PLAN SHOWING PROP. RESI. BUILDING ON S.P. NO.-2, F.P.NO.-104/1 , O.P.-104/1, PRELI. T.P.S.NO. 37-(THALTEJ), R.S.NO.-431/1/P ,MOJE :- THALTEJ TAL:-AHMEDABAD CITY (WEST),DIST:- AHMEDABAD.

SCALE : 1.00 CM = 1.00 MT	
ZONE	RESIDENCE - II
USE	RESIDENCE

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P.NO.	2298.00
REQ. COMMON PLOT @ 10%	229.80
PROVIDE COMMON PLOT	354.21

F.S.I. AREA TABLE	SQ.MTS.
PERMI. F.S.I. @ 1 :1.2 OF PLOT AREA (2298.00 X 1.2)	2757.60
PERMI. CHARGEABLE F.S.I. @ 1:0.6 OF PLOT AREA	1378.80
PERMI. TDR. F.S.I. @ 1:0.6 OF PLOT AREA	1378.80
TOTAL PERMI. F.S.I.(1:2.4) (BASE+CHARG.+T.D.R.)	5515.20
TOTAL PROP. F.S.I. USED	5499.90
USE CHARGEABLE F.S.I. (5499.90 - 2757.60 - 1363.50)	1378.80
USE T.D.R. F.S.I. (5499.90 - 2757.60 - 1378.80)	1363.50

AREA TABLE — IN SQ. MTR.

FLOOR	B.UP AREA AS/R2 ZONE	B.UP AREA AS / TDR	TOTAL B.UP AREA	REGU. F.S.I. AREA (1:2)	CHARG. F.S.I. AS PER BASE ZONE(0.6)	HIGHER F.S.I. AREA OF T.D.R.(0.6)	TOTAL F.S.I. AREA	USE	UNIT AS/R2 ZONE	UNIT AS / TDR	TOTAL UNIT	FL. AREA AS/R2 ZONE	FL. AREA AS / TDR	TOTAL FL. AREA
BASEMENT	1130.29	0.00	1130.29	0.00	0.00	0.00	0.00	PARK.	0.00	0.00	0.00	0.00	0.00	0.00
GR. FL.	468.01	0.00	468.01	0.00	0.00	0.00	0.00	PARK.	0.00	0.00	0.00	0.00	0.00	0.00
1ST FL.	468.01	0.00	468.01	392.85	0.00	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
2ND FL.	468.01	0.00	468.01	392.85	0.00	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
3RD FL.	468.01	0.00	468.01	392.85	0.00	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
4TH FL.	468.01	0.00	468.01	392.85	0.00	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
5TH FL.	468.01	0.00	468.01	392.85	0.00	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
6TH FL.	468.01	0.00	468.01	392.85	0.00	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
7TH FL.	468.01	0.00	468.01	392.85	0.00	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
8TH FL.	468.01	0.00	468.01	7.65	385.20	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
9TH FL.	468.01	0.00	468.01	0.00	392.85	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
10TH FL.	468.01	0.00	468.01	0.00	392.85	0.00	392.85	RESI.	02 RESI.	0.00	02 RESI.	391.82	0.00	391.82
11TH FL.	283.06	184.95	468.01	0.00	207.90	184.95	392.85	RESI.	01 RESI.	01 RESI.	02 RESI.	206.87	184.95	391.82
12TH FL.	0.00	468.01	468.01	0.00	0.00	392.85	392.85	RESI.	0.00	02 RESI.	02 RESI.	0.00	391.82	391.82
13TH FL.	0.00	468.01	468.01	0.00	0.00	392.85	392.85	RESI.	0.00	02 RESI.	02 RESI.	0.00	391.82	391.82
14TH FL.	0.00	468.01	468.01	0.00	0.00	392.85	392.85	RESI.	0.00	02 RESI.	02 RESI.	0.00	391.82	391.82
ST. CAB.	78.05	0.00	78.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
L.M.R. & O.H.W.T.	42.33	0.00	42.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	6681.84	1588.98	8270.82	2757.60	1378.80	1363.50	5499.90	RESI.	21 RESI.	07 RESI.	28 RESI.	4125.07	1360.41	5485.48

SCHEDULE OF OPENING

DOOR	WINDOW	VANTILATION
F.P.D.= 1.20 x 2.10	W = 3.40 x 1.20	V = 0.90 x 0.60
D = 1.83 x 2.10	W1 = 3.05 x 1.20	
D1 = 1.22 x 2.10	W2 = 2.85 x 1.20	
D2= 0.76 x 2.10	W3 = 2.25 x 1.20	
SD= 3.97 x 2.10	W4 = 0.91 x 1.20 W5 = 0.23 x 1.20	

R.C.C STAIR DETAIL		COLOUR NOTE	
2.02 MT	WIDTH	PROP WORK	TREE
0.30 MT	TREAD	PROP. DRAINAGE	CONTAINER BIN △
0.17 MT	RISER	ROAD	P.WELL ○
		PLOT BOUNDRY	

CERTIFICATE/NOTES :

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

NOTES :-

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR 2021 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.5.3 OF THE GDCR 2021, THE STRUCTURE OF THE BUILDING ISDESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.12 AND 23.14 AND 24.6 OF GDCR 2021.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.5 OF GDCR 2021.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.12 AND 24.7 OF GDCR 2021.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF GDCR 2021
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 24 OF GDCR 2021.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 23.11
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 23.10
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 23.7 OF THE GDCR 2021.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 23.1.7 OF GDCR 2021.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVI. OF THE CLAUSE NO. 23.1.4 OF GDCR 2021.
- THE STRUCTUE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKENACESSARY ACTION FOR THE STRUCTURAL SAFETY DURING THE CONST.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.2 OF GDCR 2021
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF GDCR 2021.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF GDCR 2021.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 29 OF GDCR 2021.
- EXTERNAL FACED AREA PROVIDED 50% AS PER GDCR 2021.

(1) HYDRANT SYSTEM :
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT UNDERGROUND WATER TANK WITH A CAPACITY TO DISCHARGE 900 LITERS PER MINUTE AT 3 BAR PRESSURE AS MEASURED AT THE TERRACE LEVEL SHOULD BE INSTALLED.
THE RISER FOR THE BUILDINGS EXCEEDING 18 MITERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED TO THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT A DOWN-COMER.
ONE RISER IS REQUIRED FOR EVERY 1000 SQ. METERS FLOOR AREA AND IF THE BUILDING IS DIVIDED INTO, TWO OR MORE PARTS THEN EACH PART SHOULD HAVE A SEPARATE RISER WITH ALL THE FITTINGS AT EACH FLOOR LEVEL.
EACH FLOOR SHOULD HAVE ONE HYDRANT OUTLET WITH A COUPLING FOR ATTACHING A 63 MM. DIA . HOSE . 25 MM. BORE HOSE- REEL HOSE WITH 8 MM. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR THE FLOOR. HOSE-BOX WITH 15 METERS LONG 63 MM. DIA. HOSE AND 12.5 MM. BORE NOZZLE AT ALTERNATE FLOORS. THE HOSE-REEL HOSE SHOULD BE COUPLED TO THE RISER.
FIRE - SERVICE INLET SHOULD BE INSTALLED AT A POINT NEAR THE ENTRY TO THE PERMISES WHERE A FIRE SERVICE VEHICLE CAN APPROACH EASILY .
A PERMANENT HYDRANT POINT COMPRISING OF 63 MM DIA SIZE 2 NOS OF HYDRANT VALVES SHOULD BE INSTALLED AT THE TERRACE LEVEL.
OVERHEAD TANK REFILLING BYPASS CONNECTION SHOULD BE DONE AT THE TERRACE LEVEL.
THE OVERHEAD TANK SHALL BE OF A CAPACITY OF NOT LESS THAN 20,000 LITERS. THE UNDERGROUND TANK SHALL BE OF NOT LESS THAN 1,00,000 LITERS.

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

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

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

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

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

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

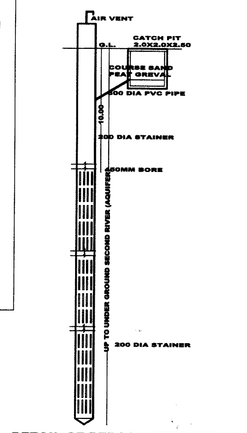
(8) PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S:
IF THE BUILDING FALLS IN A CONFINED AREA OR IF IT HAS AN ENCLOSED STAIRCASE OR IS NOT WELL LIT-UP ON THE INSIDE, THEN ADEQUATE PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S SHOULD BE DISPLAYED AT EACH FLOOR / LANDING / PATHWY / DEAD-END AND ALONG ALL EXIT ROUTES 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	—SL—	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



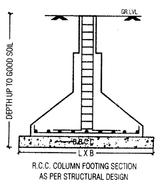
DETAIL OF PERCOLATING WELL

TREE PLANTATION CAL. :
PLOT AREA = 2297.50 SQ.MT.
200.00 SQ. MT. = 3 NOS. TREE REQ.
2297.50*3/ 200 = 34.46 NOS.
SAY 35 NOS.
PROVIDE 35 NOS. TREE.

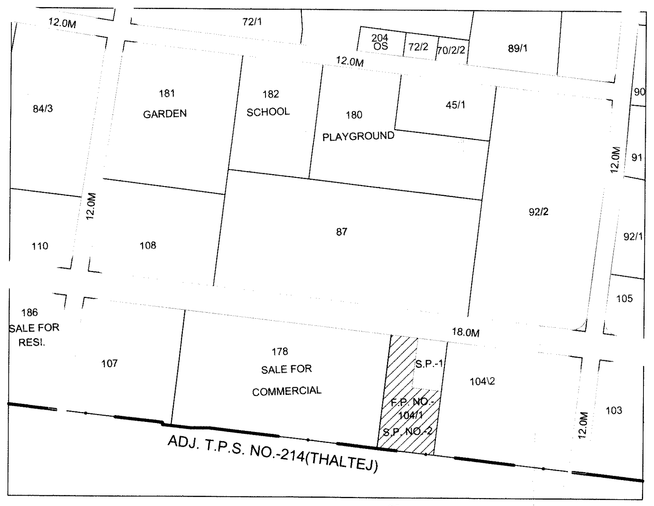
COMMUNITY BIN
REQ. NOS. OF BIN @ 1 PER EVERY 8 NOS.
TOTAL NOS. OF UNIT = 28 NOS.
= 28/8
REQ. & PROVI. = 4 NOS. 4 SAY NOS.

PERCOLATING WELL CALC. :-
TOTAL PLOT AREA = 2297.50 SQ.MT.
REQUIRED 500.00 TO 4000.00 SQ.MT. = 1 P.W.
PROVIDED = 1 P.W.

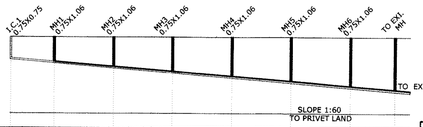
COMMON PLOT AREA CALC. :-
10.63 x 34.05 = 361.95 SQ.MT.
LESS CURVATURE :-
6.00 X 6.00 X 0.215 = 7.74
NET COMMON PLOT AREA
361.95 - 7.74 = 354.21 SQ.MT.



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN



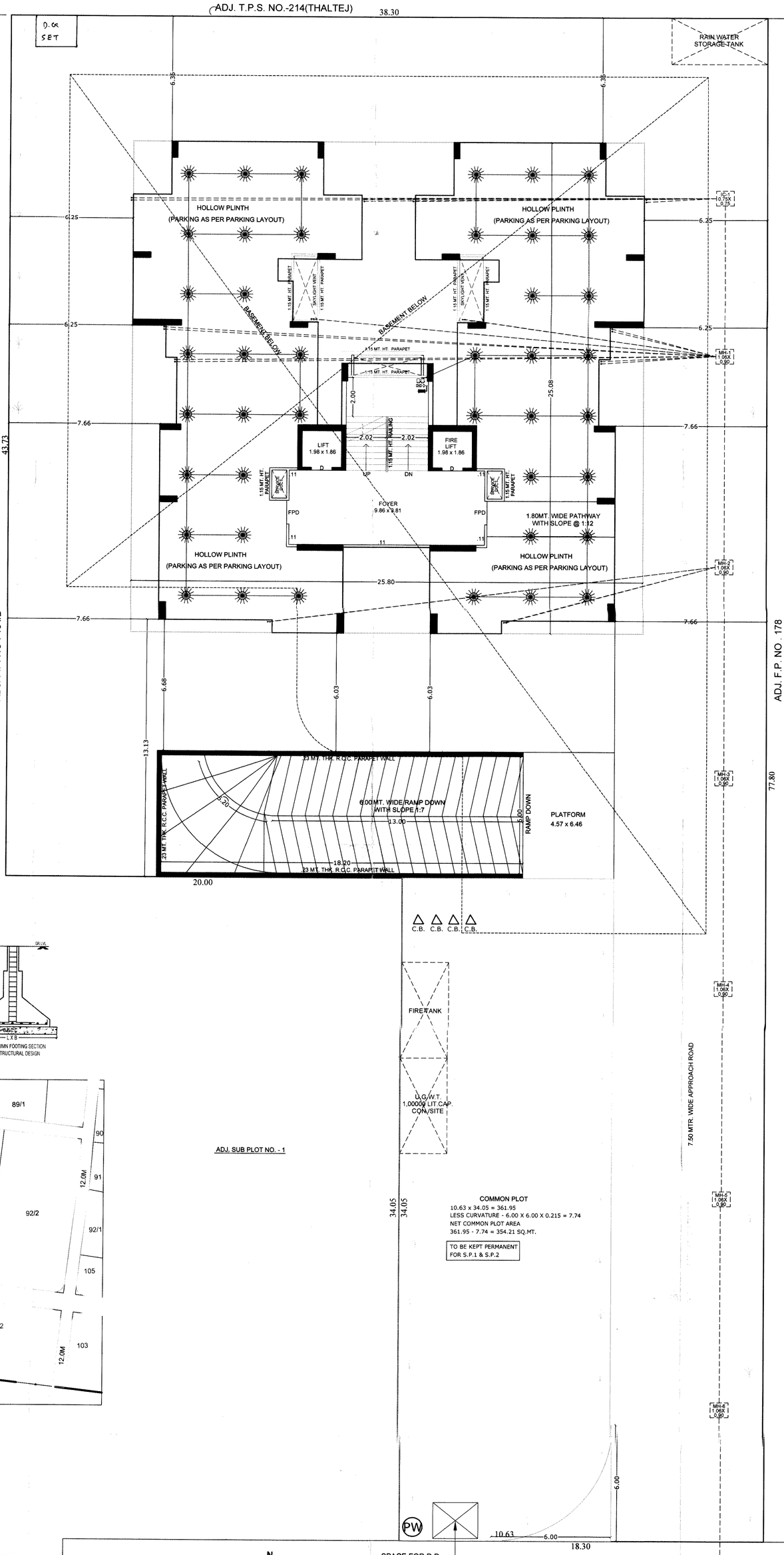
KEY PLAN
SCALE 1CM = 20.00 MTS



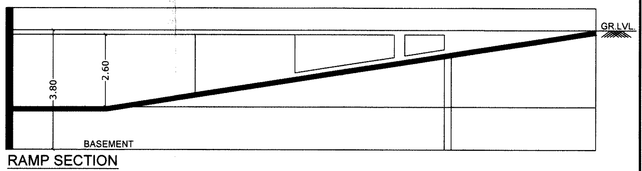
CUTTING	0.75	0.25	0.75	0.24	0.75	0.58	0.91	1.24	1.58	1.91	2.16			
INVERT LVL	30.00	29.75	30.00	29.76	30.00	29.42	30.00	29.09	30.00	28.76	30.00	28.42	30.00	28.09	30.00	27.84	30.00	27.84
GR.LVL		30.00		30.00		30.00		30.00		30.00		30.00		30.00		30.00		30.00
DISTANCE	0.00		7.34		17.34		27.34		37.34		47.34		57.34		64.81			

DRAINAGE SECTION
HORI. 1 CM = 5.0 MT
VERI. 1 CM = 1.0 MT

SCRUTINIZE COPY
Plan No. 01/2/6/15
TDO, BPSP - AMC



SITE PLAN
SCALE :- 1 CM.= 1.00 MT.



RAMP SECTION

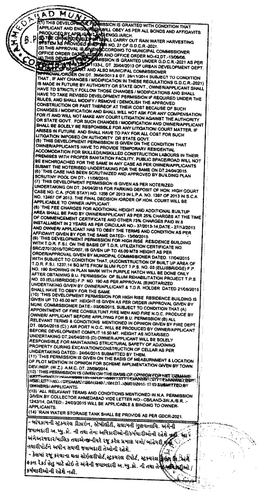
DETAIL OF T.D.R. F.S.I.

DETAIL OF SLUM REDEVELOPMENT PLOT	RIGHTS OF T.D.R. F.S.I.(sq.mt.) OF SLUM REDEVELOPMENT FROM SLUM DEVELOPER TO THE TRANSFEREE	JANTRY-VALUE OF SLUM PLOT (Rs. PER sq.mt.)	RECIPIENT PLOT WHERE PROPOSED TDR TO BE USED	JANTRY RATE OF RECIPIENT PLOT (Rs. PER sq.mt.)	ACTUAL T.D.R. F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPOSENATE/JANTRY)	T.D.R. F.S.I. PROPOSED IN RECIPIENT PLOT
T.P.NO.-3 (ELLISBRIDGE) F.P. NO.-190	1237.14 SQ.MT.	36,500/-	T.P.NO.-37 (THALTEJ) F.P. NO.-104/1 S.P. NO.-2	32,750/-	38500 X 1237.14 / 32750 = 1378.797	1363.50 SQ.MT.

સદર પ્રસ્તાવે ચણાવેલા પ્લોટ અંગેની જાણકારી નો વધારો પુરવાર થયેથી તે પ્રસ્તાવ આપોઆપ રદબાતલ થવાને પાત્ર રહેશે તેમજ આપે આપેલ પ્રસ્તાવની વિરુદ્ધ પ્રસ્તાવિત કામગીરી અંગે કોઈ પણ જાતનો વાંધો રહેશે નહીં.

આપેલી વિગત અને આપેલી ખુલાસાવાર વિગતોના પાયા ઉપર જ.

પત્ર/૨૦૨૦૫/૬૩૨૫/બી તા-૨૬-૧૧-૨૦ ના પત્ર અનુસંધાન અધિકૃતતાનો પત્રવ્યવહાર મોટા ભાગે ગણતરી બાબતના અધિકારીઓનો ટબ્બા વિસ્તારો દર્શાવવું અને ઝોનનો મુકવાની થતો.



Ignesh A. Patel
SHARANYA BUILDCON
AMC. LIC. No. DEV1114300120
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Thaltej Cross Road,
S.G. Highway, Ahmedabad-380 054.
DEVELOPER

SHARANYA BUILDCON
Ignesh A. Patel
PARTNER
OWNER

Ignesh A. Patel
Patel Jignesh Fulchandbhai
AMC. LIC. No. CW0384181117R1
2, Chanakaya Bunglows,
Nr. Lad Society, Bodakdev,
Ahmedabad-380 054.
C.O.W

Ignesh A. Patel
Patel Jignesh Fulchandbhai
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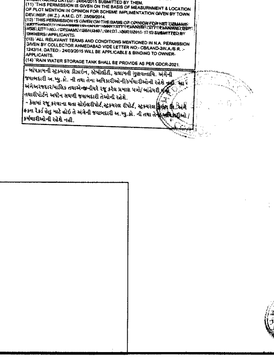
Ahmedabad-380 054.
ENGINEER

BHAVSAR DIPAK CHANDULAL
AMC.- (Grade-I) LIC No. SD0408010718
A-202, Satya Apartment,
Ghatlodia, Ahmedabad-380 061
ST-ENGINEER



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LIABILITY (G.D.C.R. 3.3.1) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHAT&OEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation
Case No: BHNTS/NWZ/160515/GDR/A4359/R0/M1 Zone: New West
Plan Approved as per terms and conditions mentioned in The Commencement Certificate
Rajachitthi No: 04043/160515/A4359/R0/M1
Date: 5/06/2015
Sub Inspector (Civic Center) | Asst. T.D.O./Asst. E. (Civic Center) | H.R.SHAH | Dy TDO New West | D.P. DESAI | Dy MC New West