RESIDENTIAL AFFORDABLE HOUSING PROJECT

SHEET NO. :- 01/08

LAYOUT PLAN OF PROPOSE RESIDENTIAL BUILDING ON F.P.NO- 329 OF T.P.S. NO=76/B(CHANDKHEDA) (DRAFT) R.S. NO= 876/2 (O.P. NO.=329) OF MOJE:- CHANDKHEDA TALUKA:-SABARMATI, DIST:-AHMEDABAD

SCALE :- 1CM = 2.00 MTR. — BLOCK - A + B

ZONE : RESIDENCE - II (R2) — USE :- RESIDENTIAL AFFORDABLE HOUSING (RESI. + COMM)

AREA TABLE	SQ. MTS.
PLOT AREA F.P.NO-329	3400.00
REQD. COMMON PLOT AREA @ 10% OF (3400.00 X 0.10)	340.00
PROVIDED COMMON PLOT AREA	342.62

F.S.I. AREA TABLE		SQ. MTS.
PLOT AREA F.P.NO-329		3400.00
PERMI. F.S.I. AREA @ 1.2%	(3400.00 x 1.2)	4080.00
PERMI. CHARGEABLE F.S.I. AREA @ 1.50 OF PLOT AREA	(3400.00 x 1.50)	5100.00
TOTAL PERMI. F.S.I. AREA (PERMI. + CHARG.)		9180.00
TOTAL USED F.S.I. AREA		8823.12
CHARGEABLE F.S.I. AREA USE		4743.12
BALANCE F.S.I. AREA		356.88

COLOUR NOTE:-

PLOT BOUNDRY, ROAD / RAMP, PROP. WORK, PROP.DRAINAGE, TREE, CONTAINER BIN, P.WELL, PARKING, SPRINKLER

DEVELOPER: SHIV DEVELOPERS, 31, Vidhi Bunglows, New C. G. Road, Chandkheda, Ahmedabad - 382424, AMC Lic. No. DEVB00070921

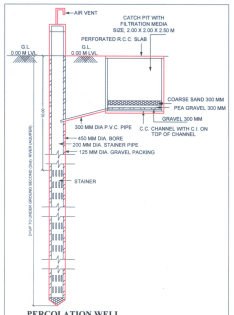
C.O.W.: Subhash L. Chaudhary, A/9, Nirmit Tenament, IOC Road, Chandkheda, Ahmedabad-382424, Lic. No. : CW05490201205R1

OWNER

S.O.R.: ALAP N. NAYAK, CIVIL ENGINEER, NAVAKNAGAR SOCIETY, NR. S.P. COLONY, NARPURA, AHMEDABAD - 380014, AMC - SUPERVISOR GRADE - I, LIC. NO.: 0013/P13/2000/0000

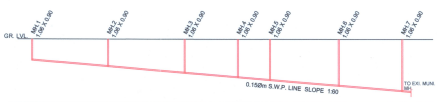
STRU. ENGINEER: ACHAL J. PARIKH, 606, Sun Square, Nr. Nest Hotel, Navrangpura, Ahmedabad-9, AMC LIC.NO. SD 0003250621R3

ENGINEER: DINESH S. JAIN, ARCHITECT, 18, G.F. KOTHARI TOWER, RAMNAGAR, SABARMATI, AHMEDABAD-380 005, AMC LIC No: AR00110600821 R3

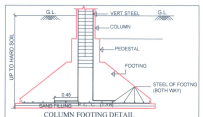


PERCOLATION WELL

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.



DRAINAGE SECTION-2
SCALE:- 1cm= 5-00 mts (HORI.) SCALE:- 1cm= 1-00 mts (VER)



COLUMN FOOTING DETAIL
(AS PER STR. DESIGNER)
SCALE :- NOT TO SCALE

NOTES :-

IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
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 GATE 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 NORMS OF THE INDIAN STANDARDS.
DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.15 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 PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R. - 2017
WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6.0 OF CGDCR 2017.
LITTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EASY USE.
WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016
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. 13.5.2 OF CGDCR 2017.
DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO.13.10 OF CGDCR 2017.
SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.7 OF C.G.D.C.R. 2017
ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF CGDCR 2017.
THE PAVING OF BUILDING UNIT/PAVIL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R. 2017
THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND 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 & 17.5.3 OF CGDCR 2017.
GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3.3F C.G.D.C.R. 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 CGDCR 2017.
POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017.
FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R. - 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 CHAPTER NO. 19 OF CGDCR 2017.
MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/80 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R. 2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016
ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5 I OF C.G.D.C.R.-2017
THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE 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 CLAUSE NO. 13.12 OF C.G.D.C.R.-2017

AREA TABLE					
FLOOR	USE	TENA.	FLOOR	F.S.I.	BUILT UP
BASEMENT - 1	PARKING	-------	-------	-------	2146.87
GROUND FLOOR S.P.	SOC.OFFICE + SHOP	23	795.99	795.99	795.99
GROUND FLOOR H.P.	PARKING	-------	-------	-------	520.14
1ST FLOOR	RESI.	10	891.91	891.91	1046.28
2ND FLOOR	RESI.	10	891.91	891.91	1046.28
3RD FLOOR	RESI.	10	891.91	891.91	1046.28
4TH FLOOR	RESI.	10	891.91	891.91	1046.28
5TH FLOOR	RESI.	10	891.91	891.91	1077.76
6TH FLOOR	RESI.	10	891.91	891.91	1046.28
7TH FLOOR	RESI.	10	891.91	891.91	1077.76
8TH FLOOR	RESI.	10	891.91	891.91	1046.28
9TH FLOOR	RESI.	10	891.91	891.91	1046.28
STAIR CABIN	-------	-------	-------	-------	155.26
O.H.W.T.	-------	-------	-------	-------	44.32
TOTAL	SOC.OFFICE + PARK. + SHOP + RESI.	23 + 90 = 113	8823.12	8823.12	13142.00

CONTAINER BIN AREA CAL.(COMM.)
100.00 SQ MTS FL. AREA 20.00 LIT. REQ.
703.23 x 20 / 100 = 140.65 SQ MTS
140.65 / 80 = 1.76
REQ. 2 NOS BIN OF 80 LIT CAP.
TOTAL PROVI. 2 NOS BIN REQ / PROV.

CONTAINER BIN AREA CAL.(RESI.)
1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 90 X 10 LIT. = 900 LIT.
900/80 = 12 NOS
REQ. 12 NOS BIN OF 80 LIT CAPACITY
TOTAL 13 NOS BIN PROVI.

REQD. PERCOLATING WELL
PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3400.00 SQ. MTS.
3400.00 / 4000.00 = 0.85 SQ. MTS.
PROV. 1 PERCO. WELL.

COMMON SANITARY PROVISION
(AS PER G.D.R. CL. NO-23.9.2)
TOTAL FLOOR AREA = 703.23 / 4 = 176 PERSON
GENTS PERSON = 88
LADIES PERSON = 88

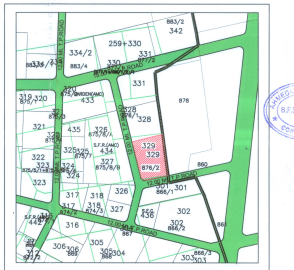
	GENTS		LADIES	
	URINAL	W.C.		W.C.
0 - 100	04	04	04	04
101-500	----	----	----	----
501--<	----	----	----	----
TOTAL	04	04	04	04

25% GERNAL SANITORY REQ.
URINAL 04 X 0.25 = 1 URINAL
W.C. 08 X 0.25 = 2 W.C.
FOR EACH GENDER

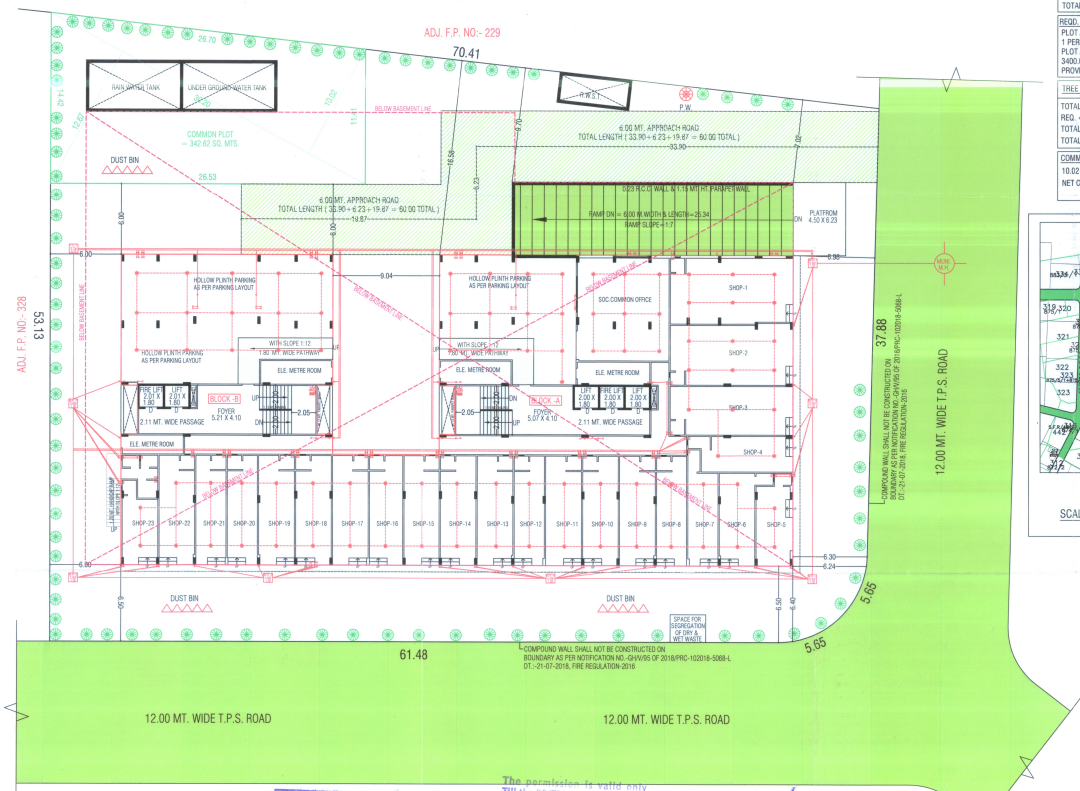
PROVIDED GERNAL URINAL = 1
PROVIDED GERNAL G. W.C. = 1
PROVIDED GERNAL L. W.C. = 1
PROVIDED GERNAL1 DISABLE PERSON TOILET 1.20 MT. HANDICAP RAMP WITH SLOPE 1:12

TREE PLANTATION AREA TABLE:-
TOTAL PLOT AREA = 3400.00 SQ.MTS
REQ. = 200 SQ.MT./5 TREE = 3400.00 / 200 = 17 X 5 = 85 NOS. TREE
TOTAL REQUIRED TREE = 85 TREE REQUIRED
TOTAL PROVIDED TREE = 86 TREE REQUIRED

COMMON PLOT AREA CALC :-
10.02 + 12.67 / 2 X 30.20 = 342.62
NET COMMON PLOT AREA
= 342.62 SQ. MT.



KEY PLAN
SCALE :- 1CM = 20.00 MTS.



LAYOUT PLAN
SCALE :- 1CM = 2.00 MTS.

1	PLOT AREA	3400.00
2	PERMISSIBLE FSI	4080.00
3	PERMISSIBLE CHARGEBLE FSI	5100.00
4	MAX. PERMISSIBLE F.S.I. (2+3)	9180.00
5	TOTAL UTILISED F.S.I	8823.12
6	UTILISED CHARGEBLE F.S.I. (5-2)	4743.12
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	882.31

BLOCK	CONSUME F.S.I.			No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt			Dwelling Unit more then 66 sq.mt and up to 90 sq.mt			OTHER F.S.I.		COMM F.S.I.	
	COMM / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.
A	795.99	8027.19	**8823.12**	23	0	0.00	**0.00**	0	0.00	**0.00**	90	8027.19	**100.00**	92.70	**0.00**	703.23	**7.97**
B	0.00	0.00	**0.00**	0	0	0.00	**0.00**	0	0.00	**0.00**	0	0.00	**0.00**	0.00	**0.00**	0.00	**0.00**
TOTAL	795.99	8027.19	**8823.12**	23	0	0.00	**0.00**	0	0.00	**0.00**	90	8027.19	**90.98**	92.70	**1.05**	703.23	**7.97**

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	23	703.23	7.97	378.04
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 80	90	8027.19	90.98	4315.25
E	With. Aff. F.S.I. (40% o.sb)	0	92.70	1.05	49.83
	Grand Total	113	8823.12	100.00	4743.12

SCRUTINIZE COPY
No:259/P.(T.P. 42/ 61/ 2)
TDO, BPSP, AMC

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.

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

Ahmedabad Municipal Corporation
Case No. : BHNTWM/2010/12/CGDCRV/A4474/R0/M1 Zone: WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 04449/10/12/AA4474/R0/M1
Date : 28/01/2021

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