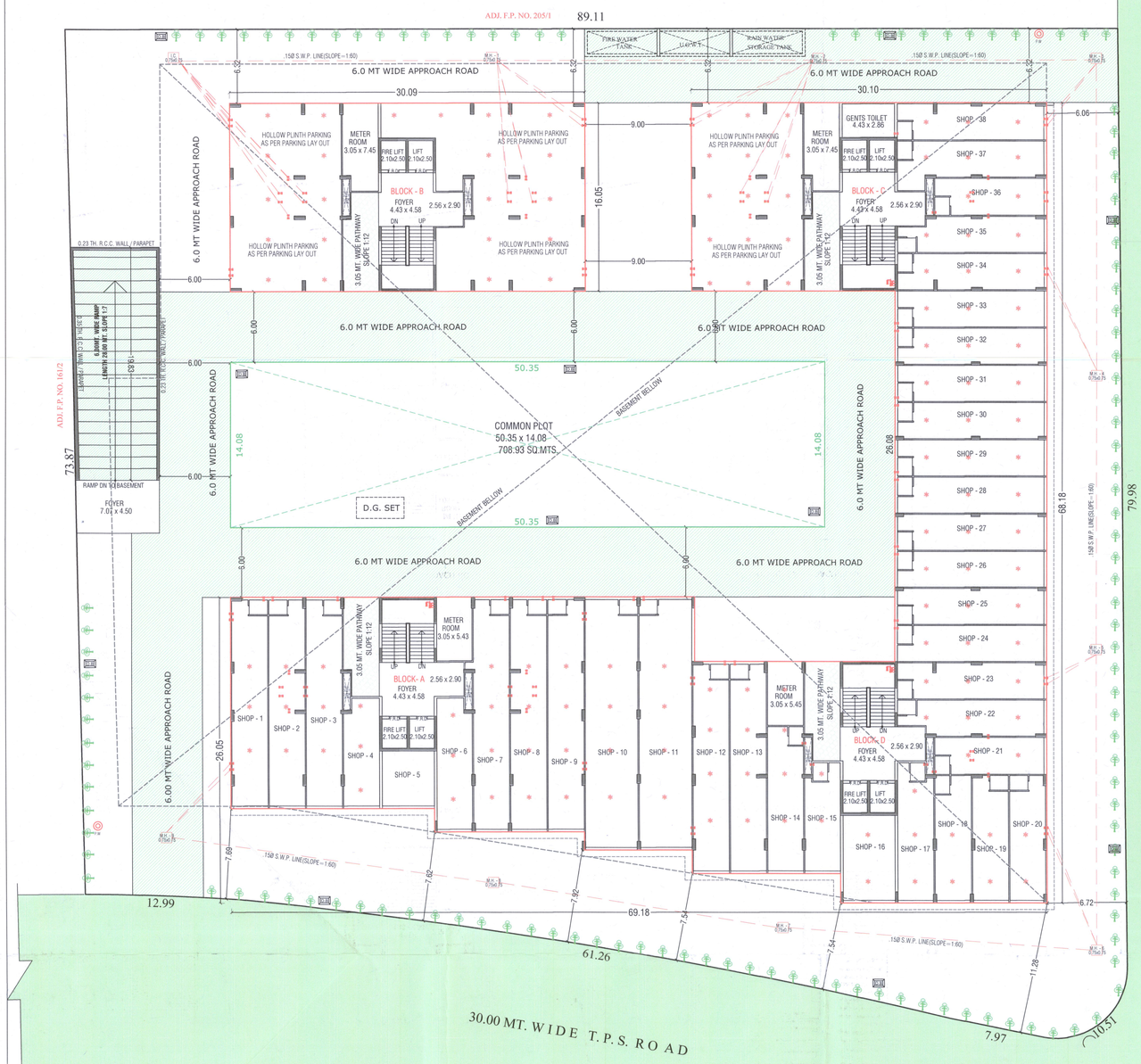
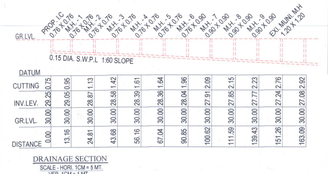


LAY OUT PLAN
SCALE :1 C.M.= 2 MT.

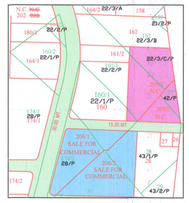


DRAINAGE SECTION
SCALE : HOR. 10M = 1 MT.
VER. 10M = 1 MT.

UNIT DENCITY CALC.	IN SMT
10,000 SQ.MT. = 225 UNIT MINI. REQ.	
PLOT AREA = 7001.00 SQ.MT.	
225 UNIT / 10,000 SQ.MT. X 7001.00 SQ.MT.	
157.50 UNIT	
MINI. REQ. 157.50 UNIT SAY 158.00 UNIT	
PROVI. RESI UNIT = 184 & COMM. = 38	

ROOF TOP SOLAR CAL. BLOCK - B	ROOF TOP SOLAR CAL. BLOCK - A+C+D
TOTAL TERRACE AREA = 443.24 SQ.MT.	TOTAL TERRACE AREA = 1329.72 SQ.MT.
LESS = STAIR, LIFT = 89.23 SQ.MT.	LESS = STAIR, LIFT = 267.69 SQ.MT.
NET TERRACE AREA = 354.01 SQ.MT.	NET TERRACE AREA = 1062.03 SQ.MT.
NET TERRACE AREA = 3809.15 SQ.FT.	NET TERRACE AREA = 11427.44 SQ.FT.
MINI. REQ. 20W / SQ.FT.	MINI. REQ. 20W / SQ.FT.
3809.15 X 20W = 76183.00 W	11427.44 X 20W = 228548.80 W
PROP. APP = 76183.00 / 1000	PROP. APP = 228548.80 / 1000
= 76.18 K.W.	= 228.55 K.W.

ખાસ શરત
બાંધકામ પૂર્ણ કર્યે સાત અઠવાડીયામાં
ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર
અને મંજૂરીના વખતનું પ્રમાણપત્ર
મેળવવું ફરજીયાત છે.



KEY PLAN
SCALE - N.T.S. (REF. FOR ONLY)

COMUNITY DUST BIN FOR COMM.
COMM: 1745.66 SQ. MT.
1745.66 / 100 X 20 = 349.13 LTS.
SAY 350.00 LTS.
PROVIDED 5 C.B. OF 80 LT. CAPACITY
COMUNITY DUST BIN FOR RESI.
REQU. = 1 UNIT = 10 Lts.
UNIT 192 X 10 = 1920.00 Lts.
1 D.B. = 80 Lts. CAP.
1920 / 80 = 24 NOS.
SAY 24 NOS.
PROVI = 24.00 NOS.
TREE PLANTATION CAL.
REQU. = 200 SQM. = 5 TREE
7001.00 sq.mt. / 200 X 5 = 175.02
PROVI = 176.00 NOS. TREE
COMMON PLOT AREA CAL.
50.35 x 14.08 = 708.93 SQM.
PERCOLATING WELL CAL.
REQU. = 4000 SQM. = 1 WELL
7001.00 SQM./4000
1.75 SAY 2 NOS. OF WELL
PROVI = 2 NOS. OF WELL

REQI. SANITATORY CAL. FOR COMM.
TOTAL F.S.I. AREA = 1745.66 SQ.MT.
4 SQM. FLOOR AREA = 1 PERSON
1745.66 / 4 = 436.41 PERSON SAY 437.00 EACH
MALE PERSON 437/2 = 219 MALE
FEMALE PERSON 437/2 = 219 FEMALE

	MALE		FEMALE
	URINAL	WC.	WC
UP TO 100	04	04	04
100 TO 500	05	05	05
TOTAL	09	09	09

PROVIDE 25% COMMON = 3 URINAL = 6 W.C.

	GR.FL. 1 W.C. DESIBLE PERSON		
	GR.FL	1st.FL. to 13th. FL.	TOTAL
URINAL	03	00	03
MALE W.C.	03	00	03
FEMALE W.C.	03	00	03

PROV. 6 TOILET IN GROUND LVL.
PROV. 1 PHYSICAL HANDICAP TOILET IN GR. LVL.
MINIMUM ONE SPECIAL W.C. SHELL BE PROVIDED FOR USE OF PERSON WITH DISABILITY WITH PROVISION OF WASH BASIN OF DRINKING WATER AT GR. LVL.CGDCR 2017 (23.9.2)

LIFT REQUIREMENT CALCULATION.			
BLOCK	NO. OF UNITS 3RD. FL TO 13TH. FL.	NO. OF LIFT REQUIRED 3RD. FL TO 13TH. FL. (6 PERSON CAPACITY)	PROVIDED LIFT (6 PERSON CAPACITY)
A+C+D	118	118 / 30 = 3.93 NOS	4NO
B	42	42 / 30 = 1.40 NOS	2NO
TOTAL PROVIDED			6NO

Sr. NO	DWELLING UNIT TYPE	NO. OF UNIT	USED F.S.I	% USED F.S.I	CHARGE F.S.I
A	COMMERCIAL UNIT	38	1745.66	9.29	325.54
B	UP 50 SQ. MT	00	00	00	00
C	MORE THEN 50 AND UP TO 66	00	00	00	00
D	MORE THEN 66 AND UP TO 80	192	17048.00	90.71	9436.52
E	WITH AFF. F.S.I. (40% SLAB)	00	00	00	00
	GRAND TOTAL	230	18793.66	100.00	10762.46

TABLE		
1	PLOT AREA	7001.00
2	PERMISSIBLE (1: 1.2)	8401.20
3	PERMISSIBLE CHARGABLE F.S.I. (1 : 1.5)	10501.50
4	MAX. PERMISSIBLE F.S.I. (2+3) (2.7)	18902.70
5	TOTAL UTILISED F.S.I.	18793.66
6	UTILISED CHARGABLE F.S.I.	10392.46
7	MAX. PERMISSIBLE F.S.I. (COMM.)	1879.37

FLOOR AREA TABLE

FLOOR	USE A+C+D	USE B	TENAMENT A+C+D	TENAMENT B	TENAMENT TOTAL	FLOOR AREA (SQ. MTS) A+C+D	FLOOR AREA (SQ. MTS) B	FLOOR AREA (SQ. MTS) TOTAL
GROUND	SHOP/ PARK.	Parking	38/COMM.	- - -	38	1745.66	- - - -	1745.66
1ST FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
2ND FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
3RD FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
4TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
5TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
6TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
7TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
8TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
9TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
10TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
11TH FLOOR	Residence	Residence	12	4	16	1067.64	355.88	1423.52
12TH FLOOR	Residence	Residence	08	4	12	694.64	355.88	1050.52
13TH FLOOR	Residence	Residence	02	2	04	169.38	169.38	338.76
TOTAL	SHOP	PARK.+ RESI	38 / 142	50	38 / 192 / 230	14353.72	4439.94	18793.66

BUILT UP AREA TABLE

	BLOCK (SQ. MTS.) A+C+D	B	TOTAL
B. AREA ON 1ST BASEMENT	5227.49	- - - -	5227.49
B. AREA ON GROUND FL. (H.P.)	492.37	482.94	975.31
B. AREA ON GROUND FL. (S.P.)	1745.66	- - - -	1745.66
B. AREA ON FIRST FLOOR	1329.72	443.24	1772.96
B. AREA ON SECOND FLOOR	1329.72	443.24	1772.96
B. AREA ON THIRD FLOOR	1329.72	443.24	1772.96
B. AREA ON FOURTH FLOOR	1329.72	443.24	1772.96
B. AREA ON FIFTH FLOOR	1329.72	443.24	1772.96
B. AREA ON SIXTH FLOOR	1329.72	443.24	1772.96
B. AREA ON SEVENTH FLOOR	1329.72	443.24	1772.96
B. AREA ON EIGHT FLOOR	1329.72	443.24	1772.96
B. AREA ON NINTH FLOOR	1329.72	443.24	1772.96
B. AREA ON TENTH FLOOR	1329.72	443.24	1772.96
B. AREA ON ELEVENTH FLOOR	1329.72	443.24	1772.96
B. AREA ON TWELVTH FLOOR	899.24	443.24	1342.48
B. AREA ON THIRTEENTH FLOOR	233.50	233.50	467.00
B. AREA ON STAIR CABIN.	201.03	67.01	268.04
B. AREA ON LIFT RM. & O.H.W.T	129.27	43.09	172.36
B. AREA TOTAL	23555.48	6145.42	29700.90

F.S.I. AREA TABLE

	BLOCK (SQ. MTS.) A+C+D	B	TOTAL
GROUND FL. (S.P.) COMMERCIAL	1745.66	- - - -	1745.66
FIRST FLOOR	1067.64	355.88	1423.52
SECOND FLOOR	1067.64	355.88	1423.52
THIRD FLOOR	1067.64	355.88	1423.52
FOURTH FLOOR	1067.64	355.88	1423.52
FIFTH FLOOR	1067.64	355.88	1423.52
SIXTH FLOOR	1067.64	355.88	1423.52
SEVENTH FLOOR	1067.64	355.88	1423.52
EIGHT FLOOR	1067.64	355.88	1423.52
NINTH FLOOR	1067.64	355.88	1423.52
TENTH FLOOR	1067.64	355.88	1423.52
ELEVENTH FLOOR	1067.64	355.88	1423.52
TWELFTH FLOOR	694.64	355.88	1050.52
THIRTEENTH FLOOR	169.38	169.38	338.76
TOTAL F.S.I. AREA	14353.72	4439.94	18793.66

Final plan boundary and allotment of final plot is subject to variation by Town planning officer.

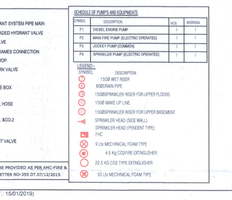
BLOCK	CONSUME F.S.I COMM	RESI	TOTAL	NO. OF COM. UNIT	RESIDENTIAL DWELLING UNIT UP 50 SQ MT NO. OF UNIT	F.S.I. AREA	% USED F.S.I	RESIDENTIAL DWELLING UNIT MORE THEN 50 SQ MT AND UP TO 66 SQ MT NO. OF UNIT	F.S.I. AREA	% OF USED F.S.I.	DWELLING UNIT MORE THEN 66 SQ MT AND UP TO 80 SQ MT. NO. OF UNIT	F.S.I. AREA	% OF USED F.S.I.	OTHER F.S.I USED F.S.I	% OF USED F.S.I.	COMMERCIAL F.S.I. USED F.S.I	% OF USED F.S.I.
A+C+D	1745.66	12608.06	14353.72	38	00	00	00	00	0.00	0.00	142	12608.06	100.00	00	00	1745.66	9.29
B	00	4439.94	4439.94	00	00	00	00	00	0.00	0.00	50	4439.94	100.00	00	00	00	00
TOTAL	1745.66	17048.00	18793.66	38	00	00	00	00	0.00	0.00	192	17048.00	100.00	00	00	1745.66	9.29

The basic requirements for fire protection Lowrise buildings,
1) Hydrant system
ON/OFF switches located near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 ltr per min 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 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer
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 63mm. dia. house.
25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.
Fire-servis 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 not less than 1,00,000 liters.
2) Fire lift
The fire-lift and all 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 part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, 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 capabel of being heard all throughout the building.
4)Fire Extinguisherr:
one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be installed on each floor in case of commercial building.
AND/OR
two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.
if the building is divided into two or more parts then each parts should have these extinguisher installed.
5staircase
The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressurize to prevent it getting smoke logged. and open for two side.
The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachable in case of fire from the floor below or above.
6) Basement:
The basement of 200kg meter or more should be protected with;
Automatic sprinkler system with at least one sprinkle head for a car parkang space.
Additionally be protected by a Hydrant outlet and two 25mm. bore house-reel houses with 8 mm. bore nozzles at each basement level.
7) Lightening arrester:
A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

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.

Owner is fully responsible for open marginal space and read the protion



NOTES:-CGDCR(V-2017) (DT. 15/01/2019)
- IT IS CERTIFIED THAT PLOT UNDER REFERECE IS SERVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLA ARE MEASURE Y ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERYFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFIY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017, ALL REQUIREMRNTS OF THE BUILDING CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFIY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE CGDCR-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.11 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 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. 13.8. OF CGDCR-2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQ.MENT 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 DISABILED AS PER 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 OF THE CLAUSE NO. 13.6.2 OF C.G.D.C.R.-2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR-2017
- THE STRUCTUE DESIGN OF THE BUILDING IS AS PER NORMS SPECIFIED IN THE INDIAN STANDARD AND NACESSARY ACTION SHALL BE TAKAN FOR THE STRUCTRAL SAFETY DURING THE 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 CGDCR-2017
- GREY WATER RECYCLING SYSTEM & LAL PLUMBIO SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR-2017
- SOLAR ASSISTE WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 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 PREVETION AND LIFT SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFT SAFETY MEASURES REGULATION-2013
- MAINTANANCE 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 SQURE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -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 FACEDE SHALL BE NON REFLACTIVE & PROVIED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACEDE AREA OF EACH FACED WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CLAUSE NO. 13.13 OF C.G.D.C.R. 2017

LAYOUT PLAN — SHEET NO - 1/10

RESIDENCIAL AFFORDABLE HOUSING PROJECT

PLAN SHOWING PROPOSED RESIDENCE + COMMERCIAL AFFORDABLE HOUSING BUILDING ON R.Sr. NO - 22/1, F.P. NO - 160 (PRELIMINARY) T.P.S. NO.: 46 (MOTERA - AMIYAPUR - SUGHAD) MOJE: AMIYAPUR, TA. GANDHINAGAR, DIST.: GANDHINAGAR

SCALE :- 1C.M.= 2.00MT. — USE = RESI.+ COMM. (AFFORDABLE HOUSING PROJECT)

ZONE = RESIDENCE -2 (R2)

AREA TABLE	IN SQ. MTS.
PLOT AREA	7001.00
REQ. COMMON PLOT @ 10%	700.01
PROV. COMMON PLOT	708.93

F.S.I. AREA TABLE	IN SQ. MTS.
NET PLOT AREA	7001.00
PERMISSIBLE F.S.I. AREA @ 1:1.2 (7001.00 x 1.2)	8401.20
PER. CHARGEABLE F.S.I.@ 1.5% (7001.00 x 1.5%)	10501.50
TOTAL PERMI. F.S.I.WITH CHARGABLE (2.7)	18902.70
TOTAL CONSUMED F.S.I. AREA	18793.66
CHARGEABLE F.S.I. AREA (18793.66 - 8401.20)	10392.46

OPENING SCHEDULE

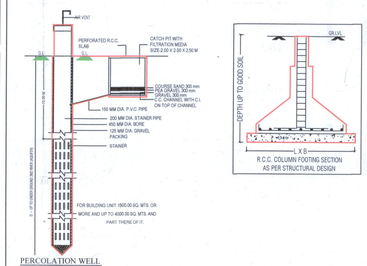
DOOR		WINDOW	
RS	= 2.80 x 2.90	W	= 2.00 x 2.55
D	= 1.07 x 2.55	V	= 0.46 x 0.60
D1	= 0.91 x 2.55		
D2	= 0.76 x 2.55		
Dw	= 1.65 x 2.55		

R.C.C STAIR DETAIL

WIDTH = 2.00 MT.
TREAD = 0.30 MT.
RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY
PROP. WORK
ROAD
DUST-BIN
TREE
PERCOLATING WELL
SPRINKLER



SHIVALAY SHAGUN INFRA
PARTNER
OWNER

PATEL RUTVIK HITENDRABHAI
Reg.No.GUDA/COWISSI/212/07/2021(Grade-1)
31/B, Bombay Society
Gayatri Mandir Road, Mahavirnagar
Himatnagar, Sabarkantha-383001
DEVLOPER — CLARK OF WORKS

PATEL RUTVIK HITENDRABHAI
Reg. No. GUDA / ENG / 519 / 07 / 2021
31/B, Bombay Society
Gayatri Mandir Road, Mahavirnagar
Himatnagar, Sabarkantha-383001
ENGINEER

NELSON N. MACWAN
STRUCTURE DESIGN GRADE-I
Reg.No. GUDA/SDI/149/03/2019
B-11, Anand Colony, 6Th Cross Road,
Ahmedabad - 380026.
ST. ENGINEER

Development Charge Paid
APPROVED
(As amended by Re-D.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/GMC/215/Amiyapur-46/10/21 570
Dated 07/01/2022
NOTE APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation
AUTHORITY