

FORWARDED BY: OUT & BUILDING PLAN FOR RESIDENTIAL & MERCANTILE - 1 ON
ZONE: RESIDENTIAL - 1 ON
SCALE: 1/8" = 1'-0"
DATE: 11/1/11
OWNER: RESIDENTIAL & MERCANTILE
OWNER'S SIGN: _____

[illegible]

PROPOSED @ 18.00 MT WIDE STATE HIGHWAY

EXISTING ROAD, CARPET AREA

TO TANKARA

CENTRE ONE ROAD CARPET ROAD

TO MASHRUWA CL

FRONT MARGIN

7.50 MT. WIDE ROAD

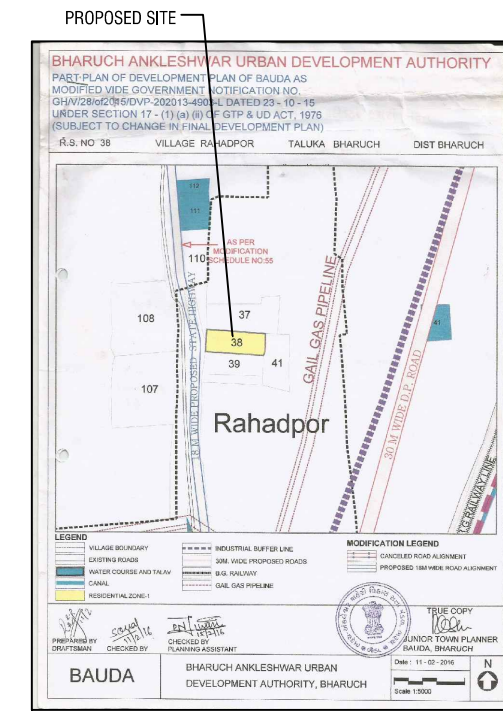
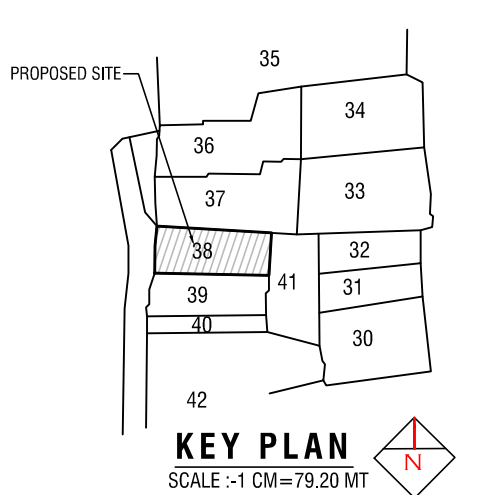
COMMON PLOT-1 328.61 SQ.MT

COMMON PLOT-2 330.77 SQ.MT

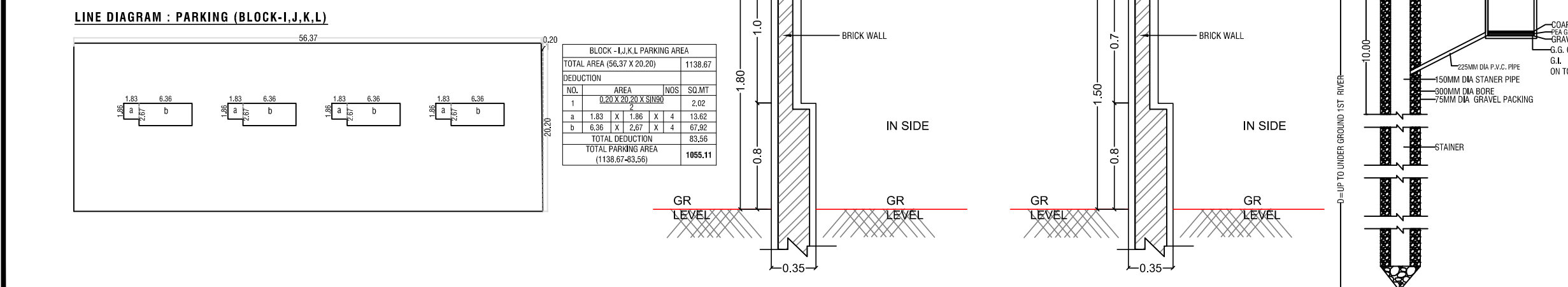
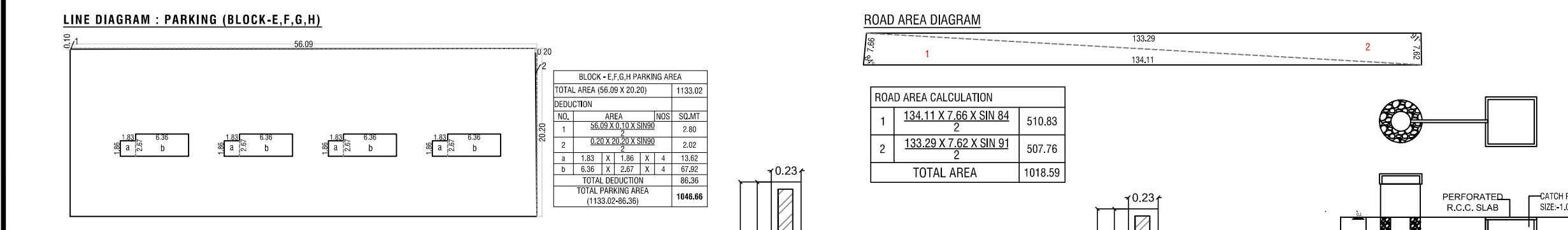
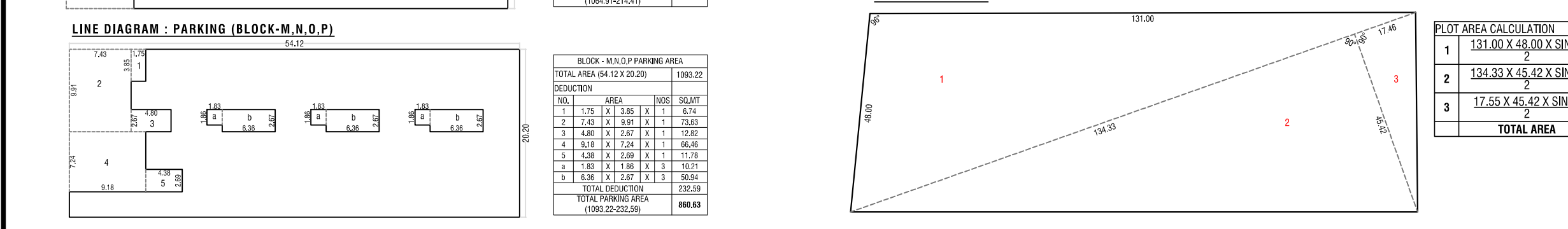
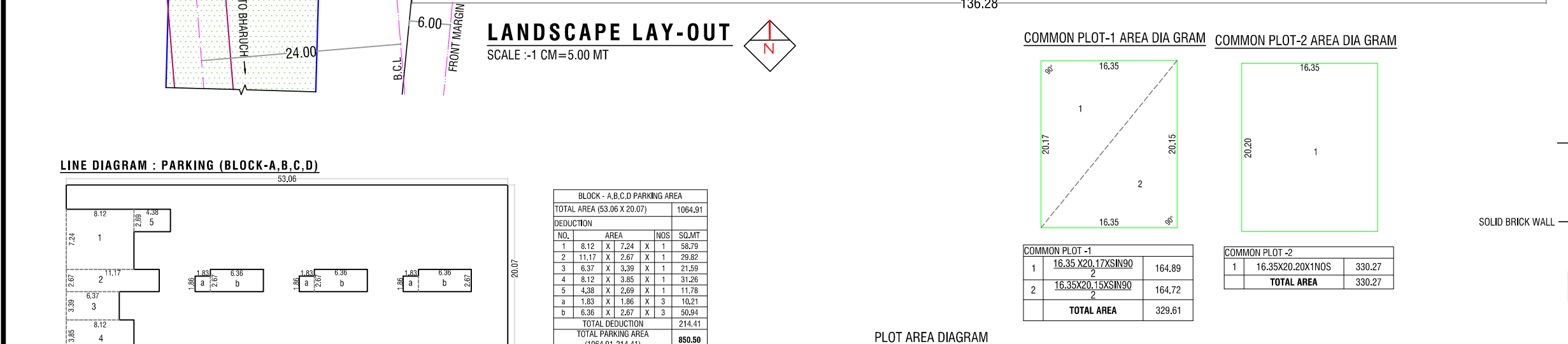
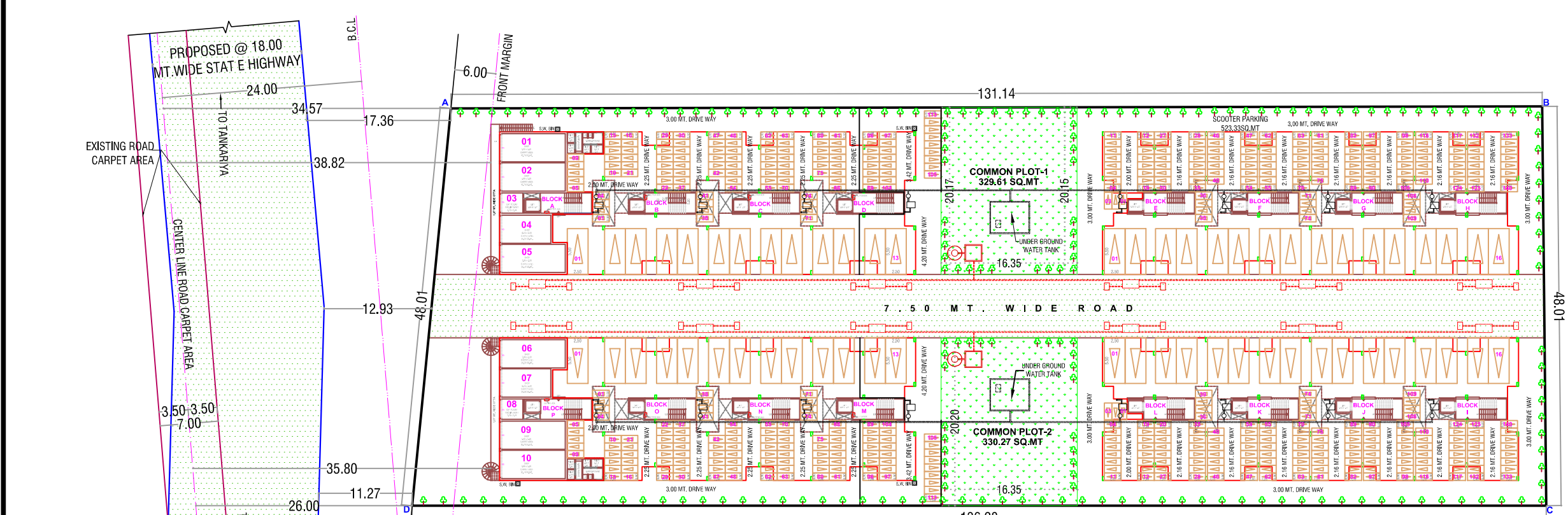
LAY-OUT PLAN

SCALE - 1 CM = 5.00 MT

N



KEY PLAN OF D.P.AS PER SUBMITTED
UNDER SECTION 13-(c)
SCALE : 1CM=79.20 MT



COMPOUND WALL@ REMAINING SITE COMPOUND WALL@ ROAD SITE

DETAIL OF PERCOLATING WELL

A	AREA STATEMENT	SQ.MTS
1.1	TOTAL LAND AREA AS RECORD	6576.00
1.2	REQUIRED COMMON PLOT @ 10%[6576.00]	657.60
1.3	PROPOSED COMMON PLOT[239.61 + 330.27]	659.88
1.4	PERMISSIBLE F.S.I. AREA (BASE @1.5)[6576.00] = 6576.00 X 1.50 = 9864.00	9864.00
1.5	CHARGEABLE F.S.I. AREA (BASE @0.60)[6576.00] = 6576.00 X 0.60 = 3945.60	3945.60
1.6	PERMISSIBLE BUILT UP AREA IN COMMON PLOT (659.88 X 0.15) (98.98 + 98.98)	197.96
1.7	PROPOSED BUILT UP AREA IN COMMON PLOT	0.00
1.8	TOTAL PERMISSIBLE F.S.I. AREA = (9864.00 + 3945.60)	13809.60
1.9	NET PERMISSIBLE F.S.I. AREA 1.5 (6576.00) = 6576.00 X 1.50 = 9864.00 - 197.96)	9666.04
1.10	TOTAL UTILISED F.S.I. AREA	13170.88
1.11	PROPOSED CHARGEABLE F.S.I. AREA = (13170.88 +197.96 - 9864.00 = 3504.84)	3504.84
1.12	F.S.I. CONSUMED (13668.84 / 6576.00 = 2.03)	2.03
1.13	PROPOSED TOTAL BUILT UP AREA	17677.16
1.14	PROPOSED BUILT UP AREA ON HOLLOW PLINTH	2983.36
1.15	ROAD AREA	1018.59
1.16	OPEN MARGINAL AREA[6576.00-659.88-2983.36-1018.59]	1914.17

PROPOSED BUILT UP AREA									
BLOCK	ROW PLINTH	HIGHER GR FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TERRACE FLOOR	TOTAL	TOTAL
BLOCK A,B,C,D	SHOP FLATS	756.84	751.85	---	---	---	---	1508.69	4347.90
			734.84	734.84	734.84	553.05	81.64	2839.21	
BLOCK E,F,G,H	FLATS	734.84	734.84	734.84	734.84	734.84	81.64	4490.68	4490.68
BLOCK I,J,K,L	FLATS	734.84	734.84	734.84	734.84	734.84	81.64	4490.68	4490.68
BLOCK M,N,O,P	SHOP FLATS	756.84	751.85	---	---	---	---	1508.69	4347.90
			734.84	734.84	734.84	553.05	81.64	2839.21	
	TOTAL	2983.36	2973.38	2939.36	2939.36	2939.36	2575.78	326.56	17677.16

BLOCK		HIGH PLINTH	HIGHER 5R 5.0R	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TERRACE FLOOR	TOTAL	TOTAL
BLOCK A,B,C,D	SHOP	132.05	100.63						232.68	
	FLATS		576.19	659.96	659.96	659.96	496.89		3052.96	3285.64
BLOCK E,F,G,H	SHOP		659.96	659.96	659.96	659.96	659.96		3299.80	3299.80
	FLATS		659.96	659.96	659.96	659.96	659.96		3299.80	3299.80
BLOCK I,J,K,L	SHOP	132.05	100.63						232.68	
	FLATS		576.19	659.96	659.96	659.96	496.89		3052.96	3285.64
BLOCK M,N,O,P	SHOP	132.05	100.63						232.68	
	FLATS		576.19	659.96	659.96	659.96	496.89		3052.96	3285.64
TOTAL		264.10	2673.56	2638.84	2638.84	2638.84	2313.70		13071.88	13170.80

REQUIRED PARKING AREA			
		REQUIRED	REQUIRED VISITOR
1	SHOP AREA (50%)465.36	232.68 SQ.MT.	(20%)46.54 SQ.MT.
2	FLAT AREA (25%) 12705.52	317.68 SQ.MT.	(10%) 317.64 SQ.MT.
TOTAL REQUIRED PARKING		3409.06 SQ.MT	364.18 SQ.MT

TOTAL PROPOSED PARKING			3812.90 SQ.MT	372.61 SQ.MT
PROPOSED PARKING CALCULATION		50% CAR PARKING CALCULATION		VISITOR PARKING CALCULATION
PARKING BLOCK - A,B,C,D	850.50	PARKING BLOCK - A,B,C,D	425.25	185.62
PARKING BLOCK - E,F,G,H	1046.66	PARKING BLOCK - E,F,G,H	523.33	-----
PARKING BLOCK - I,J,K,L	1055.11	PARKING BLOCK - I,J,K,L	527.56	-----
PARKING BLOCK - M,N,O,P	860.63	PARKING BLOCK - M,N,O,P	430.32	186.99
TOTAL	3812.90	TOTAL	1906.46	372.61

PLATS NOS SUMMARY										
BLOCK	TYPE	HUNTH P/UNT	HIGHER GR. FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL SHOP	TOTAL FLAT	TOTAL
BLOCK-A,B,C,D	SHOP	5	5	-----	-----	-----	-----	10	-----	84
BLOCK-A,B,C,D	FLATS	-----	14	16	16	16	12	-----	74	-----
BLOCK-E,F,G,H	FLATS	-----	16	16	16	16	12	-----	80	80
BLOCK-I,J,K,L	FLATS	-----	16	16	16	16	16	-----	80	80
BLOCK-M,N,O,P	SHOP	5	5	-----	-----	-----	-----	10	-----	84
BLOCK-M,N,O,P	FLATS	-----	14	16	16	16	12	-----	74	-----
TOTAL		10	70	64	64	64	52	20	308	328

B	PERCOLATING WELL CALCULATION			
	DESCRIPTION	DESCRIPTION	REQUIRED (NOS.)	PROVIDED (NOS.)
	PERCOLATING WELL	PLOT AREA = 6576.00	1.64	2
		4000.00 4000		
		1.64		
C	TREE PLANTATION CALCULATION :-			

				DESCRIPTION	REQUIRED (NOS.)	PROVIDED (NOS.)
				6576.00 X 3		
				200	=98.64	=99.00
				SHOP CARPET AREA	SHOP CARPET AREA	COMMON TOILET & URINALS CALCULATION
				SOLID PLINTH (BLOCK-A&P)	HIGHER GROUND FLOOR PLAN	
				SHOP NO.	CARPET AREA	DESCRIPTION
				SHOP NO.	CARPET AREA	DESCRIPTION

01	01.06	53.40	101,106	33.24	TOILET	<u>CARPET AREA</u>	<u>=355.66</u>	<u>=88.92</u>
	02.09	53.40	102,109	33.24		4	4	50
	03.08	13.46	103,108	7.52			88.92	1.78
	04.07	41.52	104,107	33.24	REQUIRED (TOILET)	PROVIDE (TOILET)	REQUIRED (URINALS)	PROVIDE (URINALS)
	05.10	53.40	105,110	33.24	1.78	?	1.78	?

03.10	35.40	103.110	35.24	1.70	2	1.70	2
TOTAL	215.18	TOTAL	140.48	SOLID WASTE BIN CALCULATION FOR RESIDENTIAL			
TOTAL	355.66			TOTAL NOS. OF UNITS		308	
SOLID WASTE BIN CALCULATION FOR COMMERCIAL				SOLID WASTE GENERATED		10 LT. PER UNIT	
DESCRIPTION		REQUIRED	PROVIDE	TOTAL SOLID WASTE GENERATED (308 X 10 = 3080)		3080.00 LT.	
455.26	X 30	= 13,657.80					

400.00 X 20	-90.07	1.16	2	NO. OF BIN REQUIRED(3080 / 80 = 38.50)	38.50
100	80			NO. OF BIN PROVIDED	308
	1.16				

NO.	ITEM	SITE PLAN	BUILDING PLAN	COLOUR
1	PLOT LINE	THICK BLACK	THICK BLACK	—————
2	EXISTING STREET	GREEN		—————
3	FUTURE STREET, IF ANY	GREEN DOTTED		—————
4	PERMISSIBLE BUILDING LINE	THICK DOTTED BLACK		—————
5	OPEN SPACES	NO COLOUR	NO COLOUR	—————
6	EXISTING WORKS	BLUE	BLUE	—————
7	WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCHED	YELLOW HATCHED	—————
8	PROPOSED WORK	RED	RED	—————
9	DRAINAGE AND SEWERAGE WORK	RED DOTTED	RED DOTTED	—————
10	WATER SUPPLY WORK	BLACK DOTTED THIN	BLACK DOTTED THIN	—————
11	WORK WITHOUT PERMISSION IF STARTED ON SIDE	GREY	GREY	—————
12	APPROVED WORK	YELLOW	YELLOW	—————

AREA STATEMENT FOR LAND			
NO.	TITLE	DETAILS AREA IN SQ.MT.	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT
A	BUILDING - UNIT AREA		
A.1	(a) AS PER REVENUE RECORD	6576.00	
A.2	(b) AS PER TPS RECORD	6576.00	
A.3	(c) AS PER SITE CONDITION	-----	
B	DEDUCTION AREA		
B.1	(a) ROAD (proposed or under process)	-----	
B.2	(b) Reservations (under TP or DP or any other statutory plans)	-----	
B.3	Area not in possession	-----	
B.4	OTHER		
C	NET AREA	6576.00	

PROPOSED				
NO.	TITLE	DETAILS (AREA IN SQ.MT./NOS/MTS.)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT
		REQUIRED	PROPOSED	
1	COMMON PLOT	657.60	659.88	
1.1	NO. OF PERCOLATION WELLS	1.64	2	
1.2	NO. OF TREES	164.40	165	
2	WITH OF MARGIN - ROAD SIDE	---	6.00	
2.1	WITH OF MARGIN - OTHER THAN ROAD SIDE	---	3.00	
2.2	TOTAL MARGIN AREA	---	---	
3	INTERNAL ROAD WIDTH	---	7.50	
3.1	INTERNAL ROAD AREA	---	1018.59	
3.2	BUILT -UP AREA IN COMMON PLOT	197.96	---	
4	BUILT -UP AREA IN MARGINS	---	---	
5	TOTAL DEVELOPABLE AREA	6576.00	---	
6	PERMISSIBLE F.S.I.-BASE (AS PER NEW DP)1.5	9864.00	9864.00	
6.1	PERMISSIBLE CHARGEABLE F.S.I>AREA (5576.00 X 1.05 = 3945.60)	3945.60	3504.84	
6.2	USE OF CHARGEABLE AREA (13368.84-9864.00)	3945.60	3504.84	
6.3	F.S.I. UTILISED (F.S.I. CONSUMED)	---	2.03	

7	GROUND COVERAGE	---	---		
8	PROPOSED USE (as described in section C-9.3. Use Classification Table)	USE SUB-TYPE	BUILT - UP AREA (in sq.m.s.)	NO OF UNITS	Drawings Provided yes/no
8.1	Mercantile	SHOP	465.36	20	YES
8.2	Dwelling	FLAT	17211.80	308	YES
8.3	TOTAL		17677.16	328.00	YES

PROVIDING DETAILS FOR INDIVIDUAL BUILDING					
9	FLOORS / LEVELS	NUMBERS	FLOOR AREA BUILT - UP AREA (in sq.mts.)	FLOOR F.S.I AREA (in sq.mts.)	PAYMENT F.S.I AREA (in sq.mts.)
9.1	HOLLOW PLINTH	1	2983.36	264.10	
9.2	HOLLOW GROUND FLOOR	1	2973.38	2673.56	
9.3	TYPICAL FLOOR (1 ST TO 3TH FLOOR)	3	8818.08	7919.52	---
9.4	4TH FLOOR	1	2575.78	2313.70	---
9.5	TERACE FLOOR	1	326.56		---
9.6	STAIR	2	329.00	243.00	

9.5	TOTAL		13170.88	---
10	DWELLING UNITS	NUMBER OF UNIT	TOTAL UNIT AREA (in sq.mts.)	DETAILS OF UNIT AREA (SIZE OF sq.mts.)
PROVIDE DETAILS FOR INDIVIDUAL BUILDING				
10.1	1 BHK	308.00	41.25	---
10.2	TOTAL	308.00	41.25	---

		CARET AREA OF EACH UNIT (IN SQ.MT.)	DATA/BL'S UP- BALCONY & TERRANDAH AREA (SIZE OF INDIVIDUAL UNIT (IN SQ.MT) IN.)	PROPORTIONATE COMMON AMINITIES AREA (in sq.mts.)	TOTAL BUILT UP AREA (in sq.mts.)
10.3	DWELLING UNITS				
10.4	GROUND TO TYPICAL FLOOR (H.G TO 4 TH)	38.38	---	---	41.25
		38.38			41.25

11	BUILDING	BUILDING HEIGHT IN METERS		NUMBER OF FLOORS
11.1	FLAT	H.P+H.G.F +4	15.00	

PARKING AREA STATEMENT			
	12.1 parking area REQUIRED as per regulation	REQUIRED	REQUIRED VISITOR
12.1	PARKING 50% PARKING OF SHOP (465.36)	232.68 SQ.MT.	(50%) 465.36 SQ.MT.
12.2	VISITOR PARKING REQUIRED AREA AT GROUND LEVEL 20% (232.68)	46.54 SQ.MT.	(20%) 232.68 SQ.MT.
12.3	REQUIRED 25% PARKING OF FLAT (12705.52)	3176.38 SQ.MT.	(25%) 12705.52 SQ.MT.
12.4	VISITOR PARKING REQUIRED AREA AT GROUND LEVEL 10% (3176.38)	317.64 SQ.MT.	(10%) 3176.38 SQ.MT.
12.5	PROPOSED PARKING AREA	3812.90 SQ.MT.	

BUILDING - UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN, PLEASE PROVIDE THE FOLLOWING DETAILS		
1	LENGTH OF BUILD - TO - LINE	
2	LENGTH OF BUILD - TO - LINE COINCIDING THE FRONT FACADE OF BUILDING	
3	PERCENTAGE OF LENGTH OF BUILD - TO - LINE COINCIDING THE FRONT FACADE OF BUILDING	

PROPOSAL DETAILS				
LIST OF DRAWINGS	NO. OF COPIES	NORTH	SCALE OF	REMARKS

LAY - OUT PLAN	0		DRAWINGS
LAY - OUT PLAN/LANDSCAPE	1		1:5
PLANS /ELEVATION/SECTION	3		1:1

1/4

OWNER'S SIGN :--	1/4
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ARCHITECT SIGN :--

V. CERTIFICATE :-
 Certified that the plot under reference was surveyed by me on _____ and the _____ and the _____ dimensions of the plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/ T.P.record.

Architect Signature

Architect Signature.

APPROVAL STAMP :--