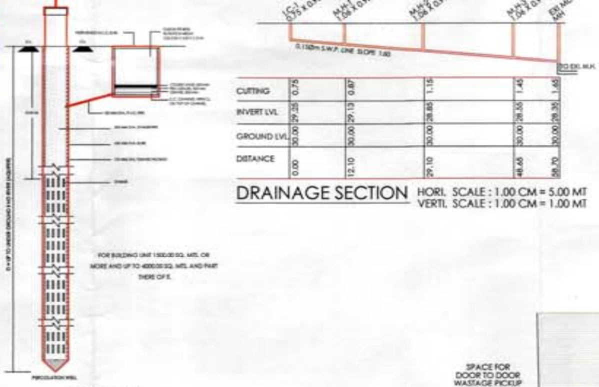
KEY PLAN
SCALE : 1.00 CM = 20.00 MT



DRAINAGE SECTION
HORI. SCALE : 1.00 CM = 5.00 MT
VERTI. SCALE : 1.00 CM = 1.00 MT

TOTAL B.UP AREA - EXCLUDED GROUND + 2 UPER FLOOR
21254.20 SQ.MTS

B.UP AREA OF 3rd. FLOOR = 3109.55 SQ.MTS
LIFT REQ.- 1 LIFT PER 1000.00 SQMTS OF B.UP AREA
3109.55 / 1000.00 = 3.11 SAY 4 NOS OF 6 PERSON CAP. REQ.
04 NOS LIFT X 6 PER SON = 24 PERSONS REQ

LIFT PROVI = 04 NOS OF 12 USERS CAP.
04 NOS LIFT X 12 PERSON = 48 PERSONS PROVI

B.UP AREA OF 4th. TO 13th. FLOOR = 18060.52 SQ.MTS
LIFT REQ.- 1 LIFT PER 1000.00 SQMTS OF B.UP AREA
18060.52 / 1000.00 = 18.06 SAY 19 NOS OF LIFT OF 6 PERSON CAP. REQ.
19 NOS LIFT X 6 PERSON = 114 PERSONS CAP. REQ

LIFT PROVI = 06 NOS OF 20 USERS CAP.
06 NOS LIFT X 20 PERSON = 120 PERSONS CAP. PROVI

(1) HYDRANT SYSTEM :
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor for the main Fire - Pump of the underground water tank with a capacity to discharge the 900 liters per minute of 3 bar pressure as measured of the terrace level should be installed.

The Riser For The Buildings Exceeding 15 meters height should not be of less than 100mm. Internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a NRV to act as a Down - comer.
On 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 fittings of 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 reel hose should be enough to reach the farthest corner 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 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 of not less than 20,000 liters.
The UNDERGROUND TANK shall be of a capacity 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 lifts as a fire - lift and if the building is divided in to 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 Carbon Dioxide (CO 2) type extinguisher of 4.5 kg. and one extinguisher of 5kg. Dry Chemical Powder (DCP) to be installed on each floor in case of commercial building.
Two Carbon Dioxide (CO2) type extinguisher of 2 kg. capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher on alternate floors 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 center core of the building it has u/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 200.00 sq.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 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.

LEGEND	DESCRIPTION
——	FIRE HYDRANT SYSTEM PIPE MAIN
—o— SH	SINGLE HANDED HYDRANT VALVE
—▷◁—	SLUICE VALVE
—[	TWO WAY SAME CONNECTION
—)OR—(	RISE OR DROP
—▷	NON RETURN VALVE
	REDUCER
⊠	FIRE HOSE BOX
	HOSE REEL HOUSE
△ △	DCP & CO-2

GENERAL NOTES

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED 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. 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. 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
- 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 PROVISION OF THE CLAUSE NO. 23.1.4. OF GDCR 2021
- THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM ISPROVIDED 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 PLANTATION 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.
- FIRE PROOF DOOR IS PROVIDE AS PER THE CLAUSE NO. 2.62.7 OF GDCR 2021.

COMMON PLOT AREA CAL			
(1)	AREA AS PER P.LINE =	16.23	SQ MTS
(2)	½ X (4.89+4.66)X 6.42 X 1 NOS =	30.66	SQ MTS
(3)	45.95 X 10.92 X 1 NOS =	501.77	SQ MTS
(4)	½ X (7.63+7.50)X 3.68 X 1 NOS =	27.84	SQ MTS
(5)	AREA AS PER P.LINE =	42.20	SQ MTS
	TOTAL AREA =	618.70	SQ MTS

LAY OUT PLAN SHOWING PROP COMMERCIAL BUILDING
ON F.P. NO : 102 , R.SUR NO : 456 , 457/3 , 457/4 ,
PRELIMINARY T.P.S. NO : 42 (SOLA) , AT VILLAGE : SOLA ,
TALUKA : GHATLODIA , DISTRICT : AHMEDABAD .

SCALE : 1.00 CM = 2.00 MT

ZONE	RESIDENCE-2 (OVERLAY ZONE - T.O.Z -B.R.T.S.)
USE OF THE CONSTRUCTION	COMMERCIAL

F.S.I. AREA TABLE	IN SQMTS
PLOT AREA OF F.P. NO : 102	6160.00
REQ. COMMON PLOT AREA @ 10 %	616.00
PROVI COMMON PLOT AREA	618.70
PERMI F.S.I AREA @ 1 : 1.2 AS/BASE ZONE	7392.00
PERMI CHARGEABLE F.S.I AREA @ 1 : 0.60 AS/BASE ZONE	3696.00
PERMI F.S.I AREA @ 1 : 2.20 AS/T.O.Z (OVERLAY ZONE)	13552.00
TOTAL PERMI F.S.I AREA (1.20 + 0.60 + 2.20)	24640.00
PROP F.S.I. AREA ON GROUND FLOOR	2309.80
PROP F.S.I. AREA ON 01st. FLOOR	2479.86
PROP F.S.I. AREA ON 02nd. FLOOR	2703.38
PROP F.S.I. AREA ON 03rd. FLOOR	2703.38
PROP F.S.I. AREA ON 04th. FLOOR	1792.70
PROP F.S.I. AREA ON 05th. FLOOR	1578.57
PROP F.S.I. AREA ON 06th. FLOOR	1477.30
PROP F.S.I. AREA ON 07th. FLOOR	1369.71
PROP F.S.I. AREA ON 08th. FLOOR	1369.71
PROP F.S.I. AREA ON 09th. FLOOR	1369.71
PROP F.S.I. AREA ON 10th. FLOOR	1369.71
PROP F.S.I. AREA ON 11th. FLOOR	1369.71
PROP F.S.I. AREA ON 12th. FLOOR	1369.71
PROP F.S.I. AREA ON 13th. FLOOR	1369.71
TOTAL PROP F.S.I. AREA	24632.96

CHARGEABLE F.S.I. AREA TABLE	IN SQMTS
TOTAL CHARGEABLE F.S.I AREA	3696.00
TOTAL T.O.Z F.S.I AREA	13544.96

TENAMENT AND FLOOR AREA TABLE			IN SQMTS
FLOOR	USE	UNIT	FLOOR AREA
GROUND	PARK + SHOPS	26	2232.66
01st. FLOOR	SHOPS	26	2228.41
02nd. FLOOR	SHOPS/OFFICE	32	2467.45
03rd. FLOOR	SHOPS/OFFICE	32	2467.45
04th. FLOOR	SHOPS	17	1583.55
05th. FLOOR	OFFICE	16	1462.26
06th. FLOOR	OFFICE	16	1360.64
07th. FLOOR	OFFICE	16	1252.44
08th. FLOOR	OFFICE	16	1252.78
09th. FLOOR	OFFICE	16	1252.78
10th. FLOOR	OFFICE	16	1252.78
11th. FLOOR	OFFICE	16	1252.78
12th. FLOOR	OFFICE	16	1252.78
13th. FLOOR	OFFICE	16	1252.78
TOTAL	SHOPS/OFFICE	277	22571.54

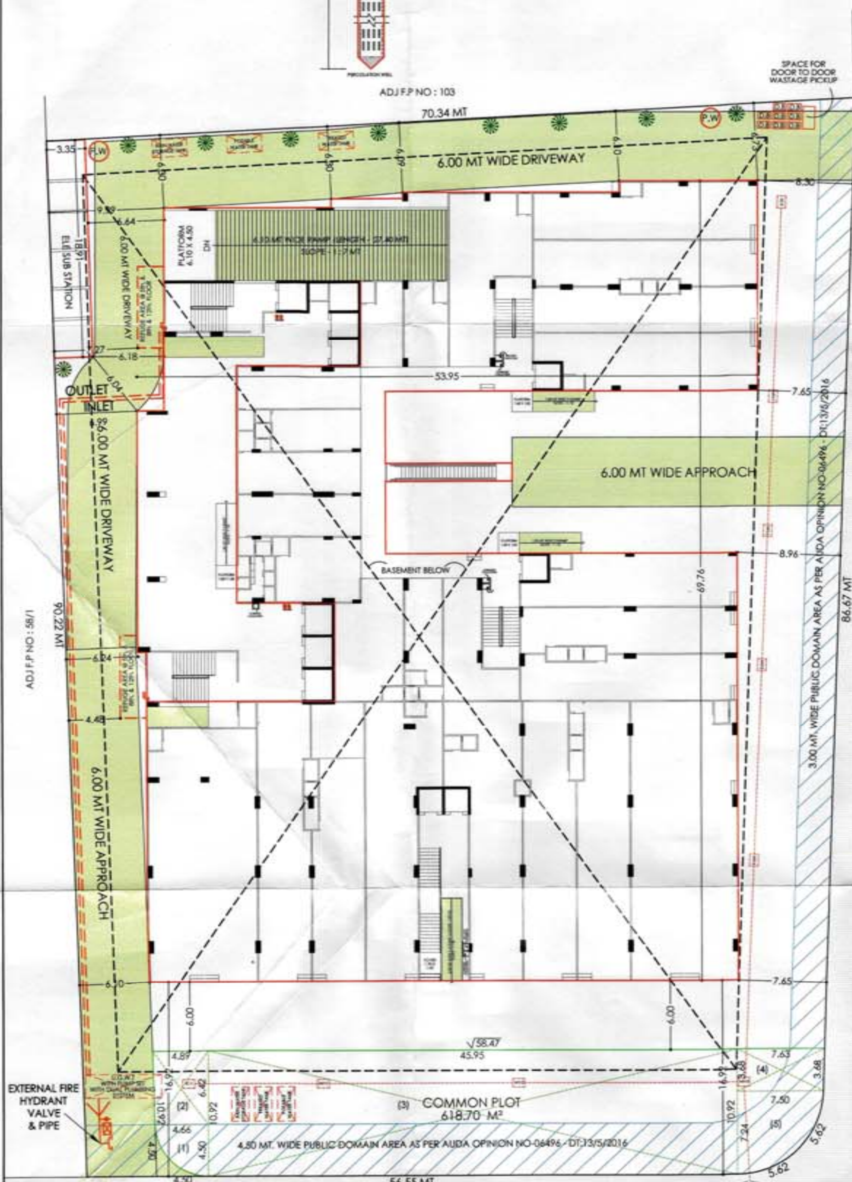
B.UP AREA TABLE	IN SQMTS
PROP B.UP AREA ON 3rd. CELLAR	4511.49
PROP B.UP AREA ON 2nd. CELLAR	4511.49
PROP B.UP AREA ON 1st. CELLAR	4511.49
PROP B.UP AREA ON GROUND FLOOR	3158.32
PROP B.UP AREA ON 01st. FLOOR	3109.55
PROP B.UP AREA ON 02nd. FLOOR	3109.55
PROP B.UP AREA ON 03rd. FLOOR	3109.55
PROP B.UP AREA ON 04th. FLOOR	2123.43
PROP B.UP AREA ON 05th. FLOOR	1966.58
PROP B.UP AREA ON 06th. FLOOR	1833.57
PROP B.UP AREA ON 07th. FLOOR	1724.78
PROP B.UP AREA ON 08th. FLOOR	1756.52
PROP B.UP AREA ON 09th. FLOOR	1724.78
PROP B.UP AREA ON 10th. FLOOR	1724.78
PROP B.UP AREA ON 11th. FLOOR	1724.78
PROP B.UP AREA ON 12th. FLOOR	1756.52
PROP B.UP AREA ON 13th. FLOOR	1724.78
PROP B.UP AREA ON STAIR CABIN	176.43
PROP B.UP AREA ON L.M.ROOM	120.83
TOTAL PROP B.UP AREA	44379.22
PROP B.UP AREA ON ELECTRIC SUB STATION	63.35
TOTAL PROP B.UP AREA	44442.57

COLOR NOTE
F.P. BOUNDARY — PROP WORK — DUST BIN
O.P. BOUNDARY — PROP DRAINAGE — P.W
ROAD — PARKING — TREE

TREE PLANTATION :
PLOT AREA = 6160.00 SQ MTS
REQUIRED : 3 NOS TREE / 200.00 SQ MTS = 93 NOS REQ
PROVIDED : 93 NOS TREE

PERCOLATION WELL :
PLOT AREA = 6160.00 SQ MTS
REQUIRED : 1 NOS P.W / 1500.00 SQ MTS = 2 NOS REQ
PROVIDED : 2 NOS P.W

COMMERCIAL - C.B. REQUIRED CALCULATION
DUST BIN REQUIRED 20 LTS / 100.00 SQMTS FLOOR AREA
REQ : 22571.54 / 100 X 20 = 4514.31 LTS (57 BIN OF 80 LIT)
PROVI : 57 BIN OF 80 LIT CAPACITY



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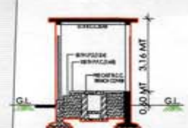
TDO, BPSP, AMC

7.50 MT WIDE SERVICE ROAD

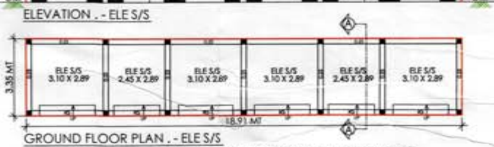
36.00 MT WIDE T.P.S ROAD

LAY OUT PLAN



SECTION - "AA"

ELEVATION . - ELE S/S



GROUND FLOOR PLAN . - ELE S/S
B.UP AREA CAL - 18.91 X 3.35 = 63.35 SQ.MTS

DEVELOPER.

ST-ENGINEER.

OWNER.

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
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C.G.ROAD, AHMEDBAD
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ENGINEER.

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C.O.W.

Ahmedabad Municipal Corporation