LAY OUT & PARKING LAY OUT PLAN SHOWING PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON F.P. NO. 48/2 O.P.NO. 48/2 OF BLOCK NO. 52/2 DRAFT T.P.S. NO.3 (SHELA) TALUKA: SANAND, DIST. AHMADABAD.

ZONE: (RAH) USE: COMMERCIAL+RESIDENTIAL

SCALE: 1CM.=2.00 M.

PLOT AREA OF F.P.NO.48/2	37310.00
PROVIDED COMMON PLOT AREA @10%	4114.69
CHARGEABLE F.S.I. @ 1.80 (37310.00 X 1.80)	67158.00
CHARGEABLE F.S.I. @ 1.80 (2731.00 X 1.80)	4914.30
TOTAL PERMISSIBLE + CHARGEABLE F.S.I.	14922.00
TOTAL USED F.S.I.	14888.82

પ્રમાણિત નકલ
સહાયક નગર આયોજક
અમદાવાદ

TOTAL CHAGEABLE F.S.I. AREA (14888.82 - 9715.80 = 5173.02)	3357.90
(AS PER CGDCR CL.NO.-6.3 TABLE -6.50 (A) CHARGEABLE F.S.I. 1.30 (5173.02 X 1.30 = 6724.92) - 3357.90 = 3366.92)	4915.12

AREA TABLE (SQ.MTS.)

VEHICAL	REQ.PARK. AREA	PROVIDED PARKING AREA IN 1ST BASEMENT	IN 2ND BASEMENT	IN H.P.	ON GR.LVL.	IN C.P.	TOTAL
CAR PARKING AREA @ 50%	233.33	242.49	---	---	---	---	242.49
TWO WHEELER PARKING AREA @ 30%	140.01	155.16	---	---	---	---	155.16
VISITORS PARKING AREA @ 20%	93.33	---	---	---	75.02	28.00	103.02
TOTAL	466.67	397.65	---	---	75.02	28.00	500.67

TOTAL USED F.S.I. AREA = 9334.34 SQ.MTS.
REQ.PARKING AREA @ 50% = 466.67 SQ.MTS.
PROVIDED PARKING AREA = 500.67 SQ.MTS.

PARKING AREA TABLE FOR COMMERCIAL

TOTAL USED F.S.I. AREA = 14888.82 SQ.MTS.
LESS TOTAL USED F.S.I. AREA FOR COMM. = 9334.34 SQ.MTS.
NET TOTAL USED F.S.I. AREA FOR RESI. = 13955.48 SQ.MTS.
REQ.PARKING AREA @ 20% = 2791.10 SQ.MTS.
PROVIDED PARKING AREA = 4161.28 SQ.MTS.

PARKING AREA TABLE FOR RESIDENTIAL

VEHICAL	REQ.PARK. AREA	PROVIDED PARKING AREA IN 1ST BASEMENT	IN 2ND BASEMENT	IN H.P.	ON GR.LVL.	IN C.P.	TOTAL
CAR PARKING AREA @ 50%	1395.55	857.44	1386.57	---	---	---	2244.01
TWO WHEELER PARKING AREA @ 40%	1116.44	654.71	921.59	---	---	---	1618.31
VISITORS PARKING AREA @ 10%	279.11	---	296.96	---	---	---	296.96
TOTAL	2791.10	1512.15	2605.12	390.97	---	---	4161.28

PROVIDED PARKING AREA

PROVIDED PARKING AREA ON GROUND LVL.(ROAD SIDE)	
(7) VISITORS PARKING AREA	7.00 X 4.00 = 28.00 SQ.MTS.
(9) VISITORS PARKING AREA	7.00 X 4.00 = 28.00 SQ.MTS.
TOTAL	= 52.02 SQ.MTS.
PROVIDED PARKING AREA FOR COMMERCIAL:	
IN H.P.	
(11) VISITORS PARKING AREA	8.76 X 17.36 =152.07
	6.69 X 5.03 = 33.65
TOTAL	= 185.72 SQ.MTS.
PROVIDED PARKING AREA FOR RESIDENTIAL:	
IN H.P.	
(12) VISITORS PARKING AREA	8.90 X 3.60 = 32.04 SQ.MTS.
(13) VISITORS PARKING AREA	9.53 X 8.52 =81.20 SQ.MTS.
TOTAL	= 185.72 SQ.MTS.
TOTAL VISITORS PARKING AREA	185.72+32.04+81.20 = 298.96 SQ.MTS.

NOTE:-
REQU. LODING UNLODING AREA 1000.00 SQ. MTS
GR. FL. COMM. F.S.I.= 4194.10
TOTAL COMM. F.S.I.= 9334.34 SQ.MTS.
50. LODING UNLODING AREA NOT REQU.

PARKING AREA TABLE FOR RESIDENTIAL

CAR PARKING AREA	857.44 SQ.MTS
IN 1ST BASEMENT	857.44 SQ.MTS
IN 2ND BASEMENT	1386.57 SQ.MTS
TOTAL	= 2244.01 SQ.MTS

PARKING AREA TABLE FOR COMMERCIAL

CAR PARKING AREA	242.49 SQ.MTS
IN 1ST BASEMENT	242.49 SQ.MTS
OTHER PARKING AREA = 152.16 SQ.MTS	
TOTAL	= 394.65 SQ.MTS

PARKING AREA TABLE FOR RESIDENTIAL

OTHER PARKING AREA	
IN 1ST BASEMENT	654.71 SQ.MTS.
IN 2ND BASEMENT	921.59 SQ.MTS.
TOTAL	= 1576.30 SQ.MTS.

PH CAR PARKING AREA CALCULATION

IN 1ST BASEMENT	= 30 CAR
IN 2ND BASEMENT	= 34 CAR
TOTAL	= 64 CAR

25 CAR = 2 PH CAR
64 CAR/ 25 CAR = 2.12 SAY 6 PH CAR REQU.
6 PH CAR PROVIDED

PARKING AREA TABLE FOR COMMERCIAL

CAR PARKING AREA	242.49 SQ.MTS
IN 1ST BASEMENT	242.49 SQ.MTS
OTHER PARKING AREA = 152.16 SQ.MTS	
TOTAL	= 394.65 SQ.MTS

PARKING AREA TABLE FOR RESIDENTIAL

CAR PARKING AREA	857.44 SQ.MTS
IN 1ST BASEMENT	857.44 SQ.MTS
IN 2ND BASEMENT	1386.57 SQ.MTS
TOTAL	= 2244.01 SQ.MTS

92 કાર/4 = 23.16 PERSON SAV = 24 PERSON
170 લેડીસ PERSON & 170 LADIES PERSON

	LADIES	GENTS	
	W.C	URI	W.C
25% GENERAL (UP TO 100 500)	3	3	3
PROVIDED SANATORY	1	1	1
SANATORY	1	1	1

વધારાની પાર્કિંગ જગ્યા ઉપલબ્ધ કરવાની રહેશે
મંજુર થયેલ પ્લાન મુજબ જ બાંધકામ કરવાનું રહેશે
ફાયર સેફટી અંગેની જરૂરી પરવાનગી ફાયર વિભાગ પાસેથી મેળવવાની રહેશે
ફાયર સેફટી અંગેની જરૂરી પરવાનગી ફાયર વિભાગ પાસેથી મેળવવાની રહેશે

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.

SCHEDULE OF PUMPS AND EQUIPMENTS

SYMBOL	DESCRIPTION	NOS.	WORKING
	IN H.P.		
P1.	DIESEL ENGINE PUMP	1	1
	IN C.P.		
P2.	MAIN FIRE PUMP (ELECTRIC OPERATED)	1	1
P3.	JOCKER PUMP (CMMON)	1	1
P4.	SPRINKLER PUMP (ELECTRIC OPERATED)	1	1

LEGENDS:

FIRE HYDRANT SYSTEM PIPE MAIN
SINGLE HEADED HYDRANT VALVE
SLUICE VALVE
TWOWAY SIAMESE CONNECTION
NON RETURN VALVE
REDUCER
FIRE HOUSE BOX
HOSE REEL HOSE
D.C.P. &C0.2
HYDRAULT VALVE

Final Plan Sanction and Development Permission is valid for a period of one year from the date of issue.

Final Plan Boundary and allotment of Plot is Subject to Verification by Town Planning Officer

Owner is fully responsible for open marginal space and road line Position.

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in the Office Letter Plan No.TP/ 1614/ Dated.....2-8-JUN 2022

DISPATCH BY
No. 106
Note Approved by C.E.A

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority,
Ahmedabad.

AUTHORITY

OWNER	ENGINEER
	For Shreyas Architects LLP Designated Partner/Admin Signatory MUKESH M. MISHRA 20, Balaji Avenue, Vastrapur,Ahmedabad-380 015. Reg. No. AUDA/ENG/C/1003

STR.ENGINEER	C.O.W.
NELSON N. MACWAN AUDA/LIC/ENGINEER/1/1 SIRSALIYA NAGAR-1 (TUNDAV-SHED) Stop -03, Nagar Tarit Complex-8, Opp. Chandkheda Bridge, Ajayanagar, Vasna, Ahmedabad.	RAJESH B. PANDYA AUDA/LIC/COW-1/071 AUDA/LIC/111/DEV/2014/010 Sangeeta Society, Gaurav Path, Bopal Ext. AHMADABAD-61.

DEVELOPER	S.O.R.
	RAJESH B. PANDYA AUDA/LIC/RO/123 AUDA/LIC/111/DEV/2014/010 Sangeeta Society, Gaurav Path, Bopal Ext. AHMADABAD-61.
MOHITBHAI JAGDISHBHAI PATEL LIC. NO.: 111/SR/150427/1128 AUDA/SOR GRADE-1 NR. PRIMARY SCHOOL, FUDERA, VIJAPUR-382870.	263, PATEL VAS, FUDERA, VIJAPUR, GANDHINAGAR-382870.

COLOUR NOTE:-

F.P. BOUNDARY	PEB. WELL	PATHWAY	
PROP. VOIDE	RAMP	CONTAINER BIN	
PROP. DERAINAGE			
ROAD	DRIEWAY	COMMON PLOT	

GENERAL NOTES

- IT IS STRICTLY NOT UNDER STANDING OR ASSUMED BY ANY THE DIMENSION OF ALL SOE OF PLOT WITH DWEARING AVENUE RECORD.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERIFIED BY ME AND SITE PERMISES CAN GATES MEASURES IS TO BE RESPONSIBLE FOR CLEANING OPEN SPACE AND MAINTAIN.
- IT IS STRICTLY NOT ACCEPTABLE OF THE ALL ROUREMENTS IN GCDCR 2017 ALL ROUREMENTS AND NECESSARY ATIONS ARE NOT TAKEN
- IT IS STRICTLY NOT ACCEPTABLE OF THE ALL ROUREMENTS IN GCDCR 2017 ALL ROUREMENTS AND NECESSARY DESIGN OF SERVICE AND AMILIES IS PROVIDED AS PER THE PROVISION OF THE CLEARNCE NO.13.1.11 AND 13.1.13
- THE DESIGNER THAT DESIGNED THE ROUNDS OF THE ROOM STANDARDS.
- IT IS DEEMED THAT ARCHITECTURAL DRAWING AS PER THE CLEARNCE NO. 13.1.1 OF GCDCR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIED IN THE NOMAN SOMOMP AND TAKE NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION
- THE SAFETY PROVISION SHALL BE MADE AS PER NOMAN THE LIFE SAFETY MEASURES REGULATION-2016
- FIRE PREVENTION AND LIFE SAFETY ARCHITECTURAL REGULATION-2013
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER THE CHAPTER NO. 19 OF GCDCR 2017
- THE SAFETY SYSTEM IS PROVIDED AS PER THE PROVISION OF THE CLEARNCE NO. 14.1 OF GCDCR 2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 14 OF GCDCR 2017
- THE SAFETY PROVISION SHALL BE MADE AS PER NOMAN THE LIFE SAFETY MEASURES REGULATION-2016