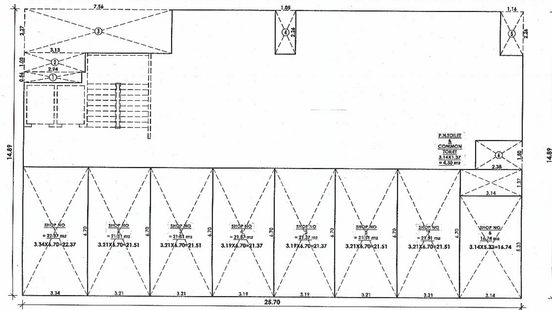
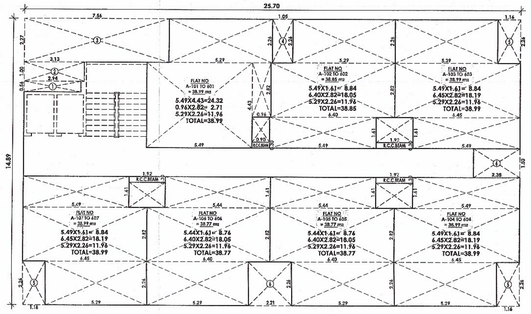
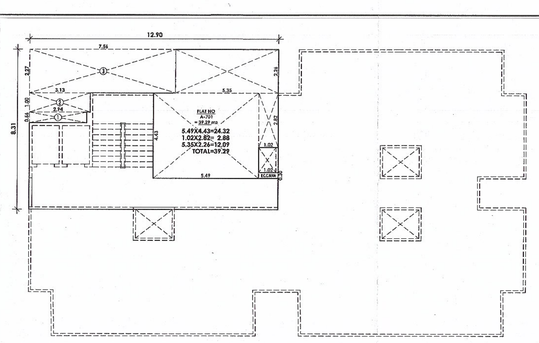


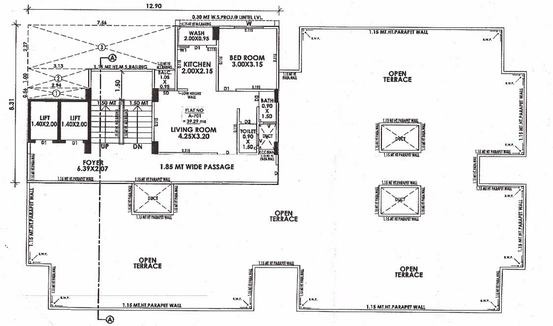
UNIT WISE BUILT UP & F.S.I. AREA CAL.ON GROUND FLOOR PLAN



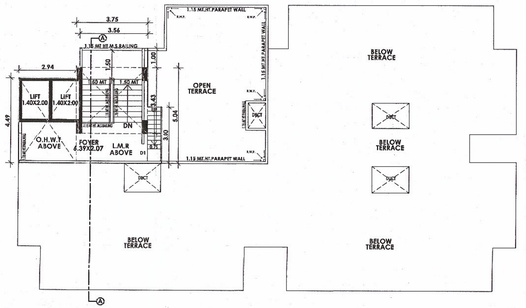
UNIT WISE F.S.I. AREA CAL.ON TYPICAL FLOOR PLAN (1st TO 6th FLOOR FLOOR)



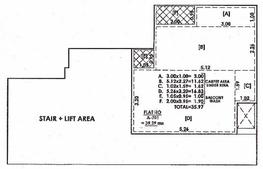
UNIT WISE F.S.I. AREA CAL.ON 7th FLOOR PLAN



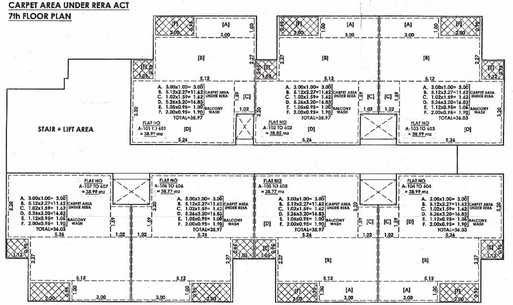
7th FLOOR PLAN



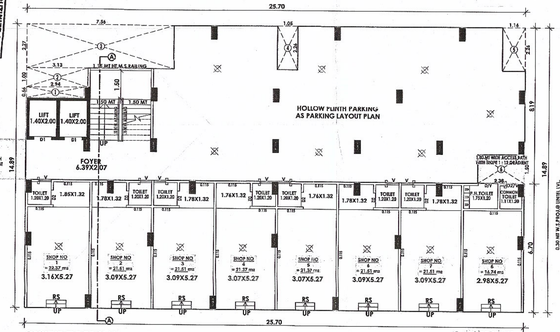
STAIR CABIN + TERRACE PLAN



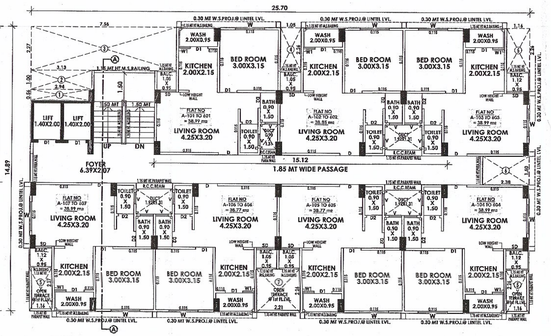
CARPET AREA UNDER RERA ACT 7th FLOOR PLAN



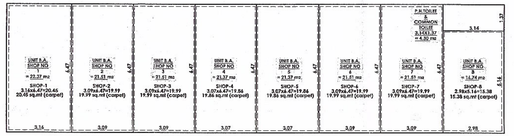
CARPET AREA UNDER RERA ACT 1st,2nd,3rd,4th,5th,6th FLOOR PLAN



GROUND FLOOR PLAN (PARKING+SHOPS)



TYPICAL FLOOR PLAN (1st TO 6th FLOOR)



CARPET AREA UNDER RERA ACT GROUND FLOOR PLAN

UNIT BUILT UP & F.S.I.AREA (COMM.)			
FLOOR	UNIT NO.	UNIT B.A.	NOS.OF UNIT
BLOCK-A GROUND FLOOR	1	20.27	01
	2	21.51	01
	3	21.51	01
	4	22.27	01
	5	20.27	01
	6	21.51	01
	7	21.51	01
	8	16.74	01
	COMON TOILET	6.30	-----
TOTAL		174.19	08

UNIT BUILT UP F.S.I.AS PER CLOSE 14.4.3 (2)			
UNIT F.S.I.AREA TABLE (RESI.)			BLOCK-A
FLOOR	UNIT NO.	UNIT B.A.	NOS. OF UNIT
1st,2nd,3rd, 4th,5th,6th	101,201,301,401,501,601	38.99	06
	102,202,302,402,502,602	38.85	06
	103,203,303,403,503,603	38.99	06
	104,204,304,404,504,604	38.99	06
	105,205,305,405,505,605	38.77	06
	106,206,306,406,506,606	38.77	06
	107,207,307,407,507,607	38.99	06
ADDI.F.S.I. (A.C.C.RAM)	0.92X0.30X1=0.27 1.92X0.30X1=1.15 TOTAL=1.42	2.00	-----
TOTAL	PER FLOOR F.S.I.=A.C.CRAM	274.35	42

UNIT BUILT UP & F.S.I.AS PER CLOSE 14.4.3 (2)			
UNIT WISE F.S.I.AREA TABLE (RESI.)			BLOCK-A
FLOOR	UNIT NO.	UNIT B.A.	NOS. OF UNIT
7th FLOOR	701	37.29	01
ADDI.F.S.I. (A.C.C.RAM)	1.02X0.30X1=0.31	0.89	-----
TOTAL	PER FLOOR F.S.I.	40.18	01

CARPET AREA UNDER RERA ACT (COMMERCIAL)			
SR.NO	UNIT NO.	UNIT B.A.	CARPET AREA.
1.	GR.-01 (SHOPS)	22.37	20.45
2.	GR.-02 (SHOPS)	21.51	19.99
3.	GR.-03 (SHOPS)	21.51	19.99
4.	GR.-04 (SHOPS)	22.37	20.40
5.	GR.-05 (SHOPS)	22.37	20.45
6.	GR.-06 (SHOPS)	21.51	19.99
7.	GR.-07 (SHOPS)	21.51	19.99
8.	GR.-08 (SHOPS)	16.74	15.38
COMMON AREA		6.30	4.30
TOTAL		174.19	160.99

CARPET AREA UNDER RERA ACT (RESIDENCE)				
SR.NO	UNIT NO.	CARPET AREA	WASH BALCONY VERANDAH*	TOTAL W.96.9%
1.	1st-101	38.99	33.07	2.96	36.97
2.	1st-102	38.85	33.07	2.96	36.97
3.	1st-103	38.99	33.07	2.96	36.03
4.	1st-104	38.99	33.07	2.96	36.03
5.	1st-105	38.77	33.07	2.96	35.97
6.	1st-106	38.77	33.07	2.96	35.97
7.	1st-107	38.99	33.07	2.96	36.03
8.	2nd-201	38.99	33.07	2.96	35.97
9.	2nd-212	38.85	33.07	2.96	35.97
10.	2nd-203	38.99	33.07	2.96	36.03
11.	2nd-204	38.99	33.07	2.96	36.03
12.	2nd-205	38.77	33.07	2.90	35.97
13.	2nd-206	38.77	33.07	2.90	35.97
14.	2nd-207	38.99	33.07	2.96	36.03
15.	3rd-301	38.99	33.07	2.90	35.97
16.	3rd-302	38.85	33.07	2.90	35.97
17.	3rd-303	38.99	33.07	2.96	36.03
18.	3rd-304	38.99	33.07	2.96	36.03
19.	3rd-305	38.77	33.07	2.90	35.97
20.	3rd-306	38.77	33.07	2.90	35.97
21.	3rd-307	38.99	33.07	2.96	36.03
22.	4th-401	38.99	33.07	2.90	35.97
23.	4th-402	38.85	33.07	2.90	35.97
24.	4th-403	38.99	33.07	2.96	36.03
25.	4th-404	38.99	33.07	2.96	36.03
26.	4th-405	38.77	33.07	2.90	35.97
27.	4th-406	38.77	33.07	2.90	35.97
28.	4th-407	38.99	33.07	2.96	36.03
29.	5th-501	38.99	33.07	2.90	35.97
30.	5th-502	38.85	33.07	2.90	35.97
31.	5th-503	38.99	33.07	2.96	36.03
32.	5th-504	38.99	33.07	2.96	36.03
33.	5th-505	38.77	33.07	2.90	35.97
34.	5th-506	38.77	33.07	2.90	35.97
35.	5th-507	38.99	33.07	2.96	36.03
36.	6th-601	38.99	33.07	2.90	35.97
37.	6th-602	38.85	33.07	2.90	35.97
38.	6th-603	38.99	33.07	2.96	36.03
39.	6th-604	38.99	33.07	2.96	36.03
40.	6th-605	38.77	33.07	2.90	35.97
41.	6th-606	38.77	33.07	2.90	35.97
42.	6th-607	38.99	33.07	2.96	36.03
43.	7th-701	37.29	33.07	2.90	35.97

SANITARY CALCUSATION

TOTAL FLOOR AREA OF THE BUILDING = 174.19 SQ.MT
TOTAL PERSON = 174.19 / 4 = 43.54 SAY 44 PERSON
CONSIDER 22 MALE OF 22 FEMALE USER

NO. OF USER	MIN.W/C REQUIRED	MIN.W/C REQUIRED MALE	MIN.W/C REQUIRED FEMALE
22 MALE 22 FEMALE	2	2	2

TOTAL REQUIRED SANITARY PROVISION
URINAL = 2
MALE W/C = 2
FEMALE W/C = 2
P.H.TOILET = 1
COMMON = 1

TOTAL PROVIDED SANITARY PROVISION
GROUND FLOOR
EACH SHOP = 7 TOILET COMMON TOILET = 1
P.H.TOILET = 1
URINAL = 2
REQ.COMMON TOILET
25 % OF TOTAL REQ.
REQ.- 2 W.C. FOR EACH GENDER & 1 URINAL FOR MALE
PROV - 2 W.C. FOR EACH GENDER & 1URINAL FOR MALE

BUILT UP AREA CAL ON GROUND FLOOR PLAN

25.70 X 14.89 X 1 NOS = 382.67 SQ.MT
LESS:- 1. 2.94 X 0.56 X 1 NOS = 1.65 SQ.MT
2. 3.13 X 1.00 X 1 NOS = 3.13 SQ.MT
3. 7.56 X 2.27 X 1 NOS = 17.16 SQ.MT
4. 1.05 X 2.26 X 1 NOS = 2.37 SQ.MT
5. 1.16 X 2.26 X 1 NOS = 2.62 SQ.MT
6. 2.38 X 1.50 X 1 NOS = 3.57 SQ.MT
TOTAL = 30.50 SQ.MT
NET BUILT UP AREA ON GROUND FLOOR = 352.17 SQ.MT

BUILT UP AREA CAL ON GROUND FLOOR (H.P.PARKING)

UNIT BUILT UP & F.S.I. AREA CAL.ON GROUND FLOOR= 352.17 SQ.MT
LESS:- NET BUILT UP & F.S.I. AREA ON GROUND FLOOR (SHOPS COMM.) = 174.19 SQ.MT
NET BUILT UP AREA ON GROUND FLOOR (H.P.PARKING) = 177.98 SQ.MT

BUILT UP & F.S.I. AREA CAL ON GROUND FLOOR PLAN (SHOPS COMM.)
AS PER UNIT B.A. (SHOPS) = 174.19 SQ.MT

BUILT UP AREA CAL ON TYPICAL FLOOR PLAN (1st TO 6th FLOOR)

25.70 X 14.89 X 1 NOS = 382.67 SQ.MT
LESS:- 1. 2.94 X 0.56 X 1 NOS = 1.65 SQ.MT
2. 3.13 X 1.00 X 1 NOS = 3.13 SQ.MT
3. 7.56 X 2.27 X 1 NOS = 17.16 SQ.MT
4. 1.05 X 2.26 X 1 NOS = 2.37 SQ.MT
5. 1.16 X 2.26 X 3 NOS = 7.86 SQ.MT
6. 2.38 X 1.50 X 1 NOS = 3.57 SQ.MT
7. 2.21 X 2.26 X 1 NOS = 4.99 SQ.MT
TOTAL = 40.73 SQ.MT
NET BUILT UP AREA ON TYPICAL FLOOR = 341.94 SQ.MT

BUILT UP AREA CAL ON 7th FLOOR PLAN

12.90 X 8.31 X 1 NOS = 107.20 SQ.MT
LESS:- 1. 2.94 X 0.56 X 1 NOS = 1.65 SQ.MT
2. 3.13 X 1.00 X 1 NOS = 3.13 SQ.MT
3. 7.56 X 2.27 X 1 NOS = 17.16 SQ.MT
TOTAL = 21.94 SQ.MT
NET BUILT UP AREA ON 7th FLOOR = 85.26 SQ.MT

BUILT UP AREA CAL ON STAIR CABIN & M.S.LEDDAR

3.56 X 1.00 X 1 NOS = 3.56 SQ.MT
3.75 X 5.04 X 1 NOS = 18.90 SQ.MT
2.94 X 4.49 X 1 NOS = 13.20 SQ.MT
0.75 X 3.00 X 1 NOS = 2.25 SQ.MT
TOTAL = 37.91 SQ.MT
NET B.UP AREA ON STAIR CABIN & M.S.LEDDAR = 37.91 SQ.MT

BUILT UP AREA CAL ON L.M.ROOM & O.H.W.T.

2.94 X 4.49 X 1 NOS = 13.20 SQ.MT
3.75 X 3.43 X 1 NOS = 12.86 SQ.MT
TOTAL = 26.06 SQ.MT
NET B.UP AREA ON L.M.ROOM & O.H.W.T. = 26.06 SQ.MT

FIRE NOTES

LEGEND	DISCRIPTION
	FIRE BRIGADE SYSTEM MAIN
	SINGLE HANDED HYDRANT VALVE
	SLUICE VALVE
	TWO WAY EAME CONNECTION
	RISE OR DROP
	NON RETURN VALVE
	RISER/CR
	FIRE HOSE BOX
	HOSE REEL HOUSE
	DCP & CO-2

The Basic Requirements For the Protection Of High - Rise Building in A.M.C and AUDA Area

(1) HYDRANT SYSTEM
Hydrant system connected near the hose reel hose or hydrant outlet, at each floor for the main Pipe - Pump at the underground water tank with a capacity to discharge the 900 liters per minute at 3 kgcm/square cm measured at the hence breakhold be installed.

Rise Riser For the Buildings Exceeding 18 meters height shall and be of less than 100mm. Internal diameter. Riser shall be connected to the bottom of the hence tank with a stop valve and a NRV to act as a Down - comer.
On riser is required for every 1000 sq. meters floor area and if the building is divided into two or more units then each unit should have a separate riser connection from the ground floor.

Each floor should have one hydrant outlet with a coupling for attaching a 12 mm dia. hose 20 mm. long hose - reel hose with 8 mm. shut - off nozzle in floor landing.
The length of the hose reel hose should be enough to reach the farthest corner the hose reel hose belt with 36 meters long. 6 mm. dia. hose and 12.5 mm. bore nozzle of alternate hose. The hose - reel hose should be complied to the rise.
Fire - service 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 50,000 liters.
The UNDERGROUND TANK shall be of not less than 1,50,000 liters.

(2) FIRE LIFT :
For buildings above and of the 7th should have a provision to ground automatically in case of the fire notice. Each building should have at least one lift or a fire. If the building is divided in to two or more units then each unit should have a fire - lift.
In pressure fire lift - will be connected that it will automatically operate when alarm call point is operate, so that it prevents the lift and getting smoke logged. lift - well should have blower.

(3) FIRE ALARM :
The alarm call point to be installed at each floor with manden capable of being heard all throughout the building.

(4) FIRE EXTINGUISHER :
Two Carbon Dioxide (CO 2) type extinguisher of 4.5 kg and one extinguisher of 5kg. Dry Chemical Powder (DCP) to be provided on each floor in case of commercial buildings.
Two Carbon Dioxide (CO 2) type extinguisher of 2 kg capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher 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 same from all level one or two risks but if the staircase is in the center case of the building then it should be provided in a gallery leading to two staircases.
The Door (Doors - Frame) should be provided in the staircase or room in to make it easily approachable in case of the fire in - fire fighter or others.

SCHEDULE OF OPENING		
DOOR	WINDOW	VENTILATOR
D : 1.00 X 2.10 SD : 1.00 X 2.10 D1 : 0.91 X 2.10 SD : 1.65 X 2.10 D2 : 0.75 X 2.10	W : 1.50 X 1.20 W3 : 0.65 X 1.20 W1 : 1.00 X 1.20 W2 : 0.75 X 1.20	V : 0.60 X 0.60

R.C.C STAIR DETAIL
WIDTH : 1.50 MT
TREAD : 0.25 MT
RISER : 0.18 MT

COLOR NOTE
PROP WORK
PROP DRAINAGE
SPRINKLER
ROAD

NOTES:-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR-2021 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 23.1.6 AND 24.6 OF GDCR-2021.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.13 AND 24.7 OF GDCR-2021.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF GDCR-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 OF THE GDCR-2021.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO. 23.6.2 OF THE GDCR-2021.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 23.10 OF THE GDCR-2021.
- 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 STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION FOR THE STRUCTURAL SAFETY DURING THE CONSTRECTION.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF GDCR-2021.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF GDCR-2021.
- FIRE SAFRTY SYSTEM IS PROVIDED AS PER CHAPTER NO. 24 OF GDCR-2021.
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 29 OF GDCR-2021.

GROUND + TYPICAL FLOOR + 7th FLOOR + STAIR CABIN + TERRACE PLAN	SHEET NO : 3/4
RESI.,AFFORDABLE HOUSING PROJECT (AFFORDABLE HOUSING) PLAN SHOWING PROP.RESIDENCE + COMMERCIAL BUILDING ON S.P.NO : 1 F.P. NO.30/3 OF DRAFT T.P.S. NO. 84 (VATVA-4).OF R.S.NO. 1449/1,1449/2,1450 AT VILLAGE : VATVA,TALUKA : VATVA,DIST-AHMEDABAD.	
SCALE : 1.00 CM = 1.00 MT	BLOCK : A
ZONE :- RESIDENCE-I (R1)	
USE OF THE CONSTRUCTION :- RESIDENCE + COMMERCIAL (AFFORDABLE HOUSING PROJECT)	

AREA TABLE

FLOOR	USE		UNIT		FLOOR AREA		F.S.I AREA		B.UP AREA	
	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.
GROUND	COMM.	PARK.	08	----	174.19	----	174.19	----	174.19	177.98
1st	----	RESI.	----	07	----	274.35	----	274.35	----	341.94
2nd	----	RESI.	----	07	----	274.35	----	274.35	----	341.94
3rd	----	RESI.	----	07	----	274.35	----	274.35	----	341.94
4th	----	RESI.	----	07	----	274.35	----	274.35	----	341.94
5th	----	RESI.	----	07	----	274.35	----	274.35	----	341.94
6th	----	RESI.	----	07	----	274.35	----	274.35	----	341.94
7th	----	RESI.	----	01	----	40.18	----	40.18	----	85.26
STAIR CABIN	----	----	----	----	----	----	----	----	----	37.91
L.M.ROOM+O.H.W.T.	----	----	----	----	----	----	----	----	----	26.06
TOTAL	COMM.	RESI.	08	43	174.19	1686.28	174.19	1686.28	174.19	2378.85

For, KUSHAL INFRASTRUCTURE PVT. LTD.
DIRECTOR
OWNER.

KUSHAL INFRASTRUCTURE PVT. LTD
1st/ho. 73, B/h. Patel Rise Mall,
Jodhpur Char Rasta, Vastrapur,
Ahmedabad-380015.
IC No. DEV 98826922
DIRECTOR
DEVELOPER

AJIT B. DAVE(D.E.CIVIL)
CONSULTING CIVIL ENGINEER
2, SUJANSH COLONY,ANDHJAR ROAD,
KANKARIYA,AHMEDABAD-380022
M.NO.9825018216,9879218216
EMAIL:-ABDAVE@YAHOO.COM
AMC LIC NO:-DS5000068-18
C.O.W.

KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD , NAVARANGPURA
STR. LIC. NO. :- SO0385171/02281
ST-ENGINEER.

For, KUSHAL INFRASTRUCTURE PVT. LTD.
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KRUNAL K. MISTRY (B.E. CIVIL)
CONSULTING CIVIL ENGINEER
117 DEVPATH, B/H LAL BUNGLOW
C.G.ROAD , NAVARANGPURA
ENG. LIC. NO. :- E9059/01/0321/R2
ENGINEER.

RESIDENTIAL USE BUILDING PLAN APPROVAL
Case No. : BLRNTS/2/2369/17/DGDR/ASTRONOMER
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Zone: SOUTH
Rera Chittal Number : 01/2022/9317/AP152/P/MH
Date : 24/11/2022
Ahmedabad Municipal Corporation
Sub Inspector (Civic Center) | Asst. T.D.O.(Civic Center) | Nilesh Baranda Dy.T.D.O. SOUTH | Dy. TOWN PLANNER