TALL BUILDING PROJECT

LAYOUT PLAN — SHEET NUMBER - 01/22

PLAN SHOWING PROPOSED COMMERCIAL TALL BUILDING ON F.P. NO:-117+118/2/2 OF T.P.S.:-NO.57(OGNAJ-GOTA-JAGATPUR-CHHARODI-KHODIYAR-KHORAJ) ((DRAFT SANCTIONED) ((R.S. NO.:-56/B/2,55 (O.P. NO:117,118/2/2)] OF MOJE.:-CHHARODI, TALUKA.:-GHATLODIA, DISTRICT :- AHMEDABAD.

SCALE : 1.00 CM = 2.00 MT — USE :- COMMERCIAL(MERCANTILE-1)(TALL BUILDING)

ZONE AS PER R.D.P. 2021 :- RESIDENCE - 2(TWO) (R2)

AREA TABLE	IN SQ.MTS.
PLOT AREA	10444.00
REQ. COMMON PLOT AREA @ 10%	1044.40
PROVI. COMMON PLOT AREA	2006.93
PERMI. BASE F.S.I. AREA (10444.00 x 1.20)	12532.80
PERMI.PREMIUM F.S.I. AREA FOR TALL BUILDING (10444.00 x 4.20)	43864.80
TOTAL BASE + PREMIUM F.S.I. AREA FOR TALL BUILDING	56397.60
TOTAL USED F.S.I. AREA	56308.67
USED PREMIUM F.S.I. AREA FOR TALL BUILDING	43775.87
BALANCE PREMIUM F.S.I. AREA FOR TALL BUILDING	88.93

COLOR NOTE			
PLOT BOUNDRY		TREE	
ROAD / PATHWAY		CONTAINER BIN	
PROP. WORK		P.WELL	
PROP. DRAINAGE		SPRINKLER	

APPROVED AMALGAMATION REFERENCE CASE NO.:-

DEVELOPMENT PERMISSION NO.:- 001LD23240044, ODPS APPLICATION NO.:- ODPS/2023/044661, DATE:- 26/04/2023

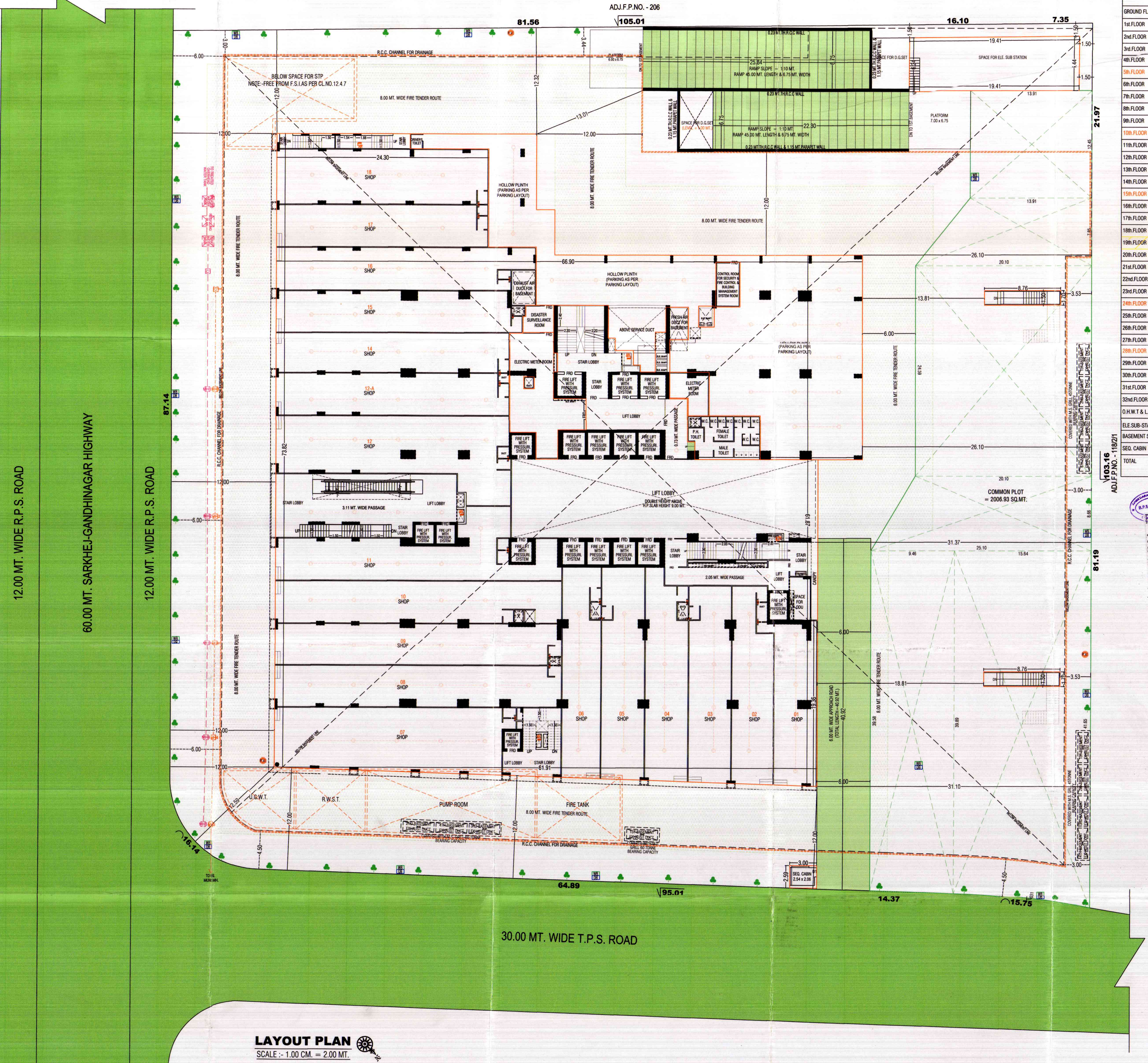
NOTE:- BASEMENT MECHANICAL VENT. BEARING CAPACITY WITH 60TONNE LOAD COVERED WITH M.S.GRILL — NOTE:- ALL LIFTS AREA FIRE LIFT. AS PER FIRE ACT CLAUSE NO. 25.2 (5)

NOTE:-
AS PER NOTIFICATION NO.GH/V/110 OF 2020/TPS-142020-1100-L CL.NO.12.4.15
(2) . CENTRAL CONTROL ROOM/BUILDING MANAGEMENT SYSTEM (B.M.S.) ROOM, FOR DISASTER MANAGEMENT SHALL BE PROPOSED ABUTTING THE COMMON PASSAGE NEAR THE EXIT/RECEPTION AT GROUND FLOOR.
(3) . DETAILED DISASTER MANAGEMENT PLAN FOR THE ONSITE & OFFSITE USE SHALL BE PREPARED KEEPING IN VIEW ALL THE POSSIBLE DISASTER SITUATIONS.

NOTE:-
AS PER NOTIFICATION NO. GH/V/110 OF 2020/TPS-142020-1100-L CL.NO.12.4.9.B.6 (i) : FOR COMMERCIAL USE, PARKING SPACE SHALL HAVE 20% OF DEMARCATED ECS,'eV READY' WITH CONDUITS INSTALLED.

AREA TABLE

FLOOR	USE	UNIT	FLOOR AREA	F.S.I AREA	BUILT UP AREA (IN SQ.MTS.)
4TH. BASEMENT	PARKING	-----	-----	-----	8797.18
3RD. BASEMENT	PARKING	-----	-----	-----	8797.18
2ND. BASEMENT	PARKING	-----	-----	-----	8666.63
1ST. BASEMENT	PARKING	-----	-----	-----	8512.05
GROUND FLOOR (H.P.)	PARKING	-----	-----	-----	646.27
GROUND FLOOR (S.P.)	ELE. METER ROOM + CONTROL ROOM + DRIVERS TOILET + DISAS. SURVEILL. ROOM	-----	-----	-----	124.79
GROUND FLOOR (S.P.)	SHOP	18	2576.76	2576.76	3543.35
1st.FLOOR	SHOP OFFICE	18 +02 = 20	2980.55	2980.55	4019.68
2nd.FLOOR	SHOP OFFICE	18 +02 = 20	3114.47	3114.47	4031.70
3rd.FLOOR	SHOP OFFICE	18 +04 = 22	3114.47	3114.47	4031.70
4th.FLOOR	SHOP OFFICE	07 +04 = 11	2355.45	2355.45	3185.28
5th.FLOOR	OFFICE	17	1615.92	1615.92	2352.29
6th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
7th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
8th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
9th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
10th.FLOOR	OFFICE	17	1615.28	1615.28	2369.83
11th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
12th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
13th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
14th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
15th.FLOOR	OFFICE	17	1615.28	1615.28	2369.83
16th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
17th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
18th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
19th.FLOOR	OFFICE	17	SKIP FLOOR		2278.93
20th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
21st.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
22nd.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
23rd.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
24th.FLOOR	OFFICE	17	1615.28	1615.28	2369.83
25th.FLOOR	OFFICE	17	1617.09	1617.09	2278.93
26th.FLOOR	OFFICE	11	1616.80	1616.80	2278.93
27th.FLOOR	OFFICE	11	1616.80	1616.80	2278.93
28th.FLOOR	OFFICE	11	1615.28	1615.28	2369.83
29th.FLOOR	OFFICE	11	1616.80	1616.80	2278.93
30th.FLOOR	OFFICE	02	1619.15	1619.15	2278.93
31st.FLOOR	OFFICE	02	1619.15	1619.15	2278.93
32nd.FLOOR	SHOP(CAFE)	02	127.79	127.79	846.63
O.H.W.T & L.M.R.	-----	-----	-----	-----	248.64
ELE.SUB-STATION	-----	-----	-----	-----	246.50
BASEMENT STAIR	-----	-----	-----	-----	29.78
SEQ. CABIN	-----	-----	-----	-----	7.77
TOTAL	PARKING+CONTROL ROOM+METRE ROOM+SHOP+OFFICE (COMMERCIAL)	SHOP + 81 OFFICE 400 TOTAL = 481	56308.67	56308.67	117703.20



LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

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 servise 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 (CO_2) type extinguisher of 4.5 kg. with ISI mark. and one extinguisher of 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark to be installed on each-floor in case of commercial building.
One Carbon Dioxide (CO_2) type extinguisher of 2 kg. with ISI mark. OR Two Carbon Dioxide (CO_2) type extinguisher of 4.5 kg. with ISI mark capacity on alternate floors in case of residential building.
If the building is divided into two or more parts then each part should have 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 earthed to prevent damage to the building when the lightening strikes.

8. PHOTO LUMINESCENT (AUTO GLOW) SIGNAGE'S :
If the building falls in a confined area or if it has an enclosed staircase or is not well lit-up on the inside, then adequate photo luminescent (auto glow) signage's should be displayed at each floor / landing / 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 suppy 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 IDNVDUAL SHOW ROOM BY OWNER

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

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

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 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.13.1.11 AND 13.1.13 OF CGDCR 2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.1.14 OF CGDCR 2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.13.12 OF CGDCR 2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF CGDCR 2017.
- LETTER BOX FOR EACH UNIT SHALL BE PROVIDED AT GROUND FLOOR LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT 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 & LIGHTNING SYSTEM SHALL BE PROVIDED IN BASEMENT.

LIFT REQUIRED CALCULATION
B.AREA (3rd. FL. TO 32th. FL) WITHOUT SKIP FLOOR & REFUGE AREA (83.85 x 4 = 335.40)
(335.40 + 65.67 = 401.07) = 67351.68 SQ. MT.
NO. OF LIFT REQ. = 67351.68/1200
= 56.13 NOS. SAY 57 NOS.
= 57 x 6 = 342 PER.
LIFT PROVIDED = 12 NOS. OF 24 PERSON CAPACITY = 12 x 24 = 288 PERSON
LIFT PROVIDED = 02 NOS. OF 20 PERSON CAPACITY = 02 x 20 = 40 PERSON
LIFT PROVIDED = 02 NOS. OF 12 PERSON CAPACITY = 02 x 12 = 24 PERSON
LIFT PROVIDED = 01 NOS. OF 08 PERSON CAPACITY = 01 x 08 = 08 PERSON
TOTAL = 360 PERSON

SANITARY PROVISION
GR.FL TO 32ND.FL.
FLOOR AREA = 56308.67 SQ.MT.
56308.67 / 4 = 14077.17 SAY 14078 USERS
ASSUM 50% MALE & 50% FEMALE
MALE = 7039 PERSON & FEMALE = 7039 PERSON

REQ.	MALE URI.	MALE W.C.	FEMALE W.C.
UP TO 100	4	4	4
101 TO 500	8	8	8
> 500	65	65	65
TOTAL	77	77	77

COMMON SANITARY PROVISION 25% OF TOTAL REQD.

REQ.	MALE URI.	MALE W.C.	FEMALE W.C.
PROVIDED	20	20	20

PROVIDED 481 TOILET IN EACH UNITS
1 TOILET FOR PHYSICALLY HANDICAP PERSON

COMMON PLOT AREA CALC.	SQ.MT.
(39.58 + 39.89)/2 x 9.46 =	375.89
(39.89 + 41.65)/2 x 15.64 =	637.64
(20.10 + 23.10)/2 x 6.66 =	105.72
20.10 x 24.59 =	494.26
(13.91 + 20.10)/2 x 7.85 =	133.49
13.91 x 12.45 =	173.18
TOTAL =	2010.18
LESS:- 15.75 x 0.31 x 2/3 =	3.25
NET C.P. AREA (2010.18 - 3.25) =	2006.93

COMPLOT B.UP AREA CALC:-	IN SQ.MTS.
PROVI. COMMON PLOT	= 2006.93
PERMI. B.A. ON C. PLOT @ 15%	= 301.04
PROVI. B.A. ON C. PLOT (BASEMENT STAIR)	= 29.78
BALANCE B.UP AREA	= 271.26

C.G.D.C.R. CLAUSE NO. 6.17.5:-
(A):- MAXIMUM GROUND COVERAGE OF 15% OF THE RESPECTIVE COMMON PLOT.
(D):- 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 PER THE SECTION 17 AS PER THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

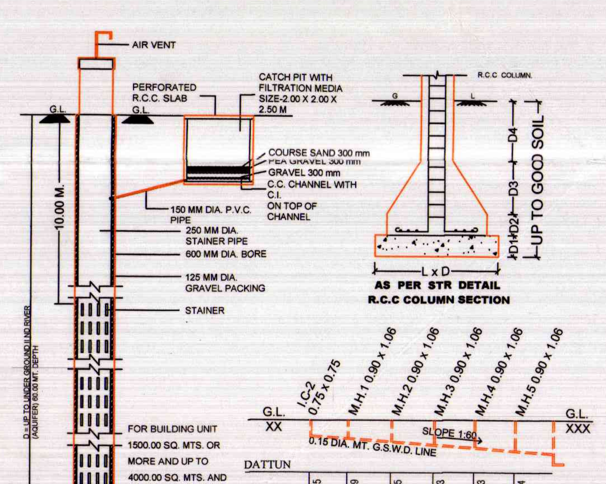
BUILT UP AREA CALCULATION	SQMT.
ELE.SUB-STATION	
GR. FL. (6.24 + 6.46)/2 x 19.41 =	123.25
GR. FL. + 1ST. FL. (123.25 + 123.25) =	246.50
BASEMENT STAIR 8.76 x 1.70 x 2 =	29.78
SEQ. CABIN 3.00 x 2.59 =	7.77

TREE PLANTATION CAL. :
PLOT AREA = 10444.00 SQ.MT.
200.00 SQ. MT. = 5 NOS. TREE REQ.
10444.00 / 200.00 x 5 = 261.10 NOS.
SAY 262 NOS.
PROVIDE 262 NOS. TREE.

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT = 1 NOS.
10444.00 / 4000.00 = 2.61 NOS.
SAY REQ. P.WELL = 3 NOS.
PROVI. P.WELL = 3 NOS.

CONTAINER BIN AREA CALC.
COMM : 100 SQ.MT. CARPET AREA 1 NOS BIN OF 20 LIT. CAP.
TOTAL CARPET - 56308.67 x 20/100 = 11261.73 LIT.
11261.73/80 = 140.77 SAY 141 NOS CONTAINER OF 80 LIT CAP PROVI.

KEYPLAN
SCALE:1CM=20MT



PERCOLATION WELL
N.T.S.

DATTUN							
CUTTING	0.75	0.89	1.05	1.13	1.33	1.54	
INVERT	29.25	29.66	28.95	28.87	28.67	28.46	
GROUND	30.00	30.00	30.00	30.00	30.00	30.00	
DISTANCE	0.00	8.46	18.26	23.03	35.08	47.10	

DRAINAGE SECTION
SCALE HORI :- 1CM = 5MT.
VERTI :- 1CM = 1MT.

SCRUTINIZE COPY NO. GH D122/02/24 TDO, BPSP, AMC

Final Plot boundary and allotment of final plot is Subject to Veriation by Town Planning Officer.
The permission is valid 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.

[illegible]

OWNER: For, ACORN INFRASPACE LLP — DESIGNATED PARTNER
M. R. CONSTRUCTION, Margesh R. Patel, D-1, Ratnadeep Complex, Sola Road, Nr. Suleswari Flat, Ghatlodiya, Ahmedabad - 380061. AMC DEV-001DV05072811099

S.O.R.: RAKESHKUMAR M PATEL, AMC SOR G1 LIC NO. 001SR3012271636, 38, Ketan Tenement, Naroda, Ahmedabad-30

NARENDRA K. PATEL, M. TECH (Str), 1007, TIMES SQUARE ARCADE-1, THALTEJ SHILAJ ROAD, THALTEJ, AHMEDABAD, GUJARAT - 380059. AMC Lic. No.:001SE1711260518

DEVELOPER: RAKESHKUMAR M. PATEL, AMC ENG. HIGH RISE 001ERH0808281091 0, PATEL FARIYU, EKTA PAN PALACE, AT & PO. SINGA, IDAR - 383225.

ST-ENGINEER: NAVIN R. PATEL (Civil Engineer) AMC-C.W. LIC NO. 001CW2906261039 6, B-505, Shreepad Resi, R.A.F.Camp, S.P.Ring Road, Vastral, Ahmedabad - 382...

ENGINEER / C.O.W.

Ahmedabad Municipal Corporation
Case No. : BHNTI/NWZ/310823/CGDCRV/A7803/R0/M1
Zone : NORTH WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate : 05410/310823/A7803/R0/M1
Raja Chiththi Number :
Date 22/02/2024

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