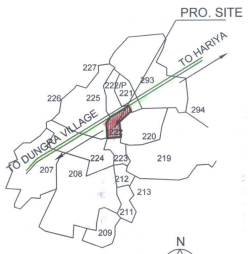
LAY-OUT PLAN 1/2



KEY PLAN

N

SCALE: 1.00 CM = 39.60 MT.

DENCITY CALCULATION

PERMI. DENCITY= 4065.00/10000X225 = 91 UNITS

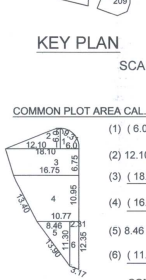
PROPOSED DENCITY

	CALCULATION OF DENCITY		TOTAL PROV. UNITS NOS
BLDG	GR. FL	FLAT X FL	
	"A" BLDG	6 X 10 FL = 60 UNITS	60 UNITS

COMMUNITY AREA CALCULATOIN

- MINIMUM REQUIRED COMMUNITY AREA @ 5% OF F.S.I AREA
  PERMI. F.S.I.
  (6216.90x 0.05 = 310.84 SQ.MT.)
- PROPOSED COMUNITY AREA =343.98 SQ.MT. > 310.84

COMMON PLOT AREA CAL.



(1) (6.00X6.00) X 22 / 7 X 1 / 4 = 28.29

(2) 12.10 X 6.00 X ½ = 36.30

(3) (18.10+16.75) / 2 X 6.75 = 117.62

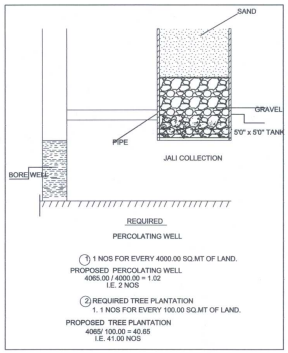
(4) (16.75+10.77) / 2 X 10.95= 150.67

(5) 8.46 X 11.30 X ½ = 47.80

(6) (11.30+12.35) / 2 X 2.31 = 27.32

COMMON PLOT AREA 408.00

OPEN PARKING AREA	PRO. TOTAL PARKING 933.63 SQ.MT.
(P1) + (P2) + (P3)+P4 77.32 + 295.85 +249.00+150.00=772.17	
COVERED PARKING AREA = 161.46sq.mt.	



PROPOSED BUILT UP AREA SCHEDULED

BLDG FLOOR	"A" BLDG	TOTAL
Gr. Floor	532.89 sq.mt.	532.89 sq.mt.
First floor	532.89 sq.mt.	532.89 sq.mt.
Second floor	532.89 sq.mt.	532.89 sq.mt.
Third floor	532.89 sq.mt.	532.89 sq.mt.
Fourth floor	532.89 sq.mt.	532.89 sq.mt.
Fifth floor	532.89 sq.mt.	532.89 sq.mt.
Sixth floor	532.89 sq.mt.	532.89 sq.mt.
Seventh floor	532.89 sq.mt.	532.89 sq.mt.
Eighth floor	532.89 sq.mt.	532.89 sq.mt.
Nineth floor	532.89 sq.mt.	532.89 sq.mt.
Tenth floor	532.89 sq.mt.	532.89 sq.mt.
Total	5328.90 sq.mt.	5328.90 sq.mt.

PROPOSED F.S.I. AREA STATEMENT

Building Floor	BLDG Type "A" Per Building	Total
Gr.floor Unit	261.83sq.mt. parking 343.98 sq.mt. community space	261.83sq.mt. parking 343.98 sq.mt. community space
First floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Second floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Third floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Four floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Fifth floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Sixth floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Seventh floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Eighth Floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Nineth floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Tenth floor Unit	474.56 (06- Residential Flat) 6.00 Units	474.56 (06- Residential Flat) 6.00 Units
Total	4745.60 261.83sq.mt. parking 343.98 sq.mt. community space (60- Residential flat) 60.00 Units	4745.60 261.83sq.mt. parking 343.98 sq.mt. community space (60- Residential flat) 60.00 Units

વાપી નગરપાલિકા વાપી
વાપી નગરપાલિકા તા. 27/9/19 ના રોજની ટાઉન પ્લાનિંગ સમિતિના ઠરાવ નં. 823 થી મોજે. વાપી/વલસાડ/ડુંગરાના રે. સ. નં. 222/1/પૈકી નં. ..... પૈકી નં. ..... પ્લોટ નં. ..... વાળી 10034.00 ચો.મી. જમીનમાં આ નકશામાં દર્શાવ્યા મુજબ 8974.50 ચો.મી. એફ.એસ.આઇ. બાંધકામ કરવાની મંજુરી દરદીઠ ૨૦૦ ચો.મી. ટાઉન પ્લાનિંગ સ્કીમ નં. 1 ના ફાઈનલ પ્લોટ નં. 27 ના ટાઉન પ્લાનર તથા નગરપાલિકા ચીફ ઓફિસર વાપી નગરપાલિકા તા. 26/9/2019

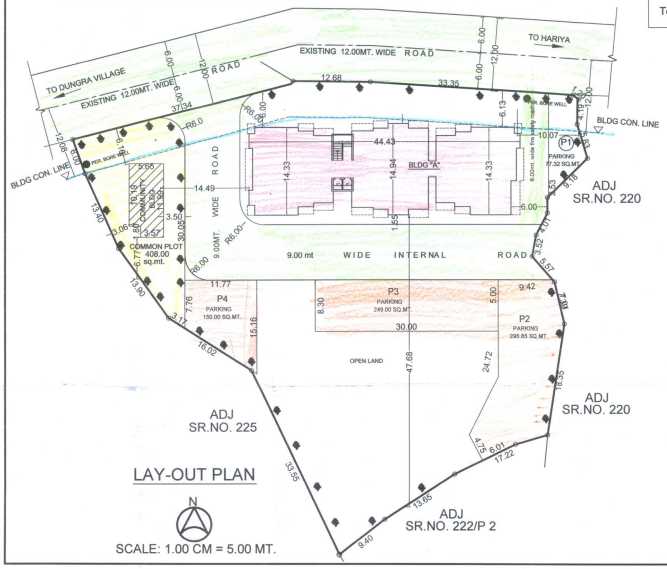
1. S.T. = SEPTIC TANK = 3.05x2.89x3.05
2. S.P. = SOCK PIT = 3.050 x 3.05 DEPTH
3. ALL DIM. ARE IN METER

COLOUR REFERENCE

SR. No.	DESCRIPTIONS	TYPE	SIZE	DESCRIPTIONS
		D	2.13 x 2.13	DOOR
1	PLOT BOUNDRY SHOWN IN BLACK THICK	D1	1.06 x 2.13	DOOR
2	PROPOSED COMMON PLOT SHOWN IN BROWN	D2	0.91 x 2.13	DOOR
3	EXISTING ROAD SHOWN IN GREEN	D3	0.76 x 2.13	DOOR
4	SUCHIT ROAD SHOWN IN DOT LINE	W1	1.82 x 1.22	WINDOW
5	PERMISSIBLE LINE SHOWN IN BLACK THICK DOT LINE	W2	1.51 x 1.22	WINDOW
			0.91 x 1.22	WINDOW
6	OPEN LAND SHOWN IN NO CLOUR	V	0.61 x 0.61	VENTILATORS
7	EXISTING WORK SHOWN IN BLUE	V1	1.82 x 0.76	VENTILATORS
8	PROPOSED WORK SHOWN IN RED			
9	DRAINAGE LINE SHOWN IN RED DOT			
10	RAIN WATER LINE SHOWN IN BLACK DOT			

AREA STATEMENT

No.	DESCRIPTIONS	AREA IN SQ.MTS.
1	PLOT AREA OF CITY .SR. NO. 222/1pakee as per ownership	4065.00
2	REQUIRED COMMON PLOT AREA @ 10 %	406.50
3	PROPOSED COMMON AREA	408.00
4	NET PLOT AREA	3657.00
5	MAXI. PERMISSIBLE GR.COVRAGE/ BUILT UP AREA@ 20%	731.40
6	PROPOSED GROUND COVRAGE/ BUILT UP AREA	532.89
7	PERMISSIBLE F.S.I. AREA (1.7)	6216.90
8	PROPOSED USED F.S.I. AREA	4745.60
9	MINIMUM REQUIRED COMMUNITY AREA @ 5% OF F.S.I AREA (6216.90 x 0.05 = 310.84 SQ.MT.)	310.84
10	PROPOSED COMUNITY AREA	343.98
11	PROPOSED INTERNAL ROAD AREA	750.00
12	MINIMUM PARKING REQUIRED AREA 15% OF F.S.I AREA (PER. F.S.I 6216.90 X 0.15 = 932.54)	932.54
13	PROPOSD PARKING AREA (COVRED PARK. + OPEN PARK) (261.83+673.17) = 935.00	933.63
14	OPEN & MARGINAL LAND AREA (1-3-6-11) = 15	2374.11
15	AREA SUMMARY (3+6+11+15)	4065.00
16	PERMISSIBLE BUILT UP AREA IN COMMON PLOT @ 1/6 408.00 X 1/6 = 68.00	68.00
17	PROPOSED COMMUNITY AREA	64.00
18	PERMISIBLE DENCITY FLAT= 4065.00/10000X225 = 91 UNITS	91.00
19	PROPOSED DENCITY	60.00



LAY-OUT PLAN

N

SCALE: 1.00 CM = 5.00 MT.

DRY RISING MAIN

THE 0.10 MT. RISING MAIN PIPE SHALL BEFITTED WITH TWO INLETS IN 0.15 MT.RISING MAIN PIPE WITH FOUR INLETS EACH CONSISTING OF 0.6 MT. INSTANTANEOUS MALE COUPLING AND BACK PRESURE VALVE AND PROTECTED BY LONG CHAIN AT THE LONGEST POINT OF RISING MAIN PIPE,THE INLET SHALL BE PLACED IN CONVENIENT POSITION OF THE EXTERNAL WALL OF OF THE BUILDING NOT 1.0MT. ABOVE THE GROUND LEVEL AND THEY SHALL BE SITUATED NOT MORE THEN 15MT. AWAY FROM THE VERTICAL POSITION OF THE RISING MAIN INLET TO BE CONTECTED IN THE GLASS FRONTED BOX.

OUT LET

OUT LET SHALL BE PROVIDE AT EACH FLOOR LEVEL ABOVE GROUND FLOOR IN PROPORATION OF TWO OUT LETS TO EACH 1000.SQ.MT. OF FLOOR AREA AT GROUND LEVEL AND THE ROOF EACH OUT LET SHALL BE FITTED WITH 0.06 MT.INSTANTAOUS MORRIES PATTERM COULING AND DELIERY VALVES. THE VALVE SHALL NOT BE LESS THAN 7/0" IN DIA AND FITTED WITH GUNMETAL VALVE HAND WHEEL ABOVE 0.15 MT.IN DIA WHEEL SHALL BE MARKED OPEN AND SHUT IN CLOKWISE DIRECTION THE OUT LETS HALL BE CONNETED WITH SUITABLE ADAPTORS TO FIRST HOSE REEL HAVING RUBBER OF 120-0" LENGTH WITH A BRNCH FITTED WITH NOZZILE 1/2" AND SHUT OF ARRANGEMENT.

EXTERNAL HYDRANT

A FIRE HYDRANT SHALL BE PROVIDED IN CONFORMATION WITH THE SIZE OF THE BUILDING AND SHALL BE CONNECTED WITH MUNICIPAL WATER MAINS NOT LESS THAN 10M. DIA IN ADDITION FIRE HYDRANT SHALL BE CONNECTED WITH BOOSTER PUMP FROM THE STATIC SUPPLY MAINTAINED BY THE SITE BUILDING OF MORE THEN 25-0 MT. IN HEIGHT SHALL BE PROVIDE WITH SUITABLE ARRANGEMENT OF LIGHTING AND LIGHTNING CONDUCTOR.

NOTES

1. ALL PIPE SIZE IN INCHES OR M.M.
2. UNDER GROUND PIPE IS TO BE LAYED 1-0 BELOW GROUND LEVEL.
3. U.G. WATER TANK SHOULD BE WITH MIN 100,000 LETERS CAPACITY.
4. FIRE PUPM CAPACITY SHOULD BE WITH MIN 350 CPM DISCHARGE-CAP AND 56M. OR 70M. HEAD 30 H.P. ELECTRIC MOTOR
5. PIPE GRADING AND PUPM CAPACITY SHOULD BE DECIDED TO ACHIEVE 3.50 KG./CM WATER PRESSURE ON TOP HYDRANT VALVE.

CONFIRMING CERTIFICATE

THIS IS TO CERTIFY THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON 5th FEB 2017 AND DIMENSIONS OF THE PLOT ARE MEASURED ON SITE AND THE AREA TABLES WITHTHE DOCUMENTARY RECORD OF OWNERSHIP.

SIGN. OF ARCHITECTS/ ENGINEERS

OWNER SIGNATURE	ARCHITECT SIGNATURE
હિતેશ એસ. ભાનુશાલી	THAKKAR ANKIT (M.E. CIVIL LL.B.) Reg. No. VM/ STR / 335 ENG/S.T. ENG. VAPI

PROJECT TITLE

PROPOSED RESIDENTIAL BUILDING (FLAT TYPE HIGH RISE) LAY-OUT PLAN ON SR.NO. 222/1/PAIKEE1, AT.DUNGARA, TA: PARDI, DIST: VALSAD.

FOR: HITESHBHAI A BHANUSHALI
SURESHBHAI S BHANUSHALI

DESIGN BY	CHECKED BY	APROVED BY	PROJECT REF. No.
P.T.B.	P.T.B.	P.T.B.	P/A 1677
DRAWN BY	SCALE	DATE	DRAWING No. / REV.
ASHOK PATEL	1 : 5.00		AR / 0