

Project Title :PROPOSED PLAN SHOWING COMMERCIAL + RESIDENTIAL BUILDING ONSURVEY NO. :- 463/2, F.P.NO. :- 118, T.P.S.NO. :- 42 (SOLA-THALTEJ)FINALMOJE :- SOLA, TALUKA :- GHATLODIYA, DISTRICT :- AHMEDABAD.

Application No. : 001BDP19200056 Development Permission No. : 001BP19200033



Inward No	ODPS/2019/001556	Sheet	1
Inward Date		Scale	1:100

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)			
118 (FP)					
Basement Floor	522.22	0.00	522.22	0.00	0.00
Ground And Parking Floor	457.68	171.64	457.68	171.64	0.00
First Floor	360.12	331.62	360.12	331.62	0.00
Second Floor	360.12	331.62	360.12	331.62	0.00
Third Floor	360.12	331.62	360.12	331.62	265.30
Fourth Floor	209.85	181.14	209.85	181.14	181.14
Terrace Floor	45.04	0.00	45.04	0.00	0.00
Total:	2315.15	1347.64	2315.15	1347.64	446.44

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
118 (FP)	Mercantile	Shop	> 0	1	171.64	68.66	34.33	13.73
			-	-				
			0 - 0	-				
				0 - 1000	1000	-	-	-
	Residential	Residential Apartment Bldg	0.0 - 80	1	1175.99	235.20	117.60	23.52
			> 80.0	-				
			-	-				
			0 - 0	-				
Total:					303.86	151.93	37.25	

Parking Check (Table 7b)

Use Type	Car				Visitor's Car Parking				TwoWheeler				Two Stack Parking				Total Parking Area	Status
	Area	No.	Reqd.	Prop.	Area	No.	Reqd.	Prop.	Area	No.	Reqd.	Prop.	Area	No.	Reqd.	Prop.		
Residential	117.60	309.10	0	0	23.52	31.65	0	1	0.00	112.05	0	0	235.20	452.80	-	-	Ok	
Commercial	34.33	75.45	0	0	13.73	16.39	0	1	0.00	38.54	0	0	68.66	130.38	-	-	Ok	
Total	151.93	384.55	0	0	37.25	48.04	0	2	0.00	150.60	0	0	303.86	583.18	-	-	Ok	

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Duct/Void, Duct	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
					StairCase	Lift	Lift Machine	Lobby	Accessory Use	Ramp	Parking	Resi.	Commercial		
118 (FP)	1	2342.00	26.85	2315.15	123.31	26.88	10.45	18.21	13.28	188.29	577.85	1176.00	171.64	1347.64	31
Grand Total	1	2342.00	26.85	2315.15	123.31	26.88	10.45	18.21	13.28	188.29	577.85	1176.00	171.64	1347.64	31

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 C.G.D.C.R.-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 C.G.D.C.R.-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 13.1.13 OF C.G.D.C.R.-2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS 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 OF C.G.D.C.R.-2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- 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. 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.-2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF CLAUSE NO. 13.7 OF THE C.G.D.C.R.-2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R.-2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.-2017.
- THE STRUCTURE DESIGNED OF BUILDING IS AS PER THE NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.2 OF C.G.D.C.R.-2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF C.G.D.C.R.-2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO. 17.5 OF C.G.D.C.R.-2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF C.G.D.C.R.-2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 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 UPGRADEATION OF BUILDING IS AS PER CHAPTER NO. 19 OF C.G.D.C.R.-2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4060 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. 17.5.1 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. 13.13 OF C.G.D.C.R.-2017.

A

AREA STATEMENT		VERSION NO.:	1.0.12
PROJECT DETAIL :		VERSION DATE:	27/03/2019
Site Address: near sola gam, bhadaj road,sola ahmedabad.	Plot Use: Residential		
Authority: Ahmedabad Municipal Corporation (AMC)	Plot SubUse: Residential Apartment Bldg		
AuthorityClass: D1	Plot Use Group: Dwelling-3 (DW3)		
AuthorityGrade: Municipal Corporation	Land Use Zone: Residential Zone II		
CaseTrack: Regular	Conceptualized Use Zone: R2		
Project Type: Building Permission			
Nature of Development: NEW			
Development Area: Final Town Planning Scheme			
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: near sola gam, bhadaj road,sola ahmedabad.			
AREA DETAILS		Sq.Mts.	
1. Area of Plot As per record		-	751.00
7/12 or Document			750.66
As per site condition			751.00
Area of Plot Considered			
2. Deduction for			
(a)Proposed roads			0.00
(b)Any reservations			0.00
Total(a + b)			0.00
3. Net Area of plot (1 - 2) AREA OF PLOT			751.00
4. % of Common Plot (Reqd.)			0.00
% of Common Plot (Prop)			0.00
Balance area of Plot(1 - 4)			751.00
Plot Area For Coverage			751.00
Plot Area For FSI			751.00
Perm. Paid FSI Area (1.20)			901.20
Perm. Paid FSI Area (0.60)			450.60
5. Total Perm. FSI area with Paid FSI (1.80)			1351.80
5. Total Perm. FSI area			1351.80
Total Paid Proposed FSI Area			446.44
6. Total Built up area permissible at:			
a. Ground Floor			0.00
Proposed Coverage Area (52.02 %)			390.65
Total Prop. Coverage Area (52.02 %)			390.65
Balance coverage area (- %)			0.00
Proposed Area at:			

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	522.22	0.00	0.00	0.00
Ground And Parking Floor	457.68	0.00	171.64	0.00
First Floor	360.12	0.00	331.62	0.00
Second Floor	360.12	0.00	331.62	0.00
Third Floor	360.12	0.00	331.62	0.00
Fourth Floor	209.85	0.00	181.14	0.00
Terrace Floor	45.04	0.00	0.00	0.00
Total Area:	2315.15	0.00	1347.64	0.00
Total FSI Area:				1347.64
AccessoryUse Area Added in BuiltUp Area:				1.00
Total BuiltUp Area:				2316.15
Proposed F.S.I. consumed:				1.79
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors		31.00		
5. Total Tenements (3 + 4)		31		
E. Parking Statement				
1. Parking Space Required as per Regulations:				303.86
2. Proposed Parking Space:				583.18

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.S. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	20	20

OWNER'S NAME AND SIGNATURE

NIKUNJ C. PATEL

ARCH/ENG'S NAME AND SIGNATURE

RAMESH B PARMAR

001ER29012300905

DATE OF APPROVAL

16/12/2019

DESIGNATION OF APPROVER

