GENERAL NOTES RELATED TO CGDCR-2017

- 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.
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- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 450/60 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of e.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GHV(RE) OF 2018/PRC-102018-5068-L, Dt.- 21/07/2018 Regarding Fire Regulation-2016

NOTES RELATED TO FIRE SAFETY

1. HYYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, all each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters 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 value 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 liters. The Underground tank shall be of not less than 1,00,000 liters.

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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.
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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.
The Riser/Down-corner should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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 28 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :

A lightening arrestor should also be installed and be properly earthed to prevent damage to the building when the lightening 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) 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 ground level.

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

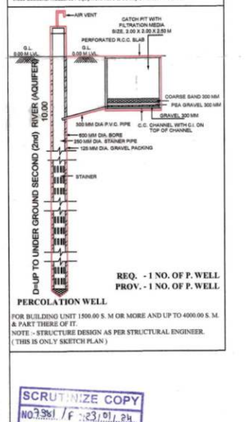
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even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

10.INDIVIDUAL FIRE-SEFTY SYSTEM

FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN IDVIDUAL 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.



REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

PERCOLATION WELL

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE - STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

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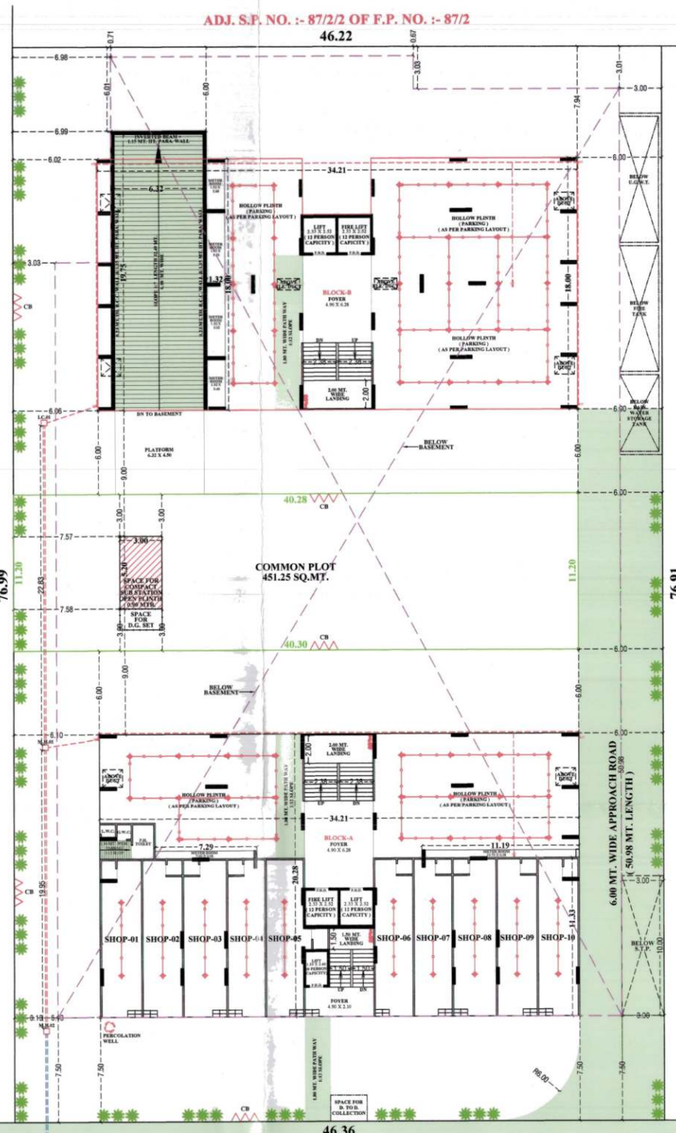
NO. 7361 / F. 23/01/24
TDO, BPSP, AMC



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

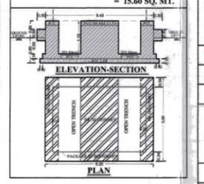
BUILT UP AREA STATEMENT :-			
BLOCK	A	B	TOTAL
BASEMENT FL.	2672.95	--	2672.95
GR. FL. (ELE. SUB.)	15.60	--	15.60
GR. FL. (H. P.)	321.39	596.08	917.47
GR. FL. (S. P.)	372.39	--	372.39
1ST FLOOR (COMM.)	360.04	--	360.04
1ST FLOOR (RESI.)	321.20	570.15	891.35
2ND FLOOR (COMM.)	360.04	--	360.04
2ND FLOOR (RESI.)	321.20	570.15	891.35
3RD FLOOR	570.15	570.15	1140.30
4TH FLOOR	570.15	570.15	1140.30
5TH FLOOR	570.15	570.15	1140.30
6TH FLOOR	570.15	570.15	1140.30
7TH FLOOR	570.15	570.15	1140.30
8TH FLOOR	570.15	570.15	1140.30
9TH FLOOR	570.15	570.15	1140.30
10TH FLOOR	570.15	570.15	1140.30
11TH FLOOR	570.15	570.15	1140.30
12TH FLOOR	570.15	570.15	1140.30
13TH FLOOR	570.15	570.15	1140.30
14TH FLOOR	570.15	570.15	1140.30
STAIR CABIN	78.93	78.93	157.86
LMR & O.H.W.T.	50.28	50.28	100.56
TOTAL	11715.82	8707.39	20423.21

F.S.I. / FLOOR AREA STATEMENT :-			
BLOCK	A	B	TOTAL
GR. FL. (S. P.)	342.88	--	342.88
1ST FL. (COMM.)	326.71	--	326.71
1ST FL. (RESI.)	244.69	490.09	734.78
2ND FL. (COMM.)	326.71	--	326.71
2ND FL. (RESI.)	244.69	490.09	734.78
3RD FLOOR	490.09	490.09	980.18
4TH FLOOR	490.09	490.09	980.18
5TH FLOOR	490.09	490.09	980.18
6TH FLOOR	490.09	490.09	980.18
7TH FLOOR	490.09	490.09	980.18
8TH FLOOR	490.09	490.09	980.18
9TH FLOOR	490.09	490.09	980.18
10TH FLOOR	490.09	490.09	980.18
11TH FLOOR	490.09	490.09	980.18
12TH FLOOR	490.09	490.09	980.18
13TH FLOOR	490.09	490.09	980.18
14TH FLOOR	490.09	490.09	980.18
TOTAL	7366.76	6861.26	14228.02

TENAMENT AREA STATEMENT :-						
BLOCK	USE	A	A	B	TOTAL	TOTAL
FLOOR		COMM.	RESI.	RESI.	COMM.	RESI.
BASEMENT FL.	PARK.	--	--	--	--	--
GR. FLOOR	PARK/SHOP	10	--	--	10	--
1ST FLOOR	OFFI./RESI.	08	02	04	08	06
2ND FLOOR	OFFI./RESI.	08	02	04	08	06
3RD FLOOR	RESI.	--	04	04	--	08
4TH FLOOR	RESI.	--	04	04	--	08
5TH FLOOR	RESI.	--	04	04	--	08
6TH FLOOR	RESI.	--	04	04	--	08
7TH FLOOR	RESI.	--	04	04	--	08
8TH FLOOR	RESI.	--	04	04	--	08
9TH FLOOR	RESI.	--	04	04	--	08
10TH FLOOR	RESI.	--	04	04	--	08
11TH FLOOR	RESI.	--	04	04	--	08
12TH FLOOR	RESI.	--	04	04	--	08
13TH FLOOR	RESI.	--	04	04	--	08
14TH FLOOR	RESI.	--	04	04	--	08
TOTAL	PARK.+SHOP+ OFFI.C.+RESI.	26	52	56	26	108

SUB-STATION

PROP. B.AREA CALCULATION GR. FL. :-
5.20 X 3.00 X 1 = 15.60 SQ. MT.
NET B.AREA ON GROUND FLOOR
= 15.60 SQ. MT.



COMM. F.S.I. AREA STATEMENT :-	
BLOCK	A
GR. FL. (S. P.)	342.88
1ST FLOOR	326.71
2ND FLOOR	326.71
TOTAL	996.30

SANITARY PROVISION (COMM.)

FLOOR AREA (TOTAL) :- 342.88 SQ.MT.
4 SQ.MTS. = 1 PERSON
342.88 SQ.MTS. = 85.72 SAY 86 PERSON
(43 GENTS & 43 LADIES)

SANITARY TABLE

FOR GENTS			FOR LADIES
	URINAL	W.C	W.C
UP TO 100	04	04	04
TOTAL REQ.	04	04	04

COMMON SANITARY REQUIRED 25%

REQ.COMMON TOILET = 25 % OF REQUIRED W.C

FOR LADIES	FOR GENTS
25% OF 4 = 1.00 SAY 1	25% OF 4 = 1.00 SAY 1

REQ.COMMON URINAL = 25 % OF REQUIRED URINAL

25 % OF 4 = 1.00 URINAL	PROVIDED 1 URINAL

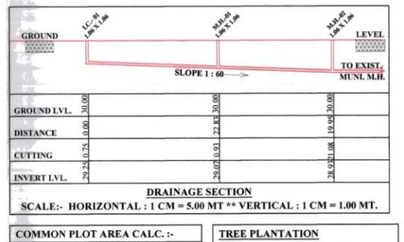
1 W.C. & URINAL PROVIDED FOR GENTS
1 W.C. PROVIDED FOR LADIES
1 D.P. TOILET PROVIDED
PROVIDED W.C. IN EACH SHOP UNITS

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 / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 108 X 10 / 80 = 13.50 NOS. REQD.
PROVIDED CONTAINER = 14 NOS.

DUST-BIN PROVIDED NOTES:-(COMM.)

TOTAL FLOOR AREA FOR SHOPS = 342.88 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 342.88 X 20/100 X 80 = 0.86 NOS
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 01 NOS.
TOTAL C.BIN PROVIDED = 14 NOS. FOR RESI.
+ 01 NOS. FOR COMM.
= 15 NOS. OF 80 LIT. CAPACITY



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

COMMON PLOT AREA CALC. :-

NET PLOT AREA = 3562.00 SQ.MT.
REQ. COMMON PLOT @ 10% 356.20 SQ.MT.
COMMON PLOT
(1) 11.20 X (40.28+40.30)/2 = 451.25
NET PROVIDED COMMON PLOT = 451.25 SQ.MT.

PERMI. BUILT UP CALC. IN COMMON PLOT

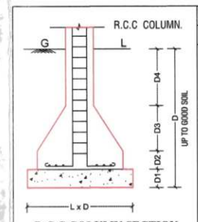
= 15% OF COMMON PLOT AREA ON G.F.
(AS PER CGDCR CLAUSE NO. 6.17.5 A,B,C,D)
= 0.15 X 451.25 = 67.69 SQ.MT.
PROVIDED (SUB-STATION)
(1) 3.00 X 5.20 X 1 = 15.60 SQ.MT.

TREE PLANTATION

PLOT AREA :- 3562.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
3562.00 SQ. MTS. / 89.05 TREE SAY 90 TREES
PROVIDED 90 NO. TREES

REQ. PERCOLATING WELL:

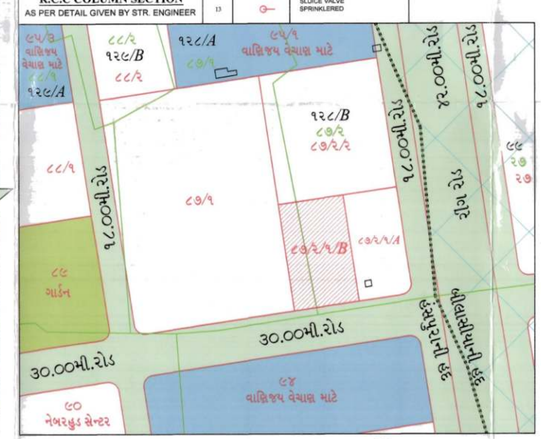
PLOT AREA :- 1500 TO 4000 SQ. MTS.
PLOT AREA = 3562.00 / 4000.00 SQ. MTS.
= 0.89 NO. REQ. SAY 01 NOS.
PROVIDED 01 NO. PERCOLATING WELL



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

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		SLUICE VALVE DCP & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SLUICE VALVE SPRINKLERED



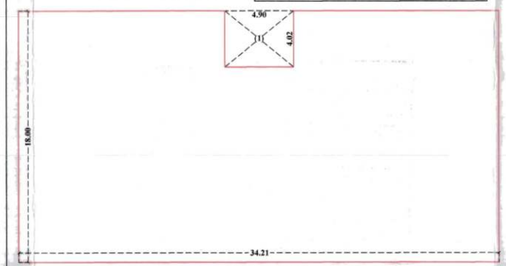
KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

BUILT UP AREA CALCULATION FOR E.C. :-

= TOTAL BUILT UP AREA - GR. FL. (H. P.) (BLOCK :- B)
= 20423.21 SQ.MT. - 596.08 SQ.MT.
= 19827.13 SQ.MT.
TOTAL BUILT UP AREA FOR E.C. = 19827.13 SQ.MT.

PROP. BUILT UP AREA CALC. ON GROUND FL. (BL:-B) :-

(1) 34.21 X 18.00 X 1 = 615.78 SQ.MT.
LESS :-
(1) 4.90 X 4.02 X 1 = 19.70 SQ.MT.
NET BUILT UP AREA ON GROUND FLOOR = 596.08 SQ.MT.



BUILT UP AREA CALC. BLOCK-B [SCALE :- 1.00 CM. = 2.00 MT.]

RESI. LIFT CALCULATION:-

BLOCK	REQ.LIFT ABOVE 2ND FL. 30 UNITS = 1 LIFT FOR 6 PASSENGERS	PROV. LIFT
A	48/30 = 01.60 SAY = 02	02 [12 PASS.]
B	48/30 = 01.60 SAY = 02	02 [12 PASS.]

THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGOUNCH WILL OBEY ALL BOARD AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGOUNCH AND ON OTHER DATED 02/06/06 AND OFFICE THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER'S
THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R. 2017 AS PER LETTER NO. GHV(RE) OF 2017/RER-102018-5068-L, DATED- 12/12/2017 AND LETTER NO. GHV(RE) OF 2018/RER-102018-5068-L, DATED- 5/03/2018 AND THIS DEVELOPMENT PERMISSION IS GRANTED UNDER G.D.C.R. 2017 AS PER LETTER NO. GHV(RE) OF 2018/RER-102018-5068-L, DATED- 12/12/2017 AND LETTER NO. GHV(RE) OF 2018/RER-102018-5068-L, DATED- 5/03/2018 AND LETTER NO. GHV(RE) OF 2018/RER-102018-5068-L, DATED- 27/07

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- The depth and position of existing municipal manhole is verified by on site and premises can gad drainage connection.
- It is certify that according to CGDCR 2017 all requirements of the building are checked and necessary actions are taken
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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 lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

8. 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 / passage / and/ or at every alternate flight of steps 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 ground level.

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

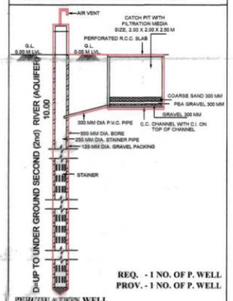
Electricity supply to the fire pump, fire alarm system, staircase pressurization system and fire lift should be made available from the main Electrical supply. (i.e. from Electrical power supply of the company) This is to ensure availability of power supply to the fire protection & Safety system even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

10.INDIVIDUAL FIRE 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 / Firerick / Public gathering. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.



REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL

PERCOLATION WELL

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE – STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

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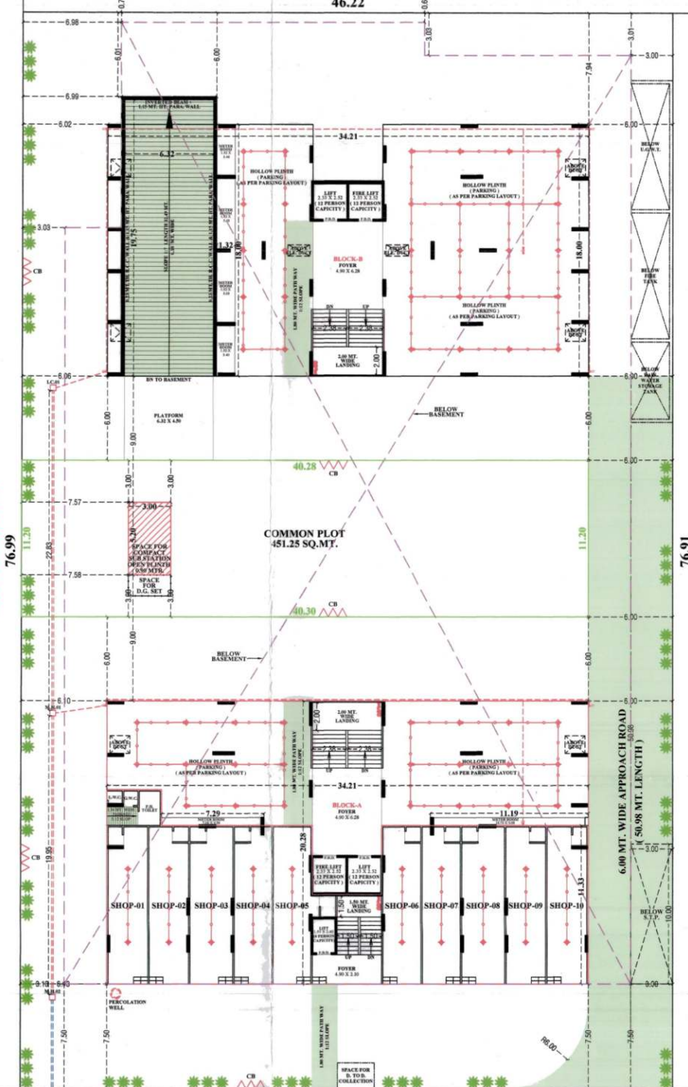
NO.7380 / E. Dt.31/03/2023
TDO, BPSP, AMC



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

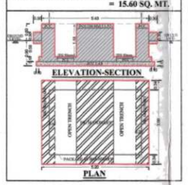
BUILT UP AREA STATEMENT :-			
BLOCK	A	B	TOTAL
BASEMENT FL.	2672.95	--	2672.95
GR. FL. (ELE. SUR.)	15.60	--	15.60
GR. FL. (H. P.)	321.39	596.08	917.47
GR. FL. (S. P.)	372.39	--	372.39
1ST FLOOR (COMM.)	360.04	--	360.04
1ST FLOOR (RESI.)	321.20	570.15	891.35
2ND FLOOR (COMM.)	360.04	--	360.04
2ND FLOOR (RESI.)	321.20	570.15	891.35
3RD FLOOR	570.15	570.15	1140.30
4TH FLOOR	570.15	570.15	1140.30
5TH FLOOR	570.15	570.15	1140.30
6TH FLOOR	570.15	570.15	1140.30
7TH FLOOR	570.15	570.15	1140.30
8TH FLOOR	570.15	570.15	1140.30
9TH FLOOR	570.15	570.15	1140.30
10TH FLOOR	570.15	570.15	1140.30
11TH FLOOR	570.15	570.15	1140.30
12TH FLOOR	570.15	570.15	1140.30
13TH FLOOR	570.15	570.15	1140.30
14TH FLOOR	570.15	570.15	1140.30
STAIR CABIN	78.93	78.93	157.86
LMR & O.H.W.T.	50.28	50.28	100.56
TOTAL	11715.82	8707.39	20423.21

F.S.I / FLOOR AREA STATEMENT :-			
BLOCK	A	B	TOTAL
GR. FL. (S. P.)	342.88	--	342.88
1ST FL. (COMM.)	326.71	--	326.71
1ST FL. (RESI.)	244.69	490.09	734.78
2ND FL. (COMM.)	326.71	--	326.71
2ND FL. (RESI.)	244.69	490.09	734.78
3RD FLOOR	490.09	490.09	980.18
4TH FLOOR	490.09	490.09	980.18
5TH FLOOR	490.09	490.09	980.18
6TH FLOOR	490.09	490.09	980.18
7TH FLOOR	490.09	490.09	980.18
8TH FLOOR	490.09	490.09	980.18
9TH FLOOR	490.09	490.09	980.18
10TH FLOOR	490.09	490.09	980.18
11TH FLOOR	490.09	490.09	980.18
12TH FLOOR	490.09	490.09	980.18
13TH FLOOR	490.09	490.09	980.18
14TH FLOOR	490.09	490.09	980.18
TOTAL	7366.76	6861.26	14228.02

TENAMENT AREA STATEMENT :-						
BLOCK FLOOR	USE	A COMM.	A RESI.	B RESI.	TOTAL COMM.	TOTAL RESI.
BASEMENT FL.	PARK.	--	--	--	--	--
GR. FLOOR	PARK/SHOP	10	--	--	10	--
1ST FLOOR	OFFI./RESI.	08	02	04	08	06
2ND FLOOR	OFFI./RESI.	08	02	04	08	06
3RD FLOOR	RESI.	--	04	04	--	08
4TH FLOOR	RESI.	--	04	04	--	08
5TH FLOOR	RESI.	--	04	04	--	08
6TH FLOOR	RESI.	--	04	04	--	08
7TH FLOOR	RESI.	--	04	04	--	08
8TH FLOOR	RESI.	--	04	04	--	08
9TH FLOOR	RESI.	--	04	04	--	08
10TH FLOOR	RESI.	--	04	04	--	08
11TH FLOOR	RESI.	--	04	04	--	08
12TH FLOOR	RESI.	--	04	04	--	08
13TH FLOOR	RESI.	--	04	04	--	08
14TH FLOOR	RESI.	--	04	04	--	08
TOTAL	PARK.+SHOP+ OFFICE+RESI.	26	52	56	26	108

SUB-STATION

PROP. BAREA CALCULATION GR. FL. :-
5.20 X 3.00 X 1 = 15.60 SQ. MT.
NET BAREA ON GROUND FLOOR = 15.60 SQ. MT.



COMM. F.S.I. AREA STATEMENT :-	
BLOCK	A
GR. FL. (S. P.)	342.88
1ST FLOOR	326.71
2ND FLOOR	326.71
TOTAL	996.30

SANITARY PROVISION (COMM.)

FLOOR AREA (TOTAL) :- 342.88 SQ.MT.
4 SQ. MTS. = 1 PERSON
342.88 SQ.MTS. = 85.72 SAY 86 PERSON
(43 GENTS & 43 LADIES)

SANITARY TABLE

FOR GENTS			FOR LADIES
	URINAL	W.C.	W.C
UP TO 100	04	04	04
TOTAL REQ.	04	04	04

COMMON SANITARY REQUIRED 25%

REQ.COMMON TOILET = 25 % OF REQUIRED W.C	
FOR LADIES	FOR GENTS
25% OF 4 = 1.00 SAY 1	25% OF 4 = 1.00 SAY 1

REQ.COMMON URINAL = 25 % OF REQUIRED URINAL	
25 % OF 4 = 1.00 URINAL	PROVIDED 1 URINAL

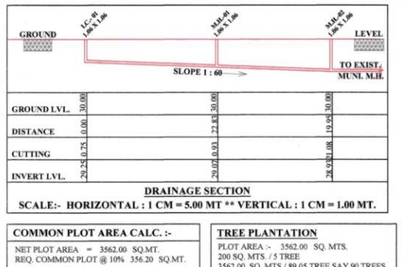
1 W.C. & URINAL PROVIDED FOR GENTS
1 W.C. PROVIDED FOR LADIES
1 D.P. TOILET PROVIDED
PROVIDED W.C. IN EACH SHOP UNITS

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 / 1BIN / 80 LITRES CAPACITY.
REQUIRED = 108 X 10 / 80 = 13.50 NOS. REQD.
PROVIDED CONTAINER = 14 NOS.

DUST-BIN PROVIDED NOTES:-(COMM.)

TOTAL FLOOR AREA FOR SHOPS = 342.88 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = 342.88 X 20/100 X 80 = 0.86 NOS.
SAY 1 NO. OF CONTAINER OF CAPACITY 80.0 LITRE
MAX. CAP. OF CONTAINER = 80.0 LIT.
PROVIDED CONTAINER = 01 NOS.
TOTAL C.BIN PROVIDED = 14 NOS. FOR RESI.
+ 01 NOS. FOR COMM.
= 15 NOS. OF 80 LIT. CAPACITY



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

COMMON PLOT AREA CALC. :-

NET PLOT AREA = 3562.00 SQ.MT.
REQ. COMMON PLOT @ 10% 356.20 SQ.MT.
COMMON PLOT
(1) 11.20 X (40.28+40.30)/2 = 451.25
NET PROVIDED COMMON PLOT
= 451.25 SQ.MT.

PERML BUILT UP CALC. IN COMMON PLOT

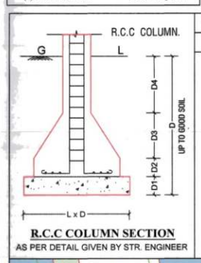
= 15% OF COMMON PLOT AREA ON G.F.
(AS PER CGDCR CLAUSE NO. 6.17.5 A,B,C,D)
= 0.15 X 451.25 = 67.69 SQ.MT.
PROVIDED [SUB-STATION]
(1) 3.00 X 5.20 X 1 = 15.60 SQ.MT.

TREE PLANTATION

PLOT AREA :- 3562.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
3562.00 SQ. MTS. / 89.05 TREE SAY 90 TREES
PROVIDED 90 NO. TREES

REQ. PERCOLATING WELL

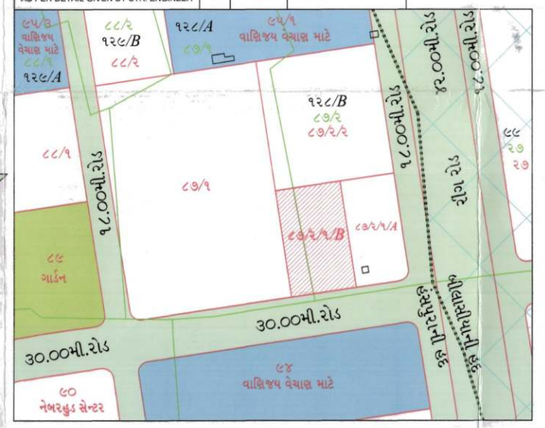
PLOT AREA :- 1500 TO 4000 SQ. MTS.
PLOT AREA = 3562.00 / 4000.00 SQ. MTS.
= 0.89 NO. REQ. SAY 01 NOS.
PROVIDED 01 NO. PERCOLATING WELL



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

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		SLUICE VALVE DCP & CO2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SLUICE VALVE SPRINKLERED

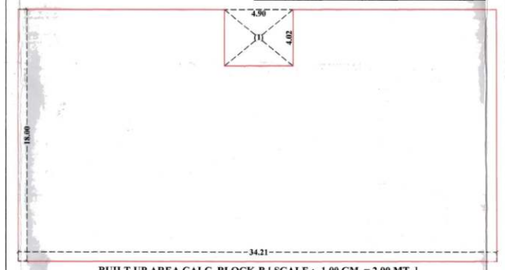


KEY - PLAN
SCALE :- 1.00 CM. = 20.00 MT.

BUILT UP AREA CALCULATION FOR E.C. :-

= TOTAL BUILT UP AREA - GR. FL. (H. P.) (BLOCK :- B)
= 20423.21 SQ.MT. - 596.08 SQ.MT.
= 19827.13 SQ.MT.
TOTAL BUILT UP AREA FOR E.C. = 19827.13 SQ.MT.

PROP. BUILT UP AREA CALC. ON GROUND FL. (BL.:-B) :-
(1) 34.21 X 18.00 X 1 = 615.78 SQ.MT.
LESS :-
(1) 4.90 X 4.02 X 1 = 19.70 SQ.MT.
NET BUILT UP AREA ON GROUND FLOOR = 596.08 SQ.MT.



BUILT UP AREA CALC. BLOCK-B [SCALE :- 1.00 CM. = 2.00 MT.]

RESI. LIFT CALCULATION:-

BLOCK	REQ.LIFT ABOVE 2ND FL. 30 UNITS = 1 LIFT FOR 6 PASSENGERS	PROV. LIFT
A	48/30 = 01.60 SAY = 02	02 [12 PASS.]
B	48/30 = 01.60 SAY = 02	02 [12 PASS.]

LAYOUT PLAN — **SHEET NO:- 01/07**

LAYOUT PLAN SHOWING PROPOSE RESIDENCE + COMMERCIAL BUILDING ON S.P. NO. :- 87/2/1/B OF S.P. NO.:- 87/2/1 OF F.P. NO:- 87/2 OF T.P.S. NO :- 109 (MUTHIYA-BILASIYA-HANSAPURA) (FINAL) [REVENUE SURVEY NO. :- 128/B/1 , 128/B/2 , O.P. NO.:- 87/2] OF MOJE :- HANSPURA , TALUKA :- ASARWA , DISTRICT :- AHMEDABAD.

BLOCK :- A | **SCALE:- 1.00 CM = 2.00 MT.**

ZONE :- RESIDENTIAL-I (R1) | **USE :- RESIDENTIAL+COMMERCIAL**

AREA TABLE	SQ. MTS.
PLOT AREA OF S.P. NO. :- 87/2/1/B (AS PER APPROVED PLAN)	3562.00
REQ.COMMON PLOT @ 10%	356.20
PROVIDED COMMON PLOT AREA	451.25

AREA TABLE	SQ. MTS.
PLOT AREA OF S.P. NO. :- 87/2/1/B (AS PER APPROVED PLAN)	3562.00
PERMISSIBLE BASE ZONE F.S.I - (1.80 X 3562.00)	6411.60
PERMISSIBLE CHARGEABLE F.S.I. (0.90 X 3562.00)	3205.80
PERMISSIBLE HIGHER CHARGEABLE F.S.I. (1.30 X 3562.00)	4630.60
MAX. PERML F.S.I. (4.00 X 3562.00) (6411.60 + 3205.80 + 4630.60) (AS PER CGDCR 2017) (AS PER CL. NO. 6.3.1(D) - 1 TABLE - 6. 5A)	14248.00
TOTAL UTILIZED F.S.I.	**14228.02**
UTILIZED CHARGABLE F.S.I. (14228.02 - 6411.60)	**7816.42**

COLOUR NOTES:-

F. P. BOUNDARY		ROAD / APPROACH ROAD	
PROP. WORK		PERCOLATION WELL	
PROP. DRAIN-LINE		COMMUNITY BIN.	
COMMON PLOT		TREE	
BASEMENT LINE		SPRINKLER	

APPROVED SUB-DIVISION CASE NO. :-

APPLICATION NO. :- 001BDP23240848
DEVELOPMENT PERMISSION NO. :- 001LD23240175
ODPS APPLICATION NO. :- ODPS/2023/081728
[DATE :- 05/08/2023]

KOTHIYA BUILDCON
Licence No. DEV 1291090524
Vipulbhai C. Kothiya,
13, Krishna Vihar Shopping Center,
Opp. Uma School, Nikol-Naroda Road,
Nikol, Ahmedabad - 382350

DEVELOPER:-

KRUNAL PATEL
AMC LIC NO. 001ERH20052500/48
AMC LIC NO. 001SE28072510026
AMC LIC NO. 001CW10042700520
413-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad

ENGINEER:-

NIRAJ PITAMBERBHAI PRAJAPATI
AMC COW NO :- 001CW31072811123
ADD :- 14, VIHAL PARK, PART -1 ODHAV, AHMEDABAD 382415

COW:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
AMC LIC NO. 001SE18102500342
402, Maulik Arcade, Nr. Mansi Cross Road, Vastrapur, Ahmedabad-380015.

STR. ENGINEER:-

TEJASKUMAR DILIPBHAI PANCHAL
SUPERVISOR OF WORKS (GRADE-1)
REG. NO. 001SR16092811918
VALID TILL: 16/09/2028

S.O.R. :-

ANAM DEVELOPERS વતી
સંમતિપત્રધારી પોપટભાઈ દીનુ
ના પાવર ઓફ એટર્ની હોલ્ડર
તરીકે આર.કે. બિલ્ડીંગ વતી
વિપુલભાઈ સી. કોથીયા

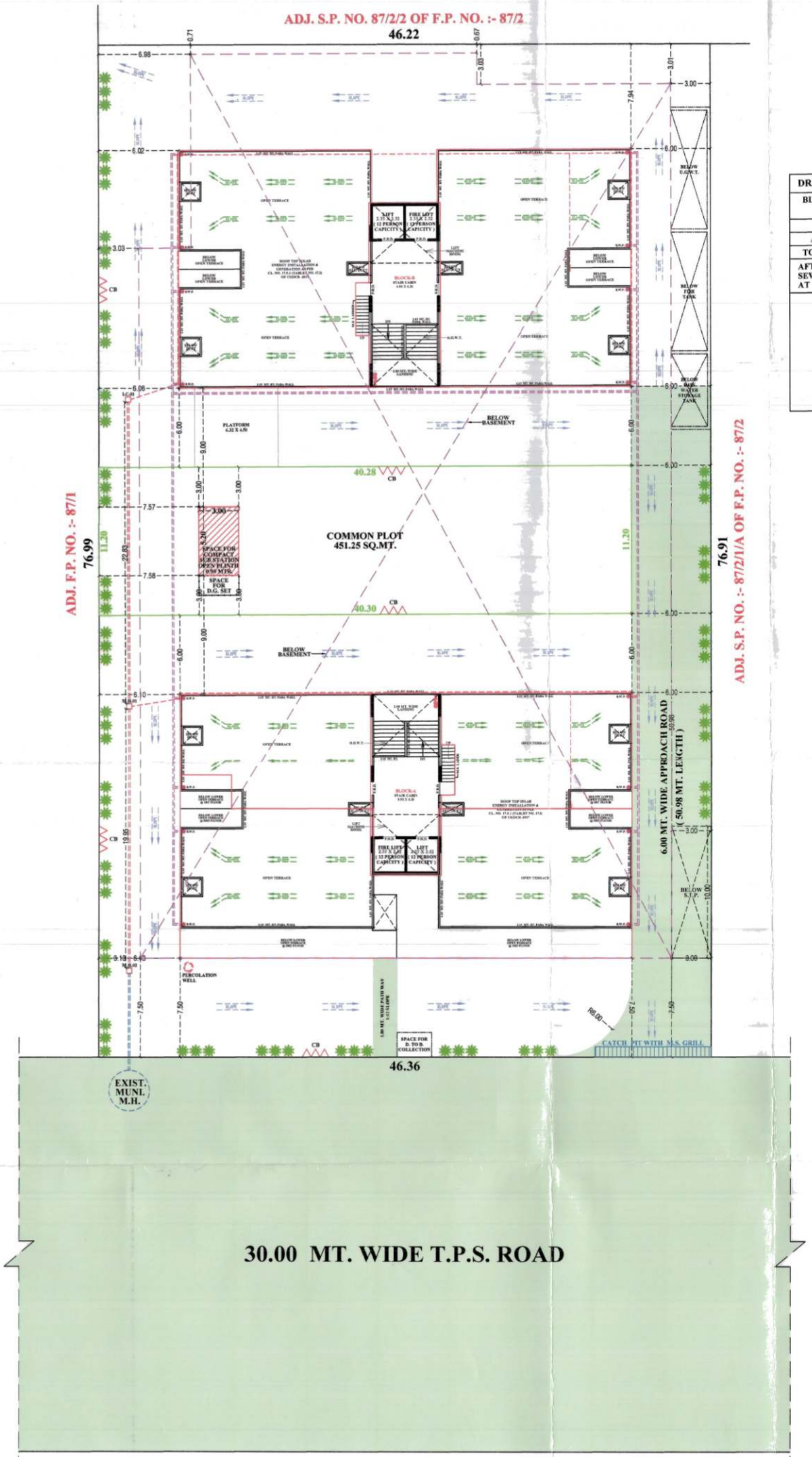
OWNER :-

AUTHORITY

T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst.T.D.O. (B.P.S.P.)

Ahmedabad Municipal Corporation

Case No. : BHNTUNZ/271023/CGDCRV/A7909/R0/M1
Zone : NORTH
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chiththi Number : 05338/271023/A7909/R0/M1
Date 25/02/2024



ENVIRONMENTAL MANAGEMENT LAY-OUT PLAN

(AS PER CHAPTER -17 OF CGDCR -2017)

SCALE :- 1.00 CM. = 2.00 MT.

N

SCRUTINY COPY
NO. 7329/F Dt. 23/01/2024
TDO, E... AMC

Conditions for Environmental Management Provisions as CGDCR-2017 Chapter-17

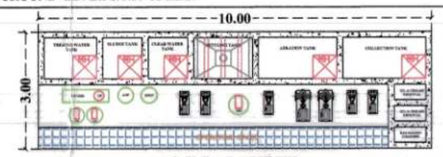
Note:- Location Of Above Provisions May Very As Per Site Situation.

1. **Roof Top Solar Energy Installations and Generation**: Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
2. **Rain Water Harvesting System**: Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
3. **Rain Water Storage tank:** Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
4. **Tree Plantation**: Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. **Solid Waste Management**: Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.

DRAINAGE DETAIL - SEWAGE TREATMENT PLANT

BLOCK	USE	SHOPS / FLATS	PERSONS PER / UNIT	NO. OF USER	LITER	TOTAL WASTE WATER GENERATION
A	SHOP	26 SHOPS	2 PER / SHOP	52	50	2600.00
A,B	RESI.	108 FLAT	3 PER / FLAT	324	100	32,400.00
TOTAL		134 FLAT	--	376	--	35,000.00

AFTER CONSIDERING DIVERSITY FACTOR TOTAL LTR - 35,000.00
SEWAGE TREATMENT PLANT CAPACITY WILL BE 35,000.00 LITER PER DAY
AT BELOW GROUND LEVEL S.T.P. 35 KLD.



S.T.P. LAYOUT

TREE PLANTATION
PLOT AREA :- 3562.00 SQ. MTS.
200 SQ. MTS. / 5 TREE
3562.00 SQ. MTS. / 89.05 TREE SAY 90 TREES
PROVIDED 90 NO. TREES

REQ. PERCOLATING WELL
PLOT AREA :- 1500 T0 4000 SQ. MTS.
PLOT AREA = 3562.00 / 4000.00 SQ. MTS.
= 0.89 NO. REQ. SAY 01 NOS.
PROVIDED 01 NO. PERCOLATING WELL

1. THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGG./ARCH. WILL DRAW S.P.B.I.D.01 ALL BONDS AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGG./ARCH.
2. THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 02/03/06 AND OFFICE ORDER NO-42, DT-13/06/06.
3. THIS DEVELOPMENT PERMISSION IS GRANTED UNDER C.G.D.C.R.-2017 AS PER LETTER NO: GHV/089-07 20170[illegible] THE DEVELOPMENT PERMISSION IS GRANTED AND LETTER NO: GHV/01 OF 2018/ECB-TCD/16-3629-L, DATED:- 31/03/2018 AND LETTER NO: ECB-102018-3629-L, DATED:- 31/03/2018 AND LETTER NO: GHV/46 OF 2018/ECB-102016-3629-L, DATED:- 23/04/2018 AND LETTER NO: GHV/182/ECB-102016-3629-L, DATED:-01/11/2018 AND LETTER NO: GHV/307/ECB-102016-3629-L, DATED:-22/02/2017, AND LETTER NO:- GHV/143 OF 2018/ECB-102016-3629-L, DATED:-31/03/2018, LETTER NO:- GHV/ 174 of 2020/CEB-102016-3629-L, DATED:-11/11/2020 AND NOTIFICATION NO-GHV/98 OF 2020/BUDHWARTA-(NH1)/B3/3/2020, DATED:-13/04/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT OF GUJARAT.
4. THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-NR/R1 AND HIGHER DENSITY DEVELOPMENT AREA AS PER C.G.D.C.R.-2017 CLAUSE NO.3.3.1.(d) AND TABLE 6.5A/A5 SHOWN IN PLAN FOR RESIDENTIAL AND COMMERCIAL BUILDING WITHIN HEIGHT OF 45.00 MT. IS GRANTED AS PER THE ORDER/APPROVAL GIVEN BY DY. MC(UD) ON DT-05/01/2024.
5. OWNER/APPLICANT/DEVELOPER SHALL HAVE TO PROVIDE BARRICADE OF STEEL-SHEETS/TIN-SHEETS OF SUFFICIENT HEIGHT (NOT LESS THAN 3.30MT.) DURING CONSTRUCTION/DEMOLITION ACTIVITY, AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
6. THIS CASE HAS BEEN SCRUTINIZED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON DT-08/01/2024.
7. APPLICANT/OWNER/ ARCHITECT/ENGINEER/STRUCTURE ENGINEER/CLERK OF WORKS (SITE SUPERVISOR) ARE SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE EXCAVATION/CONSTRUCTION OF THE CELLAR AND INSTEAD OF ENTIRE EXCAVATION IN ONE STRETCH CONSTRUCTION OF THE CELLAR WILL HAVE TO DO BY PHASE WISE EXCAVATION . PROVIDING PROTECTIVE SUPPORT(SHORING/STRUTTING), AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. THE NECESSARY ARRANGEMENTS WILL HAVE TO BE MADE BY THE STRUCTURAL ENGINEER/ARCHITECT/CLERK OF WORK (SITE SUPERVISOR) FOR CONTINUOUS SUPERVISION AND IF REQUIRED URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY. AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN BY THE OWNER / APPLICANT / DEVELOPERS / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS, THE COMMENCEMENT CERTIFICATE (RAJACHITHI) WILL BE SUSPENDED/REVOKED WITH IMMEDIATE EFFECT, IF THE CONSTRUCTION / EXCAVATION / DEMOLITION WORK IS BEING DONE WITHOUT PROPER PRECAUTIONS TO ENSURE SAFETY.
8. PROVISION FOR SUMP/PUMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH LEVELES OF BASEMENT/CELLER AT SITE SHALL BE PROVIDED AND MEASURES SHOULD BE TAKEN TO KEPT IT PERMANENTLY OPERATIONAL TO PREVENT FLOODING OF BASEMENT/CELLER AND TO KEEP IT DRY.
9. THIS PERMISSION IS GIVEN ON THE BASIS OF MEASUREMENT AND LOCATION OF PLOT MENTION IN OPINION FOR SCHEME IMPLIMENTATION GIVEN BY TOWN DEV.INSP.(N.Z.) A.M.C. DT.19/03/2021.
10. THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR BETTERMENT CHARGE GIVEN BY DIVISIONAL SUPERINTENDENT(N.Z.) ON DT.31/03/2021.
11. THIS PERMISSION IS GRANTED AS PER THE N.O.C. OF AIRPORT AUTHORITY OF INDIA ON DTD.19/12/2023, REF.NOC G NO.AHMAHM/181/191/2023/NOC/337 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
12. THIS PERMISSION IS GRANTED SUBJECT TO RELEVENT TERMS AND CONDITIONS MENTIONED IN OPINION GIVEN BY FIRE DEPARTMENT ON DT.19/05/2023(FDP/NA/2023-0012-0-0100010). FIRE NOC WILL BE OBTAINED AND FIRE PROTECTION CONSULTANT WILL BE APPOINTED BY OWNER/APPLICANT BEFORE APPLYING FOR B.U. PERMISSION AND NOTERIZED UNDER TAKING GIVEN BY OWNER/APPLICANT, ALL TERMS AND CONDITION MENTION IN NOTERIZED UNDER TAKING WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
13. ALL RELEVANT TERMS AND CONDITIONS MENTIONED IN N.A. PERMISSION ORDER NO.:-CGCTS-UN.A.US.R. 1170/10 ON DT.:-05/02/2014, BY COLLECTOR,AHMEDABAD, IT IS SUBMITTED BY OWNER-APPLICANTS.
14. THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT/PROPERTY TAX DEPT., N.Z.I ON DT.12/06/2023 AND PROPERTY TAX RECEIPT.
15. APPLICANT SHALL HAVE TO MAKE PROVISION FOR ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION AS PER CL.17.5.1 OF CGDCR-2017 AND ALL TERMS AND CONDITION MENTION IN ORDER WILL BE APPLICABLE AND BINDING TO OWNER/APPLICANT.
16. RAIN WATER STORAGE TANK SHALL BE PROVIDE AS PER CGDCR-2017 CLAUSE NO. 17.3
17. IN EVERY WATER CLOSET'S OR TOILET, IT SHALL BE MANDATORY TO PROVIDE DOUBLE BUTTON CISTERN (DUAL FLUSH TANK).
18. AS PER THE PROVISION OF REAL ESTATE (REGULATION AND DEVELOPMENT) ACT-2016, NO DEVELOPER/PROMOTER(S) WILL MAKE ADVERTIZEMENT FOR SALE, MARKETING, BOOKING OR OFFER FOR REAL ESTATE PROJECT LIKE PLOT, APARTMENT OR BUILDING OR PART OF THEIR, UNTIL THE REGISTRATION IS DONE IN THE REAL ESTATE REGULATORY AUTHORITY(REDRA) OFFICE.
19. THIS DEVELOPMENT PERMISSION IS GIVEN ON THE CONDITION THAT OWNER/APPLICANTS HAVE TO PROVIDE TEMPORARY RESIDENTIAL ACCOMODATION FOR SKILLED/UNSKILLED CONSTRUCTION LABOURS IN THEIR PREMISES WITH PROPER SANITATION FACILITY. PUBLIC SPACE/ROAD WILL NOT BE ENCHROACHED FOR THE SAME IN ANY CASE AS PER OWNER/APPLICANTS SUBMIT THE NOTERIZED UNDERTAKING FOR THE SAME.
20. PERMANENT PROVISION ON THE SITE FOR WASHING AND CLEANING OF TYRE/WHEEL OF THE VEHICLES DEPARTING/COMING AND GOING ON THE PUBLIC ROAD. OTHERWISE LEGAL ACTIONS WILL BE TAKEN AND OWNER AND DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR SPOIL OF PUBLIC ROAD.
21. THE DEVELOPMENT PERMISSION IS GIVEN ON THE BASIS OF NOTERISED UNDERTAKING BY OWNER/ APPLICANT AND DEVELOPERS FOR THE RIGHTS TO DEVELOP AND CONSTRUCTION ON THE SAID LAND BY DEVELOPERS AND IT WILL BE BINDING AND APPLICABLE TO BOTH PARTIES.
22. THIS DEVELOPMENT PERMISSION HAS BEEN GRANTED AS PROVIDED IN NOTIFICATION NO: EDB/1120181037/AL, DTD.28/04/2018, DTD.25/06/2018, NOTIFICATION NO: PRCH/102018/7169AL, DTD. 16/10/2018, DTD.23/0/2019 & OTHERS OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT GOVERNMENT OF GUJARAT AND DIRECTIONS ISSUED BY COMPETENT AUTHORITY FROM TIME TO TIME, UNDER PROVISION OF COMPREHENSIVE GENERAL DEVELOPMENT CONTROL REGULATIONS-2017.
23. (A)TOTAL PARKING AREA SHOWN IN APPROVED PLAN MUST BE MAINTAINED. (B)PARKING AREA MUST BE RETAINED AS EFFECTIVE PARKING SPACE AND SHALL BE MAINTAINED WITH LIGHT AND VENTILATION SYSTEM. (C)IF MISUSE OF PARKING SPACE IS NOTICED,THE USE OF THE ENTIRE BUILDING SHALL BE DISCONTINUED BY THE COMPETENT AUTHORITY. BUILDING USE SHALL BE PERMITTED ONLY AFTER THE REQUIRED PARKING SPACES ARE PROVIDED. HIGH PENALTY SHALL BE LEVIED CONSIDERING THE PERIOD OF MISUSE OF THE PARKING SPACE AND BENEFIT DERIVED OUT OF MISUSE AS DECIDED BY THE COMPETENT AUTHORITY FROM TIME TO TIME AND ALL ABOVE TERMS AND CONDITIONS MENTIONED WILL BE APPLICABLE AND BINDING TO ALL CONCERN PERSONS.
24. THE FEES/CHARGES OF ADDITIONAL F.S.I. FEE SHALL BE PAID BY OWNER/APPLICANT AS PER 25 CHARGES AT THE TIME OF COMMENCEMENT CERTIFICATE AND OTHER 75 CHARGES IN 4 INSTALLMENTS IN 2 YEARS AS PER OPTION NO. 3 OF CIRCULAR NO:- 81/2022-23, DATE:- 19/04/2022 AND CIRCULAR NO:- 37/2013-14, DATE:- 27/12/2013 AND OWNER/ APPLICANT HAS TO OBEY THE TERMS AND CONDITION AS PER APPROVAL GIVEN BY FOR THE SAME DT:- 20/01/2024.
25. [illegible]
26. આજની મોકૂફીનાના ઉપર E-Nagar Application ID No.0018EPF211220046, 01/05/06/2022 થી સંકુલ દાખલ કરેલ ઓનલાઈન અરજી અંગેના [illegible]
27. [illegible]
28. [illegible]
29. [illegible]
30. [illegible]
31. [illegible]
32. [illegible]
33. [illegible]
34. [illegible]
35. [illegible]
36. [illegible]
37. [illegible] Industrial Safety And Health Department (GOVT. OF GUJARAT) [illegible] Inspection Report /Safety Certificate [illegible]
38. [illegible] Operation [illegible] Tower Crane + Lateral Room [illegible] Supervision [illegible] Road Traffic Movement [illegible] Police Department [illegible]
39. [illegible] તા.૨૬/૦૧/૨૦૨૪ ઉપરની શરતોને આધીન રહેશે.

ENVIRONMENTAL MANAGEMENT PLAN — **SHEET NO:- 02/07**

ENVIRONMENTAL MANAGEMENT PLAN SHOWING PROPOSE RESIDENCE + COMMERCIAL BUILDING ON S.P. NO. :- 87/2/1/B OF S.P. NO. :- 87/2/1 OF F.P. NO:- 87/2 OF T.P.S. NO :- 109 (MUTHIYA-BILASIYA-HANSAPURA) (FINAL) [REVENUE SURVEY NO. :- 128/B/1 , 128/B/2 , O.P. NO.:- 87/2] OF MOJE :- HANSPURA , TALUKA :- ASARWA , DISTRICT :- AHMEDABAD.

SCALE:- 1.00 CM = 2.00 MT.

ZONE :- RESIDENTIAL-I (R1) | **USE :- RESIDENTIAL+COMMERCIAL**

AREA TABLE	SQ. MTS.
PLOT AREA OF S.P. NO. :- 87/2/1/B (AS PER APPROVED PLAN)	3562.00
REQ.COMMON PLOT @ 10%	356.20
PROVIDED COMMON PLOT AREA	451.25

COLOUR NOTES:-

F. P. BOUNDARY		ROAD / APPROACH ROAD	
PROP. WORK		PERCOLATION WELL	
PROP. DRAIN-LINE		COMMUNITY BIN.	
COMMON PLOT		TREE	
BASEMENT LINE		SPRINKLER	

KOTHIYA BUILDCON
Licence No. DEV 1291090524
Vipulbhai C. Kothiya,
13, Krishna Vihar Shopping Center,
Opp. Uma School, Nikol-Naroda Road,
Nikol, Ahmedabad - 382350

DEVELOPER:-

KIRAN N. PATEL
AMC LIC NO. 001ERH27052500748
AMC LIC NO. 001SE28072510026
AMC LIC NO. 001CW10042700520
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad

ENGINEER:-

NIRAJ PITAMBERBHAI PRAJAPATI
AMC COW NO :- 001CW31072811123
ADD :- 14, VIHAL PARK, PART -1 ODHAV, AHMEDABAD 382415

COW:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
AMC LIC NO. 001SE18102500342
402, Maulik Arcade, Nr. Mansi Cross Road, Vastrapur, Ahmedabad-380015.

STR. ENGINEER:-

TEJASKUMAR DILIPBHAI PANCHAL
SUPERVISOR OF WORKS (GRADE-1)
REG. NO. 001SR16092811918
VALID TILL: 16/09/2028

S.O.R. :-

ANAM DEVELOPERS વતી મનસુખભાઈ પોપટભાઈ દોંગા ના પાવર ઓફ એટર્ની હોલ્ડર તરીકે આર.ડી. બિલીયન વતી વિપુલભાઈ સી. કોઠીયા

OWNER :-

સદરે પ્રકરણે ચાર્જબાર એફ.એસ.આઈ.ના નાણા ના હતા યુકવવાના હોઈ, તે વસુલાત બાબતે બી.યુ. પરમીશન અગાઉ અત્રેના વિભાગની અભિપ્રાય મેળવવાની રહેશે.

RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 4.3.4.4.5.5) :-
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 WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF FORT AND LOCAL ACTS.
LIABILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.2) :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE SOLELY 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 OR ANY OFFICER/EMPLOYEE OF THE MUNICIPAL CORPORATION.

Ahmedabad Municipal Corporation

Case No. : BHNT/NZ/271023/CGDCRV/A7909/R0/M1
Zone : NORTH
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chiththi Number : 05338/271023/A7909/R0/M1
Date 25/01/2024

T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst.T.D.O. (B.P.S.P.)

AUTHORITY:-

30.00 MT. WIDE T.P.S. ROAD

GROUND LEVEL PARKING LAYOUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

30.00 MT. WIDE T.P.S. ROAD

BASEMENT LEVEL PARKING LAYOUT PLAN

SCALE :- 1.00 CM. = 2.00 MT.

PARKING AREA TABLE (RESIDENTIAL)		REQ. SQ.MTS.	TOTAL PROVI. SQ.MTS.
TOTAL REQ. PARK. AREA = 14228.02 - 996.30 (COMM.)			
TOTAL REQ. PARK. AREA	13231.72 REQ. @ 20%	2646.34	----------
TOTAL PROVI. PARK. AREA		----------	266.14
REQ. CAR PARKING AREA	REQ. @ 50%	1323.17	----------
PROVIDED CAR PARKING AREA	(A3 TO A6)	----------	1330.88
REQ. OTHER PARKING AREA	REQ. @ 40%	1058.54	----------
PROVIDED OTHER PARKING AREA	(B3 TO B12)	----------	1067.80
REQ. VISITOR'S PARKING AREA	REQ. @ 10%	264.63	----------
PROVIDED OTHER PARKING AREA	(C3 TO C5)	----------	265.46

VISITOR PARKING AREA			
(C3)	03.90 X 06.30 X 1	= 24.88	SQ.MT. (BLOCK – A) (H.P.)
(C4)	05.10 X 04.02 X 1	= 20.50	SQ.MT. (BLOCK – B) (H.P.)
(C5)	19.65 X 11.20 X 1	= 220.08	SQ.MT. (COMMON PLOT)
			265.46

OTHER PARKING AREA			
(B3)	17.33 X 20.05 X 1	= 347.47	SQ.MT. (BASEMENT FL.)
(B4)	10.52 X 07.61 X 1	= 80.06	SQ.MT. (BASEMENT FL.)
(B5)	06.81 X 18.00 X 1	= 122.58	SQ.MT. (BASEMENT FL.)
(B6)	05.10 X 04.76 X 1	= 24.28	SQ.MT. (BASEMENT FL.)
(B7)	08.73 X 08.37 X 1	= 73.07	SQ.MT. (BLOCK – A) (H.P.)
(B8)	14.56 X 08.37 X 1	= 121.87	SQ.MT. (BLOCK – A) (H.P.)
(B9)	03.56 X 11.08 X 1	= 39.44	SQ.MT. (BLOCK – B) (H.P.)
(B10)	14.56 X 11.42 X 1	= 166.28	SQ.MT. (BLOCK – B) (H.P.)
(B11)	05.49 X 06.92 X 1	= 37.99	SQ.MT. (BLOCK – B) (H.P.)
(B12)	28.01 X (1.98+1.93) / 2	= 54.76	SQ.MT. (OPEN MARGIN GR. FL.)
			1067.80

CAR PARKING AREA			
(A3)	36.74 X 23.20 X 1	= 852.37	SQ.MT. (BASEMENT FL.)
(A4)	17.33 X 18.73 X 1	= 324.59	SQ.MT. (BASEMENT FL.)
(A5)	14.64 X 03.97 X 1	= 58.12	SQ.MT. (BASEMENT FL.)
(A6)	14.56 X 06.58 X 1	= 95.80	SQ.MT. (BLOCK – B) (H.P.)
			1330.88

RESIEDNCE	REQUIRED	PROVIDED			
		BASEMENT FL.	GROUND FL.	Common Plot	TOTAL
VISITOR PARKING	264.63	--	45.38	220.08	265.46
OTHER PARKING	1058.54	574.39	493.41	--	1067.80
CAR PARKING	1323.17	1235.08	95.80	--	1330.88
	2646.34	1809.47	634.59	220.08	2664.14

COMMERCIAL	REQUIRED	PROVIDED		
		BASEMENT FL.	GROUND FL.	TOTAL
VISITOR PARKING	99.63	51.99	53.28	105.27
OTHER PARKING	149.45	111.78	43.98	155.76
CAR PARKING	249.08	253.93	--	253.93
	498.16	417.70	97.26	514.96

NOTES RELATED TO FIRE SAFETY

1. HYDRANT SYSTEM:
CIDCO/F bodiries located near the hose reel hose or hydrant outlet, at least from the main Firefighting at the underground water tank with a capacity to discharge 900 litre 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 less than 100 mm. Internal diameter. The riser should be connected to the underground water tank with a stop value and a BFV to act as a Check valve.
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 metres 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 male brass of Hydrant valves should be installed at the terrace level.
The capacity of the Hydrant system pump 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 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 2.5 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 three 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 building it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor below or above.

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 lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening 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 sun 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 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 SEFTY SYSTEM
FIRE SEFTY SYSTEM SHOULD BE PROVIDED IN CIVICUAL SHOW ROOM BY OWNER

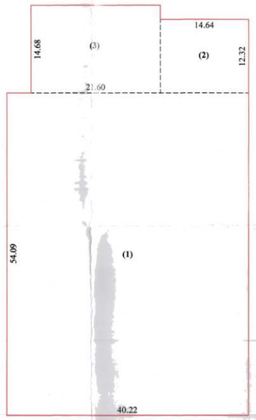
IMPORTANT INSTRUCTIONS:
After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels it need for additional fire prevention/protection measures / ventilation system required or equipment (Lift – Passive system / Suppression system / Fire door / Window / Detection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

GENERAL NOTES RELATED TO CGDCR-2017

- It is certified that pilot 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.
- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 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 CGDCR 2017, 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. 13.11.1 and 13.1.3 of CGDCR 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. 13.6 of CGDCR 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 chapter no. 13.11 of CGDCR 2017
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unlitthral plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- 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 construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4.8,17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and the prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017
- Marginal space & setter slab shall have load bearing capacity of 4000 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2013
- Roof top solar energy installation & generation shall be provided as per clause no. 17.6.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non-reflective and provides upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.13 of c.g.d.c.r.-2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/VIBS CF 2018/PRC-1020/18-5086/-, Dt- 21/07/2018 Regarding Fire Regulation-2016

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		SLUICE VALVE DC P & CO-2
9		TWO WAY BIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SLUICE VALVE SPRINKLERED



BUILT UP AREA CALC. ON BASEMENT FL. PLAN

SCALE :- 1.00 CM = 4.00 MT.

PARKING AREA TABLE (COMMERCIAL) :-

USE F.S.I. AREA OF PLOT AREA = 996.30 SQ.MT.
PARKING REQ. @ 50% OF 996.30 = 996.30 X 0.50 = 498.15

PARKING	REQUIRED	PROVIDED		TOTAL
VISITOR	@ 20% OF 499.58	(C1) 17.76 X 03.00 X 1 (C2) 17.33 X 03.00 X 1	= 53.28 SQ.MTS. (MARGIN) = 51.99 SQ.MTS. (BASEMENT)	
	99.63		= 105.27	105.27
OTHER	@ 30% OF 499.58	(B1) 14.66 X 03.00 X 1 (B2) 17.33 X 06.45 X 1	= 43.98 SQ.MTS. (MARGIN) = 111.78 SQ.MTS. (BASEMENT)	
	149.45		= 155.76	155.76
CAR	@ 50% OF 499.58	(A1) 17.33 X 10.61 X 1 (A2) 03.02 X 23.20 X 1	= 183.87 SQ.MTS. (BASEMENT) = 70.06 SQ.MTS. (BASEMENT)	
	249.08		= 253.93	253.93
TOTAL	498.16		514.96	514.96

THE FIRE PROTECTION SYSTEM :-

1. **All Basements Parking and HPP shall be Fully Sprinklered.**
2. **All Lower Basements Should Have Positive Pressure Ventilation.**
3. **Electric Cable Shaft Should Have Fire Resistant Doors.**

PHY. DISABLED CAR PARKING AREA CAL :-

FOR 25 CAR = 2 CAR PARKING
TOTAL 38 CAR X 2/ 25 = 03.04 CAR
SAY = 04 REQUIRED CAR PARKING
PROVIDED CAR PARKING = 04 CAR

PROP. BUILT UP AREA CALCULATION :-

BASEMENT FL.			
(1)	40.22 X 54.09 X 1	=	2175.50 SQ.MT.
(2)	14.64 X 12.32 X 1	=	180.36 SQ.MT.
(3)	21.60 X 14.68 X 1	=	317.09 SQ.MT.
	TOTAL	=	2672.95 SQ.MT.
NET BUILT UP AREA ON BASEMENT FL.		=	**2672.95 SQ.MT.**

PARKING LAYOUT PLAN — **SHEET NO:- 03/07**

LAYOUT PLAN SHOWING PROPOSE RESIDENCE + COMMERCIAL BUILDING ON S.P. NO. :- 87/2/1/B OF S.P. NO. :- 87/2/1 OF F.P. NO:- 87/2 OF T.P.S. NO :- 109 (MUTHIYA-BILASIYA-HANSAPURA) (FINAL) | REVENUE SURVEY NO. :- 128/B/1 , 128/B/2 , O.P. NO.:- 87/2 | OF MOJE :- HANSPURA , TALUKA :- AKANSWA , DISTRICT :- AHMEDABAD.

ZONE :- RESIDENTIAL-I (R1) | **SCALE:- 1.00 CM = 2.00 MT.** | **USE :- RESIDENTIAL+COMMERCIAL**

COLOUR NOTES:-

F. P. BOUNDARY		ROAD / APPROACH ROAD	
PROP. WORK		PERCOLATION WELL	
PROP. DRAIN-LINE		COMMUNITY BIN.	
COMMON PLOT		TREE	
BASEMENT LINE		SPRINKLER	

KOTHIYA BUILDCON
Licence No. DEV 1291090524
Vipulbhai C. Kothiya,
13, Krishna Vihar Shopping Center,
Opp. Uma School, Nikol-Naroda Road,
Nikol, Ahmedabad - 382350

DEVELOPER:-

KIRAN N. PATEL
AMC LIC NO. 0015ERK/2052500748
AMC LIC NO. 0015E280725510025
AMC LIC NO. 0010CW/1004270020
431-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad

ENGINEER:-

NIRAJ PITAMBERBHAI PRAJAPATI
AMC COW NO :- 001CW/31072811123
ADD :- 14, VIHAL PARK, PART -1 ODHAV, AHMEDABAD 382415

COW:-

VIREN D. PAREKH
STRUCTURAL DESIGNER
AMC LIC NO. 0015E/1810250034 2
402, Maulik Arcade, Nr. Mansi Cross Road, Vastrapur, Ahmedabad-380015.

STR. ENGINEER:-

TEJASKUMAR DILIPBHAI PANCHAL
SUPERVISOR OF WORKS (GRADE-1)
REG. NO. 0015R/1609281191 8
VALID TILL: 16/09/2028.

S.O.R. :-

ANAM DEVELOPERS વતી
અમારૂભાઈ પીપાભાઈ દીતા
નો પાસ બોક સહેતી ભોગવ
તરીકે આર.કે. બિલ્ડીંગ વતી
વિપુલભાઈ સી. કોઠીયા

OWNER :-

SCRUTINIZE COPY
NO. 3861/F DT. 23/01/2026
TDO, EPSP, AMC

કોઈને ચિંતા હશે કોઈને મુશ્કિલ વિચારમાં રત કર્યા હે.
બધાંસ્વપ્ન(૧)ડબ્બે ૨.૧-૧૦-૧૯૭૦ ના અમૃતા બહેનનાં
જન્મ સ્થળ મોટા ગામડાં નજીક વડાસમાં તબબીબ તરીકે
કાર્ય કુશળ રહ્યાં.

મદદ પડતાં સમજવા સ્પેટ્સ.સ્પેટ.ઝાઝી.ના નક્શા ના ધ્યાન
મુકવાના હોય, તે નકશા બાબતે બોર્ડ.શ્રી. ચરણોમાં
સ્વયંથી કાર્યમ વિકાસનો સક્રિયતા મેળવવાની રહેશે.

Ahmedabad Municipal Corporation

Case No. : BHNT/NZ/2710/23/CGDCR/V/A7909/RO/M1

Zone : NORTH

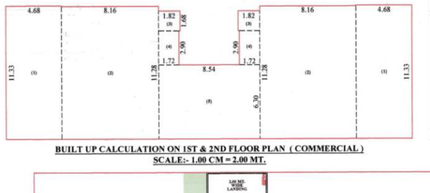
Plan Approved as per terms and condition mentioned in the Commencement Certificate

Raja Chitthi Number : 0533/2710/23/A7909/RO/M1

Date 25/01/2024

T.O. Sub Inspector(B.P.S.P.) | T.O. Inspector (B.P.S.P.) | Asst.T.O.C. (B.P.S.P.)

AUTHORITY:-



CARPET AREA (RERA) TABLE			
BLOCK :- A	GR. FL.(COMM.)		
FLOOR	UNIT NO.	CARPET AREA (RERA)	
GR. FL.	01	31.56	
	02	31.56	
	03	34.25	
	04	30.32	
	05	32.95	
	06	30.32	
	07	30.32	
	08	34.25	
	09	31.56	
	10	31.56	
TOTAL		318.65	

CARPET AREA (RERA) TABLE			
BLOCK :- A	1ST FL.(COMM.)		
FLOOR	UNIT NO.	CARPET AREA (RERA)	
1ST FL.	101	63.66	
	102	63.66	
	103	24.38	
	104	26.20	
	105	23.57	
	106	24.38	
	107	27.54	
	108	63.66	
TOTAL		280.93	

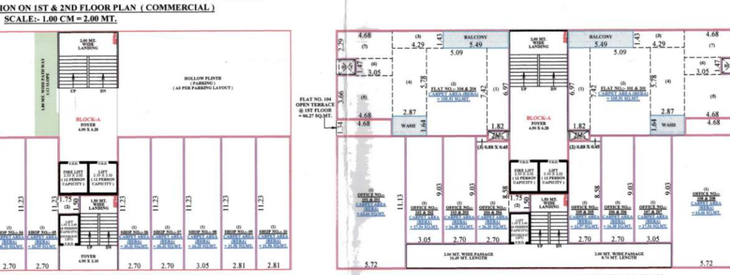
CARPET AREA (RERA) TABLE			
BLOCK :- A	2ND FL.(COMM.)		
FLOOR	UNIT NO.	CARPET AREA (RERA)	
2ND FL.	201	63.66	
	202	27.54	
	203	24.38	
	204	26.20	
	205	23.57	
	206	24.38	
	207	27.54	
	208	63.66	
TOTAL		280.93	

PROP. BUILT UP AREA CALC. ON METER ROOM:-

(1) 10.73 X 0.58 X 1 = 06.22 SQ.MT.
(2) 07.29 X 2.94 X 1 = 21.43 SQ.MT.
TOTAL = 27.65 SQ.MT.

TOTAL BUILT UP AREA = 27.65 < 60.00 SQ.MT. PERMISSIBLE BUILT-UP AREA 60.00 SQ. MT. BUILT-UP AREA NOT COUNTED TO TOWARDS F.S.I. AS PER CLS. NO.- 6.3.2. C

BUILT UP CALCULATION ON 1ST & 2ND FLOOR PLAN (COMMERCIAL)
SCALE:- 1.00 CM = 2.00 MT.



CARPET AREA CALCULATION ON GROUND FLOOR PLAN (SOLID PLINTH)
SCALE:- 1.00 CM = 2.00 MT.

CARPET AREA CALCULATION ON 1ST & 2ND FLOOR PLAN
SCALE:- 1.00 CM = 2.00 MT.

BLOCK :-A
RESI. CARPET AREA(RERA) CALC.:-
FLAT NO. 101 & 201 , 104 & 204

(1) 1.82 X 6.97 = 12.69
(2) 5.09 X 7.42 = 37.77
(3) 4.29 X 1.43 = 06.13
(4) 2.87 X 5.78 = 16.59
(5) 4.68 X 3.66 = 17.13
(6) 3.05 X 1.47 = 04.48
(7) 4.68 X 2.29 = 10.72
NET CARPET AREA = 105.51
BALCONY 5.49 X 1.43 = 07.85
WASH 2.87 X 1.64 = 04.71

OPEN TERRACE FLAT NO. 101 ,104
(1) 4.68 X 1.34 = 06.27
NET OPEN TERR. AREA = 06.27

BLOCK :-A
RESI. CARPET AREA(RERA) CALC.:-
FLAT NO. 301 TO 1401 , 202 TO 1402
FLAT NO. 203 TO 1403 , 304 TO 1404

(1) 1.82 X 6.97 = 12.69
(2) 5.09 X 7.42 = 37.77
(3) 4.29 X 1.43 = 06.13
(4) 2.87 X 5.78 = 16.59
(5) 4.68 X 3.66 = 17.13
(6) 3.05 X 1.47 = 04.48
(7) 4.68 X 2.29 = 10.72
NET CARPET AREA = 105.51
BALCONY 5.49 X 1.43 = 07.85
WASH 2.87 X 1.64 = 04.71

BLOCK :-A
RESI. CARPET AREA(RERA) CALC.:-
OPEN TERRACE FLAT NO. :- 302

(1) 4.90 X 1.50 = 07.35
(2) 3.15 X 2.52 = 07.94
(3) 17.805 X 2.28 = 40.61
(4) 4.68 X 1.43 = 06.69
NET OPEN TERR. AREA = 61.57

OPEN TERRACE FLAT NO. :- 303

(1) 1.85 X 2.10 = 03.89
(2) 14.555 X 2.28 = 33.19
(3) 4.68 X 1.43 = 06.69
NET OPEN TERR. AREA = 43.77

NET BUILT UP AREA ON GROUND FLOOR
[SOLID PLINTH COMM.] = 372.39 SQ.MT.

PROP. BUILT UP AREA CALC. ON GR. FLOOR :-
[HOLLOW PLINTH]

GROUND FL. - GROUND FL. (S.P.)
693.78 - 372.39 = 321.39 SQ.MT.

NET BUILT UP AREA ON GROUND FLOOR
[HOLLOW PLINTH] = 321.39 SQ.MT.

PROP. BUILT UP AREA CALC. ON 1ST & 2ND FL.:-

(1) 34.21 X 20.28 X 1 = 693.78 SQ.MT.
LESS :-
(1) 4.68 X 1.34 X 2 = 12.54 SQ.MT.

NET BUILT UP AREA ON 1ST & 2ND FLOOR = 681.24 SQ.MT.

PROP. BUILT UP AREA CALC. ON 1ST & 2ND FL.:-
[COMMERCIAL]

(1) 04.68 X 11.33 X 2 = 106.05 SQ.MT.
(2) 08.16 X 11.28 X 2 = 184.09 SQ.MT.
(3) 01.82 X 01.68 X 2 = 06.12 SQ.MT.
(4) 01.72 X 02.60 X 2 = 09.98 SQ.MT.
(5) 08.54 X 06.30 X 1 = 53.80 SQ.MT.
TOTAL = 360.04 SQ.MT.

NET BUILT UP AREA ON 1ST & 2ND FLOOR [COMMERCIAL] = 360.04 SQ.MT.

PROP. BUILT UP AREA CALC. ON 1ST & 2ND FL.:-
[RESI.]

1ST FL. - 1ST FL. (COMM.)
681.24 - 360.04 = 321.20 SQ.MT.

NET BUILT UP AREA ON 1ST & 2ND FLOOR [RESI.] = 321.20 SQ.MT.

PROP. BUILT UP AREA CALC. ON TYPICAL FL.:-
[3RD FL. TO 14TH FL.]

(1) 34.21 X 18.00 X 1 = 615.78 SQ.MT.
LESS :-
(1) 4.68 X 2.77 X 2 = 25.93 SQ.MT.
(2) 4.90 X 4.02 X 1 = 19.70 SQ.MT.
TOTAL = 45.63 SQ.MT.

NET BUILT UP AREA ON TYPICAL FLOOR [3RD FL. TO 14TH FL.] = 570.15 SQ.MT.

PROP. BUILT UP AREA CALC. ON STAIR CABIN:-

(1) 05.36 X 13.98 X 1 = 74.93 SQ.MT.
(2) 01.00 X 04.00 X 1 = 04.00 SQ.MT.
TOTAL = 78.93 SQ.MT.

NET BUILT UP AREA ON STAIR CABIN = 78.93 SQ.MT.

PROP. BUILT UP AREA CALC.:-
LIFT MACHINE ROOM & O.H.W.T.

(1) 5.36 X 4.80 X 1 = 25.73 SQ.MT.
(2) 5.36 X 4.58 X 1 = 24.55 SQ.MT.
TOTAL = 50.28 SQ.MT.

NET BUILT UP AREA ON LIFT M. ROOM & O.H.W.T. = 50.28 SQ.MT.

F.S.I. AREA CALC. ON GROUND FL. :-
[SOLID PLINTH]

BUILT UP AREA ON GR. FL.(S.P.):- 372.39 SQ.MT.
LESS :-
(S1) 1.75 X 4.80 X 1 = 08.40 SQ.MT.
(S2) 3.35 X 6.30 X 1 = 21.11 SQ.MT.
TOTAL = 29.51 SQ.MT.

NET F.S.I. AREA ON GROUND FL. [SOLID PLINTH] = 342.88 SQ.MT.

F.S.I. AREA CALC. ON 1ST & 2ND FL. [COMM.]:-
BUILT UP AREA ON 1ST FL.[COMM.] - 360.04
LESS :-
(S1) 1.75 X 4.80 X 1 = 08.40 SQ.MT.
(S2) 3.35 X 6.30 X 1 = 21.11 SQ.MT.
(S3) 0.90 X 2.10 X 1 = 01.89 SQ.MT.
(S4) 0.92 X 2.10 X 1 = 01.93 SQ.MT.
TOTAL = 33.33 SQ.MT.

NET F.S.I. AREA ON 1ST & 2ND FL. [COMM.] = 326.71 SQ.MT.

F.S.I. AREA CALC. ON 1ST & 2ND FL. [RESI.]:-
BUILT UP AREA ON 1ST FL.[RESI.] - 321.20
LESS :-
(A) 5.10 X 4.80 X 1 = 24.48 SQ.MT.
(B) 4.90 X 6.28 X 1 = 30.77 SQ.MT.
(C) 5.10 X 2.90 X 1 = 14.79 SQ.MT.
(D) 1.82 X 0.80 X 2 = 02.91 SQ.MT.
(E) 1.40 X 1.27 X 2 = 03.56 SQ.MT.
TOTAL = 76.51 SQ.MT.

NET F.S.I. AREA ON 1ST & 2ND FL. [RESI.] = 244.69 SQ.MT.

TOTAL F.S.I. AREA CALC. ON 1ST & 2ND FL.:-
1ST FLOOR (COMM.) + 1ST FLOOR (RESI.)
326.71 + 244.69 = 571.40 SQ.MT.

NET BUILT UP AREA ON 1ST & 2ND FL. = 571.40 SQ.MT.

F.S.I. AREA CALC. ON TYPICAL FLOOR :-
[3RD TO 14TH FL.]

BUILT UP AREA ON 3RD FL. - 570.15 SQ.MT.
LESS :-
(A) 5.10 X 4.80 X 1 = 24.48 SQ.MT.
(B) 4.90 X 6.28 X 1 = 30.77 SQ.MT.
(C) 5.10 X 2.90 X 1 = 14.79 SQ.MT.
(D) 1.82 X 0.80 X 2 = 02.91 SQ.MT.
(E) 1.40 X 1.27 X 4 = 07.11 SQ.MT.
TOTAL = 80.06 SQ.MT.

NET F.S.I. AREA ON TYPICAL FLOOR [3RD TO 14TH FL.] = 490.09 SQ.MT.

NOTES RELATED TO FIRE SAFETY

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet. at each floor level. Wet riser/Fire pipe at the underground water tank with a capacity to discharge 200 liters per minute at 3 bar. pressure as measured at the nozzle level should be installed.
The Riser for the buildings exceeding 18 metres and above 18 metres height should not be less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a MRV to act as a Non - return valve.
One riser is required for every 1000sq. metres floor area and if 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. 13.11 and 13.11.4 of CGDCR 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. 13.6 of CGDCR 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 chapter no. 13.11 of CGDCR 2017
Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017
The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
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 construction.
Rain water storage tank and rain water harvesting system is provided as per the clause 17.2 of CGDCR 2017.
Community bin provided as per the provision of the clause no. 17.2.4.9 17.2.5 of CGDCR 2017.
Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
Fire safety system is provided as per chapter no. 14 of CGDCR 2017
Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
Maintenance and upgradation of building is as per chapter no. 16 of CGDCR 2017.
Marginal space & better side shall have boat bearing capacity of 4500 tonnes per sq.mtr and the provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2010
Roof top solar energy installation & generation as per clause no. 17.5.1 of CGDCR 2017.
The planted surface area of the external facade shall be non reflective and provided with min of 50% of the total surface area of each facade with the provision of safety railing. upto all level as per no.13.15 of g.d.c.r.- 2017
Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/VS/E.CF. 2018/PRC-102018-50594-L , Dt- 21/07/2018 Regarding Fire Regulation-2016

GENERAL NOTES RELATED TO CGDCR-2017

- 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 revenue record.
- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 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 CGDCR 2017, 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. 13.11 and 13.11.4 of CGDCR 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. 13.6 of CGDCR 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 chapter no. 13.11 of CGDCR 2017
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017
- The paving of building unit/final plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- 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 construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause 17.2 of CGDCR 2017.
- Community bin provided as per the provision of the clause no. 17.2.4.9 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 16 of CGDCR 2017.
- Marginal space & better side shall have boat bearing capacity of 4500 tonnes per sq.mtr and the provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2010
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR 2017.
- The planted surface area of the external facade shall be non reflective and provided with min of 50% of the total surface area of each facade with the provision of safety railing upto all level as per no.13.15 of g.d.c.r.- 2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/VS/E.CF. 2018/PRC-102018-50594-L , Dt- 21/07/2018 Regarding Fire Regulation-2016

GR. FL. & TYPICAL (1ST TO 14TH) FLOOR , OPEN TERRACE PLAN

SHEET NO:- 04/07

PROPOSE PLAN SHOWING RESIDENCE + COMMERCIAL BUILDING ON S.P. NO. :- 87/2/1/B OF S.P. NO. :- 87/2/1 OF F.P. NO:- 87/2 OF T.P.S. NO :- 109 (MUTHIYA-BILASIYA-HANSAPURA) (FINAL) [REVENUE SURVEY NO. :- 128/B/1 , 128/B/2 , O.P. NO.:- 87/2] OF MOJE :- HANSPURA , TALUKA :- ASARWA , DISTRICT :- AHMEDABAD.

BLOCK :-A | **SCALE:- 1.00 CM = 2.00 MT.**
ZONE :- RESIDENTIAL-I (RI) | **USE :- RESIDENTIAL+COMMERCIAL**

BUILT UP AREA TABLE — **SQ. MTS.**

PROP. BUILT UP AREA ON BASEMENT FL.	2672.95
PROP. BUILT UP AREA ON GROUND FL. (ELE. SUB-STATION)	15.60
PROP. BUILT UP AREA ON GROUND FL. (HOLLOW PLINTH)	321.39
PROP. BUILT UP AREA ON GROUND FL. (SOLID PLINTH)	372.39
PROP. BUILT UP AREA ON 1 ST FLOOR. (360.04. COMM. + 321.20.RESI.)	681.24
PROP. BUILT UP AREA ON 2 ND FLOOR (360.04. COMM. + 321.20.RESI.)	681.24
PROP. BUILT UP AREA ON 3 RD.FLOOR	570.15
PROP. BUILT UP AREA ON 4 TH.FLOOR	570.15
PROP. BUILT UP AREA ON 5 TH.FLOOR	570.15
PROP. BUILT UP AREA ON 6 TH.FLOOR	570.15
PROP. BUILT UP AREA ON 7 TH.FLOOR	570.15
PROP. BUILT UP AREA ON 8 TH.FLOOR	570.15
PROP. BUILT UP AREA ON 9 TH.FLOOR	570.15
PROP. BUILT UP AREA ON 10 TH FLOOR	570.15
PROP. BUILT UP AREA ON 11 TH FLOOR	570.15
PROP. BUILT UP AREA ON 12 TH FLOOR	570.15
PROP. BUILT UP AREA ON 13 TH FLOOR	570.15
PROP. BUILT UP AREA ON 14 TH FLOOR	570.15
PROP. BUILT UP AREA ON STAIR CABIN	78.93
PROP. BUILT UP AREA ON LIFT MACHINE ROOM & O.H.W.T.	50.28
PROP. TOTAL BUILT UP AREA	11715.82

F.S.I. AREA TABLE — **SQ. MTS.**

F.S.I. ON GROUND FLOOR (SOLID PLINTH)	342.88
F.S.I. ON 1 ST FLOOR . . . (326.71 COMM. + 244.69 RESI.)	571.40
F.S.I. ON 2 ND FLOOR . . . (326.71 COMM. + 244.69 RESI.)	571.40
F.S.I. ON 3 RD FLOOR	490.09
F.S.I. ON 4 TH FLOOR	490.09
F.S.I. ON 5 TH FLOOR	490.09
F.S.I. ON 6 TH FLOOR	490.09
F.S.I. ON 7 TH FLOOR	490.09
F.S.I. ON 8 TH FLOOR	490.09
F.S.I. ON 9 TH FLOOR	490.09
F.S.I. ON 10 TH FLOOR	490.09
F.S.I. ON 11 TH FLOOR	490.09
F.S.I. ON 12 TH FLOOR	490.09
F.S.I. ON 13 TH FLOOR	490.09
F.S.I. ON 14 TH FLOOR	490.09
TOTAL F.S.I.	7366.76

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		SLUICE VALVE DCP & COUPLING
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SLUICE VALVE SPRINKLERED

SCHEDULE OF DOOR & WINDOW

ALL WINDOW PROTECTED BY SAFETY GRILL

R.S.	DOOR	WINDOW / VENT
R.S. = 3.05 X 2.13	FPD = 1.00 X 2.13	W = 1.83 X 1.50
R.S.1 = 2.80 X 2.13	FPD1 = 0.92 X 2.13	W1 = 1.00 X 1.50
R.S.2 = 2.70 X 2.13	FPD2 = 0.76 X 2.13	W2 = 0.85 X 1.50
	FPD3 = 0.68 X 2.13	W3 = 0.50 X 1.50
	D = 1.00 X 2.13	V = 0.61 X 0.61
	D1 = 0.92 X 2.13	
	D2 = 0.76 X 2.13	
	D3 = 0.68 X 2.13	

R.C.C. STAIR DETAILS

WIDTH	:- 2.00 MT.
TREAD	:- 0.30 MT.
RISER	:- 0.15 MT.
GAP BETWEEN BALUSTER	:- 0.15 MT.

LIFT DETAIL
- MINIMUM CAPACITY 6 PERSONS.
- DOOR MINIMUM WIDTH 0.90 MTS.
- 1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

COLOUR NOTE :
PROP. WORK
PROP. DRAINAGE
CHARGEABLE F.S.I.

RERA CALCULATION COLOUR NOTE:-
WASH & BALCONY
NET CARPET AREA LINE (RERA)
EXTERNAL BOUNDARY LINE

CARPET AREA (RERA) TABLE

BLOCK :- A				RESIDENCE			
FLOOR	UNIT NO.	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)	OPEN TERRACE AREA (RERA)	TOTAL	TOTAL CARPET AREA
1ST FLOOR	101	105.51	07.85	04.71	06.27	--	
	104	105.51	07.85	04.71	06.27	--	211.02
	201	105.51	07.85	04.71	--	--	
2ND FLOOR	204	105.51	07.85	04.71	--	--	211.02
3RD FLOOR	301	105.51	07.85	04.71	--	--	
	302	105.51	07.85	04.71	62.58	--	
	303	105.51	07.85	04.71	43.77	--	
	304	105.51	07.85	04.71	--	--	422.04
4TH FLOOR	401	105.51	07.85	04.71	--	--	
	402	105.51	07.85	04.71	--	--	
	403	105.51	07.85	04.71	--	--	422.04
5TH FLOOR	501	105.51	07.85	04.71	--	--	
	502	105.51	07.85	04.71	--	--	
	503	105.51	07.85	04.71	--	--	
	504	105.51	07.85	04.71	--	--	422.04
6TH FLOOR	601	105.51	07.85	04.71	--	--	
	602	105.51	07.85	04.71	--	--	
	603	105.51	07.85	04.71	--	--	
	604	105.51	07.85	04.71	--	--	422.04
7TH FLOOR	701	105.51	07.85	04.71	--	--	
	702	105.51	07.85	04.71	--	--	
	703	105.51	07.85	04.71	--	--	
	704	105.51	07.85	04.71	--	--	422.04
8TH FLOOR	801	105.51	07.85	04.71	--	--	
	802	105.51	07.85	04.71	--	--	
	803	105.51	07.85	04.71	--	--	
	804	105.51	07.85	04.71	--	--	422.04
9TH FLOOR	901	105.51	07.85	04.71	--	--	
	902	105.51	07.85	04.71	--	--	
	903	105.51	07.85	04.71	--	--	
	904	105.51	07.85	04.71	--	--	422.04
10TH FLOOR	1001	105.51	07.85	04.71	--	--	
	1002	105.51	07.85	04.71	--	--	
	1003	105.51	07.85	04.71	--	--	
	1004	105.51	07.85	04.71	--	--	422.04
11TH FLOOR	1101	105.51	07.85	04.71	--	--	
	1102	105.51	07.85	04.71	--	--	
	1103	105.51	07.85	04.71	--	--	
	1104	105.51	07.85	04.71	--	--	422.04
12TH FLOOR	1201	105.51	07.85	04.71	--	--	
	1202	105.51	07.85	04.71	--	--	
	1203	105.51	07.85	04.71	--	--	
	1204	105.51	07.85	04.71	--	--	422.04
13TH FLOOR	1301	105.51	07.85	04.71	--	--	
	1302	105.51	07.85	04.71	--	--	
	1303	105.51	07.85	04.71	--	--	
	1304	105.51	07.85	04.71	--	--	422.04
14TH FLOOR	1401	105.51	07.85	04.71	--	--	
	1402	105.51	07.85	04.71	--	--	
	1403	105.51	07.85	04.71	--	--	
	1404	105.51	07.85	04.71	--	--	422.04
TOTAL		408.20	244.92	118.89	5486.52		

SHOP CARPET AREA (RERA) CALC.:-
BLOCK :- A GR. FL.(COMM.)

SHOP NO. 01 , 02 , 09 , 10
(1) 2.81 X 11.23 = 31.56
NET CARPET AREA = 31.56

SHOP NO. 03 , 08
(1) 3.05 X 11.23 = 34.25
NET CARPET AREA = 34.25

SHOP NO. 04 , 06 , 07
(1) 2.70 X 11.23 = 30.32
NET CARPET AREA = 30.32

SHOP NO. 05
(1) 2.70 X 11.23 = 30.32
(2) 1.75 X 01.50 = 02.63
NET CARPET AREA = 32.95

OFFICE CARPET AREA(RERA) CALC.:-
BLOCK :- A 1ST & 2ND FL.(COMM.)

OFFICE NO. 101 , 201 , 108 , 208
(1) 5.72 X 11.13 = 63.66
NET CARPET AREA = 63.66

OFFICE NO. 102 , 202 , 107 , 207
(1) 3.05 X 9.03 = 27.54
NET CARPET AREA = 27.54

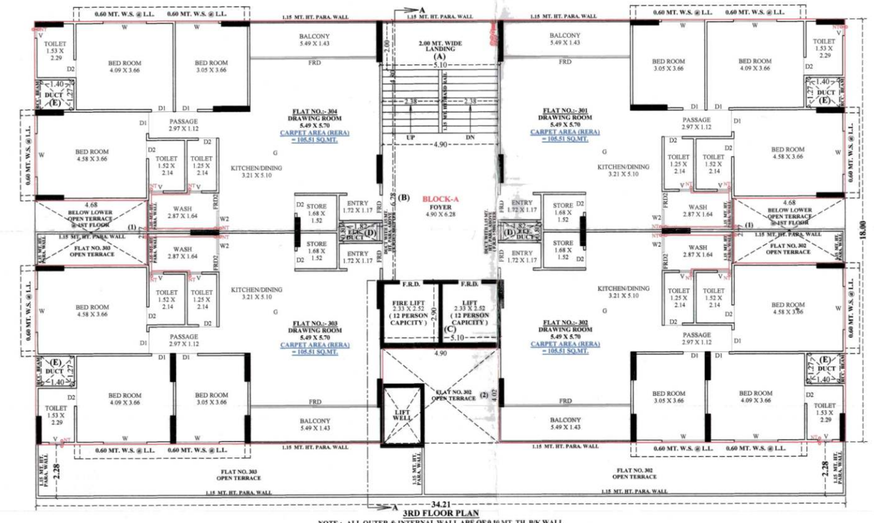
OFFICE NO. 103 , 203 , 106 , 206
(1) 2.70 X 9.03 = 24.38
NET CARPET AREA = 24.38

OFFICE NO. 104 , 204
(1) 2.70 X 8.58 = 23.17
(2) 0.88 X 0.45 = 00.40
NET CARPET AREA = 23.57

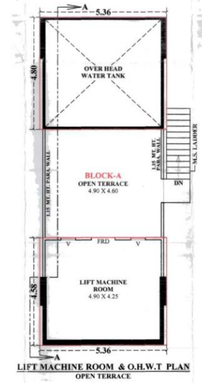
OFFICE NO. 105 , 205
(1) 2.70 X 8.58 = 23.17
(2) 0.88 X 0.45 = 00.40
NET CARPET AREA = 23.57

UNITS CALCULATION

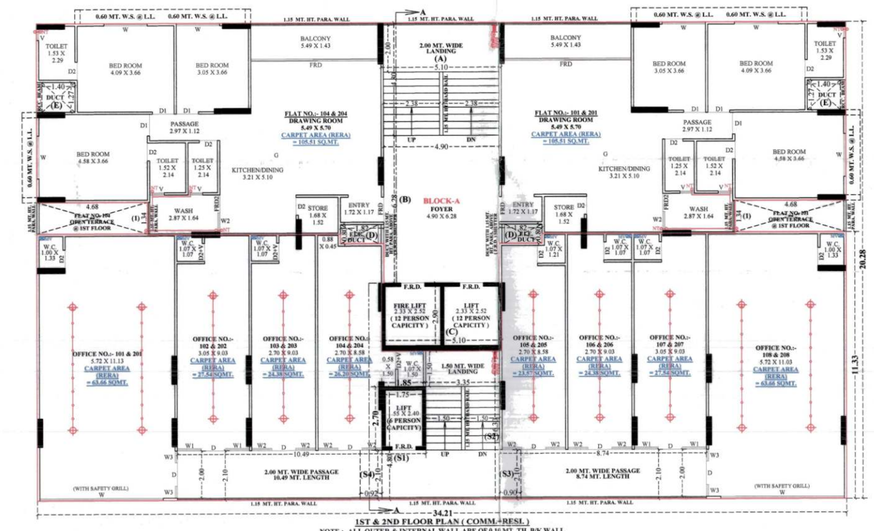
BLOCK FLOOR	USE	A COMM.	A RESI.
BASEMENT FL.	PARK.	--	--
GR. FLOOR	SHOP/PARK.	10	--
1ST FLOOR	OFFICE/RESI.	08	02
2ND FLOOR	OFFICE/RESI.	08	02
3RD FLOOR	RESI.	--	04
4TH FLOOR	RESI.	--	04
5TH FLOOR	RESI.	--	04
6TH FLOOR	RESI.	--	04
7TH FLOOR	RESI.	--	04
8TH FLOOR	RESI.	--	04
9TH FLOOR	RESI.	--	04
10TH FLOOR	RESI.	--	04
11TH FLOOR	RESI.	--	04
12TH FLOOR	RESI.	--	04
13TH FLOOR	RESI.	--	04
14TH FLOOR	RESI.	--	04
TOTAL	SHOP+PARK. OFFICE+RESI.	26	52



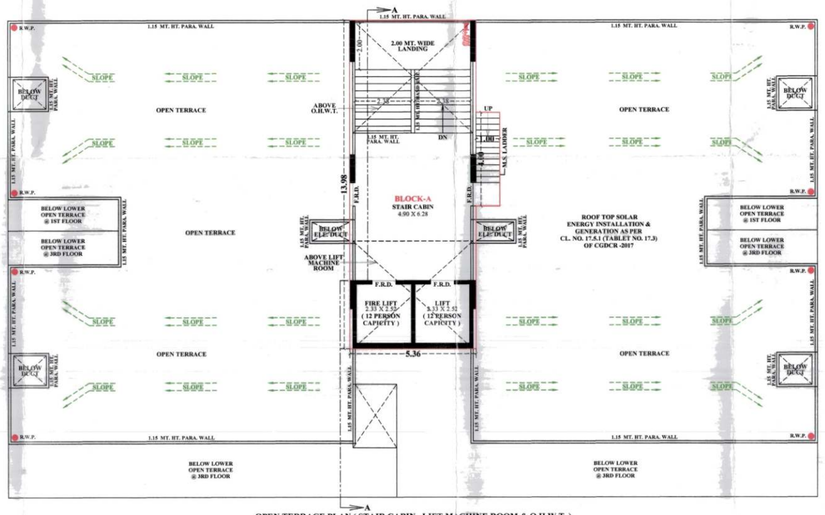
3RD FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL



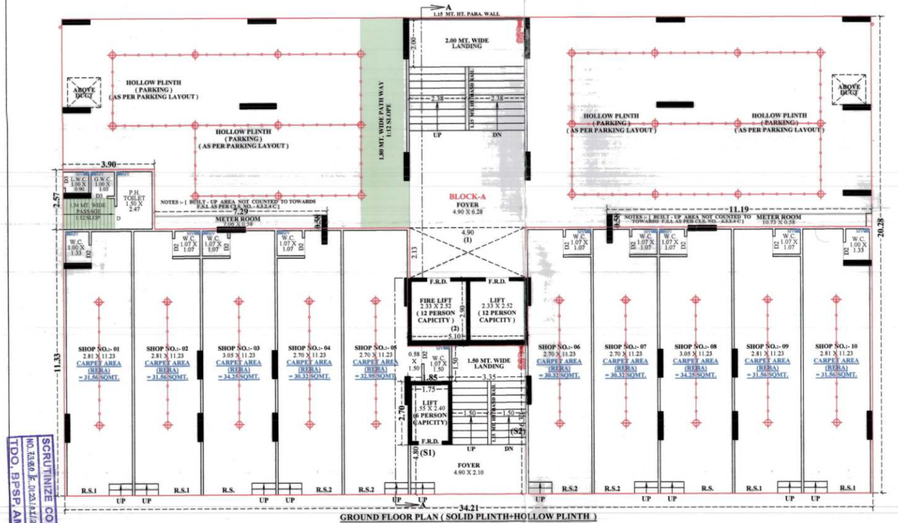
LIFT MACHINE ROOM & O.H.W.T PLAN
OPEN TERRACE



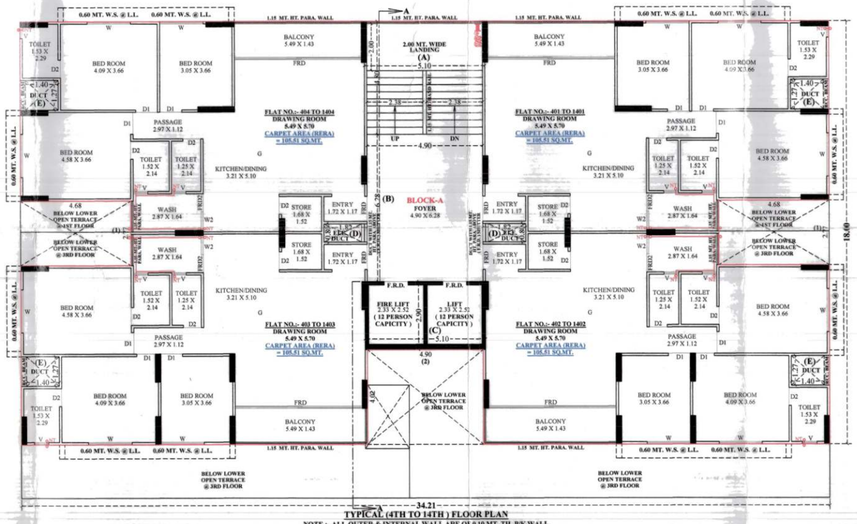
1ST & 2ND FLOOR PLAN (COMM.+RESI.)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL



OPEN TERRACE PLAN (STAIR CABIN , LIFT M.CHINE ROOM & O.H.W.T.)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL



GROUND FLOOR PLAN (SOLID PLINTH+HOLLOW PLINTH)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL



TYPICAL (4TH TO 14TH) FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL

SCRUTINIZE COPY
NO. 2188/ B. P. 2025/ 1/ 87/ 2/ 87
TDO BPSP AMC

DEVELOPER:-
KOTHIYA BUILDCON
Licence No. DEV 129199652
Vipulbhai C. Kothiya,
13, Krishna Nagar Shopping Center,
Opp. Uma School, Nikol-Naroda Road,
Nikol, Ahmedabad - 382350

ENGINEER:-
KIRAN N. PATEL
AMC LIC NO. 001E/0027052500748
AMC LIC NO. 001E/0280272510025
AMC LIC NO. 001CW10042700520
411-Platinum Plaza, Opp. Rajhans Cinemas, Nikol, Ahmedabad

COW:-
NIRAJ PITAMBERBHAI PRAJAPATI
AMC COW NO :- 001CW31072811123
ADD :- 14, VIHAL PARK, PART -1 ODHAV, AHMEDABAD 382415

STR. ENGINEER:-
VIREN D. PAREKH
STRUCTURAL DESIGNER
AMC LIC NO. 001SE/8102500342
402, Maulik Arcade, Nr. Mansi Cross Road, Vastrapur, Ahmedabad-380015.

S.O.R. :-
TEJASKUMAR DILIPBHAI PANCHAL
SUPERVISOR
REG. NO. 001SR/0282811918
VALID TILL: 16/09/2028

OWNER :-
ANAM DEVELOPERS પત્રી
અનમુદ્યભાવી પોચ્ચરબાઈ દીપા
મા પાસા બ્લોક એ.એચ.ડી ટેનેમેન્ટ
તલેજ આર.ડી. વિલેજ પત્રી
વિસ્તરવાડ સી. દીહોના

AUTHORITY
Ahmedabad Municipal Corporation
Case No. : BHINTIN/27/1023/CGDCR/VA7909/R0/M1
Zone : NORTH
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 0532/27/1023/A7909/R0/M1
Date 25/12/2024
T.D. Sub Inspector(B.P.S.P.) | T.D. Inspector (B.P.S.P.) | Asst.T.D.O. (B.P.S.P.)

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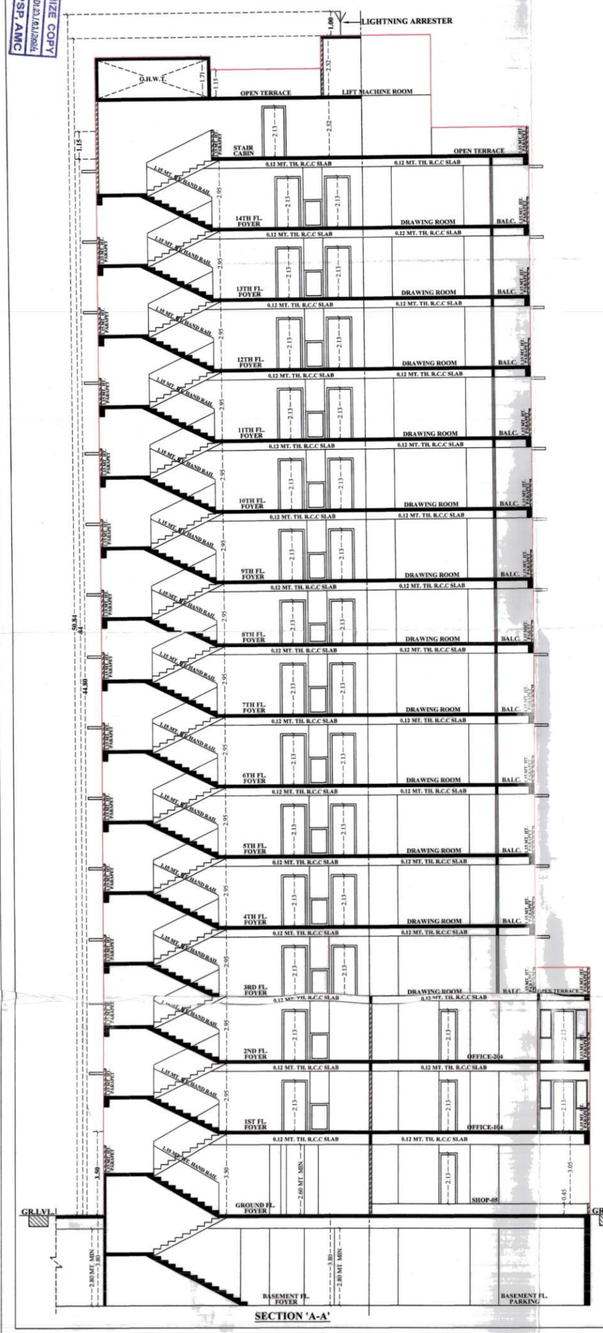
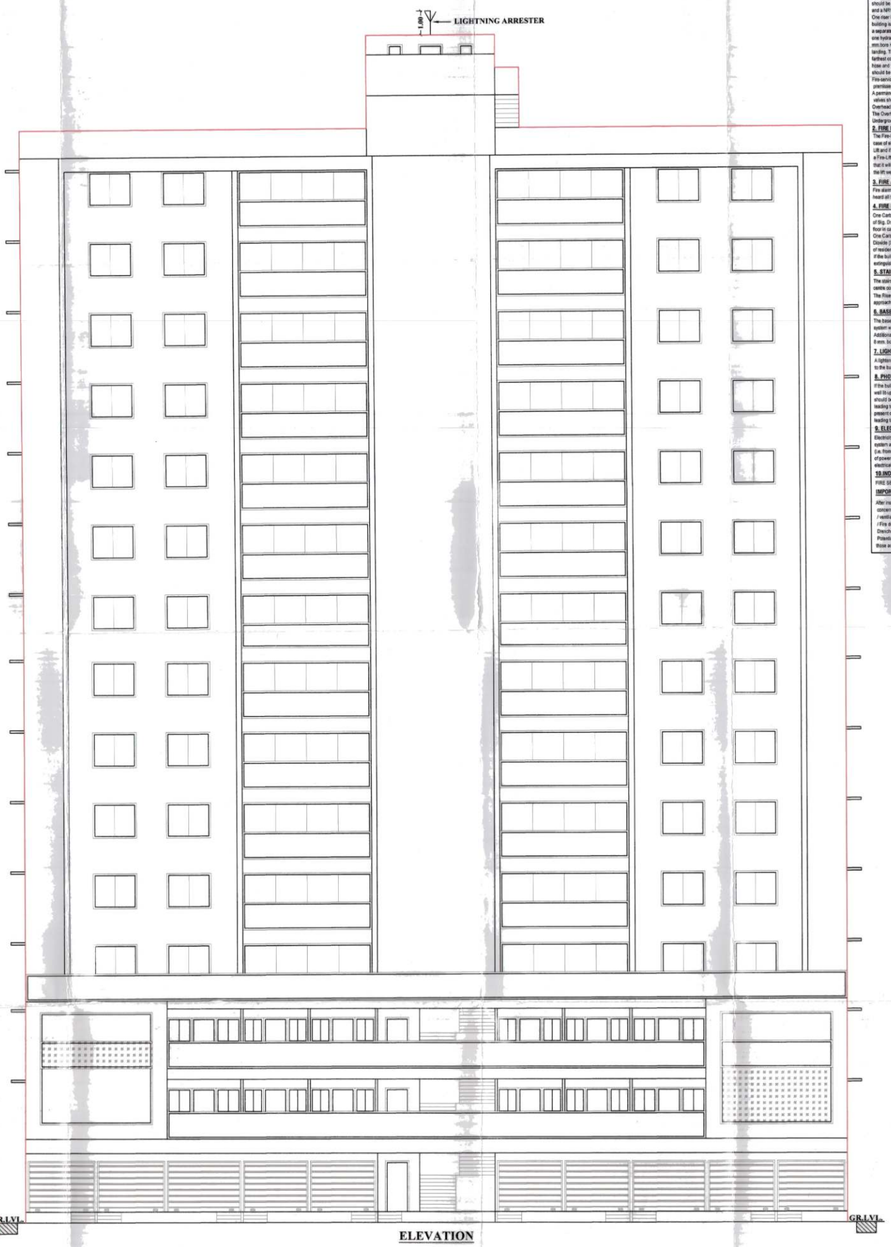
NO.2/Sub.E.P./2021/01/20004
TDO/, BPSP, AMC



SECTION 'A-A'



ELEVATION

NOTES RELATED TO FIRE SAFETY

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 liters 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 value 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 & 20 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 could 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 Building bypass connection should be done at the terrace level.
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 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 shaft 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.
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. OR Two Carbon 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.
The Riser/Down-comer should be located 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 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. LIGHTNING ARRESTER :

A lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening 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 roads, 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 the fighting, 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 the 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 EVIDUAL SHOW ROOM BY OWNER

IMPORTANT INSTRUCTIONS

After inspection of a low - rise building by the fire service authority if the fire officer concerned finds it nec- (c) 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 code / Panels / Public gathering, Potential / Occupancy / Confined area, those additionals measures / equipment have to be implemented / installed.

GENERAL NOTES RELATED TO CGDCR-2017

- 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.
- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified by on-site and premises can get drainage connection.
- It is certify that according to CGDCR 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 CGDCR-2017, the structure of the building is design as per the norms of the Indian standards.
- Design of staircases and railing is provided as per the provision of the clause no. 13.1.11 and 13.1.13 of CGDCR 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. 13.6 of CGDCR 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 chapter no. 13.11 of CGDCR 2017
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.6.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.8 of CGDCR 2017.
- The paving of building unoffined plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- 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 construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause 17.2 of CGDCR 2017.
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCR 2017.
- Marginal space & cellar slab shall have load bearing capacity of 4000 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2019.
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per no.13.12 of CGDCR-2017.
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GH/VEB.CF. 2018/PRC. 102018-6056-L, Dt- 21/07/2018 Regarding Fire Regulation-2016.

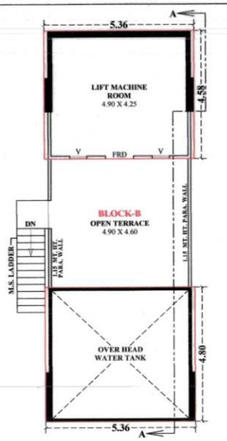
FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		SLUICE VALVE DCP & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SLUICE VALVE SPRINKLERED

THIS DATED OWNER/ PERMISSION IS GRANTED WITH STRICTLY THAT EFFICIENT AND EXCELLENCE WILL BE ACHIEVED IN THE WORK ACCORDING TO THE APPROVED PLAN.
THIS APPROVAL IS GIVEN AUTHORIZED BY APPLICANT AND EXCLUDES:
1. ORDER NO-AD. CP. 4/3608.
THIS PERMISSION IS GRANTED IN COMPLIANCE OF GDCR AND BYELAWS

GENERAL NOTES REFERRED TO CGDCR-2017

- It is certified that plot area shown hereon 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.
- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 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 CGDCR 2017, 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. 13.11.11 and 13.1.13 of CGDCR 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. 13.6 of CGDCR 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 chapter no. 13.11 of CGDCR 2017
- Electrical infrastructure shall be provided as per the provision of the clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.8.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The zoning of building unlitthral plot as per the provision of the clause no. 13.1.3 of CGDCR 2017.
- 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 construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per the clause no. 16.4 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 16 of CGDCR 2017.
- Marginal space & center slab shall have load bearing capacity of 4500 kmms per square meter and be provided as per chapter no. 16 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non-reflective and provided upto max of 50% of the total surface area of each facade with the provision of safety railing upto sill level as per sp. 13.13 of e.g.d.c.r.-2017
- Component Wall Shall be Constructed As Per Circular Shall Be Constructed As Per Notification No. GNV/BS OF 2018/PRC-102018-5085-L, Dt:- 21/07/2018 Regarding Fire Regulation 2016.



LIFT MACHINE ROOM & O.H.W.T PLAN
OPEN TERRACE

BLOCK :- B			
RESI. CARPET AREA(RERA) CALC:-			
FLAT NO. 101 TO 1401 , 102 TO 1402			
FLAT NO. 103 TO 1403 , 104 TO 1404			
(1)	1.82 X 6.97	=	12.69
(2)	5.09 X 7.42	=	37.77
(3)	4.29 X 1.43	=	06.13
(4)	2.87 X 5.78	=	16.59
(5)	4.68 X 3.66	=	17.13
(6)	3.05 X 1.47	=	04.48
(7)	4.68 X 2.29	=	10.72
NET CARPET AREA		=	105.51
BALCONY	5.49 X 1.43	=	07.85
WASH	2.87 X 1.64	=	04.71
OPEN TERR. FLAT NO. 101,102,103,104			
(1)	4.68 X 1.385	=	06.48
NET OPEN TERR. AREA		=	06.48

UNITS CALCULATION

BLOCK FLOOR	USE	B RESI.
BASMENT FL.	PARK.	--
GR. FLOOR	PARK.	--
1ST FLOOR	RESI.	04
2ND FLOOR	RESI.	04
3RD FLOOR	RESI.	04
4TH FLOOR	RESI.	04
5TH FLOOR	RESI.	04
6TH FLOOR	RESI.	04
7TH FLOOR	RESI.	04
8TH FLOOR	RESI.	04
9TH FLOOR	RESI.	04
10TH FLOOR	RESI.	04
11TH FLOOR	RESI.	04
12TH FLOOR	RESI.	04
13TH FLOOR	RESI.	04
14TH FLOOR	RESI.	04
TOTAL	PARK.+RESI.	56

PROP. BUILT UP AREA CALC. ON GROUND FL. :-			
(1)	34.21 X 18.00 X 1	=	615.78 SQ.MT.
LESS :-			
(1)	4.90 X 4.02 X 1	=	19.70 SQ.MT.
NET BUILT UP AREA ON GROUND FLOOR			
		=	596.08 SQ.MT.

PROP. BUILT UP AREA CALC. ON TYPICAL FL. :- [1ST FL. TO 14TH FL.]			
(1)	34.21 X 18.00 X 1	=	615.78 SQ.MT.
LESS :-			
(1)	4.68 X 2.77 X 2	=	25.93 SQ.MT.
(2)	4.90 X 4.02 X 1	=	19.70 SQ.MT.
TOTAL		=	45.63 SQ.MT.
NET BUILT UP AREA ON TYPICAL FLOOR [1ST FL. TO 14TH FL.]			
		=	570.15 SQ.MT.

PROP. BUILT UP AREA CALC. ON STAIR CABIN:-			
(1)	05.36 X 13.98 X 1	=	74.93 SQ.MT.
(2)	01.00 X 04.00 X 1	=	04.00 SQ.MT.
TOTAL		=	78.93 SQ.MT.
NET BUILT UP AREA ON STAIR CABIN			
		=	78.93 SQ.MT.

PROP. BUILT UP AREA CALC.:- LIFT MACHINE ROOM & O.H.W.T.			
(1)	5.36 X 4.80 X 1	=	25.73 SQ.MT.
(2)	5.36 X 4.58 X 1	=	24.55 SQ.MT.
TOTAL		=	50.28 SQ.MT.
NET BUILT UP AREA ON LIFT M. ROOM & O.H.W.T.			
		=	50.28 SQ.MT.

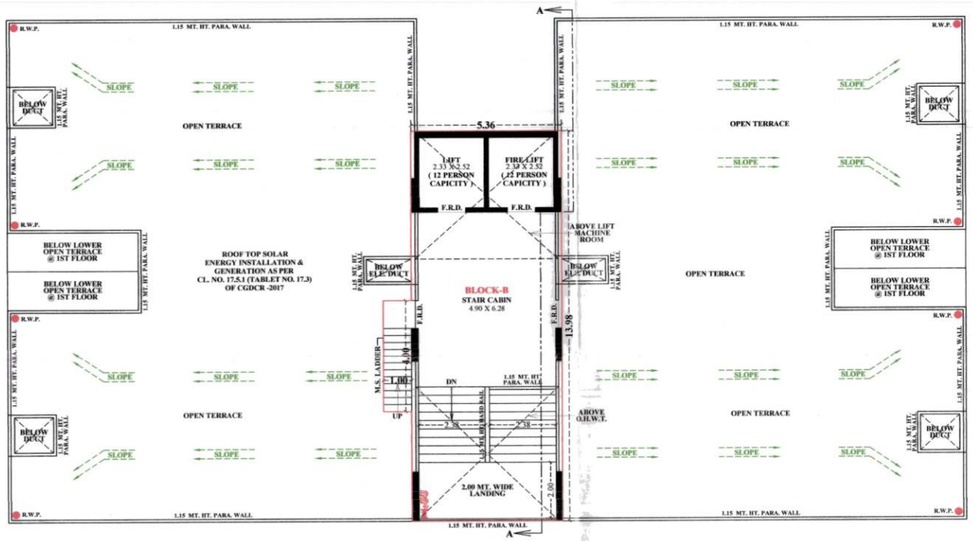
F.S.I. AREA CALC. ON TYPICAL FLOOR :- [1ST TO 14TH FL.]			
BUILT UP AREA ON 1ST FL. - 570.15 SQ.MT.			
LESS :-			
(A)	5.10 X 4.80 X 1	=	24.48 SQ.MT.
(B)	4.90 X 6.28 X 1	=	30.77 SQ.MT.
(C)	5.10 X 2.90 X 1	=	14.79 SQ.MT.
(D)	1.82 X 0.80 X 2	=	02.91 SQ.MT.
(E)	1.40 X 1.27 X 4	=	07.11 SQ.MT.
TOTAL		=	80.06 SQ.MT.
NET F.S.I. AREA ON TYPICAL FLOOR [1ST TO 14TH FL.]			
		=	490.09 SQ.MT.

PROP. BUILT UP AREA CALC. ON METER ROOM:-			
(1)	01.32 X 18.00 X 1	=	23.76 SQ.MT.

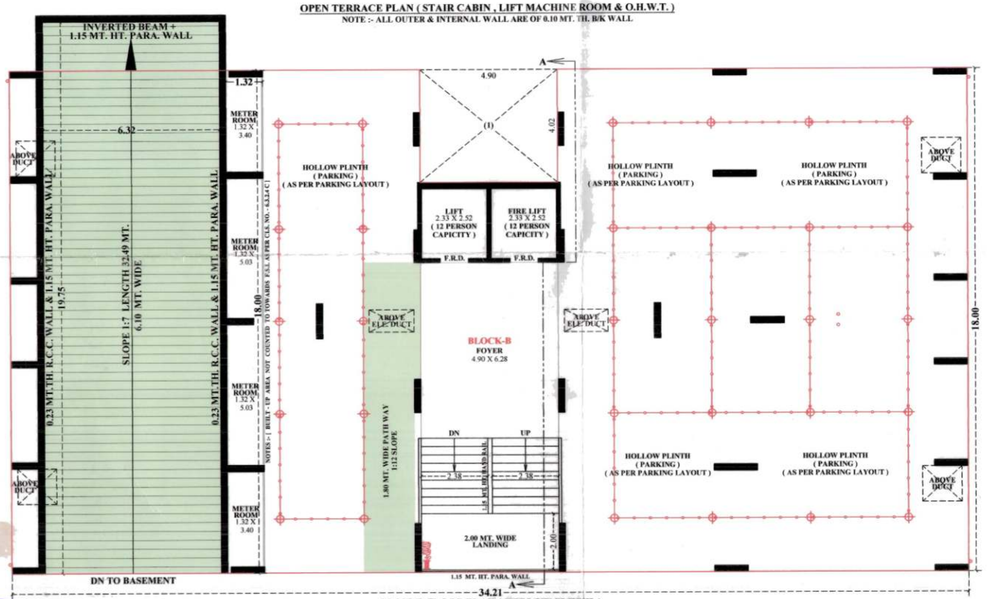
TOTAL BUILT UP AREA = 23.76 < 50.00 SQ. MT.
PERMISSIBLE BUILT-UP AREA 50.00 SQ. MT.
BUILT-UP AREA NOT COUNTED TO TOWARDS F.S.I. AS PER CLS. NO.- 6.3.2. C

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		SLUICE VALVE DC,P & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE SLUICE VALVE SPRINKLERED
13		



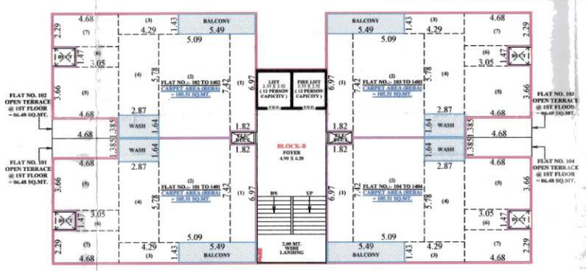
OPEN TERRACE PLAN (STAIR CABIN , LIFT MACHINE ROOM & O.H.W.T.)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL



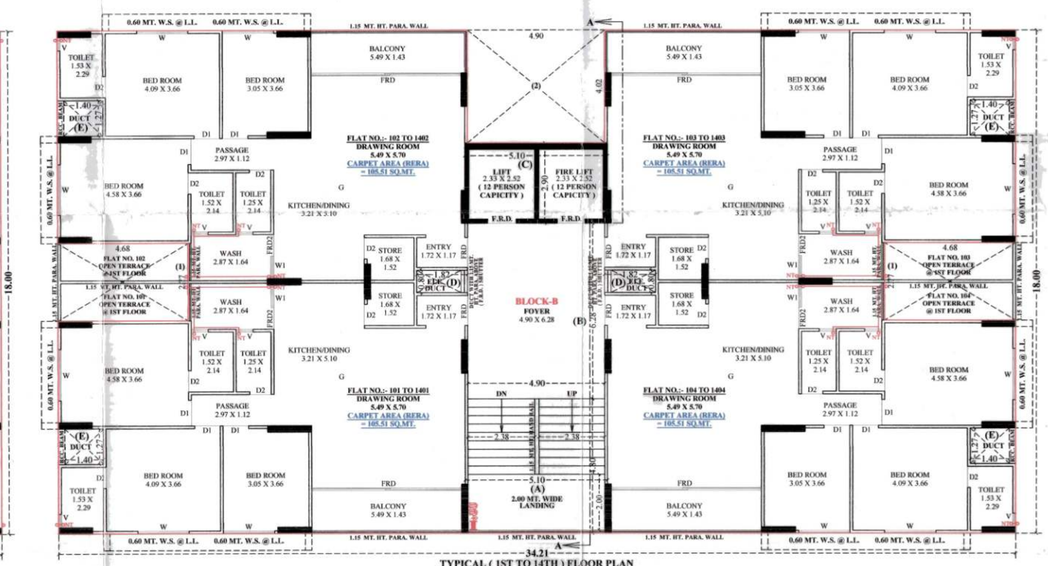
GROUND FLOOR PLAN (HOLLOW PLINTH)
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL

CARPET AREA (RERA) TABLE

BLOCK :- B				RESIDENCE		
FLOOR	UNIT NO.	CARPET AREA (RERA)	BALCONY AREA (RERA)	WASH AREA (RERA)	OPEN TERRACE AREA (RERA)	TOTAL CARPET AREA
1ST FLOOR	101	105.51	07.85	04.71	06.48	424.04
	102	105.51	07.85	04.71	06.48	
	103	105.51	07.85	04.71	06.48	
	104	105.51	07.85	04.71	06.48	
2ND FLOOR	201	105.51	07.85	04.71	--	424.04
	202	105.51	07.85	04.71	--	
	203	105.51	07.85	04.71	--	
	204	105.51	07.85	04.71	--	
3RD FLOOR	301	105.51	07.85	04.71	--	424.04
	302	105.51	07.85	04.71	--	
	303	105.51	07.85	04.71	--	
	304	105.51	07.85	04.71	--	
4TH FLOOR	401	105.51	07.85	04.71	--	424.04
	402	105.51	07.85	04.71	--	
	403	105.51	07.85	04.71	--	
	404	105.51	07.85	04.71	--	
5TH FLOOR	501	105.51	07.85	04.71	--	424.04
	502	105.51	07.85	04.71	--	
	503	105.51	07.85	04.71	--	
	504	105.51	07.85	04.71	--	
6TH FLOOR	601	105.51	07.85	04.71	--	424.04
	602	105.51	07.85	04.71	--	
	603	105.51	07.85	04.71	--	
	604	105.51	07.85	04.71	--	
7TH FLOOR	701	105.51	07.85	04.71	--	424.04
	702	105.51	07.85	04.71	--	
	703	105.51	07.85	04.71	--	
	704	105.51	07.85	04.71	--	
8TH FLOOR	801	105.51	07.85	04.71	--	424.04
	802	105.51	07.85	04.71	--	
	803	105.51	07.85	04.71	--	
	804	105.51	07.85	04.71	--	
9TH FLOOR	901	105.51	07.85	04.71	--	424.04
	902	105.51	07.85	04.71	--	
	903	105.51	07.85	04.71	--	
	904	105.51	07.85	04.71	--	
10TH FLOOR	1001	105.51	07.85	04.71	--	424.04
	1002	105.51	07.85	04.71	--	
	1003	105.51	07.85	04.71	--	
	1004	105.51	07.85	04.71	--	
11TH FLOOR	1101	105.51	07.85	04.71	--	424.04
	1102	105.51	07.85	04.71	--	
	1103	105.51	07.85	04.71	--	
	1104	105.51	07.85	04.71	--	
12TH FLOOR	1201	105.51	07.85	04.71	--	424.04
	1202	105.51	07.85	04.71	--	
	1203	105.51	07.85	04.71	--	
	1204	105.51	07.85	04.71	--	
13TH FLOOR	1301	105.51	07.85	04.71	--	424.04
	1302	105.51	07.85	04.71	--	
	1303	105.51	07.85	04.71	--	
	1304	105.51	07.85	04.71	--	
14TH FLOOR	1401	105.51	07.85	04.71	--	424.04
	1402	105.51	07.85	04.71	--	
	1403	105.51	07.85	04.71	--	
	1404	105.51	07.85	04.71	--	
TOTAL		439.60	263.76	25.92	5908.56	



CARPET AREA CALCULATION ON TYPICAL (1ST TO 14TH) FLOOR PLAN
SCALE:- 1.00 CM = 2.00 MT.



TYPICAL (1ST TO 14TH) FLOOR PLAN
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.10 MT. TH. B/K WALL

NOTES RELATED TO FIRE SAFETY

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 liters 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. GI. 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 x 6 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.
Permanent hydrant point complying 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 liters. The Underground tank shall be of not less than 1,00,000 liters.

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 eating-pulser of 9kg. 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 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. The Riser/Down-comer should be located in the staircase or close to in to make it easily approachable in case of Fire from the floor bellow or above.

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 lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening 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) 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 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 SUTTY SYSTEM

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

IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority of 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.

THE DEVELOPMENT PERMISSION IS GRANTED WITH CONDITIONS THAT APPLICANT AND ENGLARGCH SHALL ABIDE ALL RULES AND AFFIDAVITS PRODUCED BY APPLICANT AND ENGLARGCH FROM TIME TO TIME.
THIS APPROVAL IS GIVEN ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 18/05/2016 AND ORDER REFER TO CFO ORDER DATED 18/05/2016.
THIS PERMISSION IS GIVEN ON THE BASIS OF REFERENCE GUJCOCI 2015 (GUJARAT CONSTRUCTION OF COMMON AMENITIES) ACT-2015 AND GUJCOCI RULES-2016 AND GUJCOCI CIRCULAR-2016 AND LETTER NO. GH/10/2016/BDPS/ DATED- 19/05/2016 AND LETTER NO. GH/10/2016/BDPS/ DATED- 6/9/2017 AND LETTER NO. GH/10/2017/BDPS/ DATED- 24/10/2017 AND LETTER NO. GH/10/2017/BDPS/ DATED- 8/11/2018 AND LETTER NO. GH/10/2018/BDPS/ DATED- 13/12/2018 AND LETTER NO. GH/10/2019/BDPS/ DATED- 11/11/2020 AND NOTIFICATION NO.GH/10/2019/BDPS/ DATED- 13/04/2020 OF URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT, GOVT. OF GUJARAT STATE.
THIS DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-RZ1 AND ARBAN DEVELOPMENT AREA AND AS PER C.G.D.C.R.-2017 CLAUSE NO.8.2.1.(A) AND TABLE 8.0(A) SHOWN IN PLANS FOR RESIDENTIAL AND COMMERCIAL USE PREMISES ONLY.
THE DEVELOPMENT PERMISSION IS GIVEN ONLY FOR IN RESIDENTIAL ZONE-RZ1 AND ARBAN DEVELOPMENT AREA AND AS PER C.G.D.C.R.-2017 CLAUSE NO.8.2.1.(A) AND TABLE 8.0(A) SHOWN IN PLANS FOR RESIDENTIAL AND COMMERCIAL USE PREMISES ONLY.
OWNER/APPLICANT/DEVELOPER SHALL NOTE TO PRODUCE BARRICADE OF STEEL/SHEETS/BRICKS OF SUFFICIENT HEIGHT (NOT LESS THAN 1.50MTRS.) DURING CONSTRUCTION/DEMOLITION ACTIVITY AT ALL EDGES OF PLOT FOR SAFETY PURPOSE.
THIS PERMISSION IS GIVEN BASED AND APPROVED BY BUILDING PLAN SCRUTINY POOL ON OF GR/2020/ APPLICANT/OWNER ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OF WORKS (SITE SUPERVISOR) AND SOLE RESPONSIBLE FOR ANY CASUALTY OR DAMAGE TO THE SURROUNDING PROPERTY DURING THE CONSTRUCTION OF THE BUILDING. THE OWNER/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OF CONSTRUCTION OF THE BUILDING WILL BE SOLE RESPONSIBLE FOR PROVIDING PROTECTIVE SUPPORTS/SHORINGS/RETAINING AND FOR THE SAFETY OF THE ADJOINING PROPERTIES DURING EXCAVATION/CONSTRUCTION. IN CASE OF ANY DAMAGE TO ADJOINING PROPERTY DUE TO ANY DEFICIENCY IN PROTECTIVE SUPPORTS/SHORINGS/RETAINING AND FOR THE SAFETY OF ADJOINING PROPERTIES IF REQUIRED, URGENT ADDITIONAL ARRANGEMENT WILL HAVE TO BE MADE FOR THE SAFETY AND AS PER THE NOTARIZED UNDERTAKING/AFFIDAVIT GIVEN BY THE OWNER / APPLICANT / ARCHITECT / ENGINEER / STRUCTURAL ENGINEER /CLERK OF WORKS THE COMMENCEMENT CERTIFICATE (RAJACHITHI) WILL BE REVOKED WITHOUT ANY PRIOR NOTICE AND ACTION AS PER RELEVANT PROVISIONS OF THE ACT WILL BE INITIATED WITHOUT PROPERTIES TO THE OWNER/ APPLICANT.
PROVISION FOR SUMPP/UMP OF SUFFICIENT CAPACITY WITH CATCHPIT AT EACH DEVELOPS OF BUILDING/SOCIETY TO AVOID THE STORMWATER FROM ROAD TO GET INTO THE BUILDING/PREMISES DURING OPERATIONAL TO PREVENT OF SUBMERGED/FLOODED AGAINST HEAVY RAINFALL.
THIS PERMISSION IS GIVEN ON THE BASIS OF WEAKLIHIHOOD AND LOCATION OF PLOT MENTIONED IN OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT/PROPERTY TAX DEPT.
THIS PERMISSION IS GIVEN ON THE BASIS OF OPINION FOR PROPERTY TAX GIVEN BY DIVISIONAL SUPERINTENDENT/PROPERTY TAX DEPT. AS PER CIRCULAR NO.- 17/2013-14, DATE- 27/03/2014 AND

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TDO/ BPSP/ AMC
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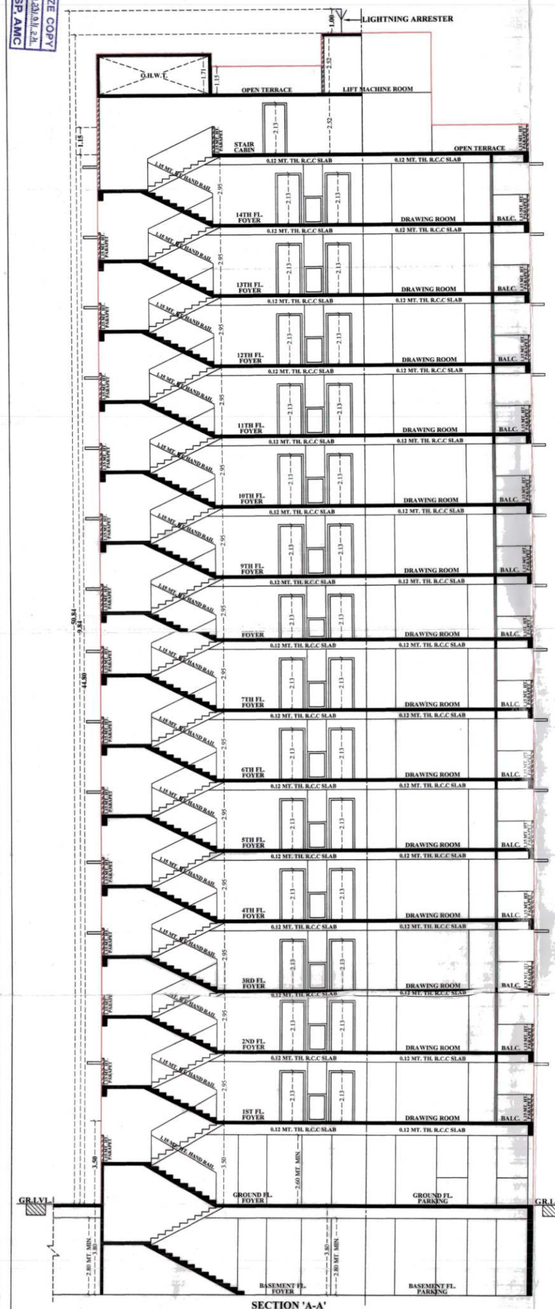
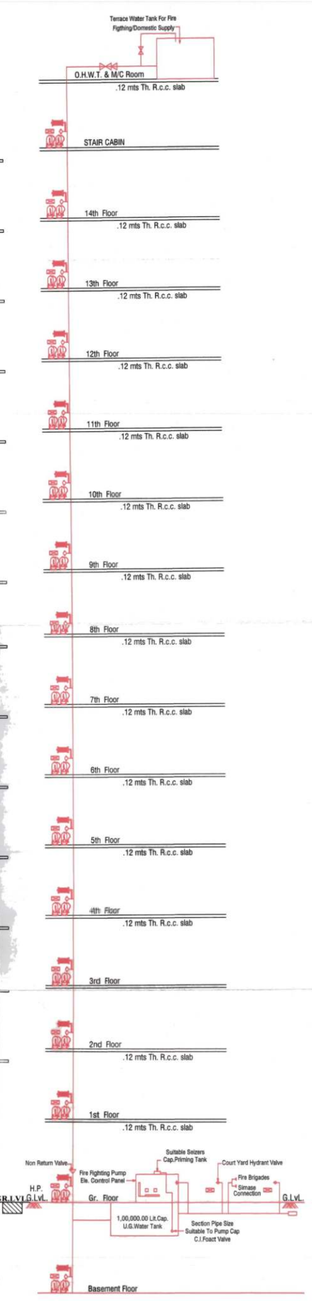
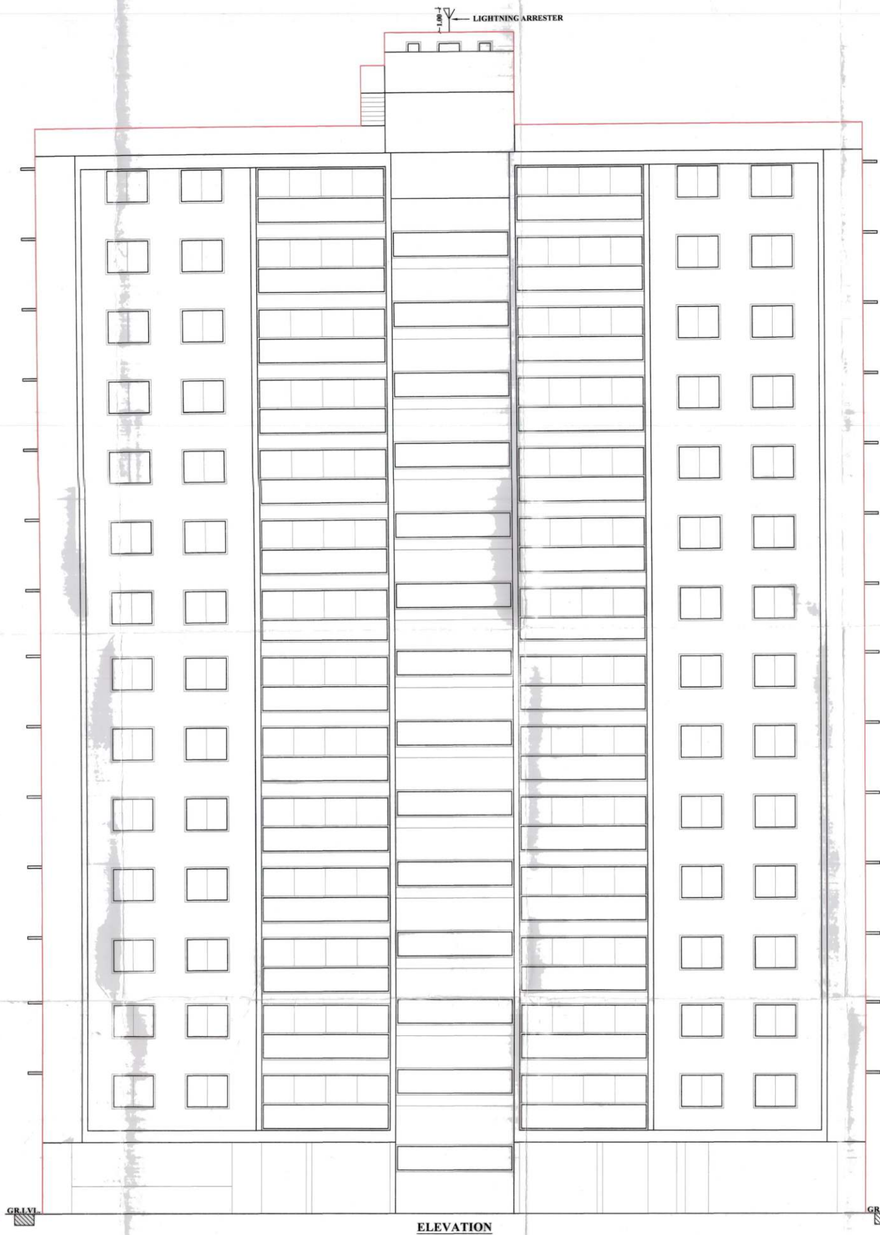


SECTION 'A-A'





ELEVATION

NOTES RELATED TO FIRE SAFETY

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 600 liters per minute at 3.5 bar ,pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 15 meters and above 15 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 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 is or 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 liters. The Underground tank shall be of not less than 1,00,000 liters.

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 9kg. 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 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. The Riser/Down-comer should be located in the staircase or close to or in to make it easily approachable in case of Fire from the floor below or above.

6. BASEMENT :
The basement of 200 sq. meters or more should be provided 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 lightening arrester should also be installed and be properly earthed to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) DISCHARGE :
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) best and 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/passageways 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 the 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 D.B or of the.

10.INDIVIDUAL FIRE SAFTY SYSTEM
FIRE SEFTY SYSTEM SHOULD BE PROVIDED INDIVIDUAL SHOP, ROOM BY OWNER

IMPORTANT INSTRUCTIONS:
After inspection of a low-rise building by the fire service authority / the fire officer concerned feels it 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 / Fire risk / Public gathering / Occupancy / Occupancy / Confined area.
Those additional measures / equipment have to be mandatorily installed.

GENERAL NOTES RELATED TO CGDCR-2017

- It is certified that plot under reference is surveyed by me and the dimensions of all sides of plot and plot areas as shown in plan are measured by engineer on record and in accordance with ownership / revenue record.
- Engineer is fully responsible for leaving open space and margin
- The depth and position of existing municipal manhole is verified by on site and premises can get drainage connection.
- It is certify that according to CGDCR 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 CGDCR 2017, 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. 13.1.11 and 13.1.13 of CGDCR 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.
- water box for each unit shall be provided at ground floor level for each unit.
- Water tank for fire safety requirement provided as per chapter no. 13.11 of CGDCR 2017
- Electrical infrastructure shall be provided as per clause no. 13.11 of CGDCR 2017
- Drinking water facility for disabled persons is provide as per the clause no. 13.8.2 of CGDCR 2017
- Drainage facility is provided as per the clause no. 13.10 of CGDCR 2017
- Signages of the parking place is to be provided as per the clause no. 13.7 of the CGDCR 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCR 2017.
- The paving of building unlitthal plot as per the provision of the clause no. 13.13 of CGDCR 2017
- 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 construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause 17.2 of CGDCR 2017
- Community bin provided as per the provision of the clause no. 17.2.4 & 17.2.5 of CGDCR 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCR 2017.
- Fire safety system is provided as per chapter no. 14 of CGDCR 2017
- Fire safety provisions shall be made as per the fire prevention and life safety measures regulation-2016 and fire prevention and life safety measures act-2013.
- Maintenance and upgradation of building is as per chapter no. 16 of CGDCR 2017.
- Marginal space & cellar plith shall have load bearing capacity of 4500 tonnes per square meter shall be provided as per chapter no. 14 of CGDCR 2017 and fire prevention and fire safety act-2016
- Roof top solar energy installation & generation shall be provided as per clause no. 17.5.1 of CGDCR-2017.
- The glazed surface area of the external facade shall be non reflective and provided with max of 30% of the total surface area of each facade with the provision of safety railing upto all level as per no.13.12#4(a)(iv) -2017
- Compound Wall Shall Not Be Constructed On Road Side Boundary As Per Notification No. GHV/06 DT. 2018/PRC-100518-0088-L, Dt.- 21/05/2018 Regarding Fire Regulation-2016

FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		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		SLUICE VALVE DC,F & CO-2
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SLUICE VALVE SPRINKLERED

THIS DEVELOPMENT PERMISSION IS GRANTED WITH CONDITION THAT APPLICANT AND ENGINEER WILL OBEY ALL BOARD AND AUTHORITY PRODUCED BY APPLICANT AND DISCLOSURE.
THIS PERMISSION IS GRANTED ACCORDING TO MUNICIPAL COMMISSIONER OFFICE ORDER DATED 10/07/2018 AND OFFICE ORDER NO.01, 07/2018.
THIS DEVELOPMENT PERMISSION IS GRANTED UNDER [illegible] AS PER LETTER NO. DRV/DRM OF DIVISION [illegible] DATED [illegible] AND LETTER NO. [illegible]

SIDDHARTH VITTHALBHAI PATEL
(ARCHITECT)

ROYAL KING , TP-109 , FP-87/2 , SP-87/2/1/B OF SP-87/2/1 , HANSPURA ,AHMEDABAD. DT:- 16/02/2024

Parking Details

Open Parking

Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	115	392.60	0	0.00	115	392.60
Basement	0	0.00	0	0.00	0	0.00
Total	**115**	**392.60**	**0**	**0.00**	**115**	**392.60**

Covered Parking

Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	119	463.53	3	95.80	122	559.33
Basement	148	738.16	39	1489.01	187	2227.17
Total	**267**	**1201.69**	**42**	**1584.81**	**309**	**2786.50**

Total Parking

Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	234	856.13	3	95.80	237	951.93
Basement	148	738.16	39	1489.01	187	2227.17
Total	**382**	**1594.29**	**42**	**1584.81**	**424**	**3179.10**

S.V. Patel
SIDDHARTH V. PATEL
(ARCHITECT)
REG. : CA/2019/108977
VALID. : 31. DEC., 2024.

PLOT NO. 132, DANEV PARK SOCIETY, GATE NO.-3, OPP. MUKTIDHAM ESTATE,
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