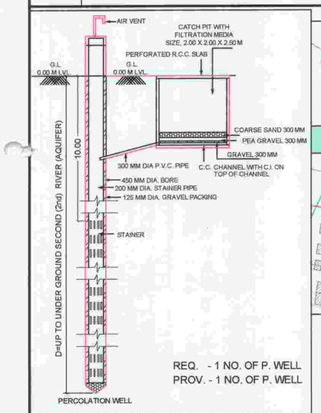
Block No.	Consume F.S.I. Commercial	Consume F.S.I. Residence	Consume F.S.I. Total	Prop. Charg. F.S.I. Comm.	Prop. Charg. F.S.I. Residence	Prop. Charg. F.S.I. Total	No. Of Comm. UNIT	Residential Dwelling units built-up area up to 50: No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	Charg. F.S.I.	Residential Dwelling units more than 50 and up to 66: No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	Charg. F.S.I.	Residential Dwelling units more than 66 and up to 80: No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	Charg. F.S.I.	other: Used Area	% Of Used F.S.I.	Charg. F.S.I.
A	163.02	2275.13	2438.15	52.18	732.52	784.70	07	-	-	-	-	28	1837.01	80.74	591.46	-	-	-	-	438.12	19.26	141.06
B+C	801.19	3775.33	4576.52	256.47	1215.53	1472.00	26	-	-	-	-	26	1705.26	45.17	549.03	26	2070.07	54.83	666.50	-	-	-
D	-	2651.25	2651.25	-	853.62	835.62	-	-	-	-	-	44	2651.25	100.00	853.62	-	-	-	-	-	-	-
Total	964.21	8701.71	9665.92	308.65	2801.67	3110.32	33	-	-	-	-	98	6193.52	-	1994.11	26	2070.07	-	666.50	438.12	-	141.06

1	PLOT AREA	3642.00
2	PERMISSIBLE F.S.I.	6555.60
3	PERMISSIBLE CHARGEBLE F.S.I.	3277.80
4	MAX. PERMISSIBLE F.S.I. (2+3)	9833.40
5	TOTAL UTILISED F.S.I.	9665.92
6	UTILISED CHARGEBLE F.S.I. (5-2)	3110.32
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	966.45
8	CHARGEBLE F.S.I. COMMERCIAL	308.65
9	CHARGEBLE F.S.I. RESIDENTIAL	2801.67

-

Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	33	964.21	9.98	308.65
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	98	6193.52	64.08	1994.11
D	more than 66 and up to 80	26	2070.07	21.42	666.50
E	With Aff. F.S.I. (40% Slab)	-	438.12	4.53	141.06
	Grand Total	157	9665.92	100	3110.32



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

SANITARY PROVISION

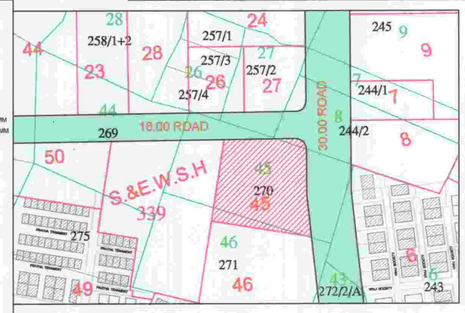
FLOOR AREA (TOTAL) :- 964.21 SQ. MTS.
4 SQ. MTS. = 1 PERSON
964.21 SQ. MTS. = 241.05 SAY 242 PERSON

SANITORY REQ.

TOTAL W.C. REQD. = 1 W.C. FOR EVERY 50 PERSON
URINAL REQD. = 5 W.C.REQ. FOR EACH GENDER
= 1 URINAL FOR EVERY 50 PERSONS UP TO 100
= 5 REQD. FOR MALE

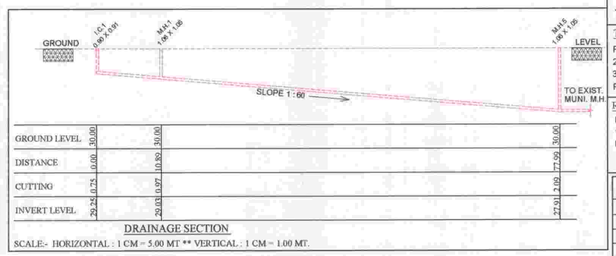
33 Nos. W.C. PROVIDED FOR SHOP INDIVIDUAL.

Sanitary Required For Common (Total Required 25%)
TOTAL W.C. REQD. = 5 X 0.25 = 1.25 SAY 2 W.C.FOR EACH GENDER
TOTAL W.C. PROP. = 2 FOR MALE &1 FOR FEMALE
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON



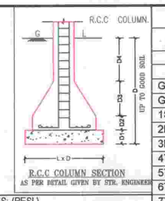
KEY - PLAN

SCALE :- 1.00 CM. = 20.00 MT.



DRAINAGE SECTION

SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.



DUST-BIN PROVIDED NOTES:-(RESI.)

8 NOS. OF COMMUNITY BIN EACH OF 60 LITRES CAPA. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 124 UNITS / 8UNITS / 1 = 15.50 NOS. REQD.
PROVIDED CONTAINER = 16 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)

TOTAL FLOOR AREA FOR SHOPS = 964.21 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 964.21 X 20 / 100 X 80 = 2.41 NO.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 3 NO
TOTAL C.BIN PROVIDED = 16 NO.FOR RESI.+3 NO. FOR COMM.
= 19 NO.OF 80 LIT.CAPACITY

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 3642.00 SQ.MTS
REQ. COMMON PLOT @ 8% 291.36 SQ.MT.
COMMON PLOT - 1
30.52 X (11.60+7.63)/2 = 293.45 SQ.MT.
TOTAL PROV. COMMON PLOT = 293.45 SQ.MT.

TREE PLANTEITION

PLOT AREA :- 3642.00 SQ. MTS.
200 SQ. MTS. / 3 TREE
3642.00 SQ. MTS. / 54.63 TREE SAY 55 NO.TREES
PROVI. 55 NO. TREES

REQ. PERCOLATING WELL.

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3642.00 / 4000.00 SQ. MTS.
= 0.91 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

COMM. F.S.I. AREA STATEMENT (IN SQ.MT.)

FLOOR	BLOCK -A	BLOCK- B+C	TOTAL
GROUND (S. P.)	163.02	440.16	603.18
1ST FLOOR	–	361.03	361.03
TOTAL	163.02	801.19	964.21

FLOOR AREA STATEMENT :-

FLOOR / BLOCK	USE	A COMM.	A RESI.	B+C COMM.	B+C RESI.	D RESI.	TOTAL COMM.	TOTAL RESI.
GROUND (H. P.)	PARK.	–	–	–	–	–	–	–
GROUND (S. P.)	SHOP/RESI	163.02	–	440.16	–	122.08	603.18	122.08
1ST FLOOR	OFFI./RESI.	–	262.43	361.03	289.81	361.31	361.03	913.55
2ND FLOOR	RESI	–	262.43	–	580.92	361.31	–	1204.66
3RD FLOOR	RESI	–	262.43	–	580.92	361.31	–	1204.66
4TH FLOOR	RESI	–	262.43	–	580.92	361.31	–	1204.66
5TH FLOOR	RESI	–	262.43	–	580.92	361.31	–	1204.66
6TH FLOOR	RESI	–	262.43	–	580.92	361.31	–	1204.66
7TH FLOOR	RESI	–	262.43	–	580.92	361.31	–	1204.66
TOTAL	SHOP/RESI	163.02	1837.01	801.19	3775.33	2651.25	964.21	8263.59

EQ. TENAMENT STATEMENT

FLOOR / BLOCK	USE	A COMM.	A RESI.	B+C COMM.	B+C RESI.	D RESI.	TOTAL COMM.	TOTAL RESI.
GROUND (H. P.)	PARK.	–	–	–	–	–	–	–
GROUND (S. P.)	SHOP/RESI	07	–	16	–	02	23	02
1ST FLOOR	OFFI./RESI.	–	04	10	04	06	10	14
2ND FLOOR	RESI	–	04	–	08	06	–	18
3RD FLOOR	RESI	–	04	–	08	06	–	18
4TH FLOOR	RESI	–	04	–	08	06	–	18
5TH FLOOR	RESI	–	04	–	08	06	–	18
6TH FLOOR	RESI	–	04	–	08	06	–	18
7TH FLOOR	RESI	–	04	–	08	06	–	18
TOTAL	SHOP/RESI	07	28	26	52	44	33	124

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B+C	D	TOTAL
BASEMENT	2447.46	–	–	2447.46
GROUND (H. P.)	164.19	338.59	297.69	800.47
GROUND (S. P.)	163.02	440.16	122.08	725.26
1ST FLOOR	303.54	773.17	416.75	1493.46
2ND FLOOR	303.54	706.38	416.75	1426.67
3RD FLOOR	303.54	706.38	416.75	1426.67
4TH FLOOR	303.54	706.38	416.75	1426.67
5TH FLOOR	303.54	706.38	416.75	1426.67
6TH FLOOR	303.54	706.38	416.75	1426.67
7TH FLOOR	303.54	706.38	416.75	1426.67
STAIR CABIN	39.00	83.39	44.05	166.44
LIFT MAC. ROOM	28.38	54.89	28.48	111.75
TOTAL	4966.83	5928.48	3409.55	14304.86

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B+C	D	TOTAL
BASEMENT(STORE)	438.12	–	–	438.12
GROUND (S. P.)	163.02	440.16	122.08	725.26
1ST FLOOR	262.43	650.84	361.31	1274.58
2ND FLOOR	262.43	580.92	361.31	1204.66
3RD FLOOR	262.43	580.92	361.31	1204.66
4TH FLOOR	262.43	580.92	361.31	1204.66
5TH FLOOR	262.43	580.92	361.31	1204.66
6TH FLOOR	262.43	580.92	361.31	1204.66
7TH FLOOR	262.43	580.92	361.31	1204.66
TOTAL	2438.15	4576.52	2651.25	9665.92

RESIDENTIAL AFFORDABLE HOUSING SHEET NO:- 1/5
BLOCK - A

LAY-OUT PLAN SHOWING PROP. RESI.+COMM.

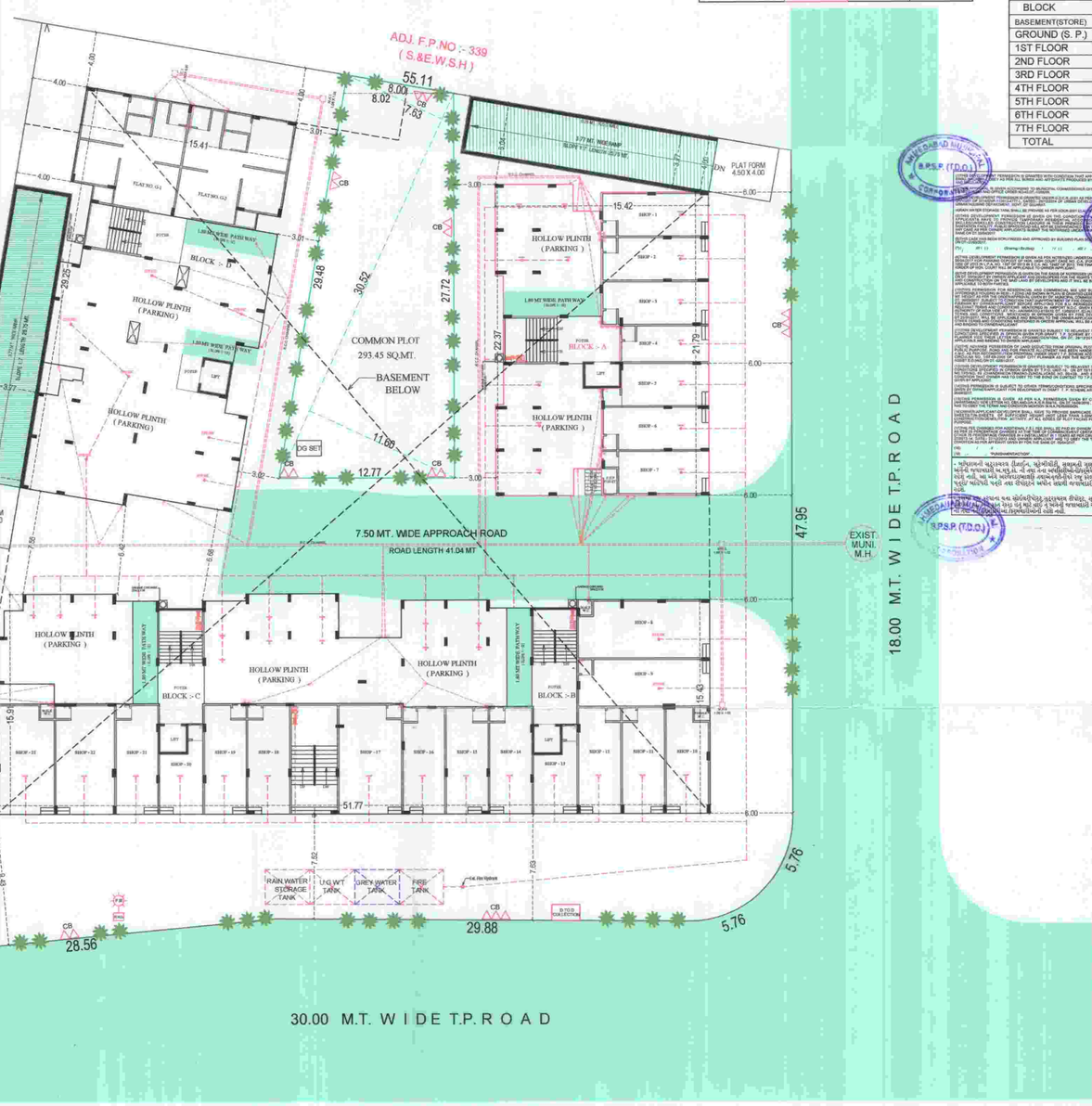
BUILDING ON (AFFORDABLE HOUSING)
F. P. NO. 45 , O. P. NO. 45 , R.SUR. NO. 270,
T.P.S.:- 69 (CHANDKHEDA-ZUNDAL) DRAFT SANCTION
AT:CHANDKHEDA , TA.:SABARMATI , DIST:AHMEDABAD

ZONE : RESIDENTIAL - I USE : RESI.+COMM. (AFFORDABLE HOUSING)
LAY OUT SCALE:- 1C.M. = 2 MT.

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 45	3642.00
REQ. COMMON PLOT AREA @ 8%	291.36
PROVI. COMMON PLOT AREA	293.45

AREA TABLE	SQ.MTS.
PLOT AREA	3642.00
PERMI. F.S.I - (1:80 X 3642.00)	6555.60
CHARGEBLE F.S.I. (0.90 X 3642.00)	3277.80
MAX. PERMI. F.S.I. (6555.60+3277.80)	9833.40
TOTAL UTILIZED F.S.I.	9665.92
UTILIZED CHARGEABLE F.S.I.	3110.32

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



LAY - OUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

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.

The Overhead tank shall be of a capacity of not less than 20,000 liters.
The Underground tank shall be of a capacity 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 FOR HYDRANT LINE

Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

8. 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.

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TDO, BPSP, AMC

GENERAL NOTES :-

- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is veryfied by on site and premises can get drainage connection.
- It is certify that according to gdcr 2021 all 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 gdcr 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.c.r. 2021
- Pedesttrians ramp is provided as per the provision of the clause no. 23.1.5 of g.d.c.r. 2021
- Lift is provided as per the provision of the clause no. 23.12 and 24.7 of g.d.c.r. 2021
- Water tank is provided as per the provision of the clause no. 23.6 of g.d.c.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 gdcr 2021.
- Electrical infrastructure shall be provided as per clause no. 23.11
- 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 gdcr 2021.
- Entrance of the building is provided as per the clause no. 23.1.7 of gdcr 2021.
- The paving of building unit/final plot as per the provision of the clause no. 23.1.4 of gdcr 2021.
- The structue of the building is as per the norms of the specified in the Indian standard and take necessary 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 gdcr 2021
- Community bin provided as per the provision of the clause no. 27.3 of gdcr 2021.
- Tree paintation is provided as per the clause no. 27.5 of gdcr 2021.
- Fire safety system is provided as per chapeter no. 24 of gdcr 2021
- Maintanance and upgradation of building is as per chapeter no. 29 of gdcr 2021.
- garbage shart shall be provided as per Indian standard specification.
- dual plumbing system shall be provided as per Indian standard specification.
- 40 ton mortable road .

OWNER:

MANOJ L. KANANI
16, PADMA BUNGLOWS-2
OPP.SHUKAN BUNGLOWS,
NIKOL,AHMEDABAD-382350.
AMC LIC NO.ER - 0582280720 R2

ACHAL J. PARIKH
609/A,HAREKRISHNA COMPLEX,
ELLISBRIDGE,AHMEDABAD-6
AMC LIC NO.SD - 0003250624 R3

ENGINEER: STR. ENGINEER:

KETAN K. PATEL
2/2, VAIKUNTH COMPLEX,
OPP.RASPAN PARTY PLOT,
NIKOL, AHMEDABAD - 50.
AMC. NO.COW - 0083020821R3-GI

Shree Shakti Developers
Partners
AMC/DEVINO.287160420

C.O.W.: DEVLOPER:

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

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