

BLOCK	CONSUME F.S.I.			No. Of Unit	RESIDENTIAL Dwelling Unit Up to 50 sq.mt			RESIDENTIAL Dwelling Unit more than 50 sq.mt and up to 66 sq.mt			Dwelling Unit more than 66 sq.mt and up to 90 sq.mt			OTHER F.S.I.			COMM F.S.I.		
	COMM / OTHER	RESI	TOTAL		No. Of Unit	F.S.I. AREA	% USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.	USED F.S.I.	% OF USED F.S.I.
A	0.00	3843.98	3843.98	0	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	3843.98	3843.98	0	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Sr. No.	Dwelling Unit Type	No. Of Unit	Used F.S.I.	% USED F.S.I.	Chargeable F.S.I.
A	COMMERCIAL UNIT	0	0.00	0.00	0.00
B	Up to 50 sq.mt	0	0.00	0.00	0.00
C	more than 50 and up to 66	0	0.00	0.00	0.00
D	more than 66 and up to 90	43	3843.98	100.00	2123.18
E	WITH. ATT. F.S.I. (40% slab)	0	0.00	0.00	0.00
Grand Total		43	3843.98	100.00	2123.18

1	PILOT AREA	1434.00
2	PERMISSIBLE FSI	1720.00
3	PERMISSIBLE CHARGEABLE FSI	2151.00
4	MAX. PERMISSIBLE F.S.I. (2+3)	3871.80
5	TOTAL UTILISED F.S.I.	3843.98
6	UTILISED CHARGEABLE F.S.I. (5-2)	2123.18
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	384.40

NOTES :-	AS PER C.G.D.C.R. CLAUSE NO. - 6.32.4 (b)
HOLLOW PLINTH CAN HAVE PROVISION FOR METER ROOM IF THE TOTAL AREA DOES NOT EXCEED 50.00 SQ. MT. THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPIATION OF F.S.I.	
SO THAT, BUILT UP AREA OF METER ROOM FOR (BLOCK-A)	
11.32 x 4.38 x 1	= 49.58
TOTAL	= 49.58
NET BUILT UP AREA = 49.58	

LIFT AREA CALCULATION :- (AS PER CLAUSE NO. - 13.12)			
BLOCK	UNIT UP TO 3RD. TO 7TH FLOOR	1 REQ. LIFT / 30 DWELLING UNIT (06 PERSON)	PROVIDED NO. OF LIFT
A	35	35/30 = 1.17	2

RESI. PARKING AREA CALCULATION :-			
REQ. CAR PARKING 50%	=	384.40	
REQ. OTHER PARKING 40%	=	307.52	
REQ. VISITOR PARKING 10%	=	76.88	
TOTAL	=	768.80	

TOTAL REQ. PARKING			
TOTAL REQ.	768.80	PROV. PARKING	768.80
GR. FLOOR	481.49	BASEMENT	287.31
TOTAL	768.80		

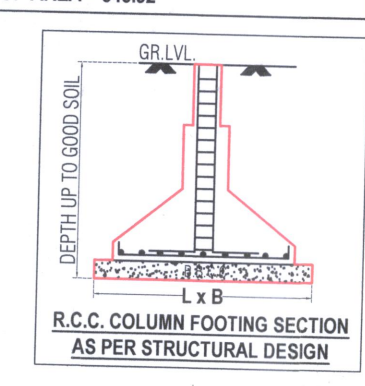
RESI. PARKING AREA CALC. :-			
CAR PARKING			
IN BASE (BA-01)	16.89 x 18.33 x 1	=	309.59 SMT.
IN H.P. (A-01)	11.09 x 15.50 x 1	=	171.90 SMT.
TOTAL		=	481.49 SMT.

TOTAL CAR PARKING AREA = 481.49 SMT.			
OTHER PARKING			
IN BASE (BA-02)	8.32 x 5.45 x 1	=	45.34 SMT.
IN BASE (BA-03)	13.88 x 3.89 x 1	=	53.92 SMT.
IN BASE (BA-04)	13.86 x 7.92 x 1	=	109.77 SMT.
IN BASE (BA-05)	16.89 x 3.14 x 1	=	53.03 SMT.
IN H.P. (A-02)	11.32 x 8.19 x 1	=	92.71 SMT.
TOTAL		=	354.77 SMT.

TOTAL OTHER PARKING AREA = 354.77 SMT.			
VISITOR PARKING			
IN H.P. (A-03)	11.32 x 4.73 x 1	=	53.54 SMT.
IN BASE (BA-06)	1/2 x (5.51 x 6.81) x 18.46	=	113.71 SMT.
TOTAL		=	167.25 SMT.

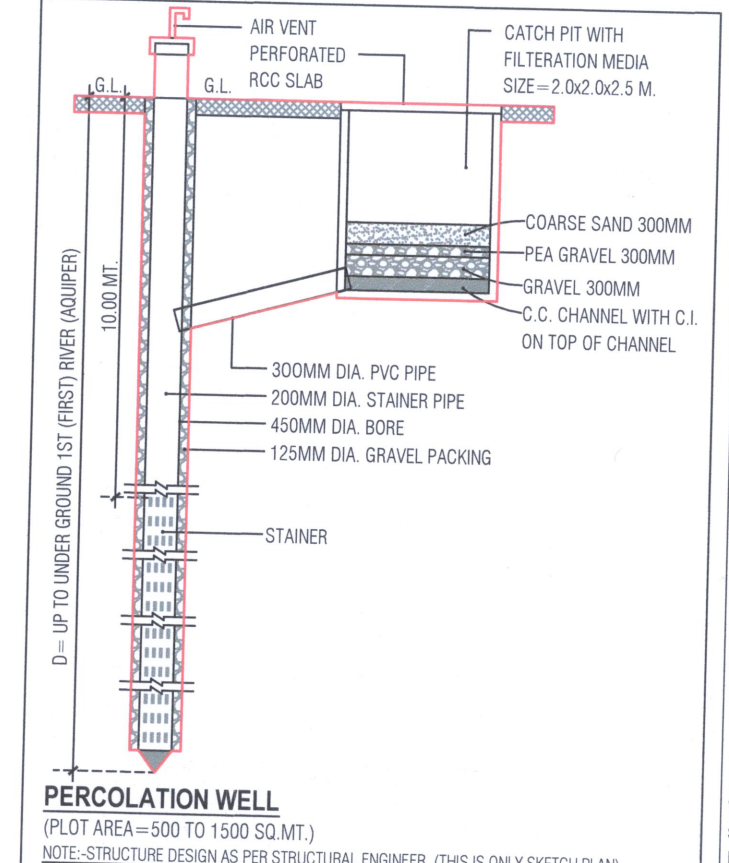
TOTAL OTHER PARKING AREA = 167.25 SMT.			
UNIT & USE AREA TABLE :-			
FLOOR	BLOCK - A	RESIDENTIAL	
1st. FLOOR	04		
2nd. FLOOR	04		
3rd. FLOOR	04		
4th. FLOOR	04		
5th. FLOOR	04		
6th. FLOOR	04		
7th. FLOOR	04		
8th. FLOOR	04		
9th. FLOOR	04		
10th. FLOOR	04		
11th. FLOOR	04		
TOTAL	43		

BUILT UP AREA CALC. IN SMT.			
BASEMENT :-			
17.35 x 51.67 x 1	=	896.47	
LESS :-			
(01) 1/2 x 17.35 x 1.46	=	12.67	
(02) 3.03 x 12.50 x 1	=	37.88	
TOTAL		=	905.52
NET BUILT UP AREA = 845.92			



BUILT UP AREA TABLE :-			
FLOOR	BLOCK - A	RESIDENTIAL	
BASEMENT	845.92		
GR. FLOOR (H.P.)	448.50		
1st. FLOOR	440.20		
2nd. FLOOR	440.20		
3rd. FLOOR	440.20		
4th. FLOOR	440.20		
5th. FLOOR	440.20		
6th. FLOOR	440.20		
7th. FLOOR	440.20		
8th. FLOOR	440.20		
9th. FLOOR	440.20		
10th. FLOOR	440.20		
11th. FLOOR	346.03		
ST. CABIN	60.97		
LM & QWIT	46.38		
TOTAL	6148.80		

F.S.I. AREA TABLE :-			
FLOOR	BLOCK - A	RESIDENTIAL	
1st. FLOOR	357.58		
2nd. FLOOR	357.58		
3rd. FLOOR	357.58		
4th. FLOOR	357.58		
5th. FLOOR	357.58		
6th. FLOOR	357.58		
7th. FLOOR	357.58		
8th. FLOOR	357.58		
9th. FLOOR	357.58		
10th. FLOOR	357.58		
11th. FLOOR	268.18		
TOTAL	3843.98		



CHANNEL FOR DRAINAGE SECTION 1			
DATUM LVL.	0.00		
CUTTING LVL.	0.00		
INVERT LVL.	0.00		
GROUND LVL.	0.00		
DISTANCE	0.00		
SCALE :- HOR. 1 CM = 5 M.			
VER. 1 CM = 1 M.			

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, a 1/2" dia. main Fire pump at the underground water tank with a capacity to discharge 800 litres per minute at 100 psi pressure as required at the terrace level should be installed.

The fire for the buildings exceeding 18 meters and above 18 meters height should not be less than 18 meters. Internal diameter. The hose should be connected to the bottom of the terrace tank with a pipe valve and a 1/2" dia. main Fire pump at the underground water tank with a capacity to discharge 800 litres per minute at 100 psi pressure as required at the terrace level should be installed.

One fire hose reel should be provided at each floor level and the building is divided into two or more parts then each part should have a separate hose reel with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 53 mm dia. hose and 25 mm bore hose reel hose with 8 mm S.S. Shut-off valve at each floor level. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose reel with 15 meters long 63mm. dia. hose reel 12.5 mm. bore nozzle at alternate floors. The hose reel should be coupled to the floor.

Fire service lift should be installed at a point near the entry to the premises where a fire service vehicle can approach easily.

A permanent hydrant post comprising of 63 mm dia. size cross of hydrant valves should be installed at the terrace level.

Overhead tank Belling 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 at 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 pressure 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 kg. with ISI mark, and one extinguisher of 8kg. 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 kg. with ISI mark. One 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 from getting smoke logged.

The Rise/Down-comer should be located in the staircase or close to it to make it easily accessible 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 sprinkler head for actual Car parking space.

Additionally be protected by a Hydrant outlet and two 25 mm. bore hose reels with 8 mm. 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. 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 and along all exits leading to the ground level. The signages should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exits 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 hose reel 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 SETTY SYSTEM

FIRE SETTY SYSTEM SHOULD BE PROVIDED IN INDIVIDUAL SHOW ROOM BY OWNER.

IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority if the fire officer concerned feels in need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passer system / Suppression system / Fire door - Window / Detection system / Alarm system / Sprinkler / Drencher etc.) as per Fire load / Fire risk / Public gathering.

Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

FIRE HYDRANT LEGEND	
SR.	DESCRIPTION
1	FIRE HYDRANT PIPE MAIN
2	SLIDE 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 BRANCHED CONNECTION
10	RISE OR DROP

RESIDENTIAL AFFORDABLE HOUSING PROJECT			
PROPOSED LAYOUT PLAN SHOWING RESI. BUILDING ON R. SUR. NO. 202/P, S.P. NO.106/2/1 OF F.P. NO.-106/2, O.P. NO.-106/2, T.P.S. NO. 19/RAYSAN-RADESAN-KOBA), MOJE - RAYSAN, TA./DIST.: GANDHINAGAR			SHEET NO. :- 01
SCALE : 1 CM = 2.00 MT	ZONE :- INSTITUTION (I-4)	USE :- RESIDENTIAL	

AREA TABLE :-			
PLOT AREA			1434.00
REQUIRED MINIMUM COMMON PLOT			200.00
PROVIDED COMMON PLOT			200.36
PERM. F.S.I. AREA (1:2) 1434.00 x 1.2			1720.80
PROPOSED F.S.I. AREA ON 1st. FLOOR			357.58
PROPOSED F.S.I. AREA ON 2nd. FLOOR			357.58
PROPOSED F.S.I. AREA ON 3rd. FLOOR			357.58
PROPOSED F.S.I. AREA ON 4th. FLOOR			357.58
PROPOSED F.S.I. AREA ON 5th. FLOOR			357.58
PROPOSED F.S.I. AREA ON 6th. FLOOR			357.58
PROPOSED F.S.I. AREA ON 7th. FLOOR			357.58
PROPOSED F.S.I. AREA ON 8th. FLOOR			357.58
PROPOSED F.S.I. AREA ON 9th. FLOOR			357.58
PROPOSED F.S.I. AREA ON 10th. FLOOR			357.58
PROPOSED F.S.I. AREA ON 11th. FLOOR			268.18
TOTAL USE F.S.I.			3843.98
PERM. PAYMENT F.S.I. @ 0.9 OF PLOT AREA (1434.00 x 1.5)			2151.00
TOTAL CHARGEABLE F.S.I. (3843.98 - 1720.80)			2123.18
BALANCE CHARGEABLE F.S.I. AREA			27.82

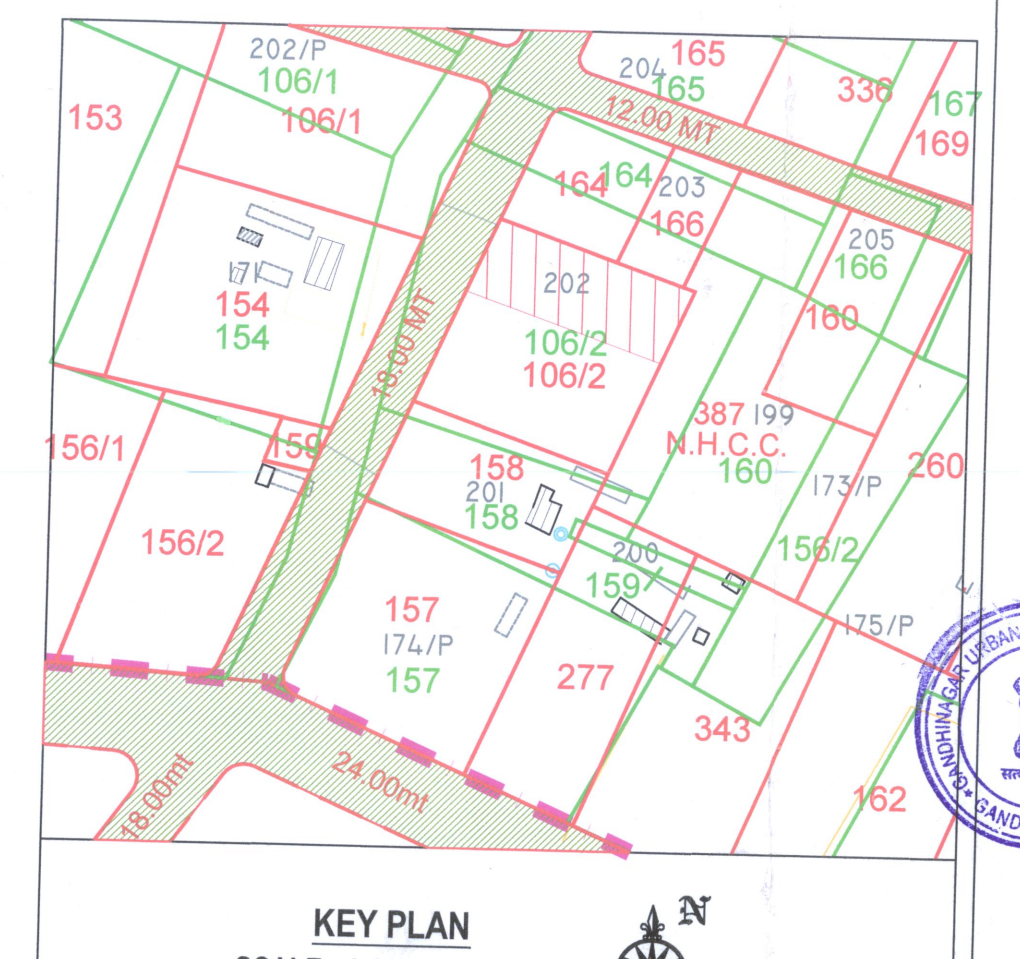
CONTAINER BIN CALC. (RESIDENTIAL)			
TOTAL NO. OF UNIT 43			
PER UNIT REQ. 10 LTRS 1 CONTAINER			
MAX. CAPACITY OF CONTAINER 80 LTRS			
80 LTRS = 8 UNITS			
TOTAL NO. = 43 / 8 = 5.38			
REQ. REFUSED CONT. = 6.00 NOS.			
PROVI. CONTAINER BIN = 6.00 NOS.			
COMMON PLOT AREA CALC. :- IN SMT.			
(A) 1/2 x (8.30 + 6.91) x 24.72	=	200.36	
TOTAL	=	200.36	
NET COMMON PLOT AREA = 200.36			

PERCOLATING WELL CALC. :- IN NOS.	
REQ. 500 TO 1500 SMT	= 1.00 NOS.
1434.00 / 1500.00	= 0.96 NOS.
SAY REQ. P.WELL	= 1.00 NOS.
PROVI. P.WELL	= 1.00 NOS.
COLOUR NOTE :-	
PLOT BOUNDARY	PROV. WORKS
ROAD	CONT. BIN
TREE	P.WELL
TREE PLANTATION CALC. :- IN NOS.	
REQ. 200.00 SMT	= 5 TREE
1434.00 / 200 x 5	= 35.85
SAY REQ. TREE	= 36.00
PROVIDE TREE	= 36.00 NOS.

MEHUL B. CHAUDHARY GUDA/DEV./048/08/2010 17, Jay Jagdish Society, Navrangpura, A/Ad - 380014	MEHUL B. CHAUDHARY GUDA/ENG/228/07/2007 17, Jay Jagdish Society, Navrangpura, Ahmedabad-380014
DEVELOPER	ENGINEER
PARESH M. CHAVADA GUDA-SO-105/1 C-75 KARISHMA AVENUE NR. SNEH PLAZA, IOC ROAD CHANDKHEDA AHMEDABAD-382424	D. M. P. CHAVADA
STR. ENGINEER	OWNER

MEHUL B. CHAUDHARY GUDA/C.O.W./ISS/059/01/2009 17, Jay Jagdish Society, Navrangpura, Ahmedabad-380014	MEHUL B. CHAUDHARY GUDA/ENG/228/07/2007 17, Jay Jagdish Society, Navrangpura, Ahmedabad-380014
DEVELOPER	ENGINEER
APPROVED (As amended by..... Colour) Subject to the conditions as mentioned in the Office Letter No. PRW Dated..... 22/5/2021	22/5/2021 25/6/2021
Junior Town Planner Gandhinagar Urban Development Authority Gandhinagar.	

DEVELOPMENT CHARGE PAID	NOTE APPROVED BY C.E.A. GUDA
SCALE :- HOR. 1 CM = 5 M.	VER. 1 CM = 1 M.

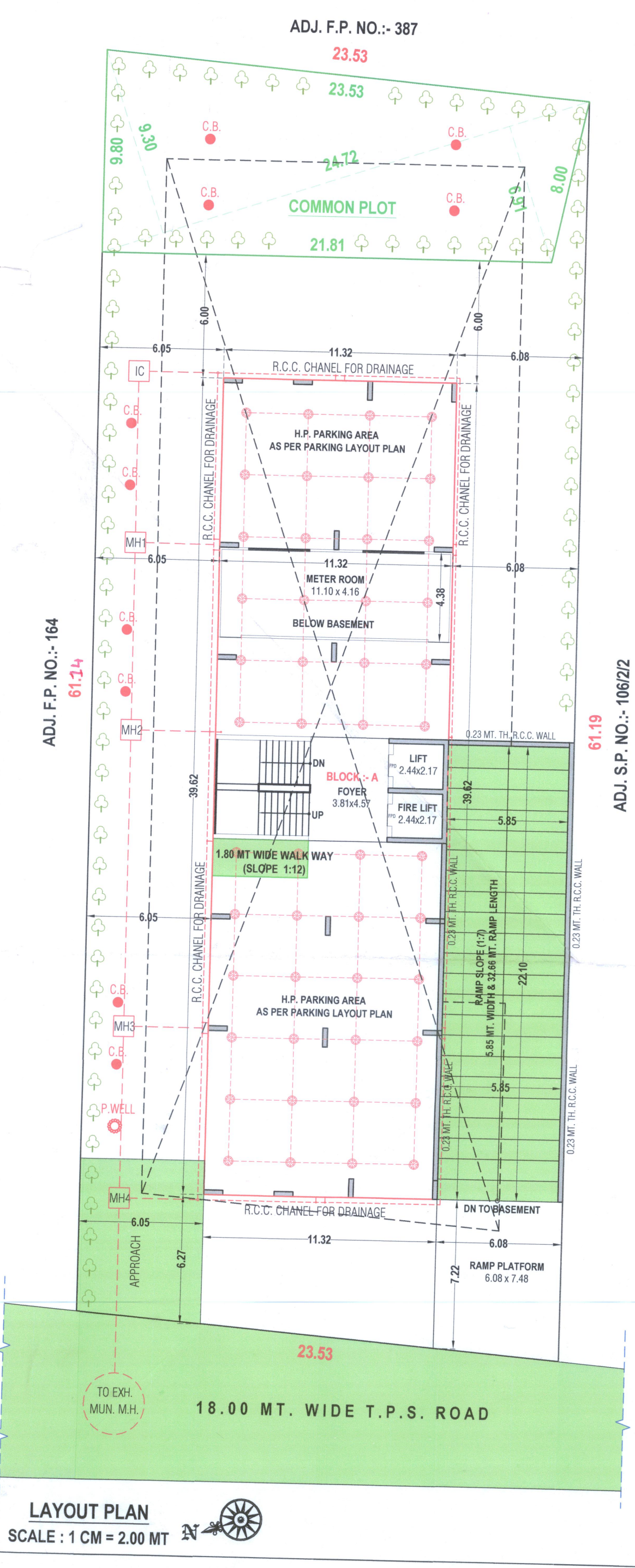


KEY PLAN			
SCALE :- HOR. 1 CM = 5 M.			
VER. 1 CM = 1 M.			

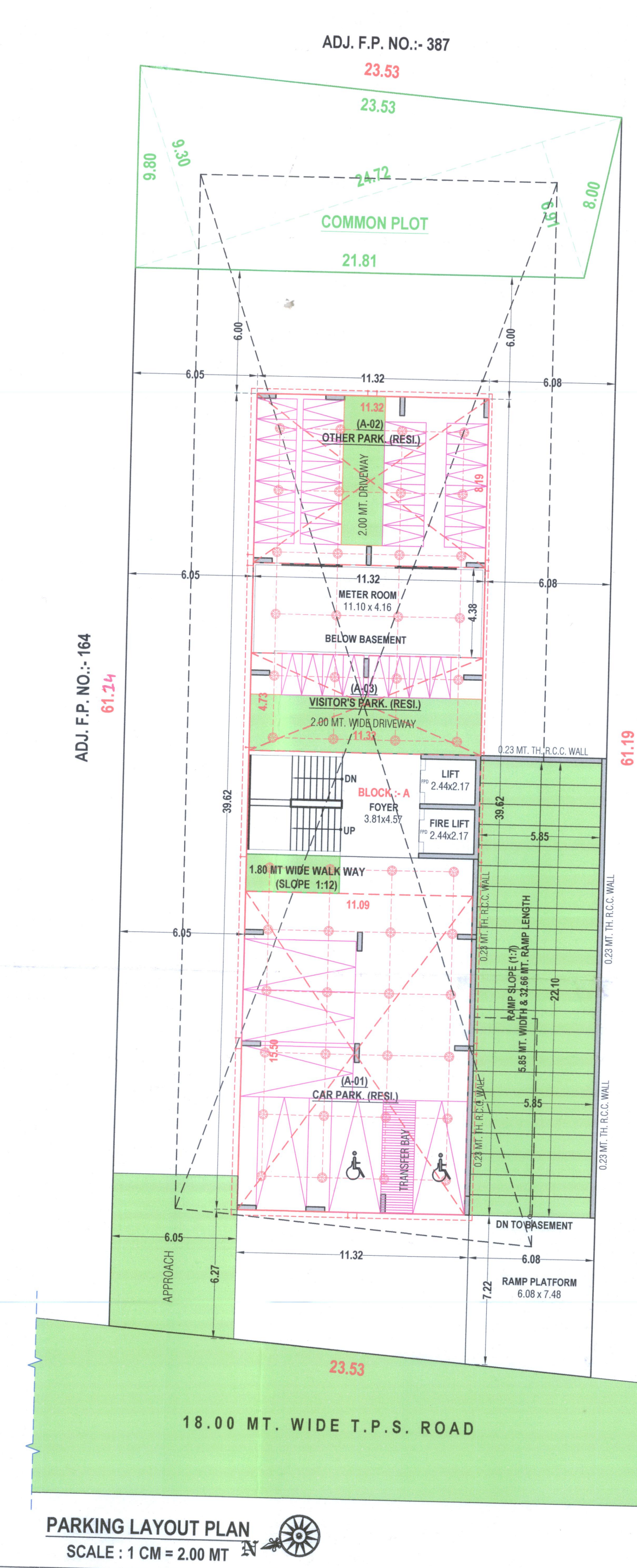
The permission is valid only till the DP/TPS remains Dealt and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

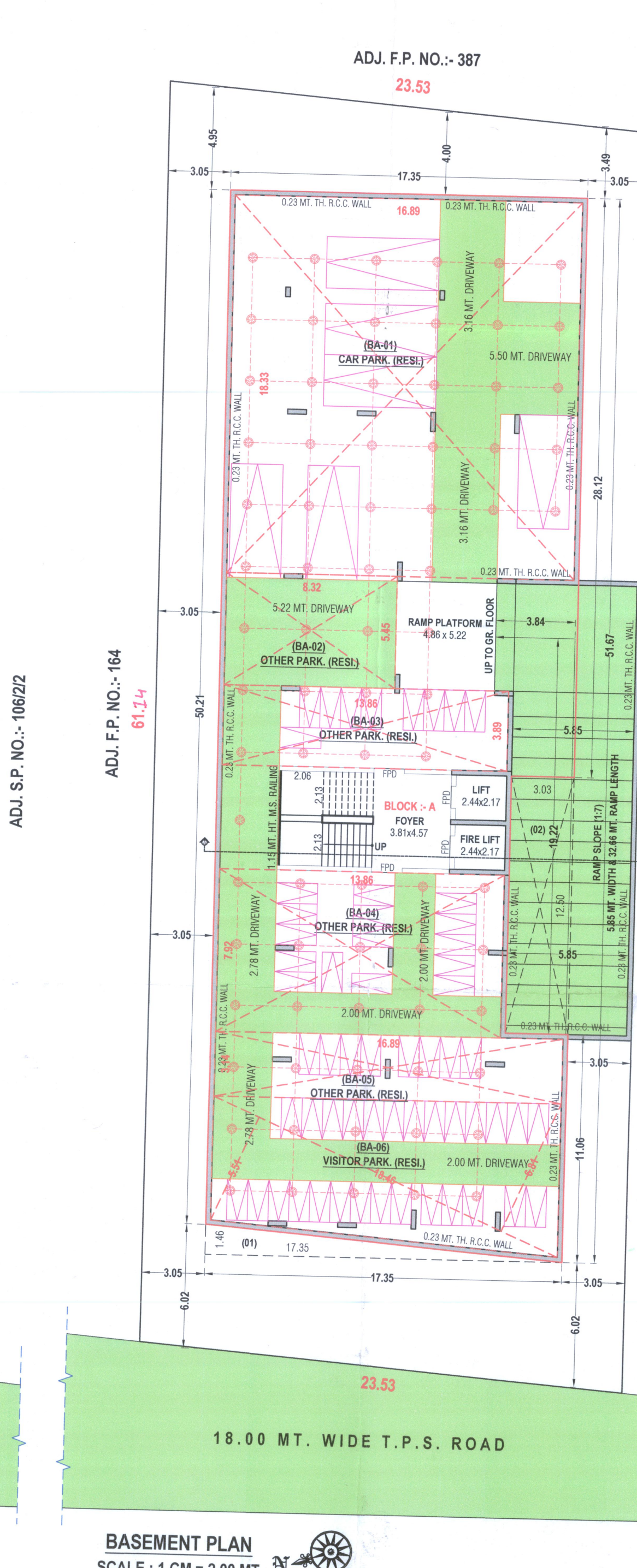
Owner is fully responsible For open marginal Space and road the Plotion.



LAYOUT PLAN			
SCALE :- 1 CM = 2.00 MT			



PARKING LAYOUT PLAN			
SCALE :- 1 CM = 2.00 MT			



BASEMENT PLAN			
SCALE :- 1 CM = 2.00 MT			