LAYOUT PLAN SHOWING PROP. COMM. BLDG. ON SUR. NO.:-239/2, F.P. NO.:- 161/2, O.P.NO.:- 161/2, T.P.S. NO.:- 241 (NANA CHILODA), MOJE: CHILODA (NARODA) TA.: GANDHI NAGAR, DIST :- GANDHI NAGAR.

SCALE : 1.00 CM = 2.00 MT

ZONE :- RESIDENCE - II અમદાવાદ શહેરી વિકાસ સત્તામંડળ સેમીંગ દ્વારાયેલ છે.

USE :- COMMERCIAL

BLOCK-A

AREA TABLE	IN SQ.MTS.
PLOT AREA OF F.P.NO.: 161/2	2853.00
REQ. COMMON PLOT AREA @ 10%	285.30
PROVI. COMMON PLOT AREA	287.51
PERMI. F.S.I. AREA (2853.00 x 1.2)	3423.60
CHARG. F.S.I. AREA (2853.00 x 0.60)	1711.80
TOTAL PERMI.+ CHARGEABLE F.S.I. AREA	5135.40
TOTAL USED F.S.I. AREA	5122.20
CHARGEABLE F.S.I. AREA (5122.20 - 3423.60)	**1698.60**

આસીસ્ટન્ટ / ડ્રાફ્ટ

COLOUR NOTE

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

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main Fire/Pump 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 premisses 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 8 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) 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 / 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 IDIVDUAL 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.

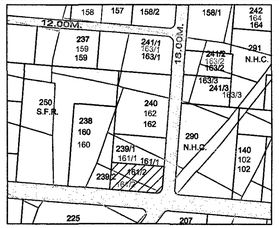
FIRE HYDRANT LEGEND

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

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 SAT 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. 4.5.9 OF THE GDCR 2021, THE STRUCTURE OF THE BUILDING ISDESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILINGS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.12 AND 23.1.4 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/FINL PLOT AS PER THE PROVISION 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 TAKEINCESSARY ACTION FOR THE STRUCTRAL SAFETYDURING 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.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.-27.6 OF THE G.D.C.R.-2021
- MAINTANANCE AND UPGRADATION OF BUILDIND IS AS PER CHAPTER NO.-29 OF G.D.C.R.-2021

- MOSQUITO _PROOF WATER TANK :- WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO PROOF
- CONDITION. BY PROVIDING A PROPERLY FITTING HINGED COVER AND EMBYY TANK MORE THEN 1.50 MTS. IN HEIGHT SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI MALARIA STAFF.
- NOTE :- ALL OUTER SIDE & INSIDE WALL ARE AS PER INDIAN NATIONAL BUILDING CODE & I.S. SPECIFICATION.
- PARAPET :- PARAPET WALL AND HAND RAILS PROVIDED IN THE EDGES OF THE ROOF, TERRACE , BALCONY,
- SCT. SHALL NOT BE LESS THAN 1.15 MTS. FROM THE FINISHING ROOR LEVEL AND MORE THEN
- 1.30 MTS. HEIGHT ABOVE THE UNFINISHED FLOOR LEVEL.
- DISCHARGE OF :- NO ROOF OR TERRACE ABUTTING ON A PUBLIC STREET SHALL BE CONSTRUCTED WITHOUT PROVIDING RAIN WATER SUFFICIENT NUMBER OF DOWN TANK PIPES AND EACH PIPES SHALL BE SO FIXED AS TO DISCHARGE THE RAIN WATER AT A LEVEL NOT HIGHER THEN 0.6 METRE ABOVE THE STREET LEVEL.
- DRAINAGE :- THE DEPTH POSITION EXT. MH IS CHECKED & VERIFIED PERSNALLY BY ME ON SITE PREMICES CERTIFICATES CAN GET CONNECTION AS SHOWN IN PLAN.
- CERTIFICATES :- CERTIFY THET THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON DT. _____ & THE DIMENSIONS OF SIDES ETC. OF PLOT STATE ON PLAN ARE AS MASURE ON SITE AND THE AREA SO WORKED OUT TALLICE WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN - PLANNING RECORD.
- NOTE :-
  1. ALL DIMENSIONS ARE IN METRE.
  2. ALL EXTERNAL WALLS AREA AS PER NBC & IS SPECIFICATION.
  3. THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
  4. ALL PARAPET WALLS ARE OF 1.15 HT.
  5. 0.10 S.C.I PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
  6. 0.07 S.C.I PIPE WITH V.P. SHALL BE PROVIDED FOR BATH & KITCHEN
  7. DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE UL. TO G.F.LVL.



KEY PLAN PLAN

SCALE :- 1.00 CM. = 20.00 MT.

DATTUN												
CUTTING	0.75	0.75	0.88	0.87	1.08	1.08	1.08	1.08	1.08	1.08	1.08	0.90
INVERT	25.25	25.25	25.12	25.13	25.11	25.12	25.08	25.02	25.02	25.02	25.10	25.01
GROUND	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00
DISTANCE	0.00	4.00	7.00	4.50	8.00	30.00	10.00	10.00	30.00	30.00	30.00	0.00

DRAINAGE SECTION

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

SANITORY PROVISION

GR. FL. TO 3rd. FL.

FLOOR AREA = 5122.20 SQ.MT.
5122.20 / 4 = 1280.55 SAY 1281.00 USERS
REQD. URINAL 1/50 MALE USERS = 1281/100 = 13 NOS. SAY
REQD. WC 1/50 USERS = 1281/100 = 13 NOS.
= 13 NOS. REQ. TOILET

PROVIDED
TOTAL PROVI. TOILET 38 NOS.

GENERAL SANITARY PROVISION 25% OF TOTAL REQD.

	REQ.	PROVI.
GENTS	4	4
LADIES	4	4

1 TOILET DISABLE PERSON
29 TOILET EACH SHOP

CONTAINER BIN AREA CALC.

COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 5122.20 x 20/100 = 1024.44 LIT.
1024.44 / 80 = 12.81 SAY 13 NOS CONTAINER

TREE PLANTATION CAL. :

PLOT AREA = 2853.00 SQ.MT.
200.00 SQ. MT. = 3 NOS. TREE REQ.
2853.00 / 200.00 x 3 = 42.81 NOS.
SAY 43 NOS.
PROVIDE 43 NOS. TREE.

PERCOLATING WELL CALC:-

REQ. 1500 TO 4000 SMT= 1 NOS.
2853.00 / 4000.00 = 0.71 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

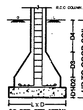
COMMON PLOT AREA CALC.

(11.71+20.55)/2 x 4.67 = 75.33 SQ.MT.
20.55 x 10.33 = 212.18 SQ.MT.
TOTAL = 287.51 SQ.MT.

આસ સરત : લાગતાવળગતા સોસાયટીએ પોતાની જમીનની માલિકી ની મંજુરી સ્ટ્રાટા એસોસીએશનની ના લાગે ત્યાં તુરો ડોમન પોઇન્ટ ડેવલપ / માલિકે સ્વામીની રહેશે.

AREA TABLE					IN SQ.MTS.
FLOOR	USE	UNIT	FL.AREA	F.S.I AREA	B.UP AREA
1st. BASEMENT	PARKING	---	----	----	1738.87
2nd. BASEMENT	PARKING	---	----	----	670.44
GR.FL.	COMM.	30	1284.33	1284.33	1375.53
1st.FL.	COMM.	19	1279.29	1279.29	1370.49
2nd.FL.	COMM.	19	1279.29	1279.29	1370.49
3rd.FL.	COMM.	19	1279.29	1279.29	1370.49
STAIR CABIN	---	---	----	----	88.50
L.M.R & O.H.W.T	---	---	----	----	60.62
TOTAL	COMM.	87	5122.20	5122.20	8045.43

F.S.I. ON PAYMENT AREA TABLE	IN SQ MTS
PERMI F.S.I @1:1.2 (2853.00 x 1.2)	3423.60
PERMI + CHARG. F.S.I. AREA @ 0.60%	1711.80
TOTAL PERMI. F.S.I. AREA	5135.40
PROP. CHARGEBALE F.S.I. AREA (5122.20 - 3423.60)	1698.60
	TOTAL
CHARG. F.S.I. AREA 2ND FLOOR	419.31
CHARG. F.S.I. AREA 3RD FLOOR	1279.29
TOTAL CHARGEBALE F.S.I. AREA	1698.60



આસ સરત
(૧) ..... ના રોજ માલિક ઓર્ગેનાઈઝ આર્કીટેક્ટ તથા સ્ટ્રકચરલ એન્જીનીયરે આપેલ ડ્રોઇંગરી પ્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે. આસ સરત — બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતાં પહેલા નિયમનુસાર અગાઉથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું રહેશે.

Joseph O. Patel
Joseph O. Patel B.E.(Civil)
35, Veernagar Co-op. Hou. Soc. Ltd.
Bhimpura, AHMEDABAD-380013.
AUDA REG. NO. AUDA/DEV/2

DEVELOPER

રેજાબેન અશોકભાઇ બાંભરોલીયા
નયનબેન પરસલાલ બાંભરોલીયા
મધુભાઇ ડાહાભાઇ પટેલ
વિકેત નારણભાઇ પ્રજાપતી
હિરેન નારણભાઇ પ્રજાપતી
બાલેશભાઇ સ્ટીલલાલ લાખાણી
એચ.યુ.એફ.
નં-૧ થી ૬ ના કુલ મુખત્યાર
અશોકભાઇ બાબુલાલ બાંભરોલીયા

OWNER

N. P. PARMAR
AUDA/STR. ENGINEER
REGI. NO. SD-I/063
10, Pathik Society,
Naranpura, Ahmedabad - 13.

ST-ENGINEER

YOGESH P. PANCHAL
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ENGINEER

YOGESH P. PANCHAL
AUDA COW-II LIC. No.120
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Nr. Panjrapole, S.P Ring Road,
Vastral, Ahmedabad.

C.O.W.

આસ સરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિદ્ધ કરવાનો રહેશે

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

Final Plan boundary and allotment of final plot is subject to Veriation 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.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 105/4/2016
Dated.....
Note Approved by Chairman

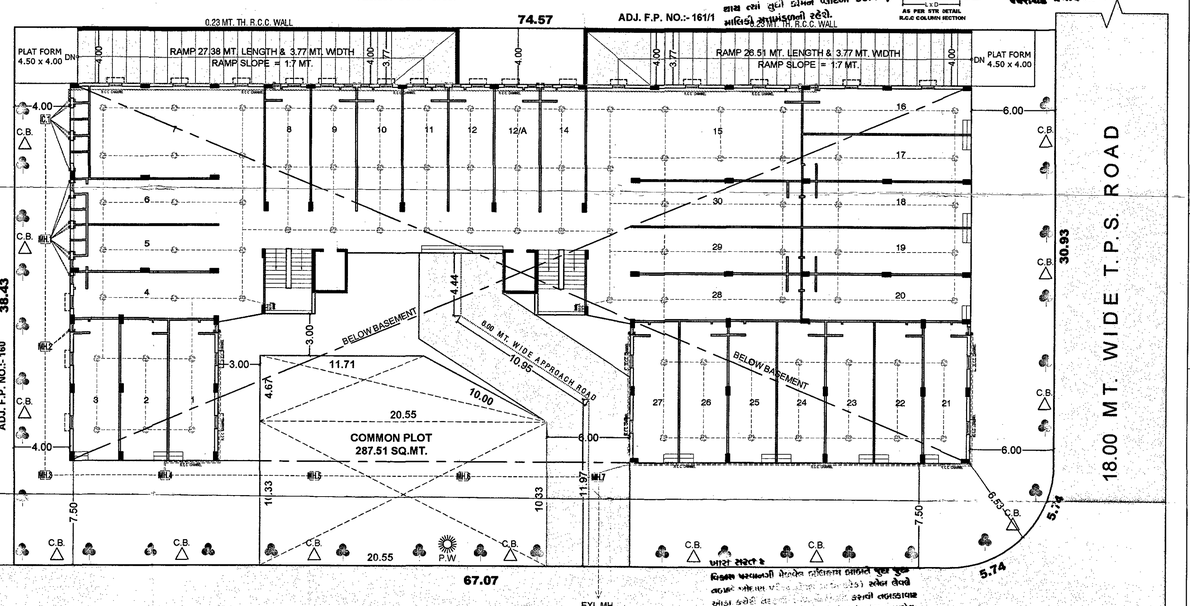
DISPATCH BY

28 JUL 2016 No 393

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY



આસ સરત : પ્રમાણપત્ર મુજબ બાંધકામ અંગે Chief Fire Officer-AMC ના તા. ..... ના અભિપ્રાય મુજબ, બાંધકામ પૂર્ણ થયે, વપરાશપ્રમાણપત્ર મેળવતા પહેલા, Fire Service Officer નું ના વાંધા પ્રમાણપત્ર મેળવી લેવાનું રહેશે. તથા GDCR મુજબ Fire Protection Consultant ની નિમણુંક કરવાની સરતે સદર વિકાસ પરવાનગી આપવામાં આવે છે.

આસ નોંધ :- કોમન પ્લોટ ટોટલ ૧૮ ટકા કરતાં સાઈટ ની સાઈઝ તથા સ્ટ્રકચર ડીઝાઇન ડ્રોઇંગ (આર્ક. એન્ડ સ્ટ્રકચર) તથા એન્જીનીયરીંગ ડ્રોઇંગ ઝોન-ગામના સુધાર રાખવામાં આવેલ છે તે અનુસાર ચારપદાર જમીન માલિકે સ્વખાર્થ બાંધકામ કરવાનું રહેશે.

LAYOUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.