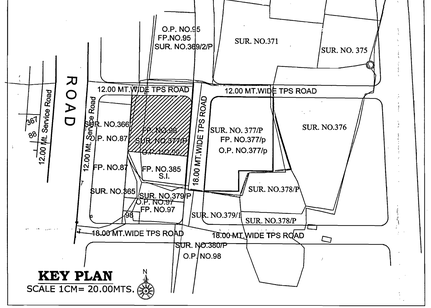
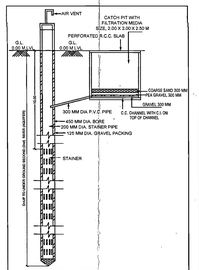


KEY PLAN
SCALE 1CM= 20.00MTS.

PARKING AREA TABLE			
TOTAL USE F.S.I AREA ON RESI. = 6162.59 SQ.MTS.			
REQ PARKING AREA @ 20 % = 1232.52 SQ.MTS.			
RESI.	RESIDENCE (BLK : A+B+C)		
REQ. AREA	PROVI. PARKING (H.P.)		TOTAL
616.28 (50%) CAR PARKING AREA	(A) 8.31 X 7.67 X 2 = 127.47 (B) 8.56 x 9.67 X 2 = 126.87 (C) 8.50 X 9.67 X 2 = 164.39 (D) 10.97 X 6.88 = 75.47 (E) 7.60 X 5.99 = 68.32 (F) 10.97 X 5.89 = 64.61 TOTAL = 627.13		627.13
493.01 (40%) OTHER'S PARKING AREA	(G) 6.39 X 9.67 X 2 = 123.58 (H) 10.97 X 8.00 = 87.76 (I) (11.85 + 10.90) X 24.97 = 285.28 TOTAL = 496.62		496.62
123.25 (10%) VISITOR'S PARKING	(J) 11.74 X 11.59 = 136.06		136.06
1232.52	716.62		1259.81



PERCOLATION WELL
FOR BUILDING UNIT 1000.00 S. M OR MORE AND UP TO 4000.00 S. M.& PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

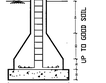
LONGITUDINAL DRAINAGE SECTION
SCALE:- HOR3: 1CM=5.0MTS

NOTE :-

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED ME ON SITE AND PREMISES GATES DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.GDCR.2017 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.6 OF THE C.GDCR.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. 21.13 AND 21.14 AND OF C. G.D.C.R.2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.5 OF C. G.D.C.R.2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.6 OF C.G.D.C.R 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6.1 OF C. G.D.C.R. 2017
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 22 OF C.GDCR 2017
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.115
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 21.6.2 OF GDCR. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF GDCR 2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE C. GDCR 2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.17 OF C. GDCR.2017
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF C. GDCR. 2017
- 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 IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF C. GDCR 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.3 OF C. GDCR.2017.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF C. GDCR.2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF THE GDCR.2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 22 OF C.GDCR 2017.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 OF C. GDCR 2017.
- MECHANICAL VENTILATION PROVIDE ON BASEMENT.
- ROOF TOP SOLAR ENERGY INSTALLATIONS IS PROVIDED AS PER C. GDCR 2017. (TABLE - 25.6.1,TABLE - 25.6.2).
- FIRE PROOF DOOR - 4 HOURS FIRE RESISTANT, SHALL BE PROVIDED IN BASEMENT.
- FIRE PROOF DOOR - 2 HOURS FIRE RESISTANT FOR ALL UNIT.
- STAIRCASE SHALL BE COMPLIANT WITH FIRE PREVINTION AND LIFE SAFETY MEASURES REGULATION-2015 AND AMENDED FROM TIME TO TIME.

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YAD HYRANT 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

FLOOR AREA TABLE												
FLOOR	USE			EQ. TENAMENT				FLOOR AREA (SQ. MTS)				
	A	B	C	A	B	C	TOTAL	BLK. - A	BLK. - B	BLK. - C	TOTAL
GR. FL.(H.P.)	PARK.	PARK.	PARK.	--	--	--	-----	-----	-----	-----	-----
FIR. FL.	RESI.	RESI.	RESI.	04	04	04	12	288.38	288.38	303.61	880.37
SEC. FL.	RESI.	RESI.	RESI.	04	04	04	12	288.38	288.38	303.61	880.37
THI. FL.	RESI.	RESI.	RESI.	04	04	04	12	288.38	288.38	303.61	880.37
4TH. FL.	RESI.	RESI.	RESI.	04	04	04	12	288.38	288.38	303.61	880.37
5TH. FL.	RESI.	RESI.	RESI.	04	04	04	12	288.38	288.38	303.61	880.37
6TH. FL.	RESI.	RESI.	RESI.	04	04	04	12	288.38	288.38	303.61	880.37
7TH. FL.	RESI.	RESI.	RESI.	04	04	04	12	288.38	288.38	303.61	880.37
TOTAL	RESI.	RESI.	RESI.	**28**	**28**	**28**	**84**	2018.66	2018.66	2125.27	6162.59



AS PER STR DETAIL
R.C.C COLUMN SECTION

BUILT UP AREA TABLE	(AREA IN SQ. MTS.)			
	BLK. - A	BLK. - B	BLK. - C	TOTAL
PROP. B. A. ON GR. FL. (H.P.)	340.97	340.97	367.89	1049.83
PROP. B. A. ON FIR. FL.	340.97	340.97	367.89	1049.83
PROP. B. A. ON SEC. FL.	340.97	340.97	367.89	1049.83
PROP. B. A. ON THI. FL.	340.97	340.97	367.89	1049.83
PROP. B. A. ON 4TH. FL.	340.97	340.97	367.89	1049.83
PROP. B. A. ON 5TH. FL.	340.97	340.97	367.89	1049.83
PROP. B. A. ON 6TH. FL.	340.97	340.97	367.89	1049.83
PROP. B. A. ON 7TH. FL.	340.97	340.97	367.89	1049.83
PROP. B. A. ON STAIR CABIN.	56.65	56.65	50.19	163.49
PROP. B. A. ON LIFT RM. & O.H.W.T	32.45	32.45	31.33	96.23
TOTAL BUILT UP AREA	**2816.86**	**2816.86**	**3024.64**	8658.36

F. S. I. AREA TABLE	(AREA IN SQ. MTS.)			
	BLK. - A	BLK. - B	BLK. - C	TOTAL
PROP. F. S. I. AREA ON FIR. FL.	288.38	288.38	303.61	**880.37**
PROP. F. S. I. AREA ON SEC. FL.	288.38	288.38	303.61	880.37
PROP. F. S. I. AREA ON THI. FL.	288.38	288.38	303.61	880.37
PROP. F. S. I. AREA ON 4TH. FL.	288.38	288.38	303.61	880.37
PROP. F. S. I. AREA ON 5TH. FL.	288.38	288.38	303.61	880.37
PROP. F. S. I. AREA ON 6TH. FL.	288.38	288.38	303.61	880.37
PROP. F. S. I. AREA ON 7TH. FL.	288.38	288.38	303.61	880.37
TOTAL F. S. I. AREA	**2018.66**	**2016.66**	**2125.27**	**6162.59**

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

***Owner* is fully responsible *For* open marginal Space and road the Protion.**

HYDRANT 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 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. 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 bellow or above.

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.

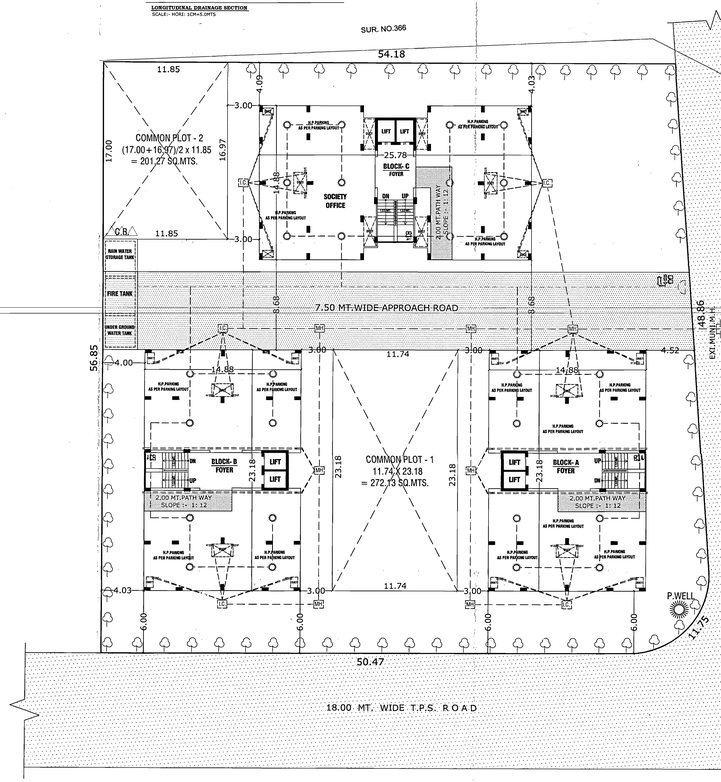
7. LIGHTENING ARRESTER :
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

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.

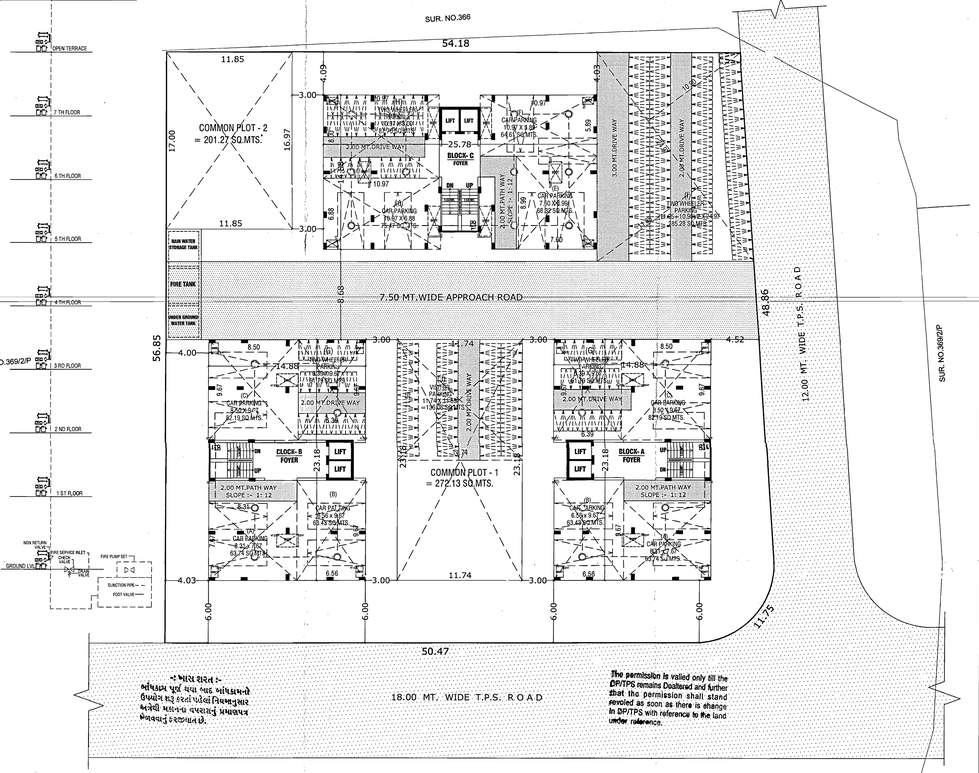
9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM
Electricity supply to the fire pump. fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of 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.



LAY OUT PLAN
SCALE : 1.00 CM = 2.00 MT



PARKING LAY OUT PLAN .
SCALE : 1.00 CM = 2.00 MT

: ભારત સરકાર :-
અધિકામ પૂર્ણ થયા બાદ આઈ અધિકામનો ઉપયોગ માટે કરતાં પહેલાં નિયમનુસાર અરજી મારફત સક્ષમ સત્તામાં પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

The permission is valied only till the DP/TPS remains Dealtered and further that the permission shall stand revoked as soon as there is ehange in DP/TPS with reference to the land under reference.

SHEET NO :- 1/4

LAYOUT PLAN SHOWING DEVELOPMENT PERMISSION FOR PROPOSED RESIDENTIAL BUILDING ON R.S. NO. : 377/P, O.P. NO. : 96, F.P.NO. : 96 OF DRAFT SANCTION T.P.S. NO. 24 (RANDHEJA) VILLAGE :- RANDHEJA , TALUKA :- GANDHINAGAR , DIST :- GANDHINAGAR

SCALE : 1.00 CM = 2.00 MT.
ZONE :- N.G.O.G (NATURAL GROWTH OF GAMTAL)
USE : RESIDENCE

AREA TABLE	SQ. MTS.
PLOT AREA OF F.P.NO. 96	3170.00 SQ. MTS.
REQD. COMMON PLOT AREA @ 10 % OF 3170.00	317.00 SQ. MTS.
PROVIDED COMMON PLOT AREA	473.40 SQ. MTS.
F.S.I. AREA TABLE	**SQ. MT.**
PLOT AREA OF F.P.NO :- 96	3170.00 SQ. MTS.
PERMI. F.S.I. AREA (3170.00 X 1.50)	4755.00 SQ. MTS.
PERMI.PAYMENT F.S.I. AREA (3170.00 X 0.50)	1585.00 SQ. MTS.
TOTAL PERMI. F.S.I. AREA	6340.00 SQ. MTS.
TOTAL UTILIZED F.S.I. AREA	6162.59 SQ. MTS.
PAYMENT F. S. I. AREA TABLE	
PERMI. PAYMENT F.S.I. 0.50 % OF 3170.00	1585.00 SQ. MTS.
PAYMENT F.S.I. USED (6162.59 - 4755.00)	1407.59 SQ. MTS.
BALANCE PAYMENT F.S.I. AREA	177.41 SQ. MTS.

REQD. PERCOLATING WELL	REQD.TREE PLANTATION
PLOT AREA :- = 3170.00 SQ. MTS. REQUIRED 1500 T0 4000 SQ. MTS. = 1 P.W. 3170.00 / 4000 = 0.79 P.W. = SAY 1 PERCOLATING WELL REQUIRED **PROVIDED = 1 PERCOLATING WELL**	PLOT AREA :- 3170.00 SQ.MTS. 200 SQ. MTS. / 5 TREE 3170.00 SQ. MTS. / 5 TREE (3170.00 X 5) / 200 = 79.25 TREE = SAY 80 TREES REQUIRED **PROVIDED = 80 TREES**

COMMON PLOT AREA CALC.	
C.P.-1 :- 11.74 X 23.18	= 272.13 SQ.MTS.
C.P.-2 :- (17.00+16.97)/2 x 11.85 = 201.27 SQ.MTS.	
TOTAL	= 473.40 SQ.MTS.

COLOUR NOTE :
PROP. WORK · PROP. DRAINAGE · COMMON PLOT · ROAD · F.P. BOUNDRY · COM.BIN. · TREE · P.W.

For, Sharda Developers
Partner

DEVELOPER

For, Sharda Developers
Partner

OWNER

VADODARIYA KETAN J.
GUDA/ENG/263/12/2009
GUDA/COWSS/67/12/2009 6/GAD/5-6
B/401, KALGI APP. BODAKDEV/AB/AD-15

C.O.W.

PRASHANT J. SHAH
CIVIL ENGINEERS
5th Floor, Vrundavan Enclave, Bh. A.E.C. Zonal Office, Naranpura, Ahmedabad-13. Regi.No. GUDA/ENGG/268/1/2010 Dt. 16/01/2022

ENGINEER

KETAV P. JOSHI
S.D. LIC. NO. GUDA/SD-1/59,
K/2, Kenyug Apartment,
Satellite, Ahmedabad.

ST-ENGINEER

Note Approved By C.E.A. GUDA
Development Charge Paid

APPROVED
(As amended by..... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW..... 2198/21 / 206/21/18
Dated..... 5/7/19 6037/18

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY