

PLAN SHOWING PROP. COMM. + RESI. BUILDING ON R.SUR. NO-205, F.P. NO-51/1, PRELIMINARY T.P.S. NO-97 NARODA NORTH, SHEET NO-79, AT-MOJE-NARODA TAL.-ASARWA, DIST.-AHMEDABAD.

SCALE: 1CM = 10.00 MT

ZONE: Residential-I (R1) USE: Comm (shop) + Resi.

AREA TABLE

AREA OF PLOT 1200.00

PROP. BUILT UP AREA ON G.FLOOR 597.29

BUILT UP AREA TABLE

PROP. BUILT UP AREA ON BASEMENT 670.38

PROP. BUILT UP AREA ON Part G.F. (Hollow plinth) 325.83

PROP. BUILT UP AREA ON Part Solid G.FLOOR 271.60

PROP. BUILT UP AREA ON 2nd FLOOR 533.28

PROP. BUILT UP AREA ON 3rd FLOOR 533.28

PROP. BUILT UP AREA ON 4th FLOOR 533.28

PROP. BUILT UP AREA ON 5th FLOOR 533.28

PROP. BUILT UP AREA ON 6th FLOOR 533.28

PROP. BUILT UP AREA ON ST. Cabin & LHM Room 54.29

PROP. BUILT UP AREA ON O.H.W.T. 13.81

TOTAL PROP. BUILT UP AREA USED 4535.25

F.S.I. AREA TABLE

NET AREA OF PLOT 1200.00

PERM. F.S.I. AREA @ 1:1.8 (1200.00 X 1.8) 2160.00

PERM. CHARGABLE F.S.I. @ 0.90 % (1200.00 X 0.90) 1080.00

MAXIMUM PERM. F.S.I. AREA 3240.00

PROP. F.S.I. AREA ON Part Solid G.FLOOR 271.60

PROP. F.S.I. AREA ON 1st FLOOR 493.94

PROP. F.S.I. AREA ON 2nd FLOOR 493.94

PROP. F.S.I. AREA ON 3rd FLOOR 493.94

PROP. F.S.I. AREA ON 4th FLOOR 493.94

PROP. F.S.I. AREA ON 5th FLOOR 493.94

PROP. F.S.I. AREA ON 6th FLOOR 493.94

TOTAL PROP. F.S.I. AREA USED 3236.30

CHARGABLE F.S.I. AREA USED (3236.30 - 2160.00) = 1076.30

TENE & FLOOR AREA TABLE

FLOORS USE

BASEMENT PARKING

G.F. PART H.P. PARKING

1st FLOOR RESI.

2nd FLOOR RESI.

3rd FLOOR RESI.

4th FLOOR RESI.

5th FLOOR RESI.

6th FLOOR RESI.

TOTAL SHOP/RESI 9 38 45 271.60 3236.30

SCHEDULE OF OPENING

D-1: 100x200

D-2: 75x250

D-3: 100x200

D-4: 100x200

D-5: 100x200

D-6: 100x200

D-7: 100x200

D-8: 100x200

D-9: 100x200

D-10: 100x200

D-11: 100x200

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D-192: 100x200

D-193: 100x200

D-194: 100x200

PLAN SHOWING PROP. COMM. + RESI. BUILDING ON
R. SUR. NO- 205, F. P. NO- 51/1, PRELIMINARY T.P.S. NO- 97
NARODA NORTH, SHEET NO- 79, AT- MOJE- NARODA
TAL- ASARWA, DIST- AHMEDABAD.

SCALE: 1CM = 1.00 MT
ZONE:- Residential-1 (R1) USE:- Comm.(shop) + Resi.

SCHEDULE OF OPENING			R.C.C.STAIR DETAIL
D - 1.06x2.10	W - 1.80x1.20	W4-0.73x1.20	WIDTH:-1.50 m.
D1-0.90x2.10	W1-1.50x1.20	V - 0.60x0.60	TREAD:-0.25 m.
D2-0.75x2.10	W2-1.22x1.20	D2/V- 0.75x2.40	RISER:-0.18 m.

COLOUR NOTE:	PER. WELL
PLOT BOUNDARY PROP. WORK PROP. DRAINAGE ROAD	● PER. WELL ● TREE ▲ COMM. BIN.

PARKING AREA TABLE		Total Used f.s.l. Area = 3235.30 sq.mt			
COMM. F.S.I. AREA 271.66 sq.mt @ 40% = 108.66		RESI. F.S.I. AREA 2893.64 sq.mt		TOTAL REQD.	TOTAL PROV.
REQD. PROV.		REQD. PROV.			
REQD. @ 40%	108.66	REQD. @ 20%	592.73	701.39	
Car.park @ 50%	54.33	Car.park @ 50%	296.37	303.74	360.70
Others @ 30%	32.60	Car.park @ 40%	237.09	245.62	269.69
Visitors @ 20%	21.73	Visitors @ 10%	59.27	61.15	81.00
TOTAL	108.66	TOTAL	592.73	611.51	701.39
				701.39	726.37

COMM. PARKING AREA TABLE	REQD. PARK	PROVIDED PARK	TOTAL
CAR PARK	54.33	57.51	57.51
Others Park	32.60	35.71	35.71
Visitors Park	21.73	22.00	22.00
TOTAL	108.66	115.22	115.22

RESI. PARKING AREA TABLE	REQD. PARK	PROVIDED PARK	TOTAL
CAR PARK	286.37	187.68	116.78
Others Park	227.09	116.88	110.21
Visitors Park	59.27	81.59	61.15
TOTAL	572.73	385.15	385.15

PROVIDED PARKING AREA CALCULATION
VISITORS PARK
COMM. ON G.F. (A) 3.21 x 1.72 x 5.01 = 25.00
(B) 1.57 x 0.90 x 3.39 = 4.18
(C) 3.16 x 1.72 = 5.43
RESI. PARK ON G.F. = 7.43 X 8.29 = 61.59
CAR PARK
COMM. on Basement = 9.00 X 8.39 = 75.51
RESI. on G.F. (A) 6.59 x 6.62 = 43.71
RESI. on G.F. (B) 6.52 x 6.38 = 41.46
RESI. on G.F. (C) 7.92 x 10.33 = 81.81
RESI. on Basement (A) 6.48 x 10.46 = 67.78
RESI. on Basement (B) 7.51 X 6.39 = 47.88
RESI. on Basement (C) 7.92 X 16.28 = 128.93
RESI. = 303.74
OTHERS PARKING
COMM. on Basement = 7.92 X 4.51 = 35.71
RESI. on G.F. (A) 4.15 X 4.10 = 21.11
RESI. on G.F. (B) 4.77 X 9.92 = 47.31
RESI. on G.F. (C) 7.92 X 6.12 = 48.47
RESI. on Basement (A) 7.92 X 16.28 = 128.93
RESI. = 245.82

SIRAJUDDINMIYAN M. MALEK
1145, MASJID WARO MOHALLO,
MOVAJYA, KATHAL, 387630
A.M.C. SOR LIC. REGI. NO.
001SR0912510417
SOR. ENGINEER

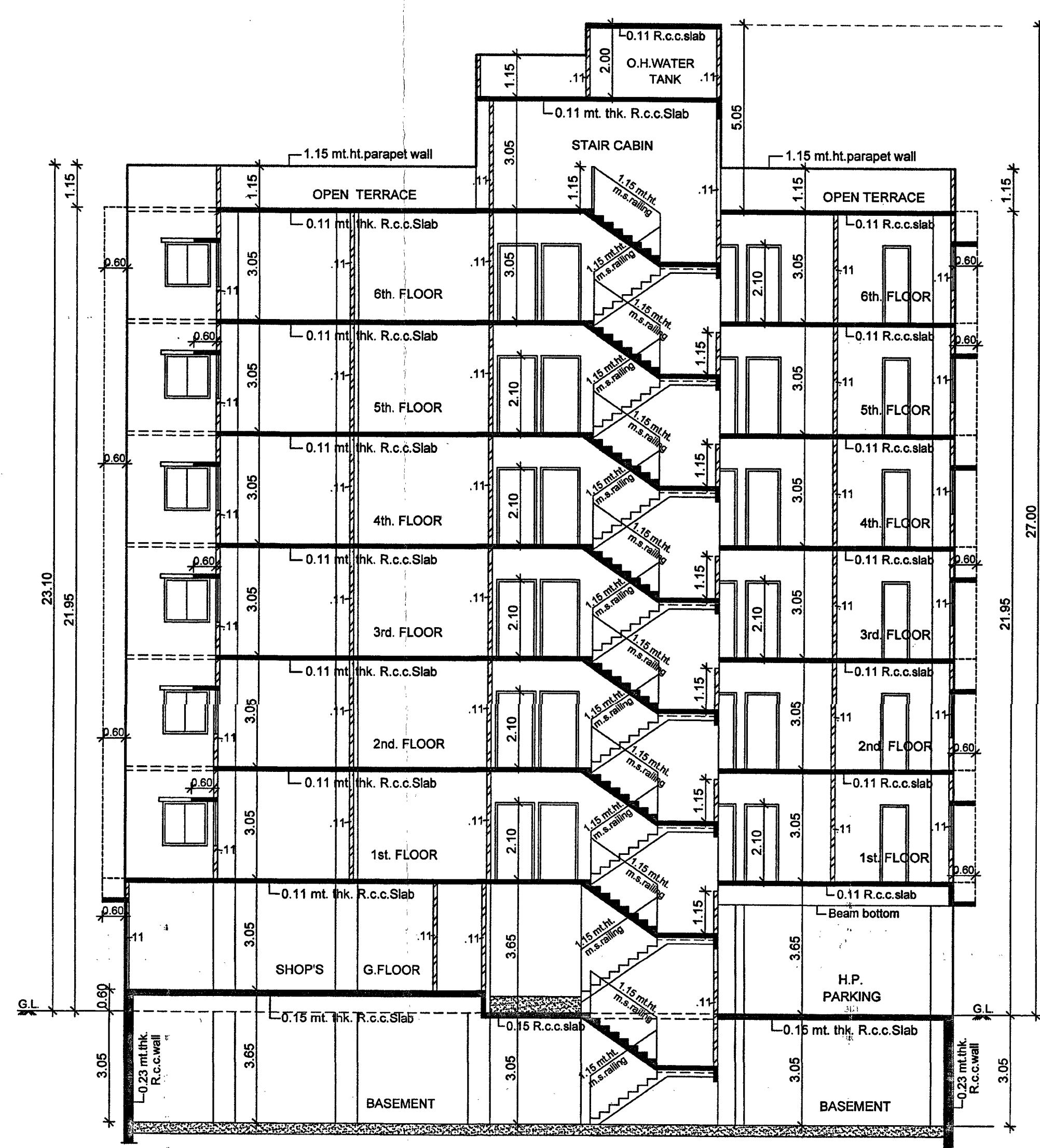
RAMESH M. THAKKAR
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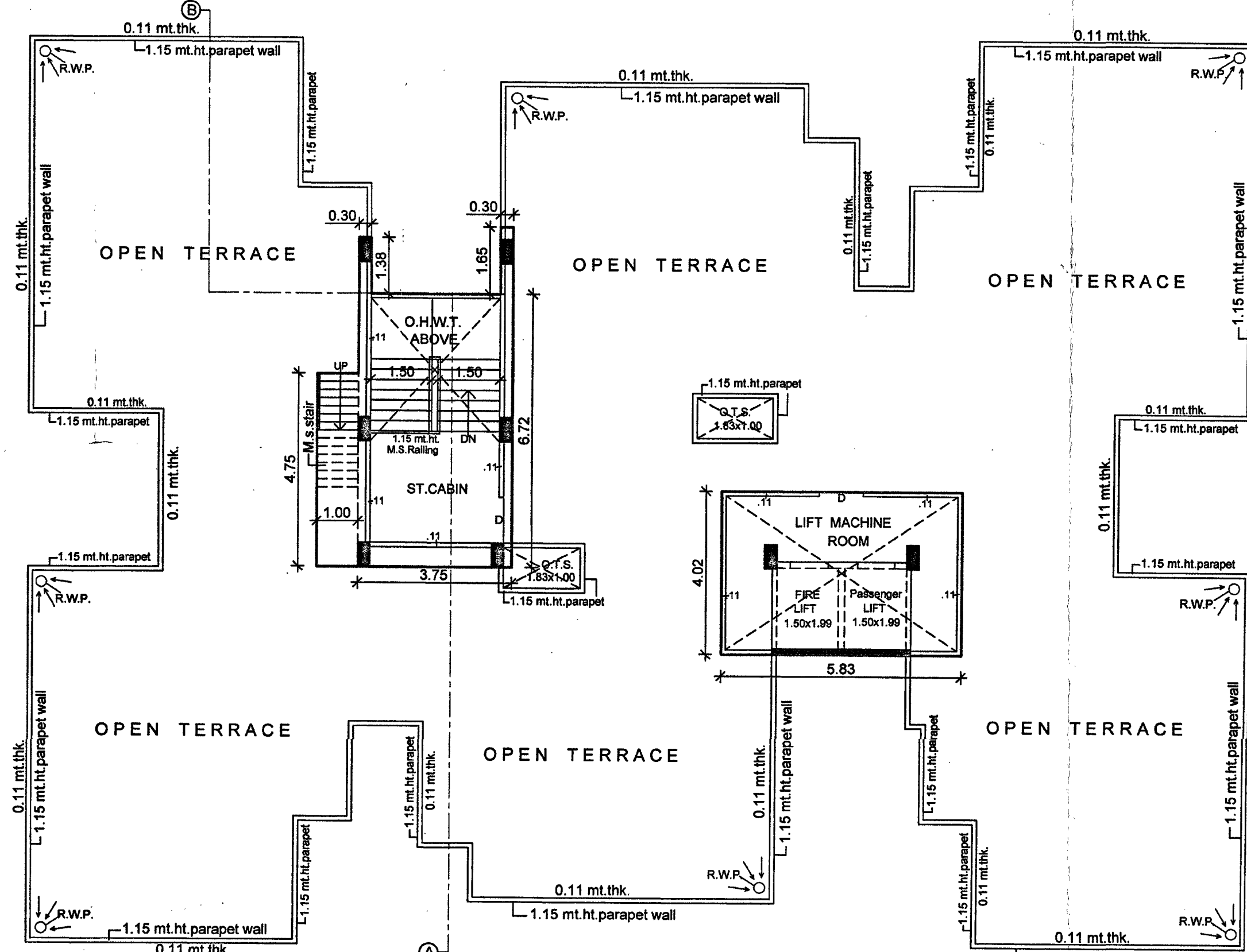
OWNER
ENGINEER
Ahmedabad Municipal Corporation
Zone: NORTH
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raj Chini Number: 04400012204350503081
Date: 20/01/2024
T.D. SOR (B.P.P.) T.D. SOR (B.P.P.) T.D. SOR (B.P.P.)



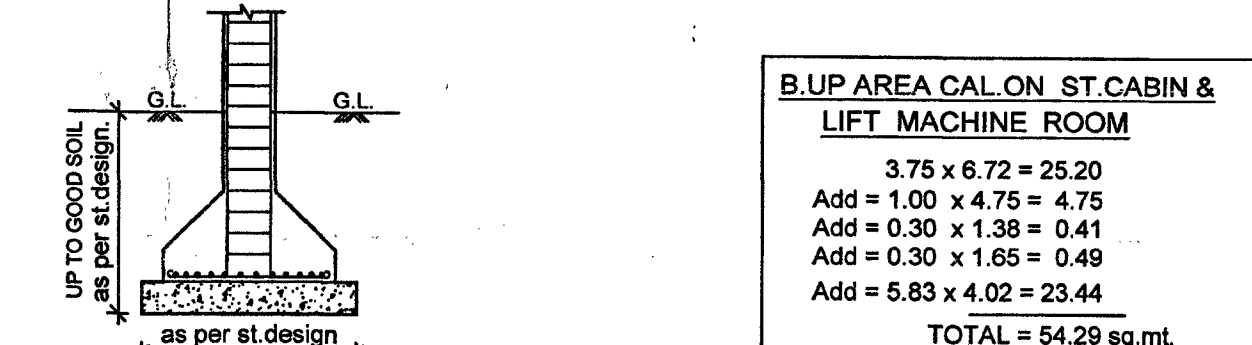
FRONT ELEVATION



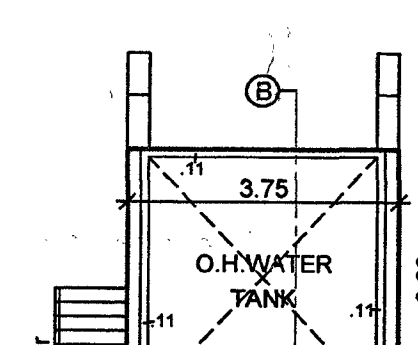
SECTION - A.B



ST. CABIN, LIFT M. ROOM & OPEN TERRACE PLAN

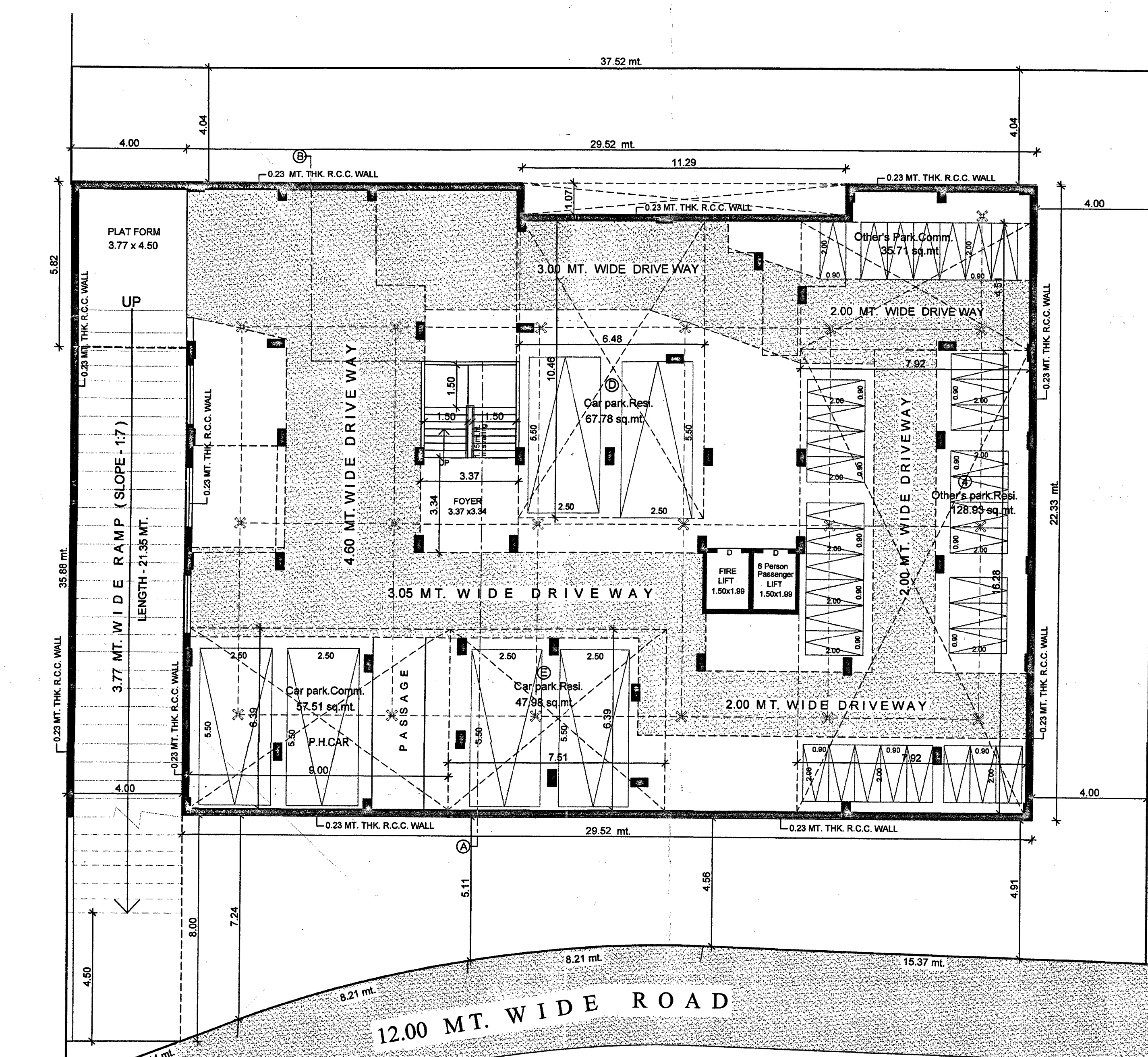


BUP AREA CALON ST. CABIN & LIFT MACHINE ROOM
3.75 x 6.72 = 25.00
Add = 1.00 x 4.75 = 4.75
Add = 0.30 x 1.38 = 0.41
Add = 0.30 x 1.05 = 0.31
Add = 5.83 x 4.02 = 23.44
TOTAL = 54.29 sq.mt



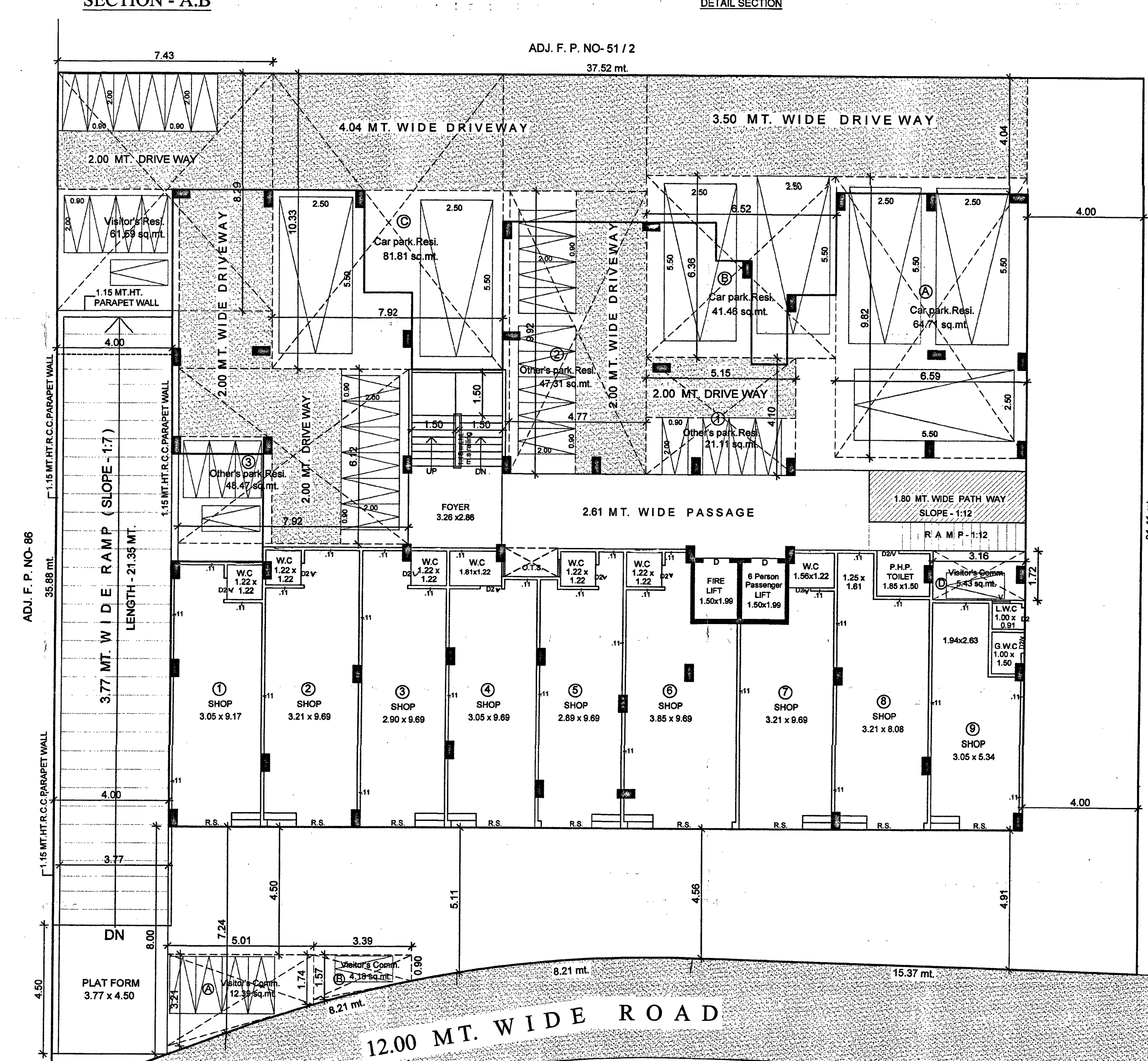
O.H.W. TANK PLAN

BUP AREA CALON O.H.W. T.
3.75 x 3.63 = 13.61 sq.mt



BASEMENT FLOOR PLAN

BUILT UP AREA CALON BASEMENT
29.52 x 22.33 = 659.18
ADD = 4.00 x 5.82 = 23.28
LESS WORK = 11.29 x 1.07 = 12.08
TOTAL = 670.38 sq.mt



PARKING LAY OUT PLAN ON G.F.

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NO. 1174/E. 03/03/2024
TDO, BPSP, AMC

SHEET NO- 3

PLAN SHOWING PROP. COMM. + RESI. BUILDING ON
I. SUR. NO:- 205, F. P. NO- 51 / 1, PRELIMINARY T.P.S. NO- 97
NARODA NORTH, SHEET NO- 79, AT- MOJE - NARODA
TAL.- ASARWA, DIST.- AHMEDABAD.

SCALE:- 1CM = 1.00 MT

ZONE:- Residential-1 (R1) USE:- Comm.(shop) + Resi.

COLOUR NOTE:

PLOT BOUNDARY

PROP. WORK

PROP DRAINAGE

ROAD

PER. WELL

TREE

COMM.BIN.

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SOR. ENGINEER

Chapter - 17

(1) Roof top solar energy installation and generation :- Space for roof top solar energy installations and generation system to be provided as per CL.NO:- 17.5.1, table no:- 17.3 of CGDOR - 2017 or as per suggested by concern government authority / agency.

(2) Rain water harvesting system :- Applicant shall have to make provision for rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.

(3) Rain water storage tank :- Applicant shall provide Rain water storage tank of adequate capacity as per CL.NO:- 17.2.3 of CGDOR - 2017.

(4) Tree Plantation :- Applicant shall provide Tree Plantation conforming to CL.NO:- 17.4 of CGDOR - 2017 and shall take proper care regularly & maintain the same number of trees permanently.

(5) Solid waste management :- Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per CL.NO:- 17.2.3.1 of CGDOR - 2017 and disposal of solid waste shall be carried out as per the norms decided by the competent authority from time to time.

Note :- Location of Above Provisions may vary as per site condition

HAresh A. Shah
Haresh A. Shah B.E.(CIVIL)
Haresh Amrutlal Shah.
35, VEERNAGAR SOCIETY,
BHIMJIPIRA, NAVA VACA,
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DEVELOPERS

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SD:- 0100260821R3

ST. ENGINEER

Dilipkumar Nandlal Talreja
Self And P.A.H. of Pradeepkumar
Nandlal Talreja, Jaiprakash Nandlal
Talreja, Manojkumar Nandlal Talreja
As Partners of M/s. SSD Buldoon

OWNER

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ENGINEER

PERFORATING WELL CALC.

500 to 1500 sq.mt. Plot area = 1 P.Well (REQD.)
1200.00 sq.mt. Plot area = 1 P.WELL (REQD.)
SO. PROVI. = 1 no's Per.Well

TREE PLANTATION CALC.

200.00 sq.mt. PLOT AREA = 5 TREE (REQD.)
1200.00 sq.mt. Plot AREA = 30 TREE (REQD.)
SAY:- 30 NOS. TREE REQUIRED
SO. PROVI. = 30 no's TREE

DISPOSAL OF SOLID WASTE CALCU.

Floor Area on G.F.Shop = 271.66 smt.	REQ'D.	PROV.
100 smt. / 20 LIT.CAP.	60 LIT.	80 LIT.
RESI.= 1 UNIT. = 10 LIT.CAP.	360 LIT.	400 LIT.
Say. = 36 UNIT. = 360 LIT.CAP.	420 LIT.	480 LIT.
TOTAL	1 Nos. of 80 LIT.CAP. Com.bin.prov. for comm.	8 Nos. of 80 LIT.CAP. for Resi.

Conditions for Environment Management Provisions as CGDOR - 2017

Chapter - 17

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Note :- Location of Above Provisions may vary as per site condition

PERFORATING WELL (Not to Scale)

FOR BUILDING UNIT 500 SMT OR MORE AND UP TO 1500 SMT.
NOTE:- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER
(THIS IS ONLY SKETCH PLAN)

GENERAL SANITARY PROVISION CALC.

TOTAL CARPET AREA = 271.66 SAY 272.00 smt.
OF EMP = 271.66 / 4 = 68.00 PER.
25 PER.GENTS = 1 URINAL REQ. GENTS=35
REQ.= 2 URINAL LADIES=33
25 PER.GENTS = 1 W.C. REQ.
REQ.= 2 W.C.
25 PER. LADIES=1 W.C. REQ.
REQ.= 2 W.C.
PROVI. EACH SHOP TOILET
REQ.25% GEN. SANI. =1 G.W.C.+1 URINAL, 1 L.W.C.
PROVI. =1 G.W.C.+1 URINAL, 1 L.W.C., 1-PH.TOILET

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TDO, BPSP, AMC

ENVIRONMENT MANAGEMENT PLAN
Scale = 1cm. = 1.00 mt.

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TDO, BPSP, AMC