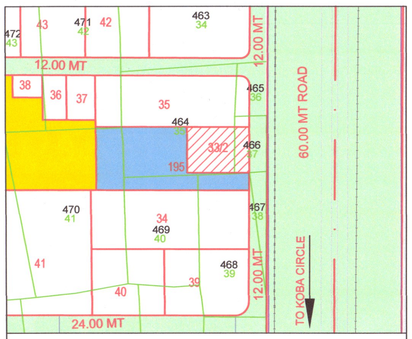
LAY - OUT PLAN SHOWING PROPOSED (RESI. + COMM.) BUILDING ON F.P. NO. :- 33/2, SUR. NO. :- 462/002, O.P. NO. :- 33 OF D.T.P.S. NO. :- 3 (KUDASAN - KOBA) MOJE. :- KUDASAN, TA. :- GANDHINAGAR, DIST. :- GANDHINAGAR

SCALE:- 1.00 CM = 1.00 MT.	LAY - OUT PLAN
USE:- RESIDENCE + COMMERCIAL	ZONE :- C2

AREA TABLE	SQ.MTS.
AREA OF SURVEY / BLOCK NUMBER 462/002	1963.00
AREA OF O.P. NO :- 33/2	1963.00
AREA OF F.P. NO :- 33/2	1276.00
TOTAL PROPOSED BUILT UP AREA ON GR. FL.	617.08
TOTAL PROPOSED BUILT UP AREA	5660.24
PERMISSIBLE BASE F.S.I. @1.80	2296.80
PERMISSIBLE TOTAL F.S.I. @2.20	2807.20
PERMISSIBLE CHARGABLE F.S.I. @ 4.00	5104.00
TOTAL PROPOSED F.S.I. AREA	4174.57
BALANCE F.S.I. AREA	929.43
NET CHARGABLE F.S.I. (4174.57 - 2296.80)	1877.77
PROPOSED COMMERCIAL BUILT UP AREA	245.83
PROPOSED COMMERCIAL F.S.I. AREA	245.83

COLOUR NOTES:-

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



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

REQ. PERCOLATING WELL:-
PLOT AREA:- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 1276.00 / 4000.00 SQ. MTS.
= 0.32 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

TREE PLANTETION:-
PLOT AREA:- 1276.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
1276.00 X 5 / 200 = 31.90 NOS
PROVI. 32 NO. TREES

SANITARY PROVISION (COMM.):-
FLOOR AREA (TOTAL):- 245.83 SQ. MTS.
4 SQ. MTS. = 1 PERSON
245.83 SQ. MTS. = 61.46 PERSON SAY 62
31 GENTS & 31 LADIES

SANITORY REQ.

MALE W.C. REQD. = 2 W.C.
FEMALE W.C. REQD. = 2 W.C.
URINAL REQD.
= 2 REQD.
PROVIDED INDIVIDUAL TOILET IN 10 NOS. OF SHOPS
COMMON REQUIRED 25%
MALE W.C. REQD. = 2 X 0.25 = 0.50 SAY 1 NO.
FEMALE W.C. REQD. = 2 X 0.25 = 0.50 SAY 1 NO.
PROVIDED W.C.=
1 MALE W.C. PROVIDED
1 FEMALE W.C. PROVIDED
1 D.P. W.C. PROVIDED

DUST-BIN PROVIDED NOTES (RESIDENCE):-
1 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPACITY SHALL BE PROVIDED FOR 8 UNIT IN MARGINAL OPEN SPACE
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 35 UNITS / 8UNITS / 1 = 4.38 NOS. REQD.
PROVIDED CONTAINER = 5 NOS.

DUST-BIN PROVIDED NOTES (COMMERCIAL):-
TOTAL FLOOR AREA FOR SHOPS = 245.83 SQ.MT.
C.B. SHALL BE PROVIDED IN MARGINAL OPEN SPACE
CONTAINER REQD. = 245.83 X 20 / 100 X 80 = 0.61 NOS.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.00 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 1 NOS.
TOTAL C.BIN PROVIDED = 5 NOS.FOR RESI.
+ 1 NOS. FOR COMM.
= 6 NOS.OF 80 LIT.CAPACITY

GENERAL 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.
- 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 get drainage connection.
- It is certify that according to CGDCR 2017 all 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 design 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
- Pedestrtrians 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 unit shall be provided at ground floor level for each unit.
- Water tank for fire safety requirement provided as per chepter no. 13.11 of CGDCR 2017.
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 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 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 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. 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.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapeter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and life safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external façade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GHV/95 Of 2018/PRC-102018-5068-L , Dt:- 21/07/2018 Regarding Fire Regulation-2016

1. 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 16 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 5 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 premisises 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 (CO_2) 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 (CO_2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co_2) 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 below 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 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.INDIVIDUAL FIRE SEFTY SYSTEM
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVIDUAL 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 Insti / Firerick / Public gathering. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

Owner is fully responsible for open marginal space and road the protion

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

BUILT UP AREA STATEMENT(IN SQ.MT.)

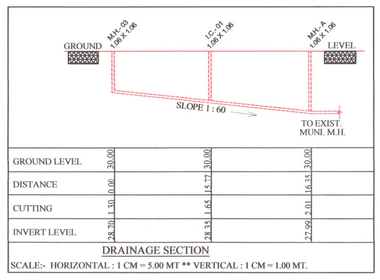
BLOCK	A
BASEMENT FL.	725.69
GROUND FLOOR (H.P.)	371.25
GROUND FLOOR (S.P.)	245.83
1ST FLOOR	616.85
2ND FLOOR	602.93
3RD FLOOR	602.93
4TH FLOOR	602.93
5TH FLOOR	602.93
6TH FLOOR	602.93
7TH FLOOR	602.93
STAIR CABIN	48.24
LIFT MAC. ROOM	34.80
TOTAL	5660.24

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

BLOCK	A
GROUND FL.(S.P.)	245.83
1ST FLOOR	573.18
2ND FLOOR	559.26
3RD FLOOR	559.26
4TH FLOOR	559.26
5TH FLOOR	559.26
6TH FLOOR	559.26
7TH FLOOR	559.26
TOTAL	4174.57

TENEMENT STATEMENT

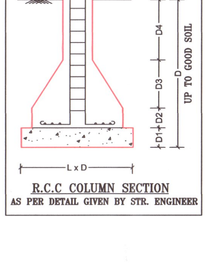
FLOOR	USE	EQUITY TENA. A	
BLOCK		COMM.	RESI.
GROUND (S. P.)	SHOP	06	--
1ST FLOOR	PARK.	--	05
2ND FLOOR	RESI	--	05
3RD FLOOR	RESI	--	05
4TH FLOOR	RESI	--	05
5TH FLOOR	RESI	--	05
6TH FLOOR	RESI	--	05
7TH FLOOR	RESI	--	05
TOTAL	SHOP/RESI	06	35



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

LIFT CALCULATION:-
REQ.LIFT CALCULATION
= 1 LIFT REQUIRED PER 30 UNITS ABOVE SECOND FLOOR

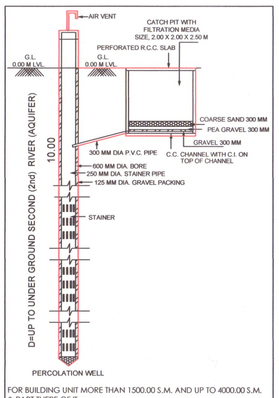
BLOCK	UNITS	REQ.LIFT 6 PASSENGER	PROV.LIFT 8 PASSENGER
A	25	01	02



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
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 SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED



PERCOLATION WELL

FOR BUILDING UNIT MORE THAN 1500.00 S.M. AND UP TO 4000.00 S.M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

RERA CARPET AREA TABLE (IN SQ.MT.)

FLOOR	USE	A CARPET AREA	BAL. AREA	WASH AREA
1ST FLOOR	RESI.	463.83	41.74	17.51
2ND FLOOR	RESI.	463.83	41.74	17.51
3RD FLOOR	RESI.	463.83	41.74	17.51
4TH FLOOR	RESI.	463.83	41.74	17.51
5TH FLOOR	RESI.	463.83	41.74	17.51
6TH FLOOR	RESI.	463.83	41.74	17.51
7TH FLOOR	RESI.	463.83	41.74	17.51
TOTAL	RESI.	3246.81	292.18	122.57

RERA CARPET AREA TABLE (IN SQ.MT.)

FLOOR	USE	CARPET AREA
GROUND FLOOR	COMMERCIAL	225.65

OWNER:-

SHREE SARVATRA DEVELOPERS
PARTNER/AUTHORISED SIGNATURE

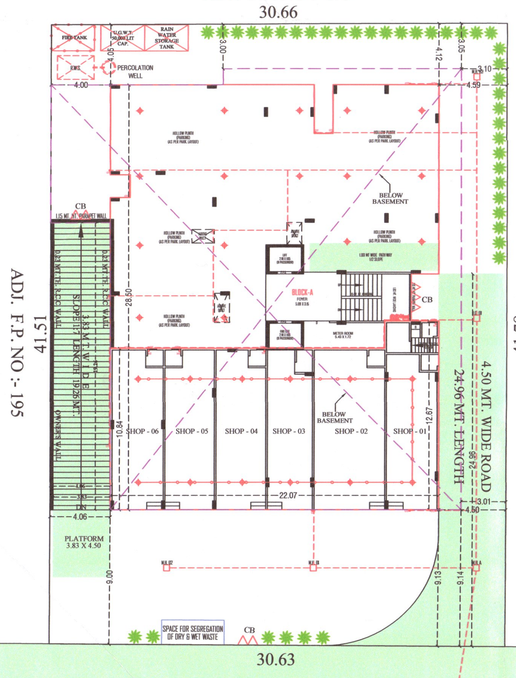
SHREE SARVATRA DEVELOPERS
PARTNER/AUTHORISED SIGNATURE

KIRAN N. PATEL
AMC LIC NO. 001ERH17052500748
AMC LIC NO. 0015E28C725100025
AMC LIC NO. 001CW10042700520
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad
ENGINEER:-

KIRAN N. PATEL
AMC LIC NO. 001ERH17052500748
AMC LIC NO. 0015E28C725100025
AMC LIC NO. 001CW10042700520
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad
COW:-

NARENDRAKUMAR K PATEL
M. Tech.(Str.)
HNS DESIGN STUDIO
42, AMRAPALI AXIOM 4TH FLOOR, BOPAL JICYON S.P RING ROAD, AMBLI AHMEDABAD GUJARAT - 380054
AMC LIC NO :- 001SE17112600518
STR. ENGINEER:-

ADJ. F.P. NO :- 195
30.66



ADJ. F.P. NO :- 195
41.51

ADJ. F.P. NO :- 35
8.714

30.63

12.00 MT. WIDE T. P. S. ROAD

EXIST. MUNI. M.H.

60.00 MT. WIDE T. P. S. ROAD

12.00 MT. WIDE T. P. S. ROAD

LAY - OUT PLAN
[SCALE :- 1.00 CM. = 2.00 MT.]

N

ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર અત્રે મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

The Permission is valid only till 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.

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/gmc/272/kudasan -3/11/2021/12177
Dated.....17/06/2022.....

NOTE APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY :-