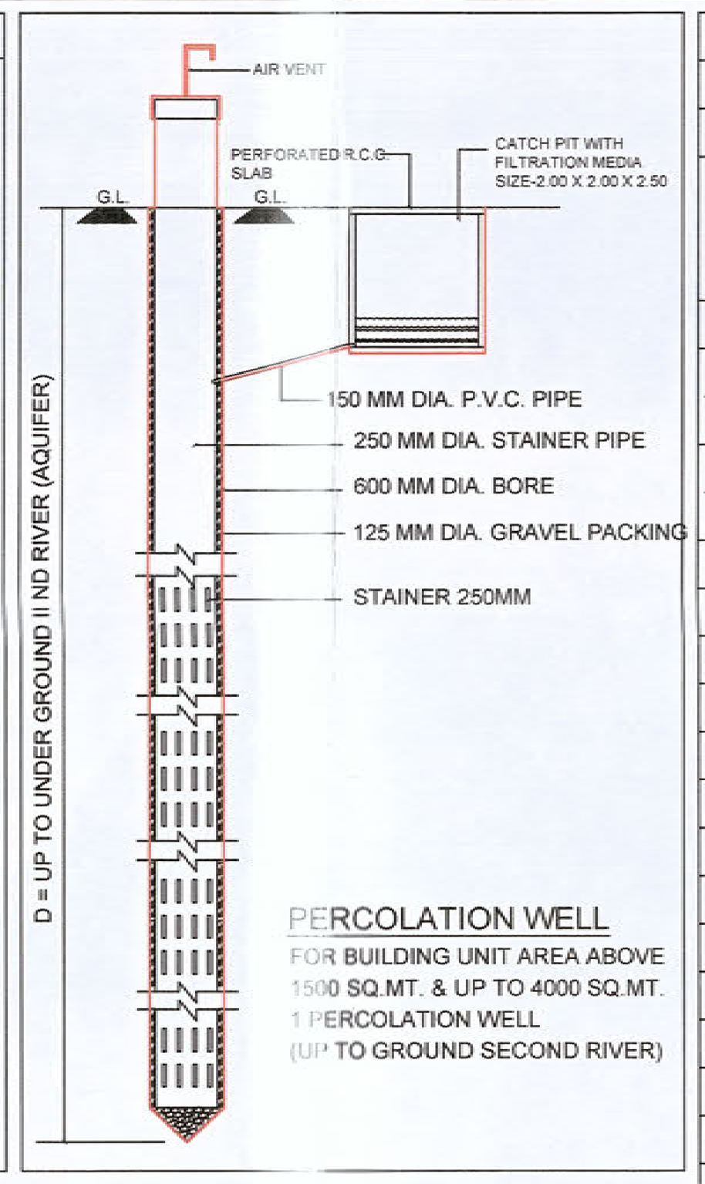
GENERAL NOTES

- 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 CGDCR 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 CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMES 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 AND 22.6 OF CGDCR 2017.
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 13.1.14 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 13.12 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED IS PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER THE CHAPTER NO: 13.6 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO: 13.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO: 13.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER CLAUSE NO: 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER CLAUSE NO: 13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO: 13.1.6 OF CGDCR 2017.
- THE PAVING OF THE BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO: 13.1.3 OF CGDCR 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: 17.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO: 17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO: 17.4 OF CGDCR 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.5 OF THE CGDCR 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO: 14 OF CGDCR 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 THE CHAPTER NO: 19 OF CGDCR 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 CGDCR 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE CLAUSE NO. 17.5.1 OF CGDCR 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX. OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CL. NO. 13.13. OF CGDCR 2017.



PERCOLATION WELL
FOR BUILDING UNIT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.
1 PERCOLATION WELL
(UP TO GROUND SECOND RIVER)

USE & UNIT TABLE

FLOOR		USE BLOCK-A+B+C	USE BLOCK-D+E	USE TOTAL	UNIT BLOCK-A+B+C COMM.	RESI. BL.-A	RESI. BL.-B	RESI. BL.-C	RESI. TOTAL	UNIT BLOCK-D+E COMM.	RESI. BL.-D	RESI. BL.-E	RESI. TOTAL	TOTAL COMM.	TOTAL RESI.
2ND BASEMENT		PARKING	PARKING	PARKING	-	-	-	-	-	-	-	-	-	-	-
1ST BASEMENT		PARKING	PARKING	PARKING	-	-	-	-	-	-	-	-	-	-	-
GROUND FLOOR	HP	PARKING	PARKING	PARKING	-	-	-	-	-	-	-	-	-	-	-
GROUND FLOOR	SP/COMM.	SHOP	SHOP	SHOP	18	-	-	-	-	17	-	-	-	35	-
1ST FLOOR	COMM.	SHOP	SHOP	SHOP	16	-	-	-	-	16	-	-	-	32	-
1ST FLOOR	RESI.	RESI.	RESI.	RESI.	-	4	2	2	8	-	1	2	3	-	11 NOS.
2ND FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
3RD FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
4TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
5TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
6TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
7TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
8TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
9TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
10TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
11TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
12TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
13TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
14TH FLOOR		RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
TOTAL		PARKING+ SHOP+RESI.	PARKING+ SHOP+RESI.	PARKING+ SHOP+RESI.	34	56	54	54	164	33	53	54	107	67	271 NOS.

FSI AREA & FLOOR AREA TABLE

FLOOR		BLOCK-A+B+C	BLOCK-D+E	TOTAL
2ND BASEMENT		-	-	-
1ST BASEMENT		-	-	-
GROUND FLOOR	HP	-	-	-
GROUND FLOOR	SP/COMM.	699.43	584.71	1284.14
1ST FLOOR	COMM.	600.95	608.59	1209.54
1ST FLOOR	RESI.	720.35	270.54	990.89
2ND FLOOR		1080.73	722.17	1802.90
3RD FLOOR		1080.73	722.17	1802.90
4TH FLOOR		1080.73	722.17	1802.90
5TH FLOOR		1080.73	722.17	1802.90
6TH FLOOR		1080.73	722.17	1802.90
7TH FLOOR		1080.73	722.17	1802.90
8TH FLOOR		1080.73	722.17	1802.90
9TH FLOOR		1080.73	722.17	1802.90
10TH FLOOR		452.23	-	452.23
		628.50	722.17	1350.67
11TH FLOOR		1080.73	722.17	1802.90
12TH FLOOR		1080.73	722.17	1802.90
13TH FLOOR		1080.73	722.17	1802.90
14TH FLOOR		1080.73	722.17	1802.90
STAIR CABIN		-	-	-
L.M.R. & O.H.W.T.		-	-	-
TOTAL		16070.22	10852.05	26922.27

BUILT UP AREA TABLE

FLOOR		BLOCK-A+B+C	BLOCK-D+E	TOTAL
2ND BASEMENT		5325.69	-	5325.69
1ST BASEMENT		5325.69	-	5325.69
GROUND FLOOR	HP	1271.24	665.39	1936.63
GROUND FLOOR	SP/COMM.	723.06	662.52	1385.58
1ST FLOOR	COMM.	624.58	654.55	1279.13
1ST FLOOR	RESI.	1245.72	653.99	1899.71
2ND FLOOR		1650.16	1207.77	2857.93
3RD FLOOR		1650.16	1207.77	2857.93
4TH FLOOR		1650.16	1207.77	2857.93
5TH FLOOR		1650.16	1207.77	2857.93
6TH FLOOR		1650.16	1207.77	2857.93
7TH FLOOR		1650.16	1207.77	2857.93
8TH FLOOR		1650.16	1207.77	2857.93
9TH FLOOR		1650.16	1207.77	2857.93
10TH FLOOR		1650.16	1207.77	2857.93
11TH FLOOR		1650.16	1207.77	2857.93
12TH FLOOR		1650.16	1207.77	2857.93
13TH FLOOR		1650.16	1207.77	2857.93
14TH FLOOR		1650.16	1207.77	2857.93
STAIR CABIN		281.41	218.67	500.08
L.M.R. & O.H.W.T.		97.63	66.35	163.98
TOTAL		36347.10	18622.48	54969.58

RESIDENTIAL AFFORDABLE HOUSING PROJECT

SHEET NO:- 1 / 9

LAYOUT PLAN

PLAN SHOWING PROPOSED RESIDENCE+COMMERCIAL BUILDING ON AMALGAMATED F.P. NO: 118/1+118/2, OF F.P. NO: 118/1 & 118/2 OF T.P.S. NO: 3 (GHUMA) (DRAFT SANCTIONED) [REVENUE BLOCK NO: 657/1,657/2, O.P.NO:118/1,118/2] OF MOJE: GHUMA, TALUKA: DASKROI, DISTRICT: AHMEDABAD.

SCALE : 1CM = 2.0M. BLOCK:- A+B+C

ZONE AS PER RDP 2021 : RESIDENTIAL AFFORDABLE HOUSING ZONE-1 (RAH-1)
USE : RESIDENCE (DWELLING-3)+SHOP/COMM. (MERCANTILE-1) (MIX) (RESI. AFFORDABLE HOUSING-RAH)

AREA TABLE :-

	SQ.MT.
PLOT AREA OF AMALGAMATED F.P. NO: 1181+118/2	6800.00
COMMON PLOT REQD. @ 10% (6800.00X0.10)	680.00
COMMON PLOT PROVIDED	729.49
PERMI. BASE ZONE F.S.I. AREA @ 1:1.8 (6800.00X1.8)	12240.00
PERMI. CHARGEABLE F.S.I. AREA @ 0.9 (6800.00X0.9)	6120.00
TOTAL PERMI. F.S.I. AREA @ 2.7 (BASE ZONE + CHARGEABLE)	18360.00
TOTAL FSI AREA USED	26922.27
UTILIZED BASE ZONE FSI AREA	12240.00
UTILIZED CHARGEABLE FSI AREA	6120.00
T.D.R. FSI AREA USED (26922.27-18360.00)	8562.27

NOTES RELATED TO FIRE SAFETY.

(1) HYDRANT SYSTEM :
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT A DOWN-COMER. ONE RISER IS REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO, TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.
EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA . HOSE . 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR THE FLOOR. HOSE-BOX WITH 15 METERS LONG 63 MM. DIA. HOSE AND 12.5 MM. BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
FIRE - SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS OF HYDRANT VALVES SHOULD BE INSTALLED AT THE TERRACE LEVEL.
OVERHEAD TANK REFILLING BYPASS CONNECTION SHOULD BE DONE AT THE TERRACE LEVEL.
THE OVERHEAD TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

(2) FIRE LIFT :
THE FIRE-LIFT AND ALL LIFTS SHOULD HAVE A PROVISION TO GROUND TO AUTOMATICALLY IN CASE OF ELECTRICITY FAILURE . EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE -LIFT AND IF THE BUILDING IS DIVIDED INTO A MORE PARTS THEN EACH PART SHOULD HAVE A FIRE-LIFT. LIFT-WELL SHOULD HAVE BLOWERS TO PRESSURIZE THE LIFT -WELL SO CONNECTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.

(3) FIRE ALARM:
FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING .

(4) FIRE EXTINGUISHERS :
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. AND ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO INSTALLED ON EACH FLOOR IN CASE OF COMMERCIAL BUILDING .
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. OR TWO CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK TYPE EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS.
IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHERS INSTALLED.

(5) STAIRCASE :
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTRE CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT FROM GETTING SMOKE LOGGED.
THE RISER / DOWN - COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASILY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.

(6) BASEMENT :
THE BASEMENT OF 200 SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE .
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM.BORE HOSE- REEL HOSES WITH 8MM . BORE NOZZLES AT EACH BASEMENT LEVEL.

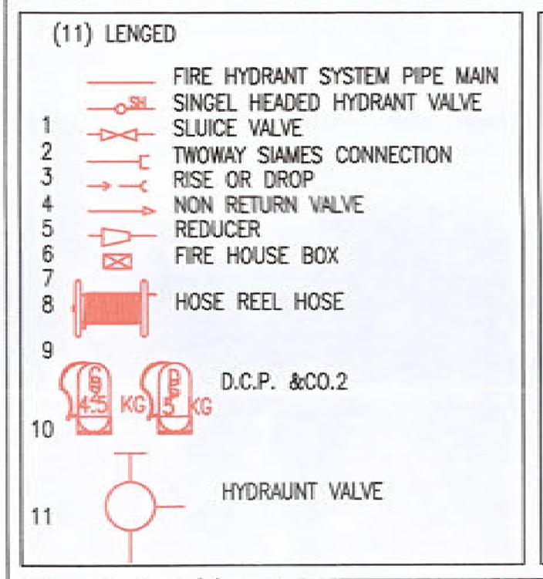
(7) LIGHTENING ARRESTER :
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

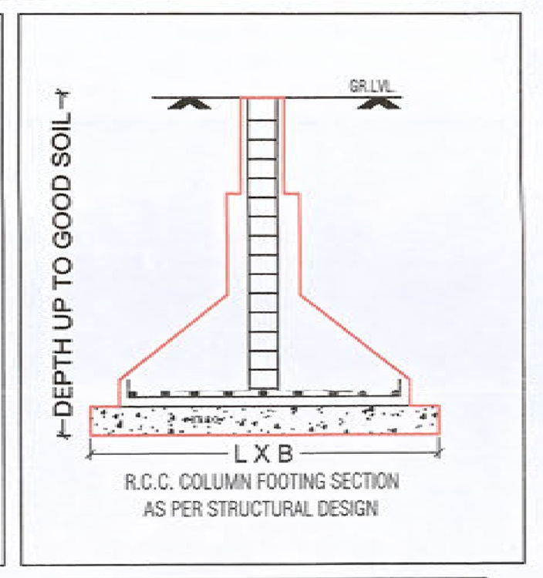
(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S:
IF THE BUILDING FALLS IN A CONFINED AREA OR IF IT HAS AN ENCLOSED STAIRCASE OR IS NOT WELL LIT-UP ON THE INSIDE, THEN ADEQUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWY / DEAD-END AND ALONG ALL EXIT ROUTES LANDING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST-AID AND OTHER SAFETY EQUIPEMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY / DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.

(9) ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE - SAFETY SYSTEM
ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICAL SUPPLY. (I.E. FROM ELECTRICAL POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAILABILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF THE TIME OF FIRE.

(10) IMPORTANT INSTRUCTIONS :
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPEMENT (I.E. PASSIVE SYSTEM / SPRIKLER / DRENCHER ETC.) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING. POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO BE IMPLEMENTED / INSTALLED.

FIRE SAFETY PROVISION SHALL BE PROVIDED AS PER AMC-FIRE & EMERGENCY SERVICES DEPT.- OPINION NO: 532823082022 DTD. 23/08/2022.





R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

SR. NO.	DETAIL OF SLUM RE DEVELOPMENT PLOT	RIGHTS OF TDR FSI (SQ. MTS.) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	RECIPIENT PLOT WHERE PROPOSED TDR TO BE USED	JANTRY RATE OF RECIPIENT PLOT (RS. PER SQ. MT.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS (PER JANTRY)	TDR FSI PRPOSED IN RECIPIENT PLOT	NOTE
0	1	2	3	4	5	6	7
1	T.P.S NO.:- 28(NAVA VADAJ) F.P. 413+414 +415+330+331+ 713/1+713/2/1+ 713/2/2 (RAMAPIR TEKRO SECTOR-1) (SLUM POLICY-2013)	Rs. 5,60,95,000/-	T.P.S NO.:- 3 (GHUMA) F.P. NO :- 118/1+118/2 (MOJE: GHUMA REVENUE BLOCK NO: 657/1,657/2)	6500 /-	5,60,95,000/- / 6500 = 8630.00 SQ. MT.	8562.27 SQ. MT.	B.U. PERMISSION NOT TAKEN
					TOTAL	8562.27 SQ. MT.	

CONDITION FOR F.S.I. WRT T.D.R.

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN WITH SUBJECT TO CONDITION THAT, THE CONSTRUCTION OF T.D.R. F.S.I. 8562.27 SQ. MT. FROM SLUM PLOT T.P.:- 28 (NAVA VADAJ) F.P. 413+414+415+330+331+713/1+713/2/1+713/2/2 (RAMAPIR TEKRO SECTOR-1) SHOWN IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING B.U. PERMISSION OF SLUM PLOT.

PLOT AREA	6800.00
PERMISSIBLE FSI + T.D.R. FSI	20870.00
PERMISSIBLE CHARGEBLE FSI	6120.00
MAX. PERMISSIBLE F.S.I. (2+3)	26990.00
TOTAL UTILISED F.S.I	26993.20
UTILISED CHARGEBLE F.S.I. (5-2)	6120.00
MAX. PERMISSIBLE F.S.I. COMMERCIAL	2699.32

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	67	2493.68	9.24	565.38
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	271	24428.59	90.50	5538.54
E	With. Aff. F.S.I. (40% slab)	0	70.93	0.26	16.08
	Grand Total	338	26993.2	100.00	6120.00

CONSUME F.S.I. COMM / OTHER	CONSUME F.S.I. RESI	CONSUME F.S.I. TOTAL	No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt No. Of Unit	F.S.I. AREA	% USED F.S.I.	RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Dwelling Unit more then 66 sq.mt and up to 90 sq.mt No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	OTHER F.S.I, USED F.S.I.	% OF USED F.S.I.	COMM F.S.I, USED F.S.I.	% OF USED F.S.I.
1336.18	14769.84	16106.02	34	0	0.00	0.00	0	0.00	0.00	164	14769.84	100.00	35.80	2.68	1300.38	8.07
1228.43	9658.75	10887.18	33	0	0.00	0.00	0	0.00	0.00	107	9658.75	100.00	35.13	2.86	1193.30	10.96
2564.61	24428.59	26993.20	67	0	0.00	0.00	0	0.00	0.00	271	24428.59	90.50	70.93	0.26	2493.68	9.24

COMMERCIAL B.A. & FSI AREA TABLE (IN SQ.MT.)

FLOOR	BUILT UP AREA BL.:-A+B+C	BL.:-D+E	TOTAL	FSI AREA BL.:-A+B+C	BL.:-D+E	TOTAL
GR. FL.	723.06	662.52	1385.58	699.43	584.71	1284.14
1ST FL.	624.58	654.55	1279.13	600.95	608.59	1209.54
TOTAL	1347.64	1317.07	2664.71	1300.38	1193.30	2493.68

PERMI. COMMERCIAL FSI AREA @ 10% = 2692.23 SQ.MT.
COMMERCIAL FSI AREA USED = 2493.68 SQ.MT.

LIFT CALCULATION FOR RESI. :-

BLOCK	TOTAL UNIT (3RD TO ABOVE)	REQ. 6 PERSON CAPIACITY 1 LIFT PER 30 UNIT	PROVIDE LIFT
BLOCK-A	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-B	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-C	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-D	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-E	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)

PLOT AREA AS PER TPO OPINION
LETTER NO. TPS-NO:03/GHUMA/F.P. NO: 118/1 & 118/2/OPINION/133/2088 DTD. 07/09/2022

DISTRICT	TALUKA	MOJE	REVENUE BLOCK NO.	REVENUE BLOCK NO. PLOT AREA IN SQ.MT.	O.P. NO:	O.P. AREA IN SQ.MT.	F.P. NO:	F.P. AREA IN SQ.MT.
AHMEDABAD	DASKROI	GHUMA	657/1	-	118/1	5666.00	118/1	3400.00
			657/2	-	118/2	5666.00	118/2	3400.00

EARLIER APPROVED AMALGAMATION PLAN OF AMALGAMATED F.P. NO: 118/1+118/2 ON E-NAGAR PORTAL AS PER REF. APPLICATION NO: 001BDP22231119, DEVELOPMENT PERMISSION NO: 001LD22230199 DTD: 08/08/2022.

SANITORY PROVISION

GR. & 1ST FLOOR
FLOOR AREA = 2493.68 SQ.MT.
2493.68 /4= 623.42 SAY 624 USERS

REQD.	URINAL	G. WC	L. WC	PH TOILET
> 500	7	7	7	-
25% GEN.	2	2	2	1

PROVIDED
67 WC IN EACH UNIT.

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQD.	PROVI.	
URINAL	= 2 NOS.	= 3 NOS.	+ 1 PH TOILET
MALE WC	= 2 NOS.	= 3 NOS.	
FEMALE WC (GR. FLOOR)	= 2 NOS.	= 3 NOS.	

COMMON PLOT AREA CAL.
C.P. 30.37X24.02 = 729.49 SQ.MT.

PERCOLATING WELL REQD.=6800.00/4000=1.70 SAY 2 NOS.
PERCOLATING WELL PROVIDED=2 NOS.

TREE PLANTATION REQD.=6800.00X5/200=170.00 SAY 170 NOS.
TREE PLANTATION PROVIDED =170 NOS.

COMMUNITY BIN CALCULATION
FOR RESI.
COMMUNITY BIN REQUIRED 10 LT. CAPACITY PER 1 UNIT
TOTAL 271 UNIT=271 NOS.X10 LT=2710 LT. CAP. COMMUNITY BIN REQD.
COMMUNITY BIN PROVIDED 80 LT. X 34 NOS.= 2720 LT. CAPACITY.

FOR NON RESI. USE :-
FLOOR AREA (TOTAL) :- 2493.68 SQ. MT.
100 SQ. MTS FL. AREA / 20 LTS.
2493.68/5 = 498.74 SAY 499 LTS.
PROVI. 80 LTS. (80 X 7)=560 LT. COMM. BIN

REQ. DENSITY OF UNITS
AS PER C.G.D.C.R.-2017 CL. NO. 8.2.2.(1) 225 UNIT/HCT.
225 UNIT / HECTOR MINI.
REQ. MINI. 6800.00X225/10000 = 153.00 SAY 153 UNITS
PROVI. 271 UNITS

COLOUR NOTE -

PLOT BOUNDRY, ROAD, RAMP, PROP. WORK, PROP. DRAINAGE, TREE, CONTAINER BIN, P.WELL, PARKING, T.D.R. FSI AREA

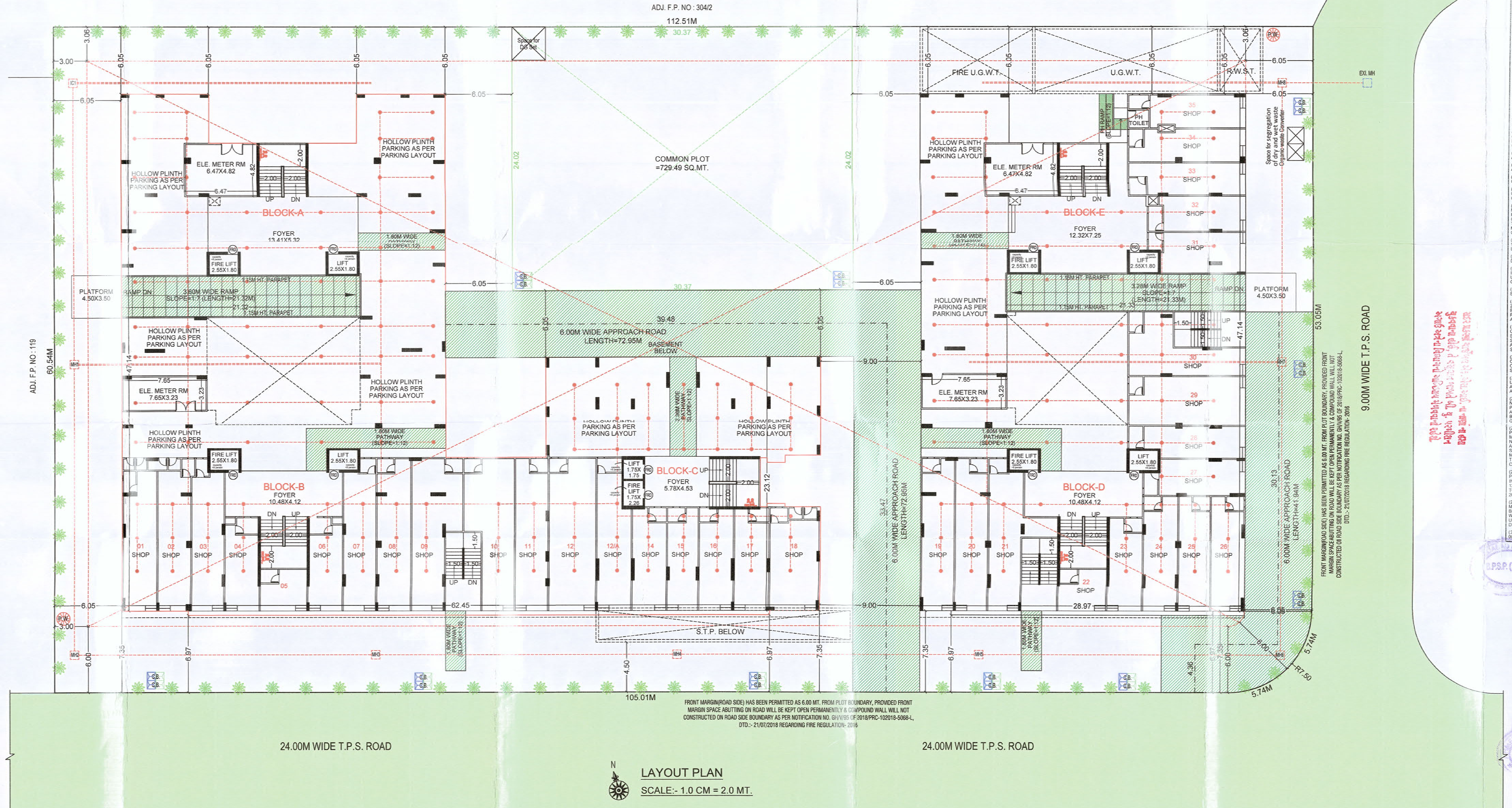
SCHEDULE OF OPENING

DOOR	WINDOWS	VENT
D =1.00X2.10	W =2.10X1.20	V=0.60X0.60
D1=0.90X2.10	W1=1.80X1.20	
D2=0.75X2.10	W2=1.20X1.20	
	W3=0.60X1.20	

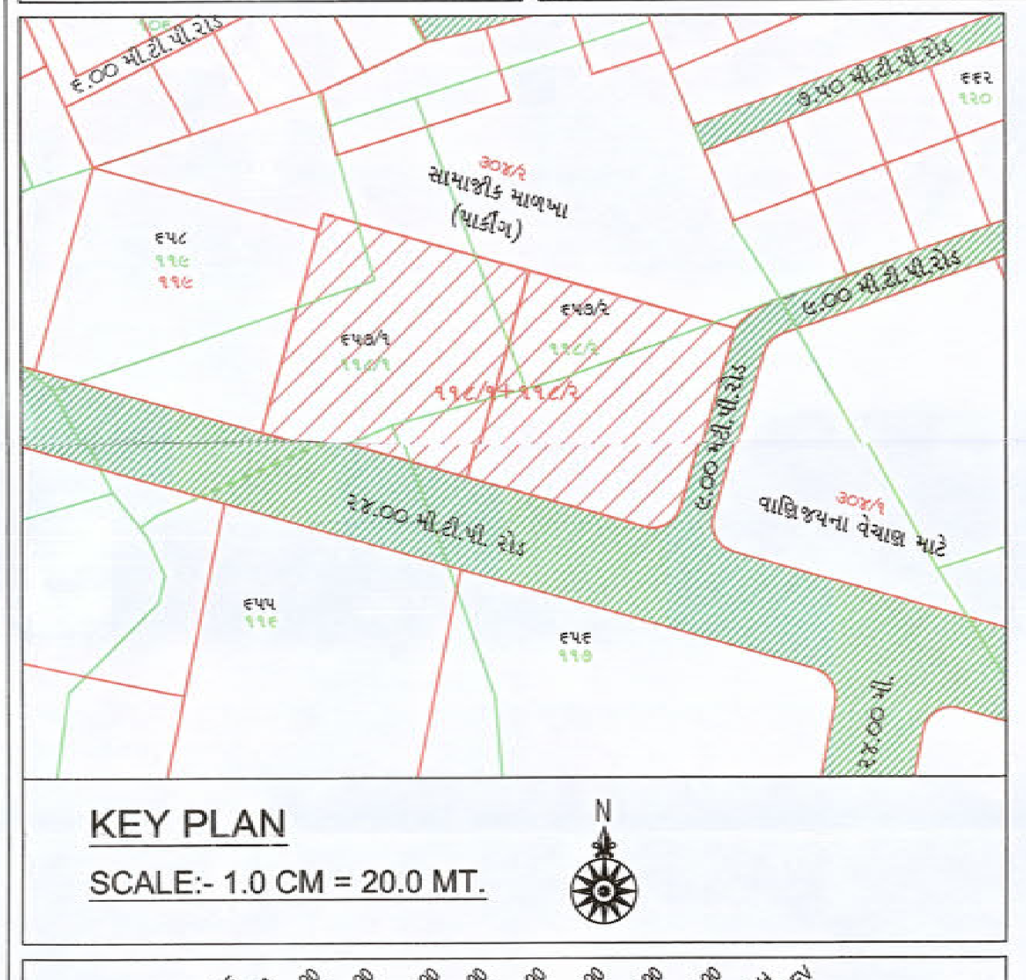
FRD = FIRE RESISTANCE DOOR

RCC STAIR DETAIL

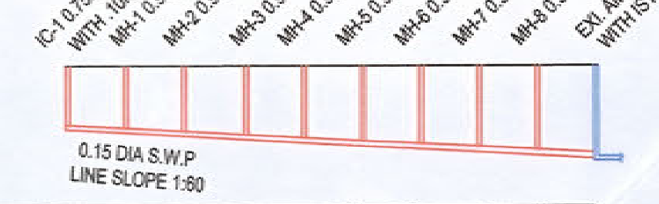
WIDTH=2.00M & 1.50M
TREAD=0.30M
RISER=0.16M



LAYOUT PLAN
SCALE:- 1.0 CM = 2.0 MT.



KEY PLAN
SCALE:- 1.0 CM = 20.0 MT.



CUTTING LEVEL	0.75	1.15	1.55	1.95	2.40	2.85	3.25	3.65	4.05	4.20
INVERT LEVEL	29.25	28.85	28.45	28.05	27.60	27.16	26.75	26.35	25.95	25.80
GROUND LEVEL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	24.00	48.00	72.00	99.00	126.00	150.00	174.00	198.00	207.00

DRAINAGE SECTION

SCRUTINIZE COPY
5445
No. A... Dt. 20/10/22
TDO, BPSP, AMC

Final Plot boundary and allotment of the plot is Subject to Variation by Town Planning Officer. The permission is valid only Till the DP/TPS remains unaltered and further than the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.

(2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017 AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO.- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(7) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.12/9/2022 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS. THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8) PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.

(9) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-2, DATED:-25/11/2022, REF.NO.TPS/NO.03(GHUMA)/F.P.NO.-118/OPINION/2642 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASST.CITY PLANNER LETTER NO.-CPD/AMC/OP-600, ON DT.22/2/2022

(11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(S.W.Z.) LETTER NO.- DT.4/8/2022 AND LETTER NO.-2366, ON DT.4/8/2022

(12) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P.SCHEME AREA DT. 12/9/2022.

(13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.26/8/2022, REF.NOC ID NO.AHME/WEST/B/082422/694374 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.23/8/2022 (OPN532823082022). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/9/2022. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(15) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 12/7/2022, ORDER NO.:-3922/07/06/032/2022 BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(16) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., S.W.Z.) ON DT 14/9/2022

(17) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/9/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18) IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(19) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(20) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTRFISED UNDERTAKING FOR THE SAME ON DT 12/9/2022

(21) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(22) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(23) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/172018/3784/L; DTD 26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT,GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017

(24) (A) TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED (B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS

(25) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO. 3 OF CIRCULAR NO:- 01/2022-23, DATE:- 13/04/2022 AND CIRCULAR NO:- 3/ /2013-14, DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT.- 20/10/2022

(26) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYFOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMITT NOTERISED UNDERTAKING FOR THE SAME ON DT. 12/9/2022

(27) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL CASE NO:- 001BDP22231119, ON DT.8/8/2022 WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

[illegible]

RAJ MUKESHKUMAR PATEL
31, SHIVALIK VILLA , RAJPATH CLUB ROAD, AMBALI, BOPAL. (M) 9925015116
AMC Lic. No. 001CW07092710826

CLERK OF WORKS

RAJ MUKESHKUMAR PATEL
31, SHIVALIK VILLA , RAJPATH CLUB ROAD, AMBALI, BOPAL. (M) 9925015116
AMC Lic. No. 001SR07092711519

RAJ MUKESHKUMAR PATEL
31, SHIVALIK VILLA , RAJPATH CLUB ROAD, AMBALI, BOPAL. (M) 9925015116
AMC Lic. No. 001ERH07092710651

ENGINEER.

TUSHAR SOLANKI
Structural Designer (G-1)
409, Rajvi Complex, Opp. Maninagar Police Station, Rambaug, Maninagar, AHMEDABAD-8.
SD0254060624R3 17/06/2017

STRU.ENGINEER.

(૧) ચંદ્રકાંત રજનીકાંત
(૨) સતિષભાઈ રજનીકાંત
(૩) જયેશભાઈ રજનીકાંત
(૪) મહેશકુમાર હીરાલાલ
(૫) [illegible]
(૬) સુશીલાબેન હિરાલાલ સુથારના
કુલમુખત્યાર સત્યમ ડેવલોપર્સનાં
ભાગીદાર મુકેશભાઈ બાબુલાલ પટેલ

OWNER

VINAYKUMAR MUKESHBHAI PATEL
200, SHUKAN MALL, NR. PANCHAMRUT BUNGLOW-1, SOLA, AHMEDABAD -380060 (M) 9925015116
AMC Lic. No. 001DV07092710852

DEVELOPER

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED

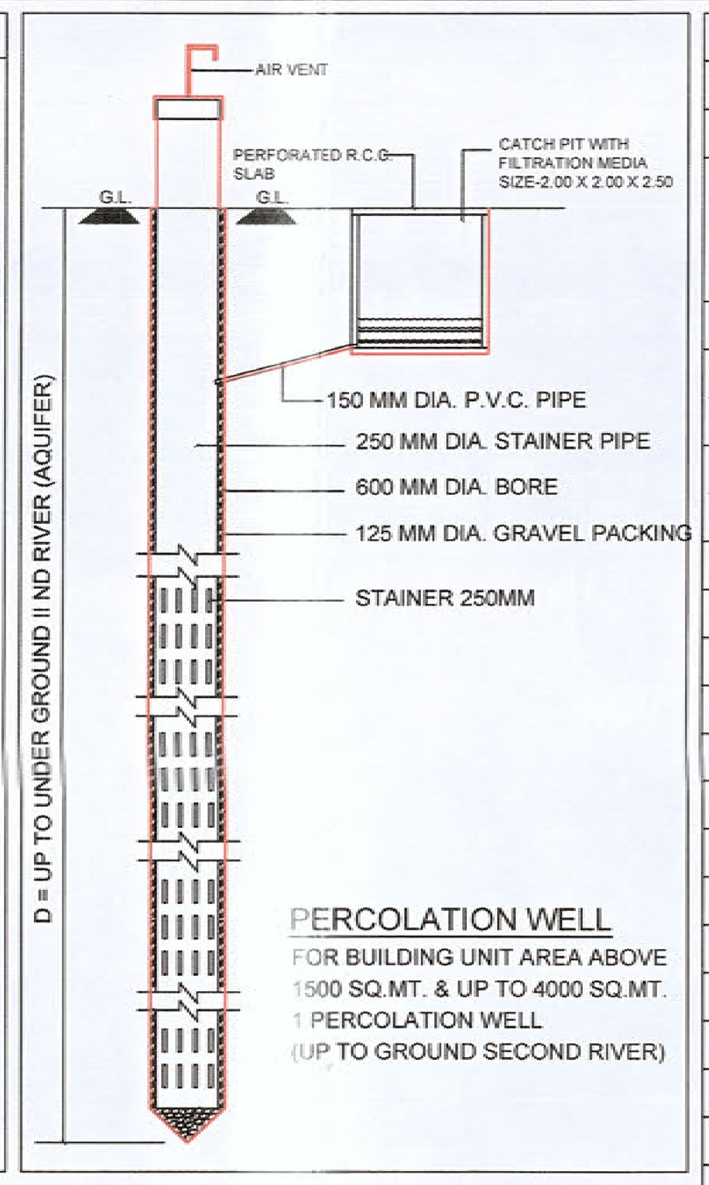
Ahmedabad Municipal Corporation
Case No. : BHNTI/SWZ/300922/CGDCRV/A6533/R0/M1 Zone: SOUTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 07066/300922/A6533/R0/M1
Date : ૨૦/૧૦/૨૦૨૨

20-10-2022 20/10/2022

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

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 CGDCR 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 CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMES 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 AND 22.6 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 13.1.14 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 13.12 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED IS PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER THE CHAPTER NO: 13.6 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO: 13.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO: 13.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER CLAUSE NO: 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER CLAUSE NO: 13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO: 13.1.6 OF CGDCR 2017.
- THE PAVING OF THE BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO: 13.1.3 OF CGDCR 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: 17.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO: 17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO: 17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO: 17.4 OF CGDCR 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.5 OF THE CGDCR 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO: 14 OF CGDCR 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 THE CHAPTER NO: 19 OF CGDCR 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 CGDCR 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE CLAUSE NO. 17.5.1 OF CGDCR 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX. OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CL. NO. 13.13. OF CGDCR 2017.



PERCOLATION WELL
FOR BUILDING UNIT AREA ABOVE 1500 SQ.MT. & UP TO 4000 SQ.MT.
1 PERCOLATION WELL
(UP TO GROUND SECOND RIVER)

USE & UNIT TABLE

FLOOR	USE BLOCK-A+B+C	USE BLOCK-D+E	USE TOTAL	UNIT BLOCK-A+B+C COMM.	RESI. BL-A	RESI. BL-B	RESI. BL-C	RESI. TOTAL	UNIT BLOCK-D+E COMM.	RESI. BL-D	RESI. BL-E	RESI. TOTAL	TOTAL COMM.	TOTAL RESI.
2ND BASEMENT	PARKING	PARKING	PARKING	-	-	-	-	-	-	-	-	-	-	-
1ST BASEMENT	PARKING	PARKING	PARKING	-	-	-	-	-	-	-	-	-	-	-
GROUND FLOOR HP	PARKING	PARKING	PARKING	-	-	-	-	-	-	-	-	-	-	-
GROUND FLOOR SP/COMM.	SHOP	SHOP	SHOP	18	-	-	-	-	17	-	-	-	35	-
1ST FLOOR COMM.	SHOP	SHOP	SHOP	16	-	-	-	-	16	-	-	-	32	-
1ST FLOOR RESI.	RESI.	RESI.	RESI.	-	4	2	2	8	-	1	2	3	-	11 NOS.
2ND FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
3RD FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
4TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
5TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
6TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
7TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
8TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
9TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
10TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
11TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
12TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
13TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
14TH FLOOR	RESI.	RESI.	RESI.	-	4	4	4	12	-	4	4	8	-	20 NOS.
TOTAL	PARKING+ SHOP+RESI.	PARKING+ SHOP+RESI.	PARKING+ SHOP+RESI.	34	56	54	54	164	33	53	54	107	67	271 NOS.

FSI AREA & FLOOR AREA TABLE

FLOOR	BLOCK-A+B+C	BLOCK-D+E	TOTAL
2ND BASEMENT	-	-	-
1ST BASEMENT	-	-	-
GROUND FLOOR HP	-	-	-
GROUND FLOOR SP/COMM.	699.43	584.71	1284.14
1ST FLOOR COMM.	600.95	608.59	1209.54
1ST FLOOR RESI.	720.35	270.54	990.89
2ND FLOOR	1080.73	722.17	1802.90
3RD FLOOR	1080.73	722.17	1802.90
4TH FLOOR	1080.73	722.17	1802.90
5TH FLOOR	1080.73	722.17	1802.90
6TH FLOOR	1080.73	722.17	1802.90
7TH FLOOR	1080.73	722.17	1802.90
8TH FLOOR	1080.73	722.17	1802.90
9TH FLOOR	1080.73	722.17	1802.90
10TH FLOOR	452.23	-	452.23
	628.50	722.17	1350.67
11TH FLOOR	1080.73	722.17	1802.90
12TH FLOOR	1080.73	722.17	1802.90
13TH FLOOR	1080.73	722.17	1802.90
14TH FLOOR	1080.73	722.17	1802.90
STAIR CABIN	-	-	-
L.M.R. & O.H.W.T.	-	-	-
TOTAL	16070.22	10852.05	26922.27

BUILT UP AREA TABLE

FLOOR	BLOCK-A+B+C	BLOCK-D+E	TOTAL
2ND BASEMENT	5325.69	-	5325.69
1ST BASEMENT	5325.69	-	5325.69
GROUND FLOOR HP	1271.24	665.39	1936.63
GROUND FLOOR SP/COMM.	723.06	662.52	1385.58
1ST FLOOR COMM.	624.58	654.55	1279.13
1ST FLOOR RESI.	1245.72	653.99	1899.71
2ND FLOOR	1650.16	1207.77	2857.93
3RD FLOOR	1650.16	1207.77	2857.93
4TH FLOOR	1650.16	1207.77	2857.93
5TH FLOOR	1650.16	1207.77	2857.93
6TH FLOOR	1650.16	1207.77	2857.93
7TH FLOOR	1650.16	1207.77	2857.93
8TH FLOOR	1650.16	1207.77	2857.93
9TH FLOOR	1650.16	1207.77	2857.93
10TH FLOOR	1650.16	1207.77	2857.93
11TH FLOOR	1650.16	1207.77	2857.93
12TH FLOOR	1650.16	1207.77	2857.93
13TH FLOOR	1650.16	1207.77	2857.93
14TH FLOOR	1650.16	1207.77	2857.93
STAIR CABIN	281.41	218.67	500.08
L.M.R. & O.H.W.T.	97.63	66.35	163.98
TOTAL	36347.10	18622.48	54969.58

RESIDENTIAL AFFORDABLE HOUSING PROJECT

SHEET NO:- 1 / 6

LAYOUT PLAN

PLAN SHOWING PROPOSED RESIDENCE+COMMERCIAL BUILDING ON AMALGAMATED F.P. NO: 118/1+118/2, OF F.P. NO: 118/1 & 118/2 OF T.P.S. NO: 3 (GHUMA) (DRAFT SANCTIONED) [REVENUE BLOCK NO: 657/1,657/2, O.P.NO:118/1,118/2] OF MOJE: GHUMA, TALUKA: DASKROI, DISTRICT: AHMEDABAD.

SCALE : 1CM = 2.0M. BLOCK:- D+E

ZONE AS PER RDP 2021 : RESIDENTIAL AFFORDABLE HOUSING ZONE-1 (RAH-1)
USE : RESIDENCE (DWELLING-3)+SHOP/COMM. (MERCANTILE-1) (MIX) (RESI. AFFORDABLE HOUSING-RAH)

AREA TABLE :-	SQ.MT.
PLOT AREA OF AMALGAMATED F.P. NO: 1181+118/2	6800.00
COMMON PLOT REQD. @ 10% (6800.00X0.10)	680.00
COMMON PLOT PROVIDED	729.49
PERMI. BASE ZONE F.S.I. AREA @ 1:1.8 (6800.00X1.8)	12240.00
PERMI. CHARGEABLE F.S.I. AREA @ 0.9 (6800.00X0.9)	6120.00
TOTAL PERMI. F.S.I. AREA @ 2.7 (BASE ZONE + CHARGEABLE)	18360.00
TOTAL FSI AREA USED	26922.27
UTILIZED BASE ZONE FSI AREA	12240.00
UTILIZED CHARGEABLE FSI AREA	6120.00
T.D.R. FSI AREA USED (26922.27-18360.00)	8562.27

NOTES RELATED TO FIRE SAFETY.

(1) HYDRANT SYSTEM :
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT A DOWN-COMER. ONE RISER IS REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO, TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.
EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA . HOSE . 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR THE FLOOR. HOSE-BOX WITH 15 METERS LONG 63 MM. DIA. HOSE AND 12.5 MM. BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
FIRE - SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.
A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS OF HYDRANT VALVES SHOULD BE INSTALLED AT THE TERRACE LEVEL.
OVERHEAD TANK REFILLING BYPASS CONNECTION SHOULD BE DONE AT THE TERRACE LEVEL.
THE OVERHEAD TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

(2) FIRE LIFT :
THE FIRE-LIFT AND ALL LIFTS SHOULD HAVE A PROVISION TO GROUND TO AUTOMATICALLY IN CASE OF ELECTRICITY FAILURE . EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE -LIFT AND IF THE BUILDING IS DIVIDED INTO A MORE PARTS THEN EACH PART SHOULD HAVE A FIRE-LIFT. LIFT-WELL SHOULD HAVE BLOWERS TO PRESSURIZE THE LIFT -WELL SO CONNECTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.

(3) FIRE ALARM:
FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING .

(4) FIRE EXTINGUISHERS :
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. AND ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO INSTALLED ON EACH FLOOR IN CASE OF COMMERCIAL BUILDING .
ONE CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. OR TWO CARBON DIOXIDE (CO2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK TYPE EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS.
IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHERS INSTALLED.

(5) STAIRCASE :
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTRE CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT FROM GETTING SMOKE LOGGED.
THE RISER / DOWN - COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASILY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.

(6) BASEMENT :
THE BASEMENT OF 200 SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE .
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM.BORE HOSE- REEL HOSES WITH 8MM . BORE NOZZLES AT EACH BASEMENT LEVEL.

(7) LIGHTENING ARRESTER :
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S:
IF THE BUILDING FALLS IN A CONFINED AREA OR IF IT HAS AN ENCLOSED STAIRCASE OR IS NOT WELL LIT-UP ON THE INSIDE, THEN ADEQUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWY / DEAD-END AND ALONG ALL EXIT ROUTES LANDING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST-AID AND OTHER SAFETY EQUIPEMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY / DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.

(9) ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE - SAFETY SYSTEM
ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICAL SUPPLY. (I.E. FROM ELECTRICAL POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAILABILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF THE TIME OF FIRE.

(10) IMPORTANT INSTRUCTIONS :
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPEMENT (I.E. PASSIVE SYSTEM / SPRIKLER / DRENCHER ETC.) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING. POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO BE IMPLEMENTED / INSTALLED.

FIRE SAFETY PROVISION SHALL BE PROVIDED AS PER AMC-FIRE & EMERGENCY SERVICES DEPT.- OPINION NO: 532823082022 DTD. 23/08/2022.

SR. NO.	DETAIL OF SLUM RE DEVELOPMENT PLOT	RIGHTS OF TDR FSI (SQ. MTS.) OF SLUM RE DEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	RECIPIENT PLOT WHERE PROPOSED TDR TO BE USED	JANTRY RATE OF RECIPIENT PLOT (RS. PER SQ. MT.)	ACTUAL TDR F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS PER JANTRY)	TDR FSI PRPOSED IN RECIPIENT PLOT	NOTE
0	1	2	3	4	5	6	7
1	T.P.S NO.:- 28(NAVA VADAJ) F.P. 413+414 +415+330+331+ 713/1+713/2/1+ 713/2/2 (RAMAPIR TEKRO SECTOR-1) (SLUM POLICY-2013)	Rs. 5,60,95,000/-	T.P.S NO.:- 3 (GHUMA) F.P. NO :- 118/1+118/2 (MOJE: GHUMA REVENUE BLOCK NO: 657/1,657/2)	6500 /-	5,60,95,000/- 6500 = 8630.00 SQ. MT.	8562.27 SQ. MT.	B.U. PERMISSION NOT TAKEN
					TOTAL	8562.27 SQ. MT.	

CONDITION FOR F.S.I. WRT T.D.R.
THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN WITH SUBJECT TO CONDITION THAT, THE CONSTRUCTION OF T.D.R. F.S.I. 8562.27 SQ. MT. FROM SLUM PLOT T.P.:- 28 (NAVA VADAJ) F.P. 413+414+415+330+331+713/1+713/2/1+713/2/2 (RAMAPIR TEKRO SECTOR-1) SHOWN IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING B.U. PERMISSION OF SLUM PLOT.

PLOT AREA	6800.00
PERMISSIBLE FSI + T.D.R. FSI	20870.00
PERMISSIBLE CHARGEBLE FSI	6120.00
MAX. PERMISSIBLE F.S.I. (2+3)	26990.00
TOTAL UTILISED F.S.I	26993.20
UTILISED CHARGEBLE F.S.I. (5-2)	6120.00
MAX. PERMISSIBLE F.S.I. COMMERCIAL	2699.32

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	67	2493.68	9.24	565.38
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	271	24428.59	90.50	5538.54
E	With. Aff. F.S.I. (40% slab)	0	70.93	0.26	16.08
	Grand Total	338	26993.2	100.00	6120.00

CONSUME F.S.I. COMM / OTHER	RESI	TOTAL	No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt No. Of Unit	F.S.I. AREA	% USED F.S.I.	RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Dwelling Unit more then 66 sq.mt and up to 90 sq.mt No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	OTHER F.S.I, USED F.S.I.	% OF USED F.S.I.	COMM F.S.I, USED F.S.I.	% OF USED F.S.I.
1336.18	14769.84	16106.02	34	0	0.00	0.00	0	0.00	0.00	164	14769.84	100.00	35.80	2.68	1300.38	8.07
1228.43	9658.75	10887.18	33	0	0.00	0.00	0	0.00	0.00	107	9658.75	100.00	35.13	2.86	1193.30	10.96
2564.61	24428.59	26993.20	67	0	0.00	0.00	0	0.00	0.00	271	24428.59	90.50	70.93	0.26	2493.68	9.24

COMMERCIAL B.A. & FSI AREA TABLE (IN SQ.MT.)

FLOOR	BUILT UP AREA BL.:-A+B+C	BL.:-D+E	TOTAL	FSI AREA BL.:-A+B+C	BL.:-D+E	TOTAL
GR. FL.	723.06	662.52	1385.58	699.43	584.71	1284.14
1ST FL.	624.58	654.55	1279.13	600.95	608.59	1209.54
TOTAL	1347.64	1317.07	2664.71	1300.38	1193.30	2493.68

PERMI. COMMERCIAL FSI AREA @ 10% = 2692.23 SQ.MT.
COMMERCIAL FSI AREA USED = 2493.68 SQ.MT.

LIFT CALCULATION FOR RESI. :-

BLOCK	TOTAL UNIT (3RD TO ABOVE)	REQ. 6 PERSON CAPIACITY 1 LIFT PER 30 UNIT	PROVIDE LIFT
BLOCK-A	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-B	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-C	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-D	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-E	48	2 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)

PLOT AREA AS PER TPO OPINION
LETTER NO. TPS-NO:03/GHUMA/F.P. NO: 118/1 & 118/2/OPINION/133/2088 DTD. 07/09/2022

DISTRICT	TALUKA	MOJE	REVENUE BLOCK NO.	REVENUE BLOCK NO. PLOT AREA IN SQ.MT.	O.P. NO:	O.P. AREA IN SQ.MT.	F.P. NO:	F.P. AREA IN SQ.MT.
AHMEDABAD	DASKROI	GHUMA	657/1	-	118/1	5666.00	118/1	3400.00
			657/2	-	118/2	5666.00	118/2	3400.00

EARLIER APPROVED AMALGAMATION PLAN OF AMALGAMATED F.P. NO: 118/1+118/2 ON E-NAGAR PORTAL AS PER REF. APPLICATION NO: 001BDP22231119, DEVELOPMENT PERMISSION NO: 001LD22230199 DTD: 08/08/2022.

SANITORY PROVISION
GR. & 1ST FLOOR
FLOOR AREA = 2493.68 SQ.MT.
2493.68 /4= 623.42 SAY 624 USERS

REQD.	URINAL	G. WC	L. WC	PH TOILET
> 500	7	7	7	-
25% GEN.	2	2	2	1

PROVIDED
67 WC IN EACH UNIT.

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQD.	PROVI.	
URINAL	= 2 NOS.	= 3 NOS.	+ 1 PH TOILET
MALE WC	= 2 NOS.	= 3 NOS.	
FEMALE WC (GR. FLOOR)	= 2 NOS.	= 3 NOS.	

COMMON PLOT AREA CAL.
C.P. 30.37X24.02 = 729.49 SQ.MT.

PERCOLATING WELL REQD.=6800.00/4000=1.70 SAY 2 NOS.
PERCOLATING WELL PROVIDED=2 NOS.

TREE PLANTATION REQD.=6800.00X5/200=170.00 SAY 170 NOS.
TREE PLANTATION PROVIDED =170 NOS.

COMMUNITY BIN CALCULATION
FOR RESI.
COMMUNITY BIN REQUIRED 10 LT. CAPACITY PER 1 UNIT
TOTAL 271 UNIT=271 NOS.X10 LT=2710 LT. CAP. COMMUNITY BIN REQD.
COMMUNITY BIN PROVIDED 80 LT. X 34 NOS.= 2720 LT. CAPACITY.

FOR NON RESI. USE :-
FLOOR AREA (TOTAL) :- 2493.68 SQ. MT.
100 SQ. MTS FL. AREA / 20 LTS.
2493.68/5 = 498.74 SAY 499 LTS.
PROVI. 80 LTS. (80 X 7)=560 LT. COMM. BIN

REQ. DENSITY OF UNITS
AS PER C.G.D.C.R.-2017 CL. NO. 8.2.2.(1) 225 UNIT/HCT.
225 UNIT / HECTOR MINI.
REQ. MINI. 6800.00X225/10000 = 153.00 SAY 153 UNITS
PROVI. 271 UNITS

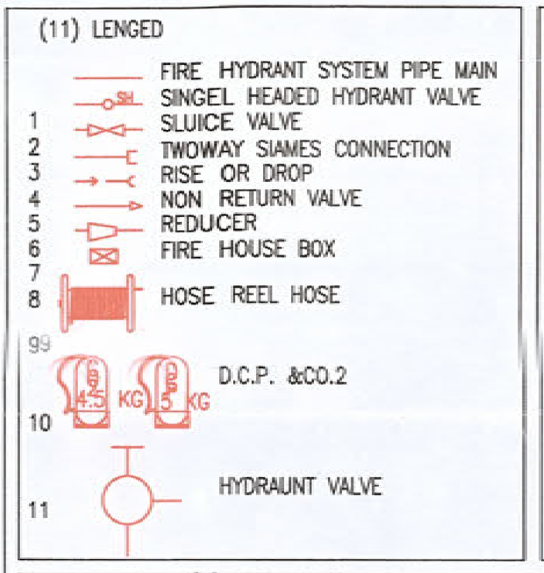
COLOUR NOTE -
PLOT BOUNDRY — TREE — T.D.R. FSI AREA
ROAD — CONTAINER BIN (C.B.)
RAMP — P.WELL (P.W.)
PROP. WORK — PARKING
PROP. DRAINAGE

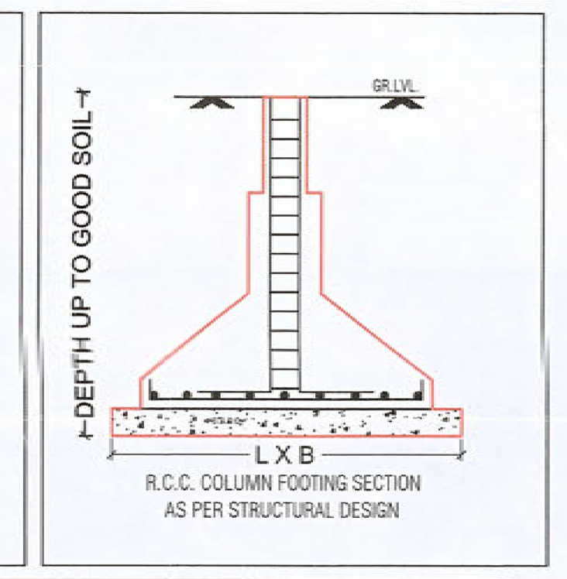
SCHEDULE OF OPENING

DOOR	WINDOWS	VENT
D =1.00X2.10	W =2.10X1.20	V=0.60X0.60
D1=0.90X2.10	W1=1.80X1.20	
D2=0.75X2.10	W2=1.20X1.20	
	W3=0.60X1.20	
	FRD = FIRE RESISTANCE DOOR	

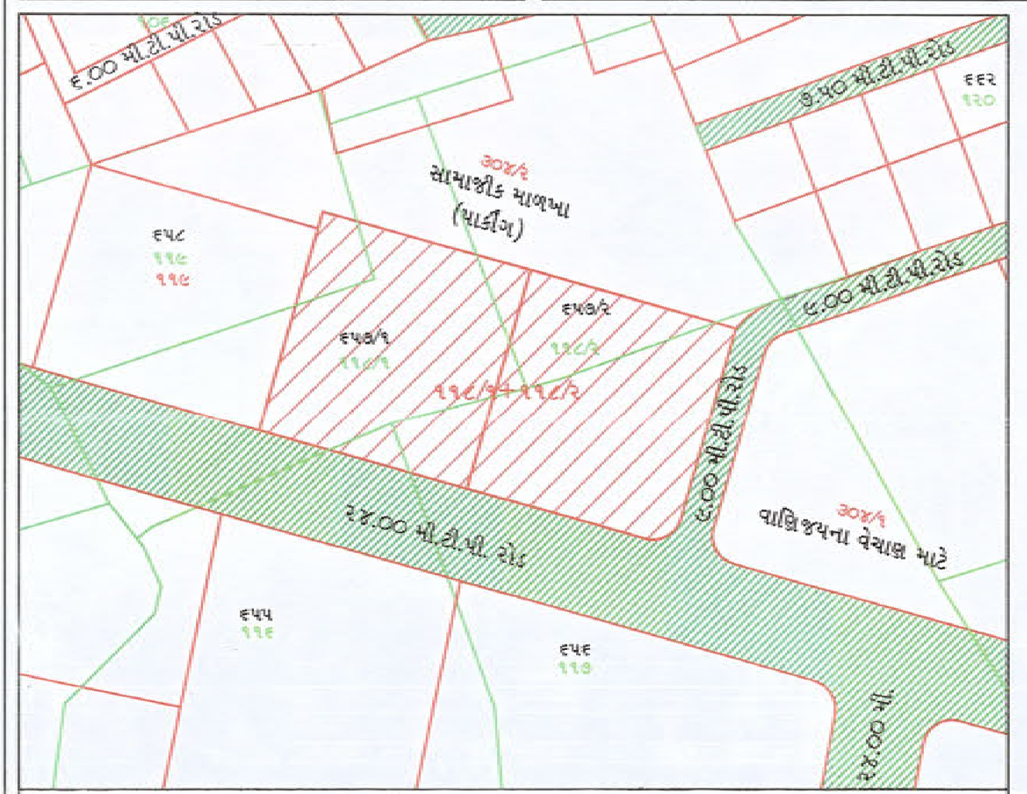
RCC STAIR DETAIL
WIDTH=2.00M & 1.50M
TREAD=0.30M
RISER=0.16M

(11) LENGED

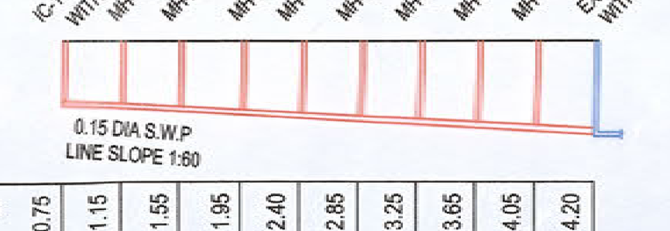




R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN



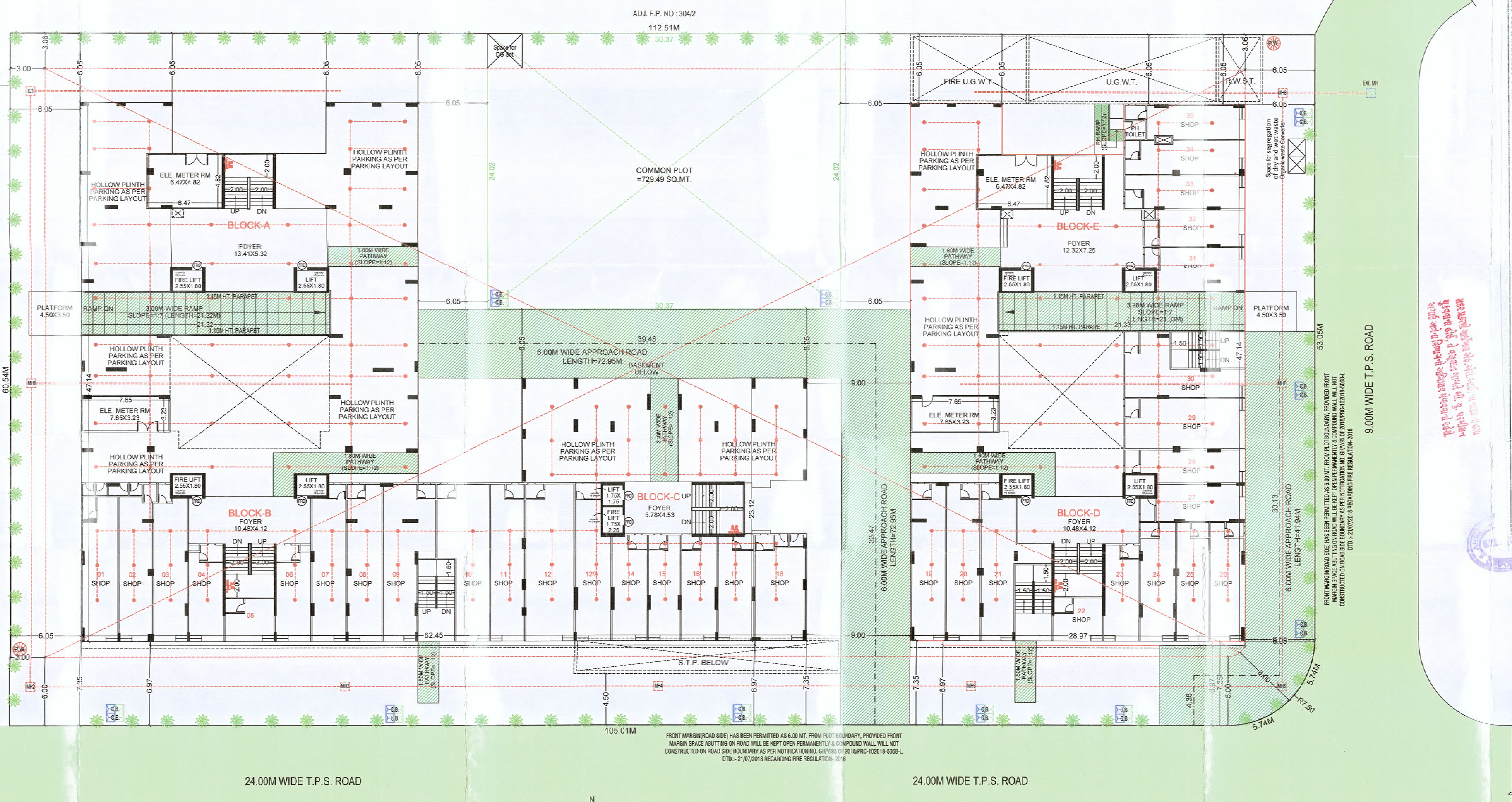
KEY PLAN
SCALE:- 1.0 CM = 20.0 MT.



CUTTING LEVEL	0.75	1.15	1.55	1.95	2.40	2.85	3.25	3.65	4.05	4.20
INVERT LEVEL	29.25	28.85	28.45	28.05	27.60	27.16	26.75	26.35	25.95	25.80
GROUND LEVEL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	24.00	48.00	72.00	99.00	126.00	150.00	174.00	198.00	207.00

DRAINAGE SECTION

SCRUTINIZE COPY
5446
No. A.....Dt. 20/10/22
TDO, BPSP, AMC



LAYOUT PLAN
SCALE:- 1.0 CM = 2.0 MT.

Final Plot boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

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.

(1) THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.

(2) THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42 DT.-13/06/06.

(3) THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GH/V/289 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GH/V/31 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:-23/04/2018 AND LETTER NO: GH/V/152/EDB-102016-3629-L, DATED:-5/11/2018 AND LETTER NO: GH/V/307/EDB-102016-3629-L, DATED:-20/12/2017, AND LETTER NO.- GH/V/143 OF 2019/EDB-102016-3629-L, DATED:-3/10/2019 AND LETTER NO- GH/V/ 174 of 2020/EDB-102016-3629-L, DATED:-11/11/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(4) RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2

(5) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6) OWNER-APPLICANT-DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.00MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(7) APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR, AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION PROVIDING PROTECTIVE SUPPORT(SHORING / STRUTTING). AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN ON DT.12/9/2022 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITTHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.

(8) PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.

(9) THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECIFIED IN OPINION GIVEN BY T.P.O. UNIT-2, DATED:-25/11/2022, REF.NO.TPS/NO.03(GHUMA)/F.P.NO.-118/OPINION/2642 AND SUBJECT TO CONDITION THAT OWNER HAS TO OBEY TO THE BOND (IN CONTEXT TO T.P.O. OPINION).

(10) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR NET DEMAND GIVEN BY ASST.CITY PLANNER LETTER NO -CPD/AMC/OP-500. ON DT.22/2/2022

(11) THIS PERMISSION IS GIVEN ON THE BASIS OF KABJA KARAR OPINION GIVEN BY A.E.O.(S.W.Z.),LETTER NO.- DT 4/8/2022 AND LETTER NO.-2386, ON DT 4/8/2022

(12) THIS PERMISSION IS SUBJECT TO OTHER TERMS/CONDITIONS SPECIFIED IN BOND GIVEN BY APPLICANT FOR DEVELOPMENT IN DRAFT T.P SCHEME AREA DT.:-12/9/2022

(13) THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD 26/8/2022, REF.NOC ID NO AHME/WEST/B/082422/694374 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(14) THIS PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.23/8/2022 (OPN532823082022). FIRE NOC WILL BE OBTAIN AND FIRE PROTECTION CONSULTANT WILL BE APPOINTTED BY OWNER/APPLICANT BEFORE APPLIYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/9/2022. ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(15) ALL RELAVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ON DT.:- 12/7/2022, ORDER NO.:-3922/07/06/032/2022 BY COLLECTOR (AHMEDABAD) ,IT IS SUBMITTED BY OWNER-APPLICANTS.

(16) THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT(PROPERTY TAX DEPT., S.W.Z.) ON DT.14/9/2022

(17) APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT ON DT.12/9/2022 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(18) IN EVERY WATER CLOSETS OF TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK)

(19) AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPERS(PROMOTERS) WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(RERA) OFFICE.

(20) THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERISED UNDERTAKING FOR THE SAME ON DT.12/9/2022

(21) PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES/DUMPER/EQUIPMENTS COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.

(22) THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.

(23) THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO. EDB/172018/3784/L, DTD.26/04/2018, DTD.25/09/2018, NOTIFICATION NO: PRCH/102018/7198/L; DTD.15/10/2018, DTD.29/6/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME,UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.

(24) (A) TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED.(B) PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM.(C) IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.

(25) THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 8 INSTALLMENTS IN 2 YEARS AS PER OPTION NO. 3 OF CIRCULAR NO:- 01/2022-23, DATE.- 13/04/2022 AND CIRCULAR NO:- 37/2013-14, DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME DT.- 20/10/2022

(26) THIS DEVELOPMENT PERMISSION IS GRANTED AS PER ORDER/ APPROVAL GIVEN BY MUNI. COMMISSIONER DT:- 22/02/2014 THAT OWNER WILL SUBMIT THE ENVIRONMENT NOC BEFORE APPLYFOR B.U. PERMISSION OR WITHIN 6 MONTH FROM THE DATE OF APPROVAL WHICH EVER IS EARLIER FOR EXCESS CONSTRUCTION ABOVE 20000.00 SQ.MTS OF BUILT UP AREA AND OWNER/APPLICANT SUBMIT NOTERISED UNDERTAKING FOR THE SAME ON DT.- 12/9/2022

(27) ALL TERMS AND CONDITION MENTION IN EARLIER APPROVAL [illegible] 001BDP22231119, ON DT 8/8/2022 WILL BE APPLICABLE AND BINDING TO OWNER [illegible]

(28)–(38) [illegible]

શહેરી વિકાસ અને શહેરી ગૃહનિર્માણ વિભાગના પત્ર ક્રમાંક ... ના અનુસાર ... ગુજરાતી ભાષામાં ... [illegible]

RAJ MUKESHKUMAR PATEL
31, SHIVALIK VILLA , RAJPATH CLUB ROAD, AMBALI, BOPAL. (M) 9925015116
AMC Lic. No. 001CW07092710826
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AMC Lic. No. 001ERH07092710651
ENGINEER

TUSHAR SOLANKI
Structural Designer (G-1)
405, Rajvi Complex, Opp. Maninagar Police Station, Rambaug, Maninagar, AHMEDABAD-8.
SD0254060624R3 17/06/2017
STRU.ENGINEER.

(૧) ચંદ્રકાન્ત રજનીકાંત
(૨) સતિષભાઈ રજનીકાંત
(૩) જયેશભાઈ રજનીકાંત
(૪) મહેશકુમાર હીરાલાલ
(૫) રમાબેન મહેશકુમાર
(૬) સુશીલાબેન હિરાલાલ સુથારના
... સત્યમ ડેવલોપર્સનાં
પાર્ટનર ... પટેલ
OWNER

VINAYKUMAR MUKESHBHAI PATEL
200, SHUKAN MALL, NR. PANCHAMRUT BUNGLOW-1, SOLA, AHMEDABAD -380060 (M) 9925015116
AMC Lic. No. 001DV07092710852
DEVELOPER

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED.

Ahmedabad Municipal Corporation
Case No. : BHNTI/SWZ/300922/CGDCRV/A6534/R0/M1 Zone: SOUTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 07067/300922/A6534/R0/M1
Date : २०/१०/२०२२

AUTHORITY. T.D.Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) 20-10-2022 — Asst. T.D.O. (B.P.S.P.) 20/10/2022

Conditions for Environmental Management Provisions as CGDCR-2017 Chapter-17

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 CGDCR-2017 or as per suggested by concern 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 tank:** Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
4. **Tree Plantation**: Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-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 CGDCR-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**:
   - (For All uses Project having Built-up Area more than 20,000 sqmt.) Applicant shall provide Organic waste Converter & Grey water Harvesting System with dual plumbing system or Sewage Treatment Plant as per NOC given by 'State level Environment Impact Assessment Authority' for required capacity as per guideline and shall make required provision to maintain the environment permanently.

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

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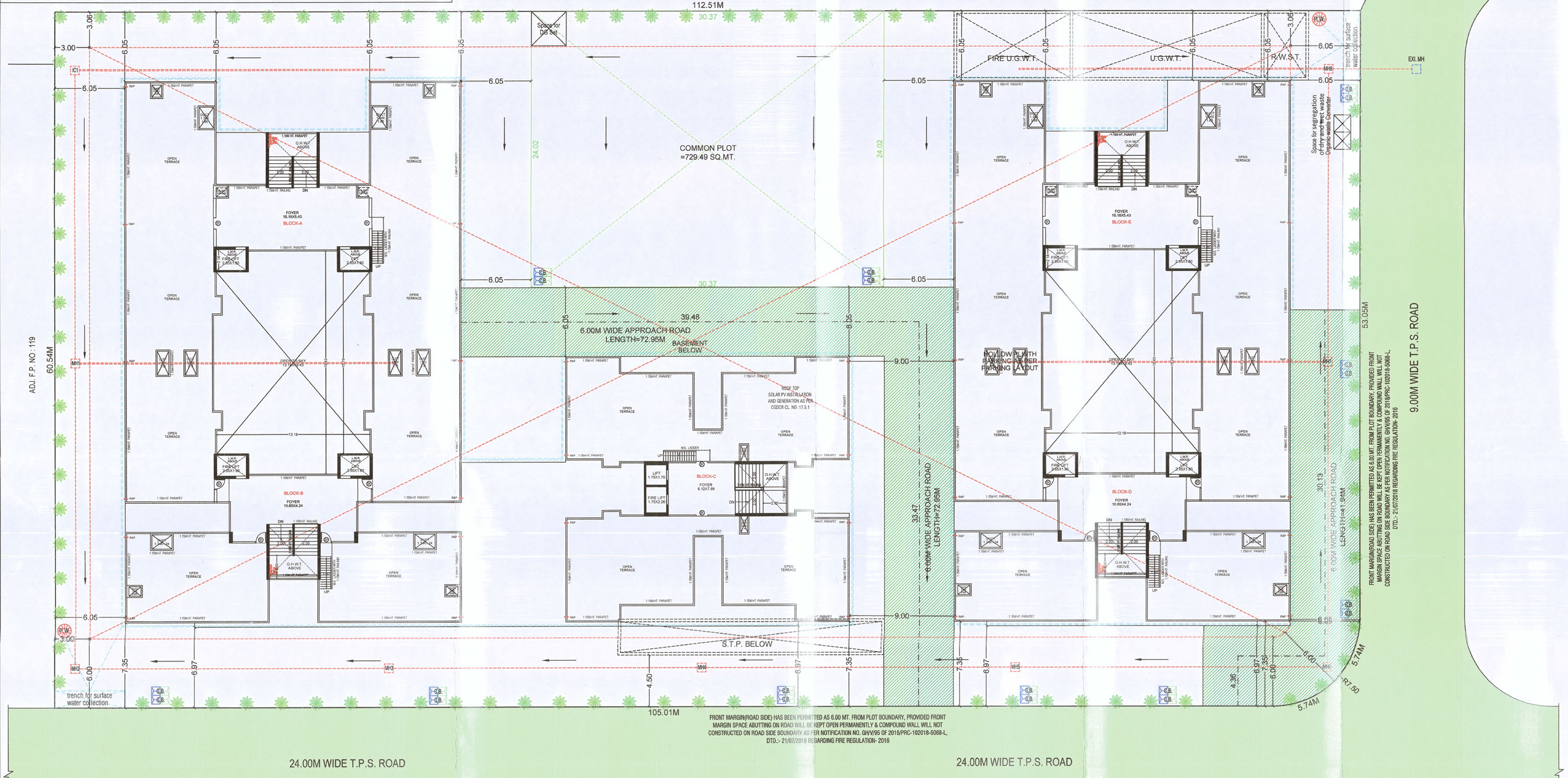
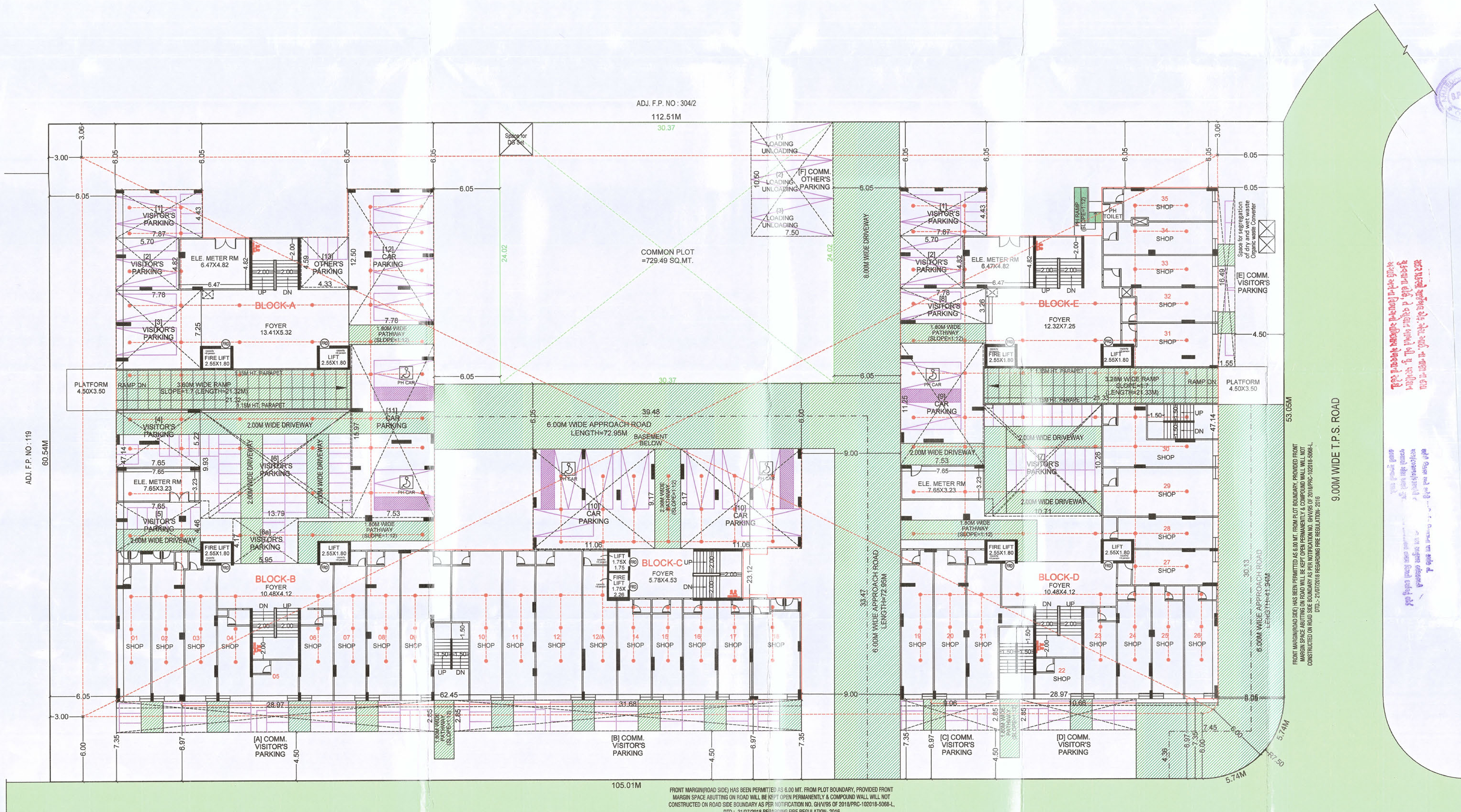
TDO, BPSP, AMC



ENVIRONMENTAL MANAGEMENT PLAN WITH TERRACE PLAN

SCALE:- 1.0 CM = 2.0 MT.



GROUND LEVEL PARKING LAYOUT PLAN

SCALE:- 1.0 CM = 2.0 MT.

RESIDENTIAL AFFORDABLE HOUSING PROJECT — SHEET NO:- 2 / 9

GROUND LEVEL PARKING LAYOUT PLAN & ENVIRONMENTAL MANAGEMENT PLAN

PLAN SHOWING PROPOSED RESIDENCE+COMMERCIAL BUILDING ON AMALGAMATED F.P. NO: 118/1+118/2, OF F.P. NO: 118/1 & 118/2 OF T.P.S. NO: 3 (GHUMA) (DRAFT SANCTIONED) [REVENUE BLOCK NO: 657/1,657/2, O.P.NO:118/1,118/2] OF MOJE: GHUMA, TALUKA: DASKROI, DISTRICT: AHMEDABAD.

SCALE : 1CM = 2.0M.

BLOCK:- A+B+C

ZONE AS PER RDP 2021 : RESIDENTIAL AFFORDABLE HOUSING ZONE-1 (RAH-1)
USE : RESIDENCE (DWELLING-3)+SHOP/COMM. (MERCANTILE-1) (MIX) (RESI. AFFORDABLE HOUSING-RAH)

PARKING AREA TABLE (COMMERCIAL)

COMM. FSI AREA USED (G.F. + F.F.) = 2493.68 SQ.MT.
PARKING REQD. @ 50% = 1246.84 SQ.MT.

PARKING AREA TABLE

	REQUIRED	PROVIDED			
		GR. LEVEL	1ST BASE.	2ND BASE.	TOTAL
VISTOR PARK. @ 20%	249.37	254.61	-	-	254.61
CAR PARK. @ 50%	623.42	-	643.92	-	643.92
OTHER'S PARK. @ 30%	374.05	78.75	365.44	-	444.19
TOTAL PARK.	1246.84	333.36	1009.36	-	1342.72

LOADING / UNLOADING AREA TABLE

TOTAL USED CARPET AREA OF SHOPS
(G.F. + F.F.) = 2501.56 (TOTAL)
TOTAL REQ. LOADING / UNLOADING AREA REQD.
[1 NO. PER 1000 SQ.MT. (CARPET AREA OF SHOPS)]
2501.56/1000.00 = 2.40 SAY = 3 NOS. (3.50X7.50)
TOTAL PROVI. PARK. AREA = 3 NOS. (3.50X7.50)
GR.LEVEL = 3 NOS.

PARKING AREA CALCULATION

GR.LEVEL
VISITOR'S PARKING
(A) 28.97X2.85 = 82.56
(B) 31.68X2.85 = 90.29
(C) 9.06X2.85 = 25.82
(D) 10.66X2.85 = 30.38
(E) 1.55X16.49 = 25.56 = 254.61 SQ.MT.
OTHER'S PARKING
(F) 7.50X10.50 = 78.75 SQ.MT.

PARKING AREA TABLE (RESIDENTIAL)

RESI. FSI AREA USED = 24428.59 SQ.MT. (26922.27-2493.68)
PARKING REQD. @ 20% = 4885.72 SQ.MT.

PARKING AREA TABLE

	REQUIRED	PROVIDED			
		GR. LEVEL	1ST BASE.	2ND BASE.	TOTAL
VISTOR PARK. @ 10%	488.57	552.12	-	-	552.12
CAR PARK. @ 50%	2442.86	505.05	2269.37	3334.77	6109.19
OTHER'S PARK. @ 40%	1954.29	19.87	958.41	1300.01	2278.29
TOTAL PARK.	4885.72	1077.04	3227.78	4634.78	8939.60

PARKING AREA CALCULATION

GR.LEVEL
VISITOR'S PARKING
(1) 2X7.87X4.43 = 69.73
(2) 2X5.70X4.82 = 54.95
(3) 7.78X7.25 = 56.41
(4) 7.65X5.22 = 39.93
(5) 7.65X4.46 = 34.12
(6) 13.79X9.93 = 136.93
(6a) 5.95X4.17 = 24.81
(7) 10.71X10.26 = 109.88
(8) 7.78X3.26 = 25.36
= 552.12 SQ.MT.

CAR PARKING
(9) 7.53X11.25 = 84.71
(10) 2X11.06X9.17 = 202.84
(11) 7.53X15.97 = 120.25
(12) 7.78X12.50 = 97.25
= 505.05 SQ.MT.

OTHER'S PARKING
(13) 4.33X4.59 = 19.87 SQ.MT.

COLOUR NOTE -

PLOT BOUNDRY, ROAD, RAMP, PROP. WORK, PROP. DRAINAGE, TREE, CONTAINER BIN (C.B.), P.WELL (P.W.), PARKING

SCHEDULE OF OPENING			RCC STAIR DETAIL
DOOR	WINDOWS	VENT	WIDTH=2.00M & 1.50M
D =1.00X2.10	W =2.10X1.20	V=0.60X0.60	TREAD=0.30M
D1=0.90X2.10	W1=1.80X1.20		RISER=0.16M
D2=0.75X2.10	W2=1.20X1.20		
	W3=0.60X1.20		
	FRD = FIRE RESISTANCE DOOR		

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31, SHIVALIK VILLA , RAJPATH CLUB ROAD, AMBALI, BOPAL. (M) 9925015116
AMC Lic. No. 001ERH07092710651
ENGINEER

TUSHAR SOLANKI
Structural Designer (G-1)
403, Rajvi Complex, Opp. Maninagar Police Station, Rambaug, Maninagar, AHMEDABAD-8.
SD0254060624R3 17/06/2017
STRU.ENGINEER.

(૧) ચંદ્રકાન્ત રજનીકાંત
(૨) મહિપ્રભાઈ રજનીકાંત
(૩) જયેશભાઈ રજનીકાંત
(૪) મહેશકુમાર હીરાલાલ
(૫) રમાબેન મહેશકુમાર
(૬) સુશીલાબેન હિરાલાલ સુથારના કુલમુખત્યાર સત્યમ ડેવલોપર્સનાં ... બાબુલાલ પટેલ
OWNER

VINAYKUMAR MUKESHBHAI PATEL
200, SHUKAN MALL, NR. PANCHAMRUT BUNGLOW-1, SOLA, AHMEDABAD -380060 (M) 9925015116
AMC Lic. No. 001DV07092710852
DEVELOPER

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED.

Ahmedabad Municipal Corporation
Case No. : BHNTI/SWZ/300922/CGDCRV/A6533/R0/M1 — Zone: SOUTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 07066/300922/A6533/R0/M1
Date ૨૦/૧૦/૨૦૨૨

20-10-2022

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

AUTHORITY.

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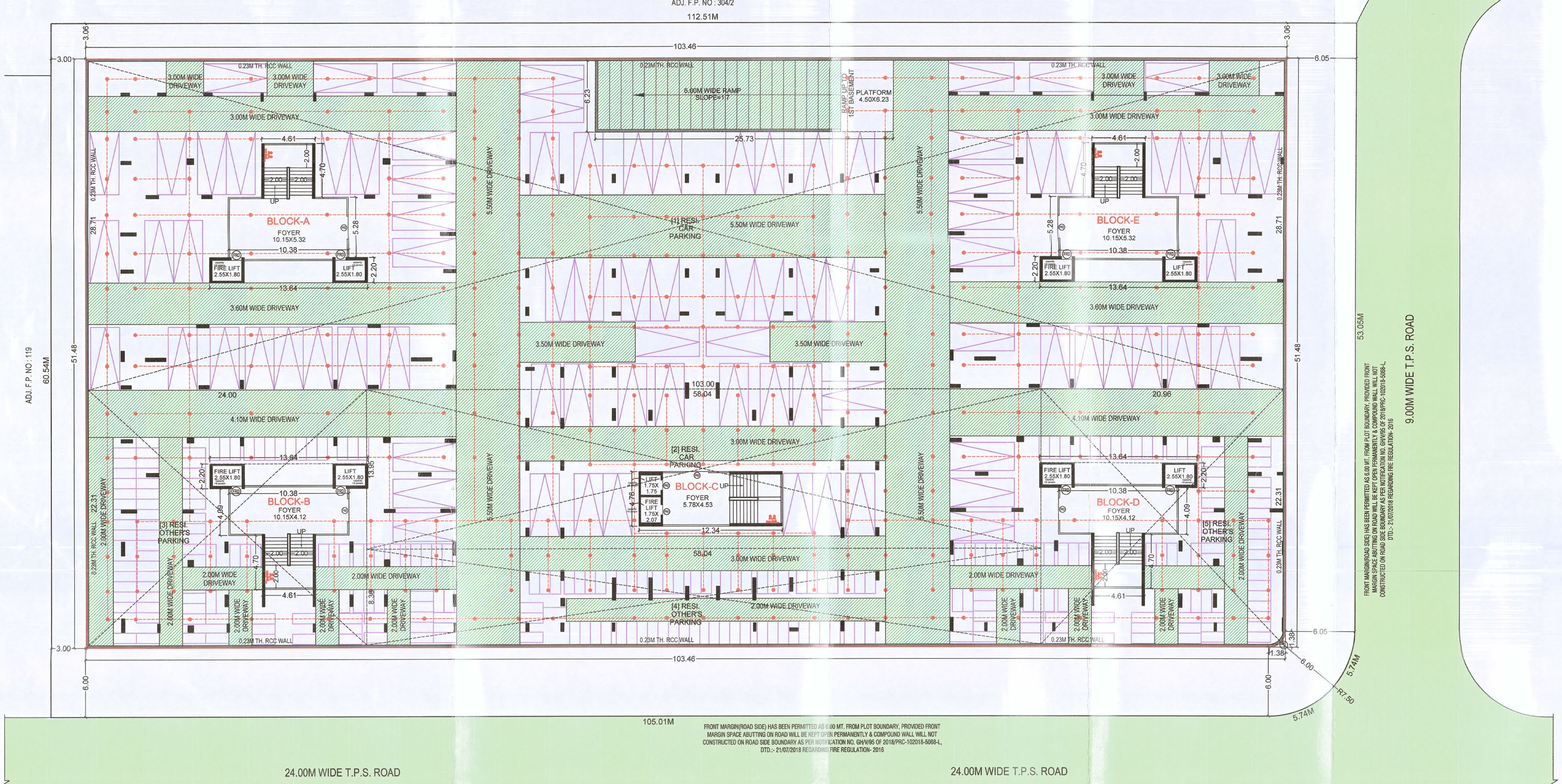
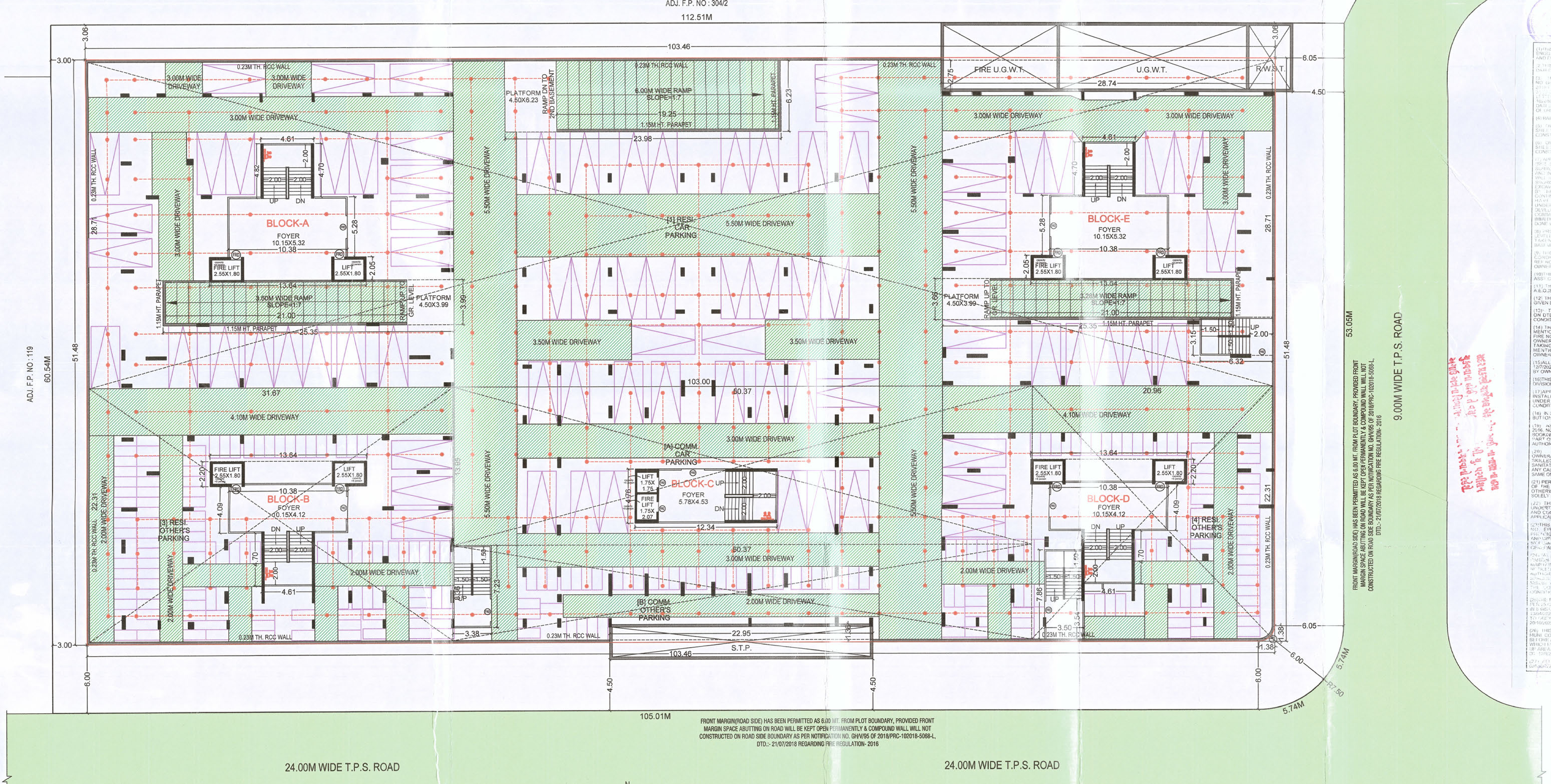
TDO, BPSP, AMC



2ND BASEMENT PLAN WITH PARKING LAYOUT

SCALE:- 1.0 CM = 2.0 MT.



1ST BASEMENT PLAN WITH PARKING LAYOUT

SCALE:- 1.0 CM = 2.0 MT.

RESIDINTIAL AFFORDABLE HOUSING PROJECT — SHEET NO:- 3 / 9

1ST & 2ND BASEMENT PLAN WITH PARKING LAYOUT

PLAN SHOWING PROPOSED RESIDENCE+COMMERCIAL BUILDING ON AMALGAMATED F.P. NO: 118/1+118/2, OF F.P. NO: 118/1 & 118/2 OF T.P.S. NO: 3 (GHUMA) (DRAFT SANCTIONED) [REVENUE BLOCK NO: 657/1,657/2, O.P.NO:118/1,118/2] OF MOJE: GHUMA TALUKA: DASKROI, DISTRICT: AHMEDABAD.

SCALE : 1CM = 2.0M. — BLOCK:- A+B+C

ZONE AS PER RDP2021 : RESIDENTIAL AFFORDABLE HOUSING ZONE-1 (RAH-1)
USE : RESIDENCE (DWELLING-3)+SHOP/COMM. (MERCANTILE-1) (MIX) (RESI. AFFORDABLE HOUSING-RAH)

BUILT UP AREA CALCULATION

1ST BASEMENT
103.46X51.48 = 5326.12
LESS
(1) AS PARP-LINE = 0.43
NET BUILT UP AREA ON 1ST BASEMENT = 5325.69 SQ.MT.

PARKING AREA CALCULATION

1ST BASEMENT (RESIDENTIAL)
CAR PARK.
(1) 103.00X28.71 = 2957.13
LESS
(A) 4.61X4.70 = 21.67
10.38X5.28 = 54.81
13.64X2.05 = 27.96
(E) 4.61X4.70 = 21.67
10.38X5.28 = 54.81
13.64X2.05 = 27.96
(Ea) 6.32X3.15 = 19.91
(R1) 23.98X6.23 = 149.40
(R) 25.35X3.99 = 101.15
(R) 25.35X3.66 = 129.38
(F) 28.74X2.75 = 79.04] = 687.76
= 2269.37 SQ.MT.

OTHER'S PARK. (RESIDENTIAL)
(3) 31.67X22.31 = 706.56
(4) 20.96X22.31 = 467.62
= 1174.18
LESS
(B) 4.61X4.70 = 21.67
10.38X4.09 = 42.45
13.64X2.20 = 30.01
(D) 4.61X4.70 = 21.67
10.38X4.09 = 42.45
13.64X2.20 = 30.01
(Da) 3.50X7.86 = 27.51] = 215.77
= 958.41 SQ.MT.

PARKING AREA CALCULATION

1ST BASEMENT (COMMERCIAL)
CAR PARK.
(A) 50.37X13.95 = 702.66
LESS
(C) 12.34X4.76 = 58.74
= 643.92 SQ.MT.

OTHER'S PARK. (COMMERCIAL)
(B) 50.37X8.36 = 421.09
LESS
(Ba) 3.38X7.23 = 24.44
(Ca) 22.95X1.36 = 31.21] = 55.65
= 365.44 SQ.MT.

PARKING AREA CALCULATION

2ND BASEMENT (RESIDENTIAL)
CAR PARK.
(1) 103.00X28.71 = 2957.13
(2) 58.04X13.95 = 809.66
= 3766.79
LESS
(A) 4.61X4.70 = 21.67
10.38X5.28 = 54.81
13.64X2.20 = 30.01
(C) 12.34X4.76 = 58.74
(E) 4.61X4.70 = 21.67
10.38X5.28 = 54.81
13.64X2.20 = 30.01
(R1) 25.73X6.23 = 160.30] = 432.02
= 3334.77 SQ.MT.

OTHER'S PARK. (RESIDENTIAL)
(3) 24.00X22.31 = 535.44
(4) 58.04X8.36 = 485.21
(5) 20.96X22.31 = 467.62
= 1488.27
LESS
(B) 4.61X4.70 = 21.67
10.38X4.09 = 42.45
13.64X2.20 = 30.01
(D) 4.61X4.70 = 21.67
10.38X4.09 = 42.45
13.64X2.20 = 30.01] = 188.26
= 1300.01 SQ.MT.

COLOUR NOTE -

PLOT BOUNDRY — TREE
ROAD — CONTAINER BIN
RAMP — P.WELL
PROP. WORK — PARKING
PROP. DRAINAGE

SCHEDULE OF OPENING

DOOR
D =1.00X2.10
D1=0.90X2.10
D2=0.75X2.10

WINDOWS
W =2.10X1.20
W1=1.80X1.20
W2=1.20X1.20
W3=0.60X1.20
FRD = FIRE RESISTANCE DOOR

VENT
V=0.60X0.60

RCC STAIR DETAIL

WIDTH=2.00M & 1.50M
TREAD=0.30M
RISER=0.16M

RAJ MUKESHKUMAR PATEL
31, SHIVALIK VILLA , RAJPATH CLUB ROAD,
AMBALI, BOPAL. (M) 9925015116
AMC Lic. No. 001CW07092710826

CLERK OF WORKS

RAJ MUKESHKUMAR PATEL
31, SHIVALIK VILLA , RAJPATH CLUB ROAD,
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ENGINEER.

TUSHAR SOLANKI
Structural Designer (G-1)
403, Rajvi Complex,
Opp. Maninagar Police Station,
Rambaug, Maninagar,
AHMEDABAD-8.
SD0254060624R3 17/06/2017

STRU.ENGINEER.

(૧) ચંદ્રકાંત રજનીકાંત
(૨) ઋષિભાઈ રજનીકાંત
(૩) જયેશભાઈ રજનીકાંત
(૪) મહેશકુમાર હીરાલાલ
(૫) રમાબેન મહેશકુમાર
(૬) સુશીલાબેન હિરાલાલ સુથારનાં
કુલમુખત્યાર સત્યમ ડેવલોપર્સનાં
પાર્ટનર મુકેશભાઈ બાબુલાલ પટેલ

OWNER

VINAYKUMAR MUKESHBHAI PATEL
200, SHUKAN MALL, NR. PANCHAMRUT BUNGLOW-1,
SOLA, AHMEDABAD -380060 (M) 9925015116
AMC Lic. No. 001DV07092710852

DEVELOPER

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 4.3,4.4 & 4.5) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY OR ANY OFFICER/EMPLOYEE TO WHOM POWER HAS BEEN DELEGATED

Ahmedabad Municipal Corporation
Case No. : BHNTI/SWZ/300922/CGDCRV/A6533/R0/M1 — Zone: SOUTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 07066/300922/A6533/R0/M1
Date : 20/10/2022

20-10-2022 | 20/10/2022

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

AUTHORITY.