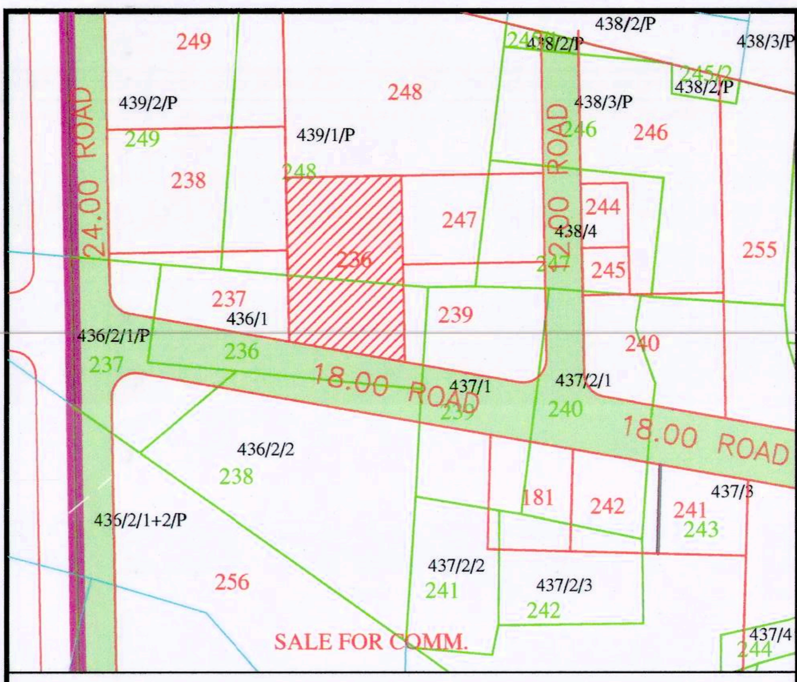
Block No.	Consume F.S.I.			No. Of Comm. UNIT	Residential Dwelling units more than 66 and up to 80			other f.s.i.		commercial f.s.i.	
	Commercial	Residence	Total		No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	Used F.S.I.	% Of Used F.S.I.	Used F.S.I.	% Of Used F.S.I.
A+B	239.08	7816.62	8055.70	07	98	7775.60	99.48	41.02	--	239.08	2.97
	--	--	--	--	--	--	--	--	--	-	-
Total	239.08	7816.62	8055.70	07	98	7775.60	96.52	41.02	0.51	239.08	2.97

Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	07	239.08	2.97	129.83
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	-	-	-	-
D	more than 66 and up to 80	98	7775.60	96.52	4222.59
E	With Aff. F.S.I. (40% Slab)	-	41.02	0.51	22.28
	Grand Total	105	8055.70	100	4374.70



KEY - PLAN

SCALE :- 1.00 CM. = 20.00 MT.

SANITARY PROVISION

FLOOR AREA (TOTAL) :- 239.08 SQ. MTS.
4 SQ. MTS. = 1 PERSON
239.08 SQ. MTS. = 59.77 SAY 60 PERSON

SANITORY REQ.

TOTAL W.C. REQD. = 1 W.C. FOR EVERY 50 PERSON
= 2 W.C. REQD.FOR EACH GENDER
URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS UP TO 100
= 1 REQD.

6 Nos. W.C. PROVIDED FOR SHOP INDIVIDUAL.

Sanitary Required For Common (Total Required 25%)
TOTAL W.C. REQD. = 2 X 0.25 = 0.50 SAY 1 W.C. FOR EACH GENDER
TOTAL W.C. PROP. = 1 FOR MALE &1 FOR FEMALE
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 2045.00 SQ.MTS
REQ. COMMON PLOT @ 10% = MIN. 204.50 SQ.MT.
COMMON PLOT
10.01 X 23.63 X 1 = 236.54 SQ.MT.
TOTAL PROV. COMMON PLOT = 236.54 SQ.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
2045.00 - 500.00 = 1545/200 = 7.73 SAY 8 NOS.
∴ NO. OF TREE
= 12+8 X 5
= 12+40 = 52 NO. OF TREES REQ.
PROVI. 52 NO. TREES

REQ. PERCOLATING WELL

PLOT AREA :- 1500 T0 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 2045.00 / 4000.00 SQ. MTS.
= 0.51 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

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 / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 98 UNITS / 8 UNITS / 1 = 12.25 NOS. REQD.
PROVIDED CONTAINER = 13 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)

TOTAL FLOOR AREA FOR SHOPS = 239.08 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 239.08 X 20 / 100 X 80 = 0.60 NO.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 1 NO
TOTAL C.BIN PROVIDED = 13 NO.FOR RESI.+ 1 NO. FOR COMM.
= 14 NO.OF 80 LIT.CAPACITY

EQ. TENAMENT STATEMENT

FLOOR / BLOCK	USE	EQUITY TENA. TOTAL COMM.	RESI.
GROUND (H. P.)	PARK.	--	--
GROUND (S. P.)	SHOP/RESI	07	--
1ST FLOOR	Office/RESI	--	07
2ND FLOOR	RESI	--	07
3RD FLOOR	RESI	--	07
4TH FLOOR	RESI	--	07
5TH FLOOR	RESI	--	07
6TH FLOOR	RESI	--	07
7TH FLOOR	RESI	--	07
8TH FLOOR	RESI	--	07
9TH FLOOR	RESI	--	07
10TH FLOOR	RESI	--	07
11TH FLOOR	RESI	--	07
12TH FLOOR	RESI	--	07
13TH FLOOR	RESI	--	07
14TH FLOOR	RESI	--	07
TOTAL	SHOP/RESI	07	98

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

BUILT UP AREA STATEMENT

BLOCK	(IN SQ.MT.) TOTAL
2ND BASEMENT	1431.10
1ST BASEMENT	1431.10
GROUND (H. P.)	566.96
GROUND (S. P.)	239.08
1ST FLOOR	703.08
2ND FLOOR	703.08
3RD FLOOR	703.08
4TH FLOOR	703.08
5TH FLOOR	734.54
6TH FLOOR	703.08
7TH FLOOR	703.08
8TH FLOOR	734.54
9TH FLOOR	703.08
10TH FLOOR	367.96 + 335.12 703.08
11TH FLOOR	734.54
12TH FLOOR	703.08
13TH FLOOR	703.08
14TH FLOOR	744.10
STAIR CABIN	134.97
LIFT MAC. ROOM	82.44
TOTAL	13864.17

F.S.I. AREA STATEMENT

BLOCK	(IN SQ.MT.) TOTAL
GR. FL. (Comm.)	239.08
1ST FLOOR	555.40
2ND FLOOR	555.40
3RD FLOOR	555.40
4TH FLOOR	555.40
5TH FLOOR	555.40
6TH FLOOR	555.40
7TH FLOOR	555.40
8TH FLOOR	555.40
9TH FLOOR	555.40
10TH FLOOR	283.82 + 271.58 555.40
11TH FLOOR	555.40
12TH FLOOR	555.40
13TH FLOOR	555.40
14TH FLOOR	596.42
TOTAL	8055.70

COMM. F.S.I. AREA STATEMENT

FLOOR	BLOCK -A (IN SQ.MT.)
GROUND (S. P.)	239.08

LAY OUT PLAN — SHEET NO:- 1/4

RESIDENTIAL AFFORDABLE HOUSING PROJECT

LAY-OUT PLAN SHOWING PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING ON F.P. NO. 236 OF T.P.S.NO. : 234 (ZUNDAL) R.S.NO. 436/1 (O. P. NO. 236) OF MOJE :-ZUNDAL, TA.:GANDHINAGAR , DIST: GANDHINAGAR

LAY OUT — SCALE:- 1C.M. = 2 MT.
USE : RESIDENTIAL + COMMERCIAL (AFFORDABLE HOUSING)
ZONE:- RESIDENTIAL -III (R-3) & RAH

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 236	2045.00
REQ. COMMON PLOT 10% (2045.00 X 0.10)	204.50
PROVI. COMMON PLOT	236.54
PERMI. F.S.I.- (1:80 X 2045.00)	3681.00
CHARGEABLE F.S.I. (0.90 X 2045.00)	1840.50
TOTAL PERMI. F.S.I. (3681.00+1840.50)	5521.50
TOTAL UTILIZED F.S.I.	8055.70
UTILIZED CHARGEABLE F.S.I.	1840.50
UTILIZED T.D.R. F.S.I. (8055.70- 5521.50)	2534.20

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

અમદાવાદ શહેરી વિકાસ સત્તામંડળ સ્કેનીંગ કરાવેલ છે
આસીસ્ટન્ટ / ક્લાર્ક

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

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 hose or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge the 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 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 each 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 premises where a Fire service vehicle can approach easily.

A permanent hydrant point comprising of 63 mm dia size 2 nos 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 Part 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) ISI mark to be installed on floor 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 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. LIGHTENING ARRESTER :

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

7. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE - SAFETY SYSTEM

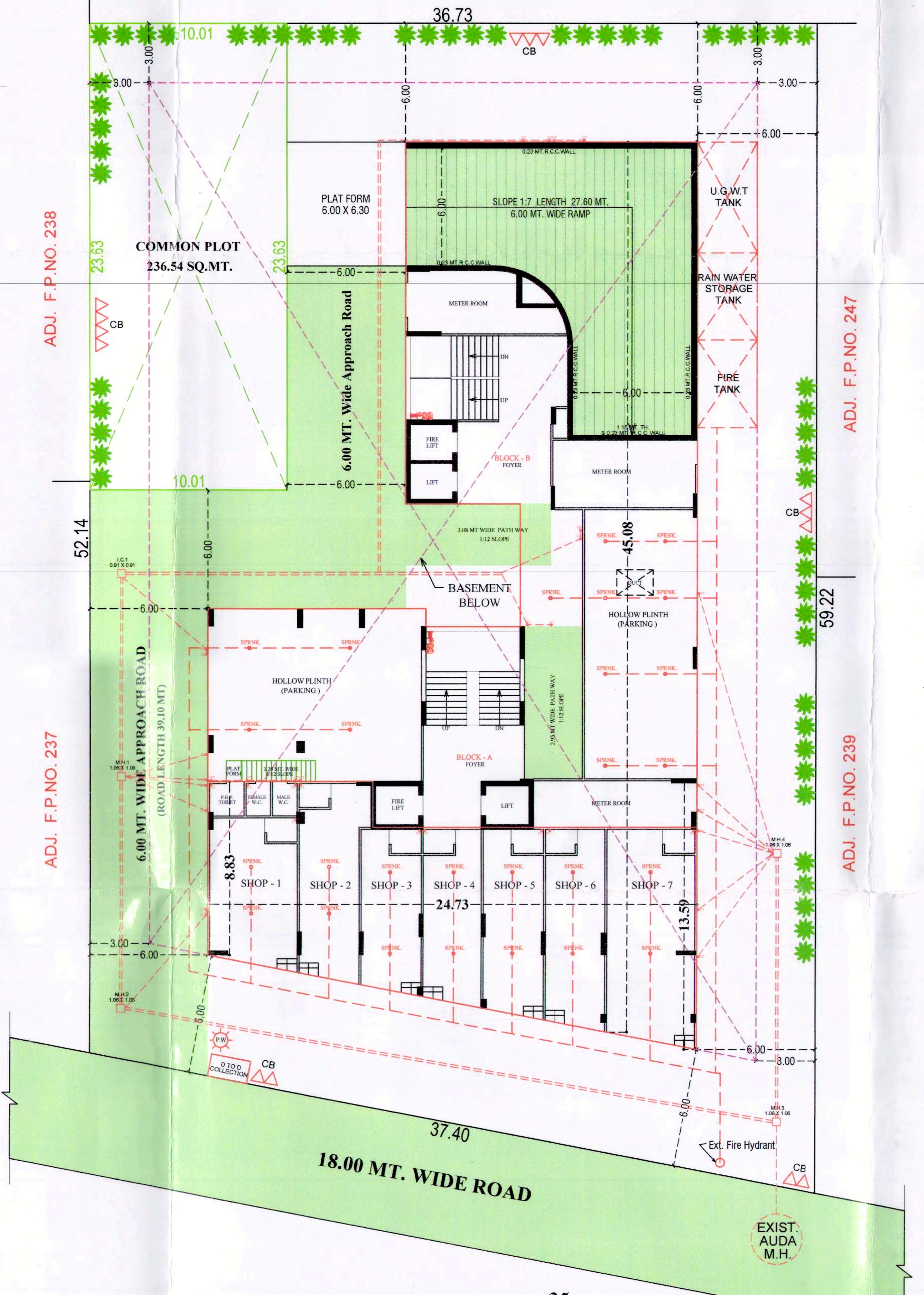
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main electrical supply. (I.E. from electrical power supply of the company) This is to ensure availability of power supply to the fire protection & safety system even after the main electrical supply to the building is switched off the time of fire.

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 / pathwy / dead-end and along all exit routes landing to the ground level. The signage should indicate fire fighting, fire safety, first-aid and other safety equipement present on the respective floor / landing / pathway / dead - end and along all exit routes leading to the ground level.

10. IMPORTANT INSTRUCTIONS :

After inspection of a low-rise building by the fire services authority , if the fire officer concerned feels the need for additional fire prevention / protection / ventilation system required or equipement (I.E. passive system / sprikler / drencher etc.) as per fire load / fire risk / public gethering. potential / occupancy / confined area, those additional measures / equipement have to be implemented / installed.



LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

TDR F.S.I. AREA TABLE :-

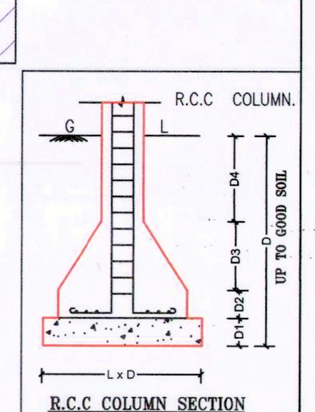
DETAIL OF SLUM REDEVELOPMENT PLOT	RIGHTS OF TDR FSI (SQ.MT.) OF SLUM REDEVELOPMENT FROM SLUM DEVELOPER TO TRANSFEREE	JANTRI VALUE OF SLUM PLOT (RS. PER SQ.MT.)	JANTRI RATE OF RECIPIENT PLOT (RS. PER SQ.MT.)	ACTUAL T.D.R F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPORTIONATE AS PER JANTRI)	T.D.R. F.S.I. PROPOSED IN RECIPIENT PLOT (IN THIS PLOT)
T.P.S. NO. 24 (MANINAGAR) F.P.NO. 2/2 P/A + 2/3	35,61,500 /-	T.P.S. NO. 234 (TZUNDAL) F.P.236	1700 /-	35,61,500 /- / 1700 /- = 2095.00 sq.mt.	2095.00 SQ.MT.

TDR F.S.I. AREA TABLE :-

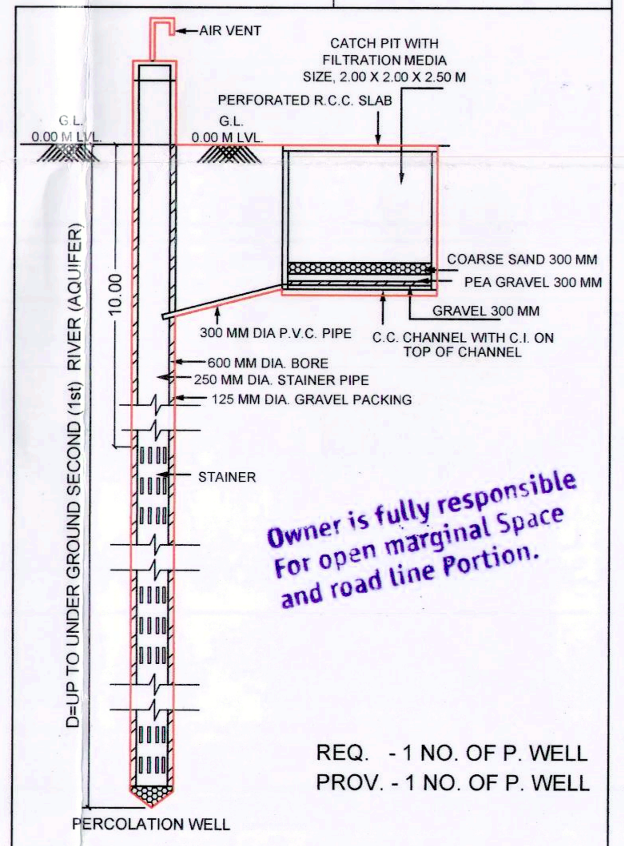
DETAIL OF SLUM REDEVELOPMENT PLOT	RIGHTS OF TDR FSI (SQ.MT.) OF SLUM REDEVELOPMENT FROM SLUM DEVELOPER TO TRANSFEREE	JANTRI VALUE OF SLUM PLOT (RS. PER SQ.MT.)	JANTRI RATE OF RECIPIENT PLOT (RS. PER SQ.MT.)	ACTUAL T.D.R F.S.I. AVAILABLE TO RECIPIENT PLOT (PROPORTIONATE AS PER JANTRI)	T.D.R. F.S.I. PROPOSED IN RECIPIENT PLOT (IN THIS PLOT)
T.P.S. NO. 24 (MANINAGAR) F.P.NO. 2/2 P/A + 2/3	8,67,000 /-	T.P.S. NO. 234 (TZUNDAL) F.P.236	1700 /-	8,67,000 /- / 1700 /- = 510.00 sq.mt.	510.00 SQ.MT.

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN SUBJECT TO CONDITION THAT THE CONTRUCTION OF T.D.R. F.S.I. 2095.00 SQ.MT. FROAM SLUM PLOT T.P.24 (MANINAGAR) F.P. 2/2 P/A + 2/3 (RAMGALI CHUNAR VAS CHHAPRA) SHOW IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING BU PERMISSION OF SLUM PLOT.

THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN SUBJECT TO CONDITION THAT THE CONTRUCTION OF T.D.R. F.S.I. 510.00 SQ.MT. FROAM SLUM PLOT T.P.24 (MANINAGAR) F.P. 2/2 P/A + 2/3 (RAMGALI CHUNAR VAS CHHAPRA) SHOW IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING BU PERMISSION OF SLUM PLOT.



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



PERCOLATION WELL

REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

FOR BUILDING UNIT 500.00 S. M OR MORE TO 1500.00 S. M.
& PART THERE OF IT.
NOTE :-STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

ખાસ શરત :
સદર પ્રકરણે જમીન માલિકશ્રી / ડેવલોપરશ્રી / એન્જી.શ્રી / આર્કીટેક્ટશ્રી / સ્ટ્રક્ચર એન્જીનીયર દ્વારા રજુ કરવામાં આવેલ તમામ બાંહેધરી પત્રો મુજબ સુસંગત વર્તવાનું રહેશે.

Owner is fully responsible For open marginal Space and road line Portion.

GENERAL NOTES [AS PER CGDCRV 2017]

- It is certified that plot under reference is surveyed by me and dimensions of all side of plot and plot area as and shown in plan are measured by engineer on record and in accordance with ownershio / revenue record.
- Engineer is fully responsible for leaving open marginal space and margin.
- The depth and position of existing municipal manhole is veryfied by me 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.
- Pedesttrians 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 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 CGDCR 2017.
- Drinking Water Facility for disabiled persons is provided as per 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 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 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 the clause no. 17.2 of CGDCR 2017.
- Community bin provided as per the provision of the clause no. 17.2.4 and 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 chapter no. 14 of CGDCR 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 CGDCR 2017.
- Marginal space & basement 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 fire safety act-2016.
- Fire Safety Provision Shall Be Provided As Per A.M.C. Fire And Emergency Service Department Opinion Letter No. , Date :

FOR , GIRIRAJ REALITY
PARTNER

OWNER:

ENGINEER:
KETAN K. PATEL
C/7,MURDHANYA APPT.
B/H,BHUMI PARTY PLOT,
NARANPURA, AHMEDABAD
AUDA /LIC/ ENG /216

STR. ENGINEER:
VIREN D. PAREKH
STRUCTURE DESIGNER
LIC No.: 001SE18102500342
LIC No.: AUDA/SD-I/289
A-819, Siddhivinayak Tower ,
Makarba , S.G. Highway ,
Ahmedabad - (O) 9925661341

C.O.W.:
MANOJ L.KANANI
16,PADMA BUNGLOWS PART II
NEAR SHUKAN X ROAD,
NIKOL, AHMEDABAD 382350.
AUDA /LIC/ COW.I /625

DEVLOPER:
CHIRAG N. SONI
AUDA/DEV.1114DV0403251025

ખાસ નોંધ :
ફ્લેટ લે-આઉટ સ્કીમ સ્ટેબિલિટી ટેક તથા સાઈટ ની સાઇઝ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.-૧૪૯૦) તથા સિવિલ એન્જીનીયરીંગ ફિલ્ડ ધુડ બાગ-ધ્વનાઓ મુજબ રાખવાનાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે બાંધકામ કરવાનું રહેશે.

The permission is valid only in 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 under reference.

Final Plan boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

DISPATCH BY
Assistant Town Planner
Ahmedabad Urban Development Authority
AUTHORITY:

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 2021/
Dated 0-2-JUL-2021
No 2 5 1
Note Approved by C.E.A.
Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.