LAYOUT PLAN
SCALE:- 1CM. = 2.00 M.

NOTES

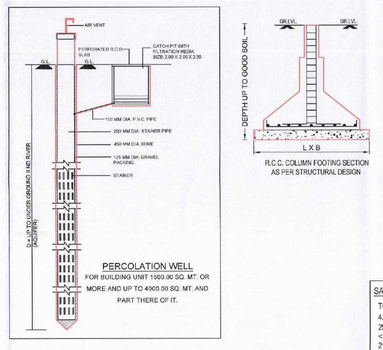
- IT IS CERTIFIED THAT PLOT UNDER REFERRENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNER/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO G.C.D.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 G.C.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.13.1.11AND 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 CGDCR 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. 13.5 OF CGDCR 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
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.8.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF 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 THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.9 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNTI,PPL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.13 OF CGDCR 2017.
- THE STRUCTURE 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 CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3OF C.G.D.C.R.-2017
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR 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 PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R.- 2017
- FIRE SAFETY SYSTEM 15 PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.- 2017.
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIF E 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 SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPASITY OF 4500 TONNES PER SQUIRE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.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.D.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 TP SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017

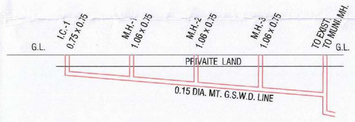
SANITARY PROVISION

TOTAL COMM. F.S.I. AREA = 2958.66 SQ.MTS.
4.00 SQMTS = 1 USER
2958.66 / 4 = 739.67 SAY 740 PERSON
< 20 USER = 1 W.C. & 1 URINAL
21 - 100 USER(1 PER. 25 USER) = 4 W.C. & 4 URINAL
101 - 500 USER(1 PER. 50 USER) = 8 W.C. & 8 URINAL
> 500 USER (1 PER. 100 USER) = 4 W.C. & 4 URINAL

	REQ.	PROVI.
W.C.	16 W.C.	PROVIDE ONE TOILET IN EACH OFFICE
URINAL	16 URINAL	PROVIDE ONE TOILET IN EACH OFFICE

COMMON SANITARY PROVISION REQ. 25 %
TOTAL SANITARY REQ. 50% GENTS. & 50% LADISE (25 %)
NET COMMON SANITARY REQ. GENTS= 2 W.C. & 2 URINAL
NET COMMON SANITARY REQ. LADISE= 2 W.C.
PROVI. SANITARY PROVISION = 5 W.C. & 4 URINAL& 1 P.H. TOILET





CUTTING		0.75	0.75	1.15	1.35	1.55
INVERT		29.25	29.05	28.85	28.65	28.45
GROUND	30.00	29.25	29.05	28.85	28.65	28.45
DISTANCE	0.00	12.00	30.00	24.00	36.00	48.00

DRAINAGE SECTION
SCALE HORI :- 1CM = 5MT.
VERTI :- 1CM = 1MT.

TREE PLANTATION CAL. :
PLOT AREA = 15358.00 SQ.MT
200.00 SQ. MT. = 5 NOS. TREE REQ.
15358.00 / 200.00 x 5 = 383.95 NOS.
SAY 384 NOS.
PROVIDE 384 NOS. TREE.

PERCOLATING WELL CALC.:-
REQ. 1500 TO 4000 SMT.= 1 NOS.
15358.00 / 4000.00 = 3.84 NOS.
SAY REQ. P.WELL = 4 NOS.
PROVI. P.WELL = 4 NOS.

CONTAINER BIN AREA CALC. (COMM.)
COMM. : 1 UNIT 20 LIT. REQ. 1 CONTAINER
TOTAL UNIT 60 x 20 LIT. = 1200 LIT.
1200 / 80 = 15 SAY 15 NOS. CONT.
REQU. 15 NOS BIN OF 80 LIT CAP.
PROVI. 15 NOS BIN OF 80 LIT CAP.

CONTAINER BIN AREA CALC. (RESI.)
RESI : 1 UNIT 19 LIT. REQ. 1 CONTAINER
TOTAL UNIT 461 x 19 LIT. = 4810 LIT.
4810 / 80 = 57.63 SAY 58 NOS. CONT.
REQU. 58 NOS BIN OF 80 LIT CAP.
PROVI. 58 NOS BIN OF 80 LIT CAP.

COMMON PLOT AREA CALCULATION
COMMON PLOT
28.58 X 54.30 = 1551.89
PERMI. B.A. ON GR. FL. @ 15 % OF COMMON PLOT AREA
1551.89 X 0.15 = 232.78
SOCIETY COMMON AMENITISE
PROP. B.A. ON GR. FL. = 167.24

ELE. SUB. STATION AREA CALCUL.
ELE. SUB. STATION
1.75 X 19.30 = 33.78

ROOF TOP SOLAR PV CALC.
ROOF TOP SOLAR PV 5 KW / 1 UNIT
521 UNIT X 5 KW = 2605 KW
5 % OF TOTAL CONNECTED LOAD
2605 X 0.05 = 130.25 KW PROVIDED
130.25 X 12 SQ.MTS. = 1563.00 SQ.MTS.
PROVI. 1563.00 SQ.MTS. FOR SOLAR

LIFT CALCULATION

FLOOR	BLOCK- A + I	BLOCK- B + C	BLOCK- D + E	BLOCK- F	BLOCK- G	BLOCK- H
3RD TO 14TH. FLOOR	89 NOS	88 NOS	89 NOS	44 NOS	44 NOS	44 NOS
1 LIFT REQD. / 30 NO. (6 PERSON)	3 NOS	3 NOS	3 NOS	2 NOS	2 NOS	2 NOS
LIFT PROVIDED	4 NOS (10 PER.)	4 NOS (10 PER.)	4 NOS (10 PER.)	2 NOS (10 PER.)	2 NOS (10 PER.)	2 NOS (10 PER.)

KEY PLAN
SCALE:- 1CM. = 20.00 M.

LAY OUT PLAN [1/14]

PLAN SHOWING PROPOSED COMM. +RESI. BUILDING ON AMALGAMATED F.P.NO: - 38+39/1+39/2
SUR.NO - 277+278+279 O.P.NO - 38+39/1+39/2
D.T.P.S. NO - 1 (SHELA) MOJE - SHELA,
TALUKA.: SANAND, DIST: AHMEDABAD.

SCALE : 1CM = 2.0M
ZONE :- GAMTAL EXTENSION - GME
USE OF CONSTRUCTION :- SHOP + RESIDENTIAL — BLOCK - A TO H

AREA TABLE :-	SQ.MTS.
PLOT AREA OF F.P. NO -	15358.00
REQ. COMMON PLOT @ 10 % (15358.00X 0.10)	1535.80
PROVI. COMMON PLOT	1551.89
PROPOSED B.A ON GR. FLOOR	11900.04
OPEN PLOT AREA	3457.96
PERMI. F.S.I. AREA @ 1:1.20 (15358.00 X 1.20)	18429.60
PERMI. CHARG. F.S.I. AREA @ 0.60 (15358.00 X 0.60)	9214.80
TOTAL PERMI.+ CHARGEABLE (15358.00 X 1.80)	27644.40
TOTAL PROP. F.S.I. AREA	70858.81
USEG. CHARGEABLE F.S.I. (70858.81 - 18429.60 - 43014.41)	9214.80
TDR F.S.I. (70858.81 - 27644.40)	43014.41

AREA TABLE — SQ.MTS.

FLOOR	USE	UNIT	FLOOR AREA			F.S.I. AREA			B.A. AREA
			SHOP	RESI.	TOTAL	SHOP	RESI.	TOTAL	
BASEMENT	PARKING	——	——	——	——	——	——	——	12429.14
GR. FL. (COMM.) GR. FL.(METERRM	SHOP METERRM	—— ——	2958.66	——	2958.66	2958.66	——	2958.66	2958.66 223.50 (4388.70 - 2958.66) = 6217.57
GR. FL. (H.P.) GR. FL. (TOTAL)	PARKING	—— ——							11395.75
1ST FLOOR	RESI.	29	——	4551.44	4551.44	——	4551.44	4551.44	6292.62
2ND FLOOR	RESI.	36	——	4947.04	4947.04	——	4947.04	4947.04	6231.91
3RD FLOOR	RESI.	36	——	4947.99	4947.99	——	4947.99	4947.99	6232.86
4TH FLOOR	RESI.	36	——	4947.04	4947.04	——	4947.04	4947.04	6231.91
5TH FLOOR	RESI.	36	——	4947.99	4947.99	——	4947.99	4947.99	6232.86
6TH FLOOR	RESI.	36	——	4947.04	4947.04	——	4947.04	344.24 4602.80 4947.04	6231.91
7TH FLOOR	RESI.	36	——	4947.99	4947.99	——	4947.99	4947.99	6232.86
8TH FLOOR	RESI.	36	——	4947.04	4947.04	——	4947.04	4947.04	6231.91
9TH FLOOR	RESI.	36	——	4947.99	4947.99	——	4947.99	4947.99	6232.86
10TH FLOOR	RESI.	36	——	4947.04	4947.04	——	4947.04	4947.04	6231.91
11TH FLOOR	RESI.	36	——	4947.99	4947.99	——	4947.99	4947.99	6232.86
12TH FLOOR	RESI.	36	——	5024.00	5024.00	——	5024.00	5024.00	6308.87
13TH FLOOR	RESI.	36	——	4346.35	4346.35	——	4346.35	4346.35	5564.96
14TH FLOOR	RESI.	36	——	4303.21	4303.21	——	4303.21	4303.21	5346.79
STAIR CABIN	--	——	——	——	——	——	——	——	198.56
L.M.R. & O.H.W.T.	--	——	——	——	——	——	——	——	212.06
ELE.SUB.STATION	--	——	——	——	——	——	——	——	33.78
SOCIETY COMMON AMENITISE	--	——	——	——	——	——	——	——	525.87
TOTAL	SHOP = RESI.	SHOP = 60 RESI = 461	2958.66	67700.15	70658.81	2958.66	67700.15	70658.81	111364.27

ENVIROVMENT NOTE :-
WORK TO BE DONE AFTER ENVIROVMENT CLEARANCE CERTIFICATE SUBMITTED IN AUDA

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

NOTE : -
THE STR. DESIGN OF PODIUM SLAB AND RAMP SHOWED BE OF ADEAUATE STRENGTH TO BARE THE LOAD OF FIRE ENGINNEER VEHICLES (AS PER FIRE OPINION)

COLOUR NOTE:-
- PLOT BOUNDARY
- ROAD
- COMMON PLOT
- PROPOSED WORK
- PROPOSED DRAINAGE
- PERCOLATING WELL
- TREE
- COMMUNITY BIN
- FIRE SPRIKLER

JIGNESH ALMOULA, 17, Shree Chaitanya Society, IIM Road, Vastrapur, Ahmedabad-380015. LIC No.: AUDA ARCH.-I/1144RR001281023 AUDA C.O.W.-I/1114RR001272271204 — C.O.W.	SHIVAM BHARATBHAI PATEL, A/2, Sanchay Society, Opp. Bhavya Park Bopal,Ahmedabad. 380058, LIC.No. 1114SR2907271204 — S.O.R.
KINAL D. SONI, ENGINEER AUDA, C-28, Sudarshan Tower, Nr. Nirant Park, Sun-N-Step Road, Thaltej, Ahmedabad-380059, LIC No. : AUDA/ENGG/966 — ENGINEER	BHAVIK PATEL, AUDA/SD-I/00353, B-12, Navkar Flats, Ankur Road, Naranpura, Ahmedabad 380013 — STRUCTURAL ENGINEER
FOR. S. D. CONSTRUCTION, PARTNER — OWNER	PARTH RAMESHCHANDRA PATEL, 1114DV01062101 — DEVELOPER

Final Plan boundary and allotment of Final plot is Subject to Verification by Town Planning Officer

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.3341/2023 Dated 4-8-APR 2023

DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

Note Approved by C.E.A
No - 0067

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY -

The permission is valid only if 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.

ખાસ શરત :
સક્ષમ અધિકારી દ્વારા મંજૂર કરવામાં આવેલ કામના પ્લોટનો ઉપયોગ ફક્ત જમીનની માહિતી [illegible] પૂરતો જ કરવાનો રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા [illegible] ની મંજૂરી નું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ નોંધ :
ફ્રેશર બે-બાઉંડ્રી વોલ સેપ્ટીક ટેંક તથા સ્થાયી ની માર્જિન [illegible] ગેરકાયદેસર ઠરેલ [illegible] કોડ [illegible] ગેરકાયદેસર ઠરેલ [illegible] કોડ [illegible] રાખવાનો રહેશે તે અનુસાર અરજદાર જમીન માલિકે સ્વખર્ચે કરવાનું રહેશે.

ખાસ શરત :
[illegible] ઉપયોગ કરવાનો રહેશે.

ખાસ શરત :
[illegible] વિકાસ પરવાનગી [illegible] ૧૦ વર્ષ [illegible] વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું કામકાજ મેળવ્યા બાદજ બાંધકામ [illegible] કરવાનું રહેશે.

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્વીકૃત કરવામાં આવે છે.
T.H. Patel
આસિસ્ટન્ટ / ક્લાર્ક