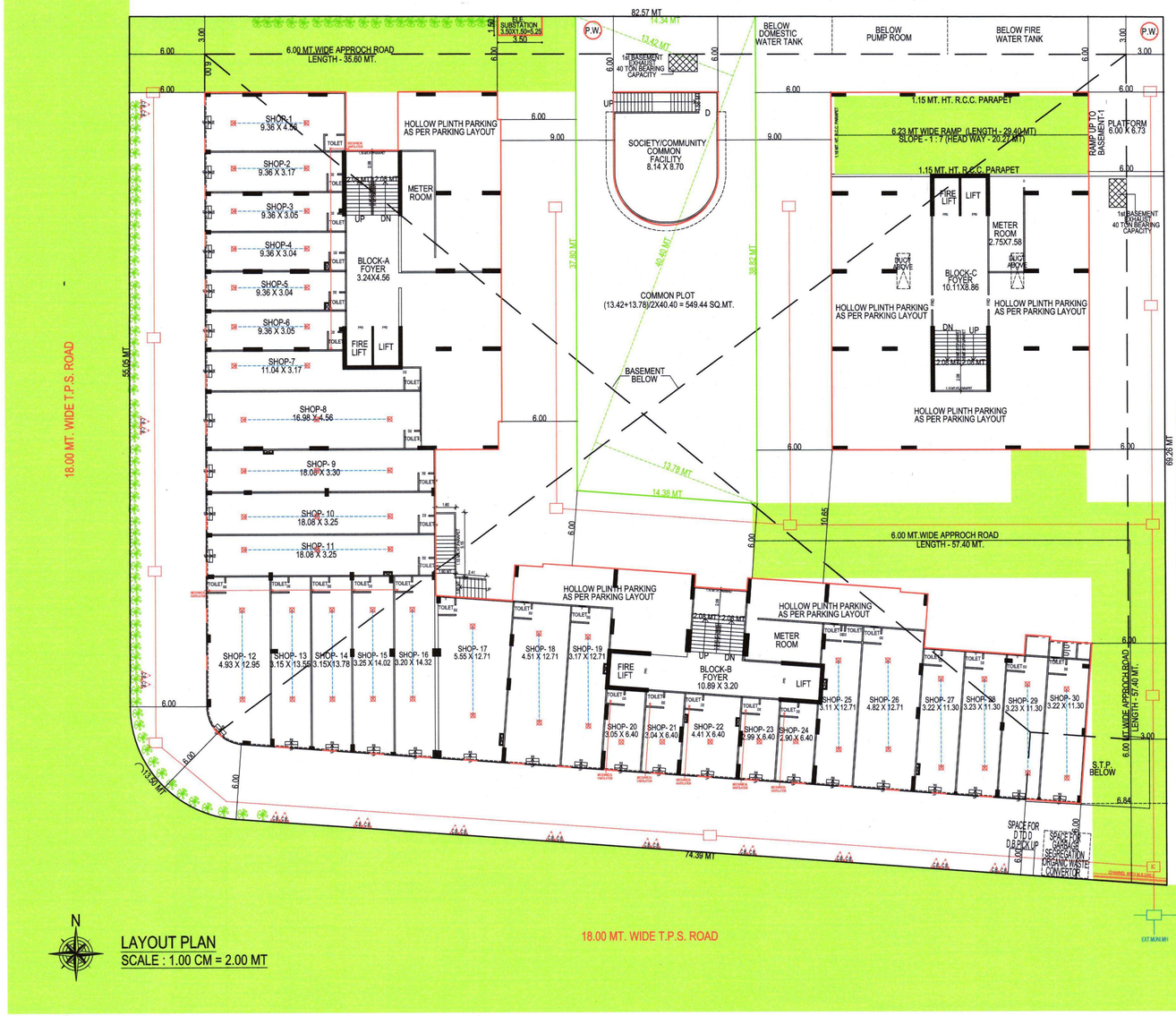
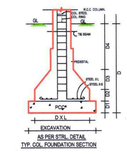
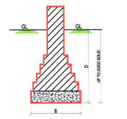
Final plan boundary and allotment of final plot is subjected to varification by Town planning officer

બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો વપરાશ શરૂ કરતાં પહેલા નિયમોનુસાર અને મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

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.







LEGEND

- HYDRANT VALVE (HV)
- BUTTERFL VALVE (BFV)
- HOSE REEL (HR)
- HOOTER
- MCP
- FIRE EXTINGUISHER
- BOOSTER PUMP

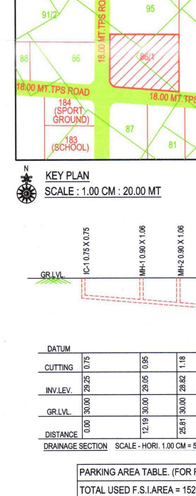
AREA TABLE								
BUILT UP AREA TABLE	BLOCK : A+B			BLOCK : C	TOTAL			
	COMMERCIAL	RESIDENCE	TOTAL	RESIDENCE	COMMERCIAL	RESIDENCE	TOTAL
BUILT UP AREA ON BASEMENT-1	-----	4181.31	4181.31	-----	-----	4181.31	4181.31
BUILT UP AREA ON GROUND FLOOR	1353.38	508.27	1861.65	586.86	1353.38	1095.13	2448.51
BUILT UP AREA ON GROUND FLOOR (SOC./COMMUNITY COMMON FACILITY)	-----	162.72	162.72	-----	-----	162.72	162.72
BUILT UP AREA ON GROUND FLOOR (ELE.SUB STATION)	-----	5.25	5.25	-----	-----	5.25	5.25
BUILT UP AREA ON 1st FLOOR	-----	1122.10	1122.10	504.05	-----	1626.15	1626.15
BUILT UP AREA ON 2nd FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 3rd FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 4th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 5th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 6th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 7th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 8th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 9th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 10th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 11th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 12th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 13th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON 14th FLOOR	-----	975.81	975.81	504.05	-----	1479.86	1479.86
BUILT UP AREA ON STAIR CABIN	-----	170.24	170.24	83.83	-----	254.07	254.07
BUILT UP AREA ON L.M.ROOM & O.H.W.T	-----	86.30	86.30	39.46	-----	125.76	125.76
TOTAL BUILT UP AREA	1353.38	18921.72	20275.10	7766.85	1353.38	26688.57	28041.95

F.S.I. AREA TABLE	BLOCK : A+B			BLOCK : C	TOTAL		
	COMMERCIAL	RESIDENCE	TOTAL	RESIDENCE	COMMERCIAL	RESIDENCE	TOTAL
F.S.I. AREA ON GROUND FLOOR	1350.77	-----	1350.77	-----	1350.77	-----	1350.77
F.S.I. AREA ON 1st FLOOR	-----	864.53	864.53	359.66	-----	1224.19	1224.19
F.S.I. AREA ON 2nd FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 3rd FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 4th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 5th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 6th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 7th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 8th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 9th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 10th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON11th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 12th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 13th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
F.S.I. AREA ON 14th FLOOR	-----	718.24	718.24	359.66	-----	1077.90	1077.90
TOTAL UTILIZED F.S.I. AREA	1350.77	10201.65	11552.42	5035.24	1350.77	15236.89	16587.66

SANITARY CALCULATION			
CARPET AREA = 1274.63 SQ.MT			
TOTAL PERSON =1274.63 / 4 = 318.66 SAY 320 PER. ASSUME 160 MALE AND 160 FEMALE			
NO. OF USER	URINAL REQ.	MALE W.C. REQUIRED	FEMALE W.C. REQUIRED
<21	1	1	1
21-200	3	3	3
TOTAL	04	04	04
PROVIDED TOTAL W.C. 30 INSIDE SHOPS			
COMMON SANITRY PROVISION @ 25 %			
REQ.	URINAL	MALE W.C.	FEMALE W.C.	P.H.TOILET
	2	1	1	1
PROVI.	URINAL	MALE W.C.	FEMALE W.C.	P.H.TOILET
	2	1	1	1

UNIT AREA TABLE	BLOCK-A+B		BLOCK-C	TOTAL	
	COM.	RESI.	RESIDENCE	COM.	RESI.
GROUND FLOOR	30	-----	-----	30	-----
1st FLOOR	-----	08	04	-----	12
2nd FLOOR	-----	08	04	-----	12
3rd FLOOR	-----	08	04	-----	12
4th FLOOR	-----	08	04	-----	12
5th FLOOR	-----	08	04	-----	12
6th FLOOR	-----	08	04	-----	12
7th FLOOR	-----	08	04	-----	12
8th FLOOR	-----	08	04	-----	12
9th FLOOR	-----	08	04	-----	12
10th FLOOR	-----	08	04	-----	12
11th FLOOR	-----	08	04	-----	12
12th FLOOR	-----	08	04	-----	12
13th FLOOR	-----	08	04	-----	12
14th FLOOR	-----	08	04	-----	12
TOTAL	30	112	56	30	168

FLOOR USE TABEL	BLOCK-A+B	BLOCK-C
FLOOR	USE	USE
BASEMENT-1	PARK.	-----
GROUND FLOOR	PARK+ COM.	PARK +SHOPS
1st FLOOR	RESI.+AMINITIES	RESI.
2nd FLOOR	RESI.	RESI.
3rd FLOOR	RESI.	RESI.
4th FLOOR	RESI.	RESI.
5th FLOOR	RESI.	RESI.
6th FLOOR	RESI.	RESI.
7th FLOOR	RESI.	RESI.
8th FLOOR	RESI.	RESI.
9th FLOOR	RESI.	RESI.
10th FLOOR	RESI.	RESI.
11th FLOOR	RESI.	RESI.
12th FLOOR	RESI.	RESI.
13th FLOOR	RESI.	RESI.
14th FLOOR	RESI.	RESI.



SOCIETY/COMMUNITY COMMON FACILITY BUILTUP AREA CALCULATION ON (GROUND FLOOR & 1st FLOOR)

8.34 X 10.65 = 88.82 SQ.MT.

LESS:
(1) AS PER PLINE X 2 NOS = 7.46 SQ.MT.
TOTAL(88.82-7.46) = 81.36 SQ.MT.
TOTAL BUILTUP AREA (GROUND + 1st FLOOR) =162.72SQ.MT.

RESIDENTIAL AFFORDABLE HOUSING PROJECT	SHEET NO : 1
LAYOUT PLAN & PARKING LAYOUT	

LAYOUT PLAN SHOWING PROPOSED (RESI.+COMM.) RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 86/1 OF T.P.S. NO. 409/A,(KHORAJ-TRAGAD) (DRAFT SANCTIONED) [R.S.NO.356/1,(O.P.NO-86) OF MOJE : KHORAJ,TALUKA : GANDHINAGAR, DIST : GANDHINAGAR]

SCALE : 1.00 CM = 2.00 MT

USE ZONE AS PER RDP-2021 :- RAH-1

USE :- RESIDENTIAL (DWELLING-3) + COMMERCIAL

AREA TABLE	TOTAL
PLOT AREA OF F.P NO : 86/1	5464.00
REQUIRED COMMON PLOT AREA @ 10 %	546.40
PROVIDED COMMON PLOT AREA	549.44

F.S.I. AREA TABLE	COMMERCIAL	RESIDENTIAL	TOTAL
PLOT AREA OF F.P.NO :86/1	----	----	5464.00
PERMISSIBLE F.S.I.AREA @ 1 : 1.8	----	----	9835.20
CHARGEABLE F.S.I. AREA @ 0.9	----	----	4917.60
MAXIMUM PERMISSIBLE F.S.I. AREA @ 2.7	----	----	14752.80
USE F.S.I.AREA	1350.77	15236.89	16587.66
USED CHARGEABLE F.S.I.AREA	---	---	4917.60
USED T.D.R F.S.I./AREA			1834.86

R.C.C STAIR DETAIL
2.00 MT WIDTH
0.30 MT TREAD
0.16 MT RISER

COLOUR NOTE
PROP WORK
PROP DRAINAGE
ROAD
SPRINKLER
PLOT BOUNDARY
TREE
C.B.
P.W.

FOR, ALT 53 DEVELOPERS LLP
PARTNER
OWNER

KETAV P. JOSHI
LIC No. AUDA/SD-I/202
503, Abhijyot Square, Makarba, Ahmedabad.
STRUCTURE ENGINEER

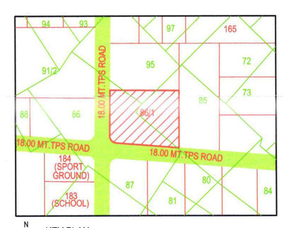
KRUNAL K. MISTRY (B. E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H LAL BUNGLOW, C. G. ROAD, AHMEDABAD- 380 006.
AUDA LIC : ENGG/971
AUDA LIC : COW-I/693
ENGINEER

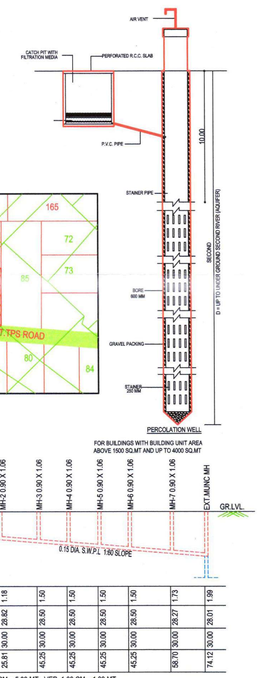
KRUNAL K. MISTRY (B. E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H LAL BUNGLOW, C. G. ROAD, AHMEDABAD- 380 006.
AUDA LIC : ENGG/971
AUDA LIC : COW-I/693
C.O.W.

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 MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET 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 DESIGNED 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 C.G.D.C.R-2017
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10OF C.G.D.C.R.-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 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 STRUCTURAL DESIGN OF BUILDING IS AS PER 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 SHALL BE PROVIDED AS PER 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 C.G.D.C.R-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF C.G.D.C.R-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 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 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 UP GRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R-2017
- MARGINAL SPACES BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 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
- 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
- ROOF TOP SOLAR PV INSTALLATIONS AND GENERATION AS PER C.G.D.C.R.-2017 CL.NO.17.5.1,TABLE NO.17.3

Owner is fully responsible for open marginal space and road the protion





DATUM												
CUTTING	0.75		0.95		1.18		1.50		1.50		1.50	
INV.LEV.	29.25		29.05		28.82		28.55		28.55		28.55	
GR.LVL.	30.00		30.00		30.00		30.00		30.00		30.00	
DISTANCE	0.00	12.19	30.00	25.61	30.00	42.25	30.00	54.25	30.00	66.25	30.00	78.70

DRAINAGE SECTION SCALE - HORI. 1.00 CM = 5.00 MT. VER. 1.00 CM = 1.00 MT.

THE BASIC REQUIREMENTS FOR FIRE (SAFETY AND PREVENTIVELY) PROTECTION OF HIGH-RISE BUILDING IN MMC AND AUDA AREA

1.HYDRANT SYSTEM
ON/OFF switches located near the hose or hydrant outlet, at each floor for the main Fire-Pump at the underground water tank with a capacity to discharge 900liters per minute at 3 bar pressure at the terrace level should be installed.
The Riser for the buildings exceeding 45 meters and above 45 meters height should not be of less than 150 mm. internall diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as 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 fitting at each floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia. hose & 25mm.Bore Hose-reel hose with 6 mm. SS. Stut-off nozzle at each floor landing. The length of the hose reel hose should be reach the farthest corner of 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 RELE.
Fire-service inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm dia size 2nos 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 litres. The underground tank shall be of not less than 1, 00,000 litters.

2.FIRE LIFT
The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricty failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or 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 it prevents that lift well getting smoke logged.

3.FIRE ALARM
Fire alarm call point to be installed at each floor with sounders capable of being hard all throughout the building.

4.FIRE EXTINGUISHERS
Ctre Carbon Dioxide (CO2) type extinguisher of 4.5 kg. With ISI mark and one extinguisher of 5kg Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each floor in case of commercial building.
If the building divided into two or more parts then each part should have these extinguishes 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.

6.BASEMENT
The basement of 200sq. Metres or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking system.
Additionally be protected by hydrant outlet and two 25 mm bore hose-reel hoses with 8 mm 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 lightning strikes.

8. PHOTO LUMINESCENT /AUTO GLOW/SIGNAGES
If the building falls in a cornfined 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 / pathway / dead – end and along all exit routes leading to the ground level. The signage should indicate fire fighting , fire safety , first-id and other safety equipment 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 to the fire pump , fire alarm system , stair case pressurization system and fire lift should be made available from the main electrical supply (i.e. from Electrical power supply to the fire Protection & safety 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 at the time of fire.

PARKING AREA TABLE. (FOR RESIDENTIAL) (CL.NO. 8.2.4 (1) AS CGDCR-2017)				
TOTAL USED F.S.I.AREA = 15236.89 SQ.MT				
REQ.PARKING AREA - 15236.89 @ 20 % = 3047.38 SQ.MT				
VEHICAL	REQ PARKING AREA	PROVIDED PARKING AREA		
		BASEMENT-1	HOLLOW PLINTH	TOTAL
CAR PARKING	@ 50 % OF REQ PARK 1523.69 SQ.MT	1545.63	-----	1545.63
OTHER'S PARKING	@ 40 % OF REQ PARK 1218.95 SQ.MT	1502.06	-----	1502.06
VISITOR'S PARKING	@ 10 % OF REQ PARK 304.74 SQ.MT	-----	632.43	632.43
TOTAL	3047.38 SQ.MT	3047.89	632.43	3680.32

PARKING AREA TABLE (FOR COMMERCIAL)				
TOTAL USED F.S.I.AREA = 1350.77 SQ.MT				
REQ.PARKING AREA - 1350.77 @ 50 % = 675.39 SQ.MT				
VEHICAL	REQ PARKING AREA	PROVIDE PARKING AREA		
		BASEMENT-1	OPEN SPACE	TOTAL
CAR PARKING	@ 50 % OF REQ PARK 337.70 SQ.MT	383.86	-----	383.86
OTHER'S PARKING	@ 30 % OF REQ PARK 202.62 SQ.MT	208.20	-----	208.20
VISITOR'S PARKING	@ 20 % OF REQ PARK 135.07 SQ.MT	-----	182.50	182.50
TOTAL	675.39 SQ.MT	592.06	182.50	774.56

PROVIDED PARKING IN OPEN SPACE	
VISITOR'S PARKING (COMMERCIAL)	
V1.	1.50X48.95= 73.43 SQ.MT
V2.	AS PER PLINE= 8.52 SQ.MT
V3.	67.03X1.50=100.55 SQ.MT
	TOTAL=182.50 SQ.MT
PROVIDED PARKING IN HOLLOW PLINTH	
VISITOR'S PARKING (RESIDENCE)	
V1.	7.94X2.22=17.63 SQ.MT
V2.	8.21X2.41=19.79 SQ.MT
V3.	5.23X9.67=50.57 SQ.MT
V4.	7.98X7.49=59.77 SQ.MT
V5.	6.42X4.41=28.31 SQ.MT
V6.	8.02X2.91=23.34 SQ.MT
V7.	6.19X6.63=41.04 SQ.MT
V8.	14.21X3.15=44.76 SQ.MT
V9.	21.79X7.98=173.88 SQ.MT
V10.	4.61X4.63=21.34 SQ.MT
V11.	14.11X7.98=112.60 SQ.MT
V12.	5.13X7.68=39.40 SQ.MT
	TOTAL=632.43 SQ.MT
NET VISITOR'S PARKING=632.43 SQ.MT	

TREE PLANTATION :
PLOT AREA = 5464.00 SQ.MT
REQUIRED : (5464.00/2000X5) = 136.60 SAY 137 NOS TREE
PROVIDED : 137 NOS TREE
PERCOLATION WELL :
PLOT AREA = 5464.00 SQ.MT
FOR BUILDINGS UNIT AREA ABOVE 1500.00 AND UP TO 4000.00 SQ.MT
REQUIRED : 5464.00/4000.00 SQ.MT = 1.37 SAY 2 NOS P.W.
PROVIDED : 2 NOS P.W.
RESIDENCE - C.B. REQUIRED CALCULATION
DUST BIN REQUIRED 10 LTS / 1 RESI UNIT
REQUIRED : 168 X 10 = 1680 LITERS (21 BIN)
PROVIDED : 21 NOS BIN EACH 80 LITERS CAPACITY
COMMERCIAL - C.B. REQUIRED CALCULATION
FLOOR AREA = 1350.77 SQ.MT
REQ : 1350.77 X 20 / 100 = 270.15 LTS SAY 271 LTS (80 LIT.)
PROVIDED : 3.39 SAY 4 NOS BIN EACH 80 LIT CAPACITY
PROVIDED COMMON PLOT
(13.42+13.78)/2X40.40 = 549.44 SQ.MT.
BUILTUP AREA CALCULATION ON CLUB HOUSE
8.34 X 9.49 = 79.15 SQ.MT.

PROVIDED P.H.CAR PARKING CALCULATION (CL.NO.13.2.2 (5)

MINIMUM PROVISION OF TWO ACCESSIBLE CAR PARKING SPACE SHALL BE PROVIDED FOR PEOPLE WITH DISABILITY FOR EVERY 25 CAR PARKING SPACES OR LESS. THIS ACCESSIBLE CAR PARKING SPACE SHALL:
REQUIRED : 53 CAR / 25 CAR X 2 = 4.24 SAY 5 P.H.CAR REQ.
PROVIDED : 5 P.H.CAR

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter No. PRM/GMC/191/મંજુરી-407A/03/2023 7679
Dated.....16/04/2023.....

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY:

ખાસ્સાભાગનો સ્ટ્રકચર ડિઝાઈન, એસ્ટીમેટ, સ્ટ્રકચરની જુરૂરિયાત કિ. અંગેની જવાબદારી એ.જી.કે. નો નહીં તેમજ આર્કિટેક્ટ-ઈન્જીનીયરીંગની કોઈ નહી. આ અંગે આરસીસીકામોમાં તથા એન્ટ્રન્સોમાં રહેલ ટ્રેન્ચ કોમન વાલ્યોમાં પણ તથા ઈમેજીનરી અથવા વાસ્તવિક વરસાદની જવાબદારી સોસાયટી નોંધવી નહીં.
- કિલ્લાં ફરતે કમ્પાઉન્ડ વાલ બાંધેલ હોવાથી,સુરક્ષાના ઉદ્દેશ કિ. અને કલર કિંવા કોઈ બીજા અંગેની જવાબદારી એ.જી.કે. નો નહીં તેમજ આર્કિટેક્ટ/ઈન્જીનીયરની કોઈ નહી.

RESPONSIBILITY (C.G.D.C.R.-2017 CL.NO. 4.3.4 & 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 WORKSITE SUPERVISOR, STRUCTURAL

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.

ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો વપરાશ શરૂ કરતાં પહેલા નિયમોનુસાર અત્રે મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

Prior permission to allotment of flat/units subjected to varation by town planning officer

Owner is fully responsible for open marginal space and road the protion

- ભવિષ્યમાં મંજૂરીવાળા પ્લેનમાં, સોસાયટીઓ, મંડળીઓની મંજૂરીવાળા વિ. અંગેનો જગ્યાવાળી ચો.મી.નું.કો. જે તથા તેના અધિકારીઓ/ટ્રસ્ટીઓ/સભ્યોની રહેશે નહીં. આ અંગે અરજદાર/માલિક તથા એન્જીનીયરે રજૂ કરેલ જગ્યાના પ્લાન અનુસારની રહે તથા ધ્યાનમાં આવેલ જગ્યાની જગ્યાવાળી ફરજીયાત રહેશે.
- કોમન રજૂ કરવામાં આવ્યા સીવાય સોસાયટી કોમન પ્લોટ, મંજૂરીવાળા પ્લેનમાં, મંજૂરીવાળા ચો.મી.નું.કો. નો તથા તેના અધિકારીઓનો / કર્મચારીઓનો રહેશે નહીં.

RESPONSIBILITY (C.G.D.C.B.-2017 C.L. NO. 4,3,4,4 & 4.5) :-
REVIEWAL 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.B.-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

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BASEMENT-1
SCALE : 1.00 CM = 2.00 MT

18.00 MT. WIDE T.P.S. ROAD

PROVIDED PARKING IN BASEMENT-1
OTHER'S PARKING (COMMERCIAL)

O1. 10.81X19.26=208.20 SQ.MT

PROVIDED PARKING IN BASEMENT-1
CAR PARKING (COMMERCIAL)

C1. (35.11+35.91)/2X10.81=383.86 SQ.MT

PROVIDED PARKING IN BASEMENT-1
OTHER'S PARKING (RESIDENCE)

O1.	25.87X 7.40=191.44 SQ.MT
O2.	1/2X3.32X 9.11= 15.12 SQ.MT
O3.	(5.45+6.12)/2X21.01=121.54 SQ.MT
O4.	(13.94+15.38)/2X29.54=433.07 SQ.MT
O5.	5.79X 7.50= 43.43 SQ.MT
O6.	28.34X 9.71=275.18 SQ.MT
O7.	19.41X 4.33= 84.05 SQ.MT
O8.	4.05X17.16= 69.50 SQ.MT
O9.	10.75X26.66=286.60 SQ.MT
O10.	2.66X 9.30= 24.74 SQ.MT
	TOTAL=1544.67 SQ.MT
LESS: (STP AREA)	(4.57+4.18)/2X9.74= 42.61 SQ.MT
	NET OTHER'S PARKING=1502.06 SQ.MT

PROVIDED PARKING IN BASEMENT-1
CAR PARKING (RESIDENCE)

C1.	21.26X17.37=369.29 SQ.MT
C2.	25.87X22.53=582.85 SQ.MT
C3.	(7.82+9.11)/2X17.72=150.00 SQ.MT
C4.	8.07X 9.71= 78.36 SQ.MT
C5.	17.00X21.49=365.33 SQ.MT
	TOTAL=1545.83 SQ.MT
	NET CAR'S PARKING=1545.83 SQ.MT

S.T.P.
(4.55+4.35)/2X10.97=48.98
4.55 4.35 10.97
S.T.P. CAPACITY
48.98 SQ.MT. SAY 50 C.L.D.

RESIDENTIAL AFFORDABLE HOUSING PROJECT

SHEET NO : 2/9

BASEMENT-1

PLAN SHOWING PROPOSED (RESI.+COMM.) RESIDENTIAL AFFORDABLE HOUSING BUILDING ON F.P.NO : 86/1 OF T.P.S. NO. 409/A,(KHORAJ-TRAGAD) (DRAFT SANCTIONED) [R.S.NO.356/1,(O.P.NO-86) OF MOJE : KHORAJ,TALUKA : GANDHINAGAR, DIST : GANDHINAGAR]

SCALE : 1.00 CM = 2.00 MT

USE ZONE AS PER RDP-2021 :- RAH-1

USE :- RESIDENTIAL (DWELLING-3) + COMMERCIAL

SCHEDULE OF OPENING

DOOR		WINDOW		VENTILATOR
SD : 2.89 X 2.13 FRD : 0.90 X 2.13 RS : 3.04 X 2.13	D1 : 0.90 X 2.13 D2 : 0.80 X 2.13	W : 2.75 X 1.20 W1 : 1.84 X 1.20 W2 : 1.49 X 1.20 W3 : 0.70 X 1.20	WITH SAFETY GRILL	V : 0.60 X 0.60

R.C.C STAIR DETAIL		COLOUR NOTE	
GROUND FLOOR	TYPICAL FLOOR		
2.03 MT WIDTH	1.53 MT WIDTH	(——) PROP WORK	(——) CARPET
0.30 MT TREAD	0.30 MT TREAD	(——) PROP DRAINAGE	(☼) SPRINKLER
0.16 MT RISER	0.18 MT RISER		

BUILT UP AREA CAL ON BASEMENT - 1

	(43.96+48.20)/2 X	91.70 X	1 NOS	= 4225.08	SQ.MT
LESS:- 1.	(4.57+4.18)/2 X	9.74 X	1 NOS	= 42.61	SQ.MT
2.	CURVE (AS PER PLINR)		1 NOS	= 1.16	SQ.MT
			TOTAL	= 43.77	SQ.MT
NET BUILT UP AREA ON BASEMENT - 1				= 4181.31	SQ.MT

TREE PLANTATION :
PLOT AREA = 5464.00 SQ.MT
REQUIRED : (5464.00/200X5) = 136.60 SAY 137 NOS TREE
PROVIDED : 137 NOS TREE

PERCOLATION WELL :
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RESIDENCE - C.B. REQUIRED CALCULATION
DUST BIN REQUIRED 10 LTS / 1 RESI UNIT
REQUIRED : 168 X 10 = 1680 LITERS (21 BIN)
PROVIDED : 21 NOS BIN EACH 80 LITERS CAPACITY

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FLOOR AREA = 1350.77 SQ.MT
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PROVIDED COMMON PLOT
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FOR, ALT 53 DEVELOPERS LLP
OWNER

KETAV P. JOSHI
LIC No. AUDA/SD-I/202
503, Abhijyot Square,
Makarba, Ahmedabad.
GUDA/SD-I/59/05/2008
STRUCTURE ENGINEER

KRUNAL K. MISTRY (B. E. CIVIL)
CONSULTING CIVIL ENGINEER
177, DEVPATH, B/H LAL BUNGLOW,
C. G. ROAD, AHMEDABAD- 380 006.
AUDA LIC : ENGG/971
AUDA LIC : COW-I/693
ENGINEER

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AUDA LIC : ENGG/971
AUDA LIC : COW-I/693
C.O.W.

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/GSMC/191/બાંધકામ-409-A/03/2023 7679
Dated 18/04/2023

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

18/4/23
Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY.