PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

CASE NO. :
PERMI.NO. :

SHEET NO. : 1/9
BLOCK–

LAY OUT PLAN SHOWING PROPOSED COMM./RESI. BUILDING ON SUR. NO.–287/1/3, F.P. NO.–55, O.P.NO.–55, T.P.S. NO. 74(CHANDKHEDA–ZUNDAL–TRAGAD), AT.:– ZUNDAL, TA./ DIST.:– GANDHINAGAR

SCALE –: 1 CM = 4.00 MTS.
ZONE –: RESI–II
USE –: SHOP+RESI.

AREA TABLE :–

	IN SQ.MTS.
PLOT AREA	3211.00
AREA NOT IN POSSESSION	27.67
NET PLOT AREA	3183.33
REQUIRED C.P. @ 10% (3211.00 X 10%)	321.10
PROVIDED C.P. AREA	322.13
PROP. BUILT UP AREA ON GROUND FLOOR	1197.79
OPEN PLOT AREA	1985.54

BUILT UP AREA TABLE :–

			IN SQ.MTS.
PROP. BUILT UP AREA ON BASEMENT			1560.66
PROP. BUILT UP AREA ON GR. FL.	(SHOP+PARKING)	(486.74+711.05)	1197.79
PROP. BUILT UP AREA ON 1st. FL.	(SHOP+RESI.)	(446.76+746.33)	1193.09
PROP. BUILT UP AREA ON 2nd. FL.			1123.08
PROP. BUILT UP AREA ON 3rd. FL.			1123.08
PROP. BUILT UP AREA ON 4th. FL.			1123.08
PROP. BUILT UP AREA ON 5th. FL.			1023.90
PROP. BUILT UP AREA ON 6th. FL.			521.07
PROP. BUILT UP AREA ON STAIR CABIN & LIFT			159.21
PROP. BUILT UP AREA ON LIFT MACHINE ROOM & O.H.W.T.			73.98
TOTAL PROP. BUILT UP AREA			9098.94

F.S.I AREA TABLE

	IN SQ.MTS.
PLOT AREA	3211.00
PERMI. F.S.I. AREA 1: 1.2 (3183.33 X 1.2)	3820.00
CHARGEBLE F.S.I. AREA @ 6%	1910.00
TOTAL PERMI. F.S.I. AREA @ 1.8	5730.00
PROP. F.S.I AREA ON GR.FL.	486.74
PROP. F.S.I AREA ON 1st.FL.	991.34
PROP. F.S.I AREA ON 2nd.FL.	982.63
PROP. F.S.I AREA ON 3rd.FL.	982.63
PROP. F.S.I AREA ON 4th.FL.	982.63
PROP. F.S.I AREA ON 5th.FL.	883.45
PROP. F.S.I AREA ON 6th.FL.	420.49
TOTAL PROP. F.S.I AREA	5729.91
CHARGEBLE F.S.I. AREA USED (5729.91 – 3820.00)	1909.91

COLOUR NOTE

PLOT BOUNDARY — ROAD — PROP. WORK — PROP. DRAINAGE — AREA NOT IN POSSESSION — PROVI. PARKING — COMMON PLOT — PERCOLATING WELL — DUST BIN — TREE

DEVLOPERS: MEHUL B. CHAUDHARY, AUDA /DEVELOPER LIC.NO.743, 17, Jay Jagdish Society, Navrangpura, A'bad - 380014

OWNER.

CLERK OF WORKS: NISHIL. M. SHAH (BE CIVIL), F/4, Bhaikakanagar, Thaltej, Ahmedabad - 380059. AUDA/COW-I/716

ENGINEER: NISHIL. M. SHAH (BE CIVIL), F/4, Bhaikakanagar, Thaltej, Ahmedabad - 380059. AUDA/ENGG/1015

STRU.ENGINEER: NISHIL. M. SHAH (BE CIVIL), F/4, Bhaikakanagar, Thaltej, Ahmedabad - 380059. AUDA/SD-II/157

AUTHORITY.

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

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

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 is mentioned in this office Letter ... Dated 6 OCT 2016

DISPATCH BY
Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.
Senior Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.

ખાસ શરત :- ખાસ સૂચિત કોર્ટ SLP (CIVIL) નં. ૪૪૫૦-૪૪૫૧/૨૦૧૪ માં જે આખરી ચુકાદો આવે તે બંધનકર્તા રહેશે. તે અંગેના અરજદારોએ આપેલ બાંહેધરી પત્રક આધીન આ ત્રિકાસ પરવાનગી આપવામાં આવે છે.

NOTE:-

* ENGINEER IS FULLY RESPONSIBLEFOR LEAVING OPEN SPACE AND MARGIN.
* THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED ME ON SITE AND PERMISES GATES DRAINAGE CONNECTION.
* IT IS CERTIFY THAT ACCORDING TO GDCR 2021 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 ASPER 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 GDCR 2021.
* LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.23.12 AND 24.7 OF GDCR 2021.
* WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.23.6 OF GDCR 2021.
* SEPARATELETTER 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
* 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 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/FINL PLOT AS PER PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF GDCR 2021.
* THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NACESSARY ACTION FOR THE STRUCTURAL 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 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 AS PER CHAPTER NO.29 OF GDCR 2021.
* LIFT CAPACITY 6 PESSANGER

NOTE:-IT IS CERTIFY THAT THE PLOT IS SURVEYED BY ME ON ALL DIMENSION SITES SHAPE AND ARE SHOWN ON PLAN AREA TALLIES WITH SITE POSITION OF OCCURRENCE AS AN ENGINEER. I AM FULLY RESPONSIBLE FOR THAT.
AS AN ENGINEER I CERTIFY THAT ALL REQUIREMENTS UNDER GDCR 2021 CL.4.6 HAS BEEN VERIFIED BY ME AND THE SITE LAND IS SUITABLE FOR PROPOSED CONSTRUCTION. THE PLOT DIMENSIONS AS SHOWN IN THE PLAN CORRESPONDS WITH THE SIDE.

ENGINEER CERTIFICATE
ENGINEER IS FULLY RESPONSIBLE FOR LEVING MARGINAL OPEN SPACE & ROAD LINE PORTION.

DRAINGE CERTIFICATE
THE DEPTH OF POSITION OF EXIS. M.H. IS CHACKED VARIFIED PERSONALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN IN PLAN

BUILDING HIGHET TABLE

BLOCK NO.	BUILDING HT.	TOTAL HT.
A TO C	21.80 MT.	26.82 MT.
D	18.30 MT.	23.32 MT

COMMON PLOT AREA CALCULATION

1/2(8.94+12.33) X 30.29 =322.13
TOTAL COMMON PLOT AREA = 322.13 SQ.MTS.

AREA NOT IN POSSESSION CALCULATION

4.88 X 11.34 X 1/2 = 27.67 SQ.MT.

BUILT–UP AREA TABLE. SQ.MTS.

BLOCK.	A TO C	D	TOTAL
BASEMENT.	1560.66		1560.66
GROUND FLOOR.	899.51	298.28	1197.79
1ST. FLOOR.	894.81	298.28	1193.09
2ND. FLOOR.	824.80	298.28	1123.08
3RD. FLOOR.	824.80	298.28	1123.08
4TH. FLOOR.	824.80	298.28	1123.08
5TH. FLOOR.	800.75	223.15	1023.90
6TH. FLOOR.	521.07	–	521.07
CABIN.	120.89	38.32	159.21
MACHINE RM	48.06	25.92	73.98
TOTAL	7320.15	1778.79	9098.94

F.S.I. AREA TABLE. SQ.MTS.

BLOCK	A TO C	D	TOTAL
BASEMENT.	–		
GROUND FLOOR.	486.74	–	486.74
1ST. FLOOR.	725.27	266.07	991.34
2ND. FLOOR.	716.56	266.07	982.63
3RD. FLOOR.	716.56	266.07	982.63
4TH. FLOOR.	716.56	266.07	982.63
5TH. FLOOR.	692.51	190.94	883.45
6TH. FLOOR.	420.49	–	420.49
TOTAL	4474.69	1255.22	5729.91

FLOOR AREA & TENAMENT TABLESQ.MTS.

BLOCK	A TO C FL. AREA	A TO C SHOP	A TO C RESI.	D FL. AREA	D RESI.	TOTAL FL. AREA	TOTAL SHOP	TOTAL RESI
BASEMENT.								
GROUND FLOOR.	486.74	20				486.74	20	
1ST. FLOOR.	725.27	17	5	266.07	4	991.34	17	9
2ND. FLOOR.	716.56		12	266.07	4	982.63		16
3RD. FLOOR.	716.56		12	266.07	4	982.63		16
4TH. FLOOR.	716.56		12	266.07	4	982.63		16
5TH. FLOOR.	692.51		12	190.94	3	883.45		15
6TH. FLOOR.	420.49		7	–	–	420.49		7
TOTAL	4474.69	37	60	1255.22	19	5729.91	37	79

F.S.I. AREA TABLE

	BLOCK	AS PER BASE ZONE @ 1.2	CHARGEBLE F.S.I. @ 0.6	TOTAL F.S.I. SQ.MTS.
PLOT AREA		3183.33	----	3183.33
F.S.I. AREA		3820.00	1910.00	5730.00
	A TO C	2893.90	1580.79	4474.69
	D	926.10	329.12	1255.22
	TOTAL	3820.00	1909.91	5729.91

FIRE HYDRANT LEGEND

SR.	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

LIFT CAL. TABLE.

BLOCK.	REQUIRED.	PROVIED.
A TO C	@ 1/30 UNITS 2 LIFT REQ.	3 LIFT
D	@ 1/30 UNITS 1 LIFT REQ.	1 LIFT

DUST BIN :–

TOTAL FLOOR AREA FOR COMM. = 933.50 SQ.MT.
REQ= 100 SQ.MT. = 20 LITER CAP.
933.50/100 X 20 = 186.70 LITER CAP.
186.70 / 80 = 2.33 NOS
PROVIDED – 3 NOS. 80 LITRE
TOTAL TENA. = 79 TENA.
REQ= 1 TENA. = 10 LITER CAP.
79 X 10 = 790.00 LITER CAP.
790.00 / 80 = 9.88 NOS. SAY = 10 NOS.
PROVIDED – 3 + 10 = 13 NOS. 80 LITRE

TREE PLANTATION :–

PLOT AREA = 3211.00 SQ.MT.
FOR EVERY – 200 SQ.MT. = 3 TREE REQD.
TOTAL TREE REQD. (3211.00 / 200) X 3
= 48.18 = SAY 49 NOS.
PROVIDED – 49 NOS. TREE

PERCOLATING WELL

PLOT AREA = 3211.00 SQ.MT.
REQUIRED = 1500.00 TO 4000.00 = 1 P.W.
3211.00 / 4000 = 0.80 P.W.
SAY = 1 P.W.
PROVIDED = 1 P.W.

PROVI. PARKING AREA TABLE

CAR PARKING (RESI.)
(A) 9.86 X 6.32 = 62.32 SQ.MTS. (GR.LVL.)
(B) 16.67 X 6.80X1 = 113.36 SQ.MTS. (GR.LVL.)
(C) 6.10 X 8.67 = 52.89 SQ.MTS. (CELLAR)
(D) 11.20 X 7.32 = 68.21 SQ.MTS. (CELLAR)
(E) 29.40 X 5.19 = 152.59 SQ.MTS. (CELLAR)
(F) (6.31+14.80)/2X29.66=313.06 SQ.MTS. (CELLAR)
(G) 14.09 X 4.87X1/2 = 34.31 SQ.MTS. (CELLAR)
(H) (10.37+13.10)/2X22.77=267.21 SQ.MTS. (CELLAR)
TOTAL CAR PARKING =1085.22 SQ.MTS.

TWO WHEELER PARKING (RESI.)
(I) 9.53 X 11.44 X 1 = 109.02 SQ.MTS. (GR.LVL.)
(J) 3.48 X 9.49 X 1 = 33.02 SQ.MTS. (GR.LVL.)
(K) 11.20 X 6.32 X 1 = 70.78 SQ.MTS. (GR.LVL.)
(L) 10.10 X 7.20 X 1 = 72.72 SQ.MTS. (GR.LVL.)
(M) 1.97 X 3.43 = 6.76 SQ.MTS. (CELLAR)
(N) 11.20 X 4.34 = 48.61 SQ.MTS (CELLAR)
(O) (1.67+1.94)/2X9.05 = 16.33 SQ.MTS. (CELLAR)
(P) (1.27+1.99)/2X4.55 = 7.42 SQ.MTS. (CELLAR)
(Q) (1.59+5.07)/2X5.68 = 18.91 SQ.MTS. (CELLAR)
(R) 3.43 X 3.44 = 11.80 SQ.MTS. (CELLAR)
TOTAL TWO WHEELER PARK.=395.37 SQ.MTS.
VISITOR PARKING (RESI.)
(S) 9.53 X 4.92 X 1 = 46.79 SQ.MTS.
(T) 5.92 X 9.49 X 1 = 56.18 SQ.MTS.
TOTAL = 102.97 SQ.MTS.

PROVI. PARKING AREA TABLE

CAR PARKING (COMM.)
(a) 20.62 X 11.40 = 235.07 SQ.MTS. (CELLAR)
TWO WHEELER PARKING (COMM.)
(b) 15.73 X 3.46 = 54.42 SQ.MTS. (GR. LVL.)
(c) (1.64+2.89)/2X25.89= 58.64 SQ.MTS. (GR. LVL.)
(d) 2.69 X 11.40 = 30.67 SQ.MTS. (CELLAR)
TOTAL TWO WHEELER PARK.=143.73 SQ.MTS.
VISITOR'S PARKING (COMM.)
(e) 27.55 X 3.45 = 95.05 SQ.MTS. (CELLAR)

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 premises where a Fire service 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.

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 :

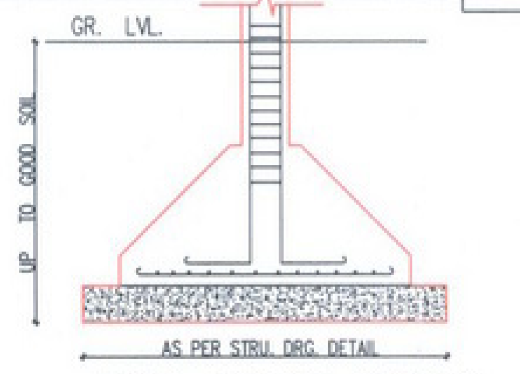
The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :

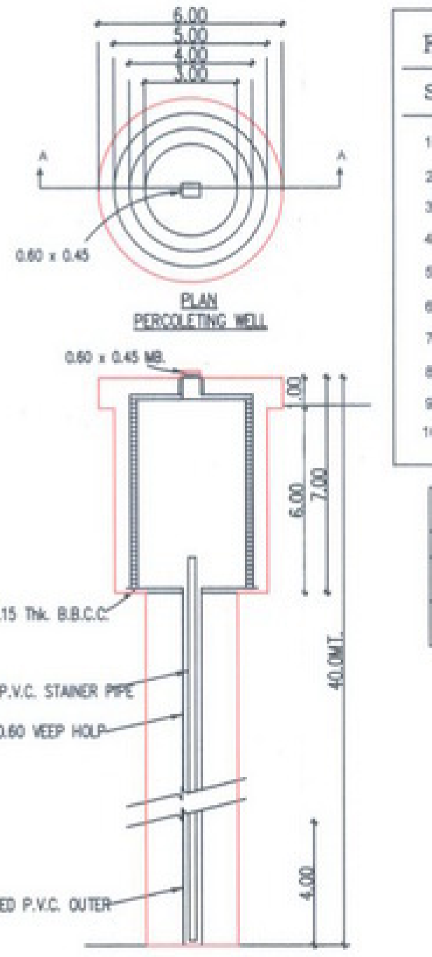
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

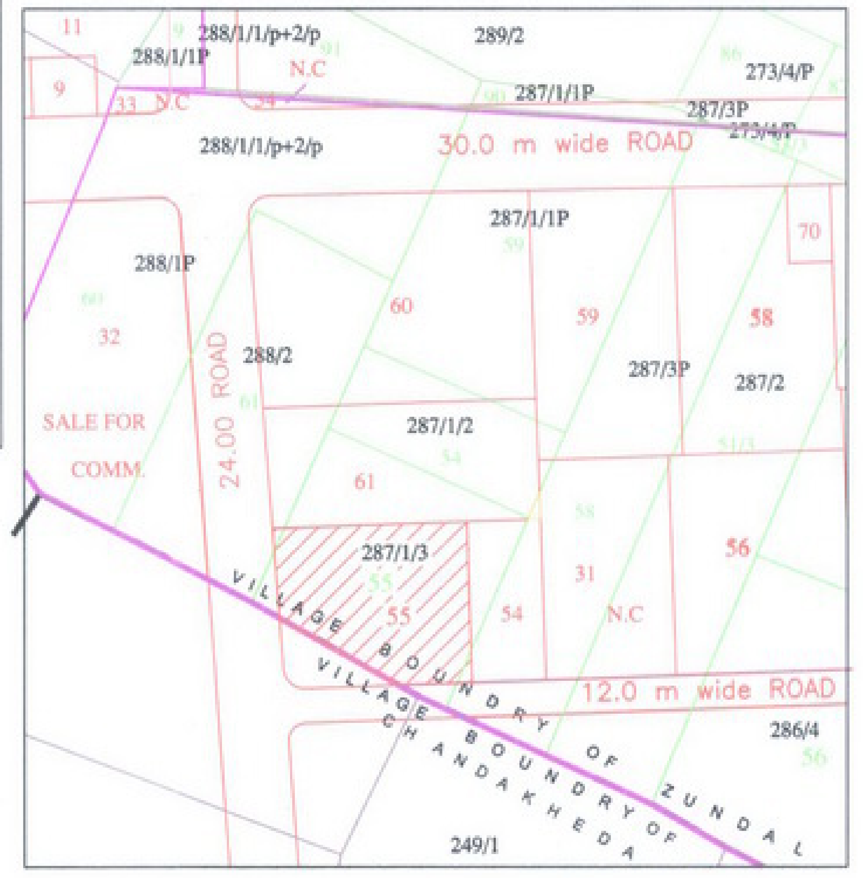
8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

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.



R.C.C. COLUMN FOOTING

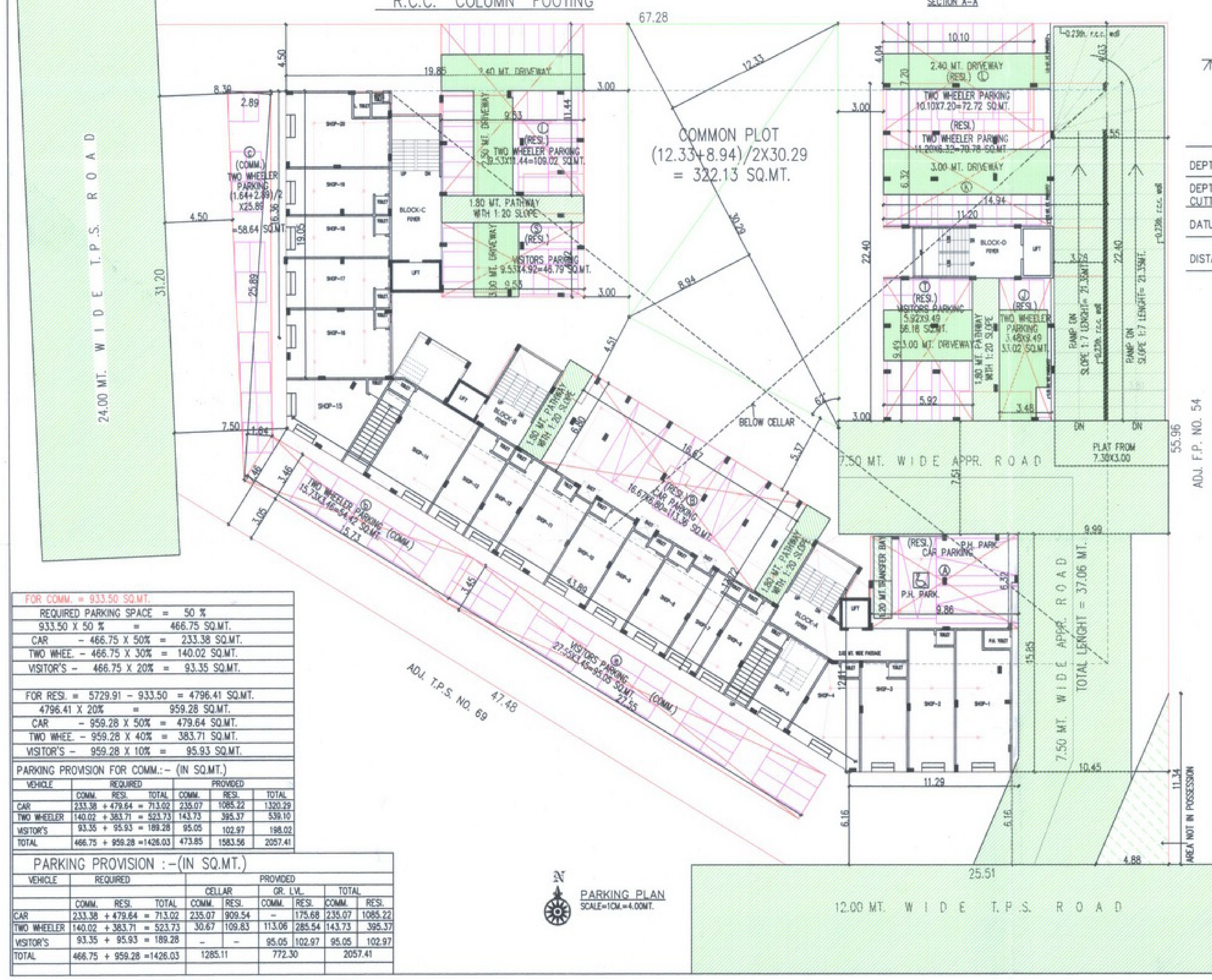




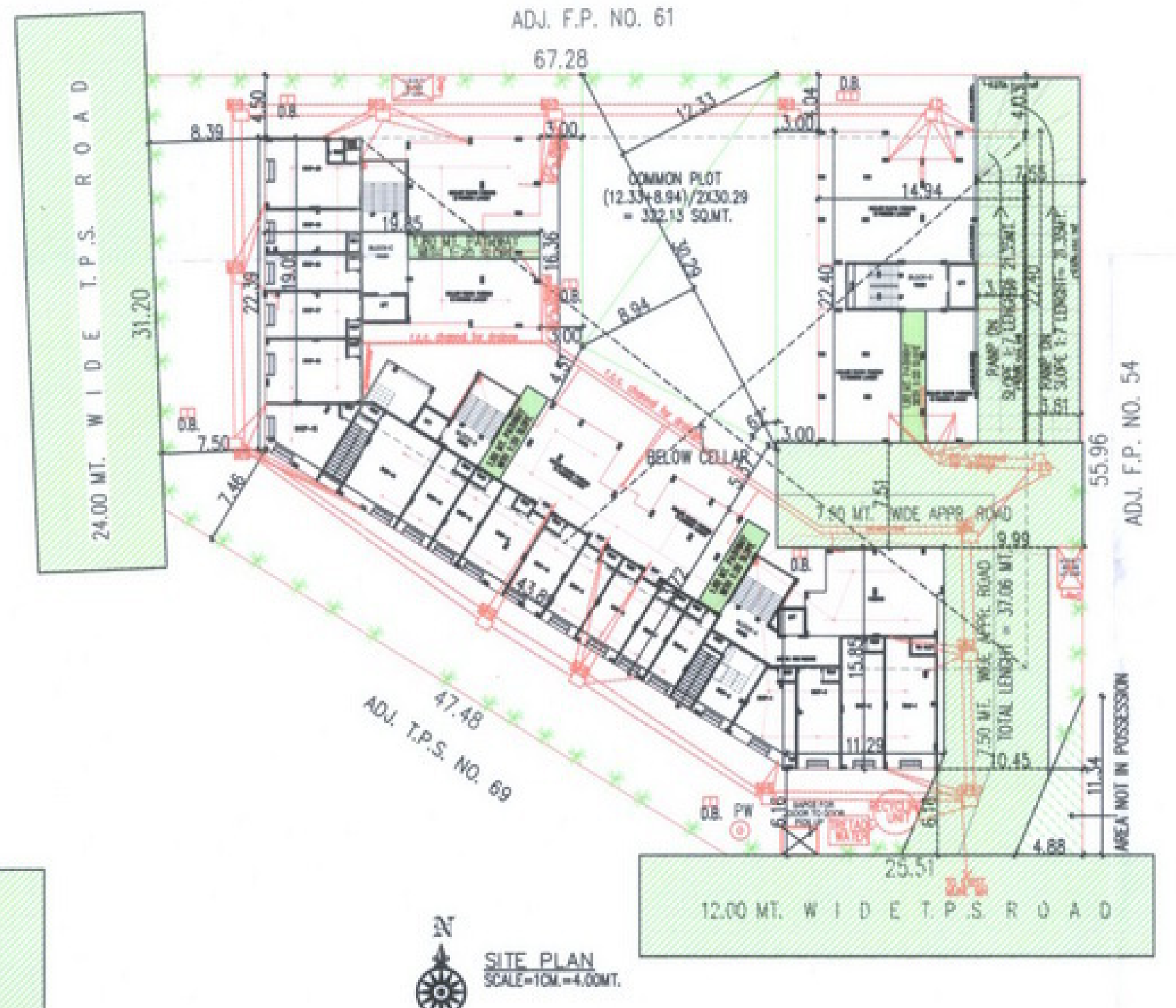
KEY PLAN
SCALE=CM.=20.00MT.

DEPTH	0.75	0.85	1.01	1.13	1.23	1.34	1.46	1.67	1.74	1.90	2.04
DEPTH OF CUTTING	29.25	29.15	28.99	28.87	28.77	28.66	28.54	28.33	28.26	28.10	27.96
DATUM	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	0.00	10.00	26.00	38.00	48.00	59.00	71.00	92.00	99.00	115.00	129.00

DRAINAGE SECTION
SCALE : HOR : 1 CM = 5.00 MT.
VER : 1 CM = 1.00 MT.



PARKING PLAN
SCALE=1CM.=4.00MT.



SITE PLAN
SCALE=1CM.=4.00MT.

FOR COMM. = 933.50 SQ.MT.
REQUIRED PARKING SPACE = 50 %
933.50 X 50 % = 466.75 SQ.MT.
CAR – 466.75 X 50% = 233.38 SQ.MT.
TWO WHEE. – 466.75 X 30% = 140.02 SQ.MT.
VISITOR'S – 466.75 X 20% = 93.35 SQ.MT.

FOR RESI. = 5729.91 – 933.50 = 4796.41 SQ.MT.
4796.41 X 20% = 959.28 SQ.MT.
CAR – 959.28 X 50% = 479.64 SQ.MT.
TWO WHEE. – 959.28 X 40% = 383.71 SQ.MT.
VISITOR'S – 959.28 X 10% = 95.93 SQ.MT.

PARKING PROVISION FOR COMM.:– (IN SQ.MT.)

VEHICLE	REQUIRED COMM.	REQUIRED RESI.	REQUIRED TOTAL	PROVIDED COMM.	PROVIDED RESI.	PROVIDED TOTAL
CAR	233.38	+ 479.64	= 713.02	235.07	1085.22	1320.29
TWO WHEELER	140.02	+ 383.71	= 523.73	143.73	395.37	539.10
VISITOR'S	93.35	+ 95.93	= 189.28	95.05	102.97	198.02
TOTAL	466.75	+ 959.28	=1426.03	473.85	1583.56	2057.41

PARKING PROVISION :–(IN SQ.MT.)

VEHICLE	REQUIRED COMM.	REQUIRED RESI.	REQUIRED TOTAL	CELLAR COMM.	CELLAR RESI.	GR. LVL. COMM.	GR. LVL. RESI.	TOTAL COMM.	TOTAL RESI.
CAR	233.38	+ 479.64	= 713.02	235.07	909.54	–	175.68	235.07	1085.22
TWO WHEELER	140.02	+ 383.71	= 523.73	30.67	109.83	113.06	285.54	143.73	395.37
VISITOR'S	93.35	+ 95.93	= 189.28	–	–	95.05	102.97	95.05	102.97
TOTAL	466.75	+ 959.28	=1426.03	1285.11		772.30		2057.41	