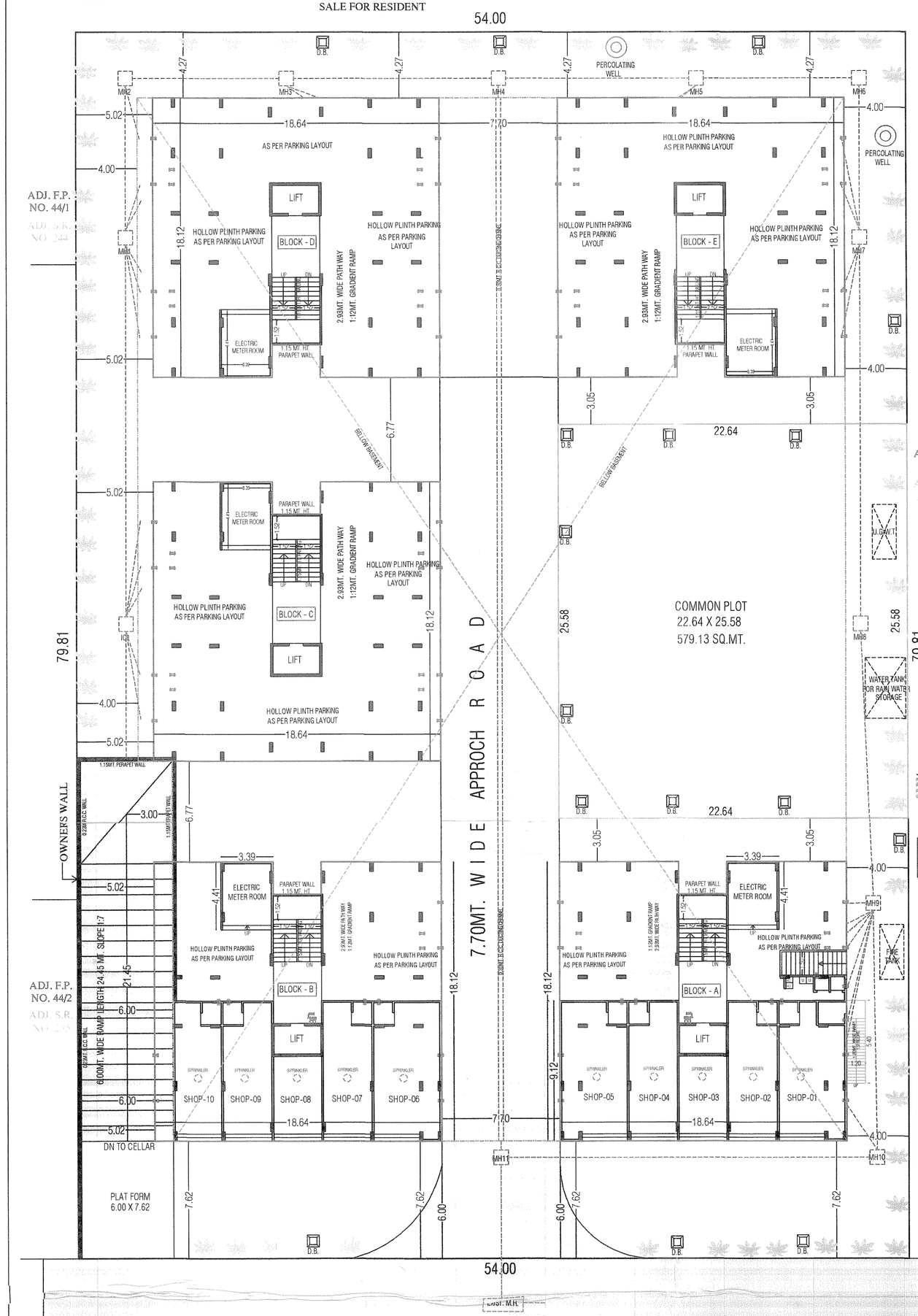
SCRUTINIZE COPY
No. 10141 Dt. 27/1/16
TDO, BPSP, AMC



LAY OUT PLAN
SCALE :1 C.M.= 2 MT.

COMMON PLOT AREA CAL.
22.64 X 25.58 = 579.13 SQM.

PERCOLATING WELL CAL.
REQU. = 4000 SQM. = 1 WELL
4310.00 SQM./4000
1.08 SAY 2 NOS. OF WELL
PROVI = 2 NOS. OF WELL

TREE PLANTATION CAL.
REQU. = 200 SQM. = 3 TREE
4310.00 sq.mt. / 200 X 3 = 64.65
64.65 SAY 65.00 NOS.
PROVI = 65.00 NOS. TREE

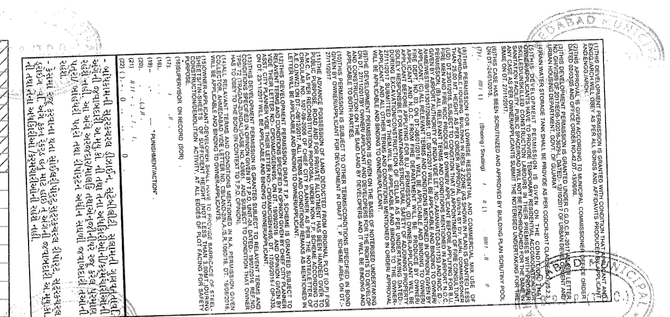
COMUNITY DUST BIN FOR COMM.
20LTR CAPACITY FOR EACH 100SQ.MT. FLOOR AREA
312.04 X 20 / 100 = 62.41 SQ.MT.
REQ. COMM. BIN 62.41 LITERS
REQ. BIN = 62.41 / 80 LITER = 0.78
PROVI = 1.00 NOS.

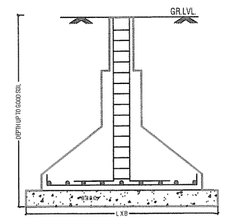
COMUNITY DUST BIN FOR RESI.
REQU. = 1 UNIT = 10 Lts.
UNIT 124 X 10 = 1240.00 Lts.
1 D.B. = 80 Lts. CAP.
1240.00/80 =15.50 NOS.
SAY 16.00 NOS.
PROVI = 16.00 NOS.

Sr. NO	DWELLING UNIT TYPE	NO. OF UNIT	USED F.S.I	% USED F.S.I	CHARGE F.S.I
A	COMMERCIAL UNIT	10	312.04	4.02	0.00
B	UP 50 SQ. MT	0	0.00	0.00	0.00
C	MORE THEN 50 AND UP TO 66	124	7444.12	95.98	2584.16
D	MORE THEN 66 AND UP TO 80	0	0.00	0.00	0.00
E	WITH. AFF. F.S.I. (40% SLAB)	0	0.00	0.00	0.00
	GRAND TOTAL	134	7756.16	100.00	2584.16

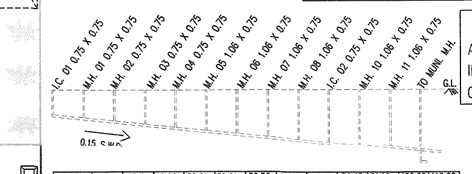
	TABLE	SQ.MT.
1	PLOT AREA	4310.00
2	PERMISSIBLE (1: 1.2)	5172.00
3	PERMISSIBLE CHARGABLE F.S.I. (1 : 0.60)	2586.00
4	MAX. PERMISSIBLE F.S.I. (2+3) (1:1. 8)	7758.00
5	TOTAL UTILISED F.S.I.	7756.16
6	UTILISED CHARGABLE F.S.I.	2584.16
7	MAX. PERMISSIBLE F.S.I. (COMM.)	775.62

BLOCK	CONSUME F.S.I			NO. OF. COM. UNIT	RESIDENTIAL DWELLING UNIT MORE THEN 50 SQ MT AND UP TO 66 SQ MT		
	COMM.	RESI.	TOTAL		NO. OF. UNIT	F.S.I. AREA	% USED F.S.I
A	164.85	1566.26	1731.11	05	26	1566.26	100.00
B	147.19	1566.26	1713.45	05	26	1566.26	100.00
C	0.00	1437.20	1437.20	0	24	1437.20	100.00
D	0.00	1437.20	1437.20	0	24	1437.20	100.00
E	0.00	1437.20	1437.20	0	24	1437.20	100.00
TOTAL	312.04	7444.12	7756.16	10	124	7444.12	

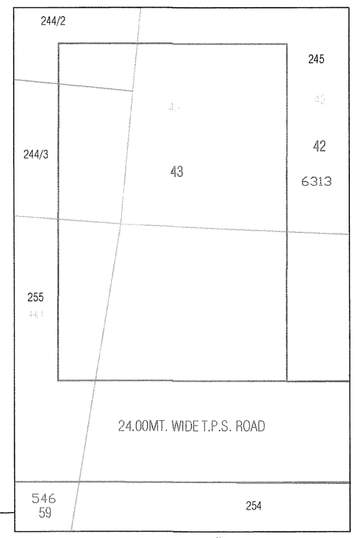




R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN



DIST.	0.00	10.24	16.98	29.01	39.91	50.52	61.49	72.37	84.42	91.16	100.09	110.08
CUTT.	0.75	1.15	1.91	3.26	4.49	5.68	6.92	8.14	9.50	10.25	11.26	12.38
INVT.	30.00	10.24	29.13	29.05	28.99	28.92	28.84	28.69	28.60	28.52	28.45	28.32



KEY-PLAN
SCALE : 1 C.M. = 20 MT.

T.P.O. OPINION REF. NO.
T.P.S. NO. 72/(TRAGAD - ZUNDAL)/CASE NO. 43) 661
DATED - 19/07/16
C.C.P. OPINION REF. CPD / AMC / GENRAL /4952
DATED 9/07/16 AND DATED 23/11/17

SR. NO.	O.P. NO.	O.P. AREA	F.P. NO.	F.P. AREA
244	43	7183	43	4310

NOTES: ELECTRIC METERS ROOM
AREA OF ELECTRIC METER ROOM (UP TO 15.0 SQ.MTS.)
IN H.P. SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF PERMI.F.S.I. AS PER C.G.D.C.R.-2017 CL.NO.13.4.3.2.

The basic requirememns for fire protection Lowrise buildings.
1) Hydrant system
CHARGE: ourlets(wated near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit per min at 3 bar pressure as measured at the terrace level should be installed.
the riser for the buildings exceeding 18 meters height should not be of less than 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer.
one riser is required for every 1000sq 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 63mm. dia. house.
25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia. house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.
Fire-servis inlet should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.
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 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 two or more part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, so that it prevents the lift well getting smoke logged.
3) Fire alarm:
Fire alarm call point to be installed at each floor with sounders capabel of being heard all throughout the building.
4)Fire Extinguishers:
one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be installed on each floor in case of commercial building.
AND/OR
two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.
if the building is divided into two or more parts then each parts should have these extinguisher installed.
5)staircase:
The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressurize to prevent it getting smoke logged. and open for two side.
The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachabele in case of fire from the floor bellow or above.
6) Basemnt:
The basment of 200kg meter or more should be protected with; Autometic sprinkler system with at least one sprinkle head for a car parkang spase.
Additionally be protected by a Hydrant outlet and two 25mm. bore House-reel houses 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 lightening strikes.

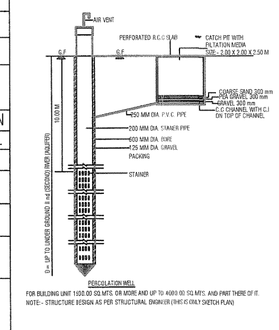
REQI. SANITATORY CAL. FOR COMM.	
TOTAL F.S.I. AREA	= 312.04 SQM.
4 SQM. FLOOR AREA = 1 PERSON	
312.04 / 4	= 78.01 PERSON SAY 79 EACH
MALE PERSON	79 / 2 = 40 MALE
FEMALE PERSON	79 / 2 = 40 FEMALE

	MALE		FEMALE
	URINAL	WC	WC
UP TO 100	02	02	02
100 TO 500	00	00	00
TOTAL	02	02	02

PROVIDE 25%COMMON =1 URINAL =1 W.C.			
	GR.FL.	1 W.C. DESIBLE PERSON	
	GR.FL.	1st.FL. to 4th. FL.	TOTAL
URINAL	04	00	04
MALE W.C.	01	00	01
FEMALE W.C.	01	00	01

PROV.1 TOILET IN EACH SHOP
PROV.1 PHYSICAL HANDICAP TOILET IN GR. LVL.
MINIMUM ONE SPECIAL W.C. SHELL BE. PROVIDED FOR USE OF PERSON WITH DISABILITY WITH PROVISION OF WASH BASIN OF DRINKING WATER AT GR. LVL.CGDCR 2017 (23.9.2)

R.A.H. DENSITY CALC.
MINIMUM DENSITY FOR PROPOSED R.A.H. SHALL BE 225 DW. UNITS PER HECTOR
1 D.B. = 80 Lts. CAP.
REQ. MINI. R.A.H.UNITS = 225 X 4310 / 10,000 = 96.97 97. UNITS
PROVI R.A.H. UNITS= 124.00 UNITS.



METER ROOM AREA CAL. IN H.P.
BLOCK - A 3.39 X 4.41 = 14.95 SMT.
BLOCK - B 3.39 X 4.41 = 14.95 SMT.
BLOCK - C 3.39 X 4.41 = 14.95 SMT.
BLOCK - D 3.39 X 4.41 = 14.95 SMT.
BLOCK - E 3.39 X 4.41 = 14.95 SMT.

NOTES:-CGDCR-2017
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED BY ME ON SITE AND PREMISES CAN GET 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. 3.5.3 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. 23.1.12 AND 21.1.12, 21.1.14 & 22.6 OF CGDCR-2017
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.5 OF CGDCR-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR-2017
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CLAUSE NO. 22.21 OF CGDCR-2017
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11
- LIFT SHALL BE PROVIDED AS PER CLAUSE : 21.1.12 & 22.8 & CGDCR-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR-2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGDCR-2017
- THE STRUCTUE OF THE BUILDING IS AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NACESSARY ACTION SHALL BE TAKAN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR-2017
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 26 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 22 OF CGDCR-2017
- MAINTANANCE AND UPGRADATION OF BUILDING SHALL BE DONE AS PER CHAPETER NO. 27 OF CGDCR-2017
- ROOF TOP SOLOR INSTALLATION AND GENERATION SHALL BE PROVIDED AS PER CLAUSE NO: CGDCR-2017
- MARGINAL SPACE AND CALLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40 TONNES PER SQUARE METER AS PER CLAUSE NO: 22.3 OF CGDCR-2017.

RESIDENCE AFFORDABLE HOUSING PROJECT
LAYOUT PLAN SHOWING FOR PROP. AFFORDABLE RESIDENCE+COMM. BUILDING
ON F.P. NO.43, OF T.P.S. NO .72 (TRAGAD - ZUNDAL) (DRAFT SANCETIONED),
[O.P. NO.43 OF R.S.NO.244] MOJE:- TRAGAD, TA.-GHATLODIYA, DIST. : AHMEDABAD.

SCALE :- 1C.M.= 2.00MT.	USE = RESIDENCIAL & COMMERCIALSHOPS (AFFORDABLE HOUSING PROJECT)
ZONE = RESIDENTIAL-II (R2)	BLOCK - B

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 43	4310.00
REQI. COMMON PLOT @ 10 %	431.00
PROVI. COMMON PLOT	579.13
PROP. BUILT UP AREA ON (G.F.)	1655.90
PERMI. F.S.I. AREA (1.2) (4310.00 X 1.2)	5172.00
PERMI. CHARGEBLE F.S.I.@ 0.60 % (4310.00X0.60%)	2586.00
TOTAL PERMI. F.S.I.WITH CHARGABLE (1.8)	7758.00
TOTAL USED F.S.I. AREA	7756.16
CHARGABLE F.S.I. AREA (7756.16- 5172.00)	2584.16

BUILT UP AREA TABLE:- (IN SQ MT)

FLOOR	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D	BLOCK-E	TOTAL
PROP. B.A. ON CELLAR	3069.04	--	--	--	--	3069.04
PROP. B.A. ON GR.FLOOR	331.18	331.18	331.18	331.18	331.18	1655.90
PROP. B.A. ON 1st. FLOOR	275.00	275.00	275.00	275.00	275.00	1375.00
PROP. B.A. ON 2nd. FLOOR	275.00	275.00	275.00	275.00	275.00	1375.00
PROP. B.A. ON 3rd. FLOOR	275.00	275.00	275.00	275.00	275.00	1375.00
PROP. B.A. ON 4th. FLOOR	275.00	275.00	275.00	275.00	275.00	1375.00
PROP. B.A. ON 5th. FLOOR	275.00	275.00	275.00	275.00	275.00	1375.00
PROP. B.A. ON 6th. FLOOR	275.00	275.00	267.04	267.04	267.04	1351.12
PROP. B.A. ON 7th. FLOOR	156.15	156.15	--	--	--	312.30
PROP. B.A. ON STAIR CABIN	39.41	39.41	39.41	39.41	39.41	197.05
PROP. B.A. ON LIFT MACHINE RM & O.H.W.T.	24.94	24.94	24.94	24.94	24.94	124.70
TOTAL	5270.72	2201.68	2037.57	2037.57	2037.57	13585.11

TENAMENT & FLOOR AREA TABLE :

FLOOR	BLOCK-A				BLOCK-B				BLOCK-C		BLOCK-D		BLOCK-E		TOTAL		TOTAL	
	FLOOR AREA		USE		FLOOR AREA		USE		FLOOR AREA	USE	FLOOR AREA	USE	FLOOR AREA	USE	FLOOR AREA		USE	
	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	RESI.		RESI.		RESI.		COMM.	RESI.	COMM.	RESI.
GR. FL. PARK.	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GR. FL. SOCI.ROOM	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GR. FL. S.P.	164.85	-	05	-	147.19	-	05	-	-	-	-	-	-	-	312.04	-	10	-
1st. FLOOR	-	240.86	-	04	-	240.86	-	04	240.86	04	240.86	04	240.86	04	-	1204.30	-	20
2nd. FLOOR	-	240.86	-	04	-	240.86	-	04	240.86	04	240.86	04	240.86	04	-	1204.30	-	20
3rd. FLOOR	-	240.86	-	04	-	240.86	-	04	240.86	04	240.86	04	240.86	04	-	1204.30	-	20
4th. FLOOR	-	240.86	-	04	-	240.86	-	04	240.86	04	240.86	04	240.86	04	-	1204.30	-	20
5th. FLOOR	-	240.86	-	04	-	240.86	-	04	240.86	04	240.86	04	240.86	04	-	1204.30	-	20
6th. FLOOR	-	240.86	-	04	-	240.86	-	04	232.90	04	232.90	04	232.90	04	-	1180.42	-	20
7th. FLOOR	-	121.10	-	02	-	121.10	-	02	-	-	-	-	-	-	-	242.20	-	04
TOTAL	164.85	1566.26	05	26	147.19	1566.26	05	26	1437.20	24	1437.20	24	1437.20	24	312.04	7444.12	10	124
	1731.11				1713.45										7756.16			

F.S.I. AREA TABLE:- (IN SQ MT)

FLOOR	BLOCK-A (COMM)	BLOCK-A (RESI.)	BLOCK-B (COMM)	BLOCK-B (RESI.)	BLOCK-C (RESI.)	BLOCK-D (RESI.)	BLOCK-E (RESI.)	TOTAL
PROP. F.S.I. AREA ON GR. FL. (S.P.)	164.85	------	147.19	------	------	------	------	312.04
PROP. F.S.I. AREA ON 1st. FLOOR	------	240.86	------	240.86	240.86	240.86	240.86	1204.30
PROP. F.S.I. AREA ON 2nd. FLOOR	------	240.86	------	240.86	240.86	240.86	240.86	1204.30
PROP. F.S.I. AREA ON 3rd. FLOOR	------	240.86	------	240.86	240.86	240.86	240.86	1204.30
PROP. F.S.I. AREA ON 4th. FLOOR	------	240.86	------	240.86	240.86	240.86	240.86	1204.30
PROP. F.S.I. AREA ON 5th. FLOOR	------	240.86	------	240.86	240.86	240.86	240.86	1204.30
PROP. F.S.I. AREA ON 6th. FLOOR	------	240.86	------	240.86	232.90	232.90	232.90	1180.42
PROP. F.S.I. AREA ON 7th. FLOOR	------	121.10	------	121.10	-	-	-	242.20
TOTAL	164.85	1566.26	147.19	1566.26	1437.20	1437.20	1437.20	7756.16
TOTAL	1731.11		1713.45					

SCHEDULE OF OPENING			
DW = 1.52 X 2.10	W	= 2.13 X 1.20	
D = 1.07 X 2.10	W1	= 1.52 X 1.20	
D1 =0.91 X 2.10	W2	= 1.22 X 1.20	
D2 =0.76 X 2.10	W3	= 1.41 X 1.20	
RS. = 2.10 X 2.10	V	= 0.60 X 0.60	

R.C.C. STAIR DETAIL :-
WIDTH =1.52 MT
RISER = 0.16 MT
TREAD = 0.30 MT

COLOUR NOTE :-
PLOT BOUNDRY
PROP. WORK
PROP. DR-LINE
ROAD
DUST-BIN
TREE
PERCOLATING WELL
AREA TO BE - KEPT OPEN

FIRE SAFETY SHALL BE PROVIDED AS PER FIRE EMEGENSI SERVICE DEPARMENT OPINION NO. 3 DATE 08/01/2018

FOR, GOPINATH DEVELOPERS
PARTNER
OWNER

Design Circle
A.M.C.LIC NO. DEV 740060621
DEVELOPER

BIPIN AGARWAL
AMC ENGINEER
LIC No. ER0164160821R3
C/602, Ratnakar-III,
Satellite, A'bad-15.
(M) 9825083323
ENGINEER

BIPIN AGARWAL
AMC STRUCT. ENGR.
GRADE (I)
LIC No. SD0699120821R3
C/602, Ratnakar-III,
Satellite, A'bad-15.
(M) 9825083323
STR. ENGINEER

BIPIN AGARWAL
AMC. CLERK OF WORKS
GRADE-I
LIC No. CW 0096290821R3
C/602, Ratnakar-III,
Satellite, A'bad-15.
(M) 9825083323
C.O.W.

અમદાવાદ મિલકત વેરા અધિકારી ગુહનિર્માણ વિભાગના પત્ર ક્રમાંક નં. રજાચિઠ્ઠી/૦૦૧૦૧/૧૩૨૫૧૭ તા.-૦૨-૧૧-૧૭ ના પત્ર અનુસાર બાંધકામની વપરાશ મોજા ગણે મુજબની વપરાશ બાંધકામની તમામ વિગતો દર્શાવવી બોર્ડ રાખવી મુકવાની રહેશે.

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.3.4 & 3.5) :- 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. 2.3.1) :- 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

Ahmedabad Municipal Corporation
Case No. : BLNT/NWZ/181217/CGDCR/A0276/R0/M1 Zone: NEW WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 00190/181217/A0276/R0/M1
Date : 02/02/2018

AU | Sub Inspector (Civic Center) | Asst. T.D.O./Asst. E.O. (Civic Center) | CHAITANYA J. SHAH Dy T.D.O. NEW WEST | D.A. Shah Dy MC NEW WEST