

Adj.F.P.NO.2/5
105.19

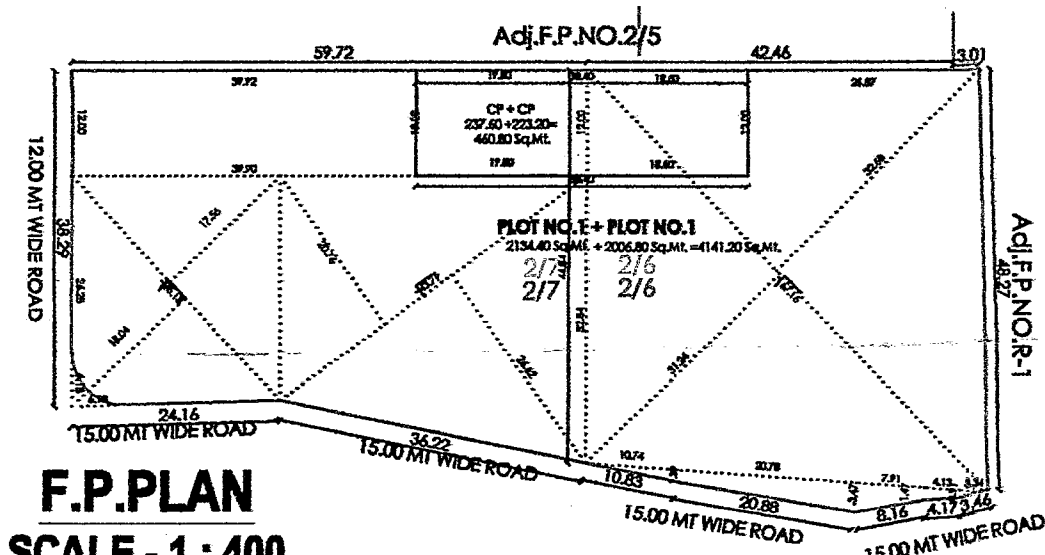
12.00 MT WIDE ROAD

DRAINAGE PLAN
SCALE - 1 : 100

Adj.F.P.NO.2/5
105.19

12.00 MT WIDE ROAD

SITE PLAN
SCALE - 1 : 100



Adj.F.P.NO.2/5
105.19

12.00 MT WIDE ROAD

GROUND FLOOR PLAN - 49 SHOPS (COMMERCIAL)
SCALE - 1 : 100

DRAINAGE LEGEND:
 I.C. - INVERT CHAMBER
 H.C. - HOUSE CHAMBER
 M.H. - MAN HOLE
 R.W.P. - RAIN WATER PIPE
 H.W. - HOUSE WATER
 S.O. - SINK OFFSET

COMMERCIAL			
SHOP NO.	BUILT UP (SQ. MT.)	CARPET (SQ. MT.)	TERRACE (SQ. MT.)
1	16.91	14.77	1.14
2	12.00	11.00	1.00
3	12.00	11.00	1.00
4	12.00	11.00	1.00
5	12.00	11.00	1.00
6	12.00	11.00	1.00
7	12.00	11.00	1.00
8	12.00	11.00	1.00
9	12.00	11.00	1.00
10	12.00	11.00	1.00
11	12.00	11.00	1.00
12	12.00	11.00	1.00
13	12.00	11.00	1.00
14	12.00	11.00	1.00
15	12.00	11.00	1.00
16	12.00	11.00	1.00
17	12.00	11.00	1.00
18	12.00	11.00	1.00
19	12.00	11.00	1.00
20	12.00	11.00	1.00
21	12.00	11.00	1.00
22	12.00	11.00	1.00
23	12.00	11.00	1.00
24	12.00	11.00	1.00
25	12.00	11.00	1.00
26	12.00	11.00	1.00
27	12.00	11.00	1.00
28	12.00	11.00	1.00
29	12.00	11.00	1.00
30	12.00	11.00	1.00
31	12.00	11.00	1.00
32	12.00	11.00	1.00
33	12.00	11.00	1.00
34	12.00	11.00	1.00
35	12.00	11.00	1.00
36	12.00	11.00	1.00
37	12.00	11.00	1.00
38	12.00	11.00	1.00
39	12.00	11.00	1.00
40	12.00	11.00	1.00
41	12.00	11.00	1.00
42	12.00	11.00	1.00
43	12.00	11.00	1.00
44	12.00	11.00	1.00
45	12.00	11.00	1.00
46	12.00	11.00	1.00
47	12.00	11.00	1.00
48	12.00	11.00	1.00
49	12.00	11.00	1.00

WING - A			
UNIT NO.	BUILT UP (SQ. MT.)	CARPET (SQ. MT.)	TERRACE (SQ. MT.)
A-101	30.25	42.25	30.25
A-102	45.15	39.80	32.71
A-103	45.15	39.80	32.71
A-104	47.86	42.47	47.86
A-201 TO B01	50.25	44.00	50.25
A-202 TO B02	45.15	39.80	45.15
A-203 TO B03	45.15	39.80	45.15
A-204 TO B04	47.86	42.47	47.86
A-301	30.25	42.25	1.42
A-302	45.15	39.80	1.42
A-303	45.15	39.80	1.42
A-304	47.86	42.47	1.42

WING - B			
UNIT NO.	BUILT UP (SQ. MT.)	CARPET (SQ. MT.)	TERRACE (SQ. MT.)
B-101	30.25	42.25	13.34
B-102	47.86	42.46	10.12
B-103	50.00	43.82	10.12
B-104	47.86	42.46	10.12
B-201 TO B01	50.25	44.00	50.25
B-202 TO B02	47.86	42.46	47.86
B-203 TO B03	50.00	43.82	50.00
B-204 TO B04	47.86	42.46	47.86
B-301	30.25	42.25	1.42
B-302	47.86	42.46	1.42
B-303	45.41	42.58	43.28

WING - C			
UNIT NO.	BUILT UP (SQ. MT.)	CARPET (SQ. MT.)	TERRACE (SQ. MT.)
C-101	30.25	42.25	13.34
C-102	47.86	42.46	10.12
C-103	50.00	43.82	10.12
C-104	47.86	42.46	10.12
C-201 TO B01	50.25	44.00	50.25
C-202 TO B02	47.86	42.46	47.86
C-203 TO B03	50.00	43.82	50.00
C-204 TO B04	47.86	42.46	47.86
C-301	30.25	42.25	1.42
C-302	47.86	42.46	1.42
C-303	45.41	42.58	43.28

WING - D			
UNIT NO.	BUILT UP (SQ. MT.)	CARPET (SQ. MT.)	TERRACE (SQ. MT.)
D-101	30.25	42.25	13.34
D-102	47.86	42.46	10.12
D-103	50.00	43.82	10.12
D-104	47.86	42.46	10.12
D-201 TO B01	50.25	44.00	50.25
D-202 TO B02	47.86	42.46	47.86
D-203 TO B03	50.00	43.82	50.00
D-204 TO B04	47.86	42.46	47.86
D-301	30.25	42.25	1.42
D-302	47.86	42.46	1.42
D-303	45.41	42.58	43.28

WING - E			
UNIT NO.	BUILT UP (SQ. MT.)	CARPET (SQ. MT.)	TERRACE (SQ. MT.)
E-101	30.25	42.25	13.34
E-102	47.86	42.46	10.12
E-103	50.00	43.82	10.12
E-104	47.86	42.46	10.12
E-201 TO B01	50.25	44.00	50.25
E-202 TO B02	47.86	42.46	47.86
E-203 TO B03	50.00	43.82	50.00
E-204 TO B04	47.86	42.46	47.86
E-301	30.25	42.25	1.42
E-302	47.86	42.46	1.42
E-303	45.41	42.58	43.28

WING - F			
UNIT NO.	BUILT UP (SQ. MT.)	CARPET (SQ. MT.)	TERRACE (SQ. MT.)
F-101	30.25	42.25	6.90
F-102	45.41	42.58	2.77
F-103	50.00	43.82	5.54
F-104	47.86	42.46	2.92
F-105	30.25	42.25	2.92
F-106	30.25	42.25	5.54
F-201 TO B01	50.25	44.00	50.25
F-202 TO B02	45.41	42.58	45.41
F-203 TO B03	50.00	43.82	50.00
F-204 TO B04	47.86	42.46	47.86
F-301 TO B05	30.25	42.25	1.16
F-302	45.41	42.58	1.16
F-303	50.00	43.82	1.16
F-304	47.86	42.46	1.08
F-305	30.25	42.25	1.08
F-306	30.25	42.25	1.16

NAME OF WORK :- AFFORDABLE HOUSING SCHEME
1/4

TOTAL PLOT AREA = 4602.00 SQ.MT.				
COMMON PLOT AREA = 463.92 SQ.MT.				
NET PLOT AREA = 4138.08 SQ.MT.				
FLOOR	PROPOSED BUILT UP	LESS IN F.S.I. BUILT	DUCT IN F.S.I. BUILT	F.S.I. BUILT UP AREA
BASEMENT	1879.58	1879.58	—	—
GROUND FL.	1943.32	1297.04	—	646.28
FIRST FL.	1691.81	359.40	—	1332.41
SECOND FL.	1622.90	290.49	—	1332.41
THIRD FL.	1622.90	290.49	—	1332.41
FOURTH FL.	1622.90	290.49	—	1332.41
FIFTH FL.	1622.90	290.49	—	1332.41
SIXTH FL.	1767.53	435.12	—	1332.41
SEVENTH FL.	1622.90	290.49	—	1332.41
EIGHTH FL.	1767.53	435.12	—	1332.41
NINTH FL.	1401.73	289.04	—	1112.69
STAIR RM.	316.59	316.59	—	—
TOTAL	18882.59	6464.34	—	12418.25
F.S.I. USED = F.S.I. BUILT UP = 12418.25 = 2.894 < 2.70				

OWNER
M/S.PANCHAM REALITY
PANCHAM REALITY
Doopriya Kumari
PARTNER

ENGINEER:-
Ashish R. Mehta
Consulting Civil Engineer
"Pushpan", 1-Vidyanagar,
Closed Street, RAJKOT
R.M.C. Lic. No. EOR-1377

STRU.ENGINEER:-
ASHVIN LODHIYA
Structural Engineer
RMC L. No. 44, RUDA L. No. 38
Rajkot, Ph. 2446051

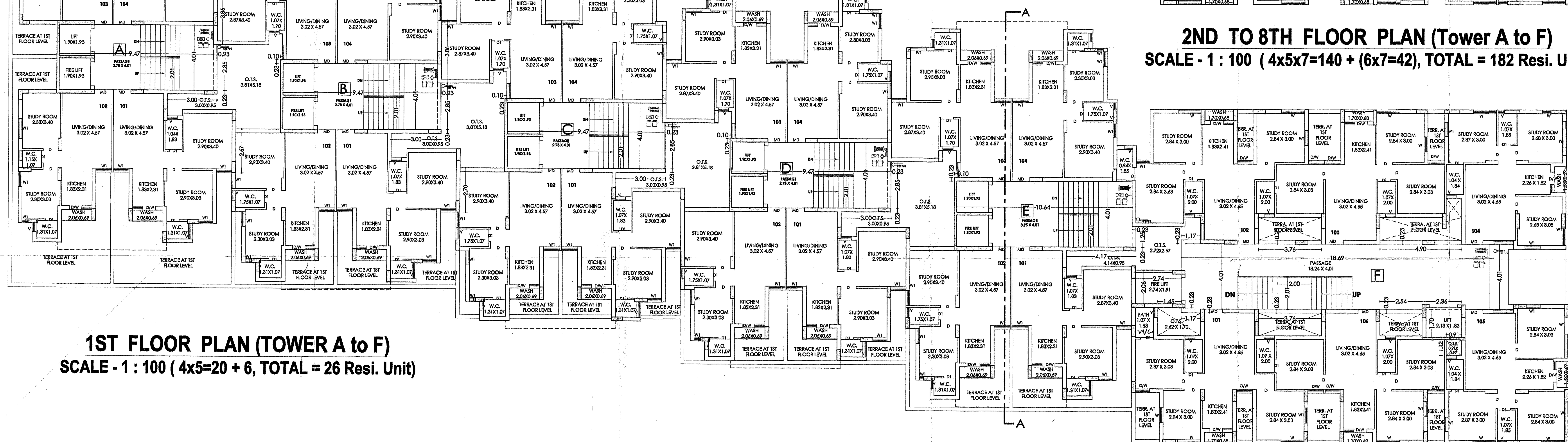
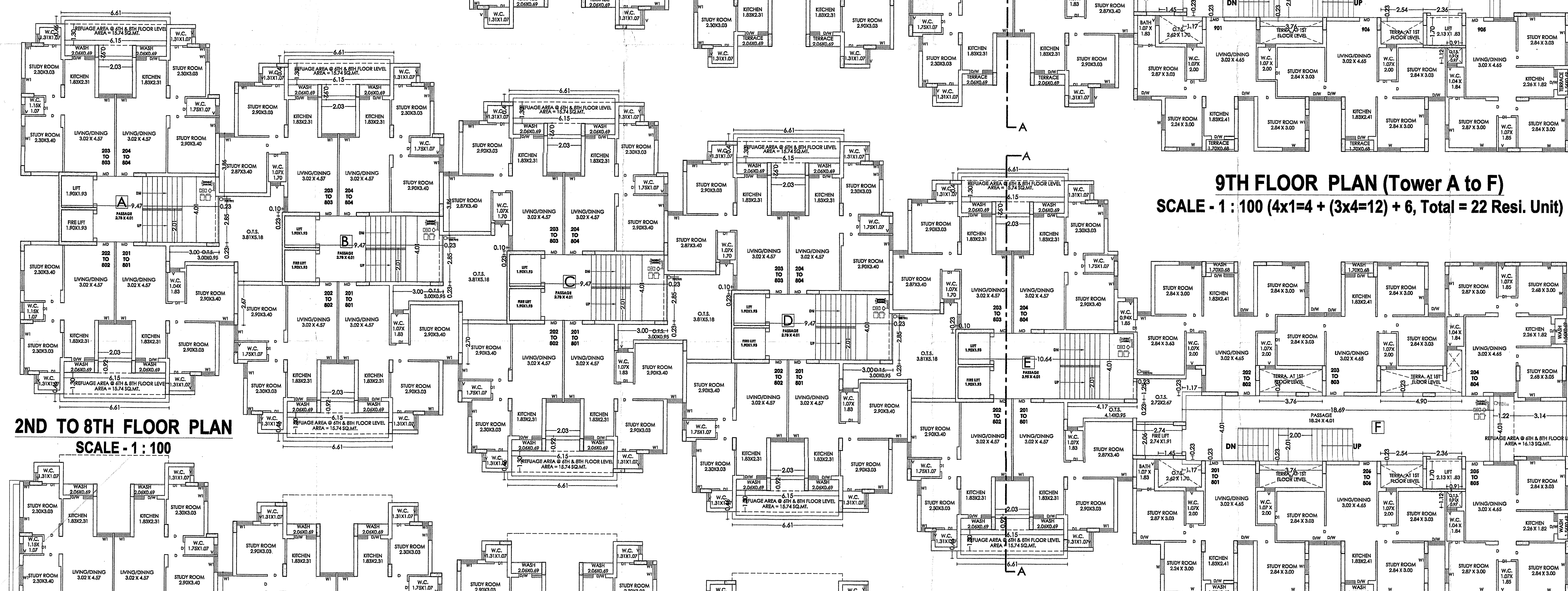
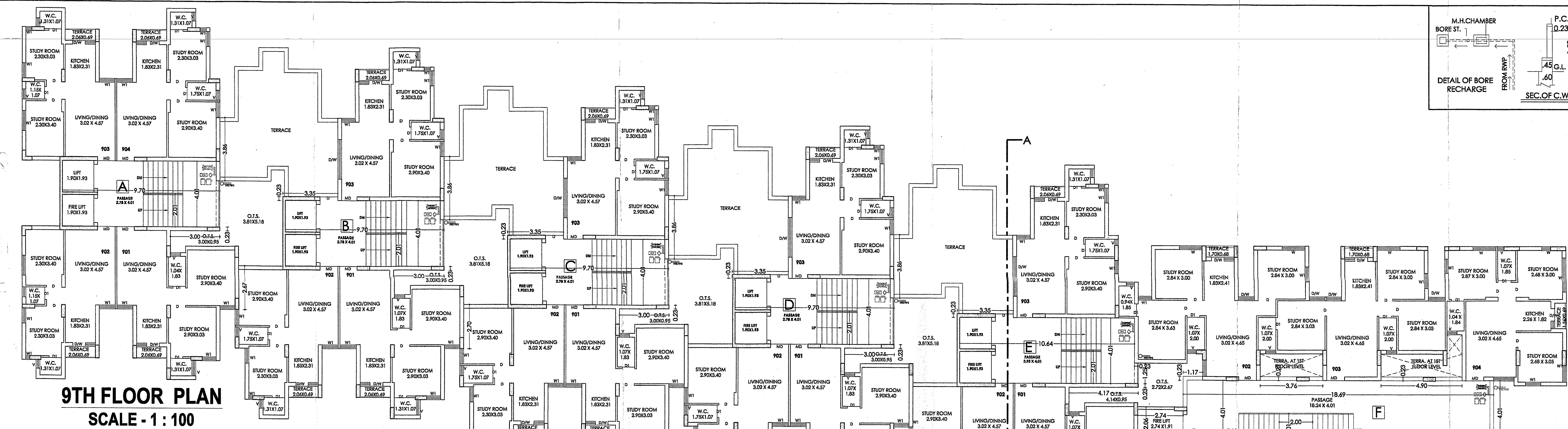
AUTHORITY

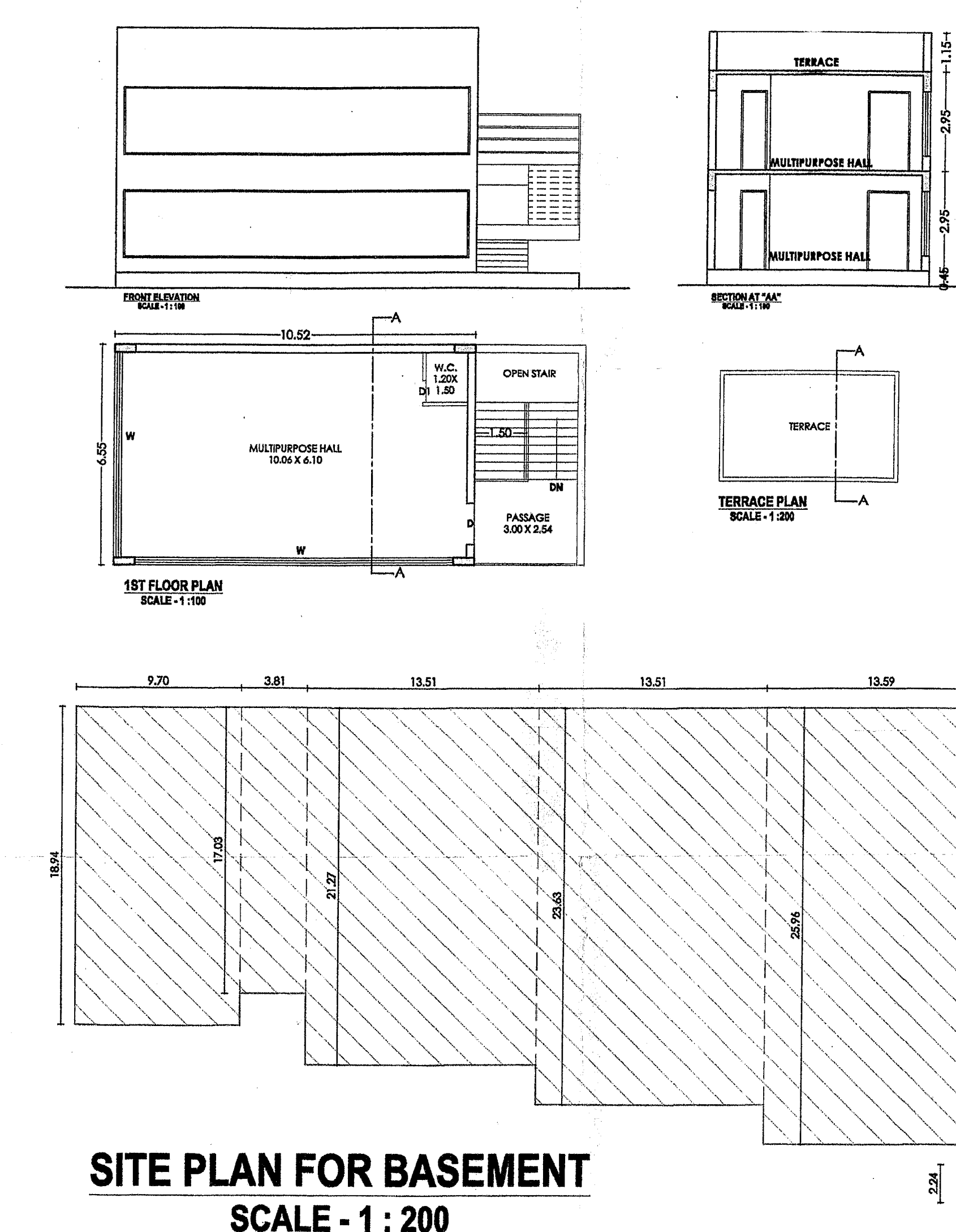
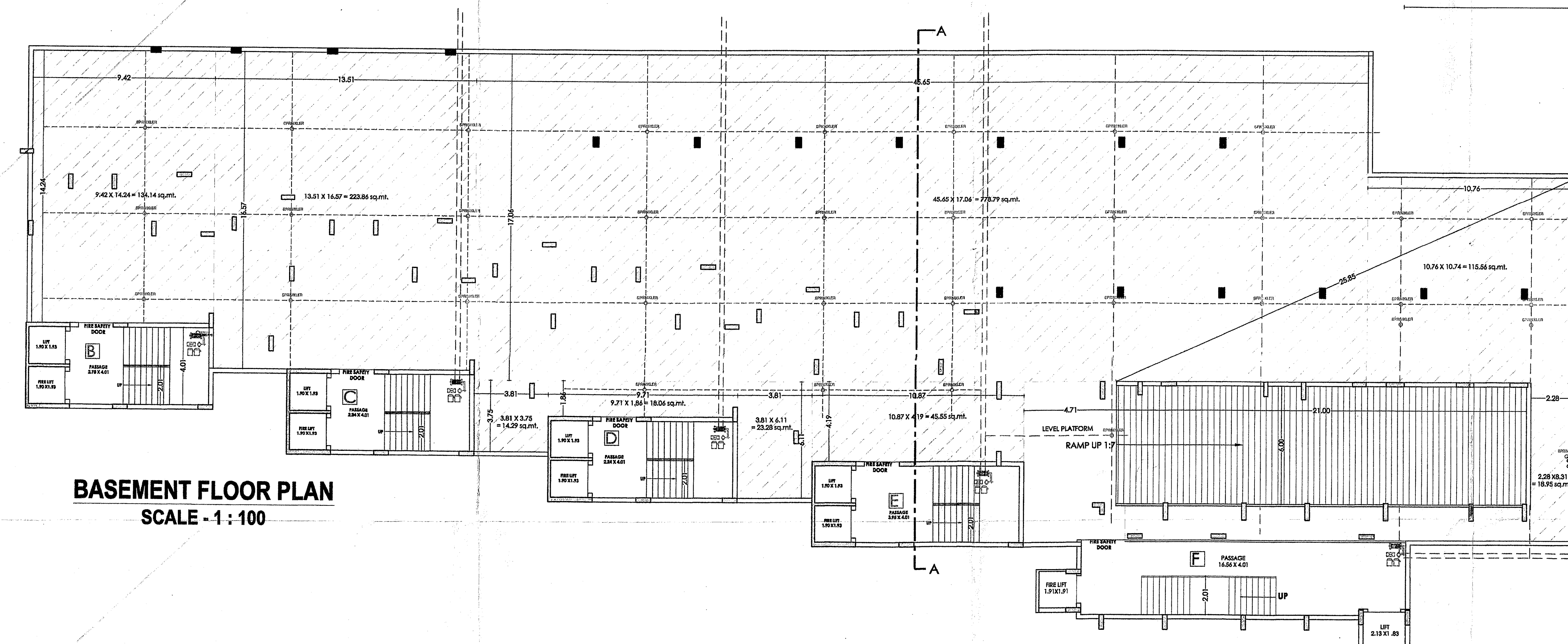
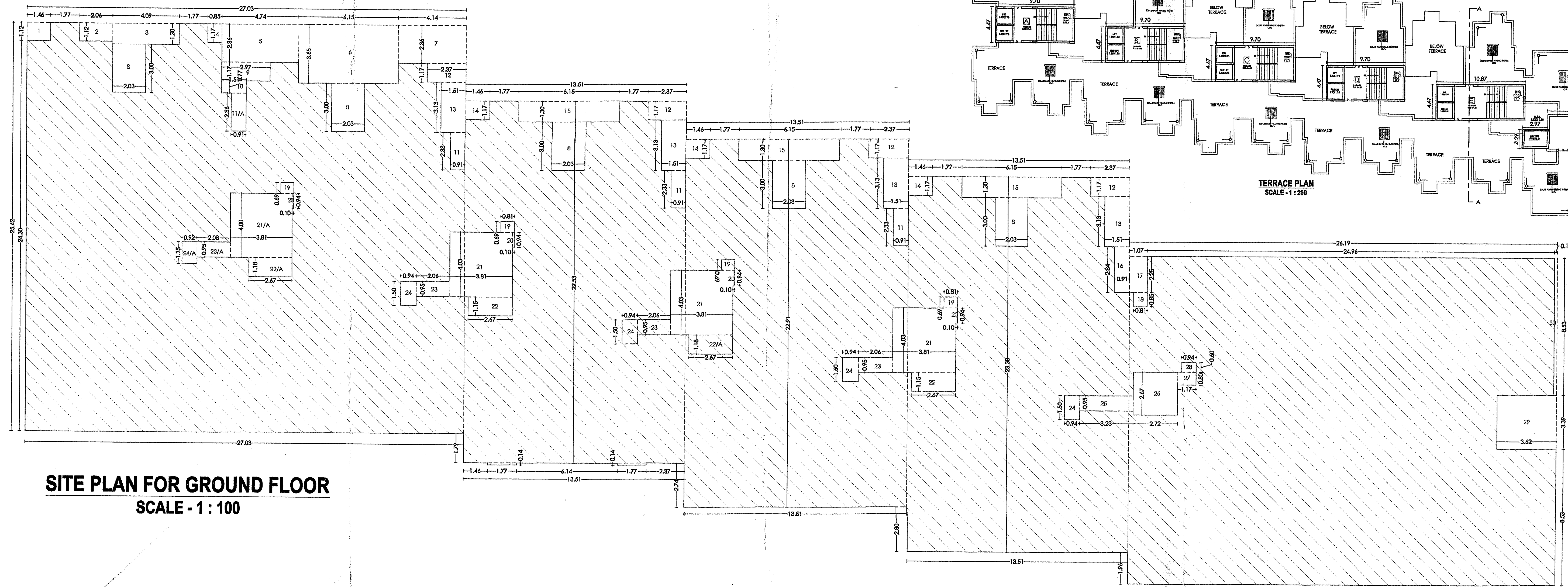
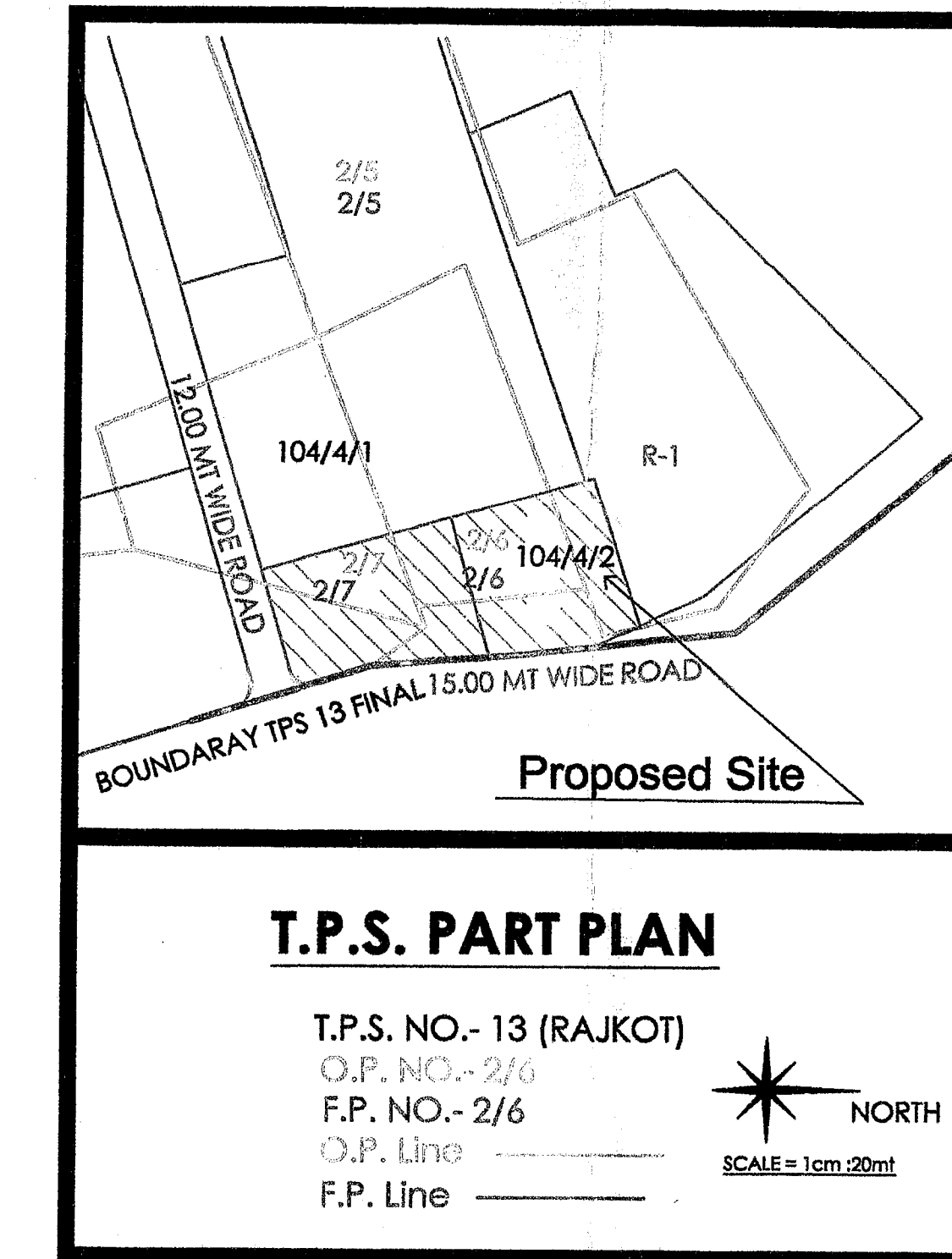
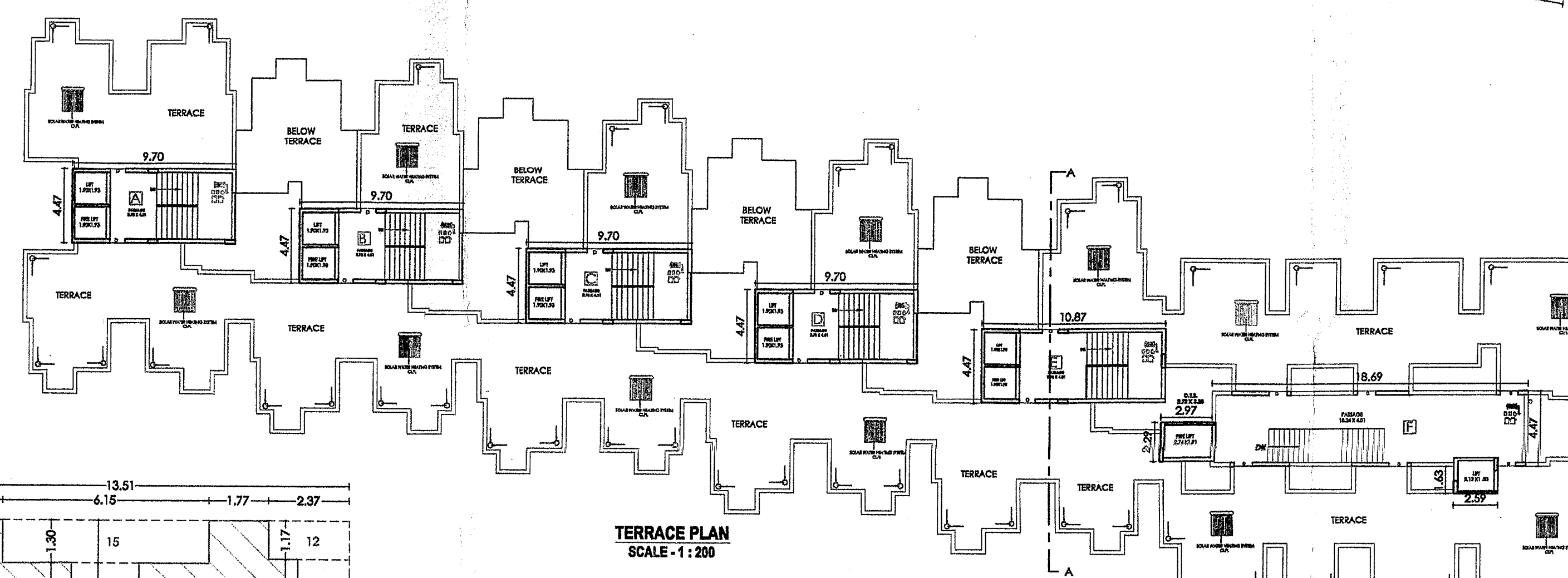
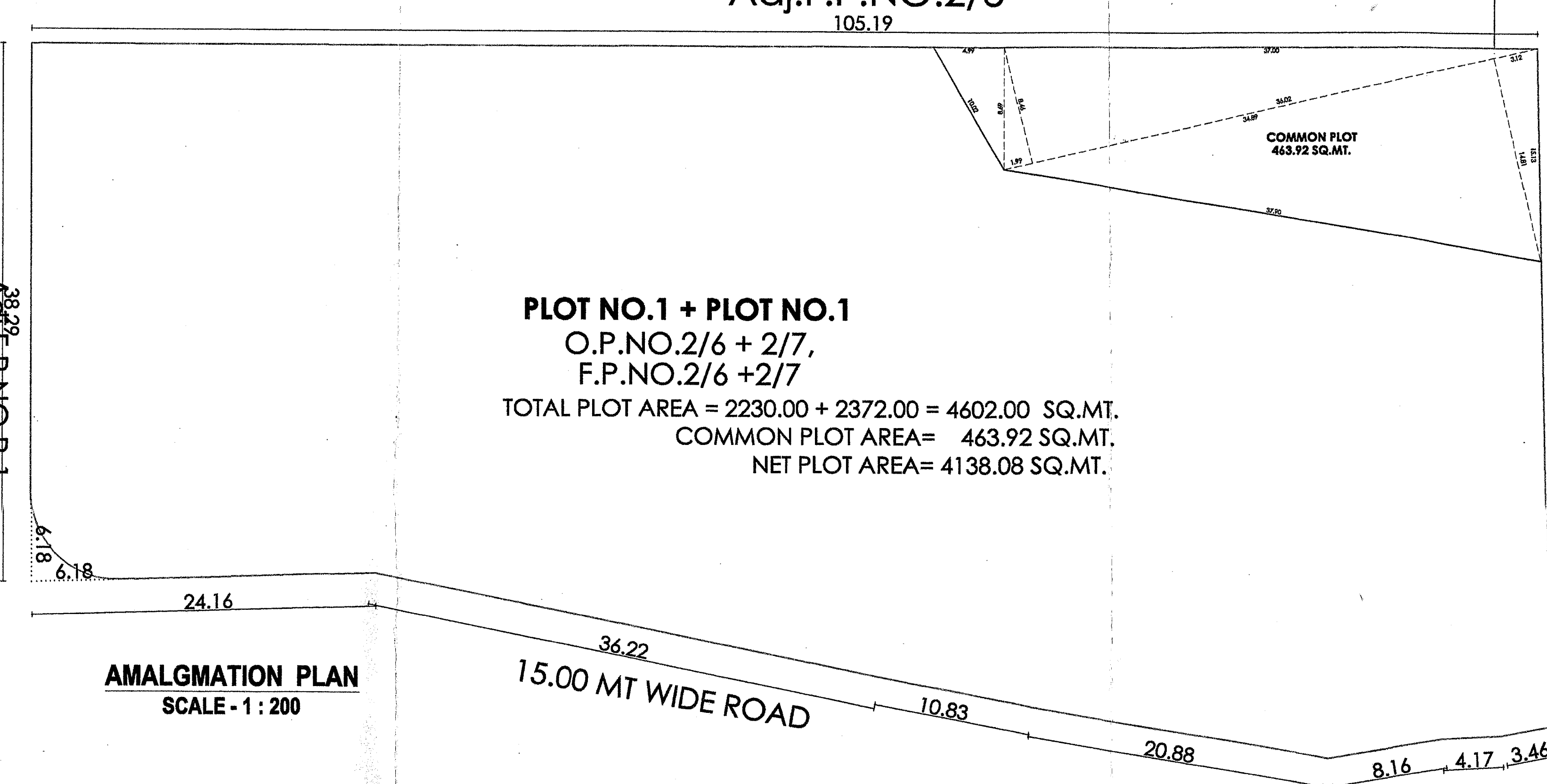
THE Boundaries of Plot
shown on this plan are subject
to change and alteration by the
Town Planning Officer - T.P.O.
Rajkot, Kutch

OWNER'S COPY
APPROVED
S.H.
AS-ARE ASST. TOWN PLANNER
Rajkot Municipal Corporation

89.6.4.143 2.4.1. 57
25/01/2021 14/10/2021

SHEET NO.-1 /4



[illegible]

The Boundaries of Plot

~~REDACTED~~
shown on this plan are subject
to change and alteration by the
Zone Planning Officer - P.
Nehru, Delhi.

જામીન : આ જામીન સામેલ વર્ગીકરણ ૧૦૪/૧
વિસ્તાર ૮૮૦૦ ચોરસ ફીટ પાનસાઈ
કાલિયુતવામાં કાલોની આગિન
રેલિયે આ બંદુલી સોનામાં આવેલ છે.

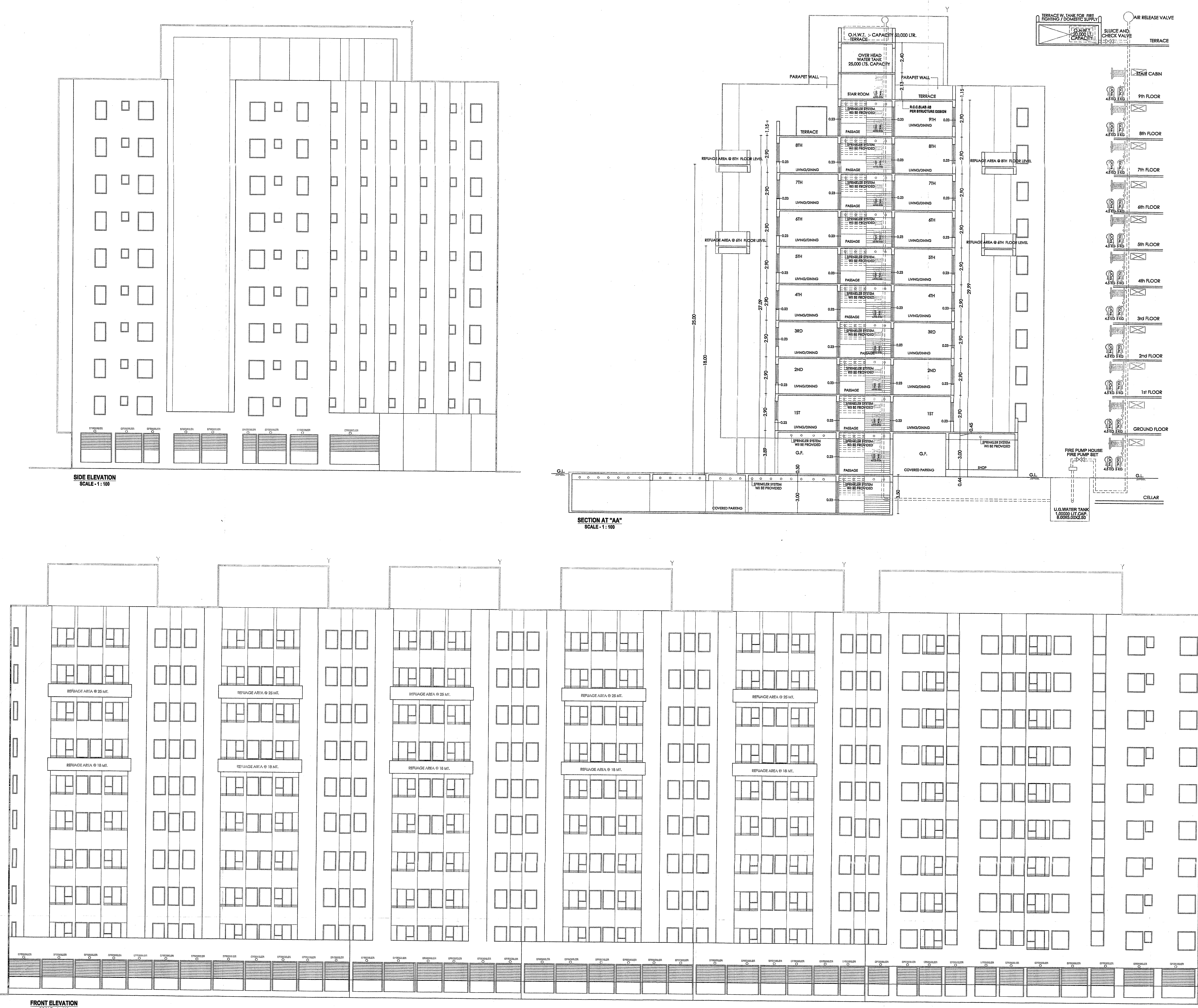
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APPROVED

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AE-AE ASST. TOWN PLANNER
Rajkot Municipal Corporation



84.8.1. 143	2.2.1. 57
dd. 25/01/2021	dd. 14/10/2021



NAME OF WORK :- AFFORDABLE HOUSING SCHEME 4/4
(Dwelling -3-Mixed Development)
Proposed High Rise (30. M height) Commercial+Residential Building Plan For
OWNER :- M/S.PANCHAM REALITY
PARTNER'S SHRI DIPAK PARSOTTAMBHAI UNDAKAT OTHERS
USE OF BUILDING :- HIGH RISE (30 M HEIGHT) COMMERCIAL + RESIDENTIAL
(Dwelling -3-Mixed Development)
(COMM. SHOP = 49 - RESI. UNIT - 2 BHK = 176 & 3BHK = 54)

TYPE OF BUI. :- FRAME STRUCTURE
LOCATION :- OLD MORBI ROAD, RAJKOT ELE. WARD NO:- 4 (EAST ZONE)
R.S.NO.104/4/P/2 + 104/4/P/1, PLOT NO.1
T.P.S.NO.13, O.P.NO.2/6 + 2/7, F.P.NO.2/6 +2/7

SCALE :- 1:100

SCHEDULE	LEGEND
M=1.07X2.00	PLOT BOUNDARY
D=0.75X2.00	PROPOSED WORK
D1=0.75X2.00	DRAINAGE WORK
W=2.20 X1.20	STAIR DETAIL
W1=1.50X1.20	RESIDENCE
W2=0.90X1.00	W.C./BATH=2.00
V=0.60X0.40	TRASH=2.00
R.S. = 2.40 X 2.40	RISER=0.16

OWNER
M/S.PANCHAM REALITY
PANCHAM REALITY
PARTNER

PARTNER'S SHRI DIPAK PARSOTTAMBHAI UNDAKAT OTHERS
ENGINEER:- Ashish R. Mehta
Ashish R. Mehta
Consulting Civil Engineer
"Pushpan", 1-Vidhyanager,
Closed Street, RAJKOT
R.M.C. Lic. No. EOR-1377

STRUCTURAL ENGINEER:- ASHVINI LODHIYA
Ashvin Lodhiya
Structural Engineer
Sparkle Complex, 2nd Floor,
Ring L. No. 44, RUDA L. No. 39
RAJKOT, Ph. : 2488951

AUTHORITY
The Bounding of Plot
is subject to the plan and approval by the
Planning Officer, P. P.
Sanitation, Rajkot.

OWNERS COPY APPROVED
ASST. TOWN PLANNER
Rajkot Municipal Corporation

FRONT ELEVATION
SCALE - 1:100

SIDE ELEVATION
SCALE - 1:100

SECTION AT "AA"
SCALE - 1:100

LEGEND
1. FIRE HYDRANT SYSTEM PIPE MAIN
2. SINGEL HEADED HYDRANT VALVE
3. SLUCE VALVE
4. TWINWAY SHAMES CONNECTION
5. RISE OR DROP
6. NON RETURN VALVE
7. REDUCER
8. FIRE HOUSE BOX
9. HOSE REEL HOSE
10. D.C.P. 800.2
11. HYDRANT VALVE