## LAYOUT PLAN | SHEET NO.-1/6

LAYOUT PLAN SHOWING PROP. COMM.+RESI. (AFFORDABLE-HOUSING) HIGHRISE BLDG. OF F.P. NO.- 185 , DRAFT SEC.T.P.S.-NO. - 234 (ZUNDAL), R.S. NO.- 343 , O.P. NO.-185, MOJE- ZUNDAL , TAL./DIST.-GANDHINAGAR

SCALE 1CM.=2.00 MT.

ZONE: - R-3 (OVERLAY ZONE R.A.H.) | USE:COMM.+RESI. (AFFORDABLE HOUSING)

### FIRE NOTE:

(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) 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 ) 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.

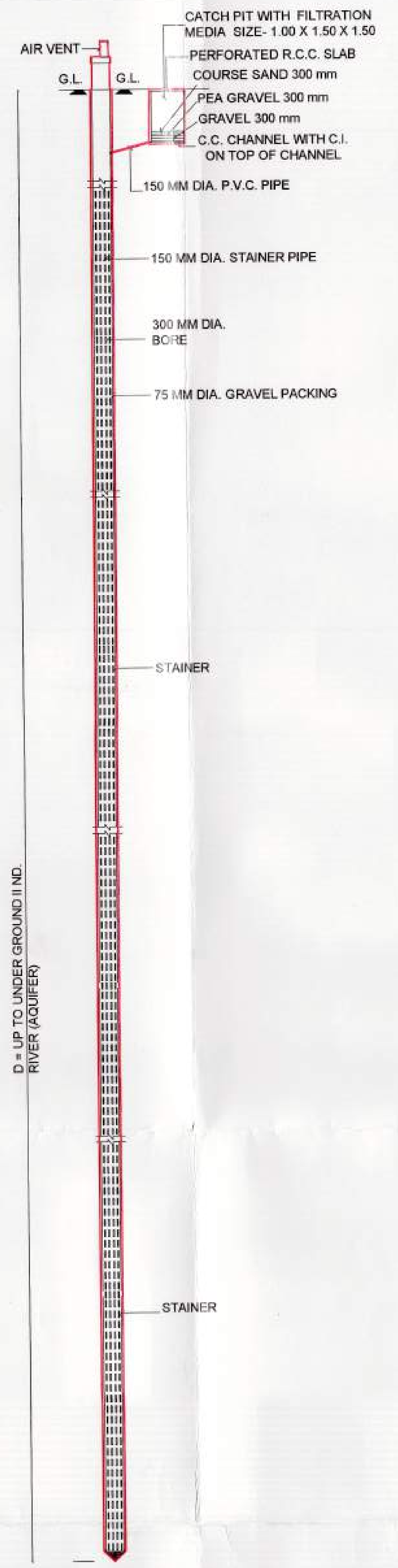
(7) LIGHTENING ARRESTER :
A LIGHTENING ARRESTER SHOULD ALSO BE INSTALLED AND BE PROPERLY EARTHED TO PREVENT DAMAGE TO THE BUILDING WHEN THE LIGHTENING STRIKES.

(8) PHOTO LUMINESCENT ( AUTO GLOW ) 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 ) 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.

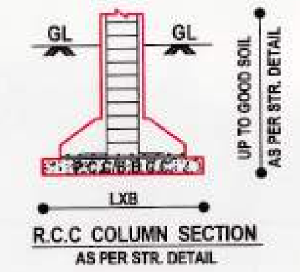
(10) IMPORTANT INSTRUCTIONS :
AFTER INSPECTION OF A LOW-RISE BUILDING BY THE FIRE SERVICES AUTHORITY , IF THE FIRE OFFICER CONCERNED FEELS THE NEED FOR ADDITIONAL FIRE PREVENTION / PROTECTION / VENTILATION SYSTEM REQUIRED OR EQUIPEMENT ( I.E. PASSIVE SYSTEM / SPRIKLER / DRENCHER ETC. ) AS PER FIRE LOAD / FIRE RISK / PUBLIC GETHERING. POTENTIAL / OCCUPANCY / CONFINED AREA, THOSE ADDITIONAL MEASURES / EQUIPEMENT HAVE TO B IMPLEMENTED / INSTALLED.

(11) LENGED
1. FIRE HYDRANT SYSTEM PIPE MAIN
2. 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. CO 2 & D.C.P. 4.5 KG. 5 KG
11. HYDRAUNT VALVE




**PERCOLATION WELL**
**SCALE: 1CM.=1.00 MT.**

### NOTES :
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGINE.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERYFIDE ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CGDCR-2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMES OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CGDCR-2017
- DRAINAGE FACILITY IS PROVIDED AS PER CGDCR-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CGDCR-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CGDCR-2017
- THE PAVING OF BUILDING UNITIFNL PLOT AS PER THE PROVISION OF THE CGDCR-2017
- THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDRAD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CGDCR-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- TREE PLANTATION IS PROVIDED AS PER THE CGDCR-2017
- PROVIDED LIFT CAPACITY AS PER CGDCR-2017
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER THE CGDCR-2017




R.C.C. COLUMN SECTION
AS PER STR. DETAIL

| | SMT. |
|---|---|
| COMMON PLOT AREA=265.50 | |
| PERMI. G.F. B.A. IN C.P. @ 15%= | 39.82 |
| PROP. COMMUNITY HALL B.A. IN C.P. = | 30.00 |

**TOTAL USE F.S.I. AREA = 3928.44**
PERMI. COMM. F.S.I. IN (R.A.H.)=10% OF TOTAL F.S.I.
PERMI. COMM. F.S.I. (10% OF 3928.44) = 392.84 SMT.
PROP. COMM. F.S.I. AREA ON G.F. =136.62 SMT.

**LIFT CAL.**
ABOVE (H.P.+2 UPPER FL.)= 20 UNITS / 1 LIFT REQ.
TOTAL UNIT 3'RD. TO 12'TH. FL.=39 UNITS
REQ.=2 LIFT
PROVI.= 2 LIFT

COMMUNITY HALL B.A. UP TO 50.00 SMT. IN COMMON PLOT
shall not be considered towards computation of FSI of the Building Unit.
AS PER C.G.D.C.R.-2017 CLAUSE NO.-8.11.1.4c
PROP. COMMUNITY HALL B.A. = 30.00 SMT.

COMMON TOI.,WATER RM. B.A. IN H.P. UP TO 16.50 SMT.
THIS AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF F.S.I.
AS PER C.G.D.C.R.-2017 CLAUSE NO.-8.5.1.5c
PROP. COMMON TOI.,WATER RM. B.A. =11.62 SMT.

### USE & EQ. TENA. TABLE

| FLOOR | USE | BLOCK EQ. TENA. RESI.+SHOP | COMM.HALL | TOTAL RESI.+SHOP |
|---|---|---|---|---|
| CELLAR | PARKING | - | - | - |
| H.P.+GROUND FL. | PARK.+SHOP COMMU.HALL | - + 05 | - | - + 05 |
| FIRST FL. | RESI. | 04 | - | 04 |
| SECOND FL. | RESI. | 04 | - | 04 |
| THIRD FL. | RESI. | 04 | - | 04 |
| FOUR'TH FL. | RESI. | 04 | - | 04 |
| FIFTH FL. | RESI. | 04 | - | 04 |
| SIX'TH FL. | RESI. | 04 | - | 04 |
| SEVEN'TH FL. | RESI. | 04 | - | 04 |
| EIGHT'TH FL. | RESI. | 04 | - | 04 |
| NINE'TH FL. | RESI. | 04 | - | 04 |
| TEN'TH. FL. | RESI. | 04 | - | 04 |
| ELEVEN'TH FL. | RESI. | 04 | - | 04 |
| TWELVE'TH FL. | RESI. | 03 | - | 03 |
| TOTAL | RESI.+COMM. COMMU.HALL | 47 + 05 | - | 47 + 05 |

### FLOOR AREA TABLE

| FLOOR | BLOCK SMT. | COMM.HALL SMT. | TOTAL SMT. |
|---|---|---|---|
| GROUND FL. | 136.62 | 30.00 | 166.62 |
| FIRST FL. | 322.45 | - | 322.45 |
| SECOND FL. | 322.45 | - | 322.45 |
| THIRD FL. | 322.45 | - | 322.45 |
| FOUR'TH FL. | 322.45 | - | 322.45 |
| FIFTH FL. | 322.45 | - | 322.45 |
| SIX'TH FL. | 322.45 | - | 322.45 |
| SEVEN'TH FL. | 322.45 | - | 322.45 |
| EIGHT'TH FL. | 322.45 | - | 322.45 |
| NINE'TH FL. | 322.45 | - | 322.45 |
| TEN'TH. FL. | 322.45 | - | 322.45 |
| ELEVEN'TH FL. | 322.45 | - | 322.45 |
| TWELVE'TH FL. | 244.87 | - | 244.87 |
| TOTAL | 3928.44 | 30.00 | 3958.44 |

### F.S.I. AREA TABLE

| FLOOR | BLOCK SMT. | COMM.HALL SMT. | TOTAL SMT. |
|---|---|---|---|
| GROUND FL. | 136.62 | - | 136.62 |
| FIRST FL. | 322.45 | - | 322.45 |
| SECOND FL. | 322.45 | - | 322.45 |
| THIRD FL. | 322.45 | - | 322.45 |
| FOUR'TH FL. | 322.45 | - | 322.45 |
| FIFTH FL. | 322.45 | - | 322.45 |
| SIX'TH FL. | 322.45 | - | 322.45 |
| SEVEN'TH FL. | 322.45 | - | 322.45 |
| EIGHT'TH FL. | 322.45 | - | 322.45 |
| NINE'TH FL. | 322.45 | - | 322.45 |
| TEN'TH. FL. | 322.45 | - | 322.45 |
| ELEVEN'TH FL. | 322.45 | - | 322.45 |
| TWELVE'TH FL. | 244.87 | - | 244.87 |
| TOTAL | 3928.44 | - | 3928.44 |

### B.A. TABLE

| FLOOR | BLOCK SMT. | COMM.HALL SMT. | TOTAL SMT. |
|---|---|---|---|
| CELLAR | 839.27 | - | 839.27 |
| H.P.+GROUND FL. | 421.41 | 30.00 | 451.41 |
| FIRST FL. | 403.00 | - | 403.00 |
| SECOND FL. | 403.00 | - | 403.00 |
| THIRD FL. | 403.00 | - | 403.00 |
| FOUR'TH FL. | 403.00 | - | 403.00 |
| FIFTH FL. | 403.00 | - | 403.00 |
| SIX'TH FL. | 403.00 | - | 403.00 |
| SEVEN'TH FL. | 403.00 | - | 403.00 |
| EIGHT'TH FL. | 403.00 | - | 403.00 |
| NINE'TH FL. | 403.00 | - | 403.00 |
| TEN'TH. FL. | 403.00 | - | 403.00 |
| ELEVEN'TH FL. | 409.19 | - | 409.19 |
| TWELVE'TH FL. | 331.61 | - | 331.61 |
| STAIR CABIN | 080.61 | - | 080.61 |
| L.M.R.+O.H.W.T. | 051.48 | - | 051.48 |
| TOTAL | 6163.57 | 30.00 | 6193.57 |

### AREA TABLE

| | AREA IN SMT. |
|---|---|
| PLOT AREA OF F.P. NO.-185 | 1457.00 |
| REQ. C.P. | 200.00 |
| PROVI. C.P. | 265.50 |

### F.S.I AREA TABLE

| | SMT. |
|---|---|
| PLOT AREA OF F.P. NO.-185 | 1457.00 |
| PERMI. F.S.I. AREA (1457.00x1.80) | 2622.60 |
| PERMI. CHARGEABLE F.S.I. AREA (1457.00x0.90) | 1311.30 |
| TOTAL PERMI. + CHARGEABLE F.S.I. | 3933.90 |
| F.S.I. ON GROUND FL. | 136.62 |
| F.S.I. ON FIRST FL. | 322.45 |
| F.S.I. ON SECOND FL. | 322.45 |
| F.S.I. ON THIRD FL. | 322.45 |
| F.S.I. ON FOUR'TH FL. | 322.45 |
| F.S.I. ON FIFTH FL. | 322.45 |
| F.S.I. ON SIX'TH FL. | 322.45 |
| F.S.I. ON SEVEN'TH FL. | 322.45 |
| F.S.I. ON EIGHT'TH FL. | 322.45 |
| F.S.I. ON NINE'TH FL. | 322.45 |
| F.S.I. ON TEN'TH. FL. | 322.45 |
| F.S.I. ON ELEVEN'TH FL. | 322.45 |
| F.S.I. ON TWELVE'TH FL. | 244.87 |
| TOTAL USE F.S.I. AREA | 3928.44 |
| CHARGEABLE F.S.I. AREA ( 3928.44-2622.60 ) | 1305.84 |

અમદાવાદ શહેરી વિકાસ સત્તામંડળ ... આસી.ટાઉન પ્લાનર

**PERCOLATING WELL CAL.**
REQ. 1 P.W. = 500 TO 1500 SMT. PLOT
PLOT AREA=1457.00 REQ./PROVI. 1 NOS. P.W.

**TREE PLANTATION CALCULATION**
PLOT AREA=1457.00 SMT.
200.00 SMT = 3 NO TREE REQUIRED
1457.00/200=7.29x3=21.87 SAY 22 TREES REQ.
PROVI.=22 TREES

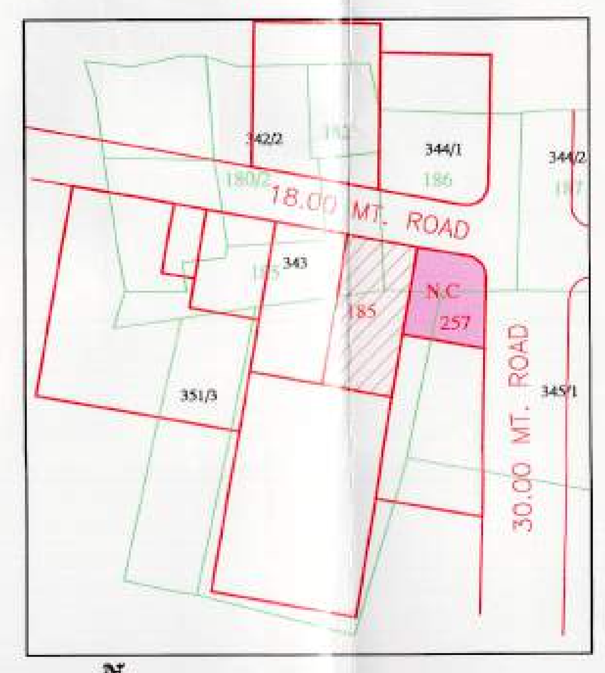
**REFUSE BIN CALCULATION**
RESI. 1 UNITS = 10 LIT REFUSE BIN REQ.
47 UNITS = 47x10=470 LIT. REFUSE BIN REQ.
470/80=5.88 SAY 6 REFUSE BIN (80 LIT.) REQ.
PROVI. 7 BIN 80 LIT.

**COMM. COMMUNITY BIN CALC.**
REQ. CON. 20 LTR. PER 100 SMT.
COMM. FLOOR AREA=136.62/100x20=27.32
SAY 28 LIT. BIN REQ.
30 LIT.-1 BIN (PROVI.)

### COLOUR NOTE
PLOT BOUN. | ROAD | TREE
PROP. WORK | CHARGEBLE F.S.I. | REFUSE BIN
PROP. DRAIN | FIRE | P.W.
SPRINKLER

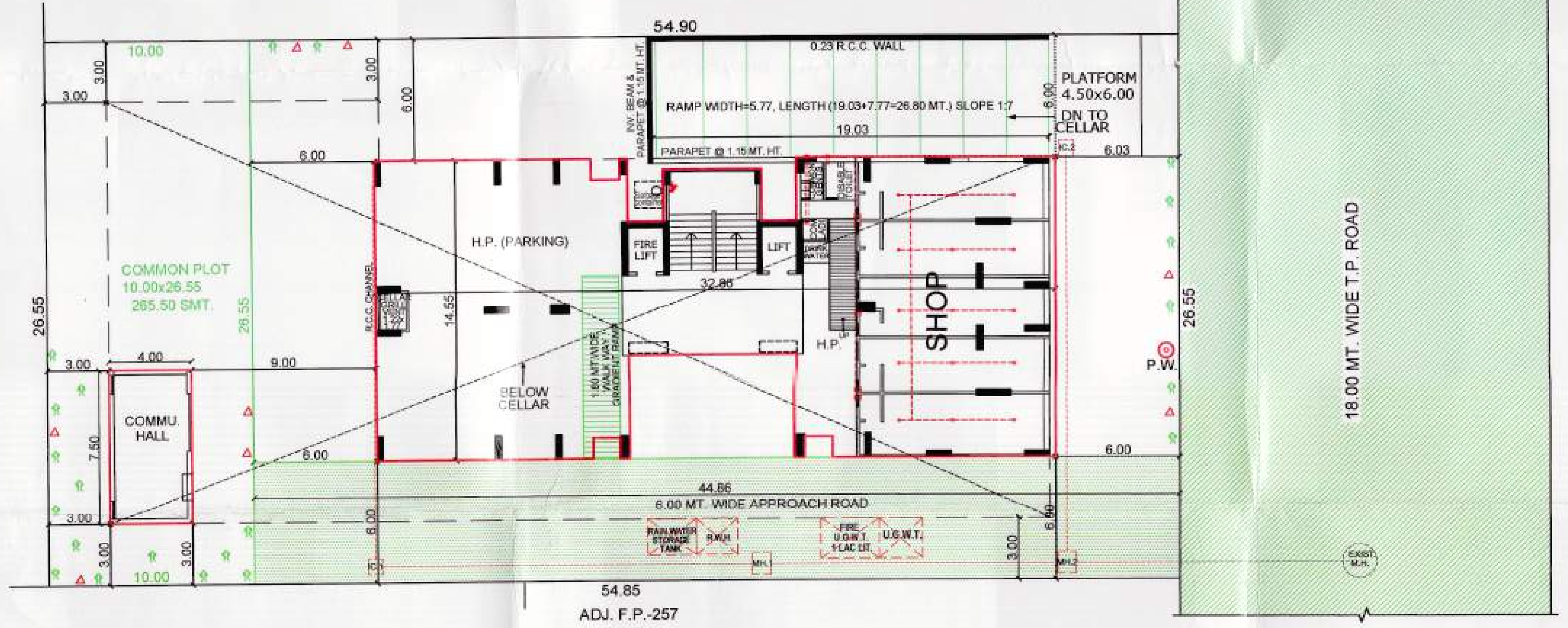
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ............ AND THE DIMENSION OF SIDES ETC. OF PLOT STATE ON PLAN ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.RECORD.

ARCHITECT / ENGG. SIGNATURE




KEY PLAN
SCALE: 1 CM = 20.00 MT.

ખાસ શરત : ... Chief Fire Officer ... Fire Protection Commission ... "INSURANCE" ...




LAYOUT PLAN
SCALE: 1 CM.= 2.00 MT.

ખાસ શરત : - નામ. સુપ્રિમ કોર્ટ SLP (CIVIL) ... આવી શરતે પરવાનગી આપવામાં આવે છે.

ખાસ નોંધ : ...

Final Plan boundary and allotment of final plot is Subject to Veriation by Town Planning Officer.

Owner is fully responsible for open marginal Space and road line Portion.

The permission is valid only in the ... and ... shall ... there is ... T.P./TFS with reference to the land under reference.

DEVELOPER
SWASTIK HARMONY DEVELOPERS
PARIMAL M. PATEL
F-104, SUYOJAN, NEAR SOLA BHAGWAT TEMPLE, SOLA, AHMEDABAD-380 060.
REG. No.: AUDA/DEV/00953

OWNER
For, SWASTIK HARMONY DEVELOPERS
PARTNER

C.O.W.
Gaurang P. Bhavsar
B.E. (Civil)
3, Tirupati Complex, Opp. Shivam Flats, Nava Vadaj, Ahmedabad-13
COW-1/302

STR. ENGG.
JIGAR G. SHAH
STRUCTURAL DESIGNER
REG. No. AUDA SD-1/287
401, SHANTI ARCADE, 132 FT. RING ROAD, NARANPURA, AHMEDABAD.

ARCHITECT/ ENGG.
JIGNESH PATEL
Creative Designs
703, Surmount Tower, Opp. Iskcon Temple, S. G. Road, A'bad-15.
Reg. No. AUDA/Engg./254

AUTHORITY
DISPATCH BY
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

APPROVED
As amended by ... Subject to the conditions ... in this office Letter ... 26311/2017
Dated ...
Note Approved by C.E.O.
8 MAR 2018
6 31
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.