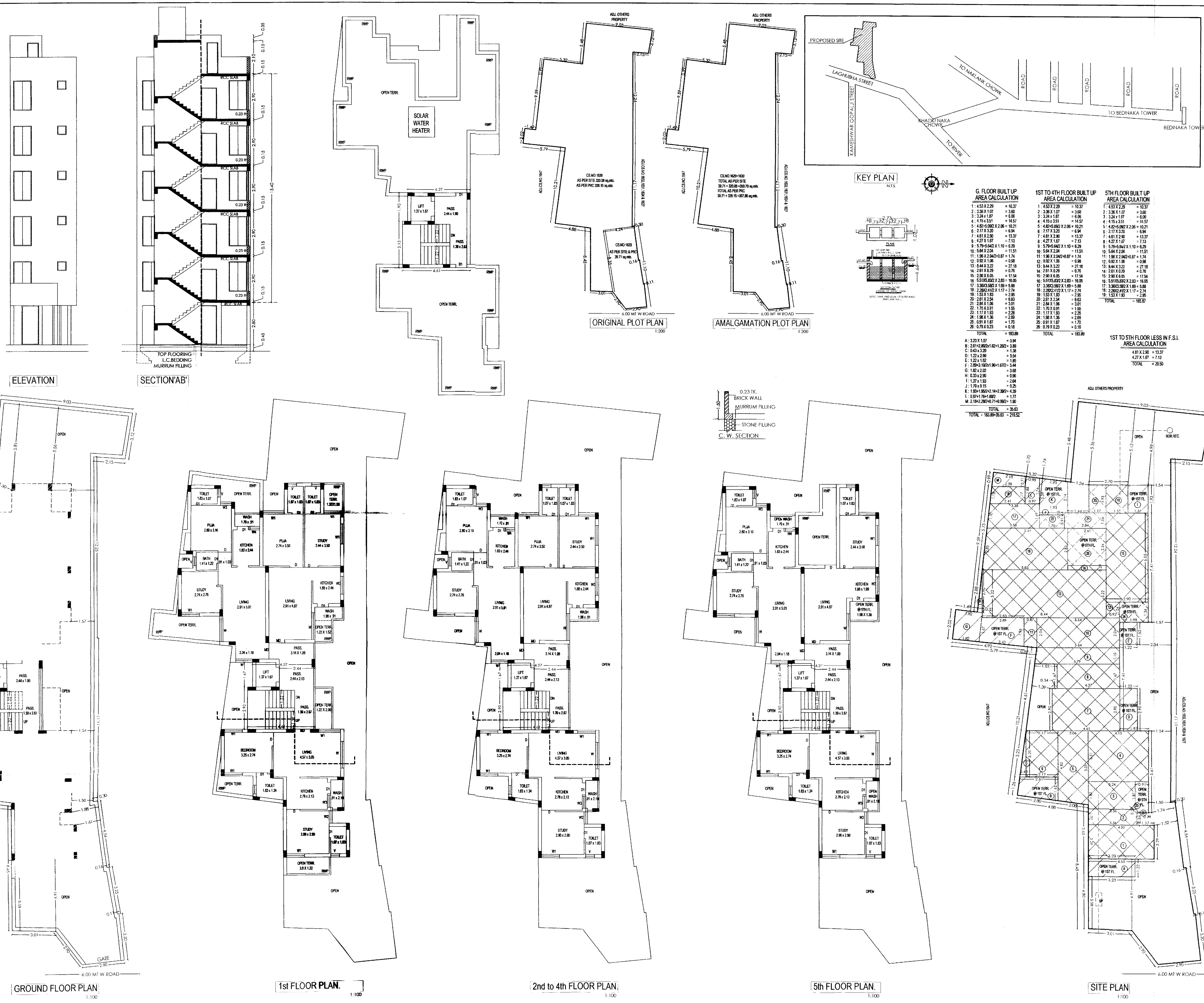




NAME OF WORK:- [DWELLING - 3]
LOWRISE RESIDENTIAL BLDG PLAN FOR:
SHRI NISHITABEN SUNDARBAI FICHADIYA.
TYPE OF CONSTRUCTION - FRAME STRUCTURE
USE OF BUILDING - RESIDENTIAL USE ONLY
LOCATION - NR KAMESHWAR GOPALJI STREET, BEDNAKA RAJKOT.
CS.W.NO.2 CS.NO.1629 WARD NO. 3

HOUSE NO. 02/01789/000/000
HOUSE NO. 02/01791/000/000
HOUSE NO. 02/01792/000/000
WATER CONN NO 02/000106859
WATER CONN NO 02/000138890
WATER CONN NO 02/000133309

AREA TABLE:- TOTAL PLOT AREA: 367.86 Sq.Mts. (As Per Doc.)
First FLOOR: 219.52 B.AREA, 219.52 U.P. AREA, 219.52 U.P. AREA, 140.27 OPEN AREA
Ground: 183.89 B.AREA, 20.50 U.P. AREA, 163.39 U.P. AREA, 175.90 OPEN AREA
Second: 183.89 B.AREA, 20.50 U.P. AREA, 163.39 U.P. AREA, 175.90 OPEN AREA
Third: 183.89 B.AREA, 20.50 U.P. AREA, 163.39 U.P. AREA, 175.90 OPEN AREA
Fourth: 183.89 B.AREA, 20.50 U.P. AREA, 163.39 U.P. AREA, 175.90 OPEN AREA
Fifth: 183.89 B.AREA, 20.50 U.P. AREA, 163.39 U.P. AREA, 175.90 OPEN AREA
TOTAL: 1143.49 B.AREA, 344.56 U.P. AREA, 798.93 U.P. AREA, 193.92 OPEN AREA
USE F.S.I. = 798.93 / 359.79 = 2.22 x 2.25

DISMENTAL AREA = 268.00 SQ.MT.

PARKING CALCULATION:-
REQ PARKING = 799.33 X 20% = 159.87 SQ.MT.
PRO. PARKING = 185.81 SQ.MT.

SCHEDULE:-
MD: 1.07 X 2.10 W1: 2.34 X 1.30
D: 0.90 X 2.10 W2: 1.83 X 1.30
D1: 0.75 X 2.10 W3: 0.91 X 0.91
V: 0.60 X 0.60
LEGEND:-
PLOT BOUNDARY
PROP. WORK
DRAIN LINE
DISMENTAL LINE

STAIR DETAIL:-
WIDTH: 1.22 m
TRADE: 0.25 m
RAMP: 0.18 m

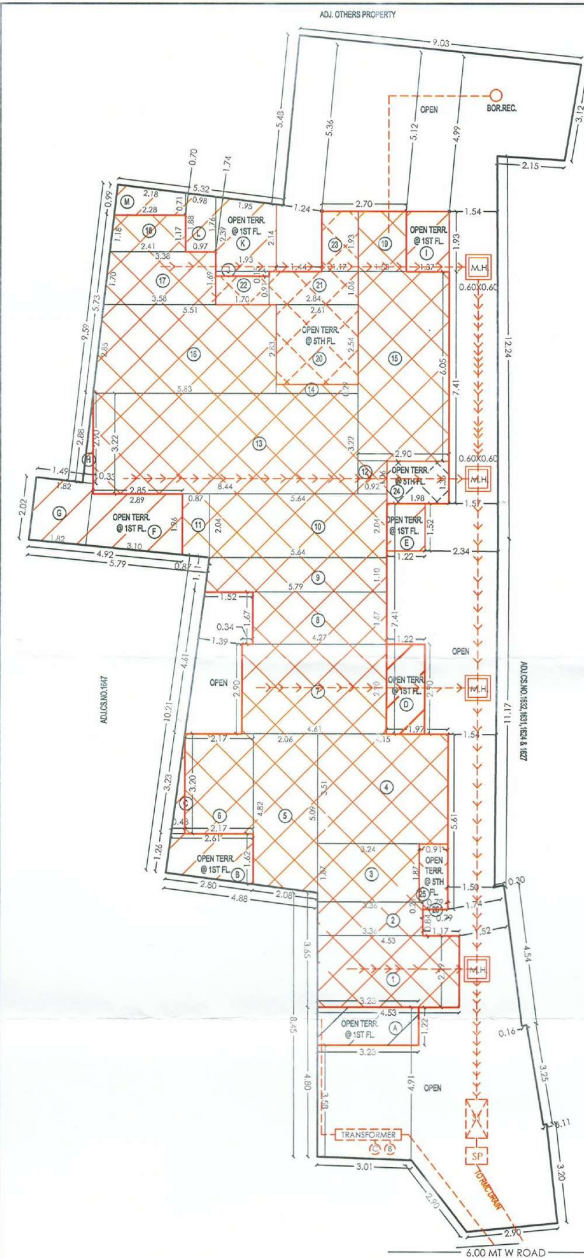
OWNER:-
X *[Signature]*

ENGINEER:-
NILESH BHOGANI
B.E. (CIVIL), AMIE, FIV
2-16, Amrut Commercial Centre,
Sardarnagar Main Road,
Rajkot-360001
Ph: (0)24635696 (M)9825217496
RMC Lic. No. E-62
RUDA Lic. No. E-95

STRU. ENGINEER:-
HITESH BHIMANI
Structural Engineer
215, Capital Market,
22 - New Jagdish, Rajkot - 1.
RMC Lic. No. ST - 56
RUDA Lic. No. ST - 46

AUTHORITY:-
[Signature]
30.05.2015 24.04.2015
dt. 22/5/15 dt. 20/2/15

APPROVED
Asst. Town Planner
Rajkot Municipal Corporation



SITE PLAN
1:100

NAME OF WORK:- [DWELLING - 3]

LOWRISE RESIDENTIAL BLDG. PLAN FOR,
SHRI NISHITABEN SUNDARBHAI FICHADIYA.
TYPE OF CONSTRUCTION :- FRAME STRUCTURE
USE OF BUILDING :- RESIDENTIAL USE ONLY
LOCATION :- NR KAMESHWAR GOPALJI STREET, BEDINAKA RAJKOT.
CS.W.NO.2 CS.NO.1629 WARD NO. 3

HOUSE NO. 02/01789/000/000
HOUSE NO. 02/01791/000/000
HOUSE NO. 02/01792/000/000
WATER CONN.NO.02/000104859
WATER CONN.NO.02/000138890
WATER CONN.NO.02/00015309

SCHEDULE:-
MD : 1.07 X 2.10 W1: 2.34 X 1.20
D : 0.90 X 2.10 W2: 1.83 X 1.20
D1 : 0.75 X 2.10 W3: 0.91 X 0.91
V : 0.60 X 0.60

STAIR DETAIL:-
WIDTH: 1.22 m
TRADE: 0.23 m
RISER: 0.18 m

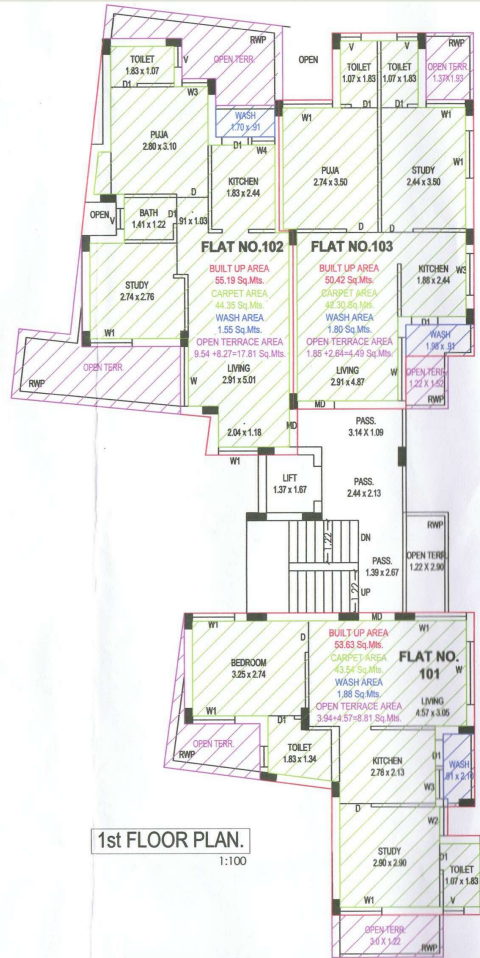
LEGEND:-
PLOT BOUNDARY
PROP. WORK
DRAIN LINE
DISMENTAL LINE

OWNER:-

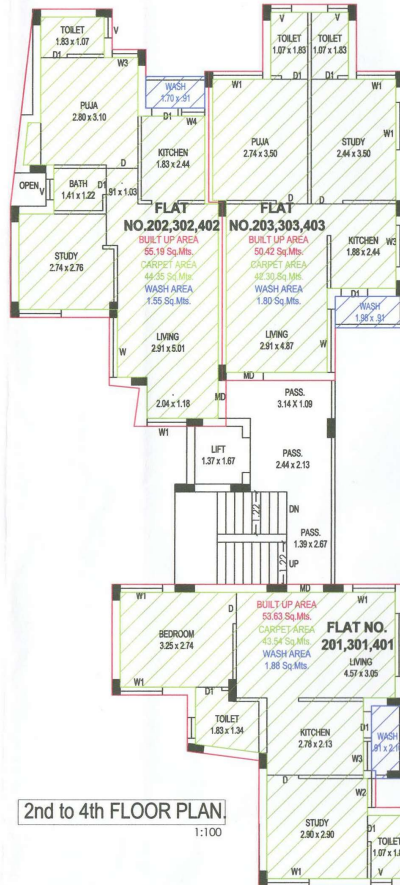
X *Nishitaben*

ENGINEER:-

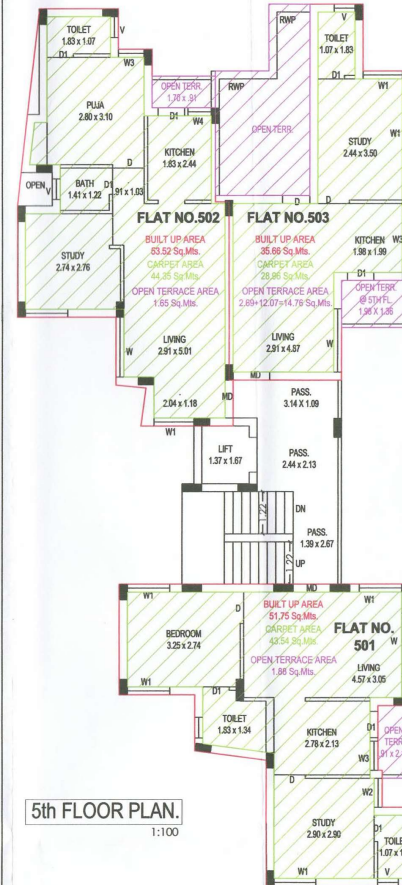
NILESH BHOJANI
B.E. (CIVIL), AMIE, FIV
2-18, Amrut Commercial Centre,
Sardarnagar Main Road,
Rajkot - 360 001.
Ph. (O) 2463696, (M) 98252 17408
RMC Lic. No. E-62
BUDA Lic. No. E-95



1st FLOOR PLAN.
1:100



2nd to 4th FLOOR PLAN.
1:100



5th FLOOR PLAN.
1:100

NAME OF WORK:- CARPET AND BUILT UP AREA DETAIL
SHRI NISHITABEN SUNDARBHAI FICHADIYA.
TYPE OF CONSTRUCTION :- FRAME STRUCTURE
USE OF BUILDING :- RESIDENTIAL USE ONLY
LOCATION :- "RADHA SAKHI-2"
NR KAMESHWAR GOPALJI STREET, BEDINAKA RAJKOT
CS.W.NO.2 CS.NO.1629

Sr. No.	Floor	Flat No.	Built-Up Area Sq.Mts.	Carpet Area Sq.Mts.	Wash Area Sq.Mts.	Open Terrace Sq.Mts.
1	1st	101	53.63	43.54	1.88	8.81
2		102	55.19	44.35	1.55	17.81
3		103	50.42	42.30	1.80	4.49
4	2nd	201	53.63	43.54	1.88	—
5		202	55.19	44.35	1.55	—
6		203	50.42	42.30	1.80	—
7	3rd	301	53.63	43.54	1.88	—
8		302	55.19	44.35	1.55	—
9		303	50.42	42.30	1.80	—
10	4th	401	53.63	43.54	1.88	—
11		402	55.19	44.35	1.55	—
12		403	50.42	42.30	1.80	—
13	5th	501	51.75	43.54	—	1.88
14		502	53.52	44.35	—	1.65
15		503	35.66	28.96	—	14.76

Nishitaben
NIKESH BHOJANI
B.E.(CIVIL), AMIE, FIV
Chartered Engineer
Architectural Designer
Govt. Approved Valuer
2-16, Amrut Commercial Centre,
Sardarnagar Main Road,
Rajkot - 360 001.
Ph. (0)2463698, (M) 98252 17498
RMC Lic. No. E-62
RUDA Lic. No. E-65

Nishitaben

Nishita S.Fichadiya

Shri Yamuna Krupa, 2/4 Nalanda Society,
Near Holy Saint School, Kalawad Road, Rajkot

06.10.2022

To,
The Gujarat Real Estate Regulatory Authority,
4th Floor, Sahyog Sankul,
Sector – 11,
Gandhinagar – 382010.

Subject: Reply of notice no. Gujrera/TP/TP-5/9562/2022

Ref.: Project Name: Radha Sakhi 2

Respected Sir,

With reference to above mentioned subjected, I would like to state as under;

1. I am in receipt of deficiency notice during registration process of my project on 28.09.2022 through mail.
2. Query raised that (1) the clarification regarding the building heights w.r.t. road width and (2) Fire opinion for the building.

Query - 1

3. In this regard, I would like to state that my project land covered under city area - A of Rajkot.
4. As per conversation with local authority and my engineer, the Building Plan has been approved in accordance of GDCR 2031 (Second Revised).
5. As per GDCR 2031 (second Revised), in the city area - A, permissible heights is of 16.5 mts., where the road having width less than 12 mts. The copy of GDCR 2031 relevant portion is enclosed for your reference.
6. The height of my project is 15.40 mts. as per approved building plan. The said height is well within permissible limit as per GDCR 2031. The copy of approved plan is enclosed.

Query - 2

7. As per schedule 11 of revised Comprehensive General Development Control Regulations – 2017 dated 03.10.2019, the residential building having more than 15 mts. heights has required fire protection consultant and inspection by chief fire officer.

Nishita S.Fichadiya

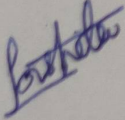
Shri Yamuna Krupa, 2/4 Nalanda Society,
Near Holy Saint School, Kalawad Road, Rajkot

8. In my case, the building plan has been approved as on 20.02.2018 which is before issued before applicability of above notification. Hence, in my case the fire opinion is not applicable.

Kindly find the above details and documents as per your requirements and do the needful.
Kindly also let us know if any further details are required.

Thanking You,

Yours Faithfully,



[Nishita S Fichadiya]

The type of uses permissible on a Building-unit shall be regulated according to the width of the road on which it abuts as mentioned below:

No.	Road width(in meters)	Maximum Permissible Building Height(in meters)	Building Uses Permissible	
			For city area A	For city area B
1	Less than 12mts	16.5	Dwelling-1,2,3 (except high-rise) Mercantile-1 Business,	Dwelling-1,2,3 (except high-rise) Mercantile-1,3 Business,
2	12mts and less than 18mts	25	All uses mentioned in (1), Institutional, Religious, Hospitality-1, Public Utility, Public-Institutional, Sports & leisure, Parks.	All uses mentioned in (1), Institutional, Religious, Hospitality-1, Public Utility, Public-Institutional, Sports & leisure, Parks, Religious, Educational-1, Industrial-1, Service Establishments
3	18mts and upto 30 mts	45	All uses mentioned in (2), Assembly-1,	All uses mentioned in (2) Dwelling-3, Assembly-1,
4	Above 30 mts	70	Educational-1	Educational-1, Assembly-2, Assembly-3, Assembly-4 Mercantile-2 Hospitality-2

24

FIRE PREVENTION AND SAFETY

24.1 Requirement for Fire Safety Professionals in Planning

24.1.1 Fire Protection Consultant on Record (FPCOR)

FPCOR shall be necessary in all buildings listed in appendix B and shall be responsible for a development as per Procedure Regulations 9.3.9. The minimum qualifications for Fire Protection Consultant shall be as per Planning Regulation 9.3.9. Suitable persons shall be registered with the Chief Fire Officer.

24.1.2 Fire Office

The minimum qualifications for Fire Officer shall be as per Regulation 9.3.9. Suitable persons shall be registered with the Chief Fire Officer

24.1.3 Fire Men

The minimum qualifications for Fire Men shall be as per Regulation 9.3.9. Suitable persons shall be registered with the Chief Fire Officer.

24.1.4 Applicability of Fire Safety Professionals

The applicability of the fire safety professionals for buildings is provided in the table below on the basis of the height, use and area of the proposed building as applicable:

Requirement of Fire Safety Professionals						
No	Building Use	Criteria	Fire Protection Consultant	Chief Fire Officers Opinion	Fire Men	Fire Officer
1	All uses	Building Height > 40mts	Required	Required	Required	Required
2	Residential	Building Height up to 16.5mts	-	-	-	-
		Building Height > 16.5mts	Required	-	-	-
		Building Height >25mts	Required	Required	Required	-

3	Mixed use or Business	Building Height>16.5mts	Required	Required	Required	-
4	Hospitality, Educational, Institutional, Mercantile	Building Height>16.5mts to 25mts	Required	Required	Required	-
		Building Height>25mts	Required	Required	Required	Required
5	Special Building, Storage Building, Wholesale market	Building Height >16.5mts	Required	Required	Required	-
		Total Built up area up to 5,000sq.mts	Required	Required	Required	-
		Total Built up area >5,000 sq.mts	Required	Required	Required	Required
6	Industrial	Total Built up area of more than 500 sq.mt.up to 5,000sq.mts	Required	-	Required	-
		Total Built up area >5,000 sq.mts and up to 10,000 sq.mts	Required	Required	Required	-
		Total Built up area >10,000 sq.mts	Required	Required	Required	Required
7	Special Industrial	Total Built up area up to 500sq.mts	Required	Required	Required	-
		Total Built up area >500 sq.mts	Required	Required	Required	Required
8	Religious Building	Total built up area>2,000sq.mts	Required	Required	Required	-
9	Fuelling station	All buildings	Required	Required	Required	-