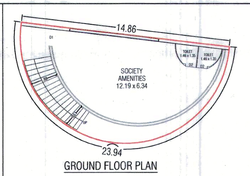
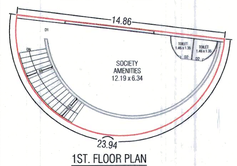
NOTES

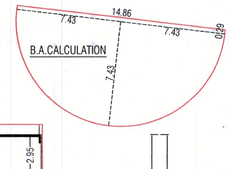
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN ARE MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP / REVENUE RECORD.
- ENGINEERS FULLY RESPONSIBLE FOR LEAVING OPEN MARGENAL SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAN HOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017,ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN
- IT IS CERTIFIY THAT ACCORDING TO THE CLAUSE NO.4.4.3 OF THE CGDCR -2017,THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE STANDARDS OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.11 AND 13.1.13 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGDCR 2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNITL SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNITL
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER FIRE PREVENTION AND FIRE SAFETY ACT 2016.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO. 22.21OF CGDCR 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF CGDCR 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF CGDCR 2017.
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.7 OF THE CGDCR 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.13.1.6 OF CGDCR 2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO.13.1.3 OF CGDCR 2017
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CLAUSE NO.17.2 OF CGDCR 2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF CGDCR 2017.
- GREY WATER RECYCLING SYSTEM & DUAL PLUMBING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.17.3 OF CGDCR 2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.17.4 OF CGDCR 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 18 OF CGDCR 2017
- FIRE SAFETY PROVISION SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION- 2013 .
- MAINTENANCE AND UPGRADATION 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 SAFETY ACT-2016.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF CGDCR-2017.
- MECHANICAL VENTILATION & LIGHTINING SYSTEM SHALL BE PROVIDED IN BASEMENT.



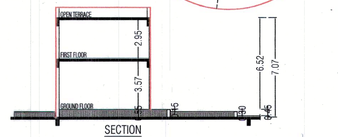
GROUND FLOOR PLAN



1ST. FLOOR PLAN



B.A.CALCULATION



SECTION

ELEVATION

SOC.AMENITIES B.UP AREA CALC.	SQ.MT.
GR. & 1ST. FL.	
3.14 x 7.43 x 7.43 / 2 =	86.67
14.86 x 0.29 =	4.31
TOTAL =	90.98
TOTAL B.UP AREA	
90.98 + 90.98 =	181.96

COMMPLOT B.UP AREA CALC.:-	IN.SQ.MTS.
PROVI. COMMON PLOT	= 825.77
PERMI. B.A. ON C. PLOT @ 15%	= 123.87
PROVI. B.A. ON C. PLOT	= 90.98
BALANCE B.UP AREA	= 32.89

C.G.D.C.R. CLAUSE NO. 6.17.5:-
(A) - MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.
(C) - COMMUNITY/SOCIETY COMMON FACILITY SHALL BE PERMITTED ON A COMMON PLOT. THE AREA OF THIS COMMUNITY/SOCIETY COMMON FACILITY BUILT UP AREA SHALL NOT BE CONSIDERED TOWARDS COMPUTATION OF FSI OF THE BUILDING UNIT. COMMUNITY FACILITIES WITH COMMON PLOT SHALL BE HAND OVER TO THE ASSOCIATION OF ALLOTTEES AS THE CASE MAY BE AS PER THE REAL ESTATE (REGULATION AND DEVLOPMENT) ACT, 2016.

SANITARY PROVISION

GR.FL. & 1ST.FL.

FLOOR AREA = 1557.88 SQ.MT.
1557.88/ 4 = 389.47 SAY 390 USERS
ASSUM 50% MALE & 50% FEMALE
MALE = 195 PERSON & FEMALE = 195 PERSON

REQ.	MALE URI.	MALE W.C.	FEMALE W.C.
UP TO 100	4	4	4
101 TO 500	0	3	3
> 500	0	0	0
TOTAL	4	7	7

COMMON SANITARY PROVISION 25% OF TOTAL REQD..

REQ.	MALE URI.	MALE W.C.	FEMALE W.C.
	1	2	2
PROVIDED	2	2	2

1 TOILET FOR PHYSICALLY HANDICAP PERSON

COMMON PLOT AREA CALC.	SQ.MT.
(16.10+12.62)/2 x 38.33 =	550.42
(8.62+7.10)/2 x 16.51 =	129.77
(8.64+8.18)/2 x 17.31 =	145.58
TOTAL =	825.77

ELE. SUB. ST. AREA CALC.	SQ.MT.
3.00 x 9.00 =	27.00

DENSITY CALC.

225 UNITS / HECTOR
REQUIRE 10542.00 SQ.MTS.
4377.00 x 225 / 10000 = 99 UNITS
PROVIDED = 172 UNITS

LIFT REQUIRED CALCULATION BLOCK-A

30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 30 UNIT/ 1 LIFT
SO 86 UNIT, 86 / 30 = 2.87, SAY 3 LIFT- 6 PERSON
PROVIDE LIFT - 2 LIFT - 13 PERSON

LIFT REQUIRED CALCULATION BLOCK-B

30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 30 UNIT/ 1 LIFT
SO 86 UNIT, 86 / 30 = 2.87, SAY 3 LIFT- 6 PERSON
PROVIDE LIFT - 2 LIFT - 13 PERSON

PERCOLATING WELL CALC:-

REQ. 1500 TO 4000 SMT = 1 NOS.
4377.00 / 4000.00 = 1.09 NOS.
SAY REQ. P.WELL = 2 NOS.
PROVI. P.WELL = 2 NOS.

TREE PLANTATION CAL. :

PLOT AREA = 4377.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
4377.00 / 200 x 5 = 109.43 NOS. SAY 110 NOS.
PROVIDE 110 NOS. TREE.

CONTAINER BIN AREA CALC.

RESI : 1 UNIT 10 LIT. REQ. 1 CONTAINER
TOTAL UNIT 172 x 10 LIT. = 1720 LIT.
1720 / 80 = 21.50 NOS. SAY 22 CONT.
REQ. 22 NOS BIN OF 80 LIT CAP.
PROVI. 22 NOS BIN OF 80 LIT CAP.

COMM : 100 SQ.MT. CARPET AREA
1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET 1557.88 x 20/100 = 311.58 LIT.
311.58/ 80 = 3.89 SAY 4 NOS CONTAINER

LIFT REQUIRED CALCULATION (BLOCK-A&B)

30 UNIT / 1 LIFT - 6 PERSON (AS PER GDCR)
AS PER FIRE ACT - 30 UNIT/ 1 LIFT
SO 160 UNIT - 5.33 LIFT SAY 6 LIFT 6 PERSON
PROVIDE LIFT - 4 LIFT - 13 PERSON

AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA	F.S.I. AREA	BUILT UP AREA
2ND.BASEMENT	PARKING	- -	- - - -	- - - -	2871.98
1ST.BASEMENT	PARKING	- -	- - - -	- - - -	2642.60
GR. FL.	PARKING+SOC.AMINI.	- -	25.70	25.70	439.76
GR. FL. (S.P.)	COMMERCIAL	21	939.10	939.10	1015.56
	METER ROOM	- -	- - - -	- - - -	69.19
1st. FLOOR(COMM.)	COMMERCIAL	17	618.78	618.78	703.93
1st. FLOOR(RESI.)	RESIDENCE	04	410.22	410.22	522.26
2nd. FLOOR	RESIDENCE	08	718.20	718.20	843.31
3rd. FLOOR	RESIDENCE	08	718.20	718.20	843.31
4th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
5th. FLOOR	RESIDENCE	08	718.20	718.20	873.52
6th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
7th. FLOOR	RESIDENCE	08	718.20	718.20	873.52
8th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
9th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
10th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
11th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
12th. FLOOR	RESIDENCE	08	718.20	718.20	873.52
13th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
14th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
15th. FLOOR	RESIDENCE	08	718.20	487.50+230.70 = 718.20	472.02 + 221.21 = 693.31
16th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
17th. FLOOR	RESIDENCE	08	718.20	718.20	873.52
18th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
19th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
20th. FLOOR	RESIDENCE	08	718.20	718.20	843.31
21st. FLOOR	RESIDENCE	08	718.20	718.20	843.31
22nd. FLOOR	RESIDENCE	08	718.20	718.20	873.52
STAIR CABIN	- - - -	- -	- - - -	- - - -	124.09
O.H.W.T.	- - - -	- -	- - - -	- - - -	77.87
ELE. SUB- STATAION	- - - -	- -	- - - -	- - - -	27.00
SOC.AMNEITIES IN C.P.	- - - -	- -	- - - -	- - - -	181.96
TOTAL	PARKING+COMMERCIAL +RESIDENCE	38 + 172 = 210	1557.88 + 15518.12 = 17076.00	1557.88 + 15518.12 = 17076.00	26536.76

(RESIDENTIAL AFFORDABLE HOUSING) {01/11}

LAYOUT PLAN SHOWING PROP. COMM.+RESI. AFFORDABLE HOUSING BUILDING ON F.P.NO.- 48/1/2+48/1/3 , O.P.NO.- 48/1/2,48/1/3, SUR. NO.- 311/A/2,311/A/3 OF T.P.S. NO:- 1(SHELA),MOJE- SHELA, TA - SANAND, DIST.-AHMEDABAD.

SCALE :- 1CM = 2.00 MT.

ZONE :- RESIDENTIAL AFFORDABLE HOUSING ZONE- 1(RAH-1) | USE :- RESIDENTIAL (RAH)+COMMERCIAL

AREA TABLE	IN SQ MTS
PLOT AREA	4377.00
REQ.COMMON PLOT @ 10%	437.70
PROV. COMMON PLOT	815.11
PERMI. F.S.I. AREA @ 1.8 (4377.00 x 1.8)	7878.60
CHARGEABLE F.S.I. @ 0.90 (4377.00 x 0.90)	3939.30
TOTAL PERMI.+ CHARG. F.S.I. AREA	11817.90
TOTAL USED F.S.I. AREA	17076.00
USED CHARGEABLE F.S.I. AREA	3939.30
USED TDR F.S.I. AREA (17076.00 - 7878.60 - 3939.30)	5258.10

COLOUR NOTE:-

PLOT BOUNDRY | PROP.DRAINAGE | P.WELL
ROAD / RAMP | TREE
PROP. WORK | CONTAINER BIN
WORK TO BE DONE AFTER BU OF SLUM PROJECT SUBMITTED IN AUDA.
WORK TO BE DONE AFTER ENVIRONMENT CLEARANCE CERTIFICATE SUBMITTED IN AUDA.

OWNER

S.O.R. Architect NIRUPAMA A. PATADIA B/12, PARTHAPARTMENT, CENTRAL JAIL ROAD, SUBHASBRIDGE,AHMEDABAD-27 AUDA LIC NO.111/SR3000/231288 AUDA ENGG LIC NO. ENGG/840 AUDA COW LIC NO. U/678

C.O.W. Architect NIRUPAMA A. PATADIA B/12, PARTHAPARTMENT, CENTRAL JAIL ROAD, SUBHASBRIDGE,AHMEDABAD-27 AUDA LIC NO.111/SR3000/231288 AUDA ENGG LIC NO. ENGG/840 AUDA COW LIC NO. U/678

DEVELOPER NARENDRA KANTILAL PATEL 2 & 3,SWATI SOCIETY NAVRANGPURA AHMEDABAD-380014

ENGINEER KINAL SONI B/25, SUDARSHAN TOWER, NR. NIRANT PARK SOC., THALTEJ, AHMEDABAD-380054. ENG. LIC No.: 111/ERH/29052800966

STR. ENGINEER NIYAT VATSAL PATEL STR. ENG. AUDA/SD-I/C0367 D-703, The First, B/h. ITC Hotel, Judges Bunglow Road, Vastrapur, Ahmedabad-380015.

1. HYDRANT SYSTEM:

ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main FirePump at the underground water tank with a capacity to discharge 900 liters per minute at 3 bar. pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters and above 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop value and a NRV to act as a Down - comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into, two or more parts then each part should have a separate riser with all the fittings at floor level. Each floor should have one hydrant outlet with a coupling for attaching a 63 mm.dia hose & 25 mm bore Hose-reel hose with 8 mm. SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The Hose-reel hose should be coupled to the Riser.
Fire-service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
A permanent hydrant point comprising of 63 mm.dia size 2nos of hydrant valves should be installed at the terrace level.
Overhead tank Refilling bypass connection should be done at the terrace level. The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of not less than 1,00,000 liters.

2. FIRE LIFT :

The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:

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

4. FIRE EXTINGUISHERS

One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.

Dioxide (Co2) type extinguisher of 2 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE :

The staircase has to be open from at least one or two sides but if the staircase is in the centre core of the buildings it has to be pressurized to prevent it from getting smoke logged.

6. BASEMENT :

The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore Hose-reel hoses with 8 mm. bore nozzles at each basement level.

7. LIGHTENING ARRESTER :

A lightening arrester should also be installed and be properly certified to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :

If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent (auto glow) signages should be displayed at each floor / landing / pathway / dead-end along all exit routes leading to the ground level. The signage should indicate fire fighting, fire safety equipment present on the respective floor/landing/pathway/dead-end and along all exit routes leading to the ground level.

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

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

10.INDIVDUAL FIRE SEFTY SYSTEM

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

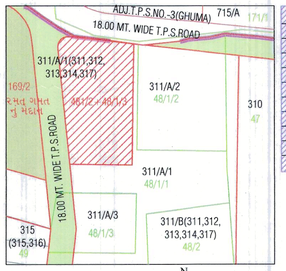
IMPORTANT INSTRUCTIONS:

After inspection of a low-rise building by the fire service authority,if the fire officer concerned feels th need for additional fire prevention/protection measures

/ Fire door - Window / Detection system / Active system / Sprinkler / Drencher etc.) as per Fire load / Firerick / Public gathering. Potential / Occupancy / Confined area, those additional measures / equipment have to be implemented / installed.

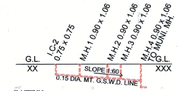
FIRE HYDRANT LEGEND

SR.	SYMBOL	DISCRIPTION
1		FIRE HYDRANT PIPE MAIN
2		SLUICE VALVE
3		NON RETURN VALVE
4		COURT YARD HYDRANT VALVE
5		LANDING HYDRANT VALVE
6		HOSE BOx
7		FIRST AID HOSE REEL
8		AIR RELEASE VALVE
9		TWO WAY SIAMESE CONNECTION
10		RISE OR DROP



KEYPLAN
SCALE:1CM=20MT

T.D.R. F.S.I. AREA TABLE	
FLOOR	F.S.I. AREA
15th. FLOOR	230.70
16th. FLOOR	718.20
17th. FLOOR	718.20
18th. FLOOR	718.20
19th. FLOOR	718.20
20th. FLOOR	718.20
21st. FLOOR	718.20
22nd. FLOOR	718.20
TOTAL	5258.10


G.L
XX
LC-2 0.75 x 0.75
MA.H.1 0.90 x 1.06
MA.H.2 0.90 x 1.06
MA.H.3 0.90 x 1.06
TB.H.1 0.90 x 1.06 MUSLIM
G.L
XXX
SLOPE 1:60
0.15 DIA. MT. 0.5 W.D. LINE
DATTUN
CUTTING
INVERT
GROUND
DISTANCE
0.00 29.25 29.75 29.88 29.88 29.75 29.25 0.00
0.00 30.00 30.00 29.88 30.00 29.88 30.00 30.00