

IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS MEASURED BY THE A&E AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AND PLOT AREA AS SHOWN IN PLAN AREA SURVEYED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OVERSPEECHING RECORD

ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.

THE DEPTH AND POSITION OF EXISTING MAINLINE MAIN HOSE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.

IT IS CERTIFY THAT ACCORDING TO C.G.C.R. 2017 ALL REQUIREMENTS OF THE BUILDING AREA CHECKED AND NECESSARY ACTIONS ARE TAKEN

IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.C.R. 2017, THE STRUCTURE OF THE BUILDINGS 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.C.R.-2017

PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF CGOBR 2017.

WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.C.R. 2017

WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8 OF C.G.C.R. 2017

LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR FOR EACH UNIT.

WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER PREVENTION AND FIRE SAFETY ACT-2013

ELECTRICITY SUPPLY AND INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 14.02 OF C.G.C.R. 2017

DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO.13.8.2 OF C.G.C.R.-2017.

DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.C.R.-2017.

SKENAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF THE CGOBR 2017.

SKENAGES OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.13 OF CGOBR 2017.

THE PAVING OF BUILDING UNIT/FLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.13 OF CGOBR 2017.

THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY REQUIREMENTS FOR THE STRUCTURAL SAFETY DURING EARTHQUAKE.

RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.12.2 OF C.G.C.R.-2017

COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 12.4 & 12.5 OF CGOBR 2017.

GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER CLAUSE NO. 17.30F C.G.C.R.-2017

FIRE FLYTING IS PROVIDED PER THE CLAUSE NO. 14.02 OF C.G.C.R. 2017

SOLAR ASSITED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.5 OF C.G.C.R.2017

POLLUTION CONTROL SYSTEM PROVIDED AS PER THE CHAPTER NO 18 OF C.G.C.R.-2017

FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.C.R. 2017

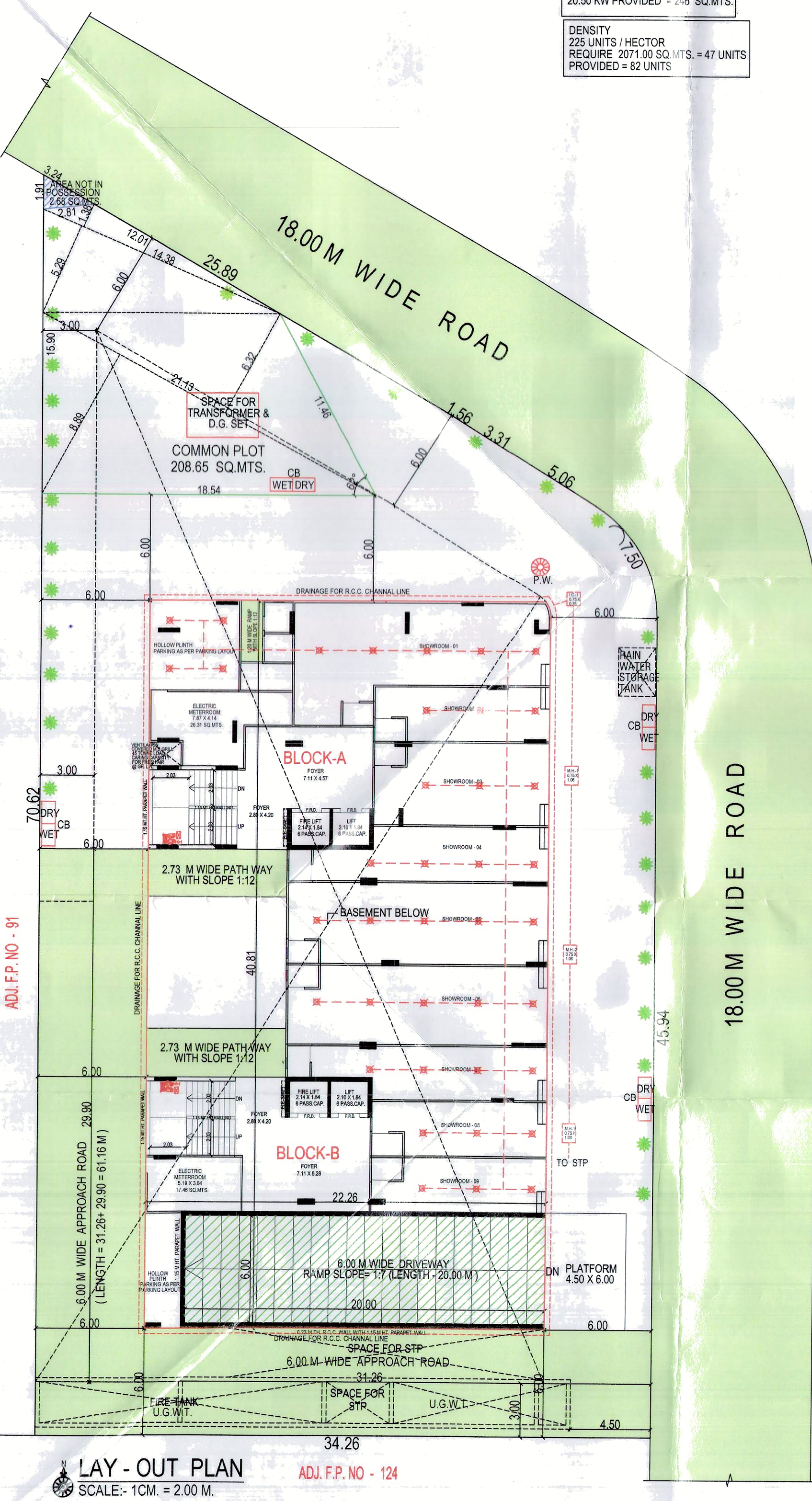
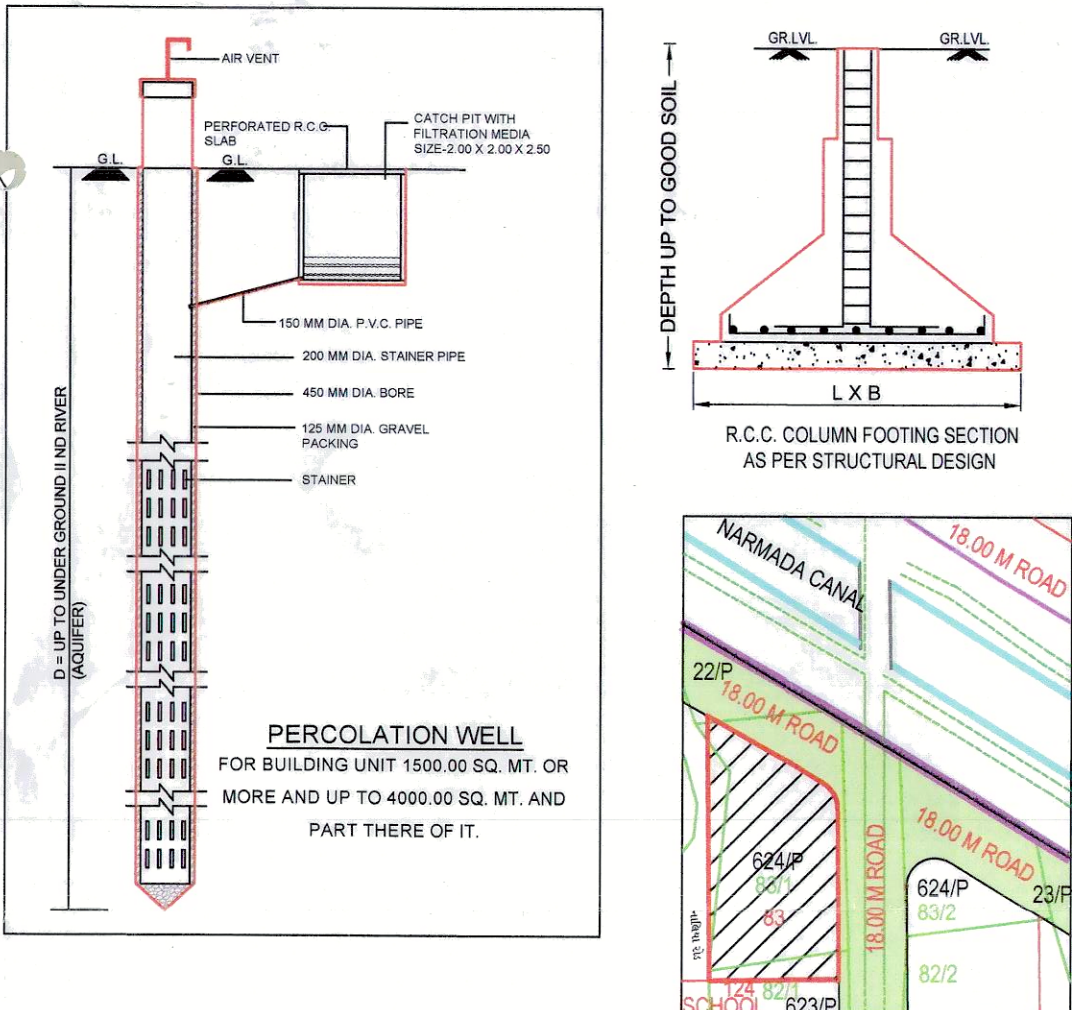
FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE E SAFETY MEASURES REGULATION-2015 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013

MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CLAUSE NO. 14.02 OF C.G.C.R. 2017

MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 TONNES PER SQUARE METRE SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2013

ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.51 OF C.G.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 LIFT STALL AS PER CLAUSE NO.13.13 OF C.G.C.R.-2017



AREA TABLE							SQ.MTS.			
FLOOR	USE		UNIT	FLOOR AREA			F.S.I. AREA			B.A. AREA
			SHOP	RESI	SHOP	RESI	TOTAL	SHOP	RESI	TOTAL
2ND BASEMENT	PARKING	--	--	----	----	----	----	----	----	967.59
1ST BASEMENT	PARKING	--	--	----	----	----	----	----	----	1381.04
GR. FLOOR	PARKING / SHOWRM	09	--	442.77	----	442.77	442.77	----	442.77	442.77+465.80=908.57
1ST FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
2ND FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
3RD FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
4TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
5TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
6TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
7TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
8TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
9TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
10TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	306.62 2300.57 537.23	678.09
11TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
12TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
13TH FLOOR	RESI	--	06	----	537.23	537.23	----	537.23	537.23	678.09
14TH FLOOR	RESI	--	04	----	367.36	367.36	----	367.36	367.36	508.40
STAIR CABIN	----	--	--	----	----	----	----	----	----	124.23
L.M.R. & O.H.W.T.	----	--	--	----	----	----	----	----	----	73.80
TOTAL	PARKING / SHOWRM - RESI	09	82	442.77	7341.34	7784.11	442.77	7341.34	7784.11	12778.58

<u>SANITARY PROVISION</u> TOTAL COMM. F.S.I. AREA = 442.77 SQ.MTS. 4.00 SQMTS = 1 USER 442.77 / 4 = 110.69 SAY 111 PERSON > 20 USER = 1 WC & 1 URINAL 21 - 100 USER (1 PER 20 USER) = 4 WC & 4 URINAL 101 - 500 USER (1 PER 50 USER) = 1 WC & 1 URINAL > 500 USER (1 PER 100 USER) = 0 WC & 0 URINAL REQ. PROV. W.C. 5 WC PROVIDE ONE TOILET IN EACH OFFICE URINAL 5 URINAL PROVIDE ONE TOILET IN EACH OFFICE COMMON SANITARY PROVISION REQ. 25 % TOTAL SANITARY REQ. 50% (25% + 25%) LAJIS (25%) NET COMMON SANITARY REQ. GENTS= 1 WC & 1 URINAL NET COMMON SANITARY REQ. LADIES= 1 WC PROVI. SANITARY PROVISION= 2 WC & 1 URINAL & 1 P.H. TOILET		<u>COMM. PROVI. PARKING AREA CAL.</u> <u>GROUND FLOOR</u> <u>VISITOR PARKING</u> (1) 1.50 X 30.00 = 45.00 <u>RESI. PROVI. PARKING AREA CAL.</u> <u>GROUND FLOOR</u> <u>VISITOR PARKING</u> (2) 2.03 X 6.43 = 13.05 (3) 5.00 X 6.01 = 25.05 (4) 5.00 X 4.28 = 8.40 (5) 7.76 X 3.75 = 57.04 (6) 8.00 X 6.00 = 48.00 TOTAL = 149.58	
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LIFT CALCULATION	
FLOOR	BLOCK- A+E
3RD TO 14TH FLOOR	70
1 LIFT REQ. / 30 NO. (6 PERSON)	3
LIFT PROVIDED	4 (6 PER.)

SPACE FOR SOLAR

1 UNITS = 5 KW
82 UNITS = 410 KW
5 % OF 270 KW = 20.50 KW
1 KW REQUIRE 12 SQ.MTS.
20.50 KW PROVIDED = 246 SQ.MTS.

DENSITY
225 UNITS / HECTOR
REQUIRE 2071.00 SQ.MTS. = 47 UNITS
PROVIDED = 82 UNITS

REQ. PARKING AREA TABLE

TOTAL USED $\pm$ S.I. AREA = 7784.11 SQ.MTS.
COMM. F.S.I. AREA = 462.77 SQ.MTS.
RESI. F.S.I. AREA = 7341.34 SQ.MTS.

COMM. REQ. PARKING AREA

REQ. PARKING AREA @ 50%
462.77 $\times$ 0.50 = 231.39 SQ.MTS.

REQ. CAR PARKING AREA @ 50%
231.39 $\times$ 0.50 = 115.69 SQ.MTS.

REQ. OTHER PARKING AREA @ 30%
231.39 $\times$ 0.30 = 66.42 SQ.MTS.

REQ. VISITOR PARKING AREA @ 20%
231.39 $\times$ 0.20 = 46.28 SQ.MTS.

RESI. REQ. PARKING AREA

REQ. PARKING AREA @ 50%
7341.34 $\times$ 0.50 = 3670.67 SQ.MTS.

REQ. CAR PARKING AREA @ 50%
3670.67 $\times$ 0.50 = 1835.34 SQ.MTS.

REQ. OTHER PARKING AREA @ 30%
3670.67 $\times$ 0.30 = 1101.20 SQ.MTS.

REQ. VISITOR PARKING AREA @ 10%
3670.67 $\times$ 0.10 = 367.07 SQ.MTS.

REQ. & PROVI. PARKING AREA TABLE (COMM.)					
	REQ.	PROVI.			
	COMM.	GR. LVL.	1ST. BASEMENT	2ND. BASEMENT	TOTAL
CAR PARKING	110.89	-----	111.62	-----	111.62
OTHER PARKING	66.42	-----	68.04	-----	68.04
VISITOR PARKING	44.28	45.00	-----	-----	45.00
TOTAL	221.39	45.00	179.86	-----	224.66

REQ. & PROVI. PARKING AREA TABLE (RESI.)					
	REQ.		PROVI.		
	RESI.	RESI.	GR. LVL.	1ST. BASEMENT	2ND. BASEMENT
			RESI.	RESI.	RESI.
CAR PARKING	734.13	-----	444.11	297.15	741.26
OTHER PARKING	587.31	-----	156.21	434.31	590.52
VISITOR PARKING	146.83	149.56	-----	-----	149.56
TOTAL	1468.27	149.56	599.32	731.46	1481.34

- | (11) LENGED | |
|-------------|-------------------------------|
| 1 | FIRE HYDRANT SYSTEM PIPE MAIN |
| 2 | SINGEL HEADED HYDRANT VALVE |
| 3 | SLUICE VALVE |
| 4 | TWOWAY JAMES CONNECTION |
| 5 | RISE OR DROP |
| 6 | NON RETURN VALVE |
| 7 | REDUCER |
| 8 | FIRE HOUSE BOX |
| 9 | HOSE REEL HOSE |
| 10 | D.C.P. & CO.2 |
| 11 | HYDRAUNT VALVE |

[illegible]

LAY - OUT PLAN & PARKING PLAN	[1/6]
RESIDENTIAL AFFORDABLE HOUSING PROJECT.	
PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : - 83 SUR. NO - 624/P O.P. NO - 83/1 + 83/2 D.T.P.S. NO - 2 (SHELA) MOJE - SHELA TALUKA. : SANAND, DISTRICT : AHMEDABAD.	
SCALE : 1CM = 2.0M.	
ZONE :- RESIDENTIAL - I (R1) RESIDENTIAL AFFORDABLE HOUSING ZONE -1 (RAH -1)	
USE OF CONSTRUCTION :- SHOP + RESIDENTIAL	
AREA TABLE :-	SQ.MT.S.

PLOT AREA OF F.P. NO -	2071.00
AREA NOT IN POSSESSION	2.68
NET PLOT AREA	2068.32
REQ. COMMON PLOT @ 10 % (2071.00 X 0.10)	207.10
PROVI. COMMON PLOT	208.65
PERMI. F.S.I. AREA @ 1:1.80 (2068.32 X 1.80)	3722.97
PERMI. CHARG. F.S.I. AREA @ 0.90 (2068.32 X 0.90)	1861.49
TOTAL PERMI.+ CHARGEABLE (2068.32 X 2.70)	5584.46
TOTAL PROP. F.S.I. AREA	7784.11
USED CHARGEABLE F.S.I. (7784.11 - 3722.97 - 2199.65)	1861.49
T.D.R. CHARGEABLE F.S.I. (7784.11 - 5584.46)	2199.65

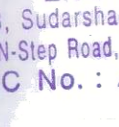
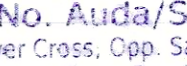
TREE PLANTATION CALC : PLOT AREA = 2071.00 SQ.MT. 200.00 SQ.MT. = 5 NOS. TREE REQ. 2071.00 / 200.00 x 5 = 51.78 NOS. SAY 52 NOS. PROVIDE 52 NOS. TREE.	CONTAINER BIN AREA CALC. (COMM) FLOOR AREA = 442.77 X 20 / 100 = 88.55 LT. REQ. PROVID. 2 NOS BIN OF 80 LT CAP.
PERCOLATING WELL CALC: REQ. 1500 TO 4000 SMH/1 NOS. 2071.00 / 4000.00 = 0.50 NOS. SAY 1 NOS SAY REQ. P.WELL = 1 NOS. PROVID. P.WELL = 1 NOS.	CONTAINER BIN AREA CALC. (RESI) RESI: 1 UNIT 10 LT. REQ. 1 CONTAINER TOTAL UNIT 82 X 10 LT. = 820 LT. 820 / 80 = 10.25 SAY 11 NOS. CONT. REQ. 11 NOS BIN OF 80 LT CAP. PROVID. 11 NOS.BIN OF 80 LT CAP.

[illegible]

TDR NOTE:-
 WORK TO BE DONE AFTER B.U. SUBMITTED IN AUDA OF SIIM PROJECT

COLOUR NOTE:-

	PLOT BOUNDARY
	ROAD
	PROPOSED WORK
	PROPOSED DRAINAGE
	PERCOLATING WELL
	TREE
	COMMUNITY BIN

 JIGNESH ALMOULA 17, Shree Chaitanya Society, 11M Road, Vastrapur, Ahmedabad-380015, LIC No.: AUDA ARCH-1114AR0901281023 AUDA C.O.W-I-1114CW0112271204	
C.O.W	S.O.R.
 JIGNESH D. SONI ENGINEER AUDA C-28, Sudarshan Tower, Nr. Nirant Park, Sankh-Sip Road, Thaltej, Ahmedabad-380059. LIC No.: AUDA/ENGG/966	 SHAH VIJAY D. Reg. No. Auda/SD-1/040 401, Silver Cross, C/o. Sagun Palace Savranjanji Cross Road, Satellite Ahmedabad-15
ENGINEER	STRUCTURAL ENGINEER
For, SHAPEX INFRA LLP  Partner	
OWNER	DEVELOPER

The permission is valid only in 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 trees is Subject to Verification by Town Planning Officer

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



APPROVED _____
 As amended by Red (Colour) Subject
 to the condition as mentioned in this
 office Letter PRM No. 2019/3033.
 Dated _____
15 APR 2023

DISPATCH BY _____
 Note Approved by C.E.A. _____
No - 0061)


JUNIOR TOWN PLANNER
 Ahmedabad Urban Development Authority
 Ahmedabad.

AUTHORITY - _____
 Senior Town Planner
 Ahmedabad Ur. Development Authority
 Ahmedabad.