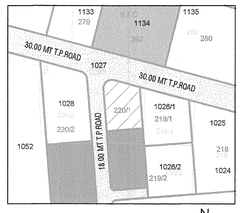
NOTES :-

- 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 / REVENUE RECORD.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017,ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO.4.4.3 OF THE CGDCR -2017,THE STRUCTURE OF THE BUILDING IS DESIGNED 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 .
- PEDESTRIANS 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.13.12 OF CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNTIL SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNTIL.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF 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/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF CGDCR 2017
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER 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.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION- 2013.
- MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.19 OF CGDCR 2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF CGDCR-2017.

AREA TABLE — IN SQ.MTS.

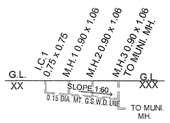
FLOOR	USE		UNIT			F.S.I & FLOOR AREA			B.UP AREA		
	BLOCK-A+B	BLOCK-C+D	BLOCK-A+B	BLOCK-C+D	TOTAL	BLOCK-A+B	BLOCK-C+D	TOTAL	BLOCK-A+B	BLOCK-C+D	TOTAL
GR.FL. (H.P.)	PARKING	PARKING	------	------	------	-----	-----	-----	311.50	646.00	957.50
GR.FL. (S.P.)	COMM.	------	03	------	03	95.41	-----	95.41	95.41	-----	95.41
1st.FL.	RESI.	RESI.	08	10	18	335.91	534.08	869.99	400.80	646.00	1046.80
2nd.FL.	RESI.	RESI.	08	10	18	335.91	534.08	869.99	400.80	646.00	1046.80
3rd.FL.	RESI.	RESI.	08	10	18	335.91	534.08	869.99	400.80	646.00	1046.80
4th.FL.	RESI.	RESI.	08	10	18	335.91	534.08	869.99	400.80	646.00	1046.80
5th.FL.	RESI.	RESI.	08	10	18	335.91	534.08	869.99	400.80	646.00	1046.80
6th.FL.	RESI.	RESI.	08	10	18	335.91	534.08	869.99	400.80	646.00	1046.80
7th.FL.	RESI.	RESI.	08	10	18	335.91	534.08	869.99	400.80	646.00	1046.80
STAIR CABIN	----	----	---	---	---	-----	-----	-----	68.36	82.99	151.35
LIFT MACHI. & O.H.W.T	----	----	---	---	---	-----	-----	-----	46.78	56.97	103.75
TOTAL	PARKING+ COMM.+ RESI.	RESI.	03 56 + 59 =	70	03 + 126 = 129	95.41 + 2351.37 = 2446.78	3738.56	95.41 + 6089.93 = 6185.34	3327.65	5307.96	8635.61



KEY PLAN
(SCALE 1CM = 20.00 MTS.)

DATTUN				
CUTTING	0.75	0.07	0.98	1.12
INVERT	29.25	29.13	29.02	28.88
GROUND	30.00	30.00	30.00	30.00
DISTANCE	0.00	7.00	14.00	22.00

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



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DISTANCE	0.00	7.00	14.00	22.00

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

CONTAINER BIN AREA CALC.
COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 95.41 x 20/100 = 19.08 LIT.
19.08 / 80 = 0.24 SAY 1 NOS CONTAINER
PROVIDED 80 LTR. CAPACITY 1 NOS C.B.

CONTAINER BIN AREA CALC.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 126 x 10 LIT. =1260 LIT.
1260 / 80 = 15.75 NOS. CONT. SAY 16 NOS.
REQU. 16 NOS BIN OF 80 LIT CAP.
PROVI. 16 NOS BIN OF 80 LIT CAP.

TREE PLANTATION CAL. :
PLOT AREA = 2426.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
2426.00 / 200.00 x 5 = 60.65 NOS.
SAY 61 NOS.
PROVIDE 61 NOS. TREE.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
2426.00 / 4000.00 = 0.61 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

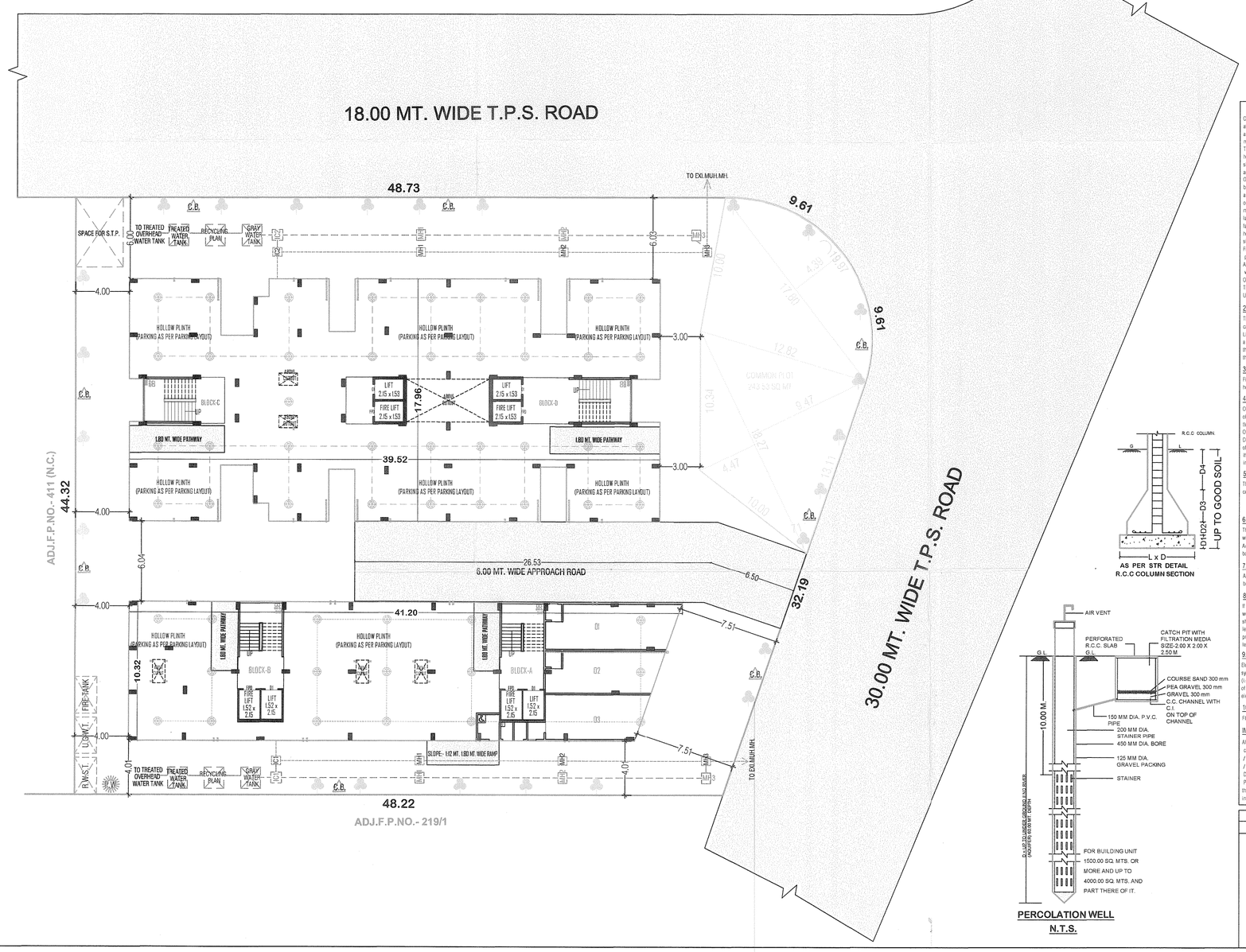
COMMON PLOT AREA CALC.		SQ.MT.
4.47 + 9.47/2 x 18.27	=	127.34
½ x 12.82 x 10.00	=	64.10
2/3 x 17.80 x 4.39	=	52.09
TOTAL COMMON PLOT	=	243.53

GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	3	95.41	1.54	28.05
B	Up 50 sq.mt	56	2351.37	38.02	691.32
C	more then 50 and up to 66	70	3738.56	60.44	1099.17
Grand Total		129	6185.34	100.00	1818.54

1	PLOT AREA	2426.00
2	PERMISSIBLE FSI	4366.80
3	PERMISSIBLE CHARGEBLE FSI	2183.40
4	MAX. PERMISSIBLE F.S.I. (2+3)	6550.20
5	TOTAL UTILISED F.S.I	6185.34
6	UTILISED CHARGEBLE F.S.I. (5-2)	1818.54

BLOCK	CONSUME F.S.I.			No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt			RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt			Dwelling Unit more then 66 sq.mt and up to 80 sq.mt		
	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.
A+B	95.41	2351.37	2446.78	3	56	2351.37	100.00	0	0.00	0.00	0	0.00	0.00
C+D	0.00	3738.56	3738.56	0	0	0.00	0.00	70	3738.56	0.00	0	0.00	0.00
TOTAL	0.00	6089.93	6185.34	3	56	2351.37	38.02	0	3738.56	60.44	0	0.00	0.00



AS PER STR DETAIL
R.C.C COLUMN SECTION

PERCOLATION WELL
N.T.S.

1. HYYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump 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 premises where a Fire serviss 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 powerts 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) 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) signagets 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 suppy 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,(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

RESIDENTIAL AFFORDABLE HOUSING

1/7

LAYOUT PLAN

LAYOUT PLAN SHOWING RESI.+COMM. BUILDING ON F.P.NO.- 220/1 , O.P.NO. 220/1 OF SUR.NO.-1027, T.P.S.NO.- 5 (KALOL - OLA - BORISANA), MOJE - KALOL, TA.- KALOL , DIST.- GANDHINAGAR

SCALE : 1.00 CM = 2.00 MT

ZONE :-RESIDENTIAL - I (R1) અમદાવાદ શહેરી વિકાસ સત્તામંડળ

USE :- RESIDENCE + COMMERCIAL બિલ્ડીંગ કચવેલ છે.

AREA TABLE	IN SQ.MTS.
PLOT AREA OF F.P NO:- 220/1	2426.00
REQ. COMMON PLOT AREA @ 10%	242.60
PROVI. COMMON PLOT AREA	243.53
PERMI. F.S.I. AREA (2426.00 x 1.8)	4366.80
CHARG. F.S.I. AREA (2426.00 x 0.9)	2183.40
TOTAL PERMI.+ CHARGEABLE	6550.20
TOTAL USED F.S.I. AREA	6185.34
CHARGEABLE F.S.I. AREA (6185.34 - 4366.80)	1818.54

COLOR NOTE
PLOT BOUNDRY — TREE
ROAD / PATHWAY — CONTAINER BIN
PROP. WORK — P.WELL
PROP.DRAINAGE

OWNER

DEVELOPER
MEHUL P. CHAUDHARY
AUDA /DEVELOPER LIC.NO.743
17, Jay Jagdish Society,
Navrangpura, A'bad - 380014

ST-ENGINEER
JAYESH D. DESAI
AUDA S. D. LIC. NO. 1/241
87, ARTI TENA., GHATLODIYA,
AHMEDABAD-380 061.

ENGINEER
Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
AUDA Reg. No.: AUDA/ENGG/367

C.O.W.
Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
AUDA Reg. No.: AUDA/COW-I/249

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

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 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.

DISPATCH BY

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 220/10/2019
Dated.....Note Approved by C.E.A.
No 562
1 JAN 2020

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY