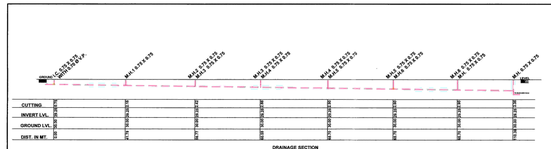


PERCOLATING WELL CALC.
NET PLOT AREA OF F.P NO:55+54+55 = 15359.00 SQ. MT
PER 4000.00 SQ. MT. = 1 NO. OF PERC. WELL REQD.
= 15359.00 / 4000.00 = 3.84 NO. OF PERC. WELL REQD.
REQD. PERCOLATING WELL = 4 NO.
PROVIDED PERCOLATING WELL = 4 NO.

TREE PLANTATION CALC.
NET PLOT AREA OF CP S.P NO-1 = 15359.00 SQ. MT.
= 15359.00 X 5 = 389.97 NO. OF TREE REQD.
200
REQD. TREE =383.97 NO. say 384
PROVIDED TREE = 384 NO.

SANITARY PROVISION FOR COMM.
TOTAL FLOOR AREA
FLOOR = 6321.76 SMT.
4.00 SMT= 1 PERSON
6321.76 / 4 = 1580.44 PERSON
SAY 1580.44 PERSON.

100 PERSON = 1 WC PER GENDER
1580.44 /100 = 15.80 SAY 16 WC PER GENDER

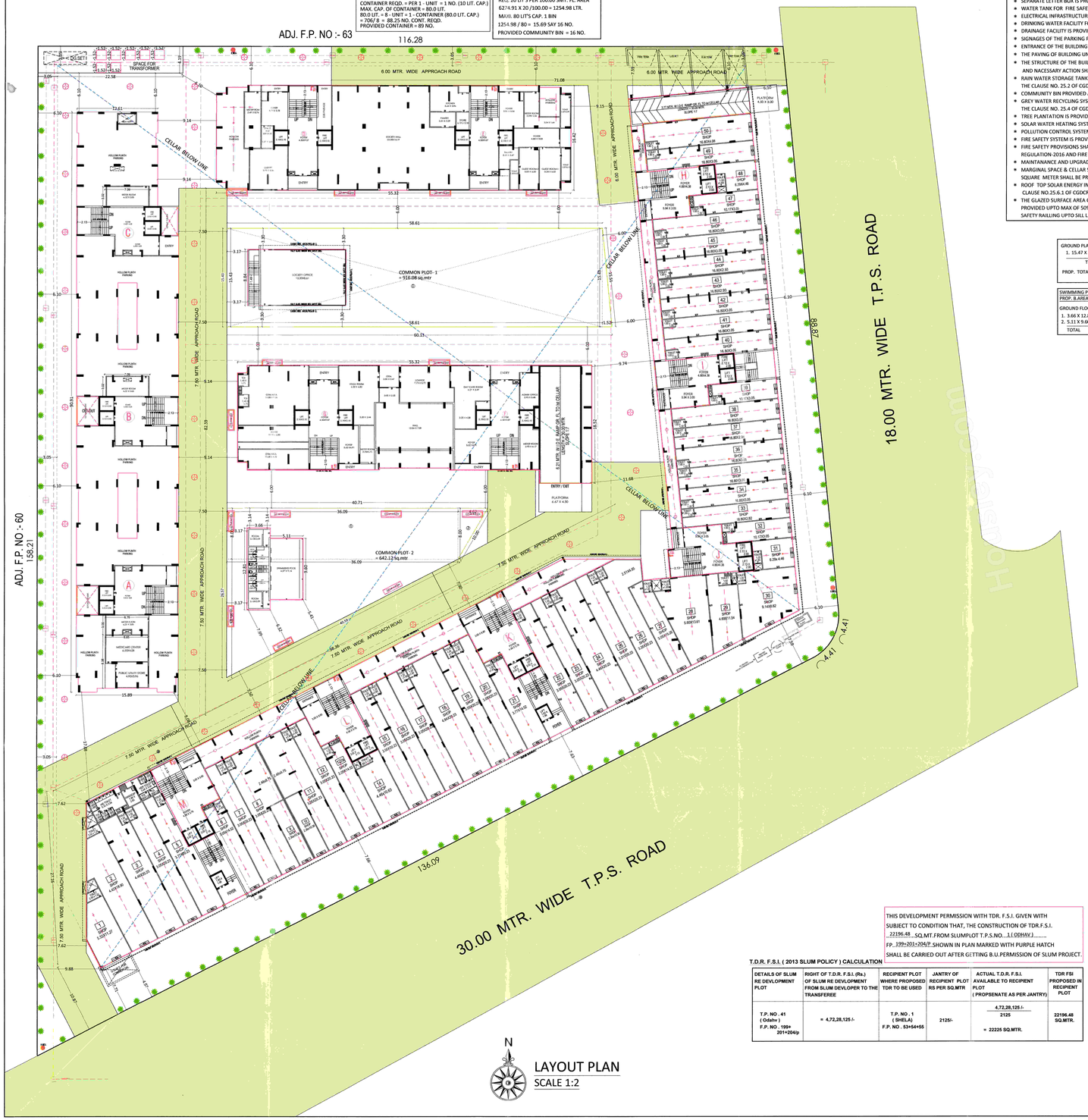
16 WC REQD FOR MALE
16 WC REQD FOR FEMALE

25% WC REQD FOR COMMON USE
4 COMMON WC REQD FOR MALE
4 COMMON WC REQD FOR FEMALE
4 COMMON WC PROV. FOR MALE
4 COMMON WC PROV. FOR FEMALE

BLOCK - A TO M
LIFT PROVISION FOR RESI.
NO UNIT FOR THIRD FL. TO FOURTEENTH FLOOR
= 4 X 12 = 48 NO OF UNIT
1 LIFT OF 6 PERSON REQD. PER 30 UNIT
LIFT REQD = 2 NO
LIFT PROVIDED
2 LIFT PROVIDED WITH 10 PERSON CAP.

RESIDENCE
COMMUNITY BIN (CONTAINER) CALC. :-
TOTAL NO. OF UNITS = 706 NO.
CONTAINER REQD. = PER 1 - UNIT = 1 NO. (10 LIT. CAP.)
MAX. CAP. OF CONTAINER = 80.0 LIT.
80.0 LIT. = 8 - UNIT = 1 - CONTAINER (80.0 LIT. CAP.)
= 706/ 8 = 88.25 NO. CONT. REQD.
PROVIDED CONTAINER = 89 NO.

COMMERCIAL
COMMUNITY BIN (CONTAINER) CALC. :-
REQ. 20 LITER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
627.4/ 91 X 20 /100.00 = 1254.98 LTR.
MAXI. 80 LIT'S CAP. 1 BIN
1254.98 / 80 = 15.69 SAY 16 NO.
PROVIDED COMMUNITY BIN = 16 NO.



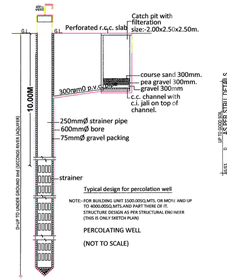
LAYOUT PLAN
SCALE 1:2

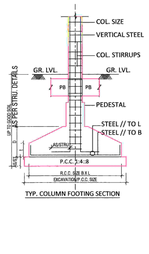
- IT IS CERTIFIED THAT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN
- THE DEPTH AND POSITION OF EXISTING MANHOLE 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. 21.1.12 AND 21.1.14 AND 22.6 OF CGDCR 2017.
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDCR 2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 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 CHEPTER NO. 22.21 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 21.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGDCR 2017
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NACESSARY ACTION SHALL BE TAKEN 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.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.4 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.6 OF THE 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
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2013.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 22.3 OF C.G.D.C.R.-2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.25.6.1 OF CGDCR-2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UPTO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UPTO SILL LEVEL AS PER GDCR CL. NO.21.13

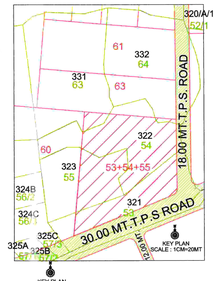
GROUND PLAN (SOCIETY OFFICE)
1. 15.47 X 8.84 = 136.75 SQ.MT.
TOTAL = 136.75 SQ.MT.
PROP. TOTAL BUILT UP AREA IN C.P. GL. FL. = 136.75 SQ.MTR.

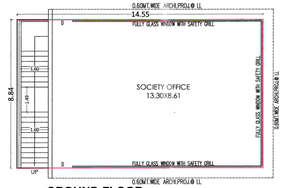
B.AREA CALC.
GROUND FLOOR (ELE. SUB STATION)
(1) 1.54 X 1.53 X 7 = 16.49 SQ.MT.
TOTAL B.AREA ON GROUND FLOOR ELE.S/S = 16.49 SQ.MT.

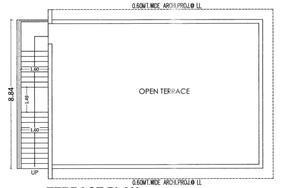
SWIMMING POOL & CHANGE ROOM
PROP. B.AREA
GROUND FLOOR PLAN
1. 3.66 X 12.81 = 46.88 SQ.MTR
2. 5.11 X 9.60 = 49.06 SQ.MTR
TOTAL = 95.94 SQ.MTR.

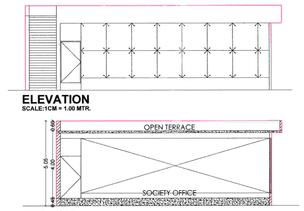


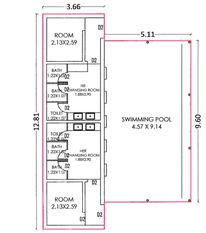


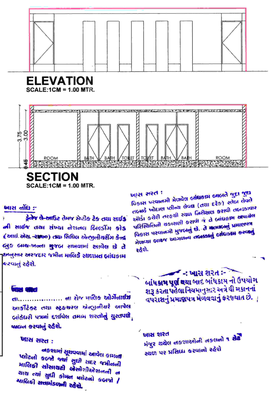












FLOOR	USE	RESI. UNIT	SHOP	B.AREA SQ.MTR. BLOCK A+B+C	D+E	F+G	H+I+J+K+L+M SHOP	RESI.	CLUB HOUSE	SWIMMING POOL	TOTAL
2 ND CELLAR	PARKING	---	---	12917.17							12917.17
1 ST CELLAR	PARKING	---	---	12917.17							12917.17
GROUND	PARKI. / COMM.	---	50	1307.03	898.56	918.49	3140.82	863.42	128.62	95.94	7352.39
FIRST	RESID./ COMM.	30	46	1195.98	766.76	766.76	5437.36	536.47	---	---	6702.23
SECOND	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
THIRD	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
FOURTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
FIFTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
SIXTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
SEVENTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
EIGHTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
NINTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
TENTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
ELEVENTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
TWELTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
THIRTEENTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
FOURTEENTH	RESIDENCE	52	---	1195.98	766.76	766.76	---	2388.80	---	---	5118.30
STAIR CABIN	---	---	---	190.87	143.87	143.87		456.88	---	---	935.49
O.H.W.T.	---	---	---	164.80	125.86	125.86		387.98	---	---	804.49
ELE. S.S.	---	---	---	16.17	---	---		---	---	---	16.17
TOTAL	---	706	96	44256.91	11902.43	11922.86	6878.18	33298.15	128.62	95.94	108185.11

FLOOR	USE	RESI. UNIT	SHOP UNIT	F.S.I AREA SQ.MTR. BLOCK A+B+C	D+E	F+G	H+I+J+K+L+M SHOP	RESI.	TOTAL
GROUND	PARKI. / COMM.	---	50	56.82	586.87	546.91	3025.51	---	4216.11
FIRST	RESID./ COMM.	30	46	957.40	633.00	633.00	3249.40	159.47	5632.27
SECOND	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
THIRD	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
FOURTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
FIFTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
SIXTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
SEVENTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
EIGHTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
NINTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
TENTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
ELEVENTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
TWELTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
THIRTEENTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
FOURTEENTH	RESIDENCE	52	---	957.40	633.00	633.00	---	1916.40	4139.80
TOTAL	---	706	96	13460.42	9448.87	9408.91	6274.91	25072.67	63665.78

FLOOR	USE	NUMBER OF UNIT BLOCK A+B+C	D+E	F+G	H+I+J+K+L+M SHOP	RESI.	TOTAL
GROUND	PARKI. / COMM.	--	--	--	50		50
FIRST	RESID./ COMM.	12	08	08	46	02	76
SECOND	RESIDENCE	12	08	08		24	52
THIRD	RESIDENCE	12	08	08		24	52
FOURTH	RESIDENCE	12	08	08		24	52
FIFTH	RESIDENCE	12	08	08		24	52
SIXTH	RESIDENCE	12	08	08		24	52
SEVENTH	RESIDENCE	12	08	08		24	52
EIGHTH	RESIDENCE	12	08	08		24	52
NINTH	RESIDENCE	12	08	08		24	52
TENTH	RESIDENCE	12	08	08		24	52
ELEVENTH	RESIDENCE	12	08	08		24	52
TWELTH	RESIDENCE	12	08	08		24	52
THIRTEENTH	RESIDENCE	12	08	08		24	52
FOURTEENTH	RESIDENCE	12	08	08		24	52
TOTAL	---	168	112	112	96	314	802

COMMON PLOT (1) AREA CALC.
1. 58.61 X 15.43 = 904.35 SQ.MT.
2. 1.52 (15.43 X 0.5 = 11.73 SQ.MT.
TOTAL = 916.08 SQ.MT.

COMMON PLOT (2) AREA CALC.
1. 36.01 X 8.00 = 288.72 SQ.MT.
2. 4.62 (8.00 X 0.5 = 18.48 SQ.MT.
3. 36.01 X 18.56 X 0.5 = 334.92 SQ.MT.
TOTAL = 642.12 SQ.MT.

PROP. TOTAL COMMON PLOT = 1558.20 SQ.MTR.

PROP. COMMON PLOT -1 AREA = 916.08 SQ. MTR.
PERM. B. AREA IN COMMON PLOT
= 15% OF C.P. AREA = 0.15 X 916.08
137.41 SQ.MTR.
REQD. . B.AREA IN COMMON PLOT
= 137.41 SQ.MTR.

PROP. B.AREA IN COMMON PLOT.

GROUND FLOOR PLAN (SOCIETY HALL)
1. 14.55 x 8.84 = 128.62 SQ.MTR

PROP. BUILT UP AREA IN C.P. = 128.62 SQ.MTR

PROP. TOTAL BUILT UP AREA IN C.P. = 128.62 SQ.MTR

PROP. COMMON PLOT -2 AREA= 642.12 SQ. MTR.
PERM. B. AREA IN COMMON PLOT
= 15% OF C.P. AREA = 0.15 X 642.12
= 96.32 SQ.MTR.
REQ. PROP. B.AREA IN COMMON PLOT
= 96.32 SQ.MTR.

PROP. B.AREA IN COMMON PLOT.

GROUND FLOOR PLAN (SWIMMING POOL)
1. 3.66 X 12.81 = 46.88 SQ.MTR
2. 5.11 X 9.60 = 49.06 SQ.MTR
TOTAL = 95.94 SQ.MTR
PROP. TOTAL BUILT UP AREA IN C.P. = 95.94 SQ.MTR.

ELE. S.S. BUILT UP AREA :
1. 1.52 X 1.52 X 7 = 16.17 SQ.MT
TOTAL = 16.17 SQ.MT
PROP. ELE. S.S. B.UP AREA = 16.17 SQ.MTR.

ROOF TOP SOLAR CALC.
TOTAL NO OF UNIT PROP. = 802 NO.
CONNECTED LOAD PER UNIT = 5 KW
TOTAL CONNECTED LOAD
= 802 X 5 = 4010 KW
SOLAR ROOF TOP GENERATION REQ.
= 5% OF 4010 KW
= 5 X 4010 / 100 = 200 KW APPROX.

THIS DEVELOPMENT PERMISSION WITH TDR. F.S.I. GIVEN WITH SUBJECT TO CONDITION THAT, THE CONSTRUCTION OF TDR.F.S.I. 22196.48 ...SQ.MT.FROM SLUMPLOT T.P.S.NO...1 (ORHAV).....
FP. 199+201+204/P SHOWN IN PLAN MARKED WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING B.U.PERMISSION OF SLUM PROJECT.

T.D.R. F.S.I. (2013 SLUM POLICY) CALCULATION

DETAILS OF SLUM RE DEVLOPMENT PLOT	RIGHT OF T.D.R. F.S.I. (Rs.) OF SLUM RE DEVLOPMENT FROM SLUM DEVLOPER TO THE TRANSFEREE	RECIPIENT PLOT WHERE PROPOSED TDR TO BE USED	JANTRY OF RECIPIENT PLOT RS PER SQ.MTR	ACTUAL T.D.R. F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS PER JANTRY)	TDR FSI PROPOSED IN RECIPIENT PLOT
T.P. NO . 41 (Odaho) F.P. NO . 199+ 201+204/p	= 4,72,28,125 /-	T.P. NO . 1 (SHELA) F.P. NO . 53+54+55	2125/-	4,72,28,125 /- / 2125 = 22225 SQ.MTR.	22196.48 SQ.MTR.

BLOCK - A TO M	LAYOUT PLAN	SHEET NO = 01/17

PROP. LAYOUT PLAN SHOWING AFFORDABLE HOUSING PROJECTS RESI. BLDG.& COMM.BLDG ON SUR.NO : 321,322,323 OF T.P.S. NO. 1 (SHELA)
OF F.P.NO.: 53+54+55 OF MOJE : SHELA , TA : DASKROI, DIST :AHMEDABAD.

SCALE:1CM = 1.00 MTR. USE:RAH(RESIDENCE/COMM.)
ZONE: (RAH-1)

	SQ.MTR.
PLOT AREA OF F.P NO:-53+54+55	15359.00
REQ. COMMON PLOT @ 10% OF PLOT AREA	1535.90
PROVIDED COMMON PLOT	1558.19
PERMISSIBLE BASE F.S.I. = 1:1.8 (15359.00 X 1.8)	27646.20
PERMISSIBLE CHARGEABLE F.S.I. = 1:0.9 (15359.00 X 0.9)	-13823.10
TOTAL PERMISSIBLE F.S.I = 2:7 (15359.00 X 2.7)	41469.30
TOTAL UTILIZED F.S.I.	63665.78
TOTAL UTILIZED T.D.R. F.S.I. (63665.78 -41469.30)	-22196.48

SCHEDULE FOR OPENING	COMM.STAIR DETAILS	RESI. STAIR DETAILS
D = 1.20 X 2.10 W = 2.45 X 1.80	WIDTH :- 1.52 MTR.	WIDTH :- 2.00 MTR.
D1 = 1.00 X 2.10 W1 = 2.75 X 1.80	TREAD :- 0.30 MTR.	TREAD :- 0.30 MTR.
D2 = 0.75 X 2.10 V = 0.60 X 0.60	RISER :- 0.16 MTR.	RISER :- 0.16 MTR.
FPD= 0.90 X 2.10		
SD = 3.24 X 2.60		

COLOUR NOTE
PROP. WORK, PERCO. WELL, ROAD, SPRINKLER, PROP. DRAINAGE, PLOT ROUND, COMM. PLOT, ENVIRONMENTAL, TREE, CONTAINER, CUT OUT, T.D.R .F.S.I

YASH G. BRAHMBHATT
SHILP DEVELOPERS LLP
DEV-LIC NO: 111400/100725103/4
204/A 2nd floor , Shilp 3 , Sindhubhavan Road
Bodakadev Ahmedabad-54
DEVELOPER

ARCHITECT
STRUCTURAL DESIGNER
LIC NO:SD/00342/181020R1
Reg NO:AUDA/SD-1/289
Nr. Prakash Arcade,
Nr. mansi Cross Road,
Navrangpura, Ahmedabad-15
STR. ENGINEER

OWNER

MAHESH N. SONAGARA
C/201 , Sampratt Residency
opp. Neelkanth Bunglows,
Bopal , Ahmedabad
AUDA/ENGG/01128
ENGINEER

RAJESH D.DAVE
D/103 , Shubhmangal Green
Nr. ICB Island, Jagatpur Road
Gota , Ahmedabad
AUDA/COW-I/1114CW1907251027
C.O.W.

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

Final Plan boundary and platement of final plot is Subject to Veriation by Town Planning Officer

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

DISPATCH BY 3 3 9

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.ZC1/1/260.00
Dated 28 OCT 2020

Note Approved by C.E.A

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY