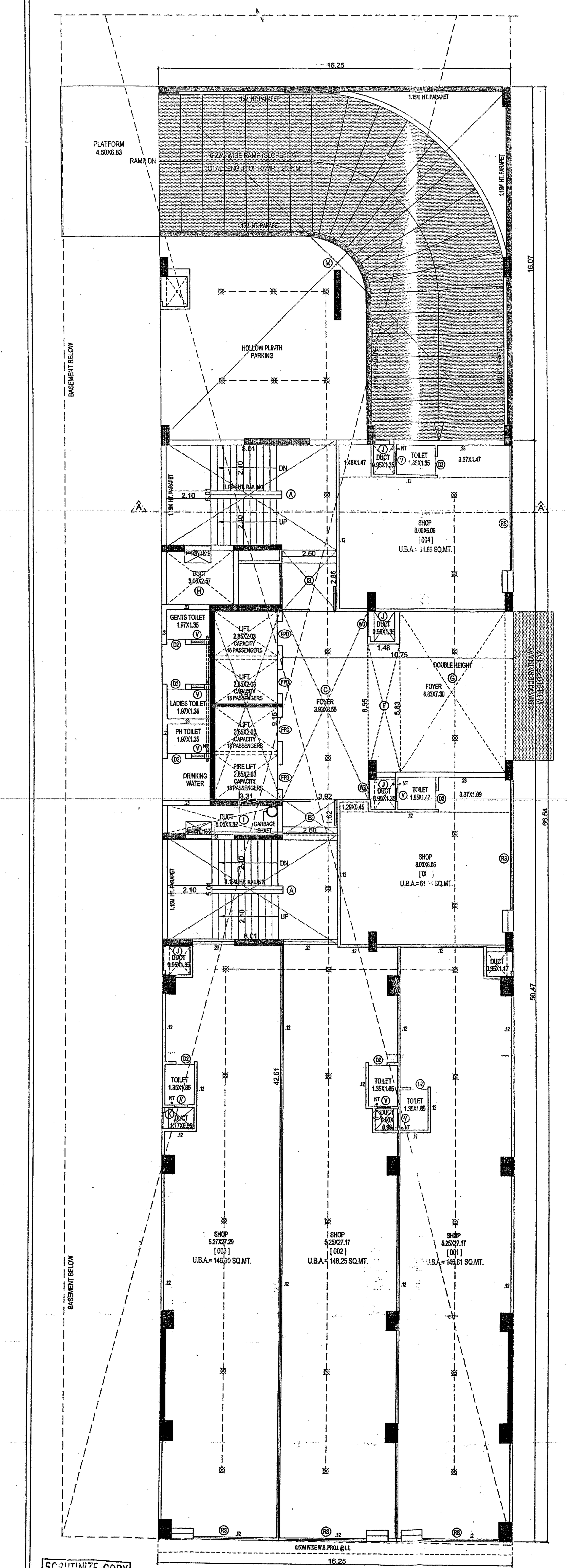
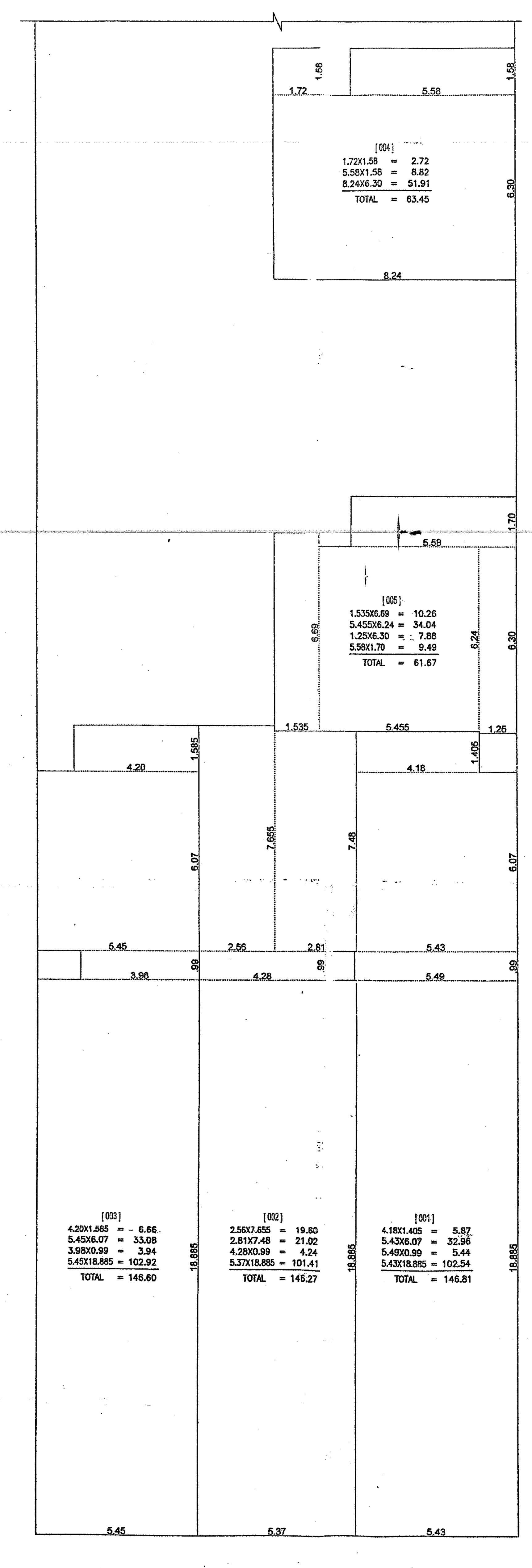
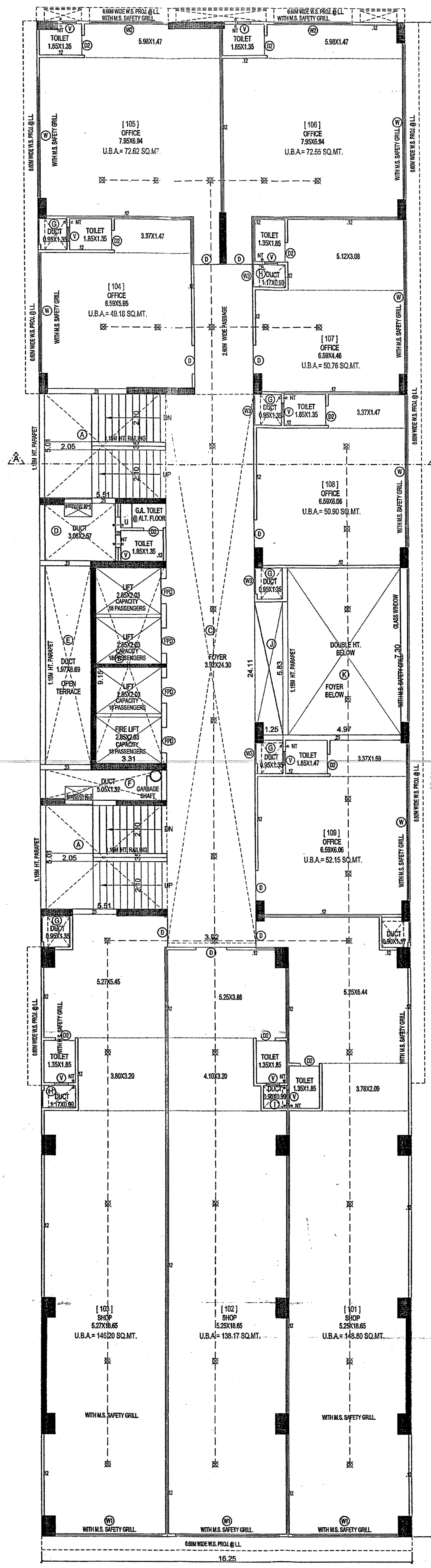


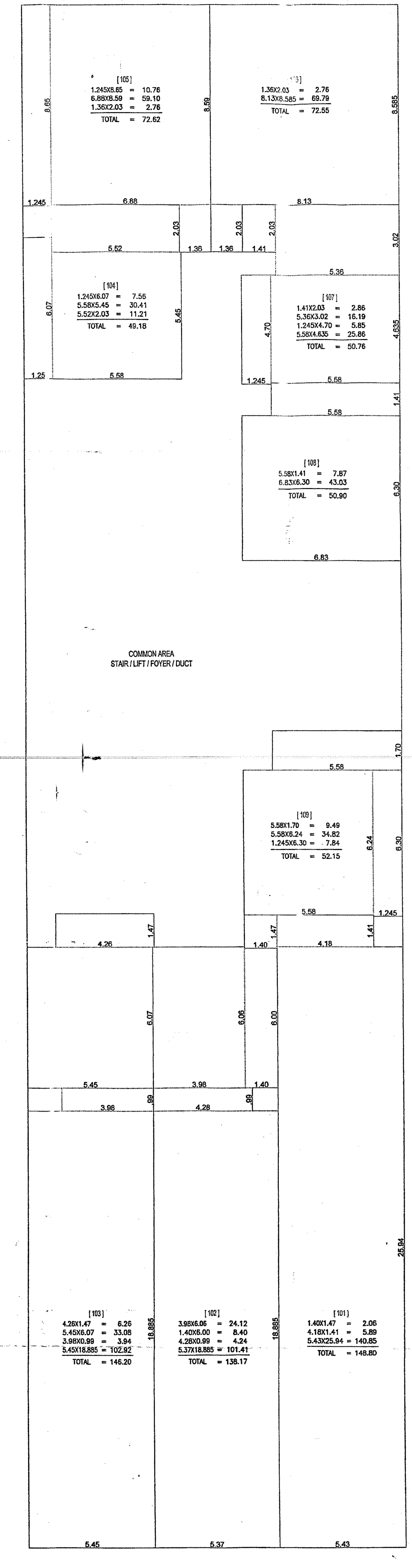
GROUND FLOOR PLAN



(GROUND FLOOR UNIT AREA CALCULATION)



(1ST FLOOR PLAN)



(1ST FLOOR UNIT AREA CALCULATION)

SCRUTINIZE COPY
TDO, BPSP, AMC

GR. & 1ST FLOOR PLAN

PLAN SHOWING PROP. HIGHRISE COMMERCIAL BUILDING ON F.P. NO: 64/5 OF T.P.S. NO: 51 (BODAKDEV-MAKARBA-VEJALPUR) DRAFT SANCTIONED, SUR. NO: 378/4 OF MOJE: JADHPUR, (OLD SUR. NO:1051+1055/5 OF MOJE: VEJALPUR) O.P. NO: 64/5, TAL.: VEJALPUR, DIST: AHMEDABAD.

SCALE – 1 : 200

ZONE AS PER RDP–2021:RESIDENTIAL–II(TWO)R2+TOZ(OVERLAY DUE TO BRTS)

USE OF CONSTRUCTION : COMMERCIAL (SHOPS & OFFICES).

BUILT UP AREA CALCULATION

GR., 1ST & 2ND FLOOR
16.25X66.54 = 1081.28 SQ.MT.

FSI AREA CALCULATION

GR. FLOOR
B.A. ON GR. FLOOR =1081.28
LESS

(A)	2X8.01X5.01	= 80.26	
(B)	3.31X9.15	= 30.29	
(C)	3.92X8.55	= 33.52	
(D)	2.50X2.86	= 7.15	
(E)	2.50X1.62	= 4.05	
(F)	1.48X5.83	= 8.63	
(G)	5.35X7.30	= 39.06	
(H)	3.08X2.57	= 7.92	
(I)	5.05X1.32	= 6.67	
(J)	4X0.95X1.35	= 5.13	
(K)	1.17X0.99	= 1.16	
(L)	0.90X0.99	= 0.89	
(M)	16.25X16.07	=261.14	= 485.87

NET FSI AREA ON GR. FLOOR = 595.41 SQ.MT.

FSI AREA CALCULATION

1ST FLOOR
B.A. ON 1ST FLOOR =1081.28
LESS

(A)	2X5.51X5.01	= 55.21	
(B)	1X3.31X9.15	= 30.29	
(C)	1X3.92X24.11	= 94.51	
(D)	1X3.08X2.57	= 7.92	
(E)	1X1.97X8.69	= 17.12	
(F)	1X5.05X1.32	= 6.67	
(G)	5X0.95X1.35	= 6.41	
(H)	2X1.17X0.99	= 2.32	
(I)	1X0.90X0.99	= 0.89	
(J)	1X1.25X5.83	= 7.29	
(K)	1X4.97X7.30	= 36.28	= 264.91

NET FSI AREA ON 1ST FLOOR = 816.37 SQ.MT.

BUILT UP AREA CALCULATION

H.P. & RAMP (PARKING) (G.F.)
16.25X16.07 = 261.14 SQ.MT.
SOLID PLINTH (SHOPS) (G.F.)
1081.28–261.14 = 820.14 SQ.MT.

UNIT AREA TABLE

FLOOR	UNIT NO.	UNIT AREA
GROUND FLOOR	001	146.81
	002	146.27
	003	146.60
	004	63.45
	005	61.67

UNIT AREA TABLE

FLOOR	UNIT NO.	UNIT AREA
1ST FLOOR	101	148.80
	102	138.17
	103	146.20
	104	49.18
	105	72.62
	106	72.55
	107	50.76
	108	50.90
	109	52.15

સરકારશ્રીના નોટીફીકેશન ક્રમાંક :-GH/V/321 OF 2015/DVP-112015-2086-L તા.૦૪/૧૨/૨૦૧૫ મુજબ LOCAL AREA PLAN ને સરકારશ્રી દ્વારા મંજુરી મળ્યા બાદ LOCAL AREA PLAN અન્વયે જે કોઇ નિર્ણય લેવામાં આવશે, તે અરજદારશ્રી ને બંધનકર્તા રહેશે. તે મુજબ વર્તવા અરજદારે રજુ કરેલ નોટરાઇઝ બાંહેધરી તા. 11/07/2016 ને આધિન

SCHEDULE OF OPENING

DOOR	WINDOWS	VENT
D =1.20X2.15	W =6.75X1.35	V =0.60X0.60
D1=0.90X2.15	W1=4.75X1.35	
D2=0.75X2.15	W2=3.35X1.35	W3=0.90X1.20

FPD=FIRE PROOF DOOR (2Hr. FIRE RESISTANCE)

STAIR DETAILS:-

WIDTH = 2.10 M
TREAD = 0.30 M
RISER = 0.15 M

COLOUR NOTE:-

ROAD / RAMP
PROP. WORK
PROP.DRAINAGE

MILAP CHOKSHI
B.E. CIVIL
CW : 0210041017R, DATE 06/08/2015
C.O.W. SHANTIKUNJ SOC., MANINAGAR, A'BAD.

KINAL D. SONI B.E. (CIVIL)
C 28, Sudarshan Tower,
Nr. Nirant Park, Sun-N-Step Road.
Thaltej, AHMEDABAD - 380059.
LIC No. A.M.C. ER-0804040821 R1
ENGINEER

NIKUNJ D. SHAH (B.E.CIVIL)
105/T, SHRINAND NAGAR-2,
STRUCTURAL ENGINEER

OWNER

BINORI BUILDCON
MAULIKBHAI PARTNER
TOP FLOOR, SHILP ARON,
OPP. INDUCTOTHERM, BOPAL,
AHMEDABAD
DATE: 2015
DEVELOPER

RESPONSIBILITY (G.D.C.R.- 3.5(b)) :- ACCEPTANCE OF ANY STATEMENT, APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES, IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORT AND LOCAL ACTS.

LIABILITY (G.D.C.R.-5.4) :- NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL CONTINUE TO BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS WHATSOEVER THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

Ahmedabad Municipal Corporation
Zone: New West

AUTHORITY