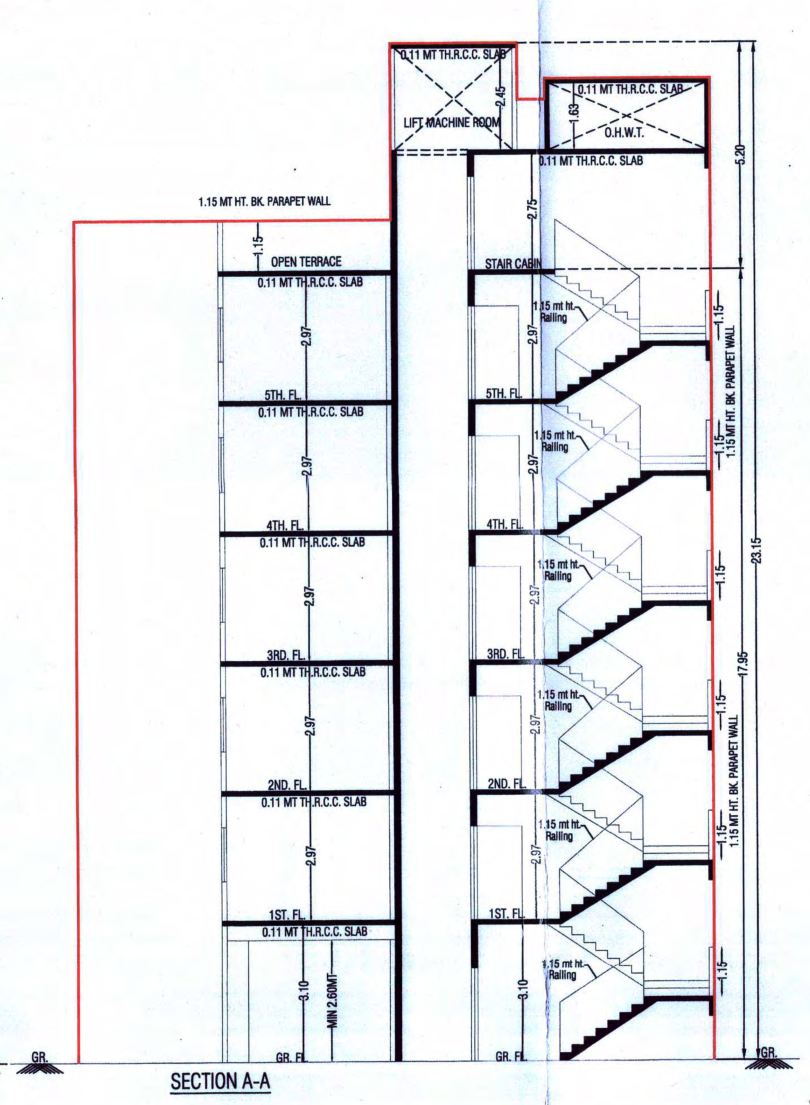
SHEET NO : 1

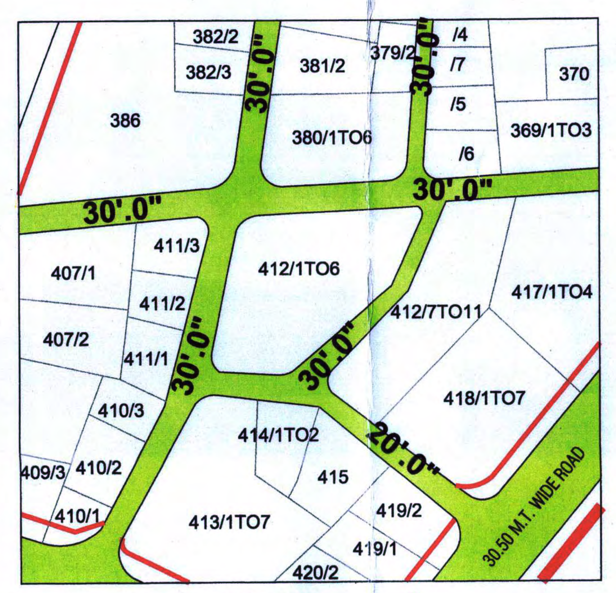
PLAN SHOWING PROPOSED RESIDENCE BUILDING ON , F.P.NO:- 412/5 T.P S NO 3 C S NO 3666 (ELLISBRIDGE). CHANGISHPUR SECTION 1VF TA.:- SABARMATI. DIST:-AHMEDABAD.

SCALE : 1 CM = 1.00 MT | ZONE : RESI - I | USE : RESI.

ELEVATION



SECTION A-A



KEY PLAN
SCALE:- 1.00 CM. = 20.00 MT.

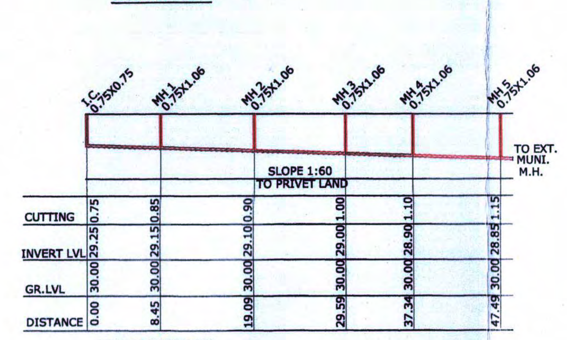
NOTE:-

- 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 CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR 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 GDCR, 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 GDCR 2021.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.-23.12 AND 24.7 OF GDCR 2021.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.-23.6 OF GDCR 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
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO.-23.7 OF THE GDCR 2021.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CLAUSE NO.-23.1.7 OF GDCR 2021.
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OFTHE CLAUSE NO.-23.1.4 OF GDCR 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 HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.-27.2 OF GDCR 2021.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.-27.3 OF GDCR 2021.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO.-27.5 OF GDCR 2021.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO.-27.6 OF THE GDCR 2021.
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER CHAPTER NO.-29 OF GDCR 2021.
- ROOF TOP SOLAR ENERGY INSTALLATION &GENERATION SHALL BE PROVIDED AS PER CLAUSE.
- NO.25.6.1 OF CGDCR-2017.

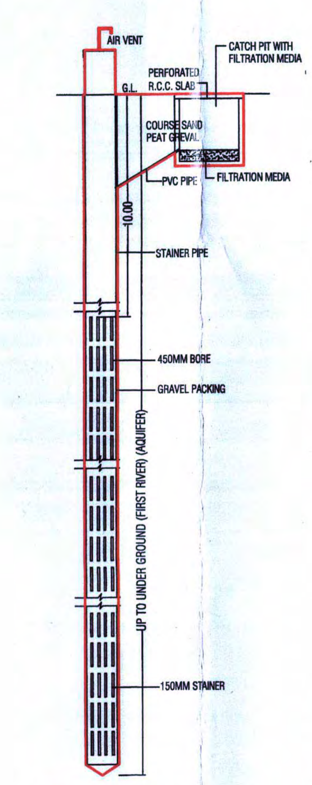
TREE PLANTATION CALC :-
REQ. 200.00 SQMT = 3 TREE
566.25 X 3/ 200 SMT = 8.50
SAY REQ.TREE = 9 NOS.
PROVI.TREE = 9 NOS.

PERCOLATING WELL CALC. :-
TOTAL PLOT AREA = 566.25 SQ.MT.
FOR 500.00 TO 1500.00 SQ.MT. REQUIRED 1 P.W.
UP TO UNDER GROUND (FIRST RIVER)
PROVIDED = 1 P.W.(UP TO GROUND FIRST RIVER)

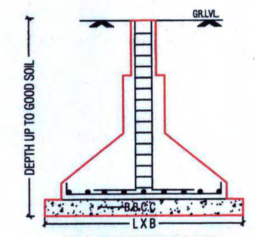
CONTAINER BIN CALC. :- FOR RESI.
TOTAL NO. OF UNIT - 10 NOS.
PER UNIT REQ 10 LTRS 1 CONTAINER
MAXI. CAP. OF CONTAINER 80 LTRS
80 LTRS = 10 UNITS
TOTAL NO. = 80 / 10 = 4.70 NOS.
= SAY 5
REQ. REFUSED CONT. 5 NOS.
PROVI. 5 NOS.
80 LTRS CONTAINER OF CAPACITY



DRAINAGE SECTION
HORI. 1 CM = 5.0 MT
VERT. 1 CM = 1.0 MT



DETAIL OF PERCOLATING WELL



R.C.C. COLUMN FOOTING SECTION AS PER STRUCTURAL DESIGN

PARKING AREA TABLE

USE F.S.I. AREA : = 1324.45 SQ.MTS
REQUIRED PARKING AREA @ 20 % = 264.89 SQ.MTS
TOTAL PROVIDE PARKING AREA = 443.90 SQ.MTS

VEHICAL	REQUIRED PARKING AREA	PROVIDE PARKING AREA
		GROUND LVL.
VISITOR'S AREA @ 10 %	26.49	72.13
OTHER'S PARKING AREA @ 40 %	105.96	146.67
CAR PARKING AREA @ 50 %	132.44	225.10
TOTAL	264.89	443.90

PARKING AREA TABLE

USED F.S.I. AREA = 1324.45 SQ.MTS
REQUIRED PARKING AREA @ 20 % = 264.89 SQ.MTS
TOTAL PROVIDE PARKING AREA = 443.90 SQ.MTS

VEHICAL	REQ AREA	PROVI PARKING AREA	TOTAL
VISITOR'S PARKING AREA @ 10 %	26.49 SQ.MT.	(1) 15.25(9.46+9.46)1/2 = 72.13	
		TOTAL = 72.13	72.13
OTHER'S PARKING AREA @ 40 %	105.96 SQ.MT.	(2) 18.91(7.29+8.22)1/2 = 146.67	
		TOTAL = 146.67	146.67
CAR PARKING AREA @ 50 %	132.44 SQ.MT.	(3) 23.46(9.46+9.73)1/2 = 225.10	
		TOTAL = 225.10	225.10
TOTAL	264.89 SQ.MT.		443.90

UNIT AREA CALC. (IN.SQ.MTS.)

101 TO 501
[A] 1.52 x 1.55 x 1 = 2.36
[B] 1.86 x 3.47 x 1 = 6.45
[C] 2.62 x 3.05 x 1 = 7.99
[D] 3.22 x 0.23 x 1 = 0.74
[E] 3.24(3.96+3.22)1/2 = 11.63
[F] 3.96 x 0.17 x 1 = 0.67
[G] 7.34 x 11.64 x 1 = 85.44
TOTAL = 115.28

UNIT AREA CALC. (IN.SQ.MTS.)

102 TO 502
[A] 3.96 x 1.94 x 1 = 7.68
[B] 2.12(1.24+0.78)1/2 = 2.14
[C] 5.74 x 3.51 x 1 = 20.15
[D] 6.97 x 4.51 x 1 = 31.43
[E] 4.76(2.49+1.46)1/2 = 9.40
[F] 4.78 x 4.17 x 1 = 19.93
[G] 1.76 x 3.48 x 1 = 6.12
[H] 2.99 x 9.99 x 1 = 29.87
[I] 2.57(10.04+9.71)1/2 = 25.37
TOTAL = 152.09

F.S.I. AREA CALC. (IN.SQ.MTS.)

1ST TO 5TH FLOOR
NET B.P. ON 1ST TO 5TH FL. 290.37
LESS:-
(A) 5.44 x 3.31 x 1 = 18.01
(B) 1.90 x 1.85 x 1 = 3.51
TOTAL = 21.52
NET F.S.I. ON 1ST TO 5TH FLOOR
290.37 - 21.52 = 268.85 SQ.MTS.

F.S.I. AREA CALC. (IN.SQ.MTS.)

1ST TO 5TH FLOOR
NET B.P. ON 1ST TO 5TH FL. = 286.41
LESS:-
(A) 1.90 x 1.85 x 1 = 3.51
(B) 5.44 x 3.31 x 1 = 18.01
TOTAL = 21.52
NET F.S.I. ON 1ST TO 5TH FLOOR
286.41 - 21.52 = 264.89 SQ.MTS.

BUILT UP AREA CALC. (IN.SQ.MTS.)

GROUND TO 5TH FLOOR
O/O 14.44 x 26.43 = 381.65
LESS:-
(1) 2.57(1.57+1.24)1/2 = 3.61
(2) 4.75 x 1.29 x 1 = 6.13
(3) 4.78 x 0.60 x 1 = 2.87
(4) 1.03 x 4.76 x 1/2 = 2.45
(5) 2.06 x 4.51 x 1 = 9.29
(6) 2.12(2.52+2.06)1/2 = 4.85
(7) 3.29 x 3.51 x 1 = 11.55
(8) 3.24(4.03+3.29)1/2 = 11.86
(9) 4.03 x 3.28 x 1 = 13.22
(10) 0.60 x 3.05 x 1 = 1.83
(11) 5.39 x 3.47 x 1 = 18.70
(12) 5.73 x 1.55 x 1 = 8.88
TOTAL = 95.24
NET BUILT UP ON GR. TO 5TH FL.
381.65 - 95.24 = 286.41 SQ.MTS.

BUILT UP AREA CALC. (IN.SQ.MTS.)

STAIR CABIN
5.67 x 3.74 = 21.21
1.67 x 2.12 = 3.54
1.00 x 3.77 = 3.77
TOTAL = 28.52
NET B.A ON STAIR CABIN
= 28.52 SQ.MTS.

BUILT UP AREA CALC. (IN.SQ.MTS.)

L.M.R. & O.H.W.T.
3.77 x 3.74 = 14.10
2.90 x 2.12 = 6.15
TOTAL = 20.25
NET B.A ON L.M.R. & O.H.W.T.
= 20.25 SQ.MTS.

UNIT & RERA CARPET AREA TABLE

FLOOR	UNIT NO.	EACH UNIT BUILT UP AREA	EACH UNIT RERA CARPET AREA	EACH UNIT RERA WASH AREA	EACH UNIT RERA BALCONY AREA
GROUND FL.				----	----
1ST to 5TH FLOOR	101 TO 501	113.56	100.45	2.72	5.34
	102 TO 502	150.12	135.23	4.56	5.83

BUILT UP AREA TABLE :-

	SQ.MTS.
PLOT AREA (AS PER PR AREA)	568.00
PLOT AREA (AS PER SITE AREA)	554.00
PROPOSED BUILT UP AREA ON GR.FL.	286.41
PROPOSED BUILT UP AREA ON 1ST.FL.	286.41
PROPOSED BUILT UP AREA ON 2ND.FL.	286.41
PROPOSED BUILT UP AREA ON 3RD.FL.	286.41
PROPOSED BUILT UP AREA ON 4TH.FL.	286.41
PROPOSED BUILT UP AREA ON 5TH.FL.	286.41
PROPOSED BUILT UP AREA ON STAIR CABIN	28.52
PROPOSED BUILT UP AREA ON LIFT MACHINE ROOM + O.H.W.T.	20.25
TOTAL PROPOSED BUILT UP AREA	1767.23

F.S.I. AREA TABLE :-

	SQ.MTS.
PLOT AREA (AS PER SITE AREA)	554.00
PERMI. F.S.I. AREA @ 1.8 (554.00X1.8)	997.20
PERMISSIBLE CHARGEBLE F.S.I. AREA 0.90 (554.00 X 0.90)	498.60
TOTAL PERMISSIBLE F.S.I. AREA @ 2.7	1495.80
PROPOSED F.S.I. AREA ON GROUND.FL.	264.89
PROPOSED F.S.I. AREA ON 1ST.FL.	264.89
PROPOSED F.S.I. AREA ON 2ND.FL.	264.89
PROPOSED F.S.I. AREA ON 3RD.FL.	264.89
PROPOSED F.S.I. AREA ON 4TH.FL	264.89
TOTAL F.S.I.AREA	1324.45
PROPOSED CHARGEBLE F.S.I. AREA (1324.45 - 997.20)	327.25

TENAMENT & FL AREA TABLE :- (SQ.MTS.)

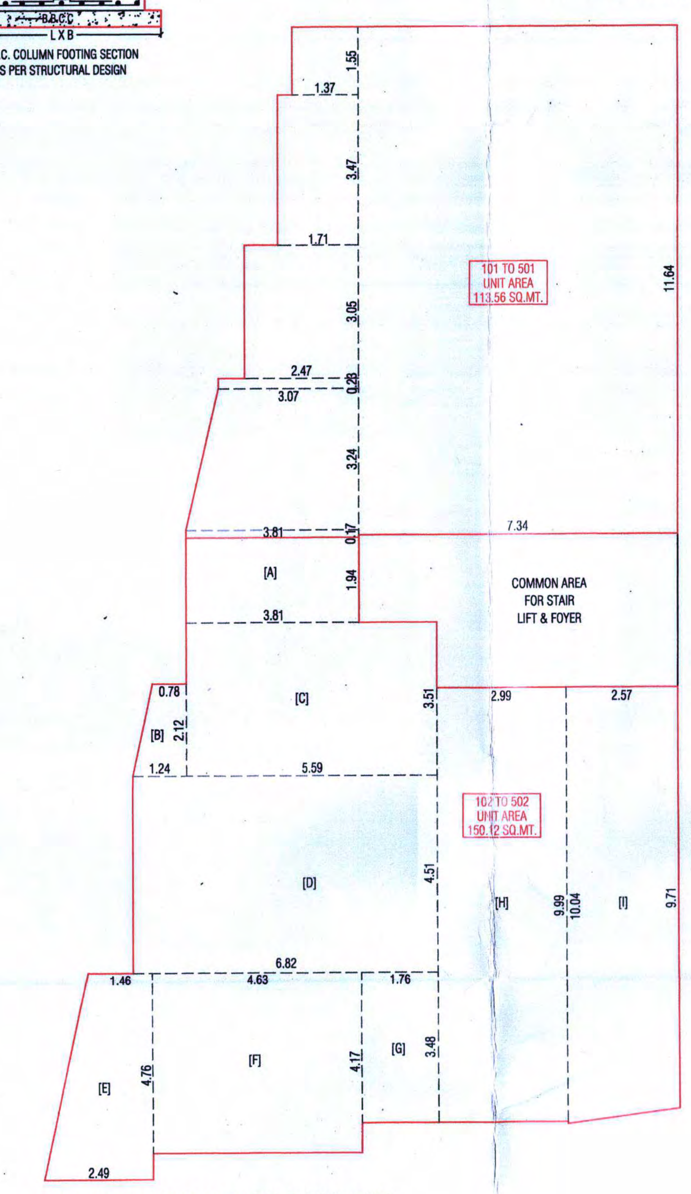
FLOOR	USE	EQ.TENA.	FL. AREA
GROUND FLOOR	PARK.		
1ST FLOOR	RESI.	2	268.85
2ND FLOOR	RESI.	2	268.85
2RD FLOOR	RESI.	2	268.85
4TH. FLOOR	RESI.	2	268.85
5TH. FLOOR	RESI.	2	268.85
TOTAL	PARK.+RESI.+OFFICE	10	1344.25

OPENING SCHEDULE :-
D = 1.07 X 2.14 W = 2.72 X 1.83 V = 0.60 X 0.60
D1 = 0.91 X 2.14 W1 = 2.22 X 1.83
D2 = 0.76 X 2.14 W2 = 1.85 X 1.52
F.P.D. = 2.45 X 2.14 W3 = 0.90 X 1.52

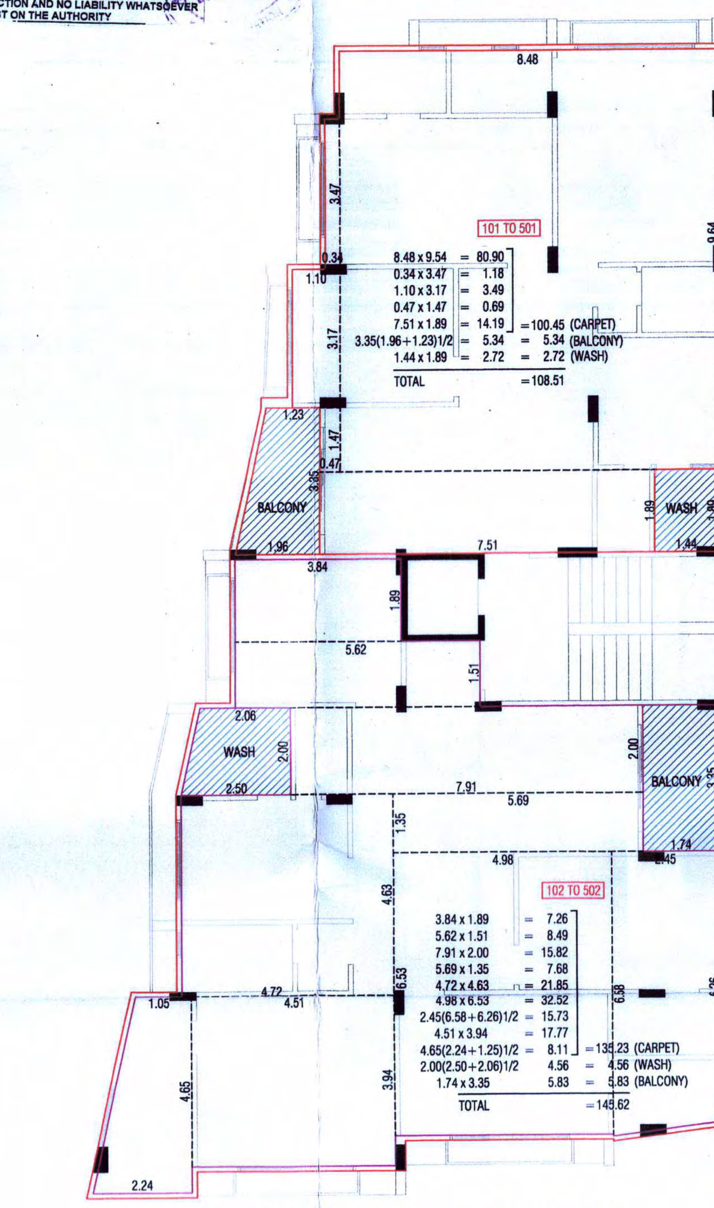
STAIR DETAILS :-
WIDTH = 1.50 MT RISER = 0.15 MT
TREAD = 0.25 MT

COLOUR NOTE
PLOT BOUNDRY — PROP. WORK — PER. WELL
ROAD / RAMP — TREE
PROP. DRAINAGE — CONTAINER BIN

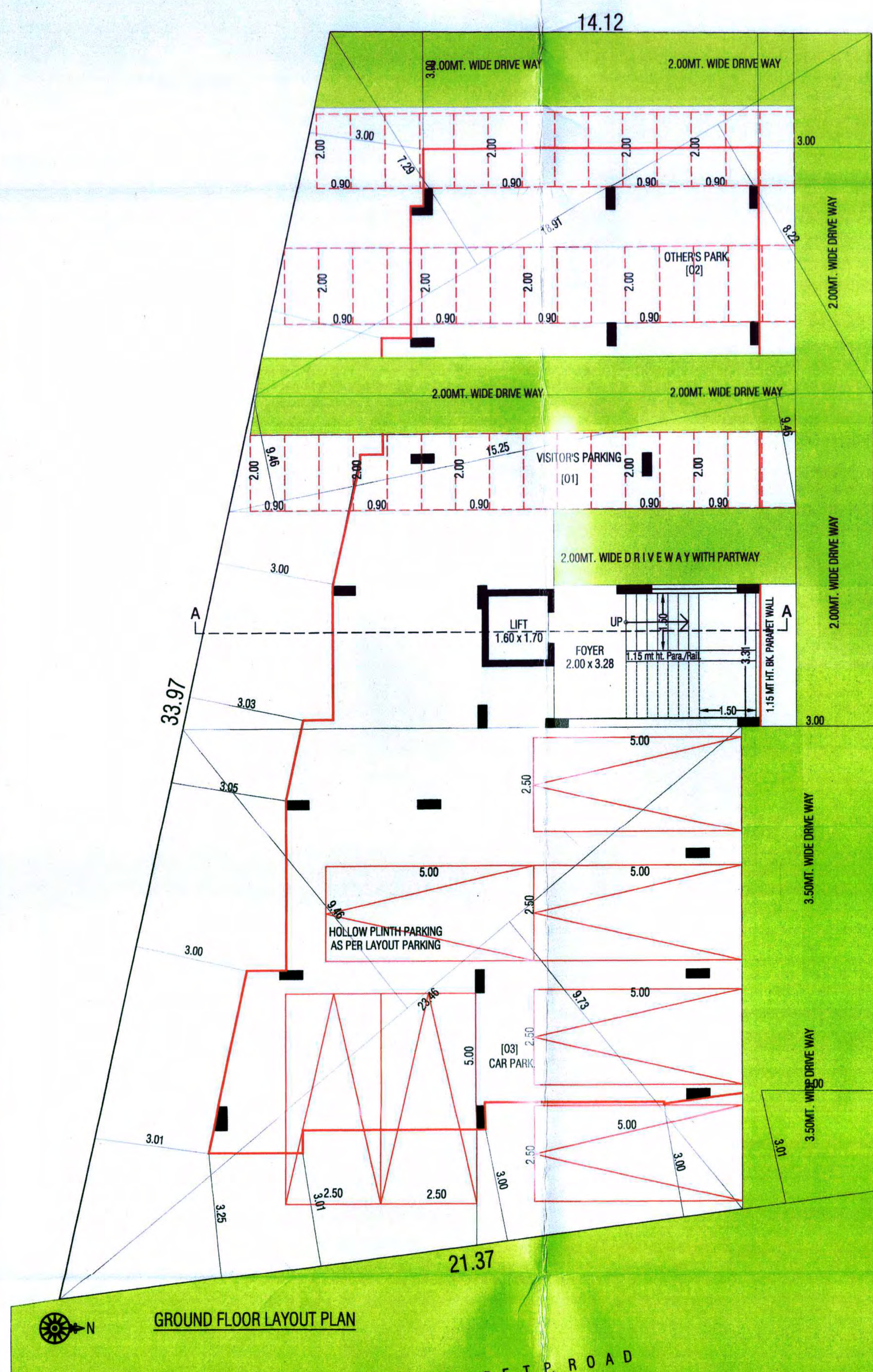
RESPONSIBILITY (C.G.D.C.R.-2017 C.L. NO. 3.3.3.4 & 3.5) :- APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATES SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, 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



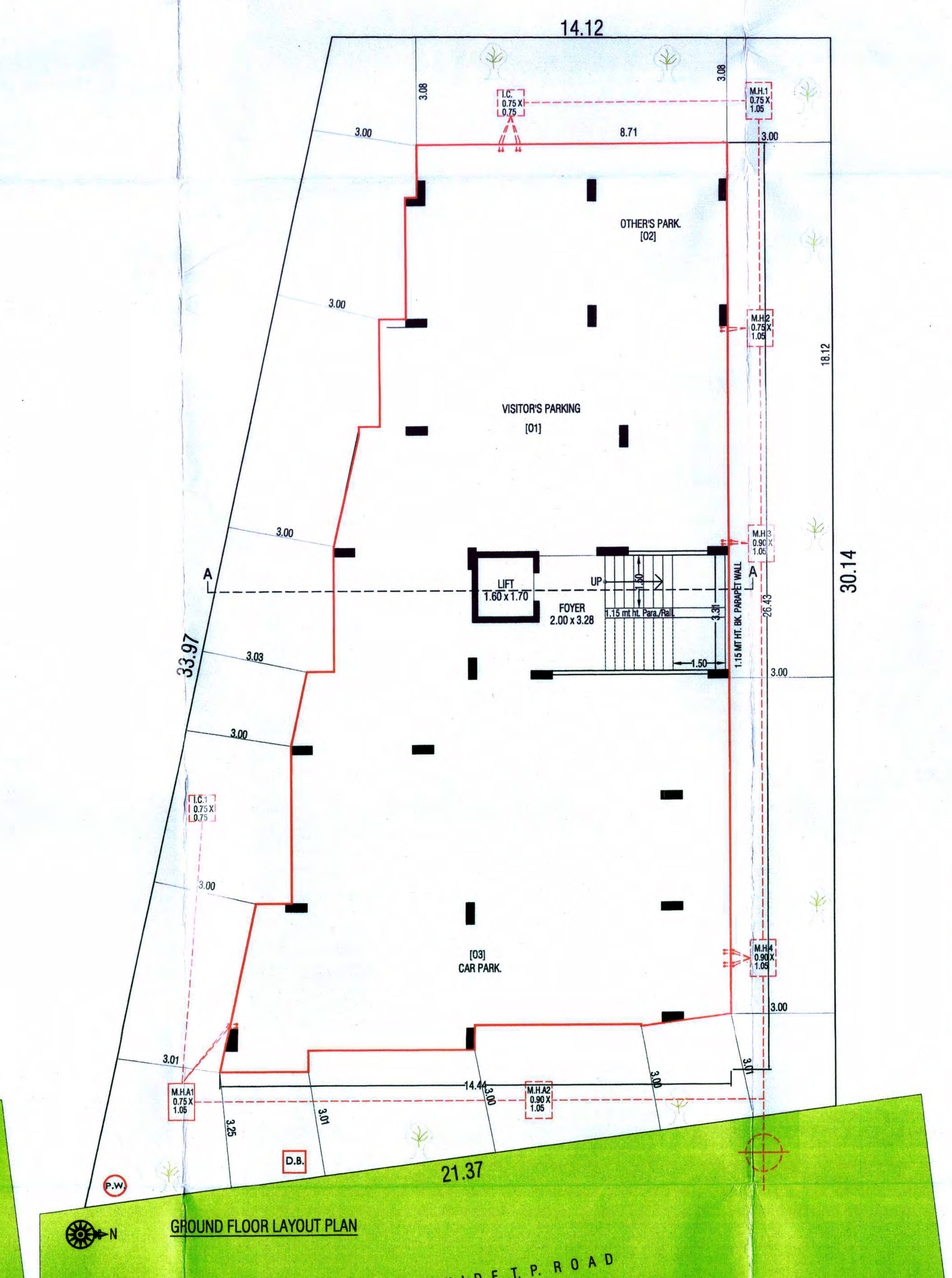
1ST TO 5TH FLOOR UNIT AREA CALCULATION



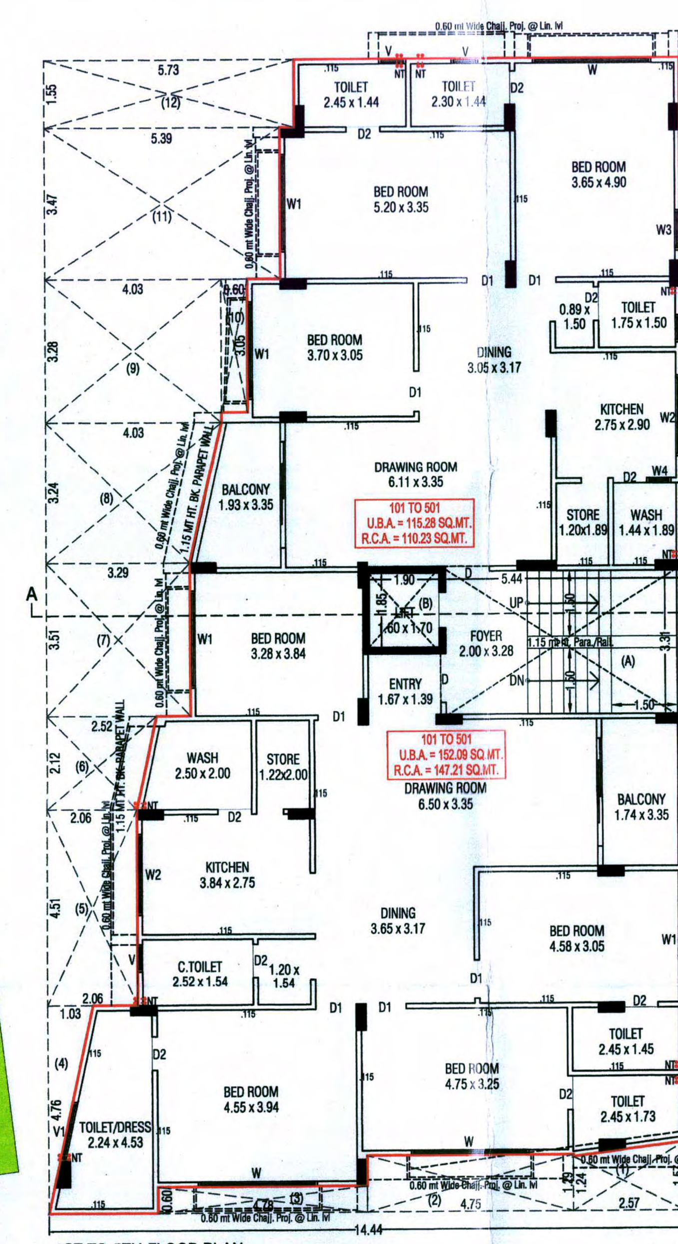
RERA CARPET AREA CALCULATION (1ST TO 5TH FL.)



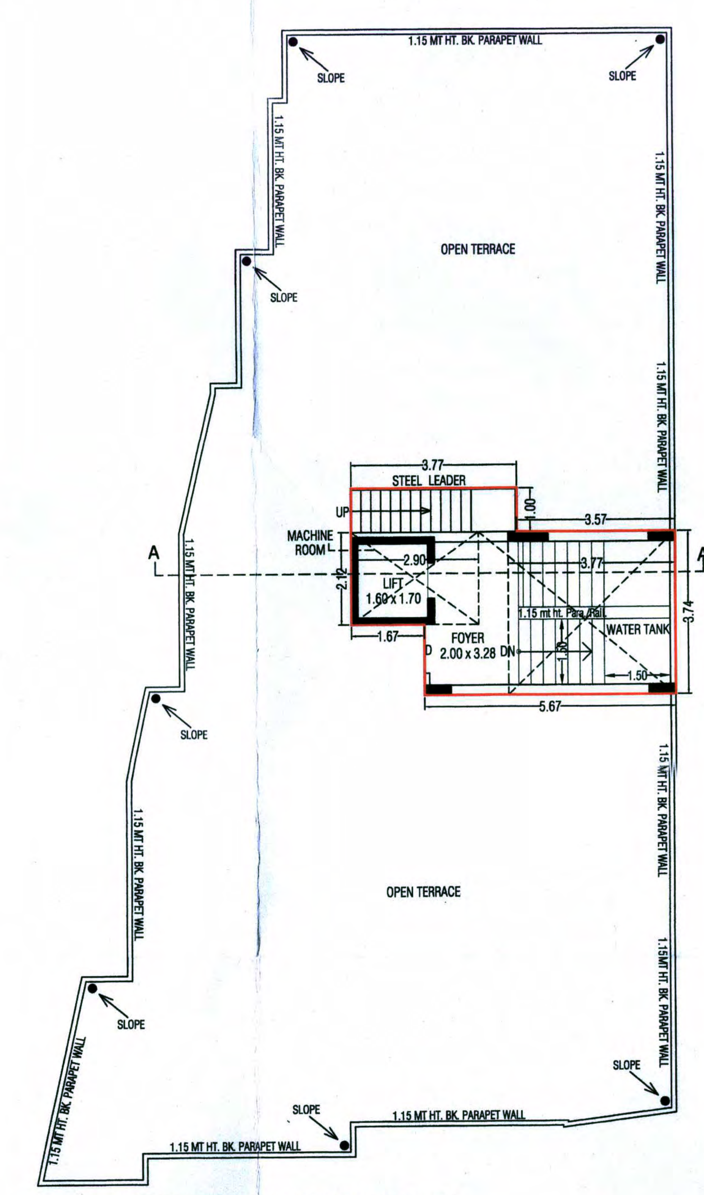
GROUND FLOOR LAYOUT PLAN



GROUND FLOOR LAYOUT PLAN



1ST TO 5TH FLOOR PLAN



TERRACE PLAN (STAIR CABIN, L.M.R. & O.H.W.T. PLAN)

For, Panchtirth Developers LLP
Designated Partner
DEVELOPER

For, Panchtirth Developers LLP
Designated Partner
OWNER

G.G. PATEL M.E.(civil)
CLERK OF WORKS(Grade I)
Regi.No.CW 05631904 8
Date Of Regi. 20/0 '20 3
12-B, Gopikunj Society, Vijaynagar Road, Naranpura, Ahmedabad-380013
C.O.W.

C. D. SHAH
FOR DESIGN PLAZA
AMC-ER 0141090821R
10, Pratibha Soc., Sabarmati, A'bad-05.
ENGINEER

Patel Aartiben M. B.E.(Civil)
A-1/203, Pushkar Residency, Opp. Shankar Ashram, Rajnagar Road, Paldi, Ahmedabad-380 007.
AMC STR (GRADE-II) Lic No. 0597300323
STR. ENGINEER

Ahmedabad Municipal Corporation
Zone: WEST