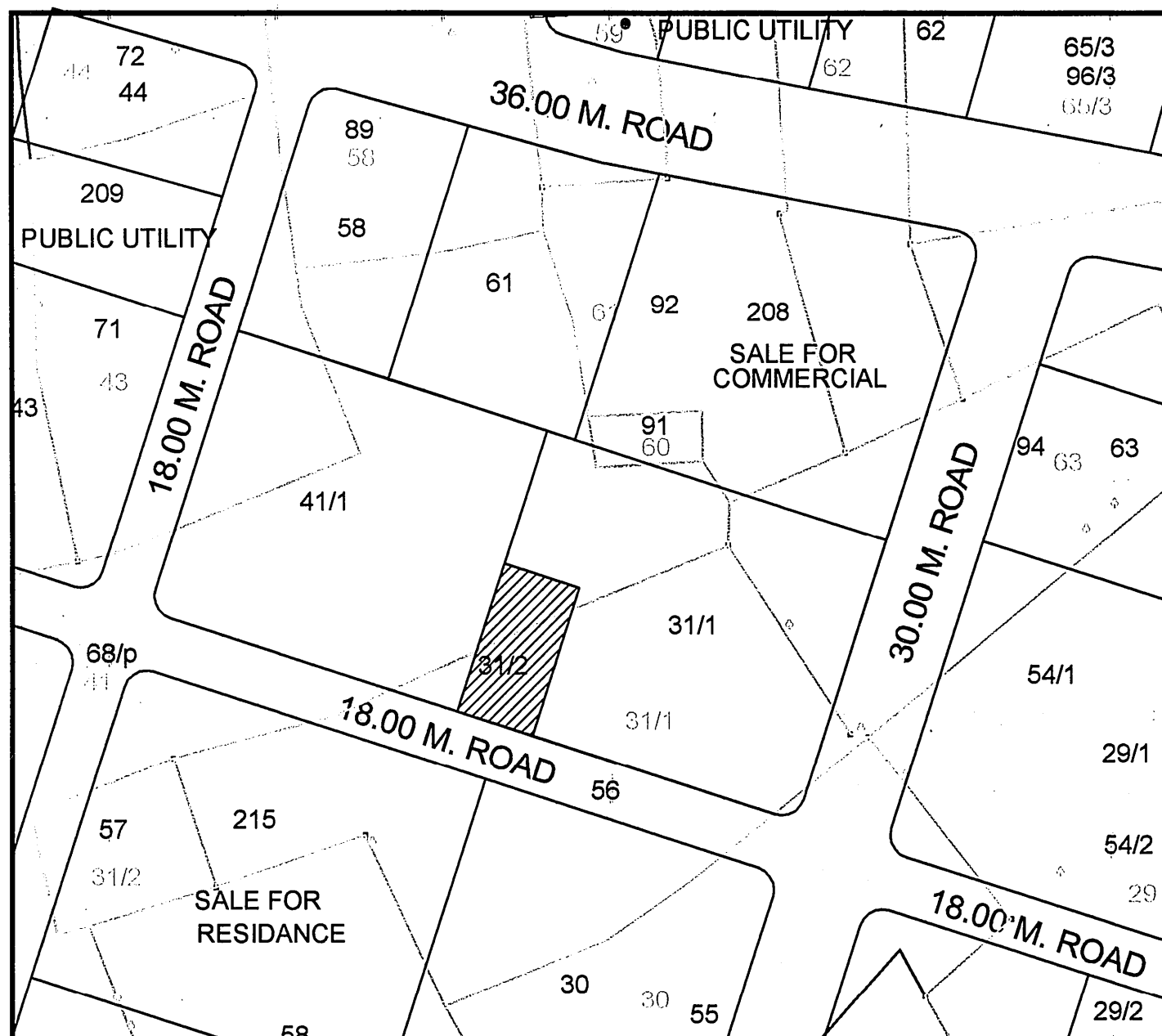




KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

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		D.O.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 500 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 valve and a NRV to act as a Down-come.

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 Intest 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 Sg. 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 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 have to be open from at least one or two sides but if the staircase is in the center core of the building it has to be pressurized to prevent it from getting smoke logged.

The Riser/Down-come 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. LIGHTENING ARRESTER:

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

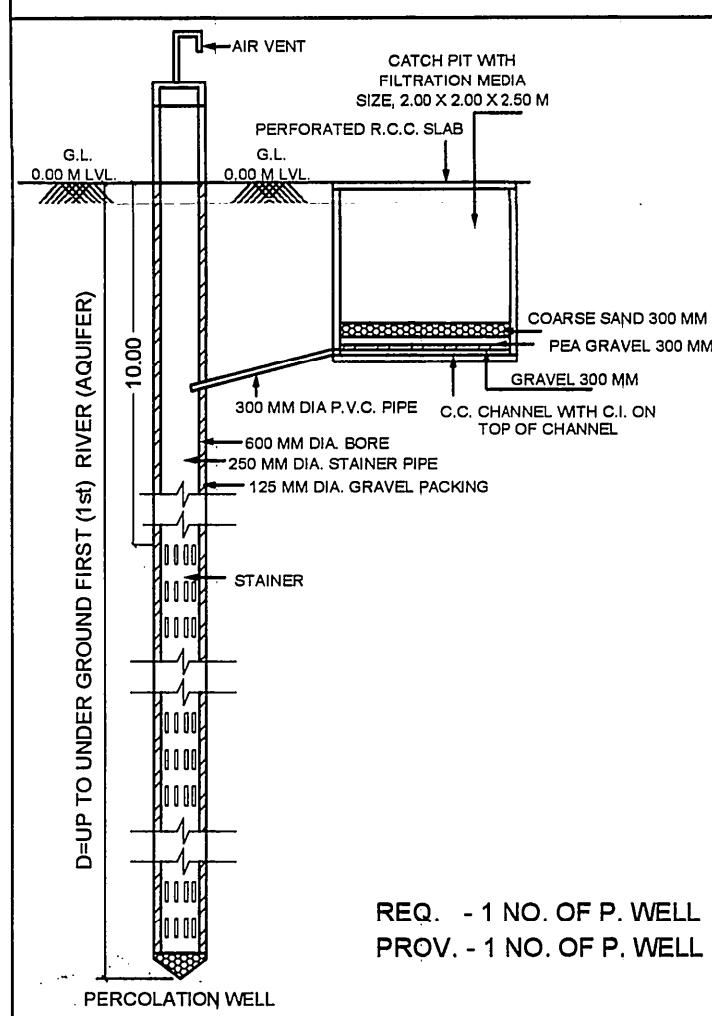
7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE

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

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.



FOR BUILDING UNIT 500.00 S.M. OR MORE AND UP TO 1500.00 S.M. & PART THERE OF IT.
NOTE: STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

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 80			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 F.S.I.
A	136.49	3265.78	3402.27	04	-	-	-	-	-	-	42	3265.78	100.00	136.49	4.01
Total	136.49	3265.78	3402.27	04	-	-	-	-	-	-	42	3265.78	95.99	136.49	4.01

Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	04	136.49	4.01	44.42
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	-	-	-	-
D	more than 66 and up to 80	42	3265.78	95.99	1062.85
E	With Aff. F.S.I. (40% Slab)	-	-	-	-
Grand Total		46	3402.27	100	1107.27

SANITARY PROVISION

FLOOR AREA (TOTAL) :- 136.49 SQ. MTS.

4 SQ. MTS. = 1 PERSON

136.49 SQ. MTS. = 34.12 SAY 35 PERSON

SANITARY REQ.

TOTAL W.C. REQD. = 1 W.C. FOR EVERY 50 PERSON

= 1 W.C. REQD. FOR EACH GENDER

URINAL REQD.

= 1 URINAL FOR EVERY 50 PERSONS UP TO 100

= 1 REQD.

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

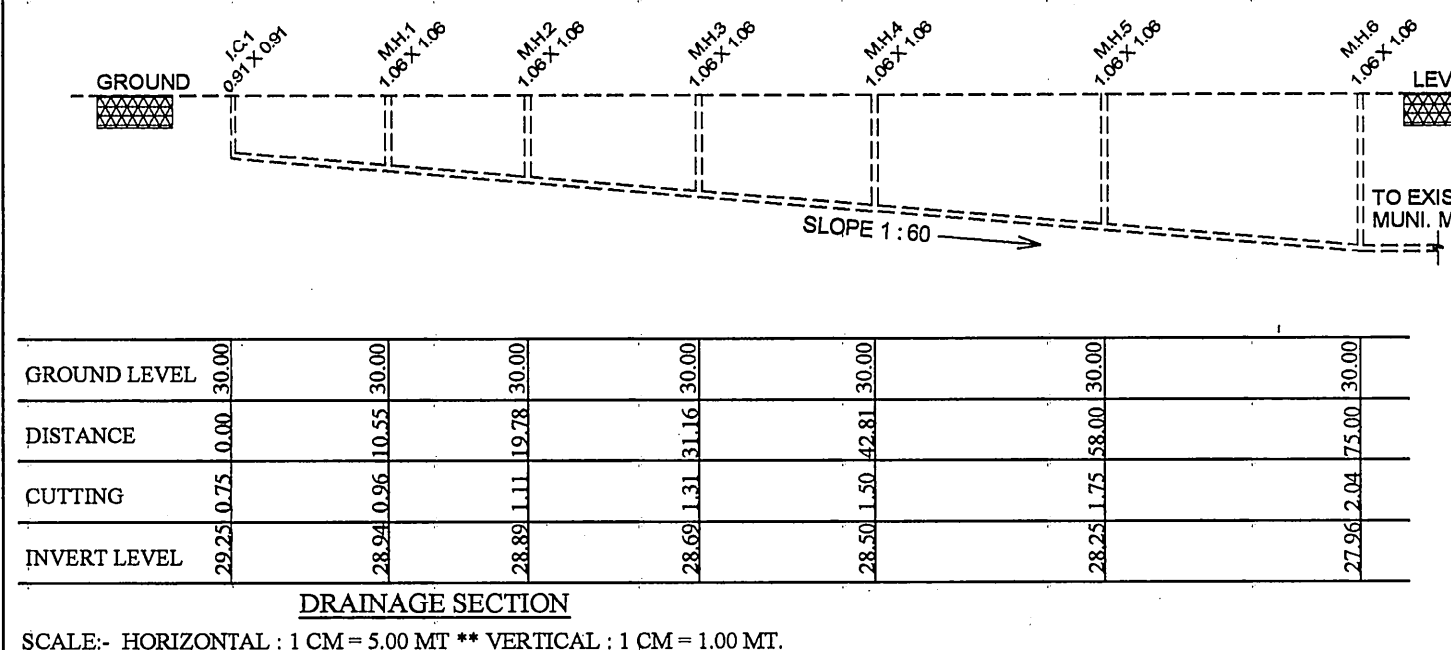
Sanitary Required For Common (Total Required 25%)

TOTAL W.C. REQD. = 1 X 0.25 = 0.25 SAY 1 W.C. FOR EACH GENDER

PROVIDED CONTAINER = 1 NO.

TOTAL W.C. PROP. = 6 NO. FOR RESI.+1 NO. FOR COMM.

TOTAL W.C. PROP. = 7 NO. OF 80 LIT. CAPACITY



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

EQ. TENAMENT STATEMENT			
FLOOR	USE	EQUITY TENA.	
BLOCK		COMM. RESI.	
GROUND (H. P.)	PARK.	04	06
GROUND (S. P.)	SHOP/RESI	04	06
1ST FLOOR	RESI.	06	06
2ND FLOOR	RESI.	06	06
3RD FLOOR	RESI.	06	06
4TH FLOOR	RESI.	06	06
5TH FLOOR	RESI.	06	06
6TH FLOOR	RESI.	06	06
7TH FLOOR	RESI.	06	06
TOTAL	SHOP/RESI	04	42

BUILT UP AREA STATEMENT	
BLOCK	(IN SQ.MT.)
BASEMENT	734.45
GROUND (H. P.)	419.49
GROUND (S. P.)	136.49
1ST FLOOR	538.09
2ND FLOOR	538.09
3RD FLOOR	538.09
4TH FLOOR	538.09
5TH FLOOR	538.09
6TH FLOOR	538.09
7TH FLOOR	538.09
STAIR CABIN	58.85
LIFT MAC. ROOM	38.52
TOTAL	5154.43

F.S.I. AREA STATEMENT	
BLOCK	(IN SQ.MT.)
GROUND (S. P.)	136.49
1ST FLOOR	466.54
2ND FLOOR	466.54
3RD FLOOR	466.54
4TH FLOOR	466.54
5TH FLOOR	466.54
6TH FLOOR	466.54
7TH FLOOR	466.54
TOTAL	3402.27

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

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 under reference.

For VIRAT BUILDCON Partner

GENERAL NOTES (AS PER CGCDORV 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 CGCDOR 2017 all requirements of the buildings are checked and necessary actions are taken.
- It is certify that according to the clause no. 4.4.3 of the CGCDOR 2017, the structure of the building is design as per the norms of the Indian standards.
- Design of staircase and riling is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGCDOR 2017.
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14 of CGCDOR 2017.
- Lift is provided as per the provision of the clause no. 13.12 of CGCDOR 2017.
- Water tank is provided as per the provision of the clause no. 13.6 of CGCDOR 2017.
- 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 CGCDOR 2017.
- Drinking Water Facility for disabled persons is provided as per clause no. 13.6.2. of CGCDOR 2017.
- Drainage facility is provided as per the provision of CGCDOR 2017.
- Signages of the parking place is to be provided as per the clause no. 13.1.3 of CGCDOR 2017.
- Entrance of the building is provided as per the clause no. 13.1.8 of CGCDOR 2017.
- The paving of building unroofed plot as per the provision of the clause no. 13.1.3 of CGCDOR 2017.
- The structure of the building is as per the norms of the specified in the Indian standards 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 CGCDOR 2017.
- Community bin provided as per the provision of the clause no. 17.2.4 and 17.2.5 of CGCDOR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGCDOR 2017.
- Fire safety system is provided as per chapter no. 14 of CGCDOR 2017.
- Fire Safety Provision Shall Be Made As Per Fire prevention And life safety measures regulation 2018 and fire prevention and life safety measures regulation 2013.
- Maintenance and upgradation of building is as per chapter no. 19 of CGCDOR 2017.
- Marginal space & basement slab shall have load bearing capacity of 4000 tonnes per square meter shall be provided as per chapter no. 14 of CGCDOR 2017 and fire prevention And. fire safety act-2016.
- Fire Safety Provision Shall Be Provided As Per A.M.C. Fire And Emergency Service Department Opinion Letter No. Date:

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

LAY-OUT PLAN SHOWING PROPOSED AFFORDABLE HOUSING ON F.P. NO. 31/2 OF DRAFT T.P.S. NO. 117 (VASTRAL) [R.SUR. NO. 57, (O.P. NO. 31/2) OF MOJE - VASTRAL, TA. - VATVA, DIST - AHMEDABAD.

SCALE:- 1:CM. = 2MT.

USE : RESIDENTIAL + COMMERCIAL (AFFORDABLE HOUSING)

ZONE :- RESIDENTIAL -II (R-2) + OVER LAY RAH ZONE

AREA TABLE SQ.MTS.

PLOT AREA OF F.P. NO. 31/2 1275.00 ..

PERMI, F.S.I. :- (1.80 X 1275.00) 2295.00 ..

CHARGEABLE F.S.I. :- (0.90 X 1275.00) 1147.50 ..

TOTAL PERMI. F.S.I. :- (2295.00+1147.50) 3442.50 ..

TOTAL UTILIZED F.S.I. 3402.27 ..

UTILIZED CHARGEABLE F.S.I. 1107.27 ..

COLOUR NOTES:-

O. P. BOUNDARY ROAD

F. P. BOUNDARY P. WELL

PROP. WORK COM. BIN.

PROP. DRAIN-LINE TREE

BASEMENT LINE

OWNER:

AKASH R. PATEL
44, Anjana Park Soc., Hirwadi
Road, Saijpur Bogha, Ahmedabad
AMC LIC No. ER0315190323R1
AMC LIC No. CW0558190323R1

STR. ENGINEER:

PANDYA RAJESHBHAI BABUBHAI
21, AMRUTBAUS SOCIETY, JIVRA PARK,
VETALPUR ROAD, AHMEDABAD-380 051.
LIC No. AMC/DEV 1293140424
DEVELOPER.

AKASH R. PATEL
44, Anjana Park Soc., Hirwadi
Road, Saijpur Bogha, Ahmedabad
AMC LIC No. ER0315190323R1
AMC LIC No. CW0558190323R1

RESPONSIBILITY OF CGCDOR 2017 C.I. NO. 4344 & 4345

APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATE SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF INDIA AND LOCAL ACTS.

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 OF THE DEVELOPMENT CONTROL REGULATIONS.

Ahmedabad Municipal Corporation

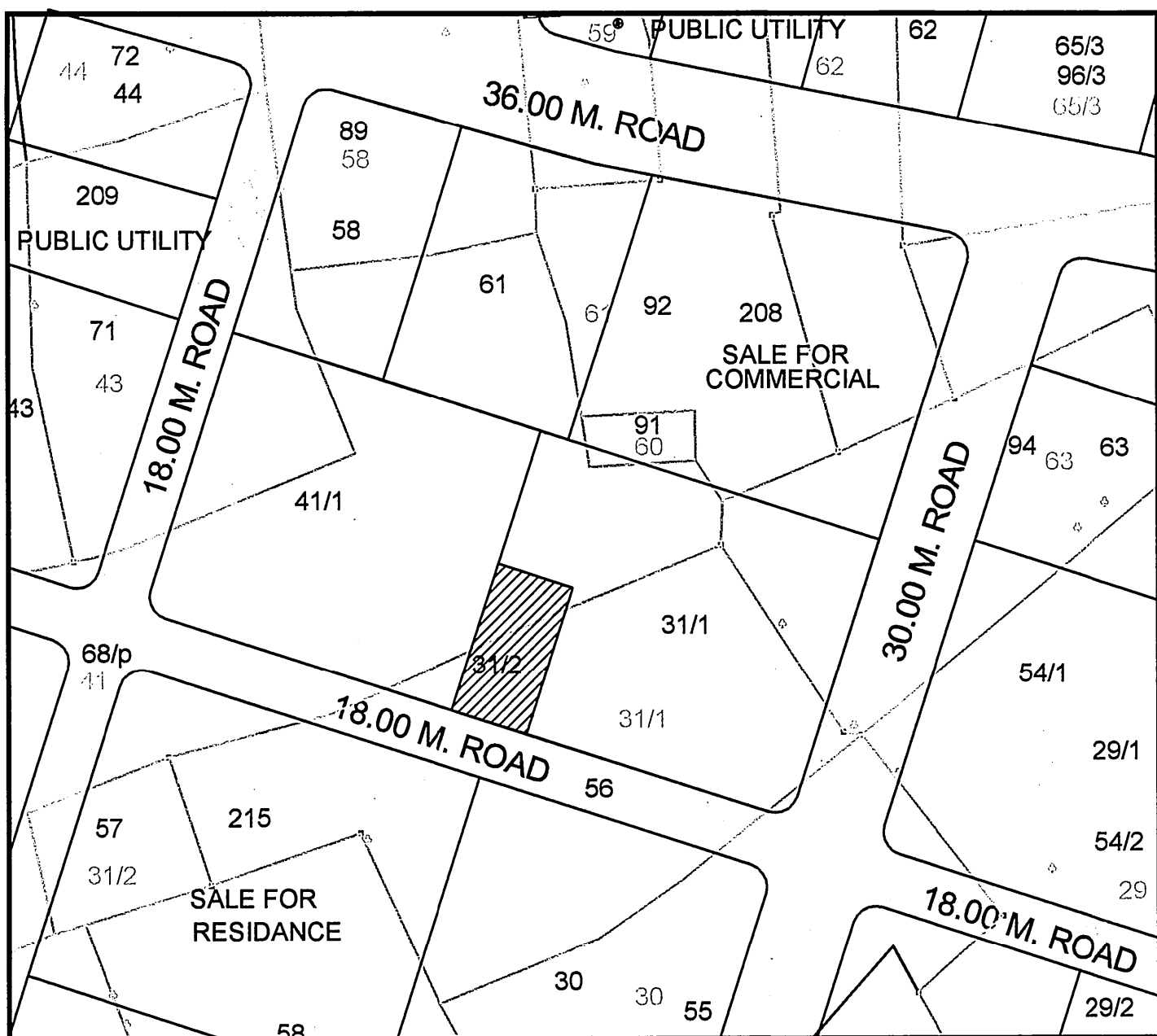
Case No. : BLNTHZ/080720/CGCDORV/A3618/R0/M1 Zone: EAST

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raj Chhithi Number : 93722080720/A3618/R0/M1

Date : 16/03/2020

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



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

Conditions for Environmental management provisions as per CGDCR 2017 chapter 17

- 1 Roof top Solar Energy Installations and Generations:**
Space for Roof Top Solar Energy Installations and generations system to be provided as per CL. NO. 17.5.1. table no.17.3 of CGDCR 2017 or as per suggested by concern government authority/agency.
- 2 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.
- 3 Rain Water storage tank:**
Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.-17.2.3 of CGDCR-2017
- 4 Tree plantation:**
Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGCR-2017
- 5 Solid Waste Management:**
Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.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.
- 6 Environment Impact Provision:**
(For All uses Project having Built up area more than 20000sq.mt.)
Applicant shall provide Organic waste converter & Grey water Harvesting System with dual plumbing system or sewage Treatment Plant as per as per NOC given by 'state level Environment Impact Assessment Authority' for required capacity as per guideline and shall make required provision to maintain the environment permanently.

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 under reference.

અહેદી સિકર સને સહેલી મુદેનાંસ વિશામના પા કામ ના. પરચ/2009/1330/પી 0-15-14-40 ના પર સમુચાર બંધકસની જમણે મોટા સપ્ટેર મુજબનાં બંધકસની કામ વિષયે કસ્ટમર વો. કસ્ટમી મુલકની સરે.

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

ENVIRONMENTAL MANAGEMENT PLAN SHEET NO:- 2/5	
RESIDENTIAL AFFORDABLE HOUSING PROJECT	
LAY-OUT PLAN SHOWING PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING (RESIDENTIAL-AFFORDABLE HOUSING) ON F.P. NO. 31/2 OF DRAFT T.P.S.NO. 117 (VASTRAL) [R.SUR.NO. 57, (O. P. NO. 31/2) OF MOJE :- VASTRAL, TA. :- VATVA, DIST :- AHMEDABAD.	
LAY OUT	SCALE:- 1:C.M. = 2 MT.
USE :- RESIDENTIAL + COMMERCIAL (AFFORDABLE HOUSING)	
ZONE :- RESIDENTIAL -II (R-2) + OVER LAY RAH ZONE	
COLOUR NOTES:-	
O. P. BOUNDARY	ROAD
F. P. BOUNDARY	P. WELL
PROP. WORK	COM.BIN.
PROP. DRAIN-LINE	TREE
	BASEMENT LINE

For, VIRAT BUILDCON

Partner

OWNER

AKASH R. PATEL
44, Anjana Park Soc., Hirwadi Road, Saljpur Bogha, Ahmedabad.
AMC LIC No. ER0915190323R1
SOR 001SR23062510061

ENGINEER

AKASH R. PATEL
44, Anjana Park Soc., Hirwadi Road, Saljpur Bogha, Ahmedabad.
AMC LIC No. ER0915190323R1
C.O.W.

STRUCTURAL DESIGNER
LIC No.: SD03-21810207
Reg. No. AUDA/SD-1/293
402, Maulik Arcade,
Mr. Mansi Cross Road,
Vastapur, Ahmedabad-380 015

STR. ENGINEER

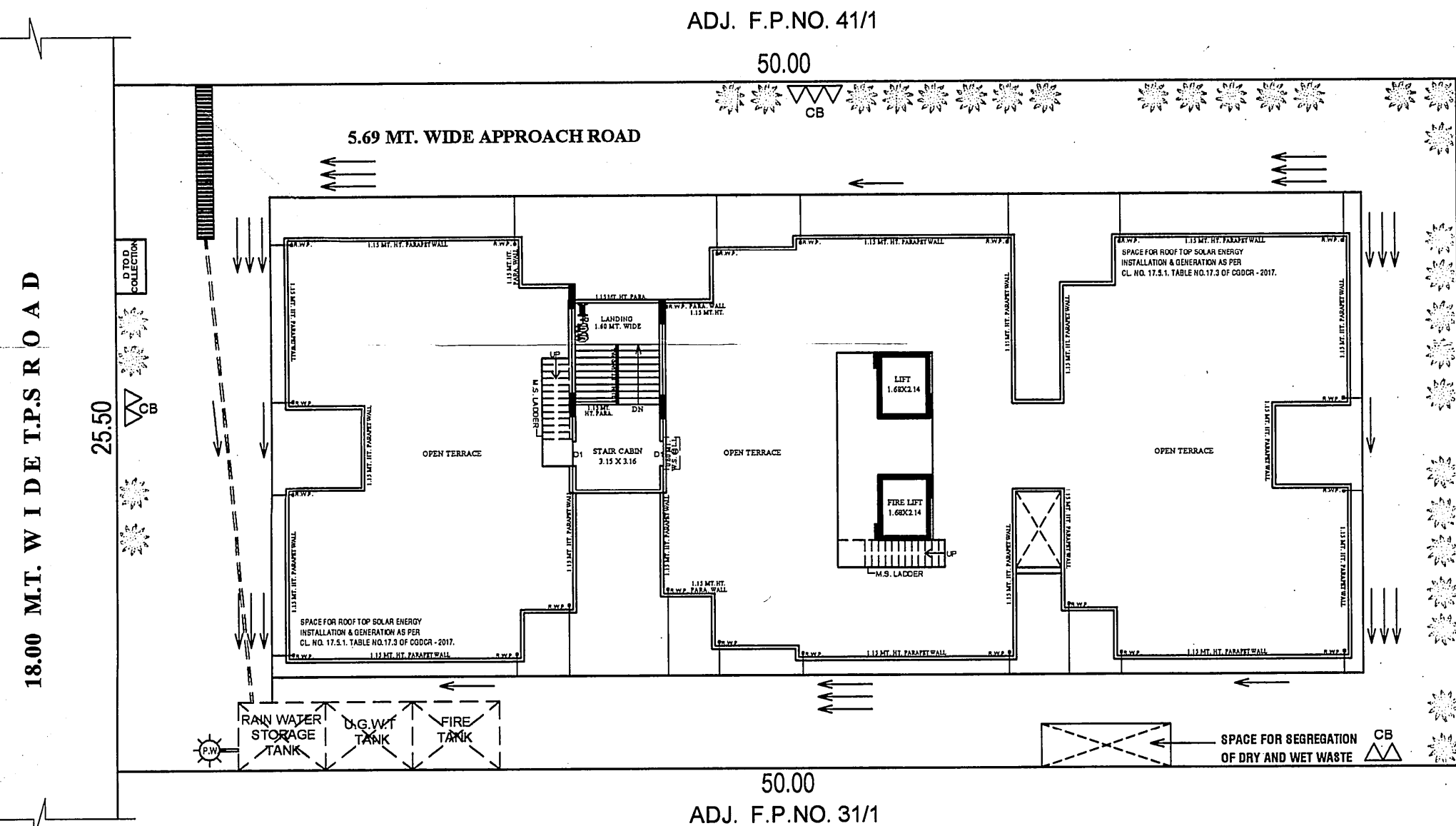
PANDYARAJESHBHAI BABUBHAI
21, AMRUTBAUG SOCIETY, JIVRAJ PARK, VEJALPUR ROAD, AHMEDABAD-380011.
LIC NO.. AMC/DEV 1293140524
DEVELOPER

GENERAL NOTES (AS PER CGDCR 2017)

- It is certified that plot under reference is surveyed by me and dimensions of all side of plot and plot area as and 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 location of existing municipal manhole is verified by me on site and premises can get drainage connection.
- It is certify that according to CGDCR 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 CGDCR 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 CGDCR 2017.
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14 of CGDCR 2017.
- Lift is provided as per the provision of the clause no. 13.12 of CGDCR 2017.
- Water tank is provided as per the provision of the clause no. 13.6.2 of CGDCR 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 CGDCR 2017.
- Drinking Water Facility for disabled persons is provided as per clause no. 13.6.2. of CGDCR 2017.
- Drainage facility is provided as per the clause no. 13.10. of CGDCR 2017.
- Signages of the parking place is to be provided as per the clause no. 13.7 of CGDCR 2017.
- The paving of building unitinal plot as per the provision of the clause no. 13.1.3 of CGDCR 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 CGDCR 2017.
- Community bin provided as per the provision of the clause no. 17.2.4 and 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapter no. 14 of CGDCR 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 CGDCR 2017.
- Marginal space & basement slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention And fire safety act-2016.
- Fire Safety Provision Shall Be Provided As Per A.M.C. Fire And Emergency Service Department Opinion Letter No. , Date :

ADJ. F.P.NO. 41/1

ADJ. F.P.NO. 31/1



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

SCRUTINIZE COPY
NO. 27-86... 12.7.2020
TDO, BPSF, AMC

ADJ. F.P.NO. 41/1

Ahmedabad Municipal Corporation

Case No. : BLNTVE/080720/CGDCR/A3618/R0/M1 Zone: EAST

Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 03722080720/A3618/R0/M1

Date : 16/09/2020

T.D. Sub (B.P.S.F.) T.D. Inspector (B.P.S.F.) Asst. T.D. (B.P.S.F.)