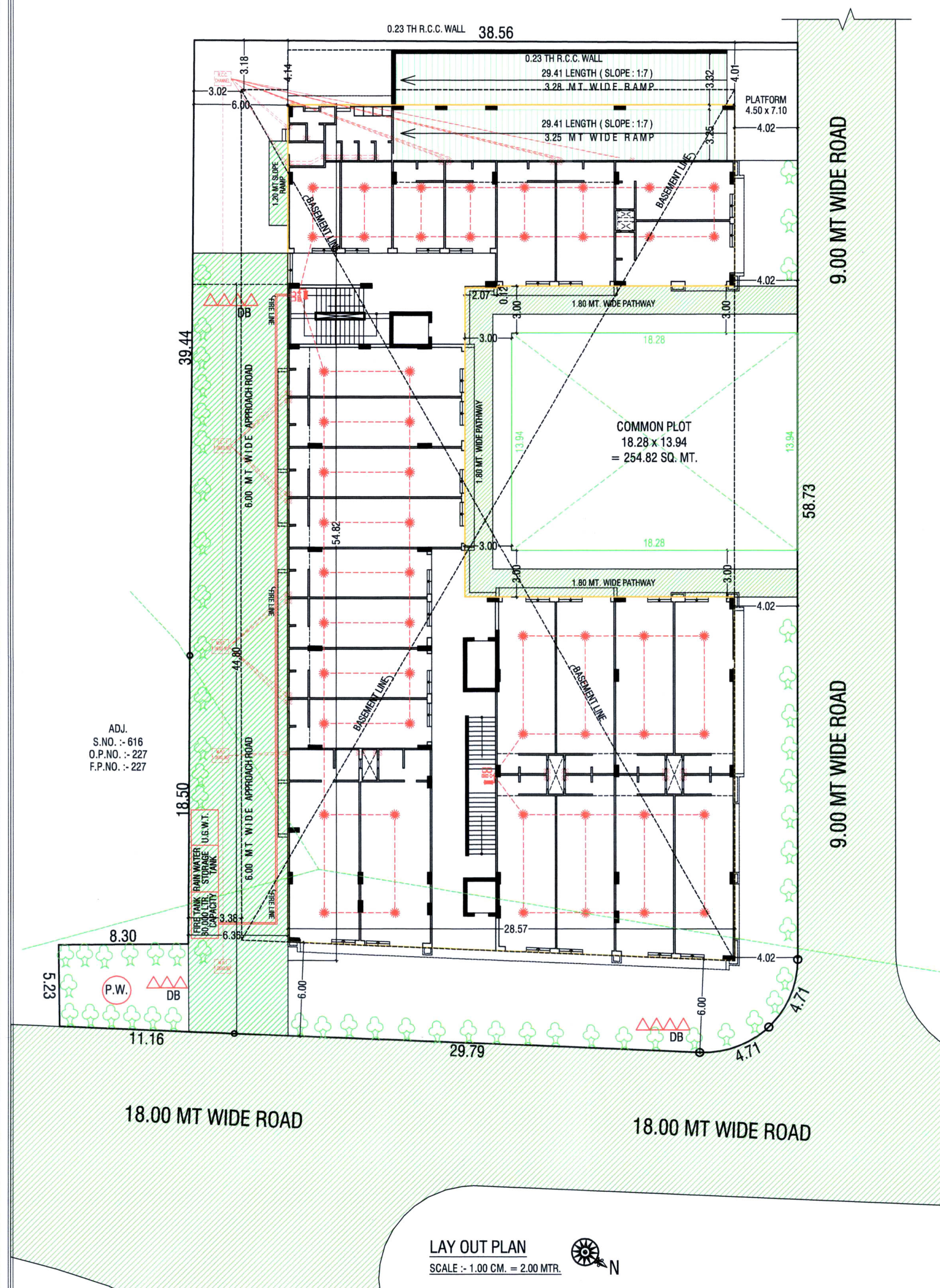
LAYOUT PLAN — SHEET NO.:- 01/05

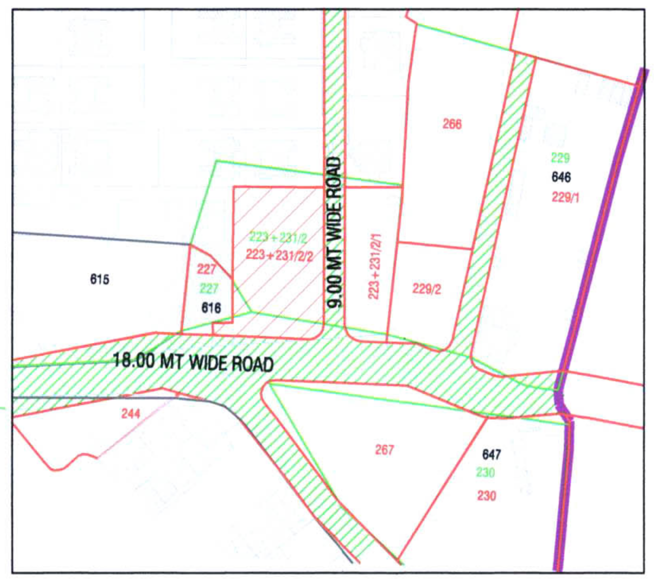
REVISE PLAN SHOWING COMMERCIAL BUILDING ON SUR.NO.:- 614/2, O.P. NO.:- (223+231)2, F.P. NO.:- 223+231/2/2, T.P.S. NO.:- 3 (BOPAL), MOJE : BOPAL, TA.:- DASKROI, DIST.:- AHMEDABAD.

USE :- COMMERCIAL | ZONE :- RESIDENCE-II

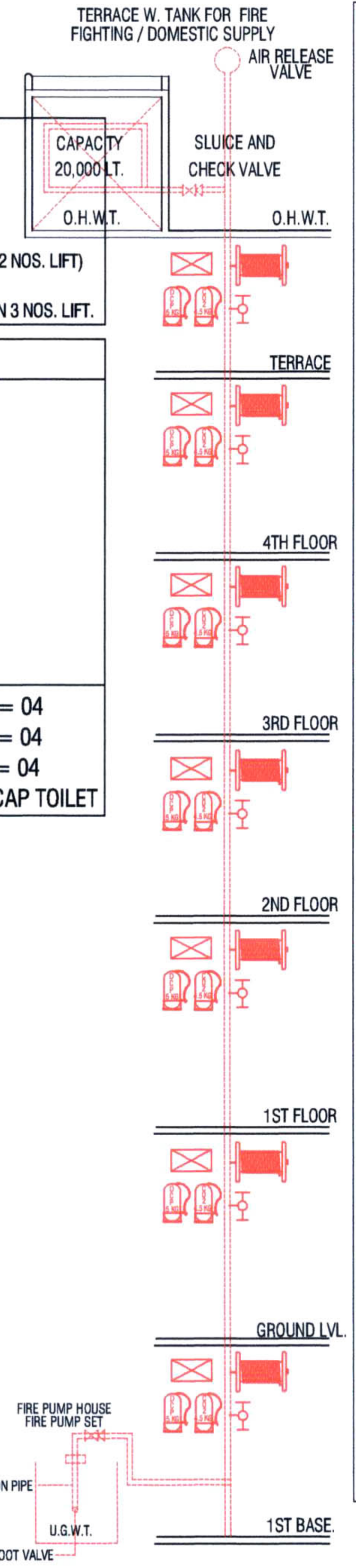
SCALE :- 1.00 CM. = 2.00 MTR.



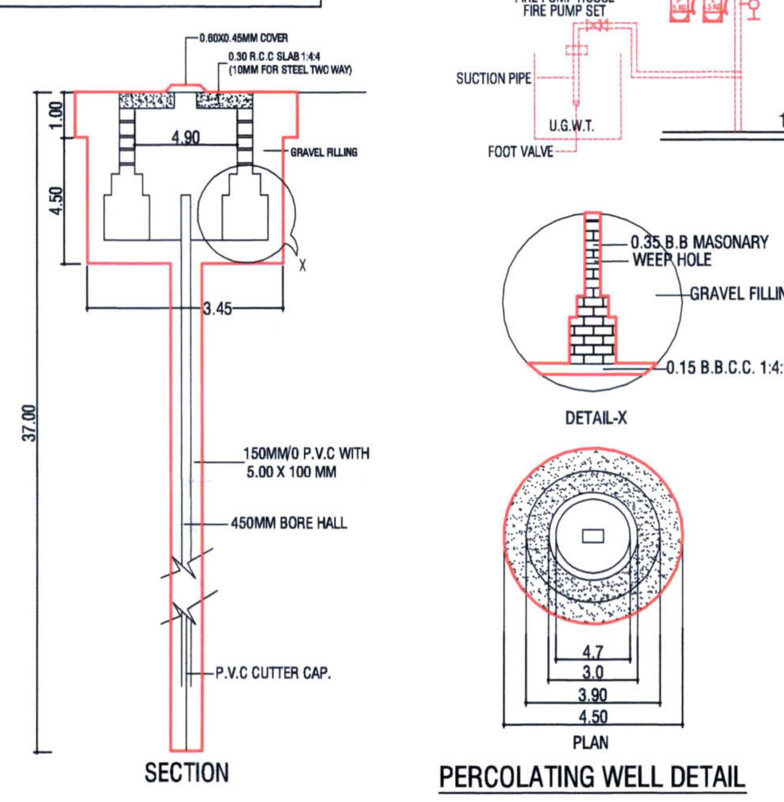
LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MTR.



KEY PLAN
SCALE :- 1.0 CM = 20.00 MTR.



1	FIRE HYDRANT SYSTEM PIPE MAIN	7	REDUCER
2	SINGEL HEADED HYDRANT VALVE	8	FIRE HOUSE BOX
3	SLUICE VALVE	9	HOSE REEL HOSE
4	TWOWAY SIAMES CONNECTION	10	D.C.P. & CO2
5	RISE OR DROP	11	HYDRAUNT VALVE
6	NON RETURN VALVE		



SECTION

PERCOLATING WELL DETAIL

LIFT CALCULATION
TOTAL F.S.I. AREA 3RD TO 5TH FL. = 1493.32 SQ. MTR.
[EXCLUDING G.F., 1ST, & 2ND FL.FLOOR]
1200.00SQ.MT. F.S.I. = REQ. 1NOS. LIFT OF 6 PERSON CAP.
TOTAL F.S.I. = 1493.32 / 1000 = REQ. 1.49 NOS. LIFT. (SAYS 2 NOS. LIFT)
REQ. 06 PERSON 2 NOS. LIFT.
PROVIDE 06 PERSON 3 NOS. LIFT. TOTAL PROVIDE 18 PERSON 3 NOS. LIFT.

COMMON SANITARY PROVISION FOR COMM.
(AS PER G.D.R. CL. NO-23.9.2)
TOTAL FLOOR AREA = 4467.96 / 4 = 1117 PERSON
GENTS PERSON = 559
LADIES PERSON = 558

	URINAL	GENTS W.C.	LADIES W.C.
0 - 100	4	4	4
101-500	8	8	8
501 UP	1	1	1
TOTAL	13	13	13

25% GERNAL SANITORY REQ.	PROVIDED GERNAL URINAL = 04
URINAL 13 X 0.25 = 4 URINAL	PROVIDED GERNAL G. W.C. = 04
W.C. 26 X 0.25 = 7 W.C.	PROVIDED GERNAL L. W.C. = 04
4 FOR EACH GENDER	PROVIDED GERNAL1 HANDICAP TOILET

CONTAINER BIN AREA CAL.(COMM.)
100.00 SQ MTS FL. AREA 20.00 LIT. REQ.
4467.96 X 20/100 = 893.59 SQ MTS
893.59 /80 = 11.17
REQ. 12 NOS BIN OF 80 LIT CAP.
TOTAL 12 NOS BIN REQ / PROV.

PERCOLATING WELL CALC:-
2528.00 / 4000.00 = 0.63 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

TREE PLANTATION CAL. :
PLOT AREA = 2528.00 SQ.MT.
200.00 SQ. MT. = 3 NOS. TREE REQ.
2528.00 x 5 / 200 = 63.20 NOS.
PROVIDE 64 NOS. TREE.

COMMONPLOT CALC.
18.28 X 13.94 = 254.82

(1) HYDRANT SYSTEM :-
ON/OFF SWITCHES LOCATED NEAR THE HOSE REEL HOSE OR HYDRANT OUTLET, AT EACH FLOOR FOR THE MAIN FIRE-PUMP AT 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 MITERS 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 VALVE AND A NRV TO ACT A DOWN-COMER.
ONE RISER IS REQUIRED FOR EVERY 1000 SQ. 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. SHUT- OFF NOZZLE AT EACH FLOOR LANDING. THE LENGTH OF THE HOSE SHOULD BE ENOUGH TO REACH THE FARTHEST CORNER OR THE FLOOR. HOSE-BOX WITH
15 METERS LONG 63 MM. 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 PERMISES 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 LIFTS SHOULD HAVE A PROVISION TO GROUND TO 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 A 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 IF 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 5 KG. DRY CHEMICAL POWDER (DCP) TYPE EXTINGUISHER WITH ISI MARK TO 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. CAPACITY ON EACH FLOOR AND 5 KG. DRY CHEMICAL POWDER (DCP) WITH ISI MARK TYPE EXTINGUISHER ON ALTERNATE FLOOR 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 CENTRE CORE OF THE BUILDING 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 SPRINKLE HEAD FOR ACTUAL CAR PARKING SPACE.
ADDITIONALLY BE PROTECTED BY A HYDRANT OUTLET AND TWO 25 MM. BORE HOSE- REEL HOSES WITH 8MM . 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 / 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.

(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 THE TIME OF FIRE.

(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.

AREA TABLE	USE APPR.	USE REVI.	UNIT APPR.	UNIT REVI.	FL. AREA APPR.	FL. AREA REVI.	F.S.I. AREA APPR.	F.S.I. AREA REVI.	BUILT UP APPR.	BUILT UP REVI.
2ND BASEMENT	PARK.	PARK.	--	--	----	----	----	----	1739.43	----
1ST BASEMENT	PARK.	PARK.	--	--	----	----	----	----	1757.06	1757.06
GROUND FL.	SHOP	SHOP	26	26	800.51	1014.95	1014.76	1014.95	1205.25	1205.25
1ST FLOOR	SHOP	SHOP	26	26	799.87	1083.73	1083.54	1083.73	1205.25	1205.25
2ND FLOOR	OFFICE	OFFICE	26	25	799.87	1032.94	1082.96	1032.94	1205.25	1153.80
3RD FLOOR	OFFICE	OFFICE	26	24	799.87	815.59	1082.96	815.59	1205.25	936.45
4TH FLOOR	OFFICE	OFFICE	24	04	702.00	677.73	970.76	677.73	1091.90	787.72
5TH FLOOR	OFFICE	----	24	--	565.84	----	831.59	----	952.73	----
STAIR CABIN	----	----	--	--	----	----	----	----	134.06	149.03
O.H.W.T. & L.M.R.	----	----	--	--	----	----	----	----	34.39	83.01
TOTAL	SHOP+ OFFICE	SHOP+ OFFICE	152	105	4467.96	4624.94	6066.57	4624.94	10530.57	7277.57

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 VERYFIED BY ME ON SITE AND PREMISES CAN GATE DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 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. 21.1.12 AND 21.1.14 AND 22.6 OF CGDCR 2017.
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDCR 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDCR 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHEPTER NO. 22.21 OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11 OF CGDCR 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO.21.6.2 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO.21.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO.21.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.21.1.7 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT / FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO.21.1.4 OF CGDCR 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NACESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.25.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.25.3 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.25.4 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.25.5 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.25.6 OF CGDCR 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 26 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPETER NO. 22 OF CGDCR 2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION -2016 AND FIRE PREVENTION AND LIFE MEASURES ACT -2013.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPETER NO. 27 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. 22.3 OF C.G.D.C.R. -2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.25.6.1 OF CGDCR- 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FAÇADE SHALL BE NON REFLACTIVE AND PROVIDED UPTO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FAÇADE WITH THE PROVISION OF SAFETY RAILLING UPTO SILL LEVEL AS PER CL. NO. 21.13. OF CGDCR 2017

AREA TABLE (SQ. MTS.)	APPR.	REVI.
PLOT AREA F.P.AREA	2528.00	2528.00
REQUIRED COMMON PLOT @ 10% OF PLOT AREA	252.80	252.80
PROVIDED COMMON PLOT AREA	254.82	254.82
PROPOSED BUILT UP AREA ON GROUND FLOOR	1205.25	1205.25

F.S.I. AREA TABLE (SQ. MTS.)	APPR.	REVI.
PLOT AREA	2528.00	2528.00
PERMI.F.S.I.AREA (2528.00 X 1.2)	3033.60	3033.60
CHARGEABLE F.S.I. AREA (2528.00 X 0.60)	1516.80	1516.80
T.D.R. F.S.I. AREA (2528.00 X 0.60)	1516.80	1516.80
TOTAL F.S.I. AREA	6067.20	6067.20
TOTAL USE F.S.I.	6066.57	4624.94
F.S.I. AREA ON GROUND FL.	1014.76	1014.95
F.S.I. AREA ON 1ST FL.	1083.54	1083.73
F.S.I. AREA ON 2ND FL.	1082.96	1032.94
F.S.I. AREA ON 3RD FL.	1082.96	815.59
F.S.I. AREA ON 4TH FL.	970.76	677.73
F.S.I. AREA ON 5TH FL.	831.59	0.00
TOTAL F.S.I. AREA	6066.57	4624.94
CHARGEABLE F.S.I. AREA (USED F.S.I.)	1516.80	1516.80
T.D.R. F.S.I. AREA (USED F.S.I.) (4550.40 - 4624.94)	1516.17	74.54
TOTAL CHARGEABLE F.S.I. AREA	3032.97	1591.34
BALANCE T.D.R. F.S.I. (6067.20 - 4624.94)	0.63	1442.26

COLOUR NOTE: PROP. WORK — PROP. DRAINAGE — PAYM. F.S.I. — PLOT BOUND. — COMM. PLOT — FIRE EQP. — ROAD — PERCO. WELL — TREE

DEVELOPER: GALA INFRASTRUCTURE PVT LTD, KALPESH H. GALA, REG. NO AUDA/DEV/717, 26, BASANT BAHAR, IN LANE OF UMIYA MATA TEMPLE, BOPAL, AHMEDABAD-380058

OWNER: GALA BUILDERS, AUTHORISED SIGNATORY

C.O.W.: V. B. Contractor B.E. (Civil), AUDA COW - II, AUDA COW-II 129/02520/28-2-2023, 8, Kartikay, Nr. Ratanpura Gam, Vastral, Ahmedabad - 18.

ST-ENGINEER.: V. B. Contractor B.E. (Civil), AUDA STRUCTURAL ENGINEER GRADE I/275/09061/12-8-2023, 8, Kartikay, Nr. Ratanpura Gam, Vastral, Ahmedabad-382418

ENGINEER: V. B. Contractor B.E. (Civil), AUDA ENGINEERS ENG/800/02519/28-2-2023, 8, Kartikay, Nr.Ratanpura Gam, Vastral, Ahmedabad - 18.

AUTHORITY:

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

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

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

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.

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 340/11/2019
Dated......................
Note Approved by C.E.A
30 DEC 2019 No 571

DISPATCH BY

Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.

Senior Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.