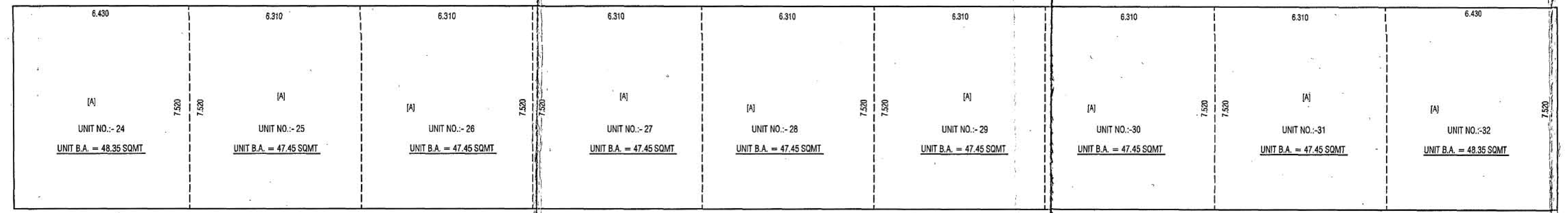
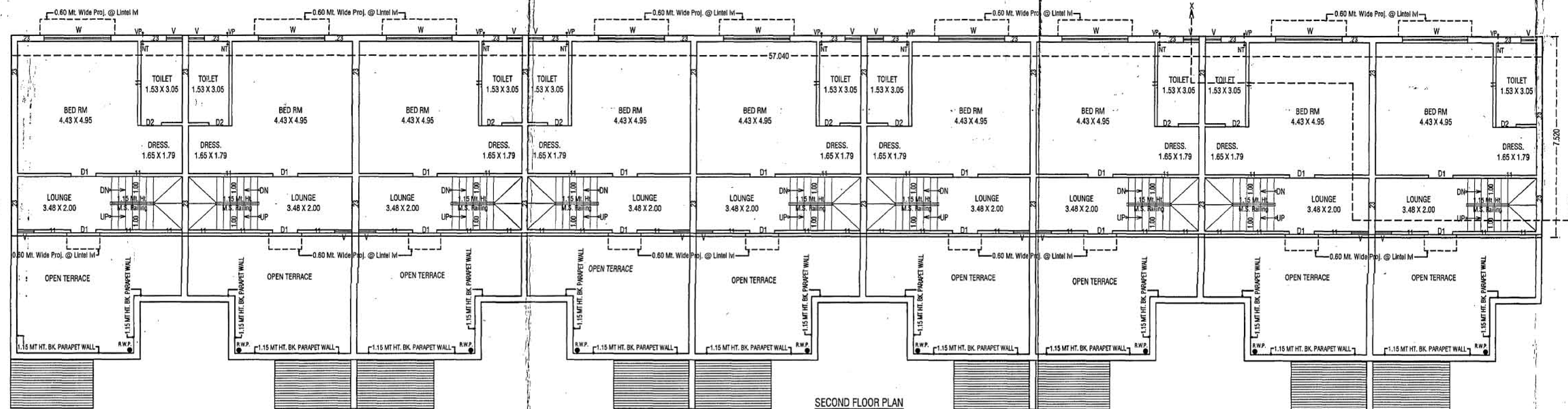
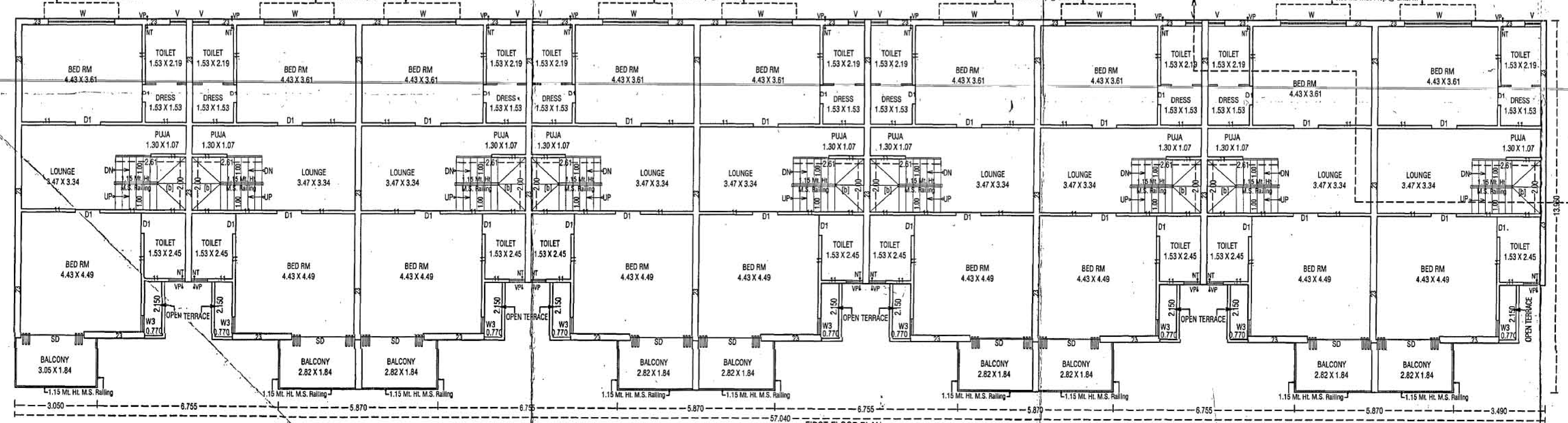


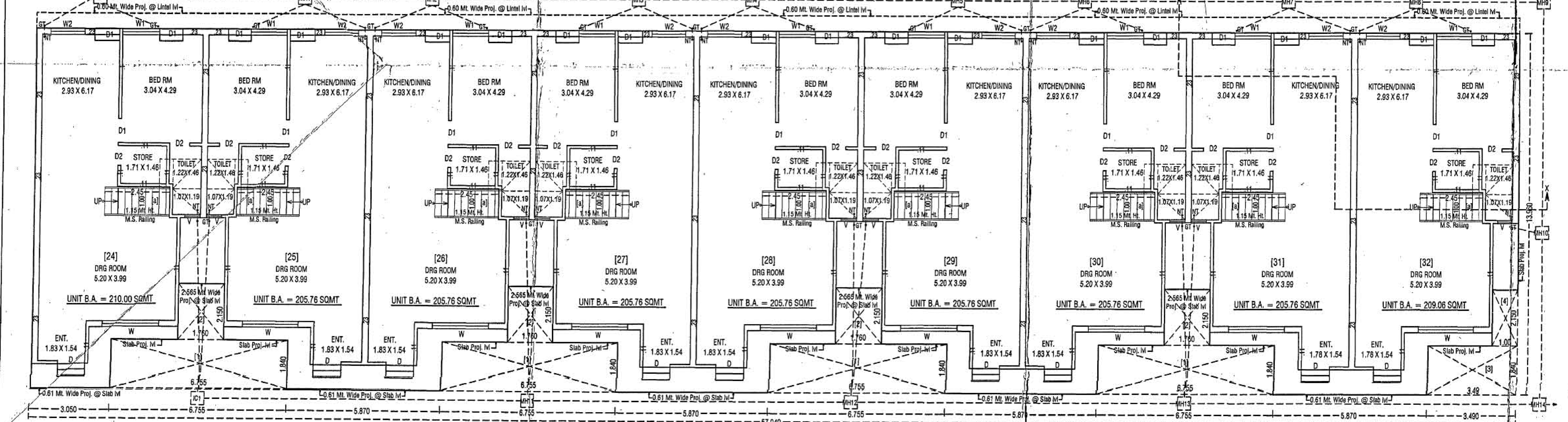
UNIT BUILT UP AREA CALC. SECOND FLOOR PLAN



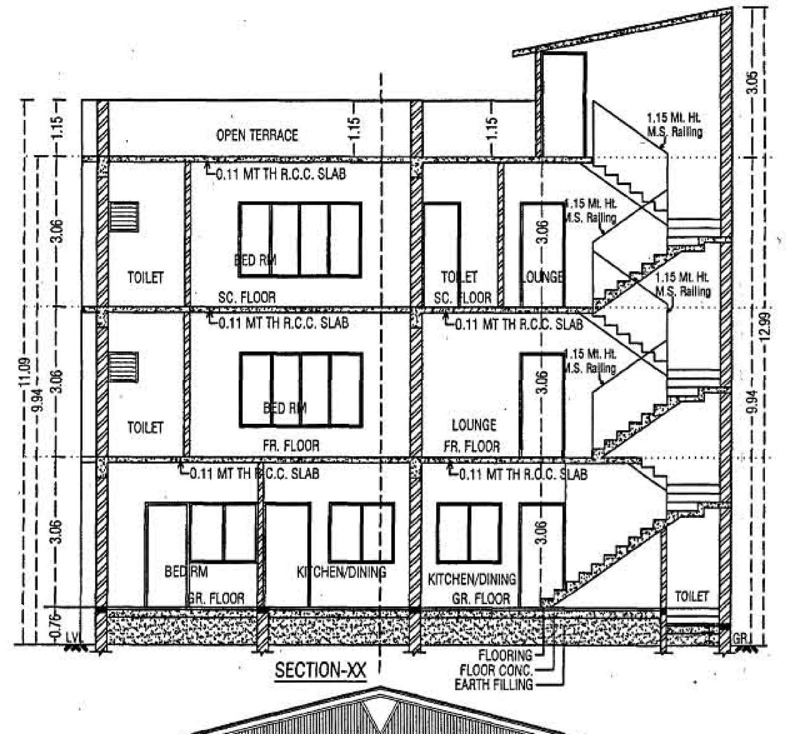
SECOND FLOOR PLAN



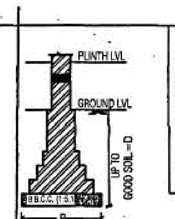
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECTION-XX



TYP. WALL SECTION FOR 0.23 THK. WALL

NOTE:-
ALL DIMENSIONS ARE IN METRE.
ALL EXTERNAL WALLS AREA AS PER NBC & IS SPECIFICATION.
THE SIZE OF ALL R.C.C. COLUMNS ARE AS PER STRL. DETAILS.
ALL PARAPET WALLS ARE OF 1.15 Ht.
0.10 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR W.C.
0.07 Ø CI PIPE WITH V.P. SHALL BE PROVIDED FOR BATH & KITCHEN.
DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE LVL. TO G.F. LVL.

ખાસ નોંધ :
ડ્રેનેજ લે-આઉટ તેમજ સેપ્ટીક ટેંક તથા સાઈઝ ની સાઈઝ તથા સંખ્યા નેશનલ બિલ્ડીંગ કોડ (આઈ.એસ. ૨૪૭૦) તથા સિવિલ એન્જીનીયરીંગ કેન્દ્ર બુક બાય-લોઝ મુજબ રાખવામાં આવેલ છે તે અનુસાર અરજદાર જમીન માલિકે સ્થળ પર બાંધકામ કરવાનું રહેશે.

UNIT B.A. TABLE:-	IN SQMT			
UNIT NO.	GR.FL.	FR.FL.	SC.FL.	TOTAL
24	81.18	79.53	48.35	209.06
25	79.98	78.33	47.45	205.76
26	79.98	78.33	47.45	205.76
27	79.98	78.33	47.45	205.76
28	79.98	78.33	47.45	205.76
29	79.98	78.33	47.45	205.76
30	79.98	78.33	47.45	205.76
31	79.98	78.33	47.45	205.76
32	81.65	80.00	48.35	210.00

TOTAL = 01 UNIT UNIT NO.:- 24	TOTAL = 07 UNIT UNIT NO.:- 25 TO 31	TOTAL = 01 UNIT UNIT NO.:- 32
GROUND FLOOR	GROUND FLOOR	GROUND FLOOR
[A] 2.935 X 1.84 = 5.40 SMT	[A] 2.935 X 1.84 = 5.40 SMT	[A] 3.05 X 1.84 = 5.61 SMT
[B] 5.43 X 2.15 = 11.67 SMT	[B] 5.43 X 2.15 = 11.67 SMT	[B] 5.55 X 2.15 = 11.93 SMT
[C] 6.43 X 9.97 = 64.11 SMT	[C] 6.31 X 9.97 = 62.91 SMT	[C] 6.43 X 9.97 = 64.11 SMT
TOTAL = 81.18 SMT	TOTAL = 79.98 SMT	TOTAL = 81.65 SMT
FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
[A] 2.935 X 1.84 = 5.40 SMT	[A] 2.935 X 1.84 = 5.40 SMT	[A] 3.05 X 1.84 = 5.61 SMT
[B] 4.66 X 2.15 = 10.02 SMT	[B] 4.66 X 2.15 = 10.02 SMT	[B] 4.78 X 2.15 = 10.28 SMT
[C] 6.43 X 9.97 = 64.11 SMT	[C] 6.31 X 9.97 = 62.91 SMT	[C] 6.43 X 9.97 = 64.11 SMT
TOTAL = 79.53 SMT	TOTAL = 78.33 SMT	TOTAL = 80.00 SMT
SECOND FLOOR	SECOND FLOOR	SECOND FLOOR
[A] 6.43 X 7.52 = 48.35 SMT	[A] 6.31 X 7.52 = 47.45 SMT	[A] 6.43 X 7.52 = 48.35 SMT

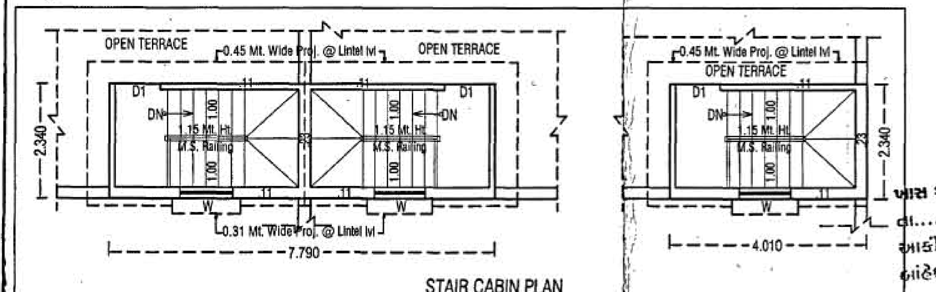
ખાસ સરત :
વિકાસ પરવાનગી મેળવેલ બાંધકામ બાબતે જુદા જુદા તબક્કે ખોદાણ પ્લીન્થ લેવલ (તથા દરેક) સ્લેબ લેવલે ઓડા કચેરી તરફથી સ્થળ નિરીક્ષણ કરવી તબક્કાવાર પરિસ્થિતિની ચકાસણી કરવી. જે બાંધકામ આપાયેલ વિકાસ પરવાનગી મુજબનું છે, તે મતલબનું પ્રમાણપત્ર મેળવ્યા બાદજ આગળના તબક્કાનું બાંધકામ કરવાનું રહેશે.

ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામ નો ઉપયોગ શરૂ કરતાં પહેલા નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

ખાસ શરત
તા.................... ના રોજ માલિક ઓર્ગેનાઈઝ આર્કીટેક્ટ તથા સ્ટ્રક્ચરલ એન્જીનીયરે આપેલ બાંહેધરી પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે પાલન કરવાનું રહેશે.

ખાસ સરત :
નકશામાં સૂચવવામાં આવેલ કામના પ્લોટનો કબ્જો જ્યાં સુધી સદર જમીનની માલિકી સોસાયટી એસોસીએશનની ન થાય ત્યાં સુધી કોમન પ્લોટનો કબજો / માલિકી સત્તામંડળની રહેશે.

The permission is valid only in 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.



STAIR CABIN PLAN

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON F.P. NO.:- 157 ,O.P. NO.:-157 OF R. SUR NO.:- 235 , T.P.S. NO.:- 241 (NANA CHILODA) , AT :- CHILODA , TA :- GANDHINAGAR , DIST :- GANDHINAGAR.

SHEET NO.:- 5/6

SCALE : 1 CM = 1.00 MT	ZONE : RESI. ZONE -II R2	USE : RESI.	BLOCK:- " C "

AREA TABLE :-	IN SQ MT
PROP. BUILT UP AREA ON GROUND FLOOR	722.85
PROP. BUILT UP AREA OF FIRST FLOOR	707.95
PROP. BUILT UP AREA OF SECOND FLOOR	428.94
PROP. BUILT UP AREA OF STAIR CABIN	82.29
TOTAL BUILT UP AREA	1942.03
PROP. F.S.I. AREA ON GROUND FLOOR	700.80
PROP. F.S.I. AREA OF FIRST FLOOR	660.97
PROP. F.S.I. AREA OF SECOND FLOOR	428.94
TOTAL F.S.I. AREA	1790.71

USE & TENAMENT TABLE :-

FLOOR	USE	EQ.TENA.	FL.AREA(SMT)
GROUND	RESI.	09	521.28
FIRST	RESI.	-	521.28
SECOND	RESI.	-	312.75
TOTAL	RESI.	09	1355.31

OPENING SCHEDULE :-

D = 1.06X2.13 W1 = 1.39X1.52 V = 0.60X0.60
D1 = 0.91X2.13 W2 = 1.30X1.07
D2 = 0.76X2.13 W3 = 0.61X1.22
W = 2.15X1.83 SD = 2.32X2.13

R.C.C. STAIR DETAIL :-

WIDTH = 1.00 MT
TREAD = 0.25 MT
RISER = 0.17 MT

BUILT UP AREA CALC :- SMT

GROUND FLOOR
57.04 X 13.96 = 796.28 SMT
LESS :-
[1] 6.755 X 1.84 X 4 = 49.72 SMT
[2] 1.76 X 2.15 X 4 = 15.14 SMT
[3] 3.49 X 1.84 = 6.42 SMT
[4] 1.00 X 2.15 = 2.15 SMT
TOTAL LESS = 73.43 SMT
B.A. ON GR.FL. = 722.85 SMT

FIRST FLOOR
AS PER B.A. ON GR. FL. = 722.85 SMT
LESS:- (OPEN TERRACE)
0.77 X 2.15 X 9 = 14.90 SMT
TOTAL B.A. ON FIRST FL. = 707.95 SMT

SECOND FLOOR
57.04 X 7.52 = 428.94 SMT
TOTAL B.A. ON SC.FL. = 428.94 SMT

STAIR CABIN
7.79 X 2.34 X 4 = 72.91 SMT
4.01 X 2.34 = 9.38 SMT
TOTAL = 82.29 SMT

F.S.I. AREA CALC :- SMT

GROUND FLOOR
AS PER B.A. ON GR. FL. = 722.85 SMT
LESS :-
[a] 2.45 X 1.00 X 9 = 22.05 SMT
F.S.I. ON GR.FL. = 700.80 SMT

FIRST FLOOR
AS PER B.A. ON GR. FL. = 707.95 SMT
LESS :-
[b] 2.61 X 2.00 X 9 = 46.98 SMT
F.S.I. ON FR. FL. = 660.97 SMT

SECOND FLOOR
AS PER B.A. ON SC.FL. = 428.94 SMT
F.S.I. ON SC.FL. = 428.94 SMT

COLOUR NOTE :- PROP. WORK PROP. DRAIN

MOSQUITO_PROOF WATER TANK:- WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO-PROOF CONDITION. BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THEN 1.50 MTS. IN HEIGHT *SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI-MALARIA STAFF.*

NOTE :-ALL OUTER SIDE & INSIDE WALL ARE AS PER INDIAN NATIONAL BUILDING CODE & I.S. SPECIFICATION.

PARAPET :- PARAPET WALL AND HANDRAILS PROVIDED ON THE EDGES OF THE ROOF, TERRACE, BALCONY, ECT. SHALL NOT BE LESS THAN 1.15 MTS. FROM THE FINISHING FLOOR LEVEL AND MORE THAN 1.3 MTS. HEIGHT ABOVE THE UNFINISHED FLOOR LEVEL.

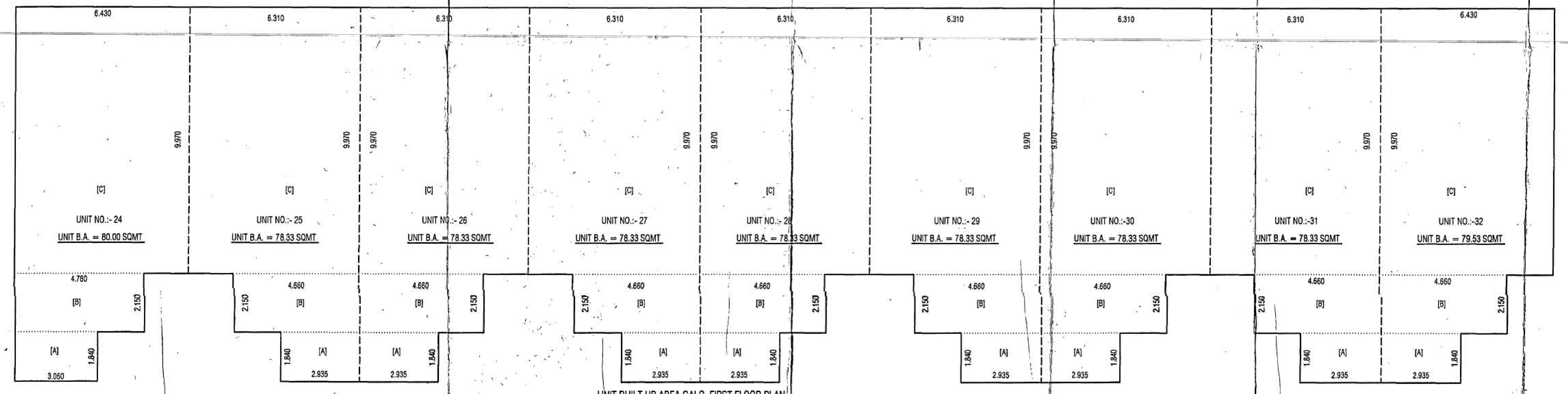
DISCHARGE OF RAIN WATER :-NO ROOF OR TERRACE ABUTTING ON A PUBLIC STREET SHALL BE CONSTRUCTED WITHOUT PROVIDING SUFFICIENT NUMBER OF DOWNTAKE PIPES AND SUCH PIPES SHALL BE SO FIXED AS TO DISCHARGE THE RAIN WATER AT A LEVEL NOT HIGHER THAN 0.6 METRE ABOVE THE STREET LEVEL.

DRAINAGE CERTIFICATES :- *THE DEPTH POSITION EXI. MH IS CHECKED & VERIFIED PERSNALLY BY ME ON SITE PREMICES* CAN GET CONNECTION AS SHOWN IN PLAN.

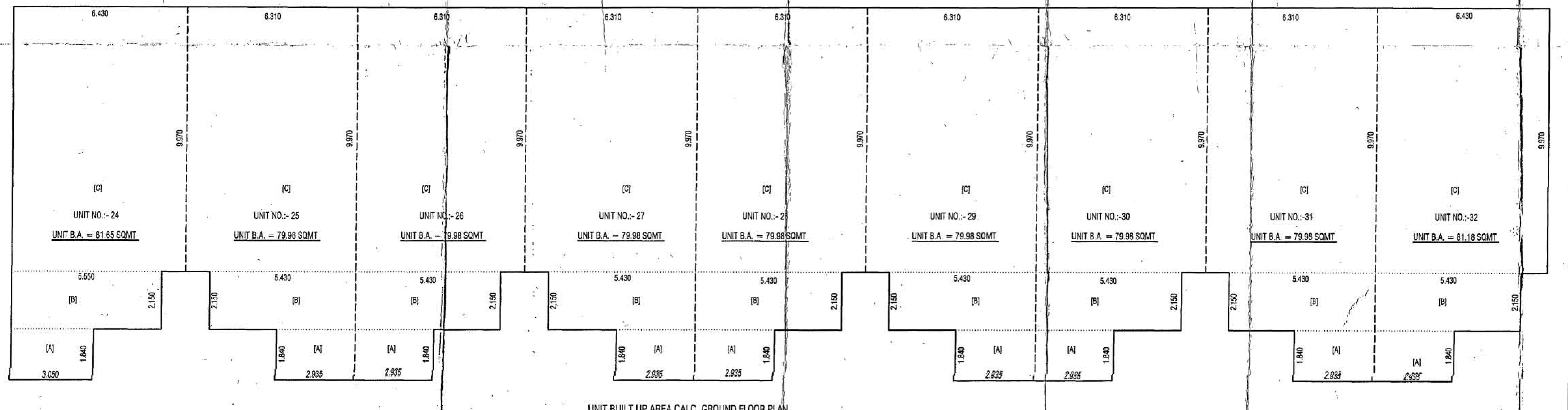
CERTIFICATES:- CERTIFY THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON Dt.19/05/2014 & THE DIMENSIONS OF SIDES ETC. OF PLOT STATE ON PLAN AREA AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / TOWN- PLANNING RECORD.

NOTE:-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PREMISES GATES DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO G.D.C.R-2021 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO.-4.5.3 OF THE G.D.C.R-2021 THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE NDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.-23.1.12 AND AND 23.14 AND 24.60 OF G.D.C.R-2021
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.-23.6 OF G.D.C.R-2021
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO.-23.11
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO.-23.10
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OFTHE CLAUSE NO.-23.1.4 OF G.D.C.R-2021
- THE STRUCTUE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFFTY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.-27.2 OF G.D.C.R-2021
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.-27.3 OF G.D.C.R-2021
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.-27.5 OF G.D.C.R-2021
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.-29 OF G.D.C.R-2021

ELEVATION PLAN



UNIT BUILT UP AREA CALC. FIRST FLOOR PLAN



UNIT BUILT UP AREA CALC. GROUND FLOOR PLAN

FOR, SHREEJI BUILDCON
PARTNER
OWNER

Shreeji Buildcon
Partner, Jivrajbhai M. Sudani
AUDA DEV. LIC.NO.893
18, Nakshatra Bunglows,
M.G. Road, Nikol, A'bad
DEVELOPER

Rohit B. Prajapati
AUDA/C.O.W.I/LIC. No. 645
39, Vrajeshwari Schopping,
N.H. No. 8, Bapunagar, A'bad.
C.O.W.

Rohit B. Prajapati
AUDA/ENGG./LIC. No. 932
39, Vrajeshwari Schopping,
N.H. No. 8, Bapunagar, A'bad
ENGINEER

Jayesh D. Desai
AUDA LIC. No. SD-1/241
87, Arti Tenament,
Ghatlodia, Ahmedabad-61.
STR.ENGINEER

ખાસ શરત
મંજુર થયેલ નકશાઓની નકલનો ૧ સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે

Final Plan boundary and allotment of final plot is Subject to Veriation by Town Planning Officer

Owner is fully responsible For open marginal Space and road line Portion.

ખાસશરત : નામ સુપ્રિમ કોર્ટ SLP(CIVIL) નં. ૪૪૫૦-૪૪૫૧/૨૦૧૪ માં જે આખરી જજમેન્ટ આવે તે બંધનકર્તા રહેશે. તે બાબતે અરજદારશ્રીએ આપેલ બાંહેધરી પત્રકને આધીન આ વિકાસ પરવાનગી આપવામાં આવે છે.

APPROVED
As amanded by ......RED......
(Colour) Subject to the condition as mentioned in this office Letter No. 79/3/2015 Dated 29 JUL 2015
Note Approved by C.E.A

DISPATCH BY
No
319

Assistant Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

Senior Town Planner
Ahmedabad Urban Development Authority
Ahmedabad.

AUTHORITY