

મહારાજશાહી ચાલેખંડ બી.સી.આઈ. ના પંચોત્તે ના હાથ
મુકવયાના હોઈ, તે વસુદાત બાબતે બી.યુ. પંચસીલન
અભાઈ અંગેના વિવાદોનો અધિપ્રાય લેખવવાનો રહેશે

GR. TO 6TH FLOOR &
OPEN TERRACE PLAN

RESIDENTIAL BUILDING ON P.P. NO. 116 OF P.P.S.NO. 46 (MOTERA-AMITYAPUR-SUGHAD) FINAL SANCTION R.S.NO. 109/22 + 109/24 (O.P. NO. 116/1, 116/2) OF MOJE.- MOTERA, TA.- SABARMATI, DIST.- AHMEDABAD	PLAN NO. 116 OF P.P. NO. 46	SCALE :- 1.00 CM = 1.00 MT.	BLOCK :- B
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SCALE :- 1.00 CM = 1.00 MT.	BLOCK :- B
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USE ; RESIDENTIAL

ZONE :- RESIDENTIAL-II

<u>B AREA TABLE</u>	<u>SQ. MTS.</u>
PROP. B AREA ON 1ST FLOOR	= 465.65 SQ. MTS.
PROP. B AREA ON 2ND FLOOR	= 465.65 SQ. MTS.
PROP. B AREA ON 3RD FLOOR	= 465.65 SQ. MTS.
PROP. B AREA ON 4TH FLOOR	= 465.65 SQ. MTS.
PROP. B AREA ON 5TH FLOOR	= 465.65 SQ. MTS.
PROP. B AREA ON 6TH FLOOR	= 465.65 SQ. MTS.
PROP. B AREA ON STAIR CABIN	= 72.49 SQ. MTS.
PROP. B AREA ON LIFT MACHINE ROOM	= 41.10 SQ. MTS.
PROP. B AREA TOTAL	= 3364.36 SQ. MTS.

F.S.I. AREA TABLE	SQ. MTS.
F.S.I. ON 1ST FLOOR	= 388.11 SQ. MTS.
F.S.I. ON 2ND FLOOR	= 388.11 SQ. MTS.
F.S.I. ON 3RD FLOOR	= 388.11 SQ. MTS.
F.S.I. ON 4TH FLOOR	= 388.11 SQ. MTS.
F.S.I. ON 5TH FLOOR	= 388.11 SQ. MTS.
F.S.I. ON 6TH FLOOR	= 388.11 SQ. MTS.
TOTAL F.S.I. AREA	= 2366.33 SQ. MTS.

SCHEDULE OF DOOR & WINDOW		R.C.C. STAIR DETAILS
DOOR	WINDOW / VENT	
P.D.I. = 1.03 X 2.13	W = 1.83 X 1.22	V = 0.61 X 0.61
01 = 0.91 X 2.13	W1 = 0.64 X 1.22	TREAD RISER
22 = 0.78 X 2.13		G P = OPEN GMP
		2.03 MT. 0.30 MT. 0.16 MT.

COLOUR NOTE:		LIFT DETAIL	
	PROP. WORK		MINIMUM CAPACITY 6 PERSONS.
	PROP. DRAINAGE		DOOR MINIMUM WIDTH 0.90 MTS.
			1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

For, Shree Anantman Developers

OWNER: *Wahid* **KANANI**
16, PADMA BUNGLOWS-2,
OPP SHIVAJI BUNGLOWS,
NIRKOL AHMEDABAD-382350,
AUG LG NO RZ - 0652280720 RZ
ENGINEER: **JIGAR G. SHAH**
Jigar G. Shah
JIGAR G. SHAH
STRUCTURAL ENGINEER (GROUP-1)
SD0231200202,
40/17, F. 1, G. ROAD, KARCAPE,
132 FT. G. ROAD, NARANPURA,
AHMEDABAD-380013.
STR. ENGINEER:

<i>[Signature]</i> KETAN K. PATEL 22 VAKUNTH COMPLEX, NEELKANTH PARTY PLT., OFFICE, AHMEDABAD - 380 C.O.W.: +91-79-6850262183-01	SHREE ANJANI DEVELOPERS <i>[Signature]</i> PART: 5 REC'D EWH/16314/-23 DEVELOPER:
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NET FSA AREA, CALC. TYPICAL FLOOR (GR. TO 5TH FLOOR)		NET FSA AREA, CALC. TYPICAL FLOOR (GR. TO 5TH FLOOR)	
AREA	511.90 SQ. MT.	AREA	511.90 SQ. MT.
(1) 0.00 X 3.0 X 4.2 X 1		(1) 0.00 X 3.0 X 4.2 X 1	
(2) 0.00 X 3.0 X 4.2 X 1		(2) 0.00 X 3.0 X 4.2 X 1	
(3) 0.26 X 2.56 X 17.1 X 1		(3) 0.26 X 2.56 X 17.1 X 1	
(4) 0.26 X 2.56 X 17.1 X 1		(4) 0.26 X 2.56 X 17.1 X 1	
(5) 0.26 X 2.56 X 17.1 X 1		(5) 0.26 X 2.56 X 17.1 X 1	
(6) 0.41 X 2.51 X 18.2 X 2		(6) 0.41 X 2.51 X 18.2 X 2	
(7) 0.41 X 2.51 X 18.2 X 2		(7) 0.41 X 2.51 X 18.2 X 2	
(8) 0.83 X 2.50 X 2.0 X 2		(8) 0.83 X 2.50 X 2.0 X 2	
(9) 0.29 X 1.28 X 2.0 X 2		(9) 0.29 X 1.28 X 2.0 X 2	
(10) 0.32 X 2.32 X 2.0 X 2		(10) 0.32 X 2.32 X 2.0 X 2	
(11) 0.32 X 2.32 X 2.0 X 2		(11) 0.32 X 2.32 X 2.0 X 2	
(12) 0.26 X 3.53 X 2.0 X 2		(12) 0.26 X 3.53 X 2.0 X 2	
(13) 0.26 X 3.53 X 2.0 X 2		(13) 0.26 X 3.53 X 2.0 X 2	
TOTAL	1002.53 SQ. MT.	TOTAL	1002.53 SQ. MT.
NET FSA, TYPICAL FLOOR (GR. TO 5TH FLOOR)		NET FSA, TYPICAL FLOOR (GR. TO 5TH FLOOR)	
AREA	466.65 SQ. MT.	AREA	466.65 SQ. MT.
(1) 0.00 X 3.0 X 4.2 X 1		(1) 0.00 X 3.0 X 4.2 X 1	
(2) 0.00 X 3.0 X 4.2 X 1		(2) 0.00 X 3.0 X 4.2 X 1	
(3) 0.26 X 2.56 X 17.1 X 1		(3) 0.26 X 2.56 X 17.1 X 1	
(4) 0.26 X 2.56 X 17.1 X 1		(4) 0.26 X 2.56 X 17.1 X 1	
(5) 0.26 X 2.56 X 17.1 X 1		(5) 0.26 X 2.56 X 17.1 X 1	
(6) 0.41 X 2.51 X 18.2 X 2		(6) 0.41 X 2.51 X 18.2 X 2	
(7) 0.41 X 2.51 X 18.2 X 2		(7) 0.41 X 2.51 X 18.2 X 2	
(8) 0.83 X 2.50 X 2.0 X 2		(8) 0.83 X 2.50 X 2.0 X 2	
(9) 0.29 X 1.28 X 2.0 X 2		(9) 0.29 X 1.28 X 2.0 X 2	
(10) 0.32 X 2.32 X 2.0 X 2		(10) 0.32 X 2.32 X 2.0 X 2	
(11) 0.32 X 2.32 X 2.0 X 2		(11) 0.32 X 2.32 X 2.0 X 2	
(12) 0.26 X 3.53 X 2.0 X 2		(12) 0.26 X 3.53 X 2.0 X 2	
(13) 0.26 X 3.53 X 2.0 X 2		(13) 0.26 X 3.53 X 2.0 X 2	
TOTAL	466.65 SQ. MT.	TOTAL	466.65 SQ. MT.

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PROP. 1 ST AREA, C.A.M.C. ON STAIR CABIN			
(1) 7.45 X 9.87 X 1 =	73.33		
(2) 3.54 X 4.81 X 1 =	13.49		
(3) 1.09 X 4.03 X 1 =	4.40		
TOTAL	93.22	SQ. MT.	
LESS:-			
(1) 2.27 X 4.95 X 1 =	11.24	SQ.	
(2) 1.75 X 2.05 X 2 =	7.09	SQ.	
TOTAL	18.33	SQ.	
NET AREA ON STAIR CABIN,	74.89	SQ. MT.	
PROP. 2ND AREA, C.A.M.C. :-			
LIFT 1ST ROOM & O.H.W.L.			
(1) 4.91 X 3.81 X 1 =	18.71		
(2) 4.55 X 2.65 X 2 =	22.39		
TOTAL	41.10	SQ. MT.	
NET AREA ON	41.10	SQ. MT.	
LIFT 1ST ROOM & O.H.W.L. = 41.10	SQ. MT.		
REQ. LIFT CALCULATION :-	BLOCKS		
1. NO. OF PASSENGERS	10		
2. AREA OF FLR	54		
3. TOTAL AREA REMAINING	14		
4. REQ. LIFT 1 ST FLOOR PER UNIT	10		
TOTAL LIFT REQD.	30		
REQ. NO. LIFT OF PASSENGER	10		
REQ. NO. LIFT OF PASSENGER	10		
PROV. 2ND LIFT OF PASSENGER	10		

UNIT	NET BUILT - U	AREA CALC - U	UNIT CARPET AREA (AREA) CA	AREA CALC - U
FLAT NO. 102-352.350-401-501	17.70	17.70	102.751	102.751
(1) 7.34 X 1.73	12.70	12.70		
(2) 5.17 X 6.415	33.63	33.63		
(3) 6.03 X 2.50	15.08	15.08		
(4) 5.71 X 6.415	36.63	36.63		
(5) 1.50 X 7.34	11.09	11.09		
(6) 1.50 X 7.34	11.09	11.09		
(7) 1.50 X 7.34	11.09	11.09		
(8) 1.50 X 7.34	11.09	11.09		
(9) 1.50 X 7.34	11.09	11.09		
(10) 2.39 X 3.65	8.82	8.82		
(11) 2.39 X 3.65	8.82	8.82		
(12) 2.39 X 3.65	8.82	8.82		
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(243) 2.39 X 3.65	8.82	8.82		
(244) 2.39 X 3.65	8.82	8.82		
(245) 2.39 X 3.65	8.82	8.82		
(246) 2.39 X 3.65	8.82	8.82		
(247) 2.39 X 3.65	8.82	8.82	</	

UNIT NO.	UNIT NAME	BLOCK - B	
		UNIT NET BUILT UP AREA (SQA)	UNIT NET BUILT UP AREA (SQA)
01	RESID.	F/LAT NO. 691	F/LAT NO. 692
02		(1). 4.48 X 1.62	=
03		(2). 6.57 X 1.12	=
04		(3). 6.03 X 2.50	=
05		(4). 5.71 X 6.416	=
06		(5). 2.14 X 4.73	=
07		(6). 1.44 X 6.71	=
08		(7). 2.33 X 8.59	=
09		(8). 2.79 X 3.65	=
10		(9). 2.56 X 1.92	=
11		(10). 5.71 X 5.46	=
12		NET BUILT UP AREA = 16	
		UNIT CARPET AREA (SQA)	
		BLOCK - B	
		F/LAT NO. 691	F/LAT NO. 692
		(1). 4.25 X 1.62	
		(2). 6.34 X 1.09	
		(3). 5.93 X 2.75	
		(4). 2.14 X 4.58	
		(5). 2.14 X 4.58	
		(6). 1.32 X 7.11	
		(7). 3.14 X 8.48	
		(8). 2.28 X 1.77	
		(9). 2.28 X 1.77	
		(10). 5.48 X 5.915	
		TOTAL UNIT CARPET AREA	

COLUMN	EQ. TENANTMENT STATEMENT			E.C.
	FLOOR	USE	RESL.	
	GROUND (H.P.)	PARKING		
	1ST FLOOR	RESL.		
	2ND FLOOR	"		
	3RD FLOOR	"		
	4TH FLOOR	"		
	5TH FLOOR	"		
	6TH FLOOR	"		
	7TH FLOOR	"		
	TOTAL		RESL.	

The architectural drawing illustrates the spatial organization of the building. On the left, a vertical section shows the column grid from 1 to 10, with dimensions of 12'-0" between columns 1-2, 12'-0" between 2-3, 12'-0" between 3-4, 12'-0" between 4-5, 12'-0" between 5-6, 12'-0" between 6-7, 12'-0" between 7-8, 12'-0" between 8-9, and 12'-0" between 9-10. A note indicates "UP TO ABOVE SLAB". To the right of the column grid is a horizontal section labeled "FLOOR NUMBER" with a dimension of "1.15 MET. IN PLASTER". Further right is a detailed view of a "ROOM & O.H.W.T. PLAN" showing a rectangular room measuring 6.0' x 10.0'. The room contains a "GHEWT. 10.0' X 10.0'" unit. Below the room is an "OPEN TERRACE" area. Dimensions for the terrace include "1.15 MET. IN PLASTER" and "1.15 MET. IN PLASTER". A note "OPEN TERRACE" is also present. The overall width of the section is indicated as "18.80".

[illegible]

5TH FLOOR PLAN

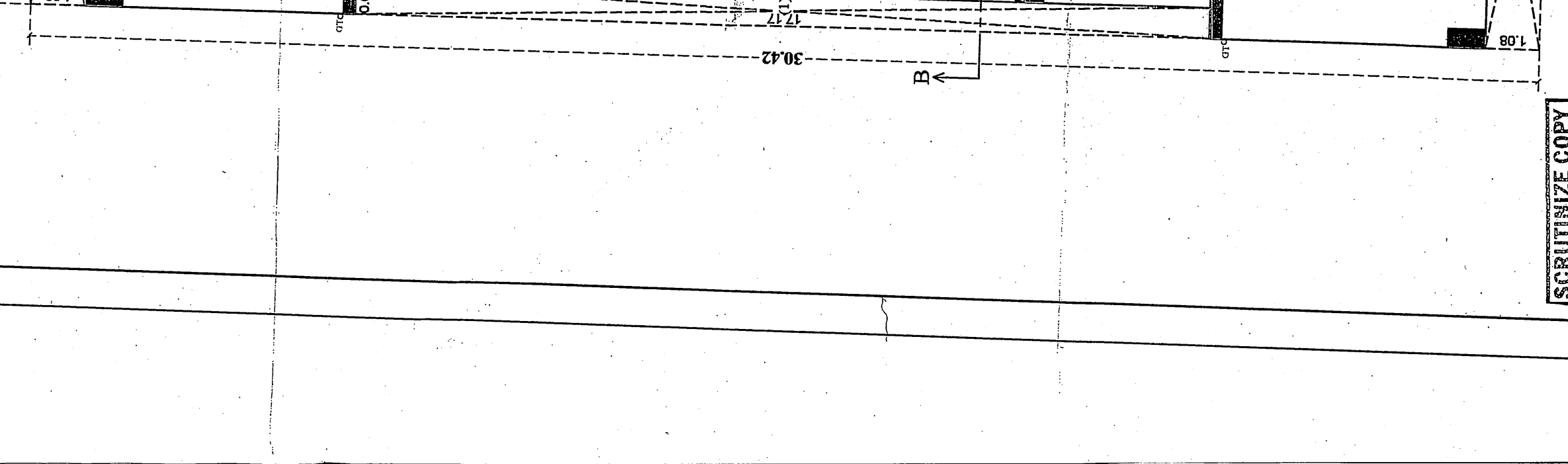
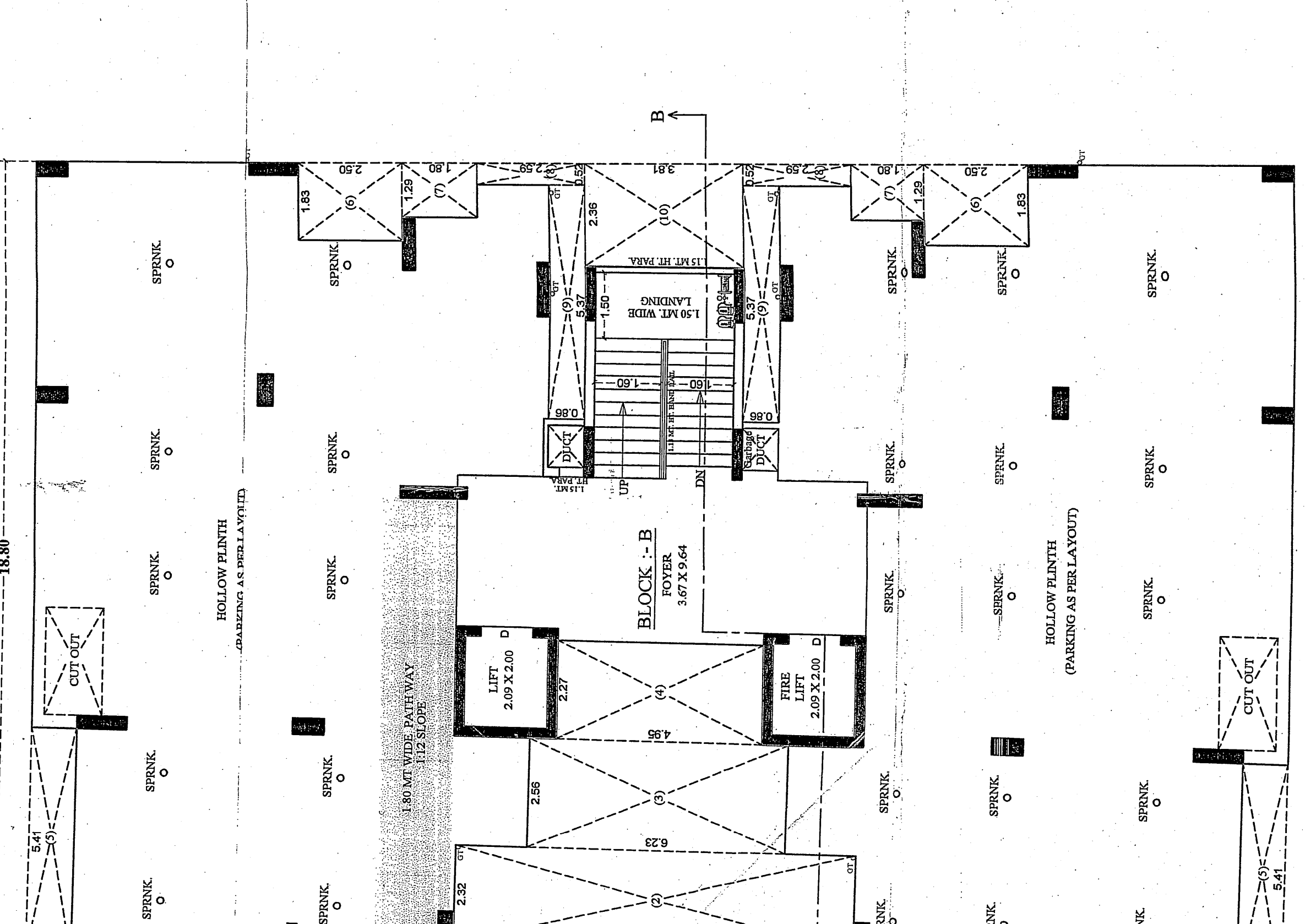
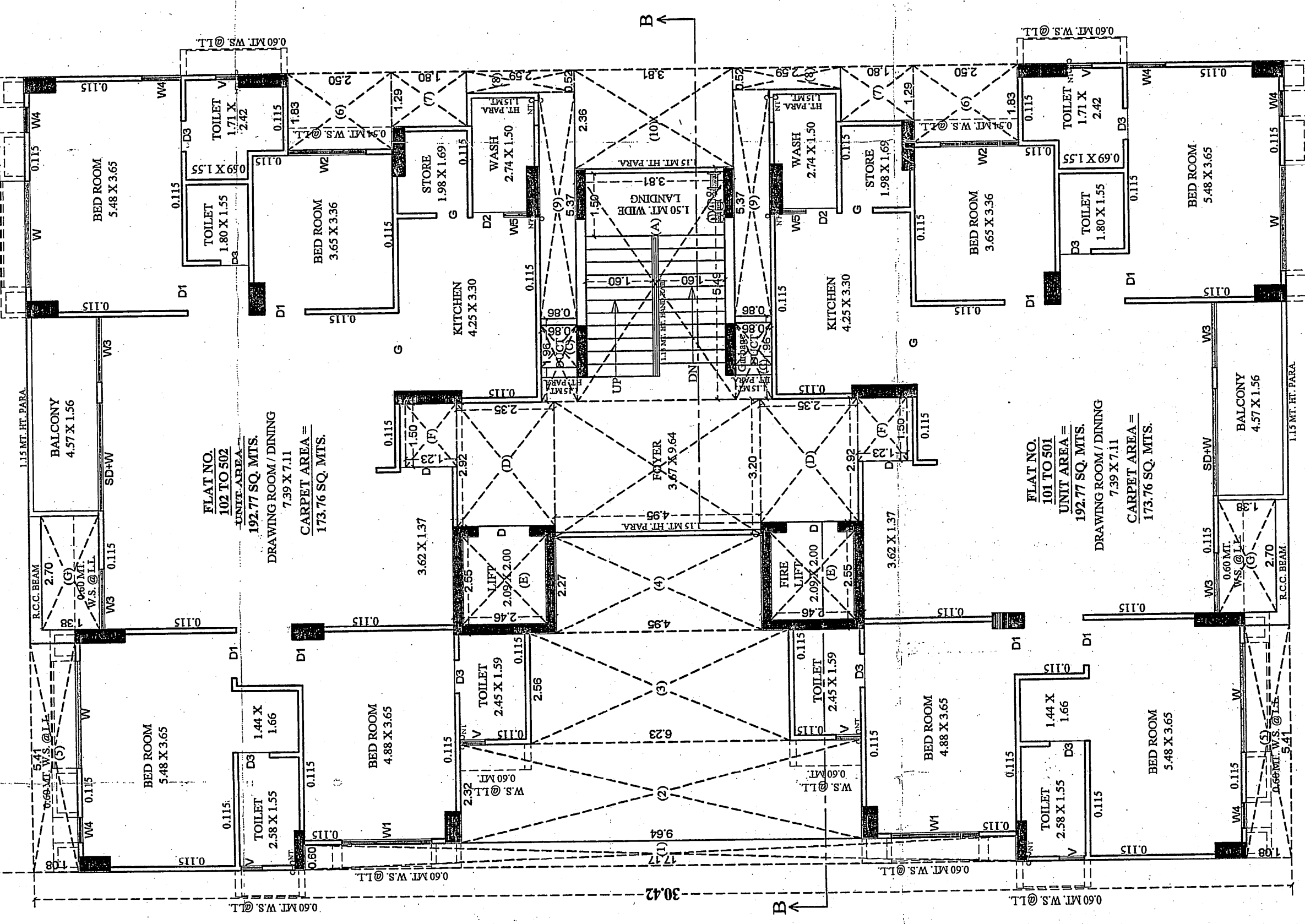
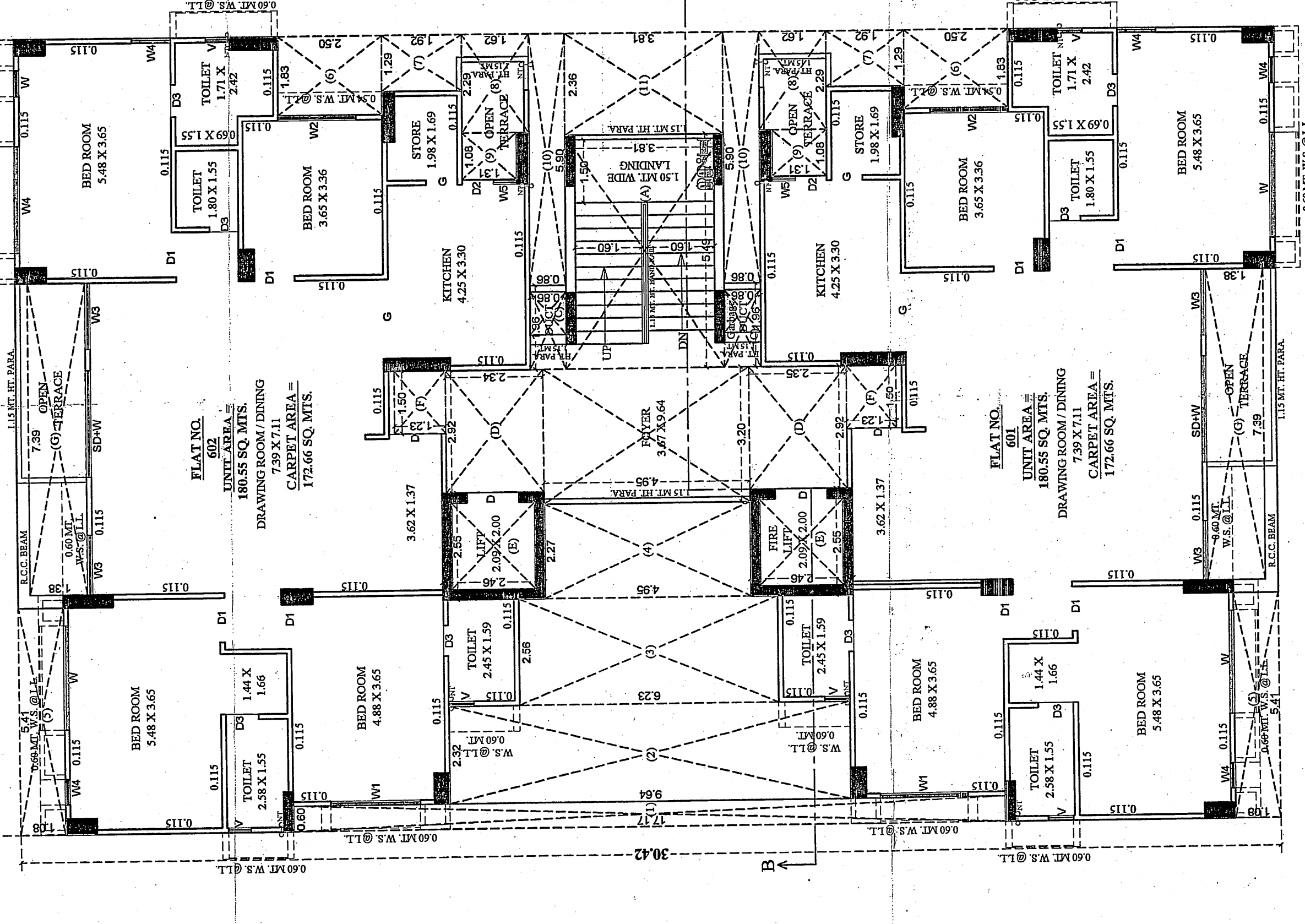
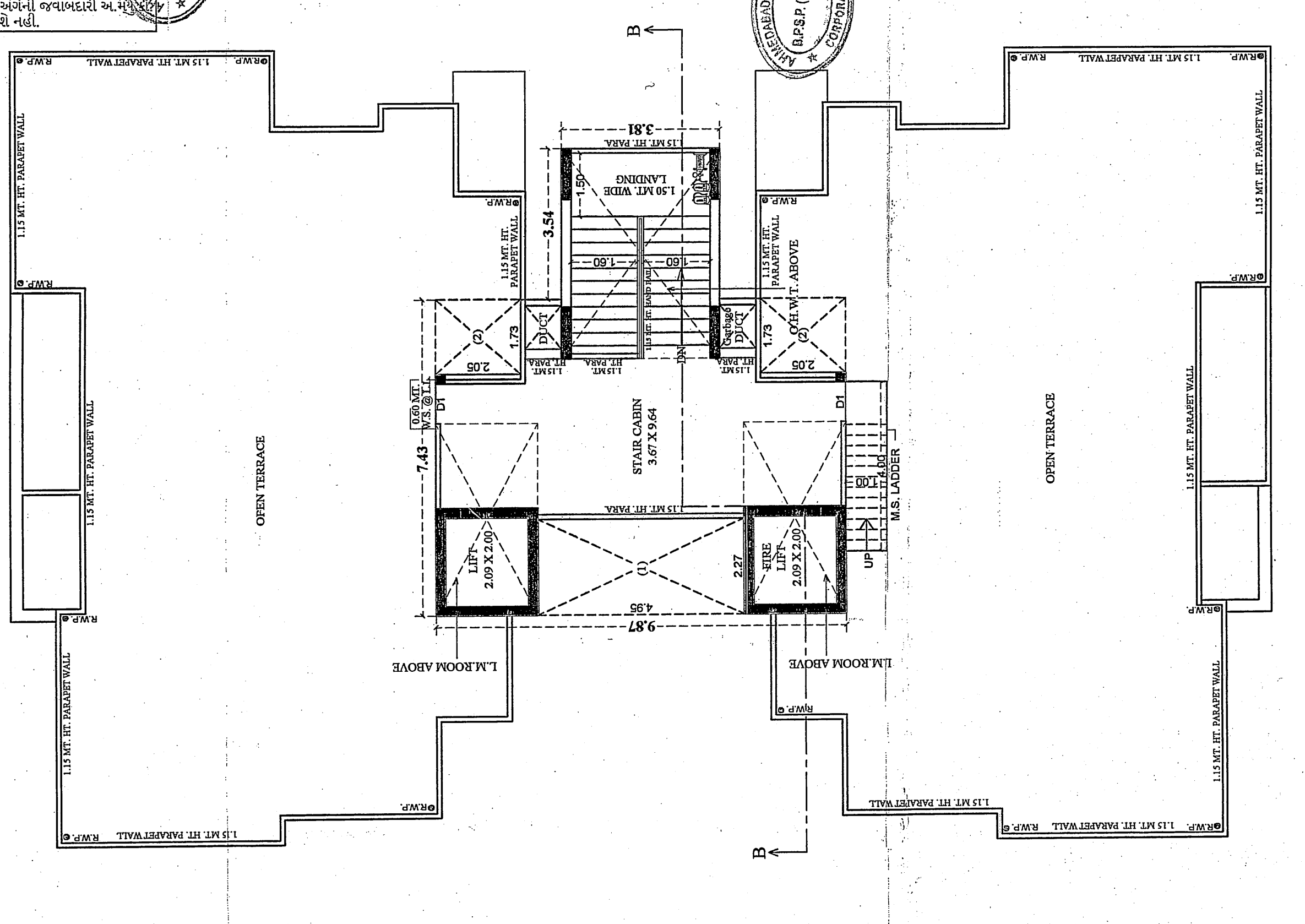
RERA UNIT CARPET AREA CALCULATION

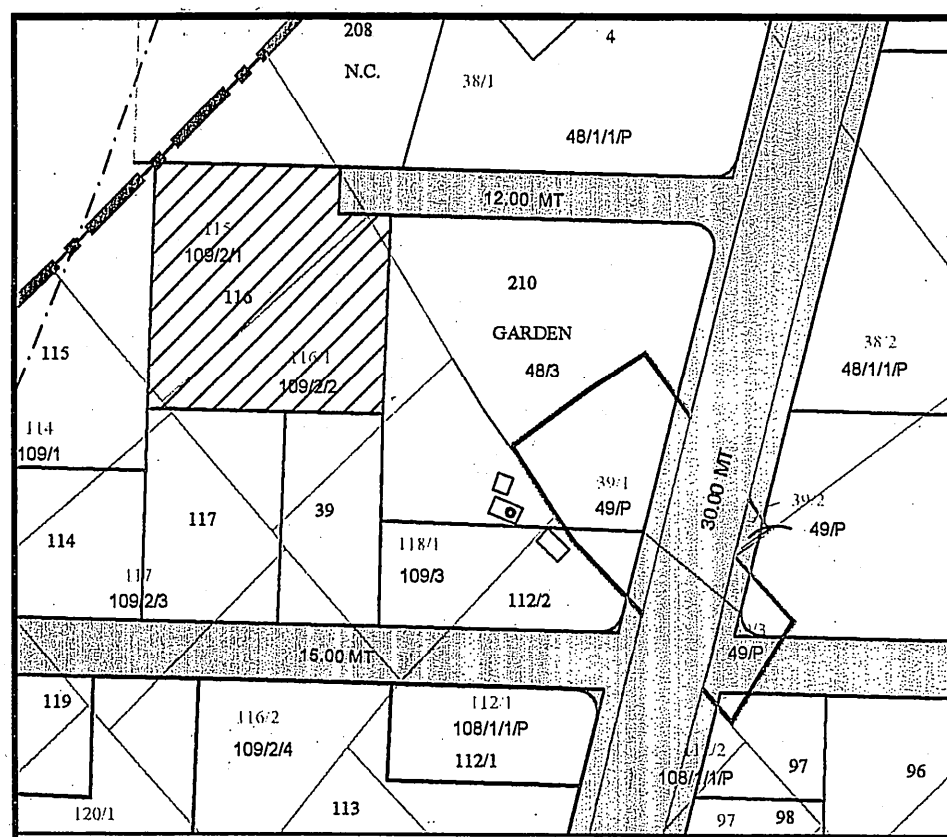
[illegible][illegible][illegible]

The diagram shows two rooms, (a) and (b), with their dimensions and area calculations. Room (a) has a width of 12.5' and a depth of 6.415', resulting in an area of 80.515. Room (b) has a width of 12.5' and a depth of 6.415', also resulting in an area of 80.515. The total area for both rooms is 161.03.

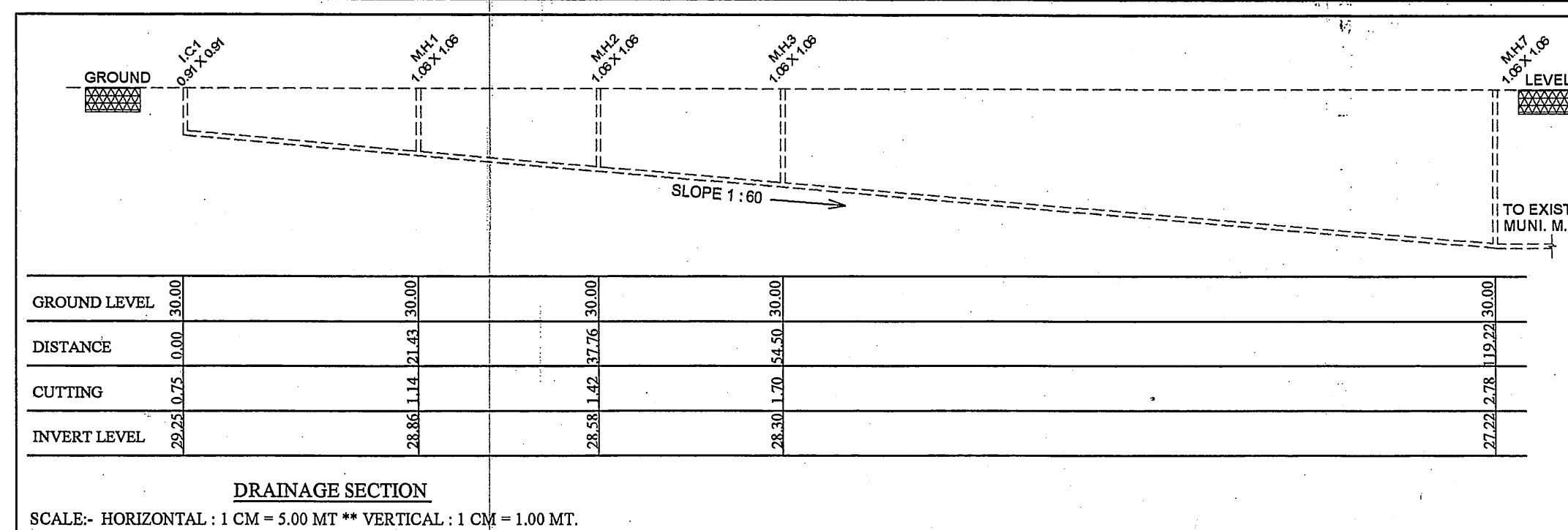
Room	Width (ft)	Depth (ft)	Area (sq ft)
(a)	12.5	6.415	80.515
(b)	12.5	6.415	80.515
Total			161.03

[illegible]





KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.



DRAINAGE SECTION
SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.

TREE PLANTATION

UP TO 500 (100-200-200)
PLOT AREA NO. OF TREES 4+4+4 = 12 NOS.
TREES AFTER FIVE EVERY 200 SQ.MT.
NO. OF TREE REQ. = 5
3845.00 - 500.00 = 3345/200 = 16.73 SAY 17 NOS.
NO. OF TREE
= 12+17 X 5
= 12+85 = 97 NO. OF TREES REQ.
PROV. 97 NO. TREES

REQ. PERCOLATING WELL

PLOT AREA = 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3845.00 / 4000.00 SQ. MTS.
REQUIRED = 38 UNITS / SUITS (1 = 450 NOS. REQ.
PROVIDED CONTAINER = 5 NOS.

DUST-BIN PROVIDED NOTES:- (RESI)

8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / BIN / 80 LITRES CAPACITY.
REQUIRED = 38 UNITS / SUITS (1 = 450 NOS. REQ.
PROVIDED CONTAINER = 5 NOS.

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 3845.00 SQ.MTS.
REQ. COMMON PLOT @ 10% = 384.50 SQ.MT.
COMMON PLOT - 1
37.41 X (10.28+10.11)/2 = 381.02 SQ.MT.
AS PER PLINE CURVATURE = 3.62 SQ.MT.
TOTAL PROV. COMMON PLOT = 384.64 SQ.MT.

REQ. LIFT CALCULATION:- (BLOCK-A,B,C)

TOTAL NOS OF UNIT = 12 NOS
LESS UNIT OF G.F. & 2 FLR. = 04 NOS
TOTAL UNIT REMAINING = 08 NOS
REQ. LIFT 1 NOS. PER 30 UNIT
TOTAL LIFT REQD. = 08 / 30 = 0.27 NOS
= SAY 1 NOS
REQ. 1 NO. LIFT OF 6 PASSENGER
PROV. 2 NO. LIFT OF 6 PASSENGER

EQ. TENAMENT STATEMENT

FLOOR	USE	A	B	C	TOTAL
BLOCK					
GROUND (H.P.)	PARK.	-	-	-	-
1ST FLOOR	RESI.	02	02	02	06
2ND FLOOR	RESI.	02	02	02	06
3RD FLOOR	RESI.	02	02	02	06
4TH FLOOR	RESI.	02	02	02	06
5TH FLOOR	RESI.	02	02	02	06
6TH FLOOR	RESI.	02	02	02	06
TOTAL	RESI.	12	12	12	36

BUILT UP AREA STATEMENT (IN SQ.MT.)

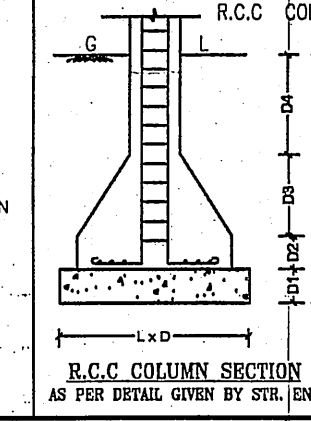
BLOCK	A	B	C	TOTAL
BASEMENT	2934.90	-	-	2934.90
GROUND (H.P.)	465.65	465.65	465.65	1396.95
1ST FLOOR	465.65	465.65	465.65	1396.95
2ND FLOOR	465.65	465.65	465.65	1396.95
3RD FLOOR	465.65	465.65	465.65	1396.95
4TH FLOOR	465.65	465.65	465.65	1396.95
5TH FLOOR	465.65	465.65	465.65	1396.95
6TH FLOOR	465.65	465.65	465.65	1396.95
STAIR CABIN	72.49	72.49	72.49	217.47
LIFT MAC. ROOM	41.10	41.10	41.10	123.30
SECURITY CABIN	15.25	-	-	15.25
TOTAL	6314.51	3364.36	3364.36	13043.23

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B	C	TOTAL
1ST FLOOR	388.11	388.11	388.11	1164.33
2ND FLOOR	388.11	388.11	388.11	1164.33
3RD FLOOR	388.11	388.11	388.11	1164.33
4TH FLOOR	388.11	388.11	388.11	1164.33
5TH FLOOR	388.11	388.11	388.11	1164.33
6TH FLOOR	388.11	388.11	388.11	1164.33
TOTAL	2306.93	2306.93	2306.93	6920.79

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCUSSION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DC.P & CO-2
9		TWO WAY SWAMSE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLER



The Basic Requirements For Fire Protection Of High-Rise Building In A.M.C. and A.U.D.A. Area

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel or hydrant outlet, at each floor the main fire pump at the underground water tank with a capacity to discharge the 600 litres per minute at 3 bar pressure as measured at the terminal level should be installed.

The riser for the buildings exceeding 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 valve 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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching + 53 mm dia. hose + 25 mm bore hose reel hose with 18 mm. dia. Shut-off nozzle at each floor. The length of the hose reel 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 service vehicle can approach easily.

The Overhead tank shall be of a capacity of not less than 20,000 litres. The Underground tank shall be of a capacity of not less than 1,00,000 litres.

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 part should have a Fire-lift. Lifts 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 'tutti' heard at 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 in case of commercial building.

Two Carbon Dioxide (CO2) type extinguisher of 2 kg. with ISI mark capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark 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 to be pressurized to prevent it from getting smoke logged.

The Riser/Down-comer should be located in the staircase or close to it to make it easily approachable in case of Fire from the floor below or above.

6. LIGHTENING ARRESTER:

A lightning arrester should also be installed and be properly berthed to prevent damage to the building when the lightning strikes.

7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE

Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

8. 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.

GENERAL NOTES:-

- Engineer is fully responsible for leaving complete space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to order 2017 all requirements of the buildings are checked and necessary actions are taken.
- It is certify that according to the clause no. 3.5.3 of the order 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. 21.1.12 and 21.1.14 and 22.6 of order 2017.
- Pedestrians ramp is provided as per the provision of the clause no. 21.1.15 of order 2017.
- Lift is provided as per the provision of the clause no. 21.1.2 and 22.8 of order 2017.
- Water tank is provided as per the provision of the clause no. 21.6 of order 2017.
- Separate letter box is provided at ground level for each unit.
- Water tank for fire safety requirement provided as per clause no. 22.2 of order 2017.
- Electrical infrastructure shall be provided as per clause no. 21.11 of order 2017.
- Drinking water facility for disabled persons is provided as per the clause no. 21.2.2 of order 2017.
- Drainage facility is provided as per the clause no. 21.1.14 and 22.6 of order 2017.
- Signages of the parking place is to be provided as per the clause no. 21.7 of order 2017.
- Notwithstanding any development permission granted under the ACT and these regulations, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD, BE CAST ON THE AUTHORITY.
- The structure of the building is as per the norms of the Indian standard and take necessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 25.2 of order 2017.
- Community bin provided as per the provision of the clause no. 25.3 of order 2017.
- Tree plantation is provided as per the clause no. 25.5 of order 2017.
- Maintenance and upgradation of building is as per chapter no. 27 of order 2017.
- Marginal space & celling shall have load bearing capacity of 4000 kg/sq.m. as per the clause no. 22.3 of order 2017.

BLOCK - C SHEET NO:- 1/4

LAY OUT PLAN

LAY-OUT PLAN SHOWING PROPOSED
RESIDENTIAL BUILDING ON P.P. NO. 116 OF
T.P.S.NO. 46 (MOTERA-AMYAPUR-SUGHAD) FINAL SANCTION
[R.SUR.NO. 109/2/2 + 109/2/4 (O.P. No. 116/1, 116/2) OF
MOJE :- MOTERA, TA:- SABARMATT, DIST :- AHMEDABAD

LAY OUT SCALE:- 1:1000

USE :- RESIDENTIAL

ZONE :- RESIDENTIAL-II

AREA TABLE

AREA TABLE	SQ.MTS.
PLOT AREA OF P.P. NO. 116	3845.00
REQ. COMMON PLOT AREA @ 10%	384.50
PROV. COMMON PLOT AREA	384.64
PERM. F.S.I. (120 X 384.64)	4614.00
CHARGEABLE F.S.I. (0.60 X 384.64)	2307.00
TOTAL PERM. F.S.I. (4614.00 + 2307.00)	6921.00
TOTAL UTILIZED F.S.I.	6920.79
UTILIZED CHARGEABLE F.S.I.	2306.79

COLOUR NOTES:-

O.P. BOUNDARY	ROAD
F.P. BOUNDARY	P. WELL
PROP. WORK	COM.BIN.
PROP. DRAIN-LINE	TREE
COMMON PLOT LINE	BASEMENT LINE

For, Shree Agaman Developers

Partner

OWNER:

Jigar G. Shah

MANOJ L. KANANI

STRUCTURAL DESIGNER (GRADE-1)
SD0231200323R3
OPP SHUKAN BUNGLOWS,
401/2, SHANTI ARCADE,
332 FT. RING ROAD, NARANPURA
AHMEDABAD-380013.

ENGINEER: STR. ENGINEER:

KETAN K. PATEL

22, VAIKUNTH COMPLEX,
OPP RASHPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50,
AMC NO.COW - 0083020821R3-GI
C.O.W.:

SHREE AGAMAN DEVELOPERS

PARTNERS

AMC/DEV/1193141043

DEVELOPER:

As per detail given by STR. ENGINEER

As per detail given by STR. ENGINEER

As per detail given by STR. ENGINEER

As per detail given by STR. ENGINEER

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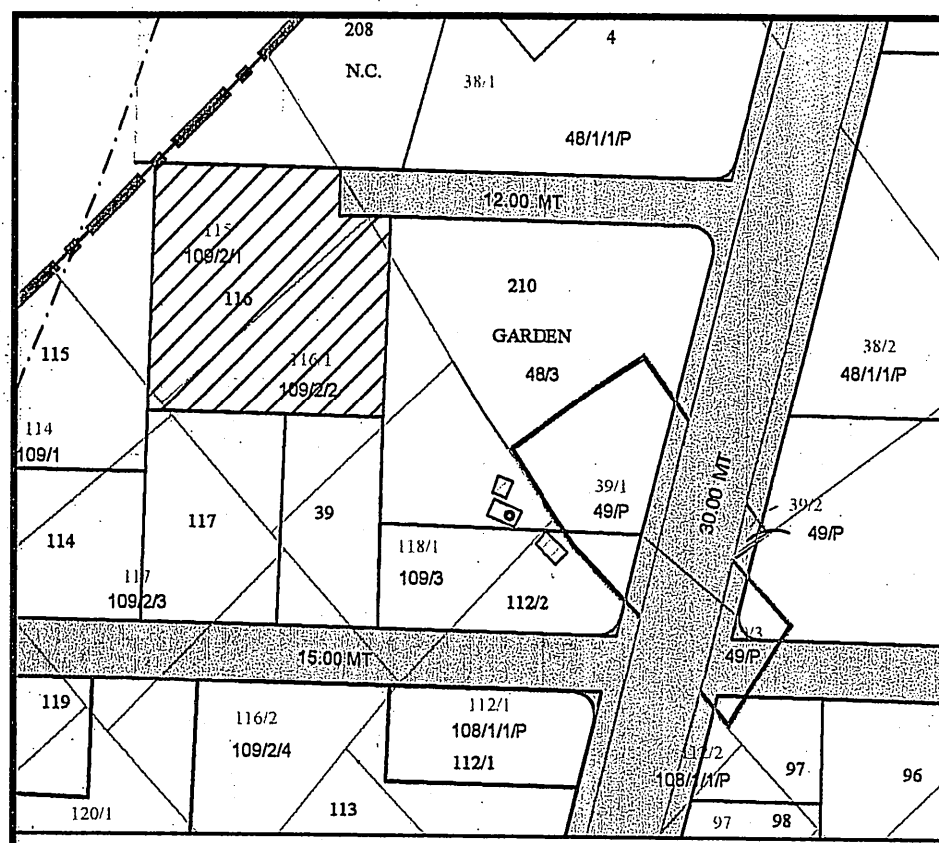
As per detail given by STR. ENGINEER

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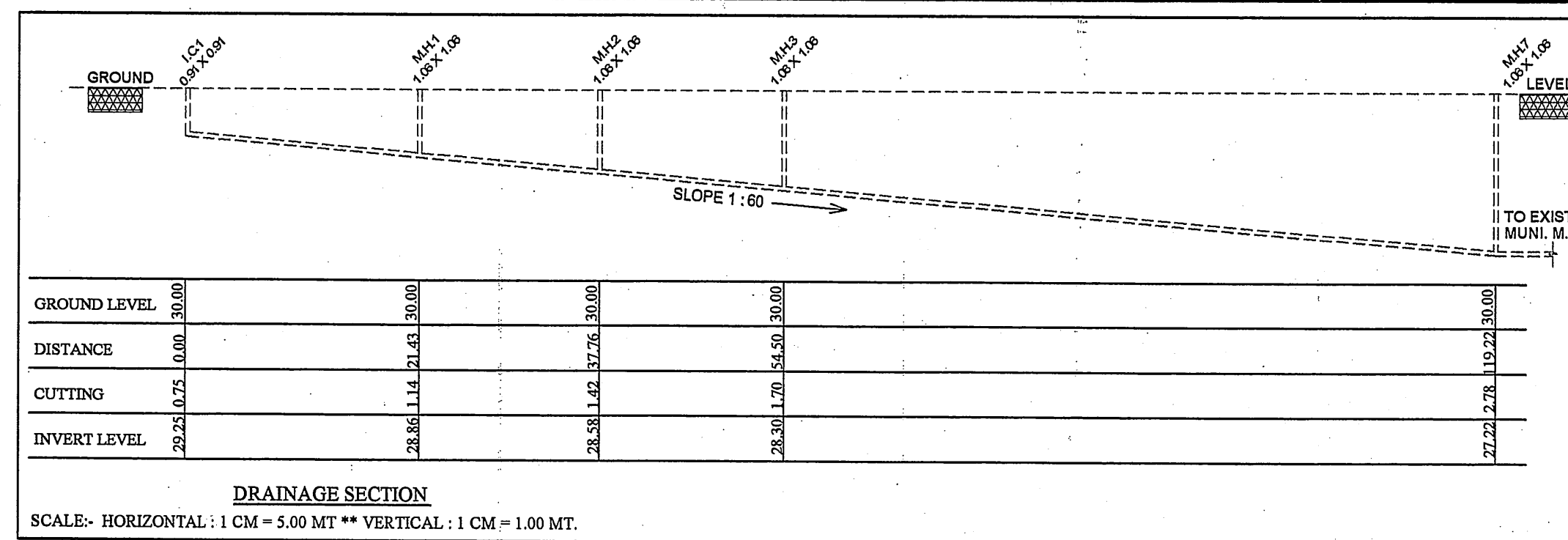
As per detail given by STR. ENGINEER

As per detail given by STR. ENGINEER

As per detail given by STR. ENGINEER



KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.



DRAINAGE SECTION
SCALE:- HORIZONTAL: 1 CM = 5.00 MT ** VERTICAL: 1 CM = 1.00 MT.

TREE PLANTATION

UP TO 500 (100*200*200)
PLOT AREA NO. OF TREES 4+4+4 = 12 NOS.
TREES AFTER FIVE EVERY 200 SQ.MT.
NO. OF TREE REQ. = 5
3845.00 - 500.00 = 3345.00 = 16.73 SAY 17 NOS.
NO. OF TREE
= 12+17 X 5
= 12+85 = 97 NO. OF TREES REQ.
PROV. 97 NO. TREES

REQ. PERCOLATING WELL

PLOT AREA - 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3845.00 / 4000.00 SQ. MTS.
= 0.96 NO. REQ. SAY 1 NOS.
PROV. 1 NO. PERCO. WELL

DUST-BIN PROVIDED NOTES-(RESI)

8 NOS. OF COMMUNITY BIN EACH OF 50 LITRES CAPA.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / BIN / 80 LITRES CAPACITY.
REQUIRED = 36 UNITS / BINS / 1+4.55 NOS. REQ.
PROVIDED CONTAINER = 5 NOS.

COMMON PLOT AREA CALCULATION-

NET PLOT AREA = 3845.00 SQ.MTS
REQ. COMMON PLOT @ 10% 384.50 SQ.MT.
COMMON PLOT - 1
37.41 X (10.26/10.11)/2 = 381.02 SQ.MT.
AS PER PLINE CURVATURE = 3.62 SQ.MT.
TOTAL PROV. COMMON PLOT = 384.64 SQ.MT.

REQ. LIFT CALCULATION - (BLOCK-A,B,C)

TOTAL NOS. OF UNIT = 12 NOS
LESS UNIT OF G.F. & 2 FLR. = 04 NOS
TOTAL UNIT REMAINING = 08 NOS
REQ. LIFT 1 NOS. PER 30 UNIT
TOTAL LIFT REQD. = 08 / 30 = 0.27 NOS
= SAY 1 NOS
REQ. 1 NO. LIFT OF 6 PASSENGER
PROV. 2 NO. LIFT OF 6 PASSENGER

EQ. TENAMENT STATEMENT

FLOOR	USE	EQUITY TENA.	
BLOCK		A	B C TOTAL
GROUND (H.P.)	PARK.	-	- -
1ST FLOOR	RESI.	02	02 02 06
2ND FLOOR	RESI.	02	02 02 06
3RD FLOOR	RESI.	02	02 02 06
4TH FLOOR	RESI.	02	02 02 06
5TH FLOOR	RESI.	02	02 02 06
6TH FLOOR	RESI.	02	02 02 06
TOTAL	RESI.	12	12 12 36

BUILT UP AREA STATEMENT (IN SQ.MT.)

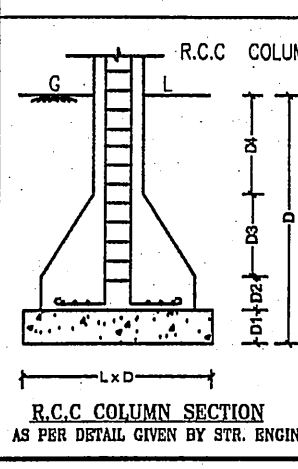
BLOCK	A	B	C	TOTAL
BASEMENT	2934.90	-	-	2934.90
GROUND (H.P.)	465.65	465.65	465.65	1396.95
1ST FLOOR	465.65	465.65	465.65	1396.95
2ND FLOOR	465.65	465.65	465.65	1396.95
3RD FLOOR	465.65	465.65	465.65	1396.95
4TH FLOOR	465.65	465.65	465.65	1396.95
5TH FLOOR	465.65	465.65	465.65	1396.95
6TH FLOOR	465.65	465.65	465.65	1396.95
STAIR CABIN	72.49	72.49	72.49	217.47
LIFT MAC. ROOM	41.10	41.10	41.10	123.30
SECURITY CABIN	15.25	-	-	15.25
TOTAL	6314.51	3364.36	3364.36	13043.23

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B	C	TOTAL
1ST FLOOR	388.11	388.11	388.11	1164.33
2ND FLOOR	388.11	388.11	388.11	1164.33
3RD FLOOR	388.11	388.11	388.11	1164.33
4TH FLOOR	388.11	388.11	388.11	1164.33
5TH FLOOR	388.11	388.11	388.11	1164.33
6TH FLOOR	388.11	388.11	388.11	1164.33
TOTAL	2306.93	2306.93	2306.93	6920.79

FIRE HYDRANT LEGEND

SR.	SYMBOL	DESCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DCP & CO-2
9		TWO WAY SIAMSE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLER



The Basic Requirements For Fire Protection Of High-Rise Building In A.M.C. and A.U.D.A. Area

1. HYDRANT SYSTEM:

ONOFF switches located near the hose reel or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge the 900 litres per minute at 3 bar pressure as measured at the terrace level should be installed.

The Riser for the buildings exceeding 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 valve and a NRV to act as a Down-come.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 50 mm dia. hose & 25 mm bore hose reel with 8 mm. dia. Shut-off nozzle at each floor landing. The length of the hose reel should be enough to reach the farthest corner of the floor. Hose reel with 15 meters long 60mm. dia. hose end 12.5 mm. bore nozzle at alternate floor. 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 service vehicle can approach easily.

The Overhead tank shall be of a capacity of not less than 20,000 litres.

The Underground tank shall be of a capacity of not less than 1,00,000 litres.

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 part should have a Fire-Lift. Lift well should have blowers to pressurize the lift well to 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 on alternate floors in case of residential buildings.

Two Carbon Dioxide (CO2) type extinguisher of 2 kg. with ISI mark capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark on alternate floors in case of commercial buildings.

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 to be pressurized to prevent from getting smoke logged. The Rise/Down-comer should be located in the staircase or close to it to make it easily accessible in case of fire from the floor below or above.

6. LIGHTNING ARRESTER:

A lightning arrester should be installed and be properly earthed to prevent damage to the building when the lightning strikes.

7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE

Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

8. 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 6 mm. bore nozzles at each basement level.

GENERAL NOTES:

- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can not drainage connection.
- It is certify that according to order 2017 all requirements of the building are checked and necessary actions are taken.
- It is certify that according to the clause no. 3.5.3 of the order 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. 21.1.12 and 21.1.14 and 22.6 of order 2017.
- Pedestrians ramp is provided as per the provision of the clause no. 21.1.15 of order 2017.
- Lift is provided as per the provision of the clause no. 21.12 and 22.8 of order 2017.
- Water tank is provided as per the provision of the clause no. 21.8 of order 2017.
- Separate letter box is provided at around level for each unit.
- Water tank for fire safety requirement provided as per the clause no. 21.8 of order 2017.
- Electrical infrastructure shall be provided as per clause no. 21.11 of order 2017.
- Drinking water facility for disabled persons is provided as per the clause no. 21.6.2 of order 2017.
- Drainage facility is provided as per the clause no. 21.10 of order 2017.
- Signages of the parking placards to be provided as per the clause no. 21.7 of the order 2017.
- Entrance of the building is provided as per the clause no. 21.1.7 of order 2017.
- The paving of building unit/floor plot as per the provision of the clause no. 21.1.4 of order 2017.
- The structure of the building is as per the norms of the specified in the Indian standard and take necessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 25.2 of order 2017.
- Community bin provided as per the provision of the clause no. 25.3 of order 2017.
- Tree plantation is provided as per the clause no. 25.5 of order 2017.
- Maintenance and upgradation of building is as per the clause no. 27 of order 2017.
- Marginal space & cellar slab shall have load capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 22.3 of order 2017.

BLOCK - A SHEET NO:- 1/5

LAY-OUT PLAN SHOWING PROPOSED

RESIDENTIAL BUILDING ON F.P. NO. 116 OF T.P.S.NO. 46 (MOTERA-AMIYAPUR-SUGHAD) FINAL SANCTION [R.SUR.NO. 109/2+1/109/2+1 (O.P. NO. 116/1, 116/2) OF MOJE - MOTERA, T.A.- SABARMATT, DIST - AHMEDABAD

LAY OUT SCALE:- 1 CM. = 2 MT.

ZONE - RESIDENTIAL-II

AREA TABLE SQ.MTS.

PLOT AREA OF F.P. NO. 116	3845.00..
REQ. COMMON PLOT AREA @ 10%	384.50..
PROV. COMMON PLOT AREA	384.64..
PERMI. F.S.I. (1.20 X 3845.00)	4614.00..
CHARGEABLE F.S.I. (0.60 X 3845.00)	2307.00..
TOTAL PERMI. F.S.I. (4614.00+2307.00)	6921.00..
TOTAL UTILIZED F.S.I.	6920.79..
UTILIZED CHARGEABLE F.S.I.	2306.79..

COLOUR NOTES:-

O. P. BOUNDARY	ROAD	
F. P. BOUNDARY	P. WELL	
PROP. WORK	COM. BIN.	
PROP. DRAIN-LINE	TREE	
COMMON PLOT LINE	BASEMENT LINE	

For, Shree Aagam Develop.

Partner

OWNER:

Jigan & Shoh

JIGAR G. SHAH

STRUCTURAL DESIGNER (GRADE-1)
SD0231200323RS
16, PADMA BUNGLOWS-2
OPP SHUKAN BUNGLOWS,
NIKOLA AHMEDABAD-382350.
AMC LIC NO. ER - 0682260720 R2

ENGINEER:

STR. ENGINEER:

SHREE AAGMAN DEVELOPERS

AMC/DEV/1193141C-2

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