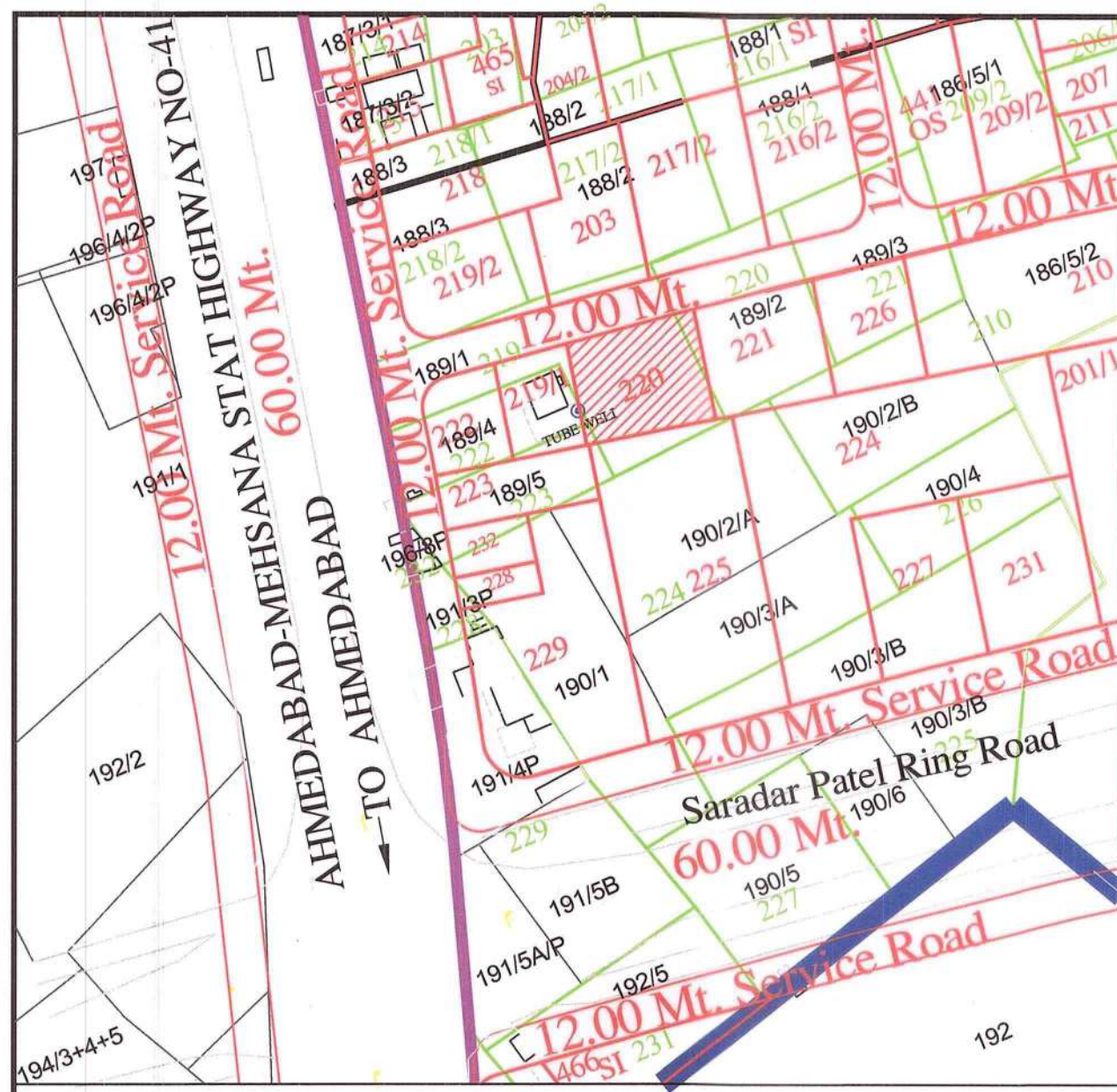
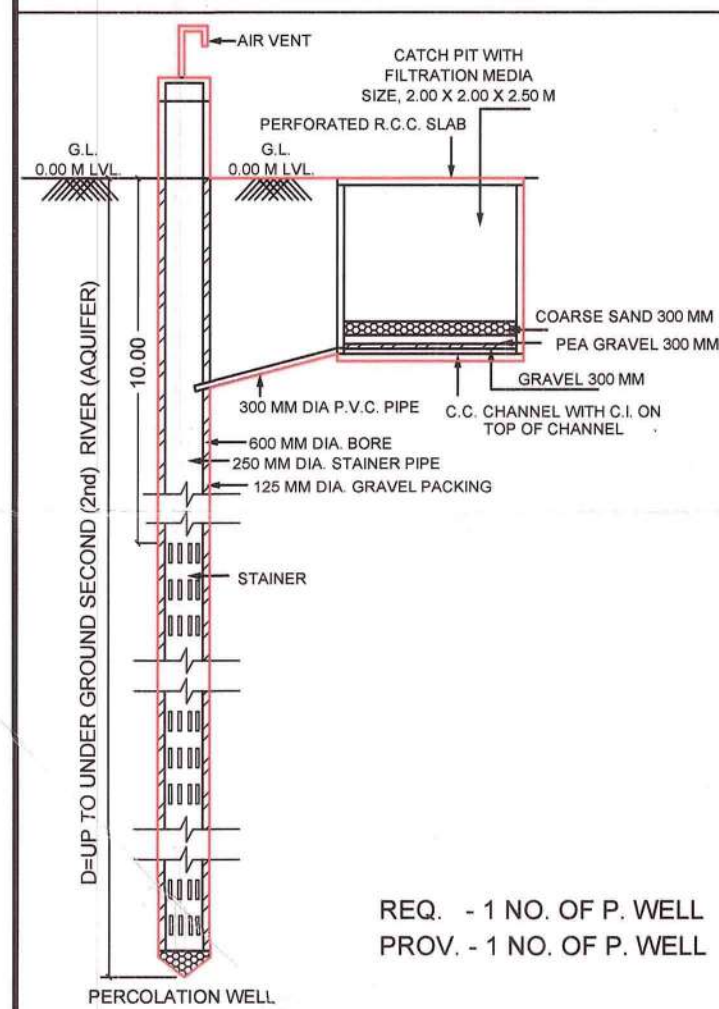




KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.



FOR BUILDING UNIT 1500.00 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)

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 service level should be installed.

The Riser for the buildings exceeding 15 meters height should not be of less than 150 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 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 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 as 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 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 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-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. 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. 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.

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

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 Used F.S.I.
A	294.37	3109.11	3403.48	09	-	-	-	-	-	-	39	3109.11	100.00	294.37	8.65
Total	294.37	3109.11	3403.48	09	-	-	-	-	-	-	39	3109.11	91.35	294.37	8.65

Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	09	294.37	8.65	95.87
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	-	-	-	-
D	more than 66 and up to 80	39	3109.11	91.35	1012.61
E	With Aff. F.S.I. (40% Slab)	-	-	-	-
Grand Total		48	3403.48	100	1108.48

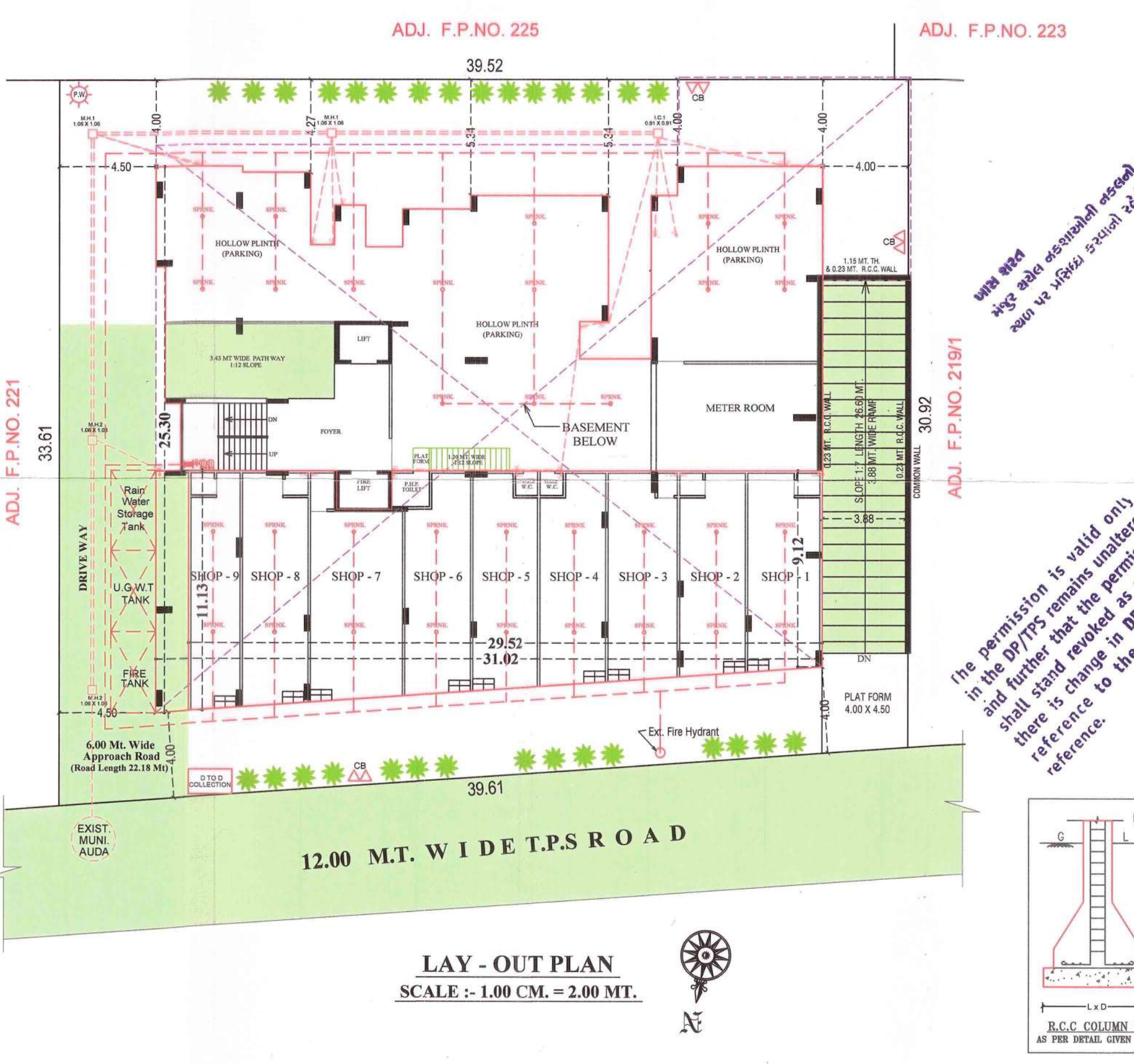
REQ. LIFT CALCULATION :- (BLOCK-A)	
TOTAL NOS OF UNIT	= 39 NOS
LESS UNIT OF G.F.+2 FLR.	= 12 NOS
TOTAL UNIT REMAINING	= 27 NOS
REQ. LIFT 1 NOS. PER 30 UNIT	
TOTAL LIFT REQD.	= 27/30 = 0.90 NOS
	= SAY 1 NOS
REQ. 1 NO. LIFT OF 6 PASSENGER	
PROVI. 2 NO. LIFT OF 6 PASSENGER	

SANITARY PROVISION	
FLOOR AREA (TOTAL) :-	294.37 SQ. MTS.
4 SQ. MTS. = 1 PERSON	
294.37 SQ. MTS. =	73.59 SAY 74 PERSON
SANITARY REQ.	
TOTAL W.C. REQD. =	1 W.C. FOR EVERY 50 PERSON
	= 2 W.C. REQD. FOR EACH GENDER
URINAL REQD. =	1 URINAL FOR EVERY 50 PERSONS UP TO 100
	= 1 REQD.
05 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

નાસ સરત :
વિકાસ પર્યાવરણી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે બોધણા પત્રો વેળા (તથા દરેક) સ્થળે સ્થળે ઓફીસ કોરેડો તરફથી સ્થળ નિરીક્ષણ કરાવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરાવી જે બાંધકામ અગાઉ વિકાસ પર્યાવરણી મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળાત્મક બાંધકામ કરવું રહેશે.

ખાસ નોંધ :-
ફોર્મ લે-આઉટ તેમજ સેડીક ટેક તથા સાર્ફ ની સાઈફ તથા સંપત્તિ નોંધણી ડિવિઝન કડી (સાઈ.એસ.-રજીસ્ટર) તથા કમિલિસ એન્જીનીયરીંગ ફેસ બુક બાય-પબ્લી મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળાત્મક બાંધકામ કરવું રહેશે.

ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલાં નિયમનુસાર અને વી મશીનનાં વપરાશનું મુશ્કેલીપૂર્ણ મેળવવાનું કરજકામ છે.



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

BUILT UP & F.S.I. AREA STATEMENT (IN SQ.MT.)					
FLOOR	USE	EQUITY TENA TOTAL	BUILT UP AREA TOTAL	F.S.I. AREA TOTAL	
BLOCK		Comm. RESI.			
BASEMENT	PARK.	--	842.32	--	
GROUND (H. P.)	PARK.	--	399.70	--	
GROUND (S. P.)	SHOP	09	294.37	294.37	
1ST FLOOR	RESI.	--	616.71	478.43	
2ND FLOOR	RESI.	--	616.71	478.43	
3RD FLOOR	RESI.	--	616.71	478.43	
4TH FLOOR	RESI.	--	616.71	478.43	
5TH FLOOR	RESI.	--	616.71	478.43	
6TH FLOOR	RESI.	--	616.71	478.43	
7TH FLOOR	RESI.	--	371.98	238.53	
STAIR CABIN	--	--	53.19	--	
LIFT MAC. ROOM	--	--	31.14	--	
TOTAL	Comm./RESI	09	39	5692.96	3403.48

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	
1275.00 - 500.00 = 775/200 = 3.88 SAY 4 NOS.	
NO. OF TREE	
= 12+4 X 5	
= 12+20 = 32 NO. OF TREES REQ.	
PROVI. 32 NO. TREES	
REQ. PERCOLATING WELL	
PLOT AREA =	500 TO 1500 SQ. MTS.
1 PERCOLATING WELL	
PLOT AREA = 1275.00 / 1500.00 SQ. MTS.	
= 0.85 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 / BIN / 80 LITRES CAPACITY.	
REQUIRED = 39 UNITS / BUNITS / 1+4.88 NOS. REQD.	
PROVIDED CONTAINER = 5 NOS.	
DUST-BIN PROVIDED NOTES:- (COMM.)	
TOTAL FLOOR AREA FOR SHOPS = 294.37 SQ.MT.	
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.	
CONTAINER REQD. = 294.37 X 20 / 100 X 80 = 0.74 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 = 5 NO. FOR RESI. + 1 NO. FOR COMM.	
= 6 NO. OF 80 LIT. CAPACITY	

COMM. F.S.I. AREA STATEMENT	
FLOOR	BLOCK -A (IN SQ. MT.)
GROUND (S. P.)	294.37

GENERAL NOTES (AS PER CGDCRV 2017)

- It is certified that plot under reference is surveyed by me and dimensions of all sides 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 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 unit/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 17.2.5 of CGDCRV 2017.
- Grey 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 40/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCRV 2017. and fire prevention And life safety act-2016.
- Fire Safety Provision Shall Be Provided As Per A.M.C. Fire And Emergency Service Department Opinion Letter. No. , Date .

SHEET NO:- 1/5	
RESIDENTIAL AFFORDABLE HOUSING PROJECT	
LAY OUT PLAN SHOWING PROP. RESI. AND COMM. BUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON F.P. NO. 220 OF T.P.S.NO. : 410 (AMIYAPUR-ZUNDAL-SUGHAD) [R.SUR.NO. 189/2 (O. P. NO. 220) OF MOJE: ZUNDAL, TA.: GANDHINAGAR , DIST: GANDHINAGAR	
LAY OUT	SCALE:- I.C.M. = 2 MT.
USE :- RESIDENTIAL+COMMERCIAL (AFFORDABLE HOUSING)	
ZONE :- RESIDENTIAL -II AND OVERLAY RAH	
AREA TABLE SQ.MTS.	
PLOT AREA. OF F.P. NO. 220	1275.00
PERMI. F.S.I. (1:80 X 1275.00)	2295.00
CHARGEABLE F.S.I. (0.80 X 1275.00)	1147.50
TOTAL PERMI. F.S.I. (2295.00+1147.50)	3442.50
TOTAL UTILIZED F.S.I.	3403.48
UTILIZED CHARGEABLE F.S.I.	1108.48

COLOUR NOTES:-	
O. P. BOUNDARY	ROAD
F. P. BOUNDARY	R. WELL
PROP. WORK	COM. BIN.
PROP. DRAIN-LINE	TREE
COMMON PLOT LINE	BASEMENT LINE

- નચનાબેન તે ઘનશ્યામભાઈ આદરભાઈ પટેલની પત્ની
- અરવિંદભાઈ ઉમેદભાઈ પટેલ
- જયેશભાઈ મંગળભાઈ પટેલ
- પ્રવિણભાઈ રણજીભાઈ પટેલ
- નિલેશકુમાર મકતભાઈ પટેલ
- દિનેશભાઈ રાવજીભાઈ પટેલ
- કાંતીભાઈ પ્રભુદાસ પટેલ
- પરશોત્તમભાઈ નાગભાઈ પટેલ
- મણીબેન પરશોત્તમભાઈ પટેલ
- અશોકકુમાર પરશોત્તમભાઈ પટેલ
- ભીમભાઈ ભગાભાઈ પટેલ
- શીલાબેન ભીમભાઈ પટેલ
- રમેશચંદ્ર પ્રભુદાસ પટેલના સુપ્રત્યક્ષ અધીનમાં
- અરવિંદભાઈ ઉમેદભાઈ પટેલના સુપ્રત્યક્ષ અધીનમાં

OWNER:	MANOJ L. KANANI 16, PADMA BUNGLOWS - 2, NIKOL, AHMEDABAD. AUDA / ENGG / 734 AUDA / COW - I / 625	ACHAL J. PARIKH 16, PADMA BUNGLOWS - 2, NIKOL, AHMEDABAD. AUDA / ENGG / 734 AUDA / COW - I / 625
ENGINEER:	MANOJ L. KANANI 16, PADMA BUNGLOWS - 2, NIKOL, AHMEDABAD. AUDA / ENGG / 734 AUDA / COW - I / 625	GHANSHYAMBHAI A. PATEL PARTNER OF YASHIKA DEVELOPERS Devashish Nagar Soc. Zundal, Gandhinagar-382421 Lic. No. : AUDA/ENGG/189/2
C.O.W.:		DEVLOPER:

ખાસ શરત
તા. નો રોજ માલિક ઓર્ગનાઈઝ
આર્કીટેક્ટ તથા સ્ટ્રક્ચરલ એન્જીનીયરે આગેલ
બાંધકામ પામ્યા દરમિયાન તમામ શરતોનું સુરક્ષણ
પાલન કરવાનું રહેશે.

ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતા પહેલાં નિયમનુસાર અને વી મશીનનાં વપરાશનું મુશ્કેલીપૂર્ણ મેળવવાનું કરજકામ છે.

Owner is fully responsible.
For open marginal space
and road line Portion.

અમદાવાદ શહેરી વિકાસ સંસ્થા
અધિકારી/કલેક્ટર

APPROVED	As amended by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 11/1/2021
Dated,	15/4
DISPATCH BY	Note Approved by C.E.A
Assistant Town Planner	Senior Town Planner
Ahmedabad Urban Development Authority	Ahmedabad Urban Development Authority
AMU	AMU