

- NOTES :-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
 - THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PROMISES CAN GET DRAINAGE CONNECTION.
 - IT IS CERTIFY THAT ACCORDING TO CGOBR 2017, ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
 - IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 2.3.3 OF CGOBR 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 22.2 OF CGOBR 2017.
 - PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.5 OF CGOBR 2017.
 - LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGOBR 2017.
 - ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.1.1 OF CGOBR 2017.
 - SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
 - WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21 OF CGOBR 2017.
 - WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 21.11 OF CGOBR 2017.
 - DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 21.6.2 OF CGOBR 2017.
 - DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGOBR 2017.
 - SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGOBR 2017.
 - ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 21.1.7 OF CGOBR 2017.
 - THE PAVING OF BUILDING UNIT/PLAT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGOBR 2017.
 - THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
 - RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGOBR 2017.
 - COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGOBR 2017.
 - TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGOBR 2017.
 - MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO. 27 OF CGOBR 2017.
 - SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.8 OF CGOBR 2017.
 - FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 22 OF CGOBR 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 CGOBR 2017.
 - ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PAR CLAUSE NO. 25.5.1 OF CGOBR 2017.
 - THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CGOBR 2017 CLAUSE NO. 21.13.

NOTES RELATED TO FIRE SAFETY

1. HYDRANT 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 valve and a NRV 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 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 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 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 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) 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-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. 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. LIGHTNING ARRESTER:

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

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 at the time of fire.

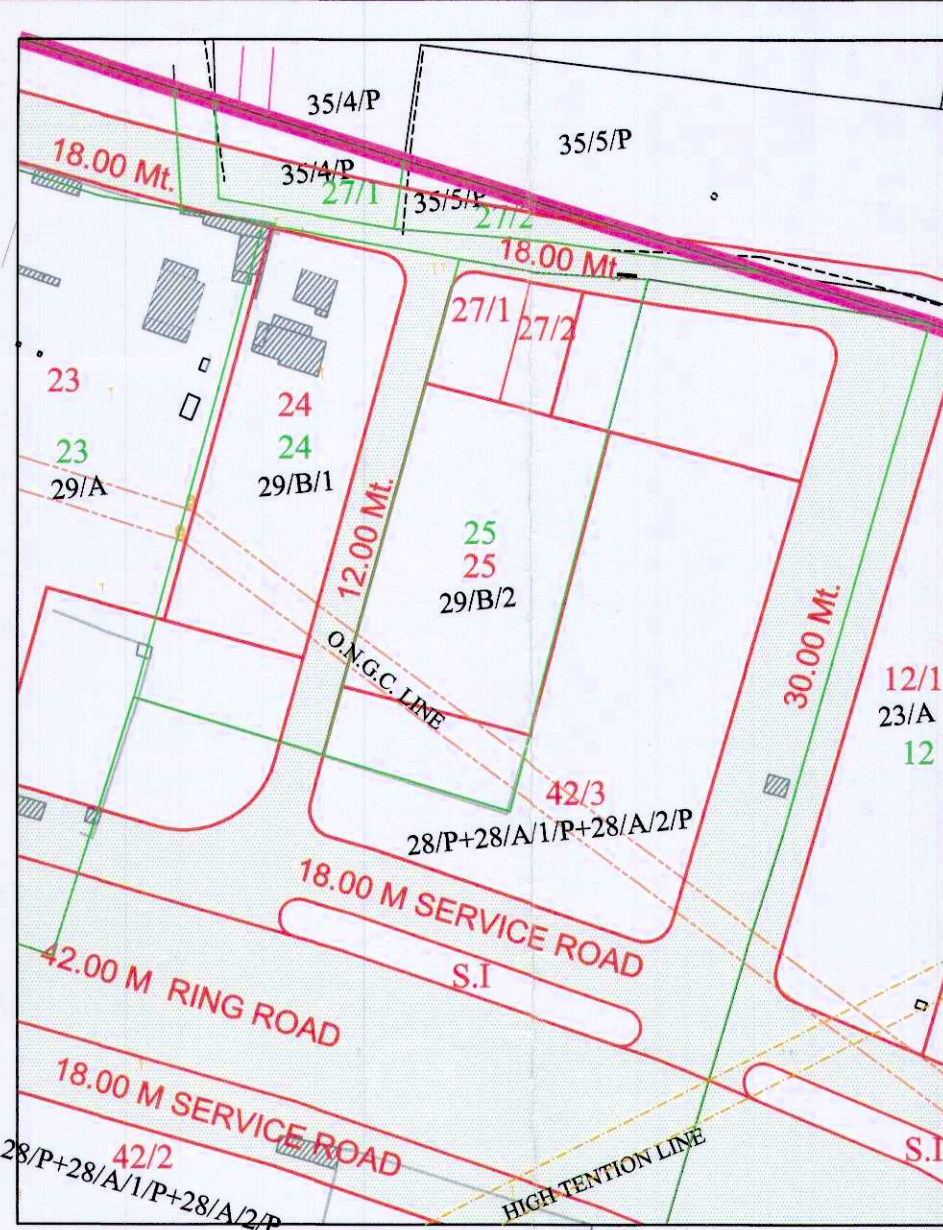
10. INDIVIDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN INDIVIDUAL SHOW ROOM BY OWNER IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority, if the fire officer concerned feels it need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Fire risk / Public gathering, Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

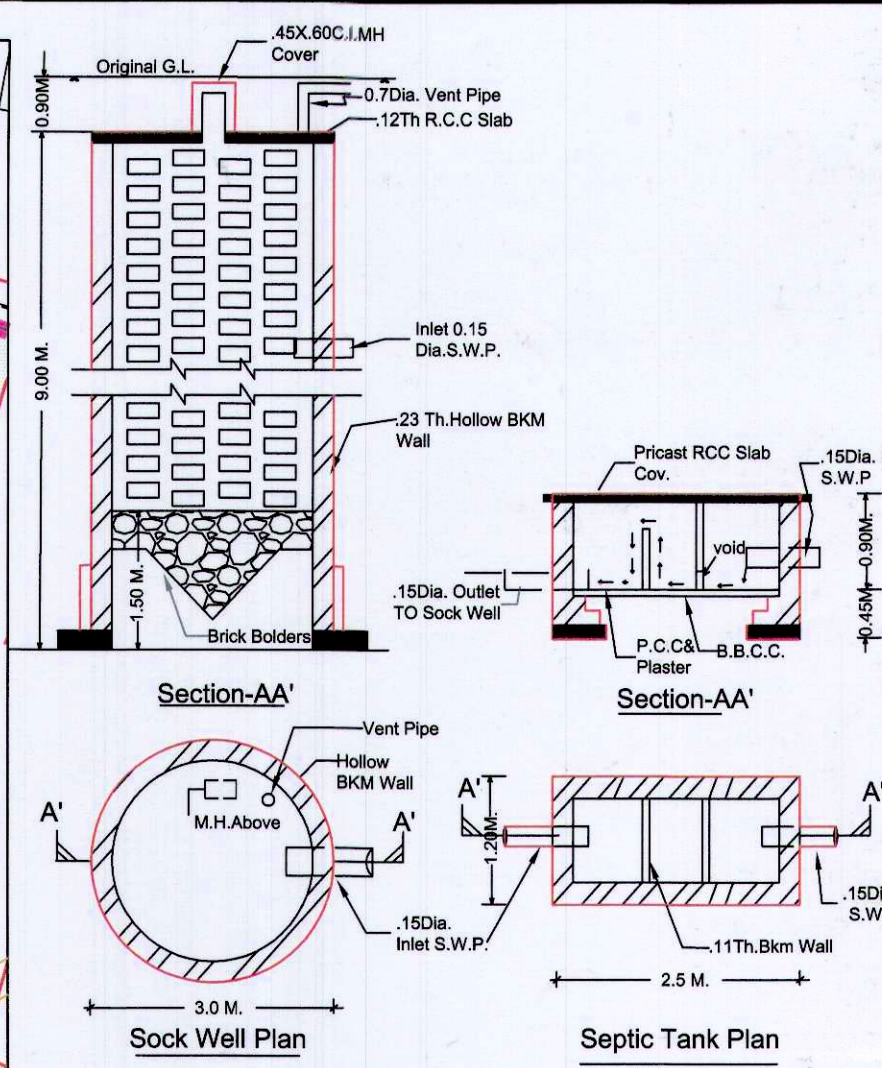
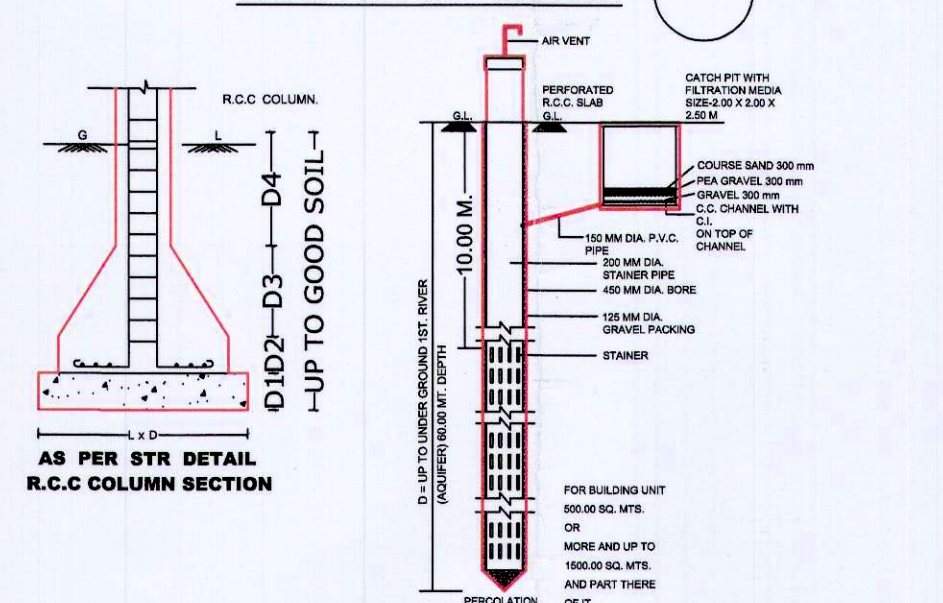
FIRE HYDRANT LEGEND

SR.	SYMBOL	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 SIAMSE CONNECTION
10	—	RISE OR DROP



KEY PLAN

SCALE : 1.00 CM = 20.00 MT.



ખાસ સરત :
નકશામાં રજૂ થયેલા આયેલ કમ્પ્લી
પ્લોટનો કલ્કુલેશન જ્યાં સુધી સદર જમીનની
માલિકી બોલાયતી એન્જીનીયરિંગની ન
વાય ત્યાં સુધી કોમ્પ્લી પ્લોટનો કલ્કુલેશન
માલિકી સત્તામંડળને રહેશે.

ખાસ નોંધ :-

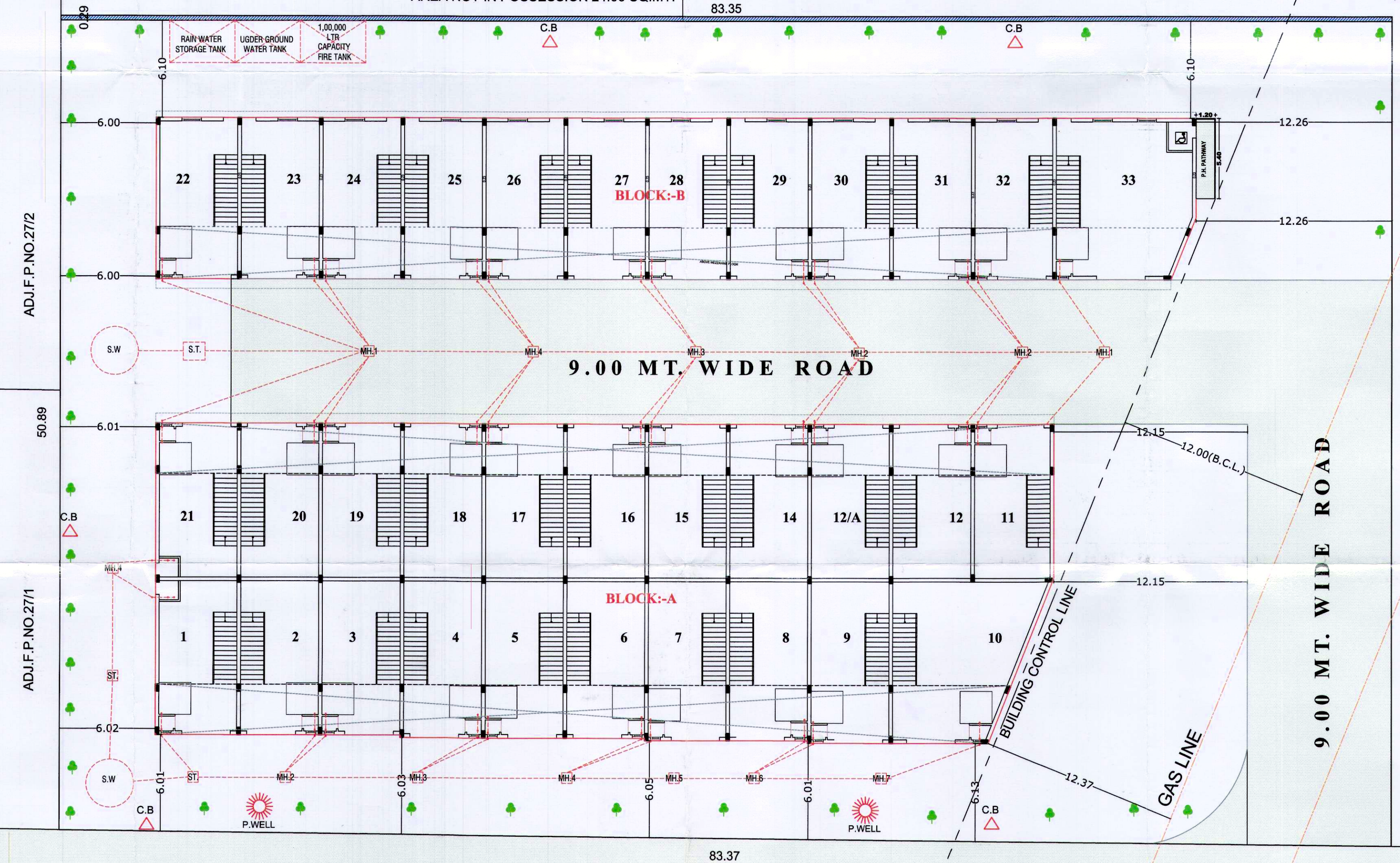
ફોર્મ લે-આઉટ તેમજ ફોટોગ્રાફ ટેક તથા સાઈટ
ની સાઈટ તથા લેન્ડિંગ બોર્ડિંગ ડિવિઝન કોડ
(સાઈટ એન્જી-સર્વે) તથા ફોર્મ લે-આઉટની સાઈટની
લોક બોર્ડિંગની સાઈટની રજૂઆત આયેલ છે તે
સત્તામંડળ સત્તામંડળને રહેશે.

ખાસ સરત :
નકશામાં રજૂ થયેલા આયેલ કમ્પ્લી
પ્લોટનો કલ્કુલેશન જ્યાં સુધી સદર જમીનની
માલિકી બોલાયતી એન્જીનીયરિંગની ન
વાય ત્યાં સુધી કોમ્પ્લી પ્લોટનો કલ્કુલેશન
માલિકી સત્તામંડળને રહેશે.

ખાસ સરત
તા..... ના રોજ માલિક એન્જીનીયરિંગ
સાઈટિંગ તથા ફોટોગ્રાફ એન્જીનીયરિંગ આયેલ
બોર્ડિંગની સાઈટની રજૂઆત આયેલ છે તે
સત્તામંડળ સત્તામંડળને રહેશે.

ADJ.F.P.NO.42/3

AREA NOT IN POSSESSION 24.00 SQ.MT.



LAYOUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

12.00 MT. WIDE T.P.S. ROAD

LAYOUT PLAN

1/4

LAYOUT PLAN SHOWING PROPOSED INDUSTRIAL
SHED BUILDING ON SUR.NO.:29/B/2, F.P. NO.: 25, O.P.NO.:
25, T.P.S.NO.:243 (RANASAN-MUTHIYA-NANACHILODA)
MOJE-RANASAN, TA. & DIST. :- GANDHINAGAR

SCALE : 1.00 CM = 2.00 MT	BLOCK:-
ZONE AS PER RDP 2021:-	INDUSTRIAL ZONE GENERAL - IG
USE	INDUSTRIAL SHED

AREA TABLE	IN SQ.MTS.
PLOT AREA OF F.P. NO:- 25	4280.00
AREA NOT IN POSSESSION	24.00
NET PLOT AREA OF F.P. NO. :- 25	4256.00
PROP. BUILT UP AREA GROUND FLOOR	1737.52
PROP. BUILT UP AREA ON MAZZANINE FLOOR	561.92
TOTAL BUILT UP AREA	2299.44
BALANCE B.A. ON GR. FL.	2518.48
F.S.I. AREA TABLE	IN SQ.MTS.
NET PLOT AREA OF F.P. NO. :- 25	4256.00
PERMI.F.S.I.@ 1:1	4256.00
F.S.I. AREA GR. FL.	1737.52
F.S.I. AREA MAZZANINE FLOOR	561.92
TOTAL USE F.S.I. AREA	2299.44
BALANCE F.S.I. AREA (4256.00-2299.44)	1956.56

COLOUR NOTES:		
 PLOT BOUNDARY	 PROP WORK	 P.WELL
 ROAD	 PROP DRAINAGE	 C.B.
TREE		

NOTES ENTRY TO THE PREMISES SHALL BE: AS PER FIRE OPINION LATER NO.150 dtd.12/07/2017
1 UNIT OF DCP EXTINGUISHER 6KGS CAPACITY PER UNIT

DEVELOPER
MEHUL B. CHAUDHARY
AUDA/DEVELOPER LIC.NO.743
17, Jay Jagdish Society,
Navrangpura, Abad-380014

OWNER
YOGESH P. PANCHAL
AUDA C.O.W.-II LIC.NO.120
C-104, Goldcoast Residency
Nr.Panjarapole, S.P.Ring Road,
Vastrapur, Ahmedabad.

ST. ENGINEER
VIREN D. PARÉKH
Structural Designer
AUDA/SD-I LIC.NO.289
402,Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad-380015

ENGINEER
YOGESH P. PANCHAL
AUDA ENG LIC.NO.752
C-104, Goldcoast Residency
Nr.Panjarapole, S.P.Ring Road,
Vastrapur, Ahmedabad.

ખાસ સરત :
નકશામાં રજૂ થયેલા આયેલ કમ્પ્લી
પ્લોટનો કલ્કુલેશન જ્યાં સુધી સદર જમીનની
માલિકી બોલાયતી એન્જીનીયરિંગની ન
વાય ત્યાં સુધી કોમ્પ્લી પ્લોટનો કલ્કુલેશન
માલિકી સત્તામંડળને રહેશે.

ખાસ સરત
મંજૂર થયેલ નકશાઓની નકલનો ૧ સેટ
સ્થળ પર પ્રકિરણ કરવાનો રહેશે

Final Plan boundary and
allotment of final plot is
Subject to Verification 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 amended by Red (Colour) Subject
to the condition as mentioned in this
office Letter No. 20/15/10/2018
Dated.....
22 JAN 2019

DISPATCH BY
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

REQ. LODING/UNLODING AREA CALC. IN SQ.MT.
REQ. 1000.00 SQ.MT. / 1 LODING UNLODING SPACE
TOTAL USE F.S.I AREA
2299.44 / 1000.00 SQ.MT. = 2.30 SAY 3 NOS. LODING/UNLODING REQ.
LODING/UNLODING SIZE 3.50 X 7.50

REQ. PARKING AREA CALCULATION IN SQ.MT.
REQ. PARKING @10 % OF USE FSI AREA = 2299.44 SQ.MT
REQ. LODING/UNLODING 50 % (229.94 X 0.50) = 114.97
REQ. OTHER'S PARKING 50 % (229.94 X 0.50) = 114.97
TOTAL = 229.94

PROVIDED PARKING L/U & CAR PARKING AREA:-
(C1) 7.50 X 18.49 = 138.68 SQ.MT
(C2) 7.00 X 11.54 = 80.78 SQ.MT
TOTAL = 219.46 SQ.MT

PROVIDED PARKING OTHER'S PARK. AREA:-
(O1) 7.00 X 4.62 = 32.34 SQ.MT
(O2) 76.35 X 1.60 = 122.16 SQ.MT
(O3) 1.52 X 43.05 = 65.44 SQ.MT
TOTAL OTHER PARKING = 219.94 SQ.MT

ખાસ શરત :
નકશામાં સૂચવવામાં આવેલ કામની
ખોદનો કામજો જ્યાં સુધી સદર જમીનની
માલિકી સોંપાયેલી ઓરોશીએશનની ન
થાય ત્યાં સુધી કોમન પોટનો કામજો /
માલિકી સંભાળવવાની રહેશે.

ખાસ નોંધ :-
ફોજ લે-આઉટ ટેમ્પરેટરી ડેક તથા સ્ટોર
ની સાઈજ તથા રોંગના નોશનલ ડિસ્ટીંગ કોડ
(આઇ.એસ. ૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કોડ
બુક બાસ-ખંભો મુજબ રાખવામાં આવેલ છે તે
અનુસાર અરજદાર જમીન માલિકે સ્થાપત્ર બાંધકામ
કરવાનું રહેશે.

ખાસ શરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા
વગવડો મોદાસ પદીત્ય લેવાલ (તથા દરેક) સ્થેલ લેવલે
જોડા કચેરી તરફથી રજા બિરોસા કરાવી તબક્કાવાક
પરિસ્થિતિની ચકાસણી કરાવી જે તે બાંધકામ અપારોહ
વિકાસ પરવાનગી મુજબનું છે. તે મતલબનું પ્રમાણપત્ર
મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવું
રહેશે.

ખાસ શરત :
તા. ના રોજ માલિક ઓર્ગનાઈઝ
આર્કીટેક્ટ તથા સ્ટ્રક્ચરલ એન્જીનીયરે આવેલ
બાંહેદરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે
પાલન કરવાનું રહેશે.

ખાસ શરત :-
વિકાસ ક્ષેત્ર થયા બાદ બાંધકામ તે બિંધવા
પર ફરતો બેઠેલા નિયમાનુસાર અરેલી મકાનના
મધ્યસ્થાન થાક નાજક ચકાસવાનું કરવવાનું છે.

LAYOUT PLAN SHOWING PROPOSED INDUSTRIAL
SHED BUILDING ON SUR.NO.:29/B/2, F.P. NO.: 25,O.P.NO.:
25 ,T.P.S.NO.:243 (RANASAN-MUTHIYA-NANACHILODA)
MOJE-RANASAN , TA. & DIST. :- GANDHINAGAR

SCALE : 1.00 CM = 2.00 MT BLOCK:-
ZONE AS PER RDP 2021:- INDUSTRIAL ZONE GENERAL - IG
USE INDUSTRIAL SHED

COLOUR NOTES:
PLOT BOUNDRY PROP WORK P.WELL
ROAD PROP DRAINAGE
TREE

અમદાવાદ શહેર વિકાસ સત્તામંડળ
કેન્સેન્ટ્રેશન ડિવિઝન
આસીસ્ટન્ટ કમીશનર

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

DEVELOPER

YOGESH P. PANCHAL
AUDA C.O.W.-II LIC.NO.120
C-104, Goldcoast Residency
Nr.Panjarapole, S.P.Ring Road,
Vastrapur, Ahmedabad.

OWNER C.O.W.

VIREN D. PAREKH
Structural Designer
AUDA /SD-I LIC.NO.289
402,Maulik Arcade,
Nr. Mansi Cross Road,
Vastrapur, Ahmedabad-380015

ST. ENGINEER ENGINEER

ખાસ શરત
મંજૂર થયેલ નકશાઓની નકલનો ૧ એક
સ્થળ પર પ્રસિદ્ધ 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 Variation by
Town Planning Officer

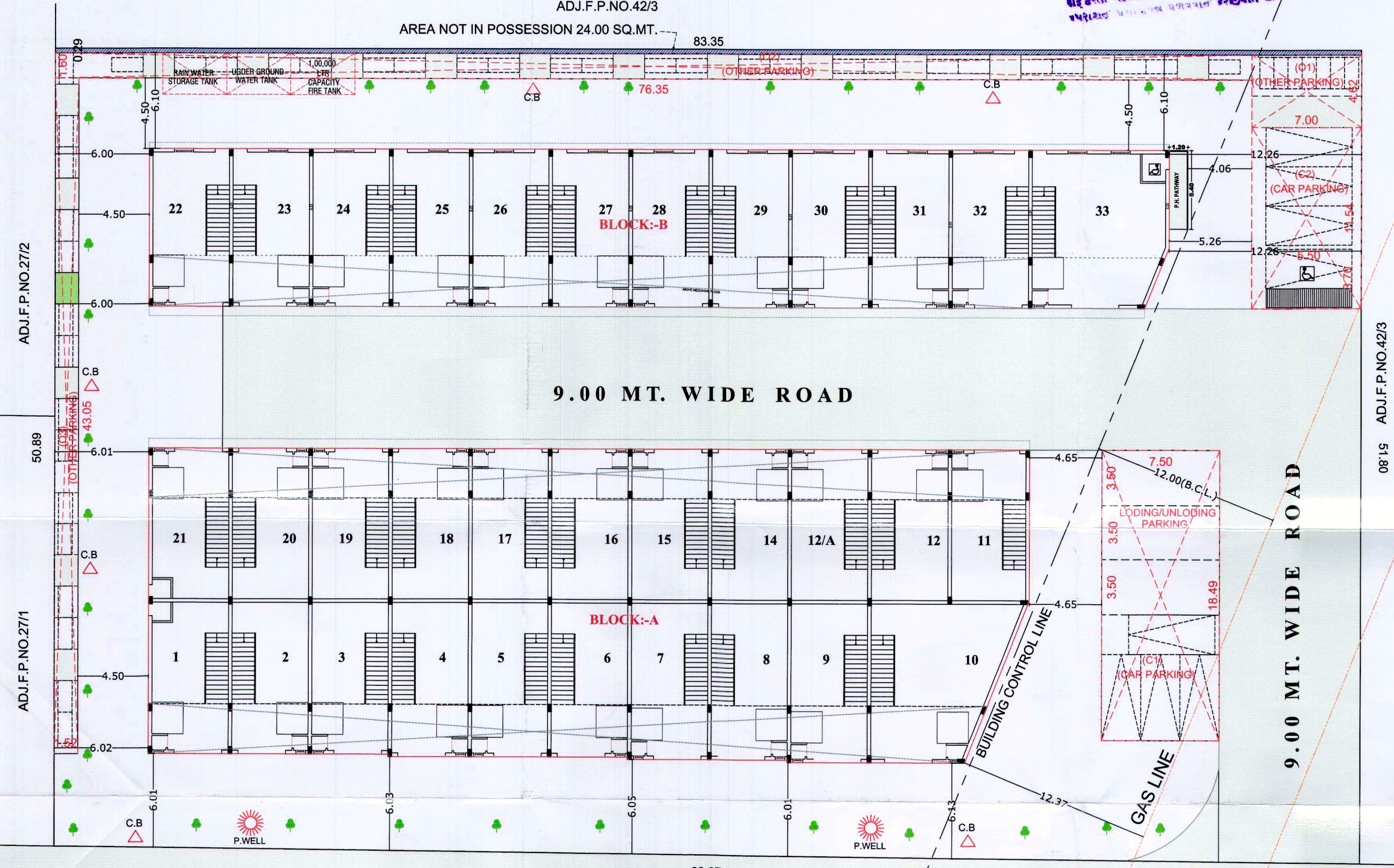
The permission is valid only
in the DP/TPS remains unaltered
and further that the permission
shall stand revoked as soon as
there is change in DP/TPS with
reference to the land under
reference.



APPROVED
As amended by Red (Colour) Subject
to the condition as mentioned in this
office Letter No. 101539/110/2018
Dated 22 JAN 2019

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

AUTHORITY



PARKING LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

12.00 MT. WIDE T.P.S. ROAD