NOTES RELATED TO CODOR 2017:-

- 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 PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN H-DLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017,ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO.4.4.3 OF THE CGDCR - 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.13.1.11 AND 13.1.13 OF CGDCR 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 CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNITS, SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH U/ITIL
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.210F CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 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.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.15.1.3 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 CGDCR 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.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 19 OF CGDCR 2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION- 2013.
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 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-2018.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF CGDCR-2017.
- MECHANICAL VENTILATION & LIGHTNING SYSTEM SHALL BE PROVIDED IN BASEMENT.

NOTES RELATED TO FIRE SAFETY & PREVENTION

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 600 litres per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for this buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The rider should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down - corner.
One riser is required for every 1300sq. 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 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 6 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-ree with 15 metres long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose reel hose should be coupled to the Rider.
Fire-service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos 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 litres. The Underground tank shall be of not less than 1,00,000 litres.

2. FIRE LIFT :

The Fire-Lift and all the Lifts should have a provision to ground 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 two or more parts then each should have a Fire-Lift. Lift-well should have bowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:

Fire alarms call point to be installed at each floor with sounders capable of being heard all throughout the building.

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark, OR Two Carbon Dioxide (CO2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building,
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 buildings it has to be pressurized to prevent it from getting smoke logged.

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 6 mm. 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) SIGNAGES :

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) signages should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/path/way/door-end and along all exit routes leading to the ground level.

9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

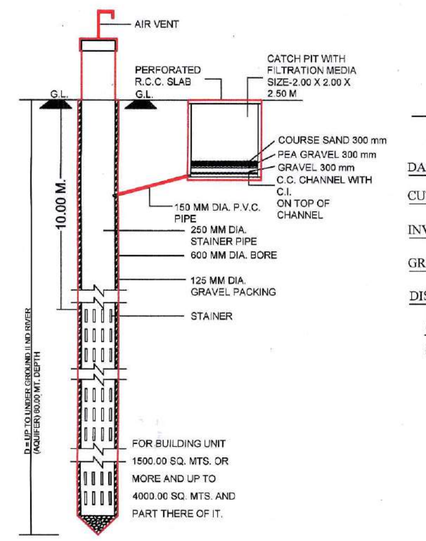
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10.INDIVIDUAL FIRE SEFTY SYSTEM

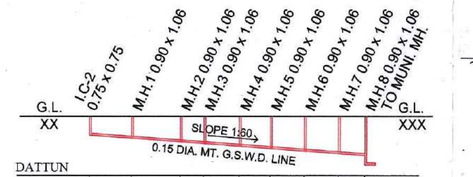
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVIDUAL SHOW ROOM BY OWNER.

IMPORTANT INSTRUCTIONS:

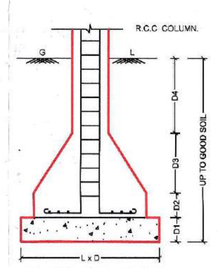
After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door + Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerisk / Public gathering Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.



PERCOLATION WELL
N.T.S.



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



FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOx
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP

SANITARY PROVISION

FLOOR AREA = 1604.02 SQ.MT.
1604.02 / 4= 423.01 SAY 424 USERS
REQD. URINALS/25 MALE USERS = 424/100 = 4.24 SAY 5 NOS.
REQD. WC 1/100 USERS = 424/100 = 1 NOS. REQ. TOILET PER GENDER

GENERAL SANITARY PROVISION 20% OF TOTAL REQD.

	REQ.	PROVI.
GENTS	02	02
LADIES	02	02
URINAL	02	00
		1 TOILET D'SABLE PERSON

COMMON PLOT AREA CALC.

COMMON PLOT
71.22 x 10.84 = 772.02 SQ.MT.
PERMI. B.A. ON GR. FL. @ 15 % OF COMMON PLOT
772.02 x 0.15 = 115.80
SOCIETY COMMON AMENITIES
PROP. B.A. ON GR. FL.
18.16 X 6.34 = 115.13

CONTAINER BIN AREA CALC. FOR RESI.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 392 x 10 LIT. = 3920 LIT.
3920 / 80 = 49 NOS. SAY 50 NOS.
REQ. 50 NOS BIN OF 80 LIT CAP.
PROVI. 50 NOS BIN OF 80 LIT CAP.

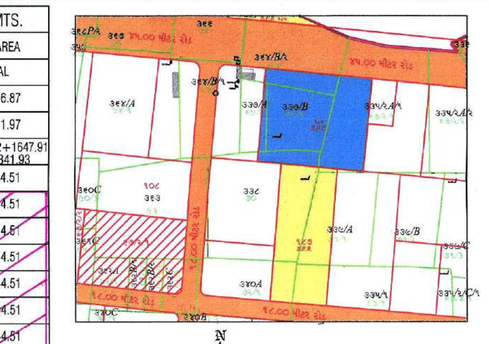
CONTAINER BIN AREA CALC. FOR COMM.
COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 1694.02 x 20/100 = 338.80 LIT.
338.80/ 80 = 4.24 SAY
5 NOS CONTAINER
PROVI. 80 LTR. CAPACITY 5 NOS C.B.

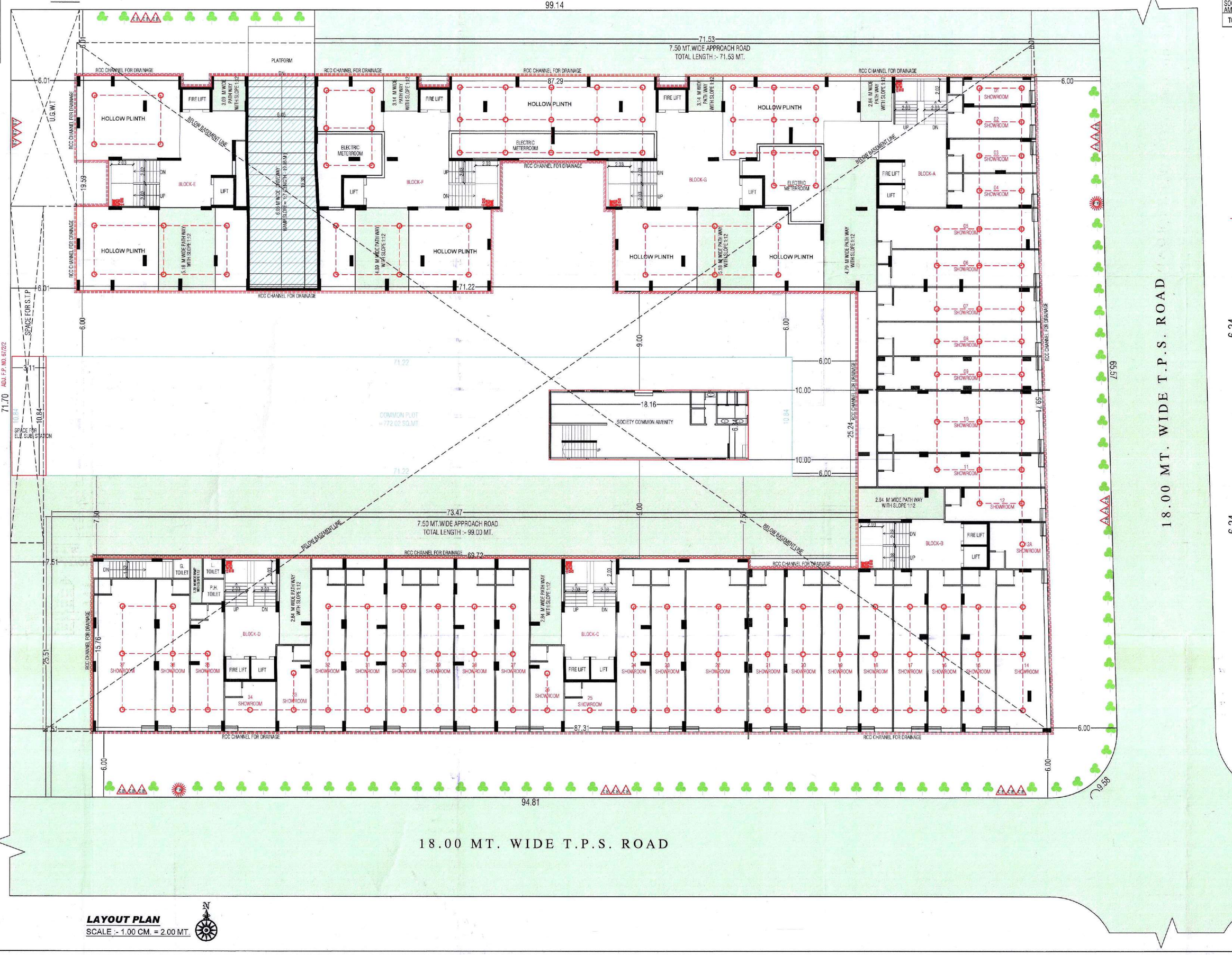
TREE PLANTATION CAL. :
PLOT AREA = 7166.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
7166.00 / 200.00 x 5 = 179.15 NOS.
SAY 180 NOS.
PROVIDE 180 NOS. TREE.

PERCOLATING WELL CALC.:-
REQ. 1500 TO 4000 SMT= 1 NOS.
7166.00 / 4000.00 = 1.79 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

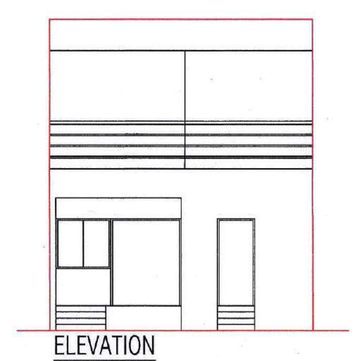
AREA TABLE — SQ.MTS.

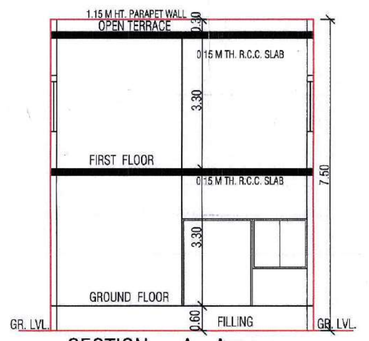
FLOOR	USE	UNIT		FLOOR AREA			F.S.I. AREA			B.A. AREA
		SHOP	RESI	SHOP	RESI	TOTAL	SHOP	RESI	TOTAL	TOTAL
2ND.BASEMENT	PARKING	--	--	----	----	----	----	----	----	5706.87
1ST.BASEMENT	PARKING	--	--	----	----	----	----	----	----	5661.97
GR. FLOOR	SHOWRM / PARKING	37	--	1694.02	----	1694.02	1694.02	----	1694.02	6644.02 + 1647.91 = 8291.93
1ST FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
2ND FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
3RD FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
4TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
5TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
6TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
7TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
8TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
9TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
10TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
11TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
12TH FLOOR	RESI.	--	28	----	2070.01	2073.01	----	2070.31	2070.01	2764.51
13TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
14TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.31	2070.01	2764.51
STAIR CABIN	----	--	--	----	----	----	----	----	----	460.93
L.M.R. & O.H.W.T.	----	--	--	----	----	----	----	----	----	294.13
SOCIETY COMMON AMENITIES	----	--	--	----	----	----	----	----	----	230.26
TOTAL	PARKING + SHOWRM + RESI.	37	392	1694.02	28980.14	30674.16	1694.02	28980.14	30674.16	54366.23

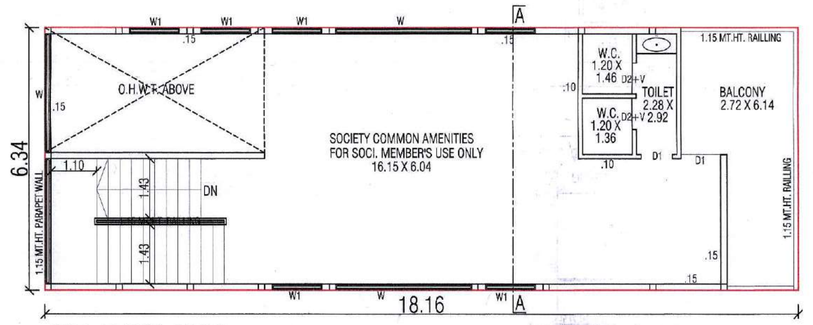




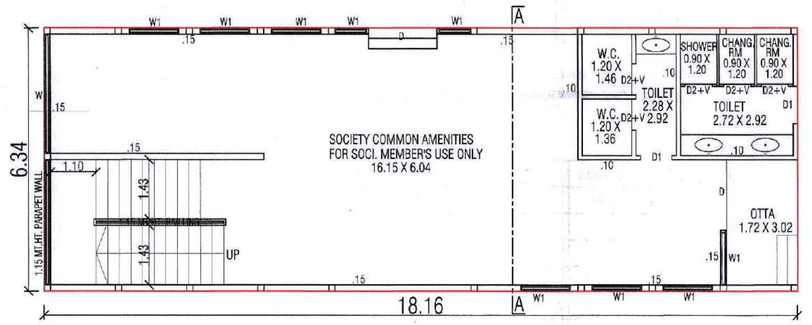
LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.







1ST. FLOOR PLAN



GROUND FLOOR PLAN

SOCIETY COMMON AMENITIES AREA CALCULATION	
PROP. B.A. ON GR. FL. & 1ST. FLOOR	
18.16 X 6.34	= 115.13
PROP. B.A. ON GR. FLOOR	= 115.13
PROP. B.A. ON 1ST. FLOOR	= 115.13
TOTAL	= 230.26

ખાસ સૂચના :
સદર પ્રકરણે ફાઈલ માલીકશ્રી / પ્રેમોટરશ્રી/ ડેવલપ. શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રક્ચર ઈજનેરશ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાંધકામ પ્લાનો મુજબ જ ચુસ્તપણે પાલન કરવાનું રહેશે.

ખાસ સૂચના :
ફાઈનલ પ્લોટ/ટી.પી.એસ. સ્કીમના અંતિમ ખેસરા નંબર મુજબ જ ઓનર્સ / ડેવલપર્સ / આર્કીટેક્ટ / સ્ટ્રક્ચરલ એન્જીનીયરે પોતાની માલીકીની જગ્યા પર મર્યાદિત કરવાની રહેશે.

ખાસ સૂચના :
ફાઈનલ પ્લોટ/ટી.પી.એસ. સ્કીમના અંતિમ ખેસરા નંબર મુજબ જ ઓનર્સ / ડેવલપર્સ / આર્કીટેક્ટ / સ્ટ્રક્ચરલ એન્જીનીયરે પોતાની માલીકીની જગ્યા પર મર્યાદિત કરવાની રહેશે. તે સિવાયની જગ્યા ઉપર કોમન પ્લોટની જોગવાઈ મુજબ જ ઓનર્સ / ડેવલપર્સ / આર્કીટેક્ટ / સ્ટ્રક્ચરલ એન્જીનીયરે ઓપન સ્પેસ જાળવવાની રહેશે.

ખાસ સૂચના :
નકશામાં સૂચવવામાં આવેલ કામમાં ઓનર્સ / ડેવલપર્સ / આર્કીટેક્ટ / સ્ટ્રક્ચરલ એન્જીનીયરે પોતાની માલીકીની જગ્યા સુધી જ મર્યાદિત રહેવાનું રહેશે. તે સિવાયની જગ્યા ઉપર કોમન પ્લોટની જોગવાઈ મુજબ જ ઓનર્સ / ડેવલપર્સ / આર્કીટેક્ટ / સ્ટ્રક્ચરલ એન્જીનીયરે ઓપન સ્પેસ જાળવવાની રહેશે.

ખાસ સૂચના :
ડ્રેનેજ લાઈનોમાં ચોમાસા દરમ્યાન વધારાનું પાણી ઉતારવા માટે ડ્રેનેજ લાઈનો સાથે વરસાદી પાણીના નિકાલની વ્યવસ્થા કરવાની રહેશે.

ખાસ સૂચના :
ડ્રેનેજ લાઈનોમાં ચોમાસા દરમ્યાન વધારાનું પાણી ઉતારવા માટે ડ્રેનેજ લાઈનો સાથે વરસાદી પાણીના નિકાલની વ્યવસ્થા કરવાની રહેશે.

ખાસ સૂચના :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો વપરાશ શરૂ કરતા પહેલા નિયમનુસાર અને જી માકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું રહેશે.

ખાસ સૂચના :
ડિસ્પોસ થયેલાની સેનેટરી કોમ્પલેક્સ બાબતે જુદા જુદા તબક્કે બાંધકામ પરમિશન મેળવ્યા બાદ

LANDSCAPE LAYOUT PLAN
(RESIDENTIAL AFFORDABLE HOUSING PROJECT)

[2 / 11]

LAY-OUT PLAN SHOWING PROPOSED COMM. + RESI. BUILD. ON F.P. NO : - 67/2/1, SUR. NO - 335/2A/1, O.P. NO - 67/2/1, D.T.P.S. NO - 1(SHELA), MOJE - SHELA, TALUKA. : SANAND, DISTRICT : AHMEDABAD.

BLOCK- A TO G

SCALE : 1.00 CM = 2.00 MT

ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE :- RESIDENCE(DWELLING-3)+COMMERCIAL(MERCANTILE-1)MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

NOTE AS PER C.G.D.C.R. 2017 CLAUSE NO. : 13.1.3

MAXIMUM OF 50% OF THE TOTAL OPEN SPACE INCLUDING MARGINAL OPEN SPACES AND COMMON PLOT OF A BUILDING-UNIT SHALL BE PAVED. THE REMAINING SHALL BE PERMEABLE FOR RAIN WATER PERCOLATION.

LANDSCAPE AREA CALC.

PLOT AREA	= 7166.00
LESS BASEMENT AREA	= 5661.97
NET OPEN AREA	= 1504.03
REQ. 50 % UNPAVED AREA	= 752.02
PROVI. UNPAVED AREA	= 762.00
UNPAVED AREA CALC.	
(88.33 + 87.31)/2X5.00	= 439.10
8.59 X 2.76 / 2	= 11.85
8.59 X 1.81 X 2/3	= 10.37
(59.56+60.71)/2X5.00	= 300.68
TOTAL UNPAVED AREA	= 762.00

અમદાવાદ શહેરી વિકાસ સત્તામંડળ
સ્કેનીંગ કરાવેલ છે.
T.P. Patel
આસીસ્ટન્ટ / ક્લાર્ક

COLOR NOTE

PLOT BOUNDRY		TREE		COMMON PLOT	
ROAD / PATHWAY		CONTAINER BIN		SPRINKLER	
PROP. WORK		P.WELL		BASEMENT LINE	
PROP. DRAINAGE					

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

K.H.

CHETAN S. BHAVSAR
44,TIRTHNAGAR,SOC-3 ,
NR.BHUYANGDEV CHAR RASTA,
GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-1114SR2202271072

OWNER | S.O.R.

PARTH RAMESHCHANDRA PATEL
1114DV0106261095
DEVELOPER

ARJUN N. MACWAN
S.T.R.P. Regd. No. : GJ/10/00348(GRADE-1)
Shop -02, Shivalik Complex-B,
Opp. Bhavishya Derasar, Ayojannagar,
Vasna, Ahmedabad.
ST-ENGINEER

KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Nirant Park,
Sct-N-Stop Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/966
ENGINEER

JIGNESH ALMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-I/00811
17, Shree Chaitanya Society,
IIM Road, Vastrapur,
AHMEDABAD-380 015.
C.O.W.

ખાસ શરત :
ટાઉન પ્લાનરશ્રી અમીન માર્ગદર્શક શ્રી / ડેવલપરશ્રી/ એન્જુ. શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રક્ચર. એન્જુ.શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ આર્હધારો પત્રો મુજબ જ કામ પૂર્ણતાએ પહોંચાડવાનું રહેશે.

ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ અંગત જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દફેલ) સ્લેબ લેવલે ઓડા કચેરી ખાતેથી ઓફિસર દ્વારા રૂબરૂ ફરજીયાત વિઝીટ કરાવી જે તે બાંધકામ અપાયેલ પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપાયેલ વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.6817/2022
Dated..... 12 AUG 2022
No 127
Note Approved by Chairman

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
AUTHORITY Ahmedabad.

ખાસ શરત :
મંજુર થયેલ લેઆઉટોની બાકીની જગ્યાનો ૧ ચો. ફુટ પણ ખરીદ વેચાણ કરવાનો રહેશે

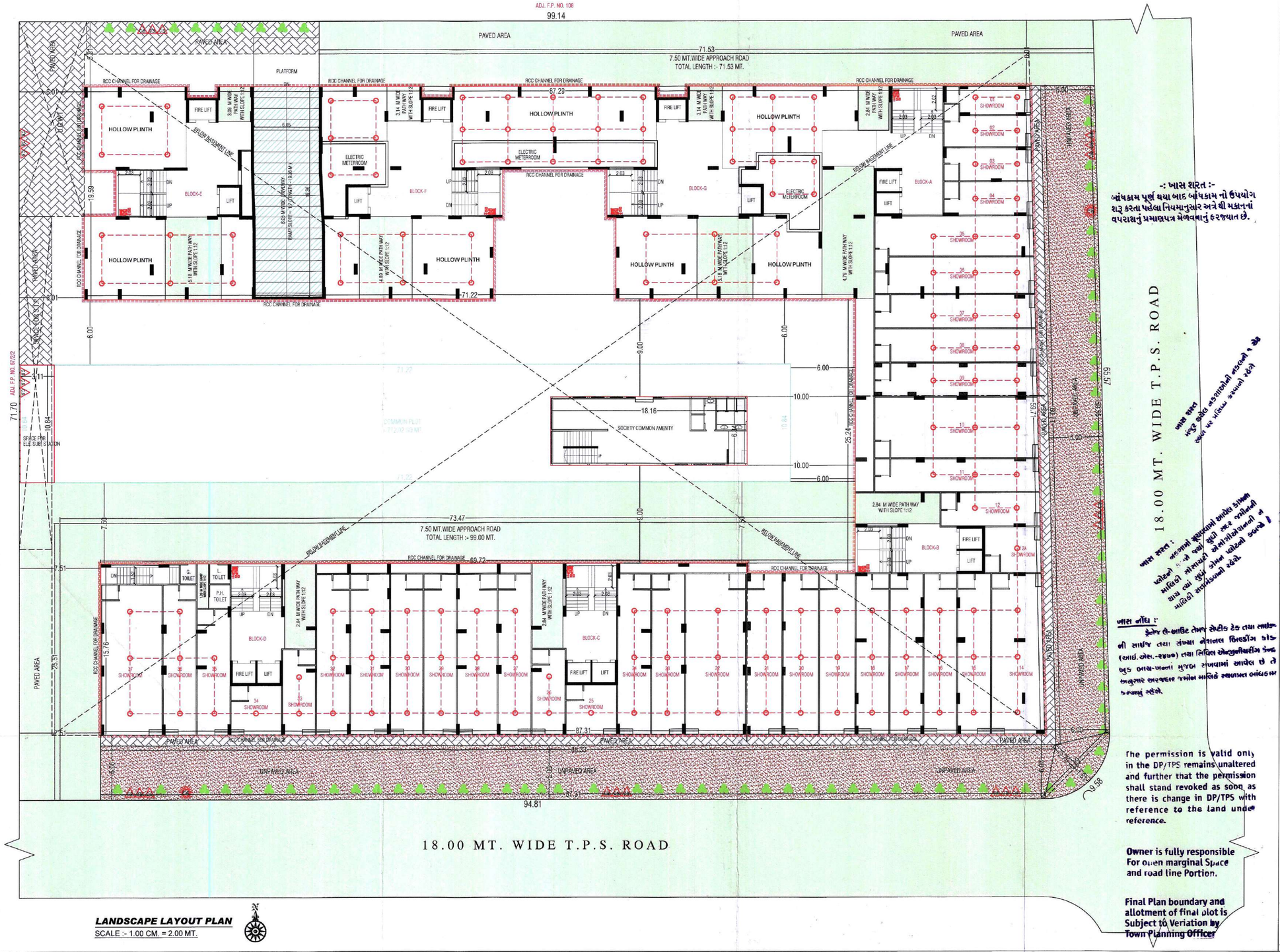
ખાસ શરત :
લાગતા વળગતા સરકારશ્રીની કચેરીઓ તથા ઓથોરીટીઓ તરફથી જે જે જાતની મંજુરી તથા ના-વાંધા પ્રમાણપત્રોની જરૂર હોય તે મુજબ તમામ પ્રમાણપત્રોની માહિતી સંબંધકર્તાએ રજુ કરવાની રહેશે.

ખાસ નોંધ :
પ્લોટર લે-આઉટ તેમજ સ્ટેકીંગ ટેક તથા લાઇન ની સાઇટ તથા લેખા નોંધણી ઇન્સ્ટ્રુમેન્ટ (આઇ.એસ.-૨૪૬૫) તથા નિષ્ણાત એજન્સીસીંગ કંપની ધ્વારા ખાત્રી કરવાની રહેશે.

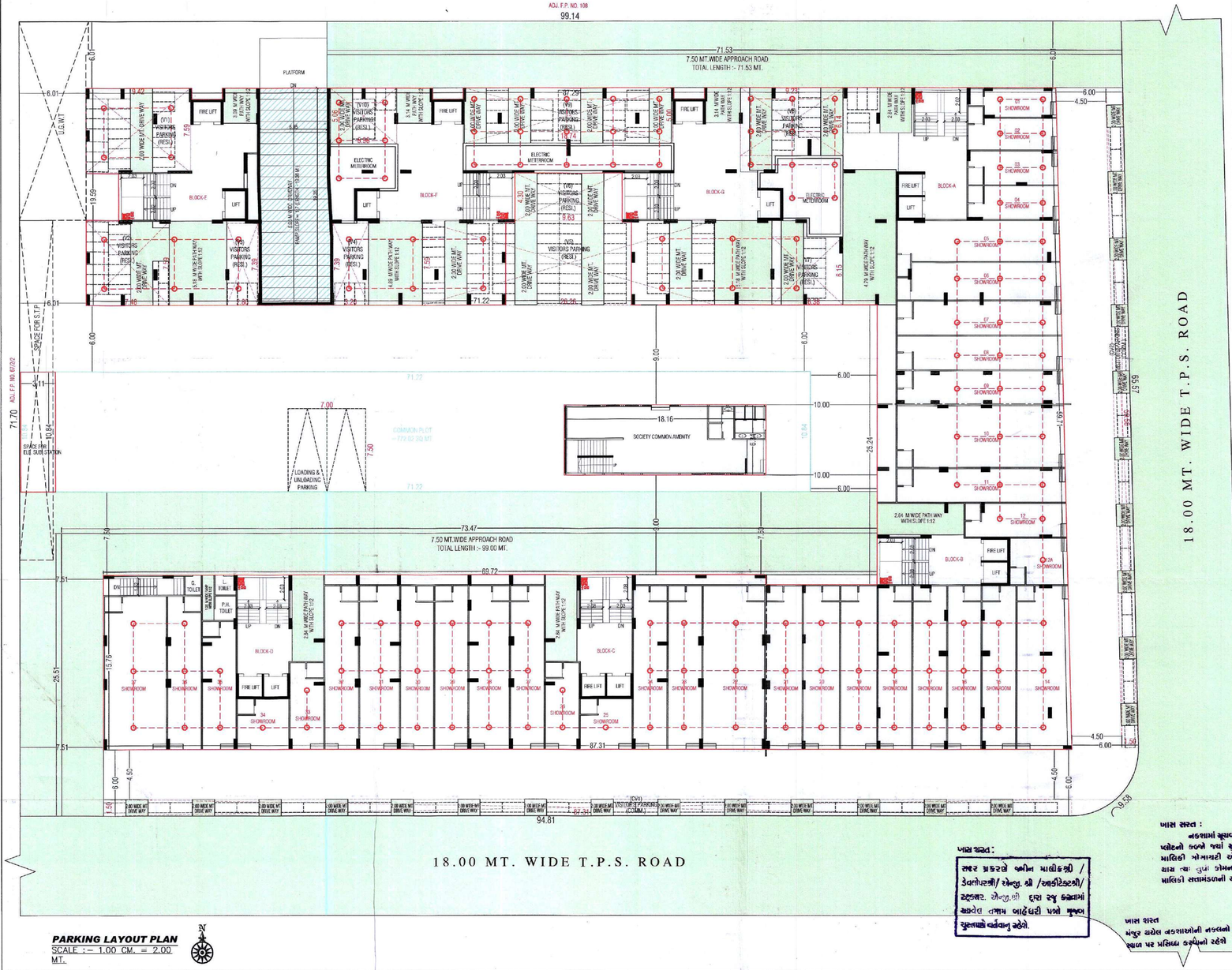
The permission is valid only in the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

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

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



LANDSCAPE LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



PARKING LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

N

PARKING AREA TABLE FOR RESI.		IN SQ.MTS.
F.S.I AREA OF RESI. = (30674.16 - 1694.02) = 28980.14		
REQ PARKING AREA @ 20 % = 5796.03		
VEHICAL	REQ.AREA	PROVI. PARKING AREA
CAR PARKING AREA @ 50 %	2898.02	CAR PARKING IN 2ND.BASE. = 3949.45 CAR PARKING IN 1ST.BASE. = 2478.24 TOTAL = 6427.69
OTHER'S PARKING AREA @ 40 %	2318.41	OTHER'S IN 2NDBASE. = 1065.69 OTHER'S IN 1ST.BASE. = 1518.89 TOTAL = 2584.58
VISITOR'S PARKING AREA @ 10 %	579.60	VISITOR'S PARKING IN GR.FL. = 633.26
TOTAL	5796.03	TOTAL PROVI. PARKING = 9645.53

PARKING AREA TABLE FOR COMM.		IN SQ.MTS.
F.S.I AREA OF COMM. = 1694.02		
REQ PARKING AREA @ 50 % = 847.01		
VEHICAL	REQ.AREA	PROVI. PARKING AREA
CAR PARKING AREA @ 50 %	423.51	CAR PARKING IN 1ST.BASE. = 485.89
OTHER'S PARKING AREA @ 30 %	254.10	OTHER'S IN 1ST.BASE. = 300.23
VISITOR'S PARKING AREA @ 20 %	169.40	VISITOR'S PARKING IN GR.FL. = 220.31
LOADING & UNLOADING PARK.	------	LOADING & UNLOADING PARK. = 52.50
TOTAL	847.01	TOTAL PROVI. PARKING = 1058.93

GR.FL. PROVI. LOADING & UNLOADING PARK. (COMM.)	
7.00 x 7.50 =	52.50
NET LOADING & UNLOADING PARK. =	52.50

GR.FL. PROVI. VISITORS PARKING (COMM.)		
(CV1)	87.31 x 1.50 =	130.97
	59.56 x 1.50 =	89.34
NET VISITORS PARKING	=	220.31

GR.FL. PROVI. VISITORS PARKING (RESI.)		
(V1)	9.42 x 7.59 =	71.50
(V2)	7.46 x 7.59 =	56.62
(V3)	2.82 x 7.39 =	20.84
(V4)	3.20 x 7.39 =	23.65
(V5)	26.26 x 7.59 =	199.31
(V6)	9.63 x 4.30 =	41.41
(V7)	6.39 x 6.15 =	39.30
(V8)	9.23 x 6.14 =	56.67
(V9)	16.74 x 5.00 =	83.70
(V10)	5.98 x 5.06 =	30.26
NET VISITORS PARKING	=	633.26

:- ખાસ શરત :- :
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અગ્નિ શમન વિભાગનું અપરાશનું પ્રમાણપત્ર મેળવવાનું રહેશે.

ખાસ શરત :
શહર પ્રકરણે જમીન માલીકશ્રી / ડેવલોપરશ્રી/ એન્જુ. શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રકચર. એન્જુ.શ્રી દ્વારા રજુ કરેલામાં આવેલ તમામ બાંહેધરી પત્રો મુજબ ચુસ્તપણે પાર્યાનુ રહેશે.

ખાસ શરત :
નકશામાં ચુકવવામાં આવેલ કામના ફોટાનો કબ્જો જ્યાં સુધી શહર જમીનની માલિકી ગોનાયટી એસોસીએશનની ન થાય ત્યા સુધા કોમન પ્લોટની કબ્જેદાર માલિકી સતામંડળની રહેશે.

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

ખાસ નોંધ :-
ડેવેલોપમેન્ટ પરમિશન સેક્શન ૧૮૯ તથા સાથે ની આપેલ નગર રચના યોજનાના ફિનલાઈઝીંગ કોડ ૧૯૭૦ (આઈ. એસ. -૨૦૨૦૭) તથા લિમિટ ઓફ્યુલ્ટીમેટ બેરીંગ કેપેસીટી ઓફ સોઈલ-ભુમાપન સબબતમાં આપેલ છે તે અનુસાર અરજદાર તથા માલિક સબબાત બાંધકામ કરવાનું રહેશે.

1ST.BASEMENT PLAN [3 / 11]
(RESIDENTIAL AFFORDABLE HOUSING PROJECT)

PLAN SHOWING PROPOSED COMM. + RESI. BUILD. ON F.P. NO : - 67/2/1, SUR. NO - 335/2A/1, O.P. NO - 67/2/1, D.T.P.S. NO - 1(SHELA), MOJE - SHELA, TALUKA. : SANAND, DISTRICT : AHMEDABAD.

BLOCK- A TO G

SCALE : 1.00 CM = 2.00 MT | ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE :- RESIDENCE(DWELLING-3) + COMMERCIAL(MERCANTILE-1)MIX RAH(RESIDENTIAL AFFORDABLE HOUSING)

COLOR NOTE
PLOT BOUNDRY
ROAD / PATHWAY
PROP. WORK
PROP. DRAINAGE
TREE
CONTAINER BIN
P.WELL

અમદાવાદ શહેરી વિકાસ સત્તામંડળ સ્ટેમ્પિંગ કરવામાં આવેલ છે.
T.H. Patel
આસીસ્ટન્ટ / ક્લાર્ક

OWNER

CHETAN S. BHAVSAR
44,TIRTHNAGAR,SOC-3 ,
NR.BHUYANGDEV CHAR RASTA,
GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-1114SR2202271072
S.O.R.

DEVELOPER

PARTH RAMESHCHANDRA PATEL
1114DV0106261095
DEVELOPER
ST-ENGINEER

KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Niranl Park,
Sct-N-Stop Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/966
ENGINEER

JIGNESH ALMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-I/00811
17, Shree Chaitanya Society,
IIM Road, Vastrapur,
AHMEDABAD-380 015.
C.O.W.

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.

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

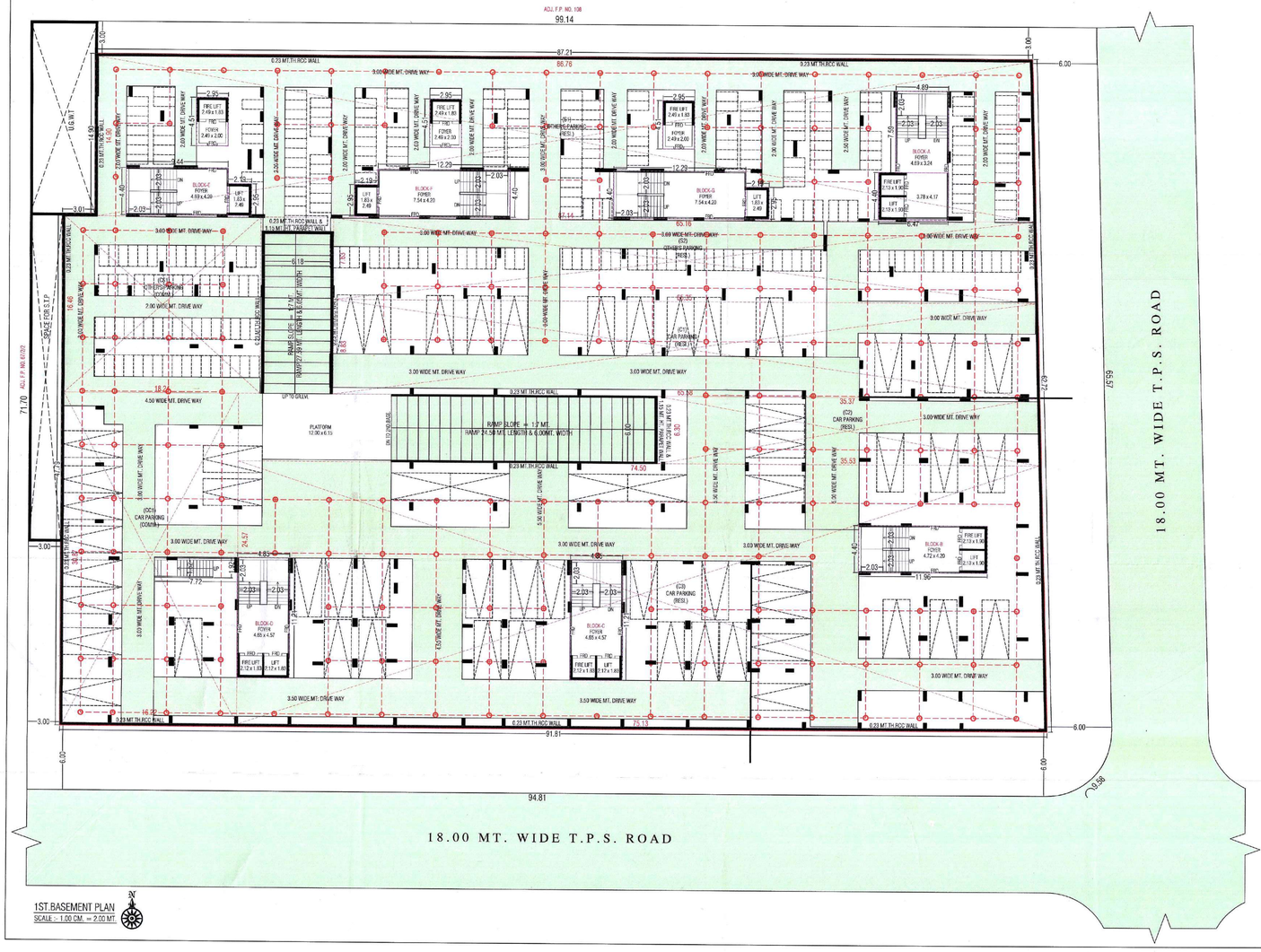
Final Plan boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

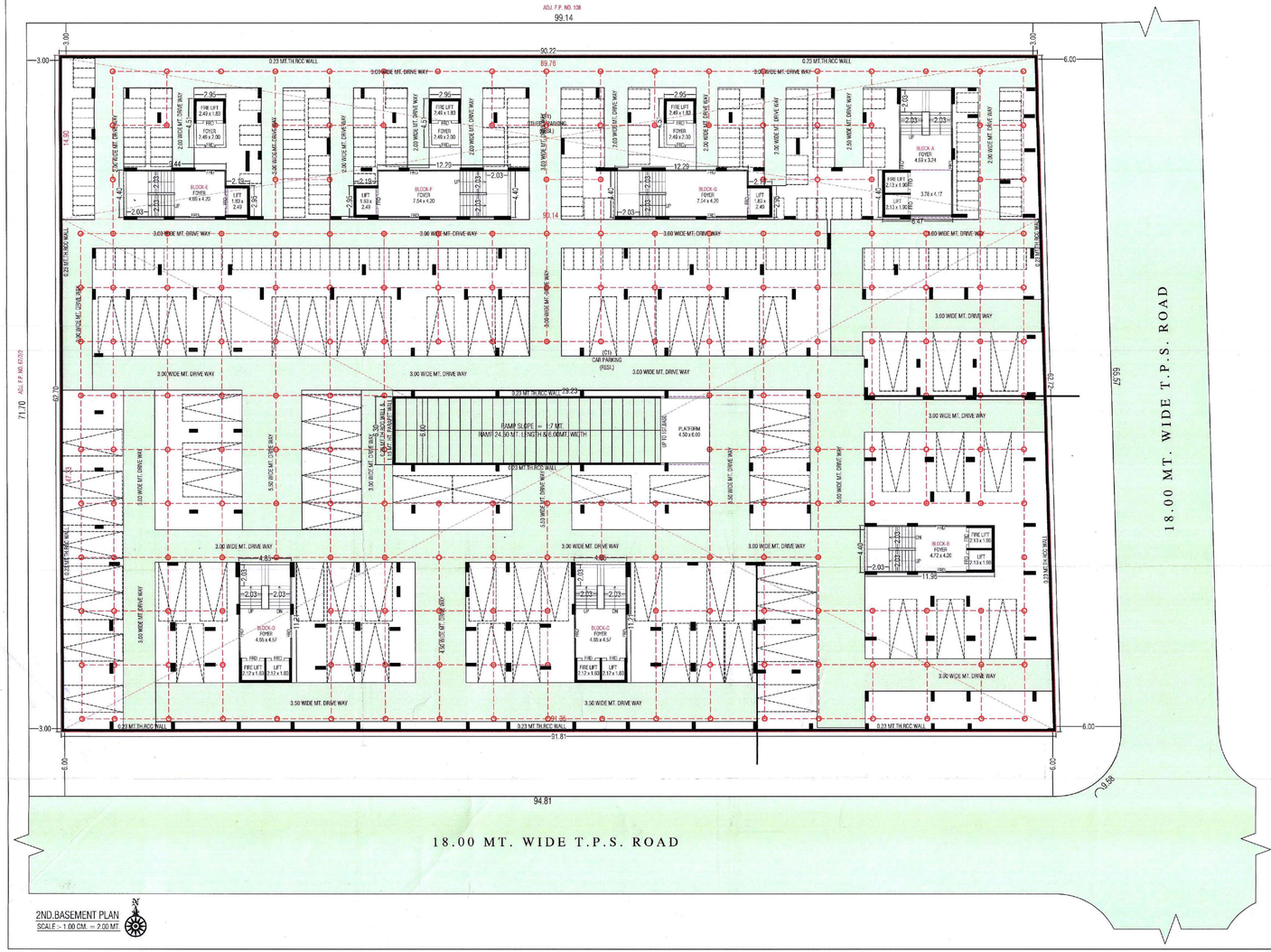
DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
AUTHORITY Ahmedabad.

APPROVED
As amanded by Red (Celour) Subject to the condition as mentioned in this office Letter PRM No. 66/7/2022
Dated 12 AUG 2022
No 127
Note Approved by Chairman

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.


ADJ. F.P. NO. 108
99.14
87.21
66.76
3.00
6.00
6.23 MT. TH RCC WALL
9.00 WIDE MT. DRIVE WAY
9.23 MT. TH RCC WALL
U.G.W.T.
14.50
6.23 MT. TH RCC WALL
2.00 WIDE MT. DRIVE WAY
2.50 WIDE MT. DRIVE WAY
3.66 WIDE MT. DRIVE WAY
2.95
FIRE LIFT 2.49 x 1.83
LIFT 1.83 x 2.49
FOYER 2.49 x 2.00
BLOCK-C FOYER 4.59 x 4.59
BLOCK-F FOYER 7.54 x 4.20
BLOCK-G FOYER 7.54 x 4.20
BLOCK-A FOYER 4.69 x 3.24
LIFT 1.83 x 2.49
FIRE LIFT 2.13 x 1.90
3.78 x 4.17
4.89
7.59
2.08
2.03
2.19
2.75
4.60
4.40
12.29
3.01
3.00 WIDE MT. DRIVE WAY
3.00 WIDE MT. DRIVE WAY
3.00 WIDE MT. DRIVE WAY



2ND.BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

B.UP AREA CALC.		IN SQ.MTS.
2ND BASEMENT		
(51.78 + 50.88)/2 x 111.18	=	5703.87
B.UP AREA ON 2ND.BASEMENT	=	5706.87

2ND BASEMENT PROVI. OTHERS PARKING (RESI.)		
(S1) (89.76 + 90.14)/2 x 14.90	=	1340.26
LESS. 2.95 x 4.51 x 3	=	39.91
9.44 x 4.40	=	41.54
2.19 x 2.95 x 3	=	19.38
12.29 x 4.40 x 2	=	108.15
6.47 x 4.40	=	28.47
4.89 x 7.59	=	37.12
TOTAL LESS.	=	274.57
NET OTHERS PARKING (1340.26 - 274.57)	=	1065.68

2ND.BASEMENT PROVI. CAR PARKING (RESI.)		
(C1) (91.35 + 90.14)/2 x 47.33	=	4294.96
LESS. 4.85 x 11.21 x 2	=	108.74
11.95 x 4.40	=	52.62
29.23 x 6.30	=	184.15
TOTAL	=	345.51
NET CAR PARKING (4294.96 - 345.51)	=	3949.45

ખાસ નોંધ :-
ફ્રેઝર કે-ફાઈટ ટોપર સેફ્ટી ટેક તથા આગ થી સાજ્જ તથા સંપર્ણ નેશનલ બિલ્ડીંગ કોડ (આઇ.એસ.-૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ ના બુક બારા-પત્રના મુજબ રાખવામાં આવેલ છે તે અનુસાર અગ્નિશમન જવાબ માલિકે ચોમાસા દરમ્યાન જાળવવાનું રહેશે.

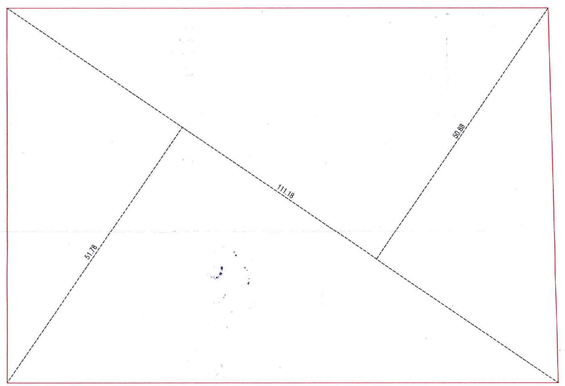
ખાસ સુચના :
ધિરાણ પત્રમાંની મંજુરીના કોષ્ટકમાં બાકીની જુદા જુદા વપરાશો માટેની જગ્યાઓ ની વિગતો તથા તેમાં ફેરફાર કરવા અંગેની તરેહવાર સ્પષ્ટ સુચનાઓ સોસાયટી ઓફિસ તરફથી આપવામાં આવેલ છે. તે મંજુરીનું પ્રમાણપત્ર મેળવતા પહેલાં અમલમાં મુકવાની રહેશે.

ખાસ સુચના :
અંધકારમાં પૂરાયેલા ભોંયરાઓની નકલનો ન હોય ત્યાંના પ્રવેશ દરવાજા પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ સુચના :
મંજુર થયેલ નકશાઓની નકલનો ન હોય ત્યાંના પ્રવેશ દરવાજા પર પ્રસિધ્ધ કરવાનો રહેશે

ખાસ સુચના :
આગમાં સુપરવાયા આવેલ ઇમારત પ્લોટની હદમાં ખાલી રાખી સ્થળ જગ્યાઓની માલિકી સોસાયટી ઓફિસ તરફથી ના થાય ત્યાં સુધી ઓનર પ્લોટની હદની / માલિકી સત્તામંડળની રહેશે.

ખાસ સુચના :
સ્થળ પ્રકરણે ઝોન માલીકશ્રી / ડેવલોપરશ્રી/ એન્જી. શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રક્ચર. એન્જી.શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાંહેધરી પત્રો મુજબ ચુસ્તપણે પાલન કરવું.



2ND.BASEMENT B.UP AREA CALC.
SCALE :- 1.00 CM. = 4.00 MT.

[5 / 11]

2ND.BASEMENT PLAN
(RESIDENTIAL AFFORDABLE HOUSING PROJECT)

PLAN SHOWING PROPOSED COMM. + RESI. BUILD. ON F.P. NO : - 67/2/1, SUR. NO - 335/2A/1, O.P. NO - 67/2/1, D.T.P.S. NO - 1(SHELA), MOJE - SHELA, TALUKA. : SANAND, DISTRICT : AHMEDABAD.

BLOCK- A TO G

SCALE : 1.00 CM = 2.00 MT | ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE :- RESIDENCE(DWELLING-3) + COMMERCIAL(MERCANTILE-1)MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

COLOR NOTE
PLOT BOUNDRY
ROAD / PATHWAY
PROP. WORK
PROP. DRAINAGE
TREE
CONTAINER BIN
P.WELL

અમદાવાદ અર્બન વિકાસ સત્તામંડળ
રજૂ કરીને મંજૂર કરવામાં આવેલ છે.
T. M. Patel
આસીસ્ટન્ટ / ઇજનેર

OWNER

CHETAN S. BHAVSAR
44,TIRTHNAGAR.SOC-3 ,
NR.BHUYANGDEV CHAR RASTA,
GHATLODIA.AHMEDABAD CITY-380061
LIC.No.-1114SR220227102
S.O.R.

DEVELOPER

PARTH RAMESHCHANDRA PATEL
1114DV0106261095
DEVELOPER

ST-ENGINEER

NELSON N. MACWAN
STE.ENG.LIC NO.:AUDA/SO-1/00348(GRADE-I)
Shop -03, Mangal Tirth Complex-B,
Opp. Dharnidhar Derasar, Anjanagar,
Vasna, Ahmedabad.

ENGINEER

KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Nirant Park,
Sur.N-Stop Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/986

C.O.W.

JIGNESH ALMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-1/00811
17, Shree Chaitanya Society,
IIM Road, Vastrapur,
AHMEDABAD-380 015.

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.

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

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

DISPATCH BY

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.6871/2022
Dated..... 12 AUG 2022
No 127
Note Approved by Chairman

AUTHORITY

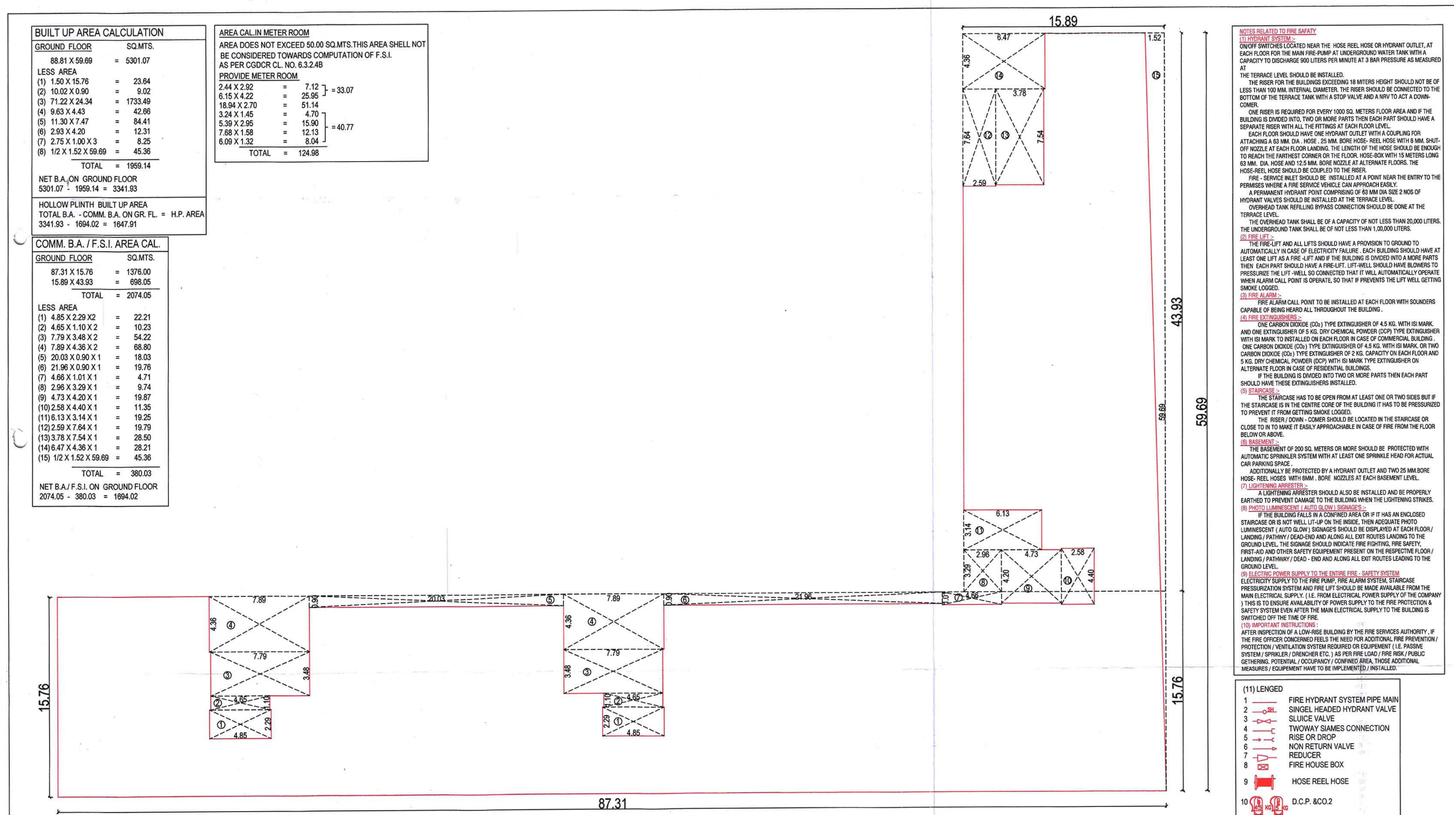
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

BUILT UP AREA CALCULATION		
GROUND FLOOR		SQ.MTS.
88.81 X 59.69	=	5301.07
LESS AREA		
(1) 1.80 X 15.76	=	23.64
(2) 10.02 X 0.90	=	9.02
(3) 71.22 X 24.34	=	1733.49
(4) 9.63 X 4.43	=	42.66
(5) 11.30 X 7.47	=	84.41
(6) 2.93 X 4.20	=	12.31
(7) 2.75 X 1.00 X 3	=	8.25
(8) 1/2 X 1.52 X 59.69	=	45.36
TOTAL	=	1959.14
NET B.A.ON GROUND FLOOR 5301.07 - 1959.14	=	3341.93
HOLLOW PLINTH BUILT UP AREA TOTAL B.A. - COMM. B.A. ON GR. FL. = H.P. AREA 3341.93 - 1694.02	=	1647.91

AREA CAL.IN METER ROOM			
AREA DOES NOT EXCEED 50.00 SQ.MTS.THIS AREA SHELL NOT BE CONSIDERED TOWARDS COMPUTATION OF F.S.I. AS PER CGDCR CL. NO. 6.3.2.4B			
PROVIDE METER ROOM			
2.44 X 2.92	=	7.12	= 33.07
6.15 X 4.22	=	25.95	
18.94 X 2.70	=	51.14	
3.24 X 1.45	=	4.70	= 40.77
5.39 X 2.95	=	15.90	
7.68 X 1.58	=	12.13	
6.09 X 1.32	=	8.04	
TOTAL	=	124.98	

COMM. B.A. / F.S.I. AREA CAL.		
GROUND FLOOR		SQ.MTS.
87.31 X 15.76	=	1376.00
15.89 X 43.93	=	698.05
TOTAL	=	2074.05
LESS AREA		
(1) 4.85 X 2.29 X2	=	22.21
(2) 4.65 X 1.10 X 2	=	10.23
(3) 7.79 X 3.48 X 2	=	54.22
(4) 7.89 X 4.36 X 2	=	68.80
(5) 20.02 X 0.90 X 1	=	18.03
(6) 21.96 X 0.90 X 1	=	19.76
(7) 4.65 X 1.01 X 1	=	4.71
(8) 2.96 X 3.29 X 1	=	9.74
(9) 4.73 X 4.20 X 1	=	19.87
(10) 2.58 X 4.40 X 1	=	11.35
(11) 6.13 X 3.14 X 1	=	19.25
(12) 2.59 X 7.64 X 1	=	19.79
(13) 3.78 X 7.54 X 1	=	28.50
(14) 6.47 X 4.36 X 1	=	28.21
(15) 1/2 X 1.52 X 59.69	=	45.36
TOTAL	=	380.03
NET B.A./F.S.I. ON GROUND FLOOR 2074.05 - 380.03	=	1694.02



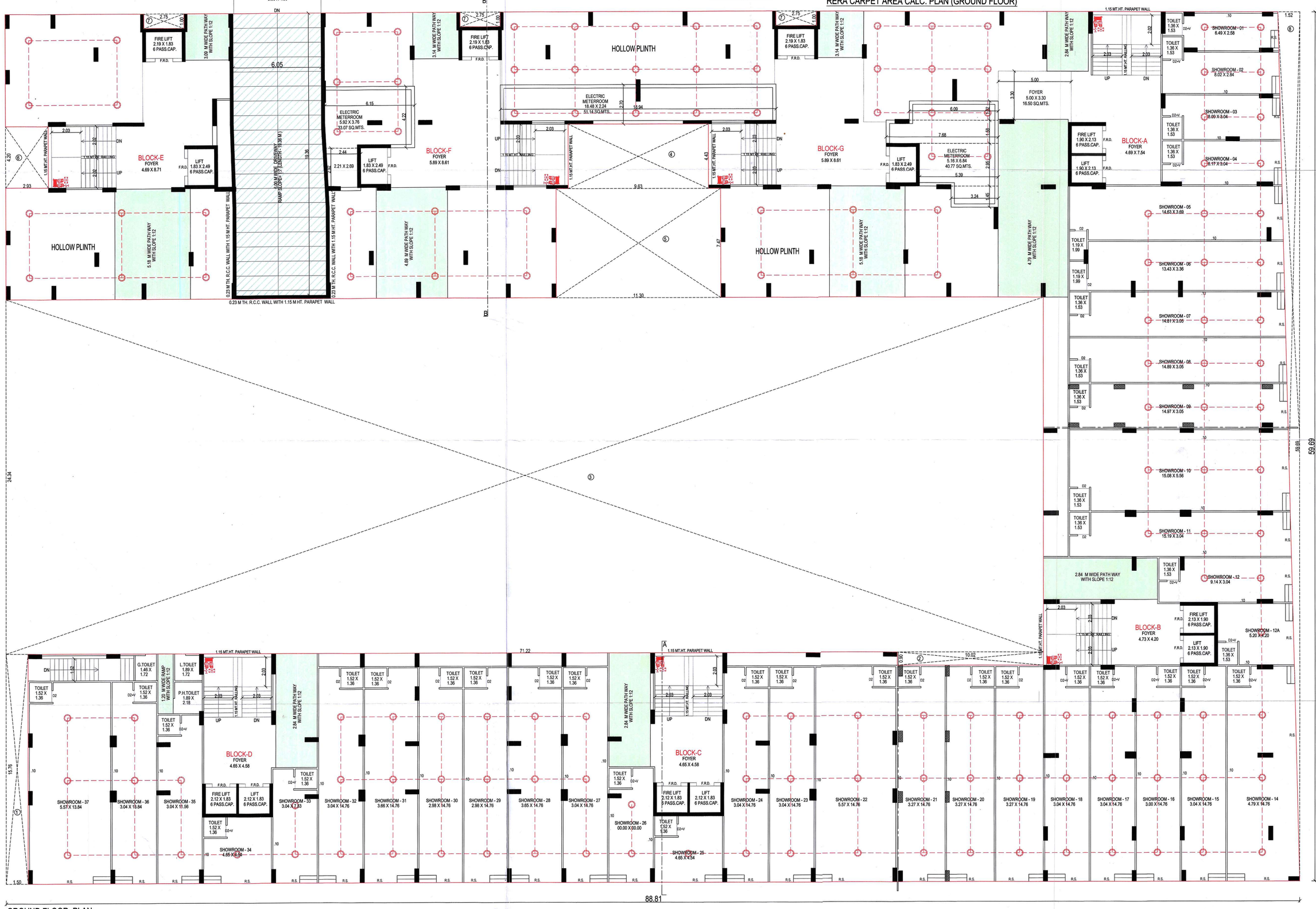
COMM. B.A. / F.S.I. AREA CALCULATION (GROUND FLOOR PLAN)

NOTE RELATED TO FIRE SAFAETY:
(1) FIRE HYDRANT SYSTEM:
ON/OFF SWITCH SHALL 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 16 METERS 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 1500 SQ. METRES FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A 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 6 MM. SHUT-OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER ON THE FLOOR. HOSE-DOX WITH 15 METRES LONG 63 MM. DIA . HOSE AND NOZZLE SHALL BE PROVIDED ON ALTERNATE FLOORS. THE HOSE-BOX SHOULD BE PAINTED RED COLOUR.
FIRE - SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PREMISES 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 SHALL HAVE AT LEAST ONE LIFT AS A FIRE LIFT AND IF THE BUILDING IS DIVIDED INTO A NUMBER OF PARTS THEN EACH PART SHALL HAVE AT LEAST ONE LIFT . THE LIFT SHOULD BE ALLOWED TO PRESURISED THE LIFT WELL SO CONSTRUCTED THAT IT WILL AUTOMATICALLY OPERATE WHEN ALARM CALL POINT IS OPERATE, SO THAT IF PREVENTS THE LIFT WELL GETTING SMOKE LOGGED.
(3) FIRE ALARM :-
THE 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 9 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. ON TWO FLOORS IN CASE OF RESIDENTIAL BUILDINGS. ONE 9 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) SPRINKLER :-
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 RMM . BORE NOZZLES AT EACH BASEMENT LEVEL.
(7) LIGHTNING ARRESTER :-
A LIGHTNING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTNING STRIKES.
(8) PASSIVE LIMINENCE / ANTI SCALING SMOKERS :-
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 SIGNS SHALL BE PROVIDED ALONG THE PATHWAY / PASSAGE / LANDING / PATHWAY / DEAD END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL. THE SIGNAGE SHOULD INDICATE FIRE FIGHTING, FIRE SAFETY, FIRST AID AND OTHER SAFETY EQUIPMENT PRESENT ON THE RESPECTIVE FLOOR / LANDING / PATHWAY / DEAD - END AND ALONG ALL EXIT ROUTES LEADING TO THE GROUND LEVEL.
(9) EMERGENCY SUPPLY TO FIRE PUMP, FIRE ALARM SYSTEM, STAIRCASE PRESURISATION 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) FIRE NOC :-
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONSIDERS FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPMENT (I.E. PASSIVE SYSTEM / SPRINKLER / STAIRCASE ETC) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPMENT HAVE TO BE IMPLEMENTED / INSTALLED.

(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
11	HYDRAUNT VALVE

RERA CARPET AREA CALC. PLAN (GROUND FLOOR)



GROUND FLOOR PLAN

RERA CARPET AREA TABLE FOR COMM.IN SQ.MTS.		
FLOOR	UNIT NO.	RERA CARPET AREA
GROUND FLOOR	SHOWROOM-1	18.96
	SHOWROOM-2	24.19
	SHOWROOM-3	24.61
	SHOWROOM-4	24.85
	SHOWROOM-5	55.60
	SHOWROOM-6	47.71
	SHOWROOM-7	45.14
	SHOWROOM-8	45.38
	SHOWROOM-9	45.63
	SHOWROOM-10	83.84
	SHOWROOM-11	46.18
	SHOWROOM-12	27.79
	SHOWROOM-12A	21.82
	SHOWROOM-14	70.63
	SHOWROOM-15	44.87
	SHOWROOM-16	44.28
	SHOWROOM-17	44.87
	SHOWROOM-18	44.87
	SHOWROOM-19	48.27
	SHOWROOM-20	48.27
	SHOWROOM-21	48.27
	SHOWROOM-22	82.21
	SHOWROOM-23	44.87
	SHOWROOM-24	44.87
	SHOWROOM-25	21.16
	SHOWROOM-26	23.80
	SHOWROOM-27	44.87
	SHOWROOM-28	53.87
	SHOWROOM-29	43.98
	SHOWROOM-30	43.98
	SHOWROOM-31	53.87
	SHOWROOM-32	44.87
	SHOWROOM-33	23.80
	SHOWROOM-34	21.16
	SHOWROOM-35	35.14
	SHOWROOM-36	42.07
	SHOWROOM-37	77.09

RERA CARPET AREA CALC. IN SQ.MTS.		
GROUND FLOOR (COMMERCIAL)		
SHOWROOM - 1 (6.45+6.52)/2X2.58	=	16.73
1.46X1.53	=	2.23
TOTAL	=	18.96
SHOWROOM - 2 (7.39+6.05)/2X2.84	=	22.76
1.36X1.05	=	1.43
TOTAL	=	24.19
SHOWROOM - 3 (8.06+8.13)/2X3.04	=	24.61
SHOWROOM - 4 (8.14+8.21)/2X3.04	=	24.85
SHOWROOM - 5 (14.58+14.67)/2X3.69	=	53.97
1.19X1.37	=	1.63
TOTAL	=	55.60
SHOWROOM - 6 (13.39+13.48)/2X3.36	=	45.14
1.20X1.86	=	2.57
TOTAL	=	47.71
SHOWROOM - 7 (14.76+14.84)/2X3.05	=	45.14
SHOWROOM - 8 (14.84+14.92)/2X3.05	=	45.38
SHOWROOM - 9 (14.92+15.00)/2X3.05	=	45.63
SHOWROOM - 10 (15.01+15.15)/2X5.56	=	83.84
SHOWROOM - 11 (15.15+15.23)/2X3.04	=	46.18
SHOWROOM - 12 (9.10+9.18)/2X3.04	=	27.79
SHOWROOM - 12A (5.14+5.25)/2X4.20	=	21.82
SHOWROOM - 14 (4.60+4.97)/2X14.76	=	70.63
SHOWROOM - 15,17,18,23,24,27,32 3.04 X 14.76	=	44.87
SHOWROOM - 16 3.00 X 14.76	=	44.28
SHOWROOM - 19,20,21 3.27 X 14.76	=	48.27
SHOWROOM - 22 5.57 X 14.76	=	82.21
SHOWROOM - 25,34 4.65 X 4.54	=	21.16
SHOWROOM - 26,33 3.04 X 7.83	=	23.80
SHOWROOM - 28,31 3.65 X 14.76	=	53.87
SHOWROOM - 29,30 2.98 X 14.76	=	43.98
SHOWROOM - 35 3.04 X 11.56	=	35.14
SHOWROOM - 36 3.04 X 13.84	=	42.07
SHOWROOM - 37 5.57 X 13.84	=	77.09

GROUND FLOOR PLAN	[6/11]

RESIDENTIAL AFFORDABLE HOUSING PROJECT.

PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : -67/2/1, SUR. NO - 335/2A/1,O.P. NO - 67/2/1, D.T.P.S. NO - 1 (SHELA) MOJE - SHELA TALUKA. : SANAND, DISTRICT : AHMEDABAD.

SCALE : 1CM = 1.0M. BLOCK - A TO G

ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE OF CONSTRUCTION :- RESIDENCE(DWELLING-3)+COMMERCIAL(MERCANTILE-1) MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE

FLOOR	USE	UNIT		FLOOR AREA			F.S.I. AREA			SQ.MTS. B.A. AREA
		SHOP	RESI	SHOP	RESI	TOTAL	SHOP	RESI	TOTAL	TOTAL
2ND.BASEMENT	PARKING	--	--	----	----	----	----	----	----	5706.87
1ST.BASEMENT	PARKING	--	--	----	----	----	----	----	----	5661.97
GR. FLOOR	SHOWRM/ PARKING	37	--	1694.02	----	1694.02	1694.02	----	1694.02	1694.02+1647.91 = 3341.93
1ST FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
2ND FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
3RD FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
4TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
5TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
6TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
7TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
8TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
9TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
10TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
11TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
12TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
13TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
14TH FLOOR	RESI.	--	28	----	2070.01	2070.01	----	2070.01	2070.01	2764.51
STAIR CABIN	----	----	--	----	----	----	----	----	----	483.93
L.M.R. & O.H.W.T.	----	----	--	----	----	----	----	----	----	228.13
SOCIETY COMMON AMENITIES	----	----	--	----	----	----	----	----	----	115.13
TOTAL	PARKING+ SHOWRM +RESI.	37	392	1694.02	28980.14	30674.16	1694.02	28980.14	30674.16	54251.10

SCHEDULE OF OPENING			RCC STAIR DETAIL
DOOR	WINDOWS	VENT	WIDTH= 2.03M
D =1.00X2.10	W =2.00X1.20	V=0.60X0.60	TREAD=0.30M
D1=0.91X2.10	W1=0.80X1.20		RISER=0.15M
D2=0.75X2.10			
FRD=1.05X2.10	FRD = FIRE RESISTANCE DOOR		
R.S.=3.04X2.60			

COLOUR NOTE -
PROPOSED WORK
PROPOSED DRAINAGE

JIGNESH ALMOULA
AUDA/ARCH/00505
AUDA/GR-1/COW-1/00811
17, Shree Chaitanya Society, IIM Road, Vastrapur, AHMEDABAD-380 015.
CLERK OF WORKS

CHETAN S. BHAVSAR
44,TIRTHNAGAR,SOC-3, NR.BHUVANGDEV CHAR RASTA, GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-11145R2202271072
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.

NELSON N. MACWAN
S/8,ENLLK, RD.-36(1478)-1(8[14]/3826[1])
Shop -03, Mangal Tirth Complex-B, Opp. Dharmidhar Derasar, Ayojannagar, Vasna, Ahmedabad.
STRU.ENGINEER.

PARTH RAMESHCHANDRA PATEL
11140V01042261095
DEVELOPER
OWNER

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

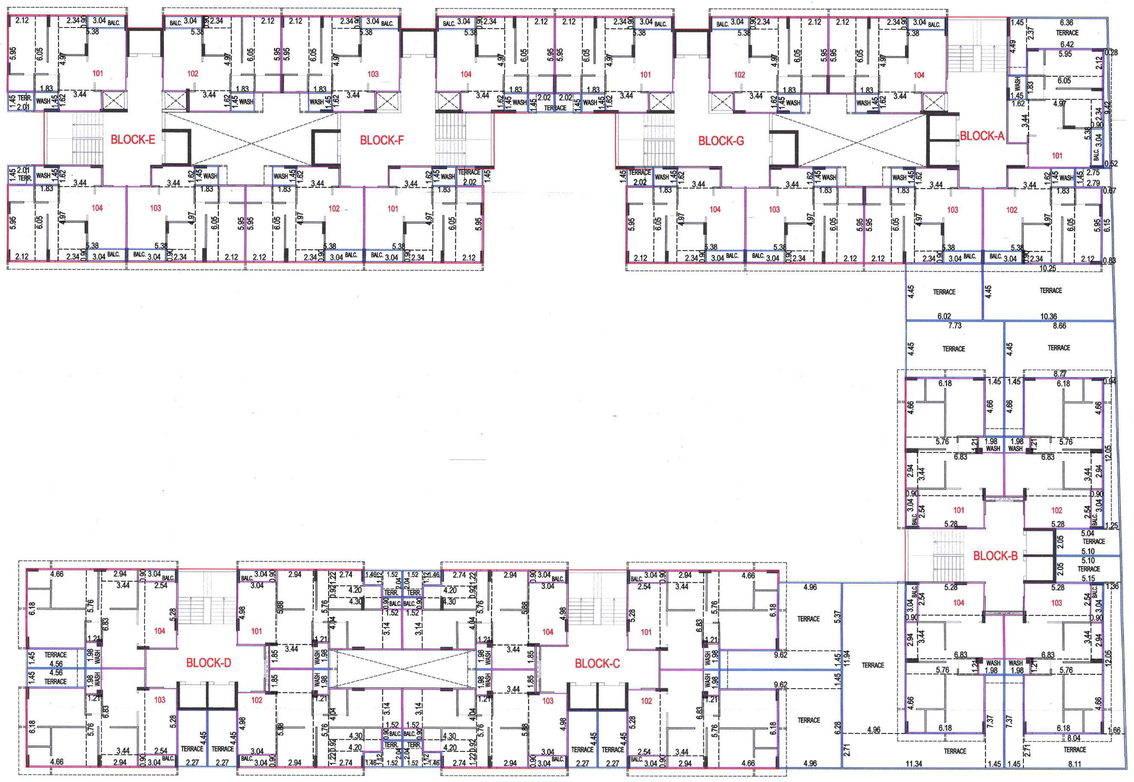
Final Plan boundary and allotment of final plot is Subject to Verfation by Town Planning Officer

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in our office Letter PRM No.6472/ 2672
Dated.....
12 AUG 2022
127
Note Approved by Chairman

DISPATCH BY
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
AUTHORI Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

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.



RERA CARPET AREA CALC. PLAN (1ST FLOOR)

RERA CARPET AREA CALCULATION

1ST FLOOR

A-101
1.62 X 3.44 = 5.57 SMT
4.97 X 5.38 = 26.74 SMT
0.90 X 2.34 = 2.11 SMT
6.05 X 1.83 = 11.07 SMT
5.95 X 2.12 = 12.61 SMT = 58.10 SMT (CARPET)
1.45 X 1.83 = 2.65 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
1.45 X 4.49 = 6.51 SMT
(6.36+6.42)/2X2.37 = 15.14 SMT
(0.28+0.52)/2X9.42 = 3.77 SMT = 25.42 SMT (TERRACE)
TOTAL = 88.91

A-102
1.62 X 3.44 = 5.57 SMT
4.97 X 5.38 = 26.74 SMT
0.90 X 2.34 = 2.11 SMT
6.05 X 1.83 = 11.07 SMT
5.95 X 2.12 = 12.61 SMT = 58.10 SMT (CARPET)
1.45 X 1.83 = 2.65 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
(2.75+2.79)/2X1.45 = 4.02 SMT
(0.67+0.83)/2X6.15 = 4.61 SMT
(10.25+10.38)/2X4.45 = 45.86 SMT = 54.49 SMT (TERRACE)
TOTAL = 117.58

A-103
1.62 X 3.44 = 5.57 SMT
4.97 X 5.38 = 26.74 SMT
0.90 X 2.34 = 2.11 SMT
6.05 X 1.83 = 11.07 SMT
5.95 X 2.12 = 12.61 SMT = 58.10 SMT (CARPET)
1.45 X 1.83 = 2.65 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
6.02 X 4.45 = 26.79 SMT (TERRACE)
TOTAL = 90.28

A-104, E- 102,103, F-, 102,103, G-, 102,103,
1.62 X 3.44 = 5.57 SMT
4.97 X 5.38 = 26.74 SMT
0.90 X 2.34 = 2.11 SMT
6.05 X 1.83 = 11.07 SMT
5.95 X 2.12 = 12.61 SMT = 58.10 SMT (CARPET)
1.45 X 1.83 = 2.65 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
2.02 X 1.45 = 2.93 SMT (BALC.)
TOTAL = 66.42

E-, 101,104
1.62 X 3.44 = 5.57 SMT
4.97 X 5.38 = 26.74 SMT
0.90 X 2.34 = 2.11 SMT
6.05 X 1.83 = 11.07 SMT
5.95 X 2.12 = 12.61 SMT = 58.10 SMT (CARPET)
1.45 X 1.83 = 2.65 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
2.01 X 1.45 = 2.91 SMT (TERRACE)
TOTAL = 66.40

B-101
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
1.45 X 4.66 = 6.76 SMT
7.73 X 4.45 = 34.40 SMT = 41.16 SMT (TERRACE)
TOTAL = 121.63

B-102
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
1.45 X 4.66 = 6.76 SMT
(8.66+8.77)/2X4.45 = 38.78 SMT
(0.94+1.25)/2X12.05 = 13.19 SMT
(5.04+5.10)/2X2.05 = 10.36 SMT = 69.12 SMT (TERRACE)
TOTAL = 149.59

B-103
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
(5.10+5.15)/2X2.05 = 10.51 SMT
(1.36+1.66)/2X12.05 = 18.20 SMT
(8.04+8.11)/2X2.71 = 21.88 SMT
1.45 X 7.37 = 10.69 SMT = 61.28 SMT (TERRACE)
TOTAL = 147.75

B-104
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
1.45 X 7.37 = 10.69 SMT
11.34 X 2.71 = 30.73 SMT
4.96 X 11.94 = 59.22 SMT = 100.64 SMT (TERRACE)
TOTAL = 181.11

C-101
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
9.62 X 1.45 = 13.95 SMT
4.96 X 5.37 = 26.64 SMT = 40.59 SMT (TERRACE)
TOTAL = 121.06

C-102
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
9.62 X 1.45 = 13.95 SMT
4.96 X 6.28 = 31.15 SMT = 55.20 SMT (TERRACE)
2.27 X 4.45 = 10.10 SMT
TOTAL = 135.67

C-104, D-101
3.04 X 4.98 = 15.14 SMT
3.44 X 1.85 = 6.36 SMT
2.94 X 5.88 = 17.29 SMT
1.21 X 5.76 = 6.97 SMT
2.74 X 1.22 = 3.34 SMT
4.20 X 0.92 = 3.86 SMT
4.30 X 4.04 = 17.37 SMT
1.52 X 3.14 = 4.77 SMT = 75.10 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT
1.52 X 0.90 = 1.37 SMT = 4.11 SMT (BALC.)
1.52 X 2.04 = 3.10 SMT
1.46 X 1.12 = 1.64 SMT = 4.74 SMT (TERRACE)
TOTAL = 86.35

C-103,
3.04 X 4.98 = 15.14 SMT
3.44 X 1.85 = 6.36 SMT
2.94 X 5.88 = 17.29 SMT
1.21 X 5.76 = 6.97 SMT
2.74 X 1.22 = 3.34 SMT
4.20 X 0.92 = 3.86 SMT
4.30 X 4.04 = 17.37 SMT
1.52 X 3.14 = 4.77 SMT = 75.10 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT
1.52 X 0.90 = 1.37 SMT = 4.11 SMT (BALC.)
1.52 X 2.04 = 3.10 SMT
1.46 X 1.12 = 1.64 SMT = 14.84 SMT (TERRACE)
2.27 X 4.45 = 10.10 SMT
TOTAL = 96.45

D-102
3.04 X 4.98 = 15.14 SMT
3.44 X 1.85 = 6.36 SMT
2.94 X 5.88 = 17.29 SMT
1.21 X 5.76 = 6.97 SMT
2.74 X 1.22 = 3.34 SMT
4.20 X 0.92 = 3.86 SMT
4.30 X 4.04 = 17.37 SMT
1.52 X 3.14 = 4.77 SMT = 75.10 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT
1.52 X 0.90 = 1.37 SMT = 4.11 SMT (BALC.)
1.46 X 1.12 = 1.64 SMT
2.27 X 4.45 = 10.10 SMT = 14.84 SMT (TERRACE)
TOTAL = 96.45

D-103
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
2.27 X 4.45 = 10.10 SMT
4.56 X 1.45 = 6.61 SMT = 16.71 SMT (TERRACE)
TOTAL = 97.18

D-104
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.94 = 2.65 SMT
5.76 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
4.56 X 1.45 = 6.61 SMT (TERRACE)
TOTAL = 87.08

1ST. FLOOR PLAN

[7/11]

RESIDENTIAL AFFORDABLE HOUSING PROJECT.

PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : -67/2/1, SUR. NO - 335/2A/1,O.P. NO - 67/2/1, D.T.P.S. NO - 1 (SHELA)
MOJE - SHELA
TALUKA. : SANAND, DISTRICT : AHMEDABAD.

SCALE : 1CM = 1.0M. BLOCK - A TO G

ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE OF CONSTRUCTION :- RESIDENCE(DWELLING-3)+COMMERCIAL(MERCANTILE-1) MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

BUILT UP AREA CALCULATION

1ST. FLOOR	SQ.MTS.
15.76 X 28.29	445.85
59.70 X 15.76	940.87
86.98 X 19.59	1703.94
TOTAL	3090.66
LESS AREA	
(1) 2.75 X 1.00 X 3	8.25
(2) 7.47 X 2.47 X 1	18.45
(3) 1.32 X 2.12 X 3	8.40
(4) 2.23 X 1.45 X 1	3.23
(5) 0.12 X 6.15 X 1	0.74
(6) 4.13 X 1.55 X 1	6.40
(7) 9.63 X 4.43 X 1	42.66
(8) 11.30 X 7.47 X 1	84.41
(9) 0.81 X 4.20 X 1	3.40
(10) 2.12 X 7.30 X 1	15.48
(11) 3.00 X 4.66 X 4	55.92
(12) 3.79 X 4.20 X 1	15.92
(13) 4.65 X 4.55 X 2	42.32
(14) 3.14 X 0.92 X 2	5.78
(15) 6.06 X 1.22 X 2	14.79
TOTAL	326.15

NET B.A. ON 1ST. FLOOR
3090.66 - 326.15 = 2764.51

અમદાવાદ અર્બન ડેવલપમેન્ટ ઓથોરિટીના ઠરાવ મુજબ મંજૂર

T. P. Officer
આસિસ્ટન્ટ / ડેવલપ

ભાષા સરતો :
કોમન પ્લોટની જગ્યામાંનો બાંધકામનો તમામ જાતનો ભરાવો ૧ મીટર રહેશે નહિ.

ભાષા સરતો :
બાંધકામનું સુરક્ષાલક્ષી બાબતો ડાયમંડ પ્રોટેક્શનની ભલામણો મુજબ રાખવાની રહેશે.

ભાષા સરતો :
ફાયર પ્રકરણે ફાયર બાબતોનું ઈન્સ્પેક્શન ઓથોરિટી / એજન્સી, શ્રી / ગાંધીનગરની / સ્ટાફનાર. સૌનું જ્યારે જરૂર જણાય ત્યારે તમામ બાંધકામની બાબતો ફાયરને / માંગણી સાધનોવાળી રહેશે.

ભાષા સરતો :
-: ખાસ સરતો :-
બાંધકામપૂર્ણ થયા બાદ બાંધકામ-નો ઉદ્યોગમેન્ટ સર્ટી. કરવા પહેલા નિયમનુસાર અગ્નિ શી પ્રમાણપત્ર રજૂ રાજયશાનું પ્રમાણપત્ર મેળવવાનું રહેશે.

ભાષા નોંધ :
કોમન પ્લોટ-ખાલિ ટેરેસ એરીયા ઉપર કોઈપણ જાતનું બાંધકામ કરવાનું રહેશે નહિ.

SCHEDULE OF OPENING			RCC STAIR DETAIL
DOOR	WINDOWS	VENT	WIDTH= 2.03M
D =1.00X2.10	W =2.00X1.20	V=0.60X0.60	TREAD=0.30M
D1=0.91X2.10	W1=0.80X1.20		RISER=0.15M
D2=0.75X2.10			
FRD=1.05X2.10	FRD = FIRE RESISTANECE DOOR		
R.S.=3.04X2.60			

COLOUR NOTE -
PROPOSED WORK
PROPOSED DRAINAGE

JIGNESH ALMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-I/00811
17, Shree Chaitanya Society, IIM Road, Vastrapur, AHMEDABAD-380 015.
CLERK OF WORKS

CHETAN S. BHAVSAR
44,TIRTHNAGAR,SOC-3 ,
NR.BHUYANGDEV CHAR RASTA,
GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-1114/R/220271072
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.

NELSON N. MACWAN
SILANG LIC NO.AUDA/[S0-1]/00368[GRADE-I]
Shop -03, Mangal Tirth Complex-B, Opp. Dharmidhar Derasar, Ayojannagar, Vasna, Ahmedabad.
STRU.ENGINEER.

PARTH RAMESHCHANDRA PATEL
1114DV01062261095
DEVELOPER

OWNER

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

APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.6612/2022
Dated. 12 AUG 2022
No 127
Note Approved by Chairman

DISPATCH BY

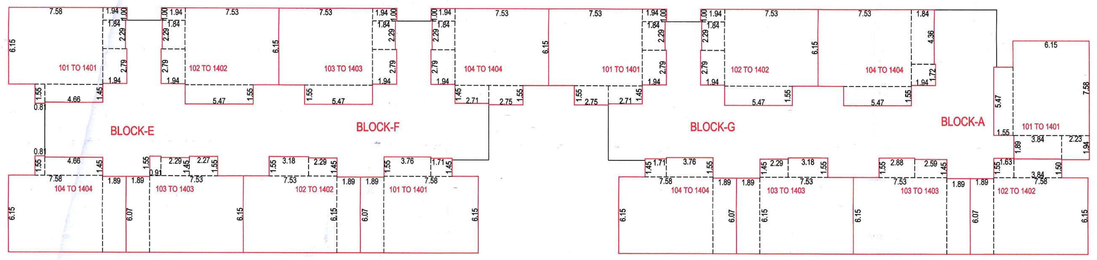
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

sd/-
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY.

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.

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



UNITS / F.S.I. AREA CALC. (BLOCK - A)		
1ST. TO 14TH. FLOOR		IN SQ.MTS.
101 TO 1401		
6.15 X 7.58	=	46.62
2.23 X 1.94	=	4.33
3.84 X 1.89	=	7.26
1.89 X 5.47	=	10.34
TOTAL	=	68.55
102 TO 1402		
7.58 X 6.15	=	46.62
1.89 X 6.07	=	11.47
1.63 X 1.55	=	2.53
3.84 X 1.55	=	5.95
TOTAL	=	66.58
103 TO 1403		
7.53 X 6.15	=	46.31
1.89 X 6.07	=	11.47
2.89 X 1.55	=	4.48
TOTAL	=	66.00
104 TO 1404		
7.53 X 6.15	=	46.31
1.94 X 1.72	=	3.32
5.47 X 1.55	=	8.48
TOTAL	=	66.15

UNITS / F.S.I. AREA CALC. (BLOCK - B)		
1ST. TO 14TH. FLOOR		IN SQ.MTS.
101 TO 1401 / 104 TO 1404		
6.38 X 9.50	=	60.61
1.50 X 4.85	=	7.28
1.73 X 2.54	=	4.39
4.69 X 2.44	=	11.27
TOTAL	=	83.55
102 TO 1402 , 103 TO 1403		
6.38 X 9.50	=	60.61
1.50 X 4.85	=	7.28
3.79 X 2.54	=	9.63
2.99 X 2.44	=	6.32
TOTAL	=	83.84

UNITS / F.S.I. AREA CALC. (BLOCK - E)		
1ST. TO 14TH. FLOOR		IN SQ.MTS.
101 TO 1401		
7.58 X 6.15	=	46.62
1.94 X 1.00	=	1.94
1.94 X 2.29	=	4.21
1.94 X 2.79	=	5.41
4.66 X 1.45	=	6.78
0.81 X 1.55	=	1.26
TOTAL	=	66.20
102 TO 1402		
7.53 X 6.15	=	46.31
1.94 X 1.00	=	1.94
1.94 X 2.29	=	4.21
1.94 X 2.79	=	5.41
4.66 X 1.45	=	6.76
0.81 X 1.55	=	1.26
TOTAL	=	65.89
103 TO 1403		
7.53 X 6.15	=	46.31
1.89 X 6.07	=	11.47
0.81 X 1.55	=	1.41
2.29 X 1.45	=	3.32
2.27 X 1.55	=	3.52
TOTAL	=	66.03
104 TO 1404		
7.58 X 6.15	=	46.62
1.89 X 6.07	=	11.47
4.66 X 1.45	=	6.76
0.81 X 1.55	=	1.26
TOTAL	=	66.11

UNITS / F.S.I. AREA CALC. (BLOCK - F)		
1ST. TO 14TH. FLOOR		IN SQ.MTS.
101 TO 1401		
7.58 X 6.15	=	46.62
1.89 X 6.07	=	11.47
3.79 X 1.55	=	5.83
1.71 X 1.45	=	2.48
TOTAL	=	66.40
102 TO 1402		
7.53 X 6.15	=	46.31
1.89 X 6.07	=	11.47
3.18 X 1.55	=	4.93
2.29 X 1.45	=	3.32
TOTAL	=	66.03
103 TO 1403		
7.53 X 6.15	=	46.31
1.94 X 1.00	=	1.94
1.94 X 2.29	=	4.21
1.94 X 2.79	=	5.41
5.47 X 1.55	=	8.48
TOTAL	=	66.35
104 TO 1404		
7.53 X 6.15	=	46.31
1.94 X 1.00	=	1.94
1.94 X 2.29	=	4.21
1.94 X 2.79	=	5.41
2.79 X 1.55	=	4.29
TOTAL	=	66.06

BUILT UP AREA CALCULATION		
2ND. TO 14TH. FLOOR		SQ.MTS.
15.76 X 28.29	=	445.85
59.70 X 15.76	=	940.87
86.98 X 19.59	=	1703.94
TOTAL	=	3090.66
LESS: AREA		
(1) 2.75 X 1.00 X 3	=	8.25
(2) 7.47 X 2.47 X 1	=	18.45
(3) 1.32 X 2.12 X 3	=	8.40
(4) 2.23 X 1.45 X 1	=	3.23
(5) 0.12 X 6.15 X 1	=	0.74
(6) 4.13 X 1.55 X 1	=	6.40
(7) 9.83 X 4.43 X 1	=	43.66
(8) 11.30 X 7.47 X 1	=	84.41
(9) 0.81 X 4.20 X 1	=	3.40
(10) 2.12 X 7.30 X 1	=	15.48
(11) 3.00 X 4.66 X 4	=	55.92
(12) 3.79 X 4.20 X 1	=	15.92
(13) 4.65 X 4.55 X 2	=	42.32
(14) 3.14 X 0.62 X 2	=	5.78
(15) 6.06 X 1.22 X 2	=	14.79
TOTAL	=	336.15
NET B.A. ON 2ND. TO 14TH. FLOOR		
3090.66 - 326.15	=	2764.51

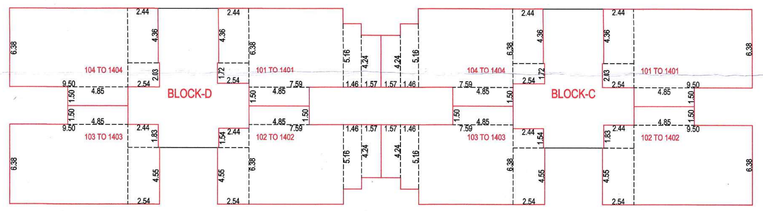
UNITS / F.S.I. AREA CALC. (BLOCK - C)		
1ST. TO 14TH. FLOOR		IN SQ.MTS.
101 TO 1401		
6.50 X 6.38	=	60.61
1.50 X 4.85	=	7.28
2.54 X 3.93	=	9.98
2.44 X 4.36	=	10.64
TOTAL	=	83.69
102 TO 1402		
6.50 X 6.38	=	60.61
1.50 X 4.85	=	7.28
2.54 X 4.55	=	11.56
2.44 X 1.83	=	4.47
TOTAL	=	83.92
103 TO 1403		
2.44 X 1.54	=	3.76
2.54 X 4.55	=	11.56
7.59 X 6.38	=	48.42
4.85 X 1.50	=	7.28
1.45 X 5.16	=	7.53
1.57 X 4.24	=	6.66
TOTAL	=	85.21
104 TO 1404		
2.44 X 4.36	=	10.64
2.54 X 1.72	=	4.37
7.59 X 6.38	=	48.42
4.85 X 1.50	=	7.28
1.45 X 5.16	=	7.53
1.57 X 4.24	=	6.66
TOTAL	=	84.90

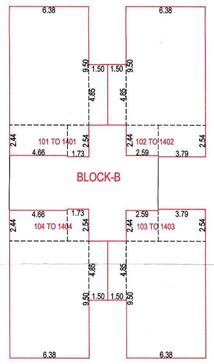
UNITS / F.S.I. AREA CALC. (BLOCK - D)		
1ST. TO 14TH. FLOOR		IN SQ.MTS.
101 TO 1401		
2.44 X 4.36	=	10.64
2.54 X 4.55	=	11.56
7.59 X 6.38	=	48.42
4.85 X 1.50	=	7.28
1.45 X 5.16	=	7.53
1.57 X 4.24	=	6.66
TOTAL	=	84.90
102 TO 1402		
2.44 X 1.54	=	3.76
2.54 X 4.55	=	11.56
7.59 X 6.38	=	48.42
4.85 X 1.50	=	7.28
1.45 X 5.16	=	7.53
1.57 X 4.24	=	6.66
TOTAL	=	85.21
103 TO 1403		
9.50 X 6.38	=	60.61
4.85 X 1.50	=	7.28
2.54 X 4.55	=	11.56
2.44 X 1.83	=	4.47
TOTAL	=	83.92
104 TO 1404		
9.50 X 6.38	=	60.61
4.85 X 1.50	=	7.28
2.54 X 2.03	=	5.16
2.44 X 4.36	=	10.64
TOTAL	=	83.69

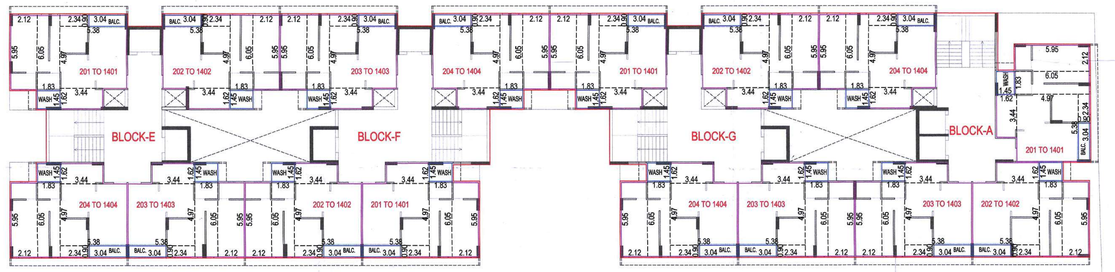
UNITS / F.S.I. AREA CALC. (BLOCK - G)		
1ST. TO 14TH. FLOOR		IN SQ.MTS.
101 TO 1401		
7.53 X 6.15	=	46.31
1.94 X 1.00	=	1.94
1.94 X 2.29	=	4.21
1.94 X 2.79	=	5.41
4.66 X 1.45	=	6.76
0.81 X 1.55	=	1.26
TOTAL	=	66.06
102 TO 1402		
7.53 X 6.15	=	46.31
1.94 X 1.00	=	1.94
1.94 X 2.29	=	4.21
1.94 X 2.79	=	5.41
5.47 X 1.55	=	8.48
TOTAL	=	66.35
103 TO 1403		
7.53 X 6.15	=	46.31
1.89 X 6.07	=	11.47
3.18 X 1.55	=	4.93
2.29 X 1.45	=	3.32
TOTAL	=	66.03
104 TO 1404		
7.58 X 6.15	=	46.62
1.89 X 6.07	=	11.47
3.79 X 1.55	=	5.83
1.71 X 1.45	=	2.48
TOTAL	=	66.40

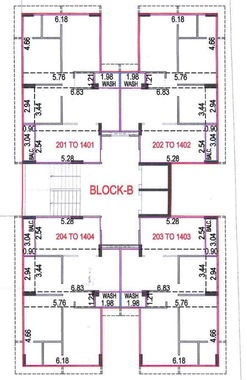
UNITS / F.S.I. AREA TABLE			
FLOOR	BLOCK	UNIT NO.	SQ.MTS.
1ST. TO 14TH FLOOR	A	101 TO 1401	68.69
		102 TO 1402	66.58
		103 TO 1403	66.00
		104 TO 1404	66.15
	B	101 TO 1401	83.69
		102 TO 1402	83.84
		103 TO 1403	83.84
		104 TO 1404	83.65
	C	101 TO 1401	83.69
		102 TO 1402	83.92
		103 TO 1403	85.21
		104 TO 1404	84.90
	D	101 TO 1401	84.90
		102 TO 1402	85.21
		103 TO 1403	83.92
		104 TO 1404	83.69
	E	101 TO 1401	66.20
		102 TO 1402	66.35
		103 TO 1403	66.03
		104 TO 1404	66.11
	F	101 TO 1401	66.40
		102 TO 1402	66.03
		103 TO 1403	66.35
		104 TO 1404	66.06
	G	101 TO 1401	66.06
		102 TO 1402	66.35
		103 TO 1403	66.03
		104 TO 1404	66.40
TOTAL			2070.01

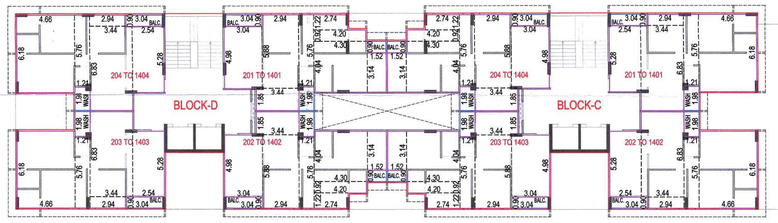
UNITS / F.S.I. AREA CALCULATION (1ST. FL. TO 14TH. FLOOR PLAN)



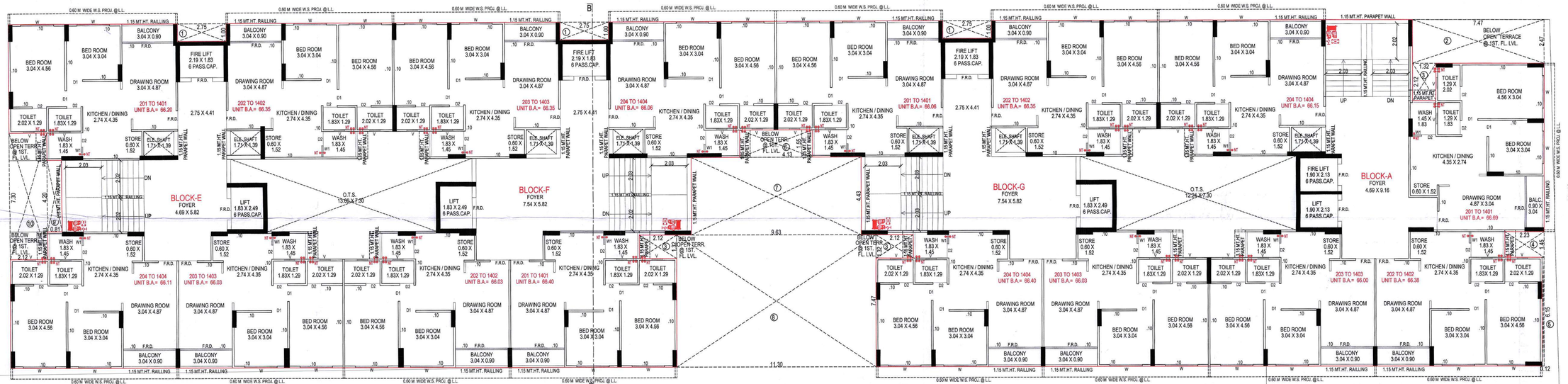


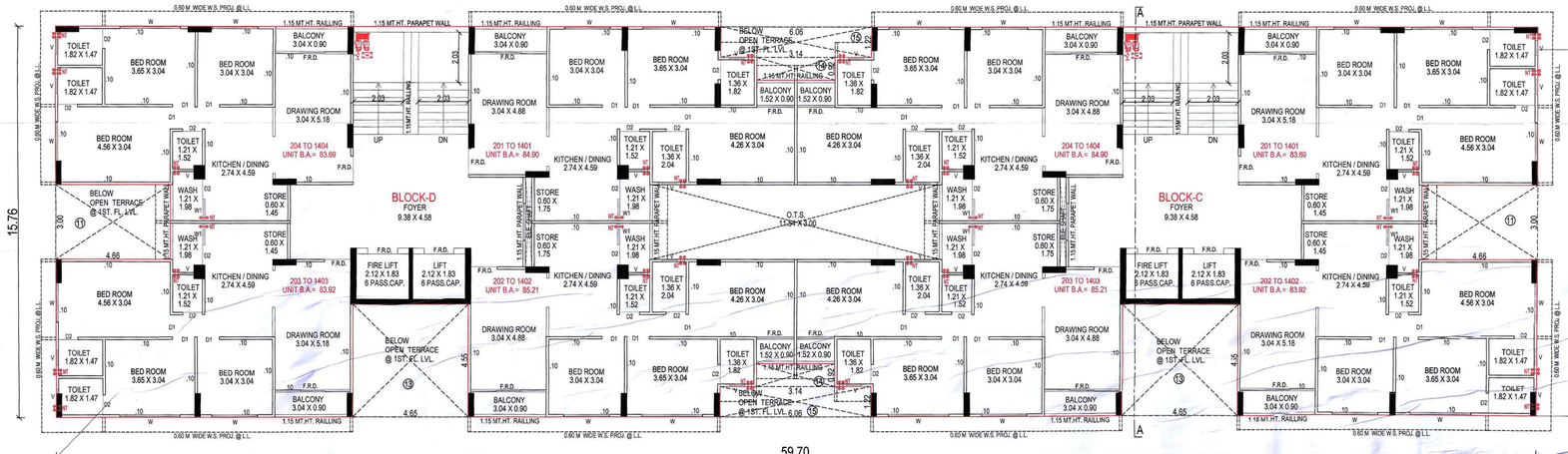


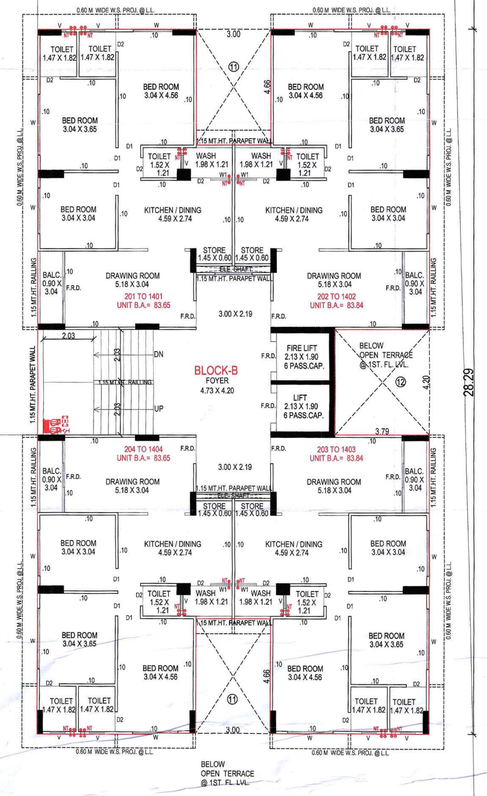




RERA CARPET AREA CALC. PLAN (2ND TO 14TH FLOOR)







TYPICAL FLOOR PLAN (2ND. FL. TO 14TH. FLOOR PLAN)

RERA CARPET AREA CALCULATION
2ND TO 14TH FLOOR
A-2ND TO 1401, 202 TO 1402, 203 TO 1403, 204 TO 1404
E-2ND TO 1401, 202 TO 1402, 203 TO 1403, 204 TO 1404
F-2ND TO 1401, 202 TO 1402, 203 TO 1403, 204 TO 1404
G-2ND TO 1401, 202 TO 1402, 203 TO 1403, 204 TO 1404
1.62 X 3.44 = 5.57 SMT
4.97 X 5.39 = 26.74 SMT
0.90 X 2.34 = 2.11 SMT
6.05 X 1.83 = 11.07 SMT
5.95 X 2.12 = 12.61 SMT = 68.10 SMT (CARPET)
1.45 X 1.83 = 2.65 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
TOTAL = 83.49
B-2ND TO 1401, 202 TO 1402, 203 TO 1403, 204 TO 1404
C-2ND TO 1401, 202 TO 1402, 203 TO 1403, 204 TO 1404
5.28 X 2.54 = 13.41 SMT
6.83 X 3.44 = 23.50 SMT
0.90 X 2.34 = 2.65 SMT
5.79 X 1.21 = 6.97 SMT
6.18 X 4.66 = 28.80 SMT = 75.33 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT (BALC.)
TOTAL = 82.47
C-2ND TO 1401, 204 TO 1404, D-2ND TO 1402, 202 TO 1402
3.04 X 4.66 = 15.14 SMT
3.44 X 1.85 = 6.36 SMT
2.94 X 5.88 = 17.29 SMT
1.21 X 5.75 = 6.97 SMT
2.74 X 1.22 = 3.34 SMT
4.20 X 0.92 = 3.86 SMT
4.30 X 4.04 = 17.37 SMT
1.52 X 3.14 = 4.77 SMT = 75.10 SMT (CARPET)
1.98 X 1.21 = 2.40 SMT (WASH)
0.90 X 3.04 = 2.74 SMT
1.52 X 0.90 = 1.37 SMT = 4.11 SMT (BALC.)
TOTAL = 81.61

RERA CARPET AREA TABLE FOR RESI. IN SQ.MTS.

BLOCK	FLOOR	UNIT NO.	RERA AREA			
			CARPET	WASH	BALCONY	TERRACE
BLOCK-A	1ST FLOOR	101	58.10	2.65	2.74	26.42
		102	58.10	2.65	2.74	54.49
		103	58.10	2.65	2.74	28.79
		104	58.10	2.65	2.74	----
	2ND TO 14TH FLOOR	201 TO 1401	58.10	2.65	2.74	----
		202 TO 1402	58.10	2.65	2.74	----
		203 TO 1403	58.10	2.65	2.74	----
		204 TO 1404	58.10	2.65	2.74	----
BLOCK-B	1ST FLOOR	101	75.33	2.40	2.74	41.16
		102	75.33	2.40	2.74	69.12
		103	75.33	2.40	2.74	61.28
		104	75.33	2.40	2.74	100.64
	2ND TO 14TH FLOOR	201 TO 1401	75.33	2.40	2.74	----
		202 TO 1402	75.33	2.40	2.74	----
		203 TO 1403	75.33	2.40	2.74	----
		204 TO 1404	75.33	2.40	2.74	----
BLOCK-C	1ST FLOOR	101	75.33	2.40	2.74	40.59
		102	75.33	2.40	2.74	55.20
		103	75.10	2.40	4.11	14.84
		104	75.10	2.40	4.11	4.74
	2ND TO 14TH FLOOR	201 TO 1401	75.10	2.40	4.11	----
		202 TO 1402	75.10	2.40	4.11	----
		203 TO 1403	75.33	2.40	2.74	----
		204 TO 1404	75.33	2.40	2.74	----
BLOCK-D	1ST FLOOR	101	75.10	2.40	4.11	4.74
		102	75.10	2.40	4.11	14.84
		103	75.33	2.40	2.74	18.71
		104	75.33	2.40	2.74	8.61
	2ND TO 14TH FLOOR	201 TO 1401	75.10	2.40	4.11	----
		202 TO 1402	75.10	2.40	4.11	----
		203 TO 1403	75.33	2.40	2.74	----
		204 TO 1404	75.33	2.40	2.74	----
BLOCK-E	1ST FLOOR	101	58.10	2.65	2.74	2.91
		102	58.10	2.65	2.74	----
		103	58.10	2.65	2.74	----
		104	58.10	2.65	2.74	2.91
	2ND TO 14TH FLOOR	201 TO 1401	58.10	2.65	2.74	----
		202 TO 1402	58.10	2.65	2.74	----
		203 TO 1403	58.10	2.65	2.74	----
		204 TO 1404	58.10	2.65	2.74	----
BLOCK-F	1ST FLOOR	101	58.10	2.65	2.74	2.93
		102	58.10	2.65	2.74	----
		103	58.10	2.65	2.74	----
		104	58.10	2.65	2.74	2.93
	2ND TO 14TH FLOOR	201 TO 1401	58.10	2.65	2.74	----
		202 TO 1402	58.10	2.65	2.74	----
		203 TO 1403	58.10	2.65	2.74	----
		204 TO 1404	58.10	2.65	2.74	----
BLOCK-G	1ST FLOOR	101	58.10	2.65	2.74	2.93
		102	58.10	2.65	2.74	----
		103	58.10	2.65	2.74	----
		104	58.10	2.65	2.74	2.93
	2ND TO 14TH FLOOR	201 TO 1401	58.10	2.65	2.74	----
		202 TO 1402	58.10	2.65	2.74	----
		203 TO 1403	58.10	2.65	2.74	----
		204 TO 1404	58.10	2.65	2.74	----

2ND. TO 14TH. FLOOR PLAN [8/11]

RESIDENTIAL AFFORDABLE HOUSING PROJECT.

PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO. : -67/2/1, SUR. NO. - 335/2A/1,O.P. NO - 67/#/1, D.T.P.S. NO.- 1 (SHELA) MOJE - SHELA TALUKA. : SANAND, DISTRICT : AHMEDABAD.

SCALE : 1CM = 1.0M. BLOCK - A TO G

ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE OF CONSTRUCTION :- RESIDENCE(DWELLING-3)+COMMERCIAL(MERCANTILE-1) MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

SCHEDULE OF OPENING			RCC STAIR DETAIL
DOOR	WINDOWS	VENT	WIDTH= 2.03M
D =1.00X2.10	W =2.00X1.20	V=0.60X0.60	TREAD=0.30M
D1=0.91X2.10	W1=0.80X1.20		RISER=0.15M
D2=0.75X2.10			
FRD=1.05X2.10	FRD = FIRE RESISTANECE DOOR		
R.S.=3.04X2.60			

COLOUR NOTE -
PROPOSED WORK
PROPOSED DRAINAGE

JIGNESH ALMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-1/00811
17, Shree Chaitanya Society, 100 Feet Road, Vastrapur, AHMEDABAD-380 015.
CLERK OF WORKS

CHETAN S. BHAVSAR
44,TIRTHNAGAR,SOC-3 ,
NR.BHUVANGDEV CHAR RASTA,
GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-11145R/20022710/2
S.O.R.

KINAL D. SONI
ENGINEER AUDA
C-29, Sadarshan Tower, Nr. Nirant Park, Sun-N-Bop Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/966
ENGINEER.

NELSON N. MACWAN
STRUENG.LIC.NO.:MOA/(S)-1/(RAH)/(SADC)/
Shop -02, Mangal Tirth Complex-B,
Opp.Shamlidhar Derasar, Anjalnagar,
Vasna, Ahmedabad.
STRU.ENGINEER.

PARTH RAMESHCHANDRA PATEL
I1140V01016241095
DEVELOPER
OWNER
DEVELOPER

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

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRN No.6215/2022
Dated. 12 AUG 2022
No. 127
Note Approved by Chairman

DISPATCH BY
JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.
AUTHORITY

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

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.

બાંધકામ શરૂ કરતા પહેલા ઓથોરાઈઝ્ડ એજન્સી પાસેથી ફાયર એન્ડ સેફટી અંગેનું સર્ટીફીકેટ મેળવવાનું રહેશે.

બાંધકામ શરૂ કરતા પહેલા ઓથોરાઈઝ્ડ એજન્સી પાસેથી ફાયર એન્ડ સેફટી અંગેનું સર્ટીફીકેટ મેળવવાનું રહેશે.

બાંધકામ પૂર્ણ થયા બાદ ઓક્યુપન્સી નો ઉપયોગ કરતા પહેલા ફિનિશ્ડ બિલ્ડીંગ ઉપર લીફ્ટ મશીનરી વગેરેનું પ્રમાણપત્ર મેળવવાનું રહેશે.

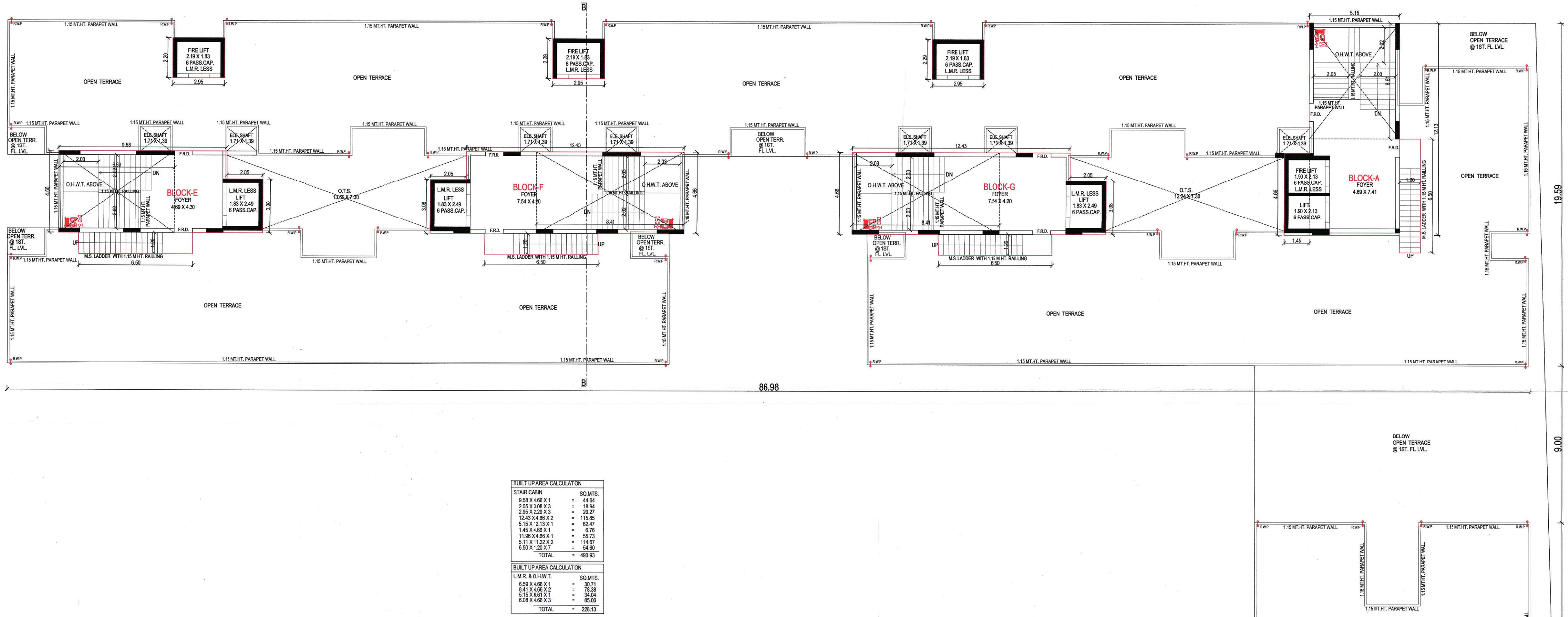
બાંધકામ શરૂ કરતા પહેલા ઓથોરાઈઝ્ડ એજન્સી પાસેથી ફાયર એન્ડ સેફટી અંગેનું સર્ટીફીકેટ મેળવવાનું રહેશે.

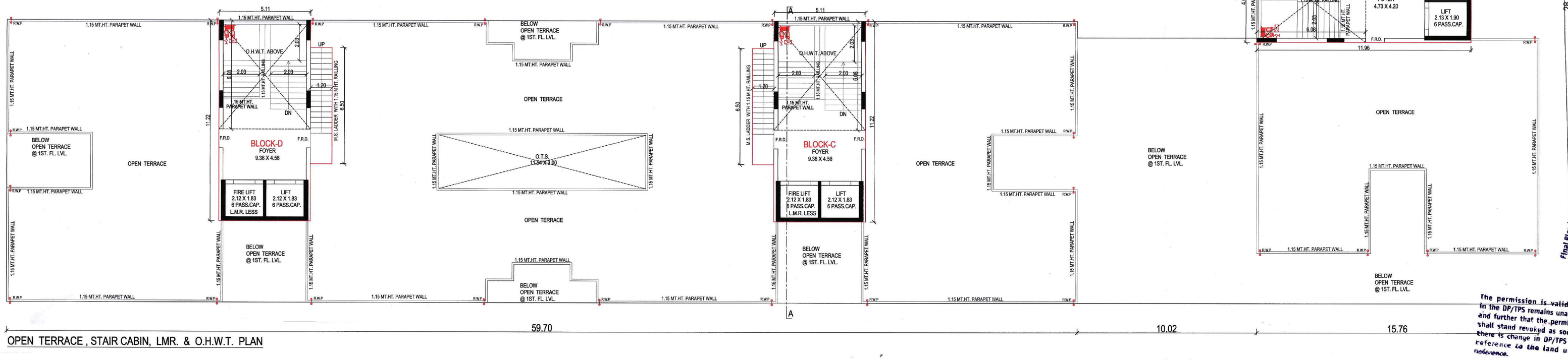
બાંધકામ શરૂ કરતા પહેલા ઓથોરાઈઝ્ડ એજન્સી પાસેથી ફાયર એન્ડ સેફટી અંગેનું સર્ટીફીકેટ મેળવવાનું રહેશે.

બાંધકામ શરૂ કરતા પહેલા ઓથોરાઈઝ્ડ એજન્સી પાસેથી ફાયર એન્ડ સેફટી અંગેનું સર્ટીફીકેટ મેળવવાનું રહેશે.

બાંધકામ પૂર્ણ થયા બાદ ઓક્યુપન્સી નો ઉપયોગ કરતા પહેલા ફિનિશ્ડ બિલ્ડીંગ ઉપર લીફ્ટ મશીનરી વગેરેનું પ્રમાણપત્ર મેળવવાનું રહેશે.

બાંધકામ પૂર્ણ થયા બાદ ઓક્યુપન્સી નો ઉપયોગ કરતા પહેલા ફિનિશ્ડ બિલ્ડીંગ ઉપર લીફ્ટ મશીનરી વગેરેનું પ્રમાણપત્ર મેળવવાનું રહેશે.





OPEN TERRACE , STAIR CABIN, LMR. & O.H.W.T. PLAN

BUILT UP AREA CALCULATION		
STAIR CABIN		SQ.MTS.
9.58 X 4.66 X 1	=	44.64
2.05 X 3.08 X 3	=	18.94
2.95 X 2.29 X 3	=	20.27
12.43 X 4.66 X 2	=	115.85
5.15 X 12.13 X 1	=	62.47
1.45 X 4.66 X 1	=	6.76
11.96 X 4.66 X 1	=	55.73
5.11 X 11.22 X 2	=	114.67
6.50 X 1.20 X 7	=	54.60
TOTAL	=	493.93

BUILT UP AREA CALCULATION		
L.M.R. & O.H.W.T.		SQ.MTS.
6.59 X 4.66 X 1	=	30.71
8.41 X 4.66 X 2	=	78.38
5.15 X 6.61 X 1	=	34.04
6.08 X 4.66 X 3	=	85.00
TOTAL	=	228.13

OPEN TERRACE , STAIR CABIN, LMR. & O.H.W.T. PLAN [9/11]

RESIDENTIAL AFFORDABLE HOUSING PROJECT.

PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : -67/2/1, SUR. NO - 335/2A/1,O.P. NO - 67/2/1, D.T.P.S. NO - 1 (SHELA)
MOJE - SHELA
TALUKA. : SANAND, DISTRICT : AHMEDABAD.

SCALE : 1CM = 1.0M. — BLOCK - A TO G

ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE OF CONSTRUCTION :- RESIDENCE(DWELLING-3)+COMMERCIAL (MERCANTILE-1) MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

અમદાવાદ ઝોનલ વિકાસ સત્તામંડળ
ચેકીંગ કરવામાં છે.
T.P. Sec-2 / 5015
આસીસ્ટન્ટ / 5015

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

ખાસ નોંધ :
ડ્રાફ્ટ ટી.પી.સ્કીમ તેમજ એકીકૃત ટી.પી યોજના અંતર્ગત જાહેર સુવિધા તથા સંલગ્ન બંધકામ ધિરાણીય કેસ હેઠળ ખાસ-બંધણા સુધારા સાથેનાં આપેલ છે તે અનુસાર રહસ્યદાર પ્રમોટ માલિકે અથાસ્થાપ બંધારણ કરવાનું રહેશે.

ખાસ ધ્યાન :
ઉપર ૫૬૨૫ે જમીન માલીકશ્રી / ડેવલોપરશ્રી/ એન્જુ. શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રકચર. એન્જુ.શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાંધકામ પ્લાનો મુજબ જ કામ પૂરું કરવાનું રહેશે.

ખાસ શરત :
ફિલ્મ પ્લાનમાં બોલાયેલ ઓફસાઈઝ પ્લાનને ચુસ્ત રૂપે લાગુ પડશે પણ પ્લોટ સાઈઝ (સ્થળ મોજણી) મુજબ ઓફસાઈટ રસ્તાની સ્થળ વિગતવાર કરવી ઓનલાઈન પરિસ્થિતિઓ ધ્યાનમાં રાખવી જે તે સમયના નામાંકિત વિગત પ્લાનમાં મુજબનું છે..તે સત્તામંડળ પ્લાનમાં મંજુર્યા બાદ અમલમાં મુકવાનું રહેશે

ખાસ શરત :
બાંધકામમાં મુજબના પ્લાનો પ્રમાણે ડ્રાફ્ટમાં પ્લોટનો કેટલો ભાગ તુટો ન્યાય જગ્યાઓની માલિકી સ્થળ પર પ્લોટ બાંધકામોની ક્ષ સ્થળ ત્યાં તુટો ઉપયોગ પ્લોટની હકદારી/ માલિકી સત્તામંડળની રહેશે.

SCHEDULE OF OPENING			RCC STAIR DETAIL
DOOR	WINDOWS	VENT	WIDTH= 2.03M
D =1.00X2.10	W =2.00X1.20	V=0.60X0.60	TREAD=0.30M
D1=0.91X2.10	W1=0.80X1.20		RISER=0.15M
D2=0.75X2.10			
FRD=1.05X2.10	FRD = FIRE RESISTANECE DOOR		
R.S.=3.04X2.60			

COLOUR NOTE -
- PROPOSED WORK
- PROPOSED DRAINAGE

JIGNESH ALMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-I/00811
17, Shree Chaitanya Society,
ITM Road, Vastrapur,
AHMEDABAD-380 015.
CLERK OF WORKS

CHETAN S. BHAVSAR
44(TIRTHNAGAR SOC-3,
NR.BHUVANDEV CHAR RASTA,
GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-1114SR2202271072
S.O.R.

KINAL D. SONI
ENGINEER AUDA
C-28, Sudarshan Tower, Nr. Nirant Park,
Bus-V-Bay Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/998
ENGINEER.

NELSON N. MACWAN
STR.ENG.LIC NO.:AUDA/S9-1/0234R(GRADE-I)
Shop -03, Mangal Tirth Complex-8,
Opp. Dharnidhar Derasar, Ayojannagar,
Vasna, Ahmedabad.
STRU.ENGINEER.

OWNER

PARTH RAMESHCHANDRA PATEL
1114DV01062610
DEVELOPER

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.667/2022
Dated..... 12 AUG 2022
127
Note Approved by Chairman

DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY.

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

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 consideration.

RESIDENTIAL AFFORDABLE HOUSING PROJECT.

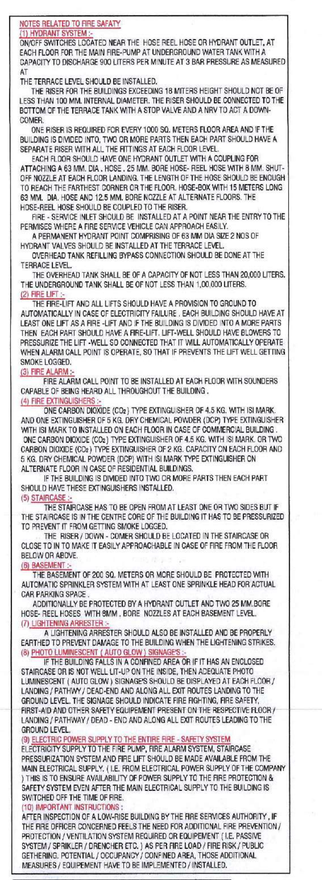
PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : -67/2/1, SUR. NO - 335/2A/1,O.P. NO - 67/१/1, D.T.P.S. NO - 1 (SHELA)
MOJE - SHELA
TALUKA. : SANAND, DISTRICT : AHMEDABAD.

SCALE : 1CM = 1.0M. BLOCK - A TO G

ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

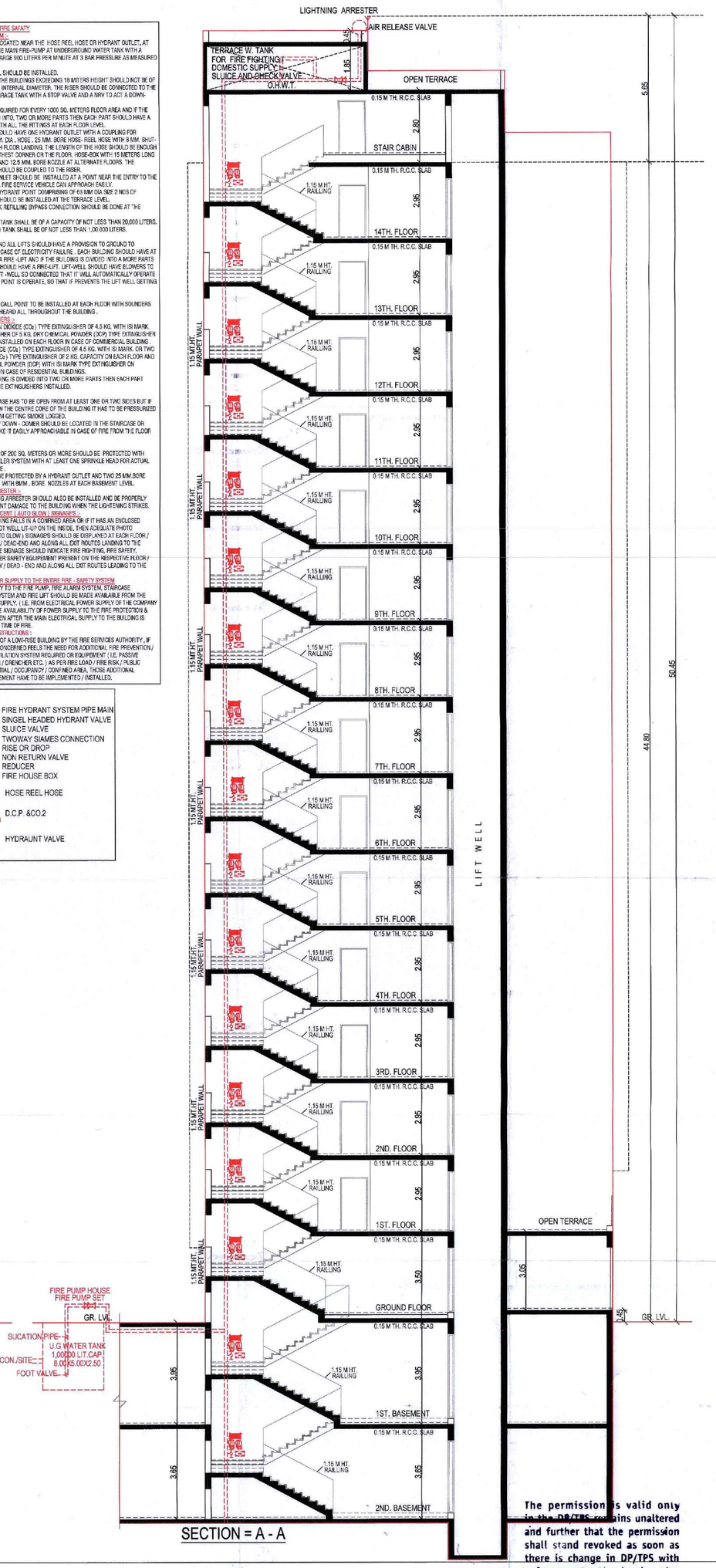
USE OF CONSTRUCTION :- RESIDENCE(DWELLING-3)+COMMERCIAL(MERCANTILE-1) MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

ELEVATION



(11) LENGED

1	FIRE HYDRANT SYSTEM PIPE MAIN
2	SINGEL HEADED HYDRANT VALVE
3	SLUICE VALVE
4	TWOWAY SIAMESE 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
11	HYDRAULIT VALVE



SECTION = A - A

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.

COLOUR NOTE -
PROPOSED WORK
PROPOSED DRAINAGE

Pradeep PATIMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-1/00811
17, Shree Chaitanya Society,
IIM Road, Navrangpur,
AHMEDABAD-380 016.
CLERK OF WORKS

CHETAN S. BHAVSAR
44,TIRTHNAGAR,SOC-3
NR.BH2YANGDEV CHAR RASTA,
GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-11148R2202271072
S.O.R.

KINAL D. SONI
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LIC NO. : AUDA/ENGG/866
ENGINEER.

NELSON N. MACWAN
(LICENCE NO. AUDA/STR/00406/21)
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Opp.Dharnidhar Derasar, Ayojnanagri,
Vastral, Ahmedabad.
STRU.ENGINEER.

PARTH RAMESHCHANDRA PATEL
1114DV01042610/25
DEVELOPER
OWNER
DEVELOPER

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

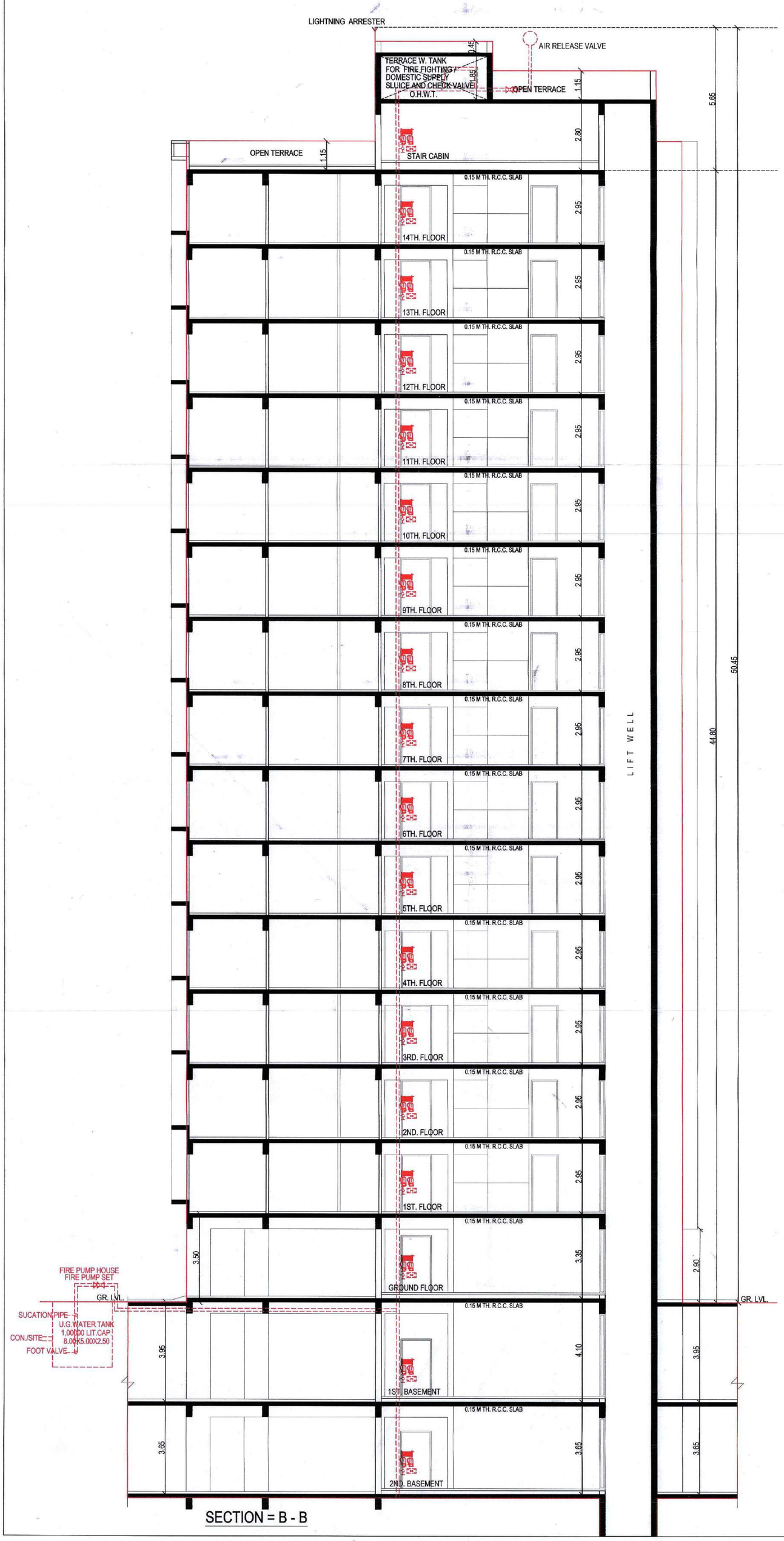
Final Plan boundary and alignment of final plot is Subject to veriation by Town Planning Officer

DISPATCH BY

APPROVED
As amended by Red (Cyclow) Subject to the condition as mentioned in this office Letter PRN No.6617/2022
Dated.....12 AUG 2022
No 127
Note Approved by Chairman

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
AUTHORITY Amedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.



SECTION = B - B

NOTES RELATED TO FIRE SAFATY

(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) SIGNAGES :-

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) SIGNAGES SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWY / 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.

(11) LENGED

1		FIRE HYDRANT SYSTEM PIPE MAIN
2	SH	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	5 KG 4.5 KG	D.C.P. &CO.2
11		HYDRAUNT VALVE

ખાસ શરત :

વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે જોઇતા પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અંગેની વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ શરત :

નકશામાં સૂચવવામાં આવેલ કોમન પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સંસ્થાની એસોસીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

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

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.

ELEVATION & SECTION	[11/11]
RESIDENTIAL AFFORDABLE HOUSING PROJECT.	

PLAN SHOWING PROPOSED COMM. + RESI. BUILDING ON F.P. NO : -67/2/1, SUR. NO - 335/2A/1,O.P. NO - 67/2/1, D.T.P.S. NO - 1 (SHELA)
MOJE - SHELA
TALUKA. : SANAND, DISTRICT : AHMEDABAD.

SCALE : 1CM = 1.0M. BLOCK - A TO G

ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE OF CONSTRUCTION :- RESIDENCE(DWELLING-3)+COMMERCIAL(MERCANTILE-1) MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

અમદાવાદ શહેરી વિકાસ સત્તામંડળ સ્કેનીંગ કરાવેલ છે.
આસીસ્ટન્ટ / કલાર્ક

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ, બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલા નિયમાનુસાર અત્રે થી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું કરજ્યાત છે.

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

ખાસ નોંધ :

ડ્રેનેજ સે-આઉટ તેમજ સેપ્ટીક ટેક તથા સાઈટ ની સાઈજ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૨૪૭૦) તથા સિવિલ એન્જુનીયરીંગ ડેટા બુક બાય-લોના મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થાપના કરવાનું રહેશે.

ખાસ શરત :

સદર પ્રકરણે જીન માલીકશ્રી / ડેવલપરશ્રી/ એન્જુ.શ્રી /આર્કીટેક્ટશ્રી/ સ્ટ્રકચર. એન્જુ.શ્રી દ્વારા રજુ કરવામાં આવેલ તમામ બાંહેધરી પત્રો મુજબ યુસ્તપણે વર્તવાનુ રહેશે.

COLOUR NOTE -
PROPOSED WORK
PROPOSED DRAINAGE

JIGNESH ALMOULA
AUDA/ARCH/00305
AUDA/GR-1/COW-I/00811
17, Shree Chaitanya Society, IIM Road, Vastrapur, AHMEDABAD-380 015.
CLERK OF WORKS

CHETAN S. BHAVSAR
44,TIRTHNAGAR,SOC-3 , NR.BHUYANGDEV CHAR RASTA, GHATLODIA,AHMEDABAD CITY-380061
LIC.No.-1114SR2202271072
S.O.R.

KINAL D. SONI
ENGINEER AUDA
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LIC No. : AUDA/ENGG/966
ENGINEER.

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STR.ENGG.LIC NO.AUDA/SR-1/1997-98(GRADE-I)
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STRU.ENGINEER.

PARTH RAMESHCHANDRA PATEL
1114DV0106261095
DEVELOPER
OWNER
DEVELOPER

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No.66/21/2022
Dated.....
12 AUG 2022
No 127
Note Approved by Chairman

DISPATCH BY

JUNIOR TOWN PLANNER
Ahmedabad Urban Development Authority
Ahmedabad.
AUTHORITY.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

NOTES RELATED TO CGDCR 2017:-

- 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 PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL 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 CERTIFIY THAT ACCORDING TO CGDCR 2017 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO.4.4.3 OF THE CGDCR -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.13.1.11 AND 13.1.13 OF CGDCR 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 CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNITS, SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNITS.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 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.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 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 CGDCR 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.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION- 2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION- 2013
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF CGDCR 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 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.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF CGDCR-2017.
- MECHANICAL VENTILATION & LIGHTNING SYSTEM SHALL BE PROVIDED IN BASEMENT.

NOTES RELATED TO FIRE SAFETY & PREVENTION

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the 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 meters and above 18 meters 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 value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. 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 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. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. 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 premises where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos 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 the lifts should have a provision to ground 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 two or more parts then each 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 it 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 (CO2) type extinguisher of 4.5 kg. with ISI mark, and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (CO2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
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 buildings it has to be pressurized to prevent it from getting smoke logged.

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 6 mm. 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) SIGNAGES :

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 along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment 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

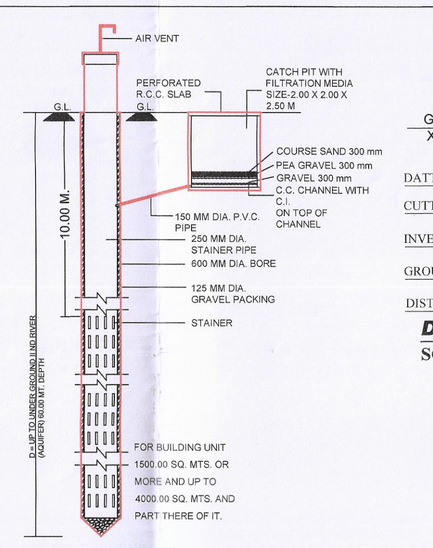
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

10.INDIVDUAL FIRE SEFTY SYSTEM

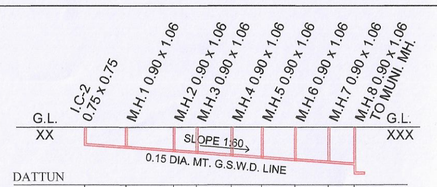
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering, Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

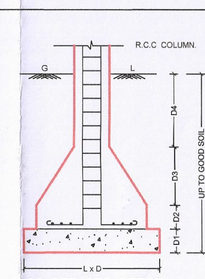


PERCOLATION WELL
N.T.S.



DATTUN									
CUTTING	29.25	0.75	29.88	0.89	29.95	1.05	29.87	1.13	29.75	1.25	29.64	1.36	29.53	1.47
INVERT	29.00		29.00		28.90		28.74		28.50		28.28		28.06	
GROUND	30.00		30.00		30.00		30.00		30.00		30.00		30.00	
DISTANCE	0.00		16.46		31.35		47.03		63.17		80.00		96.39	

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



FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOx
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP

SANITARY PROVISION

FLOOR AREA = 1694.02 SQ.MT.
1694.02 / 4= 423.51 SAY 424 USERS
REQD. URINALS,05 MALE USERS = 424/100 = 4,24 SAY 5 NOS.
REQD. WC 1/100 USERS = 424/100 = 1 NOS. REQ. TOILET PER GENDER

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROV.
GENTS	02	02
LADIES	02	02
URINAL	02	02

1 TOILET DISABLE PERSON

COMMON PLOT AREA CALC.

COMMON PLOT
71.22 x 10.84 = 772.02 SQ.MT.
PERMI. B.A. ON GR. FL. @ 15 % OF COMMON PLOT
772.02 x 0.15 = 115.80
SOCIETY COMMON AMENITIES
PROP. B.A. ON GR. FL.
18.16 X 6.34 = 115.13

CONTAINER BIN AREA CALC. FOR RESI.
RES/ : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 392 X 10 LIT. = 3920 LIT.
3920 / 80 = 49 NOS. SAY 50 NOS.
REQ. 50 NOS BIN OF 80 LIT CAP.
PROVI. 50 NOS BIN OF 80 LIT CAP.

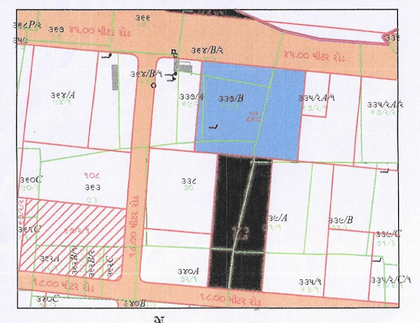
CONTAINER BIN AREA CALC. FOR COMM.
COMM / 100 SQ.MT. CARPET AREA
1 NOS. BIN OF 20 LIT. CAP.
TOTAL CARPET 1694.02 x 20/100 = 338.80 LIT.
338.80/ 80 = 4.24 SAY
5 NOS CONTAINER
PROVI. 80 LTR. CAPACITY 5 NOS C.B.

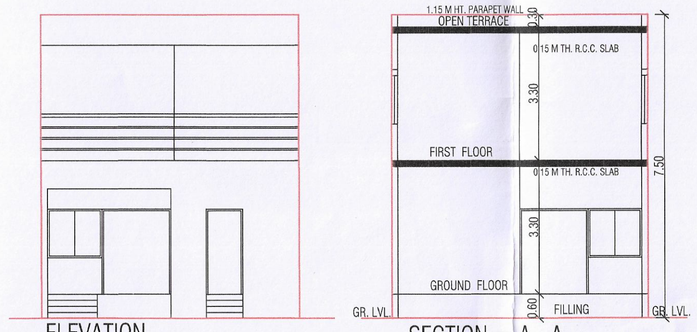
TREE PLANTATION CAL. :
PLOT AREA = 7166.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
7166.00 / 200.00 x 5 = 179.15/NOS.
SAY 180 NOS.
PROVIDE 180 NOS. TREE.

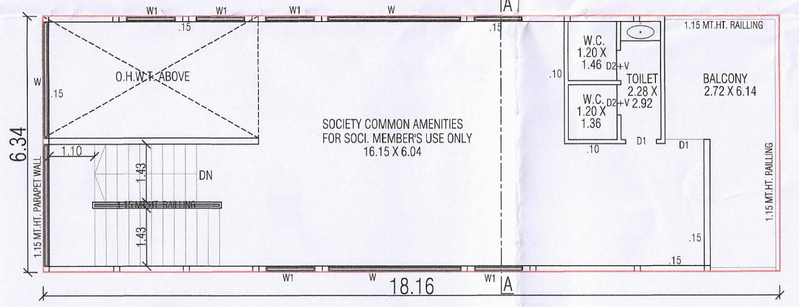
PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
7166.00 / 4000.00 = 1.79 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

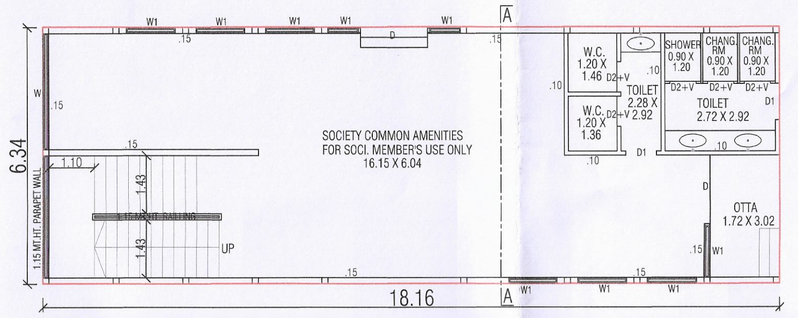
LAYOUT PLAN
SCALE - 1.00 CM. = 2.00 MT.

AREA TABLE										SQ.MTS.
FLOOR	USE	UNIT		FLOOR AREA			F.S.I. AREA			B.A. AREA
		SHOP	RESI	SHOP	RESI	TOTAL	SHOP	RESI	TOTAL	TOTAL
2ND BASEMENT	PARKING	--	--	-----	-----	-----	-----	-----	-----	5706.87
1ST BASEMENT	PARKING	--	--	-----	-----	-----	-----	-----	-----	5661.97
GR. FLOOR	SHOWRM / PARKING	37	--	1694.02	-----	1694.02	1694.02	-----	1694.02	594.02+1647.91 = 3241.93
1ST FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
2ND FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
3RD FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
4TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
5TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
6TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
7TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
8TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
9TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
10TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
11TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
12TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
13TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
14TH FLOOR	RESI.	--	28	-----	2070.01	2070.01	-----	2070.01	2070.01	2764.51
STAIR CABIN	-----	--	--	-----	-----	-----	-----	-----	-----	493.93
L.M.R. & O.H.W.T.	-----	--	--	-----	-----	-----	-----	-----	-----	228.13
SOCIETY COMMON AMENITIES	-----	--	--	-----	-----	-----	-----	-----	-----	230.26
TOTAL	PARKING + SHOWRM. + RESI.	37	392	1694.02	28980.14	30674.16	1694.02	28980.14	30674.16	54366.23









SOCIETY COMMON AMENITIES AREA CALCULATION
PROP. B.A. ON GR. FL. & 1ST. FLOOR
18.16 X 6.34 = 115.13
PROP. B.A. ON GR. FLOOR = 115.13
PROP. B.A. ON 1ST. FLOOR = 115.13
TOTAL = 230.26

LAYOUT PLAN [1 / 11]
(RESIDENTIAL AFFORDABLE HOUSING PROJECT)

LAY-OUT PLAN SHOWING PROPOSED COMM. + RESI. BUILD. ON F.P. NO : - 67/2/1, SUR. NO - 335/2A/1, O.P. NO - 67/1/1, D.T.P.S. NO - 1(SHELA), MOJE - SHELA, TALUKA. : SANAND, DISTRICT : AHMEDABAD.

BLOCK- A TO G

SCALE : 1.00 CM = 2.00 MT | ZONE :- RAH-1(RESIDENTIAL AFFORDABLE HOUSING)

USE :- RESIDENCE(DWELLING-3) + COMMERCIAL(MERCANTILE-1)MIX-RAH(RESIDENTIAL AFFORDABLE HOUSING)

AREA TABLE	IN SQ.MTS.
PLOT AREA (AS PER T.P.O. OPINION)	7166.00
REQUIRED COMMON PLOT AREA @ 10%	716.60
PROVIDE COMMON PLOT AREA	772.02
PERMISSIBLE F.S.I. AREA (7166.00 x 1.80)	12898.80
PERMISSIBLE CHARGEABLE F.S.I. AREA (7166.00 x 2.20)	15765.20
TOTAL PERMISSIBLE + CHARGEABLE F.S.I. AREA (7166.00 x 4.0)	28664.00
TOTAL USED F.S.I. AREA	30674.16
CHARGEABLE F.S.I. AREA (30674.16 - 12898.80 - 2010.16)	15765.20
T.D.R. F.S.I. AREA (30674.16 - 28664.00)	2010.16

COLOR NOTE

PLOT BOUNDRY		TREE	COMMON PLOT
ROAD / PATHWAY		CONTAINER BIN	SPRINKLER
PROP. WORK		P.WELL	BASEMENT LINE
PROP. DRAINAGE			

R.C.C. STAIR DETAIL

2.00 MT	WIDTH
0.30 MT	TREAD
0.16 MT	RISER

FOR, KAVISHA AER LLP
Designated Partner

OWNER | S.O.R.

DEVELOPER | ST-ENGINEER

KINAL SONI
ENGINEER AUDA
C-66, Sudarshan Tower, Nr. Nirant Park, Sun-N-Step Road, Thaltej, Ahmedabad-380059.
LIC No. : AUDA/ENGG/966

ENGINEER | C.O.W.

AUTHORITY