

NOTES RELATED TO C.G.D.C.R. -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/RECORDING RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINLINE IS VERIFIED ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFIED THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTION SHALL BE TAKEN.
- IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 4.3.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGN 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.
- PEDESTRIAN 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. 13.1.7 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.1 OF CGDCR 2017.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION & FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE WATER FACILITY FOR DRAINAGE IS PROVIDED AS PER THE CLAUSE NO. 13.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 2017.
- SURFACES OF THE PARKING PLACE IS TO BE PROVIDED AS PER 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/FLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR 2017.
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE 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.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER CL. NO. 17.3 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION 2016 AND FIRE PREVENTION ACT-2015.
- MAINTENANCE AND UPGRADEMENT OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF CGDCR 2017 & FIRE SAFETY ACT.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CL. NO. 17.5.1 OF CGDCR 2017.

NOTES RELATED TO FIRE SAFETY

- HYDRANT SYSTEM WITH PUMP AT THE UG TANK OF A CAPACITY OF 300 LITRES PER MINUTE WITH MINIMUM 3 BAR PRESSURE MEASURED AT TERRACE LEVEL, WITH HYDRANT VALVE, HOSE REEL, HOSE, OFF-SWITCH AT ALL FLOOR LEVELS.
- ULTRA HIGH PRESSURE FIRE FIGHTING SYSTEM WITH A PUMP OF 180 LITRES PER MINUTE @ 100 BAR PRESSURE, WITH FOG GUNS AND HOSE REELS AND OFF-SWITCHES AT EACH FLOOR LEVEL.
- THE LIFTS AND THE LIFT WELLS COMING FROM UPPER FLOORS SHALL END AT THE GROUND LEVEL ONLY, OR ALTERNATIVELY FOR LIFTS GOING DOWN TO BASEMENT OF THE BUILDING SHALL BE COVERED WITH TWO HOURS RESISTANT SMOKE DOOR CONSTRUCTION FROM ALL SIDES AT THE BASEMENT LEVELS AND THEIR ENTRY AT THE BASEMENT LEVELS SHALL BE ADDITIONALLY PROTECTED BY SPRINKLERS.
- FIRE ALARM SYSTEM WITH SMOKE DETECTION ALARM SYSTEM SHALL BE PROVIDED.
- THE STAIRCASE SHALL BE OPEN/PREFABRICATED CROSS VENTILATED ABOVE THE PARAPET WALL. IF THE STAIRCASE NEEDS TO BE COVERED IT CAN BE FIXED LOUVERS OR GRILLS.
- AT ALL FLOORS CONNECTING THE STAIRCASE THERE SHALL BE 2 HOURS FIRE RESISTANT SELF CLOSING DOORS INSTALLED TO PREVENT FIRE OR SMOKE PENETRATING THE STAIRCASE.
- WIDTH OF THE STAIRCASE SHALL BE MINIMUM 2 METRES INSIDE TO INSIDE.
- WHOLE OF THE BUILDING ALL ENCLOSURES AT ALL FLOORS INCLUDING THE BASEMENT SHALL BE PROTECTED BY SPRINKLER SYSTEM (WITH 57 DEGREE CELSIUS SPRINKLER HEADS) ALONG WITH THE HYDRANT, HOSE REELS, EXTINGUISHERS, ETC.
- BREASTERS SHALL HAVE NATURAL VENTILATION PROVIDED OR MECHANICAL VENTILATION WITH DUCTS TO HAVE 6 AIR CHANGES PER HOUR.
- ALL BASEMENTS PARKING AND HPP SHALL BE FULLY SPRINKLED.
- ALL OVER BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
- ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.

FIRE HYDRANT LEGEND

- SR. SYMBOL DESCRIPTION
- FIRE HYDRANT PIPE MAIN
 - BLIND VALVE
 - NON RETURN VALVE
 - COURT YARD HYDRANT VALVE
 - LANDING HYDRANT VALVE
 - HOSE BOX
 - FIRST AID HOSE REEL
 - AIR RELEASE VALVE
 - TWO WAY SWANSE CONNECTION
 - PIPE ON DROP

SANITARY PROVISION

(AS PER C.G.D.C.R. 2017 13.9.2, TABLE NO. 13.7)

RERA CARPET AREA OF SHOPS = 142.22 SQ.MT.
142.22 / 4 = 35.55 SAY 36 USERS
REQD. URINAL 1/100 MALE USERS = 36/100 = 0.36
REQD. WC 1/100 USERS = 36/100 = 0.36

= SAY 1 NOS. REQD. TOILET (1 NOS. GENTS TOILET)

(1 NOS. LADIES TOILET)

PROVIDED

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

MALE WC = 1 = 1 + 1 PH TOILET

URINAL = 1 = 1 @ GR. FL. LVL.

FEMALE WC = 1 = 1

PROVIDED 1 TOILET IN EACH SHOP.

TOTAL 1 TOILET PROVIDED FOR SHOP/COMM.

PERCOLATING WELL CALC.

UP TO 4000.00 SMT

1 nos. PER. WELL REQUIRED

PLOT AREA 668.00 SMT

= 1.00 nos. PER. WELL REQD.

PER. WELL 1 NOS. PROVIDED WITH 1st RIVER

TREE PLANTATION CALC.

PLOT AREA = 668.00 SQ.MT.

200.00 SQ.MT. = 6 NOS. TREE REQ

= 668.00 / 200 x 5 = 16.70

= 17 NOS TREES REQUIRED

= 17 NOS TREES PROVIDED

COMMUNITY BIN CALC.(RESI.)

TOTAL NOS OF UNIT = 30 NOS.

CONT. REQD = 1 UNIT = 1 (10 LT CAP)

MAXIMUM CAPACITY OF CONT. = 80 LTRS.

80 LTRS = 8 UNIT = 1 CONT. (80 LTRS CAP.)

= 30 NOS. UNITS / 8

= 3.75 CONTAINER REQUIRED

SAY = 4 NOS CONTAINER REQUIRED

4 NOS CONTAINER PROVIDED OF 80 LTRS CAP.

CONTAINER BIN CALC. (COMM.)

F.S.I. AREA OF COMM. = 158.64 SQ.MT.

TOTAL CONTAINER BIN

REQD = (157.48/100) x 20 = 31.50 LT.

PROVIDED 1 CONTAINER BIN &

80 LT CAPACITY EACH = 1 x 80 = 80 LT.

1	PLOT AREA	668.00
2	PERMISSIBLE FSI	1202.40
3	PERMISSIBLE CHARGEABLE FSI	601.20
4	MAX. PERMISSIBLE F.S.I. (2+3)	1803.60
5	TOTAL UTILISED F.S.I.	1796.32
6	UTILISED CHARGEABLE F.S.I. (5-2)	593.92
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	179.63

BLOCK	CONSUME F.S.I.			No. Of Com. 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	157.48	1638.84	1796.32	6	6	219.84	12.24	24	1419.00	78.99	0	0.00	0.00	0.00	0.00	157.48	8.77		
TOTAL	157.48	1638.84	1796.32	6	6	219.84	12.24	24	1419.00	78.99	0	0.00	0.00	0.00	0.00	157.48	8.77		

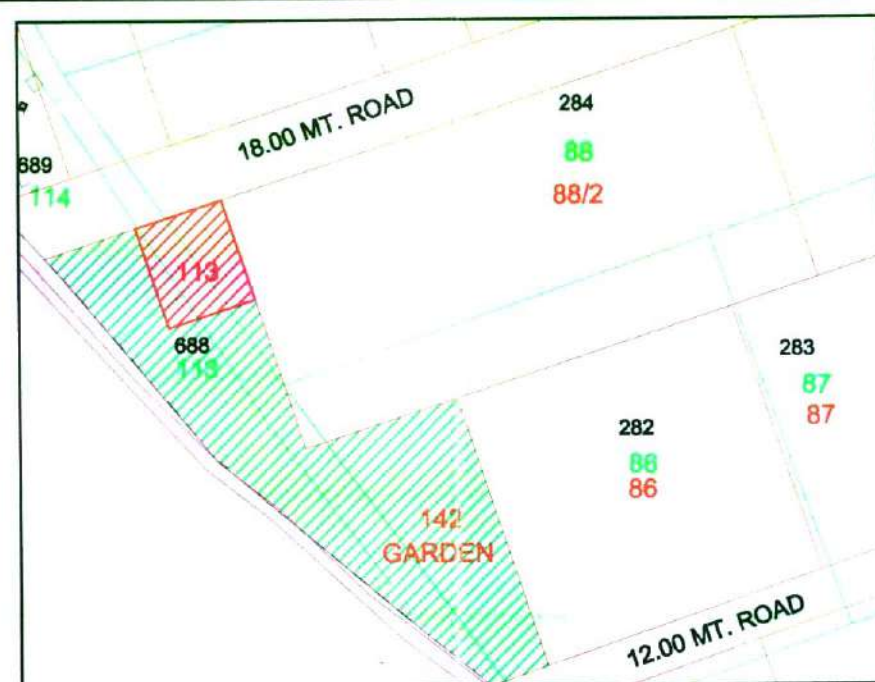
GRAND TOTAL DETAIL				
Sr. No	Dwelling Unit Type	NO. OF Unit	Used F.S.I.	Chargeable F.S.I.
A	COMMERCIAL UNIT	6	157.48	8.77
B	Up to 50 sq.mt	6	219.84	12.24
C	more than 50 and up to 66	24	1419.00	78.99
D	more than 66 and up to 80	0	0.00	0.00
E	With. Aff. F.S.I. (40% slab)	0	0.00	0.00
Grand Total		36	1796.32	100.00

CUTTING	0.75	1.00	1.50	2.00	2.50
INVERT LVL.	30.00	29.25	28.50	27.75	27.00
GROUND LVL.	30.00	29.25	28.50	27.75	27.00
DRAINAGE	30.00	29.25	28.50	27.75	27.00
DISTANCE	0.00	0.75	1.50	2.25	3.00

SCALE :- (HORI.) 1.00 CM. = 5.00 MT.
SCALE :- (VER.) 1.00 CM. = 1.00 MT.

LAYOUT PLAN
SCALE : 1.00 CM. = 1.00 MT.

AREA TABLE		FLOOR AREA			F.S.I. AREA			IN SQ.MTS.	
FLOOR	USE	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	BUILT UP AREA	
GR. FL.(H.P)	PARKING	---	---	---	---	---	---	158.33	
GR. FL.(S.P)	COMM.	06	---	157.48	157.48	---	157.48	157.48	
1st. FL.	RESI.	---	05	05	---	273.14	273.14	313.08	
2nd. FL.	RESI.	0	05	05	---	273.14	273.14	313.08	
3rd. FL.	RESI.	0	05	05	---	273.14	273.14	313.08	
4th. FL.	RESI.	0	05	05	---	273.14	273.14	313.08	
5th. FL.	RESI.	0	05	05	---	273.14	273.14	313.08	
6th. FL.	RESI.	0	05	05	---	273.14	273.14	313.08	
STAIR CABIN	---	---	---	---	---	---	---	52.86	
L.M.R. & O.H.W.T.	---	---	---	---	---	---	---	37.84	
TOTAL	PARKING+ COMM.+ RESI.	06	30	36	157.48	1638.84	1796.32	1638.84	2284.99



KEY PLAN
SCALE : 1:20

THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND HIS/HERS WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND HIS/HERS.

THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R. 2017 AS PER LETTER NO. 1078/2021, DATED: 11/03/2021, AND LETTER NO. 1079/2021, DATED: 11/03/2021, AND LETTER NO. 1080/2021, DATED: 11/03/2021, AND LETTER NO. 1081/2021, DATED: 11/03/2021, AND LETTER NO. 1082/2021, DATED: 11/03/2021, AND LETTER NO. 1083/2021, DATED: 11/03/2021, AND LETTER NO. 1084/2021, DATED: 11/03/2021, AND LETTER NO. 1085/2021, DATED: 11/03/2021, AND LETTER NO. 1086/2021, DATED: 11/03/2021, AND LETTER NO. 1087/2021, DATED: 11/03/2021, AND LETTER NO. 1088/2021, DATED: 11/03/2021, AND LETTER NO. 1089/2021, DATED: 11/03/2021, AND LETTER NO. 1090/2021, DATED: 11/03/2021, AND LETTER NO. 1091/2021, DATED: 11/03/2021, AND LETTER NO. 1092/2021, DATED: 11/03/2021, AND LETTER NO. 1093/2021, DATED: 11/03/2021, AND LETTER NO. 1094/2021, DATED: 11/03/2021, AND LETTER NO. 1095/2021, DATED: 11/03/2021, AND LETTER NO. 1096/2021, DATED: 11/03/2021, AND LETTER NO. 1097/2021, DATED: 11/03/2021, AND LETTER NO. 1098/2021, DATED: 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