



KEY PLAN

NOTES - GENERAL

1. ALL DRAWINGS MUST BE UPDATED ACCORDING TO VALUE ENGINEERING AND SITE EXECUTION CHOICES AND THE SHOP DRAWINGS MUST BE SUBMITTED TO THE CLIENT AND TO MICHWOOD CONSULTANCY FOR APPROVAL PRIOR TO EXECUTION OF SITE WORKS.
2. THE DRAWING IS THE COPYRIGHT OF MICHWOOD CONSULTANCY AND MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE ABOVE CONSULTANT'S CONSENT.
3. DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING.
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
5. ANY DISCREPANCIES EITHER BETWEEN WRITTEN DIMENSIONS AND THE DIMENSIONS ON WITHIN THESE DRAWINGS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE EXECUTING THE WORKS.
6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION FORMING THE CONSTRUCTION CONTRACT.
7. ALL EXISTING DIMENSIONS / LEVELS ETC. INDICATED ON DRAWINGS ARE TO BE VERIFIED ON SITE.
8. CONTRACTOR SHALL SUBMIT COORDINATED SHOP DRAWINGS AND CALCULATION CHECKS FOR APPROVAL (BASED ON SITE DIMENSIONS) PRIOR TO COMMENCEMENT OF ANY SITE WORKS OR FIXING OF ANY GIRDERS OR ANY MANUFACTURE OF ANY FITTINGS, FIXTURES AND COMPONENTS SHOWN.
9. ALL MATERIAL SHALL BE APPROVED BY THE CLIENT AND BY THE CONSULTANT. IF ANY, PRIOR TO UNDERTAKING ANY WORKS. ANY MATERIAL WILL BE COMPLIANT TO ZANZIBARI LAWS AND REGULATIONS AND APPROVED BY THE AUTHORITY - IF REQUIRED.
10. ANY DISCREPANCY IN OR BETWEEN THE DRAWINGS, SPECIFICATIONS AND SCHEDULES MUST BE BROUGHT TO THE ATTENTION OF THE CLIENT AND BY THE CONSULTANT. IF ANY, PRIOR TO COMMENCEMENT OF ANY WORK ON SITE.
11. ANNOTATIONS AS FOLLOWS:
NBS SUB-CLAUSE **SPECIFICATION SPECIFIC CLAUSE**
 DESCRIPTION ASSOCIATED DESCRIPTIVE FOOT
12. THE DESIGN CONNECTION SHALL BE BASED ON CURRENT SITE CONDITION TO COVER THE APPROPRIATE RISK REQUIRED.
13. ALL SIZES SHOWN IN DRAWINGS FOR FRAMING, SUPPORTS AND FASTENINGS ARE INDICATIVE OF THE MINIMUM REQUIREMENT AND SHALL BE SUBSTITUTED BY CONTRACTOR WITH FULL ENGINEERING CALCULATION SUBMISSION.
14. ALL THE STRUCTURAL ELEMENTS AND CONNECTION NEEDS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR WORKING AS USE.
15. ALL GIRDS LOCATION AND SECTIONS MUST BE VERIFIED BY MEP CONTRACTOR PRIOR WORK SITE.
16. ALL THERMAL TRANSMITTANCE AND ALL ACOUSTIC PERFORMANCE MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO EXECUTION OF THE WORK AND MUST BE SUBMITTED TO THE CLIENT AND TO MICHWOOD CONSULTANCY FOR APPROVAL.

PLOT DATA	
SHIVO TOWERS	
Plot Area	9779.40 sqm
Built Up Area	1476.00 sqm
Take Built Up Area	13985.09 sqm
Plot Coverage	14.97%
Plot Ratio	15.19%

NO.	THREE BIDD FOR CONCEPT DESIGN	SCALE	NO. DATE
01	DESCRIPTION	DATE	BY/CHK

CLIENT:

SHIVO
SHIVO SMC PRIVATE LIMITED

PROJECT:
SHIVO DEVELOPMENT PROJECT
RESIDENTIAL TOWER, PAJEE
ZANZIBAR - UNITED REPUBLIC OF TANZANIA

LEAD CONSULTANT:

MJM
MJM MORE
Architecture & Landscape Consultancy
Dar es Salaam, Tanzania. Tel: +255 22 2600000 Email: info@mjmconsultancy.co.tz
www.mjmconsultancy.co.tz

STRUCTURAL CONSULTANT:

YMA
YMA ENGINEERING CONSULTANTS
104 ANSABARI ROAD DAR ES SALAAM
P.O. BOX 10000 DAR ES SALAAM
www.yma-engineering.com

CONCEPT DESIGN

DRAWING TITLE:
GENERAL PLAN
GROUND FLOOR LEVEL

DRAWN: SERRELI	CHECKED: SERRELI	APPROVED: BONU
TWO: []	SCALE: AS SHOWN	DATE: 26.04.24
SDP-CD-A-001		REVISION: 00

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PLOT DATA	
SHIVO TOWERS	
Plot Area	9779.40 sqm
Build Up Area	546.03 sqm
Total Built Up Area	19955.99 sqm
Plot Coverage	5.61%
Plot Ratio	163.89%

LEGEND		
	NET AREA	GROSS AREA
TOWER 1 - GROUND FLOOR LEVEL		
Apt 001 - 1 Bed room	sqm 54.63	58.45
Apt 001 - 1 Bed room (garden)	sqm 54.63	62.29
Apt 001 - Small Studio	sqm 30.62	35.11
Apt 001 - Small Studio (garden)	sqm 30.62	36.69
Apt 002 - 1 Bed room	sqm 53.87	57.54
Apt 002 - 1 Bed room (garden)	sqm 53.87	62.31
Common area	sqm 85.64	92.30
Cycle	sqm 19.77	19.80
Gym	sqm 165.22	166.55
Substation room	sqm 24.23	26.48
Low Voltage room	sqm 14.95	17.12
Gross total garden size	sqm 162.29	162.29
Gross Common area size	sqm 140.24	140.24
ENTRANCE		
Reception	sqm 52.96	56.76
Lounge area	sqm 187.46	163.72
TOWER 2 - GROUND FLOOR LEVEL		
Apt 001 - 1 Bed room	sqm 54.63	58.45
Apt 001 - 1 Bed room (garden)	sqm 54.63	62.29
Apt 001 - Small Studio	sqm 30.62	35.11
Apt 001 - Small Studio (garden)	sqm 30.62	36.69
Apt 002 - 1 Bed room	sqm 53.87	57.54
Apt 002 - 1 Bed room (garden)	sqm 53.87	62.31
Common area	sqm 85.64	92.30
Restaurant	sqm 204.83	221.39
Kitchen	sqm 41.51	45.55
Substation room	sqm 24.23	26.48
Low Voltage room	sqm 14.95	17.12
Gross total garden size	sqm 162.29	162.29
Gross Common area size	sqm 164.04	164.04

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LEAD CONSULTANT:

MACHOIRE Architecture & Landscape Consultancy
Dar es Salaam, Tanzania. Tel: +255 22 2600000 Email: info@mstructure.co.tz
www.mstructure.co.tz

STRUCTURAL CONSULTANT:

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STRUCTURAL CONSULTANTS
P.O. BOX 10000 DAR ES SALAAM
www.phytopag.com

CONCEPT DESIGN

DRAWING TITLE:
GENERAL PLAN
GROUND FLOOR LEVEL

DRAWN: BERRELI	CHECKED: BERRELI	APPROVED: BONU
TRACED:	SCALE: AS SHOWN	DATE: 26.04.24
SDP/CD/A-002		REVISION: 00

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