BUILT UP & F.S.I. AREA CALC. IN.SQ.MTS.		
SEC.CABIN		
O/O	2.00 X 4.00 =	8.00
NET B.A. ON SEC.CABIN		8.00 SQ.MTS.

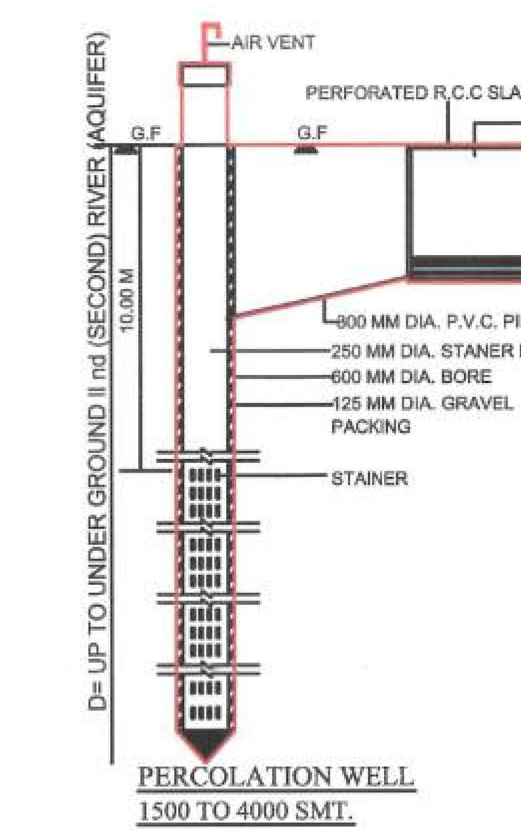
BUILT UP AREA CALCULATION IN SQ.MT. 1ST @ 2ND BASEMENT FLOOR

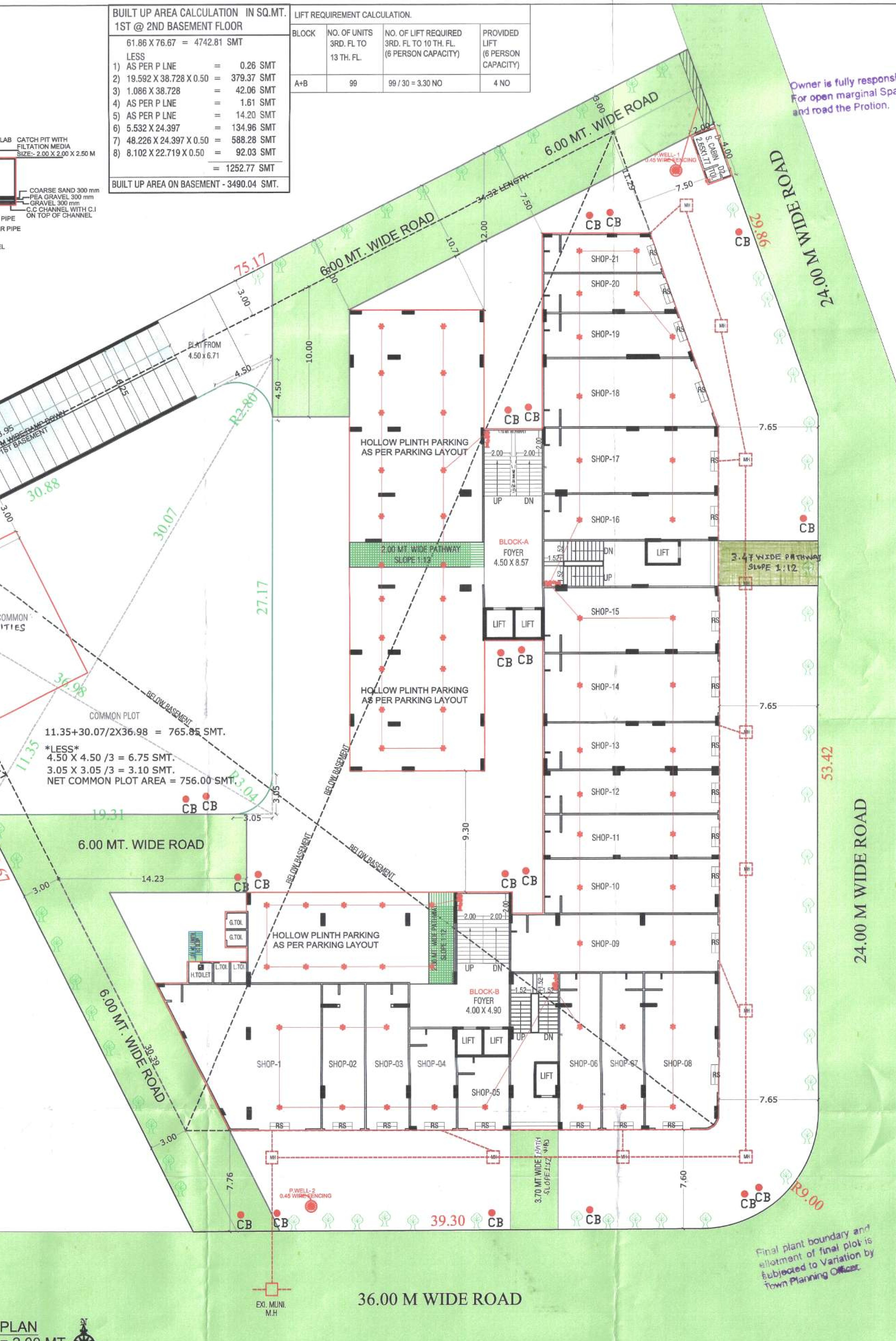
	61.86 X 76.67	=	4742.81 SMT
	LESS		
1)	AS PER P LNE	=	0.26 SMT
2)	19.592 X 38.728 X 0.50	=	379.37 SMT
3)	1.086 X 38.728	=	42.06 SMT
4)	AS PER P LNE	=	1.61 SMT
5)	AS PER P LNE	=	14.20 SMT
6)	5.532 X 24.397	=	134.96 SMT
7)	48.226 X 24.397 X 0.50	=	588.28 SMT
8)	8.102 X 22.719 X 0.50	=	92.03 SMT
		=	1252.77 SMT

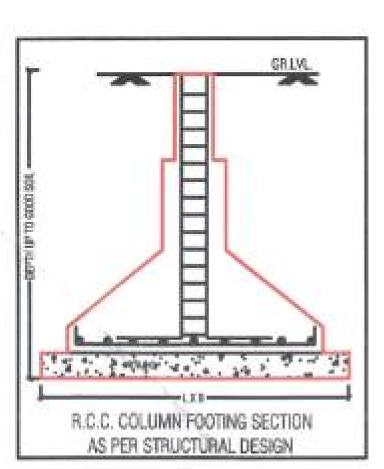
BUILT UP AREA ON BASEMENT - 3490.04 SMT.

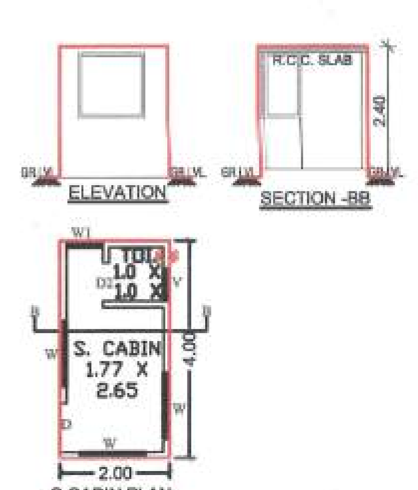
LIFT REQUIREMENT CALCULATION.

BLOCK	NO. OF UNITS 3RD. FL TO 13 TH. FL.	NO. OF LIFT REQUIRED 3RD. FL TO 10 TH. FL. (6 PERSON CAPACITY)	PROVIDED LIFT (6 PERSON CAPACITY)
A+B	99	99 / 30 = 3.30 NO	4 NO









The basic requiremenns for fire protection Lowrise buildings.

1) Hydrant system

ON\OFF switches located near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit 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 of less than 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. house.

25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia. house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.

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

The overhead tank shall be of a capacity of not less than 20,000 liters.

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

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 part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, 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 capabel of being heard all throughout the building.

4)Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be instolled on each floor in case of commercial building.

AND\OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.

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

5)staircase:

The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressuirize to prevent it getting smoke logged. and open for two side.

The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachabele in case of fire from the floor bellow or above.

6) Basement:

The basment of 200kg meter or more should be protected with;

Autometic sprinkler system with at least one sprinkle head for a car parkang spase.

Additionally be protected by a Hydrant outlet and two 25mm. bore House-reel houses 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.

11. LEGEND:-

1 FIRE HYDRANT SYSTEM PIPE MAIN
2 SINGEL HEADED HYDRANT VALVE
3 SLUICE VALVE
4 TWOWAY SIAMES CONNECTION
5 RISE OR DROP
6 NON RETURN VALVE
7 REDUCER
8 FIRE HOUSE BOX
9 HOSE REEL HOSE
10 D.C.P. &CO.2
HYDRAUNT VALVE

SCHEDULE OF PUMP'S AND EQUIPMENTS

SYMBOL	DESCRIPTION	NOS.	WORKING
F1.	DIESEL ENGINE PUMP	1	1
F2.	MAIN FIRE PUMP (ELECTRIC OPERATED)	1	1
F3.	JOCKEY PUMP (COMMON)	1	1
F4.	SPRINKLER PUMP (ELECTRIC OPERATED)		1

LEGEND:-

SYMBOL DESCRIPTION
150Ø WET RISER
80ØDRAIN PIPE
150ØSPRINKLER RISER FOR UPPER FLOORS
150Ø MAKE UP LINE.
150ØSPRINKLER RISER FOR UPPER BASEMENT
SPRINKLER HEAD (SIDE WALL)
SPRINKLER HEAD (PENDENT TYPE)
FHC
9 Lts MECHINICAL FOAM TYPE
5 Kg CO2FIRE EXTINGUSHER
22.5 KG CO2 TYPE EXTINGUISHER
50 Lts MECHINICAL FOAM TYPE

SANITARY PROVISION: COMMERCIAL

(AS PER GDCR. CL. NO-13.9.2)
REQ. SANITARY = F.S.I./5 = 3058.85/5 = 611.77 SAY 612.00
FOR 1 - 500 USERS
URINAL REQUIRED 1 PER 50 MALE USERS OR 1 PER 100 FEMALE
W.C. REQUIRED 1 PER 100 USERS OR LESS PER GANDER
612/100 = 6.12 = 7 URINAL
612/100 = 6.12= 7 FOR GENTS & LADIES EACH
COMMON 25% 1PH REQ.

REQ.	UP TO 101 1 PER 500	25% COMM.
URINAL FOR GENTS	7	2
W.C. FOR GENTS	7	2
W.C. FOR LADIES	7	2
NET PROVIDED IN SHOPS		
EACH SHOP	45	

PROVIDED COMMON TOILET
GENTS TOILET :- 2
LEDIES TOILET:- 2
PROVIDED :- 1 PH TOILET AT GROUND LVL.

NOTES:-CGDCRV-2017

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLAN ARE MEASURE ENGINEER ON RECORD AND IN ACCORDANCE .WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO THE CGDCR-2017, ALL REQUIREMENTS OF THE BUILDING CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CGDCR-2017, STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF C.G.D.C.R.-2017
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF CGDCR-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF CGDCR-2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF CGDCR-2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQ.MENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER C.G.D.C.R. 2017
- DRINKING WATER FACILITY FOR DISABLED AS PER C.G.D.C.R. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER C.G.D.C.R. 2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF CGDCR-2017
- 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.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER C.G.D.C.R. 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5.OF CGDCR-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CGDCR-2017
- TREE PLANTATION IS PROVIDED AS PER OF CGDCR-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR-2017
- 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
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR-2017
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER OF C.G.D.C.R. -2017
- 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 OF C.G.D.C.R. 2017
- ELE.DUCT WITH 1.15 M.T.R. HT. PERAPET WALL AND ABOVE FRD SHUTTER

SOLAR ROOF TOP PANEL IN.SQ.MTS.

PROPOSED TOTAL CONNECTING LOAD @
5KWP/UNIT:-670KWP
5% OF LOAD FOR SOLAR : - 30 KWP (A)
TOTAL TERRACE AREA = 727.54 SMT.
CONNECTING 20W/SFT. - 145.50 KWP
5% OF LOAD FOR SOLAR : - 7.27 KWP (B)
(B)IS LESS 50:24.33KWP 20AD

BUILT UP & F.S.I. AREA TABLE (IN SQ MT)

FLOOR	BUILT UP AREA	F.S.I. AREA	UNIT COMM.	UNIT RESI.	FLOOR AREA	USED
1ST BASEMENT	3490.04	- - -		- - -	- - -	PARKING
2ND BASEMENT	3490.04	- - -		- - -	- - -	PARKING
GR. FL. H.P	613.48	- - -		- - -	- - -	PARKING
GR. FL. S.P (COMM.)	1197.71	1105.26	21		1089.18	PARK.+SHOP
1ST FLOOR (COMM.)	1155.93	1063.48	20		908.69	SHOP+RESI.
1ST FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
2ND FLOOR (COMM.)	1155.93	1063.48	4		1060.98	SHOP+RESI.
2ND FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
3RD FLOOR	1402.13	1231.57		08	1235.28	RESI.
4TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
5TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
6TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
7TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
8TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
9TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
10TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
11TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
12TH FLOOR	1402.13	1231.57		08	1440.98	RESI.
13TH FLOOR	1078.92	727.54		03	485.78	RESI.
STAIR CABIN	140.27	- - -		- - -	-----	STAIR CABIN
O.H.W.T.	85.63	- - -		- - -	-----	LMR & O.H.W.T
SEC.CABIN	8.00	- - -		- - -	-----	LAYOUT
SOCIETY USE GR.FL.	111.42	- - -		- - -	-----	SOCIETY USE
SOCIETY USE1ST.FL.	111.42	- - -		- - -	-----	SOCIETY USE
TOTAL	27913.63	17244.00	45	89	17074.69	

COMMON PLOT AREA CALC. :-

11.35+30.07/2X36.98 = 765.85 SMT.
LESS
4.50 X 4.50 / 3= 6.75 SMT.
3.05 X 3.05 /3 = 3.10 SMT.
NET COMMON PLOT AREA = 756.00 SMT.

PERMI B.A @ 15 % ON GR.FL. = 113.40
PROP.B.A. ON GR.FL. = 111.42
BALANCE B.A. = 1.98

CONTAINER BIN CALC. (COMMRECIAL)

TOTAL FLOOR AREA = 3058.85 SMT.
CONT REQD = 100 SMT. = 1 NOS. (20 LTRS CAP)
MAXIMUM CAPACITY OF CONTAINER = 80 LTRS.
80 LTRS = 4 CONT = 1 CONTAINER(80 LTRS CAP)
= 3058.85/400
= 7.64 CONTAINER REQUIRED
SAY = 8 NOS CONTAINER REQUIRED
TOTAL C.B PROVIDED = 1 NOS OF 80 LTR CAP.
8 NO (FOR COMM)
OF 80 LTR CAP.

CONTAINER BIN CALCULATION (RESIDENCE)

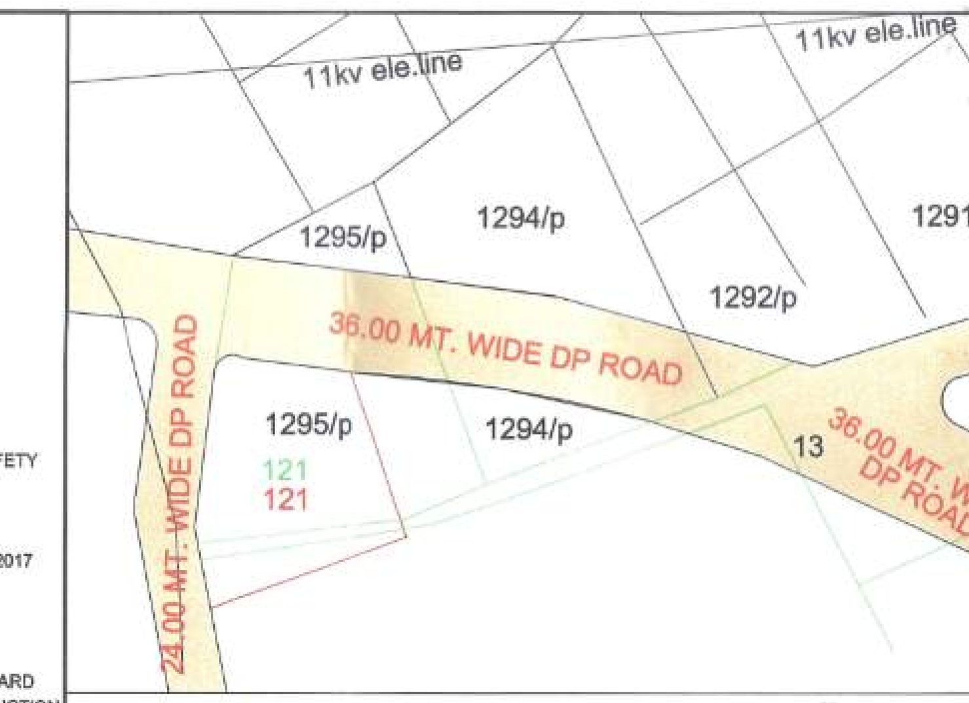
REQ. NOS. OF BIN @ 1 PER EVERY 10 LTR
TOTAL C.B. PROVIDE -80 LTR CAP.(1NOS)
TOTAL NOS. OF UNIT 89 NOS.
REQD = 89 X 10 = 890.00 LTR
890.00 / 80 = 11.12 NOS C.B.
REQD & PROVI. = 12 NOS. (80 LTR CAP.)

PERCOLATING WELL CALC.

PLOT AREA :- 4870.00 SQ.MTS.
4000.00 SQ.MTS. = 1 NO PER. WELL
= 4870.00 / 4000
= SAY 1.21 NOS PER. WELL REQ.
= PROVI. 2 NOS PER. WELL

TREE PLANTATION CALCULATION

PLOT AREA :- 4870.00 SQ.MTS.
200 SQ.MTS. = 5 NO TREE REQD.
= 4870.00 x 5 / 200
= 121.75 NOS., SAY 122 TREES REQD.
= PROVI. 122 NOS TREES



KEY PLAN
SCALE:- 1 CM = 78.20 MT

LAYOUT PLAN SHEET NO. -1/11

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD)
MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE : 1.00 CM = 2.00 MT	LAYOUT PLAN
ZONE	R5
USE	(RESIDENCE+COMM.)

AREA TABLE	SQ.MTS.
PLOT AREA	4870.00
REQ. COMMON PLOT @ 10%	487.00
PROVIDE COMMON PLOT	756.00

F.S.I. AREA TABLE	SQ.MTS.
PERMI. F.S.I. @ 1 :1.50 OF PLOT AREA (4870 X 1.50)	7305.00
PERMI. CHARGEABLE F.S.I. @ 2.10 OF PLOT AREA	10227.00
TOTAL PERMI. F.S.I. (1:4)	17532.00
TOTAL PROP. F.S.I. USED	17074.69
USE CHARGEABLE F.S.I (17074.69-7305.00)	9769.69

OPENING SCHEDULE

DOOR	WINDOW
RS = 3.15 x 2.45	FULL WINDOW WITH SAFETY GRILL
SD-1 = 5.44 x 2.45	W = 1.83 x 1.35
SD-3 = 1.68 x 2.45	W2 = 0.91 x 1.07
FRD = 1.07 x 2.45	V = 0.60 x 0.60
D1 = 1.00 x 2.45	
D2 = 0.84 x 2.45	

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT.	WIDTH = 2.00 MT.
TREAD = 0.30 MT.	TREAD = 0.30 MT.
RISER = 0.16 MT.	RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY	DUST-BIN
PROP. WORK	TREE
ROAD	PERCOLATING WELL
TDR F.S.I. HATCH	SPRINKLER

SHREEJI HOUSING PROJECTS PVT. LTD.
DIRECTOR
OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard, O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019
C.O.W

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard, O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019
ENGINEER

Jigar G Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/1951/09/2006
NARANPURA, AHMEDABAD-13.
ST-ENGINEER

The permission is valied only till the DP/TPS remains Doaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

Note Approved By C.E.A. GUDA
Development Charge Paid
APPROVED
(As amended by .... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW............
Dated............
3/9/22
6793/22
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.
AUTHORITY

The permission is valied only till the DP/TPS remains Dcaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

The basic requirememns for fire protection Lowrise buildings.

1) Hydrant system

ON\OFF switches located near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit 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 of less than 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. house.

25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia. house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.

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

The overhead tank shall be of a capacity of not less than 20,000 liters. The underground tank shall be of not less than 1,00,000 liters.

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 part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, 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 capabel of being heard all throughout the building.

4)Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be instolled on each floor in case of commercial building.

AND\OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.

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

5)staircase:

The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressuirize to prevent it getting smoke logged. and open for two side.

The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachabele in case of fire from the floor bellow or above.

6) Basement:

The basment of 200kg meter or more should be protected with; Autometic sprinkler system with at least one sprinkle head for a car parkang spase.

Additionally be protected by a Hydrant outlet and two 25mm. bore House-reel houses 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.

11. LEGEND:-

1. FIRE HYDRANT SYSTEM PIPE MAIN
2. SINGEL HEADED HYDRANT VALVE
3. SLUICE VALVE
4. TWOWAY SIAMES CONNECTION
5. RISE OR DROP
6. NON RETURN VALVE
7. REDUCER
8. FIRE HOUSE BOX
9. HOSE REEL HOSE
10. D.C.P. &CO.2

HYDRAUNT VALVE

SCHEDULE OF PUMP'S AND EQUIPMENTS

SYMBOL	DESCRIPTION	NOS	WORKING
F1.	DIESEL ENGINE PUMP	1	1
F2.	MAIN FIRE PUMP (ELECTRIC OPERATED)	1	1
F3.	JOCKEY PUMP (COMMON)	1	1
F4.	SPRINKLER PUMP (ELECTRIC OPERATED)		1

LEGEND:-

SYMBOL	DESCRIPTION
7	150Ø WET RISER
8	80ØDRAIN PIPE
9	150ØSPRINKLER RISER FOR UPPER FLOORS
10	150Ø MAKE UP LINE.
11	150ØSPRINKLER RISER FOR UPPER BASEMENT
	SPRINKLER HEAD (SIDE WALL)
	SPRINKLER HEAD (PENDENT TYPE)
	FHC
	9 Lts MECHINICAL FOAM TYPE
	5 Kg CO2FIRE EXTINGUSHER
	22.5 KG CO2 TYPE EXTINGUISHER
	50 Lts MECHINICAL FOAM TYPE

PARKING AREA TABLE FOR COMMERCIAL

- TOTAL PROP. F.S.I AREA FOR COMM.=3232.22
  REQ PARKING AREA FOR COMM. @ 50 % = 1616.11 SQMTS

VEHICAL	REQ AREA	PROVI PARKING TOTAL
CAR PARKING AREA @ 50 %	808.06	898.21
OTHER'S PARKING AREA @ 30%	484.83	488.94
VISITOR'S PARKING AREA @ 20%	323.22	359.85
TOTAL	1616.11	1747.00

VISITOR'S PARKING
(1) 2.93+3.12/2x19.69 = 59.56 (AT GL.)
(2) 11.09 X 3.09 = 34.27 (AT GL.)
(3) 3.15 X 40.35 = 127.10 (AT GL.)
(4) 3.15 X 9.51 = 29.96 (AT GL.)
(5) 3.00 X 19.57 = 58.71 (AT GL.)
(6) 1.93+6.04/2x12.61 = 50.25 (AT BA.)
NET VISITOR'S PARKING AREA = 359.85 SQ.MT.

OTHER'S PARKING AT BASEMENT
(1) 15.88 X 30.79 = 488.94
NET OTHER'S PARKING AREA = 488.94 SQ.MT.

CAR PARKING AT BASEMENT
(1) 13.44+23.83/2X48.20 = 898.21
NET CAR PARKING AREA = 898.21 SQ.MT.

PARKING AREA TABLE FOR RESIDENTIAL

- TOTAL PROP. F.S.I AREA = 17074.69 SQMTS
  TOTAL PROP. F.S.I. AREA FOR RESI. =17074.69 - 3232.22 = 13842.47 SQMTS
  REQ PARKING AREA FOR RESI.. @ 20 % = 2768.49 SQMTS

VEHICAL	REQ AREA	PROVI PARKING
CAR PARKING AREA @ 50 %	1384.24	1964.55
OTHER'S PARKING AREA @ 40%	1107.40	1258.10
VISITOR'S PARKING AREA @ 10%	276.85	321.55
TOTAL	2768.49	3633.33

VISITOR'S PARKING (AT GR. LVL.)
(1) 10.26 X 15.67 X 2 = 321.55
NET VISITOR'S PARKING AREA ON GR. LVL. = 321.55 SQ.MT.

OTHER'S PARKING
(1) 13.97 X 6.94 = 96.95 (AT GR. LVL.)
(2) 11.09+18.29/2X22.88 X 2 = 672.21 (AT BA. LVL.)
(3) 15.88 X 30.79 = 488.94 (AT BA. LVL.)
NET OTHER'S PARKING AREA = 1258.10 SQ.MT.

PROVIDED PARKING AREA CALC. (AT BASEMENT)
CAR PARKING
(1) 16.89 X 22.30 X 2 = 753.29
(2) 13.23 X 17.70 X 2 = 468.34
(3) 11.14+9.43/2X30.71 X 2 = 631.70
(4) 13.44+23.83/2X48.20 = 898.21
NET CAR PARKING AREA = 2751.54 SMT.

PARKING LAYOUT PLAN SHEET NO. -2/11

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD)
MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE : 1.00 CM = 2.00 MT	**LAYOUT PLAN**
ZONE	R5
USE	(RESIDENCE+COMM.)

OPENING SCHEDULE

DOOR
RS = 3.15 x 2.45
SD-1 = 5.44 x 2.45
SD-3 = 1.68 x 2.45
FRD = 1.07 x 2.45
D1 = 1.00 x 2.45
D2 = 0.84 x 2.45

WINDOW
FULL WINDOW WITH SAFETY GRILL
W = 1.83 x 1.35
W2 = 0.91 x 1.07
V = 0.60 x 0.60

R.C.C STAIR DETAIL

	COMM.	RESI.
WIDTH	1.50 MT.	2.00 MT.
TREAD	0.30 MT.	0.30 MT.
RISER	0.16 MT.	0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY
PROP. WORK
ROAD
TDR F.S.I. HATCH
DUST-BIN
TREE
PERCOLATING WELL
SPRINKLER

SHREEJI HOUSING PROJECTS PVT. LTD.
DIRECTOR
OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/20..
C.O.W

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019
ENGINEER

Jigar G Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/063/05/2003
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.
ST-ENGINEER

Note Approved By C.E.A. GUDA

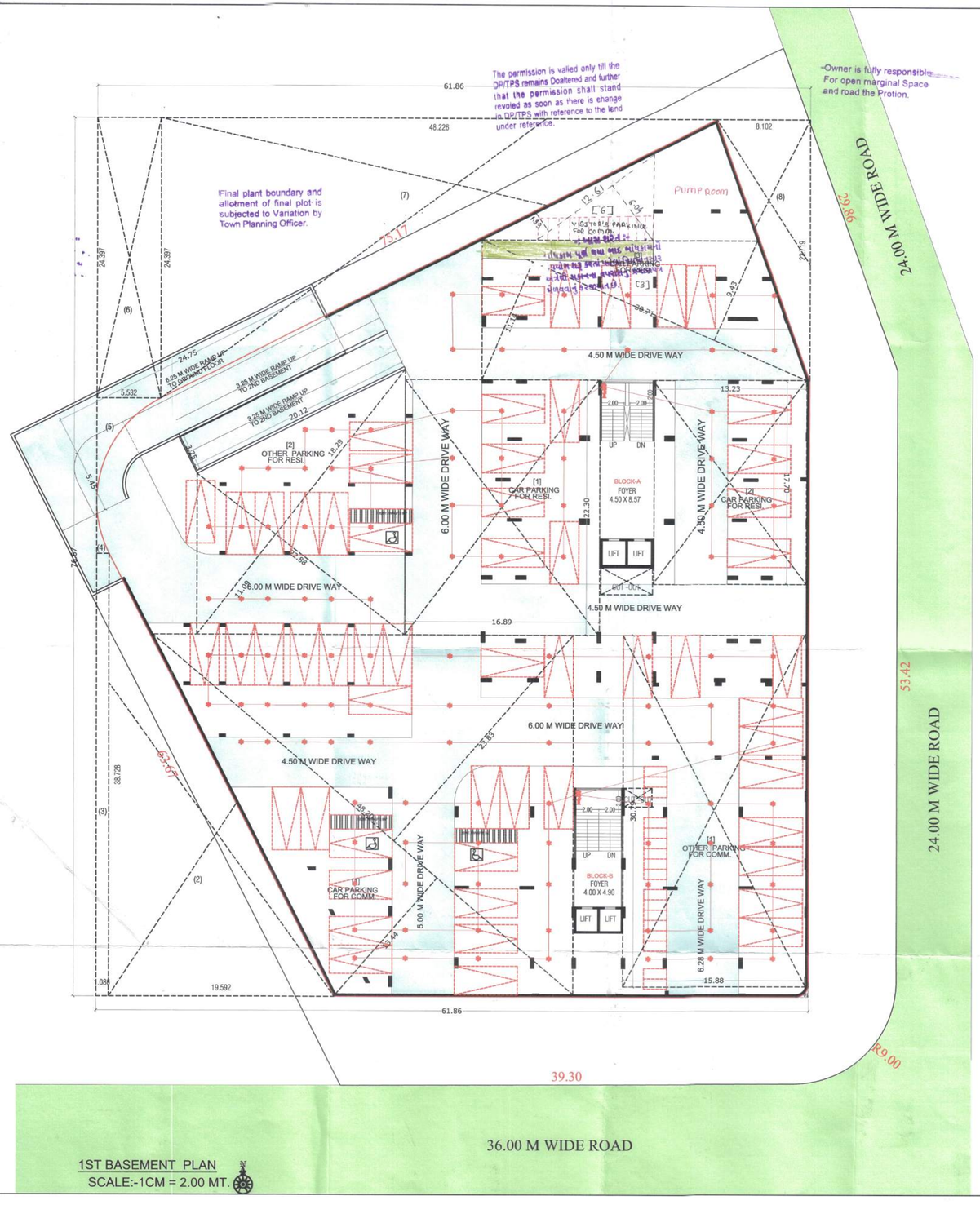
Development Charge Paid

APPROVED
(As amended by.................. Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRM/ GUDA/117/06/22 6793/22
Dated 03/09/22

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY GANDHINAGAR

AUTHORITY



1ST BASEMENT PLAN
SCALE:-1CM = 2.00 MT.

The basic requirememns for fire protection Lowrise buildings.

1) Hydrant system

ON/OFF switches located near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit 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 of less than 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. house.

25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia. house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.

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

The overhead tank shall be of a capacity of not less than 20,000 liters. The underground tank shall be of not less than 1,00,000 liters.

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 part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, 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 capabel of being heard all throughout the building.

4)Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be instolled on each floor in case of commercial building.

AND/OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.

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

5)staircase:

The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressuirze to prevent it getting smoke logged. and open for two side.

The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachabele in case of fire from the floor bellow or above.

6) Basement:

The basement of 200kg meter or more should be protected with; Automatic sprinkler system with at least one sprinkle head for a car parkang spase.

Additionally be protected by a Hydrant outlet and two 25mm. bore House-reel houses 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.

11. LEGEND:-

1. FIRE HYDRANT SYSTEM PIPE MAIN
2. SINGEL HEADED HYDRANT VALVE
3. SLUICE VALVE
4. TWOWAY SIAMESE CONNECTION
5. RISE OR DROP
6. NON RETURN VALVE
7. REDUCER
8. FIRE HOUSE BOX
9. HOSE REEL HOSE
10. D.C.P. &CO.2
11. HYDRAUNT VALVE

SCHEDULE OF PUMPS AND EQUIPMENTS

SYMBOL	DESCRIPTION	NOS.	WORKING
F1	DIESEL ENGINE PUMP	1	1
F2	MAIN FIRE PUMP ELECTRIC OPERATED	1	1
F3	JOCKEY PUMP (COMMON)	1	1
F4	SPRINKLER PUMP (ELECTRIC OPERATED)	1	1

LEGEND:-

SYMBOL DESCRIPTION

- 150Ø WET RISER
- 80ØDRAIN PIPE
- 150ØSPRINKLER RISER FOR UPPER FLOORS
- 150Ø MAKE UP LINE.
- 150ØSPRINKLER RISER FOR UPPER BASEMENT
- SPRINKLER HEAD (SIDE WALL)
- SPRINKLER HEAD (PENDENT TYPE)
- FHC
- 9 Lts MECHINICAL FOAM TYPE
- 9 Kg CO2FIRE EXTINGUSHER
- 22.5 KG CO2 TYPE EXTINGUISHER
- 50 Lts MECHINICAL FOAM TYPE

BUILT UP AREA CALCULATION IN SQ.MT.

1ST @ 2ND BASEMENT FLOOR

61.86 X 76.67 = 4742.81 SMT

LESS

1)	AS PER P LNE	=	0.26 SMT
2)	19.592 X 38.728 X 0.50	=	379.37 SMT
3)	1.086 X 38.728	=	42.06 SMT
4)	AS PER P LNE	=	1.61 SMT
5)	AS PER P LNE	=	14.20 SMT
6)	5.532 X 24.397	=	134.96 SMT
7)	48.226 X 24.397 X 0.50	=	588.28 SMT
8)	8.102 X 22.719 X 0.50	=	92.03 SMT
		=	1252.77 SMT

BUILT UP AREA ON BASEMENT - 3490.04 SMT.

PARKING AREA TABLE FOR COMMERCIAL

- TOTAL PROP. F.S.I AREA FOR COMM. =3232.22
  REQ PARKING AREA FOR COMM. @ 50 % = 1616.11 SQMTS

VEHICAL	REQ AREA	PROVI PARKING TOTAL
CAR PARKING AREA @ 50 %	808.06	898.21
OTHER'S PARKING AREA @ 30%	484.83	488.94
VISITOR'S PARKING AREA @ 20%	323.22	359.85
TOTAL	1616.11	1747.00

VISITOR'S PARKING (AT GL.)

(1)	2.83+13.72+23.83	=	53.66
(2)	11.09 X 3.09	=	34.27
(3)	3.15 X 40.35	=	127.10
(4)	3.15 X 9.51	=	29.96
(5)	3.00 X 18.57	=	55.71
(6)	1.85+6.64+2.12+41	=	50.25
NET VISITOR'S PARKING AREA		=	359.85SQ.MT.

OTHER'S PARKING AT BASEMENT

(1)	15.88 X 30.79	=	488.94
NET OTHER'S PARKING AREA		=	488.94 SQ.MT.

CAR PARKING AT BASEMENT

(1)	13.44+23.83/2X48.20	=	898.21
NET CAR PARKING AREA		=	898.21 SQ.MT.

PARKING AREA TABLE FOR RESIDENTIAL

- TOTAL PROP. F.S.I AREA = 17074.69 SQMTS
  TOTAL PROP. F.S.I. AREA FOR RESI. =17074.69 - 3232.22 = 13842.47 SQMTS
  REQ PARKING AREA FOR RESI.. @ 20 % = 2768.49 SQMTS

VEHICAL	REQ AREA	PROVI PARKING
CAR PARKING AREA @ 50 %	1384.24	1964.55
OTHER'S PARKING AREA @ 40%	1107.40	1258.10
VISITOR'S PARKING AREA @ 10%	276.85	321.55
TOTAL	2768.49	3633.33

VISITOR'S PARKING (AT GR. LVL.)

(1)	10.26 X 15.67 X 2	=	321.55
NET VISITOR'S PARKING AREA ON GR. LVL.		=	321.55 SQ.MT.

OTHER'S PARKING

(1)	13.97 X 6.94	= 96.95	(AT GR. LVL.)
(2)	11.09+18.29/2X22.88 X 2	= 672.21	(AT BA. LVL.)
(3)	15.88+30.79	= 488.94	(AT BA. LVL.)
NET OTHER'S PARKING AREA		= 1258.10 SQ.MT.	

PROVIDED PARKING AREA CALC. (AT BASEMENT)

CAR PARKING

(1)	16.89 X 22.30 X 2	=	753.29
(2)	13.23 X 17.70 X 2	=	468.34
(3)	11.14+9.43/2X30.71 X 2	=	631.70
(4)	13.44+23.83/2X48.20	=	898.21
NET CAR PARKING AREA		=	2751.54 SMT.

1ST BASEMENT PLAN SHEET NO. -3/11

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD)
MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE : 1.00 CM = 2.00 MT	**LAYOUT PLAN**
ZONE	R5
USE	(RESIDENCE+COMM.)

OPENING SCHEDULE

DOOR	WINDOW
RS = 3.15 x 2.45	FULL WINDOW WITH SAFETY GRILL
SD-1 = 5.44 x 2.45	W = 1.83 x 1.35
SD-3 = 1.68 x 2.45	W2 = 0.91 x 1.07
FRD = 1.07 x 2.45	V = 0.60 x 0.60
D1 = 1.00 x 2.45	
D2 = 0.84 x 2.45	

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT.	WIDTH = 2.00 MT.
TREAD = 0.30 MT.	TREAD = 0.30 MT.
RISER = 0.16 MT.	RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY	DUST-BIN
PROP. WORK	TREE
ROAD	PERCOLATING WELL
TDR F.S.I. HATCH	SPRINKLER

SHRIMALI HOUSING PROJECTS PVT. LTD.
DIRECTOR
OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019
C.O.W

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019
ENGINEER

Jigar G Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO.: GUDA-GI/063/05/2008
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.
ST-ENGINEER

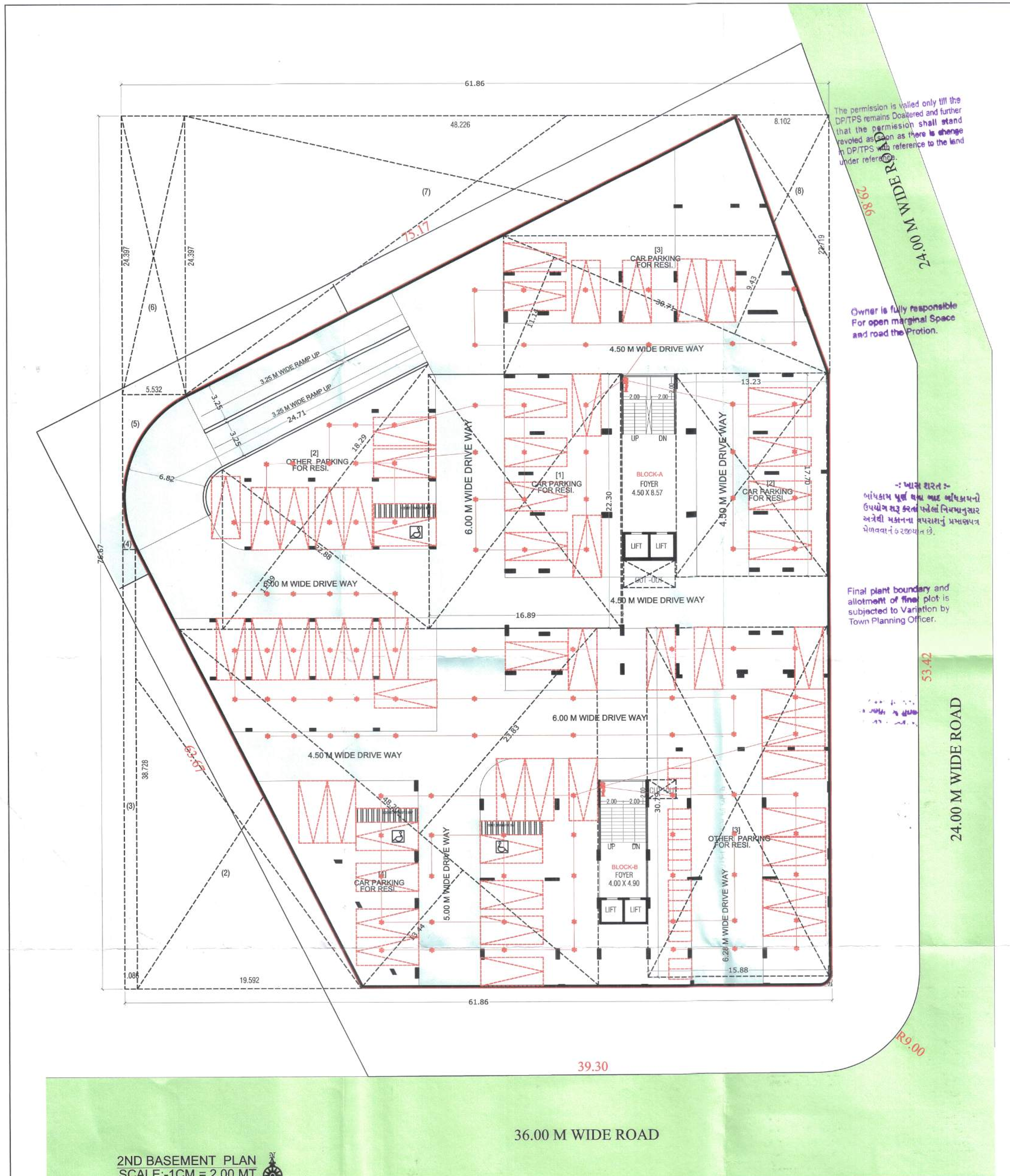
Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED
(As amended by _____ Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW/GH/2212/117/06/22
Dated 23/09/22
6793

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY



2ND BASEMENT PLAN
SCALE:-1CM = 2.00 MT.

The basic requirememns for fire protection Lowrise buildings.

1) Hydrant system

ON\OFF switches located near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit 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 of less than 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. house.

25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia. house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.

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

The overhead tank shall be of a capacity of not less than 20,000 liters.

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

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 part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, 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 capabel of being heard all throughout the building.

4)Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be instolled on each floor in case of commercial building.

AND\OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.

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

5)staircase:

The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressuirize to prevent it getting smoke logged. and open for two side.

The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachabele in case of fire from the floor bellow or above.

6) Basement:

The basment of 200kg meter or more should be protected with;
Autometic sprinkler system with at least one sprinkle head for a car parkang spase.

Additionally be protected by a Hydrant outlet and two 25mm. bore House-reel houses 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.

11. LEGEND:-

1 FIRE HYDRANT SYSTEM PIPE MAIN
2 SINGEL HEADED HYDRANT VALVE
3 SLUICE VALVE
4 TWOWAY SIAMES CONNECTION
5 RISE OR DROP
6 NON RETURN VALVE
7 REDUCER
8 FIRE HOUSE BOX
9 HOSE REEL HOSE
10 D.C.P. &CO.2
HYDRAUNT VALVE

SCHEDULE OF PUMP'S AND EQUIPMENTS

SYMBOL	DESCRIPTION	NOS.	WORKING
F1.	DIESEL ENGINE PUMP	1	1
F2.	MAIN FIRE PUMP (ELECTRIC OPERATED)	1	1
F3.	JOCKEY PUMP (COMMON)	1	1
F4.	SPRINKLER PUMP (ELECTRIC OPERATED)		1

LEGEND:-

SYMBOL DESCRIPTION
- 150Ø WET RISER
- 80ØDRAIN PIPE
- 150ØSPRINKLER RISER FOR UPPER FLOORS
- 150Ø MAKE UP LINE.
- 150ØSPRINKLER RISER FOR UPPER BASEMENT
- SPRINKLER HEAD (SIDE WALL)
- SPRINKLER HEAD (PENDENT TYPE)
- FHC
- 9 Lts MECHINICAL FOAM TYPE
- 5 Kg CO2FIRE EXTINGUSHER
- 22.5 KG CO2 TYPE EXTINGUISHER
- 50 Lts MECHINICAL FOAM TYPE

BUILT UP AREA CALCULATION IN SQ.MT.
1ST @ 2ND BASEMENT FLOOR

61.86 X 76.67 = 4742.81 SMT

LESS
1) AS PER P LNE = 0.26 SMT
2) 19.592 X 38.728 X 0.50 = 379.37 SMT
3) 1.086 X 38.728 = 42.06 SMT
4) AS PER P LNE = 1.61 SMT
5) AS PER P LNE = 14.20 SMT
6) 5.532 X 24.397 = 134.96 SMT
7) 48.226 X 24.397 X 0.50 = 588.28 SMT
8) 8.102 X 22.719 X 0.50 = 92.03 SMT
= 1252.77 SMT

BUILT UP AREA ON BASEMENT - 3490.04 SMT.

PARKING AREA TABLE FOR COMMERCIAL

- TOTAL PROP. F.S.I AREA FOR COMM.=3232.22
REQ PARKING AREA FOR COMM. @ 50 % = 1616.11 SQMTS

VEHICAL	REQ AREA	PROVI PARKING
		TOTAL
CAR PARKING AREA @ 50 %	808.06	898.21
OTHER'S PARKING AREA @ 30%	484.83	488.94
VISITOR'S PARKING AREA @ 20%	323.22	359.85
TOTAL	1616.11	1747.00

VISITOR'S PARKING (AT GL.)
(1) 2.93+3.12/2x19.69 = 59.56
(2) 11.09 X 3.09 = 34.27
(3) 3.15 X 40.35 = 127.10
(4) 3.15 X 9.51 = 29.96
(5) 3.00 X 18.57 = 55.71
(6) 1.93+6.04/2x12.61 = 50.25
NET VISITOR'S PARKING AREA
= 359.85SQ.MT.

OTHER'S PARKING AT BASEMENT
(1) 15.88 X 30.79 = 488.94
NET OTHER'S PARKING AREA
= 488.94 SQ.MT.

CAR PARKING AT BASEMENT
(1) 13.44+23.83/2X48.20 = 898.21
NET CAR PARKING AREA = 898.21 SQ.MT.

PARKING AREA TABLE FOR RESIDENTIAL

- TOTAL PROP. F.S.I AREA = 17074.69 SQMTS
TOTAL PROP. F.S.I. AREA FOR RESI. =17074.69 - 3232.22 = 13842.47 SQMTS
REQ PARKING AREA FOR RESI.. @ 20 % = 2768.49 SQMTS

VEHICAL	REQ AREA	PROVI PARKING
CAR PARKING AREA @ 50 %	1384.24	1964.55
OTHER'S PARKING AREA @ 40%	1107.40	1258.10
VISITOR'S PARKING AREA @ 10%	276.85	321.55
TOTAL	2768.49	3633.33

VISITOR'S PARKING (AT GR. LVL.)
(1) 10.26 X 15.67 X 2 = 321.55
NET VISITOR'S PARKING AREA ON GR. LVL.
= 321.55 SQ.MT.

OTHER'S PARKING
(1) 13.97 X 6.94 = 96.95 (AT GR. LVL.)
(2) 11.09+18.29/2X22.88 X 2 = 672.21 (AT BA. LVL.)
(3) 15.88 X 30.79 = 488.94 (AT BA. LVL.)
NET OTHER'S PARKING AREA
= 1258.10 SQ.MT.

PROVIDED PARKING AREA CALC. (AT BASEMENT)
CAR PARKING
(1) 16.89 X 22.30 X 2 = 753.29
(2) 13.23 X 17.70 X 2 = 468.34
(3) 11.14+9.43/2X30.71 X 2 = 631.70
(4) 13.44+23.83/2X48.20 = 898.21
NET CAR PARKING AREA = 2751.54 SMT.

2ND BASEMENT PLAN SHEET NO. -4/11

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD)
MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE : 1.00 CM = 2.00 MT	**LAYOUT PLAN**
ZONE	R5
USE	(RESIDENCE+COMM.)

OPENING SCHEDULE

DOOR	WINDOW
RS = 3.15 x 2.45	FULL WINDOW WITH SAFETY GRILL
SD-1 = 5.44 x 2.45	W = 1.83 x 1.35
SD-3 = 1.68 x 2.45	W2 = 0.91 x 1.07
FRD = 1.07 x 2.45	V = 0.60 x 0.60
D1 = 1.00 x 2.45	
D2 = 0.84 x 2.45	

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT.	WIDTH = 2.00 MT.
TREAD = 0.30 MT.	TREAD = 0.30 MT.
RISER = 0.16 MT.	RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY	DUST-BIN
PROP. WORK	TREE
ROAD	PERCOLATING WELL
TDR F.S.I. HATCH	SPRINKLER

SHREEJI HOUSING PROJECTS PVT. LTD.
DIRECTOR
OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019
C.O.W

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019
ENGINEER

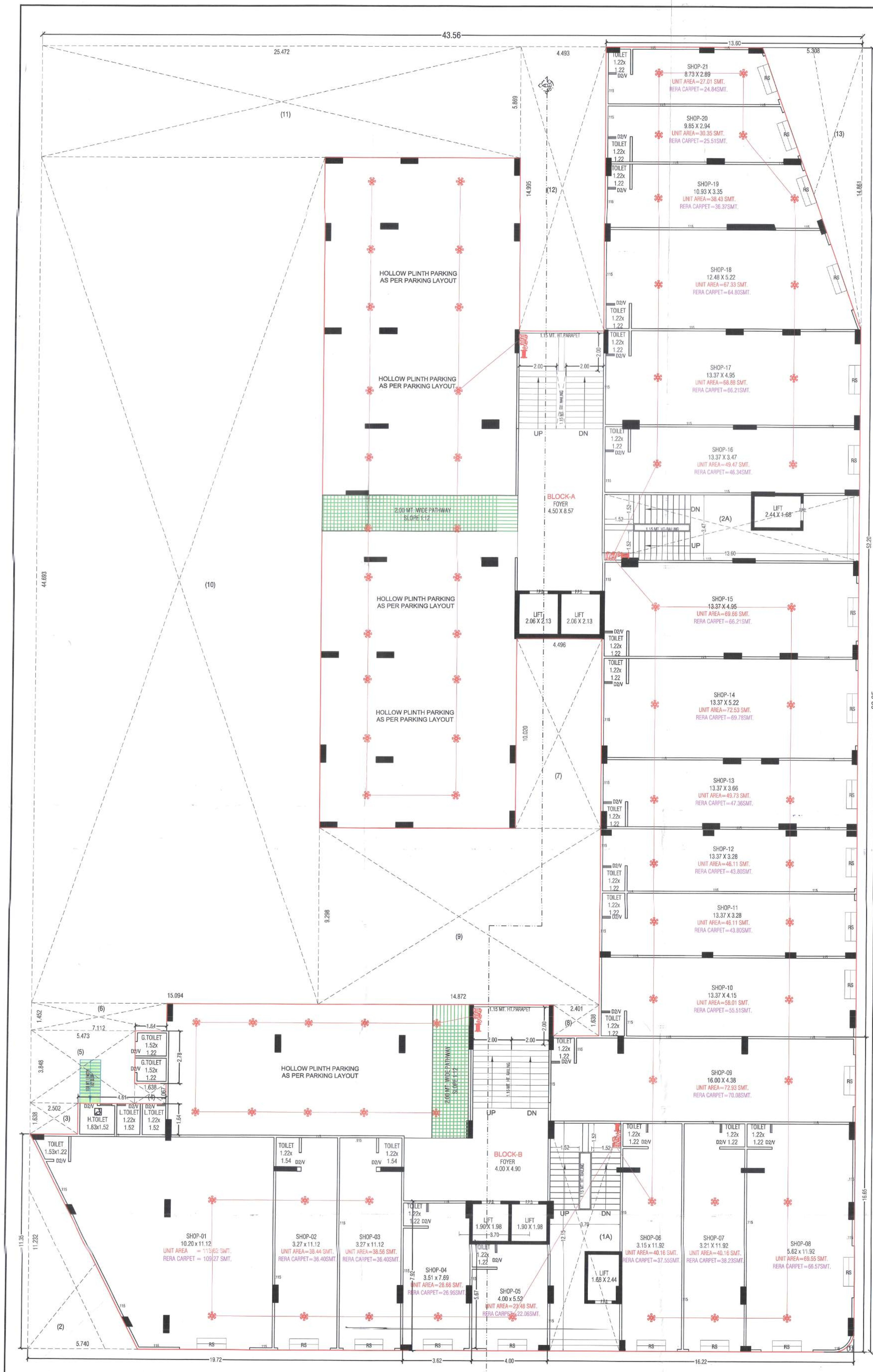
Jigar G Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/063/05/2008
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.
ST-ENGINEER

Note Approved By C.E.A. GUDA
Development Charge Paid

APPROVED
(As amended by .... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW....(BC)/12/21E/117/06/22 6793/22
Dated 03/09/22

Junior Town Planner
O/c Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY



GROUND FLOOR PLAN

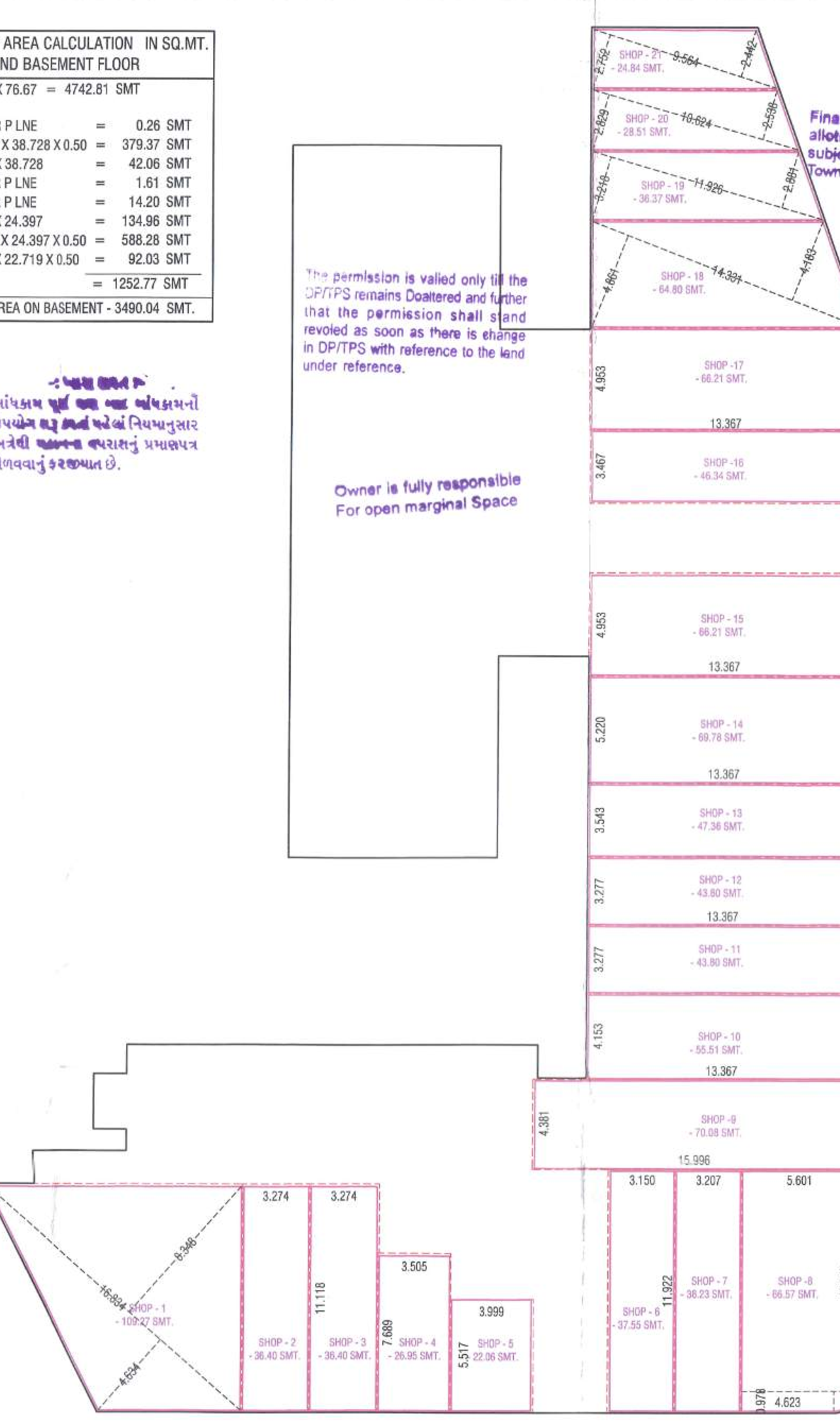
BUILT UP AREA CALCULATION IN SQ.MT. 1ST @ 2ND BASEMENT FLOOR		
61.86 X 76.67	=	4742.81 SMT
LESS		
1) AS PER P LNE	=	0.26 SMT
2) 19.592 X 38.728 X 0.50	=	379.37 SMT
3) 1.086 X 38.728	=	42.06 SMT
4) AS PER P LNE	=	1.61 SMT
5) AS PER P LNE	=	14.20 SMT
6) 5.532 X 24.397	=	134.96 SMT
7) 48.226 X 24.397 X 0.50	=	588.28 SMT
8) 8.102 X 22.719 X 0.50	=	92.03 SMT
	=	1252.77 SMT
BUILT UP AREA ON BASEMENT - 3490.04 SMT.		

બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કર્યા પહેલાં નિયમાનુસાર અત્રેથી વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

The permission is valied only till the DP/TPS remains Doaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

Owner is fully responsible For open marginal Space

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.



UNIT BUILT UP AREA CALCULATION SKETCH PLAN
GROUND FLOOR

and road the Protion.

UNIT BUILT UP AREA CALCULATION SKETCH PLAN
GROUND FLOOR

BUILT UP AREA CALCULATION IN SQ.MT. GROUND FLOOR		
43.56 X 68.85	=	2999.10 SMT
LESS WORK :-		
(1) AS PER P LNE	=	0.26 SMT
(2) 5.74 X 11.232 X 0.50	=	32.24 SMT
(3) 2.502 X 1.638 X 1	=	4.10 SMT
(4) 1.638 X 1.067	=	1.75 SMT
(5) 5.473 X 3.848	=	21.06 SMT
(6) 7.112 X 1.452	=	10.33 SMT
(7) 4.496 X 10.02	=	45.05 SMT
(8) 2.401 X 1.638	=	3.93 SMT
(9) 14.872 X 9.298	=	138.28 SMT
(10) 15.094 X 44.693	=	674.60 SMT
(11) 25.472 X 5.869	=	149.50 SMT
(12) 4.493 X 14.995	=	67.37 SMT
(13) 5.308 X 14.861 X 0.50	=	39.44 SMT
		1187.91 SMT
2999.10 -1187.91	=	1811.19 SMT
BUILT UP AREA ON GROUND FLOOR 1811.19 SMT.		

BUILT UP AREA CALCULATION IN SQ.MT. [GROUND FL.(COMM.)		
19.72 X 11.35	=	223.82 SMT
3.62 X 7.92	=	31.05 SMT
4.00 X 5.67	=	22.68 SMT
16.22 X 16.65	=	270.06 SMT
13.60 X 52.20	=	709.92 SMT
4.61 X 1.64	=	7.56 SMT
1.64 X 2.78	=	4.56 SMT
	=	1269.65 SMT
LESS WORK :-		
(1) AS PER P LNE	=	0.26 SMT
(2) 5.74 X 11.232 X 0.50	=	32.24 SMT
(3) 5.308 X 14.861 X 0.50	=	39.44 SMT
		71.94 SMT
1269.65 -71.94	=	1197.71 SMT
BUILT UP AREA = 1197.71 SMT.		

BUILT UP AREA CALCULATION IN SQ.MT. PROP. B. AREA CALC. HOLLOW PLINTH
GROUND FLOOR - GROUND (COMM.)
1811.19 - 1197.71 = 613.48
BUILT UP AREA ON (H.P) 613.48 SMT.

FSI AREA CALCULATION IN SQ.MT. GROUND (COMM.)		
BUILT UP AREA = 1197.71 SMT.		
LESS WORK :-		
(1A) 3.70 X 12.15	=	44.96 SMT
(2A) 3.47 X 13.60	=	47.49 SMT
	=	92.45 SMT
1197.71 - 92.45	=	1105.26 SMT
FSIAREA ON GROUND & 1st FLOOR 1105.26 SMT.		

UNIT BUILT UP AREA CALC.
SHOP NO.: 1(GR.FL.COMM.)
8.515+4.721/ 2 X 17.168 = 113.62
TOTAL = 113.62 SMT.

UNIT BUILT UP AREA CALC.
SHOP NO.: 2(GR.FL.COMM.)
3.388 X 11.346 = 38.44

UNIT BUILT UP AREA CALC.
SHOP NO.: 3(GR.FL.COMM.)
3.445 X 3.429 = 11.81
3.38 X 7.917 = 26.75
TOTAL = 38.56 SMT.

UNIT BUILT UP AREA CALC.
SHOP NO.: 4 (GR.FL.COMM.)
3.62 X 7.917 = 28.66

UNIT BUILT UP AREA CALC.
SHOP NO.: 5 (GR.FL.COMM.)
4.17 X 5.631 = 23.48

UNIT BUILT UP AREA CALC.
SHOP NO.:6 & 7 (GR.FL.COMM.)
3.321 X 12.094 = 40.16

UNIT BUILT UP AREA CALC.
SHOP NO.: 8(GR.FL.COMM.)
AS PER P LINE = 0.94
4.68 X 1.092 = 5.11
5.772 X 11.002 = 63.50
TOTAL = 69.55 SMT.

UNIT BUILT UP AREA CALC.
SHOP NO.: 9 (GR.FL.COMM.)
16.225 X 4.495 = 72.93

UNIT BUILT UP AREA CALC.
SHOP NO.: 10 (GR.FL.COMM.)
13.595 X 4.267 = 58.01

UNIT BUILT UP AREA CALC.
SHOP NO.: 11 & 12 (GR.FL.COMM.)
13.595 X 3.391 = 46.11

UNIT BUILT UP AREA CALC.
SHOP NO.: 13 (GR.FL.COMM.)
13.595 X 3.658 = 49.73

UNIT BUILT UP AREA CALC.
SHOP NO.: 14 (GR.FL.COMM.)
13.595 X 5.335 = 72.53

UNIT BUILT UP AREA CALC.
SHOP NO.: 15 (GR.FL.COMM.)
13.595 X 5.124 = 69.66

UNIT BUILT UP AREA CALC.
SHOP NO.: 16 (GR.FL.COMM.)
13.595 X 3.639 = 49.47

UNIT BUILT UP AREA CALC.
SHOP NO.: 17 (GR.FL.COMM.)
13.595 X 5.067 = 68.88

UNIT BUILT UP AREA CALC.
SHOP NO.: 18 (GR.FL.COMM.)
4.968+4.259/2X14.596 = 67.33

UNIT BUILT UP AREA CALC.
SHOP NO.: 19 (GR.FL.COMM.)
3.324+2.973/2X12.205 = 38.43

UNIT BUILT UP AREA CALC.
SHOP NO.: 20 (GR.FL.COMM.)
2.936+2.63/2X10.904 = 30.35

UNIT BUILT UP AREA CALC.
SHOP NO.: 21 (GR.FL.COMM.)
2.908+2.57/2X9.863 = 27.01

UNIT BUILT UP AREA CALC.
SHOP NO.: 1(GR.FL.COMM.)
4.634+8.348/2X16.834 = 109.27
TOTAL = 109.27 SMT.

UNIT BUILT UP AREA CALC.
SHOP NO.: 2 & 3(GR.FL.COMM.)
3.274 X 11.118 = 36.40

UNIT BUILT UP AREA CALC.
SHOP NO.: 4 (GR.FL.COMM.)
3.505 X 7.689 = 26.95

UNIT BUILT UP AREA CALC.
SHOP NO.: 5 (GR.FL.COMM.)
3.999 X 5.517 = 22.06

UNIT BUILT UP AREA CALC.
SHOP NO.:6 (GR.FL.COMM.)
3.15 X 11.922 = 37.55

UNIT BUILT UP AREA CALC.
SHOP NO. 7 (GR.FL.COMM.)
3.207 X 11.922 = 38.23

UNIT BUILT UP AREA CALC.
SHOP NO.: 8(GR.FL.COMM.)
AS PER P LINE = 0.75
4.623 X 0.978 = 4.52
5.601 X 10.945 = 61.30
TOTAL = 66.57 SMT.

UNIT BUILT UP AREA CALC.
SHOP NO.: 9 (GR.FL.COMM.)
15.996 X 4.381 = 70.08

UNIT BUILT UP AREA CALC.
SHOP NO.: 10 (GR.FL.COMM.)
13.367 X 4.153 = 55.51

UNIT BUILT UP AREA CALC.
SHOP NO.: 11 & 12 (GR.FL.COMM.)
13.367 X 3.277 = 43.80

UNIT BUILT UP AREA CALC.
SHOP NO.: 13 (GR.FL.COMM.)
13.367 X 3.543 = 47.36

UNIT BUILT UP AREA CALC.
SHOP NO.: 14 (GR.FL.COMM.)
13.367 X 5.22 = 69.78

UNIT BUILT UP AREA CALC.
SHOP NO.: 15 (GR.FL.COMM.)
13.367 X 4.953 = 66.21

UNIT BUILT UP AREA CALC.
SHOP NO.: 16 (GR.FL.COMM.)
13.367 X 3.467 = 46.34

UNIT BUILT UP AREA CALC.
SHOP NO.: 17 (GR.FL.COMM.)
13.367 X 4.953 = 66.21

UNIT BUILT UP AREA CALC.
SHOP NO.: 18 (GR.FL.COMM.)
4.861+4.183/2X14.331 = 64.80

UNIT BUILT UP AREA CALC.
SHOP NO.: 19 (GR.FL.COMM.)
3.218+2.881/2X11.926 = 36.37

UNIT BUILT UP AREA CALC.
SHOP NO.: 20 (GR.FL.COMM.)
2.829+2.538/2X10.624 = 28.51

UNIT BUILT UP AREA CALC.
SHOP NO.: 21 (GR.FL.COMM.)
2.752+2.442/2X9.564 = 24.84

UNIT BUILT AREA TABLE:- BLOCK -A+B

FLOOR	UNIT NO.	UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)
GROUND FLOOR COMM.	01	113.62	1089.18 SMT.	109.27
	02	38.44		36.40
	03	38.56		36.40
	04	28.66		26.95
	05	23.48		22.06
	06	40.16		37.55
	07	40.16		38.23
	08	69.55		66.57
	09	72.93		70.08
	10	58.01		55.51
	11	46.11		43.80
	12	46.11		43.80
	13	49.73		47.36
	14	72.53		69.78
	15	69.66		66.21
	16	49.47		46.34
	17	68.88		66.21
	18	67.33		64.80
	19	38.43		36.37
	20	30.35		28.51
	21	27.01		24.84

GROUND FLOOR DETAIL PLAN — SHEET NO. -5/11

BLOCK - A+B

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD) MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE :- 1C.M.= 1.00MT. | USE = (RESIDENCE+COMM.)

ZONE = RESIDENCE -R5

BUILT UP & F.S.I. AREA TABLE (IN SQ MT

FLOOR	BUILT UP AREA	F.S.I. AREA	UNIT COMM.	UNIT RESI.	FLOOR AREA	USED
1ST BASEMENT	3490.04	- - -		- - -	- - -	PARKING
2ND BASEMENT	3490.04	- - -		- - -	- - -	PARKING
GR. FL. H.P	613.48	- - -		- - -	- - -	PARKING
GR. FL. S.P (COMM.)	1197.71	1105.26	21		1089.18	PARK.+SHOP
1ST FLOOR (COMM.)	1155.93	1063.48	20		908.69	SHOP+RESI.
1ST FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
2ND FLOOR (COMM.)	1155.93	1063.48	4		1060.98	SHOP+RESI.
2ND FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
3RD FLOOR	1402.13	1231.57		08	1235.28	RESI.
4TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
5TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
6TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
7TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
8TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
9TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
10TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
11TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
12TH FLOOR	1402.13	1231.57		08	1440.98	RESI.
13TH FLOOR	1078.92	727.54		03	485.78	RESI.
STAIR CABIN	140.27	- - -		- - -	-----	STAIR CABIN
O.H.W.T.	85.63	- - -		- - -	-----	LMR & O.H.W.T
TOTAL	27682.79	17244.00	45	89	17074.69	

OPENING SCHEDULE

DOOR	WINDOW
RS = 3.15 x 2.45 SD-1 = 5.44 x 2.45 SD-3 = 1.68 x 2.45 FRD = 1.07 x 2.45 D1 = 1.00 x 2.45 D2 = 0.84 x 2.45	FULL WINDOW WITH SAFETY GRILL W = 1.83 x 1.35 W2 = 0.91 x 1.07 V = 0.60 x 0.60

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT. TREAD = 0.30 MT. RISER = 0.16 MT.	WIDTH = 2.00 MT. TREAD = 0.30 MT. RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY · PROP. WORK · ROAD · TDR F.S.I. HATCH · DUST-BIN · TREE · PERCOLATING WELL · SPRINKLER

NOTES:-CGDCRV-2017
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLAN ARE MEASURE ENGINEER ON RECORD AND IN ACCORDANCE .WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017, ALL REQUIREMENTS OF THE BUILDING 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 DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.11 AND 13.1.13 OF C.G.D.C.R.-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 REQ.MENT 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. 2017
- DRINKING WATER FACILITY FOR DISABLED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. 2017
- 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.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR-2017
- 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
- 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. 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5.OF CGDCR-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CLAUSE NO. 17.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR-2017
- 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
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR-2017
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO: 17.5.1 OF C.G.D.C.R. -2017
- 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. 2017
- ELE.DUCT WITH 1.15 M.T.R. HT. PERAPET WALL AND ABOVE FRD SHUTTER

SHREEJI HOUSING PROJECTS PVT. LTD.
DIRECTOR

OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard, O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019

SOR | CLARK OF WORKS

Jigar G. Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/003/05/2008
A-8, ARYAN FLATS, NR. SANTKABIR SCHOOL, NARANPURA, AHMEDABAD-13.
ST. ENGINEER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard, O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019
ENGINEER

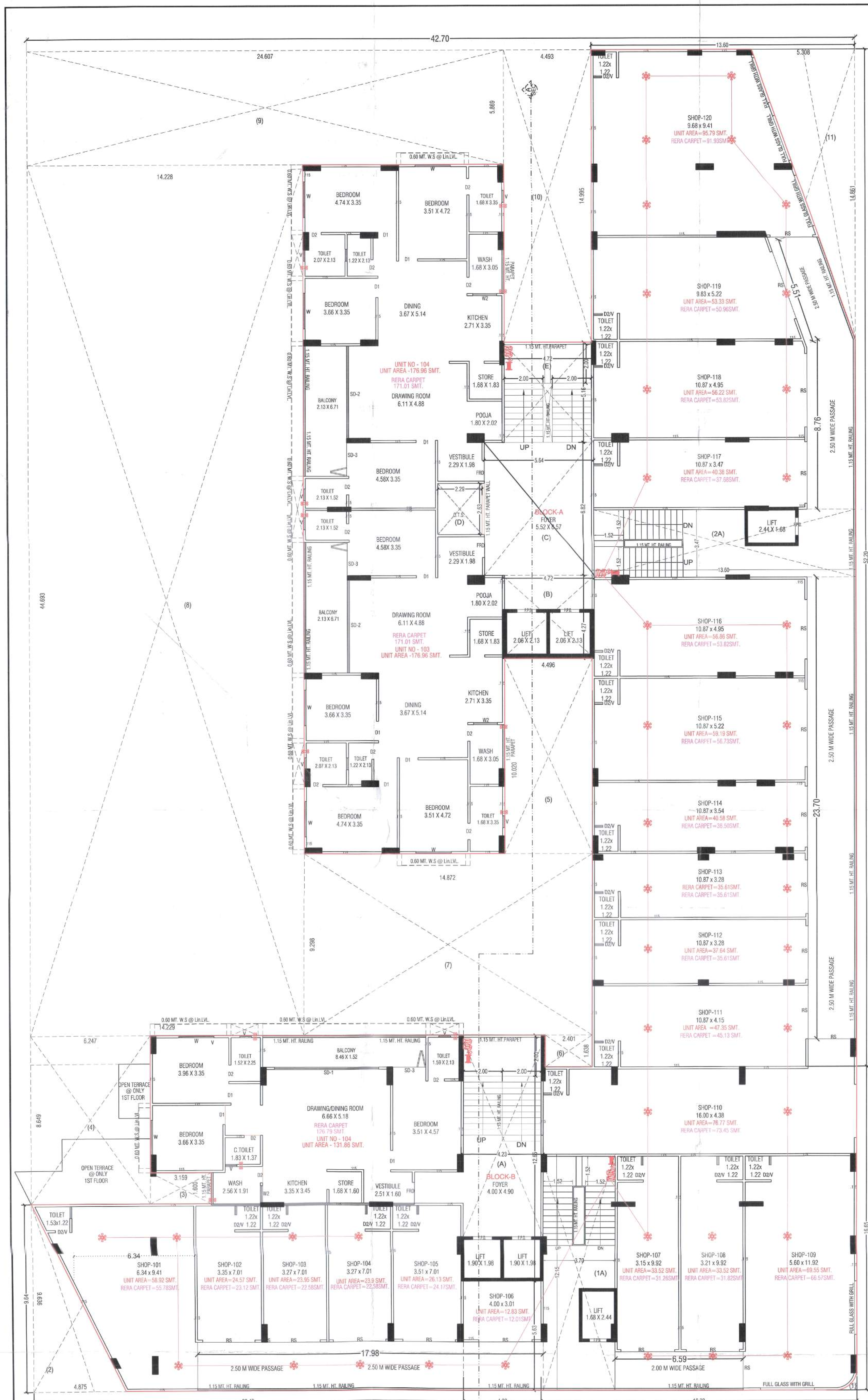
Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW/3C112218/117/06/22 6793/22
Dated 03/09/22
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY GANDHINAGAR

AUTHORITY



1ST FLOOR PLAN

BUILT UP AREA CALCULATION IN SQ.MT. 1ST FLOOR

42.70 X 68.85 = 2939.89 SMT

LESS WORK :-

(1)	AS PER P LNE	= 0.26 SMT
(2)	4.875 X 9.636 X 0.50	= 23.48 SMT
(3)	3.159 X 1.60	= 5.05 SMT
(4)	6.247 X 8.649	= 54.03 SMT
(5)	4.496 X 10.02	= 45.05 SMT
(6)	2.401 X 1.638	= 3.93 SMT
(7)	14.872 X 9.298	= 138.28 SMT
(8)	14.228 X 44.693	= 635.89 SMT
(9)	24.607 X 5.869	= 144.41 SMT
(10)	4.493 X 14.995	= 67.37 SMT
(11)	5.308 X 14.861 X 0.50	= 39.44 SMT
		1157.19 SMT

2939.89 - 1157.19 =1782.70 SMT

BUILT UP AREA ON 1ST FLOOR 1782.70 SMT.

BUILT UP AREA CALCULATION IN SQ.MT. [1ST FL.(COMM.)

22.47 X 9.64 = 216.61 SMT
4.00 X 5.63 = 22.52 SMT
16.22 X 16.65 = 270.06 SMT
13.60 X 52.20 = 709.92 SMT
= 1219.11 SMT

LESS WORK :-

(1) AS PER P LNE = 0.26 SMT
(2) 4.875 X 9.636 X 0.50 = 23.48 SMT
(13) 5.308 X 14.861 X 0.50 = 39.44 SMT
63.18 SMT

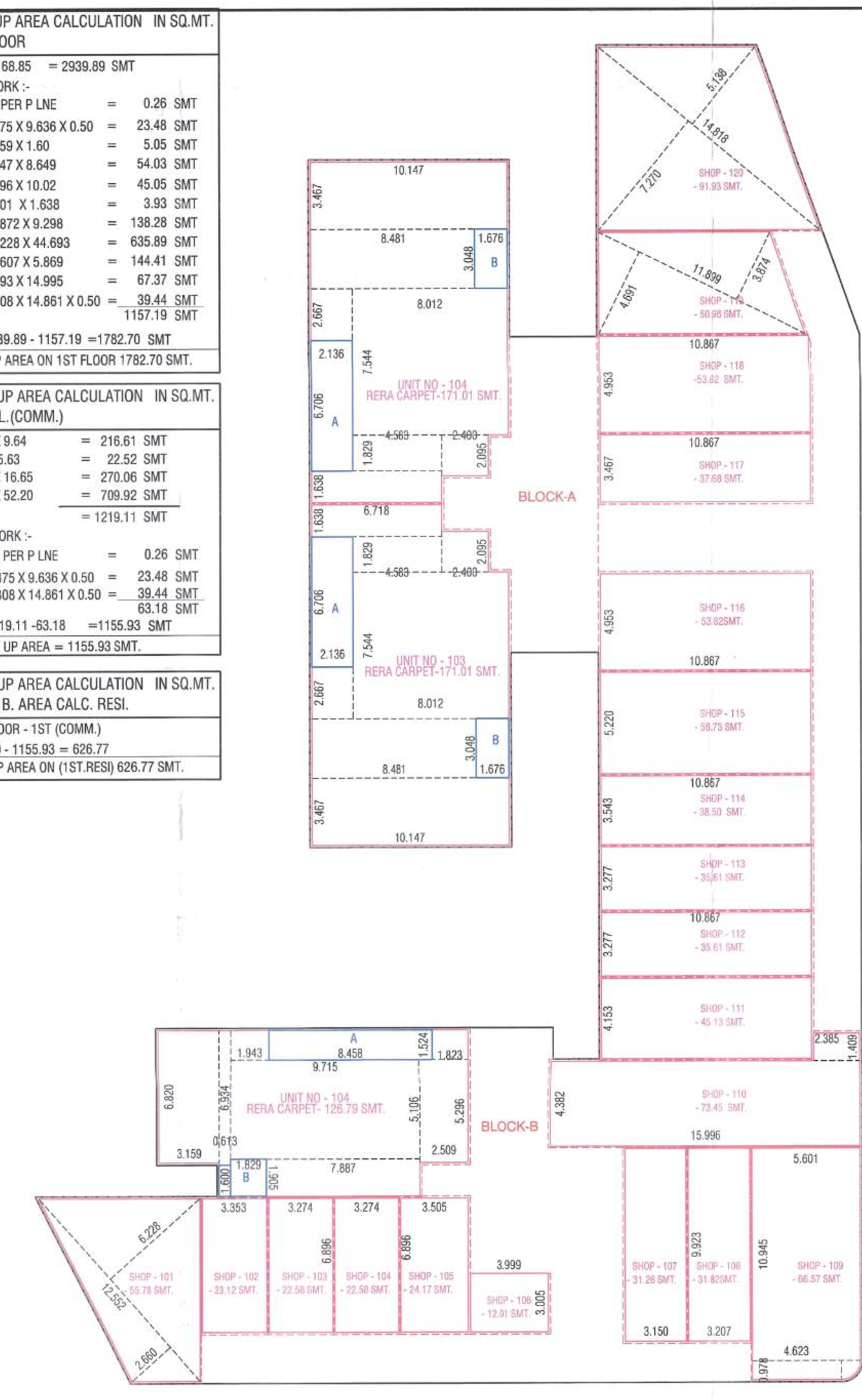
1219.11 -63.18 =1155.93 SMT

BUILT UP AREA = 1155.93 SMT.

BUILT UP AREA CALCULATION IN SQ.MT. PROP. B. AREA CALC. RESI.

1ST FLOOR - 1ST (COMM.)
1782.70 - 1155.93 = 626.77

BUILT UP AREA ON (1ST.RESI) 626.77 SMT.



UNIT BUILT UP AREA CALCULATION SKETCH PLAN
1ST FLOOR

FSI AREA CALCULATION IN SQ.MT. 1ST (COMM.)

BUILT UP AREA = 1155.93 SMT.

LESS WORK :-

(1a) 3.70 X 12.15 = 44.96 SMT
(2a) 3.47 X 13.60 = 47.49 SMT
= 92.45 SMT

1155.93 - 92.45 =1063.48 SMT

FSIAREA ON 1st FLOOR 1063.48 SMT.

FSI AREA CALCULATION IN SQ.MT. 1ST (RESI.)

BUILT UP AREA = 626.77 SMT.

LESS WORK :-

(A) 4.23 X 12.65 = 53.51 SMT
(B) 4.72 X 4.27 = 20.15 SMT
(C) 5.64 X 6.82 = 38.46 SMT
(D) 2.29 X 2.63 = 6.02 SMT
(E) 4.72 X 5.16 = 24.36 SMT
=142.50 SMT

626.77 - 142.50 = 484.27 SMT

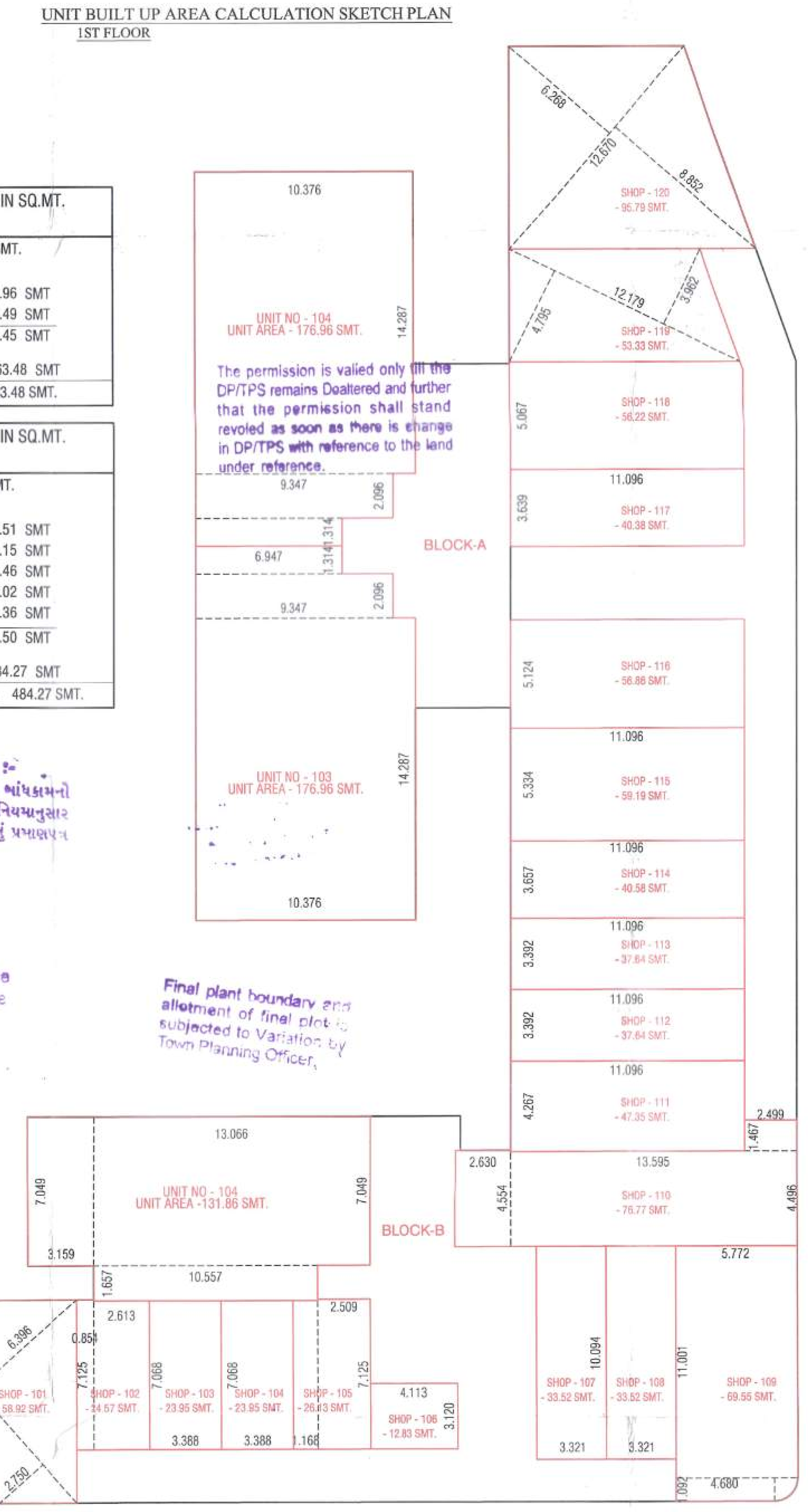
FSI AREA ON 1st FLOOR RESI. 484.27 SMT.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

Owner is fully responsible For open marginal Space and road the Problem.

The permission is valied only till 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.

Final plant boundary and allotment of final plot subjected to Variation by Town Planning Officer.



UNIT BUILT UP AREA CALCULATION SKETCH PLAN
1ST FLOOR

UNIT BUILT UP AREA CALC.

Unit	Calculation	Area
SHOP NO.: 101 (1st.FL.COMM.)	2.75+6.396/2x12.884	= 58.92
SHOP NO.: 102 (1st.FL.COMM.)	0.854 x 7.125	= 6.08
	2.613 x 7.068	= 18.49
	TOTAL	= 24.57 SMT.
SHOP NO.: 103&104 (1st.FL.COMM.)	3.388 x 7.068	= 23.95
SHOP NO.: 105 (1st.FL.COMM.)	1.168 x 7.068	= 8.25
	2.509 x 7.125	= 17.88
	TOTAL	= 26.13 SMT.
SHOP NO.: 106 (1st.FL.COMM.)	4.113 x 3.12	= 12.83
SHOP NO.: 107&108 (1st.FL.COMM.)	3.321 x 10.094	= 33.52
SHOP NO.: 109 (1st.FL.COMM.)	AS PER P LINE	= 0.94
	4.68 X 1.092	= 5.11
	5.772 X 11.002	= 63.50
	TOTAL	= 69.55 SMT.
SHOP NO.: 110 (1st.FL.COMM.)	2.63 x 4.554	= 11.98
	13.595 x 4.496	= 61.12
	2.499 x 1.467	= 3.67
	TOTAL	= 76.77 SMT.
SHOP NO.: 111 (1st.FL.COMM.)	4.267 x 11.096	= 47.35
SHOP NO.: 112&113 (1st.FL.COMM.)	3.392 x 11.096	= 37.64
SHOP NO.: 114 (1st.FL.COMM.)	3.657 x 11.096	= 40.58
SHOP NO.: 115 (1st.FL.COMM.)	5.334 x 11.096	= 59.19
SHOP NO.: 116 (1st.FL.COMM.)	5.124 x 11.096	= 56.86
SHOP NO.: 117 (1st.FL.COMM.)	11.096 x 3.639	= 40.38
SHOP NO.: 118 (1st.FL.COMM.)	11.096 x 5.067	= 56.22
SHOP NO.: 119 (1st.FL.COMM.)	4.795+3.962/2x12.179	= 53.33
SHOP NO.: 120 (1st.FL.COMM.)	6.268+8.852/2x12.67	= 95.79

UNIT BUILT UP AREA CALC.

Unit	Calculation	Area
SHOP NO.: 101(1st.FL.COMM.)	2.66 +6.228 / 2 x 12.552	= 55.78
SHOP NO.: 102(1st.FL.COMM.)	3.353 x 6.896	= 23.12
SHOP NO.: 103&104(1st.FL.COMM.)	3.274x 6.896	= 22.58
SHOP NO.: 105 (1st.FL.COMM.)	3.505 x 6.896	= 24.17
SHOP NO.: 106 (1st.FL.COMM.)	3.999 x 3.005	= 12.01
SHOP NO.: 107 (1st.FL.COMM.)	3.15 x 9.923	= 31.26
SHOP NO.: 108 (1st.FL.COMM.)	3.207 x 9.923	= 31.82
SHOP NO.: 109(GR.FL.COMM.)	AS PER P LINE	= 0.75
	4.623 X 0.978	= 4.52
	5.601 X 10.945	= 61.30
	TOTAL	= 66.57 SMT.
SHOP NO.: 110 (1st.FL.COMM.)	15.996 x 4.382	= 70.09
	2.385 x 1.409	= 3.36
	TOTAL	= 73.45 SMT.
SHOP NO.: 111 (1st.FL.COMM.)	10.867 x 4.153	= 45.13
SHOP NO.: 112 &113 (1st.FL.COMM.)	3.277 x 10.867	= 35.61
SHOP NO.: 114 (1st.FL.COMM.)	3.543 x 10.867	= 38.50
SHOP NO.: 115 (1st.FL.COMM.)	5.22x 10.867	= 56.73
SHOP NO.: 116 (1st.FL.COMM.)	4.953x 10.867	= 53.82
SHOP NO.: 117 (1st.FL.COMM.)	3.467 x 10.867	= 37.68
SHOP NO.: 118 (1st.FL.COMM.)	4.953 x 10.867	= 53.82
SHOP NO.: 119(1st.FL.COMM.)	4.691+3.874/2x11.899	= 50.96
SHOP NO.: 120 (1st.FL.COMM.)	7.27+5.138/2x14.818	= 91.93

UNIT BUILT UP AREA CALC. 1ST.FL.(BLOCK -A)

UNIT NO.: 103 & 104

(1) 10.376 x 14.287= 148.24
(2) 9.347 x 2.096 = 19.59
(3) 6.947 x 1.314 = 9.13
TOTAL = 176.96 SMT.

UNIT BUILT UP AREA CALC. 1ST.FL.(BLOCK -B)

UNIT NO.: 104

(1) 13.066 x 7.049 = 92.10
(2) 10.557 x 1.657 = 17.49
(3) 3.159 x 7.049 = 22.27
TOTAL = 131.86 SMT.

RERA CARPET AREA CALC. 1ST.FL.(BLOCK -A)

UNIT NO.: 103 & 104

10.147 x 3.467 = 35.18
8.481 x 3.048 = 25.85
8.012 x 7.544 = 60.44
2.136 x 2.667 = 5.70
2.40 x 2.095 = 5.03
4.583 x 1.829 = 8.38
6.718 x 1.638 = 11.00
TOTAL = 151.58 SMT.

BALCONY & WASH AREA
BALCONY - 2.136 x 6.706 = 14.32 Smt.
WASH -1.676 x 3.048 = 5.11 Smt.
TOTAL = 19.43 Smt.

TOTAL RERA CARPET = 171.01 Smt

RERA CARPET AREA CALC. 1ST.FL.(BLOCK -B)

UNIT NO.: 104

3.159 x 6.82 = 21.54
0.613 x 6.934 = 4.25
1.524 x 1.943 = 2.96
9.715 x 5.106 = 49.60
7.887 x 1.905 = 15.02
1.823 x 1.524 = 2.78
2.509 x 5.296 = 13.29
TOTAL = 109.44 SMT.

BALCONY & WASH AREA
BALCONY - 8.458 x 1.524 = 12.89 Smt.
WASH -1.829 x 1.905 = 3.48 Smt.
WASH -0.613 x 1.60 = 0.98 Smt.
TOTAL = 17.35 Smt.

TOTAL RERA CARPET = 126.79 Smt

UNIT BUILT AREA TABLE:- BLOCK -A+B

FLOOR	UNIT NO.	UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)
1st. FLOOR COMM.	101	58.92	908.69 SMT.	55.78
	102	24.57		23.12
	103	23.95		22.58
	104	23.95		22.58
	105	26.13		24.17
	106	12.83		12.01
	107	33.52		31.26
	108	33.52		31.82
	109	69.55		66.57
	110	76.77		73.45
	111	47.35		45.13
	112	37.64		35.61
	113	37.64		35.61
	114	40.58		38.50
	115	59.19		56.73
	116	56.86		53.82
	117	40.38		37.68
	118	56.22		53.82
	119	53.33		50.96
	120	95.79		91.93

UNIT BUILT AREA TABLE:- BLOCK -A

FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
FIRST FLOOR RESIDENCE	103	176.96	353.92 SMT.	151.58	14.32	5.11
	104	176.96		151.58	14.32	5.11

UNIT BUILT AREA TABLE:- BLOCK -B

FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
FIRST FLOOR RESIDENCE	104	131.86	131.86 SMT.	109.44	12.89	4.46

BLOCK - A+B

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD) MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE :- 1C.M.= 1.00MT. USE = (RESIDENCE+COMM.)

ZONE = RESIDENCE -R5

BUILT UP & F.S.I. AREA TABLE (IN SQ MT

FLOOR	BUILT UP AREA	F.S.I. AREA	UNIT COMM.	UNIT RESI.	FLOOR AREA	USED
1ST BASEMENT	3490.04	- - -		- - -	- - -	PARKING
2ND BASEMENT	3490.04	- - -		- - -	- - -	PARKING
GR. FL. H.P	613.48	- - -		- - -	- - -	PARKING
GR. FL. S.P (COMM.)	1197.71	1105.26	21		1089.18	PARK.+SHOP
1ST FLOOR (COMM.)	1155.93	1063.48	20		908.69	SHOP+RESI.
1ST FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
2ND FLOOR (COMM.)	1155.93	1063.48	4		1060.98	SHOP+RESI.
2ND FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
3RD FLOOR	1402.13	1231.57		08	1235.28	RESI.
4TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
5TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
6TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
7TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
8TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
9TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
10TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
11TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
12TH FLOOR	1402.13	1231.57		08	1440.98	RESI.
13TH FLOOR	1078.92	727.54		03	485.78	RESI.
STAIR CABIN	140.27	- - -		- - -	-----	STAIR CABIN
O.H.W.T.	85.63	- - -		- - -	-----	LMR & O.H.W.T
TOTAL	27682.79	17244.00	45	89	17074.69	

OPENING SCHEDULE

DOOR	WINDOW
RS = 3.15 x 2.45	FULL WINDOW WITH SAFETY GRILL
SD-1 = 5.44 x 2.45	W = 1.83 x 1.35
SD-3 = 1.68 x 2.45	W2 = 0.91 x 1.07
FRD = 1.07 x 2.45	V = 0.60 x 0.60
D1 = 1.00 x 2.45	
D2 = 0.84 x 2.45	

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT.	WIDTH = 2.00 MT.
TREAD = 0.30 MT.	TREAD = 0.30 MT.
RISER = 0.16 MT.	RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY
PROP. WORK
ROAD
TDR F.S.I. HATCH
DUST-BIN
TREE
PERCOLATING WELL
SPRINKLER

NOTES:-CGDCRV-2017

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLAN ARE MEASURE ENGINEER ON RECORD AND IN ACCORDANCE .WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017, ALL REQUIREMENTS OF THE BUILDING 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 DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.11 AND 13.1.13 OF C.G.D.C.R.-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 REQ.MENT 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. 2017
- DRINKING WATER FACILITY FOR DISABLED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. 2017
- 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.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR-2017
- 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
- 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. 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5.OF CGDCR-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CLAUSE NO. 17.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR-2017
- 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
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR-2017
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO: 17.5.1 OF C.G.D.C.R. -2017
- 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. 2017
- ELE.DUCT WITH 1.15 M.T.R. HT. PERAPET WALL AND ABOVE FRD SHUTTER

HOUSING PROJECTS PVT. LTD.
DIRECTOR

OWNER

SOR

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019

CLARK OF WORKS

Jigar G. Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/053/05/2008
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.

ST. ENGINEER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019

ENGINEER

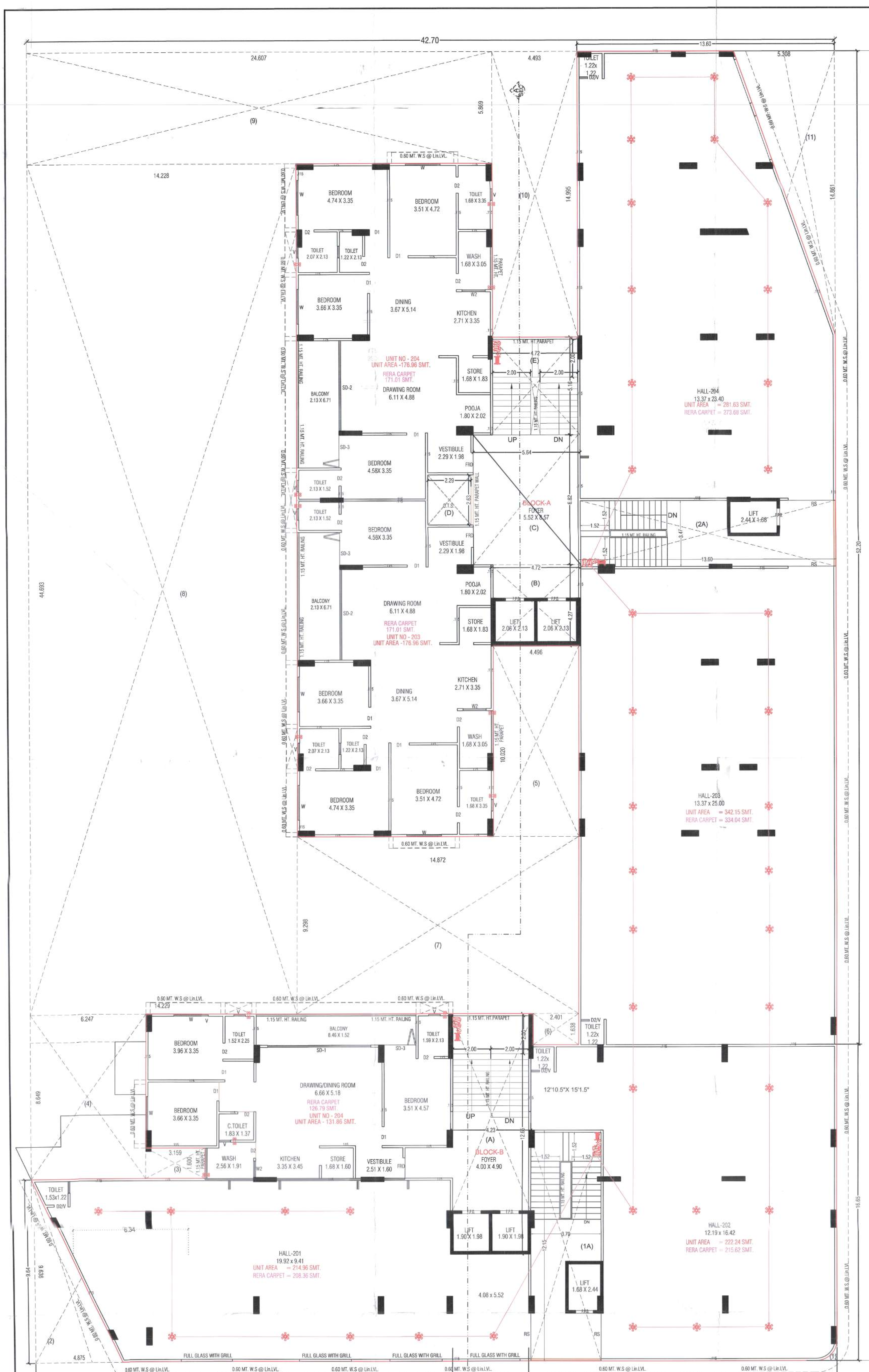
Note Approved By C.E.A. GUDA
Development Charge Paid

APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW.......... 6812/3E/117/06/22 6793/22
Dated.......... 03/09/22

Junior Town Planner
Gandhinagar Urban Development Authority.
Gandhinagar.

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY GANDHINAGAR

AUTHORITY



2ND FLOOR PLAN

BUILT UP AREA CALCULATION IN SQ.MT.
2ND FLOOR

42.70 X 68.85 = 2939.89 SMT

LESS WORK :-

(1)	AS PER P LNE	=	0.26 SMT
(2)	4.875 X 9.636 X 0.50	=	23.48 SMT
(3)	3.159 X 1.60	=	5.05 SMT
(4)	6.247 X 8.649	=	54.03 SMT
(5)	4.496 X 10.02	=	45.05 SMT
(6)	2.401 X 1.638	=	3.93 SMT
(7)	14.872 X 9.298	=	138.28 SMT
(8)	14.228 X 44.693	=	635.89 SMT
(9)	24.607 X 5.869	=	144.41 SMT
(10)	4.493 X 14.995	=	67.37 SMT
(11)	5.308 X 14.861 X 0.50	=	39.44 SMT
			1157.19 SMT

2939.89 - 1157.19 =1782.70 SMT

BUILT UP AREA ON 2ND FLOOR 1782.70 SMT.

BUILT UP AREA CALCULATION IN SQ.MT.
[2ND FLOOR(COMM.)

22.47 X 9.64 = 216.61 SMT
4.00 X 5.63 = 22.52 SMT
16.22 X 16.65 = 270.06 SMT
13.60 X 52.20 = 709.92 SMT
= 1219.11 SMT

LESS WORK :-
(1) AS PER P LNE = 0.26 SMT
(2) 4.875 X 9.636 X 0.50 = 23.48 SMT
(3) 5.308 X 14.861 X 0.50 = 39.44 SMT
63.18 SMT
1219.11 -63.18 =1155.93 SMT

BUILT UP AREA = 1155.93 SMT.

BUILT UP AREA CALCULATION IN SQ.MT.
PROP. B. AREA CALC. RESI.

2ND FLOOR- 2ND (COMM.)
1782.70 - 1155.93 = 626.77

BUILT UP AREA ON (2ND.RESI) 626.77 SMT.

FSI AREA CALCULATION IN SQ.MT.
2ND FLOOR (COMM.)

BUILT UP AREA = 1155.93 SMT.
LESS WORK :-
(1a) 3.70 X 12.15 = 44.96 SMT
(2a) 3.47 X 13.60 = 47.49 SMT
= 92.45 SMT

1155.93 - 92.45 =1063.48 SMT

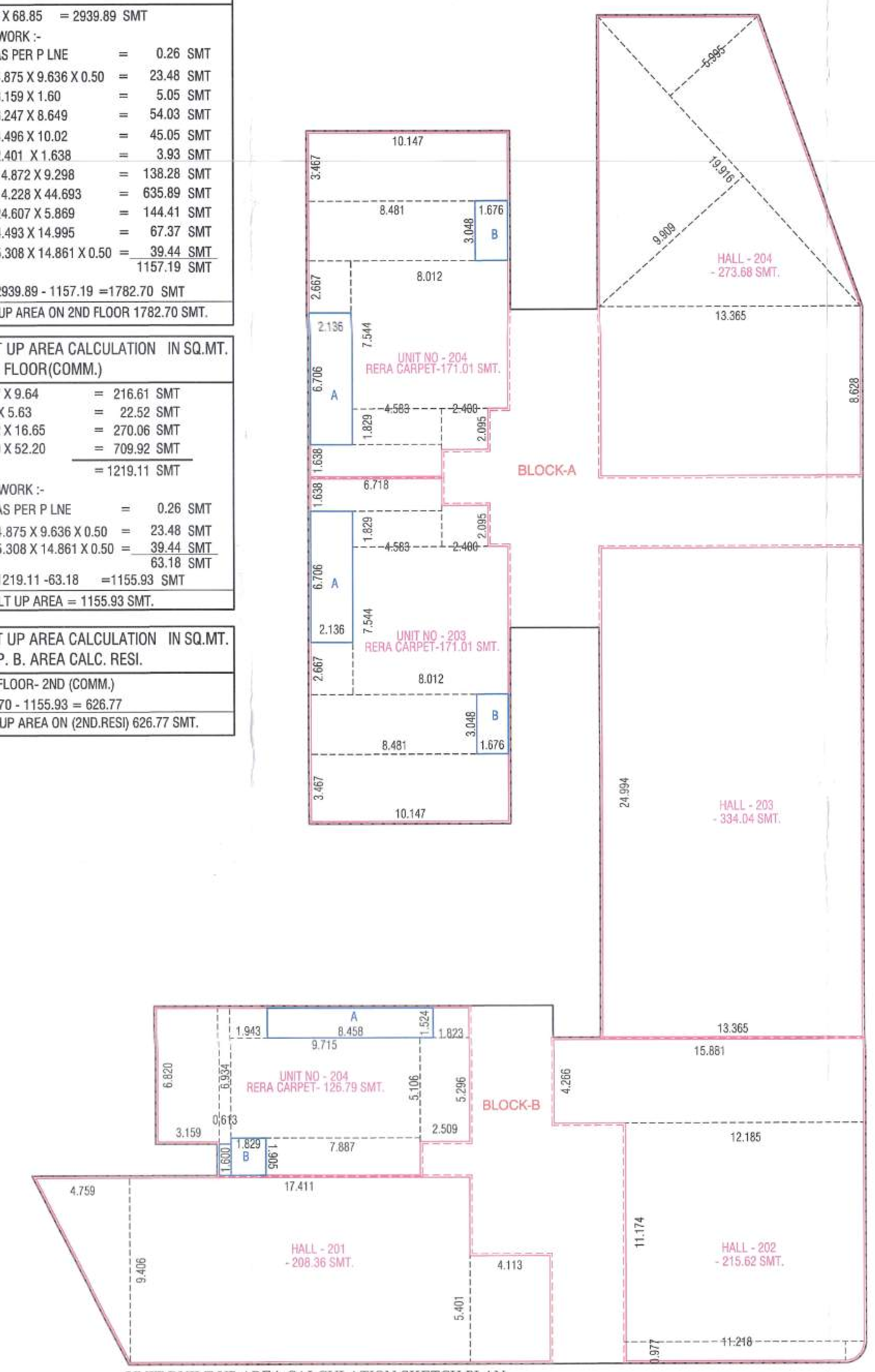
FSIAREA ON 2ND FLOOR 1063.48 SMT.

FSI AREA CALCULATION IN SQ.MT.
2ND FLOOR (RESI.)

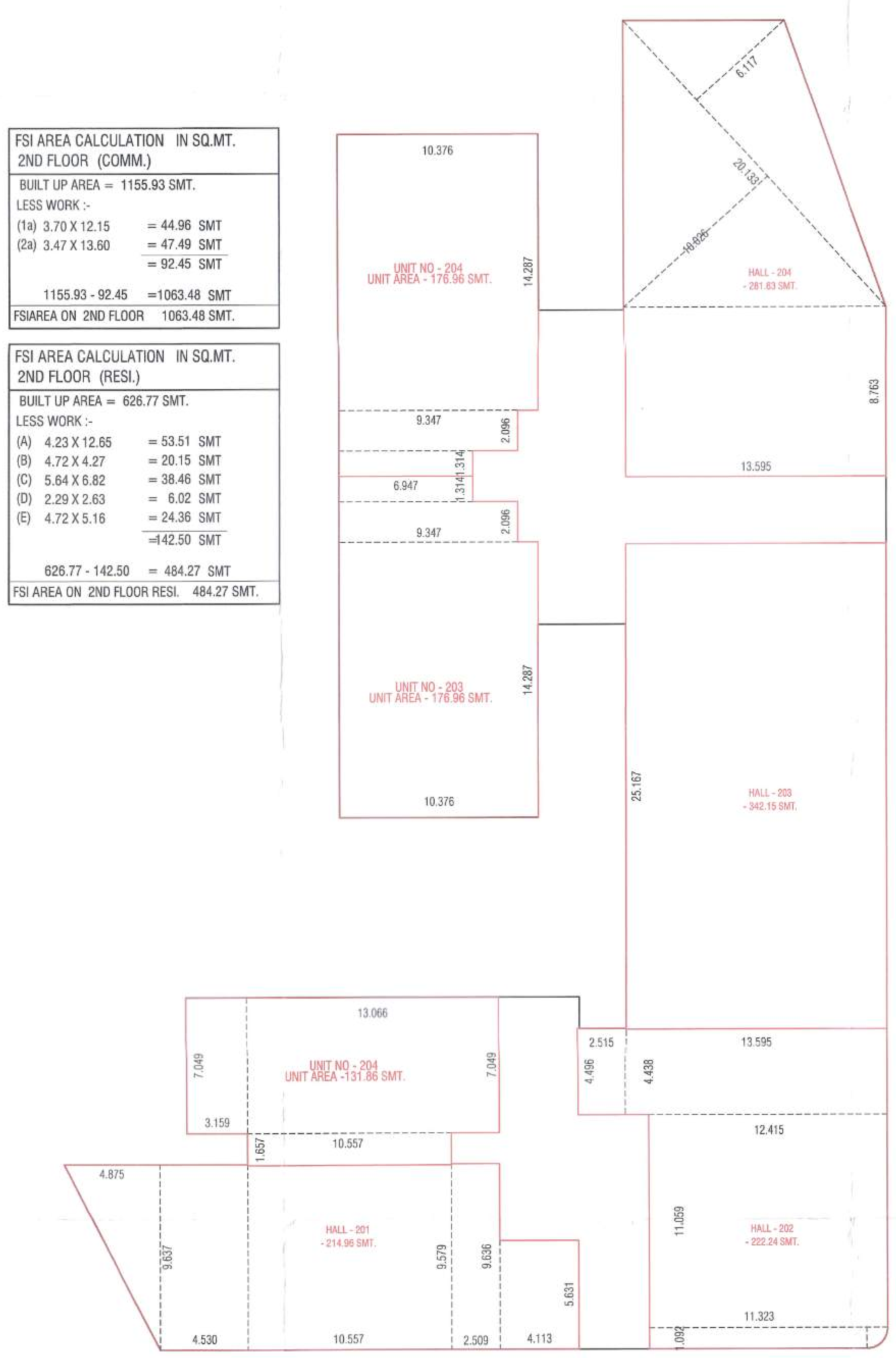
BUILT UP AREA = 626.77 SMT.
LESS WORK :-
(A) 4.23 X 12.65 = 53.51 SMT
(B) 4.72 X 4.27 = 20.15 SMT
(C) 5.64 X 6.82 = 38.46 SMT
(D) 2.29 X 2.63 = 6.02 SMT
(E) 4.72 X 5.16 = 24.36 SMT
=142.50 SMT

626.77 - 142.50 = 484.27 SMT

FSI AREA ON 2ND FLOOR RESI. 484.27 SMT.



UNIT BUILT UP AREA CALCULATION SKETCH PLAN
2ND FLOOR



UNIT BUILT UP AREA CALCULATION SKETCH PLAN
2ND FLOOR

SHOP NO.: 201 (2nd.FL.COMM.)
4.875 x 9.637 x 0.50 = 22.83
4.53 x 9.637 = 43.66
10.557 x 9.579 = 101.13
2.509 x 9.636 = 24.18
4.113 x 5.631 = 23.16
TOTAL = 214.96 SMT.

SHOP NO.: 202 (2nd.FL.COMM.)
AS PER P LINE = 0.94
11.323 x 1.092 = 12.36
12.415 x 11.059 = 137.30
2.515 x 4.496 = 11.31
13.595 x 4.438 = 60.33
TOTAL = 222.24 SMT.

SHOP NO.: 203 (2nd.FL.COMM.)
13.595 x 25.167 = 342.15

SHOP NO.: 204 (2nd.FL.COMM.)
13.595 x 8.763 = 119.13
6.117+10.026/2x20.133= 162.50
TOTAL = 281.63 SMT.

SHOP NO.: 201 (2nd.FL.COMM.)
4.759 x 9.406 x 0.50 = 22.38
17.411 x 9.406 = 163.77
4.113 x 5.401 = 22.21
TOTAL = 208.36 SMT.

SHOP NO.: 202 (2nd.FL.COMM.)
AS PER P LINE = 0.75
11.218 x 0.977 = 10.96
12.185 x 11.174 = 136.16
15.881 x 4.266 = 67.75
TOTAL = 215.62 SMT.

SHOP NO.: 203 (2nd.FL.COMM.)
13.365 x 24.994 = 334.04

SHOP NO.: 204 (2nd.FL.COMM.)
13.365 x 8.628 = 115.31
9.909+5.995/2x19.916 = 158.37
TOTAL = 273.68 SMT.

UNIT BUILT UP AREA CALC.
2ND.FL.(BLOCK -A)
UNIT NO.: 203 & 204
(1) 10.376 x 14.287= 148.24
(2) 9.347 x 2.096 = 19.59
(3) 6.947 x 1.314 = 9.13
TOTAL = 176.96 SMT.

UNIT BUILT UP AREA CALC.
2ND.FL.(BLOCK -B)
UNIT NO.: 204
(1) 13.066 x 7.049 = 92.10
(2) 10.557 x 1.657 = 17.49
(3) 3.159 x 7.049 = 22.27
TOTAL = 131.86 SMT.

RERA CARPET AREA CALC.
2ND.FL.(BLOCK -A)
UNIT NO.: 203 & 204
10.147 x 3.467 = 35.18
8.481 x 3.048 = 25.85
8.012 x 7.544 = 60.44
2.136 x 2.667 = 5.70
2.40 x 2.095 = 5.03
4.583 x 1.829 = 8.38
6.718 x 1.638 = 11.00
TOTAL = 151.58 SMT.

BALCONY & WASH AREA
BALCONY - 2.136 x 6.706 = 14.32 Smt.
WASH -1.676 x 3.048 = 5.11 Smt.
TOTAL = 19.43 Smt.

TOTAL RERA CARPET = 171.01 Smt

RERA CARPET AREA CALC.
2ND.FL.(BLOCK -B)
UNIT NO.:-204
3.159 x 6.82 = 21.54
0.613 x 6.934 = 4.25
1.524 x 1.943 = 2.96
9.715 x 5.106 = 49.60
7.887 x 1.905 = 15.02
1.823 x 1.524 = 2.78
2.509 x 5.296 = 13.29
TOTAL = 109.44 SMT.

BALCONY & WASH AREA
BALCONY - 8.458 x 1.524 = 12.89 Smt.
WASH -1.829 x 1.905 = 3.48 Smt.
WASH -0.613 x 1.60 = 0.98 Smt.
TOTAL = 17.35 Smt.

TOTAL RERA CARPET = 126.79 Smt

UNIT BUILT AREA TABLE:- BLOCK -A+B

FLOOR	UNIT NO.	UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)
2nd. FLOOR COMM.	201	214.96	1060.98 SMT.	208.36
	202	222.24		215.65
	203	342.15		334.04
	204	281.63		273.68

UNIT BUILT AREA TABLE:- BLOCK -A

FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
FIRST FLOOR RESIDENCE	203	176.96	353.92 SMT.	151.58	14.32	5.11
	204	176.96		151.58	14.32	5.11

UNIT BUILT AREA TABLE:- BLOCK -B

FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
FIRST FLOOR RESIDENCE	204	131.86	131.86 SMT.	109.44	12.89	4.46

The permission is valied only till the DP/TPS remains Dosllered and further that the permission shall stand revoled as soan as there is change in DP/TPS with reference to the land under reference.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાન વપરાશ પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

Owner is fully responsible For open marginal Space and road the Protion.

Final plant boundary and allotment of final plot is subject to Variation by Town Planning Officer.

2ND FLOOR DETAIL PLAN — SHEET NO. -7/11

BLOCK - A+B

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD) MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE :- 1C.M.= 1.00MT. USE = (RESIDENCE+COMM.)

ZONE = RESIDENCE -R5

BUILT UP & F.S.I. AREA TABLE (IN SQ MT)

FLOOR	BUILT UP AREA	F.S.I. AREA	UNIT COMM.	UNIT RESI.	FLOOR AREA	USED
1ST BASEMENT	3490.04	---		---	---	PARKING
2ND BASEMENT	3490.04	---		---	---	PARKING
GR. FL. H.P	613.48	---		---	---	PARKING
GR. FL. S.P (COMM.)	1197.71	1105.26	21		1089.18	PARK.+SHOP
1ST FLOOR (COMM.)	1155.93	1063.48	20		908.69	SHOP+RESI.
1ST FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
2ND FLOOR (COMM.)	1155.93	1063.48	4		1060.98	SHOP+RESI.
2ND FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
3RD FLOOR	1402.13	1231.57		08	1235.28	RESI.
4TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
5TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
6TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
7TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
8TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
9TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
10TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
11TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
12TH FLOOR	1402.13	1231.57		08	1440.98	RESI.
13TH FLOOR	1078.92	727.54		03	485.78	RESI.
STAIR CABIN	140.27	---		---	-----	STAIR CABIN
O.H.W.T.	85.63	---		---	-----	LMR & O.H.W.T
TOTAL	27682.79	17244.00	45	89	17074.69	

OPENING SCHEDULE

DOOR
RS = 3.15 x 2.45
SD-1 = 5.44 x 2.45
SD-3 = 1.68 x 2.45
FRD = 1.07 x 2.45
D1 = 1.00 x 2.45
D2 = 0.84 x 2.45

WINDOW
FULL WINDOW WITH SAFETY GRILL
W = 1.83 x 1.35
W2 = 0.91 x 1.07
V = 0.60 x 0.60

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT.	WIDTH = 2.00 MT.
TREAD = 0.30 MT.	TREAD = 0.30 MT.
RISER = 0.16 MT.	RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY
PROP. WORK
ROAD
TDR F.S.I. HATCH
DUST-BIN
TREE
PERCOLATING WELL
SPRINKLER

NOTES:-CGDCRV-2017
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLAN ARE MEASURE ENGINEER ON RECORD AND IN ACCORDANCE .WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017, ALL REQUIREMENTS OF THE BUILDING 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 DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.11 AND 13.1.13 OF C.G.D.C.R.-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 REQ.MENT 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. 2017
- DRINKING WATER FACILITY FOR DISABLED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. 2017
- 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.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR-2017
- 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
- 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. 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5.OF CGDCR-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CLAUSE NO. 17.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR-2017
- 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
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR-2017
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO: 17.5.1 OF C.G.D.C.R. -2017
- 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. 2017
- ELE.DUCT WITH 1.15 M.T.R. HT. PERAPET WALL AND ABOVE FRD SHUTTER

HOUSING PROJECTS PVT. LTD.
DIRECTOR
OWNER

SOR

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019
CLARK OF WORKS

Jigar G. Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/063/05/2008
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.
ST. ENGINEER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019
ENGINEER

Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED
(As amended by.................. Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW.....ગુડા/૨૨૪૬/117/06/22 6793/22
Dated....03/09/22

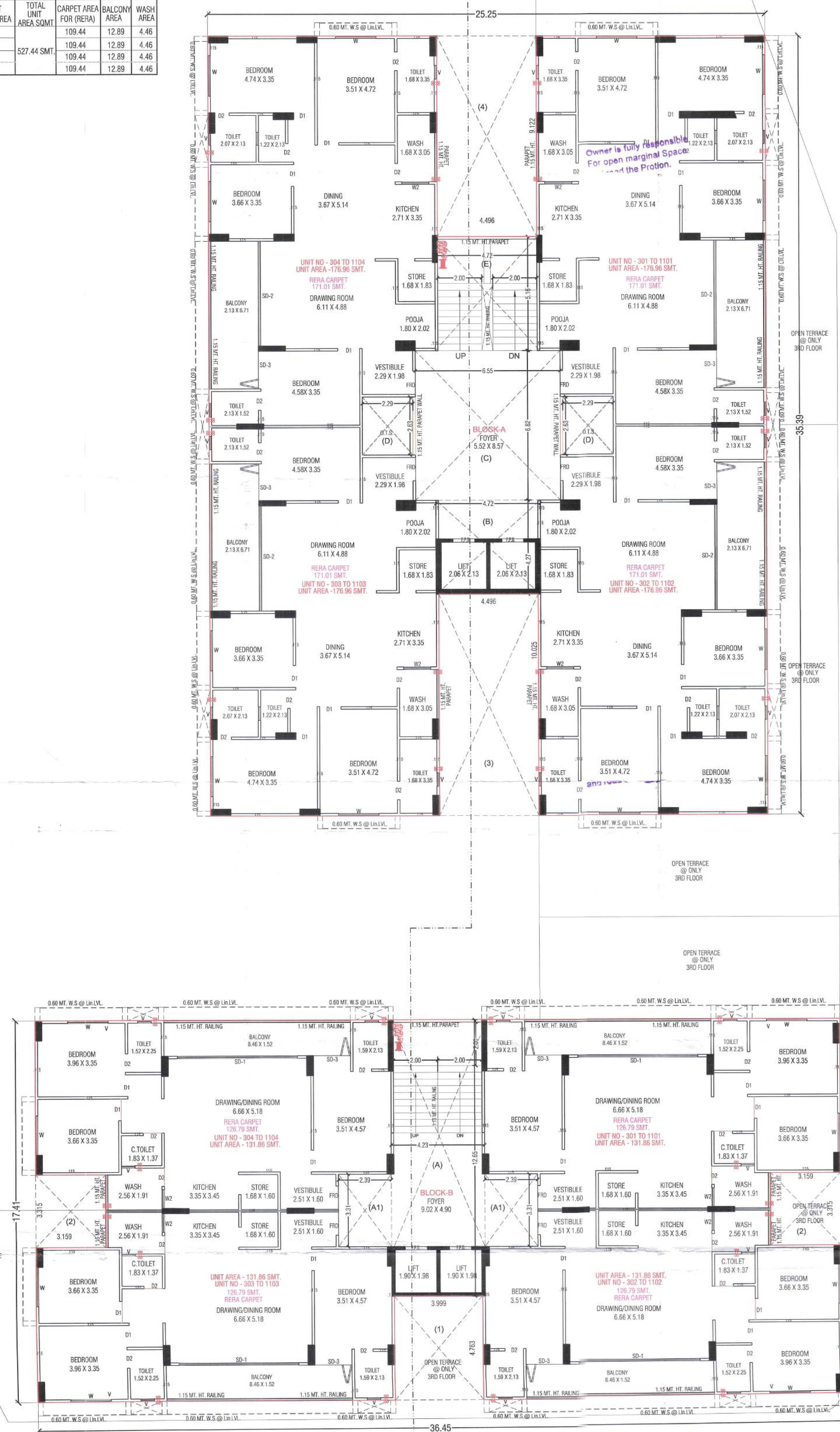
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY

UNIT BUILT AREA TABLE:- BLOCK -A						
FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
3RD TO 11TH FLOOR	301TO1101	176.96	707.84 SMT.	151.58	14.32	5.11
	302TO1102	176.96		151.58	14.32	5.11
	303TO1103	176.96		151.58	14.32	5.11
	304TO1104	176.96		151.58	14.32	5.11

UNIT BUILT AREA TABLE:- BLOCK -B						
FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
3RD TO 11TH FLOOR	301TO1101	131.86	527.44 SMT.	109.44	12.89	4.46
	302TO1102	131.86		109.44	12.89	4.46
	303TO1103	131.86		109.44	12.89	4.46
	304TO1104	131.86		109.44	12.89	4.46

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



Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

3RD TO 11TH FLOOR PLAN

BUILT UP AREA CALCULATION IN SQ.MT. 3RD TO 11TH FLOOR

25.25 X 35.39 = 893.60 SMT
36.45 X 17.41 = 634.59 SMT
= 1528.19 SMT

LESS WORK :-
(1) 3.999 X 4.763 = 19.04 SMT
(2) 3.159 X 3.315 X 2 = 20.94 SMT
(3) 4.496 X 10.025 = 45.07 SMT
(4) 4.496 X 9.122 = 41.01 SMT
126.06 SMT

1528.19 - 126.06 =1402.13 SMT

BUILT UP AREA = 1402.13 SMT.

FSI AREA CALCULATION IN SQ.MT. 3RD TO 11TH FLOOR

BUILT UP AREA = 1402.13 SMT.
LESS WORK :-
(A) 4.23 X 12.65 = 53.51 SMT
(A1) 2.39 X 3.31 X 2 = 15.82 SMT
(B) 4.72 X 4.27 = 20.15 SMT
(C) 6.55 X 6.82 = 44.67 SMT
(D) 2.29 X 2.63 X 2 = 12.05 SMT
(E) 4.72 X 5.16 = 24.36 SMT
=170.56 SMT

1402.13 - 170.56 =1231.57 SMT

FSI AREA = 1231.57 SMT.

UNIT BUILT UP AREA CALC. 3RD TO 11TH FLOOR (BLOCK -A)

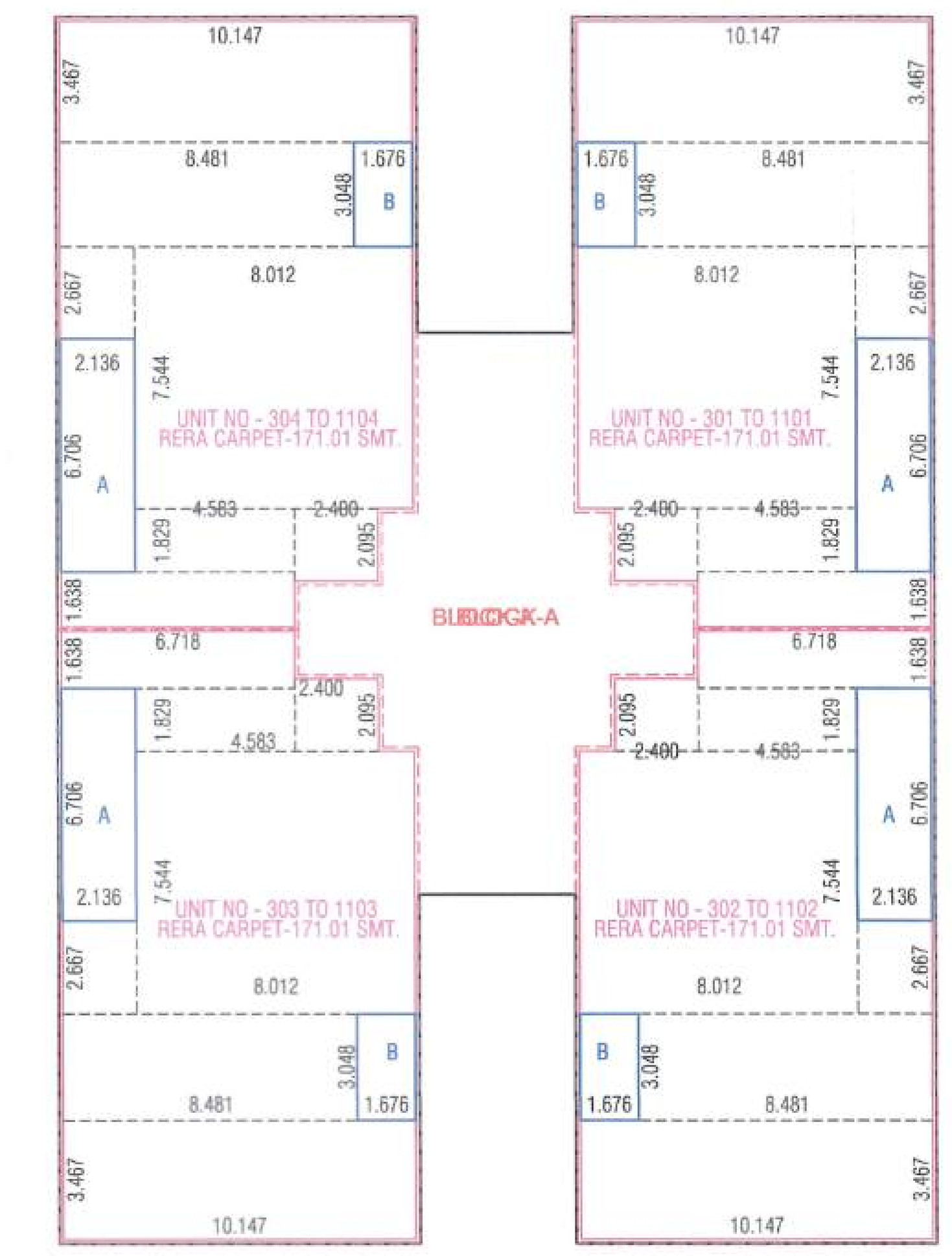
UNIT NO - 301 TO 1101,302 TO 1102
UNIT NO - 303 TO 1103,304 TO 1104

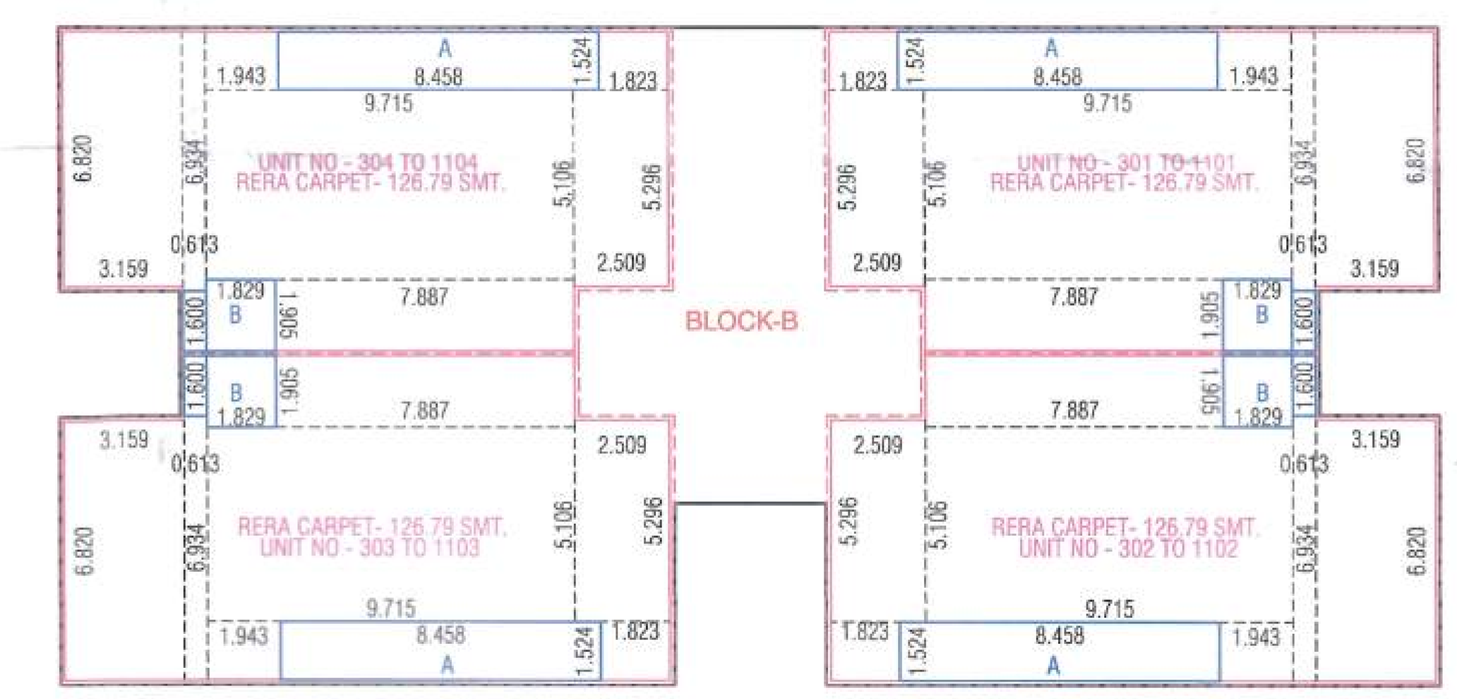
(1) 10.376 x 14.287= 148.24
(2) 9.347 x 2.096 = 19.59
(3) 6.947 x 1.314 = 9.13
TOTAL = 176.96 SMT.

UNIT BUILT UP AREA CALC. 3RD TO 11TH FLOOR (BLOCK -B)

UNIT NO - 301 TO 1101,302 TO 1102
UNIT NO - 303 TO 1103,304 TO 1104

(1) 13.066 x 7.049 = 92.10
(2) 10.557 x 1.657 = 17.49
(3) 3.159 x 7.049 = 22.27
TOTAL = 131.86 SMT.





UNIT BUILT UP AREA CALCULATION SKETCH PLAN
3RD TO 11TH FLOOR PLAN

RERA CARPET AREA CALC. 3RD TO 11TH FLOOR (BLOCK -A)

UNIT NO - 301 TO 1101,302 TO 1102
UNIT NO - 303 TO 1103,304 TO 1104

10.147 x 3.467 = 35.18
8.481 x 3.048 = 25.85
8.012 x 7.544 = 60.44
2.136 x 2.667 = 5.70
2.40 x 2.095 = 5.03
4.583 x 1.829 = 8.38
6.718 x 1.638 = 11.00
TOTAL = 151.58 SMT.

BALCONY & WASH AREA
BALCONY - 2.136 x 6.706 = 14.32 Smt.
WASH -1.676 x 3.048 = 5.11 Smt.
TOTAL = 19.43 Smt.

TOTAL RERA CARPET = 171.01 Smt

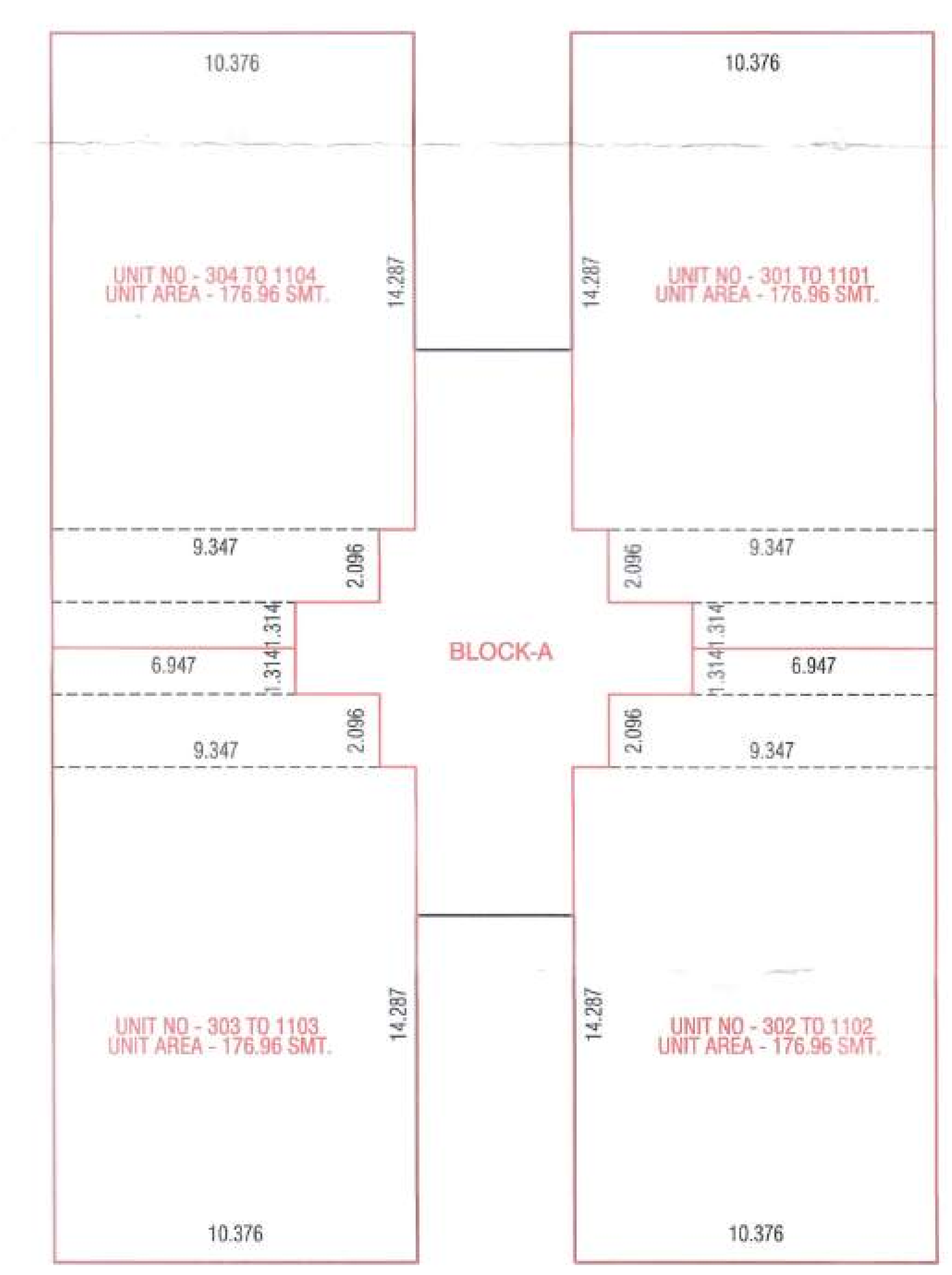
RERA CARPET AREA CALC. 3RD TO 11TH FLOOR (BLOCK -B)

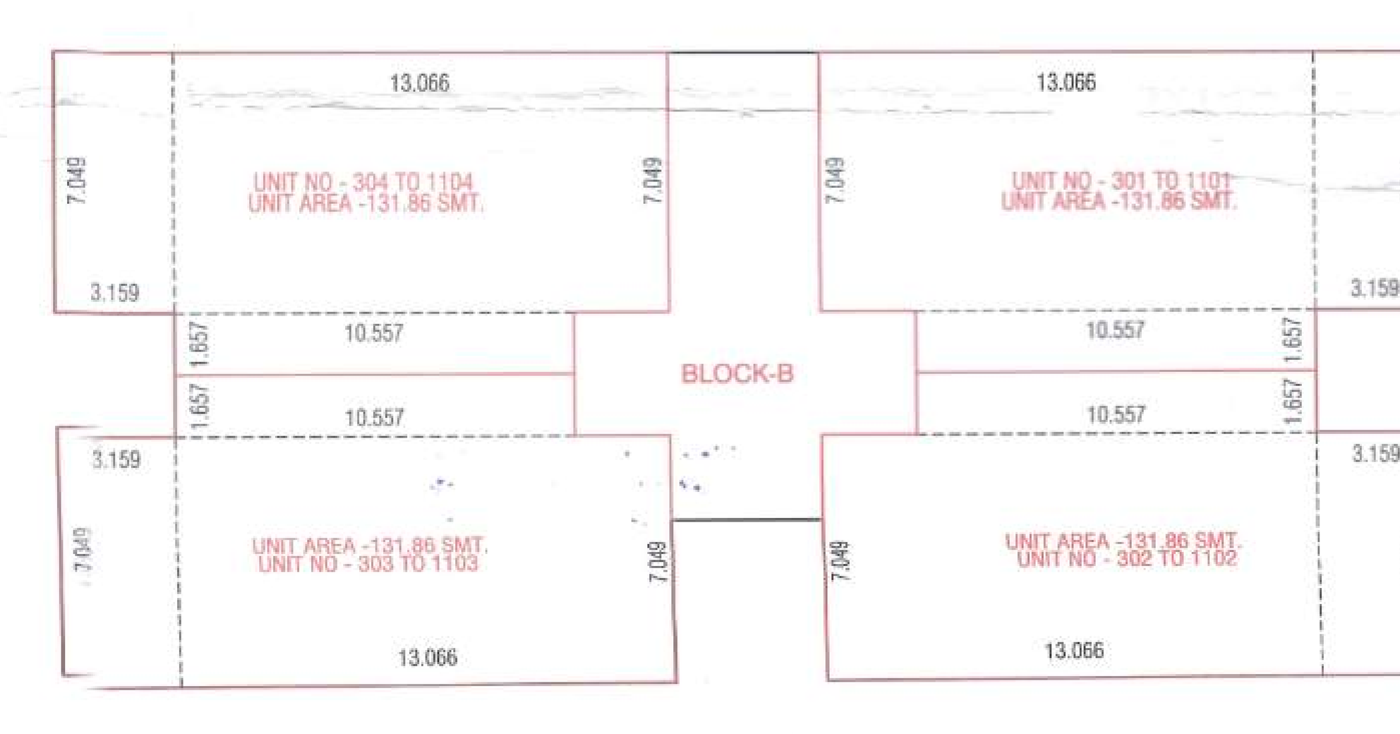
UNIT NO - 301 TO 1101,302 TO 1102
UNIT NO - 303 TO 1103,304 TO 1104

3.159 x 6.82 = 21.54
0.613 x 6.934 = 4.25
1.524 x 1.943 = 2.96
9.715 x 5.106 = 49.60
7.887 x 1.905 = 15.02
1.823 x 1.524 = 2.78
2.509 x 5.296 = 13.29
TOTAL = 109.44 SMT.

BALCONY & WASH AREA
BALCONY - 8.458 x 1.524 = 12.89 Smt.
WASH -1.829 x 1.905 = 3.48 Smt.
WASH -0.613 x 1.60 = 0.98 Smt.
TOTAL = 17.35 Smt.

TOTAL RERA CARPET = 126.79 Smt





UNIT BUILT UP AREA CALCULATION SKETCH PLAN
3RD TO 11TH FLOOR PLAN

3RD TO 11TH FLOOR DETAIL PLAN — SHEET NO. -8/11

BLOCK - A+B

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD) MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE :- 1C.M.= 1.00MT. USE = (RESIDENCE+COMM.)

ZONE =RESIDENCE -R5

BUILT UP & F.S.I. AREA TABLE (IN SQ MT)

FLOOR	BUILT UP AREA	F.S.I. AREA	UNIT COMM.	UNIT RESI.	FLOOR AREA	USED
1ST BASEMENT	3490.04	---		---	---	PARKING
2ND BASEMENT	3490.04	---		---	---	PARKING
GR. FL. H.P	613.48	---		---	---	PARKING
GR. FL. S.P (COMM.)	1197.71	1105.26	21		1089.18	PARK.+SHOP
1ST FLOOR (COMM.)	1155.93	1063.48	20		908.69	SHOP+RESI.
1ST FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
2ND FLOOR (COMM.)	1155.93	1063.48	4		1060.98	SHOP+RESI.
2ND FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
3RD FLOOR	1402.13	1231.57		08	1235.28	RESI.
4TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
5TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
6TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
7TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
8TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
9TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
10TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
11TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
12TH FLOOR	1402.13	1231.57		08	1440.98	RESI.
13TH FLOOR	1078.92	727.54		03	485.78	RESI.
STAIR CABIN	140.27	---		---	----	STAIR CABIN
O.H.W.T.	85.63	---		---	----	LMR & O.H.W.T
TOTAL	27682.79	17244.00	45	89	17074.69	

OPENING SCHEDULE

DOOR
RS = 3.15 x 2.45
SD-1 = 5.44 x 2.45
SD-3 = 1.68 x 2.45
FRD = 1.07 x 2.45
D1 = 1.00 x 2.45
D2 = 0.84 x 2.45

WINDOW
FULL WINDOW WITH SAFETY GRILL
W = 1.83 x 1.35
W2 = 0.91 x 1.07
V = 0.60 x 0.60

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT.	WIDTH = 2.00 MT.
TREAD = 0.30 MT.	TREAD = 0.30 MT.
RISER = 0.16 MT.	RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY
PROP. WORK
ROAD
TDR F.S.I. HATCH
DUST-BIN
TREE
PERCOLATING WELL
SPRINKLER

NOTES:-CGDCRV-2017
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLAN ARE MEASURE ENGINEER ON RECORD AND IN ACCORDANCE .WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017, ALL REQUIREMENTS OF THE BUILDING 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 DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.11 AND 13.1.13 OF C.G.D.C.R.-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 REQ.MENT 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. 2017
- DRINKING WATER FACILITY FOR DISABLED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. 2017
- 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.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR-2017
- 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
- 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. 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5.OF CGDCR-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CLAUSE NO. 17.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR-2017
- 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
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR-2017
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO: 17.5.1 OF C.G.D.C.R. -2017
- 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. 2017
- ELE.DUCT WITH 1.15 M.T.R. HT. PERAPET WALL AND ABOVE FRD SHUTTER

HOUSING PROJECTS PVT. LTD.
DIRECTOR
OWNER

SOR

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019
CLARK OF WORKS

Jigar G. Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/063/05/2008
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.
ST. ENGINEER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019
ENGINEER

Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW.../3011/2018/117/06/2022
Dated.............. 03/09/22
6793/22

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY

UNIT BUILT AREA TABLE:- BLOCK -A

FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
12TH FLOOR	1201 + PENT	217.98	789.88 SMT.	188.65	7.31	5.11
	1202 + PENT	217.98		188.65	7.31	5.11
	1203	176.96		151.58	14.32	5.11
	1204	176.96		151.58	14.32	5.11

UNIT BUILT AREA TABLE:- BLOCK -B

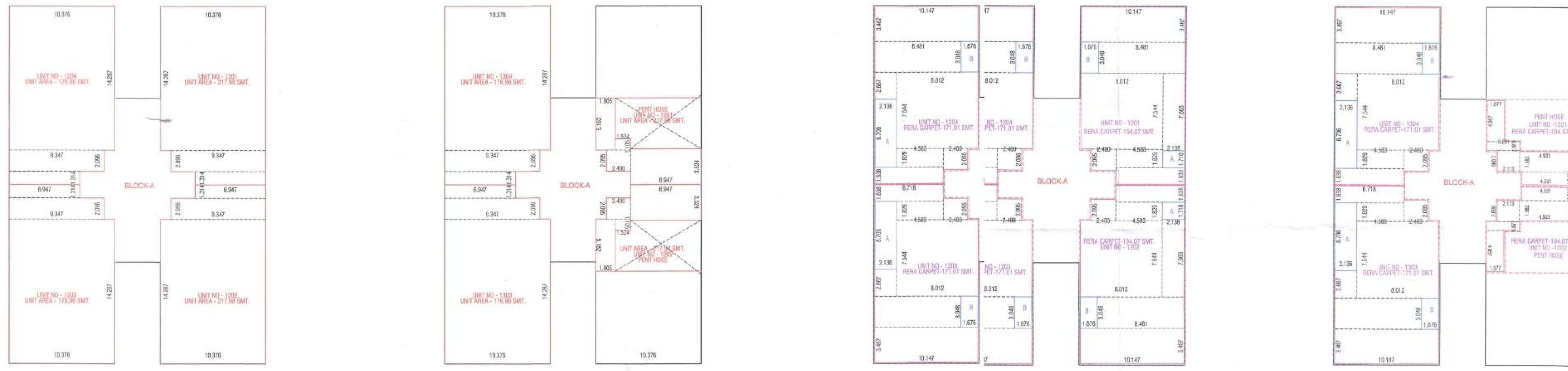
FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
12TH FLOOR	1201 + PENT	173.08	651.10 SMT.	143.46	5.12	4.46
	1202 + PENT	173.08		143.46	5.12	4.46
	1203+ PENT	173.08		143.46	5.12	4.46
	1204	131.86		109.44	12.89	4.46

UNIT BUILT AREA TABLE:- BLOCK -A

FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
13TH FLOOR	1303	176.96	353.92 SMT.	151.58	14.32	5.11
	1304	176.96		151.58	14.32	5.11

UNIT BUILT AREA TABLE:- BLOCK -B

FLOOR	UNIT NO.	F.S.I./UNIT BUILT- UP AREA	TOTAL UNIT AREA SQMT	CARPET AREA FOR (RERA)	BALCONY AREA	WASH AREA
13TH FLOOR	1304	131.86	131.86 SMT.	109.44	12.89	4.46



UNIT BUILT UP AREA CALC. 12 TO 13TH FLOOR (BLOCK -A)
UNIT NO - 1203,1204,1303,1304
(1) 10.376 x 14.287= 148.24
(2) 9.347 x 2.096 = 19.59
(3) 6.947 x 1.314 = 9.13
TOTAL = 176.96 SMT.

UNIT BUILT UP AREA CALC. 12 TH FLOOR (BLOCK -A)
UNIT NO - 1201,1202+ PENT HOUSE
(1) 10.376 x 14.287= 148.24
(2) 9.347 x 2.096 = 19.59
(3) 6.947 x 1.314 = 9.13
TOTAL = 176.96 SMT.
PENT HOUSE
1.906 X 5.162 = 9.83
1.524 X 1.105 = 1.68
2.40 X 2.095 = 5.03
6.947 X 3.524 = 24.48
41.02 SMT.
TOTAL AREA = 217.98 SMT.

UNIT BUILT UP AREA CALC. 12 TO 13TH FLOOR (BLOCK -B)
UNIT NO - 1204,1304
(1) 13.066 x 7.049 = 92.10
(2) 10.557 x 1.667 = 17.49
(3) 3.159 x 7.049 = 22.27
TOTAL = 131.86 SMT.

UNIT BUILT UP AREA CALC. 12 TO 13TH FLOOR (BLOCK -B)
UNIT NO -1201,1202,1203+ PENT HOUSE
(1) 13.066 x 7.049 = 92.10
(2) 10.557 x 1.667 = 17.49
(3) 3.159 x 7.049 = 22.27
TOTAL = 131.86 SMT.
PENT HOUSE
1.105 X 2.548 = 2.82
5.671 X 1.773 = 10.05
1.225 X 1.657 = 2.03
3.734 X 7.049 = 26.32
41.22 SMT.
TOTAL AREA = 173.08 SMT.

RERA CARPET AREA CALC. 12 TO 13TH FLOOR (BLOCK -A)
UNIT NO - 1203,1204,1303,1304
10.147 x 3.467 = 35.18
8.481 x 3.048 = 25.85
8.012 x 7.544 = 60.44
2.136 x 2.667 = 5.70
2.40 x 2.095 = 5.03
4.583 x 1.829 = 8.38
6.716 x 1.638 = 11.00
TOTAL = 151.58 SMT.
BALCONY & WASH AREA
BALCONY - 2.136 x 6.706 = 14.32 Smt.
WASH -1.676 x 3.048 = 5.11 Smt.
TOTAL = 19.43 Smt.
TOTAL RERA CARPET = 171.01 Smt

RERA CARPET AREA CALC. 12 TO 13TH FLOOR (BLOCK -A)
UNIT NO - 1201,1202+ PENT HOUSE
10.147 x 3.467 = 35.18
8.481 x 3.048 = 25.85
8.012 x 7.544 = 60.44
2.136 x 2.667 = 5.70
2.40 x 2.095 = 5.03
4.583 x 1.829 = 8.38
6.718 x 1.638 = 11.00
TOTAL = 151.58 SMT.
PENT HOUSE
1.677 X 4.057 = 6.80
3.201 X 0.877 = 2.80
2.173 X 2.096 = 4.55
4.923 X 1.982 = 9.76
4.591 X 1.314 = 6.16
30.07 SMT.
BALCONY & WASH AREA
BALCONY -2.136 x 1.71 X 2 = 7.31 Smt.
WASH -1.676 x 3.048 = 5.11 Smt.
TOTAL = 12.42 Smt.
TOTAL RERA CARPET = 194.07 Smt

RERA CARPET AREA CALC. 12 TO 13TH FLOOR (BLOCK -B)
UNIT NO - 1204,1304
3.159 x 6.82 = 21.54
0.613 x 6.934 = 4.25
1.524 x 1.943 = 2.96
9.715 x 5.106 = 49.60
7.887 x 1.905 = 15.02
1.823 x 1.524 = 2.78
2.509 x 5.296 = 13.29
TOTAL = 109.44 SMT.
BALCONY & WASH AREA
BALCONY - 8.458 x 1.524 = 12.89 Smt.
WASH -1.829 x 1.905 = 3.48 Smt.
WASH -0.613 x 1.60 = 0.98 Smt.
TOTAL = 17.35 Smt.
TOTAL RERA CARPET = 126.79 Smt

RERA CARPET AREA CALC. 12 TO 13TH FLOOR (BLOCK -B)
UNIT NO -1201,1202,1203+ PENT HOUSE
3.159 x 6.82 = 21.54
0.613 x 6.934 = 4.25
1.524 x 1.943 = 2.96
9.715 x 5.106 = 49.60
7.887 x 1.905 = 15.02
1.823 x 1.524 = 2.78
2.509 x 5.296 = 13.29
TOTAL = 109.44 SMT.
PENT HOUSE
0.877 X 2.319 = 2.03
6.896 X 1.548 = 10.68
3.506 X 5.296 = 18.56
1.823 X 1.524 = 2.78
34.02 SMT.
BALCONY & WASH AREA
BALCONY - 1.68X1.524X2= 5.12 Smt.
WASH -1.829 x 1.905 = 3.48 Smt.
WASH -0.613 x 1.60 = 0.98 Smt.
TOTAL = 9.58 Smt.
TOTAL RERA CARPET = 153.04 Smt

BUILT UP AREA CALCULATION IN SQ.MT. 12TH FLOOR
25.25 X 35.39 = 893.60 SMT
36.45 X 17.41 = 634.59 SMT
= 1528.19 SMT
LESS WORK :-
(1) 3.999 X 4.763 = 19.04 SMT
(2) 3.159 X 3.315 X 2 = 20.94 SMT
(3) 4.496 X 10.025 = 45.07 SMT
(4) 4.496 X 9.122 = 41.01 SMT
126.06 SMT
1528.19 - 126.06 =1402.13 SMT
BUILT UP AREA = 1402.13 SMT.

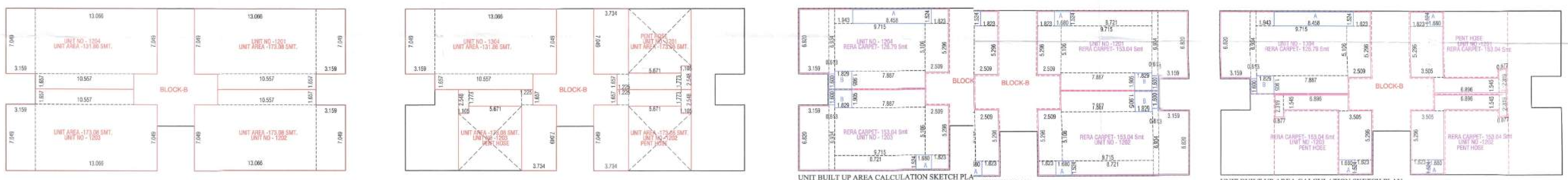
BUILT UP AREA CALCULATION IN SQ.MT. 13TH FLOOR
30.73 X 17.41 = 535.01 SMT
10.38 X 35.40 = 367.45 SMT
14.87 X 17.09 = 254.13 SMT
= 1156.59 SMT
LESS WORK :-
(1) 3.999 X 4.763 = 19.04 SMT
(2) 5.715 X 8.649 = 49.43 SMT
(3) 3.159 X 1.715 = 5.42 SMT
(4) 4.496 X 0.84 = 3.78 SMT
77.67 SMT
1156.59 - 77.67 =1078.92 SMT
BUILT UP AREA = 1078.92 SMT.

FSI AREA CALCULATION IN SQ.MT. 12TH FLOOR
BUILT UP AREA = 1402.13 SMT.
LESS WORK :-
(A) 4.23 X 12.65 = 53.51 SMT
(A1) 2.39 X 3.31 X 2 = 15.82 SMT
(B) 4.72 X 4.27 = 20.15 SMT
(C) 6.55 X 6.82 = 44.67 SMT
(D) 2.29 X 2.63 X 2 = 12.05 SMT
(E) 4.72 X 5.16 = 24.36 SMT
=170.56 SMT
1402.13 - 170.56 =1231.57 SMT
FSI AREA = 1231.57 SMT.

FSI AREA CALCULATION IN SQ.MT. 13TH FLOOR
BUILT UP AREA = 1078.92 SMT.
LESS WORK :-
(A) 4.23 X 12.65 = 53.51 SMT
(A1) 2.39 X 3.31 X 2 = 15.82 SMT
(B) 4.72 X 4.27 = 20.15 SMT
(C) 6.55 X 6.82 = 44.67 SMT
(D) 2.29 X 2.63 X 2 = 12.05 SMT
(E) 4.72 X 5.16 = 24.36 SMT
(F) 8.33 X 3.89 X 2 = 64.81 SMT
(G) 5.67 X 6.82 X 3 =116.01 SMT
= 351.38 SMT
1078.92 - 351.38 = 727.54 SMT
FSI AREA = 727.54 SMT.

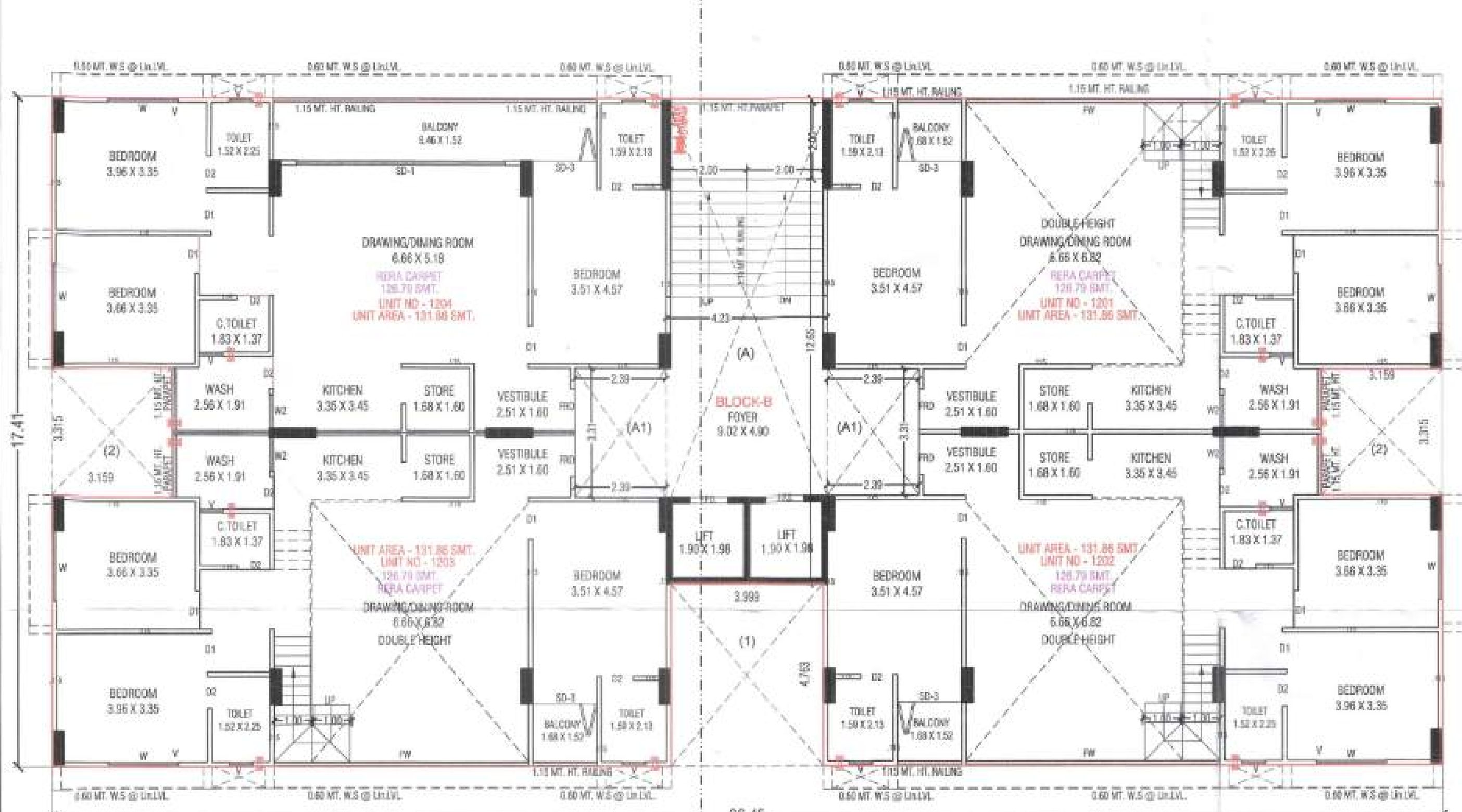
BUILT UP AREA CALCULATION IN SQ.MT. M.S. STAIR & STAIR CABIN
1.00 x 5.03 X 2 = 10.06 SMT
4.72 X 16.25 = 76.70 SMT
4.23 X 12.65 = 53.51 SMT
TOTAL AREA = 140.27 SMT
BUILT UP AREA ON STAIR CABIN 140.27 SMT.

BUILT UP AREA CALCULATION IN SQ.MT. LIFT ROOM & OVER HEAD WATER TANK
4.23 X 2.29 = 9.69 SMT
4.23 X 7.05 = 29.82 SMT
4.72 X 7.26 = 34.27 SMT
4.72 X 2.51 = 11.85 SMT
TOTAL AREA = 85.63 SMT
BUILT UP AREA ON LIFT RM. & O.H.W.T 85.63 SMT.

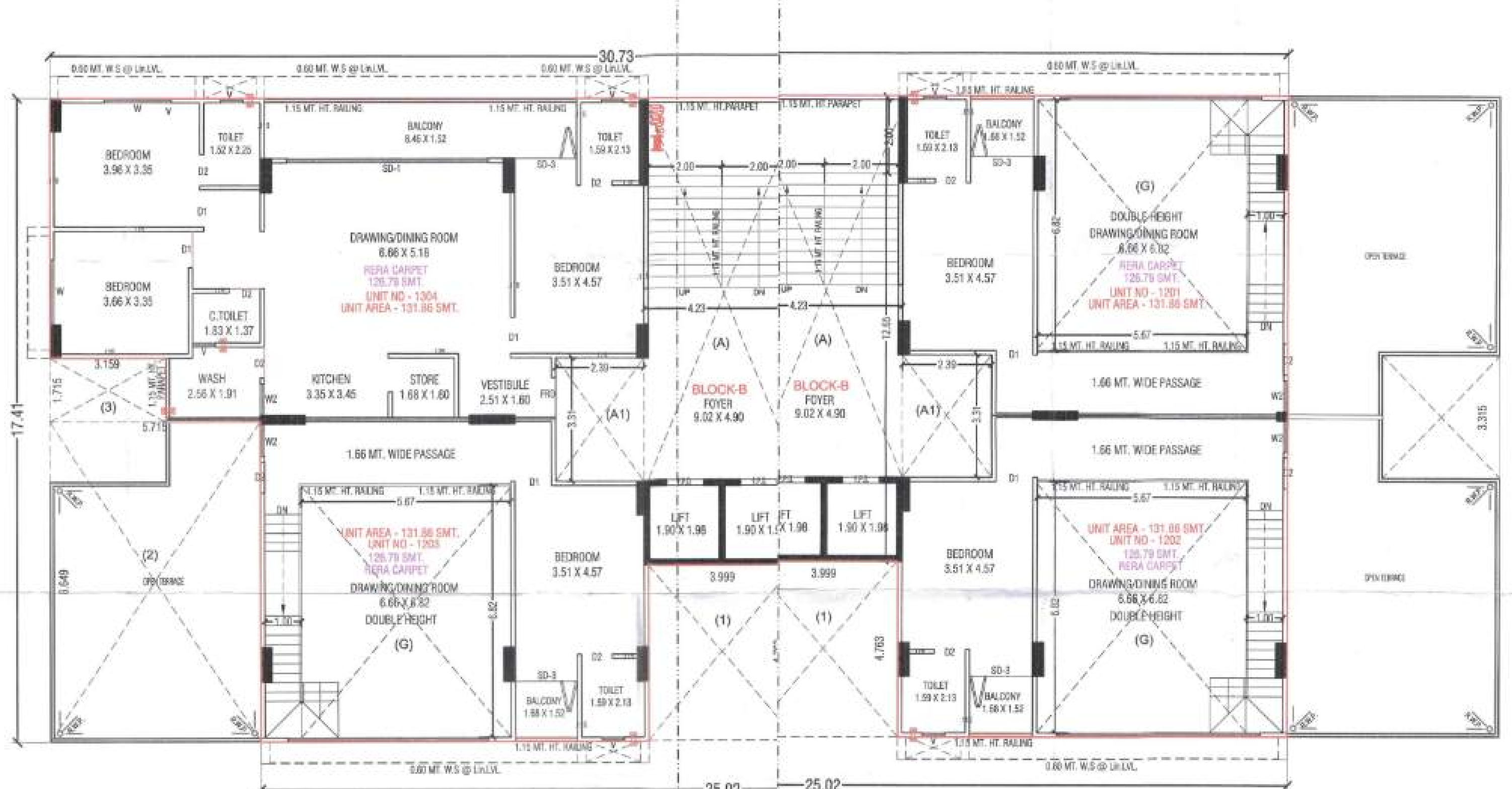


UNIT BUILT UP AREA CALCULATION SKETCH PLAN — 12 TH FLOOR PLAN
UNIT BUILT UP AREA CALCULATION SKETCH PLAN — 13 TH FLOOR PLAN
UNIT BUILT UP AREA CALCULATION SKETCH PLAN — 12 TH FLOOR PLAN
UNIT BUILT UP AREA CALCULATION SKETCH PLAN — 13 TH FLOOR PLAN

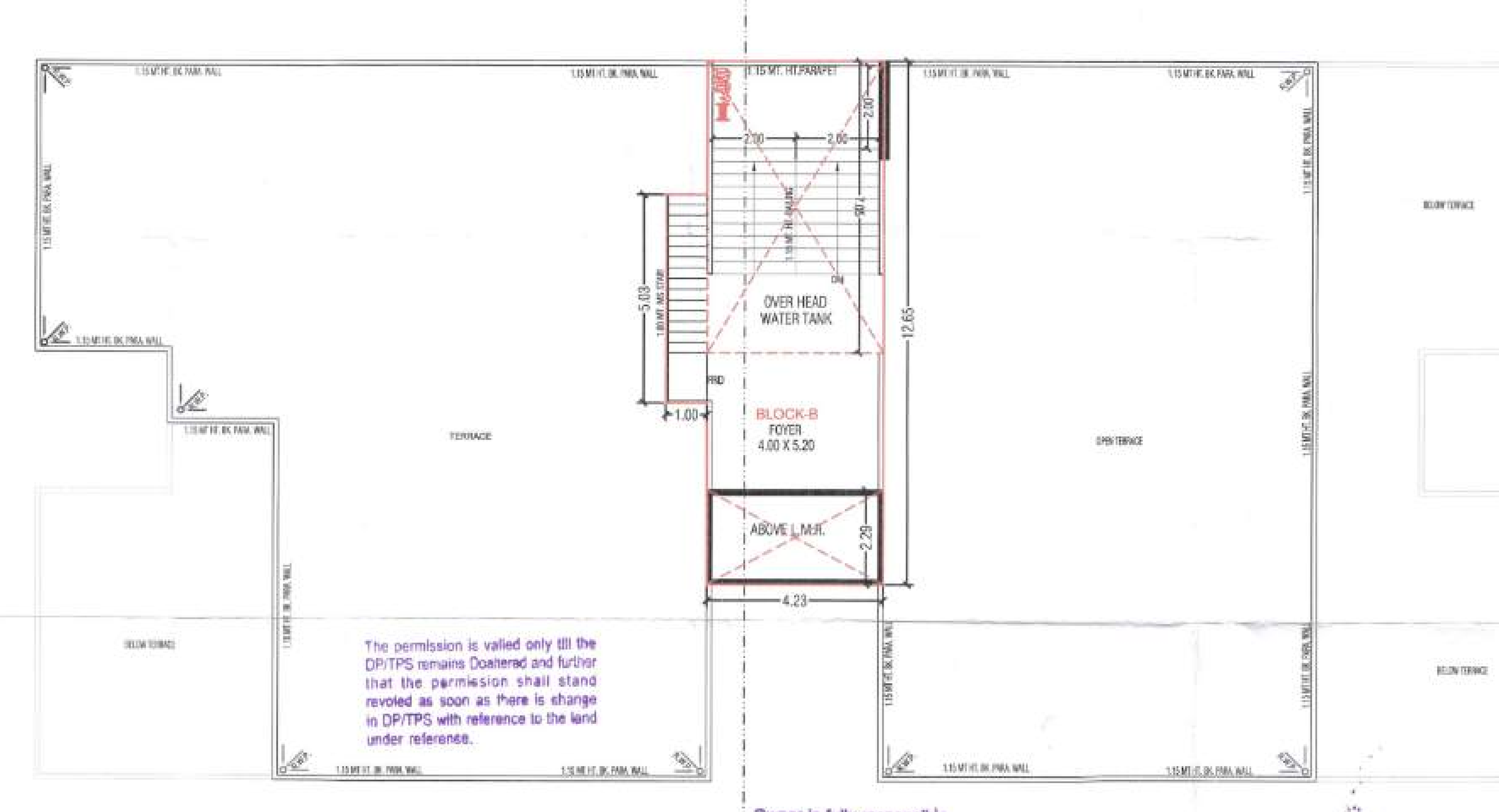
Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.



12TH FLOOR PLAN



13TH FLOOR PLAN



The permission is valied only till the DP/TPS remains Doaherad and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

Owner is fully responsible For open marginal Space and road the Protion.

TERRACE PLAN (STAIR CABIN / L.M.RM. & O.H.W.T.)

12TH & 13TH & TERRACE FLOOR DETAIL PLAN — SHEET NO. -9/11

BLOCK - A+B

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD) MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE :- 1C.M.= 1.00MT. | USE = (RESIDENCE+COMM.)

ZONE = RESIDENCE -R5

BUILT UP & F.S.I. AREA TABLE (IN SQ MT)

FLOOR	BUILT UP AREA	F.S.I. AREA	UNIT COMM.	UNIT RESI.	FLOOR AREA	USED
1ST BASEMENT	3490.04	---		---	---	PARKING
2ND BASEMENT	3490.04	---		---	---	PARKING
GR. FL. H.P	613.46	---		---	---	PARKING
GR. FL. S.P (COMM.)	1197.71	1106.26	21		1089.18	PARK.+SHOP
1ST FLOOR (COMM.)	1155.93	1063.48	20		908.69	SHOP+RESI.
1ST FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
2ND FLOOR (COMM.)	1155.93	1063.48	4		1060.98	SHOP+RESI.
2ND FLOOR (RESI.)	626.77	484.27		03	485.78	SHOP+RESI.
3RD FLOOR	1402.13	1231.57		08	1235.28	RESI.
4TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
5TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
6TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
7TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
8TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
9TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
10TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
11TH FLOOR	1402.13	1231.57		08	1235.28	RESI.
12TH FLOOR	1402.13	1231.57		08	1440.98	RESI.
13TH FLOOR	1078.92	727.54		03	485.78	RESI.
STAIR CABIN	140.27	---		---	----	STAIR CABIN
O.H.W.T.	85.63	---		---	----	LMR & O.H.W.T
TOTAL	27682.79	17244.00	45	89	17074.69	

OPENING SCHEDULE

DOOR	WINDOW
RS = 3.15 x 2.45 SD-1 = 5.44 x 2.45 SD-3 = 1.68 x 2.45 FRD = 1.07 x 2.45 D1 = 1.00 x 2.45 D2 = 0.84 x 2.45	FULL WINDOW WITH SAFETY GRILL W = 1.83 x 1.35 W2 = 0.91 x 1.07 V = 0.60 x 0.60

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT. TREAD = 0.30 MT. RISER = 0.16 MT.	WIDTH = 2.00 MT. TREAD = 0.30 MT. RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY
PROP. WORK
ROAD
TDR F.S.I. HATCH
DUST-BIN
TREE
PERCOLATING WELL
SPRINKLER

NOTES:-CGDCRV-2017
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLAN ARE MEASURE ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017, ALL REQUIREMENTS OF THE BUILDING 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 DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.11 AND 13.1.12 OF C.G.D.C.R.-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 REQ.MENT 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. 2017
- DRINKING WATER FACILITY FOR DISABLED AS PER CLAUSE NO. 13.8.2 OF C.G.D.C.R. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. 2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.8.2 OF C.G.D.C.R.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.8 OF C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR-2017
- 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
- 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. 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF CGDCR-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CLAUSE NO. 17.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR-2017
- 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
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR-2017
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO: 17.5.1 OF C.G.D.C.R. -2017
- 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. 2017
- ELE.DUCT WITH 1.15 M.T.R. HT. PERAPET WALL AND ABOVE FRD SHUTTER

SHREEJI HOUSING PROJECTS PVT. LTD.
DIRECTOR

OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard, O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019

SOR | CLARK OF WORKS

Jigar G. Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA-SE-063/05/2008
A-8, ARYAN FLATS, NR. SANTKABIR SCHOOL, NARANPURA, AHMEDABAD-13.

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard, O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019

ST. ENGINEER | ENGINEER

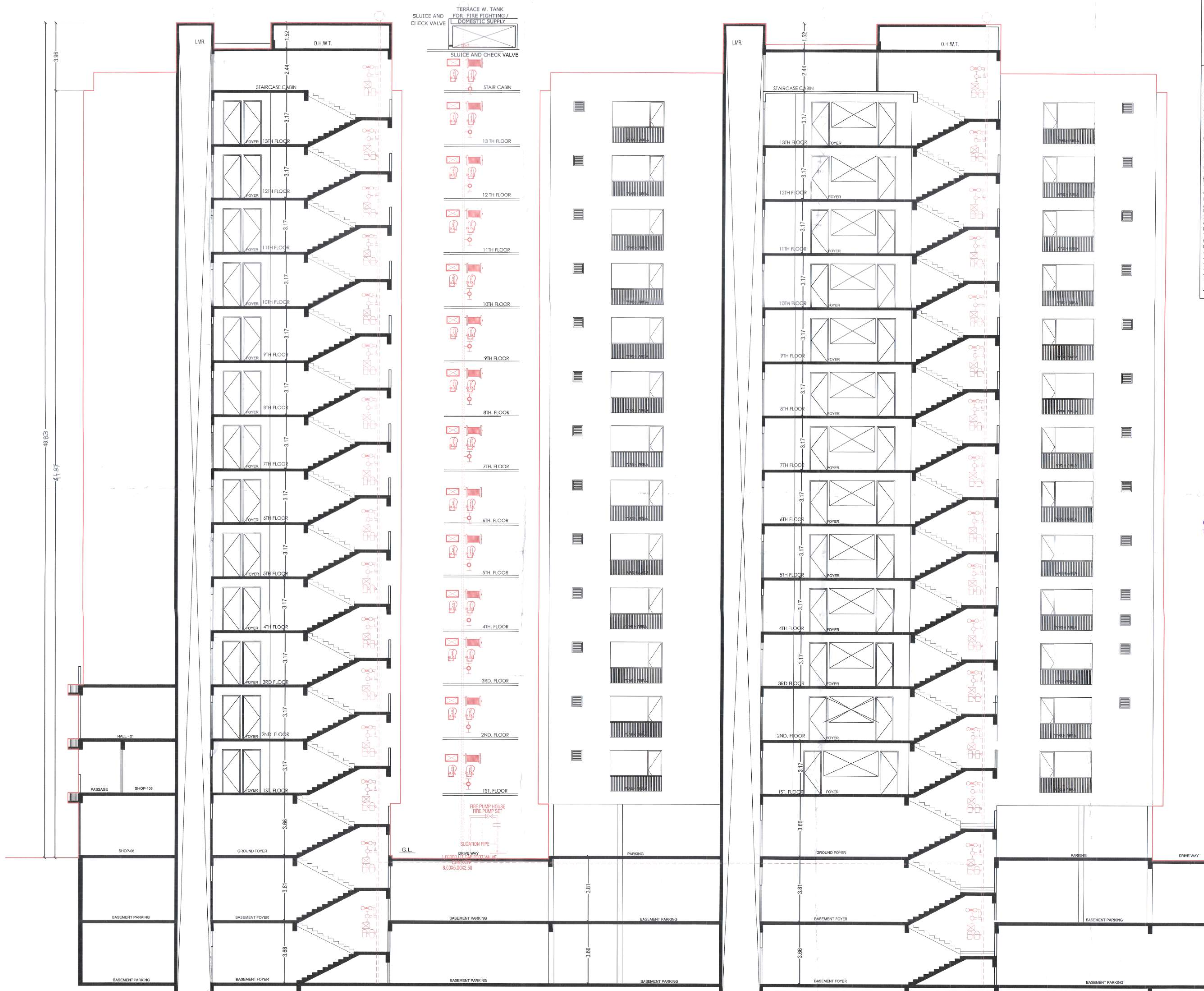
Note Approved By C.E.& GUDA
Development Charge Paid

APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRW/GCMD24E/117/06/22
Dated 03/09/22
6793/22

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.



SECTION - A A

The basic requirememns for fire protection Lowrise buildings.

1) Hydrant system

ON\OFF switches located near the house reel house or hydrant outlet, at each floor for the main fire-pump at the underground water tank with a capacity to discharge 900 lit 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 of less than 150mm internal diameter. The riser should be connected to the bottom of the terras tank with a stop valve and a NRV to act as a Downcommer.

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 each floor level.

Each floor should have one hydrant outlet with a coupling for attaching a 63mm. dia. house.

25mm. bore house-reel house with 8mm. shut-off nozzle at each floor landing. The length of the house reel house should be enough to reach the farthest corner of the floor. house-box with 15 meters long 63mm. dia. house and 12.5mm. bore nozzle at alternate floors. The house-reel hose should be coupled to the riser.

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

The overhead tank shall be of a capacity of not less than 20,000 liters.

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

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 part than each part should have a fire-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operated, 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 capabel of being heard all throughout the building.

4)Fire Extinguishers:

one CO2 extinguisher of 4.5kg. and one extinguisher of 5kg. DCP to be installed on each floor in case of commercial building.

AND\OR

two CO2 extinguisher of 2kg. capacity on each floor and 5kg. DCP extinguisher on alternate floor in case of residential buildings.

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

5)staircase:

The staircase has to be oppen from at least one or two side but if the staircase is in the center core of the building it has to be pressuirize to prevent it getting smoke logged. and open for two side.

The Riser / Downcommer should be located in in the staircase or close to it to make it easily approachabele in case of fire from the floor bellow or above.

6) Basement:

The basment of 200kg meter or more should be protected with;

Autometic sprinkler system with at least one sprinkle head for a car parkang spase.

Additionally be protected by a Hydrant outlet and two 25mm. bore House-reel houses 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.

* HIGH PRESSURE MIST SYSTEM FOR HANDHELD FIRE FIGHTING :

(high pressuer mist system is an alternate to the installation of conventional type of hydrant system.)

- minimum 50 lpm @ 100 bar (per hose reel).
- High pressure pump minimum 150 LPM @ 100 bar.
- High pressure line 25 mm. made of seamless SS pipes.
- ON / OFF switches at each floor near the hose reel.
- Fog gun with jet and fog variation and 18 meters throw.
- water tank capacity shall depend on the pump capacity and no. of hose reels per floor.
- High pressure quick connectors to be provided for fire service inlet with ball valves.

Owner is fully responsible For open marginal Space

ELEVATION

and road the Protion.

ELEVATION AND SECTION | SHEET NO. -10/11

BLOCK - A+B

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD) MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE :- 1C.M.= 1.00MT. | USE = (RESIDENCE+COMM.)

ZONE = RESIDENCE -R5

OPENING SCHEDULE

DOOR	WINDOW
RS = 3.15 x 2.45	FULL WINDOW WITH SAFETY GRILL
SD-1 = 5.44 x 2.45	
SD-3 = 1.68 x 2.45	W = 1.83 x 1.35
FRD = 1.07 x 2.45	W2 = 0.91 x 1.07
D1 = 1.00 x 2.45	V = 0.60 x 0.60
D2 = 0.84 x 2.45	

R.C.C STAIR DETAIL

COMM.	RESI.
WIDTH = 1.50 MT.	WIDTH = 2.00 MT.
TREAD = 0.30 MT.	TREAD = 0.30 MT.
RISER = 0.16 MT.	RISER = 0.16 MT.

COLOUR NOTE :-

PLOT BOUNDRY	DUST-BIN
PROP. WORK	TREE
ROAD	PERCOLATING WELL
TDR F.S.I. HATCH	SPRINKLER

NOTES:-CGDCRV-2017

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOW I PLAN ARE MEASURE ENGINEER ON RECORD AND IN ACCORDANCE .WITH OWNERSHIP / REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAIN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017, ALL REQUIREMENTS OF THE BUILDING 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 DESIGNED AS PER THE NORMS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.11 AND 13.1.13 OF C.G.D.C.R.-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 REQ.MENT 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. 2017
- DRINKING WATER FACILITY FOR DISABLED AS PER CLAUSE NO. 13.6.2 OF C.G.D.C.R. 2017
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. 2017
- 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.-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO. 13.1.6 OF C.G.D.C.R. 2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 13.1.3 OF CGDCR-2017
- 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
- 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. 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5.OF CGDCR-2017
- GRAY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO. 17.3.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 17.4 OF CGDCR-2017
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROV. AS PER CLAUSE NO. 17.5 OF CGDCR-2017
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR-2017
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 14 OF CGDCR-2017
- 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
- MAINTENANCE AND UP GRADATION OF BUILDING IS AS PER CHAPTER NO. 19 OF CGDCR-2017
- MARGINAL SPACE & BASEMENT SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO.14 OF C.G.D.C.R.-2017 AND FIRE PREVENTION AND FIRE C.G.D.C.R. -2016
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO: 17.5.1 OF C.G.D.C.R. -2017
- 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. 2017
- ELE.DUCT WITH 1.15 M.T.R. HT. PERAPET WALL AND ABOVE FRD SHUTTER

HOUSING PROJECTS PVT. LTD.
DIRECTOR

OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019

SOR | CLARK OF WORKS

Jigar G Shah
JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. CUDA SD-1/063/05/2008
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019

ST. ENGINEER | ENGINEER

Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED
(As amended by .... Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW..........3ધ112સદ | 117/06/22
Dated.............. 03/09/22 | 6793/22

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY GANDHINAGAR

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY

The permission is valied only till the DP/TPS remains Doaltered and further that the permission shall stand revoled as soon as there is change in DP/TPS with reference to the land under reference.

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

BUILT UP & F.S.I. AREA CALC. IN.SQ.MTS.

GROUND & FIRST FLOOR
O/O 12.19 X 9.14 = 111.42

NET B.A. ON GR. FL & FIRST FLOOR .
= 111.42 SQ.MTS.

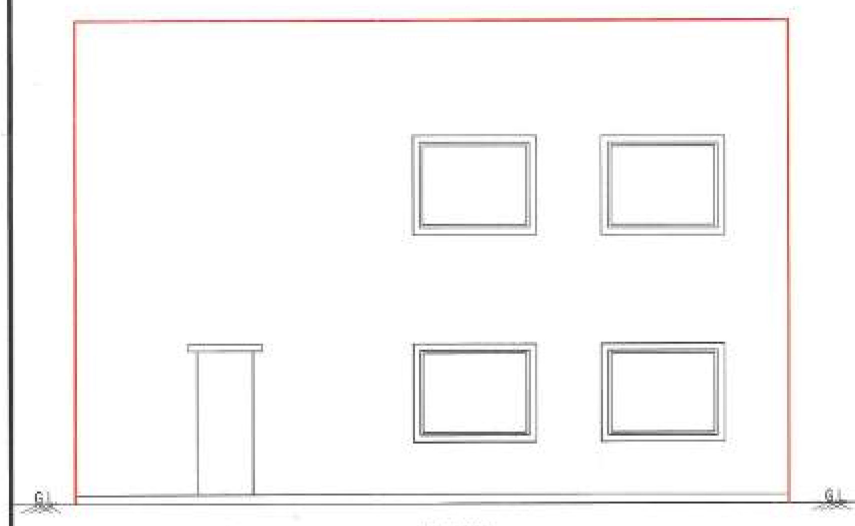
COMMON PLOT AREA CALC. :-

NET COMMON PLOT AREA = 756.00 SMT.

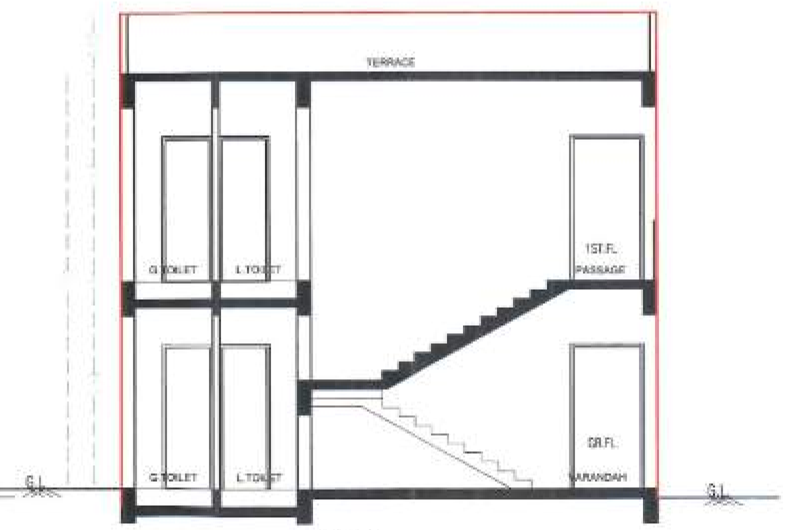
PERMI B.A @ 15 % ON GR.FL. = 113.40
PROP.B.A. ON GR.FL. = 111.42
BALANCE B.A. = 1.98

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

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.



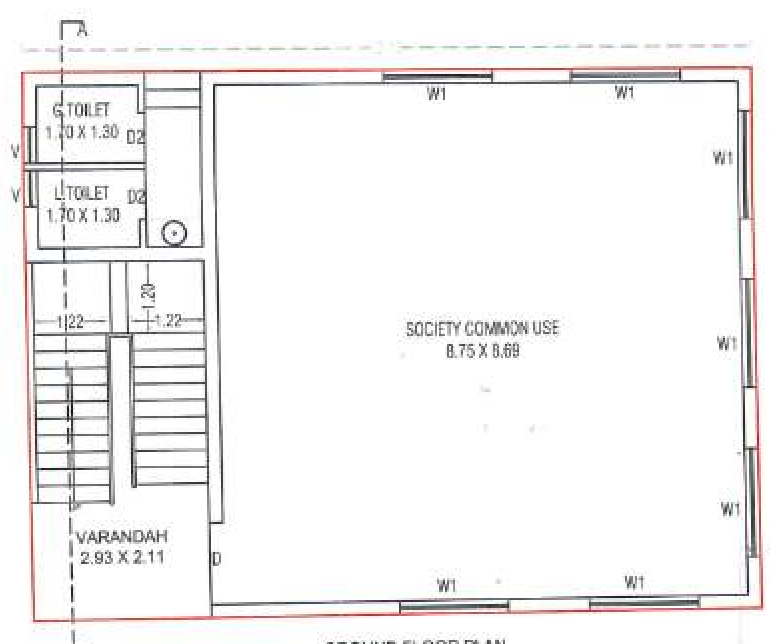
ELEVATION



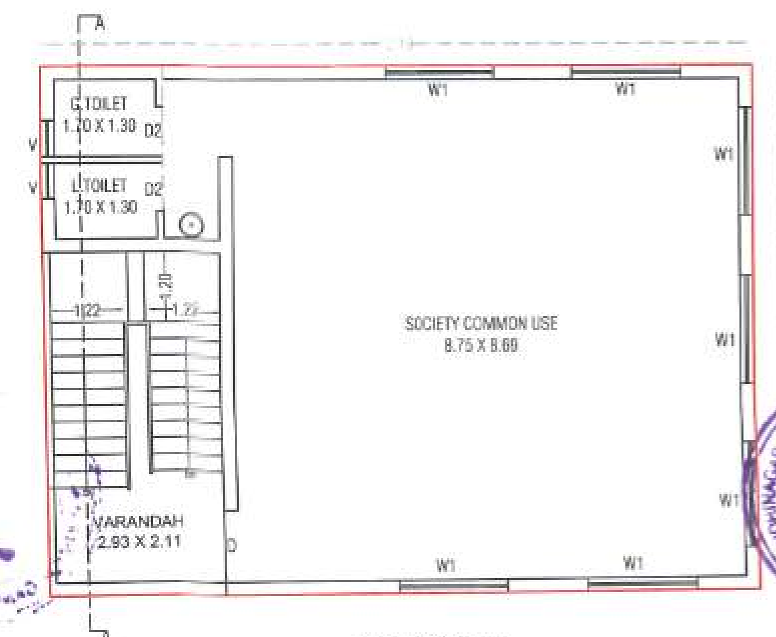
SECTION -AA

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

Owner is fully responsible For open marginal Space and road the Protion.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SOCIETY COMMON USE FLOOR PLAN — SHEET NO. -11/11

PLAN SHOWING PROPOSED COMMERCIAL + RESIDENCE BUILDING ON F.P. NO - 121 , (SUR.NO 1295/P (OLD SUR.NO.-629/3/A O.P. NO 121) OF DRAFT T.P.S. NO.:26 (VASANA HADMATIYA-UNWARSAD) MOJE: -UNWARSAD, TA. GANDHINAGAR, DIST.: GANDHINAGAR,.

SCALE : 1.00 CM = 1.00 MT	
ZONE	RESIDENCE -R5
USE	SOCIETY COMMON USE
AREA TABLE	IN SQ MTS

FLOOR	UNIT	FL.AREA	B.UP AREA
GROUND	01	111.42	111.42
FIRST		111.42	111.42
TOTAL	01	222.84	222.84

SCHEDULE OF OPENING

DOOR	WINDOW	VANTILATION
SD = 3.48 x 2.10	W = 2.20 X 1.55	V = 0.60 x 0.60
D = 1.20 x 2.10	W1 = 1.83 X 2.05	
D1 = 0.91 x 2.10	W2 = 0.60 X 1.20	
D2= 0.76 x 2.10		

R.C.C STAIR DETAIL		COLOUR NOTE	
1.20 MT	WIDTH	PROP WORK	TREE
0.25 MT	TREAD	PROP DRAINAGE	CONTAINER BIN
0.15 MT	RISER	ROAD	P.WELL
		PLOT BOUNDRY	

[redacted] HOUSING PROJECTS PVT. LTD.
DIRECTOR

OWNER

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/COW/SSI/180/09/2019

C.O.W

Praful A. Shrimali
31, Tejanand Society, B/h. Market Yard,
O.N.G.C. Road, Kalol-382721.
Reg. No.: GUDA/ENG/470/09/2019

ENGINEER

JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUD : SC-1/06/05/2008
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.

ST-ENGINEER

Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED
(As amended by.................. Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW/૩૯૫૨૨૪૬ | 11/7/06/2022
Dated 3/9/22
6793/22

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY

AUTHORITY