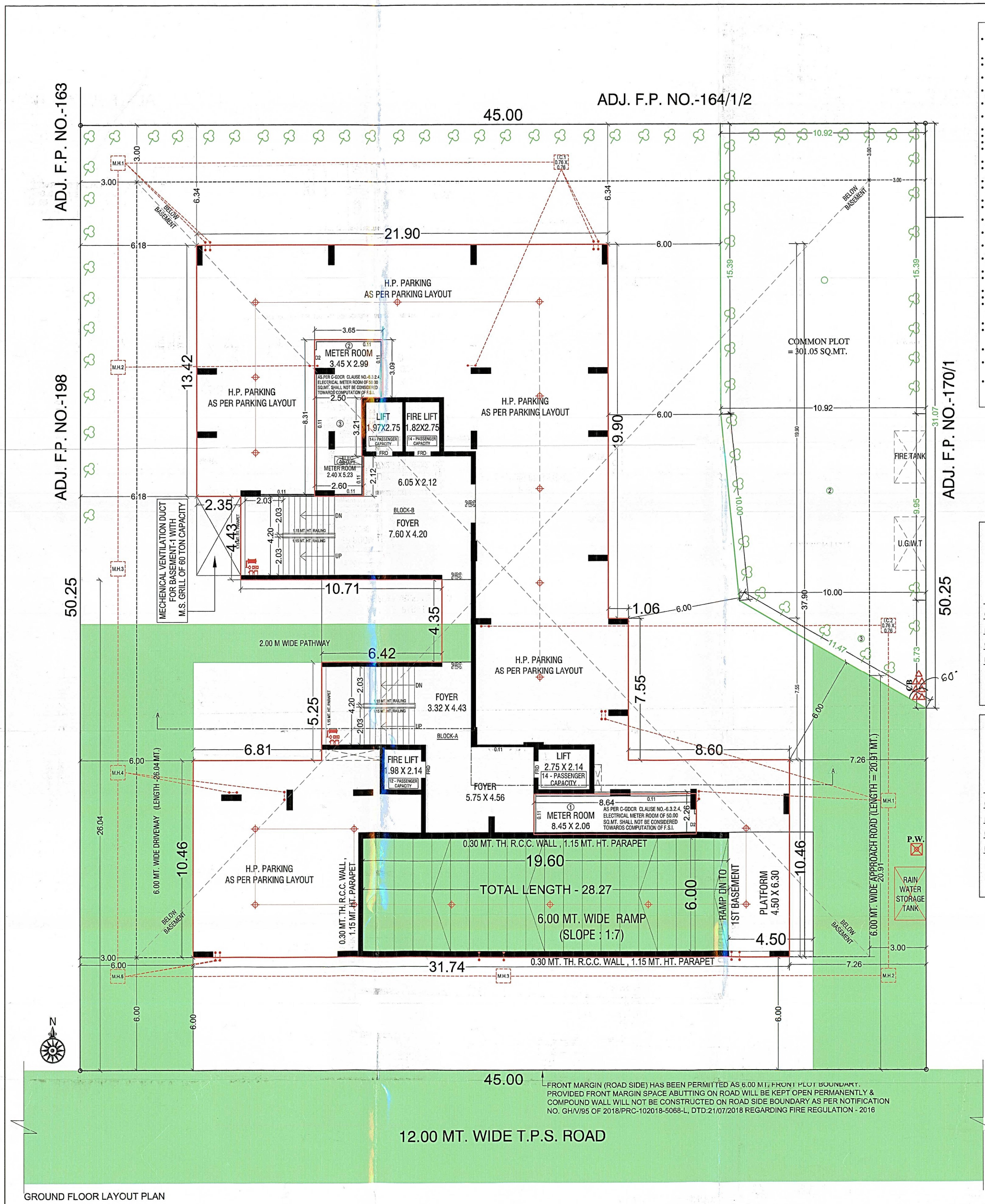


FRONT MARGIN (ROAD SIDE) HAS BEEN PERMITTED AS 6.00 MT. FRONT PLOT BOUNDARY. PROVIDED FRONT MARGIN SPACE ABUTTING ON ROAD WILL BE KEPT OPEN PERMANENTLY & COMPOUND WALL WILL NOT BE CONSTRUCTED ON ROAD SIDE BOUNDARY AS PER NOTIFICATION NO. GH/V/95 OF 2018/PRC-102018-5068-L, DTD:21/07/2018 REGARDING FIRE REGULATION - 2016

GROUND FLOOR LAYOUT PLAN

NOTES RELATED TO C.G D.C.R.-2017(Dt.•03/10/2019)

- 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 MARGINAL SPACE AND MARGIN
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION
- IT IS CERTIFY THAT ACCORDING TO C.G D.C.R.-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 C.G D.C.R.-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 C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO 13.1.14 OF C.G.D.C.R.-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF C.G.D.C.R.-2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.6 OF C.G.D.C.R.-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 FIRE PREVENTION AND FIRE SAFETY ACT- 2016
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO.13.10 OF C.G.D.C.R.-2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF C.G.D.C.R.-2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF C.G.D.C.R.-2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.-2017.
- THE STRUCTURAL 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 C.G.D.C.R.-2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.-2017.
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO 17.3 OF C.G.D.C.R.-2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF C.G.D.C.R.-2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.5 OF C.G.D.C.R.-2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.18 OF C.G.D.C.R.-2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER 14 OF C.G.D.C.R.-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 C.G.D.C.R.-2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 45 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO 14 OF C.G D.C.R.-2017 AND FIRE PREVENTION AND FIRE SAFETY ACT 2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO 17.5.1 OF C.G.D.C.R.-2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO 13.13 OF C.G.D.C.R.-2017.
- FURTHER THE PLAN OF THIS PROJECT IS COMPLIANT WITH THE CONDITIONS PRESCRIBED UNDER SECTION 80-IBA OF THE INCOME TAX ACT, 1961 WITH RESPECT TO THE AREA OF THE PLOT OF LAND, CARPET AREA OF EACH RESIDENTIAL UNIT, PERCENTAGE OF CARPET AREA OF SHOPS AND OTHER COMMERCIAL ESTABLISHMENTS IN THE PROJECT AND UTILIZATION OF FLOOR AREA RATIO.

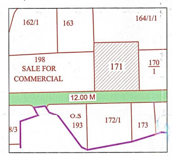
BUILT UP AREA, F.S.I. AREA, TENAMENT & FLOOR AREA TABLE

FLOOR	USE	BUILT UP AREA		F.S.I.	UNIT	FLOOR AREA
BASEMENT - 2	PARKING	1608.75		0.00	0	0.00
BASEMENT - 1	PARKING	1664.55		0.00	0	0.00
GROUND FLOOR (H.P.)	PARKING	814.04	838.86	0.00	0	0.00
GROUND FLOOR (S.P.)	ELECTRIC METER ROOM	44.34		0.00	0	0.00
1ST FLOOR	RESIDENCE	770.69		619.76	5	619.76
2nd FLOOR	RESIDENCE	770.69		619.76	5	619.76
3RD FLOOR	RESIDENCE	770.69		619.76	5	619.76
4TH FLOOR	RESIDENCE	770.69		619.76	5	619.76
5TH FLOOR	RESIDENCE	770.69		619.76	5	619.76
6th FLOOR	RESIDENCE	770.69		619.76	5	619.76
7th FLOOR	RESIDENCE	770.69		619.76	5	619.76
8th FLOOR	RESIDENCE	770.69		619.76	5	619.76
9th FLOOR	RESIDENCE	770.69		619.76	5	619.76
10th FLOOR	RESIDENCE	679.44		525.65	4	525.65
STAIR CABIN & STAIR		170.56		0.00	0	0.00
O.H.W.T. & L.M.R.		126.3		0.00	0	0.00
TOTAL	PARKING + RESIDENTCE	12044.19		6103.49	49	6103.49

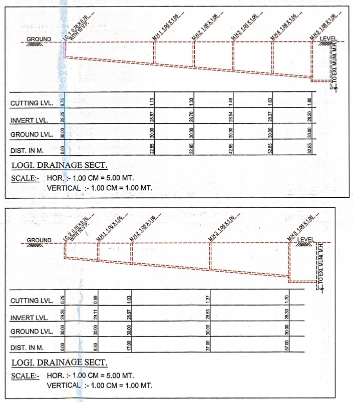
ELE. METER ROOM B. AREA CALC. :- BL. A & B

1	8.64	X	2.26	X	1	=	19.53	SQ.MT.
2	3.65	X	3.09	X	1	=	11.28	SQ.MT.
3	2.50	X	3.21	X	1	=	8.03	SQ.MT.
4	2.60	X	2.12	X	1	=	5.51	SQ.MT.
NET BUILT UP AREA ON ELE. METER ROOM						=	44.34	SQ.MT.

AS PER C-GDCR CLAUSE NO.-6.3.2.4, ELECTRICAL METER ROOM OF 50.00 SQ.MT. SHALL NOT BE CONSIDERED TOWARDS



KEY PLAN
SCALE :- NTS



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

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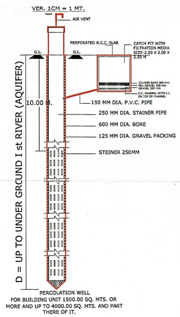
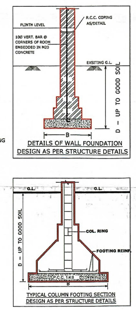


PERCOLATION WELL
FOR BUILDING UNIT 1500.00 SQ. MTS. OR MORE AND UP TO 4000.00 SQ. MTS. AND PART THERE OF IT.



DETAILS OF WALL FOUNDATION
DESIGN AS PER STRUCTURE DETAILS

TYPICAL COLUMN FOOTING SECTION
DESIGN AS PER STRUCTURE DETAILS

NOTES RELATED TO FIRE SAFETY & PROVISION

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 (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 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
No....E....Dt 13/4/23
TDO, BPSP, AMC

GROUND FLOOR LAYOUT PLAN — 1/5

LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON F.P. NO.:- 171, OF T.P.S. NO.:-4 R.S. NO-54/1, (OLD R.S.NO-148/1) (VEJALPUR), (FINAL), MOJE-JODHPUR, TALUKA-VEJALPUR, DIST.-AHMEDABAD.]

SCALE :- 1.00 CM = 1.00 MT.

ZONE:-RESIDENTIAL ZONE-I (R1)

USE : RESIDENCE (DW3)

AREA TABLE

		SQ. MTS.
PLOT AREA OF F.P. NO.- 171	(AS PER F-FORM)	= 2261.00 SQ. MTS.
REQUIRED COMMON PLOT @ 10%		= 226.10 SQ. MTS.
PROVIDED COMMON PLOT		= 301.05 SQ. MTS.

F.S.I. AREA TABLE

		SQ. MTS.
PLOT AREA OF F.P. NO.- 171		= 2261.00 SQ. MTS.
PERMISSIBLE BASE ZONE F.S.I. AREA 1 : 1.8	(2261.00 X 1.8)	= 4069.80 SQ. MTS.
PERMISSIBLE CHARGEABLE F.S.I.@1:0.9	(2261.00 X 0.9)	= 2034.90 SQ. MTS.
TOTAL PERMISSIBLE F.S.I.	(1.8 + 0.9 = 2.7)	= 6104.70 SQ. MTS.
TOTAL UTILISED F.S.I. AREA		= 6103.49 SQ. MTS.
CHARGEABLE F.S.I. (6103.49 - 4069.80)		= 2033.69 SQ. MTS.
BALANCE F.S.I. AREA (6104.70 - 6103.49)		= 1.21 SQ. MTS.

COMMON PLOT AREA CALCULATION
PLOT AREA = 2261.00 SQ.MT.
REQ. COMMON PLOT - 10% OF 2261.00 = 226.100 SQ.MT.
PROVIDED COMMON PLOT
(1) 10.92 X 15.39 = 168.06 SQ.MT.
(2) [(10.92 + 10.00) / 2] X [(10.00 + 9.95) / 2] = 10.46 X 9.98 = 104.34 SQ.MT.
(3) (10.00 X 5.73) / 2 = 28.65 SQ.MT.
SO PROVIDED COMMON PLOT = 301.05 SQ.MT.

TREE PLANTATION CALCULATION:-
EVERY 200 sq.mt. OF PLOT AREA REQ. 5 nos OF TREE SO, FOR 2261.00 / 200 x 5 = 56.53 SAY, 57 NOS
PROVIDED 57 nos. OF TREE IN OPEN MARGINAL SPACE

PERCOLATION WELL CALCULATION:-
BUILDING UNIT B. AREA ABOVE 1500 SQ.MT. AND UP TO 4000.00sq.mt. OF PLOT AREA REQ. 1nos. OF PERCOLATING WELL
SO, FOR 2261.00 sq.mt. OF PLOT AREA REQ. P.WELL = 2261.00 / 4000 = 0.56 SAY, 1
PROVIDED 1 nos. OF PERCOLATING WELL

COMMUNITY BIN (RESI.) :-
REQUIRE 10 LITRE FOR 1 RESI. UNIT, 49 x 10 = 490 LTS. TOTAL REQUIRE
490 / 80 = 6.13 NOs. SAY 7 DUSTBIN REQ.OF 80 LIT.CAPACITY
PROVI. 7 NOS.COMMUNITY BIN ON (EACH OF SOLID CAPACITY) OPEN AREA

SCHEDULE OF OPENING				R.C.C STAIR DETAIL
DOOR	WINDOW		VENTILATION	
FRD = 0.90 x 2.50	W = 5.19 x 1.20	W5 = 1.72 x 1.20	V1 = 0.60 x 0.60	WIDTH = 2.03 MT
FRD1 = 3.65 x 2.10	W1 = 3.06 x 1.20	W6 = 1.44 x 1.20		TREAD = 0.30 MT
FRD2 = 3.35 x 2.10	W2 = 2.45 x 1.20	W7 = 0.98 x 1.20		RISER = 0.15 MT
D2 = 0.90 x 2.10	W3 = 2.15 x 1.20	W8 = 0.70 x 1.20		
D3 = 0.80 x 2.10	W4 = 1.84 x 1.20	W9 = 0.65 x 1.20		
	ALL FULL WINDOW WITH SAFETY GRILL			

COLOUR NOTE :
PROP. WORK — PROP. DRAINAGE — BASEMENT LINE — ROAD — F.P. BOUNDRY — SPRINKLER — COM.BIN. — TREE — P.W.

ALAY DASHRATBHAI PATEL
SHAKTI EDIFICE LLP
AMC DEV LIC NO. 001DV12072710805
AHMEDABAD
DEVELOPER

OWNER

UTSAV DIPAKBHAI PATEL
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89 Riddhi Society, Ghatlodia
Ahmedabad-380061
ENGINEER

UTSAV DIPAKBHAI PATEL
AMC LIC No. SD 0651130324
89, Riddhi Society, Ghatlodia
Ahmedabad-380061
STR. ENGINEER

DIPAKBHAI N. VASAVA
LIC NO.:001CW03082710785
MATAJI NU FLIYU DEBAR,
RAJPARDI, BHARUCH-393115
C.O.W.

DHAVAL P. TALAPADA
LIC NO.: 001SR1602281689
58, SAHVAS BALYADEV PARTY PLOT SAME
AMBICA NAGAR ROAD,
ODHAV, AHMEDABAD-382415
S.O.R.

Ahmedabad Municipal Corporation
Case No. : BHNTS/SWZ/270323/CGDCRV/A7243/R0/M1
Zone: SOUTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 08245/270323/A7243/R0/M1
Date : 15/04/2023

T.D. Sub Inspector(B.P.S.P.) — T.D. Inspector (B.P.S.P.) — Asst. T.D.O. (B.P.S.P.)

AUTHORI

12/04/2023