S.E.W.S DENSITY			
10000 Sq. Mtrs	(1 Hector)	600	Units
16846 Sq. Mtrs		1010	Units
Provided Units		945	Units

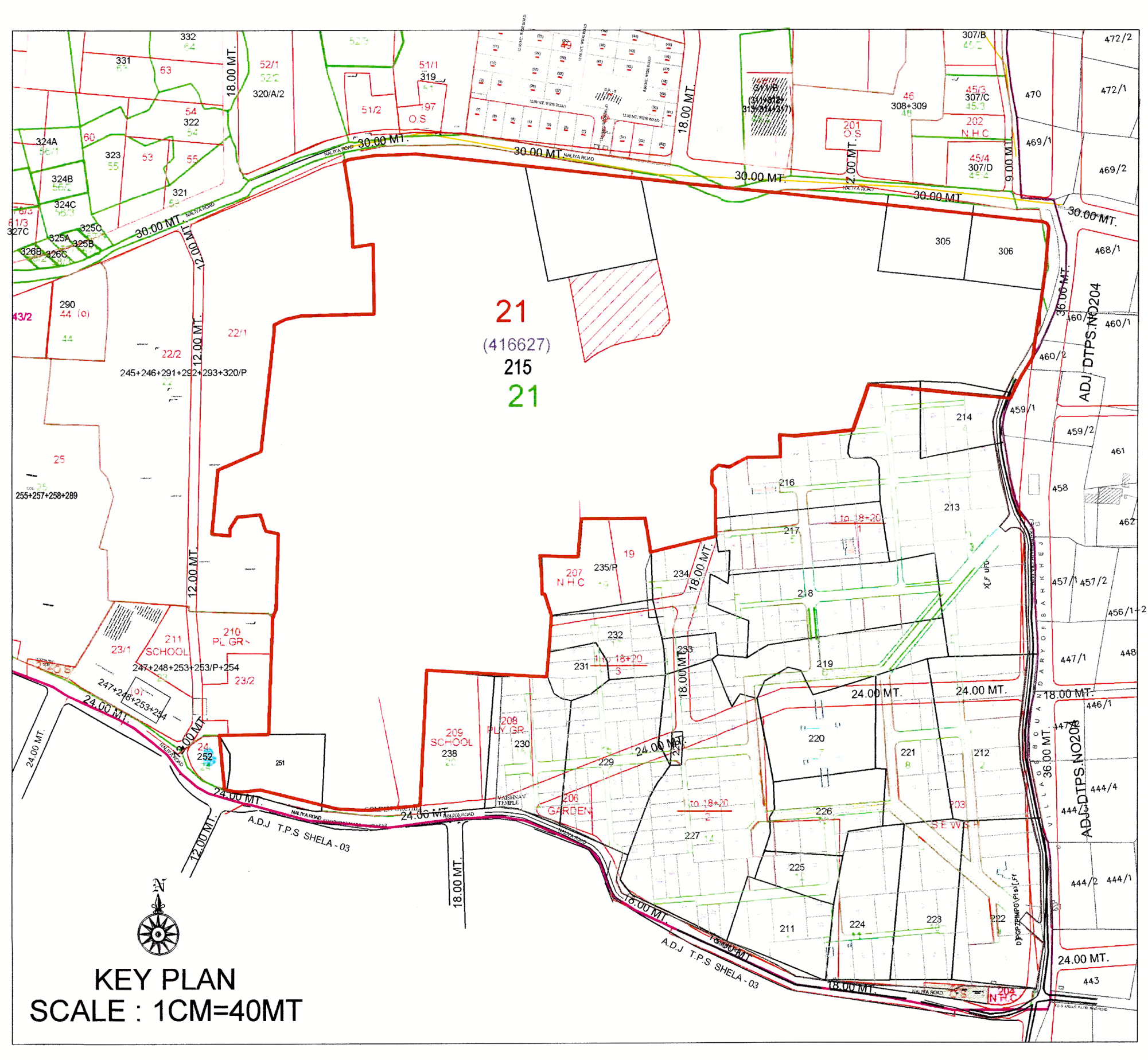
PAYMENT F.S.I. OF S.E.W.S.		
PERMISABLE F.S.I. REGULAR	1 : 1	16846.00
PERMISABLE F.S.I. PAYMENT	0.50	8423.00
PAYMENT PERMISABLE F.S.I. EXTRA (TOTAL USED F.S.I 575825.87)	0.05	28791.29
TOTAL PERMISABLE FSI AREA OF SEWS : -		**54060.29**

APPROVED + EXISTING + REVISED : USED F.S.I. AREA OF S.E.W.S	
APPROVED + EXIST. USED S.E.W.S F.S.I. AREA OF BLOCK Q TO Z	47962.15
(CMP/5434/1/2018/28) USED F.S.I. AREA OF TWIN BUNGLOW	300.96
(CMP/5491/5/2018/233) USED F.S.I. AREA OF INDIVIDUAL BUNGLOW (SERVANT ROOM + TOILET) (9.62 x 68 Units)	654.16
APPROVED USED F.S.I. AREA IN TOWER K & L (SERVANT ROOM + TOILET) (8.47 x 136 Units)	1151.92
(CMP/5491/5/2018/233) USED F.S.I. AREA OF INDIVIDUAL BUNGLOW (SERVANT ROOM + TOILET) (27.92 X 2 Units)	55.84
(CMP/5491/5/2018/233) USED F.S.I. AREA OF INDIVIDUAL BUNGLOW (SERVANT ROOM + TOILET) (9.92 X 1 Units)	9.92
APPROVED USED F.S.I. AREA IN TOWER Z3 (SERVANT ROOM + TOILET) (7.46 x 38 Units) + (8.07 x 2 Units)	299.62
APPROVED USED F.S.I. AREA IN TOWER Z9 & Z10 (SERVANT ROOM + TOILET) (8.24 x 208 Units) + (11.86 x 16 Units)	1903.68
REVISED USED F.S.I. AREA IN TOWER Z11 (SERVANT ROOM + TOILET) (12.645 x 64 Units) + (13.59 x 64 Units)	1679.04
TOTAL APPR. + EXIST. + REVI. F.S.I. AREA OF S.E.W.S : -	**54017.29**
BALANCE EXTRA F.S.I. OF S.E.W.S. : -	43.00

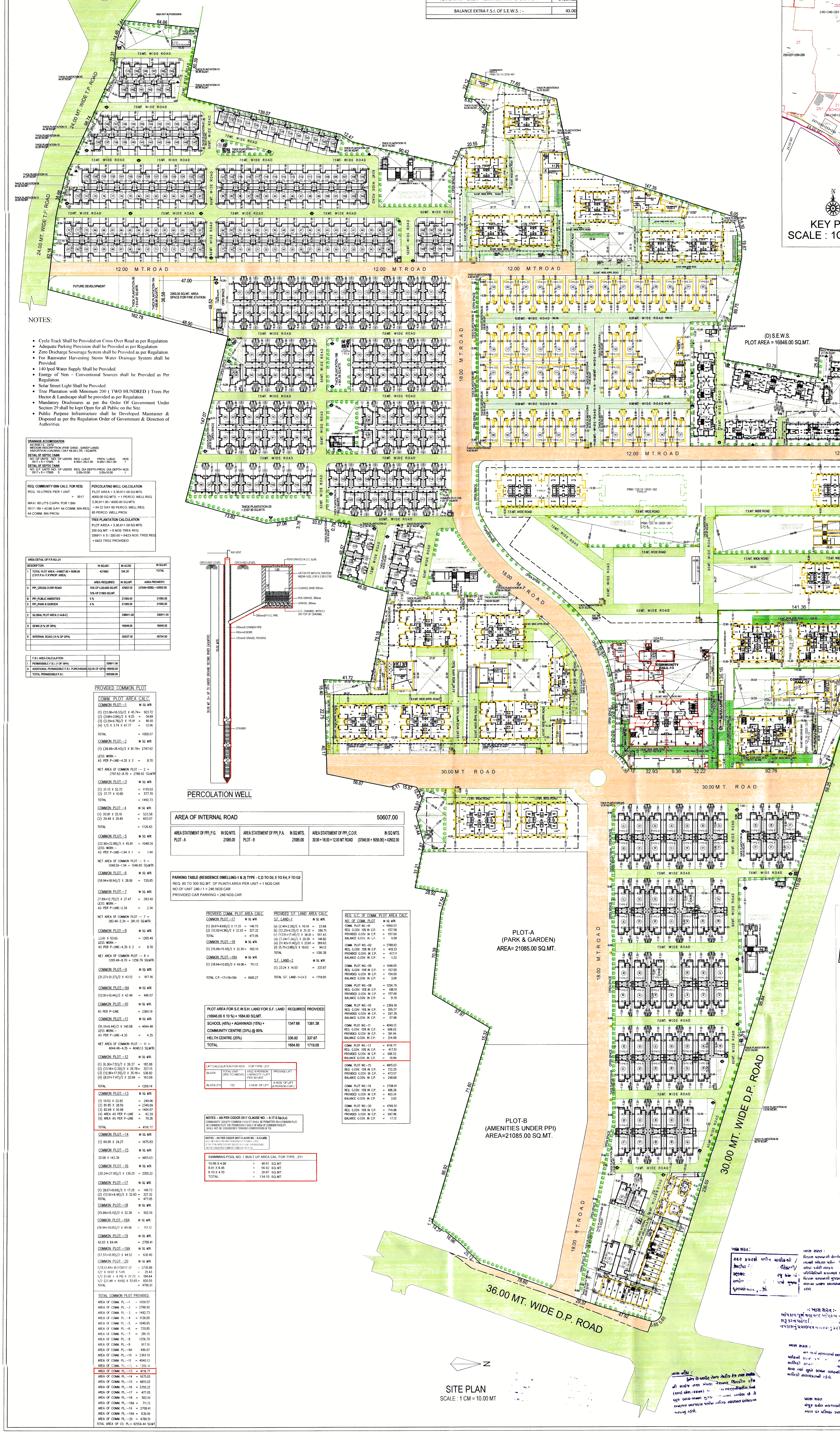
DETAIL OF SLUM REDEVELOPMENT PLOT	RIGHTS OF TDR FSI (RS) OF SLUM REDEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	RECIPIENT PLOT WHERE PROPOSED TDR TO BE USED	JANTRY RATE OF RECIPIENT PLOT (RS. PER SQ.MTS.)	ACTUAL TDR FSI AVAILABLE TO RECIPIENT PLOT (PROPSENATE AS PER JANTRY)
T.P.-21 (AMBAVADI), F.P.-482+483/P+490/P (Bhudarpura na chhapara)	Rs. 38,44,40,875/-	01 (SHELA) F.P.NO-21	Rs. 2275/-	38,44,40,875 / 2275 = 1,68,985.00 SQ. MTS.

CONDITION FOR F.S.I. WRT T.D.R.

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN WITH SUBJECT TO CONDITION THAT, THE CONSTRUCTION OF T.D.R. F.S.I. 1,68,985.00 SQ.MT. FROM SLUM PLOT T.P.-21(Ambavadi),F.P.-482+483/P+490/P, (Indiranagar na chhapara) SHOWN IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING B.U. PERMISSION OF SLUM PLOT.



KEY PLAN
SCALE : 1CM=40MT


24.00 MT. WIDE T.P. ROAD
7.5MT. WIDE ROAD
12.00 M T. R O A D
FUTURE DEVELOPMENT
THICK PLANTATION-56 = 814.67 SQ.MTR.
THICK PLANTATION-19A = 498.88 SQ.MTR.
2000.00 SQ.MT. AREA SPACE FOR FIRE STATION
(D) S.E.W.S. PLOT AREA = 16846.00 SQ.MT.
30.00 MT. WIDE D.P. ROAD
18.00 M T. ROAD
30.00 M T. ROAD
PLOT-A (PARK & GARDEN) AREA=21085.00 SQ.MT.
PLOT-B (AMENITIES UNDER PPI) AREA=21085.00 SQ.MT.
36.00 MT. WIDE D.P. ROAD
COMMUNITY HALL-2 PRM / 93 / 4 / 2018 / 441
STAINER
PERCOLATION WELL

SITE PLAN
SCALE : 1 CM = 10.00 MT

NOTES:

- Cycle Track Shall be Provided on Cross Over Road as per Regulation.
- Adequate Parking Provision shall be Provided as per Regulation
- Zero Discharge Sewerage System shall be Provided as per Regulation.
- For Rainwater Harvesting Storm Water Drainage System shall be Provided.
- 140 lped Water Supply Shall be Provided.
- Energy of Non – Conventional Sources shall be Provided as Per Regulation.
- Solar Street Light Shall be Provided.
- Tree Plantation with Minimum 200 (TWO HUNDRED) Trees Per Hector & Landscape shall be provided as per Regulation.
- Mandatory Disclosures as per the Order Of Government Under Section 29 shall be kept Open for all Public on the Site.
- Public Purpose Infrastructure shall be Developed Maintainer & Disposed as per the Regulation Order of Government & Direction of Authorities.

DRAINAGE ACCOMODATION
AS PER I.S. : 2470
MEDIUM ABSORPTION (FINE SAND , SANDY LAND)
ABSORTION LOADING / DAY 68.50 LTR. / SQ.MTR.

DETAIL OF SEPTIC TANK

NO. OF UNITS	NO. OF USERS	REQ. LxBxD	PROV. LxBxD	NOS
3517 x 5 = 17585	5	6.00x1.35x1.00	6.00x1.35x1.00	1

DETAIL OF SEPTIC TANK

NO. G.F. UNITS	NO. OF USERS	REQ. DIA DEPTH	PROV. DIA DEPTH	NOS
3517 x 5 = 17585	5	3.00x10.00	3.00x10.00	1

REQ. COMMUNITY BIN CALC. FOR RESI.
REQ. 10 LITRES PER 1 UNIT
= 3517
MAXI. 80 LIT'S CAPA. FOR 1 BIN
3517 / 80 = 43.96 SAY 44 COMM. BIN REQ.
44 COMM. BIN PROV.

PERCOLATING WELL CALCULATION
PLOT AREA = 3,36,911.00 SQ MTS.
4000.00 SQ MTS. = 1 PERCO. WELL REQ.
3,36,911.00 / 4000.00 SQ MTS.
= 84.22 SAY 85 PERCO. WELL REQ.
85 PERCO. WELL PROV.

TREE PLANTATION CALCULATION
PLOT AREA = 3,36,911.00 SQ MTS.
200 SQ.MT. = 5 NOS TREE REQ.
336911 X 5 / 200.00 = 8423 NOS. TREE REQ.
= 8423 TREE PROVIDED

AREA DETAIL OF F.P.NO.-21				
DESCRIPTION		IN SQ.MT.	IN ACRE	IN SQ.MT.
1	TOTAL PLOT AREA - 416627.00 + 5056.00 (T.P.F.P.A.+T.P.PROP. AREA)	421683	104.20	TOTAL
		AREA REQUIRED	IN SQ.MT.	AREA PROVIDED
A	PPI_CROSS OVER ROAD	10% OF 4,00,000 SQ.MT. 12% OF 21683 SQ.MT.	42602.00	(37546+5056) = 42602.00
B	PPI_PUBLIC AMENITIES	5 %	21085.00	21085.00
C	PPI_PARK & GARDEN	5 %	21085.00	21085.00
2	GLOBAL PLOT AREA (1-A-B-C)		336911.00	336911.00
D	SEWS (5 % OF GPA)		16846.00	16846.00
E	INTERNAL ROAD (15 % OF GPA)		50537.00	50754.00

	F.S.I. AREA CALCULATION		
i	PERMISSIBLE F.S.I. (1 OF GPA)		336911.00
iii	ADDITIONAL PERMISSIBLE F.S.I. PURCHASABLE(0.50 OF GPA)		168455.50
	TOTAL PERMISSIBLE F.S.I.		505366.50

PROVIDED COMMON PLOT

COMM. PLOT AREA CALC.

COMMON PLOT:-1 IN SQ. MTR.
(1) (22.06+18.33)/2 X 45.74= 923.72
(2) (3.66+3.84)/2 X 9.25 = 34.69
(3) (3.29+6.78)/2 X 15.91 = 80.10
(4) 1/2 X 3.74 X 47.77 = 12.06
TOTAL = 1050.57

COMMON PLOT:-2 IN SQ. MTR.
(1) (39.98+28.43)/2 X 81.79= 2797.62
LESS WORK:-
AS PER P-LINE-4.35 X 2 = 8.70
NET AREA OF COMMON PLOT :- 2 =
2797.62-8.70 = 2788.92 SQ.MTR

COMMON PLOT:-3 IN SQ. MTR.
(1) 21.15 X 52.72 = 1115.03
(2) 37.77 X 10.00 = 377.70
TOTAL = 1492.73

COMMON PLOT:-4 IN SQ. MTR.
(1) 20.81 X 25.16 = 523.58
(2) 29.49 X 20.45 = 603.07
TOTAL = 1126.65

COMMON PLOT:-5 IN SQ. MTR.
(22.90+22.88)/2 X 45.81 = 1048.59
LESS WORK:-
AS PER P-LINE-1.94 X 1 = 1.94
NET AREA OF COMMON PLOT :- 5 =
1048.59-1.94 = 1046.65 SQ.MTR.

COMMON PLOT:-6 IN SQ. MTR.
(18.94+18.94)/2 X 38.06 = 720.85

COMMON PLOT:-7 IN SQ. MTR.
(7.89+12.75)/2 X 27.47 = 283.49
LESS WORK:-
AS PER P-LINE-2.34 = 2.34
NET AREA OF COMMON PLOT :- 7 =
283.49-2.34 = 281.15 SQ.MTR.

COMMON PLOT:-8 IN SQ. MTR.
23.61 X 53.60 = 1265.49
LESS WORK:-
AS PER P-LINE-4.35 X 2 = 8.70
NET AREA OF COMMON PLOT :- 8 =
1265.49-8.70 = 1256.79 SQ.MTR.

COMMON PLOT:-9 IN SQ. MTR.
(21.27+21.27)/2 X 43.12 = 917.16

COMMON PLOT:-9A IN SQ. MTR.
(12.91+10.44)/2 X 42.49 = 496.07

COMMON PLOT:-10 IN SQ. MTR.
AS PER P-LINE = 2369.19

COMMON PLOT:-11 IN SQ. MTR.
(51.10+6.44)/2 X 140.58 = 4044.48
LESS WORK:-
AS PER P-LINE-4.35 = 4.35
NET AREA OF COMMON PLOT :- 11 =
4044.48-4.35 = 4040.13 SQ.MTR.

COMMON PLOT:-12 IN SQ. MTR.
(1) (6.30+7.51)/2 X 26.37 = 182.08
(2) (13.18+12.20)/2 X 25.78= 327.15
(3) (12.96+17.55)/2 X 35.19= 536.82
(4) (8.07+7.47)/2 X 20.99 = 163.09
TOTAL = 1209.14

COMMON PLOT:-13 IN SQ. MTR.
(1) 10.52 X 22.82 = 240.06
(2) 81.85 X 28.59 = 2340.09
(3) 82.69 X 16.98 = 1404.07
(4) AREA AS PER P-LINE = 62.29
(5) AREA AS PER P-LINE = 70.26
TOTAL = 4116.77

COMMON PLOT:-14 IN SQ. MTR.
(1) 69.05 X 24.27 = 1675.83

COMMON PLOT:-15 IN SQ. MTR.
33.58 X 143.39 = 4815.03

COMMON PLOT:-16 IN SQ. MTR.
(20.24+27.95)/2 X 139.25 = 3355.22

COMMON PLOT:-17 IN SQ. MTR.
(1) (8.67+8.69)/2 X 17.25 = 149.73
(2) (12.92+6.96)/2 X 32.93 = 327.32
TOTAL = 477.05

COMMON PLOT:-18 IN SQ. MTR.
(15.99+15.10)/2 X 32.30 = 502.10

COMMON PLOT:-18A IN SQ. MTR.
(18.94+10.05)/2 X 49.06 = 711.12

COMMON PLOT:-19 IN SQ. MTR.
42.03 X 64.44 = 2708.41

COMMON PLOT:-19A IN SQ. MTR.
(17.37+10.95)/2 X 44.52 = 630.40

COMMON PLOT:-20 IN SQ. MTR.
1/2(33.49+30.17)X117.37 = 3735.89
1/2 X 10.07 X 5.05 = 25.43
1/2 (5.00 + 4.79) X 37.72 = 184.64
1/2 (22.48 + 8.69) X 52.65 = 820.55
TOTAL = 4766.51

TOTAL COMMON PLOT PROVIDED.
AREA OF COMM. PL.:-1 = 1050.57
AREA OF COMM. PL.:-2 = 2788.92
AREA OF COMM. PL.:-3 = 1492.73
AREA OF COMM. PL.:-4 = 1126.65
AREA OF COMM. PL.:-5 = 1046.65
AREA OF COMM. PL.:-6 = 720.85
AREA OF COMM. PL.:-7 = 281.15
AREA OF COMM. PL.:-8 1256.79
AREA OF COMM. PL.:-9 917.16
AREA OF COMM. PL.:-9A 496.07
AREA OF COMM. PL.:-10 = 2369.19
AREA OF COMM. PL.:-11 = 4040.13
AREA OF COMM. PL.:-12 = 1209.14
AREA OF COMM. PL.:-13 = 4116.77
AREA OF COMM. PL.:-14 = 1675.83
AREA OF COMM. PL.:-15 = 4815.03
AREA OF COMM. PL.:-16 = 3355.22
AREA OF COMM. PL.:-17 = 477.05
AREA OF COMM. PL.:-18 = 502.10
AREA OF COMM. PL.:-18A = 711.12
AREA OF COMM. PL.:-19 = 2708.41
AREA OF COMM. PL.:-19A = 630.40
AREA OF COMM. PL.:-20 = 4766.51
TOTAL AREA OF CO. PL.= 42554.44 SQ.MT.

AREA OF INTERNAL ROAD		50607.00
AREA STATEMENT OF PPI_P.G. IN SQ MTS. PLOT - A 21085.00	AREA STATEMENT OF PPI_P.A. IN SQ MTS. PLOT - B 21085.00	AREA STATEMENT OF PPI_C.O.R. IN SQ MTS. 30.00 + 18.00 + 12.00 MT ROAD (37546.00 + 5056.00) = 42602.00

PARKING TABLE (RESIDENCE DWELLING-1 & 2) TYPE - C,D TO D2, E TO E4, F TO G2
REQ. 80 TO 300 SQ.MT. OF PLINTH AREA PER UNIT = 1 NOS CAR
NO OF UNIT 246 / 1 = 246 NOS CAR
PROVIDED CAR PARKING = 246 NOS CAR

PROVIDED COMM. PLOT AREA CALC.

COMMON PLOT:-17 IN SQ. MTR.
(1) (8.67+8.69)/2 X 17.25 = 149.73
(2) (12.92+6.96)/2 X 32.93 = 327.32
TOTAL = 477.05

COMMON PLOT:-18 IN SQ. MTR.
(1) (15.99+15.10)/2 X 32.30 = 502.10

COMMON PLOT:-18A IN SQ. MTR.
(1) (18.94+10.05)/2 X 49.06 = 711.12

TOTAL C.P.-17+18+18A = 1690.27

PROVIDED S.F. LAND AREA CALC.

S.F. LAND-1 IN SQ. MTR.
(a) (2.40+2.29)/2 X 10.10 = 23.68
(b) (12.25+6.25)/2 X 31.32 = 289.71
(c) (13.51+17.45)/2 X 36.01 = 557.43
(d) (7.24+7.24)/2 X 20.28 = 146.82
(e) (11.42+11.42)/2 X 23.61 = 269.62
(f) (5.71+3.88)/2 X 19.63 = 94.12
TOTAL = 1381.38

S.F. LAND-2 IN SQ. MTR.
(1) 23.24 X 14.53 = 337.67

TOTAL S.F. LAND-1+2+3 = 1719.05

REQ. G.C. OF COMM. PLOT AREA CALC.

NO. OF COMM. PLOT IN SQ. MTR.
COMM. PLOT NO.-01 = 1050.57
REQ. G.COV. 15% IN C.P. = 157.58
PROVIDED G.COV. IN C.P. = 157.00
BALANCE G.COV. IN C.P. = 0.58

COMM. PLOT NO.-02 = 2788.92
REQ. G.COV. 15% IN C.P. = 418.33
PROVIDED G.COV. IN C.P. = 417.11
BALANCE G.COV. IN C.P. = 1.22

COMM. PLOT NO.-05 = 1046.65
REQ. G.COV. 15% IN C.P. = 157.00
PROVIDED G.COV. IN C.P. = 154.00
BALANCE G.COV. IN C.P. = 3.00

COMM. PLOT NO.-08 = 1256.79
REQ. G.COV. 15% IN C.P. = 188.51
PROVIDED G.COV. IN C.P. = 157.00
BALANCE G.COV. IN C.P. = 31.51

COMM. PLOT NO.-10 = 2369.19
REQ. G.COV. 15% IN C.P. = 355.37
PROVIDED G.COV. IN C.P. = 297.39
BALANCE G.COV. IN C.P. = 57.98

COMM. PLOT NO.-11 = 4040.13
REQ. G.COV. 15% IN C.P. = 606.02
PROVIDED G.COV. IN C.P. = 391.94
BALANCE G.COV. IN C.P. = 214.08

COMM. PLOT NO.-13 = 4116.77
REQ. G.COV. 15% IN C.P. = 617.51
PROVIDED G.COV. IN C.P. = 606.52
BALANCE G.COV. IN C.P. = 10.99

COMM. PLOT NO.-15 = 4815.03
REQ. G.COV. 15% IN C.P. = 722.25
PROVIDED G.COV. IN C.P. = 473.57
BALANCE G.COV. IN C.P. = 248.68

COMM. PLOT NO.-19 = 2708.41
REQ. G.COV. 15% IN C.P. = 406.26
PROVIDED G.COV. IN C.P. = 403.24
BALANCE G.COV. IN C.P. = 3.02

COMM. PLOT NO.-20 = 4766.51
REQ. G.COV. 15% IN C.P. = 714.98
PROVIDED G.COV. IN C.P. = 697.86
BALANCE G.COV. IN C.P. = 17.12

PLOT AREA FOR S.E.W.S.H. LAND FOR S.F. LAND (16846.00 X 10 %) = 1684.60 SQ.MT.	REQUIRED	PROVIDED
SCHOOL (45%) + AGANWADI (15%) + COMMUNITY CENTRE (20%) @ 80%	1347.68	1381.38
HELTH CENTRE (20%)	336.92	337.67
TOTAL	1684.60	1719.05

LIFT CALCULATION FOR RESI. - FOR TYPE - Z11			
BLOCK	TOTAL UNIT (3RD TO ABOVE)	REQ. 6 PERSON CAPIACITY 1 LIFT PER 30 UNIT	PROVIDE LIFT
BLOCK-Z11	132	5 NOS. OF LIFT	6 NOS. OF LIFT (8 PERSON CAP.)

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.17.5.5(a,b,c)
COMMUNITY/ SOCIETY COMMON FACILITY SHALL BE PERMITTED ON A COMMON PLOT. IN COMMON PLOT THE PERMISSIBLE BUILT UP AREA OF COMMON FACILITY SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

NOTES :- AS PER CGDCR 2017 CLAUSE NO. :- 6.3.2 (4/B)
HOLLOW PLINTH CAN HAVE PROVISION FOR ENTRANCE FOYER IF THE TOTAL AREA DOES NOT EXCEED 16.50 SQ.M. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI.

SWIMMING POOL NO.-7 BUILT UP AREA CAL. FOR TYPE - Z11
10.66 X 4.56 = 48.61 SQ.MT.
8.81 X 6.45 = 56.82 SQ.MT.
6.10 X 4.70 = 28.67 SQ.MT.
TOTAL = 134.10 SQ.MT.

PRM / 69 / 8 / 2022 / 134 DATE / 29 / AUG / 2022	LAYOUT PLAN SHEET NO:- 01/13
RE. REVI. PLAN SHOWING PROPOSED TOWNSHIP ON F.P. NO :- 21 , BLOCK NO :- 215,251,305,306 , O.P. NO:- 21 , DRAFT T.P.S. NO:- 1 (SHELA) , VILLAGE - SHELA TALUKA- SANAND	DIST-AHMEDABAD
SCALE:-1CM=10.00 MTR.	TYPE - Z11 COMMUNITY HALL -13 , & S.CABIN & S.POOL & STAIR CABIN
ZONE: TOWNSHIP	USE: RESIDENCE

AREA TABLE	TOTAL
O.P. PLOT AREA	4,21,683.00
LESS (CROSS OVER ROAD + PPI) (42602.00 + 21085.00 + 21085.00)	84,772.00
NET PLOT AREA	3,36,911.00
REQ. COMM. PLOT @ 10%	33691.10
PROVI. COMM. PLOT	42554.44
EXI.+APPR.+REVI. B. UP AREA ON GR. FL.(TYPE-A TO Z11 & C.H.-1 TO C.H.-13 & S.C.,C.R.&S.P.)	88098.59
REQ. OF INTERNAL ROAD @ 15%	50537.00
PROVI. AREA OF INTERNAL ROAD	50607.00

F.S.I. AREA TABLE (REGULAR)	TOTAL
NET PLOT AREA	3,36,911.00
PERMI. F.S.I. AREA @ 1 %	3,36,911.00
USED EXI.+REVI. REG. F.S.I. AREA (TYPE - A,A11,B,B11,C,D,D1,D2,D3E TO E4,F TO G2)RESI. BUNG.	1,16,150.49
USED EXI.+APPR. REG. F.S.I. AREA (TYPE -A1,A2,B1,B2,C1,C2,J2,K,L&Z5TOZ8&Z11)RESI. HIGH RISED.	1,93,603.35
USED APPR. REG. F.S.I. AREA (TYPE - M TO P) COMM. & JAIN TEMPLE	4747.15
USED EXISTING REG. F.S.I. AREA (TYPE - Q TO Z) (S.E.W.S.)	16567.10
USED EXI.+REVI.+APPR. REG. F.S.I. AREA (TYPE - CH-1 TO CH-10+SCH.+AGAN+H.C.&S.C.)	5842.91
TOTAL USED PROPOSED F.S.I. AREA	3,36,911.00
BALANCED F.S.I. AREA	0.00

F.S.I. AREA TABLE (PAYMENT)	TOTAL
NET PLOT AREA	3,36,911.00
PERMI. PAYMENT F.S.I. AREA @ 0.50 %	1,68,455.50
USED EXI.+APPR.+REVI. PAYMENT F.S.I. AREA (TYPE -H,H3,K,M1,T+U,V+W+X, X1+X2+X3,Z1 TO Z4, Z8, Z9 & Z11)RESI. HIGH RISED (50935.50+6598.45+319.31+8423.00+ 24389.76+11735.52+14400.22+14096.48+12089.51+25467.75)	1,68,455.50

F.S.I. AREA TABLE (SLUM T.D.R.)	TOTAL
AVAILABLE SLUM T.D.R. F.S.I. AREA	1,68,985.00
APPROVED USED SLUM T.D.R. F.S.I. AREA (TYPE -Z9 & Z10)RESI. HIGH RISED(13847.42+25876.96)	39784.35
REVISED USED SLUM T.D.R. F.S.I. AREA (TYPE -Z11)RESI. HIGH RISED(30675.02)	30675.02
BALANCE SLUM T.D.R. F.S.I. AREA	98,525.63

TOTAL F.S.I. AREA TABLE (RESI. + S.E.W.S.)	
NET REGULAR F.S.I. AREA	336911.00
NET PAYMENT F.S.I. AREA IN RESIDENCE	168455.50
APPROVED USED SLUM T.D.R. F.S.I. AREA IN RESIDENCE	39784.35
REVISED USED SLUM T.D.R. F.S.I. AREA IN RESIDENCE	30675.02
USED PAY. F.S.I. AREA IN S.E.W.S (EXTRA 5%)	28748.29
TOTAL REGU. + PAY. + T.D.R. USED F.S.I.	6,04,574.16

NOTE-
ENGINEER IS FULLY RESPONSIBLE FOR LEAVING MARGINAL OPEN SPACE AND ROAD LINE PORTION

MEDIUM ABSORPTION SOIL(FINE SAND :SANDLY LOAM)
ABSORPTION LOADING PER DAY LIT/SQ.MT. (REQ. IS:2470)

RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO: 25.2 OF CGDCR 2017.

COLOUR NOTE:

PLOT BOUNDRY	▭	CROSS OVER ROAD	▭
PROPOSED WORK	▭	PUBLICK GARDEN	▭
ROAD	▭	INTERNAL ROAD	▭
PROPOSED DRAINAGE	▭	PUBLICK AMINITIES	▭
COMMON PLOT	▭	EXISTING WORK	▭
BASEMENT BOUNDRY	▭	EXISTING DRAINAGE	▭
TREE	▭	APPROVED WORK	▭
PAYMENT F.S.I.	▭	APPROVED DRAINAGE	▭
APPR. WORK TO BE REMOVE	▭		

WE SHALL INSTALL CCTV NETWORK IN PUBLIC AREAS OF BUILDINGS AND OTHER PLACES OF ENTERTAINMENT AS PER CLAUSE NO. 15.4 OF OF PART-3 OF C.G.D.C.R.

NOTES RELATED TO FIRE SAFETY.

(1) HYDRANT SYSTEM :
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.

THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT A DOWN-COMER. ONE RISER IS REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO, TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.

EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA. HOSE 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR THE FLOOR. HOSE-BOX WITH 15 METERS LONG 63 MM. DIA. HOSE AND 12.5 MM. BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.

FIRE - SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY.

A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS OF HYDRANT VALVES SHOULD BE INSTALLED AT THE TERRACE LEVEL.

OVERHEAD TANK REFILLING BYPASS CONNECTION SHOULD BE DONE AT THE TERRACE LEVEL.

THE OVERHEAD TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

(2) FIRE LIFT :
THE FIRE-LIFT AND ALL LIFTS SHOULD HAVE A PROVISION TO GROUND TO AUTOMATICALLY IN CASE OF ELECTRICITY FAILURE. EACH BUILDING SHOULD HAVE AT LEAST ONE LIFT AS A FIRE -LIFT AND IF THE BUILDING IS DIVIDED INTO A MORE PARTS THEN EACH PART SHOULD HAVE A FIRE-LIFT. LIFT-WELL SHOULD HAVE BLOWERS TO PRESSURIZE THE LIFT -WELL SO CONNECTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.

(3) FIRE ALARM:
FIRE ALARM CALL POINT TO BE INSTALLED AT EACH FLOOR WITH SOUNDERS CAPABLE OF BEING HEARD ALL THROUGHOUT THE BUILDING.

(4) FIRE EXTINGUISHERS :
ONE CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. AND ONE EXTINGUISHER OF 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO INSTALLED ON EACH FLOOR IN CASE OF COMMERCIAL BUILDING.
ONE CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 4.5 KG. WITH ISI MARK. OR TWO CARBON DIOXIDE (CO_2) TYPE EXTINGUISHER OF 2 KG. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK TYPE EXTINGUISHER ON ALTERNATE FLOOR IN CASE OF RESIDENTIAL BUILDINGS.
IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE THESE EXTINGUISHERS INSTALLED.

(5) STAIRCASE :
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTRE CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT FROM GETTING SMOKE LOGGED.
THE RISER / DOWN - COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASILY APPROACHABLE IN CASE OF FIRE FROM THE FLOOR BELOW OR ABOVE.

(6) BASEMENT :
THE BASEMENT OF 200 SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE.
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM.BORE HOSE- REEL HOSES WITH 8MM. BORE NOZZLES AT EACH BASEMENT LEVEL.

(7) LIGHTENING ARRESTER :
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

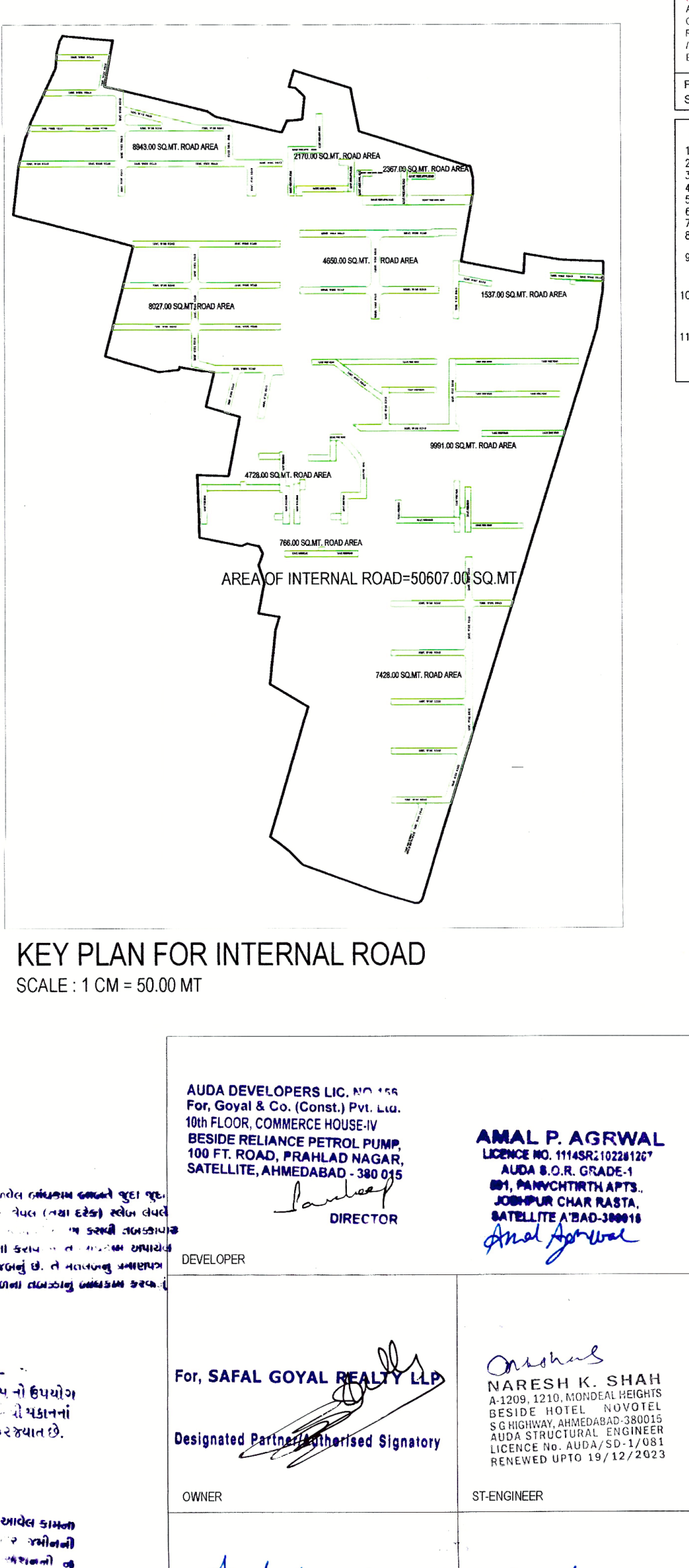
(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S:
IF THE BUILDING FALLS IN A CONFINED AREA OR IF IT HAS AN ENCLOSED STAIRCASE OR IS NOT WELL LIT-UP ON THE INSIDE, THEN ADEQUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWAY / DEAD-END AND ALONG ALL EXIT ROUTES LANDING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST-AID AND OTHER SAFETY EQUIPEMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY / DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.

(9) ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE SAFETY SYSTEM
ELECTRICITY SUPPLY TO THE FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESSURIZATION SYSTEM AND FIRE LIFT SHOULD BE MADE AVAILABLE FROM THE MAIN ELECTRICAL SUPPLY. (I.E. FROM ELECTRICAL POWER SUPPLY OF THE COMPANY) THIS IS TO ENSURE AVAILABILITY OF POWER SUPPLY TO THE FIRE PROTECTION & SAFETY SYSTEM EVEN AFTER THE MAIN ELECTRICAL SUPPLY TO THE BUILDING IS SWITCHED OFF THE TIME OF FIRE.

(10) IMPORTANT INSTRUCTIONS :
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY, IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPEMENT (I.E. PASSIVE SYSTEM / SPRIKLER / DRENCHER ETC.) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING. POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO BE IMPLEMENTED / INSTALLED.

FIRE SAFETY PROVISION SHALL BE PROVIDED AS PER AMC-FIRE & EMERGENCY SERVICES DEPT.- OPINION NO: .....DTD.

(11) LENGED
1 FIRE HYDRANT SYSTEM PIPE MAIN
2 SINGEL HEADED HYDRANT VALVE
3 SLUICE VALVE
4 TWOWAY SIAMES 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



KEY PLAN FOR INTERNAL ROAD
SCALE : 1 CM = 50.00 MT

ખાસ શરત :
સદર પ્રકરણે જમીન માલીકશ્રી / ડેવલોપર / આર્કીટેક્ટશ્રી / સ્ટ્રક્ચર ... રજુ ... ... પત્રો મુજબ ... ચુસ્તપણે ... છે.

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ ... જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી ... કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવ ... વિકાસ પરવાનગી મુજબનું છે. તે અંગેનું પ્રમાણપત્ર મેળવ્યા બાદ આગળના તબક્કાનું બાંધકામ કરવ... રહેશે.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા ... મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

ખાસ શરત :
નકશામાં દર્શાવવામાં આવેલ કામના પ્લોટનો કબજો ... જમીનની માલિકી ... થાય ત્યાં સુધી કામન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

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

AUDA DEVELOPERS LIC. NO 156
For, Goyal & Co. (Const.) Pvt. Ltd.
10th FLOOR, COMMERCE HOUSE-IV
BESIDE RELIANCE PETROL PUMP,
100 FT. ROAD, PRAHLAD NAGAR,
SATELLITE, AHMEDABAD - 380 015
DIRECTOR
DEVELOPER

AMAL P. AGRWAL
LICENCE NO. 1114SR2102281207
AUDA S.O.R. GRADE-1
501, PANVCHTIRTH APTS.,
JODHPUR CHAR RASTA,
SATELLITE A'BAD-380015
Amal Agrwal

For, SAFAL GOYAL REALTY LLP
Designated Partner/Authorised Signatory
OWNER

NARESH K. SHAH
A-1209, 1210, MONDEAL HEIGHTS
BESIDE HOTEL NOVOTEL
S G HIGHWAY, AHMEDABAD-380015
AUDA STRUCTURAL ENGINEER
LICENCE No. AUDA/SD-1/081
RENEWED UPTO 19/12/2023
ST-ENGINEER

Amal Agrwal
AMAL P. AGRWAL
LICENCE NO. 1114AR2102281025
AUDA ARCHITECT. GRADE 1
501, PANVCHTIRTH APTS
JODHPUR CHAR RASTA
SATELLITE A'BAD-380015
ENGINEER

Amal Agrwal
AMAL P. AGRWAL
LICENCE NO. 1114CW2102281
AUDA C.O.W. GRADE-1
501, PANVCHTIRTH APTS.,
JODHPUR CHAR RASTA,
SATELLITE A'BAD-380015
C.O.W.

The permission is valid only in the DP/TPS remains unaltered and further the ... permission shall stand ... as there is change ... with reference to the land under reference.

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

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

અમદાવાદ શહેરી વિકાસ સત્તામંડળ ... કરાવેલ છે.
T.H. ...
આસીસ્ટન્ટ / ક્લાર્ક

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 52/6/2023
Dated 28 AUG 2023

No - 0099

Note Approved by Chairman

DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.
AUTHORITY

Sd/-
Additional Chief Town Planner
Ahmedabad Urban Development Authority
Ahmedabad