PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SHEET NO :- 1 / 13

LAY OUT PLAN SHOWING PROP. RESI. BLDG. ON R. SUR NO :-675, O. P. NO:-38, F.P.NO.:-38, T.P.S. NO:41 (SOLA-HEBATPUR), VILLAGE:- SOLA, TA :AHMEDABAD CITY WEST, DIST :- AHMEDABAD.

SCALE :- 1.00 CM = 2.00 MT.

BLOCK NO :- A+B

ZONE : RESI. II (TOZ) USE : RESIDENCE

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 premisses where a Fire servise 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 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 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

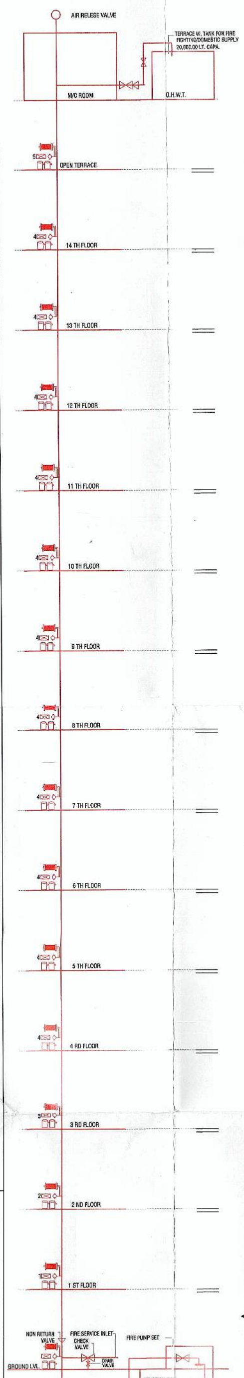
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

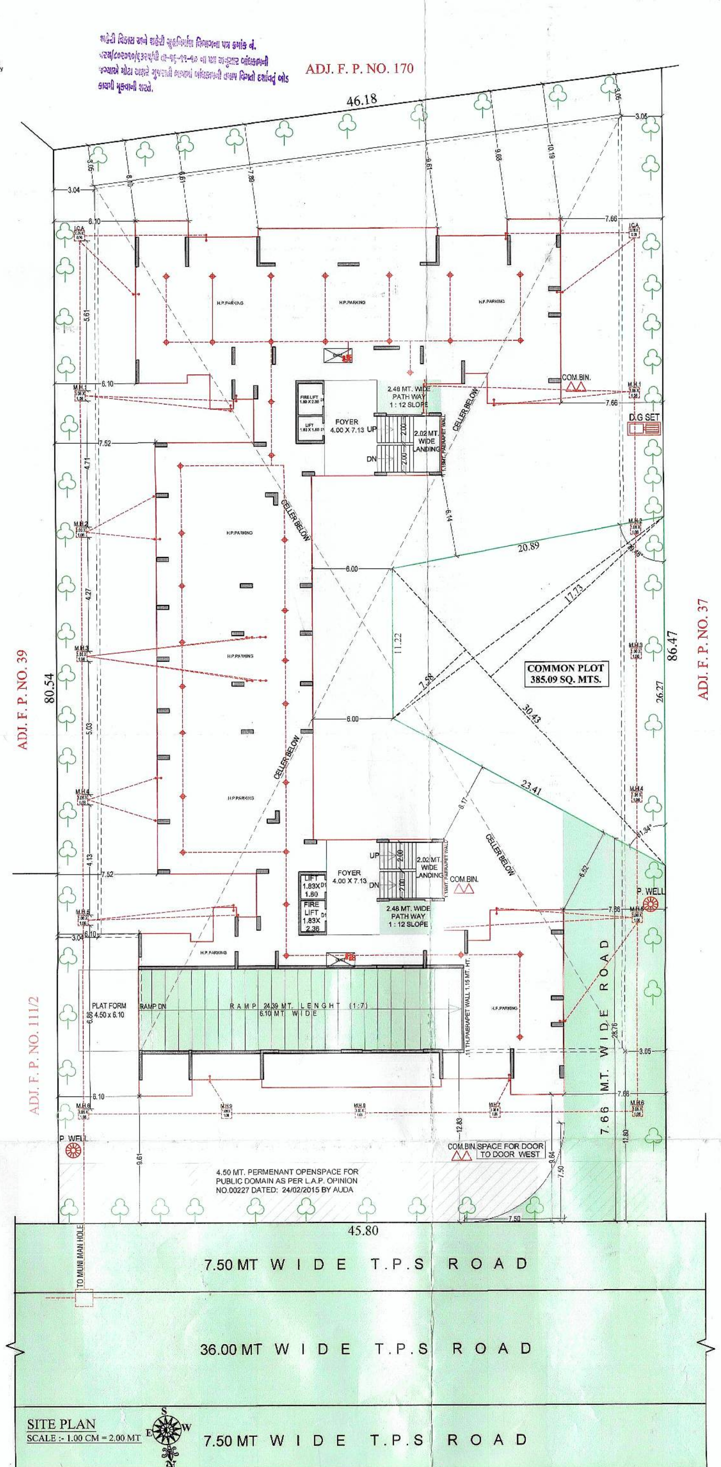
After inspection of a low-rise building by the fire service authority,If the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

FIRE HYDRANT LEGEND

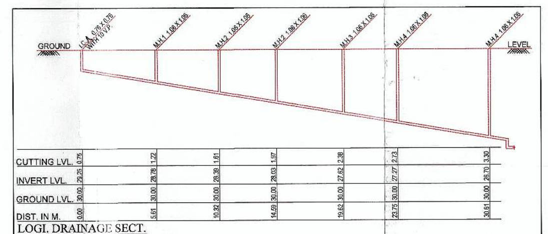
SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOX
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP



SCRUTINIZE COPY
TDO, BPSP, AMC



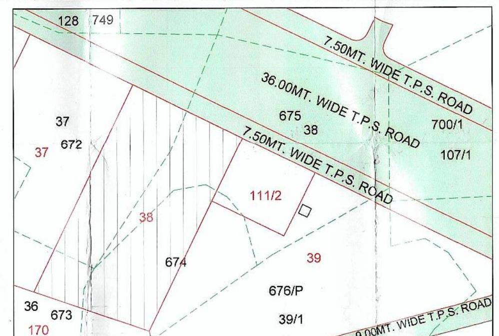
SITE PLAN
SCALE :- 1.00 CM = 2.00 MT



LOGI. DRAINAGE SECT.
SCALE:- HOR. :- 1.00 CM = 5.00 MT.
VERTICAL :- 1.00 CM = 1.00 MT.

FLOOR AREA TABLE

FLOOR	USE: PROP. AS PER BASE ZONE F.S.I. 1.2 A+B	USE: PROP. AS PER PAYMENT F.S.I. 0.60 A+B	USE: PROP. AS PER T.O.Z. F.S.I. 2.20 A+B	TENAMENT: PROP. AS PER BASE ZONE F.S.I. 1.2 A+B	TENAMENT: PROP. AS PER PAYMENT F.S.I. 0.60 A+B	TENAMENT: PROP. AS PER T.O.Z. F.S.I. 2.20 A+B	TENAMENT: TOTAL A+B	FLOOR AREA (SQ. MTS): PROP. AS PER BASE ZONE F.S.I. 1.2 A+B	FLOOR AREA: PROP. AS PER PAYMENT F.S.I. 0.60 A+B	FLOOR AREA: PROP. AS PER T.O.Z. F.S.I. 2.20 A+B	FLOOR AREA: TOTAL
1st & 2nd CELLAR	PARKING	----	----	---	---	---			-----	-----	-----
GROUND (H.P.)	PARKING	----	----	---	---	---		-----	-----	-----	-----
1 ST	RESI.	----	----	06	---	---	06	1123.04	-----	-----	1123.04
2 ND	RESI.	----	----	06	---	---	06	1123.04	-----	-----	1123.04
3 RD	RESI.	----	----	06	---	---	06	1123.04	-----	-----	1123.04
4 TH	RESI.	----	----	06	---	---	06	1123.04	-----	-----	1123.04
5 TH	RESI.	----	----	06	---	---	06	96.64	1026.40	-----	1123.04
6 TH	----	RESI.	----	---	06	---	06	-----	1123.04	-----	1123.04
7 TH	----	RESI.	----	---	06	---	06	-----	144.96	978.08	1123.04
8 TH	----	----	RESI.	---	---	06	06	-----	-----	1123.04	1123.04
9 TH	----	----	RESI.	---	---	06	06	-----	-----	1123.04	1123.04
10 TH	----	----	RESI.	---	---	06	06	-----	-----	1123.04	1123.04
11 TH	----	----	RESI.	---	---	06	06	-----	-----	1123.04	1123.04
12 TH	----	----	RESI.	---	---	06	06	-----	-----	1180.75	1180.75
13 TH	----	----	RESI.	---	---	06	06	-----	-----	1077.46	1077.46
14 TH	----	----	RESI.	---	---			-----	-----	682.97	682.97
TOTAL	PARKING + RESI.	RESI.	RESI.	30	12	36	78	4588.80	2294.40	8411.42	15294.62



KEY PLAN
SCALE :- 1.00 CM = 20.00 MT

BUILT UP AREA TABLE

BUILT UP AREA TABLE	BLOCK (SQ. MTS.): PROP. AS PER BASE ZONE	PROP. AS PER PAYMENT	PROP. AS PER T.O.Z.	TOTAL
B. AREA ON 2nd CELLAR	2659.55	------	------	2659.55
B. AREA ON 1st CELLAR	2659.55	------	------	2659.55
B. AREA ON GROUND (H.P.)	1310.73	------	------	1310.73
B. AREA ON 1 ST FLOOR	1251.58	------	------	1251.58
B. AREA ON 2 ND FLOOR	1251.58	------	------	1251.58
B. AREA ON 3 RD FLOOR	1251.58	------	------	1251.58
B. AREA ON 4 TH FLOOR	1251.58	------	------	1251.58
B. AREA ON 5 TH FLOOR	1251.58	------	------	1251.58
B. AREA ON 6 TH FLOOR	------	1251.58	------	1251.58
B. AREA ON 7 TH FLOOR	------	1251.58	------	1251.58
B. AREA ON 8 TH FLOOR	------	------	1251.58	1251.58
B. AREA ON 9 TH FLOOR	------	------	1251.58	1251.58
B. AREA ON 10 TH FLOOR	------	------	1251.58	1251.58
B. AREA ON 11 TH FLOOR	------	------	1251.58	1251.58
B. AREA ON 12 TH FLOOR	------	------	1309.29	1309.29
B. AREA ON 13 TH FLOOR	------	------	1206.00	1206.00
B. AREA ON 14 TH FLOOR	------	------	905.66	905.66
B. AREA ON STAIR CABIN.	------	------	138.60	138.60
B. AREA ON LIFT RM. & O.H.W.T	------	------	91.70	91.70
B. AREA TOTAL	12887.73	2503.16	8657.57	24048.46

F.S.I. AREA TABLE

F.S.I. AREA TABLE	BLOCK (SQ. MTS.)			
PLOT AREA OF F.P.NO.38				3824.00
PERMI.BASE ZONE F.S.I.@ 1 : 1.2				4588.80
PERMI.PAYMENT F.S.I.@ 1 : 0.60				2294.40
PERMI.PAYMENT F.S.I. AS PER T.O.Z. @ 1 : 2.20				8412.80
TOTAL PERMI. F.S.I. AREA				15296.00
	PROP. AS PER BASE ZONE F.S.I. 1.2	PROP. AS PER PAYMENT F.S.I. 0.60	PROP. AS PER T.O.Z. F.S.I. 2.20	TOTAL
F.S.I. ON GROUND (H.P.)	------	------	------	------
F.S.I. ON 1 ST FLOOR	1123.04	------	------	1123.04
F.S.I. ON 2 ND FLOOR	1123.04	------	------	1123.04
F.S.I. ON 3 RD FLOOR	1123.04	------	------	1123.04
F.S.I. ON 4 TH FLOOR	1123.04	------	------	1123.04
F.S.I. ON 5 TH FLOOR	96.64	1026.40	------	1123.04
F.S.I. ON 6 TH FLOOR	------	1123.04	------	1123.04
F.S.I. ON 7 TH FLOOR	------	144.96	978.08	1123.04
F.S.I. ON 8 TH FLOOR	------	------	1123.04	1123.04
F.S.I. ON 9 TH FLOOR	------	------	1123.04	1123.04
F.S.I. ON 10 TH FLOOR	------	------	1123.04	1123.04
F.S.I. ON 11 TH FLOOR	------	------	1123.04	1123.04
F.S.I. ON 12 TH FLOOR	------	------	1180.75	1180.75
F.S.I. ON 13 TH FLOOR	------	------	1077.46	1077.46
F.S.I. ON 14 TH FLOOR	------	------	682.97	682.97
TOTAL F.S.I. AREA	4588.80	2294.40	8411.42	15294.62
BALANCE PAY F.S.I. AREA				1.38

COMMON PLOT AREA CALC :-
(7.58+17.73)/2 X 30.43 = 385.09 SQ. MT.
NET COMMON PLOT AREA
= 385.09 SQ. MT.

REQD. PERCOLATING WELL
PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3824.00 SQ. MTS.
3824.00 / 4000.00 = 0.96 SQ. MTS.
PROVI. 1 PERCO. WELL.

REQD. TREE PLANTETION
PLOT AREA :- = 3824.00 SQ. MTS.
200 SQ. MTS. / 3 TREE
3824.00 = 57.36 TREE SAY 58 TREES
PROVI. 58 TREES

REQD. COMMUNITY BIN CALC.
RESI. UNITS :- 78 UNITS
1 UNITS / 10 LTS.
78 UNITS / 780 LTS.
780 / 80 = 9.75 SAY 10 NOS. CONTAINER
PROVI. 800 LTS. (80 X 10) COMM. BIN
TOTAL PROVI. 800 LTS. (80 X 10)

AREA TABLE

AREA TABLE	SQ. MTS.
PLOT AREA OF F.P. NO. :- 38	= 3824.00 SQ. MTS.
REQD. COMMON PLOT AREA @ 10% OF 3824.00	= 382.40 SQ. MTS.
PROVIDED COMMON PLOT AREA	= 385.09 SQ. MTS.
PROP. B.AREA ON G.F. (TOTAL)	= 1310.73 SQ. MTS.
OPEN PLOT	= 2513.21 SQ. MTS.

F.S.I. AREA TABLE

F.S.I. AREA TABLE	SQ. MTS.
PLOT AREA	= 3824.00 SQ. MTS.
PERMI. F.S.I. AREA 1 : 1.2	= 4588.80 SQ. MTS.
PERMI. F.S.I. AREA 1 : 0.60 % (3824.00)	= 2294.40 SQ. MTS.
TOTAL PERMI. F.S.I. AREA	= 6883.20 SQ. MTS.
TOTAL PROP. F.S.I. AREA	= 15294.62 SQ. MTS.

PAYMENT F. S. I. AREA TABLE AS/ BASE ZONE

PAYMENT F. S. I. AREA TABLE AS/ BASE ZONE	SQ. MTS.
PERMI. PAYMENT F.S.I. 0.60 % OF 3824.00	= 2294.40 SQ. MTS.
PAYMENT F.S.I. USED	= 2294.40 SQ. MTS.

T.O.Z. HIGHER PAYMENT F. S. I. AREA TABLE

T.O.Z. HIGHER PAYMENT F. S. I. AREA TABLE	SQ. MTS.
PERMI. PAYMENT F.S.I. 2.20 % OF 3824.00	= 8412.80 SQ. MTS.
PAYMENT F.S.I. USED (15294.62 - 6883.20)	= 8411.42 SQ. MTS.
BALANCE F.S.I. AREA	= 1.38 SQ. MTS.

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

FOR, JAINAM DEVELOPERS
PARTNER

જૈનમ ડેવલપર્સ
લાયસન્સ નંબર : DEV 129010220

DEVELOPER

OWNER

Haresh A. Shah B.E.(Civil)
35, Veernagar Co-op. Hou. Soc. Ltd.
Bhimjipura, AHMEDABAD-380013.
AMC COW(GRADE-1) Lic No. CW-0335010316R1

C.O.W.

CHETAN J. SHAH
27/B, TrustNagar, Vasna, Ahmedabad
Corp./ Licence No. ER/0483070818R2

ENGINEER

BHAJANSINGH.B. SHIKH
A/2, Arohi Appartment
B/h. Newyork tower,thaltej
Ahmedabad.
LIC. NO-AMC-SD-0438170619

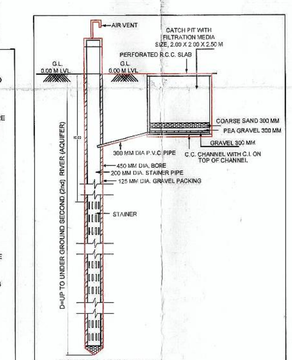
STR. ENGINEER

NOTE :-

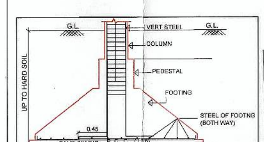
- THIS PERMISSION IS GRANTED ONLY FOR THE BASE F.S.I. ALONG WITH THE ADDITIONAL CHARGEABLE F.S.I. AVAILABLE AS PER BASE ZONE UNDER REGULATIONS, ANY HIGHER F.S.I. (MARKED IN PURPLE COLOUR HATCH IN PLAN), IF PERMISSIBLE AS PER T.O.Z. (TRANSIT ORIENTED ZONE) IN FUTURE SHALL ONLY BE GRANTED BY THE COMPETENT AUTHORITY AFTER APPROVAL OF LOCAL AREA PLAN BY THE GOVERNMENT, SUBJECT TO THE STRUCTURAL STABILITY REQUIREMENTS AND OTHER RELEVANT PROVISIONS OF REGULATIONS PREVAILING PREVAILING AT THE TIME TO PERMISSION.

NOTE :-

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PREMISES GATES DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDR 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 GDR 2021, 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 G.D.R.2021
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.5 OF G.D.R.2021
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.12 AND 24.7 OF G.D.R2021.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF G.D.R. 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 GDR.2021
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 23.11
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 23.6.2
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 23.10
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 23.7 OF THE GDR.2021
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 23.1.7 OF GDR.2021
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF GDR.2021
- THE STRUCTUE 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. 27.2 OF GDR 2021
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF GDR.2021.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF GDR.2021
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.6 OF THE GDR.2021
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 24 OF GDR 2021.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 29 OF GDR 2021.
- MECHANICAL VENTILATION PROVIDE ON BASEMENT.



PERCOLATION WELL
FOR BUILDING UNIT 1500.00 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)



COLUMN FOOTING DETAIL
(AS PER STR. DESIGNER)
SCALE :- NOT TO SCALE

RESPONSIBILTY (G.D.C.R.- 3.5(h)) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (G.D.C.R.-5.4) :-
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 SHALL BE CAST ON THE AUTHORITY

AUTHORITY

Ahmedabad Municipal Corporation
Case No: BLNTS/NWZ/030215/GDR/A3636/R0/M1 Zone: New West
Plan Approved as per terms and conditions mentioned in The Commencement Certificate
Rajachitthi No: 03820/030215/A3636/R0/M1
Date: 15/05/15

Sub Inspector	Asst. T.D.O./Asst. E.	H.R.SHAH	D.P. DESAI
(Civic Center)	(Civic Center)	Dy TDO New West	Dy.MC New West

B.P.S.P. (T.D.O.) AHMEDABAD MUNICIPAL CORPORATION

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT