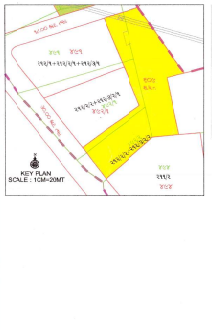
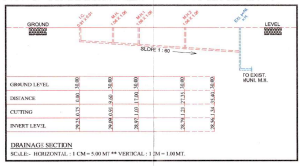


GENERAL NOTES [AS PER GDCR-2017]

- It is certified that plot under reference is surveyed by me/showcauses of all side of plot and plot area as and shown in plan are measured by engineer (or mean) and in accordance with rule section 3 / notified record.
- Engineer is fully responsible for having open marginal space and margin.
- The depth and position of existing no-lapse / service is verified by me or/also are / premises can get drainage connection.
- It is certify that according to GDCR-2017 all pre requirements of the building are completed and necessary actions are taken.
- It is certify that according to the clause no. 4.5.3 of the GDCR 2017, the structure of the building is design as per the norms of the Indian standards.
- Designed staircases and railing in provided as per the provision of the clause no. 13.1.1 and 13.1.13 of GDCR 2017.
- Pedestrians ramp is provides as per the provision of the clause no. 13.1.14 of GDCR 2017.
- Lift is provided as per the provision of the clause no. 13.12 of GDCR 2017.
- Water tank is provided as per the provision of the clause no. 13.6 of GDCR 2017.
- Letter box for each unit shall be provided at groundfloor for each unit.
- Water pipe for fire safety shall be provided as per the provision and Fire safety act 2010.
- Electric meter/room shall be provided as per clause no. 13.11. of GDCR 2017.
- Drinking Water Facility for disabled persons is provided as per clause no. 13.8.2. of GDCR 2017.
- Drainage facility is provided as per the clause no. 13.10. of GDCR 2017.
- Signage of the parking place is to be provided as per the clause no. 13.7 of GDCR 2017.
- Entrance of the building is provided as per the clause no. 13.9 of GDCR 2017.
- The parking of building certified plot as per the provision of the clause no. 13.1.3 of GDCR 2017.
- The structure of the building is as per the norms of the specified in the Indian standard and necessary action shall is taken for the structural safety during construction.
- Rain water storage tank and rain water harvesting system shall be provided as per the clause no. 19.2 of GDCR 2017.
- Community bin provided as per the provision of the clauses no. 17.2.4 and 17.2.9 of GDCR 2017.
- Tree plantation is provided as per the clause no. 17.1 of GDCR 2017.
- Fire safety system is provided as per chapter no. 14 of GDCR 2017.
- Fire Safety Provision Shall be made As Per Fire prevention Act the safety measure regulation 2013 and fire prevention and life safety measure regulation 2013
- Maintenance and upgradation of building is as per chapter no. 18 of GDCR 2017.
- Marginal space & basement area shall have load bearing capacity of 45/60 tonnes per square meter shall be provided as per chapter no. 16 of GDCR 2017 and fire prevention Act. fire safety act-2010.
- Fire Safty Provision Shall be Provided as Per A.M.C. Fire Art Emergency Service Department Opinion Letter No._____ Date_____



FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDEE HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DCP A.D.U
9		TWO WAY SIAMESE CONNECTION
10		RISE ON DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLERED

The Basic Requirements For Fire Protection Of -High-Rise Building In A.M.C. and A.U.D.A. Area

1. HYDRAN' 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 in measured at the terrace level should be installed.

The Riser for the buildings exceeding 18 meters height should not be a less than 100 mm. internal diameter. Thinkier should be connected to the bottom of the terrace tank will a stop valve and a NRV to act as a Down - comer.

One riser is required for every 1300sq. meters our area and if the building is divided into two or more parts then each part should have, a separate riser with all the fittings a each floor(s).

Each floor should have one hydrant outlet with coupling for attaching a 63mm dia. hose. & 25 mm bore Hose-reel hose with 8 mm. SS. Shutoff nozzled each floor landing. The length of the hose reel hose should be enough to reach the farthest corner f the floor. Hose-box with 15 meters long/5mm. dia. hose and 12.5 mm bore nozzle at alternate floors. The Hose-reel hose should be coupled o the Riser.

Fire - service that are should be installed at a perimeter this entry to the premises where a Fire-service vehicle can approach easily.

A permanent hydrant point comprising of 63 mm dia size 2 nos 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 nc less THAN 20,000 LITERS.

The underground tank shall be of not less than 1,00,000 liters.

2. RIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electrics 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 accomendated that t will automatically operate when alarm cai point is operate, sothat it prevents the lift well getting smoke logged.

3. RIRE ALARM:

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher (4.5 kg. with ISI mark, and one water/gasifier of 9kg. Dry Chemical Powder (DCP) ISI mark s be installed on floo in case of commercial building.

Two Carbon Dioxide (Co2) type extinguisher o2 kg. with ISI mark capacity on each floor and 9kg. Dry Chemical Powder (DC") 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 may be to be open from at least ones 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 Hose/non-rcarser should be located in th staircase or close to in to make it easily approachable in case of Fire from the floor below or above.

6. LIGHTENIN0 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 SUPP.Y TO THE ENTIRE FIRE - SAFETY SYSTEM

Electricity supply to the fire pumps, the alarm system, staircase pressurization system and lie lift shoud be made available from the main electrical supply. (I.E. from electrical power supply of the company) Thicis to ensure availability of power supply to the fire safety system at all times even after the main electrical supply to the building is switched off the being of fire.

8.P>IQTO LUMINESCENT (AUTO GLIJW) 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, fiers adequate photo luminescent (auto glow) signage's should be displayed at each floor / landing / pathway / dead-end and along all exit routes leading to the ground level. The signage should indicate the fighting, fire safety, firefcall and other safety equipement present on the respective floor / landing / pathway / dead - end and along all exit routes leading to the ground level

10. IMPORTANT INSTRUCTIONS :

After inspection of a low-rise building by the fire services authority , if the fire officer concerned feels the need for additional fire prevention / protection / ventilation system required or equipement (IE. passive system/ sprinkler /breacher etc.) as per fire load, fire risk, public gathering, potential / occupancy / confined area, those additional measures / equipement have to be implemented / installed

TDR F.S.I. AREA TABLE :-

SR. NO.	Detail Of Sum Redevelopment Plot	Rights Of TDR FSI (SQ.MT.) Of Sum Redevelopment Plot Available To Transferee	Recipient Plot Where Proposed TDR F.S.I. to be used	Jantry Rate Of Recipient Plot (Rs. for Sq.Mts)	Actual T.D.R F.S.I. Available To Recipient Plot As Per Jantry	T.D.R. F.S.I. Proposed In Recipient Plot	Building User Permission Details
1	T.P. S. NO. 21 / (AMBAWADI) F.P NO. 489 / (GANESH NAGAR - DEVNAGPIRA NO.2) (ELLISR POLICY - 2013)	Rs. 39,15,000 /-	T.P. S. NO. 29 NARANPURA) F.P. NO. 2 (ELLIS - VASTRAPUR) R.S.NO. 212/2/1+212/3/2/1	16,750 /- RS. Per Sq. Mt (Page No. C) = 226.05 sq.mt.	38,05,000 /- 16,750 /- = 226.05 sq.mt.	21996 SQ.MT.	Ref. No.: GH/STN/WZ/106119/CGCR/VR/152/B/MH1 Date: 31/01/2022 B.U. 00/WZ/BP/121/0/0/0 Date: 31/01/2022
					TOTAL	21996 SQ.MT.	

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

FIRST FLOOR PLAN (PODIUM)
SCALE :- 1.00 CM. = 2.00 MT.

COMPOUND WALL SHALL NOT BE CONSTRUCTED ON ROAD SIDE BOUNDARY AS PER NOTIFICATION NO. GAH/06 OF GHPRC-32016/0606-L, DTD-31/07/2018 FOCARDING SEE REGULATION - 2018

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

The permission is valid only till that (W) TPS remains unaltered and further that the permission must stand revoked as soonas there is change in (W) TPS with reference to the land under reference

BUILT UP AREA STATEMENT (In SQ.MT.)

BLOCK	A+B+C - APPROVED			A+B+C - PROPOSE			A+B+C - REVISE		
	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL
BASE-MENT	----------	4158.90	4158.90	----------	0.00	----------	----------	4158.90	4158.90
GR. FLOOR	905.99	2665.62	3571.61	1.00	0.00	905.99	2665.62	3571.61	----------
1ST FL. (PODIUM)	773.00	1132.68	1905.68	1.00	0.00	773.00	1132.68	1905.68	----------
2ND FLOOR	681.72	1063.04	1744.76	1.00	-0.62	681.72	1062.42	1744.14	----------
3RD FLOOR	----------	1505.12	1505.12	----------	0.62	----------	1505.74	1505.74	----------
4TH FLOOR	----------	1505.74	1505.74	----------	-0.62	----------	1505.12	1505.12	----------
5TH FLOOR	----------	1505.12	1505.12	----------	0.62	----------	1505.74	1505.74	----------
6TH FLOOR	----------	1505.74	1505.74	----------	-0.62	----------	1505.12	1505.12	----------
7TH FLOOR	----------	1548.29	1548.29	----------	0.62	----------	1549.91	1548.9'	----------
8TH FLOOR	----------	1505.74	1505.74	----------	-0.62	----------	1505.12	1505.12	----------
9TH FLOOR	----------	1549.80	1549.80	----------	-0.99	----------	1548.81	1548.9'	----------
10TH FLOOR	----------	1403.45	1403.45	----------	99.75	----------	1503.19	1503.19	----------
11TH FLOOR	----------	1237.84	1237.84	----------	122.31	----------	1360.15	1360.15	----------
12TH FLOOR	----------	733.37	733.37	----------	0.00	----------	733.37	733.37	----------
S'AIR CABIN	----------	190.56	190.56	----------	0.00	----------	190.56	190.56	----------
LIFT MAC. ROOM	----------	100.39	100.39	----------	0.00	----------	100.39	100.39	----------
TOTAL	2360.71	23311.48	25672.19	0.00	220.44	2660.71	23531.92	26192.63	----------

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

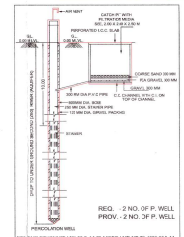
BLOCK	A+B+C - APPROVED			A+B+C - PROPOSE			A+B+C - REVISE		
	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL
GR. FLCOR	841.30	----------	841.30	1.00	----------	841.30	----------	841.30	----------
1ST FL. (PODIUM	721.20	----------	721.20	1.00	----------	721.20	----------	721.20	----------
2ND FLOOR	638.30	830.62	1468.92	1.00	-0.62	638.30	830.20	1468.50	----------
3RD FLOOR	----------	1250.66	1250.66	----------	0.62	----------	1251.28	1251.28	----------
4TH FLOOR	----------	1251.28	1251.28	----------	-0.62	----------	1250.66	1250.66	----------
5TH FLOOR	----------	1250.66	1250.66	----------	0.62	----------	1251.28	1251.28	----------
6TH FLOOR	----------	1251.28	1251.28	----------	-0.62	----------	1250.66	1250.66	----------
7TH FLOOR	----------	1250.17	1250.17	----------	0.62	----------	1251.79	1251.19	----------
8TH FLOOR	----------	1251.28	1251.28	----------	-0.62	----------	1250.66	1250.66	----------
9TH FLOOR	----------	1252.18	1252.18	----------	-0.99	----------	1251.19	1251.19	----------
10TH FLOOR	----------	1148.59	1148.59	----------	99.74	----------	1248.73	1248.73	----------
11TH FLOOR	----------	955.10	955.10	----------	122.31	----------	1077.41	1077.41	----------
12TH FLOOR	----------	488.80	488.80	----------	0.00	----------	488.80	488.80	----------
TOTAL	2200.80	12181.62	14382.42	3.00	220.44	2200.80	12461.06	14662.86	----------

FLOOR AREA STATEMENT (R SQ.MT.)

BLOCK	A+B+C - APPROVED			A+B+C - PROPOSE			A+B+C - REVISE		
	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL
GR. FLCOR	789.59	----------	789.59	3.00	----------	789.59	----------	789.59	----------
1ST FL. (PODIUM)	679.53	----------	679.53	3.00	----------	679.53	----------	679.53	----------
2ND FLOOR	571.56	741.52	313.08	3.00	0.00	571.56	741.52	1313.08	----------
3RD FLOOR	----------	1110.84	1110.84	----------	0.00	----------	1110.84	1110.84	----------
4TH FLOOR	----------	1113.20	1113.20	----------	0.00	----------	1113.20	1113.20	----------
5TH FLOOR	----------	1110.84	1110.84	----------	0.00	----------	1110.84	1110.84	----------
6TH FLOOR	----------	1113.20	1113.20	----------	0.00	----------	1113.20	1113.20	----------
7TH FLOOR	----------	1110.86	1110.84	----------	0.00	----------	1110.84	1110.84	----------
8TH FLOOR	----------	1113.20	1113.20	----------	0.00	----------	1113.20	1113.20	----------
9TH FLOOR	----------	1110.84	1110.84	----------	0.00	----------	1110.84	1110.84	----------
10TH FLOOR	----------	1020.24	1020.24	----------	92.06	----------	1112.30	1112.30	----------
11TH FLOOR	----------	852.88	852.88	----------	109.52	----------	962.40	962.40	----------
12TH FLOOR	----------	452.80	452.80	----------	0.00	----------	452.80	452.80	----------
TOTAL	2040.68	10850.40	12891.08	0.00	202.48	2040.68	11052.88	13093.56	----------

TENAMENT STATEMENT (NOS.)

BLOCK	A+B+C - APPROVED			A+B+C - PROPOSE			A+B+C - REVISE		
	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL	COMM.	RESI.	TOTAL
GR. FLCOR	11	---	13	00	---	13	---	13	---
1ST FL. (PODIUM	13	---	13	00	---	13	---	13	---
2ND FLOOR	13	08	21	00	00	13	08	21	---
3RD FLOOR	---	12	12	---	00	---	12	12	---
4TH FLOOR	---	12	12	---	00	---	12	12	---
5TH FLOOR	---	12	12	---	00	---	12	12	---
6TH FLOOR	---	12	12	---	00	---	12	12	---
7TH FLOOR	---	12	12	---	00	---	12	12	---
8TH FLOOR	---	12	12	---	00	---	12	12	---
9TH FLOOR	---	12	12	---	00	---	12	12	---
10TH FLOOR	---	11	11	---	01	---	12	12	---
11TH FLOOR	---	09	09	---	01	---	10	10	---
12TH FLOOR	---	04	04	---	00	---	04	04	---
TOTAL	38	116	155	00	02	39	118	157	---



REQ. - 2 NO. OF P. WELL
PROV. - 2 NO. OF P. WELL

FOR BUILDING(UNIT 1)8.00 S. M OR MORE AND UP TO 4000.00 S. M. & NOT THEREOF IT

NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER. (THIS IS ONLY SAFETY PLAN)

LIFT CALCULATION

BLOCK - A, B
SQ.FOR 1 LIFT - 21 PERSON (AS PER GDCR)
AS PER FIRE AC' - 30 UNIT / 1 LIFT
SQ.FOR 40 UNIT REQ. 2 LIFT - 6 PERSON PER LIFT
PROVIDED LIFT -3 LIFT - 18 PERSON

BLOCK - C
SQ.UNIT - 1 LIFT - 3 PERSON (AS PER GDCR)
AS PER FIRE AC' - 30 UNIT / 1 LIFT
SQ.FOR 36 UNIT REQ. 2 LIFT - 6 PERSON PER LIFT
PROVIDED LIFT -2 LIFT - 12 PERSON

COMMON PLOT AREACALCULATION

NET PLOT AREA = 5337.00 SQ.MTS

REQ. COMMON PLOT @ 10% = 533.70 SQ.MT.

PROV. COMMON PLOT :

(1) 24.11 X 12.46 = 300.13 SQ.MT.
(2) 21.65 X 3.69 = 79.89 SQ.MT.
(3) 15.78 X X.½ (7.65 + 1.40) = 134.52 SQ.MT.
(4) "P"-LINE AREA = 1.60 SQ.MT.
TOTAL PROV. COMMON PLOT = 533.14 SQ.MT.

TREE PLANTETION

PLOT AREA - 5337.00 SQ.MTS.
200 SQ. FTE / 5 TREE
5337.00 SQ. MTS.I 133.19 TREE SAY 134 NO.TREES
PROVI. 134 NO.TREES

PERCOLATING WELL

PLOT AREA :- 1900 TO 4999 SQ. MTS.
1 PERCOLATING WELL
PLOT AREA = 5337.00 / 4900.00 SQ. MTS.
= 1.33 NO. REQ.SAY 2 NOS.
PROV. 1 NO.PERCO. WELL

DUST BIN (RESI.) :-

TOTAL NO. OF REQ. UNIT : 170 NOS.
D.B. OF 10 LIT. PER 1 UNITREQUIRED
D.B. REQUIRED = 118.X 10= 1180 LIT.
= 15 NOS. OF D.B. EACH OF 80 LITR. REQUIRED
PROVIDED CONTAINER = 5 NOS.

DUST BIN (COMM.) :-

TOTAL FLOOR AREA FOR H-OPT5 = 2040.68 SQ.MT.
D.B. REQUIRED = 2040.68 / 20 / 100 X 80 = 5 NO.
= 6 NOS. OF D.B. EACH ORNO LIT. REQUIRED
PROVIDED CONTAINER = 6 NOS.

SANITARY PROVITION (FOR - COMMIRCIAL)

TOTAL FLOOR AREA - 2040.68 SQ. MTS.
NO. OF USERS = 2040.68 / 4 = 510 SAY 51 PERSON
REQ. I W.C. FOR EVERY 100 PERSON

	REQUIRED	PROVIDED
URINAL	--	39.0 NOS. OF WIC FOR INDIVIDUAL SHOP
MALE/WC	3	
FEMALE WIC	3	

COMMON SAN TARY @ 25 % REQUIRED

	REQUIRED	PROVIDED
URINAL	--	--
MALE WIC	1	
FEMALE WIC	1	
P.H. TOI.	1	

LAY - OUT PLAN SHEET NO:- 1/21

REF. NO. : BHNTI/WZ/080321/CGICRV//4669/R0/M1

REVISE LAY-OUT PLAN SHOWING RESI.+COMM. BUILD. ON F.P.NO. : 489/1 OF TP.S.NO. : 29 (NARANPURA) (DRAFT) [IND VARIED] [R.S.NO: 212/2/2+212/2/1 (O.T. NO. : 492/1] MOJE: VAJDAJ , TAL. : SABARMATI , DIST. : AHMEDABAD.

SCALE : 1.00 CM = 2.00 MT.	BLOCK - A + B + C

ZONE : RESIDENTIAL - (R1)
USE : RESIDENCE + COMMERCIAL

AREA TABLE	APPROVED IN SQ.MT.	REVISE IN SQ.MT.
N.OT AREA. OF F.P. NO. 489/1	5337.00	5337.00
REQ. COMMON PLOT AREA @ 10%	533.70	532.70
PROVI. COMMON PLOT AREA	533.14	533.14
PERMI. F.S.I - (1.80 X 5337.00)	9588.60	9588.60
PERMI. CHARG. F.S.I. (0.60 X 5337.00)	4794.30	4794.30
MAX. PERMI. F.S.I. (9588.60 + 4794.30)	14382.90	14382.90
AVAILABLE T.D.R. F.S.I.	0.00	220.00
TOTAL AVAILABLE F.S.I.	14382.90	14602.90
TOTAL UTILIZED F.S.I.	14382.42	14602.86
UTILIZED CHARGEABLE F.S.I.	4793.82	4794.30
UTILIZED T.D.R. F.S.I.	0.00	219.86
BALANCE F.S.I.	0.48	0.04

BUILT UP AREA STATEMENT		IN SQ.MT.
	BUILT-UP AREA	F.S.I. AREA
BASE-MENT	4158.90	----------
GR. FLOOR	3571.61	841.30
1ST FLOOR	1905.68	721.20
2ND FLOOR	1744.14	1468.50
3RD FLOOR	1505.74	1251.28
4TH FLOOR	1505.12	1250.66
5TH FLOOR	1505.74	1251.28
6TH FLOOR	1505.12	1250.66
7TH FLOOR	1549.91	1251.19
8TH FLOOR	1505.12	1250.66
9TH FLOOR	1548.91	1251.19
10TH FLOOR	1503.19	1248.73
11TH FLOOR	1360.15	1077.41
12TH FLOOR	733.37	488.80
STAIR CABIN	190.56	----------
LIFT MAC. ROOM	100.39	----------
TOTAL	25892.63	14602.86

COLOUR NOTES :-

P. BOUNDARY	ROAD
APPROVED WORK	P. WELL
REVISE WORK	COM.BIN.
ROP. DRAIN LINE	TREE
COMMON PLOT	BASEMENT LINE
PLUMSING-LINE	

OWNER:

DIPAKSHUM. PATEL
REG. NO : 001B2312210501
SUPIRVISOR GRADE-1

L.O.R. :-

WISHPARK INFRA LLP
REG. NO : 001DV2312311279
DEVELOPER

DEVELOPERS :-

NAVDEEP C. VADODARIYA
A-41, Jasmine Bungalows,
Opp. Jaswant Nikunj, Ahmedabad.
Ph. No. 9825022640, 7016161786
E-Mail : navdeep.vadodariya@gmail.com
R. No. 101CWC10725G0666

ENGINEER & C.O.W. :-

VIREN D. PAREKH
STRUCTURE DESIGNER
LICENSE - COTEE/S/102/00342
LIC No : AUDV/SD-1/289
A / 111 , G.P. Diploma,
Makarba S. G. Highway,
Ahmedabad - (O) 8980500100

STRU. ENGINEER:-

Ahmedabad Municipal Corporation

Case No. : B-WTN/WZ/BO321/CGICRV/0/4669/R1/001

Zone : WEST-ZONE

Plan Approved as per terms and condition mentioned in the Commencement Certificate (B.P. 3) 2022

Regis Criteria Number : 3/WZ/BO321/4669/R1/01

Date: 15/03/2023 to 01/03/2025

T.D. Sub Inspector (Sub.F.S.P.) | T.D. Inspector (F.S.P.) | Asst.T.D. Officer (M.F.SP.) | T.D. Officer

SCRUTINIZE COPY No. : DI-1 / 1 / 763.5 TDO, BPSP, AMC