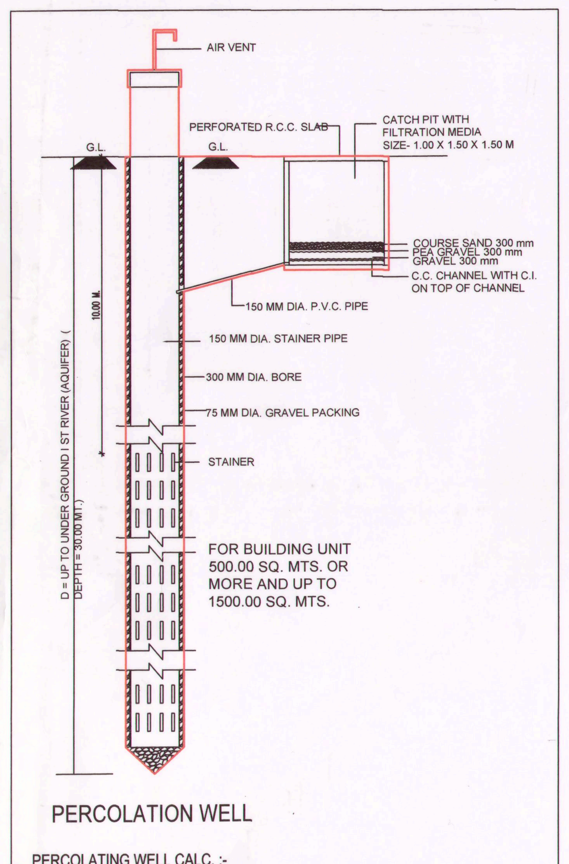
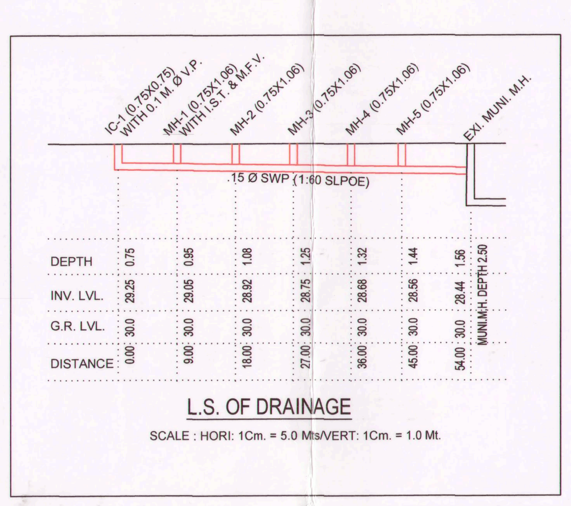
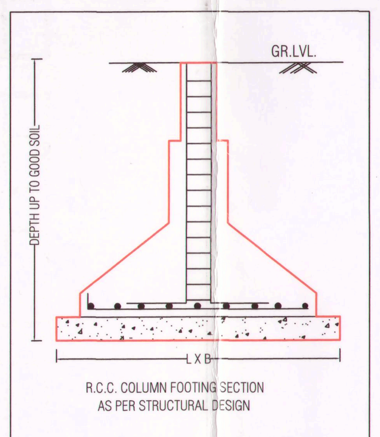


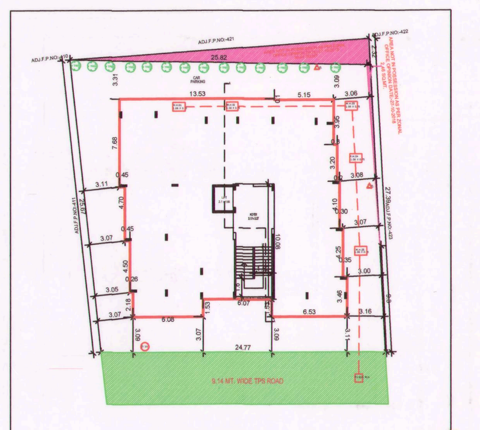
PERCOLATING WELL CALC.:-
TOTAL PLOT AREA = 675.58 SQ.MT.
REQUIRED 500.00 SQ.MT. TO 1500.00 SQ.MT.=1 P.W.
PROVIDED = 1 P.W.



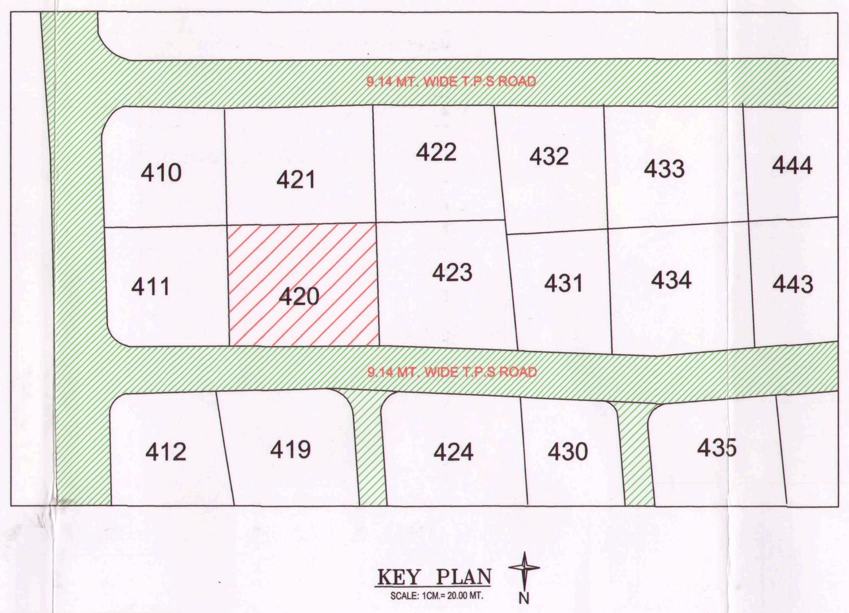
L.S. OF DRAINAGE



STRUCTURAL DETAILS



SITE PLAN
SCALE 1CM = 4 MT.



KEY PLAN

GENERAL NOTES:-

- IT CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME AND DIMENSIONS OF SIDES SPACE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA OF PLOT SO WORKED TELLIES WITH THE AREA STATED IN DOCUMENT OF TPS RECORED
- ENGINEER IS RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR 2017 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN .
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR 2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE OF THE CLAUSE NO. 21.1.12 , 21.1.14 AND 22.6 OF CGDCR-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGCDR 2017
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR 2017.
- THE STRUCTUE OF THE BUILDING IS DESIGNED OF THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NACESSARY ACTION SHALL BE TAKEN FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR 2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR 2017.
- TREE PALNTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.6 OF CGDCR 2017.

PARKING AREA TABLE RESIDENTIAL IN SQ.MT.		
REQ. PARKING @ 20% OF USED RESI. F.S.I. USED F.S.I. = 1548.30 SQ.MT. REQ. PARKING = 1548.30 X 20 % = 309.66 SQ.MT.		
VEHICAL	REQ. AREA	GROUND FL.
CAR PARKING AREA @ 50 %	154.83 SQ.MTS.	272.72 SQ.MTS.
OTHER'S PARKING AREA @ 40 %	123.86 SQ.MTS.	175.49 SQ.MTS.
VISITOR'S PARKING AREA @ 10 %	30.97 SQ.MTS.	51.73 SQ.MTS.
TOTAL PARKING	309.66 SQ.MTS.	499.94 SQ.MTS.

CAR PARKING AREA CALC.
CAR PARKING
(C1) 10.46 + 9.90 /2 X 26.79 = 272.72

OTHERS PARKING AREA CALC.
(O1) 7.87 + 7.11 / 2 X 14.27 = 106.88
(O2) 1.53 + 1.50 / 2 X 9.29 = 14.07
(O3) 4.80 + 5.09 / 2 X 11.03 = 54.54
TOTAL = 175.49

VISITOR PARKING AREA CALC.
(V1) 4.62+ 4.88 / 2 X 10.89 = 51.73

TREE PLANTATION CALC.			
PLOT AREA 200 SQ.MT. = 5 TREE REQ.			
PLOT AREA :-		675.58	SQ. MT.
675.58 / 200 X 5	=	16.88	TREE
SAY	=	17	TREE
PROVIDED	=	17	(TREE)

PERCOLATING WELL CALC. :- PW
TOTAL PLOT AREA = 675.58 SQ.MT.
REQUIRED 500.00 SQ.MT. TO 1500.00 SQ.MT.=1 P.W.
PROVIDED = 1 P.W.

REQ. COMMUNITY BIN
REQUIRED : 1 UNIT / 1 BIN OF 10 LITERS CAPACITY. TOTAL UNIT = 1 X 15 = 150.00 / 80 LIT. = 1.88 NOS REQ. : 1 NOS PROVIDED 2 NO.S OF 80 LIT.

AREA TABLE					
FLOOR	UNIT NO.	PER UNIT BUILT-UP AREA	RERA CARPET AREA	RERA BALC. AREA	RERA WASH AREA
1st FLOOR	101	96.99	84.86	4.09	5.15
	102	97.70	85.45	5.99	2.40
	103	113.84	103.41	3.71	2.11
2nd FLOOR	201	96.99	84.86	4.09	5.15
	202	97.70	85.45	5.99	2.40
	203	113.84	103.41	3.71	2.11
3rd FLOOR	301	96.99	84.86	4.09	5.15
	302	97.70	85.45	5.99	2.40
	303	113.84	103.41	3.71	2.11
4th FLOOR	401	96.99	84.86	4.09	5.15
	402	97.70	85.45	5.99	2.40
	403	113.84	103.41	3.71	2.11
5th FLOOR	501	96.99	84.86	4.09	5.15
	502	97.70	85.45	5.99	2.40
	503	113.84	103.41	3.71	2.11

CARPET AREA CALC. AT 1st TO 5TH FL. RERA
UNIT NO:-101,201,301,401,501
(1) 4.03 X 2.29 = 09.23
(2) 5.95 X 5.98 = 35.58
(3) 3.17 X 1.46 = 04.63
(4) 3.05 X 1.53 = 04.67
(5) 2.80 X 2.18 = 06.10
(6) 3.05 X 4.50 = 13.73
(7) 3.50 X 3.12 = 10.92
TOTAL = 84.86
WASH & BALCONY
(8) 2.78 X 1.47 (BAL.) = 4.09
(9) 3.50 X 1.47 (WASH) = 5.15
TOTAL = 9.24

CARPET AREA CALC. AT 1st TO 5TH FL. RERA
UNIT NO:-102,202,302,402,502
(1) 3.17 X 6.35 = 20.13
(2) 1.67 X 4.92 = 08.22
(3) 2.57 X 6.35 = 16.32
(4) 4.02 X 4.17 = 16.76
(5) 1.76 X 5.65 = 09.94
(6) 3.05 X 1.10 = 03.36
(7) 2.87 X 1.10 = 03.16
(8) 4.20 X 1.80 = 07.56
TOTAL = 85.45
WASH & BALCONY
(9) 1.67 X 1.44 (WASH) = 2.40
(10) 4.02 X 1.49 (BAL.) = 5.99
TOTAL = 8.39

CARPET AREA CALC. AT 1st TO 5TH FL. RERA
UNIT NO:-103,203,303,403,503
(1) 5.15 X 4.07 = 20.96
(2) 5.45 X 3.20 = 17.44
(3) 1.59 X 1.69 = 02.69
(4) 5.65 X 4.10 = 23.17
(5) 4.57 X 2.67 = 12.20
(6) 1.34 X 4.69 = 06.28
(7) 1.50 X 3.28 = 04.92
(8) 3.11 X 1.47 = 04.57
(9) 3.46 X 3.23 = 11.18
TOTAL = 103.41
WASH & BALCONY
(10) 1.39 X 2.67 (BAL.) = 3.71
(11) 1.50 X 1.41 (WASH) = 2.11
TOTAL = 5.82

UNIT B.A AREA CALC. AT 1st TO 5TH FL.
UNIT NO:-101,201,301,401,501
(1) 7.64 x 2.34 = 17.88
(2) 6.78 x 2.41 = 16.34
(3) 6.33 x 4.53 = 28.67
(4) 6.08 x 2.14 = 13.01
(5) 2.79 x 7.56 = 21.09
TOTAL = 96.99

UNIT B.A AREA CALC. AT 1st TO 5TH FL.
UNIT NO:-102,202,302,402,502
(1) 0.45 X 7.68 = 03.46
(2) 7.64 X 7.62 = 58.22
(3) 2.04 X 7.57 = 15.44
(4) 3.23 x 5.82 = 18.80
(5) 1.64 x 1.86 = 03.05
(6) -1.22 x 1.04 = -01.27
TOTAL = 97.70

UNIT B.A AREA CALC. AT 1st TO 5TH FL.
UNIT NO:-103,203,303,403,503
(1) 0.17 x 0.1 = 00.02
(2) 5.32 x 3.95 = 21.01
(3) 5.62 x 3.20 = 17.98
(4) 1.59 x 1.86 = 02.96
(5) 5.83 x 0.43 = 02.51
(6) 5.77 x 3.67 = 21.18
(7) 6.07 x 4.25 = 25.80
(8) 6.42 x 1.93 = 12.39
(9) 6.53 x 1.53 = 09.99
TOTAL = 113.84

BUILT UP AREA CALC. AT GROUND TO 5th FLOOR
19.83 X 19.06 = 377.96
LESS:-
(01) 1.15 X 2.18 = 2.51
(02) 0.90 X 4.50 = 4.05
(03) 0.45 X 4.70 = 2.12
(04) 5.15 X 0.10 = 0.52
(05) 1.15 X 3.95 = 4.54
(06) 0.85 X 3.20 = 2.72
(07) 0.65 X 4.10 = 2.67
(08) 0.35 X 4.25 = 1.49
(09) 6.07 X 1.53 = 9.29
TOTAL LESS :- = 29.91
NET B.A. = 348.05

BUILT UP AREA CALC. AT STAIR CABIN
5.44 X 10.08 = 54.84
LESS:-
(01) 1.74 X 0.12 = 0.21
(02) 0.99 X 7.56 = 7.48
(03) 0.82 X 3.03 = 2.48
TOTAL LESS = 10.17
TOTAL = 44.67

BUILT UP AREA CALC. L.M.R. & O.H.W.T
5.44 X 2.52 = 13.71
3.63 X 4.58 = 16.63
LESS:-
(01) 1.74 X 0.12 = 0.21
TOTAL = 30.13

F.S.I AREA CALC. AT TYPICAL 1 TO 5th. FLOOR PLAN
NET B.A ON 1ST. TO 5TH. FL. = 348.05
LESS:-
(A) 2.04 X 2.40 = 04.90
(B) 3.17 X 5.28 = 16.74
(C) 3.40 X 4.57 = 15.54
(D) 1.22 X 0.99 = 01.21
TOTAL LESS = 38.39
TOTAL = 309.66

PLAN SHOWING PROPOSED RESIDENCE BUILDING ON F.P.NO. 420, FINAL T.P.S. NO. 6, (PALDI), MOJE:PALDI, TA.:SABARMATI, DIST.:AHMEDABAD. PINTU CO. OP. HOUSING SOC. LTD.

SCALE : 1 CM.= 1.0 MT.

ZONE : RESIDENTIAL R-I — USE : RESIDENCE

PLOT AREA	675.58
AREA NOT IN POSSESSION. (AS PER ZONAL OFFICER OPINION)	32.90
NET PLOT AREA	642.68

BUILT UP AREA TABLE	SqMts.
PROP. B.A. ON GROUND FLOOR	348.05
PROP. B.A. ON 1ST FLOOR	348.05
PROP. B.A. ON 2ND FLOOR	348.05
PROP. B.A. ON 3RD FLOOR	348.05
PROP. B.A. ON 4TH FLOOR	348.05
PROP. B.A. ON 5TH FLOOR	348.05
PROP. B.A. ON STAIR CABIN	44.67
PROP. B.A. ON L.M.R. & O.H.W.T	30.13
TOTAL PROP. B.A.	2163.10

F.S.I. AREA TABLE		SqMts.
PERMI. F.S.I. OF PLOT AREA (1.80)	642.68X1.80	1156.82
PERMI. CHARGEABLE F.S.I. (0.90)	642.68X0.90	578.41
TOTAL PERMI. F.S.I. AREA	642.68X2.70	1735.23
PROP. F.S.I. AREA ON 1ST FLOOR		309.66
PROP. F.S.I. AREA ON 2ND FLOOR		309.66
PROP. F.S.I. AREA ON 3RD FLOOR		309.66
PROP. F.S.I. AREA ON 4TH FLOOR		309.66
PROP. F.S.I. AREA ON 5TH FLOOR		309.66
TOTAL PROP. F.S.I. AREA USED		1548.30
USED CHARGEABLE F.S.I.	(1548.30 - 1156.82)	391.48

FLOOR AREA, USE & UNIT TABLE :

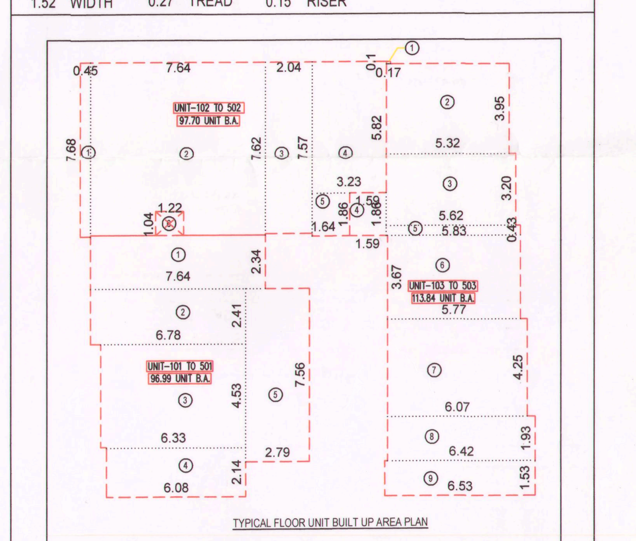
FLOOR	USE	EQ. TENA	FL. AREA IN Sq.Mt.
GROUND FLOOR	PARKING	- -	- - - -
1ST FLOOR	RESI.	3	309.66
2ND FLOOR	RESI.	3	309.66
3RD FLOOR	RESI.	3	309.66
4TH FLOOR	RESI.	3	309.66
5TH FLOOR	RESI.	3	309.66
TOTAL	RESI.	15	1548.30

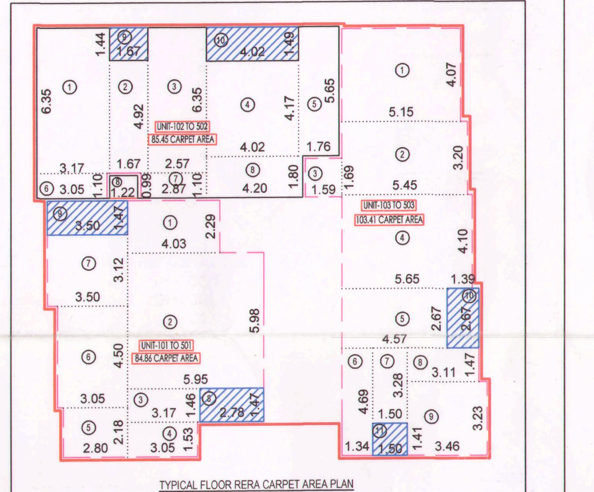
SCHEDULE OF OPENINGS :

DOORS	WINDOWS	VENTILATION
SD - 2.79 X 2.10	W - 2.90 X 1.35	V - 0.50 X 0.60
SD1 - 1.11 X 2.10	W1 - 1.40 X 1.35	
SD2 - 2.67 X 2.10	W2 - 2.45 X 1.20	
D1 - 0.90 X 2.10	W3 - 0.67 X 1.20	
D2 - 0.76 X 2.10		

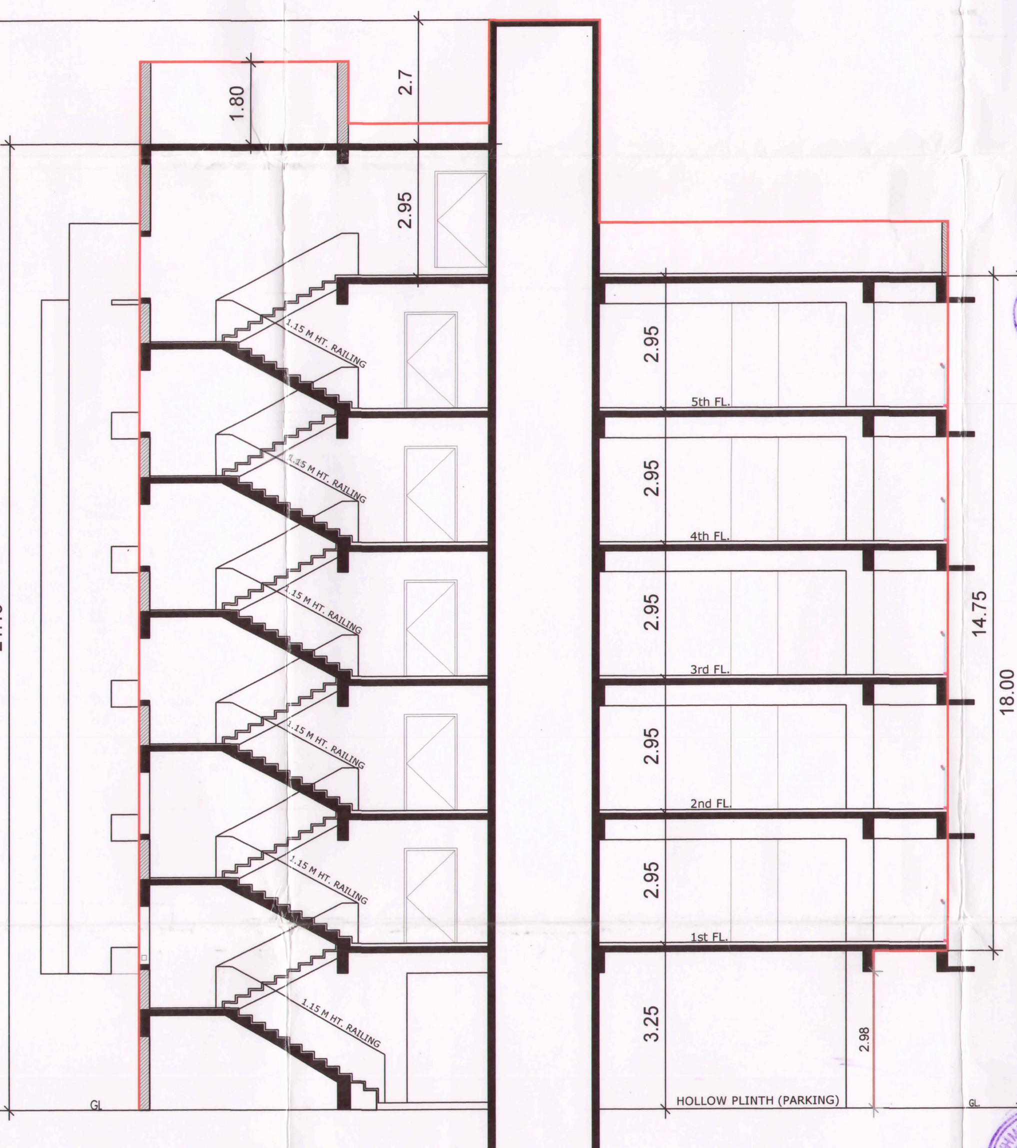
COLOUR NOTES :
PROP. WORK — PROP. DR-LINE
ROAD — TREE
P.W. — C.B.

R.C.C. STAIR DETAILS
1.52 WIDTH 0.27 TREAD 0.15 RISER



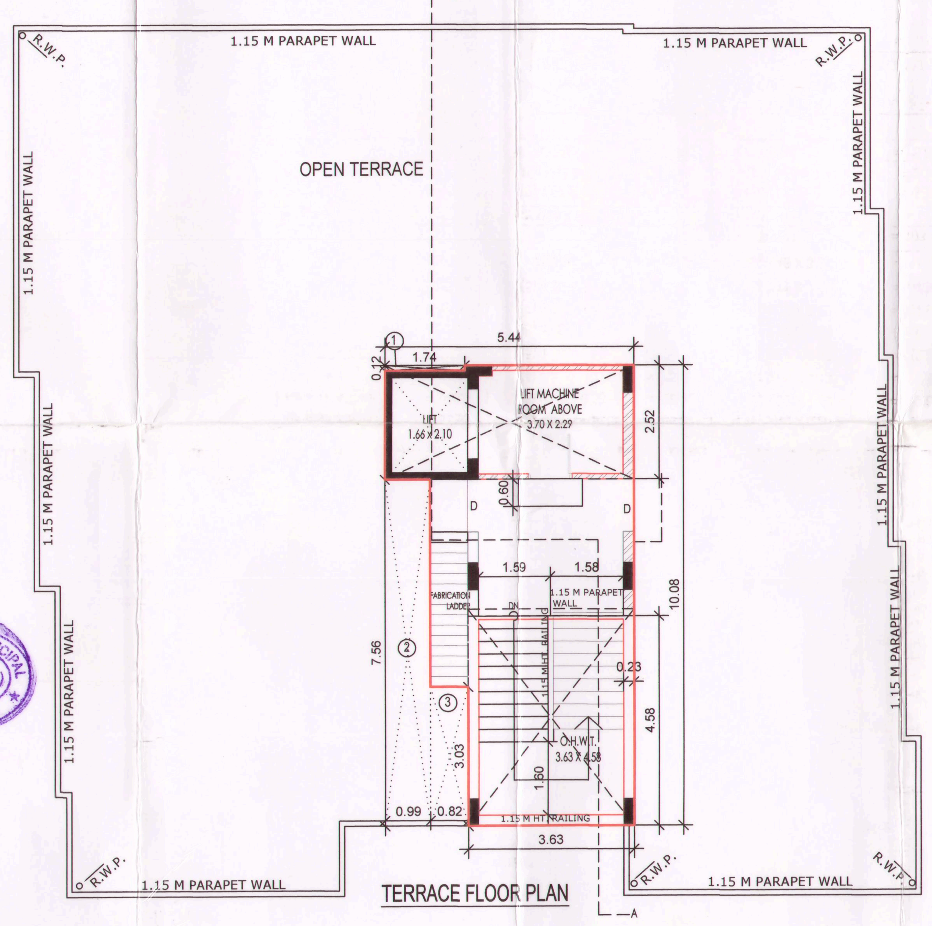


FRONT SIDE ELEVATION

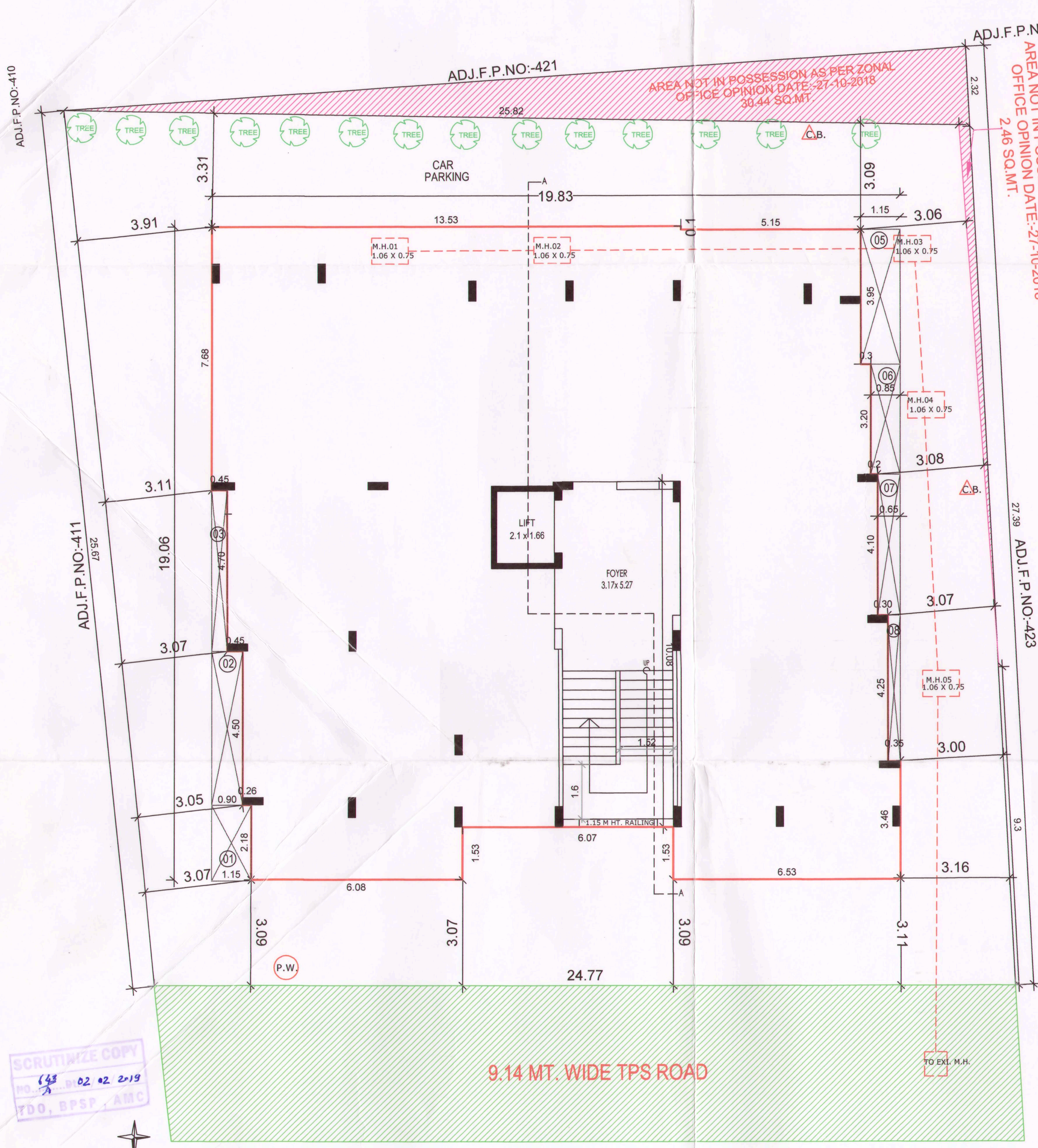


SECTION AA

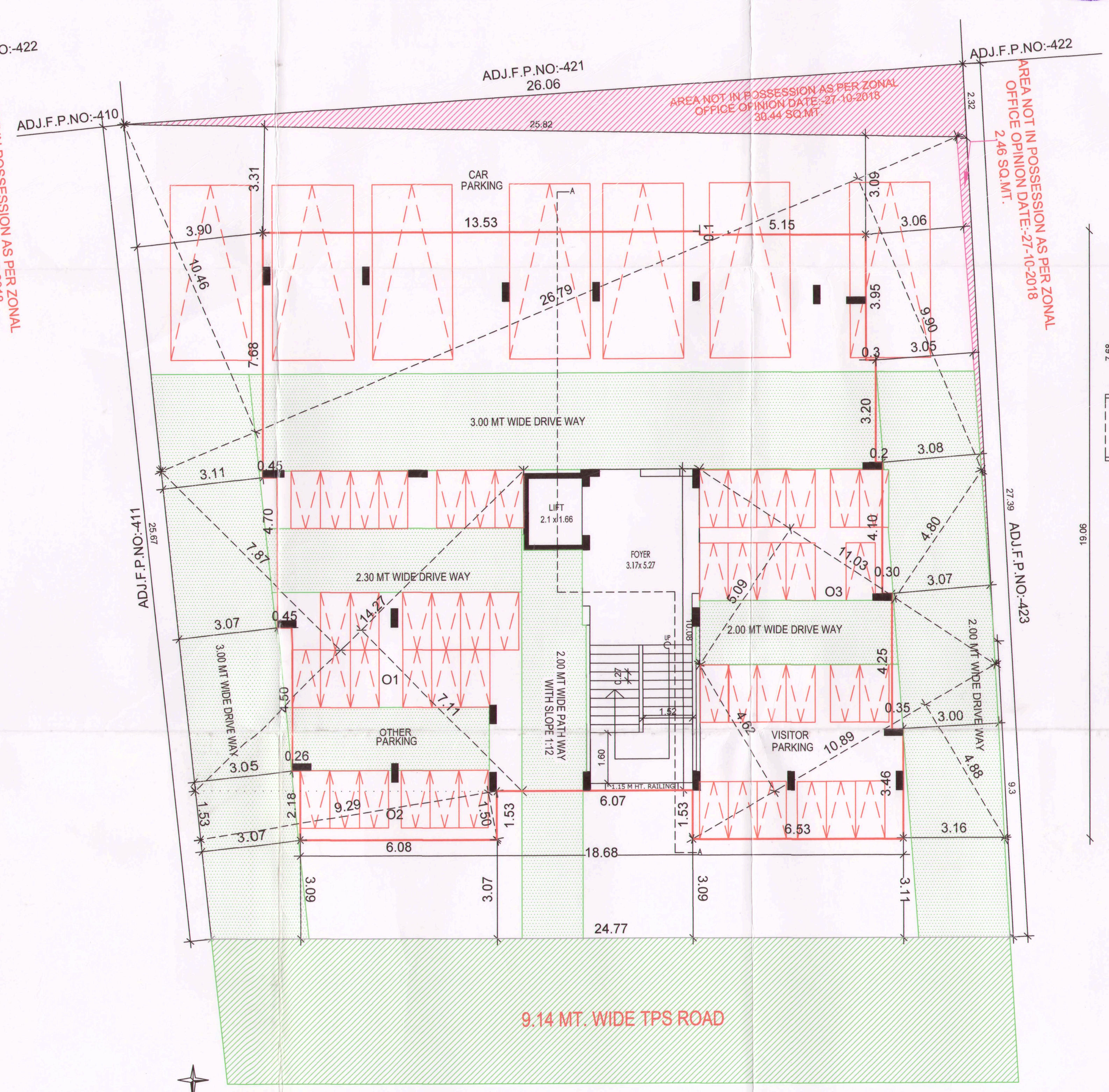
[illegible]



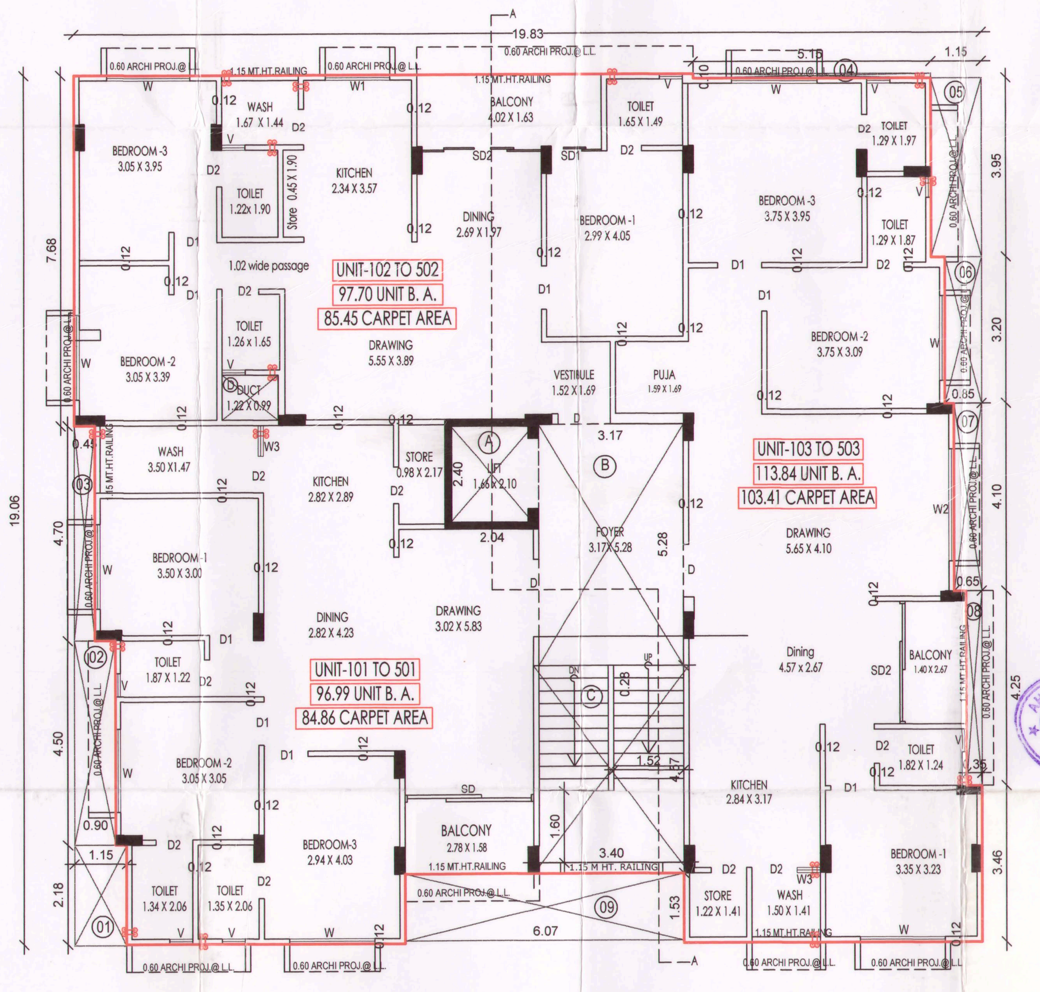
TERRACE FLOOR PLAN



GROUND FLOOR LAYOUT PLAN



PARKING LAYOUT PLAN (HOLLOW PLINTH)



TYPICAL 1ST TO 5TH FLOOR PLAN

PINTU CO.OP. HOUSING SOCIETY LTD.
CHAIRMAN / SECRETARY
OWNER

V P ASSOCIATES
Vishal P. Thakkar(Authorised Person)
7/a, Shreyansh-Nath Society,
B/h. Dharnidhar Derasar,
Vasna, Ahmedabad - 380007
AMC DEVELOPER LIC NO.:DEV 995190922
DEVELOPER

Khelan B. Parmar
M. Tech. (Struct.) CEPT
A-102, Kausambi Flat,
Mahalaxmi Cross Road,
Paldi, Ahmedabad-380007.
AMC Eng. LIC. No. ER 1039050420
M - 09898000300
ENGINEER /

MAHESH M. KATARIYA
B.E. (CIVIL), M.TECH (STRUCTURE)
405, ADVAIT COMPLEX,
VASTRAPUR, AHMEDABAD.
REGI. NO. AUDA :
AMC : SP-0437140419
GUDA :
STRU. ENGINEER

Khelan B. Parmar
M. Tech. (Struct.) CEPT
A-102, Kausambi Fl
Mahalaxmi Cross R
Paldi, Ahmedabad
AMC Str. Eng. LIC. No
M - 09898
COW

(22)સોસાયટી ધ્વારા તા.૧૫/૦૯/૨૦૧૮ થી જાહેરસભામા સર્વ સમતિથી કરેલ ઠરાવને આધીન.
(23)"મકાન અને અન્ય બાંધકામ શ્રમયોગીઓ (રોજગારીનું નિયમન અને નોકરીની શરતો) અધિનિયમ,૧૯૯૬ હેઠળ દરેક માલિકે બાંધકામ પ્રવૃત્તિ શરૂ કરવાના ૩૦ દિવસ પહેલાં સદર કાયદા હેઠળનાં નિયત ફોર્મ-૪ મુજબની નોટીસ તેમજ બાંધકામ શરૂ કર્યાના ૬૦ દિવસમાં ઉકત કાયદા હેઠળ સાઇટની નોંધણી નિયામકશ્રી,ઔદ્યોગિક સલામતી અને સ્વાસ્થયની કચેરીમાં કરાવવાની રહેશે.

સદર પ્રકરણે ચાર્જેબલ એફ.એસ.આઇ. ના નાણાં ના હપ્તા ચુકવવાના હોઈ, તે વસૂલાત બાબતે બી. યુ. પરમીશન અગાઉ અત્રેના વિભાગનો અભિપ્રાય મેળવવાનો રહેશે

RESPONSIBILTY (C.G.D.C.R.-2017 C.L. NO. 3.3,3.4 & 3.5) :- 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 (C.G.D.C.R.-2017 C.L. NO. 2.3.1) :- 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
Case No. : BLNTS/WZ/151218/CGDCRV/A1014/R0/M1 Zone: WEST
Plan Approved as per terms and condition mentioned in the Commencement Certificate
Raja Chitthi Number : 01173/151218/A1014/R0/M1
Date : 27/02/2019

T.D. Sub Inspector(B.P.S.P.)	T.D. Inspector (B.P.S.P.)	Asst. T.D.O. (B.P.S.P.)

AUTHORITY