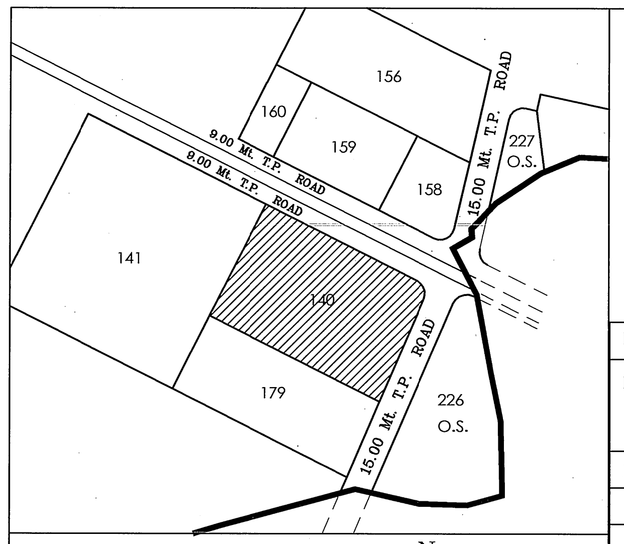


KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

SANITARY PROVISION

FLOOR AREA (TOTAL) :- 1143.65 SQ. MTS.
4 SQ. MTS. = 1 PERSON
1143.65 SQ. MTS. = 285.91 SAY 286 PERSON

SANITORY REQ.

TOTAL W.C. REQD. = 1 W.C. FOR EVERY 50 PERSON
= 2 W.C. REQD.
URINAL REQD.
= 1 URINAL FOR EVERY 50 PERSONS
= 2 REQD.

286 / 50 = 5.72 SAY 6 W.C.

Sanitary Required For Common (Total Required 25%)

TOTAL W.C. REQD. = 6 X 0.25 = 1.50 SAY 2 W.C.
TOTAL W.C. PROP. = 2 FOR MALE & 2 FOR FEMALE
TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON

LIFT CALCULATION:-

REQ.LIFT CALCULATION
= 1 LIFT REQUIRED PER 30 UNITS
ABOVE SECOND FLOOR

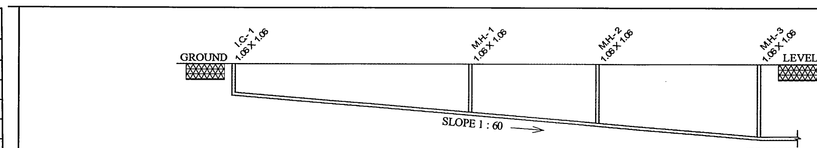
BLOCK	UNITS	REQ.LIFT	PROV.LIFT
A	30	01	02
B	40	02	02
C	20	01	02
D	20	01	02
E	30	01	02
F	30	01	02

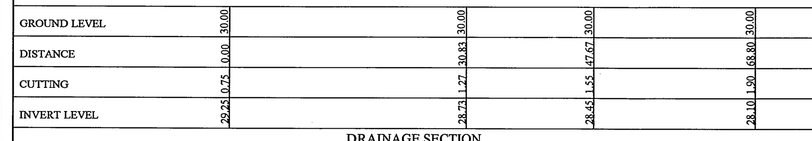
BUILT UP AREA STATEMENT (IN SQ.MT.)

BLOCK	A+B+F	C+D	E	TOTAL
BASEMENT FL.	3749.36	--	--	3749.36
GROUND (H. P.)	1044.00	329.74	543.37	1917.11
GROUND (S. P.)	476.35	463.10	--	939.45
1ST FLOOR	1510.69	683.04	543.37	2737.10
2ND FLOOR	1405.99	683.04	543.37	2632.40
3RD FLOOR	1405.99	683.04	543.37	2632.40
4TH FLOOR	1405.99	683.04	543.37	2632.40
5TH FLOOR	1405.99	683.04	543.37	2632.40
6TH FLOOR	1405.99	683.04	543.37	2632.40
7TH FLOOR	1405.99	683.04	543.37	2632.40
STAIR CABIN	130.90	80.42	43.29	254.61
LIFT MAC. ROOM	88.93	58.05	26.06	173.04
ELEC. SUB.STATION	----	29.87	----	29.87
TOTAL	15436.17	5742.46	4416.31	25594.94

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

BLOCK	A+B+F	C+D	E	TOTAL
BASEMENT FL.	104.96	--	--	104.96
GROUND (S. P.)	441.29	463.10	--	904.39
1ST FLOOR	1285.64	607.68	501.06	2394.38
2ND FLOOR	1212.18	607.68	501.06	2320.92
3RD FLOOR	1212.18	607.68	501.06	2320.92
4TH FLOOR	1212.18	607.68	501.06	2320.92
5TH FLOOR	1212.18	607.68	501.06	2320.92
6TH FLOOR	1212.18	607.68	501.06	2320.92
7TH FLOOR	1212.18	607.68	501.06	2320.92
TOTAL	9104.97	4716.86	3507.42	17329.25





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

BLOCK	CONSUME F.S.I.			Prop. Charg. F.s.i. comm	Prop. Charg. F.s.i. Resi	PROP. CHARG. F.S.I.	No. Of Com. Unit	RESIDENTIAL Dwelling Unit Up 50 sq.mt				RESIDENTIAL Dwelling Unit more then 50 sq.mt and up to 66 sq.mt				Dwelling Unit more then 66 sq.mt and up to 80 sq.mt				OTHER F.S.I.			
	COMM	RESI	TOTAL					No. Of Unit	F.S.I. AREA	% USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.	No. Of Unit	F.S.I. AREA	% OF USED F.S.I.	Charg. F.S.I.	USED F.S.I.	% OF USED F.S.I.	Charg. F.S.I.
A+B+F	910.82	8089.19	9000.01	302.11	2700.93	3003.04	31	0	0.00	0.00	0.00	134	8089.19	100.00	2700.93	0	0.00	0.00	0.00	0.00	0.00	0.00
C+D	463.10	4253.76	4716.86	153.61	1420.30	1573.91	18	0	0.00	0.00	0.00	0	0.00	0.00	0.00	56	4253.76	100.00	1420.30	0.00	0.00	0.00
E	0	3507.42	3507.42	0	1171.10	1171.10	0	0	0.00	0.00	0.00	0	0.00	0.00	0.00	42	3507.42	100.00	1171.10	0.00	0.00	0.00
BASEMENT	0	0.00	104.96	0	0.00	0.00	0	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00	104.96	0.00	0.00
	0	0.00	0.00	0	0.00	0.00	0	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
	0	0.00	0.00	0	0.00	0.00	0	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	1373.92	15850.37	17329.25	455.72	5292.33	5748.05	49	0	0.00		0.00	134	8089.19		2700.93	98	7761.18		2591.40	104.95		0.00

GRAND TOTAL DETAIL

Sr. No	Dwelling Unite Type	NO. OF Unit	Used F.S.I.	% USED F.S.I.	Chargeble F.S.I.
A	COMMERCIAL UNIT	49	1373.92	7.93	455.72
B	Up 50 sq.mt	0	0	0.00	0.00
C	more then 50 and up to 66	134	8089.19	46.68	2700.93
D	more then 66 and up to 80	98	7761.18	44.79	2591.40
E	With. Aff. F.S.I. (40% slab)	0	104.96	0.61	0.00
Grand Total		281	17329.25	100.00	5748.05

1	PLOT AREA	6434.00
2	PERMISSIBLE FSI	11581.20
3	PERMISSIBLE CHARGEBLE FSI	5790.60
4	MAX. PERMISSIBLE F.S.I. (2+3)	17371.80
5	TOTAL UTILISED F.S.I	17329.25
6	UTILISED CHARGEBLE F.S.I. (5-2)	5748.05
7	MAX. PERMISSIBLE F.S.I. COMMERCIAL	1732.93
8	CHARGEBLE F.S.I. COMMERCIAL	455.72
9	CHARGEBLE F.S.I. RESIDENTIAL	5292.33

AFFORDABLE HOUSING PROJECT (BLOCK:-A+B+F)SHEET NO:-1/8

PLAN SHOWING PROPOSED RESIDENCE + COMMERCIAL BUILDING (AFFORDABLE HOUSING) ON FINAL T. P. S.:- 113, F. P. NO. 140, R.SUR. NO. 1139/47+1226,
AT : VASTRAL , TA : VATVA , DIST:AHMEDABAD.

ZONE : RESIDENTIAL - 2 (OVER LAY "RAH" ZONE)
USE : RESIDENCE + COMM. (RESI. AFF. HOUSING PROJECT)
SCALE:- 1C.M. = 2 MT.

AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 140	6434.00
REQ.COMMON PLOT @ 8%	514.72
PROV.COMMON PLOT AREA	520.13

AREA TABLE	SQ.MTS.
PLOT AREA	6434.00
PERMI. F.S.I - (1:80 X 6434.00) (AS PER R.A.H. ZONE)	11581.20
CHARGEABLE F.S.I. (0.90 X 6434.00)	5790.60
MAX. PERMI. F.S.I. (11581.20+5790.60)	17371.80
TOTAL UTILIZED F.S.I.	17329.25
CHARGABLE F.S.I.	5748.05

COLOUR NOTES:-

F. P. BOUNDARY		ROAD	
PROP. WORK		P. WELL	
PROP. DRAIN-LINE		COM.BIN.	
COMMON PLOT		TREE	
		SPRINKLER	

CARPET AREA (SQ. MTS.)

BLOCK	CARPET AREA
A+B+F	707.12
C+D	436.53
TOTAL	1143.65

TENAMENT & FLOOR AREA STATEMENT

FLOOR	USE	EQUITY TENA.							
BLOCK		A+B+F		C+D		E		TOTAL	
		COM.	RESI.	COM.	RESI.	COM.	RESI.	COM.	RESI.
BASEMENT FL.	PARK.	--	--	--	--	--	--	--	--
GROUND (H. P.)	PARK.	--	--	--	--	--	--	--	--
GROUND (S. P.)	SHOP	17	--	18	--	--	--	35	--
1ST FLOOR	RESI	14	14	--	08	06	14	28	
2ND FLOOR	RESI	--	20	--	08	06	--	34	
3RD FLOOR	RESI	--	20	--	08	06	--	34	
4TH FLOOR	RESI	--	20	--	08	06	--	34	
5TH FLOOR	RESI	--	20	--	08	06	--	34	
6TH FLOOR	RESI	--	20	--	08	06	--	34	
7TH FLOOR	RESI	--	20	--	08	06	--	34	
TOTAL	SHOP/RESI	31	134	18	56	42	49	232	

PERMI. COMM. F.S.I. AREA TABLE

TOTAL UTILIZED F.S.I. AS PER R.A.H.	17329.25
PERMI. COMM. USE @ 10% OF TOTAL UTILIZED F.S.I (0.10 X 17346.57)	1732.93
COMM. F.S.I. AREA BLOCK - A+B+F = 880.41	880.41
COMM. F.S.I. AREA BLOCK - C+D = 463.10	463.10
TOTAL COMM. F.S.I. AREA	1343.51

COMMON PLOT AREA CALCULATION:-

NET PLOT AREA = 6434.00 SQ.MTS
REQ. COMMON PLOT @ 8% 514.72 SQ.MT.
COMMON PLOT
(1) 40.32 X 12.90 X 1 = 520.13 SQ.MT.
NET PROV. COMMON PLOT = 520.13 SQ.MT.

REQ. PERCOLATING WELL

PLOT AREA :- 1500 TO 4000 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 6434.00 / 4000.00 SQ. MTS.
= 1.61 NO. REQ. SAY 2 NOS.
PROVI. 2 NO.PERCO. WELL

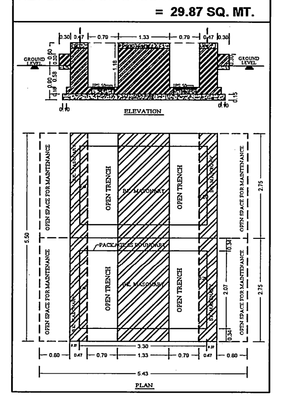
TREE PLANTATION

PLOT AREA :- 6434.00 SQ. MTS.
200 SQ. MTS. / 3 TREE
6434.00 SQ. MTS / 96.51 TREE SAY 97 NO.TREES
PROVI. 97 NO. TREES

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 / 1 BIN / 80 LITRES CAPACITY.
REQUIRED = 232 UNITS / 8UNITS / 1 = 29 NOS. REQD.
PROVIDED CONTAINER = 29 NOS.

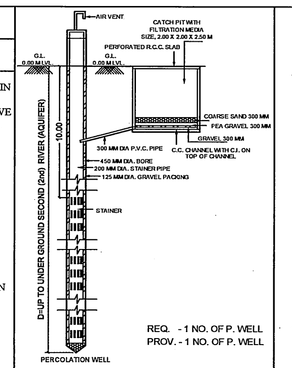
DUST-BIN PROVIDED NOTES:-(COMM.)
TOTAL FLOOR AREA FOR SHOPS = 1143.65 SQ.MT. SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 1143.65 X 20 / 100 X 80 = 2.86 NO. SAY 3 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 3 NO
TOTAL C.BIN PROVIDED = 29 NO.FOR RESI.
+ 3 NO. FOR COMM.
= 32 NO.OF 80 LIT.CAPACITY

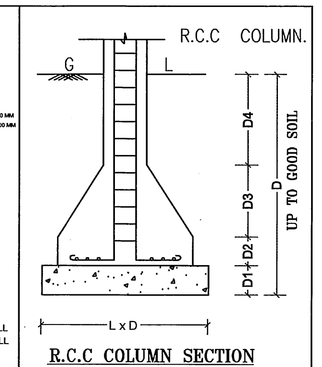
PROP. B. AREA CALC. SUB-STATION :-
GROUND FLOOR :-
5.43 X 2.75 X 2 = 29.87 SQ. MT.
NET B.AREA ON GROUND FLOOR
= 29.87 SQ. MT.



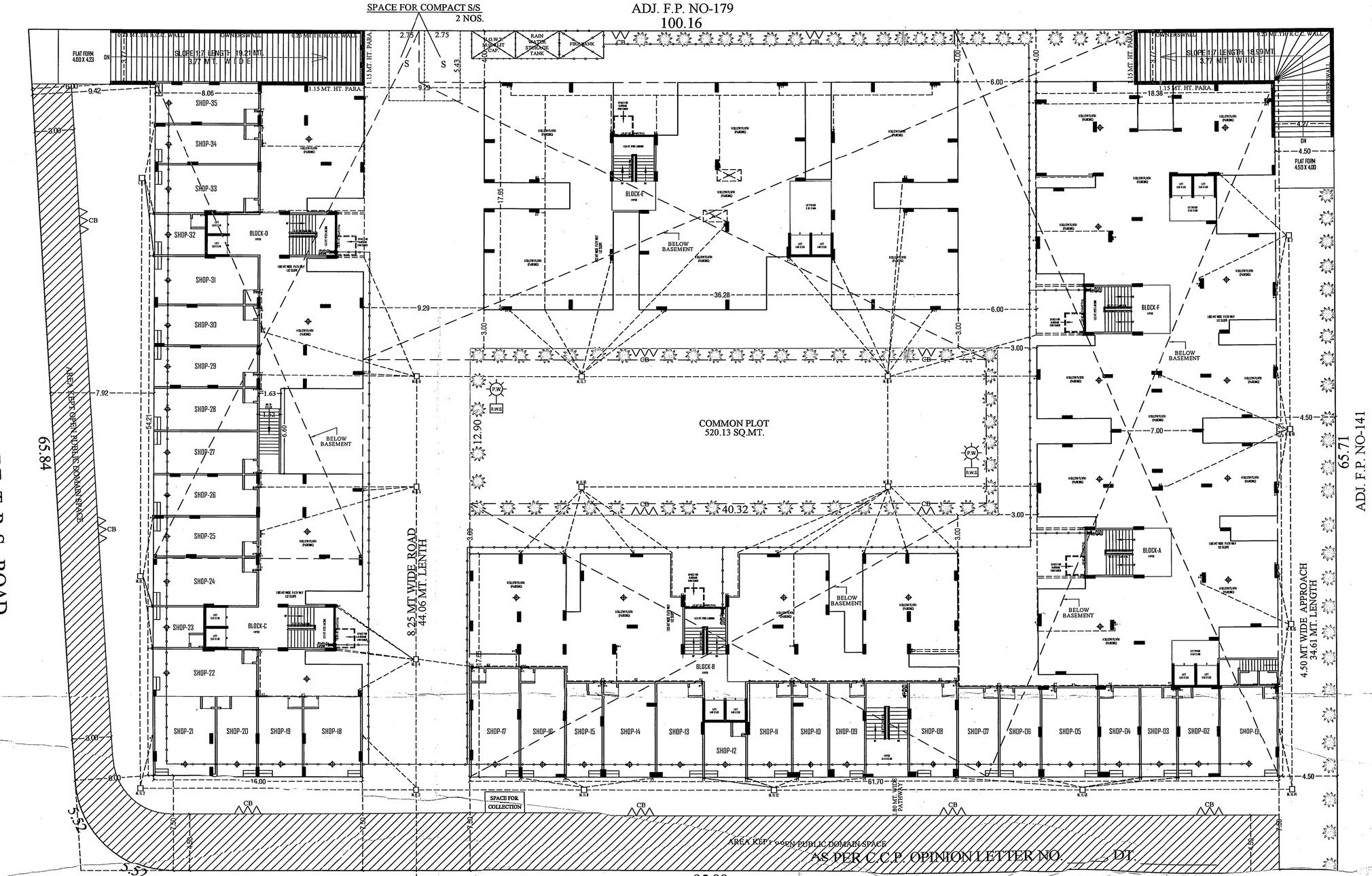
FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2	SH	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	D	RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED





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



AS PER C.C.P. OPINION LETTER NO. _____ DT. _____

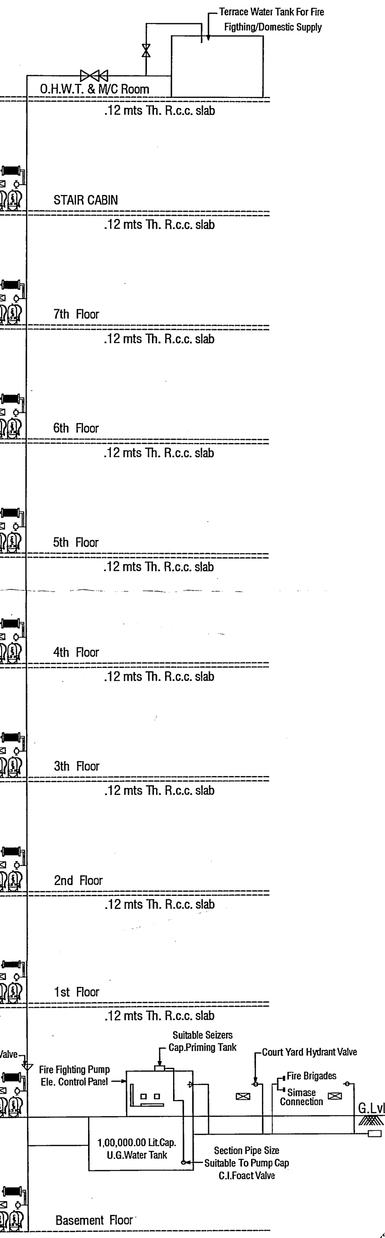
9.00 MT. WIDE T.P.S. ROAD

6.00 MT. WIDE CANAL

9.00 MT. WIDE T.P.S. ROAD

AS PER AUDA LETTER NO. 1908, DT. 22/01/2016 &
AS PER AUDA LETTER NO. 1781, DT. 10/02/2016 &
AS PER AUDA LETTER NO. 1908, DT. 12/02/2014
24.00 MT. ROAD

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



GENERAL NOTES :-

- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is veryfied by me on site and premises can gets drainage connection.
- It is certify that according to G.D.C.R-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 G.D.C.R-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.
- Pedesttrians 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 chepter no. 24 of G.D.C.R-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 G.D.C.R-2021
- Entrance of the building is provided as per the clause no. 23.1.7 of G.D.C.R-2021
- The paving of building unit/final plot as per the provision of the clause no. 23.1.4 of G.D.C.R-2021
- The structue of the building is as per the norms of the specified in the indian standard and take nacessary 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 G.D.C.R-2021
- Community bin provided as per the provision of the clause no. 27.3 of G.D.C.R-2021
- Tree plantation is provided as per the clause no. 27.5 of G.D.C.R-2021
- Fire safety system is provided as per chapeter no. 24 of G.D.C.R-2021
- Maintanance and upgradation of building is as per chapeter no. 29 of G.D.C.R-2021
- Garbage shaft shall be provided as per Indian standard specification.
- Dual plumbing system shall be provided as per Indian standard specification.
- 6 meters wide motorable road with 40 ton load bearing capacity is required G.D.C.R-2021.

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 litres per minute at 3 bar, pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 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 - 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 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.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level.
The Overhead tank shall be of a capacity of not less than 20,000 litres. The Underground tank shall be of not less than 1,00,000 litres.

2. FIRE ALARM:

Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

3. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP)type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon Dioxide (Co2) type extinguisher of 2kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

4. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged. The RiserDown-comer should be located in the staircase or close to is to make it easily approachable in case of Fire from the floor bellow or above.

5. 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.

6. LIGHTENING ARRESTER :

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

7. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE's :

If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent (auto glow) signage's should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the groundlevel.

8. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM

Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even after the main electrical supply to the building is switched off at the time of fire.

9.INDIVIDUAL FIRE SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDIVIDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures / ventilation system required or equipment (i.e. - Passive system / Suppression system / Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc) as per Fire load / Firerisk / Public gathering. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

FOR, PAL BUILDCON
C.V. Barot
PARTNER

OWNER:-

KIRAN N. PATEL.
411, Platinam Plaza, Nikol, A'bad.
AMC LIC No. ER0748280420R1
AMC LIC No. CW0520100422R1
AMC LIC No. SD0450280120

ENGINEER/COW:-

DIYA INFRA
DEV-611291220
F.F. 21, Shyamsikhar Complex,
Bapunagar, Ahmedabad.

DEVLOPER:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
LIC No. SD 0342181020R1
402, Maulik Arcade,
Nr. Mansi Cross Road,
Above Karnavati Pagarkha Bazar,
Vastrapur, Ahmedabad-380 015.

STR. ENGINEER:-

સદરહુની આર્કીટેક્ટ એન્ડ એન્જી. તરફથી તા.સાથે ના ડ્રાઇંગ મુજબના લીધે, તે દરજ્જાના સાથેની બી. યુ. પરવાનાના અંગેની અરજી-ના નિયમાનુસારની અરજીમાં જણાવવાનો રહેશે.

સદરેહુ નિયમ અને સદરેહુ મુજબિનિક નિયમમાં થતા ફેરફાર વે. પત્ર(કલરવાળા)દ્વારાથી તા-૧૧-૧૧-૧૦ ના રાજ સમુદાય વહિવટની જગ્યાએ મોટા સ્થળે મુજબની અગાવ વહિવટની ત્યાંના નિયમો લાગુ પડે સદરેહુ મુજબની જાણ.

RESPONSIBILITY UNDER G.D.C.R-2021 Cl. NO. 4.3.4 & 4.8.1 :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKSITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.
PROVISIONAL 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.

Ahmedabad Municipal Corporation
Case No. : BLNTI/EZ/2305170/OR/A8559/R/M1 Zone: EAST
Plan Approved as per terms and conditions mentioned in the Commencement Certificate
Raja Chitthi Number : 6719123/R/A8559/R/M1
Date : 27/12/2023
Asst. Town Planner (Civic Center) T.D.O./Asst. E.O. (Civic Center) Dy T.D.O. EAST Dy MC EAST
Building Inspector (Civic Center)
AUTHORITY