RESI. PARKING AREA CALC.

TOTAL RESI. F.S.I. AREA = 10910.40 SQ. MT.
REQ. PARKING AREA @ 30% = 2162.08 SQ. MT.

VEHICAL	REQ. AREA	PROVI. PARKING AREA
CAR PARKING AREA @ 50% (2162.08 X 0.50)	1081.04 SQ. MT.	(A) 09.03 X 06.01 = 54.32 (WIDHDRAWN) (B) 27.98 X 08.01 = 224.12 (w/o BASEMENT) (C) 13.22 X 11.33/2 = 299.55 (w/o BASEMENT) (D) 11.50+21.78/2X17.98 = 299.25 (w/o BASEMENT) (E) 27.98 X 08.01 = 224.12 (w/o BASEMENT) (F) 13.22 X 11.33/2 = 299.55 (w/o BASEMENT) (G) 11.50+21.78/2X17.98 = 299.25 (w/o BASEMENT) TOTAL = 1600.22 LESS: (9.73 X 1.81) 2 X 1 15.67 (w/o BASEMENT) (5.75 X 1.81) 2 X 1 20.84 (w/o BASEMENT) = 36.51 TOTAL CAR PARKING = 1563.67 SQ. MT.
OTHER PARKING AREA @ 40% (2162.08 X 0.40)	864.83 SQ. MT.	(1) 17.89+19.87/2X27.98 = 511.33 (w/o BASEMENT) (J) 17.89+19.87/2X27.98 = 511.33 (w/o BASEMENT) (K) 17.89+19.87/2X27.98 = 511.33 (w/o BASEMENT) (V) 12.83+19.26/2X10.60 = 166.12 (w/o BASEMENT) TOTAL = 1700.11 LESS: (5.71 X 6.66) 3 X 1 171.40 TOTAL OTHER PARKING = 1531.89 SQ. MT.
VISITOR'S PARKING AREA @ 10% (2162.08 X 0.10)	216.21 SQ. MT.	(H) 04.95 X 8.01 = 39.65 (WIDHDRAW) (L) 08.53 X 09.23 = 78.70 (WIDHDRAW) (M) 11.35+10.93/2X9.88 = 110.06 (w/o BASEMENT) (P) 7.05 X 17.98 = 122.53 (w/o BASEMENT) (Q) 11.35+10.93/2X9.88 = 110.06 (w/o BASEMENT) (R) 8.30+4.52/2X28.01 = 111.78 (w/o BASEMENT) (S) 7.05 X 17.98 = 122.53 (w/o BASEMENT) (T) 11.35+10.93/2X9.88 = 110.06 (w/o BASEMENT) (U) 8.30+4.00/2X16.04 = 66.71 (w/o BASEMENT) TOTAL = 860.88 LESS: (4.50 X 6.60) X 3 = 89.10 TOTAL VISITOR PARKING = 771.78 SQ. MT.
TOTAL	2162.08 SQ. MT.	3901.72

COMM. PARKING AREA CALC.

TOTAL COMM. F.S.I. AREA = 1327.40 SQ. MT.
REQ. PARKING AREA @ 50% = 663.70 SQ. MT.

VEHICAL	REQ. AREA	PROVI. PARKING AREA
CAR PARKING AREA @ 50% (663.70 X 0.50)	331.85 SQ. MT.	(3.50 X 7.50) X 2) = 52.50 (WIDHDRAW COMMON PLOT) (A) 27.98 X 08.01 = 224.12 (w/o BASEMENT) (B) 13.22 X 11.33 = 148.78 (w/o BASEMENT) (C) 07.05 X 17.98 = 122.53 (w/o BASEMENT) TOTAL = 548.93 LESS: (9.73 X 1.81) 2 X 1 15.67 (w/o BASEMENT) (1.85 X 2.40) 2 X 1 8.88 (w/o BASEMENT) = 20.36 TOTAL CAR PARKING = 528.57 SQ. MT.
OTHER PARKING AREA @ 30% (663.70 X 0.30)	199.11 SQ. MT.	(D) 11.50+21.78/2X17.98 = 299.25 (w/o BASEMENT) TOTAL OTHER PARKING = 299.25 SQ. MT.
VISITOR'S PARKING AREA @ 20% (663.70 X 0.20)	132.74 SQ. MT.	(05.50 X 03.70) = 20.35 (COMMON PLOT) (E) 13.22 X 11.33 = 148.78 (w/o BASEMENT) (F) 07.98 X 01.50 = 41.34 (WIDHDRAW) (G) 02.24 X 01.50 = 48.36 (WIDHDRAW) = 258.83 LESS: (1.80 X 1.50) X 9 = 24.30 TOTAL VISITOR PARKING = 234.53 SQ. MT.
TOTAL	663.70 SQ. MT.	1033.40

ALL BASEMENTS PARKING, HPP & SHOPS AT ALL LEVEL SHALL BE FULLY SPRINKLERED. ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.BASEMENT PARKING,HPP & SHOPS AT ALL LEVEL SHALL BE FULLY SPRINKLERED.BASEMENT PARKING & HPP SHALL BE FULLY SPRINKLERED.ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND LAST BASEMENT LEVEL. STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT.

PARKING AREA TABLE (COMM.)

VISEICAL	REQ(S)	CVIP+(10%R)	PROVIDED 1st BASEMENT	2nd BASEMENT	3rd BASEMENT	TOTAL
CAR PARKING	331.85	82.50	476.17	—	—	558.67
OTHER PARKING	199.11	—	299.25	—	—	299.25
VISITOR PARKING	132.74	95.75	140.75	—	—	236.53
TOTAL	663.70	178.25	915.15	—	—	1053.45

PARKING AREA TABLE (RESI.)

VEHICAL	REQ(S)	CIP+(10%R)	PROVIDED 1st BASEMENT	2nd BASEMENT	3rd BASEMENT	TOTAL
CAR PARKING	1081.04	84.52	—	797.21	802.04	1603.57
OTHER PARKING	864.83	—	454.19	454.19	623.31	1531.69
VISITOR PARKING	216.21	199.85	80.38	314.85	281.82	796.49
TOTAL	2162.08	374.17	534.55	1566.85	1606.55	3901.72

FIRE PARKING CALCULATION

EVERY 20 CAR = 2 CAR FOR FIR
PROVIDED CAR = 75 THEN (75/20)*05 = 0
= 0 CAR PROVIDED FOR FIRE.

LOADING UN LOADING PARKING AREA

1000 SQ.MT. 1 REQ. LOADING UN LOADING PARKING
TOTAL SHOPS AREA = 1537.40 SQ.MT.
THEN : 1537.40 / 1000 = 1.53 = 2 CAR REQ.
TOTAL PROVIDE 2 CAR

LIFT CALCULATION

BLOCK	UNIT ABOVE 2ND FLOOR	REQ. LIFT	PROV. LIFT 8 PERSON LIFT
A	40	2	2
B	49	2	2
C	25	2	2

COMM. F.S.I. AREA

GROUND FLOOR = 665.45
FIRST FLOOR = 661.95
TOTAL = 1327.40

COMM. BUILT UP AREA

GROUND FLOOR = 887.73
FIRST FLOOR = 887.73
TOTAL = 1775.46

COMMON PLOT AREA CALC.:-

(10.10+20.34)/2 X 17.31= 263.46
(10.10 X 8.68)/2 = 43.83
TOTAL = 307.29
NET COMMON PLOT AREA
= 307.29 SQ. MT.

TREE PLANTATION

PLOT AREA = 3037.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(3037.00 X 5) / 200 = 75.92 TREE SAY 76 TREES
PROVI. 76 TREES

BUILT UP AREA IN CP

PERMI. B.A. IN CP 15% OF C.P. AREA
(307.29 X 15% = 46.09)
THEN : 46.00 X 4.00 = 24.00 (FLO. AVA. SYSTEM)
7.36 X 3.00 = 22.08 (FLO.AVA.)
= 46.08
PROP. B.A. IN 46.08 SQ.MTS

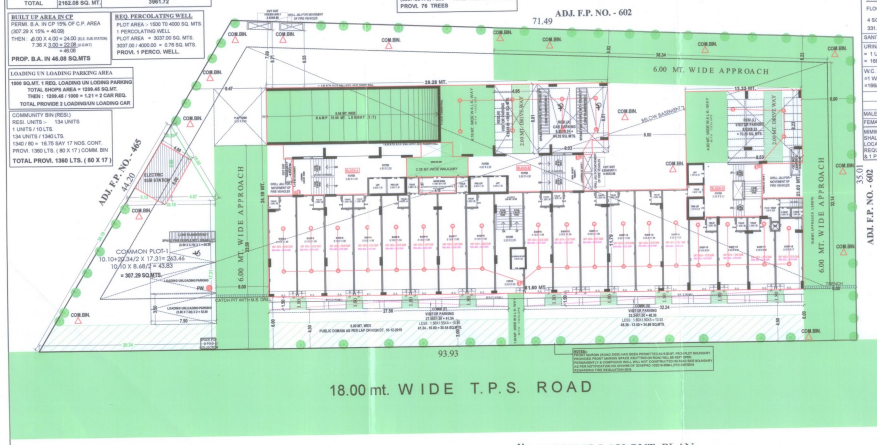
REQ. PERCOLATING WELL

PLOT AREA = 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3037.00 SQ. MTS.
3037.00 / 4000.00 = 0.76 EQ. MTS.
PROVI. 1 PERCO. WELL

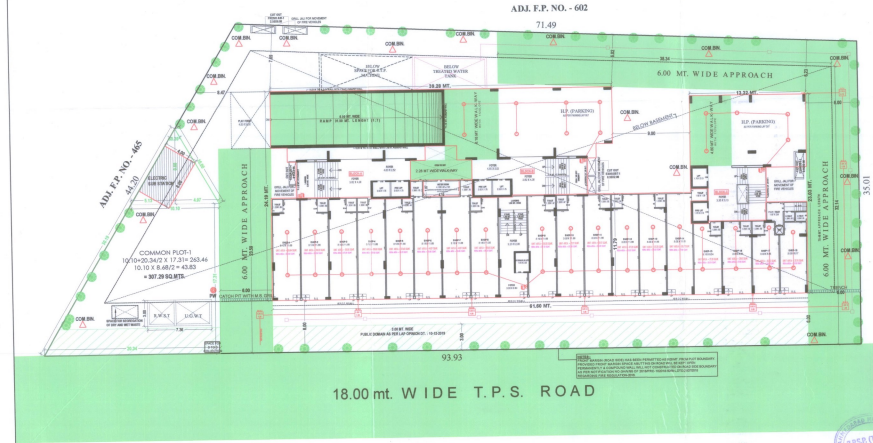
LOADING UN LOADING PARKING AREA
1000 SQ.MT. 1 REQ. LOADING UN LOADING PARKING
TOTAL SHOPS AREA = 1539.40 SQ.MT.
THEN : 1539.40 / 1000 = 1.51 = 2 CAR REQ.
TOTAL PROVIDE 2 LOADINGUN LOADING CAR

COMMUNITY BIN (RESI.)
RESI. UNITS :- 134 UNITS
1 UNITS / 10 LTS.
134 UNITS / 1340 LTS.
1340 / 80 = 16.75 SAY 17 NOS. CONT.
PROVI. 1360 LTS. (80 X 17) COMM. BIN

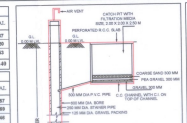
TOTAL PROVI. 1360 LTS. (80 X 17)



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

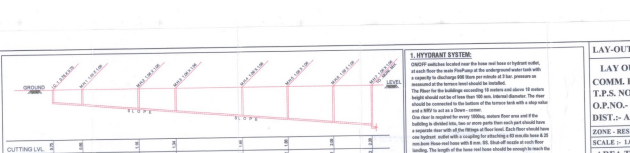


LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.



PERCOLATION WELL

FOR BUILDING UNIT 1994-96 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)



LOGI. DRAINAGE SECT.

SCALE:- HOR. :- 1.00 CM = 5.00 MT.
VERTICAL :- 1.00 CM = 1.00 MT.

MOSQUITO - PROOF WATER TANK :-

THE WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO - PROOF CONDITION BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THAN 1.50 MTS. IN HEIGHT SHALL BE PROVIDING WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI - MALARIA STAFF.

COMM.BIN AREA CALCULATION:-

(COMMERCIAL) - DUST BIN REQUIRED 20 LTS/1000SQ.MTS.
TOTAL FLOOR AREA = 1327.40 SQ.MT.
100 SQ. MTS. FL. AREA / 20 LTS.
1327.40 SQ.MTS / 265.48 LTS. = 5.00 SAY 4
TOTAL PROVI. 320.00 LTS. (80 X 4)

SANITATION FACILITY

FLOOR AREA (TOTAL):- 1327.40 SQ. MTS.
4 SQ. MTS. = 1 PERSON
331.85 SQ. MTS. = 331.85 PERSON SAY 332 PERSON

SANITORY REQ.
URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS
= 166/50 = 3.32 REQ. 4 SAY FOR MALE USERS

W.C. REQD.
=1 W.C. FOR EVERY 50 PERSONS EACH GENDER
=166/50 = 3.32 REQ. 4 SAY . FOR EACH GENDER

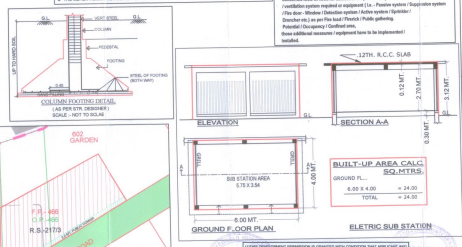
	REQ. WC	REQ. U	PROVIDED WC	PROVIDED U
MALES	4	4	WC	U
FEMALES	4	G.F.	28	28

MINIMUM 25% OF SUCH WATER CLOSETS AND URINALS SHALL BE PROVIDED COMMON AND ACCESSIBLE.
LOCATION OF THE BUILDING
REQUIRED W.C. 1 & URINAL - 1 PROVIDED 1WC, & 1 URI
B.1 F.H.P. TOILET

NOTES :

C.D.O.C.N.O. - 3577.07 - 15/01/2016

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OR OUTS AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND INACCORDANCE WITH DIMENSIONS REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED TO BE ON SITE AND PERMISSIBLE CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THATACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.13 AND OF C.G.D.C.R.- 2017.
- WATER SUPPLY IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6.0 F C.G.D.C.R.-2017.
- LETTER BOX FOR EACH FLAT SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- FIRE EXTINGUISHER FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.1.1 OF C.G.D.C.R.-2017.
- STORAGE WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 13.6.3 OF C.G.D.C.R.-2017.
- DRAINAGE SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.I.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7.7 OF THE C.G.D.C.R.-2017.
- EXTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.-2017.
- THE PAVING OF BUILDING UNITPAVIL PLOT AS UNDER THE PROVISION OF THE CLAUSE NO. 13.13 OF C.G.D.C.R.- 2017.
- THE STRUCTURAL DESIGN OF BUILDING IS AS PER NORMS OF EPECIFIED IN THE INDIAN STANDERD 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. 17.0 OF C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.3 & 17.3.8 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED i.E PER THE CLAUSE NO. 17.3.2 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSESTISTER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.5 OF C.G.D.C.R.- 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. - 18 OF C.G.D.C.R.- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION - 2013.
- MAINTANCE AND LIVERGISATION OF BUILDING IS AS PER CHAPTER NO. 10 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE I BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4000 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.8.1 OF C.G.D.C.R.- 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 RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.10 OF C.G.D.C.R.- 2017.
- THE METER ROOM PROVIDE AS PER CLAUSE NO. 6.3.2 OF C.G.D.C.R.- 2017.



KEY PLAN
SCALE :-1.00 CM. = 25.0 MT.

1. HYDRANT SYSTEM:

ONEOFF 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 floor 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 - 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 of floor level. Each floor should have one hydrant outlet with 15 meters hose connected to it and a jet of size 6.35 mm.bore Hose-reel hose with 6 mm. bore.
Hose-reel hose should be of 30 meters. It should be enough to reach the farthest point of the floor. Hose-reel with 15 meters being 63mm. dia. and of 15.0 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the floor.
Fire-service inlet should be installed at a point near the entry in the premisses 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 Impress connection should be done atthe terrace.and 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 leastone lift as a fire-Lift and if the building is divided into two or more parts thenevery part should use a Fire-Lift. Lift-well should have blowers to pressurize the lift well so 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 sounds 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 9kg. Dry Chemical Powder (DCP) type should be installed at 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 2.5kg. with ISI mark capacity or deemed thereto 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 Staircase cover should be in the staircase or close to it in case it only approaches 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 Fire-protection.
Additionally a hydrant point by a Hydrant outlet and two 20 mm. hose Hose-reel hoses-4th floor. hose reaches at each basement level.

7. LIGHTNING 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) SIGNAGES :

If the building falls in a confined area or if it has an enclosed staircase or i no. of lift-lop on the lands, then adequate photo luminescent (auto glow) sign signs should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate the lighting 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 SYTTEM

Electricity supply to the fire-protection system, electrical-pressurization system and the lift should be made available from the main Electrical supply. i.e. from Electrical power supply to the building. This is to ensure availility 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 EVIDUAL SHOW ROOSY OWNER

IMPORTANT INSTRUCTIONS

After inspection of a low-rise building by the fire service authority,if the fir officer concerned feels th 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 Safety Theories / Public gathering Potential / Occupancy / Confined area.
Those additional measures / equipment have to be implemented / installed.

LAY-OUT PLAN

SHEET NO. :- 1/8

LAY OUT PLAN SHOWING PROPOSE RESIDENCE+ COMM. BLDG, ON F.P.NO.- 466 OF (SECOND VARIED) T.P.S. NO.- 29, (NARANPURA),(R.S. NO.- 217/3, O.P.NO.- 466), MOJE:- WADAJ, TAL.:- SABARMATI, DIST.:- AHMEDABAD.

ZONE - RESIDENCE - 1 (R1) ZONE : (OVER LAY TOZ BRTS)
SCALE :- 1.00 CM = 1.00 MT. USE: Residence + Comm.

AREA TABLE

	SQ. MTS.
PLOT AREA	= 3037.00 SQ. MT.
COMMON PLOT REQD. @ 10% OF PLOT	= 303.70 SQ. MT.
COMMON PLOT PROVIDED	= 307.29 SQ. MT.
PROPOSE BUILT UP AREA ON GROUND FLOOR	= 1314.49 SQ. MT.
OPEN PLOT	= 1722.51 SQ.MT.

BUILT UP AREA TABLE

	SQ. MTS.
BUILT UP AREA ON 1 ST BASEMENT	= 2087.70 SQ.MT.
BUILT UP AREA ON 2 ND BASEMENT	= 2087.70 SQ.MT.
BUILT UP AREA ON 3 RD BASEMENT	= 2087.70 SQ.MT.
BUILT UP AREA ON GROUND FL. (PART H.P.)	= 518.76 SQ.M.
BUILT UP AREA ON GROUND FL. (PART S.P.)	= 697.73 SQ.MT.
BUILT UP AREA ON FIRST FLOOR	= 1302.45 SQ.MT.
BUILT UP AREA ON SECOND FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON THIRD FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON FOURTH FLOOR	= 1081.69 SQ.MT.
BUILT UP AREA ON FIFTH FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON SIXTH FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON 7TH FLOOR	= 1081.69 SQ.MT.
BUILT UP AREA ON 8TH FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON 9TH FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON 10TH FLOOR	= 1081.69 SQ.MT.
BUILT UP AREA ON 11TH FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON 12TH FLOOR	= 1034.77 SQ.MT.
BUILT UP AREA ON 13TH FLOOR	= 931.32 SQ.MT.
BUILT UP AREA ON STAIR CABIN	= 190.46 SQ.MT.
BUILT UP AREA ON LIFT MACHI. ROOM & O.H.VT.	= 134.06 SQ.MT.
BUILT UP AREA ON ELECTRIC SUB STATION	= 24.00 SQ.MT.
BUILT UP AREA TOTAL	= 22717.88 SQ.MT.

F.S.I. AREA TABLE

	SQ. MTS.
NET PLOT AREA	= 3037.00 SQ.MT.
PERMI. F.S.I. AREA 1.1 &	= 5466.60 SQ.MT.
PERMI. CHARGABLE F.S.I. AREA @ 0.90	= 2733.30 SQ.MT.
TOTAL PERMI. T.O.Z. HIGHER F.S.I. AREA @ 1.1	= 3848.10 SQ.MT.
TOTAL PERMI. +CHARG. HIGHER CHARG. F.S.I. AREA	=12149.00 SQ.MT.
F.S.I. AREA ON GROUND FL. (PART S.P.) COMM.	= 665.45 SQ.MT.
F.S.I. AREA ON FIRST FLOOR (661.95+398.54)	= 1060.49 SQ.MT.
F.S.I. AREA ON SECOND FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON THIRD FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON FOURTH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON FIFTH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON SIXTH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON SEVENTH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON EIGTH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON NINETH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON TENTH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON 11TH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON 12TH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON 13TH FLOOR	= 808.84 SQ.MT.
F.S.I. AREA ON 14TH FLOOR	= 705.78 SQ.MT.
TOTAL USED F.S.I. AREA	=12137.88 SQ.MT.
TOTAL USED CHARGEABLE F.S.I. AREA	= 2733.30 SQ.MT.
TOTAL USED T.O.Z. HIGHER F.S.I. AREA	= 3957.90 SQ.MT.

FLOOR AREA TABLE

FLOOR	USE	TENA. COMM.	TENA. RESI.	FL. AREA (SQ.MT.)
1ST BASEMENT	PARKING	--	--	--
2ND BASEMENT	PARKING	--	--	--
3RD BASEMENT	PARKING	--	--	--
GROUNDFL.P.)	COMM.	18	00	665.45
GROUNDFL.P.)	RESI. PARK.	00	02	697.73
FIRST	RESI.+COMM.	14	05	661.95+398.54
SECOND	RESI.	00	10	808.84
THIRD	RESI.	00	10	808.84
FOURTH	RESI.	00	10	808.84
FIFTH	RESI.	00	10	808.84
SIXTH	RESI.	00	10	808.84
SEVENTH	RESI.	00	10	808.84
EIGTH	RESI.	00	10	808.84
NINETH	RESI.	00	10	808.84
TENTH	RESI.	00	10	808.84
ELEVENTH	RESI.	00	10	808.84
THIRLVETH	RESI.	00	10	808.84
13 TH	RESI.	00	09	705.78
14 TH	RESI.	00	00	--
TOTAL	COMM.+RESI.	32	134	1327.40+10810.40

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW	VENT
PD = 1.20 X 2.13	W1 = 1.80 X 1.55	V = 0.61 X 0.61
D2 = 1.00 X 2.13	W2 = 0.95 X 1.55	V1 = 0.45 X 0.61
D3 = 0.76 X 2.13	W3 = 0.70 X 1.07	
SD = 3.19 X 2.13	W4 = 0.76 X 1.07	
SD1 = 2.13 X 2.13	R.S. = 2.60 X 2.50	
SD2 = 3.99 X 2.13		

R.C.C. STAIR DETAILS

TREAD :- 0.30 MT.
RISER :- 0.15 MT.
WIDTH :- 2.00 MT. =1.80M.(COMM.)

COLOUR NOTE :

PROP. WORK | ROAD | COM.BIN.
PROP. DRAINAGE | F.P. BOUNDRY | TREE | P.W.

UTSAV DEVELOPERS
AMC LIC. No.: DEV13333011124
15, KAMAL SOCIETY,
OPP. MANGAL TIRTH PARTY PLOT,
NIRMAGAR, AHMEDABAD - 380052
DEVELOPERS

Dilip R. Patel
Architect
Lic.No. CA/91/70011
C.O.W.

Jigar G. Shah
STRUCTURAL DESIGNER (GRADE-1)
SD/2312003334
B-503, THE FIRST,
B/H. KESHAV BAug PARTY PLOT,
NIRMAGAR, AHMEDABAD.
STR. ENGINEER

ENGINEER

For, UTSAV DEVELOPERS
PARTNER

Ahmedabad Municipal Corporation
Case No. : BHIMTW/2016/126/CGDCRVA/1226/0/001
Plan Approved as per terms and conditions mentioned in the Commencement Certificate
Raja Chitthi Number : 9101110210/2312/0/0/001
Date : 19/10/2020

AUTH. T.D.Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst. P.D.O. (B.P.S.P.)

SCRUTINIZE COPY
AMC/SE/DY.M.C.(P.)/AE
TDO/BPSP/AMC

NOTES :

C.G.D.C.R.V - 2017 (DT. - 16/01/2018)

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA 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 MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R.- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R.- 2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RALING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R.- 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF C.G.D.C.R.- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 AND OF C.G.D.C.R. -2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8 OF C.G.D.C.R.-2017.
- LETTER BOX FOR SHALL BE PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT-2016.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.13.11 OF C.G.D.C.R.-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 13.6.2 OF C.G.D.C.R.-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R.- 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION THE CLAUSE NO. 13.7 OF THE C.G.D.C.R.- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 13.1.6 OF C.G.D.C.R.- 2017.
- THE PAVING OF BUILDING UNITPINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF C.G.D.C.R.- 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD 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 C.G.D.C.R.- 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R.- 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 17.3 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R.- 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO.17.5 OF C.G.D.C.R.- 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO.- 18 OF C.G.D.C.R.- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017.
- FIRE SAFTY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULTION - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 19 OF C.G.D.C.R.- 2017.
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUIRE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.- 2017. AND FIRE PREVENTION AND FIRE SAFETY ACT - 2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R.- 2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO.13.13. OF C.G.D.C.R.- 2017.
- THE METER ROOM PROVIDE AS PER CLAUSE NO. 6.3.2 OF C.G.D.C.R.- 2017.

- ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION :
  Space for Roof Top Solar Energy Installations and Generation system to be provided as per Clause no.17.5.1 table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
- RAIN WATER HARVESTING SYSTEM :
  Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
- RAIN WATER STORAGE TANK :
  Applicant shall provide Rain water storage tank of adequate capacity as per clause no.17.2.3 of CGDCR-2017
- TREE PLANTATION :
  Applicant shall provide Tree plantations conforming to clause no.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
- SOLID WASTE MANAGEMENT :
  Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per clause no.17.2.3.1 of CGDCR-2017,and disposal of solid waste shall be carried out as per the norms decided by the competent authority from time to time.
- ENVIRONMENT IMPACT PROVISIONS :
  (For use:Hostels for Schools,Colleges,Training centers.Community center,Banquet halls similar uses: Commercial : All hazardous,water-polluting,chemical industries & project having built up area more than 10.000 sq.mt.) Applicant shall provide organic waste converter & grey water harvesting system with dual plumbing system of required capacity as per guideline and shall make required provisions to maintain the environment permanently.

ALL BASEMENTS PARKING, HPP & SHOPS AT ALL LEVEL SHALL BE FULLY SPRINKLERED, ALL BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION,BASEMENT PARKING,HPP & SHOPS AT ALL LEVEL SHALL BE FULLY SPRINKLERED.BASEMENT PARKING & HPP SHALL BE FULLY SPRINKLERED.ELECTRIC CABLE DUCT SHOULD HAVE FIRE RATED DOORS AT ALL LEVEL AND TO BE KEPT OPEN FROM TERRACE AND LAST BASEMENT LEVEL. STAIRCASE AND LIFT LOBBY TO BE ENCLOSED AT BASEMENT.

REQ. PERCOLATING WELL

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 3037.00 SQ. MTS.
3037.00 / 4000.00 = 0.76 SQ. MTS.
PROVI. 1 PERCO. WELL.

COMMUNITY BIN (RESI.)
RESI. UNITS :- 134 UNITS
1 UNITS / 10 LTS.
134 UNITS / 1340 LTS.
1340 / 80 = 16.75 SAY 17 NOS. CONT.
PROVI. 1360 LTS. (80 X 17) COMM. BIN
TOTAL PROVI. 1360 LTS. (80 X 17)

MOSQUITO - PROOF WATER TANK :-

THE WATER STORAGE TANK SHALL BE MAINTAINTED THAT PERFECTLY MOSQUITO - PROOF CONDITION BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THAN 1.50 MTS. IN HEIGHTSHALL BE PROVIDING WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI - MALARIA STAFF.

COMM.BIN AREA CALCULATION :-

(COMMERCIAL) - DUST BIN REQUIRD 20 LTS/100SQ.MTS.
TOTAL FLOOR AREA = 1327.40 SQ.MT
100 SQ. MTS FL. AREA / 20 LTS.
1327.40 SQ.MTS / 265.48 LTS. = 3.32 SAY 4
TOTAL PROVI. 320.00 LTS. (80 X 4)

TREE PLANTATION

PLOT AREA :- = 3037.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
(3037.00 X 5) / 200 = 75.92 TREE SAY 76 TREES
PROVI. 76 TREES

સ્થળ પર સોલાર એનર્જી સિસ્ટમ, વરસાદી પ્રણાલ વિ. અંગેની જરૂરયાતો મ.મ.પા.એ. નો તમ તેમ કરવાની રહેશે. તેમજ જુદા જુદા સરકાર અને કેન્દ્રીય સરકારના નિયમો અને એજન્સીઓ દ્વારા કરેલ જરૂરત પ્રમાણે અંગેની બધી જોગવાઈઓ અને પ્રોવિઝનો અમારે પાળવાની રહેશે તેમજ.

RESPONSIBILITY (C.G.D.C.R.-2017 CL. NO. A.3.4.5.6.9.) :-
ACCEPTANCE OF ANY STATEMENT, APPROVAL OF DRAWINGS, REPORT, STRUCTURAL DRAWINGS, PROGRESS DOCUMENTS, STRUCTURAL REPORT, COMPLETION CERTIFICATES SHALL NOT CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKSITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 CL. NO. 3.3.8) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND OWNER/APPLICANT AND DEVELOPERS ARE ALL BOUND AND AFFIRM TO ABIDE BY APPLICANT AND UNDERTAKING.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/02/05 AND OFFICE ORDER NO-EE/DT.-7399/06.

(3)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO. GH/VS/666 OF 2016/06-150916-3635-L, DATED:- 12/10/2017 AND LETTER NO. GH/VS/666 OF 2016/06-150916-3635-L, DATED:- 31/03/2018 AND LETTER NO. 6/2-1/2018-2019/ 150916-3635-L, DATED:- 31/03/2018 AND LETTER NO. GH/VS/666 OF 2016/06-150916-3635-L, DATED:- 31/03/2019 AND LETTER NO. GH/VS/666 OF 2016/06-150916-3635-L, DATED:- 29/12/2017, AND GH/VS/1/AD OF 2016/06-150916-3635-L, DATED:- 31/03/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, SGVP, GANDHINAGAR.

(4)RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.2.

(5)OWNER-APPLICANT-DEVELOPERS SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEET OF 2.4 METER HEIGHT AND HEIGHT 20OT LESS THAN 3.65MT.) DURING CONSTRUCTIONS&DEMOLITION ACTIVITY AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.

(6)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 04/06/2020

(7)THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-1(A) SHOWN IN PLAN.FOR RESIDENTIAL-2(R-2) ZONE DEVELOPMENT PERMISSION WILL BE GIVEN ONCE SANCTIONED DP IS APPROVED BY G.O.G.DT.01/06/2020 IN RESPECT OF BUILDING OBSERVATION NO. 1/1/2020 DT.- 14/05/2020 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.

(8)APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITA SUPERVISOR) AND THE STRUCTURAL ENGINEER SHALL BE DUTY BOUND TO DO THE SUPERVISION OF DUTIES EXCAVATION IN ONE STRETCH, CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION OF TWO ADJOINING PROPERTIES DURING SHORING / STRUTTING, AND FOR THE SAFETY OF TWO ADJOINING PROPERTIES DURING EXCAVATION OF BASEMENT, THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ENGINEER/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENTS WILL HAVE TO BE MADE BY THE OWNER / APPLICANT / ARCHITECT / NOTARIZED UNDERTAKING&AFFIDAVIT GIVEN ON DT. 11/06/2020 BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS. THE OWNER / APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJOINING OR IMMIDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY

(9)THIS DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO RELAVENT TERMS AND CONDITIONS SPECI FIED IN OPINION GIVEN BY T.P.O. UNIT-2, DATED:- 30/03/2015, REF.NO.TP/2015/1/1/1