

SCRUTINIZE COPY
NO. 12/23
T.D.O. B.P.P.A.

ADJ. T.P.S. NO. - 1 SHELA
ADJ. T.P.S. NO. - 1 SHELA
ADJ. T.P.S. NO. - 2 GIJUMA
ADJ. T.P.S. NO. - 2 GIJUMA

FRONT MARGINAL BOUNDARY
 FRONT MARGINAL BOUNDARY HAS BEEN PERMITTED 1.80 MT. FROM PLOT BOUNDARY.
 PROVIDED FROM MARGINAL SPACE BETWEEN 1.80 MT. WILL BE KEPT OPEN.
 PERMANENTLY COMPOUND WALL WILL NOT BE CONSIDERED ON ROAD SIDE BOUNDARY.
 REPLY NOTIFICATION IN QUARTERS OF T.P.S. OFFICE SHELA, B.P.P.A. 21/07/2018 REGARDING FILE NO. 2107/2018.

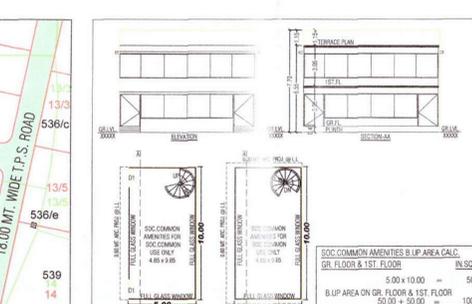
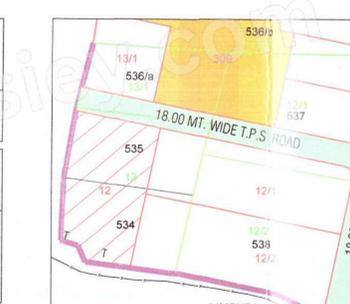
FLOOR	AREA TABLE		USE		UNIT		FLOOR & F.S.I. AREA		IN SQ. MTS.		B UP AREA		TOTAL	
	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.	APP./REV.
2ND BASEMENT	---	---	---	---	---	---	---	---	---	---	---	---	---	---
1ST BASEMENT	---	---	---	---	---	---	---	---	---	---	---	---	---	---
GR.FL. (H.P.)	---	---	---	---	---	---	---	---	---	---	---	---	---	---
GR.FL. (S.P.) COMM.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
GR.FL. (S.P.) RESI.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
1st FL. (RESI.)	---	---	---	---	---	---	---	---	---	---	---	---	---	---
1st FL. (COMM.)	---	---	---	---	---	---	---	---	---	---	---	---	---	---
2nd FL. (RESI.)	---	---	---	---	---	---	---	---	---	---	---	---	---	---
3rd FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
4th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
5th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
6th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
7th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
8th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
9th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
10th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
11th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
12th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
13th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
14th FL.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
STAIR CABIN	---	---	---	---	---	---	---	---	---	---	---	---	---	---
L.M.R. & O.H.W.T	---	---	---	---	---	---	---	---	---	---	---	---	---	---
OTHER F.S.I.	---	---	---	---	---	---	---	---	---	---	---	---	---	---
SOC. AMENITIES	---	---	---	---	---	---	---	---	---	---	---	---	---	---
ELE. SUB STATION	---	---	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL	---	---	---	---	---	---	---	---	---	---	---	---	---	---

LIFT REQUIRED CALCULATION (BLOCK-A+B)
 30 UNIT / 1 LIFT - 6 PERSON (AS PER COCDR)
 AS PER FIRE ACT - 30 UNIT / 1 LIFT
 SO ABOVE 2ND FL. - 94 UNIT - 4 LIFT - 8 PERSON
 PROVIDED LIFT - 4 LIFT - 8 PERSON

LIFT REQUIRED CALCULATION (BLOCK-C+D)
 30 UNIT / 1 LIFT - 6 PERSON (AS PER COCDR)
 AS PER FIRE ACT - 30 UNIT / 1 LIFT
 SO ABOVE 2ND FL. - 96 UNIT - 4 LIFT - 8 PERSON
 PROVIDED LIFT - 4 LIFT - 8 PERSON

LIFT REQUIRED CALCULATION (BLOCK-E)
 30 UNIT / 1 LIFT - 6 PERSON (AS PER COCDR)
 AS PER FIRE ACT - 30 UNIT / 1 LIFT
 SO ABOVE 2ND FL. - 94 UNIT - 4 LIFT - 8 PERSON
 PROVIDED LIFT - 4 LIFT - 8 PERSON

LIFT REQUIRED CALCULATION (BLOCK-F+G)
 30 UNIT / 1 LIFT - 6 PERSON (AS PER COCDR)
 AS PER FIRE ACT - 30 UNIT / 1 LIFT
 SO ABOVE 2ND FL. - 96 UNIT - 4 LIFT - 8 PERSON
 PROVIDED LIFT - 4 LIFT - 8 PERSON



CONTAINER BIN AREA CALC.
 RESI: 1 UNIT / 10 LIT. RESI: 1 CONTAINER
 TOTAL UNIT 388x 10 LIT. = 3880 LIT.
 3880 / 80 = 48.25 NOS. SAY 49 NOS. CONT.
 RESI: 49 NOS. BIN OF 80 LIT. CAP.
 PROV: 49 NOS. BIN OF 80 LIT. CAP.

SANITARY PROVISION
 2/20R AREA = 775.78 SQ. MT.
 775.78 / 4 = 193.94 SAY 194 USERS
 ASSUM 50% MALE & 50% FEMALE
 MALE = 97 PERSON & FEMALE = 97 PERSON
 TOTAL = 194

PERCOLATING WELL CALC.
 RESI: 1500 TO 4000 SMT = 1 NOS.
 6434.00 / 4000.00 = 1.61 NOS.
 SAY RESI. P. WELL = 2 NOS.
 PROV: P. WELL = 2 NOS.

COMMON PLOT AREA CALC.
 8.86 + 6.90 + 2.31 = 18.07
 18.07 + 1.49 + 2.07 = 21.63
 TOTAL = 39.70

COMMON PLOT - 2 CALC.
 775.78 / 4 = 193.94 SAY 194 USERS
 ASSUM 50% MALE & 50% FEMALE
 MALE = 97 PERSON & FEMALE = 97 PERSON
 TOTAL = 194

PERCOLATING WELL CALC.
 RESI: 1500 TO 4000 SMT = 1 NOS.
 6434.00 / 4000.00 = 1.61 NOS.
 SAY RESI. P. WELL = 2 NOS.
 PROV: P. WELL = 2 NOS.

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 HEREIN ARE MEASURED BY MEASURING RECORDS AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORDS.
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- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
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- DESIGN OF STAIRCASE AND RAILINGS IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1.1 AND 13.1.1.2 OF COCDR 2017.
- EXISTING SANITARY PROVISION IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1.4 OF COCDR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1.2 OF COCDR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1.2 OF COCDR 2017.
- WATER TANK FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER PROVISION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.2 OF COCDR 2017.
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- MECHANICAL VENTILATION AND LIGHTING SYSTEM SHALL BE PROVIDED IN BASEMENT.

Sr. No.	Dwelling Unit Type	NO. OF UNIT	Used	% USED F.S.I.	Chargeable	RESIDENTIAL Dwelling Unit up to 50 sq.mt and up to 66 sq.mt		RESIDENTIAL Dwelling Unit more than 50 sq.mt and up to 80 sq.mt		Dwelling Unit more than 66 sq.mt and up to 80 sq.mt		OTHER F.S.I.		COMM F.S.I.
						Area	% OF AREA	Area	% OF AREA	Area	% OF AREA	Area	% OF AREA	
A	COMMERCIAL UNIT	18	775.78	4.47	258.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
B	Up 50 sq.mt	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C	more than 50 and up to 66	204	13006.10	74.86	4335.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D	more than 66 and up to 80	54	3586.58	20.65	1195.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
E	With aff. F.S.I. (40% slab)	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grand Total		276	17371.8	100.00	5790.60									

Block No.	Other	RAH PAYMENT FSI DETAILS		DETAILS	
		Commercial Unit	Residential Unit	Commercial Unit	Residential Unit
C+D	112	2327.25	329.60	112	2327.25
F+G	16	3296.59	864.20	16	3296.59
TOTAL		5623.84	1193.80	128	5623.84

Sr. No.	Dwelling Unit Type	NO. OF UNIT	Used	% USED F.S.I.	Chargeable	RESIDENTIAL Dwelling Unit up to 50 sq.mt and up to 66 sq.mt		RESIDENTIAL Dwelling Unit more than 50 sq.mt and up to 80 sq.mt		Dwelling Unit more than 66 sq.mt and up to 80 sq.mt		OTHER F.S.I.		COMM F.S.I.
						Area	% OF AREA	Area	% OF AREA	Area	% OF AREA	Area	% OF AREA	
A	COMMERCIAL UNIT	18	775.78	4.47	258.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
B	Up 50 sq.mt	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
C	more than 50 and up to 66	204	13006.10	74.86	4335.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
D	more than 66 and up to 80	54	3586.58	20.65	1195.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
E	With aff. F.S.I. (40% slab)	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Grand Total		276	17371.8	100.00	5790.60									

RAH & NON RAH PROJECT (01/07)

LAYOUT PLAN

REVISED LAYOUT PLAN SHOWING RESI. + COMM. BUILDING ON F.P. NO. - 12
 OF DRAFT T.P.S. NO. - 03 (GHATLUMA), SUR. NO. - 634 + 535 O.P. NO. - 12).
 MOJE - GHUMA TA. - GHATLUMA, DIST. - AHMEDABAD.

SCALE - 1:100 CM. = 2.00 MT. USE - RESI + COMM. BLOCK - A + B

AREA TABLE FOR AFFORDABLE HOUSING PROJECT	APPROVED	REVISED
PLOT AREA OF F.P. NO. 12	6434.00	6434.00
RECI. COMMON PLOT @ 10%	643.40	643.40
PROV. COMMON PLOT	665.50	665.50
PERMI. F.S.I. AREA @ 1.8 (6434.00 x 1.8)	11581.20	11581.20
PERMI. CHARGEABLE F.S.I. AREA @ 0.90 (6434.00 x 0.90)	5790.60	5790.60
TOTAL PERMI. + CHARGEABLE F.S.I. AREA	17371.80	17371.80
USE AFFORDABLE F.S.I. AREA + B.E.F. + G	17371.80	17371.80
CHARGEABLE AFFORDABLE F.S.I. AREA (17371.80 - 11581.20)	5790.60	5790.60
AREA TABLE FOR NON-AFFORDABLE HOUSING PROJECT	IN SQ. MTS.	IN SQ. MTS.
PLOT AREA OF F.P. NO. 12	6434.00	6434.00
HIGHER F.S.I. AREA @ 1.3 (6434.00 x 1.3) FOR NON-RAH USE	8364.18	8364.18
UTILISED HIGHER CHARGEABLE F.S.I. AREA (C+D+F+G)	8364.18	8364.18
TOTAL PERMI. + CHARGEABLE + HIGHER F.S.I. AREA @ 4.0 (6434.00 x 4.0)	25736.00	25736.00
USE I.S.I. AREA	25736.00	25736.00
BALANCE F.S.I. AREA	0.02	0.05

LEGEND

- GREEN LINE: TREE
- RED LINE: BELOW BASEMENT LINE
- YELLOW LINE: ROAD BOUNDARY
- ORANGE LINE: CONTAINER BIN
- BLUE LINE: FIRE SPRINKLER
- WHITE LINE: P. WELL
- RED DOT: FIRE SPRINKLER

DEVELOPER: FUSHTIK DEVELOPERS KAVIRAJ K. GADHVI, 1001, SHIVALIK SATYMEV, NK. AMBLI-BOPAL JUNCTION, NR. YAKIL SAHEB BRIDGE, AMBLI, AHMEDABAD-380058, AMC LIC. NO. : 0010V060281037

OWNER: C.O.W.

ST. ENGINEER: UJAYANTI BATHI, 1101 DESIGNER GRADE - I, AMBLI, AHMEDABAD-380058, AMC LIC. NO. 0010E050270002

ENGINEER: RAJESH K. THAKOR, SUPERVISOR GRADE - 1, LIC. NO. 001R1001281648

RAJESH K. THAKOR
 SUPERVISOR GRADE - 1
 LIC. NO. 001R1001281648

UJAYANTI BATHI
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APPROVED: [Signature]

DATE: 12/07/2018

SCALE: 1:100 CM. = 2.00 MT.