

F.S.I. AREA TABLE	BLOCK-A SQ.MT.	BLOCK-B SQ.MT.	TOTAL SQ.MT.
F.S.I. AREA ON FIRST FLOOR	356.58	250.30	606.88
F.S.I. AREA ON SECOND FLOOR	356.58	250.30	606.88
F.S.I. AREA ON THIRD FLOOR	356.58	250.30	606.88
F.S.I. AREA ON FOURTH FLOOR	356.58	250.30	606.88
F.S.I. AREA ON FIFTH FLOOR	356.58	250.30	606.88
F.S.I. AREA ON SIXTH FLOOR	356.58	250.30	606.88
F.S.I. AREA ON SEVENTH FLOOR	356.58	250.30	606.88
F.S.I. AREA ON EIGHTH FLOOR	356.58	250.30	606.88
F.S.I. AREA ON NINTH FLOOR	356.58	250.30	606.88
F.S.I. AREA ON TENTH FLOOR	356.58	250.30	606.88
TOTAL F.S.I. AREA	3565.80	2503.00	6068.80

PROPOSED BUILT UP AREA TABLE	SQ.MT.	BLOCK-A	BLOCK-B	TOTAL
BUILT UP AREA ON 1ST. BASEMENT	1645.49	1645.49	---	1645.49
BUILT UP AREA ON GROUND FLOOR (HOLLOW PLINTH)	469.35	331.03	138.32	469.35
BUILT UP AREA ON FIRST FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON SECOND FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON THIRD FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON FOURTH FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON FIFTH FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON SIXTH FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON SEVENTH FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON EIGHTH FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON NINTH FLOOR	418.10	310.03	108.07	418.10
BUILT UP AREA ON TENTH FLOOR	418.10	310.03	108.07	418.10
STAIR CABIN	61.45	67.26	128.71	189.16
LIFT ROOM & O.H.W.T.	23.19	23.19	46.38	69.57
TOTAL	6380.48	3521.78	2858.70	6380.48

PROPOSED FLOOR AREA TABLE	USED	BLOCK-A	BLOCK-B	TOTAL
1ST. BASEMENT	PARKING	---	---	---
GROUND FLOOR	PARKING	---	---	---
FIRST FLOOR	RESIDENCE	04	04	08
SECOND FLOOR	RESIDENCE	04	04	08
THIRD FLOOR	RESIDENCE	04	04	08
FOURTH FLOOR	RESIDENCE	04	04	08
FIFTH FLOOR	RESIDENCE	04	04	08
SIXTH FLOOR	RESIDENCE	04	04	08
SEVENTH FLOOR	RESIDENCE	04	04	08
EIGHTH FLOOR	RESIDENCE	04	04	08
NINTH FLOOR	RESIDENCE	04	04	08
TENTH FLOOR	RESIDENCE	04	04	08
RESIDENCE TOTAL FLOOR AREA	PARKING / RESIDENCE	40	40	80

NOTES RELATED TO FIRE SAFETY

The basic requirements for fire protection are as follows:

- 1) Hydrant system: ON/OFF switches located near the house roof house or hydrant outlet, at each floor for the main fire pump at the underground water tank with a capacity to discharge 900 ltr per min at 3 bar pressure as measured at the terrace level should be installed. The riser for the buildings exceeding 18 meters height should not be less than 150mm internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and an H.V.V. to act as a downcomer.
- 2) Fire lift: The fire lift and all 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 part should have a separate riser with all fittings at each floor level. The riser should have one hydraulic outlet with a coupling for attaching a 50mm. dia. hose. Each floor should have a 100mm. dia. hose with 8mm. shut-off nozzle at each floor landing. The length of the house lift hose should be enough to reach the full height of the house lift with 15 meters long 50mm. dia. hose and 12.5mm. bore nozzle at alternate floor. The house lift hose should be coupled to the riser.
- 3) Fire alarm: Fire alarm call point to be installed at each floor with sounders capable of being heard at throughout the building. 4) Fire extinguisher: one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DOP to be installed on each floor in case of commercial building. AND/OR two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DOP extinguisher on alternate floor in case of residential buildings. If the building is divided into two or more parts then each part should have these extinguisher installed. 5) Staircase: The staircase has to be open from at least one or two side but if the staircase is in the center core of the building it has to be protected to prevent it getting smoke logged, and open for two side. The floor / Downcomer should be located in the staircase or close to it to make it easily accessible in case of fire from the floor below or above. 6) Basement: The basement of 200sq meter or more should be protected with Automatic sprinkler system with at least one sprinkler head for a car parking space. Additionally be protected by a Hydrant outlet and two 25mm. bore house-reel hoses with 8 mm. bore nozzles at each basement level. 7) Lightning arrester: A lightning rod should be installed and be properly earthed to prevent damage to the building when lightning strikes.

LIFT REQUIREMENT CALCULATION			
BLOCK	NO. OF UNITS	NO. OF LIFT REQUIRED	PROVIDED
3RD FL TO 10TH FL	10TH FL	16 PERSON CAPACITY	16 PERSON CAPACITY
A	32	32 / 30 = 1.00 NOS	2 NO
B	32	32 / 30 = 1.00 NOS	2 NO
TOTAL PROVIDED			4 NO

LAYOUT PLAN		SHEET NO - 1/3
RESIDENTIAL AFFORDABLE HOUSING PROJECT		
LAY OUT PLAN SHOWING PROPOSED RESIDENTIAL AFFORDABLE HOUSING BUILDING ON R.S. NO 40/B, OF O P NO - 33, F.P NO - 33, (PRILIMINARY) T.P.S NO - 1 (BOPAL) MOJE: BOPAL, TALU - GHATLODIYA, DIST - AHMEDABAD		
SCALE - 1" = 1 CM. = 1.00MT.	USE = RESIDENCE (DWELLING - 3) (AFFORDABLE HOUSING PROJECT)	
ZONE = RESIDENCE - II (R2)	BLOCK - A	
AREA TABLE	SQ.MTS.	
PLOT AREA OF F.P. NO. 33	2266.00	
REQ. COMMON PLOT @ 10 %	226.60	
PROV. COMMON PLOT	227.53	
PERM. F.S.I. AREA 1:1.2 (2266.00 x 1.2)	2719.20	
PERM. CHARGEABLE F.S.I. @ 1.50 % (As per RAH)	3399.00	
TOTAL PERM. F.S.I. WITH CHARGEABLE (2.7)	6118.20	
TOTAL USED F.S.I. AREA	6068.80	
CHARGEABLE F.S.I. AREA (6068.80 - 2719.20)	3349.60	

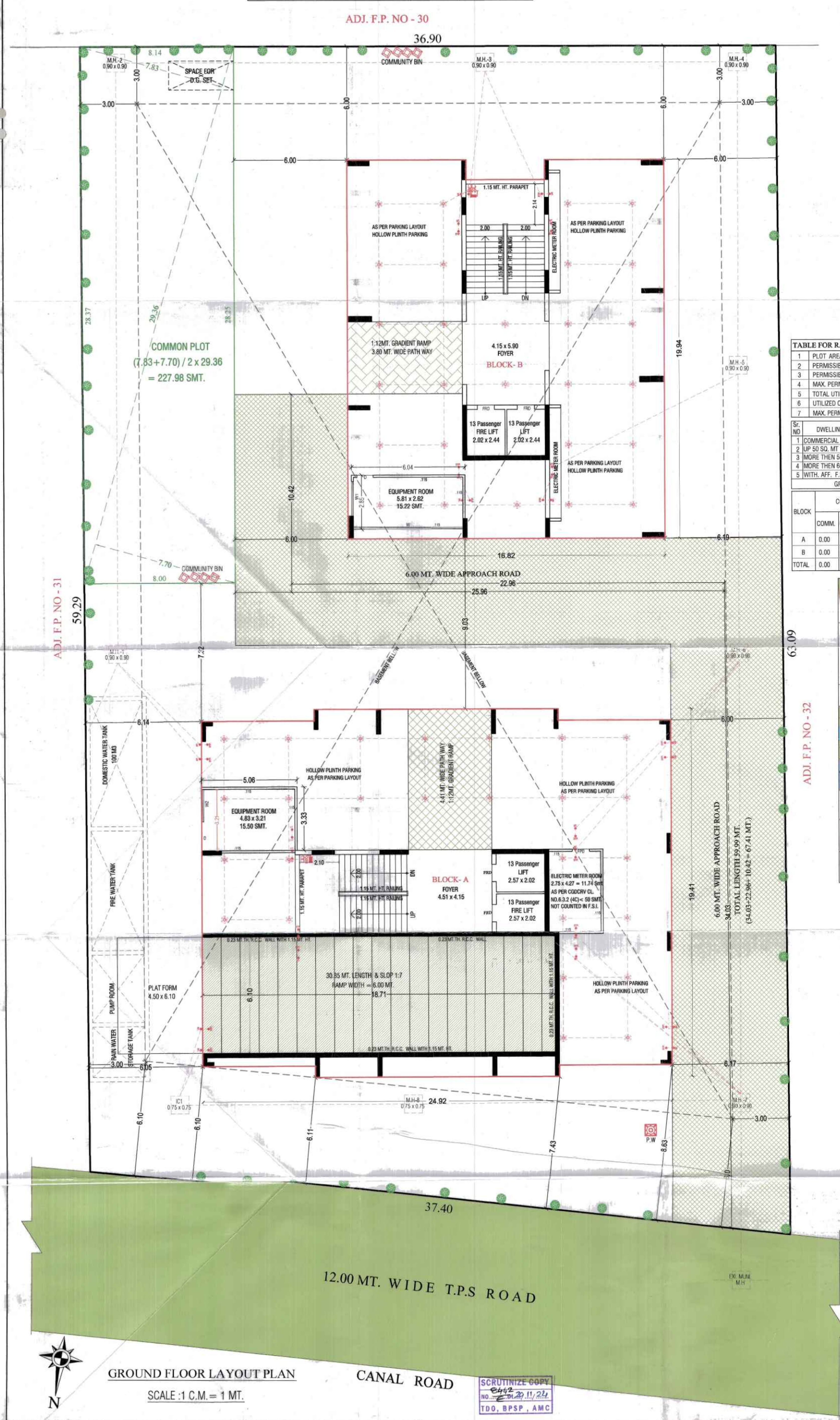
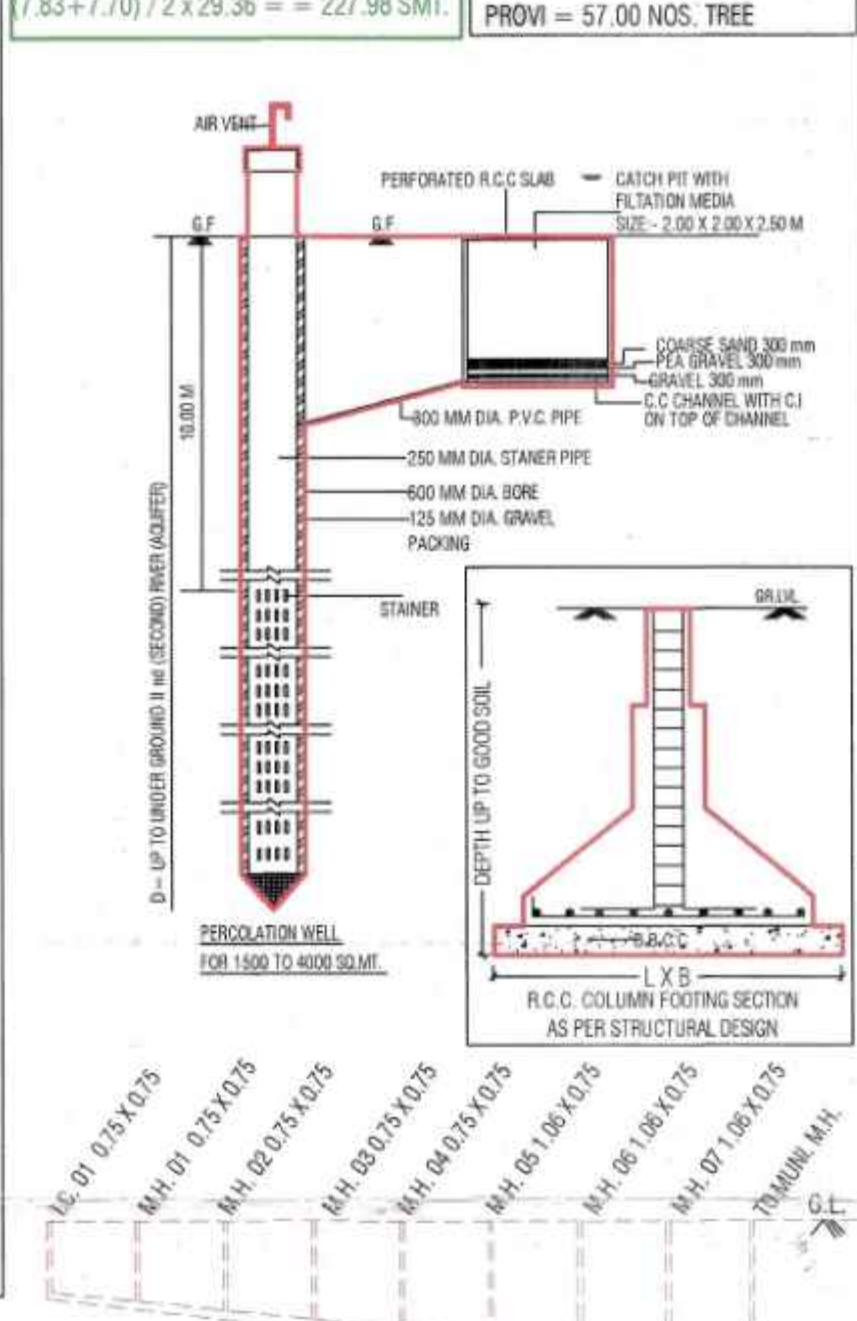


TABLE FOR RAH CHARGEABLE F.S.I. CALCULATION PURPOSE ONLY

S. NO.	DWELLING UNIT TYPE	NO. OF UNITS	USED F.S.I.	% USED F.S.I.	CHARGEABLE F.S.I.
1	PLOT AREA	---	---	---	2266.00
2	PERMISSIBLE F.S.I. (1-1.2)	---	---	---	2719.20
3	PERMISSIBLE CHARGEABLE F.S.I. (1.50)	---	---	---	3399.00
4	MAX. PERMISSIBLE F.S.I. (2+3) (2.7)	---	---	---	6118.20
5	TOTAL UTILISED F.S.I. (FREE + CHARGEABLE)	---	---	---	6068.80
6	UTILIZED CHARGEABLE F.S.I.	---	---	---	3349.60
7	MAX. PERMISSIBLE F.S.I. (COMM.)	---	---	---	606.88



COLOUR NOTE:-

PLOT BOUNDARY: ---

PROP. WORK: ---

ROAD: ---

DUST-BIN: ---

TREE: ---

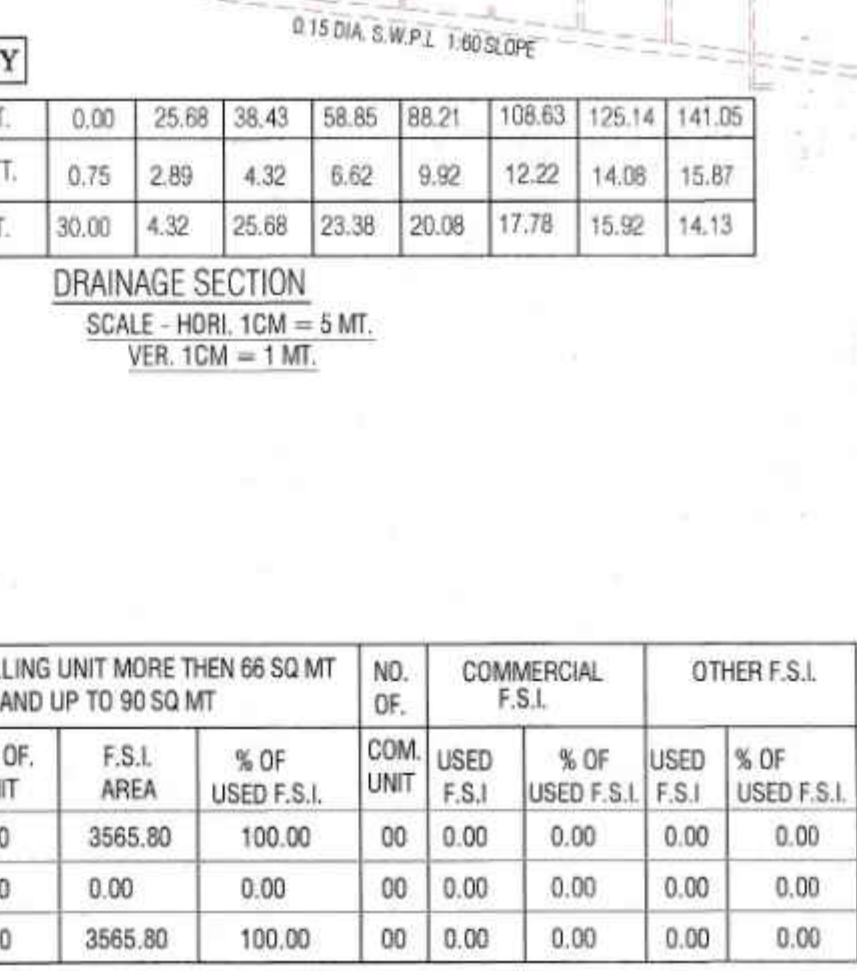
PERCOLATING WELL: ---

SPRINKLER: ---

NOTES:

1. IT IS CERTIFIED THAT THE PLAN AND REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED ENGINEER ON RECORD AND IN ACCORDANCE WITH CHARTER/REVENUE RECORD.
2. ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN.
3. THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
4. IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE COOCDR-2017, ALL REQUIREMENTS OF THE BUILDING CHECKED AND NECESSARY ACTIONS ARE TAKEN.
5. IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE COOCDR-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
6. DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 2.3.1.11 AND 13.1.13 OF C.O.C.D.R.-2017.
7. PEDESTRIAN RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF COOCDR-2017.
8. LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.15 OF COOCDR-2017.
9. WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF COOCDR-2017.
10. LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
11. WATER TANK FOR FIRE SAFETY REQUIREMENT SHALL BE PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY.
12. ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.O.C.D.R. 2017.
13. DRINKING WATER FACILITY FOR DISABLED IS PER CLAUSE NO. 13.8.2 OF C.O.C.D.R. 2017.
14. DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.O.C.D.R. 2017.
15. SIGNAGE OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8.1 OF C.O.C.D.R. 2017.
16. ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.O.C.D.R. 2017.
17. THE PAVING OF BUILDING UNIT/FLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.13 OF COOCDR-2017.
18. THE STRUCTURE DESIGN OF THE BUILDING IS AS PER NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
19. RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO. 17.2 OF C.O.C.D.R. 2017.
20. COMMON AREA SHALL BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.2.4.12.3.6 OF COOCDR-2017.
21. GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.5.
22. TREE PLANTATIONS PROVIDED AS PER THE CLAUSE NO. 17.4 OF COOCDR-2017.
23. SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.5 OF COOCDR-2017.
24. POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 13.6 OF COOCDR-2017.
25. FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF COOCDR-2017.
26. FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND FIRE SAFETY MEASURES REGULATION 2016 AND FIRE PREVENTION AND LIFT SAFETY MEASURES REGULATION 2013.
27. MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 14 OF COOCDR-2017.
28. MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4000 TONNES PER SQUARE METER. SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.O.C.D.R.-2017 AND FIRE PREVENTION AND FIRE C.O.C.D.R.-2016.
29. ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.5.1 OF C.O.C.D.R. 2017.
30. THE GLAZED SURFACE AREA OF THE EXTERNAL FACED SHALL BE NON REFLECTIVE & PROVIDE UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACED AREA OF EACH FLOOR.
31. THE PROVISION OF SAFETY RAILING UP TO 100 CM SHALL BE PROVIDED AS PER CLAUSE NO. 13.13 OF C.O.C.D.R. 2017.

BLOCK	COMM.	OTHER	RESI.	TOTAL	NO. OF UNITS	F.S.I. AREA	% OF USED F.S.I.	COMM. UNIT	USED F.S.I.	% OF USED F.S.I.	OTHER F.S.I.
A	0.00	0.00	3565.80	3565.80	00	0.00	0.00	00	0.00	0.00	0.00
B	0.00	0.00	2503.00	2503.00	40	2503.00	100.00	00	0.00	0.00	0.00
TOTAL	0.00	0.00	6068.80	6068.80	40	2503.00	100.00	00	0.00	0.00	0.00



KEY PLAN

SCALE: 1 CM = 20 MT.

LEGEND:

1. FIRE HYDRANT SYSTEM PIPE MAIN
2. SINGLE HEADED HYDRANT VALVE
3. SLUICE VALVE
4. TWINWAY SHAMES CONNECTION
5. RISE OR DROP
6. NON RETURN VALVE
7. REDUCER
8. FIRE HOUSE BOX
9. HOSE REEL HOSE
10. D.C.P. 80/2
11. HYDRANT VALVE

UTSAP DIPAK BHAI PATEL
SANKALP INFRASTRUCTURE
LIC. NO.: 001DVO242901271
81, ROOM SOCIETY, N. SHIVAJI NAGAR TEMPLE, N. SHIVAJI NAGAR, AHMEDABAD-380008

ASHTA VINAYAK REALTY PRIVATE LIMITED
AUTHORISED SIGNATORY

JAY K. Patel
JAYKUMAR NARENDRA BHAI PATEL
A-504, INDRAPRASTHA-9, OPP. NISAN RESIDENCY, ANAND PARTY PLOT ROAD, NEW RAMP, AHMEDABAD, LIC. NO.: 001ERH4132710594

HETVI NIRAV BHAI SHAH
LIC. NO.: 001SR26082711505
B-504, Arjuna Heights, N. Shivaji Circle, S.P. Ring Road, Shivaji, Ahmedabad-380008 SOR

CLARK OF WORKS

JAY K. Patel
JAYKUMAR NARENDRA BHAI PATEL
A-504, INDRAPRASTHA-9, OPP. NISAN RESIDENCY, ANAND PARTY PLOT ROAD, NEW RAMP, AHMEDABAD, LIC. NO.: 001ERH4132710594

ST. ENGINEER

Case No. : BHNTS/NW/2162/CDOCDR/VA/760/R01

Zone : NORTH WEST

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

Page Certificate Number : 1

Date 09/12/2024

T.S. Dub
Inspector (P.S.P.)

T.S. Dub
Inspector (P.S.P.)

Asst. T.S. Dub
(P.S.P.)

PROPOSED BUILT UP AREA TABLE	SQ. MT.		
	BLOCK- A	BLOCK- B	TOTAL
BUILT UP AREA ON 1ST. BASEMENT	1645.49	----	1645.49
BUILT UP AREA ON GROUND FLOOR (HOLLOW PLINTH)	469.35	331.03	800.38
BUILT UP AREA ON FIRST FLOOR	418.10	310.03	728.13
BUILT UP AREA ON SECOND FLOOR	418.10	310.03	728.13
BUILT UP AREA ON THIRD FLOOR	418.10	310.03	728.13
BUILT UP AREA ON FOURTH FLOOR	418.10	310.03	728.13
BUILT UP AREA ON FIFTH FLOOR	418.10	310.03	728.13
BUILT UP AREA ON SIXTH FLOOR	418.10	310.03	728.13
BUILT UP AREA ON SEVENTH FLOOR	418.10	310.03	728.13
BUILT UP AREA ON EIGHTH FLOOR	418.10	310.03	728.13
BUILT UP AREA ON NINTH FLOOR	418.10	310.03	728.13
BUILT UP AREA ON TENTH FLOOR	418.10	310.03	728.13
STAIR CABIN	61.45	67.26	128.71
LIFT ROOM & D.H.W.T.	23.19	23.19	46.38
TOTAL	6380.48	3521.78	9902.26

PROPOSED FLOOR AREA TABLE	USED	BLOCK- A		BLOCK- B		TOTAL	
		UNIT	FLOOR AREA	UNIT	FLOOR AREA	UNIT	FLOOR AREA
1ST. BASEMENT	PARKING	04	356.58	04	250.30	08	606.88
GROUND FLOOR	PARKING	04	356.58	04	250.30	08	606.88
FIRST FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
SECOND FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
THIRD FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
FOURTH FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
FIFTH FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
SIXTH FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
SEVENTH FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
EIGHTH FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
NINTH FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
TENTH FLOOR	RESIDENCE	04	356.58	04	250.30	08	606.88
RESIDENCE TOTAL FLOOR AREA	PARKING / RESIDENCE	40	3565.80	40	2503.00	80	6068.80

NOTES RELATED TO FIRE SAFETY

The basic requirements for the protection livestock buildings.

1) Hydrant system

ON/OFF switches located near the horse reel house or hydrant outlet, each floor for the main fire-pump at the underground water tank with a maximum of 100 m to 150 m in 3 bar pressure was measured at the terrace level should be installed.

The riser for the buildings exceeding 15 meters height should not be less than 150mm internal diameter. The riser should be connected to the terrace tank with a stop valve and a NRV to avoid a back-siphon.

One riser is required for every 1000sq meters floor area and the building is divided into two or more parts then each part should have a separate riser with all the fittings at each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 25mm. dia. hose.

25mm. horse-reel houses with 8mm. shaft off nozzle at each floor level. The length of the horse reel houses should be allowed to reach to the farthest corner of the horse-house but with 15 meters long 25mm. dia. hose and 12.5mm. bore nozzle at alternate floors. The horse-reel house should be coupled to the riser.

Fire-servis inlet should be installed at a point near the entry to the premises where the fire engine can approach easily.

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 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 the fire-lift is divided into two or more part then each part should have a fire-well should have blowers to pressurise the lift-well so connected that it will automatically operate when alarm call point is operated, so that it prevents the lift well getting flooded.

3) Fire alarm:

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

4) Fire Extinguishers:

One CO2 extinguisher of 4.5kg. and one extinguisher of SLP. DOG to be installed on each floor in case of commercial building.

AND/OR:

One CO2 extinguisher of 3kg. capacity in each floor and SLP. DOG extinguisher on alternate floor in case of residential building.

If the building is divided into two or more parts then each parts should have these extinguisher installed.

5) Staircases:

The staircases shall be to open from at least one or two side but if the staircase is in the center core of the building it is to be pressurized to prevent it of smoke logged, and open for two-side.

6) Riser / Downcomer should be located in the staircase or close to it make it easily approachable in case of fire from the floor below or above.

6) Basement:

The basement of 200sq meter or more should be protected with; Automatic sprinkler system with at least one sprinkler head for every 4 sq. meter.

7) Fire alarm system:

Additionally be protected by a Hydrant outlet of 25mm. bore. Horse-reel houses with 8mm. shaft nozzles at each basement level.

7) Lightning arrestor:

The lightning arrestor should also be installed and properly started to prevent damage to the building when the lightning strikes.

LIFT REQUIREMENT CALCULATION:			
BLOCK	NO. OF UNITS 3RD. FL TO 10TH. FL.	NO. OF LIFT REQUIRED 3RD. FL TO 10TH. FL (6 PERSON CAPACITY)	PROVIDED LIFT (13 PERSON CAPACITY)
A	32	32 / 30 = 1.00 NOS	2 NO
B	32	32 / 30 = 1.00 NOS	2 NO
TOTAL PROVIDED			4 NO

COMMUNITY DUST BIN FOR RES.	PERCOLATING WELL CAP.
REQU. = 1 UNIT = 10 Lts. UNIT 80 x 10 = 800.00 Lts. 1 D.B. = 80 Lts. CAP. 800.00/80 = 10.00 NOS. (SAY 11 NOS.) PROVIDE = 11.00 NOS.	REQU. = 4000 SOM = 1 WE. 2266.50 SOM / 4000 = 0.57 SAY 1 NOS. PROV = 1 NOS. OF WELL.

COMMON PLOT AREA CALC.	TREE PLANTING WELL.
REQUIRED C/P @10% = 226.60 C/P AREA = 226.60 (7.83 x 29.29) = 227.98 SMT.	REQU. = 200 SOM = 5 TREE 2266.50 sq.ft. = 56.65 2000 / 56.65 = 35.30 TREE

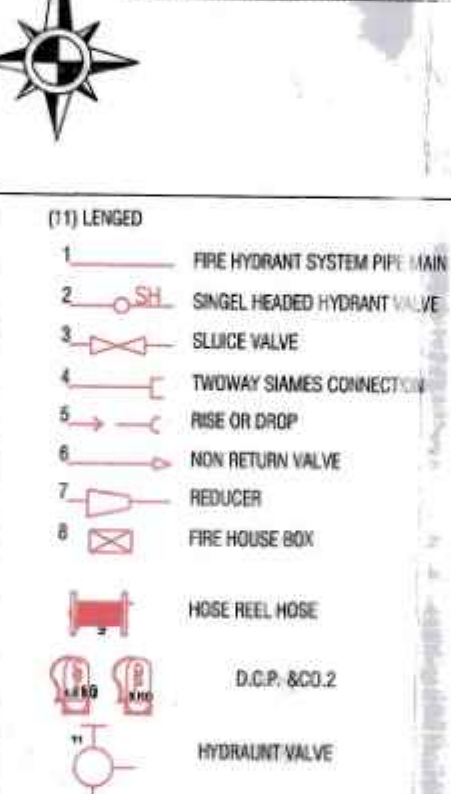
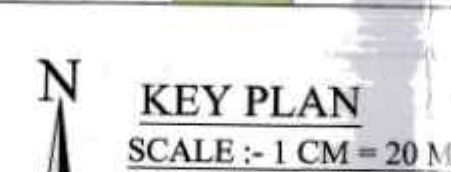
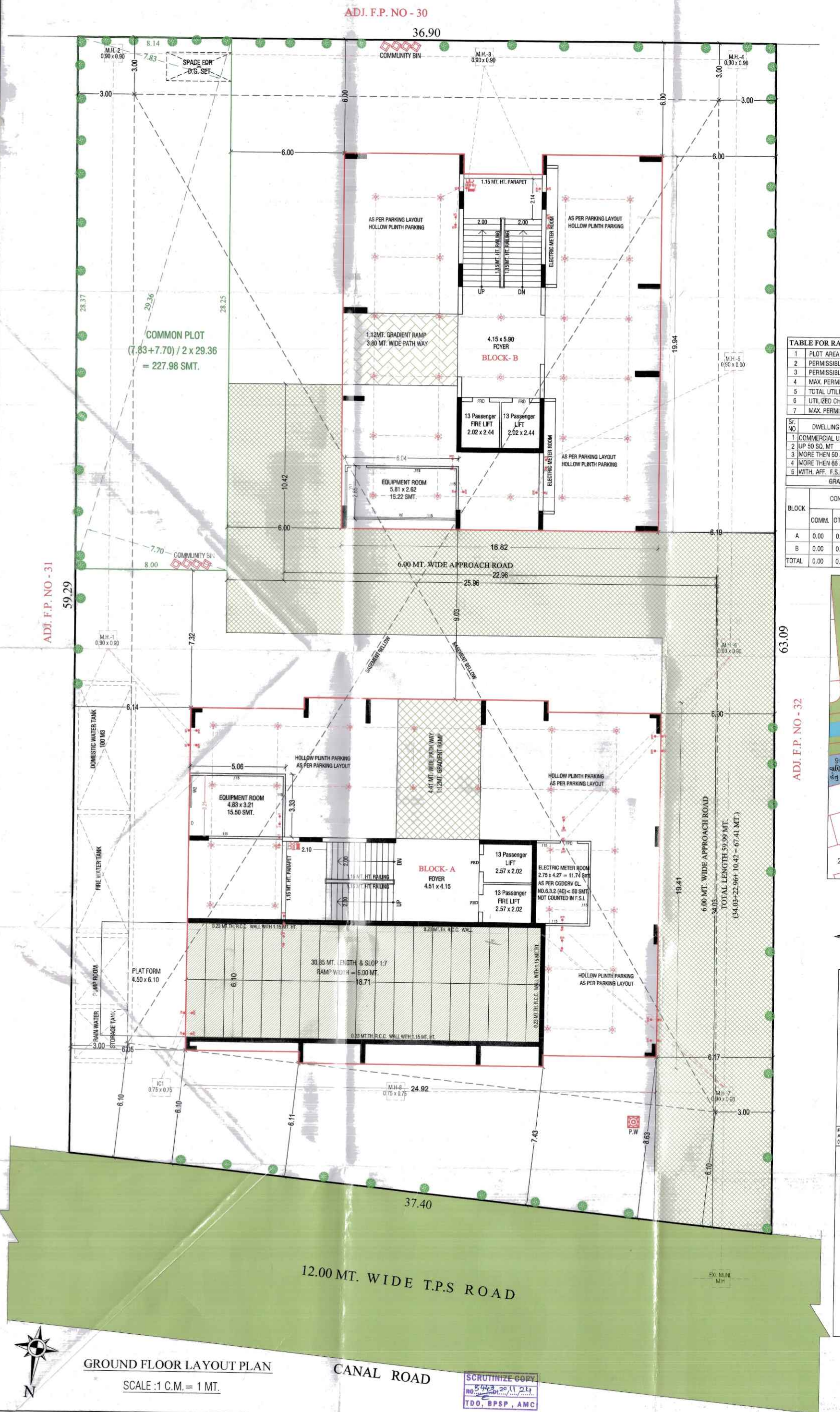
LAYOUT PLAN	SHEET NO - 1/3
RESIDENTIAL AFFORDABLE HOUSING PROJECT	
LAY OUT PLAN SHOWING PROPOSED RESIDENTIAL AFFORDABLE HOUSING BUILDING ON R S: NO 40/B, O.P. NO - 33, F.P. NO: 33, (PRILIMINARY) T.P.S. NO. 1 (BOPAL) MOJE: BOPAL, TALU:- GHATLODIYA, DIST- AHMEDABAD	
SCALE :- 1C.M. = 1.00MT.	USE = RESIDENCE (DWELLING - 3) (AFFORDABLE HOUSING PROJECT)
ZONE = RESIDENCE - II (R2)	BLOCK- B
AREA TABLE	SQ.MTS.
PLOT AREA OF F.P. NO. 33	2266.00
REQ. COMMON PLOT @ 10 %	226.60
PROVL. COMMON PLOT	2719.20
PERMI. F.S.I. AREA 1:1:2 (2266.00 x 1.2)	2719.20
PERMI. CHARGEABLE F.S.I. @ 1.50 % (As per RAH)	3399.00
TOTAL PERMI. F.S.I. WITH CHARGEABLE (2.7)	6118.20
TOTAL USED F.S.I. AREA	6068.80
CHARGEABLE F.S.I. AREA (6068.80 - 2719.20)	3349.60
BALANCE CHARGEABLE F.S.I. AREA	

COLOUR NOTE :-		
PLOT BOUNDRY		<u>R.C.C STAIR DETAIL</u> WIDTH = 2.00 MT. TREAD = 0.30 MT. RISER = 0.16 MT.
PROP. WORK		
ROAD		
DUST-BIN		

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FIRE NOTES:-
THE FIRE PROTECTION SYSTEM AS PER FIRE OPINION SHALL BE AS MAINTAINED IN THE APPROVED PLAN

1. ALL BASEMENT PARKING AND H.P. SHALL BE FULLY SPRINKLED
2. ALL COVER BASEMENT (2ND) SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHALLS & HAVE FIRE RESISTANT DOORS.



FIRE SAFETY PROVISION SHALL BE PROVIDED AS PER MC-FIRE & EMERGENCY SERVICE OPINION (FSPA) No. FSPA/CFOAMC/2024/00051575		
<u>SCHEDULE OF PUMPS AND EQUIPMENTS</u>		
SYMBOL	DESCRIPTION	NO.
F1.	DIESEL ENGINE PUMP	1
F2.	MAIN FIRE PUMP (ELECTRIC OPERATED)	1
F3.	JOCKEY PUMP (COMMON)	1
F4.	SPRINKLER PUMP (ELECTRIC OPERATED)	1

SYMBOL	DESCRIPTION
	1500 WET RISER
	BONDIANS TYPE
	1500 SPINKLER RISER FOR UPPER FLOORS
	1500 MAKE UP LINE
	1500 SPINKLER RISER FOR UPPER BASEMENT
	SPRINKLER HEAD (SIDE WALL)
	SPRINKLER HEAD (PENDENT TYPE)
	FHC
	9 Lb MECHANICAL FOAM TYPE
	4.5 KG CO2FIRE EXTINGUISHER
	22.5 KG CO2 TYPE EXTINGUISHER
	50 Lb MECHANICAL FOAM TYPE

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trans

UTSAV DIPAKBHAI PATEL
SANKALP INFRASTRUCTURE
LIC. NO.:001DV0242901271
#1, ROAD SOCIETY, MR. SHYAMADRAJ TEMPLE,
R.K. AMBAR ROAD, SHANTLODA, AHMEDABAD-380014
DEVELOPER

ASHTA VINAYAK REALTY PRIVATE LIMITED
AUTHORISED SIGNATORY

OWNER

SHAH

HETVI NARAYASHAH SHAH
LIC. NO.:001SRV06082711505
B-504, Anvesh Heights,
Mr. Shilpa Circle, S.P. Ring Road,
Shilpa, Ahmedabad-380058

JAYKUMAR NARENDRABHAI PATEL
A-504, INDRAPRASTHA-9,
OPP. NISAN RESIDENCY,
ANAND PARTY PLOT ROAD,
NEW RAPID, AHMEDABAD,
LIC. NO.: 001SRV14112710669
001 CIV14112710678

SOR

CLARK OF WORKS

<i>Am</i> NELSON N. MACWAN STN. ENCL. NO. 001SE102500169 (GRADE-B) 1/16, ANAND COLONY, NR. C.T.M. CROSS ROAD, AMRAIWADI, AHMEDABAD-380026	JAY N. Patel JAYKUMAR NARENDRABHAI PATEL A-504, INDRAPRASTHA-3, OPP. NISAN RESIDENCY, ANAND PARTY BLOT ROAD, NEW RANIP, AHMEDABAD, LIC. NO.: 001ERH14112710694 001CW141
ST. ENGINEER	ENGINEER

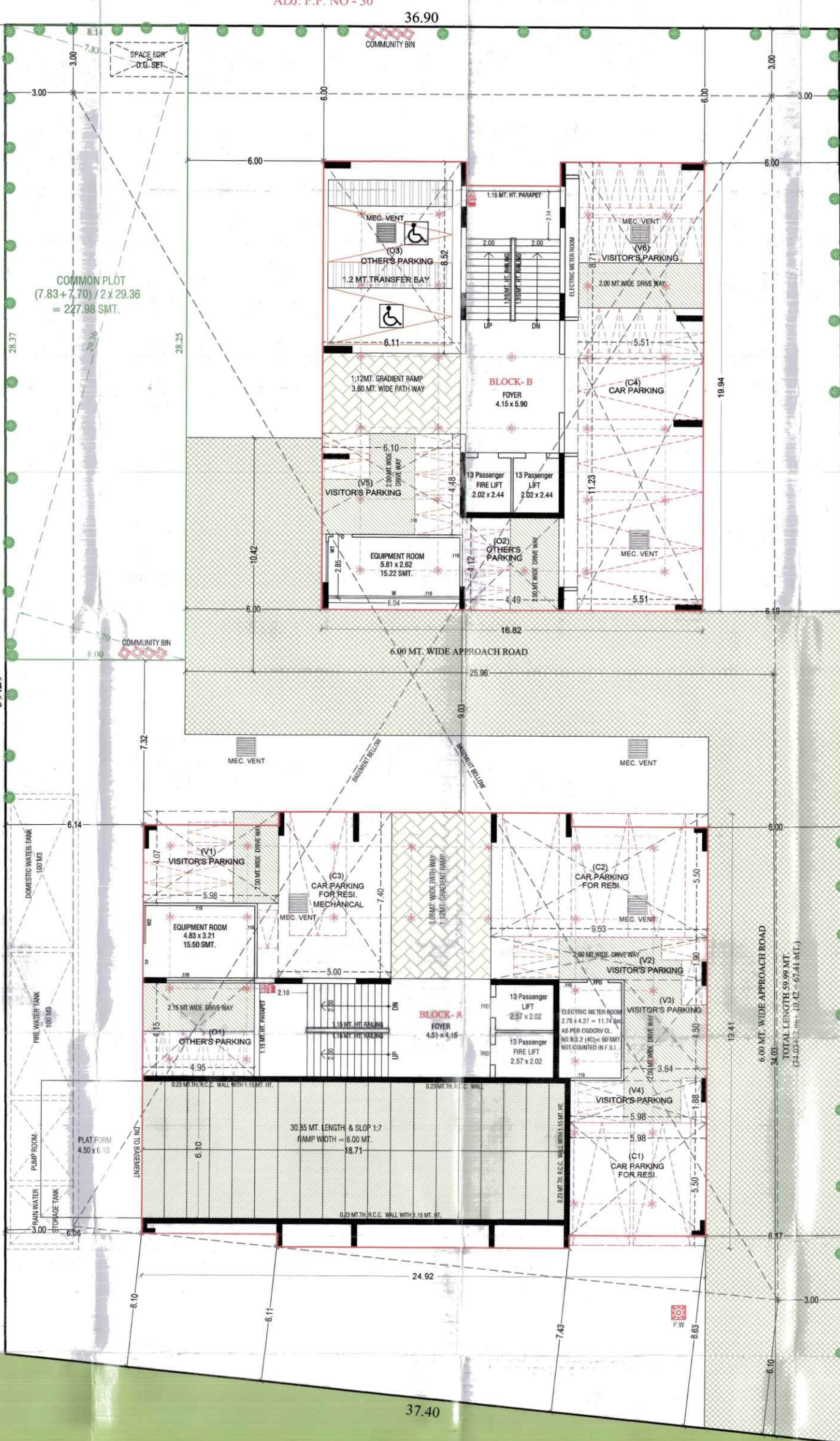
સરકારી કાર્યોમાં વેળા, બેઠક, તથા સ્થાનના અભાવે
મુદતના અભાવે, તે કાયદાના આધારે બી. ડી. પદની અભાવે
અભાવે બેઠકના સિદ્ધાંતને અનિવાર્ય બેઠકના અભાવે બેઠક.

Ahmedabad Municipal Corporation

Case No. : BHNTBMWZ/161024/GDCH/IA5767/ROM1
Zone : NORTH WEST
Plan Approved as per terms and condition mentioned in the
Commencement Certificate
Raja Chhithi Number : 06265/161024/AS767/ROM1
Date: 09/10/2024

સરકારી કાર્યોમાં વેળા, બેઠક, તથા સ્થાનના અભાવે
મુદતના અભાવે, તે કાયદાના આધારે બી. ડી. પદની અભાવે
અભાવે બેઠકના સિદ્ધાંતને અનિવાર્ય બેઠકના અભાવે બેઠક.

સરકારી કાર્યોમાં વેળા, બેઠક, તથા સ્થાનના અભાવે
મુદતના અભાવે, તે કાયદાના આધારે બી. ડી. પદની અભાવે
અભાવે બેઠકના સિદ્ધાંતને અનિવાર્ય બેઠકના અભાવે બેઠક.



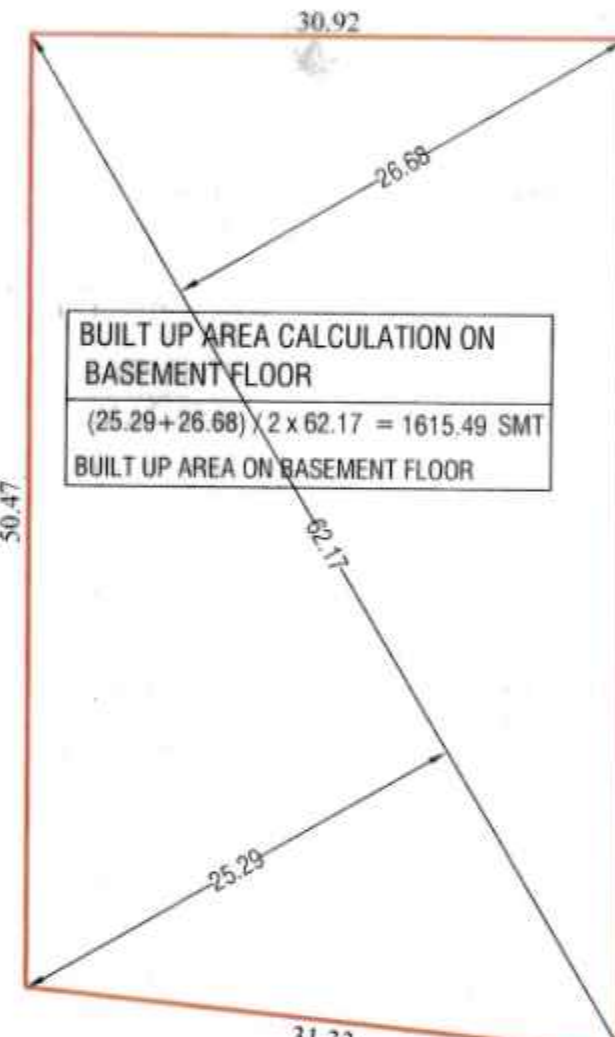
CANAL ROAD

PARKING FOR RESIDENCE					TOTAL PROV.
	REQ.	PROVIDE			
		GR.LVL.	MECHANICAL ON H.P.	FIRST BASEMENT	
CAR	493.73	---	275.28	901.31	1177.59
OTHER	394.98	52.06	58.56	318.45	429.07
VISI.	126.34	145.39	---	---	145.39
TOTAL	1014.98	197.45	334.84	1219.76	1752.05

[illegible]

FIRE NOTES:-
THE FIRE PROTECTION SYSTEM AS PER FIRE OPINION SHALL BE AS MAINTAINED IN THE APPROVED PLAN.

1. ALL BASEMENT PARKING AND H.P. SHALL BE FULLY SPRINKLED
2. ALL LOWER BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.
3. ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.



BASEMENT B.A. CALC.
SKETCH PLAN Scale 1:4

UTSAV DIPAKBHAI PATEL
SANKALP INFRASTRUCTURE
LIC. NO.:001DV02042901271
61, BODHI SOCIETY, NR. SWAMINARAYAN TEMPLE,
K.K. NAGAR ROAD, CHATLOOKA, AHMEDABAD-380065
DEVELOPER

ASHTA VINAYAK REALTY PRIVATE LI
AUTHORISED SIGN
OWNER

<i>SHN</i> NETVI NIRAVBHAI SHAH LIC NO.: 001SR26082711505 B-504, Avanesh Heights, Nr. Ching Circle, S.P. Ring Road, Shilpi, Ahmedabad-380013	<i>Jay N. Patel</i> JAYKUMAR NARENDRABHAI PATEL A-504, INDRAPRASTHA-9, OPP. NISAN RESIDENCY, ANAND PARTY PLOT ROAD, NEW RANIP, AHMEDABAD, LIC.NO.: 001 ERH14112710694 001CW144112710873
SOP	CLARE OF WORKS

508 <i>14/11</i> NELSON C. MACWAN ST/LX/NG/11/10.001SE21602500469/GRADE-1 B/11, ANAND COLONY, NR. C.T.M. CROSS ROAD, AMRAIVADI, AHMEDABAD-380026.	CLARK OF WORKS July N. Patel JAYKUMAR NARENDRABHAI PATEL A-504, INDRAPRASTHA-9, OPP. NISAN RESIDENCY, AMIAND PARTY PILOT ROAD, NEW RANIP, AHMEDABAD. LIC.NO.: 001ERH14112710694 CN CW144127110879
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ST. ENGINEER ENGINEER

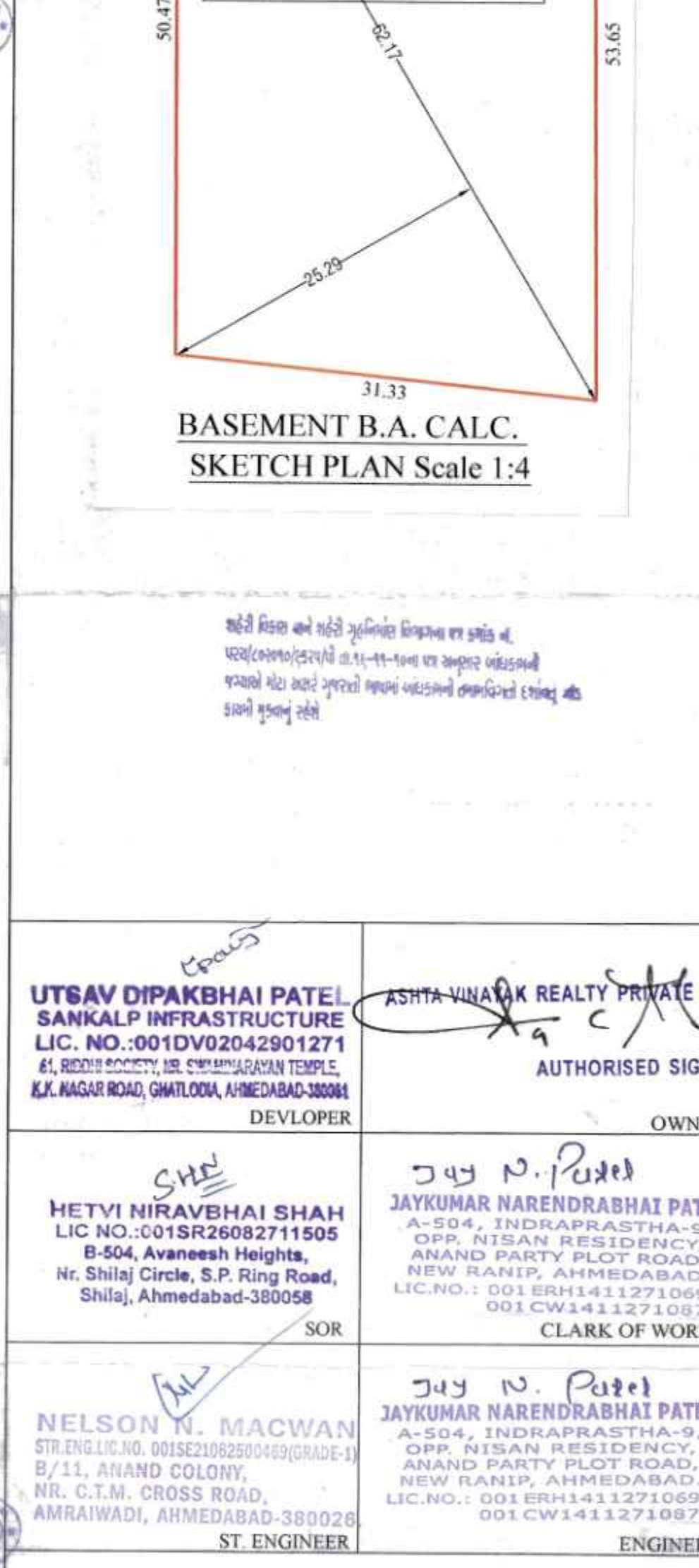
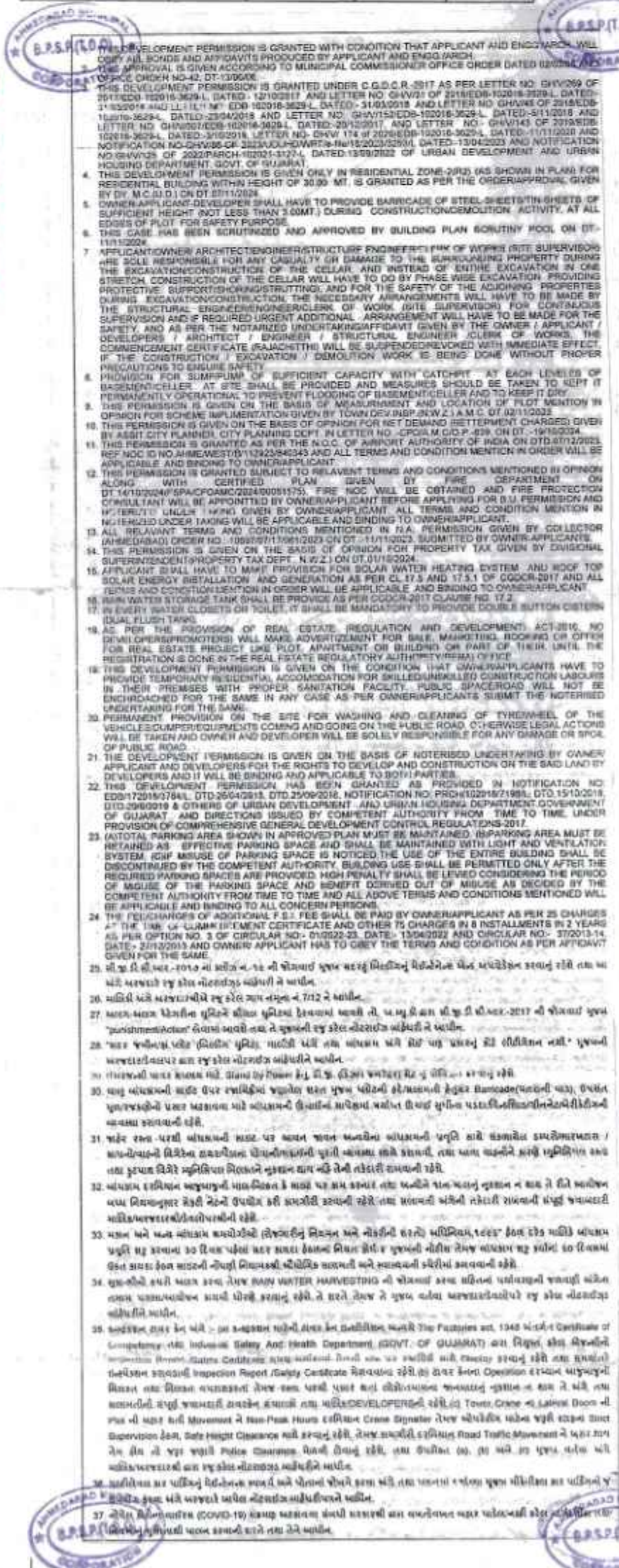
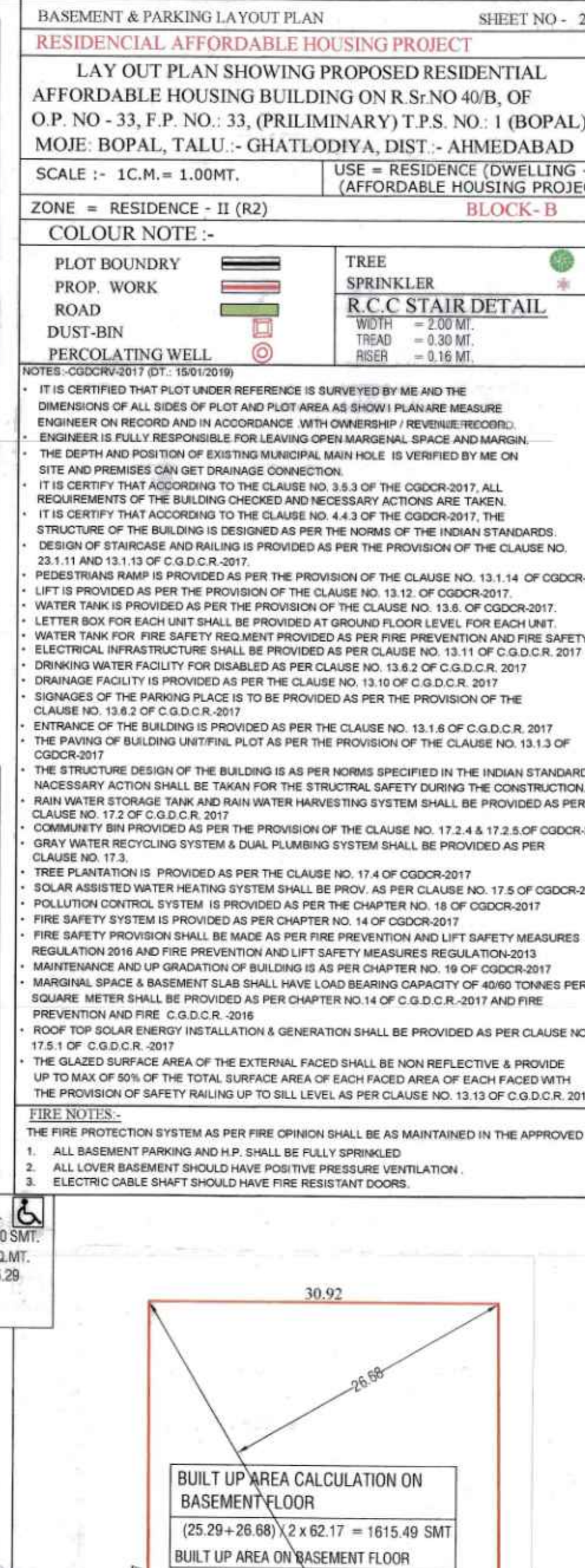
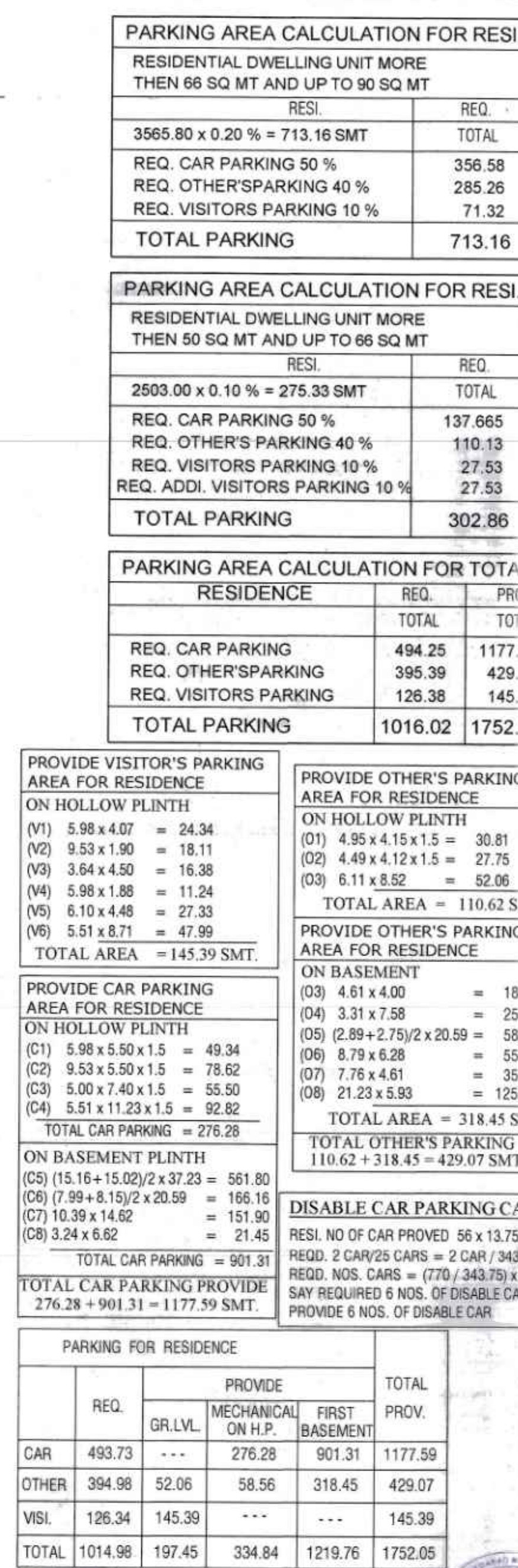
1987-1988

Case No. : BHNTS/NWZ/161024/CGDCRV/AS766/R0/M1

Zone : NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate.
Rail Chitthai Number:

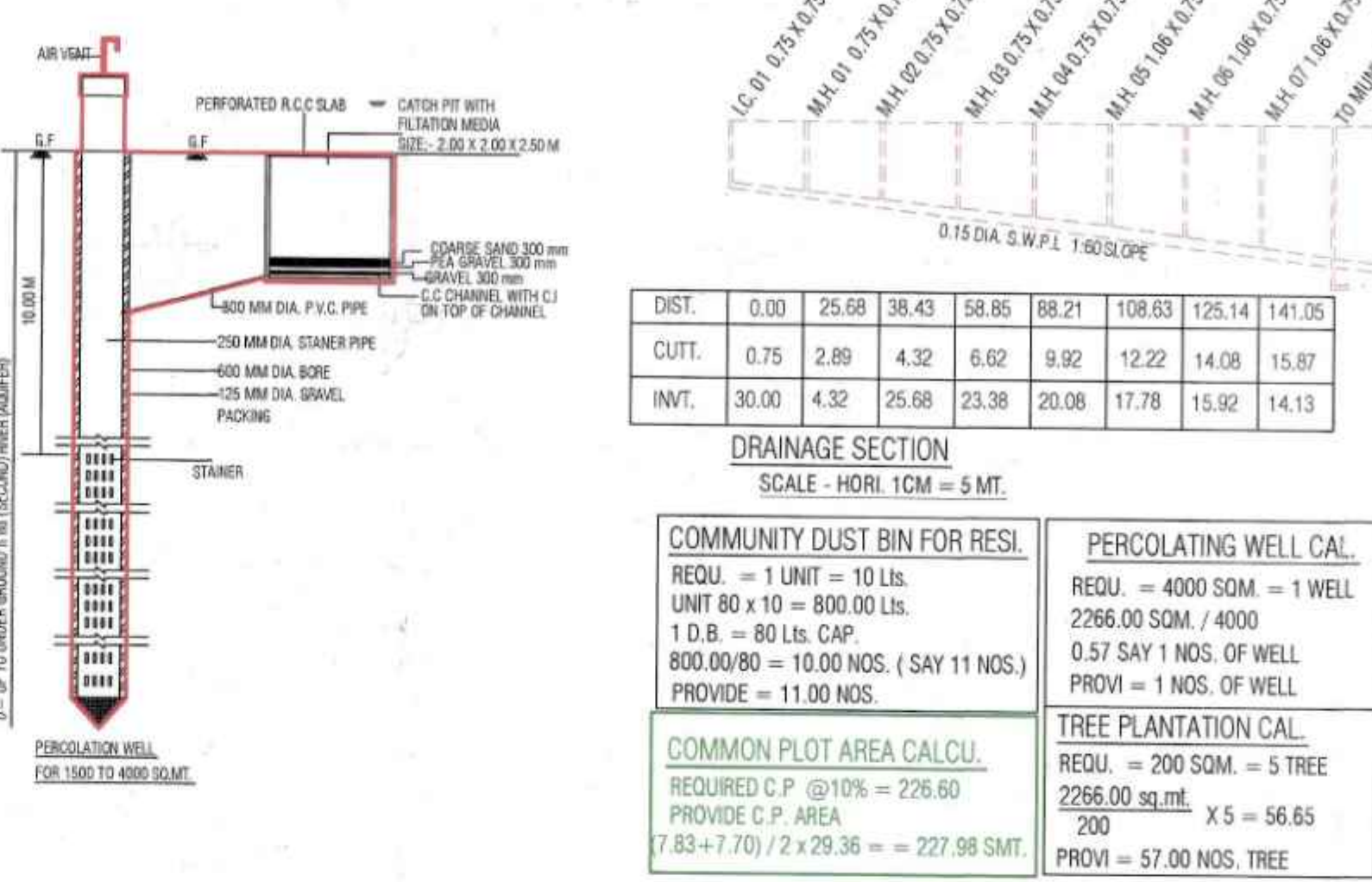
Date 09/12/2024

T.D. Sub T.D. Inspector Asst.T.D.O.



1. Roof Top Solar Energy Installations and Generation : Space for Roof Top Solar Energy Installations and Generation system to be provided as per suggested by concerned government authority/agency.
2. Rain Water Harvesting System : Application shall have to make provision for rain water harvesting system must be maintained regularly every year and rain water shall not be discharge to AMC storm water line. as per CI. No. 27.2.2 of C.G.D.C.R.V. 2017
3. Rain Water Storage Tank : Application shall Provided Rain Water Storage Tank of adequate capacity as per CI. No. 17.2.3 of C.G.D.C.R.V. 2017
4. Tree Plantation : Application shall Provided Tree Plantations conforming to CI. No. 27.5 of C.G.D.C.R.V. 2017 and shall take proper care regularly & maintain the same number of trees permanently.
5. Solid Waste Management : Application shall Provided facilities for solid waste management with segregation of dry and wet waste at source regularly as per CI. 27.3.2 of C.G.D.C.R.V. 2017 and disposal of solid waste shall be carried out by the norms decided by the Competent Authority from time to time.
6. Solar Water Heating System Shall be Provided as Per CI. No. 27.6 of C.G.D.C.R.V. 2017

Note : Location of Above Provisions May Vary As Per Site Situation.



LAY OUT PLAN SHOWING PROPOSED RESIDENTIAL AFFORDABLE HOUSING BUILDING ON R.S. NO 40/B, OF O.P. NO - 33, F.P. NO - 33, (PRILIMINARY) T.P.S. NO - 1 (BOPAL) MOJE: BOPAL, TALU - GHATLODIYA, DIST - AHMEDABAD

SCALE :- 1 C.M. = 1.00 MT.

USE = RESIDENCE (DWELLING - 3) (AFFORDABLE HOUSING PROJECT)

ZONE = RESIDENCE - II (R2)

COLOUR NOTE :-

R.C.C. STAIR DETAIL

WIDTH = 2.00 MT.
TREAD = 0.30 MT.
RISER = 0.16 MT.

LEGEND

PLOT BOUNDARY
PROP. WORK
ROAD

DUST-BIN
TREE
PERCOLATING WELL
SPRINKLER

NOTES:-

1. IT IS CERTIFIED THAT THE LAYOUT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLANS ARE MEASURED ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
2. ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGINAL SPACE AND MARGIN. THE DEPTH AND POSITION OF EXISTING MARGINAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
3. IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE COOOR-2017, ALL REQUIREMENTS OF THE BUILDING CHECKED AND NECESSARY ACTIONS ARE TAKEN.
4. IT IS CERTIFIED THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE COOOR-2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
5. DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 2.3.1.11 AND 2.3.1.13 OF C.G.D.C.R.V. 2017.
6. PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.1.14 OF COOOR-2017.
7. LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.12 OF COOOR-2017.
8. WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8 OF COOOR-2017.
9. LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
10. WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.G.D.C.R.V. 2017.
11. DRINKING WATER FACILITY FOR DISABLED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R.V. 2017.
12. SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6.2 OF C.G.D.C.R.V. 2017.
13. ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R.V. 2017.
14. THE PAVING OF BUILDING UNITS/ PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF COOOR-2017.
15. THE STRUCTURE DESIGN OF THE BUILDING IS AS PER NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
16. RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO. 17.2 OF C.G.D.C.R.V. 2017.
17. COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF COOOR-2017.
18. GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
19. TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF COOOR-2017.
20. SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CLAUSE NO. 17.5 OF COOOR-2017.
21. POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF COOOR-2017.
22. FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF COOOR-2017.
23. FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFT SAFETY MEASURES REGULATION 2016 AND FIRE PREVENTION AND LIFT SAFETY MEASURES REGULATION 2013.
24. MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF COOOR-2017.
25. MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4000 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 14 OF C.G.D.C.R.V. 2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R.V. 2016.
26. ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.5.1 OF C.G.D.C.R.V. 2017.
27. THE GLAZED SURFACE AREA OF THE EXTERNAL FACED SHALL BE NON REFLECTIVE & PROVIDE UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACED AREA OF EACH FACED WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CLAUSE NO. 13.13 OF C.G.D.C.R.V. 2017.

FIRE NOTES:-

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ALL BASEMENT PARKING AND H.P. SHALL BE FULLY SPRINKLED.

ALL LOWER BASEMENT SHOULD HAVE POSITIVE PRESSURE VENTILATION.

ELECTRIC CABLE SHAFT SHOULD HAVE FIRE RESISTANT DOORS.



UTSAV DIPAKBHAI PATEL
SANKALP INFRASTRUCTURE
LIC. NO. 001DVO2042901271
K.L. BHARAT SOCIETY, NR. SUBHARAVAN TEMPLE,
K.L. BHARAT SOCIETY, GATLODIYA, AHMEDABAD

ASHTA VINAYAK REALTY PRIVATE LIMITED
AUTHORISED SIGNATURE

HETVI NIRAVEBHAI SHAH
LIC. NO. 001B2608271505
B-604, Avaneesh Heights,
Nr. Shilpi Circle, S.P. Ring Road,
Shilpi, Ahmedabad-380058

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OPP. NISAN RESIDENCY,
ANAND PARTY PLOT ROAD,
NEAR RANIP, AHMEDABAD,
LIC. NO. 001ERH4112710684
001CW14112710878

NELSON N. MACWAN
ST. ENGINEER
LIC. NO. 001SE21022040901041
B/11, ANAND COLONY,
NR. C.T.M. CROSS ROAD,
AMRAVATI, AHMEDABAD-380028

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001CW14112710878

Brookstone Parking Detail

	No of Covered Cars	No of Covered Two Wheelers	Total No of Covered Parking	No of Open Cars	No of Open Two Wheelers	Total No of Open Parking
GF	22	55	77	0	0	0
Basement - 1	34	48	82	0	0	0
Total Parking	56	103	159	0	0	0
Area of Parking			1752.05			0

FOR, SHATRANJ AARAT BUILDCON LLP

Sim Thun

PARTNER

Jay N. Patel

JAYKUMAR NARENDRABHAI PATEL

A-504, INDRAPRASTHA-9,
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