

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel or hydrant outlet, at each floor the main Fire Pump at the underground water tank with a capacity to discharge 800 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 - 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 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 furthest 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 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 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) type extinguisher with ISI mark to be installed on each floor in case of commercial building.

Dioxide (CO2) type extinguisher of 2 kg. 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.

5. 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.

6. 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.

7. LIGHTENING ARRESTER:
A lightning arrester should also be installed and be properly earthed to prevent damage to the building when the lightning strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGES:
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) signages should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate the firefighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

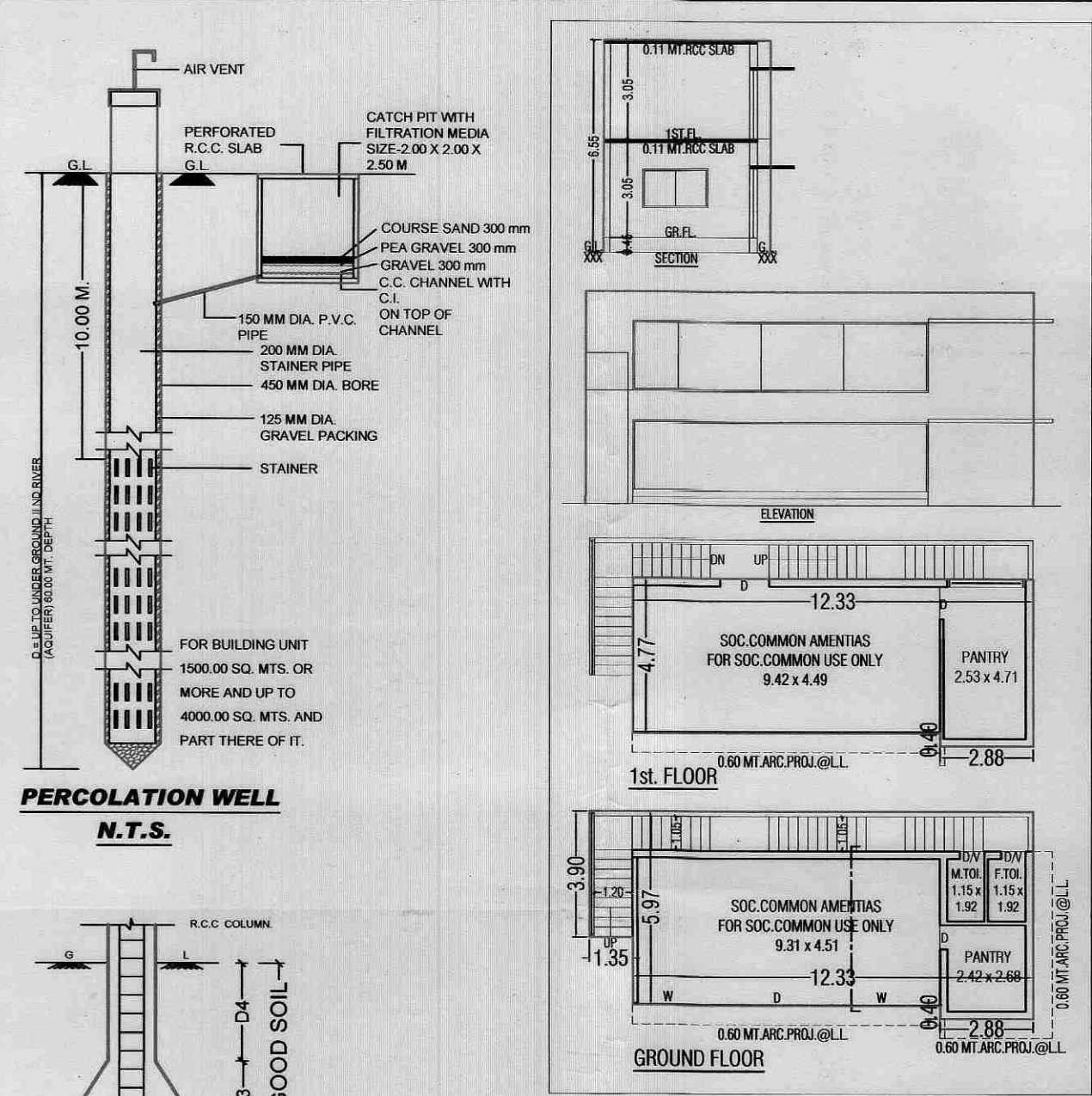
9. ELECTRIC POWER SUPPLY TO THE ENTIRE FIRE-SAFETY SYSTEM
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of 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.

10. INDIVIDUAL FIRE SAFETY SYSTEM
FIRE SAFETY SYSTEM SHOULD BE PROVIDED IN INDIVIDUAL SHOW ROOM BY OWNER
IMPORTANT INSTRUCTIONS:
After inspection of a low-rise building by the fire service authority, if the fire officer concerned feels the need for additional fire prevention/protection measures

/ Fire door / Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Fire risk / Public gathering.
Potential / Occupancy / Confined area.
These additional measures / equipment have to be implemented / installed.

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOX
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SAMESE CONNECTION
10		RISE OR DROP

NOTES:
• IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE 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.
• ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
• THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN BE DRAINAGE CONNECTION.
• IT IS CERTIFY THAT ACCORDING TO CGOCDR 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 CGOCDR 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.13.1.11 AND 13.1.13 OF CGOCDR 2017.
• PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGOCDR 2017.
• LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF CGOCDR 2017.
• WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGOCDR 2017.
• LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
• WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND LIFE SAFETY ACT 2016.
• WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.2 OF CGOCDR 2017.
• ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGOCDR 2017.
• DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGOCDR 2017.
• SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF THE CGOCDR 2017.
• ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF CGOCDR 2017.
• THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF CGOCDR 2017.
• THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF 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 CLAUSE NO.17.2 OF CGOCDR 2017.
• COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGOCDR 2017.
• GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF CGOCDR 2017.
• TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGOCDR 2017.
• FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGOCDR 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 2015.
• MAINTENANCE AND UPGRADEATION OF BUILDING IS AS PER CHAPTER NO.19 OF CGOCDR 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 C.G.O.C.R.-2017 AND FIRE PREVENTION AND LIFE SAFETY ACT-2016.
• ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF CGOCDR-2017.
• MECHANICAL VENTILATION & LIGHTNING SYSTEM SHALL BE PROVIDED IN BASEMENT.



KEY-PLAN
SCALE:- 1CM = 20.00 MTS.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
3200.00/ 4000.00 = 0.80 NOS.
SAY REQ. P.WELL = 1 NOS.
PROVI. P.WELL = 1 NOS.

TREE PLANTATION CAL:-
PLOT AREA = 3200.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
3200.00 / 200 x 5 = 80 NOS.
PROVIDE 80 NOS. TREE.

SOC.OFFICE B.U.P AREA CALC. SQ.MT.
GR.FL.
1.35 x 3.90 = 5.27
12.33 x 5.97 = 73.61
2.88 x 0.40 = 1.15
TOTAL = 80.03
1ST.FL.
12.33 x 4.77 = 58.81
2.88 x 0.40 = 1.15
TOTAL = 59.96
TOTAL = 139.99

COMMON PLOT B.U.P AREA CALC:- IN SQ.MTS.
PROVI. COMMON PLOT = 551.04
PERMI. B.A. ON C. PLOT @ 15% = 82.66
PROVI. B.A. ON C. PLOT (SOC.OFFICE) = 80.03
BALANCE B.U.P AREA = 2.63

C.G.D.C.R. CLAUSE NO. 6.17.5:-
(A):- MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.
(B):- COMMUNITY/SOCIETY COMMON FACILITY SHALL BE PERMITTED ON A COMMON PLOT. THE AREA OF THIS COMMUNITY/SOCIETY COMMON FACILITY BUILT UP AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. COMMUNITY FACILITIES WITH COMMON PLOT SHALL BE HAND OVER TO THE ASSOCIATION OF ALLOTTEES AS THE CASE MAY BE AS PER THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

LIFT REQUIRED CALCULATION (BLOCK-A)
30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCCR)
AS PER FIRE ACT - 20 UNIT / 1 LIFT
SO 46 UNIT - 2 LIFT - 6 PERSON
PROVID LIFT - 2 LIFT - 10 PERSON

LIFT REQUIRED CALCULATION (BLOCK-B)
30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCCR)
AS PER FIRE ACT - 20 UNIT / 1 LIFT
SO 46 UNIT - 2 LIFT - 6 PERSON
PROVID LIFT - 2 LIFT - 10 PERSON

COMMON PLOT AREA CALC. SQ.MT.
19.68 x 28.00 = 551.04

CONTAINER BIN AREA CALC.
RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 108 x 10 LIT. = 1080 LIT.
1080 / 80 = 13.50 SAY 20 NOS. CONT.
REQU. 14 NOS BIN OF 80 LIT CAP.
PROVI. 14 NOS BIN OF 80 LIT CAP.

AREA TABLE		IN SQ.MTS.									
FLOOR	USE	UNIT	FLOOR & F.S.I. AREA	B.U.P AREA							
	BLOCK-A	BLOCK-B	BLOCK-A	BLOCK-B	TOTAL	BLOCK-A	BLOCK-B	TOTAL	BLOCK-A	BLOCK-B	TOTAL
BASEMENT	PARKING	PARKING	-----	-----	-----	-----	-----	-----	2288.98	-----	2288.98
GR.FL.(H.P.)	PARKING	PARKING	-----	-----	-----	-----	-----	-----	445.80	445.80	891.60
1st.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
2nd.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
3rd.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
4th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
5th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
6th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
7th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
8th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
9th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
10th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
11th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
12th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
13th.FL.	RESI.	RESI.	04	04	08	339.54	339.54	679.08	411.45	411.45	822.90
14th.FL.	RESI.	RESI.	02	02	04	177.14	177.14	354.28	250.75	250.75	501.50
STAIR CABIN	-----	-----	-----	-----	-----	-----	-----	-----	57.90	57.90	115.80
L.M.R & O.H.W.T	-----	-----	-----	-----	-----	-----	-----	-----	45.96	45.96	91.92
SOCIETY OFFICE	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	139.99
TOTAL	PARK. + RESI.	PARK. + RESI.	54	54	108	4591.16	4591.16	9182.32	8438.24	6149.26	14727.49

ખાસ સરત :-
બાંધકામ પૂર્વે થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરવા પહેલા નિયમાનુસાર અને લી મકાનનાં વપરાશનું પ્રમાણપત્ર મેળવવાનું કરજ્યાનું છે.

ખાસ નોંધ :-
ફોરે લે-આઉટ ટેમ્પર એટીકે ટેક તથા ખાસકર ની સાથે તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ.25000) તથા સિવિલ એન્જીનીયરીંગ કોડ લુક માલ પબ્લિક મુજબ રાખવામાં આવેલ છે કે અનુસાર અવગણ્ય જમીન માલિકે સ્વચ્છતા બંધાવવાની ફરવાનું રહેશે.

ખાસ સરત :-
સદર પ્રકરણે જમીન માલિકશ્રી / એલોટ્ટીશ્રી / એન્જીનીયરશ્રી / અધિકારીશ્રી / સરકારી એજન્સીમાં ફાઇલ કરવામાં આવેલ તમામ જાહેરદારી પત્રો મુજબ ચુસ્તપણે વર્તવાનું રહેશે.

LAYOUT PLAN (RESIDENTIAL AFFORDABLE HOUSING) (01/10)	
LAYOUT PLAN SHOWING PROP. RESI. BUILDING OF F.P.NO. 395/1 OF S.P.NO.-B, T.P.S.-229 (JASPUR-KHODIYAR)(DRAFT SANCTION) (R.S.NO.194, O.P.NO.395) MOJE : KHODIYAR, TAL- DASKROI, DIST : AHMEDABAD.	
SCALE : 1.00 CM = 2.00 MT	ZONE :- RESIDENCE-III (R3) + AFFORDABLE HOUSING (RAH) / USE :- RESIDENTIAL
AREA TABLE IN SQ.MTS	
PLOT AREA	3200.00
REQ.COMMON PLOT @ 10%	320.00
PROV. COMMON PLOT	551.04
PERMI. F.S.I. AREA @ 1.8 (3200.00 x 1.8)	5760.00
CHARGEABLE F.S.I. @ 0.90 (3200.00 x 0.90)	2880.00
TOTAL PERMI. + CHARG. F.S.I. AREA	8640.00
TOTAL USED F.S.I. AREA	9182.32
CHARGEABLE F.S.I. AREA	2880.00
USED T.O.R. F.S.I. AREA	542.32
COLOUR NOTE	
PLOT BOUNDARY	TREE
ROAD / PATHWAY	CONTAINER BIN
PROP. WORK	P.WELL

ખાસ સરત :-
નકશામાં સૂચવવામાં આવેલ કામના પ્લોટનો કબજો જ્યાં સહી માર નથી જમીનની માલિકી મોસમથી અસાધ્યતાને કારણે ન થાય ત્યાં સુધી મોસમ પ્લોટનો કબજો ન થાવો સત્તામંડળની રહેશે.

ખાસ સરત :-
સંસ્કર શરેલ નકશાઓની નકલો ૧ સેકે રજા પર પ્રાપ્ત થવાની રહેશે

PIYUSHKUMAR B. THAKKAR
1004, Seventh Avenue,
B/h. Vodaphone Tower,
Gota, Ahmedabad-382481.
Reg.No.: AUDA/DEV/00975

DEVELOPER	
FOR, SHIV INFRACON PARTNER	SANJAY KIRTIBHAI PATEL 17, Swati Bunglows, Shiv Ashish School, Bopal, Ahmedabad, Daskroi-380058 AUDA COW NO. 1114CW2909251097
OWNER	C.O.W.
ST. ENGINEER	ENGINEER

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.

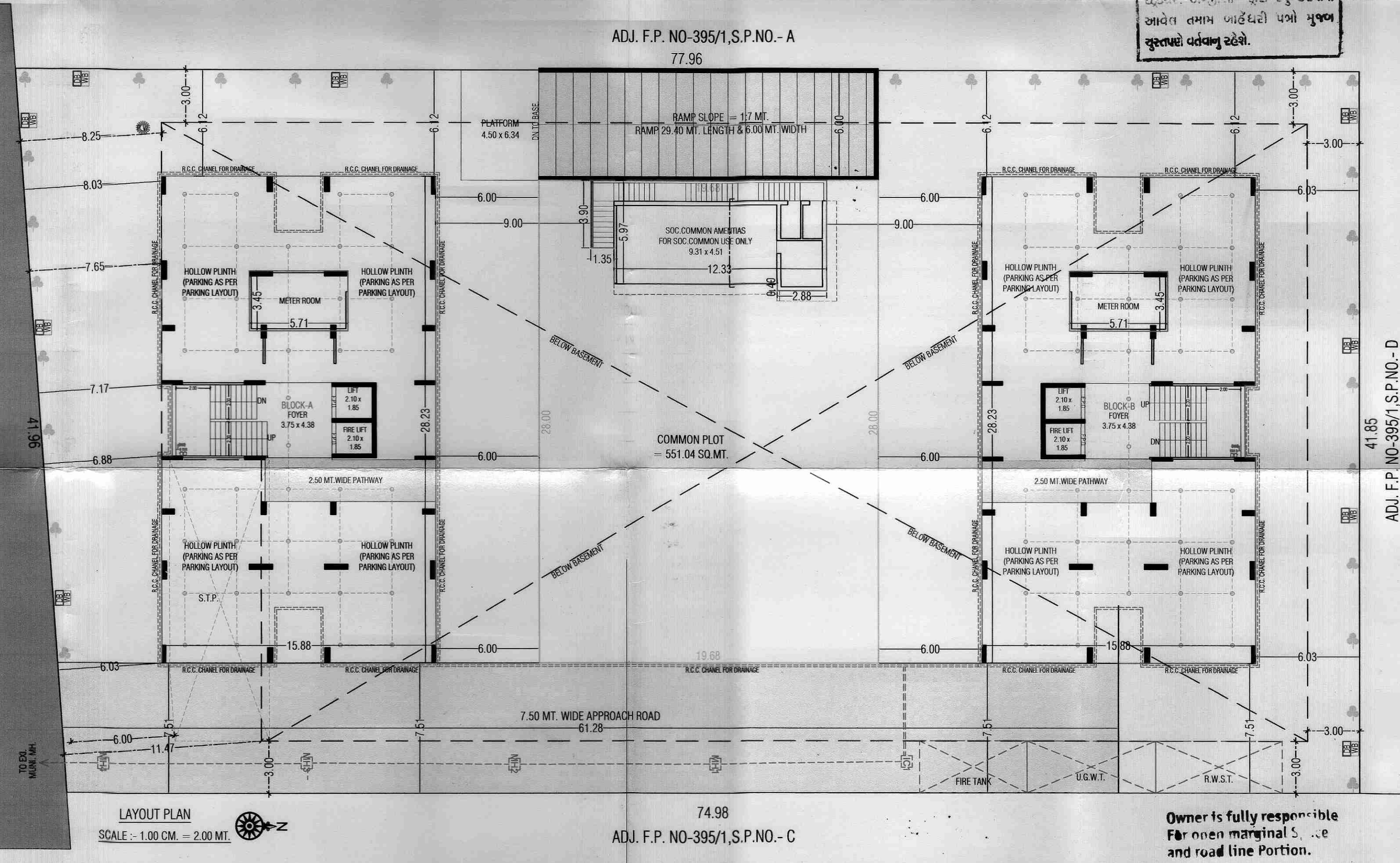
Final Plan boundary and allotment of final plot is Subject to Verification by Town Planning Officer

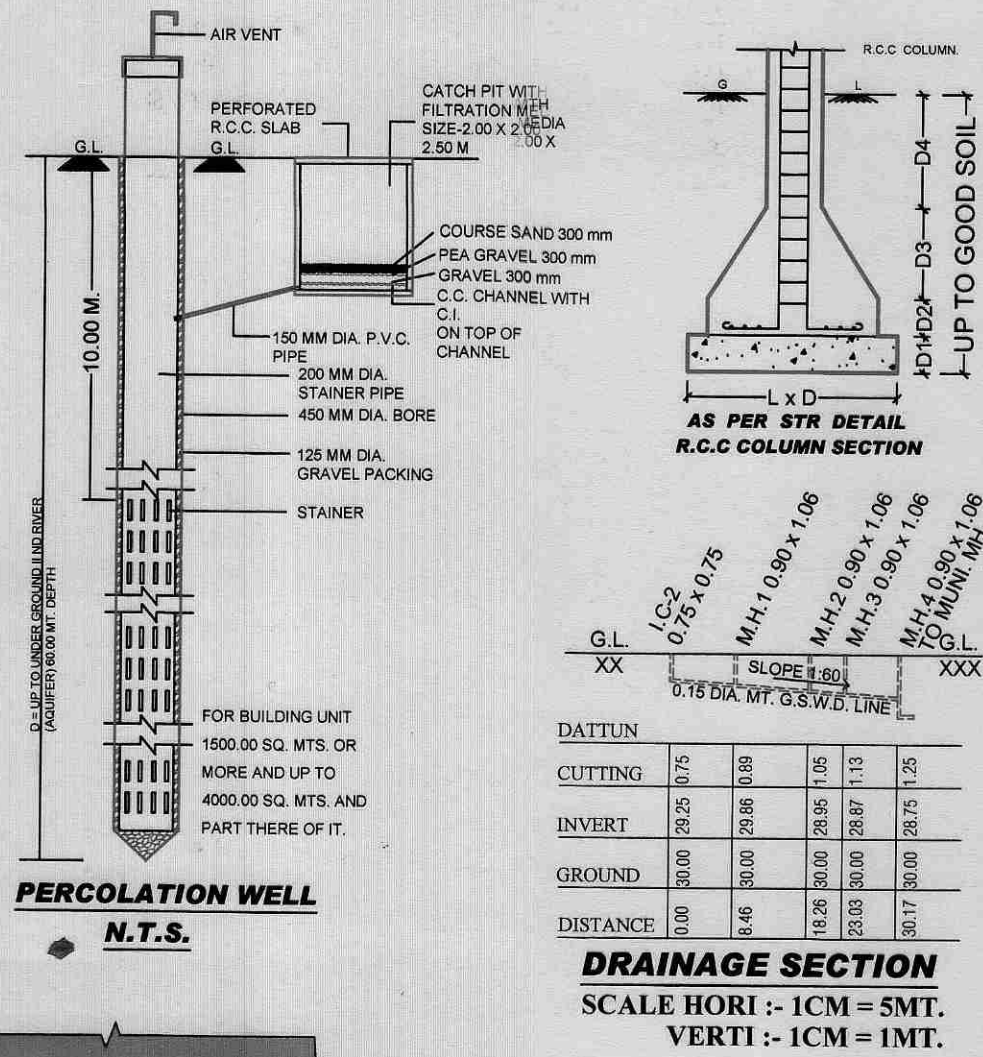
APPROVED
As amended by Red (Colour) Subject to the condition as mentioned in this office Letter PRM No. 26/2021...
Dated..... 2.4 JUN 2021

No 241
Note Approved by C.E.A

DISPATCH BY
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.





NOTES AS PER C.G.D.R. (CLAUSE :- 13.1.3)
OF 50% OF THE TOTAL OPEN SPACE INCLUDING
MARGINAL OPEN SPACE AND COMMON PLOT OF A
BUILDING UNIT SHALL BE PAVED. THE REMAINING SHALL BE
PERMISSIBLE FOR RAIN WATER PERCOLATION.

AREA TABLE	IN SQ. MTS.
PLOT AREA	3200.00
LESS. BASEMENT+RAMP+PLATFORM+HP AREA	2424.85
NET OPEN AREA	775.15
REQ. PAVED AREA @ 50%	387.58
REQ. UNPAVED AREA @ 50%	387.58
PROVI. UNPAVED AREA CALC.	
(A) (5.48 + 3.04)/2 x 34.34	146.29
(B) 12.64 x 3.00	37.92
(C) 38.85 x 3.00	116.55
(D) 28.94 x 3.00	86.82
TOTAL UNPAVED AREA	387.58
PROVI. PAVED AREA CALC.	
(1) 17.38 x 3.00	52.14
(2) 3.00 x 34.34	103.02
(3) (12.15 + 11.62)/2 x 7.51	89.26
(4) 47.72 x 3.00	143.16
TOTAL PAVED AREA	387.58

LANDSCAPE PLAN (RESIDENTIAL AFFORDABLE HOUSING) {02/10}

LAYOUT PLAN SHOWING PROP. RESI. BUILDING OF F.P.NO. 395/1 OF
S.P.NO.-B, T.P.S.-229 (JASPUR-KHODIYAR)(DRAFT SANCTION) {R.S.NO.194,
O.P.NO. 395} MOJE : KHODIYAR, TAL- DASKROI, DIST : AHMEDABAD.

SCALE : 1.00 CM = 2.00 MT ZONE :- RESIDENCE-III (R3) + AFFORDABLE HOUSING (RAH) USE :- RESIDENTIAL

COLOUR NOTE
PLOT BOUNDARY ROAD / PATHWAY PROP. WORK

DEVELOPER
FOR, SHIV INFRACON
PARTNER

OWNER
C.O.W.

ST. ENGINEER
ENGINEER

PIYUSHKUMAR B. THAKKAR
1004, Seventh Avenue,
B/h. Vodaphone Tower,
Gota, Ahmedabad-382481.
Reg.No.: AUDA/DEV/00975

SANJAY KIRTIBHAI PATEL
17, Swati Bungalows,
Shiv Ashish School, Bopal,
Ahmedabad, Daskroi-380058
AUDA COW NO. 1114CW2909251037

JIGAR MAHESHKUMAR PATEL
D-304, Shyam Sparsh, Off Science
City Road, Sola, Ahmedabad-380060.
AUDA LIC NO:-1114SE0112241001
(GRADE-1)

SANJAY KIRTIBHAI PATEL
17 Swati Bungalows,
Shiv Ashish School, Bopal,
Ahmedabad, Daskroi-380058
AUDA ENGINEER No. 1114ERH2909251049

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 the marginal space
and road line Portion.

Final Plan boundary and
allotment of final plot is
Subject to Verification by
Town Planning Officer

APPROVED
As amended by Red (Colour) Subject
to the condition as mentioned in this
office Letter PRM No. 96/5/2021
Dated.....

DISPATCH BY
Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

24 JUN 2021
Note Approved by C.E.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

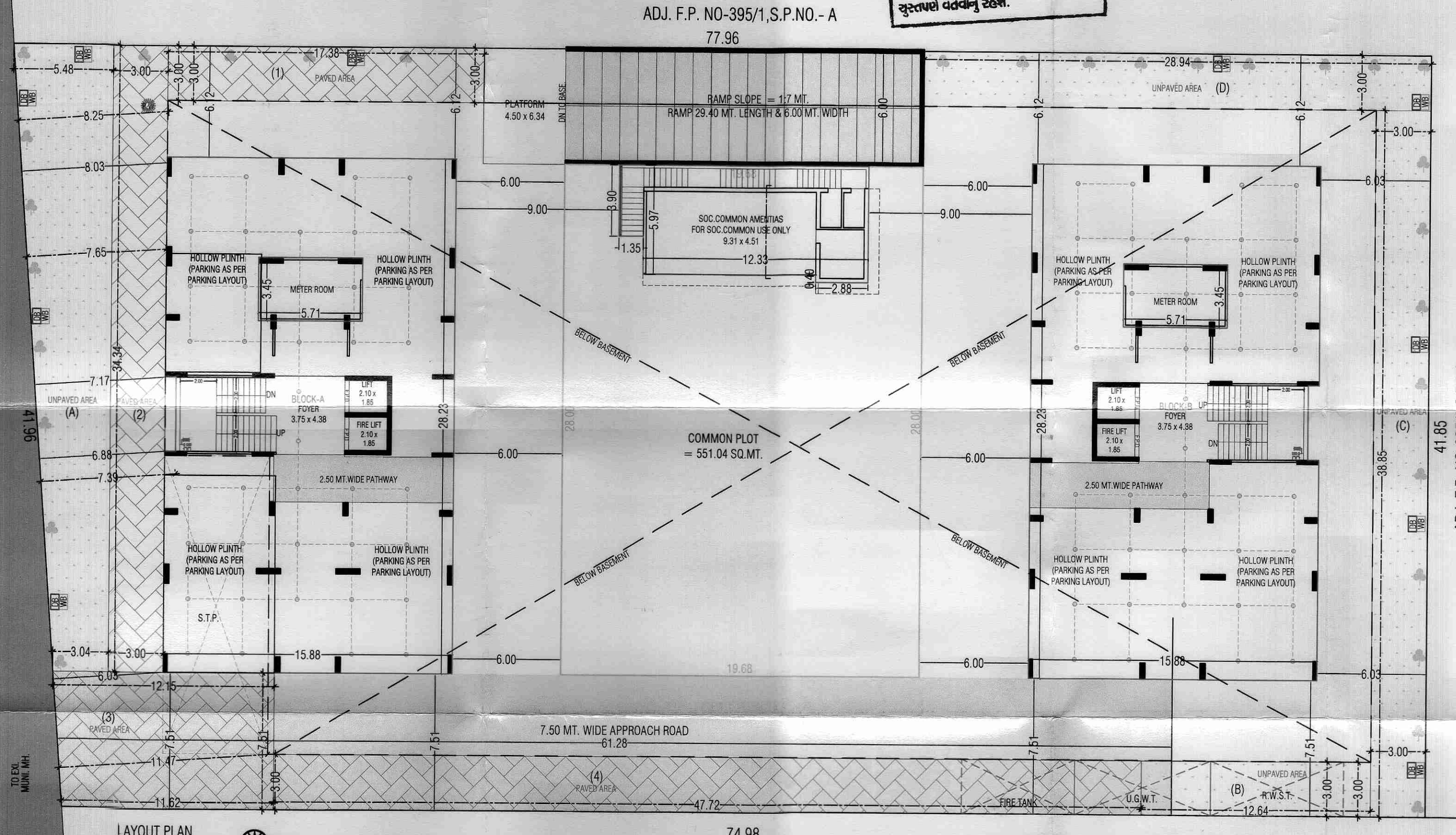
આપણે જાણીએ છીએ કે આપણી જમીનમાંથી પાણી નીકળી શકે છે અને તે જમીનમાંથી પાણી નીકળી શકે છે.

જાણીએ કે આપણે જમીનમાંથી પાણી નીકળી શકે છે અને તે જમીનમાંથી પાણી નીકળી શકે છે.

જાણીએ કે આપણે જમીનમાંથી પાણી નીકળી શકે છે અને તે જમીનમાંથી પાણી નીકળી શકે છે.

જાણીએ કે આપણે જમીનમાંથી પાણી નીકળી શકે છે અને તે જમીનમાંથી પાણી નીકળી શકે છે.

જાણીએ કે આપણે જમીનમાંથી પાણી નીકળી શકે છે અને તે જમીનમાંથી પાણી નીકળી શકે છે.



LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.