FIRE SAFETY PROVISION SHALL BE PROVIDED AS PER AMC-FIRE & EMERGENCY SERVICES DEPT. - OPINION NO. (TD)

GENERAL NOTES

SANITORY PROVISION

OR FLOOR
FLOOR AREA = 298.48 SQ.MT.
298.48 × .04 = 04.08 SAY 05 USERS

REQD	URINAL	G. WC	L. WC	PH TOILET
21 - 100	1	3	2	1
25% GEN	1	1	1	1
PROVIDED				

8 WC IN EACH UNIT.

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQD.	PROVD.
URINAL	= 1 NOS.	= 1 NOS. + 1 PH TOILET
MALE WC	= 1 NOS.	= 1 NOS.
FEMALE WC	= 1 NOS.	= 1 NOS.
(S.F.)		

REQ. DENSITY OF UNITS

AS PER DCDCR CL. NO. 12.1.(a) & 225 UNIT/HCT.
225 UNIT / HECTOR 0899
REQ. MIN. 2387/225=10.609 = 11.01 SAY 52 UNITS
PROV. 72 UNITS.

COMM. USE IS 10% OF LT(LZ)G FSI =
KEN.7003.1X+822.88 SAY 825.00 SQ.MT. FSI AREA
PROVIDED COMM. FSI AREA = 256.48 SQ.MT.

NOTE AS PER C.D.D.R. 2017 CLAUSE NO. - 13.1.3
MAXIMUM OF 50% OF THE TOTAL OPEN SPACE INCLUDING MARGINAL OPEN SPACES AND COMMON PLOT OF A BUILDING UNIT SHALL BE PAVED. THE REMAINING SHALL BE PERMEABLE FOR RAIN WATER PERCOLATION.

PLOT AREA= 2387.00 SQ.MT.
LESS BASEMENT AREA = 1538.13 SQ.MT.
TOTAL OPEN AREA = 848.87 SQ.MT.
REQ. 50 % PERMEABLE AREA = 304.44 SQ.MT.
PROVIDED = 307.78 SQ.MT.
UNPAVED AREA CALCULATION:
(1) 1.0X8.5X4.1X2X34. M = 208.42
(2) 43.13X3.00 = 129.39
= 337.79 SQ.MT.

AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA	FSI AREA	BUILT UP AREA
BASEMENT	PARKING	-			1538.13
GROUND	SHOP+PARKING	9 - NOS.	297.04	297.04	987.80
1ST FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
2ND FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
3RD FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
4TH FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
5TH FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
6TH FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
7TH FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
8TH FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
9TH FLOOR	RESI.	8 - NOS.	859.08	859.08	921.84
STAIR CABIN		-	-	-	130.80
LIFT & S.S.H.T.		-	-	-	34.40
TOTAL	SHOP+PARKING + RESI.	81+2= 81 NOS.	6228.78	6228.78	10293.69

LAYOUT PLAN — SHEET NO:- 1 / 5

PLAN SHOWING PROPOSED RESIDENTIAL + COMMERCIAL BUILDING ON F.P. NO: 173, [SUR. NO: 393, O.P.NO: 173], T.P.S. NO: 69 (CHANDKHEDA-TRAGAD-ZUNDAL) MOUZE: ZUNDAL, TAL.: GANDHINAGAR, DIST: GANDHINAGAR.

SCALE : 1CM = 2.0M — AFFORDABLE HOUSING PROJECT
ZONE : RESIDENTIAL-1 (ONE) R1
USE : RESIDENTIAL + COMMERCIAL — BLOCK:- A+B

AREA TABLE :-

	SQ.MT.
PLOT AREA OF F.P. NO. 173	2387.00
COMMON PLOT REQD. @ 10%	239.70
COMMON PLOT PROVIDED	299.78
PROPOSED B.A ON GR. FLOOR	987.98
FERM. F.S.I. AREA @ 1.1 E (2387.00X1.0)	2192.60
FERM. CHARG. F.S.I. AREA AS PER BASE ZONE @ 0.9 (2387.00X0.9)	2079.30
TOTAL PERMI. F.S.I. AREA @ 2.7 (REQU. + CHARG.)	6239.90
TOTAL FSI AREA USED	6228.78
CHARGEABLE FSI AREA USED	2079.18

LIFT CALCULATION FOR RESI. :-

BLOCK	TOTAL UNIT (3RD TO 9TH FL.)	REQ. 5-PERSON CAPACITY 1 LIFT PER 30 UNIT	PROVIDE LIFT
BLOCK-A	28	1 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)
BLOCK-B	28	1 NOS. OF LIFT	2 NOS. OF LIFT (8 PERSON CAP.)

COMMON PLOT AREA CAL.

C.P. : 1.0X(28.31+28.47)X10.00 = 286.10 SQ.MT.

PERCOLATING WELL REQD.=2387.00/4000=0.58 SAY 1 NOS.
PERCOLATING WELL PROVIDED=1 NOS.

TREE PLANTATION REQD.=2387.00/5000=47.80 SAY 55 NOS.
TREE PLANTATION PROVIDED =58 NOS.

COMMUNITY BIN CALCULATION
FOR RESI.
COMMUNITY BIN REQUIRED 10 LT. CAPACITY PER 1 UNIT
TOTAL 72 UNIT=72 NOS.X10 LT=720 LT. CAP. COMMUNITY BIN REQD.
COMMUNITY BIN PROVIDED 06 LT. X 6 NOS. = 720 LT. CAPACITY

COMMUNITY BIN CALCULATION
FOR NON RESI. USE:-
FLOOR AREA (TOTAL) = 299.48 SQ. MT.
100 SQ. MTS. FL. AREA / 20 LTS.
299.48/5 = 61.90 SAY 60 LTS.
PROV. 60 LTS. / 60 X 1 = 60 LT. COMM. BIN

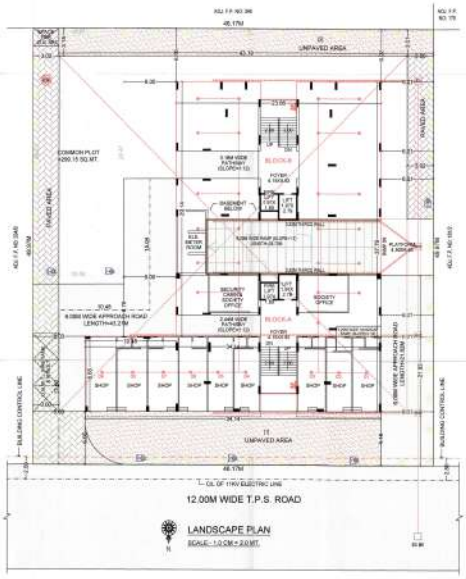
SCHEDULE OF OPENING

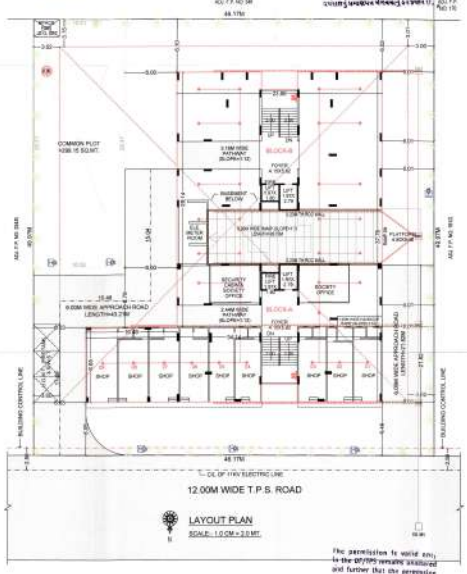
DOOR	WINDOWS	VENT
D1 =1.95X2.10	W1 =2.00X1.20	V1=0.60X0.60
D2=0.90X2.10	W2=2.00X1.20	
D3=0.75X2.10	W3=1.20X1.20	W3=0.60X1.20

FPD = FIRE PROOF DOOR.

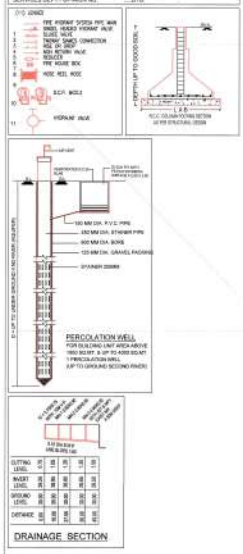
RCC STAIR DETAIL
WIDTH=2.00M
TREAD=0.30M
RISER=0.15M

COLOUR NOTE:-
PLOT BOUNDARY — TREE
ROAD — CONTAINER BIN
RAMP — P. WELL
PROP. WORK — PARKING
PROP. DRAINAGE





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



Prafull A. Nirmali
31, Nilkanth Society, B/h. Nutan Vidyalaya, G.N.G.C. Road, Kalol 382721.
AUDA Reg. No.: AUDA/COW-1(24)
CLERK OF WORKS

ACHAL J. PARIKH
6, Jay Ropana, Off. G.G. Road, Navrangpura, AHMEDABAD-9.
AUDA LIC NO. 53 11345800/05/2014
ENGINEER — STRU.ENGINEER

For, BOHAM PROPERTIES DEVELOPERS — Partner
BOHAM INFRABUILD PVT. LTD. — Director
OWNER — DEVELOPER

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

Final Plan boundary and alotment of final plot is Subject to Verbation by Town Planning Officer

APPROVED
As amended by Red (Colour) Pencil in the condition as mentioned in this office Letter PRN No.5475 Dated:- 20 JUL 2021

DISPATCH BY — Assistant Town Planner, Ahmedabad Urban Development Authority
Note Approved by C.L.A. — 287 — Senior Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.

AUTHORITY