LAYOUT PLAN — 1

LAYOUT PLAN SHOWING PROP. RESI.+COMM. BLDG. ON S.P. – 1, SUR.NO. 11/3, O.P.NO. 84/3 OF F.P.NO. 84/3, OF DRAFT T.P.S.NO. 85 (SARKHEJ–MAKARBA –OKAF), AT.: SARKHEJ TA.: VEJALPUR, DIST.: AHMEDABAD.

ZONE : RESIDENCE–I — SCALE : 1 CM.= 2.0 MT.

BLOCK–B

USE : RESI.+COMM.

AREA TABLE		SQ.MTS.
SUB PLOT -1 AREA		2250.82
REQ.COMMON PLOT 10%		225.08
COMMON PLOT PROVIDED		267.94
PROP. B.A. AREA ON GROUND FLOOR		1008.08

F.S.I. AREA TABLE		F.S.I.
PLOT AREA		2250.82
PERMI. F.S.I. 1.8 OF PLOT AREA	(2250.82 X 1.80)	4051.48
PERMI. PYMT. F.S.I. 0.90 OF PLOT AREA	(2250.82 X 0.90)	2025.74
TOTAL PERMI. F.S.I. AREA		6077.22
PROP. F.S.I. ON BASEMENT		367.46
PROP. F.S.I. ON GROUND FLOOR(255.19)+SOC OFFICE(31.28)		286.47
PROP. F.S.I. ON 1ST. FLOOR		783.34
PROP. F.S.I. ON 2ND FLOOR		850.84
PROP. F.S.I. ON 3RD FLOOR		757.64
PROP. F.S.I. ON 4TH FLOOR		757.64
PROP. F.S.I. ON 5TH FLOOR		757.64
PROP. F.S.I. ON 6TH FLOOR		757.64
PROP. F.S.I. ON 7TH FLOOR		757.64
TOTAL PROP. F.S.I. AREA USED		6076.31
PAYMENT F.S.I. AREA USED	(6076.31 - 4051.48)	2024.83

COLOUR NOTES : PLOT BOUNDARY; O.P. BOUNDARY; ROAD / RAMP; PROP. WORK; PROP. DRAINAGE; TREE; PERCOLATING WELL; COMMUNITY BINS

NOTES–
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PREMISES GET CAN 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
- PEDESTTRIANS 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 OFGDCR 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/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OFGDCR 2021
- THE STRUCTUE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKENACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- 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
- GREY WATER RECYCLING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.4 OF GDCR 2021
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.6 OF THE GDCR 2021
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 28 OF GDCR 2021
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 24 OF GDCR 2021
- GARBAGE SHAFT SHALL BE PROVIDED AS PER INDIAN STANDARD SPECIFICATION.
- DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER INDIAN STANDARD SPECIFICATION.

SANITARY PROVISION TABLE

TOTAL FLOOR AREA = 1190.01 SQ.MTS

1 USER PER 4.00 SQ MTS. PER CARPET AREA=
1190.01 / 4.00 SQ MTS. = 297.50 SAY - 298 USERS

REQ.	W.C.	URINAL
UP TO 20 PERSON	1	1
21 - 100 PERSON	4	4
101-500 PERSON	4	4
TOTAL REQ.	9	9

PROVIDED 23 TOILET IN SHOPS

SANITARY PROVISION TABLE (COMMON)
REQ. 25% COMMON SANITARY FOR GENRAL
URINAL = 9 X 0.25 = 3 USERS
W/C = 9 X 0.25 = 3 USERS
FOR EACH GENDER
1 TOILET FOR HANDICAP PERSON
PROVIDED 5 TOILET & 1 HANDICAP PERSON TOILET

PERCOLATING WELL TABLE (PW)

		NOS.
REQ. NOS. WELL @ 1/4000 SQ.MT.	2250.82 / 4000	0.56
PROVI NOS. OF WELL		1.00

TREE PLANTATION TABLE (TREE)

REQ. NOS. OF TREE @ 3/200 SQ.MT
PROVI NOS. OF TREE
PLOT AREA = 2250.82 SQ.MT. = 2250.82X3 / 200
= 33.76 SAY 34 REQ. & PROVIDED

COMMUNITY BINS REQ. CALC. FOR COMM. (CB)

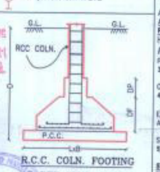
REQ. 100 SQ.MTS. PER 20 LIT. — REQ. 1190.86X20/100 =238.17 LIT.
REQ. 80 LIT. PER 1 BIN — 238.17/80 = 2.98 NOS.
SAY REQ. 1 BIN 80 LIT. CAP. — PROVIDED BINS = 3 NOS.

COMMUNITY BINS REQ. CALC. (CB)

NOS. OF UNITS = 57 NOS.
REQ. NOS. OF BINS @ EVERY 8 UNITS (57/8) = 7.12 NOS.
PROVIDED COMMUNITY BINS = 8 NOS.

L.S. OF DRAINAGE
SCALE : HOR. 1Cm. = 5.0 Mts./VERT. 1Cm. = 1.0 Mt.

KEY PLAN
SCALE 1CM = 20.00M.



R.C.C. COLN. FOOTING AS PER STRL. DETAIL

LEGENDS.
1.) FIRE HYDRANT SYSTEM PIPE MAIN
2.) SINGLE HANDED HYDRANT VALVE.
3.) SLUICE VALVE
4.) TWO WAY SAME CONNECTION
5.) RISE ON DROP.
6.) NON RETURN VALVE
7.) REDUCER
8.) FIRE HOUSE BOX
9.) HOSE REEL HOUSE
10.) DC.P & CO-2
11.) HYDRAUNT VALVE

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

THE RISER FOR THE BUILDINGS EXCEEDING 15 METERS HEIGHT SHOULD NOT BE OF LESS THAN 100 MM. INTERNAL DIAMETER. THE RISER SHOULD BE CONNECTED THE BOTTOM OF THE TERRACE TANK WITH A STOP VALVE AND A NRV TO ACT AS A DOWN–COMER.

ONE RISER IN 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 63MM DIA. HOSE, 20MM BORE HOSE–REEL HOSE WITH 6MM SHUT-OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE–BOX WITH 15 METERS LONG 63MM DIA. HOSE AND 12.5MM 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.

THE OVERHEAD TANK SHALL BE OF A CAPACITY IF 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 AUTO–MATICALLY 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 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 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 CARBINE DIOXIDE (CO2)TYPE EXTINGUISHER OF 4.5 Kg. AND ONE EXTINGUISHER OF 5Kg. DRY CHEMICAL POWDER (DCP)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 EXTINGUISHER INSTALLED.

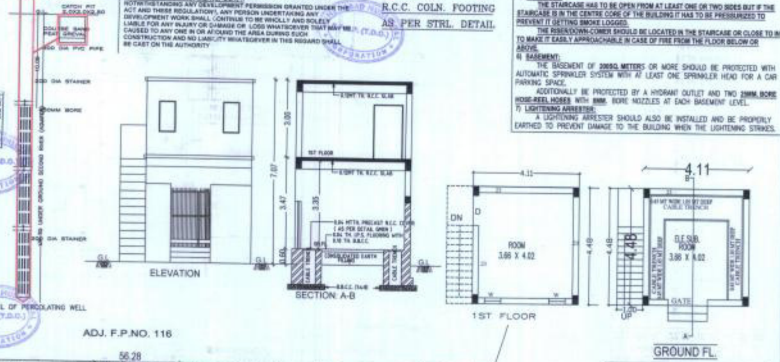
5) STAIRCASE:
THE STAIRCASE HAS TO BE OPEN FROM AT LEAST ONE OR TWO SIDES BUT IF THE STAIRCASE IS IN THE CENTRE CORE OF THE BUILDING IT HAS TO BE PRESSURIZED TO PREVENT IT GETTING SMOKE LOGGED.
THE RISER/DOWN-COMER SHOULD BE LOCATED IN THE STAIRCASE OR CLOSE TO IN TO MAKE IT EASILY APPROACHABLE IN CASE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

6) BASEMENT:
THE BASEMENT OF 200SQ. METERS OR MORE SHOULD BE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEM WITH AT LEAST ONE SPRINKLER HEAD FOR A CAR PARKING SPACE.
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25MM. 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.

RESPONSIBILITY: APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS. 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 WHATSOEVER 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

SCRUTINIZE COPY
TDO, BPSP, AMC



ELE. SUB STATION AREA CALC.

GROUND FLOOR
4.11 X 4.48 = 18.41 SQ.MTS.
1.00 X 4.48 = 4.48 SQ.MTS.
TOTAL = 22.89 SQ.MTS.
FIRST FLOOR
4.11 X 4.48 = 18.41 SQ.MTS.
GR.+1ST FL. (22.89+18.41) =41.30 SM.

SOCIETY OFFICE AREA CALC.

8.00 X 3.91 = 31.28 SQ.MTS.

BUILT UP AREA IN COMMON PLOT	
COMMON PLOT AREA	287.94 SQ.MTS.
PERMI. GR.FL. @ 15%	40.19 SQ.MTS.
PROV. BUILT AREA IN C.P.	31.28 SQ.MTS.
BALANCE B.UP AREA	8.91 SQ.MTS.

BUILT–UP AREA TABLE

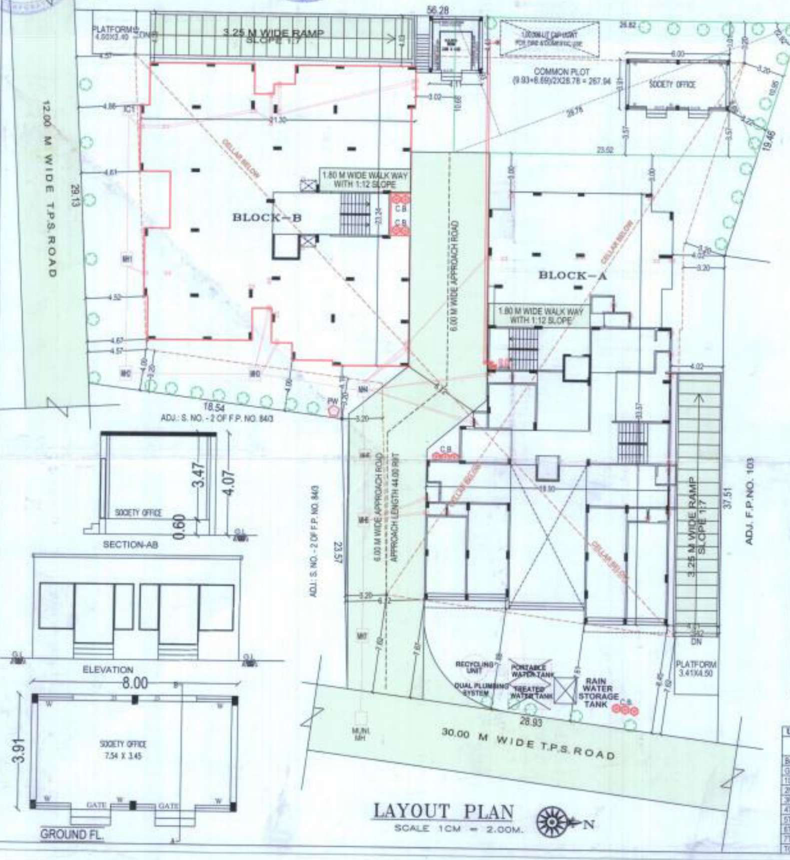
	BLOCK-A	BLOCK-B	SOC.&ELE.SUB	TOTAL
BASEMENT	1479.36	-----	——	1479.36
GROUND FLOOR	518.76	435.15	31.28+22.89=54.17	1008.08
1ST FLOOR	518.76	435.15	18.41	972.32
2ND FLOOR	518.76	435.15	——	953.91
3RD FLOOR	404.85	435.15	——	840.00
4TH FLOOR	404.85	435.15	——	840.00
5TH FLOOR	404.85	435.15	——	840.00
6TH FLOOR	404.85	435.15	——	840.00
7TH FLOOR	404.85	435.15	——	840.00
STAIR CABIN	37.77	41.38	——	79.15
LIFT M/C ROOM & O.H.W.T.	25.34	22.04	——	47.38
TOTAL	5123.00	3544.62	72.58	8740.20

F.S.I. AREA TABLE

	BLOCK-A	BLOCK-B	SOC.OFFICE	TOTAL
BASEMENT	367.46	-----	——	367.46
GROUND FLOOR	255.19	-----	31.28	286.47
1ST FLOOR	386.24	397.10	——	783.34
2ND FLOOR	453.74	397.10	——	850.84
3RD FLOOR	360.54	397.10	——	757.64
4TH FLOOR	360.54	397.10	——	757.64
5TH FLOOR	360.54	397.10	——	757.64
6TH FLOOR	360.54	397.10	——	757.64
7TH FLOOR	360.54	397.10	——	757.64
TOTAL	3265.33	2779.70	31.28	6076.31

USE, UNITS & FLOOR AREA TABLE

	USE	UNIT			FLOOR AREA		
		A	B	TOTAL	BLOCK-A	BLOCK-B	TOTAL
BASEMENT	STORE+PARKING	--	--	--	415.70	-----	415.70
GROUND FLOOR	SHOP+PARKING+SOC.+ELE.SUB	11+0=11	--	11+0=11	253.75	-----	253.75
1ST FLOOR	SHOP+RESI.+ELE.SUB	10+2=12	4	10+6=16	388.72	397.10	785.82
2ND FLOOR	OFFICE+RESI.	6+2=8	4	6+6=12	454.91	397.10	852.01
3RD FLOOR	RESI.	5	4	9	360.54	397.10	757.64
4TH FLOOR	RESI.	5	4	9	360.54	397.10	757.64
5TH FLOOR	RESI.	5	4	9	360.54	397.10	757.64
6TH FLOOR	RESI.	5	4	9	360.54	397.10	757.64
7TH FLOOR	RESI.	5	4	9	360.54	397.10	757.64
TOTAL	——	27+29=56	28	27+57=84	3315.78	2779.70	6095.48



LAYOUT PLAN
SCALE 1CM = 2.00M.

AVIS BUILDCON
Dev. Lic. No. 766180721
Devnandan Mega Mall, Nr. M. J. Library, Ashram Road, Ellisbridge, AHMEDABAD-380 006.
DEVELOPER

For, M/s. Avis Buildcon
Partner
OWNER

Pitamber N. Sitlani
BE (CIVIL)
Licence No.: CW-0657060720
G-329, Safal-6, SRTS Road, Dudheshwar, Ahmedabad.
Mobile: 7574864480
C.O.W.

A. Y. CHHIPA
B.E. (CIVIL) M. I. E.
STRUCTURAL DESIGNER GRADE-I
AMC LIC NO. SD 0067018721R3
ST. ENGINEER

M. K. NOORANI (ARCHITECT)
LIC - AR 0182020617
S-11, APMC Market, Nr. Vishala Circle, Vasna, Ahmedabad-55. Ph.: 2682 5333
ENGINEER

Ahmedabad Municipal Corporation
Case No. : BLNTS/NWZ/031016/GDR/A7331/R0/M1 — Zone: New West
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chithi Number : 7704/031016/A7331/R0/M1
Date : 31/01/2017

Sub Inspector (Civic Center) — Asst. T.D.O./Asst. E.O. (Civic Center) — CHAITANYA J. SHAH (I/C) Dy T.D.O. New West — C.R. Kharsan (I/C) Dy MC New West

AUTHORI