

REVISED LAYOUT PLAN SHOWING AFFORDABLE RES. BLDG. & COMM. BLDG ON SUR. NO: 748+749+751 TO 757, OP. NO. 200 OF F.P. NO.: 200/1 OF T.P.S. NO.: 3(GHUMA) MOJE GHUMA, TA: DASKROI, DIST: AHMEDABAD.

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

Table with columns: PLOT AREA, AREA GOING IN ROAD LINE, NET PLOT AREA, PROVIDED COMMON PLOT, PERMISSIBLE BASE F.S.I., PERMISSIBLE F.S.I., TOTAL PERMISSIBLE F.S.I., TOTAL UTILIZED F.S.I., UTILIZED CHARGEABLE F.S.I.



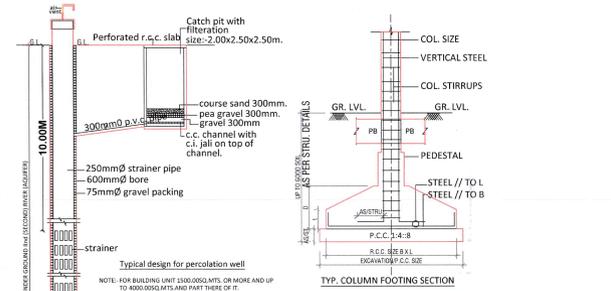
KEY PLAN

B.AREA SQ.MTR. table with columns: FLOOR, USE, RESL UNIT, SHOP, B.L.O.C.K., TOTAL. Rows include 1ST CELLAR, GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELTH, THIRTEENTH, FOURTEENTH, STAIR CABIN, O.H.W.T., and TOTAL.

F.S.I AREA SQ.MTR. table with columns: FLOOR, USE, UNIT, SHOP, F.S.I AREA SQ.MTR., TOTAL. Rows include 1ST CELLAR, GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELTH, THIRTEENTH, FOURTEENTH, STAIR CABIN, O.H.W.T., and TOTAL.

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F.S.I AREA SQ.MTR. table with columns: FLOOR, USE, UNIT, SHOP, F.S.I AREA SQ.MTR., TOTAL. Rows include 1ST CELLAR, GROUND, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELTH, THIRTEENTH, FOURTEENTH, STAIR CABIN, SECURITY CABIN, and TOTAL.



COMMON PLOT AREA CALC. table with columns: Dimensions, Area, and Total. Lists various rectangular plots and their cumulative area.

PROP. COMMON PLOT = 4224.14 SQ.MTR. PROP. COMMON PLOT AREA = 4224.14 SQ. MTR. PERM. B. AREA IN COMMON PLOT = 15% OF C.P. AREA = 633.62 SQ.MTR. PROP. B.AREA IN COMMON PLOT = 4224.14 SQ.MTR.



ROOF TOP SOLAR CALC. TOTAL NO OF UNIT PROP. = 140 NO. CONNECTED LOAD PER UNIT = 4 KW. TOTAL CONNECTED LOAD = 140 X 4 = 560 KW. SOLAR ROOF TOP GENERATION REQ. = 5% OF 560 KW = 5 X 560 / 100 = 28 KW APPROX.

ROOF TOP SOLAR CALC. TOTAL NO OF UNIT PROP. = 852 NO. CONNECTED LOAD PER UNIT = 5 KW. TOTAL CONNECTED LOAD = 852 X 5 = 4260 KW. SOLAR ROOF TOP GENERATION REQ. = 5% OF 4260 KW = 5 X 4260 / 100 = 213 KW APPROX.

PERCOLATING WELL CALC. NET PLOT AREA OF S.P. NO-1 = 31871.00 SQ. MT. PER 4000.00 SQ. MT. = 1 NO. OF PERC. WELL REQ. = 31871.00 / 4000.00 = 7.97 NO. OF PERC. WELL REQ. PROVIDED PERCOLATING WELL = 8 NO.

TREE PLANTATION CALC. NET PLOT AREA OF S.P. NO-1 = 33786.00 SQ. MT. = 31871.00 X 5 = 796.77 NO. OF TREE REQ. REQD. TREE = 796.77 NO. say 797.00 PROVIDED TREE = 797.00 NO.

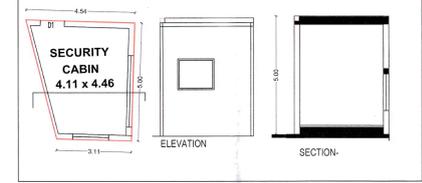
SECURITY CABIN (3.11x4.54)/2 X 5.00 = 19.12 SQ.MTR. COMMUNITY BIN (CONTAINER) CALC. - RESI. REQ. 10 LITRS PER DWE UNIT WITH 80 LTR 10 X 992 / 80.00 = 124 NOS. PROVIDED COMMUNITY BIN = 124 NO.

COMMUNITY BIN (CONTAINER) CALC. - COMM. REQ. 20 LITRS CAPACITY PER 100 SMT.FL.AREA (8759.39 X 20.00) / 100 = 1752. LTRS. REQ. COMMUNITY BIN = 1752 / 80 = 21.9NO. PROVIDED COMMUNITY BIN = 22 NO.

SANITARY PROVISION FOR COMM. TOTAL FLOOR AREA FLOOR = 8759.39 SMT. 4.00 SMT = 1 PERSON 8759.39 / 4 = 2189.85 PERSON SAY 2189.85 PERSON.



LAYOUT PLAN SCALE 1:4



- GENERAL NOTES: 1. IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN REFERENCE ARE MEASURED BY ME AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD. 2. ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN. 3. THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION. 4. IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.-2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN. 5. IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS. 6. DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1 AND 13.1.3 OF C.G.D.C.R.-2017. 7. LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF C.G.D.C.R.-2017. 8. WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R.-2017. 9. LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT. 10. WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016. 11. ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017. 12. DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.2.6 OF C.G.D.C.R.-2017. 13. DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.-2017. 14. SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017. 15. ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017. 16. THE PAYING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.3.3 OF C.G.D.C.R.-2017. 17. THE STRUCTURAL DESIGN OF BUILDING IS AS PER THE PROVISION OF THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION. 18. 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. 19. COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.8 & 17.2.5 OF C.G.D.C.R.-2017. 20. TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R.-2017. 21. SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R.-2017. 22. FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.-2017. 23. FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND FIRE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2013. 24. MAINTENANCE AND UPGRADEMENT OF BUILDING IS AS PER CHAPTER NO.19 OF C.G.D.C.R.-2017. 25. MARGINAL SPACE & BASEMENT: SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/80 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT-2016. 26. ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.-2017. 27. 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 TO SILL LEVEL AS PER CLAUSE NO.13.13 OF C.G.D.C.R.-2017.

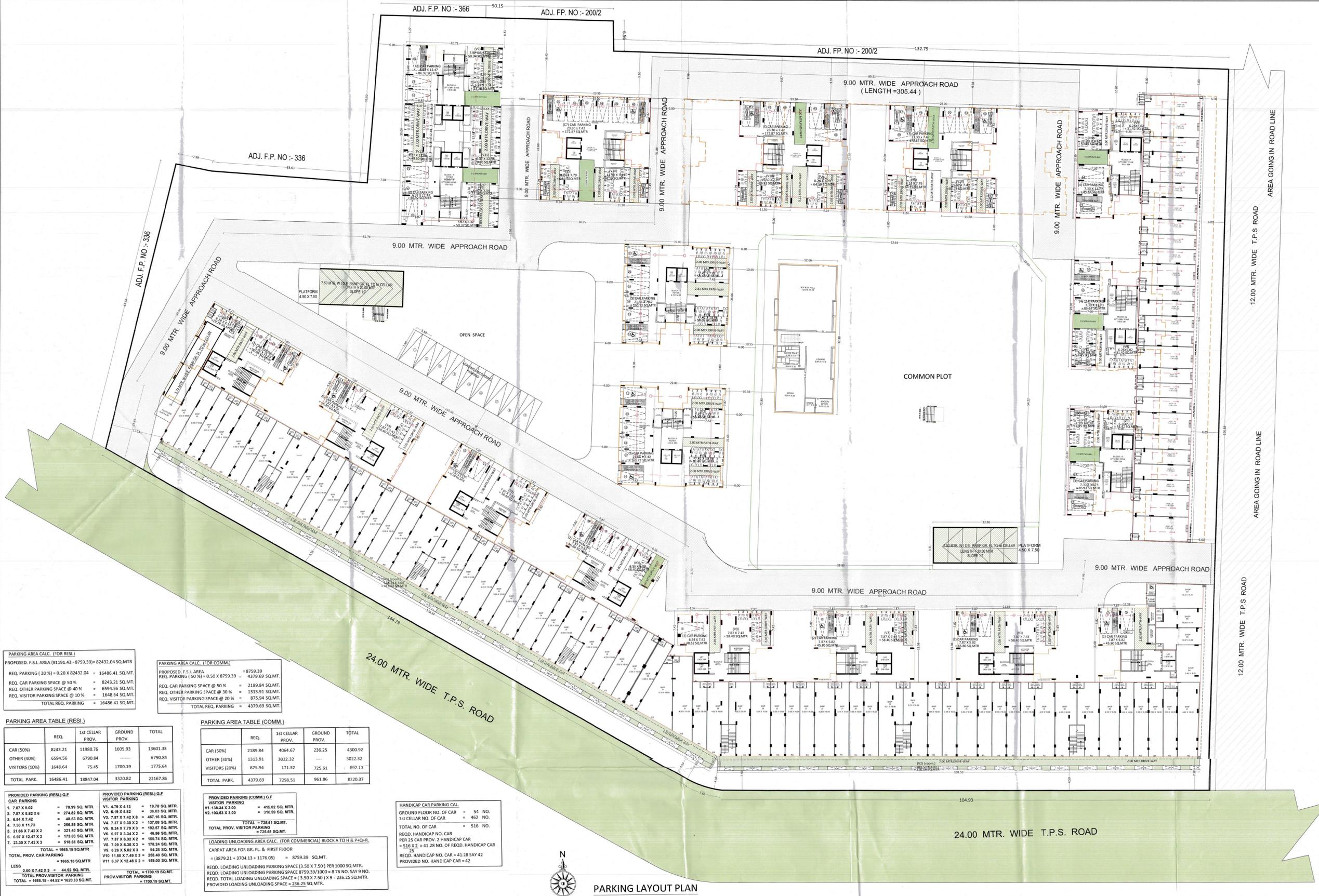
SCHEDULE FOR OPENING: D = 1.20 X 2.10, W = 2.45 X 1.80, TREAD = 1.00 X 2.10, V1 = 2.75 X 1.80, D2 = 0.75 X 2.10, V = 0.60 X 0.60, FFD = 0.90 X 2.10, SD = 3.24 X 2.60. COMM. STAIR DETAILS: WIDTH = 1.52 MTR, TREAD = 0.30 MTR, RISER = 0.16 MTR. RESI. STAIR DETAILS: WIDTH = 2.00 MTR, TREAD = 0.30 MTR, RISER = 0.16 MTR.

COLOUR CODE: PERC. WELL ROAD, SPRINKLER, PROP. DRAINAGE, PLOT BOUND., COMM. PLOT, TREE, CONTAINER, APPROVED.

DEVELOPER: For Shaligram Properties LLP. OWNER: MAHESH N. DORGA. STR. ENGINEER: JIGAR G. SHAH. ENGINEER: SAVALIA KAMESHBHAI P.

APPROVED stamp and signature of Assistant Town Planner, Ahmedabad Urban Development Authority. Includes date 02-7-2021 and note 'Note Approved by Chairman'.

Final plan boundary and allotment of final plot is subject to verification by Town Planning Officer. Owner is fully responsible for open marginal space and road line Partion.



PARKING AREA CALC. (FOR RES.)

PROPOSED, F.S.I. AREA (91191.43 - 8759.39) = 82432.04 SQ.MTR
 REQ. PARKING (20%) = 0.20 X 82432.04 = 16486.41 SQ.MTR.
 REQ. CAR PARKING SPACE @ 50% = 8243.21 SQ.MTR.
 REQ. OTHER PARKING SPACE @ 40% = 6594.56 SQ.MTR.
 REQ. VISITOR PARKING SPACE @ 10% = 1648.64 SQ.MTR.
 TOTAL REQ. PARKING = 16486.41 SQ.MTR.

PARKING AREA TABLE (RES.)

	REQ.	1st CELLAR PROV.	GROUND PROV.	TOTAL
CAR (50%)	8243.21	11980.76	1605.93	13601.38
OTHER (40%)	6594.56	6790.84	---	6790.84
VISITORS (10%)	1648.64	75.45	1700.19	1775.64
TOTAL PARK.	16486.41	18847.04	3320.82	22167.86

PROVIDED PARKING (RES.) G.F.

CAR PARKING
 1. 7.87 X 8.02 = 70.99 SQ. MTR.
 2. 7.87 X 8.02 X 6 = 274.82 SQ. MTR.
 3. 6.84 X 7.42 = 48.83 SQ. MTR.
 4. 7.30 X 11.73 = 258.89 SQ. MTR.
 5. 21.48 X 7.42 X 2 = 221.42 SQ. MTR.
 6. 6.87 X 12.47 X 2 = 173.83 SQ. MTR.
 7. 23.30 X 7.42 X 3 = 518.66 SQ. MTR.
 TOTAL = 1665.15 SQ. MTR.
 LESS: 2.80 X 7.42 X 3 = 44.52 SQ. MTR.
 TOTAL PROV. VISITOR PARKING = 1665.15 - 44.52 = 1620.63 SQ. MTR.

PROVIDED PARKING (COMM.) G.F.

VISITOR PARKING
 V1. 4.79 X 4.13 = 19.78 SQ. MTR.
 V2. 6.19 X 5.82 = 36.03 SQ. MTR.
 V3. 7.87 X 7.42 X 8 = 467.16 SQ. MTR.
 V4. 7.37 X 9.30 X 2 = 137.08 SQ. MTR.
 V5. 8.24 X 7.78 X 3 = 192.87 SQ. MTR.
 V6. 6.87 X 3.34 X 2 = 46.56 SQ. MTR.
 V7. 7.87 X 6.52 X 2 = 103.74 SQ. MTR.
 V8. 7.88 X 6.38 X 3 = 179.24 SQ. MTR.
 V9. 6.26 X 5.02 X 3 = 94.29 SQ. MTR.
 V10. 11.50 X 7.49 X 3 = 258.49 SQ. MTR.
 V11. 6.37 X 12.48 X 2 = 159.00 SQ. MTR.
 TOTAL = 1700.19 SQ. MTR.
 PROV. VISITOR PARKING = 1700.19 SQ. MTR.

PARKING AREA CALC. (FOR COMM.)

PROPOSED, F.S.I. AREA = 8759.39
 REQ. PARKING (50%) = 0.50 X 8759.39 = 4379.69 SQ.MTR.
 REQ. CAR PARKING SPACE @ 50% = 2189.84 SQ.MTR.
 REQ. OTHER PARKING SPACE @ 30% = 1313.91 SQ.MTR.
 REQ. VISITOR PARKING SPACE @ 20% = 875.94 SQ.MTR.
 TOTAL REQ. PARKING = 4379.69 SQ.MTR.

PARKING AREA TABLE (COMM.)

	REQ.	1st CELLAR PROV.	GROUND PROV.	TOTAL
CAR (50%)	2189.84	4064.67	236.25	4300.92
OTHER (30%)	1313.91	3022.32	---	3022.32
VISITORS (20%)	875.94	171.52	725.61	897.13
TOTAL PARK.	4379.69	7258.51	961.86	8220.37

PROVIDED PARKING (COMM.) G.F.

VISITOR PARKING
 V1. 138.24 X 3.00 = 415.02 SQ. MTR.
 V2. 103.63 X 3.00 = 310.89 SQ. MTR.
 TOTAL = 725.91 SQ. MTR.

LOADING UNLOADING AREA CALC. (FOR COMMERCIAL) BLOCK A TO H & P+CHL.

CARPAT AREA FOR GR. FL. & FIRST FLOOR
 = (3879.21 + 3704.13 + 1176.05) = 8759.39 SQ.MTR.
 REQ. LOADING UNLOADING PARKING SPACE (3.50 X 7.50) PER 1000 SQ.MTR.
 REQ. LOADING UNLOADING PARKING SPACE 8759.39/1000 = 8.76 NO. SAY 9 NO.
 REQ. TOTAL LOADING UNLOADING SPACE = (3.50 X 7.50) X 9 = 236.25 SQ.MTR.
 PROVIDED LOADING UNLOADING SPACE = 236.25 SQ.MTR.

HANDICAP CAR PARKING CALC.

GROUND FLOOR NO. OF CAR = 54 NO.
 1st CELLAR NO. OF CAR = 462 NO.
 TOTAL NO. OF CAR = 516 NO.
 REQ. HANDICAP NO. CAR PER 25 CAR PROV. 2 HANDICAP CAR = 516 X 2 = 41.28 NO. OF REQ. HANDICAP CAR = 42.
 REQ. HANDICAP NO. CAR = 41.28 SAY 42
 PROVIDED NO. HANDICAP CAR = 42

PROVIDED PARKING (RES.) G.F. VISITOR PARKING

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 7. 23.30 X 7.42 X 3 = 518.66 SQ. MTR.
 TOTAL = 1665.15 SQ. MTR.
 LESS: 2.80 X 7.42 X 3 = 44.52 SQ. MTR.
 TOTAL PROV. VISITOR PARKING = 1665.15 - 44.52 = 1620.63 SQ. MTR.

PROVIDED PARKING (COMM.) G.F. VISITOR PARKING

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 V10. 11.50 X 7.49 X 3 = 258.49 SQ. MTR.
 V11. 6.37 X 12.48 X 2 = 159.00 SQ. MTR.
 TOTAL = 1700.19 SQ. MTR.
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 REQ. LOADING UNLOADING PARKING SPACE 8759.39/1000 = 8.76 NO. SAY 9 NO.
 REQ. TOTAL LOADING UNLOADING SPACE = (3.50 X 7.50) X 9 = 236.25 SQ.MTR.
 PROVIDED LOADING UNLOADING SPACE = 236.25 SQ.MTR.



PARKING LAYOUT PLAN
 SCALE 1:2

SCHEDULE FOR OPENING

ITEM	DESCRIPTION	WIDTH	DEPTH	THICKNESS	RISE
D1	3.00 X 2.10	3.00	2.10	0.15	0.15
D2	2.00 X 2.10	2.00	2.10	0.15	0.15
D3	1.50 X 2.10	1.50	2.10	0.15	0.15
D4	1.00 X 2.10	1.00	2.10	0.15	0.15
D5	0.50 X 2.10	0.50	2.10	0.15	0.15

COMMON STAIR DETAILS

ITEM	DESCRIPTION	WIDTH	DEPTH	THICKNESS	RISE
C1	1.50 MTR. WIDE	1.50	1.50	0.15	0.15
C2	1.00 MTR. WIDE	1.00	1.00	0.15	0.15

DEVELOPER
 Savalia Kamleshbhai P. For Shaligram Corporation
 Reg. No. AUDA/ENG/11140V/0212241003
 B. Shaligram Bunglows,
 Thaltej - Shilaj Road, Thaltej Abad-59

For Shaligram Properties LLP
 Designated Partner
JIGAR G. SHAH
 REG. NO. AUDA_80-1287
 10/10, THE TOWER,
 BKL KESHAV SAIGU PARTY PLOT,
 VASTRAPUR, AHMEDABAD.

OWNER
 MAHESH P. VINGA
 C-201, Samarth Residency
 opp. Shaligram Bunglows
 Bopal, Ahmedabad
 AUDA/ENG/01128
ENGINEER

C.O.W.
 I am hereby approved under section 13(1) of the Gujarat Urban Development Act, 1964 and the Gujarat Urban Development (Amendment) Act, 1982. The plan is approved subject to the conditions specified in the plan and the provisions of the Act and the rules thereunder.

APPROVED
 As authorized by the Gujarat Urban Development Authority, Ahmedabad, the undersigned hereby certifies that the plan is approved under section 13(1) of the Gujarat Urban Development Act, 1964 and the Gujarat Urban Development (Amendment) Act, 1982.
 17-08-2021
 325
 Discharge by Chairman
 Assistant Town Planner
 Ahmedabad Urban Development Authority
 Ahmedabad.