SHEET NO :1/5

LAYOUT PLAN SHOWING RESI.+COMM.BUILDING ON SUR.NO.-1263,O.P.NO.- 250,F.P. NO.-250,DRAFT T.P.S. NO.-128 (VATVA ASALALI),AT VATAVA,TALUKA :A'BAD CITY- EAST, DIST:- A'BAD.

SCALE :- 1 CM = 2MT. BLOCK - A+B

ZONE :- RESIDENTIAL - I USE :- RESI + COMM.

PLOT AREA	8074.00
COMMON PLOT REQD. @ 10% OF PLOT AREA	807.40
COMMON PLOT PROVIDED	879.24
PROP. B.A. ON GR.FL	3894.89
OPEN PLOT AREA	4179.31

F.S.I. AREA TABLE SMT.

NET PLOT AREA	8074.00
PERMI. F.S.I. AREA @ 1:1.8 (8074.00 x 1.8)	14533.20
TOTAL F.S.I. AREA USED	14271.39
BAL. F.S.I. AREA	261.81

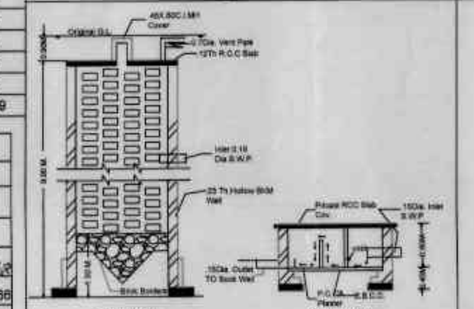
COLOUR NOTES

PLOT BOUNDRY — TREES

PROP WORK

ROAD — PER.WELL

COMM.BIN



OWNER — DEVELOPERS

SHREE RAM DEVELOPERS
Developers Lic. No. 25126826

HILESH P. KHERNAR
27-A, Kailashdham Society, Nr., Dashrathbhai's Kuva, Amraiwadi, AHMEDABAD-26.
AMC LIC No. CW0481211015

HILESH P. KHERNAR
C-2/102, Pushkar Residency, B/h. Annapurna Restaurant, Jasodanagar, AHMEDABAD.
AMC LIC No. ER/0713270419 R1

C.O.W. — ENGINEER

CHAVDA PARESH M.
AMC-4D Lic. No. 0290029217R
9/127, Government "C" Colony
Nr Ashok Mill, Naroda Road
Ahmedabad-380025

STR.ENGINEER

COMMUNITY BIN CALC (RESIDENCE)

TOTAL NOS OF UNIT = 175 NOS.
CONT. REQD = 1 UNIT = 1 NOS.(10 LIT CAP)
MAXIMUM CAPACITY OF CONT. = 80 LTRS.
80 LTRS = 8 UNIT = 1 CONT. (80 LTRS CAP.)
= 175 NOS UNITS / 8
= 21.87 CONTAINER REQUIRED
SAY = 22 NOS CONTAINER REQUIRED
22 NOS CONTAINER PROVIDED OF 80 LTRS CAP.

COMMUNITY BIN CALC (COMMERCIAL)

TOTAL COMM. FL. AREA = 1113.84 SQ MT.
CONTAINER REQD = 100.00 SQ MT = 1 NOS. (20 LTRS CAP)
= 1113.84/FL. AREA =11.14 SAY 12 NOS CONTAINER BIN REQU(CAP. 20 LIT.)
MAXIMUM CAPACITY OF CONTAINER = 80 LTRS.
03 NOS CONTAINER BIN PROVIDED FOR COMMERCIAL(CAP. 80.00 LIT)

TREE PLANTATION CAL. :

PLOT AREA = 8074.00 SQ.MT.
200.00 SQ. MT. = 3 NOS. TREE REQ.
8074.00/200 x 3 = 121.11 NOS.
PROVIDE 122 NOS. TREE.

PERCOLATION WELL CALCULATION

NET PLOT AREA = 8074.00 SQ.MT.
REQ. P.W = UP TO 4,000 /1NO.= 2.02 REQ.
PROVI. PERCOLATION WELL= 3 NOS

COMMON PLOT -1 AREA = 643.63 Smt.
PERMI. B.A. @15% = 96.54 Smt.
PROP. B.A. IN C.P. = 84.04 Smt.
BALANCE B.A. IN C.P. = 12.50 Smt.

REQ. COMMON PLOT CALC.

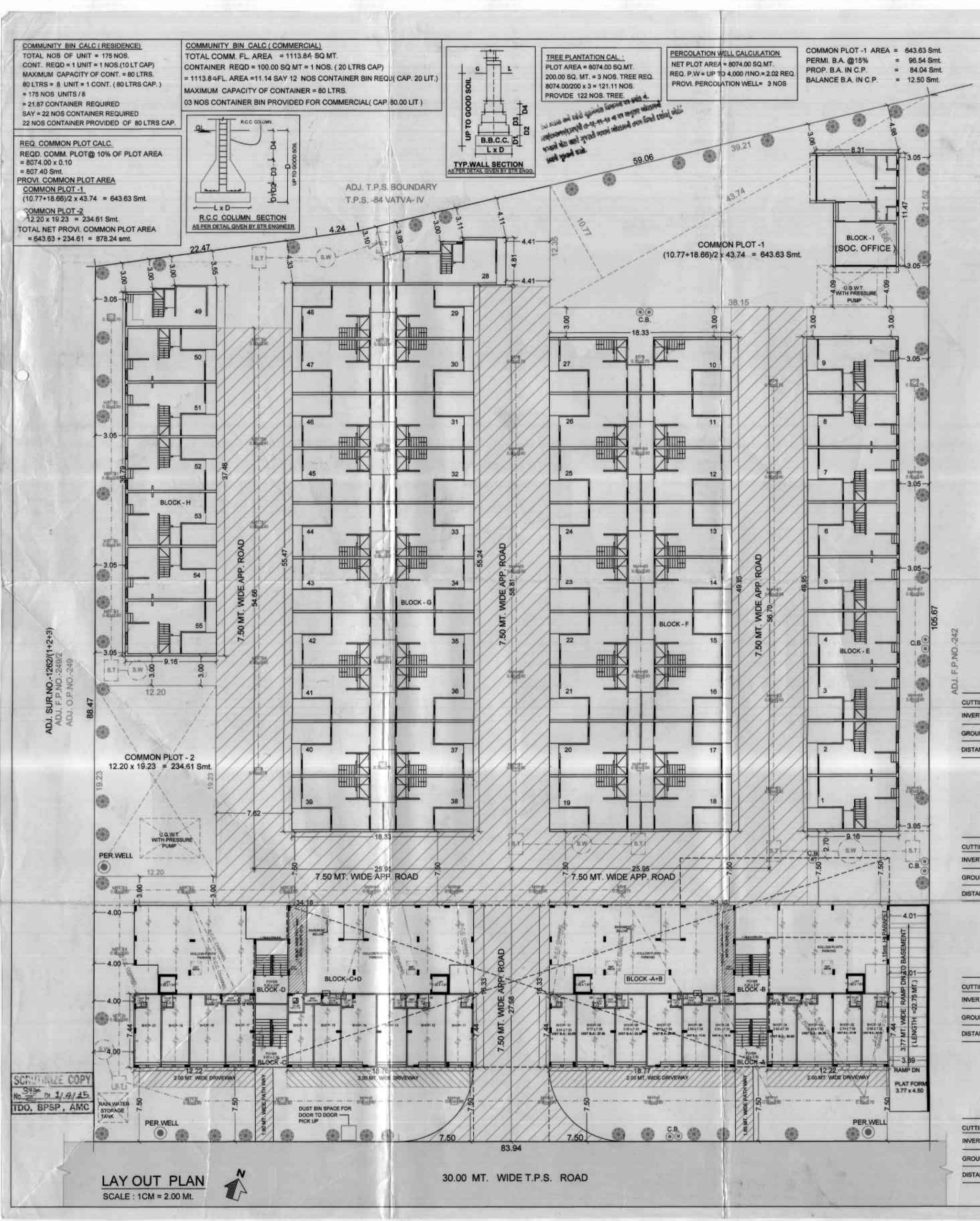
REQD. COMM. PLOT@ 10% OF PLOT AREA
= 8074.00 x 0.10
= 807.40 Smt.

PROVI. COMMON PLOT AREA

COMMON PLOT -1
(10.77+18.66)/2 x 43.74 = 643.63 Smt.

COMMON PLOT -2
12.20 x 19.23 = 234.61 Smt.

TOTAL NET PROVI. COMMON PLOT AREA
= 643.63 + 234.61 = 878.24 smt.



LAY OUT PLAN
SCALE : 1CM = 2.00 Mt.

SCRUTINIZE COPY
No. 3196 Dt. 1/4/15
TDO, BPSP, AMC

SANITARY PROVISION:

TOTAL COMM. FLOOR AREA = 1113.84SQ.MT.
1113.84 / 4 = 278.44 PERSON
REQ. 100 PERSON = 1 URINAL & 1 W.C.
REQ. 4 SQ.MT. F.A. = 1PERSON
REQ. 1 W.C. / 50 PERSON PER GENDER
GEN TOILET REQ. 25% OF TOTAL REQ. W.C.

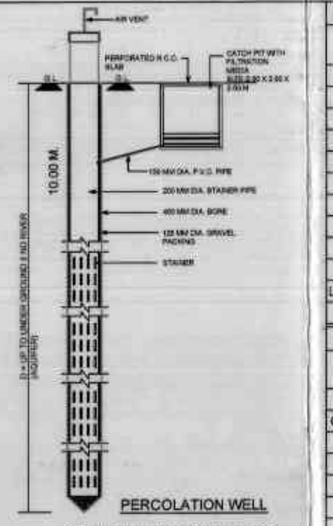
USERS	MALE	FEMALE	G.TOILET @ 25%
279			
REQ. W.C.	06	06	02+02=04
REQ. URINAL	03	--	--
PROVI. W.C.	56 TOILET WITH URINAL IN SHOP		01 - LADIES 02 - GENTS 01 - HANDICAPE

COMM. F.S.I.

FLOOR	BLOCK-A+B	BLOCK-C+D	TOTAL
G.FL	224.25	224.25	448.50
F.FL	220.66	220.66	441.32
S.FL	220.66	220.66	441.32
TOTAL	665.57	665.57	1331.14

RESI. F.S.I.

TOTAL UTILISED F.S.I. = 14271.39 SMT.
RESI.F.S.I.= TOTAL UTILISED F.S.I.- COMM. F.S.I.
= 14271.39 - 1331.14
= 12940.25 SMT.



SUMMARY OF BUILTUP AREA

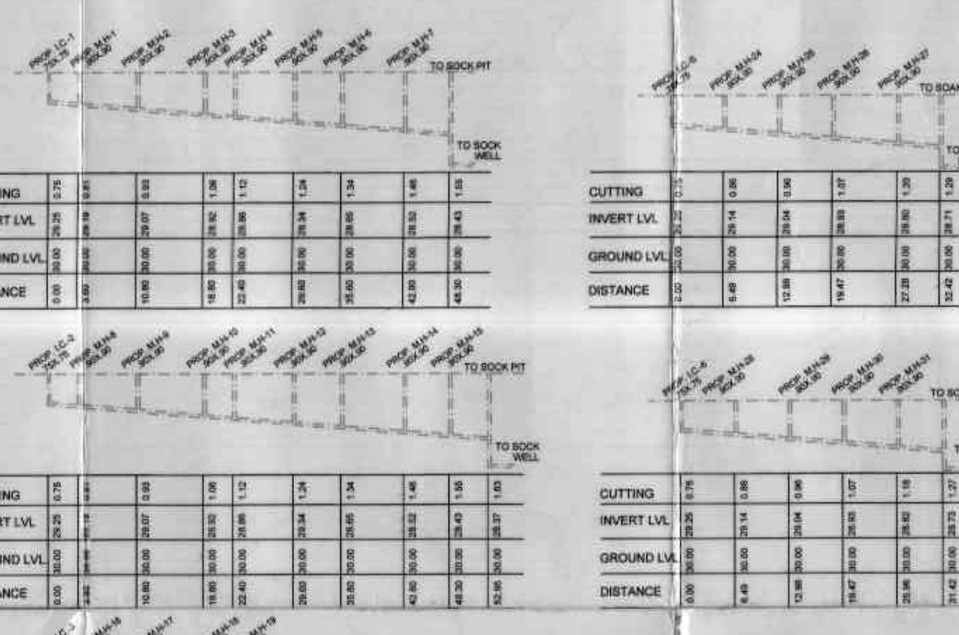
BLOCK	BLOCK - A+B	BLOCK - C+D	BLOCK - E	BLOCK - F	BLOCK - G	BLOCK - H	BLOCK - I	TOTAL
BASEMENT	978.67	-----	-----	-----	-----	-----	-----	978.67
GROUND FL	523.35	523.35	457.54	906.31	1060.38	339.72	84.04	3894.89
1st. FL	523.35	523.35	457.54	906.31	1060.38	339.72	-----	3810.65
2nd. FL	523.35	523.35	320.06	616.02	711.90	242.61	-----	2937.29
3rd. FL	504.01	504.01	-----	-----	-----	-----	-----	1008.02
4th. FL	504.01	504.01	-----	-----	-----	-----	-----	1008.02
5th. FL	504.01	504.01	-----	-----	-----	-----	-----	1008.02
6th. FL	504.01	504.01	-----	-----	-----	-----	-----	1008.02
7th. FL	504.01	504.01	-----	-----	-----	-----	-----	1008.02
ST.CABIN	52.84	52.84	-----	-----	-----	-----	-----	105.68
L.M.R & O.H.W.T	33.70	33.70	-----	-----	-----	-----	-----	67.40
TOTAL	5155.31	4178.64	1235.14	2428.64	2832.66	922.05	84.04	16834.48

SUMMARY OF F.S.I. AREA

BLOCK	BLOCK - A+B	BLOCK - C+D	BLOCK - E	BLOCK - F	BLOCK - G	BLOCK - H	BLOCK - I	TOTAL
BASEMENT	48.50							48.50
GR.FL.ON S.P.	224.25	224.25	457.54	906.31	1060.38	339.72	84.04	3296.49
1st. FL	440.99	440.99	457.54	906.31	1060.38	339.72	-----	3645.93
2nd. FL	440.99	440.99	320.06	616.02	711.90	242.61	-----	2772.57
3rd. FL	450.79	450.79	-----	-----	-----	-----	-----	901.58
4th. FL	450.79	450.79	-----	-----	-----	-----	-----	901.58
5th. FL	450.79	450.79	-----	-----	-----	-----	-----	901.58
6th. FL	450.79	450.79	-----	-----	-----	-----	-----	901.58
7th. FL	450.79	450.79	-----	-----	-----	-----	-----	901.58
TOTAL	3408.68	3360.18	1235.14	2428.64	2832.66	922.05	84.04	14271.39

FLOOR AREA TABLE(IN Smt.)

	BLOCK - A+B			BLOCK - C+D			BLOCK - E			BLOCK - F			BLOCK - G			BLOCK - H			BLOCK - I			TOTAL		
	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA	USE	UNIT	FLOOR AREA
BASEMENT	STORE		42.31																					42.31
GL.FLOOR	COMM.	10	219.73	COMM.	10	218.35	RESI.	09	457.51	RESI.	18	834.30	RESI.	21	970.51	RESI.	07	339.72	SOC. OFFICE	00	74.56	COMM + RESI	20+55	COMM. RESI. 438.66+2671.80= 3114.46
1st.FLOOR	COMM + RESI.	10+ 05	168.94+ 197.37	COMM + RESI.	10+ 05	168.94+ 197.37	RESI.		457.51	RESI.		834.30	RESI.		970.51	RESI.		339.72	----			COMM + RESI	20+10	COMM. RESI. 337.88+2996.78 = 3334.66
2nd.FLOOR	COMM + RESI.	10+ 05	168.94+ 197.37	COMM + RESI.	10+ 05	168.94+ 197.37	RESI.		293.69	RESI.		565.56	RESI.		656.85	RESI.		221.14	----			COMM + RESI	20+10	COMM. RESI. 337.88+2131.98 = 2469.86
3rd.FLOOR	----	10	427.18	----	10	427.18	----			----			----			----			----			RESI.	20	85436
4th.FLOOR	----	10	427.18	----	10	427.18	----			----			----			----			----			RESI.	20	85436
5th.FLOOR	----	10	427.18	----	10	427.16	----			----			----			----			----			RESI.	20	85436
6th.FLOOR	----	10	427.18	----	10	427.18	----			----			----			----			----			RESI.	20	85436
7th.FLOOR	----	10	427.18	----	10	427.18	----			----			----			----			----			RESI.	20	85436
TOTAL	COMM + RESI.	30+ 80 = 90	557.51+ 2572.95 = 3130.56	COMM + RESI.	30+ 60 = 90	556.23+ 2530.64 = 3086.87	RESI.	09	1208.71	RESI.	18	2234.16	RESI.	21	2597.87	RESI.	07	900.58		00	74.56	COMM + RESI.	60+ 175 = 235	COMM. RESI. 1113.84+12119.47 = 13233.31



FIRE NOTES:

(1) HYDRANT SYSTEM WITH PUMP AT THE UG TANK, OF A CAPICITY OF 90 LITRES PER MINUTE WITH MINIMUM 3 BAR PRESSURE MEASURED AT TERRACE LEVEL, WITH HYDRANT VALVE,HOSE REEL HOSE, ON/OFF SWITCH AT ALL FLOOR LEVELS. OR
(1) ULTRA HIGH PRESSURE FIRE FIGHTING SYSTEM WITH A PUMP OF 180 LITRES PER MINUTE @ 100 BAR PRESSURE,WITH FOG GUNS AND HOSE REELS AND ON/OFF SWITCHES AT EACH FLOOR LEVEL.
(2) THE LIFTS AND THE LIFT WELLS COMING FROM UPPER FLOORS SHALL END AT THE GROUND LEVEL ONLY, OR ALTERNATIVELY FOR LIFTS GOING DOWN TO BASEMENT OF THIS BUILDING SHALL BE COVERED WITH TWO HOURS FIRE RESISTANT SMOKE DOOR CONSTRUCTION FROM ALL SIDES AT THE BASEMENT LEVELS AND THEIR ENTRY AT THE BASEMENT LEVELS SHALL BE ADDITIONALLY PROTECTED BY SPRINKLERS.
(3) FIRE ALARM SYSTEM WITH SMOKE DETECTION,ALARM SYSTEM SHALL BE PROVIDED
(4) THE STAIRCASE SHALL BE OPEN,PREFERABLY CROSS VENTILATED,ABOVE THE PARAPET WALL,IF THE STAIRCASE NEEDS TO BE COVERED IT CAN BE FIXED LOUVERS OR GRILLS.
(5) AT ALL FLOORS CONNECTING THE STAIRCASE THERE SHALL BE 2 HOURS FIRE RESISTANT,SELF CLOSING DOORS INSTALLED TO PREVENT FIRE OR SMOKE REACHING THE STAIRCASE.
(6) WIDTH OF THE STAIRCASE SHALL BE MINIMUM 2 METRES INSIDE TO INSIDE.
(7) WHOLE OF THE BUILDING ALL ENCLOSURES AT ALL FLOORS INCLUDING THE BASEMENT SHALL BE PROTECTED BY SPRINKLER SYSTEM (WITH 57 DEGREE CELSIUS SPRINKLER HEADS) ALONG WITH THE HYDRANT, HOSE REEL, EXTINGUISHERS,ETC.
(8) BASEMENT SHALL HAVE NATURAL VENTILATION PROVIDED OR MECHANICAL VENTILATION WITH DUCTS TO HAVE 6 AIR CHANGES PER HOUR.

- ALL DUCTS PASS THROUGH FIRE WALLS OR FLOORS,THE OPENING AROUND THE DUCT SHALL BE SEALED WITH MATERIAL HAVING FIRE RESISTANCE (24.19.3)
- SMOKE OF THE BUILDING ALL ENCLOSURES PROVIDE AS SMOKY PROOF DN ALL FLOORS INCLUDING OFFICES.
- PROVIDED LIFT CAPACITY SHALL BE 6 PERSON

NOTES:-

- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME AND PREMISES GATES DRAINNAGE CONNECTION
- IT IS CERTIFY THAT ACCORDING TO GDCR 2021 ALL REQUIRMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.5.3 OF THE GDCR, 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 CLUSE NO.23.1.12 AND 23.14 AND 24.6 OF GDCR 2021
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLUSE NO. 23.1.6 OF GDCR 2021
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23. 12 AND 24.7 OF GDCR 2021
- WATER TANK IS PROVIDE AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF GDCR 2021
- SEPARATE LETTER BOX IS PROVIDED AT ROUND LEVEL FOR EACH UNIT
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO . 24 OF GDCR 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 PLACES IS TO BE PROVIDED AS PER THE CLAUSE NO.23.7 OF THE GDCR 2021
- ENTRANCE OF THE BUILDING IS PROVIDED IS PROVIDED AS PERTHE CLAUSE NO .23.1.1 OF GDCR 2021
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO 23.1.4 OF GDCR 2021
- THE STRUCTURE OF THE BUILDING IS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION FOR THE STRUCUTRAL SAFETY DURING THE CONSTRUCTION
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO 37.2.3 OF GDCR 2021
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CAUSE NO 27.3 OF GDCR 2021
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.27.5 OF GDCR 2021
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO.24 OF GDCR 2021
- MAINTANANCE AND UPGRADATION OF BUILDING IS PER CHAPTER NO.29 OF GDCR 2021

RESPONSIBILITY (U/S.9, 12 & 44) :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DRAWINGS, PROGRESS DOCUMENTS, STRUCTURAL DRAWINGS, PROGRESS DOCUMENTS, STRUCTURAL REPORT, STOP CERTIFICATES SHALL NOT CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT ABSOLVE THE OWNER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THIS ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (U/S.9, 12 & 31) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT 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 LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY.

Ahmedabad Municipal Corporation
Case No: BLNTI/SZ/311214/GDR/A3439/R0/M1 Zone: South
Plan Approved as per terms and conditions mentioned in The Commencement Certificate
Rajchithi No: 03543/311214/A3439/R0/M1
Date:

Site Inspector	Asst. T.D.O./Asst. E.	R.K.TADVI(IC)	C.R.KHARWAR
(Civic Center)	(Civic Center)	Dy TDO South	Dy MC South

AUTHORITY