

પાસ નહીં :
 ડેંગેર લે-ગાર્ડિયન લેમ્પ લેડીઝ કેન ટાલા સાથે
 ની સાર્થક ટાલા સંપન્ના લેવનલ ડિઝાઈન કો
 (અર્થ, કોસ, નરપત) લગાવિતિ સેન્ટીનીયાર્થકો કે
 જીવુ કાલ-પાના મુખન રાખવામાં આવેલ છે
 લગભગ અચ્છાદક લગીન પ્રાચીન સ્થાપત્ય ભાંડક
 કલવાનું સ્કેચો.

Residential Affordable Housing Project

BLOCK - A, B, C SHEET NO- 1/10

LAY-OUT PLAN SHOWING PROPOSED RESIDENCE+COMM BUILDING ON (AFFORDABLE HOUSING) F.P. NO. 76/2, O.P. NO. 76/2, SUR. NO. 344/B, T.P.S.NO. 1 (SHELA), AT: SHELA, TALUKA: SANAND, DIST: AHMEDABAD

ZONE: RAH-1	USE: RESIDENCE+COMM
LAY OUT	SCALE:- 1:CM. = 4 MT.
AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 76/2	4229.00
REQ. COMMON PLOT AREA @ 8%	338.32
PROVI. COMMON PLOT AREA @ 8%	340.92
AREA TABLE	SQ.MTS.
PLOT AREA	4229.00
PERMI. F.S.I. : (1:80 X 4229.00)	7612.20
Chargeable F.S.I. Area As Per Base Zone @1: 0.90	3806.10
MAXI. PERMISSIBLE F.S.I.	11418.30
TOTAL UTILIZED F.S.I. (Permissible+Chargeable)	11089.94
UTILIZED CHARGEABLE F.S.I. AREA	3477.74

BUILD UP AREA STATEMENT		
	BUILT UP AREA	F.S.I. AREA
BASEMENT	3181.67	--
GROUND (H. P.)	889.03	--

UNIT AREA TABLE									
FLOOR	USE	EQ.TENAMENT							
BLOCK		A		B	C	D	TOTAL		
		SHOP	RESI			COMMUNITY PARK	SHOP	RESI	
BASEMENT	PARK.	--	--	--	--	--	--	--	--
GROUND (H. P.)	PARK.	--	--	--	--	--	--	--	--
GROUND (S. P.)	SHOP	04	--	--	--	01	04	01	
1ST FLOOR	SHOP/RESI	04	02	04	04	--	04	10	
2ND FLOOR	RESI	--	04	04	04	--	--	12	
3RD FLOOR	RESI	--	04	04	04	--	--	12	
4TH FLOOR	RESI	--	04	04	04	--	--	12	
5TH FLOOR	RESI	--	04	04	04	--	--	12	
6TH FLOOR	RESI	--	04	04	04	--	--	12	
7TH FLOOR	RESI	--	04	04	04	--	--	12	
8TH FLOOR	RESI	--	04	04	04	--	--	12	
9TH FLOOR	RESI	--	04	04	04	--	--	12	
10TH FLOOR	RESI	--	04	04	04	--	--	12	
11TH FLOOR	RESI	--	04	04	04	--	--	12	
12TH FLOOR	RESI	--	04	04	04	--	--	12	
TOTAL	SHOP/RESI	08	46	48	48	01	08	143	

COLOUR NOTES:-			
O. P. BOUNDARY		ROAD	
F. P. BOUNDARY		P. WELL	
PROP. WORK		COM.BIN.	
PROP. DRAIN-LINE		TREE	
COMMON PLOT		BASEMENT LINE	

OWNER:	 MADHURA MANJREKAR AUDA LIC NO. :
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KETAN K. PATEL C/7,MURDHANYA APPT., MARANPURA,AHMEDABAD. AUDA/LIC/ENGG/216 AUDA/LIC/SD-I/198	AUDA / SD - I / 00320
ENGINEER:	STR. ENGINEER:

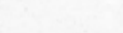
<i>Manane</i> MANOJ L. KANANI 16, PADMA BUNGLOWS-II,	<i>Harib</i> KRUPAL ENTERPRISE HEMANG S. PARIKH 11, Shriniketan Soc.,
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NIKOL AHMEDABAD. AUDA/LIC/ENGG-734 AUDA/LIC/COW-I/625	Usmanpura, Ahmedabad - 380013 AUDA LIC. NO. : DEV/00933
C.O.W.:	DEVELOPER

ખાસ શરત
મંજુર અંગેના નામગીરીની તકલીફો ૧ સેક્ટ
સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

The permission is valid only

in the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.



URBAN DEVELOPMENT AUTHORITY

APPROVED

As amended by Red (Colour) Subject
to the condition as mentioned in this
office Letter PRM No. SC/13/2017
Dated..... Note: Approved by Chairman

112 MAY 2017

No 2-66
 Senior Town Planner
 Ahmedabad Urban Development Authority
 Ahmedabad.

D		
Total	456.50	106
F.S.I. Area Table		
1	Net Plot Area	
2	Permissible F.S.I.	
3	Permissible Chargeable	
4	Max. Permissible	
5	Total Utilized F.S.I.	
6	Utilized Chargeable	
7	Max. Permissible	
8	Chargeable F.S.I.	
9	Chargeable F.S.I.	

BLOCK	A	B
GROUND (S. P.)	238.40	
1ST FLOOR	378.02	255.68
2ND FLOOR	319.84	255.68
3RD FLOOR	319.84	255.68
4TH FLOOR	319.84	255.68
5TH FLOOR	319.84	255.68
6TH FLOOR	319.84	255.68
7TH FLOOR	319.84	255.68
8TH FLOOR	319.84	255.68
9TH FLOOR	319.84	255.68
10TH FLOOR	319.84	255.68
11TH FLOOR	319.84	255.68
12TH FLOOR	319.84	255.68
TOTAL	4134.66	3067.32

COMMON PLOT AREA CALCULATION:-
NET PLOT AREA = 4229.00 SQ.MTS
REQ. COMMON PLOT @ 8% 338.32
COMMON PLOT
30.88 X 11.04 X 1 = 340.92
NET PROV. COMMON PLOT = 340.92

Sanitary Provision Calculation For Commercial (Shop)

Block - A = (456.32 x 0.85) 387.87 Sq.mts
= 397.87 / 4 = 96.97 Say 97 Person

Sanitary Required
Urinal = 25 Persons 1 No. Urinal Required
= 97 / 25 Persons 4 No Urinal Required
W.c. = 97 / 25 Persons 4 No. W.c. Each Gender
Provided One W.C. in 6 Shops.

25% General Sanitary Required
4 x 0.25 = 1 Urinal
4 x 0.25 = 1 W.C. Ladies / Gents

One SP. Toilet For Disability People Provided in Ground

GENERAL NOTES :-

- Engineer is fully responsible for leaving open space and margin.
- The depth and position of existing municipal manhole is verified by me on site and premises can get drainage connection.
- It is certify that according to GDCR 2021 all all requirements of the building are checked and necessary actions are taken.
- It is certify that according to the clause no. 4.5.3 of the GDCR 2021, the structure of the building is design as per the norms of the indian standards.
- Design of staircase and railing is provided as per the provision of the clause no. 23.1.2 and 23.1.4 and 24.6 of GDCR 2021.
- Pedestrians ramp is provided as per the provision of the clause no. 23.1.5 of GDCR 2021.
- Lift is provided as per the provision of the clause no. 23.1.2 and 24.7 of GDCR 2021.
- Water tank is provided as per the provision of the clause no. 23.6 of GDCR 2021.
- Separate letter box is provided at ground level for each unit.
- Water tank for fire safety requirement provided as per chapter no. 24 of GDCR 2021.
- Electrical infrastructure shall be provided as per clause no. 23.11.
- Drainage facility is provided as per the clause no. 23.10.
- Signages of the parking place is to be provided as per the clause no. 23.7 of the GDCR 2021.
- Entrance of the building is provided as per the clause no. 23.1.7 of GDCR 2021.
- The paving of building unutilized plot as per the provision of the clause no. 23.1.4 of GDCR 2021.
- The structure of the building is as per the norms of the specified in the indian standard and take necessary action for the structural safety during the construction.
- Rain water storage tank and rain water harvesting system is provided as per the clause no. 27.2 of GDCR 2021.
- Community hall provided as per the provision of the clause no. 27.3 of GDCR 2021.
- Tree plantation is provided as per the clause no. 27.5 of GDCR 2021.
- Fire safety system is provided as per chapter no. 24 of GDCR 2021.

[illegible]

16.35	-	0	0.00
3477.74	08	0	0.00

Sr. No.	Area
A	
B	
C	
D	
E	

BUILT UP AREA STATEMENT

LOCK	A	B	C
CEMENT	3181.67	—	—
OUND (H. P.)	212.95	309.13	386.95
OUND (S. P.)	266.21	—	—
FLOOR	479.16	309.13	386.95
FLOOR	366.95	309.13	386.95
FLOOR	366.95	309.13	386.95
FLOOR	366.95	309.13	386.95
FLOOR	366.95	309.13	386.95
FLOOR	381.96	324.20	381.96
FLOOR	366.95	309.13	386.95
FLOOR	381.96	324.20	381.96
FLOOR	366.95	309.13	386.95
H FLOOR	366.95	309.13	386.95
H FLOOR	366.95	309.13	386.95
H FLOOR	366.95	309.13	386.95
AIR CABIN	55.51	55.51	55.51
M/C. ROOM	44.95	44.95	44.95
TOTAL	8206.92	4149.29	4900.83

NO. OF T	NO. OF USERS
5	270
5	240
5	240
5	05
5	755

FIRE HYDRANT LEGEND

Sr.	SYMBOL	DISCRPTION
1	—	FIRE HYDRANT
2	—○—SH	SINGLE HANDED
3	—△—	SLUICE VALVE
4	—▽—	NON RETURN VALVE
5	—○—	LANDING HYDRANT
6	—□—	FIRE HOSE BOX
7	—○—	FIRST AID HOSE
8	—○—	DC. P & CO-2
9	—○—	TWO WAY SIAMING
10	—○—	RISE OR DROP
11	—○—	REDUCER
12	—○—	COURT YARD HYDRANT
13	—○—	SPRINKLERED

0.00	0.00	0	0.00	0.00
0.00	0.00	48	3067.20	100.00
GRAND TOTAL DETAIL				
No.				N
	Dwelling units Type			
	Commercial units			
	up to 50 Sq.mts			
	more than 50 and up to 66			
	more than 66 and up to 80			
	With Aff. F.S.I. (40% Slab)			
	Grand Total			
(IN SQ.MT.)		UNIT AREA TA		
D	TOTAL	FLOOR		
—	3181.67	BLOCK		
—	889.03	BASEMENT		
50.00	316.21	GROUND (H. P.)		
—	1155.24	GROUND (S. P.)		
—	1043.03	1ST FLOOR		
—	1043.03	2ND FLOOR		
—	1043.03	3RD FLOOR		
—	1088.12	4TH FLOOR		
—	1043.03	5TH FLOOR		
—	1088.12	6TH FLOOR		
—	1043.03	7TH FLOOR		
—	1043.03	8TH FLOOR		
—	1043.03	9TH FLOOR		
—	1043.03	10TH FLOOR		
—	166.53	11TH FLOOR		
—	134.85	12TH FLOOR		
50.00	17397.04	TOTAL		

R.C.C. COLUMN.

SECTION
BY STR. ENGINEER

SYSTEM PIPE MAIN
HYDRANT VALVE
VALVE
ANT VALVE
REEL
ESE CONNECTION
HYDRANT VALVE

77/1

67/1

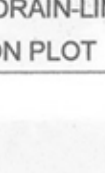
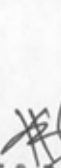
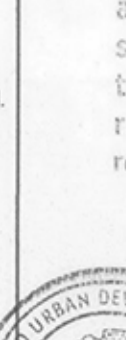
76/3
342B
74/2

18.00 MT.

189
GARDEN
344C
76/3

The Basic Requirements for Building In A Fire
1. HYDRANT SYSTEM
ON/OFF switches at each floor the capacity to discharge measured at the riser
The Riser for the be of less than 10 connected to the and a NRV to act
One riser is required building is divided a separate riser
Each floor should a 63 mm dia. hose Shut-off nozzle should be enough 15 meters long 6 floors. The Hose- Fire - service in premises where
The Overhead tank The Underground
2. FIRE ALARM
Fire alarm call heard all through
3. FIRE EXTINGUISHERS
One Carbon Dioxide of 5kg. Dry Chemical commercial building
Two Carbon Dioxide and 5kg. Dry Chemical case of residential
If the building is of extinguishers installed
4. STAIRCASE
The staircase has center core of the
The Riser/Down-approachable in case of fire
5. LIGHTENING
A lightning arrester to the building
6. ELECTRICITY
Entire electric supply electric supply from

[illegible]

16.35	AREA TABLE		
	PLOT AREA OF F.P.NO. 76/2		
474.59	REQ. COMMON PLOT AREA @ 8%		
	PROVI. COMMON PLOT AREA		
geable	AREA TABLE		
S.I.	PLOT AREA		
--	PERMI. F.S.I. - (1:80 X 4229.00)		
--	Chargeable F.S.I. Area As Per Base Zone		
03.15	MAXI. PERMISSIBLE F.S.I.		
74.59	TOTAL UTILIZED F.S.I. (Permissible + Chargeable)		
-	UTILIZED CHARGEABLE F.S.I. AREA		
77.74	BUILT UP AREA STATEMENT		
	BUILT UP AREA	BUILT UP AREA	
TOTAL	BASEMENT	3181.	
P	GROUND (H. P.)	889.	
RESI	GROUND (S. P.)	316.	
--	1ST FLOOR	1155.	
01	2ND FLOOR	1043.	
10	3RD FLOOR	1043.	
12	4TH FLOOR	1043.	
12	5TH FLOOR	1043.	
12	6TH FLOOR	1088.	
12	7TH FLOOR	1043.	
12	8TH FLOOR	1088.	
12	9TH FLOOR	1043.	
12	10TH FLOOR	1043.	
12	11TH FLOOR	1043.	
12	12TH FLOOR	1043.	
12	STAIR CABIN	166.	
12	LIFT M/C. ROOM	134.	
12	TOTAL	17307.	
12	COLOUR NOTES:-		
12	O. P. BOUNDARY		R
143	F. P. BOUNDARY		R
	PROP. WORK		C
	PROP. DRAIN-LINE		T
	COMMON PLOT		BASEM
	FOR, NARAYANKRUPA REAL ESTATE		
	 PARTNER		
COMM.			
O. TREES			
	OWNER:		
	 KETAN K. PATEL C/7, MURDHANYA APPT., NARAYANPURA, AHMEDABAD. AUDA/LIC/ENG/216 AUDA/LIC/50-1/198 ENGINEER:	MANOJ K. KANANI 16, PADMA BUNGLOWS-II, NIKOL, AHMEDABAD. AUDA/LIC/ENG/216 AUDA/LIC/COW.-1/625 C.O.W.:	MANOJ K. KANANI 11, Shri Usmangani AUDA L DEV
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th floor floors in			
in the logged. easily			
amage			
			

SQ.MTS.	
	4229.00
	338.32
	340.92
SQ.MTS.	
	4229.00
	7612.20
	3806.10
	11418.30
	11089.94
	3477.74

AREA	F.S.I. AREA
67	--
03	--
21	288.40
24	953.46
03	895.28
03	895.28
03	895.28
12	895.28
03	895.28
12	895.28
03	895.28
03	895.28
03	895.28
53	--
85	--
04	11089.94

ROAD	☐
WELL	☼
OM.BIN.	△
REE	☼
MENT LINE	▬▬▬▬

ITY
KL.
ER

Urappu

HURA MANJREKAR
AUDA LIC NO. :
DA / SD - I / 00320

ENGINEER:

Pratik

PAL ENTERPRISE
ANG S. PARIKH
diketan Soc.,
ura, Ahmedabad - 380013
IC. NO. : DEV/00933

ELOPER

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VED

- Maintenance and upgradation of building is as per chapter no. 29 of GDCR 2021.
- Grey Water Recycling System is Provided As Per The Chapter no. 27.4 of GDCR 2021.
- Drinking water facility for disabled persons is provided as per the clause no. 23.6.2
- Garbage Shaft Shall Be Provided As Per Indian Standard Specification.
- Dust Plumbing System Shall Be Provided As Per Indian Standard Specification.
- Cellar Slab Having Load Bearing capacity as per chapter no. 24 of GDCR 2021.

KEY - PLAN

SCALE :- 1.00 CM. = 20.00 MT.

41 $\frac{282}{41}$ 283

N

पुष्प, ध्याय
१३ अ-ग्री सेवा निध
अथवा राज मन्त्रालय

24.00 MT.
285

INSTRUCTION

/ Low-Rise Building By The Fire Service Authority If The Fire Officer
 / Fire Officer Need For Additional Fire Prevention / Protection Measure
 / Fire Officer Required Or Equipment (/ Le Passive System / Suppression S
 / Protection System / Active System / Sprinkler / Drencher Etc) As P
 / Fire Officer / Public Gathering
 / Occupancy / Confined Area those Additional Measures /
 / To be Implemented / installed.

200 sq. meters or more should be provided with Automatic Sprinkler
 / Fire Officer Need For actual Car parking space.
 / Fire Officer protected by a Hydrant outlet and two 25 mm. bore hose-reel hoses
 / Fire Officer at each basement level.

As amended by Resolution No. 100, 1974, to the condition as per the original letter from the Ministry of Urban Development, Government of India, dated 12.12.1974.

12 MAY 2001

2-66

Assistant Town Planner
Muzaffarpur Urban Development Authority

Senior Town Planner
Muzaffarpur Urban Development Authority

(Colour) Subject
mentioned in this
No. 5019207
by Chairman
7
d
own Planner
Development Authority
edabad.

