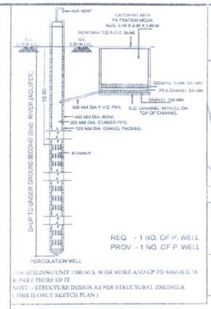
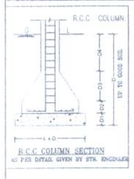
GENERAL NOTES :-

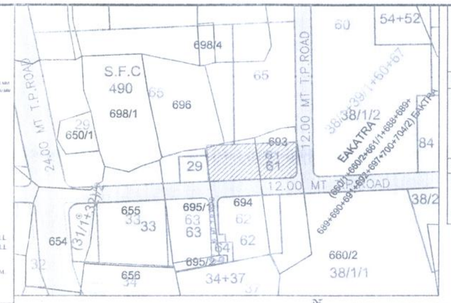
- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified me on site and premises can get drainage connection.
- It is certify that according to gdcr 2021 all all requirements of the building are checked and necessary actions are taken .
- It is certify that according to the clause no. 4.5.3 of the gdcr 2021, 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. 23.1.12 and 23.14 and 24.6 of g.d.c.r. 2021
- Pedestrians ramp is provided as per the provision of the clause no. 23.1.5 of g.d.c.r. 2021
- Lift is provided as per the provision of the clause no. 23.12 and 24.7 of g.d.c.r. 2021
- Water tank is provided as per the provision of the clause no. 23.6 of g.d.c.r 2021
- Separate letter box is provided at ground level for each unit.
- Water tank for fire safety requirement provided as per chapter no. 24 of gdcr 2021.
- Electrical infrastructure shall be provided as per clause no. 23.11
- Drainage facility is provided as per the clause no. 23.10
- Signages of the parking place is to be provided as per the clause no. 23.7 of the gdcr 2021.
- Entrance of the building is provided as per the clause no. 23.1.7 of gdcr 2021.
- The paving of building unit/final plot as per the provision of the clause no. 23.1.4 of gdcr 2021.
- The structure of the building is as per the norms of the specified in the indian standard and take necessary action for the structral safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 27.2 of gdcr 2021
- Community bin provided as per the provision of the clause no. 27.3 of gdcr 2021.
- Tree palntation is provided as per the clause no. 27.5 of gdcr 2021.
- Fire safety system is provided as per chapesr no. 24 of gdcr 2021
- Maintanance and upgradation of building is as per chapter no. 29 of gdcr 2021.



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

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 6000.00 S. M.
A PART THERE OF IT.
NOTE : STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)





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

SANITARY PROVISION

FLOOR AREA (TOTAL) :- 374.20 SQ. MTS.
4 SQ. MTS. = 1 PERSON
374.20 SQ. MTS. = 93.55 SAY 94 PERSON

SANITORY REQ.

TOTAL W.C. REQD. = 1 W.C. FOR EVERY 50 PERSON
= 2 W.C. REQD. PER GENDER

URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS UP TO 100
= 1 REQD.

14 Nos. W.C. PROVIDED FOR SHOP

Sanitary Required For Common (Total Required 25%)
TOTAL W.C. REQD. = 2 X 0.25 = 0.50 SAY 1 W.C. PER GENDER
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON

TREE PLANTETION

PLOT AREA :- 1855.00 SQ. MTS.
200 SQ. MTS. / 3 TREE
1855.00 SQ. MTS./ 27.83 TREE SAY 28 NO.TREES
PROVI. 28 NO. TREES

REQ. PERCOLATING WELL.

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 1855.00 / 4000.00 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 = 44 UNITS / 8UNITS / 1 = 5.50 NOS. REQD.
PROVIDED CONTAINER = 6 NOS.

DUST-BIN PROVIDED NOTES:- (COMM.)

TOTAL FLOOR AREA FOR SHOPS = 374.20 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 374.20 X 20 / 100 X 80 = 0.94 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 = 6 NO.FOR RESI.+ 1 NO. FOR COMM.
= 7 NO.OF 80 LIT.CAPACITY

TENAMENT & FLOOR AREA STATEMENT

FLOOR / BLOCK	USE	EQUITY TENA. A	EQUITY TENA. B	EQUITY TENA. TOTAL		FLOOR AREA (IN SQ.MT.) A	B	TOTAL
GROUND (H. P.)	PARK.	--	--	--	--			
GROUND (S. P.)	SHOP/RESI	07	--	07	--	14	--	187.10	187.10	374.20
1ST FLOOR	RESI	--	04	--	04	--	08	344.04	344.04	688.08
2ND FLOOR	RESI	--	04	--	04	--	08	344.04	344.04	688.08
3RD FLOOR	RESI	--	04	--	04	--	08	344.04	344.04	688.08
4TH FLOOR	RESI	--	04	--	04	--	08	344.04	344.04	688.08
5TH FLOOR	RESI	--	04	--	04	--	08	344.04	344.04	688.08
6TH FLOOR	RESI	--	02	--	02	--	04	171.15	171.15	342.30
TOTAL	SHOP/RESI	07	22	07	22	14	44	2078.45	2078.45	4156.90

FIRE HYDRANT LEGEND

SR.	SYMBOL	DESCRIPTION
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		DCP & CO-2
9		TWO WAY SWAESLE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED...

BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B	TOTAL
BASEMENT	1192.45	--	1192.45
GROUND (H. P.)	217.90	217.90	435.80
GROUND (S. P.)	187.10	187.10	374.20
1ST FLOOR	385.97	385.97	771.94
2ND FLOOR	385.97	385.97	771.94
3RD FLOOR	385.97	385.97	771.94
4TH FLOOR	385.97	385.97	771.94
5TH FLOOR	385.97	385.97	771.94
6TH FLOOR	213.08	213.08	426.16
STAIR CABIN	42.73	42.73	85.46
LIFT MAC. ROOM	29.21	29.21	58.42
TOTAL	3812.32	2619.87	6432.19

F.S.I. AREA STATEMENT (IN SQ.MT.)

BLOCK	A	B	TOTAL
GROUND (S. P.)	187.10	187.10	374.20
1ST FLOOR	344.04	344.04	688.08
2ND FLOOR	344.04	344.04	688.08
3RD FLOOR	344.04	344.04	688.08
4TH FLOOR	344.04	344.04	688.08
5TH FLOOR	344.04	344.04	688.08
6TH FLOOR	171.15	171.15	342.30
TOTAL	2078.45	2078.45	4156.90

ખાસ સરતો :

[illegible]

— ખાસ શરત —

[illegible]

BLOCK:- SHEET NO:- 1/6

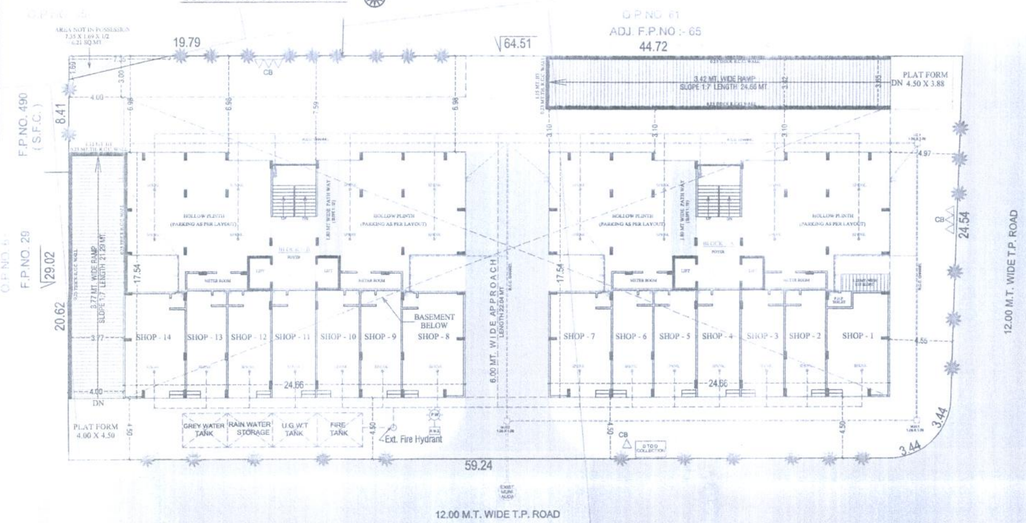
LAYOUT + PARKING LAYOUT PLAN SHOWING PROP. RESI.+COMM. BUILDING ON F. P. NO. 61 , O. P. NO. 61 , R.S. NO. 693 , D.T.P.S.NO. 5 (KALOL-OLA-BORISANA) , AT: KALOL , TA.: KALOL , DIST: GANDHINAGAR

ZONE : RESIDENTIAL - I | USE : RESI. + COMM.
LAY OUT+PARKING LAY OUT | SCALE:- 1C.M. = 2 MT.

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P.NO. 61	1855.00
AREA NOT IN POSSESSION	6.21
NET PLOT AREA	1848.79
PERMI. F.S.I - (1:80 X 1848.79)	3327.82
CHARGEABLE F.S.I. (0.45 X 1848.79)	831.96
MAX. PERMI. F.S.I. (3327.82+831.96)	4159.78
TOTAL UTILIZED F.S.I.	4156.90
UTILIZED CHARGEABLE F.S.I.	829.08
BALANCE F.S.I.	2.88

COLOUR NOTES:-

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



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

REQ. LIFT CALCULATION :-	(BLOCK - A)
TOTAL NOS OF UNIT	= 22 NOS
LESS UNIT OF G.F.+2 FLR.	= 08 NOS
TOTAL UNIT REMAINING	= 14 NOS
REQ. LIFT 1 NOS. PER 30 UNIT	
TOTAL LIFT REQD.	= 14/30 = 0.47 NOS = SAY 2 NOS
REQ. 1 LIFT OF 6 PASSANGER	
PROVI. 2 LIFT OF 8 PASSANGER	

REQ. LIFT CALCULATION :-	(BLOCK - B)
TOTAL NOS OF UNIT	= 22 NOS
LESS UNIT OF G.F.+2 FLR.	= 08 NOS
TOTAL UNIT REMAINING	= 14 NOS
REQ. LIFT 1 NOS. PER 30 UNIT	
TOTAL LIFT REQD.	= 14/30 = 0.47 NOS = SAY 2 NOS
REQ. 1 LIFT OF 6 PASSANGER	
PROVI. 2 LIFT OF 8 PASSANGER	

ખાસ સરતો :

[illegible]

— ખાસ શરત —

[illegible]

TOTAL COMM. B.AREA & F.S.I. AREA			
B.AREA & F.S.I. AREA =	187.10	(BLOCK - A)
B.AREA & F.S.I. AREA =	187.10	(BLOCK - B)
TOTAL	= 374.20	

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 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 a 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 :

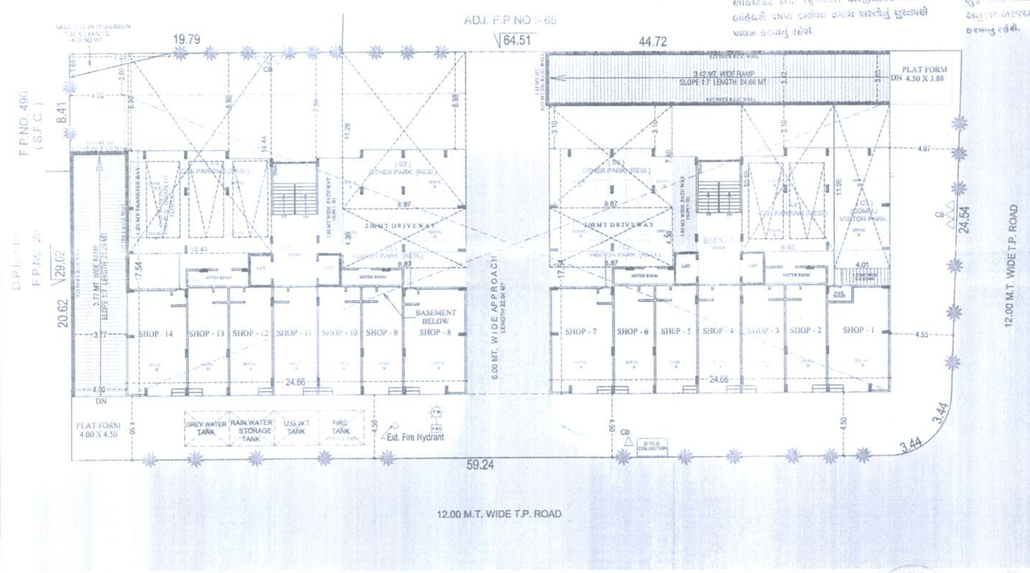
A lightening arrester should also be installed and be properly berthed to prevent damage to the building when the lightening strikes.

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.



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

ખાસ શરત

[illegible]

ખાસ નોંધ :

[illegible]

PARKING AREA TABLE SOLID PLINTH COMM.:-

USE F. S. I. AREA = 374.20 SQ. MT.
OF PLOT AREA
PARKING REQ. @ 50% OF 374.20 = 374.20 X 0.50 = 187.10

PARKING	REQUIRED	PROVIDED	TOTAL
VISITOR	@ 20% OF 187.10	(C1) 4.01 X 11.96 = 47.96 SQ. MTS. (@ GROUND FLOOR H.P.)	
	37.42	47.96	47.96
OTHER	@ 30% OF 187.10	(B1) 10.43 X 7.32 X 1 = 76.35 SQ. MTS. (IN BASEMENT)	
	56.13	76.35	76.35
CAR	@ 50% OF 187.10	(A1) 8.86 X 13.75 X 1 = 121.83 SQ. MTS. (IN BASEMENT)	
	93.55	121.83	121.83
TOTAL	187.10	246.14	246.14

PARKING AREA TABLE (RESIDENTIAL)		REQ. SQ.MTS.	TOTAL PROVI. SQ.MTS.
TOTAL USED F.S.I. AREA = 4156.90 - 374.20 (COMM.F.S.I.)			
TOTAL USED F.S.I. AREA =	3782.70		
TOTAL REQ. PARKING AREA	REQ. @ 20%	756.54	
TOTAL PROVI. PARK. AREA			1214.67
REQ. CAR PARKING AREA	REQ. @ 50%	378.27	
PROVI. CAR PARK. AREA	(A2 TO A5)		527.18
REQ. OTHER PARK. AREA	REQ. @ 40%	302.62	
PROVI. OTHER PARK. AREA	(B2 TO B7)		610.15
REQ. VISITOR'S PARKING AREA	REQ. @ 10%	75.65	
PROVI. VISITOR'S PARK. AREA	(C2 TO C3)		77.34

VISITOR PARKING AREA(RESI.)	
(C2) 8.87 X 4.36 X 1 = 38.67 SQ. MTS. (BLOCK : A GF.)	
(C3) 8.87 X 4.36 X 1 = 38.67 SQ. MTS. (BLOCK : B GF.)	77.34

OTHER PARKING AREA(RESI.)	
(B2) 8.75 X 9.77 X 1 = 85.49 SQ. MTS. (BASEMENT)	
(B3) 15.68 X 7.32 X 1 = 114.78 SQ. MTS. (BASEMENT)	
(B4) 21.68 X 7.32 X 1 = 158.70 SQ. MTS. (BASEMENT)	
(B5) 8.75 X 9.77 X 1 = 85.49 SQ. MTS. (BASEMENT)	
(B6) 8.87 X 7.40 X 1 = 65.64 SQ. MTS. (BLOCK: A GF.)	
(B7) 8.87 X 11.28 X 1 = 100.05 SQ. MTS. (BLOCK: B GF.)	610.15

CAR PARKING AREA(RESI.)	
(A2) 14.86 X 13.10 X 1 = 194.67 SQ. MTS. (BASEMENT)	
(A3) 10.43 X 10.65 X 1 = 111.08 SQ. MTS. (BASEMENT)	
(A4) 6.65 X 10.65 X 1 = 70.82 SQ. MTS. (BLOCK: A GF.)	
(A5) 10.43 X 14.44 X 1 = 150.61 SQ. MTS. (BLOCK: B GF.)	527.18
TOTAL	1214.67

OWNER:-

MANOJ L. KANANI
16,PADMA BUNGLOWS-II,
NIKOL,AHMEDABAD.
AUDA/LIC/ENGG/734
AUDA/LIC/COW.-I/625
ENGINEER:-

PRITESH R MISHRA
M.TECH
7, PANCHCHARA TWIN BUNGLOWS,
NEAR BIG DADY RESTAURANT,
BOPAL, AHMEDABAD-380058.
LICENSE NO. AUDA/SD-I/281
STRU. ENGINEER:-

MANOJ L. KANANI
16,PADMA BUNGLOWS-II,
NIKOL,AHMEDABAD.
AUDA/LIC/ENGG/734
AUDA/LIC/COW.-I/625
C.O.W.:-

ADITYA LANDMARK
PARTNER
ATUL N. SHAH
17, Amizara Society,
Rambaug Road, Sabarmati
Ahmedabad - 380005.
AUDA/LIC/DEV/0944
DEVLOPER :-

ખાસ શરત

મંજુર થયેલ લાયસન્સીની સરહદો કે તેવા સ્થળ પર મર્યાદિત કરવાની રહેશે

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.

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

APPROVED
As amanded by Red (Colour) Subject to the condition as mentioned in this orhce Letter PRN No. [illegible] 2017
Dated [illegible] 2017
Note Approved by Chairman

DISPATCH BY No 2 8

Assistant Town Planner
Ahmedabad Urban Development Authority
Senior Town Planner
Ahmedabad Urban Development Authority