SHEET NO:- 1/3

LAY-OUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON F.P. NO. 252 OF T.P.S.NO. 6 (PALDI) FINAL SANCTION [R.SUR.NO. 119/P (O. P. NO. 99/11) OF MOJE :- PALDI , TA.:- SABARMATI , DIST :- AHMEDABAD

LAY OUT + PARKING LAYOUT — SCALE:- 1C.M. = 2 MT.

USE : RESIDENTIAL

ZONE :- RESIDENTIAL-I

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 252	692.00
PERMI. F.S.I.- (1:80 X 692.00)	1245.60
CHARGEABLE F.S.I. (0.90 X 692.00)	622.80
TOTAL PERMI. F.S.I. (1245.60+622.80)	1868.40
TOTAL UTILIZED F.S.I.	1711.70
UTILIZED CHARGEABLE F.S.I.	466.10
BALANCE F.S.I. AREA	156.70

COLOUR NOTES:-

O. P. BOUNDARY
F. P. BOUNDARY
PROP. WORK
PROP. DRAIN-LINE
ROAD
P. WELL
COM.BIN.
TREE

KANCHAN FLAT CO-OP HOU. SOC. LTD.
CHAIRMAN / SECRETARY / CO-OP MEMBER

OWNER:

Manoj A. Kanani
16, Padma Bunglows,
Opp. Shukan Bunglows,
Nikol, Ahmedabad-382350.
AMC LIC No. ER 0582280720 R2
AMC LIC No. CW 0325280720 R2 GI

AMBERSINH N. DESHANDI
153 - 154, AZAD SOCIETY,
NR. AZAD BUS STAND AMBAVADI
AHMEDABAD - 380015.
AMC LIC NO. SD - 0484290920

ENGINEER:

STR. ENGINEER:

KETAN R. PATEL
2/2 Vaikunth Complex,
Opp. Raspan Arcade,
Nikol, Ahmedabad-50
C.O.W.: ER 0114020821 R3
AMC LIC. SD 0066020821 R3GI
AMC LIC. CW 0083020821 R3GI

For, SUVAS INFRASTRUCTURE PRIVATE LIMITED.
DIRECTOR
Dev. 402080620
DEVELOPER

GENERAL NOTES :-

* Engineer is fully responsible for leaving open space and margin.
* The depth and position of existing municipal manhole is veryfied by on site and premises can get drainage connection.
* It is certify that according to cgdcr 2017 all all requirements of the building are checked and necessary actions are taken .
* It is certify that according to the clause no. 3.5.3 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. 21.1.12 and 21.1.14 and 22.6 of cgdcr 2017
* Pedesttrians ramp is provided as per the provision of the clause no. 21.1.15 of cgdcr 2017
* Lift is provided as per the provision of the clause no. 21.12 and 22.8 of cgdcr 2017
* Water tank is provided as per the provision of the clause no. 21.6 of cgdcr 2017
* Separate letter box is provided at ground level for each unit.
* Water tank for fire safety requirement provided as per chepter no. 22.21 of cgdcr 2017.
* Electrical infrastructure shall be provided as per clause no. 21.11 of cgdcr 2017.
* Drinking water facility for disabled persons is provided as per the clause no. 21.6.2 of cgdcr 2017.
* Drainage facility is provided as per the clause no. 21.10 of cgdcr 2017.
* Signages of the parking place is to be provided as per the clause no. 21.7 of the cgdcr 2017.
* Entrance of the building is provided as per the clause no. 21.1.7 of cgdcr 2017.
* The paving of building unit/final plot as per the provision of the clause no. 21.1.4 of cgdcr 2017.
* The structure of the building is as per the norms of the specified in the inclan standard and take necessary action 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 cgdcr 2017
* Community bin provided as per the provision of the clause no. 25.3 of cgdcr 2017.
* Tree plantation is provided as per the clause no. 25.5 of cgdcr 2017.
* Maintanance and upgradation of building is as per chapeter no. 27 of cgdcr 2017.

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 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 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 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 16 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 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 5kg. 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 5kg. 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 has to be open from at least one or two sides but if the staircase is in the center 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. LIGHTENING ARRESTER :

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

7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE

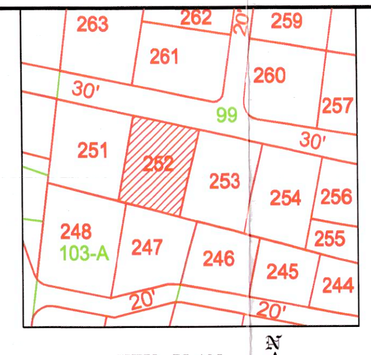
Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

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 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.

FIRE HYDRANT LEGEND

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		DC.P & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED



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

TREE PLANTETION

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
692.00 - 500.00 = 192/200 = 0.96 SAY 1 NOS.
.: NO. OF TREE
= 12+1 X 5
= 12+5 = 17 NO. OF TREES REQ.
PROVI. 17 NO. TREES

REQ. PERCOLATING WELL

PLOT AREA :- UP TO 1500 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 692.00 / 1500.00 SQ. MTS.
= 0.46 NO. REQ. SAY 1 NOS.
PROVI. 1 NO.PERCO. WELL

DUST-BIN PROVIDED NOTES:-(RESI.)

8 NOS. OF COMMUNITY BIN EACH OF 80 LITRES CAPA. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
PROVIDED = 8 UNITS / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 20 UNITS / 8UNITS / 1 = 2.50 NOS. REQD.
PROVIDED CONTAINER = 3 NOS.

EQ. TENAMENT STATEMENT

FLOOR	USE	EQUITY TENA.
BLOCK		TOTAL
GROUND (H. P.)	PARK.	--
1ST FLOOR	RESI.	04
2ND FLOOR	RESI	04
3RD FLOOR	RESI	04
4TH FLOOR	RESI	04
5TH FLOOR	RESI	04
TOTAL	RESI	20

BUILT UP AREA STATEMENT

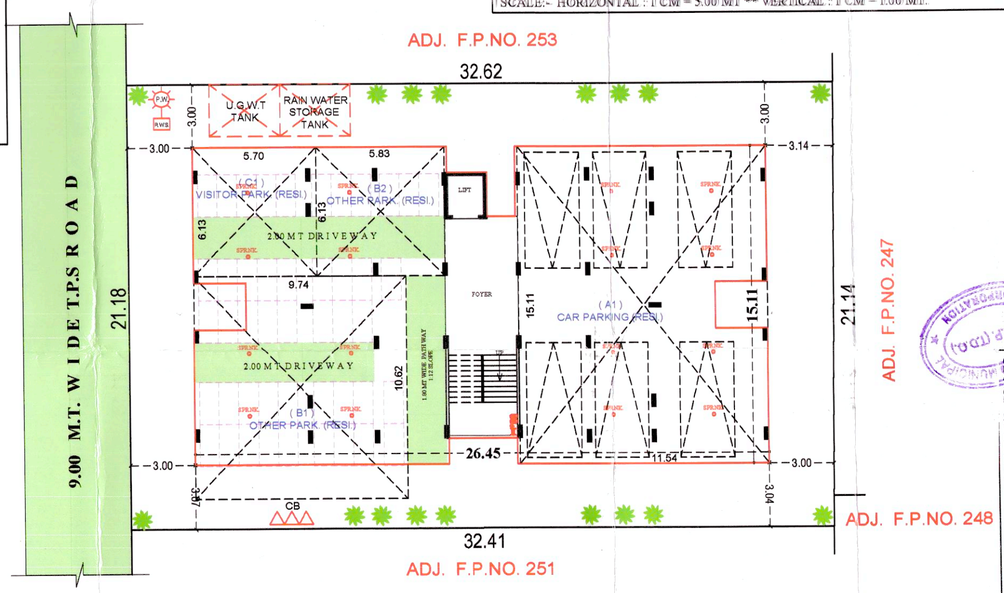
BLOCK	(IN SQ.MT.) TOTAL
GROUND (H. P.)	378.61
1ST FLOOR	378.61
2ND FLOOR	378.61
3RD FLOOR	378.61
4TH FLOOR	378.61
5TH FLOOR	378.61
STAIR CABIN	49.74
LIFT MAC. ROOM	35.45
TOTAL	2356.85

F.S.I. AREA STATEMENT

BLOCK	(IN SQ.MT.) TOTAL
1ST FLOOR	342.34
2ND FLOOR	342.34
3RD FLOOR	342.34
4TH FLOOR	342.34
5TH FLOOR	342.34
TOTAL	1711.70

GROUND LEVEL	30.00		30.00		30.00		30.00		30.00	
DISTANCE	0.00		8.71		23.52		38.32		46.93	
CUTTING	0.75		0.93		1.18		1.43		1.68	
INVERT LEVEL	29.25		29.07		28.82		28.57		28.32	

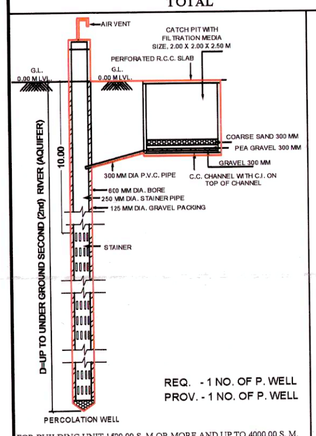
DRAINAGE SECTION
SCALE:- HORIZONTAL : 1 CM = 5.00 MT ** VERTICAL : 1 CM = 1.00 MT.



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

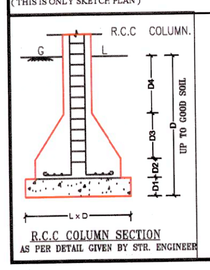
PARKING AREA TABLE (RESIDENTIAL)		REQ. SQ.MTS.	TOTAL PROVI. SQ.MTS.
TOTAL USED F.S.I. AREA =	1711.70		
TOTAL REQ. PARKING AREA	REQ. @ 20%	342.34	--------
TOTAL PROVI. PARK. AREA		--------	348.49
REQ. CAR PARKING AREA	REQ. @ 50%	171.17	--------
PROVI. CAR PARK. AREA	(A1)	------	174.37
REQ. OTHER PARK. AREA	REQ. @ 40%	136.94	--------
PROVI. OTHER PARK. AREA	(B1 TO B2)	------	139.18
REQ. VISITOR'S PARKING AREA	REQ. @ 10%	34.23	--------
PROVI. VISITOR'S PARK. AREA	(C1)	------	34.94

VISITOR PARKING AREA(RESI.)	
(C1) 05.70 X 06.13 X 1 = 34.94 SQ. MTS. (H.P.)	34.94
OTHER PARKING AREA(RESI.)	
(B1) 09.74 X 10.62 X 1 = 103.44 SQ. MTS. (H.P.)	
(B2) 05.83 X 06.13 X 1 = 35.74 SQ. MTS. (H.P.)	139.18
CAR PARKING AREA(RESI.)	
(A1) 11.54 X 15.11 X 1 = 174.37 SQ. MTS. (H.P.)	174.37
TOTAL	348.49



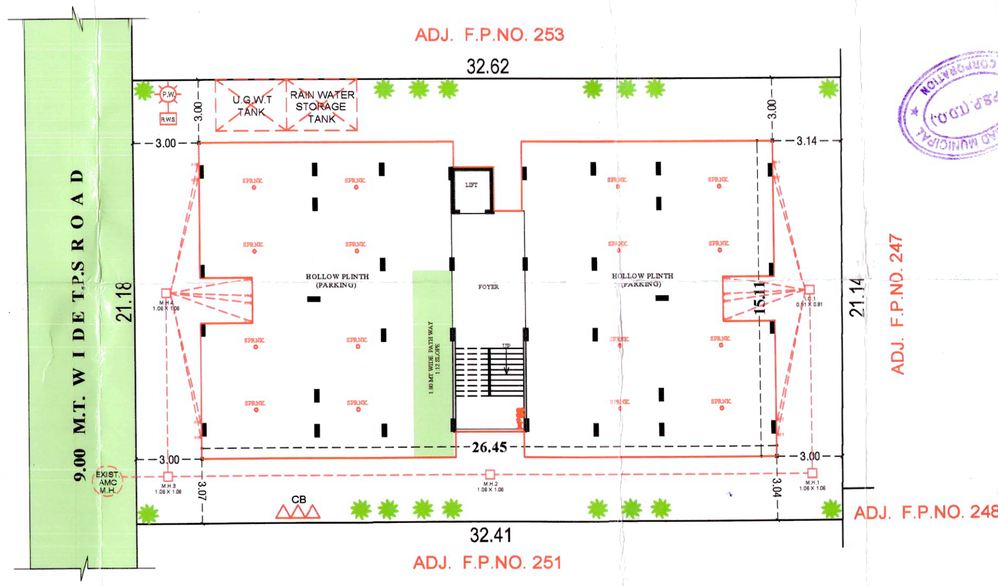
REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

FOR BUILDING UNIT 1,500.00 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)



R.C.C COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

SCRUTINIZE COPY
NO. 1460 Dt. 21/6/19
TDO, BPSP, AMC



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

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO.- 27.2.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R. 2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/307 OF 2017/EDB-102016-3629-L, DATED:- 20/12/2017 AND LETTER NO: GHV/3 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 AND LETTER NO: GHV/152 OF 2018/EDB-102016-3629-L, DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

(5)THIS PERMMISION IS GIVEN ON THE BASIS OF EARLIER APPROVED SUBDIVISION PLAN CASE NO:-R/B/6334, DATE:-12/03/1980 BUI/1722,DATE-22/05/1980 SUBMITTED BY OWNER/APPLICANTS.

(6)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF SCHEME IMPLIMENTATION GIVEN BY TOWN DEVELOPEMENT INSPECTOR (WZ) DT.10/05/2018.

(7)THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION OF BETERMENT CHARGE GIVEN BY DIVISIONAL SUPRITENDENT (WZ) DT.09/05/2018.

(8)THIS PERMMISION IS GIVEN ON THE BASIS OF PLOT AREA AND OWNERSHIP MENTION IN THARAV GIVEN BY SOCIETY .DATE:-09/09/2018.

(9)THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT:- 14/06/2019.

(10)APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.26.6.1 OF CGDCR-2017.

(11)THIS PERMMISION IS GIVEN AS PER THE N.A. PERMISSION MENTION IN GAM-NAMUNA 2 SUBMITED BY OWNER-APPLICANTS.

(12)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITION MENTION IN OPINION NO.307 GIVEN ON DT.-18/06/2019 BY FIRE DEPARTMENT AND FIRE NOC/FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BEFORE APPLYING FOR B.U. PERMISSION.

(13)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

(14)IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(15)AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLIT 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.08/10/2018.

(16)THE FEE/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 PERCENTAGE CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75PERCENTAGE CHARGES IN 8 INSTALLMENT IN 2 YEARS AS PER CIRCULAR NO:-3772013-14,DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER AFFIDAVIT GIVEN BY FOR THE SAME ON DT:- 24/06/19.

(17)DEVELOPMENT PERMISSION IS GRANTED ON THE BASISOF THE OPINION GIVEN BY DIVISIONAL SUPRITENDENT , PROPERTY TAX DEPARTMENT (WZ).

(18) મકાન અને અન્ય બાંધકામ ક્રમાંક(બિલ્ડીંગ) નિયમન અને [illegible] અધિનિયમ,૧૯૬૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલા સદર કચેરી હેઠળના નિયત ફોર્મ -૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઊભેલ કચરા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરવવાની રહેશે.

(19)મુશ્કેલીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તેમજ Rain water Harvesting ની જોગવાઈ કરવા સહીતની પર્યાવરણની જાળવણી અંગેના તમામ પગલાંઓ/જોગવાઈ ધ્યાને લઈ ધોરણે કરવાનું રહેશે તે તેમજ તે મુજબ વર્તવા અરજદારે/ડેવલોપરે તા.24/06/2019 રોજ આપેલ બાંહેધરીને આધીન.

(1)THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH.WILL OBEY AS PER ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.

(2)THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S OFFICE ORDER DATED 02/03/05 AND OFFICE ORDER NO-42,DT.-13/06/06.

(3)THE OWNER/DEVELOPER SHALL CARRY OUT RAIN WATER HARVESTING SYSTEM AS WELL AS RAIN WATER DISPOSAL AS PER GDCR-2021 CLAUSE NO.- 27.2.

(4)THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R. 2017 AS PER LETTER NO: GHV/269 OF 2017/EDB-102016-3629-L, DATED:- 12/10/2017 AND LETTER NO: GHV/307 OF 2017/EDB-102016-3629-L, DATED:- 20/12/2017 AND LETTER NO: GHV/3 OF 2018/EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: EDB-102016-3629-L, DATED:- 31/03/2018 AND LETTER NO: GH/V/45 OF 2018/EDB-102016-3629-L, DATED:- 23/04/2018 AND LETTER NO: GHV/152 OF 2018/EDB-102016-3629-L, DATED:- 05/11/2018 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT.

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(12)THIS PERMISSION IS GRANTED SUBJECT TO RELEVANT TERMS AND CONDITION MENTION IN OPINION NO.307 GIVEN ON DT.-18/06/2019 BY FIRE DEPARTMENT AND FIRE NOC/FIRE CONSULTANT AND FIRE MEN WILL BE SUBMITTED BEFORE APPLYING FOR B.U. PERMISSION.

(13)APPOINTMENT OF SUPERVISOR OF WORKS ON RECORD (SOR) BY OWNER/APPLICANT.

(14)IN EVERY WATER CLOSETS OR TOILET,IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).

(15)AIR PORT N.O.C. WILL BE PRODUCED BY OWNER/APPLICANT BEFORE DEVELOPMENT COMPLIT 16.50MT. HEIGHT AS NOTARISED UNDERTAKING DT.08/10/2018.

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(17)DEVELOPMENT PERMISSION IS GRANTED ON THE BASISOF THE OPINION GIVEN BY DIVISIONAL SUPRITENDENT , PROPERTY TAX DEPARTMENT (WZ).

(18) મકાન અને અન્ય બાંધકામ ક્રમાંક(બિલ્ડીંગ) નિયમન અને [illegible] અધિનિયમ,૧૯૬૬ હેઠળ દરેક માલીકે બાંધકામ પ્રવૃતિ શરૂ કરવાના ૩૦ દિવસ પહેલા સદર કચેરી હેઠળના નિયત ફોર્મ -૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઊભેલ કચરા હેઠળ સાઈટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થ્યની કચેરીમાં કરવવાની રહેશે.

(19)મુશ્કેલીનો કચરો અલગ કરવા તેમજ ઓર્ગેનીક વેસ્ટ કન્વર્ટર તેમજ Rain water Harvesting ની જોગવાઈ કરવા સહીતની પર્યાવરણની જાળવણી અંગેના તમામ પગલાંઓ/જોગવાઈ ધ્યાને લઈ ધોરણે કરવાનું રહેશે તે તેમજ તે મુજબ વર્તવા અરજદારે/ડેવલોપરે તા.24/06/2019 રોજ આપેલ બાંહેધરીને આધીન.

સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઈ. જે જણાં જે હપ્તા ચુકવવાના હોઈ, તે વસુલાત બાબતે બી. યુ. પરમીશન અગાઉ અને જે વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

Ahmedabad Municipal Corporation
Case No. : BLNTS/WZ/220219/CGDCRV/A1898/R0/M1
Zone: WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 02056/220219/A1898/R0/M1
Date : 25/06/19

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

મહેરી વિકાસ અને મહેરી યુનિનિયલ વિભાગના પત્ર ક્રમાંક નં. ૨૬૧/૮૬૨૦૧૬/૬૩૨૫થી તા-૧૬-૧૧-૧૦ ના પત્ર અનુસાર બાંધકામની ૨૬૧ઓ મોટા અક્ષરે ગુજરાતી ભાષામાં બાંધકામની તમામ વિગતો દર્શાવતું બોર્ડ કચેરી મૂકવાની રહશે.