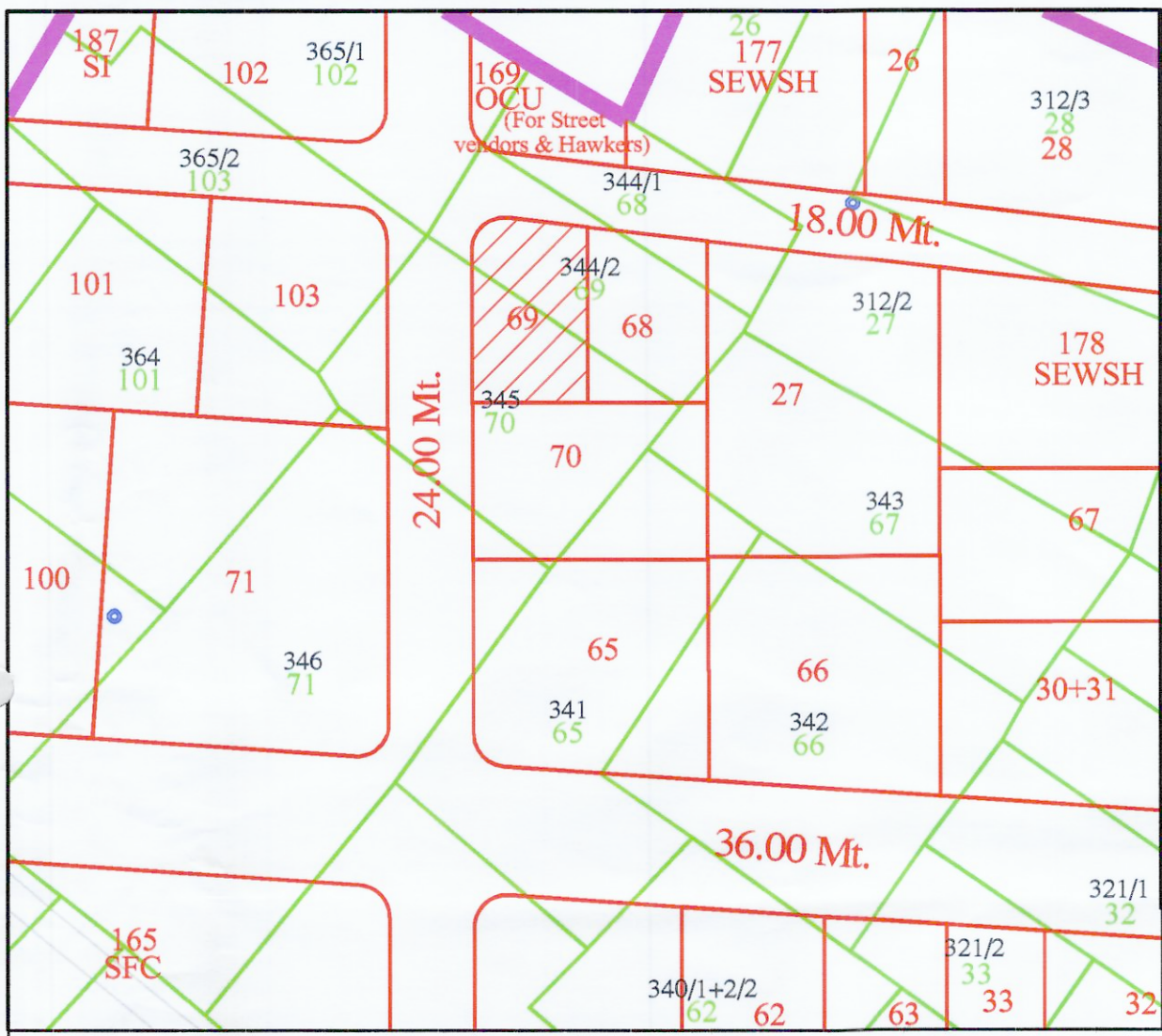




KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.



Block No.	Consume F.S.I.			No. Of Comm. UNIT	Residential Dwelling units built-up area up to 50			Residential Dwelling units more than 50 and up to 66			Residential Dwelling units more than 66 and up to 90			Other F.s.i.		commercial f.s.i.	
	Commercial	Residence	Total		No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	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	387.79	3942.40	4330.19	12	-	-	-	-	-	-	44	3942.40	100.00	-	-	387.79	8.96
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	387.79	3942.40	4330.19	12	-	-	-	-	-	-	44	3942.40	91.04	-	-	387.79	8.96

Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	12	387.79	8.96	123.58
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	-	-	-	-
D	more than 66 and up to 90	44	3942.40	91.04	1256.41
E	With Aff. F.S.I. (40% Slab)	-	-	-	-
Grand Total		56	4330.19	100.00	1379.99

SANITARY PROVISION
FLOOR AREA (TOTAL) :- 387.79 SQ. MTS.
4 SQ. MTS. = 1 PERSON
387.79 SQ. MTS. = 96.95 SAY 97 PERSON
SANITARY REQ.
TOTAL W.C. REQD. = 1 W.C. FOR EVERY 50 PERSON
= 2 W.C. REQD. FOR EACH GENDER
= 1 URINAL FOR EVERY 50 PERSONS UP TO 100
= 2 REQD.
10 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 = 1639.00 SQ.MTS
REQ. COMMON PLOT @ 10% = MIN. 200.00 SQ.MT.
33.62 X (7.91+7.81)/2 = 264.25 SQ.MT.
TOTAL PROV. COMMON PLOT = 264.25 SQ.MT.

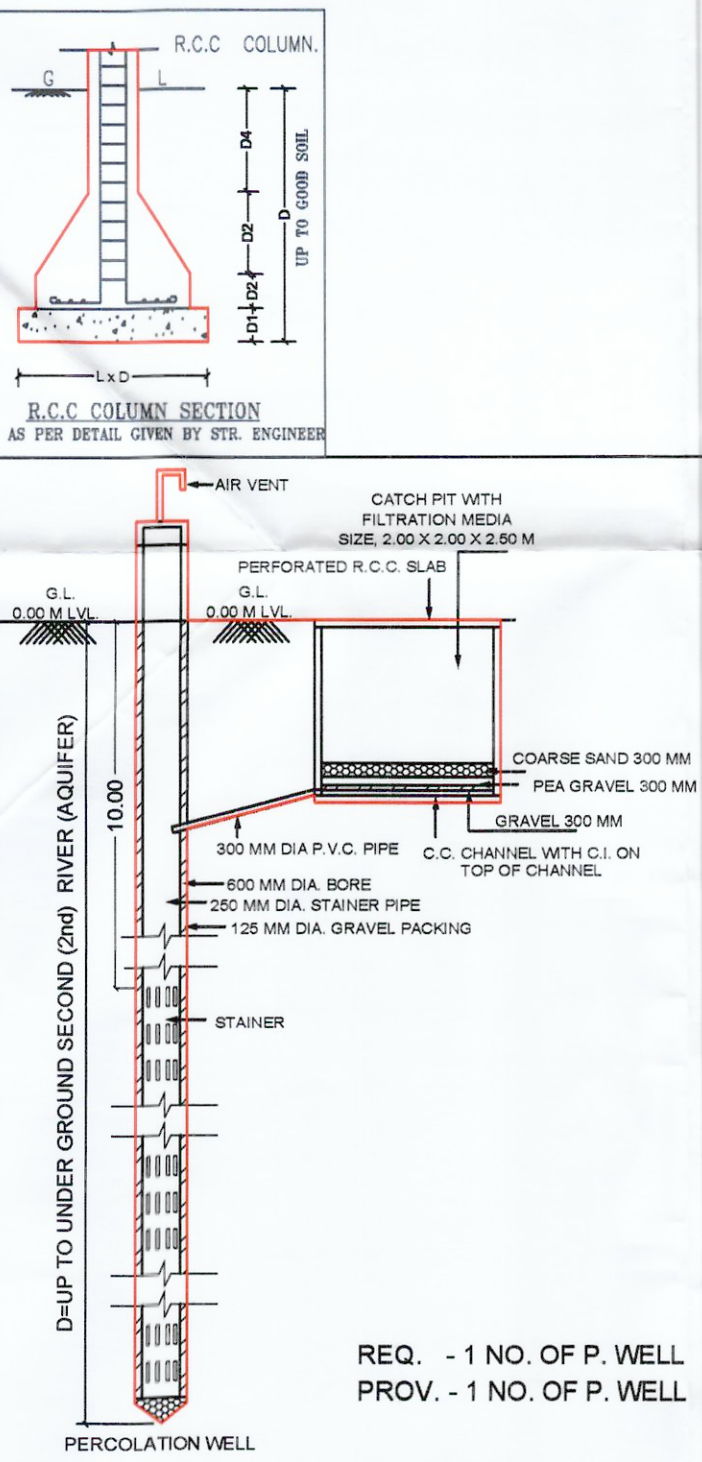
BUILT UP & F.S.I. AREA STATEMENT (IN SQ.MT.)				
FLOOR	USE	EQUITY TENA	BUILT UP AREA TOTAL	F.S.I. AREA TOTAL
2ND BASEMENT	PARK.	---	1082.09	---
1ST BASEMENT	PARK.	---	1056.76	---
GROUND (H. P.)	PARK.	---	201.26	---
GROUND (S. P.)	SHOP	12	409.90	387.79
1ST FLOOR	RESI.	---	460.68	358.40
2ND FLOOR	RESI	---	460.68	358.40
3RD FLOOR	RESI	---	460.68	358.40
4TH FLOOR	RESI	---	460.68	358.40
5TH FLOOR	RESI	---	475.71	358.40
6TH FLOOR	RESI	---	460.68	358.40
7TH FLOOR	RESI	---	460.68	358.40
8TH FLOOR	RESI	---	460.68	358.40
9TH FLOOR	RESI	---	460.68	358.40
10TH FLOOR	RESI	---	460.68	358.40
11TH FLOOR	RESI	---	475.71	358.40
STAIR CABIN	---	---	84.93	---
LIFT MAC. ROOM	---	---	41.61	---
TOTAL	SHOP/RESI	12	7974.09	4330.19

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
1639.00 - 500.00 = 1139/200 = 5.70 SAY 6 NOS.
NO. OF TREE = 12+6 X 5
= 12+30 = 42 NO. OF TREES REQ.
PROVI. 42 NO. TREES
REQ. PERCOLATING WELL
PLOT AREA = 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 1639.00 / 4000.00 SQ. MTS.
= 0.41 NO. REQ. SAY 1 NOS.
PROVI. 1 NO. PERCO. WELL
DUST-BIN PROVIDED NOTES:- (RESI.)
10 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE
PROVIDED = 10 UNITS / 1BIN / 80 LITRES CAPACITY
REQUIRED = 44 UNITS / 80 UNITS / 1 = 5.50 NOS. REQD.
PROVIDED CONTAINER = 6 NOS.
DUST-BIN PROVIDED NOTES:- (COMM.)
TOTAL FLOOR AREA FOR SHOPS = 387.79 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE
CONTAINER REQD. = 387.79 X 20 / 100 / 80 = 0.97 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 = 6 NO. FOR RESI. + 1 NO. FOR COMM.
= 7 NO. OF 80 LIT. CAPACITY

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRPTION
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 G.M.C. and G.U.D.A. Area

- 1. HYDRANT SYSTEM:**
ON/OFF switches located near the hose reel or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge the 300 litres 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 valve and a NEW to act as a down corner.
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 floors 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 litres.
The underground tank shall be of a capacity of not less than 1,00,000 litres.
- 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 fogged.
- 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 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 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 riser should be open from at least one or two sides, but if the staircase is in the center of the building it has to be pressurized to prevent it from getting smoke fogged. The Riser/Down-corner should be located in the staircase or close to it to make it easily approachable in case of Fire from the floor below or above.
- 6. LIGHTNING ARRESTER:**
A lightning arrester should also be installed and be properly banded to prevent damage to the building when the lightning strikes.
- 7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE**
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 fire fighting use.
Additionally be protected by a Hydrant outlet and two 25 mm bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

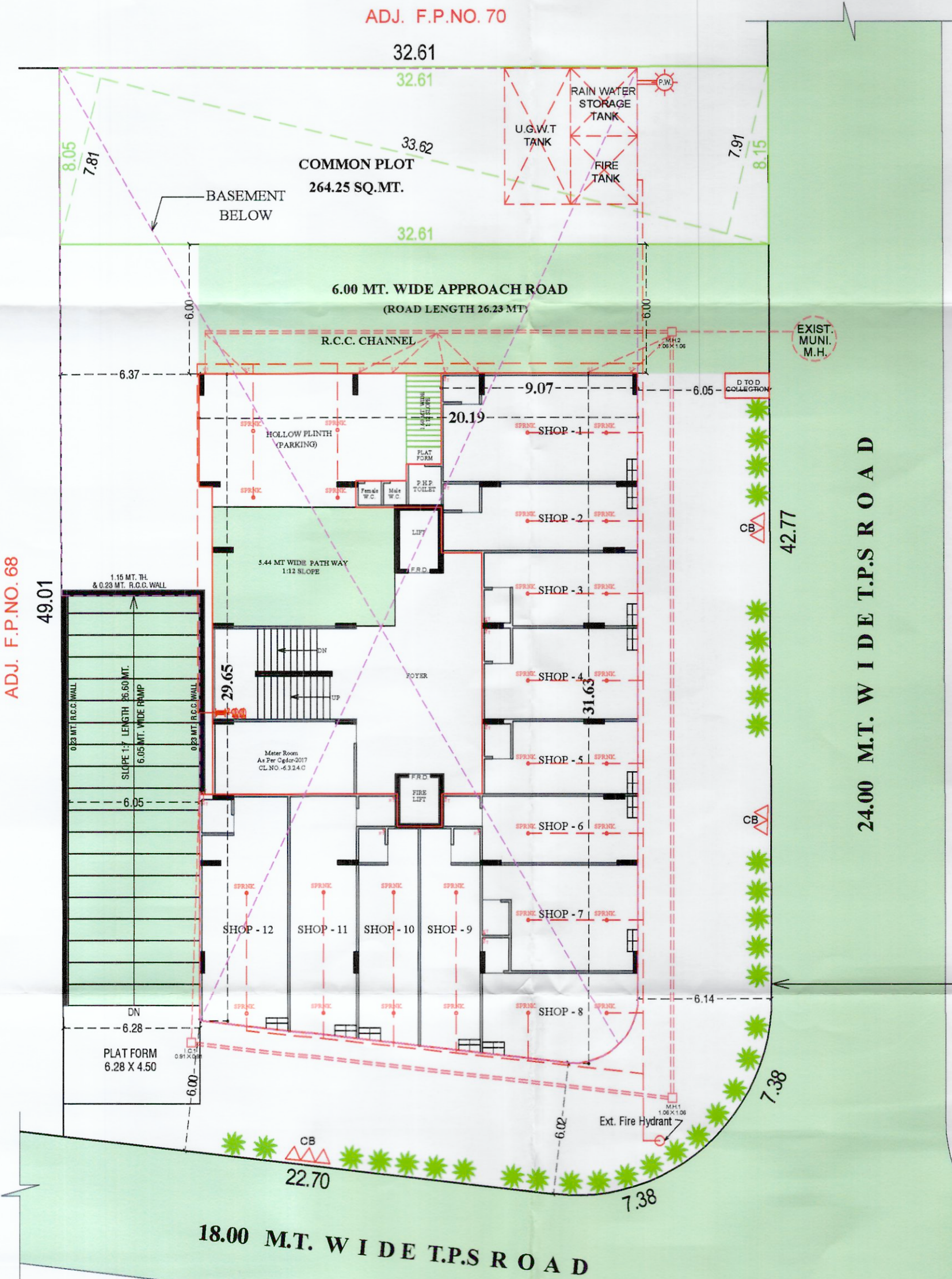


REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

Owner is fully responsible for open marginal space and road tie provision

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

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



COMPOUND WALL SHALL NOT BE CONSTRUCTED ON ROAD SIDE BOUNDARY AS PER NOTIFICATION NO. GHV/95 OF 2018/PRC-1020186986-L, DTD-21/07/2019 REGARDING FIRE REGULATION - 2016

भास शरत
भाषकम पुत्र बने भाद भाषकमनो
उपयोग शरु करती पहेला नियमोनुसार
अने भाषकमन वपराशनु प्रमाणावर
मेलवतु करवायत छे.

The Permission is valid only till 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.

- 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 shown in plan are measured by engineer on record, and in accordance with ownership / revenue record.
 - Engineer is fully responsible for leaving open marginal space and margin.
 - The depth and position of existing municipal manhole is verified by me on site and premises can get drainage connection.
 - It is certify that according to CGDCRV 2017 all the 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 CGDCRV 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 CGDCRV 2017.
 - Pedestrians ramp is provided as per the provision of the clause no. 13.1.14. of CGDCRV 2017.
 - Lift is provided as per the provision of the clause no. 13.12 of CGDCRV 2017.
 - Water tank is provided as per the provision of the clause no. 13.6 of CGDCRV 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 CGDCRV 2017.
 - Drinking Water Facility for disabled persons is provided as per clause no. 13.6.2. of CGDCRV 2017.
 - Drainage facility is provided as per the clause no. 13.10. of CGDCRV 2017.
 - Signages of the parking place is to be provided as per the clause no. 13.7 of CGDCRV 2017.
 - Entrance of the building is provided as per the clause no. 13.1.6 of CGDCRV 2017.
 - The paving of building unfinal plot as per the provision of the clause no. 13.1.3 of CGDCRV 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 CGDCRV 2017.
 - Community bin provided as per the provision of the clause no. 17.2.4 and 17.2.6 of CGDCRV 2017.
 - Gray Water Recycling System & dual plumbing system is Provided As Per chapter no. 17.3 of CGDCRV 2017.
 - Tree plantation is provided as per the clause no. 17.4 of CGDCRV 2017.
 - Pollution control system is provided as per the chapter no. 18 of CGDCRV 2017.
 - Fire safety system is provided as per chapter no. 14 of CGDCRV 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 CGDCRV 2017.
 - Marginal space & basement slab shall have load bearing capacity of 40/80 tonnes per square meter shall be provided as per chapter no. 14 of CGDCRV 2017 and fire prevention And, fire safety act-2016
 - Fire Safety Provision Shall be Provided As Per G.M.C. Fire And Emergency Service Department Opinion Letter No. _____ Date : _____

SHEET NO:- 1/4

RESIDENTIAL AFFORDABLE HOUSING PROJECT

LAY OUT PLAN SHOWING PROP. RESI.+COMM. BUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON F.P. NO. 69 OF T.P.S.NO. 409/A (KHORAJ - TRAGAD) DRAFT SANCTION[R.SUR.NO. 344/2 (O.P. NO. 69) OF Moje:- KHORAJ , Ta:- GANDHINAGAR, Dist:- GANDHINAGAR

LAY OUT SCALE:- 1 C.M. = 2 MT.

USE : RESIDENTIAL+COMMERCIAL (AFFORDABLE HOUSING)

ZONE:- GENERAL AGRICULTURE -A1 & OVER LAY RAH

AREA TABLE SQ.MTS.

PLOT AREA OF F.P.69	1639.00
REQ. COMMON PLOT AREA @ 10% (Min. 200.00MT.)	200.00
PROVI. COMMON PLOT AREA	264.25
PERMI. F.S.I. (1.80 X 1639.00)	2950.20
CHARGEABLE F.S.I. (0.90 X 1639.00)	1475.10
TOTAL PERMI. F.S.I. (2950.20+1475.10)	4425.30
TOTAL UTILIZED F.S.I.	4330.19
UTILIZED CHARGEABLE F.S.I. (4330.19-2950.20)	1379.99

COLOUR NOTES:-

O. P. BOUNDARY	ROAD	
F. P. BOUNDARY	P. WELL	
PROP. WORK	COM.BIN.	
PROP. DRAIN-LINE	TREE	
COMMON PLOT LINE	BASEMENT LINE	
SPRINKLER		

SATISH K VEKARIYA
203 Signature Royal, Opp. Shahi Kutir, Nikol - A'bad-382350. AUDA/ENG/G/1114ERH0907251033

ENGINEER:

S.J. Upadhyay
SIDDHI J. UPADHYAY
M.E. (str.)
HNS DESIGN STUDIO
42, AMRAPALI AXIOM, 4TH FLOOR, BOPAL JUNCTION, S.P. RING ROAD, AMBALI AHMEDABAD, GUJARAT-380054
AUDA LIC NO. AUDA / SD-JG0345

OWNER:

SATYAM R. PATEL
C-1/43, IIA SOCIETY, INDIA COLONY, BAPUNAGAR, AHMEDABAD-382350
AUDA LIC NO COW: 1114CW1602261078

STR. ENGINEER:

DEVELOPER:-

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions mentioned in the office L.
No. PRM/GM/1551/2020-409-04/03/2022
Dated.....28/02/2022
9505

NOTE APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY:

