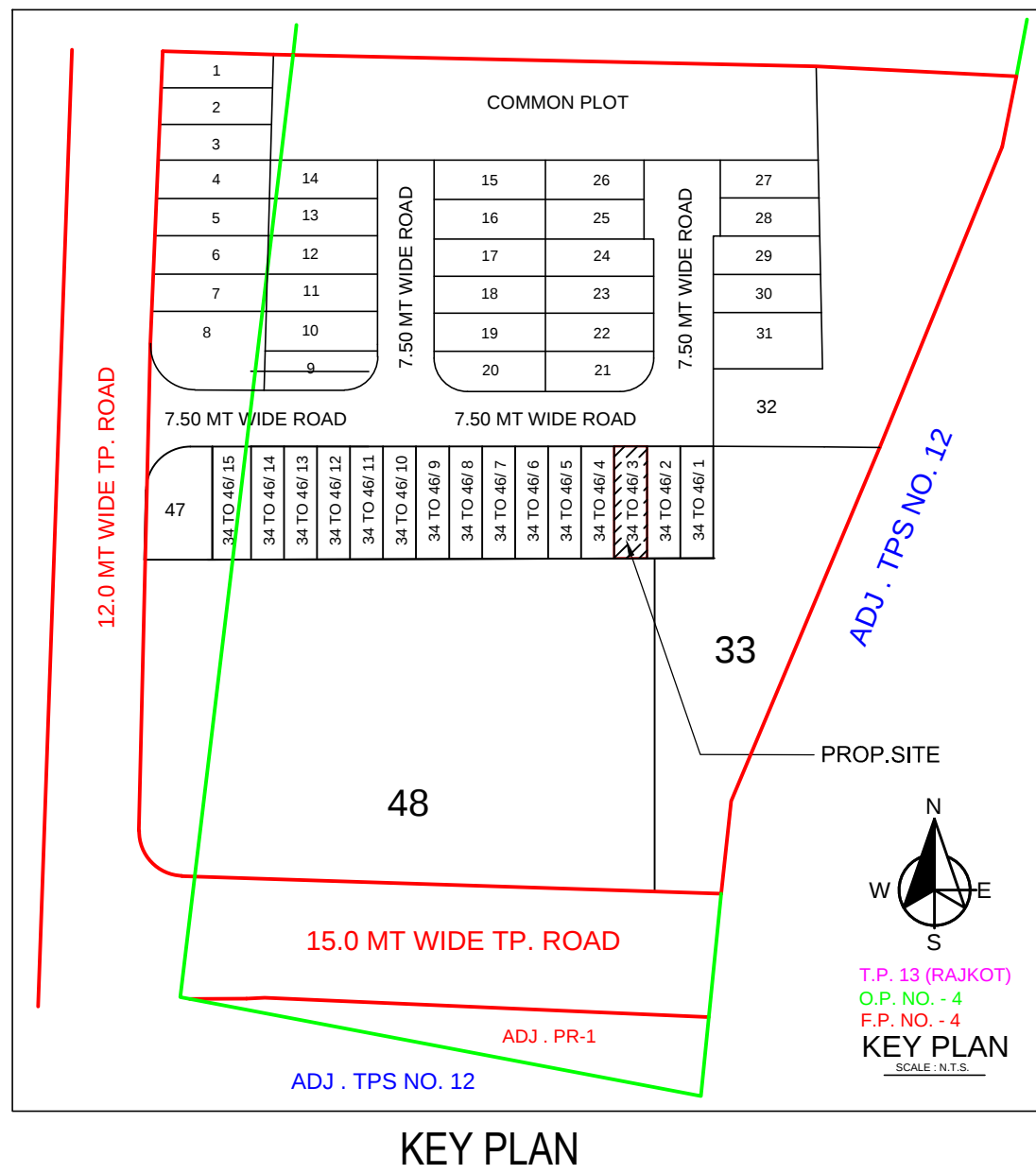
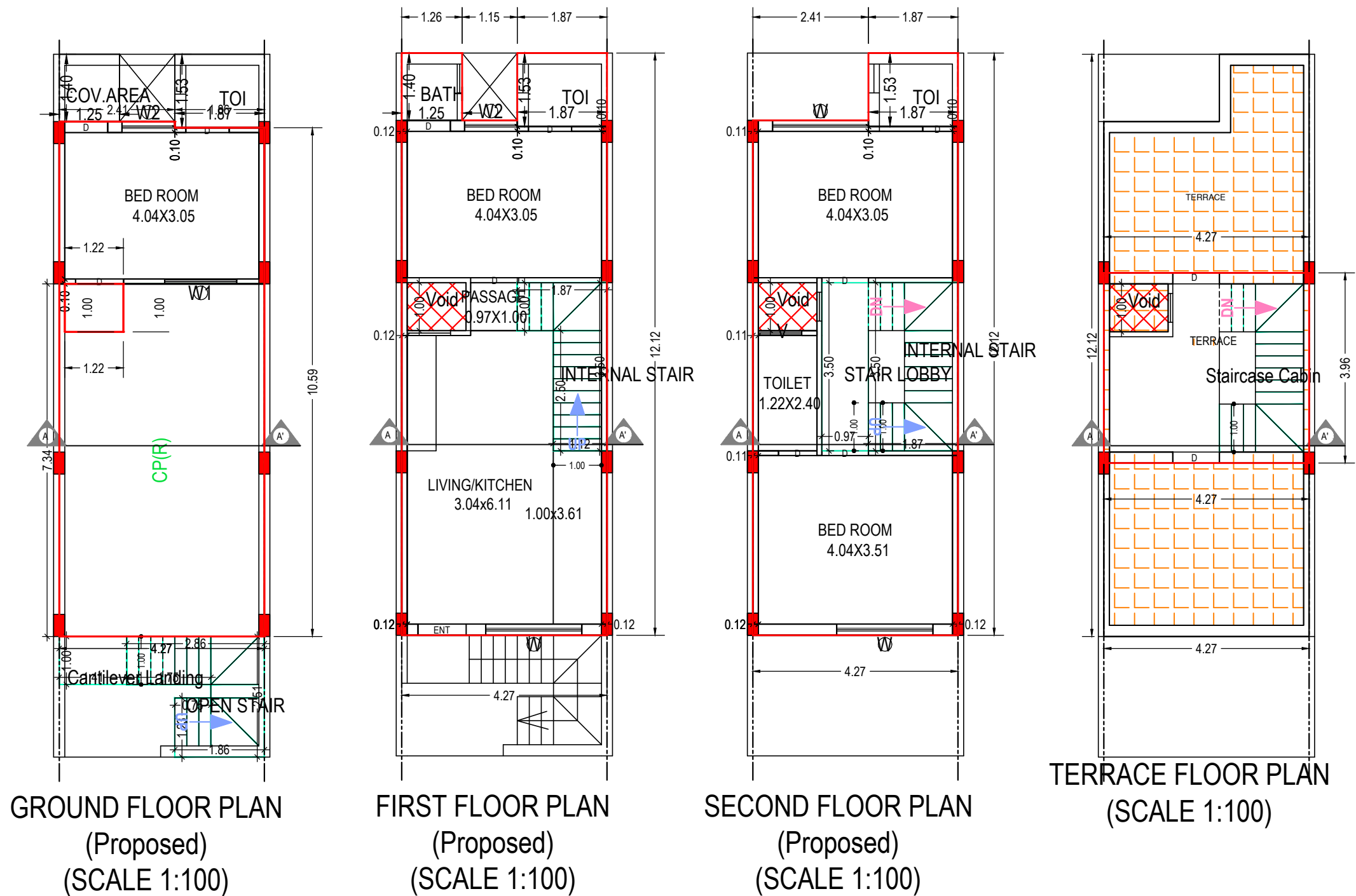
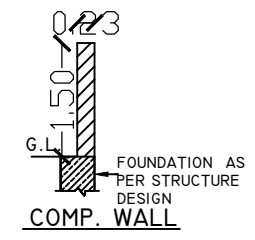
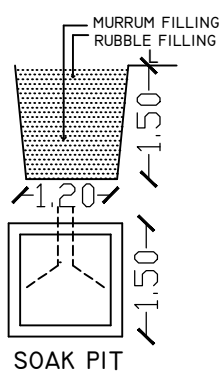
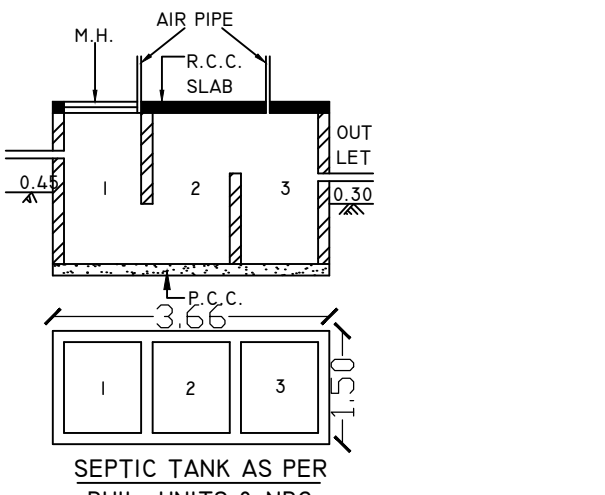
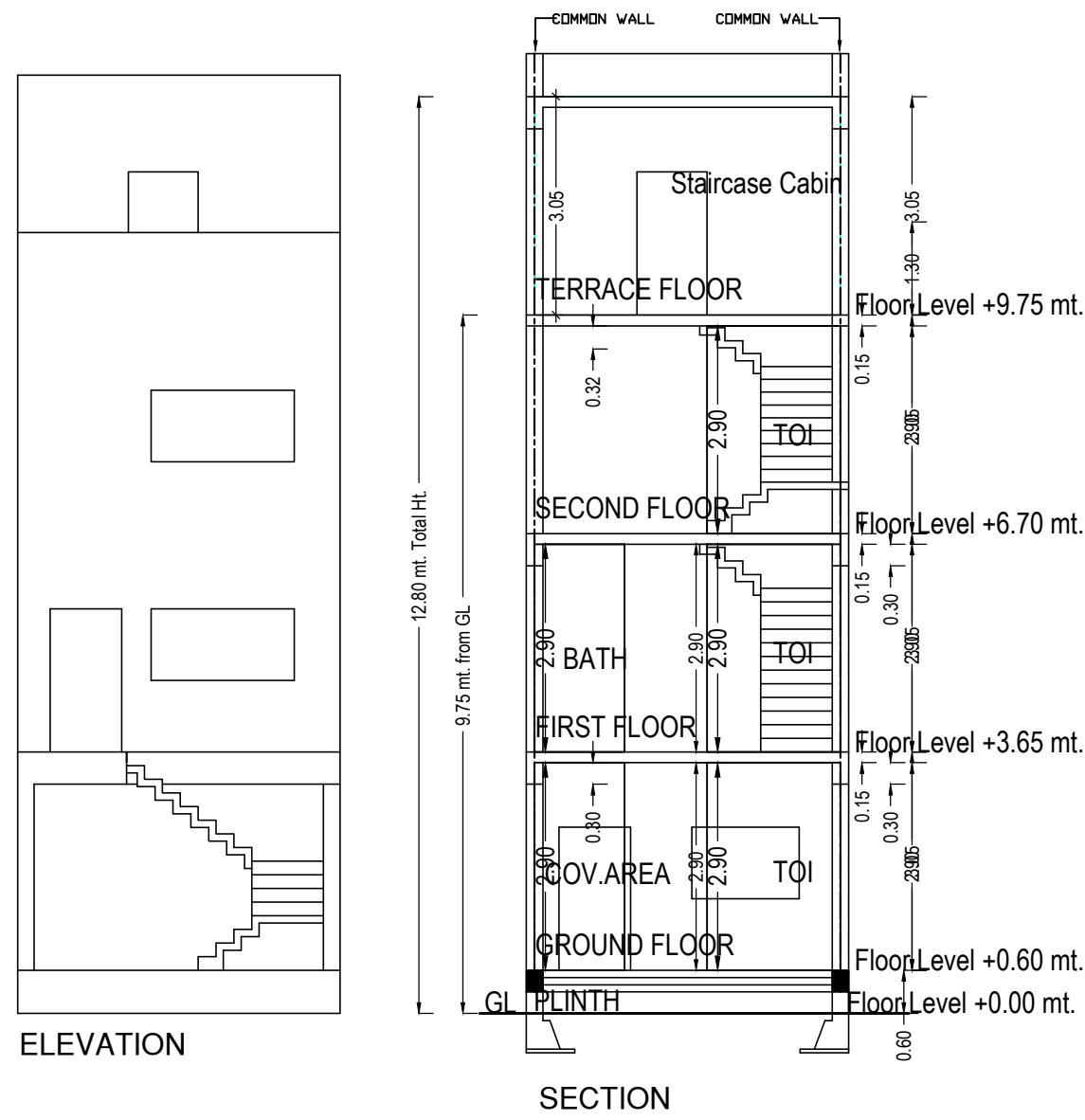


Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.,LOCATION :- KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 3 ,REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) , O.P. NO. :- 4, F.P. NO. :- 4.



Inward No	ODPS/2020/024487	Sheet	1
Inward Date		Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0/27 VERSION DATE: 07/11/2020
	PROJECT DETAIL :	
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL.: RAJKOT, DIST.: RAJKOT, PLOT NO 34 TO 46/ 3, REV. SR. NO.: 102 P.T.P.S. NO. - 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. - 4.	Plot Use: Residential
	Authority: Rajkot Municipal Corporation (RMC)	Plot SubUse: Semidetached Dwelling
	AuthorityClass: D1	Plot Use Group: Dwelling-2 (DW2)
	AuthorityGrade: Municipal Corporation	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Conceptualized Use Zone: R1
	Nature of Development: NEW	
	Development Area: Final Town Planning Scheme	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL.: RAJKOT, DIST.: RAJKOT, PLOT NO 34 TO 46/ 3, REV. SR. NO.: 102 P.T.P.S. NO. - 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. - 4.	
	AREA DETAILS:	Sq Mts
1.	Area of Plot As per record	-
	7/12 or Document	62.47
	As per site condition	
	Area of Plot Considered	62.47
2.	Deduction for	
	(a)Proposed roads	
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	62.47
4.	% of Common Plot (Reqd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	62.47
	Plot Area For Coverage	62.47
	Plot Area For FSI	62.47
	Perm. FSI Area (1.80)	112.45
5.	Total Perm. FSI area	112.45
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (70.93 %)	44.31
	Total Prop. Coverage Area (70.93 %)	44.31
	Balance Coverage area (- %)	0.00



Buildingwise Floor FSI Details				
Floor Name	Building Name		Total	
	A (RESIDENTIAL)			
	Proposed Built Up Area (Sq.mt.)			
Ground Floor	55.80	18.80	55.80	18.80
First Floor	48.93	44.27	48.93	44.27
Second Floor	47.16	37.24	47.16	37.24
Terrace Floor	15.69	0.00	15.69	0.00
Total:	167.58	100.31	167.58	100.31

FSI & Tenement Details								
Building	No. of Same Bldg	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)			Proposed FSI Area (Sq.ft.)	Total FSI Area (Sq.ft.)	No. of Unit
			StairCase	Stair Lobby	Parking	Resi.		
A (RESIDENTIAL)	1	167.58	33.76	3.39	30.12	100.31	100.31	01
Grand Total	1	167.58	33.76	3.39	30.12	100.31	100.31	01

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	V	0.90	1.00	01	
A (RESIDENTIAL)	W2	1.10	2.00	02	
A (RESIDENTIAL)	W1	1.50	2.00	01	
A (RESIDENTIAL)	W	1.99	2.00	01	
A (RESIDENTIAL)	W	2.00	2.00	02	

Building A (RESIDENTIAL)								
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI/Area in Sq.mt.			Proposed Area (Sq.mt.)	FSI Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		Stair/Case	Stair Lobby	Parking				
Ground Floor	55.80	6.88	0.00	30.12	18.80	18.80	01	
First Floor	48.93	4.66	0.00	0.00	44.27	44.27	00	
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24	00	
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00	00	
Total	167.58	33.76	3.39	30.12	100.31	100.31	01	
Total Number of Same Buildings:	1							
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01	

UnitBUA Table for Building :A (RESIDENTIAL)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.m.t.)		Carpet Area	No. of Unit
				Void		Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.19	0.00	14.19	1.07	0.00	13.12	01
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01
		Typical Floor = 1	14.19	0.00	14.19	1.07	0.00	13.12	01
	Total per Floor:	Typical Floor = 1	14.19	0.00	14.19	1.07	0.00	13.12	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00
		Typical Floor = 1	45.53	1.22	44.31	3.08	4.66	36.57	00
	Total per Floor:	Typical Floor = 1	45.53	1.22	44.31	3.08	4.66	36.57	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00
		Typical Floor = 1	45.53	1.22	44.31	3.50	9.92	30.89	00
	Total per Floor:	Typical Floor = 1	45.53	1.22	44.31	3.50	9.92	30.89	00
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Cantilever Landing	1.00	0.00	3.05
	OPEN STAIRCASE	1.00	0.25	0.19
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building Use/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Semidetached Dwelling		1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

OWNER'S NAME AND SIGNATURE	
JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
KARAN N Trivedi	ASHVIN LODHIYA
004AR31032300110	004SE31032300044
DATE OF APPROVAL	
19/12/2020	
DESIGNATION OF APPROVER	



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Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.,LOCATION :- KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT , DIST. : RAJKOT , PLOT NO 34 TO 46/ 5,REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) , O.P. NO. :- 4, F.P. NO. :- 4.



Inward No	ODPS/2020/024491	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT		VERSION NO.: 1.0.27
PROJECT DETAIL :		VERSION DATE: 07/11/2020
Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 5, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4.	Plot Use: Residential	
Authority: Rajkot Municipal Corporation (RMC)	Plot SubUse: Semidetached Dwelling	
Authority/Class: D1	Plot Use Group: Dwelling 2 (DW2)	
Authority/Grade: Municipal Corporation	Land Use Zone: Residential use Zone	
Project Type: Building Permission	Conceptualized Use Zone: R1	
Nature of Development: NEW		
Development Area: Final Town Planning Scheme		
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 5, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4.		

AREA DETAILS :		Sq.Mts
1. Area of Plot As per record	-	62.47
7/12 or Document		62.47
As per site condition		62.47
Area of Plot Considered		62.47
2. Deduction for		
(a)Proposed roads		0.00
(b)Any reservations		0.00
Total(a + b)		0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		62.47
4. % of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		62.47
Plot Area For Coverage		62.47
Plot Area For FSI		62.47
Perm. FSI Area (1.80)		112.00
5. Total Perm. FSI area		112.45
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (70.93 %)		44.31
Total Prop. Coverage Area (70.93 %)		44.31
Balance coverage area (- %)		0.00

Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Ground Floor	55.80	0.00	18.80
First Floor	48.93	0.00	44.27
Second Floor	47.16	0.00	37.24
Terrace Floor	15.69	0.00	0.00
Total Area:	167.58	0.00	100.31
Total FSI Area:			100.31
Total BuiltUp Area:			167.58
Proposed F.S.I. consumed:			1.61
8. Tenement Statement			
1. Tenement Proposed At:			
G.F.			1.00
2. Total Tenements (3 + 4)			1
C. Parking Statement			
2. Proposed Parking Space:			31.34

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	55.80	18.80	55.80	18.80
First Floor	48.93	44.27	48.93	44.27
Second Floor	47.16	37.24	47.16	37.24
Terrace Floor	15.69	0.00	15.69	0.00
Total:	167.58	100.31	167.58	100.31

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
A (RESIDENTIAL)	1	167.58	StairCase	Stair Lobby	Parking	Resi.	100.31	01
			33.76	3.39	30.12	100.31		
Grand Total	1	167.58	33.76	3.39	30.12	100.31	100.31	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.90	1.00	01
A (RESIDENTIAL)	W2	1.10	2.00	02
A (RESIDENTIAL)	W1	1.50	2.00	01
A (RESIDENTIAL)	W	1.39	2.00	01
A (RESIDENTIAL)	W	2.00	2.00	02

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Stair/Case	Stair Lobby	Parking	Resi.		
Ground Floor	55.80	6.88	0.00	30.12	18.80	18.80	01
First Floor	48.93	4.66	0.00	0.00	44.27	44.27	00
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24	00
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00	00
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01
Total Number of Same Buildings:	1						
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01

UnitBUA Table for Building :A (RESIDENTIAL)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Void			Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.19	0.00	14.19	1.07	0.00	13.12	01	
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01	
	Total per Floor:	Typical Floor = 1								
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01	
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00	
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00	
	Total per Floor:	Typical Floor = 1								
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00	
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.50	9.92	30.89	00	
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00	
	Total per Floor:	Typical Floor = 1								
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00	
-	-	-	-	-	-	-	-	-	-	-
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Cantilever Landing	1.00	0.00	3.05
	OPEN STAIRCASE	1.00	0.25	0.19
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
Residential	Semidetached Dwelling			1			Semidetached Dwelling		Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.S.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE

JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.

ARCH/ENG'S NAME AND SIGNATURE

ASHVIN LODHIYA

KARAN N Trivedi

004AR31032300110

004SE31032300044

DATE OF APPROVAL

29/12/2020

DESIGNATION OF APPROVER



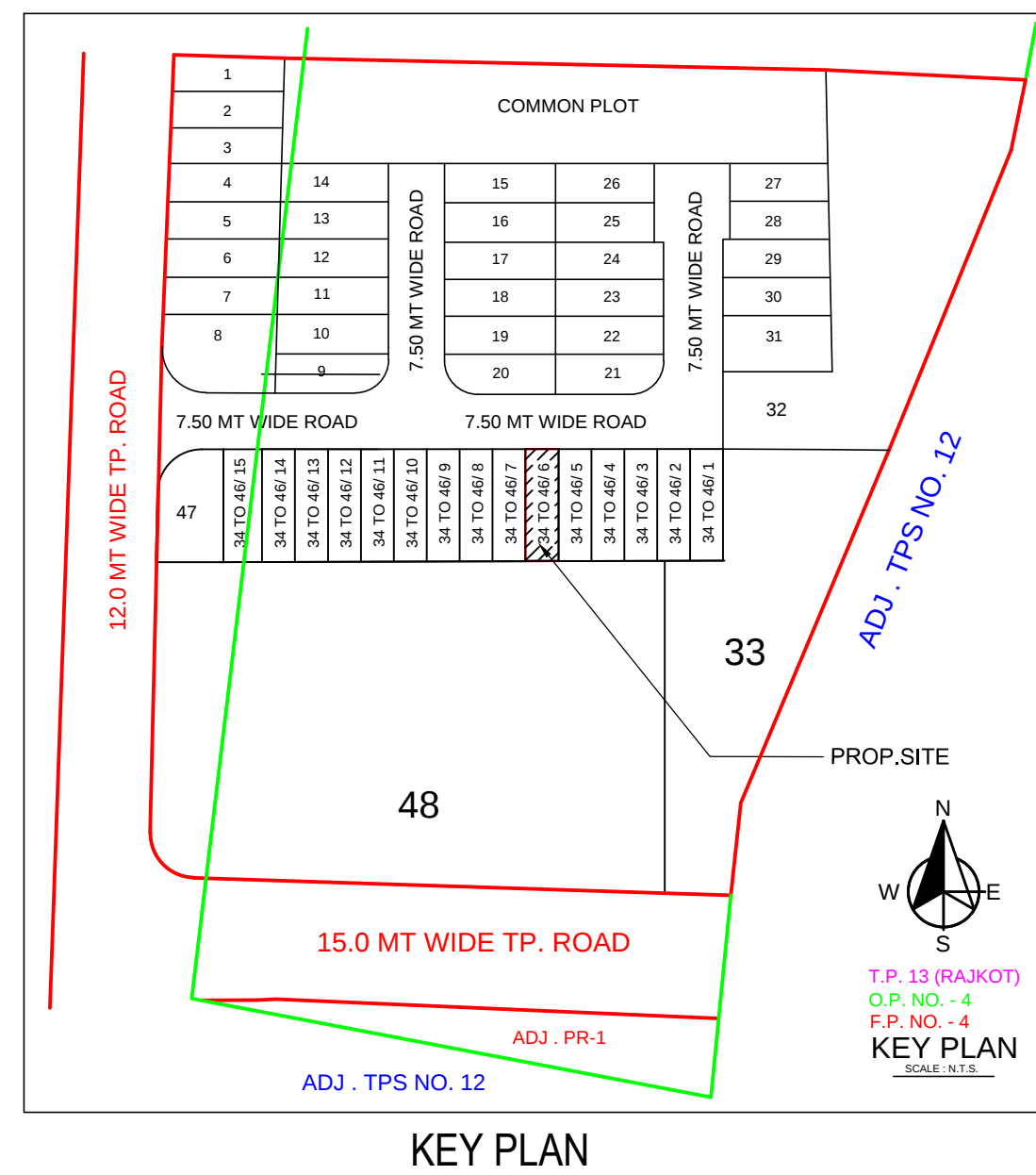
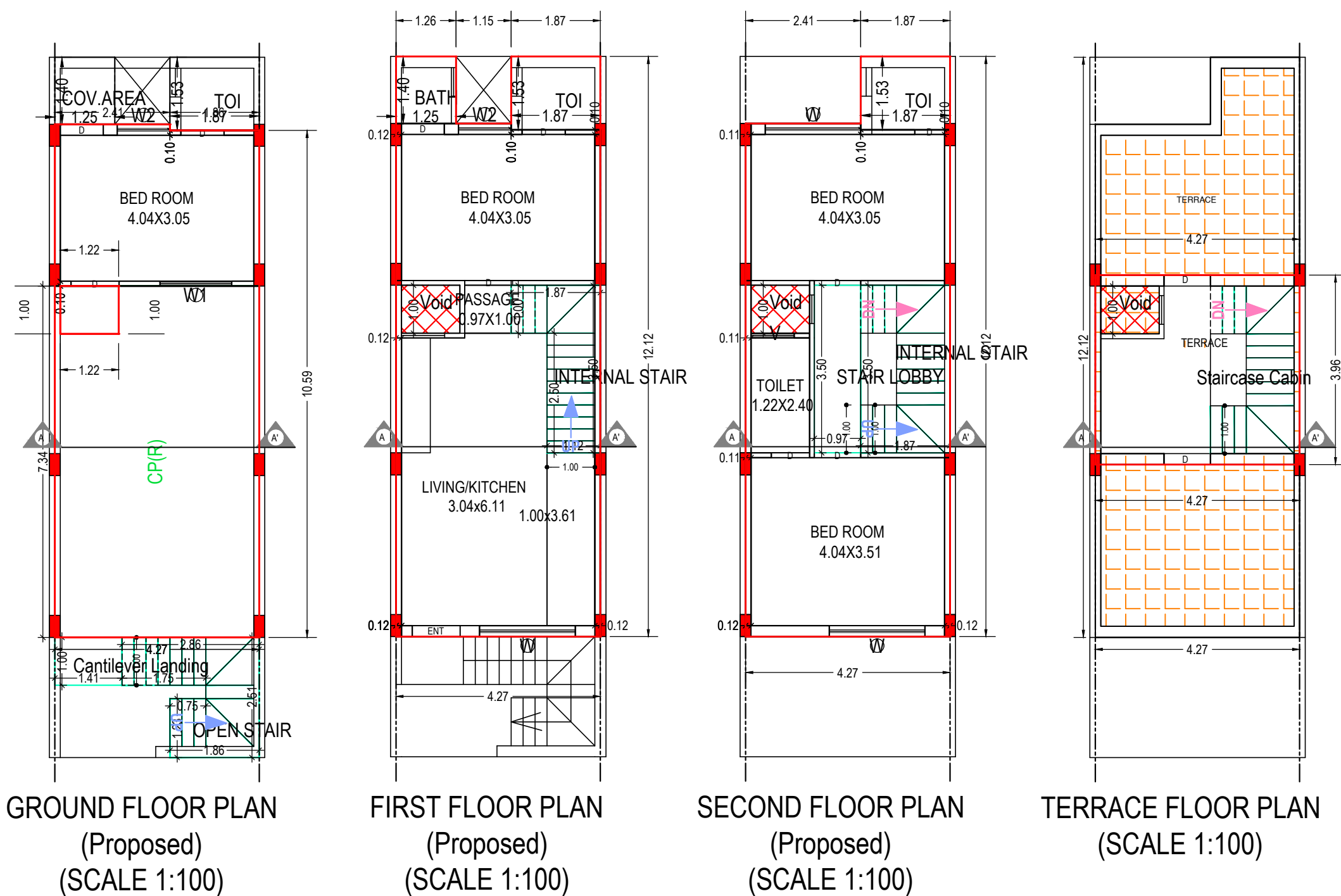
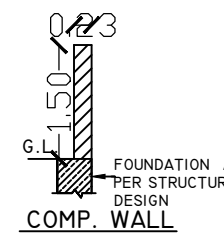
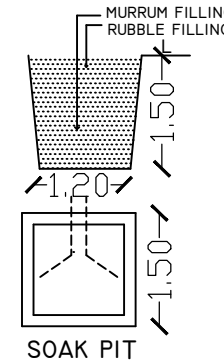
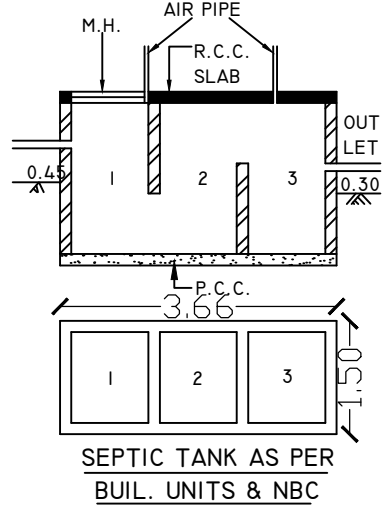
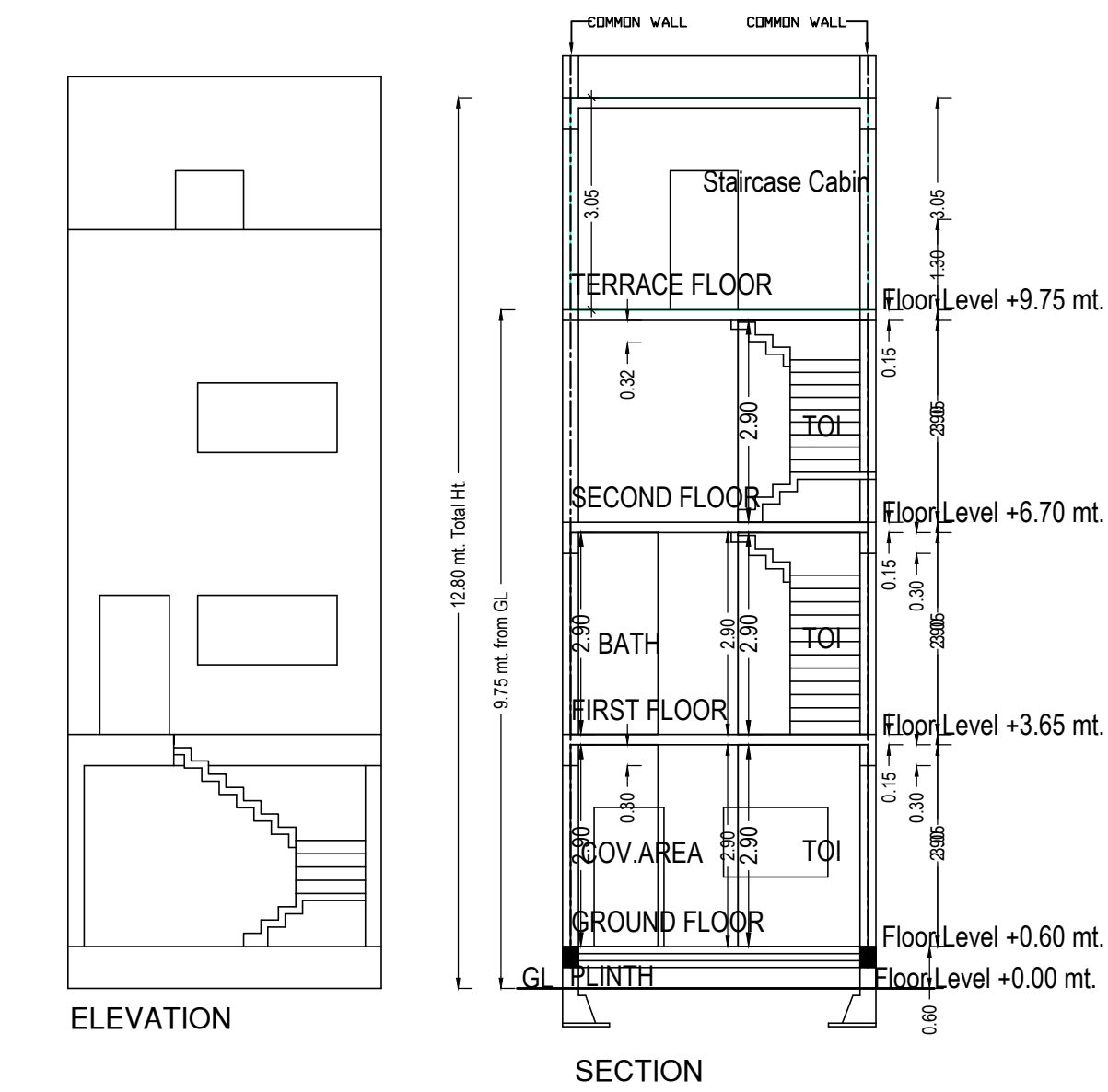
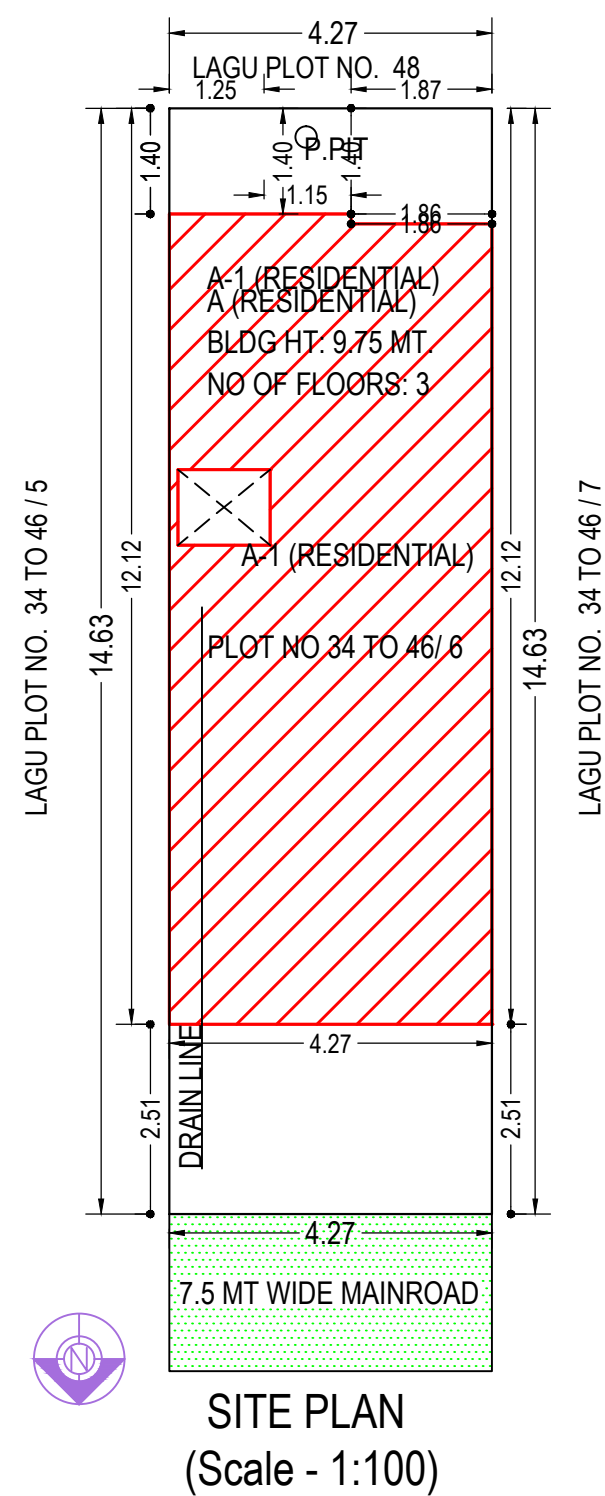
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Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC., LOCATION : KUVADVA ROAD, NR. 50th ROAD - RAJKOT. TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/6, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4.



Inward No	ODPS/2020/024493	Sheet	1
Inward Date		Scale	1:100

A	AREA STATEMENT		VERSION NO.: 1.0/27			
	PROJECT DETAIL :		VERSION DATE: 07/11/2020			
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 6, REV. SR. NO. : 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4.		Plot Use: Residential			
	Authority: Rajkot Municipal Corporation (RMC)		Plot SubUse: Semidetached Dwelling			
	AuthorityClass: D1		Plot Use Group: Dwelling-2 (DW2)			
	AuthorityGrade: Municipal Corporation		Land Use Zone: Residential use Zone			
	Project Type: Building Permission		Conceptualized Use Zone: R1			
	Nature of Development: NEW					
	Development Area: Final Town Planning Scheme					
	SubDevelopment Area: Other Areas					
	Special Project: NA					
	Special Road: NA					
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 6, REV. SR. NO. : 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4.		Sq Mts			
1.	Area of Plot As per record 7/12 or Document		-	62.47		
	Area of Plot Considered			62.47		
2.	Deduction for					
	(a)Proposed roads			0.00		
	(b)Any reservations			0.00		
	Total(a + b)			0.00		
3.	Net Area of plot (1 - 2) AREA OF PLOT			62.47		
4.	% of Common Plot (Repl.)			0.00		
	% of Common Plot (Prop)			0.00		
	Balance area of Plot(1 - 4)			62.47		
	Plot Area For Coverage			62.47		
	Plot Area For FSI			62.47		
	Perm. FSI Area (1.80)			112.00		
5.	Total Perm. FSI area			112.45		
6.	Total Built up area permissible at:					
	a. Ground Floor			0.00		
	Proposed Coverage Area (70.93 %)					
	Total Prop. Coverage Area (70.93 %)			44.31		
				0.00		
	Proposed Area at:					
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I	
	Ground Floor	55.80	0.00	18.80	0.00	
	First Floor	48.93	0.00	44.27	0.00	
	Second Floor		0.00	37.24	0.00	
	Terrace Floor	15.69	0.00	0.00	0.00	
	Total Area:	167.58	0.00	100.31	0.00	
	Total FSI Area:				100.31	
	Total BuiltUp Area:				167.58	
	Proposed F.S.I. consumed:				1.67	
B.	Tenement Statement					
1.	Tenement Proposed At:					
	G.F.					1.00
2.	Total Tenements (3 + 4)					-
C.	Parking Statement					
2.	Proposed Parking Space:					31.34



Buildingwise Floor FSI Details				
Floor Name	Building Name		Total	
	A (RESIDENTIAL)			
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	55.80	18.80	55.80	18.80
First Floor	48.93	44.27	48.93	44.27
Second Floor	47.16	37.24	47.16	37.24
Terrace Floor	15.69	0.00	15.69	0.00
Total:	167.58	100.31	167.58	100.31

FSI & Tenement Details								
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Stair Lobby	Parking	Resi.		
A (RESIDENTIAL)	1	167.58	33.76	3.39	30.12	100.31	100.31	01
Grand Total	1	167.58	33.76	3.39	30.12	100.31	100.31	01

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	V	0.90	1.00	01	
A (RESIDENTIAL)	W2	1.10	2.00	02	
A (RESIDENTIAL)	W1	1.50	2.00	01	
A (RESIDENTIAL)	W	1.99	2.00	01	
A (RESIDENTIAL)	W	2.00	2.00	02	

Building A (RESIDENTIAL)							
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI/Area in Sq.mt.			Proposed Area (Sq.mt.) Resi.	FSI Total FSI Area (Sq.mt.)	No. of Unit
		Stair/Case	Stair Lobby	Parking			
Ground Floor	55.80	6.88	0.00	30.12	18.80	18.80	01
First Floor	48.93	4.66	0.00	0.00	44.27	44.27	00
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24	00
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00	00
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01
Total Number of Same Buildings:	1						
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01

UnitBUA Table for Building A (RESIDENTIAL)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Void		Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.19	0.00	14.19		0.00	13.12	01
		Total per Floor:	14.19	0.00	14.19	1.07	0.00	13.12	01
		Typical Floor = 1	14.19	0.00	14.19	1.07	0.00	13.12	01
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00
		Total per Floor:	45.53	1.22	44.31	3.08	4.66	36.57	00
		Typical Floor = 1	45.53	1.22	44.31	3.08	4.66	36.57	00
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.50	9.92	30.89	00
		Total per Floor:	45.53	1.22	44.31	3.50	9.92	30.89	00
		Typical Floor = 1	45.53	1.22	44.31	3.50	9.92	30.89	00
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00
-	-	-	-	-	-	-	-	-	-
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

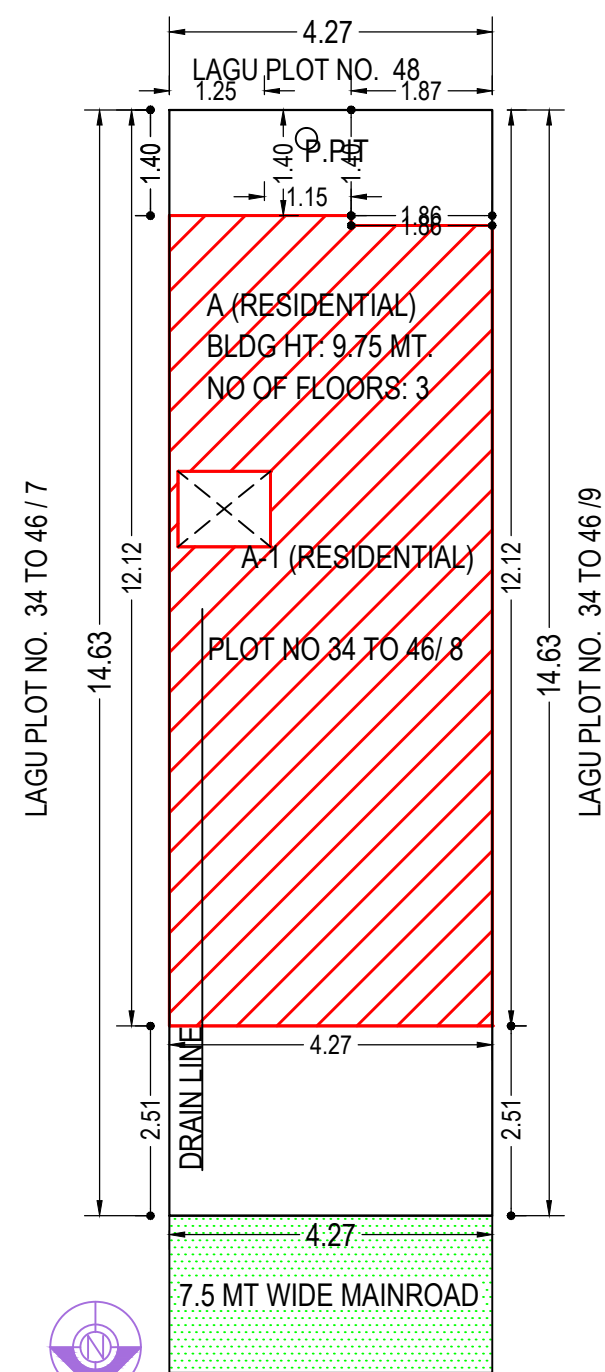
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Cantilever Landing	1.00	0.00	3.05
	OPEN STAIRCASE	1.00	0.25	0.19
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Semidetached Dwelling		1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

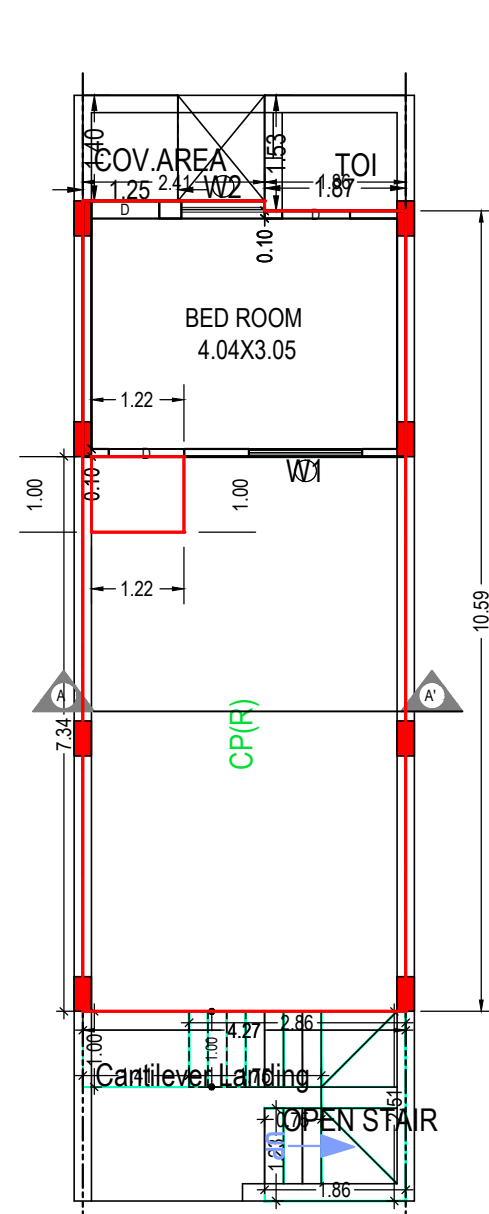
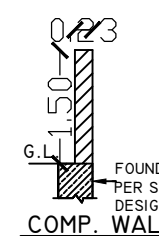
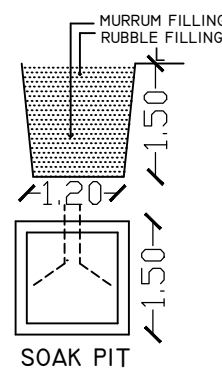
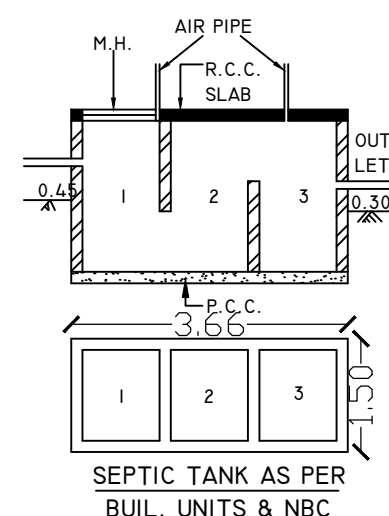
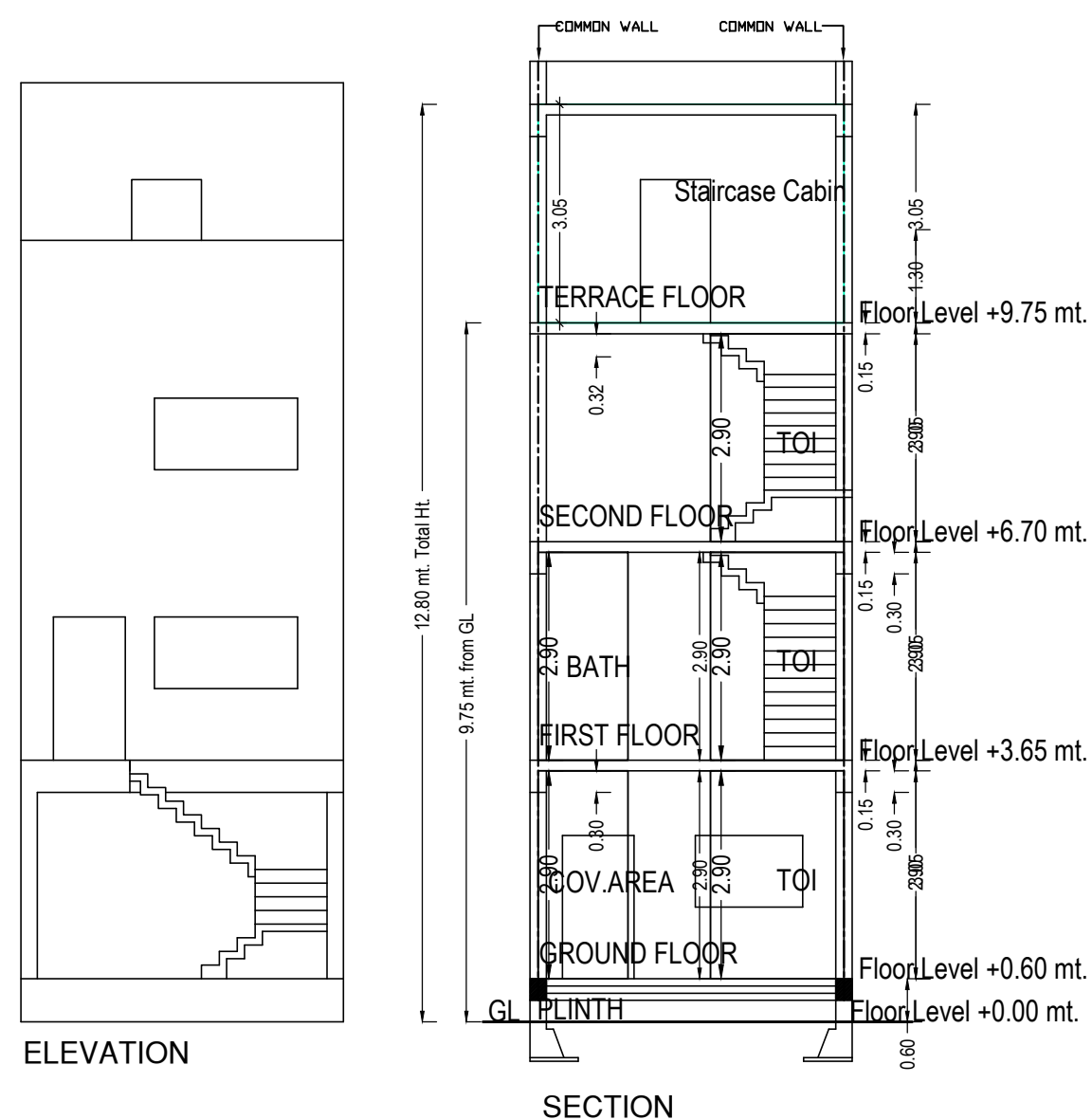
OWNER'S NAME AND SIGNATURE	
JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
KARAN N Trivedi	ASHVIN LODHIYA
004AR31032300110	004SE31032300044
DATE OF APPROVAL	
29/12/2020	
DESIGNATION OF APPROVER	



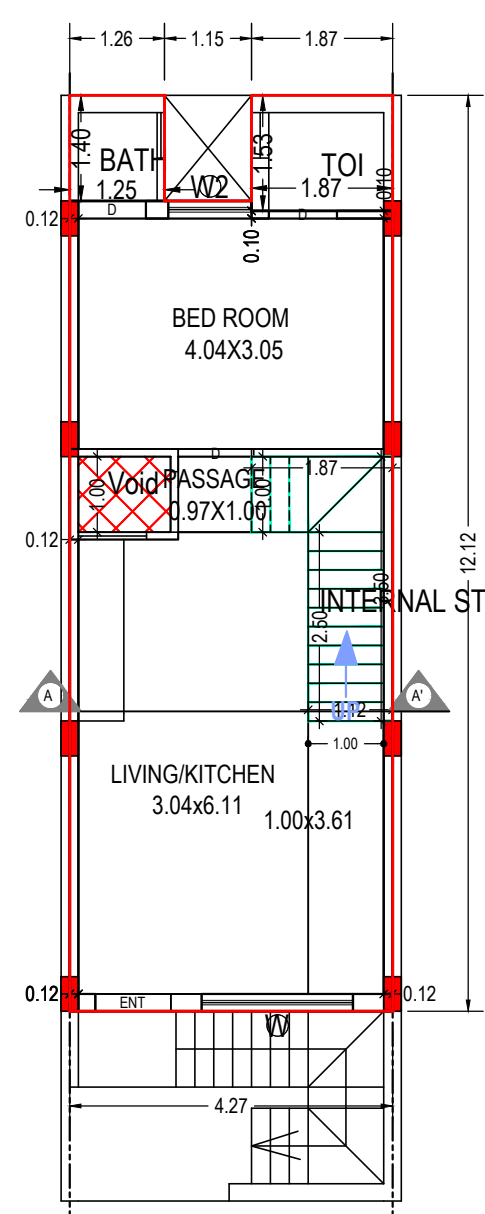
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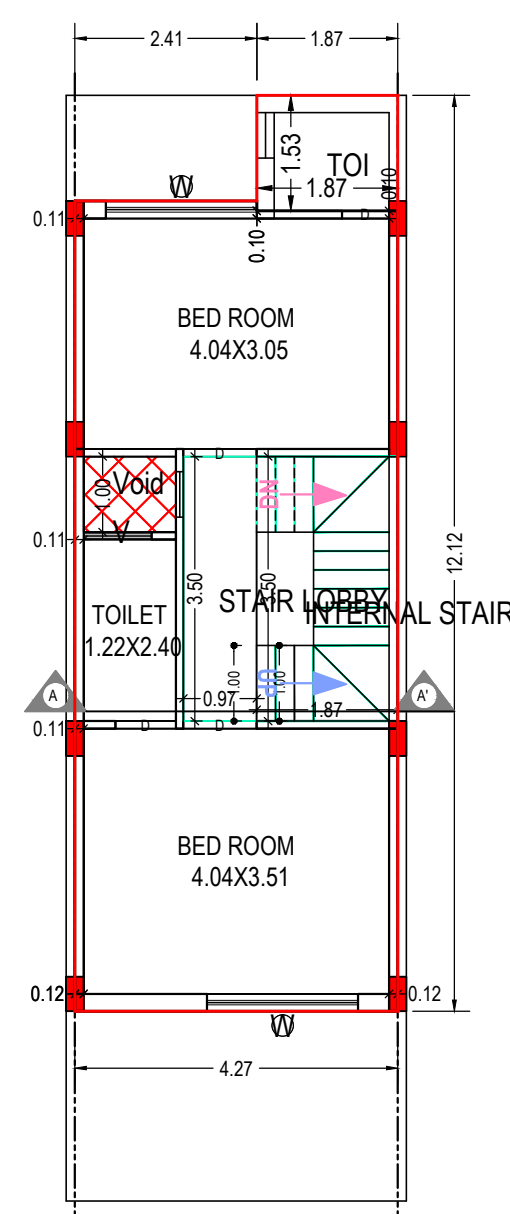
SITE PLAN
(Scale - 1:100)



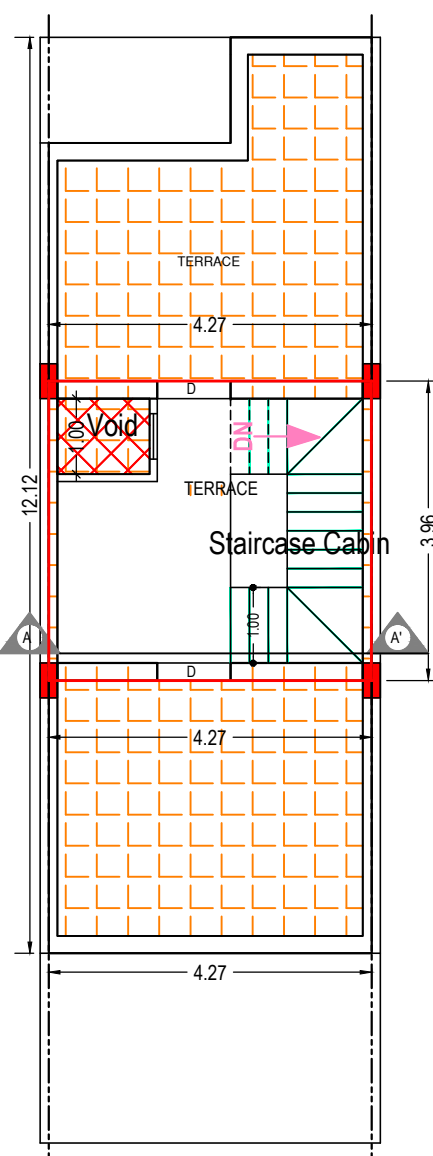
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



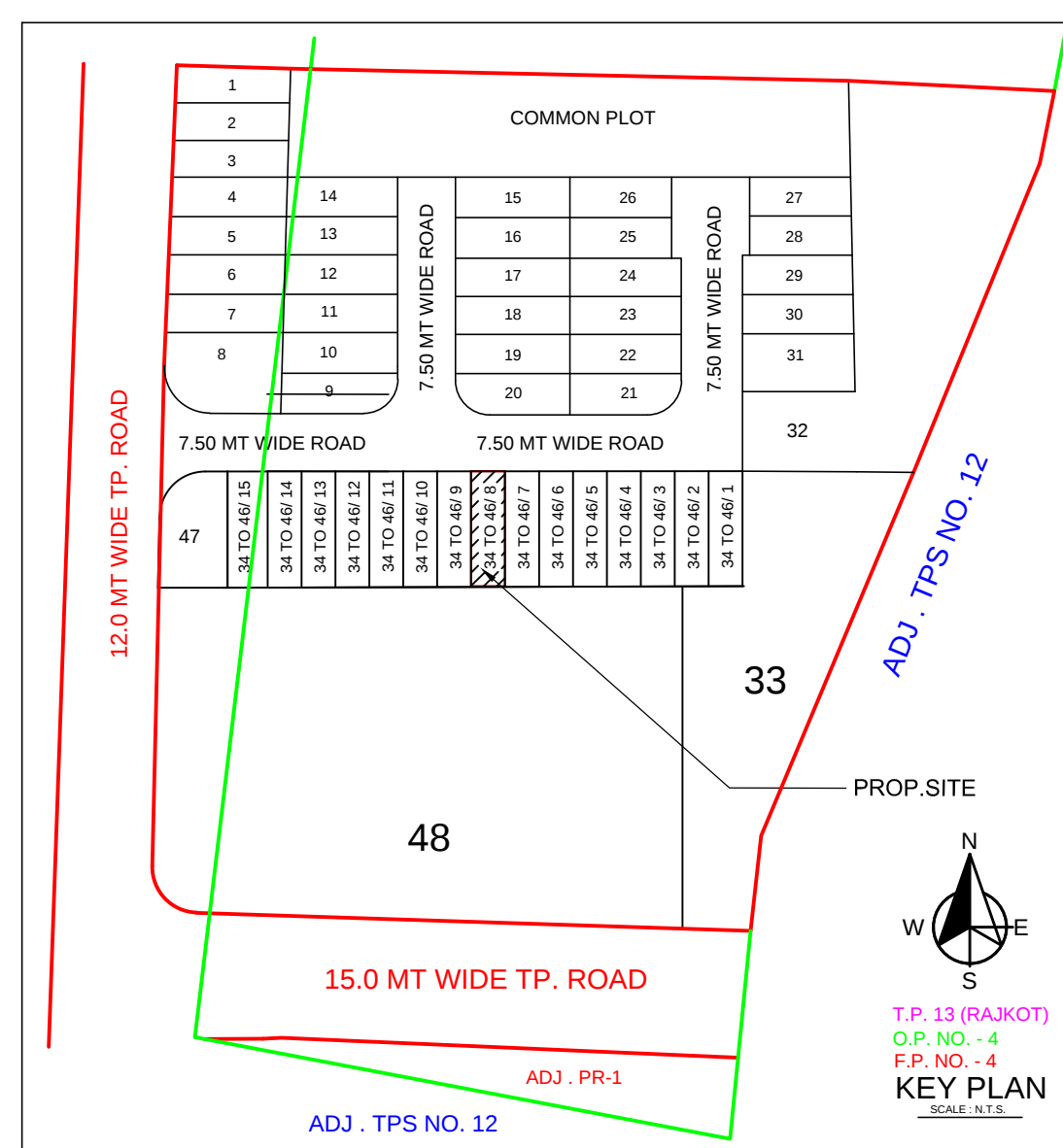
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.27 VERSION DATE: 07/11/2020
	PROJECT DETAIL :	
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 8, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) , O.P. NO. :- 4, , F.P. NO. :- 4.	Plot Use: Residential
	Authority: Rajkot Municipal Corporation (RMC)	Plot SubUse: Semidetached Dwelling
	Authority/Grade: Municipal Corporation	Plot Use Group: Dwelling-2 (DW2)
	Project Type: Building Permission	Land Use Zone: Residential use Zone
	Nature of Development: NEW	Conceptualized Use Zone: R1
	Development Area: Final Town Planning Scheme	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 8, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) , O.P. NO. :- 4, , F.P. NO. :- 4.	
	AREA DETAILS :	Sq.Mts
1.	Area of Plot As per record	-
	7112 or Document	62.47
	As per site condition	62.47
	Area of Plot Considered	62.47
	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	62.47
4.	% of Common Plot (Reqd.)	0.00
		0.00
	Balance area of Plot(1 - 4)	62.47
		62.47
	Plot Area For FSI	62.47
	Perm. FSI Area (1.80)	
5.	Total Perm. FSI area	112.45
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (70.93 %)	44.31
	Total Prop. Coverage Area (70.93 %)	44.31
	Balance coverage area (- %)	0.00

Proposed Area at:				
	Existing Built up	Proposed F.S.I	Existing F.S.I	
Ground Floor	0.00	18.80	0.00	
First Floor	48.93	44.27	0.00	
Second Floor	47.16	37.24	0.00	
Terrace Floor	15.69	0.00	0.00	
Total Area:	167.58	100.31	0.00	
Total FSI Area:			100.31	
Total BuiltUp Area:			167.58	
Proposed F.S.I. consumed:			1.67	
B. Tenement Statement				
1. Tenement Proposed At:				
G.F.			1.00	
2 Total Tenements (3 + 4)			-	
C. Parking Statement				
2. Proposed Parking Space:			31.34	

Floor Name	Building Name		Total	
	A (RESIDENTIAL)			
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	55.80	18.80	55.80	18.80
First Floor	49.93	44.27	49.93	44.27
Second Floor	47.16	37.24	47.16	37.24
Terrace Floor	15.69	0.00	15.69	0.00
Total:	167.58	100.31	167.58	100.31

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Stair Lobby	Parking	Resi.		
A (RESIDENTIAL)	1	167.58	33.76	3.39	30.12	100.31	100.31	01
Grand Total	1	167.58	33.76	3.39	30.12	100.31	100.31	01

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	V	0.90	1.00	01	
A (RESIDENTIAL)	W2	1.10	2.00	02	
A (RESIDENTIAL)	W1	1.50	2.00	01	
A (RESIDENTIAL)	W	1.99	2.00	01	
A (RESIDENTIAL)	W	2.00	2.00	02	

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Stair/Case	Stair Lobby	Parking	Resi.			
Ground Floor	55.80	6.88	0.00	30.12	18.80	18.80	01	
First Floor	48.93	4.66	0.00	0.00	44.27	44.27	00	
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24	00	
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00	00	
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01	
Total Number of Same Buildings:	1							
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01	

Floor	Name	Unit/BUA Type	Gross Unit/BUA Area	Deductions From Gross Unit/BUA Area in Sq.mt.	Unit/BUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Void		Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A	DIWELLING UNIT	14.19	0.00	14.19	1.07	0.00	13.12	01
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01
	Total per Floor:	Typical Floor = 1							
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01
FIRST FLOOR PLAN	SPLIT A	DIWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00
	Total per Floor:	Typical Floor = 1							
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00
SECOND FLOOR PLAN	SPLIT A	DIWELLING UNIT	45.53	1.22	44.31	3.50	9.92	30.89	00
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00
	Total per Floor:	Typical Floor = 1							
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Canterlier Landing	1.00	0.00	3.05
	OPEN STAIRCASE	1.00	0.25	0.19
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Semidetached Dwelling		1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.

KARAN N Trivedi	ASHVIN LODHIYA
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004AR31032300110	004SE31032300044
DATE OF APPROVAL	

29/12/2020

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Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.,LOCATION :- KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 9 ,REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) , O.P. NO. :- 4, F.P. NO. :- 4.



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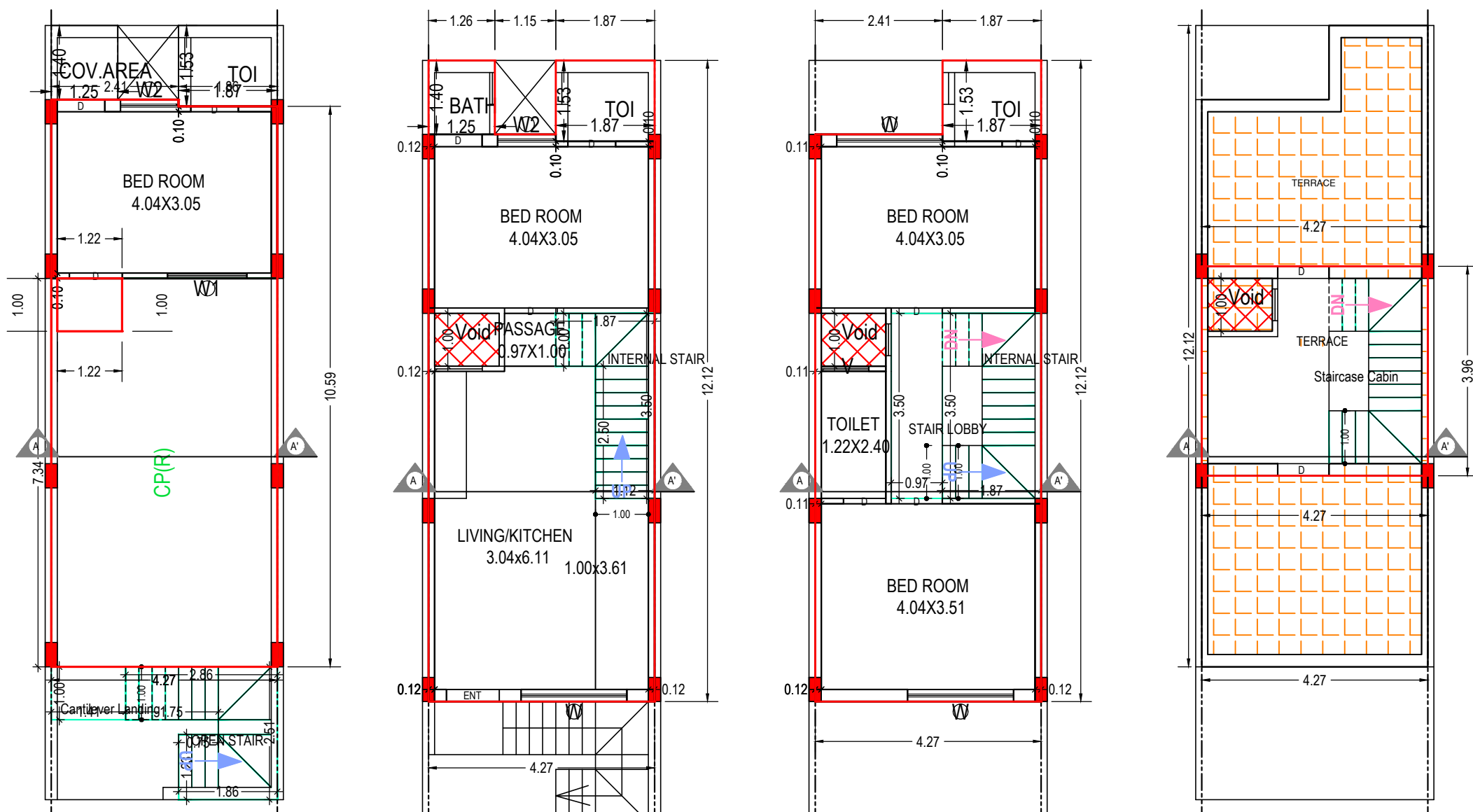
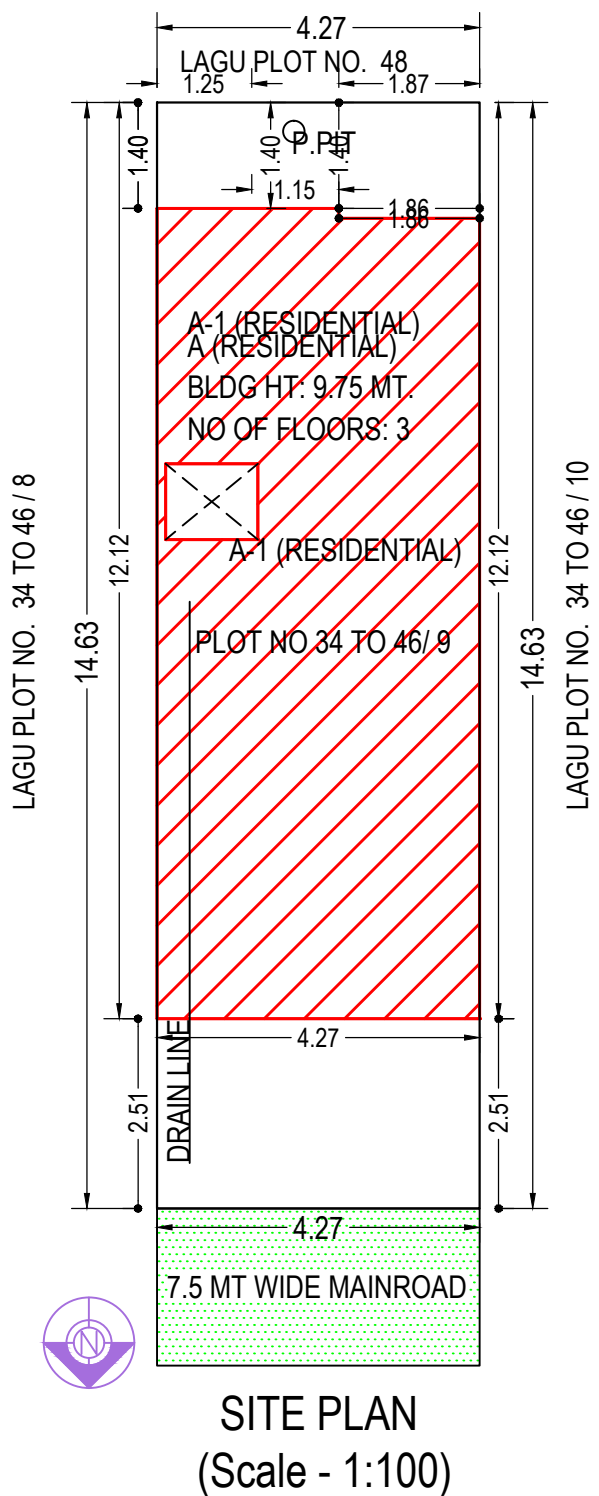
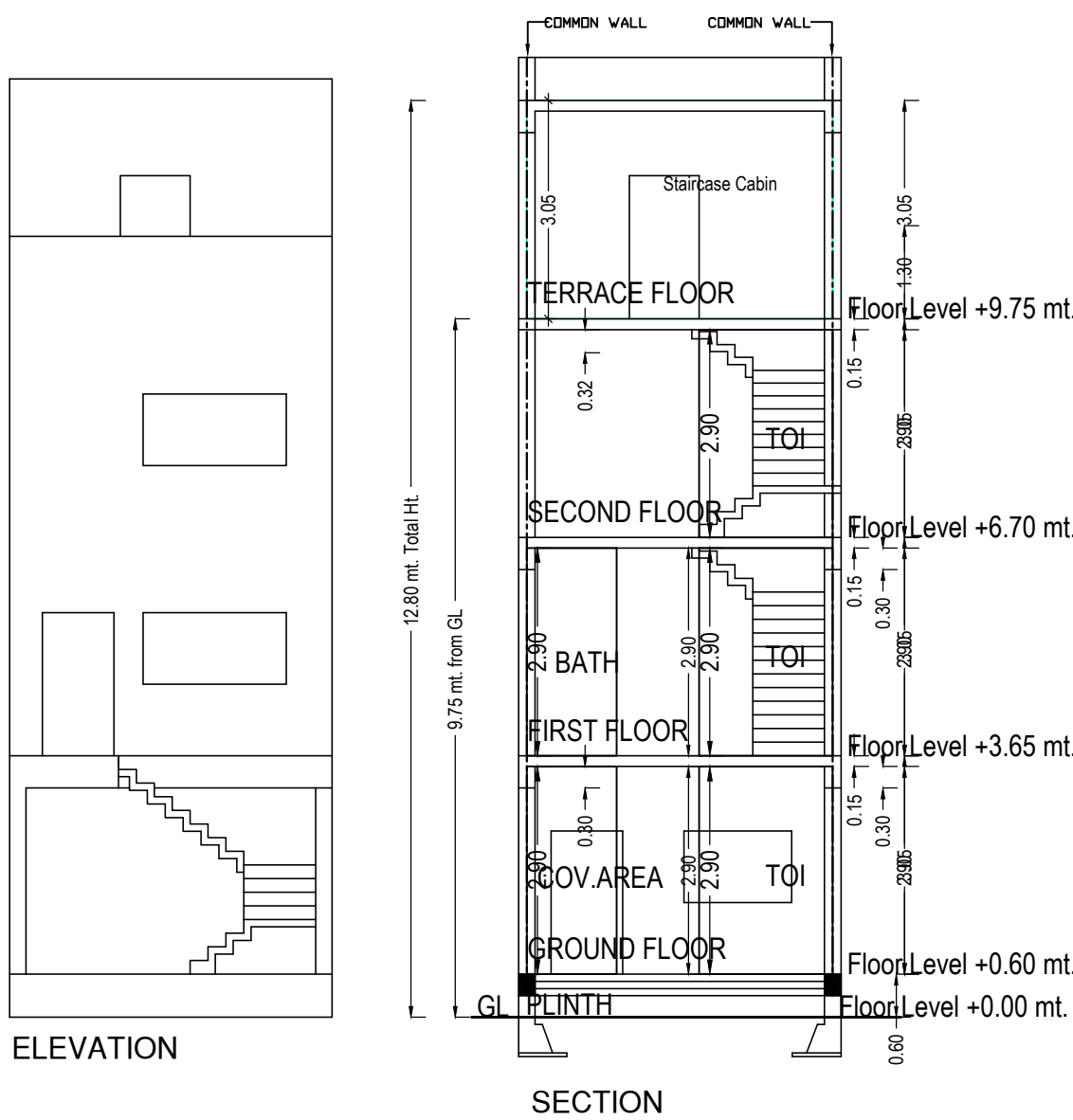
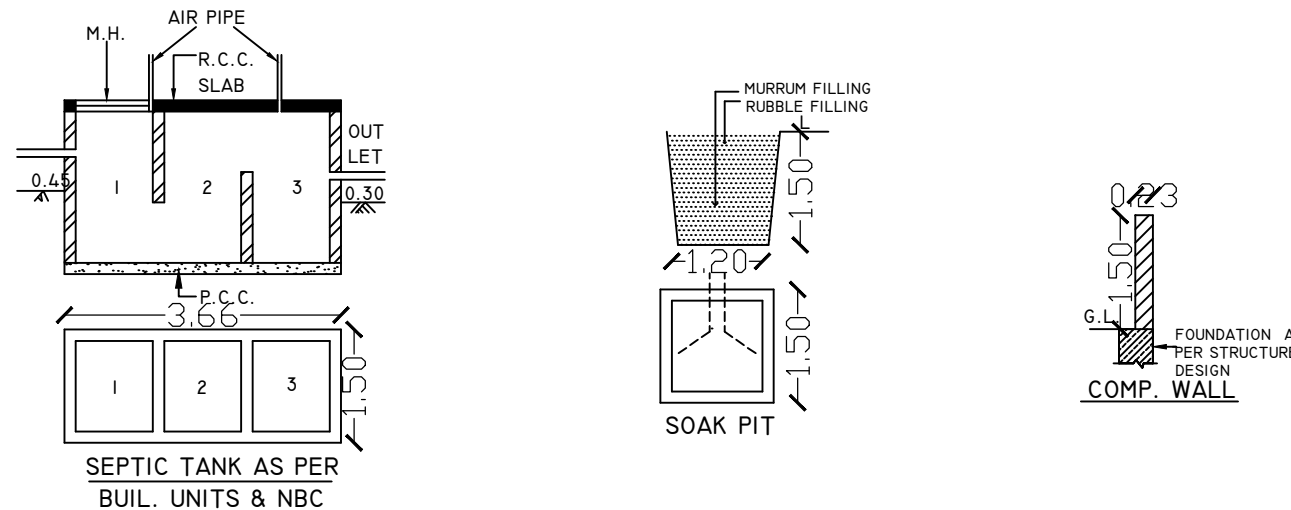
A	AREA STATEMENT	VERSION NO : 1.0.27 VERSION DATE: 07/11/2020
	PROJECT DETAIL :	
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST : RAJKOT, PLOT NO 34 TO 46/9 , REV. SR. NO. : 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4 , F.P. NO. :- 4	Plot Use: Residential
	Authority: Rajkot Municipal Corporation (RMC)	Plot SubUse: Semidetached Dwelling
	AuthorityClass: D1	Plot Use Group: Dwelling-2 (DW2)
	AuthorityGrade: Municipal Corporation	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Conceptualized Use Zone: R1
	Nature of Development: NEW	
	Development Area: Final Town Planning Scheme	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	AuthorityGrade: NA	

Site Address: KUVADVA ROAD, NIR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/9 , REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4 , F.P. NO. :- 4.		
AREA DETAILS :		Sq.Mts
1.	Area of Plot As per record	-
	7/12 or Document	62.43
	As per site condition	62.43
	Area of Plot Considered	62.43
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	62.43
4.	% of Common Plot (Reqd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	62.43
	Plot Area For Coverage	62.43
	Plot Area For FSI	62.43
	Perm. FSI Area (1.80)	112.43
5.	Total Perm. FSI area	112.43
Total Built up area permissible at:		
a	Ground Floor	0.00
	Proposed Coverage Area (70.93 %)	44.33
	Total Prop. Coverage Area (70.93 %)	44.33
	Balance coverage area (- %)	0.00

		Proposed Area at:			
-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	55.80	0.00	18.80	0.00
	First Floor	48.93	0.00	44.27	0.00
	Second Floor	47.16	0.00	37.24	0.00
	Terrace Floor	15.69	0.00	0.00	0.00
	Total Area:	167.58	0.00	100.31	
	Total FSI Area:				100.31
	Total BuiltUp Area:				167.58
	Proposed F.S.I. consumed:				1.6
B.	Tenement Statement				
1.	Tenement Proposed At:				
	G.F.				1.0
2	Total Tenements (3 + 4)				
C.	Parking Statement				
2	Proposed Parking Space:				
					31.3

Buildingwise Floor FSI Details				
Floor Name	Building Name		Total	
	A (RESIDENTIAL)		Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)		
Ground Floor	55.80	18.80	55.80	18.80
First Floor	48.93	44.27	48.93	44.27
Second Floor	47.16	37.24	47.16	37.24
Terrace Floor	15.69		15.69	0.00
Total:	167.58	100.31	167.58	100.31

FSI & Tenement Details								
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Units
			Stair/Case	Stair Lobby	Parking	Resi.		
A (RESIDENTIAL)	1	167.58	33.76	3.39	30.12	100.31	100.31	01
Grand Total	1	167.58	33.76	3.39	30.12	100.31	100.31	01



SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	V	0.90	1.00	01	
A (RESIDENTIAL)	W2	1.10	2.00	02	
A (RESIDENTIAL)	W1	1.50	2.00	01	
A (RESIDENTIAL)	W	1.99	2.00	01	
A (RESIDENTIAL)	W	2.00	2.00	02	

Building A (RESIDENTIAL)								
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed Area (Sq.mt.)	FSI Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		Stair/Case	Stair Lobby	Parking				
Ground Floor	58.80	6.88	0.00	30.12	18.80	18.80	01	
First Floor	46.93	4.66	0.00	0.00	44.27	44.27	00	
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24	00	
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00	00	
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01	
Total Number of Same Buildings:	1							
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01	

UnitBUA Table for Building A (RESIDENTIAL)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Void		Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.19	0.00	14.19	1.07	0.00	13.12	01
		Total:	14.19	0.00	14.19	1.07	0.00	13.12	01
	Total per Floor:	Typical Floor = 1							
		Total:	14.19	0.00	14.19	1.07	0.00	13.12	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00
		Total:	45.53	1.22	44.31	3.08	4.66	36.57	00
	Total per Floor:	Typical Floor = 1							
		Total:	45.53	1.22	44.31	3.08	4.66	36.57	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.50	9.92	30.89	00
		Total:	45.53	1.22	44.31	3.50	9.92	30.89	00
	Total per Floor:	Typical Floor = 1							
		Total:	45.53	1.22	44.31	3.50	9.92	30.89	00
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Cantilever Landing	1.00	0.00	3.05
	OPEN STAIRCASE	1.00	0.25	0.19
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse		No Of Residential Units	Floor Name	Floor Use		FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Semidetached Dwelling		1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI		Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

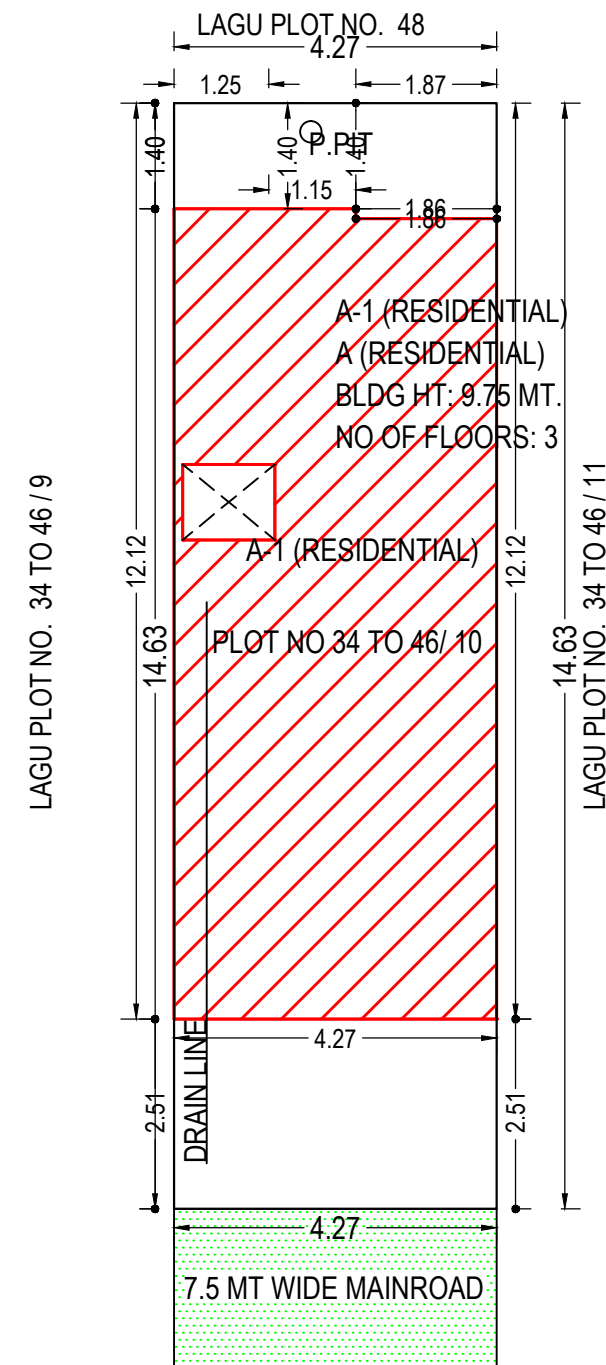
OWNER'S NAME AND SIGNATURE	
JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
KARAN N Trivedi	ASHVIN LODHIYA
004AR31032300110	004SE31032300044
DATE OF APPROVAL	

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

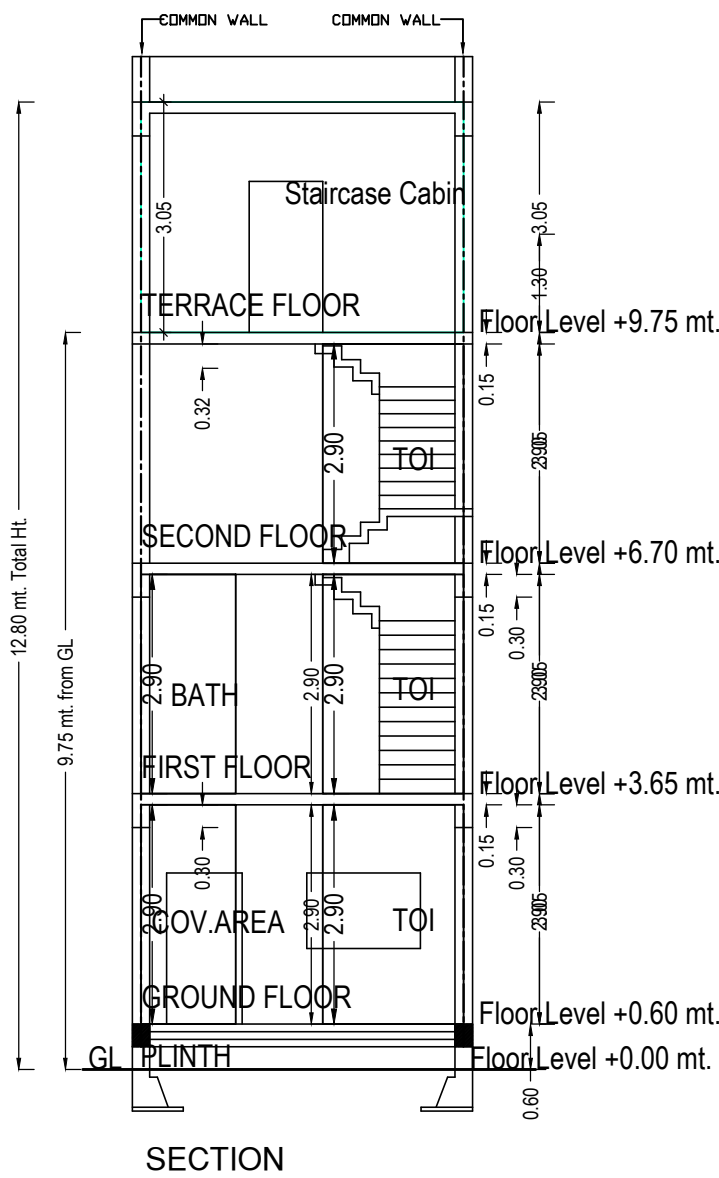
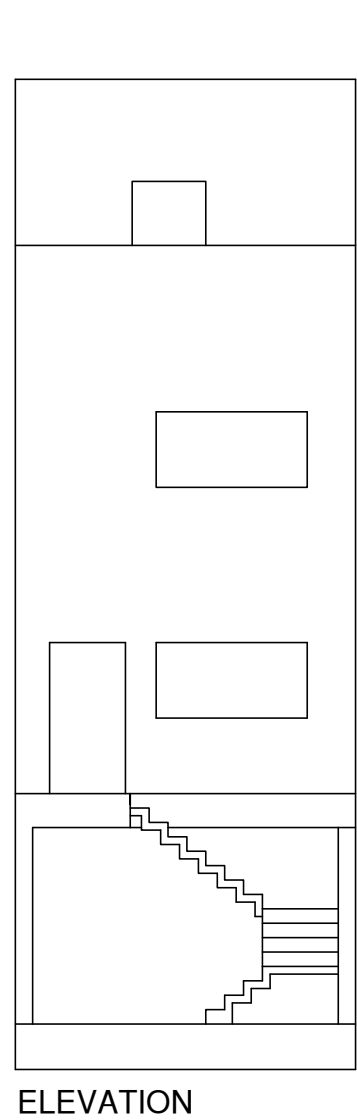


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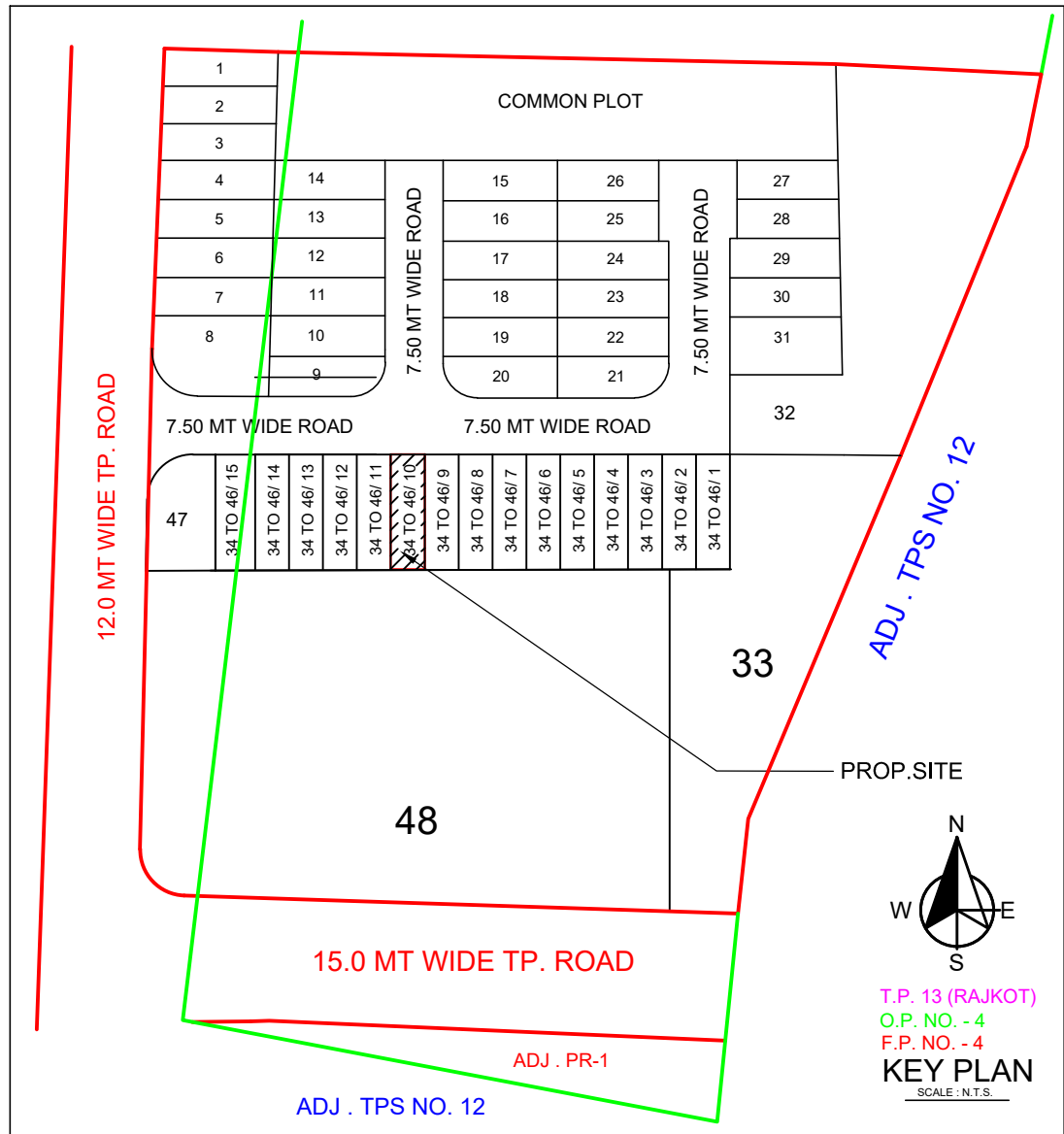
Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC..LOCATION :- KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT , DIST. : RAJKOT , PLOT NO 34 TO 46/ 10,REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) , O.P. NO. :- 4, F.P. NO. :- 4.



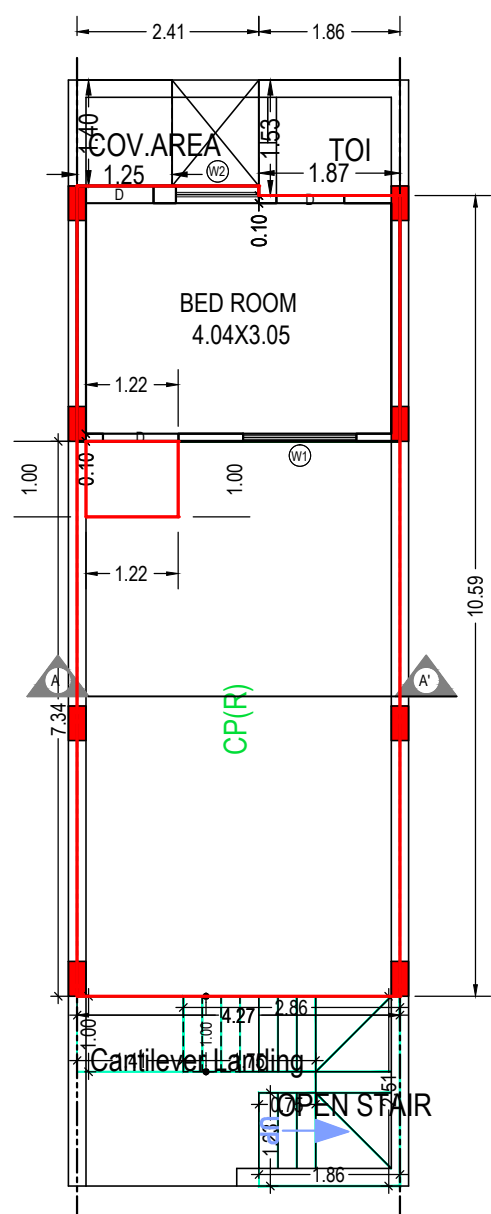
SITE PLAN
(Scale : 1:100)



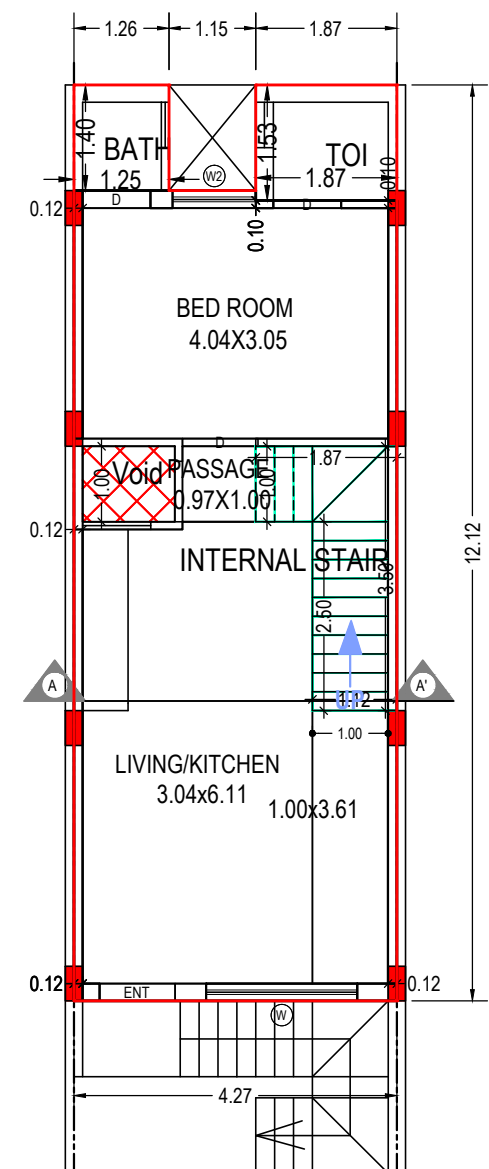
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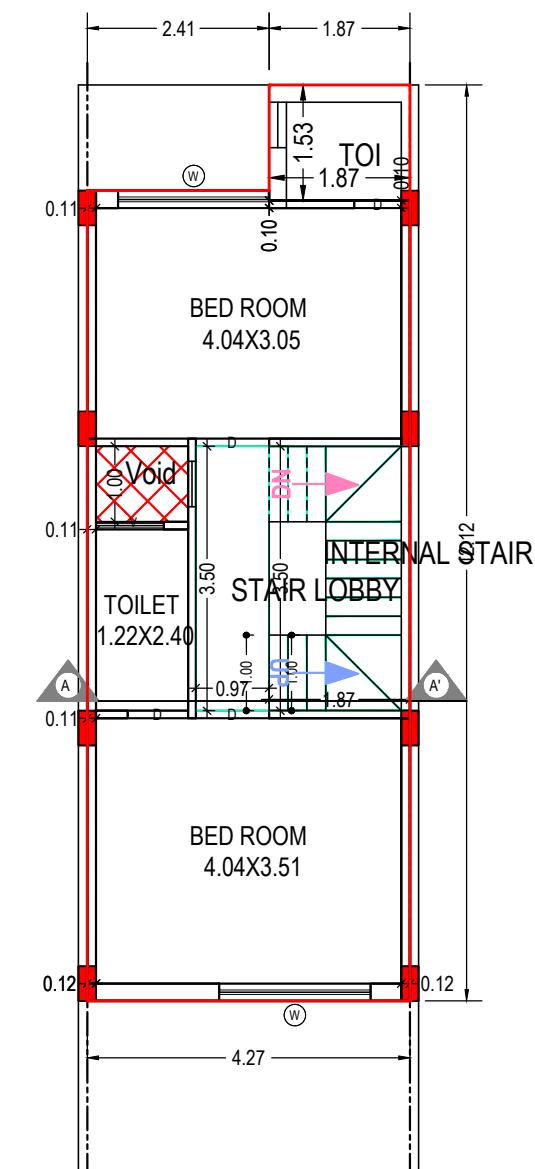
KEY PLAN



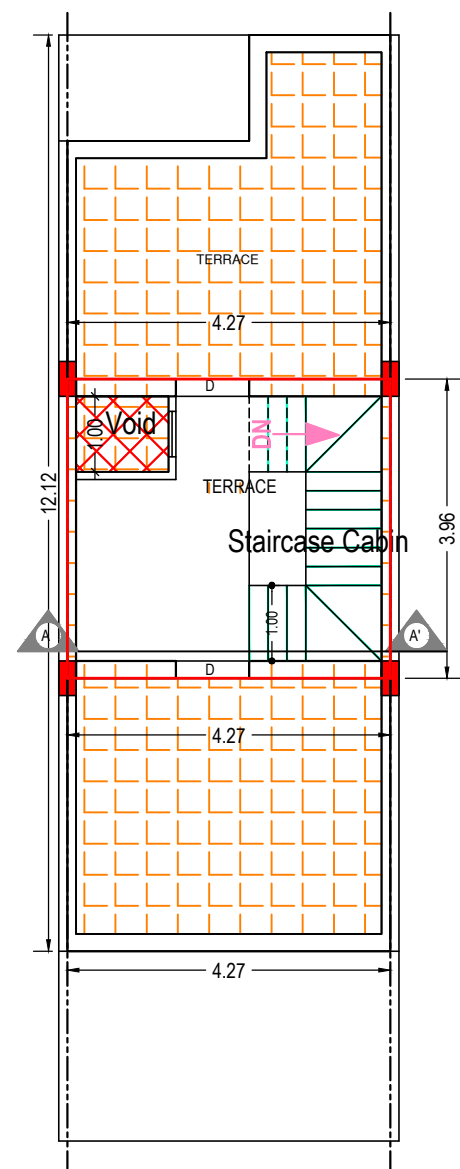
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	V	0.90	1.00	01	
A (RESIDENTIAL)	W2	1.10	2.00	02	
A (RESIDENTIAL)	W1	1.50	2.00	01	
A (RESIDENTIAL)	W	1.39	2.00	01	
A (RESIDENTIAL)	W	2.00	2.00	02	

Building :A (RESIDENTIAL)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)
		StairCase	Stair Lobby	Parking	Resi.	
Ground Floor	55.80	6.88	0.00	30.12	18.80	18.80
First Floor	48.93	4.66	0.00	0.00	44.27	44.27
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00
Total:	167.58	33.76	3.39	30.12	100.31	100.31
Total Number of Same Buildings:	1					
Total:	167.58	33.76	3.39	30.12	100.31	100.31

UnitBUA Table for Building :A (RESIDENTIAL)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.19	0.00	14.19	1.07	0.00	13.12	01
	Total per Floor:	Typical Floor = 1	14.19	0.00	14.19	1.07	0.00	13.12	01
	Total:	Typical Floor = 1	14.19	0.00	14.19	1.07	0.00	13.12	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00
	Total per Floor:	Typical Floor = 1	45.53	1.22	44.31	3.08	4.66	36.57	00
	Total:	Typical Floor = 1	45.53	1.22	44.31	3.08	4.66	36.57	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.50	9.92	30.89	00
	Total per Floor:	Typical Floor = 1	45.53	1.22	44.31	3.50	9.92	30.89	00
	Total:	Typical Floor = 1	45.53	1.22	44.31	3.50	9.92	30.89	00
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Cantilever Landing	1.00	0.00	3.05
FIRST FLOOR PLAN	OPEN STAIRCASE	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Semidetached Dwelling		1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

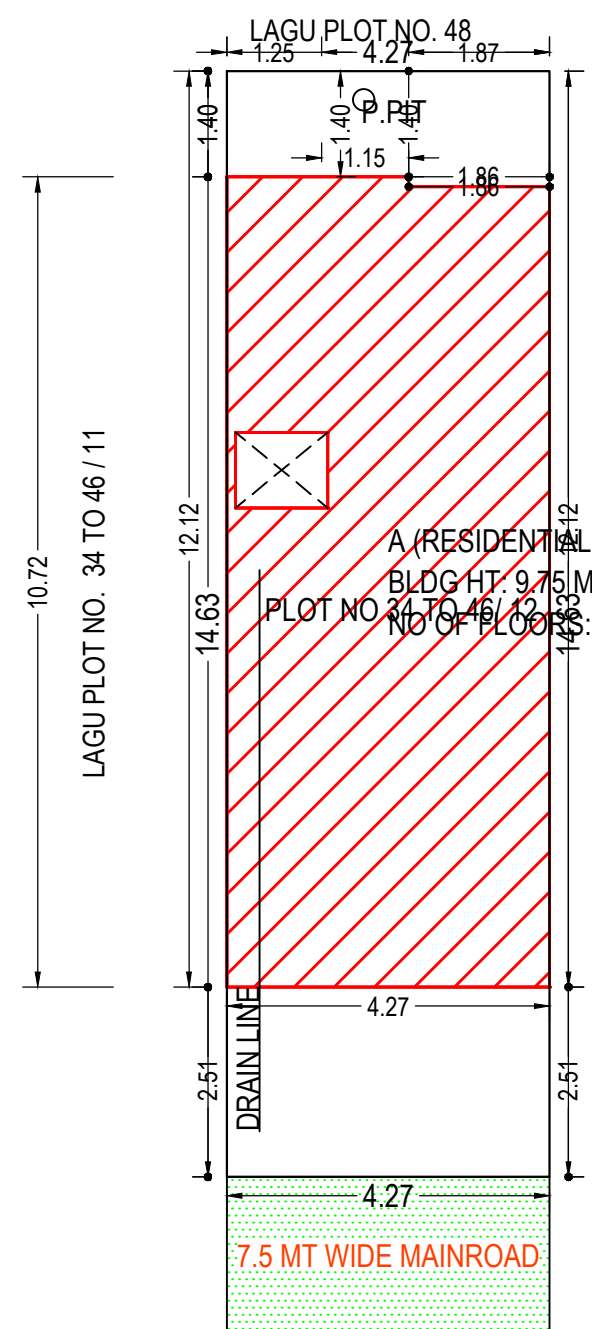
OWNER'S NAME AND SIGNATURE	
JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
KARAN N Trivedi	ASHVIN LODHIYA
004AR31032300110	
004SE31032300044	
DATE OF APPROVAL	
DESIGNATION OF APPROVER	

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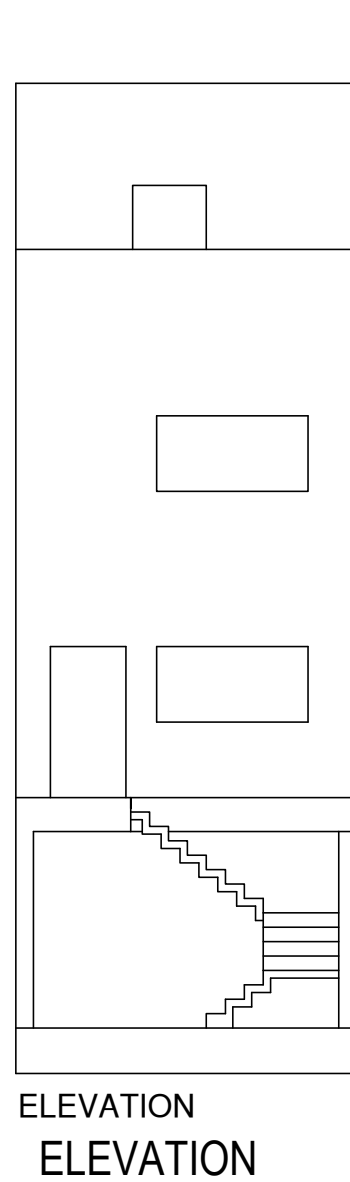
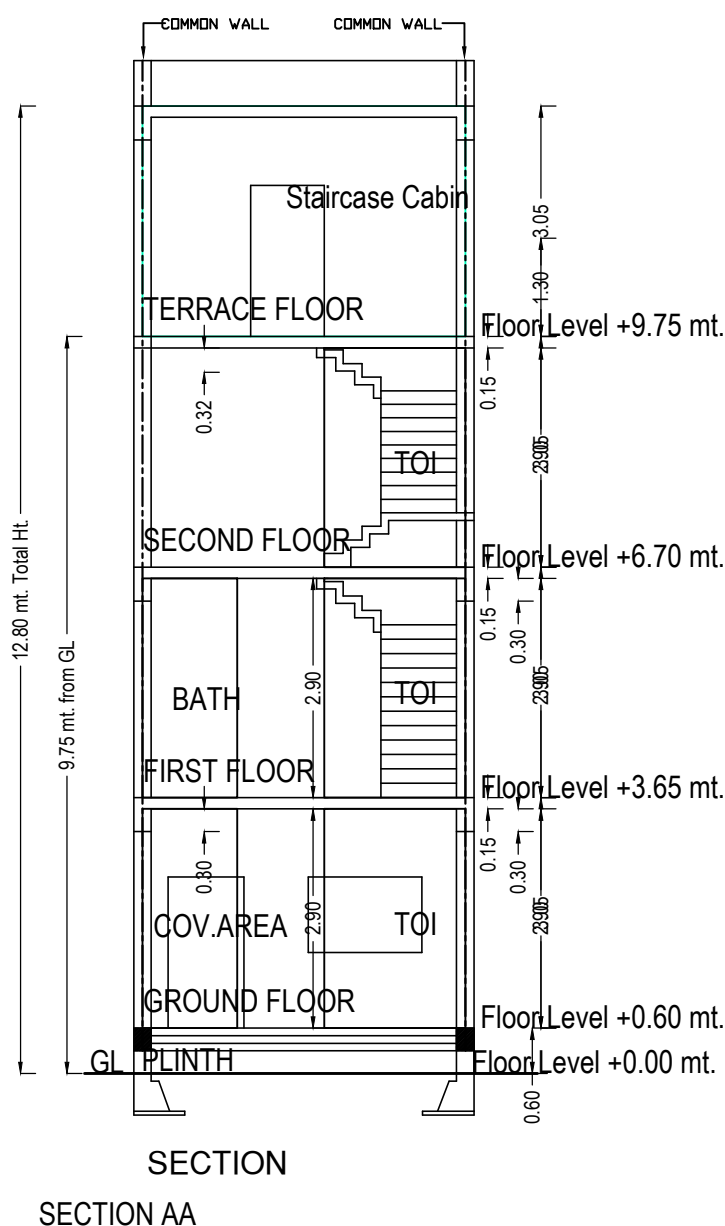
Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.,LOCATION :- KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. :-RAJKOT, DIST. :-RAJKOT, PLOT NO 34 TO 46/ 12, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4



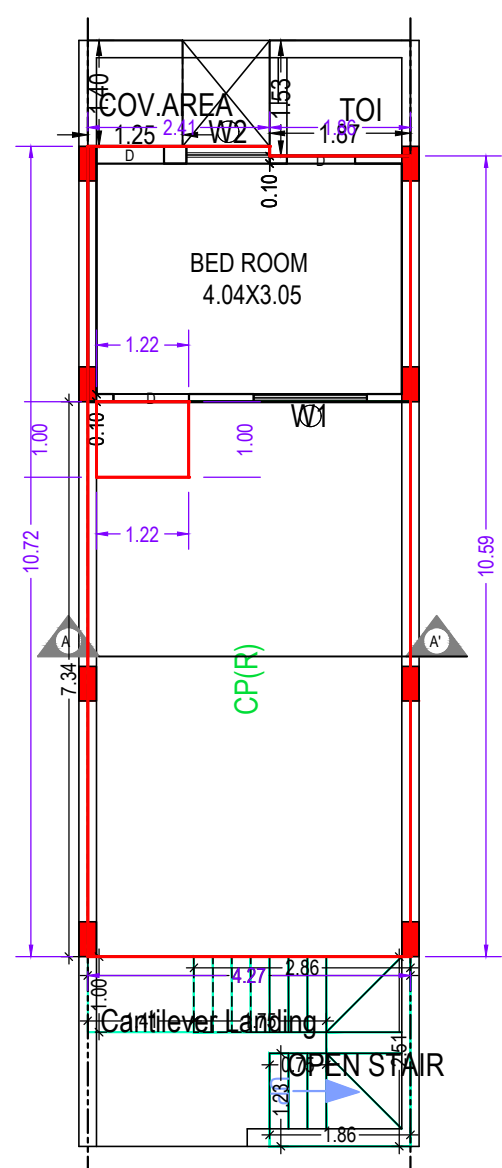
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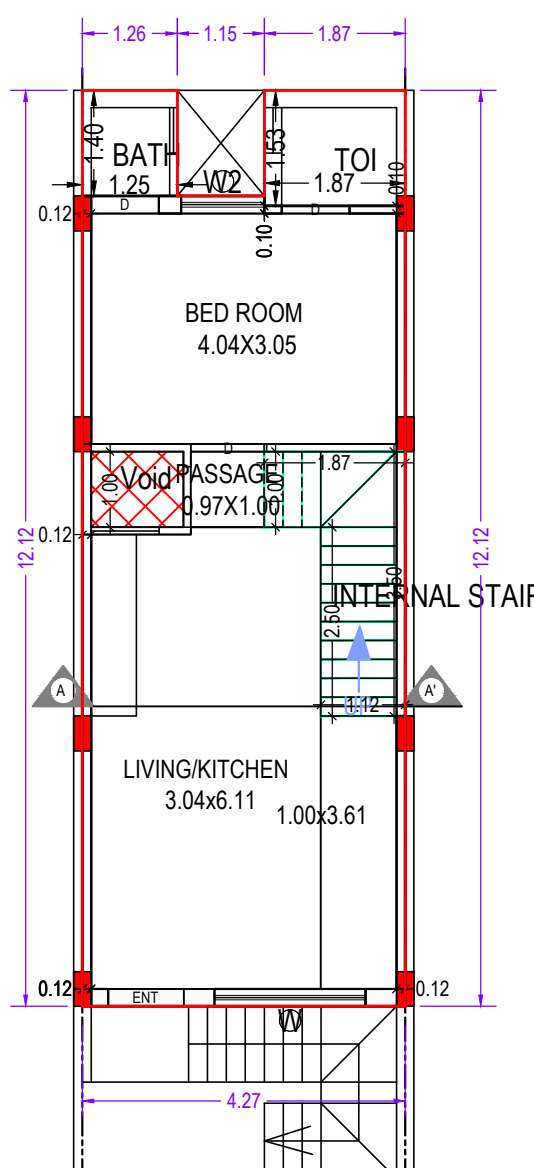
SITE PLAN
(Scale - 1:100)

ELEVATION
ELEVATION

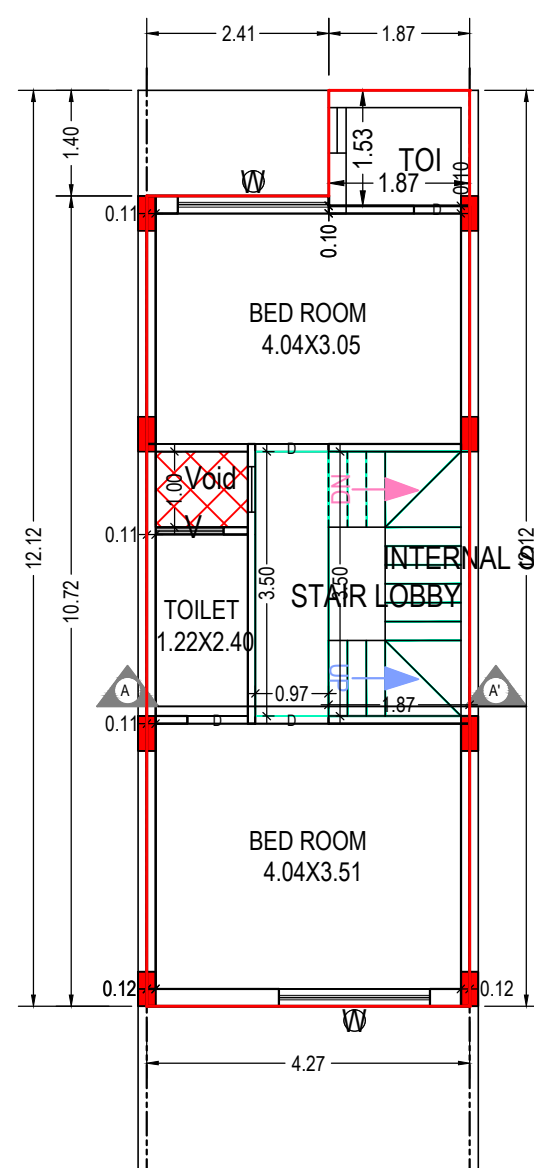
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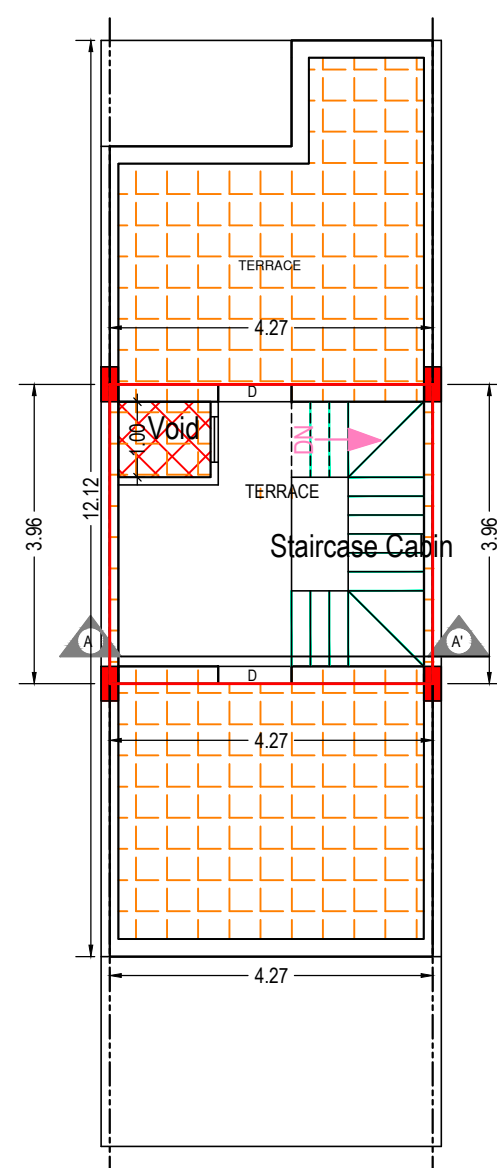
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



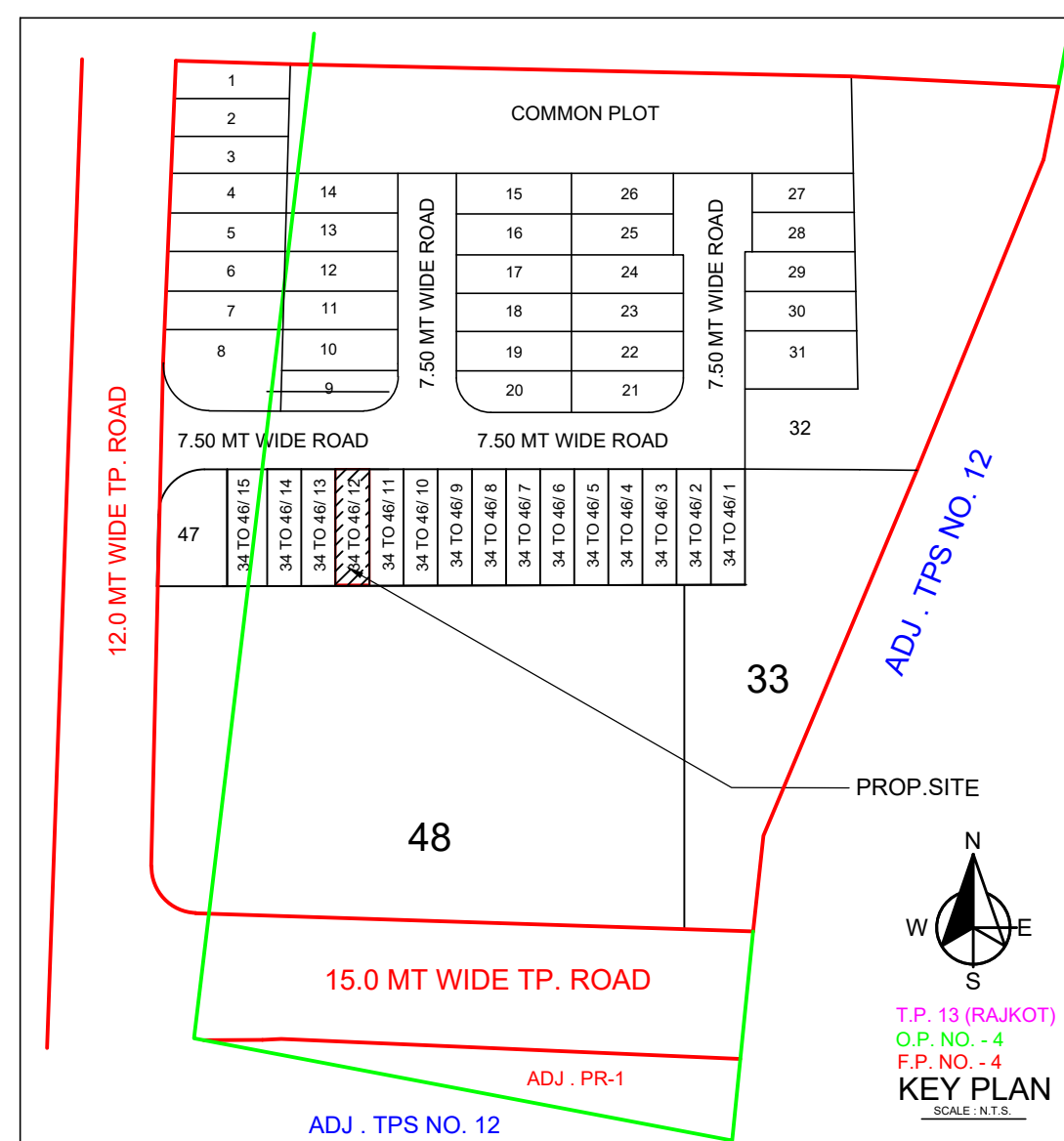
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



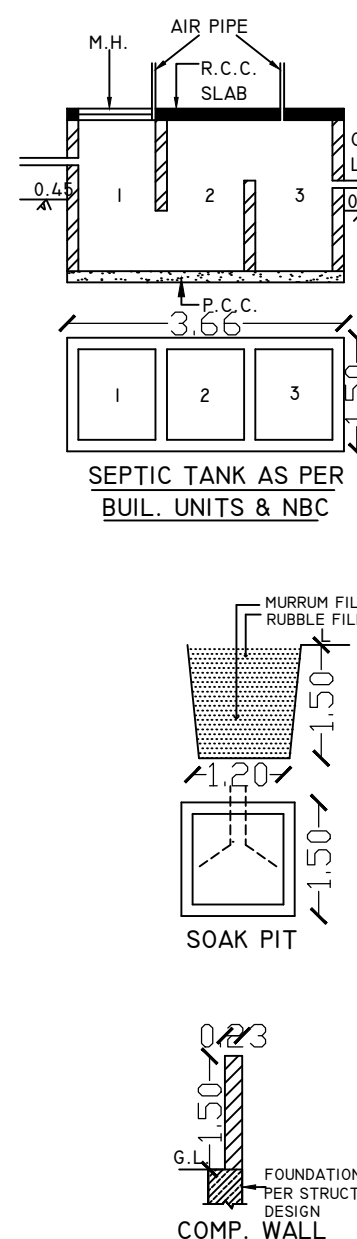
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN



A	AREA STATEMENT	VERSION NO : 1.0.27	
	PROJECT DETAIL :	VERSION DATE: 07/11/2020	
UT	Site Address: KUVADVA ROAD, NR. 50 th ROAD - RAJKOT, TAL.: RAJKOT, DIST.: RAJKOT, PLOT NO 34 TO 46/ 12, REV. SR. NO.: - 102 P, T.P.S. NO. - 13 (RAJKOT), O.P. NO.: - 4, F.P. NO.: - 4	Plot Use: Residential	
RE	Authority: Rajkot Municipal Corporation (RMC)	Plot SubUse: Semidetached Dwelling	
	AuthorityClass: D1	Plot Use Group: Dwelling-2 (DW2)	
	AuthorityGrade: Municipal Corporation	Land Use Zone: Residential Use Zone	
	Project Type: Building Permission	Conceptualized Use Zone: R1	
	Nature of Development: NEW		
	Development Area: Final Town Planning Scheme		
	SubDevelopment Area: Other Areas		
	Special Project: NA		
	Special Road: NA		
	Site Address: KUVADVA ROAD, NR. 50 th ROAD - RAJKOT, TAL.: RAJKOT, DIST.: RAJKOT, PLOT NO 34 TO 46/ 12, REV. SR. NO.: - 102 P, T.P.S. NO. - 13 (RAJKOT), O.P. NO.: - 4, F.P. NO.: - 4		
ING	AREA DETAILS :		Sq. Mts
NO	1. Area of Plot As per record	-	
	7/12 or Document		62.47
	As per site condition		62.47
	Area of Plot Considered		62.47
2.	Deduction for		
	(a) Proposed roads		0.00
	(b) Any reservations		0.00
	Total (a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		62.47
4.	% of Common Plot (Regd.)		0.00
	% of Common Plot (Prop)		0.00
	Balance area of Plot (1 - 4)		62.47
	Plot Area For Coverage		62.47
	Plot Area For FSI		62.47
	Perm. FSI Area (1.80)		112.00
5.	Total Perm. FSI area		112.45
6.	Total Built up area permissible at:		
	a. Ground Floor		0.00

Proposed Coverage Area (70.93 %)		44.3	
Total Prop. Coverage Area (70.93 %)		44.3	
Balance coverage area (- %)		0.00	
Proposed Area at:			
-	Proposed Built up	Existing Built up	Proposed F.S.I
	Ground Floor	55.80	0.00
	First Floor	48.93	0.00
	Second Floor	47.16	0.00
	Terrace Floor	15.69	0.00
	Total Area:	167.58	0.00
	Total FSI Area:		100.3
	Total BuiltUp Area:		167.58
	Proposed F.S.I. consumed:		1.6
B.	Tenement Statement		
1.	Tenement Proposed At:		
	G.F.		1.00
2.	Total Tenements (3 + 4)		-
C.	Parking Statement		
2.	Proposed Parking Space:		31.34

Floor Name	Building Name		Total	
	A (RESIDENTIAL)		Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)		
Ground Floor	55.80	18.80	55.80	18.80
First Floor	48.93	44.27	48.93	44.27
Second Floor	47.16	37.24	47.16	37.24
Terrace Floor	15.69	0.00	15.69	0.00
Total:	167.58	100.31	167.58	100.31

FSI & Tenement Details								
Building	No. of Same Bldg	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)			Proposed FSI Area (Sq.ft.)	Total FSI Area (Sq.ft.)	No. of Unit
			StairCase	Stair Lobby	Parking	Resi.		
A (RESIDENTIAL)	1	167.58	33.76	3.39	30.12	100.31	100.31	01
Grand Total :	1	167.58	33.76	3.39	30.12	100.31	100.31	01

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	V	0.90	1.00	01	
A (RESIDENTIAL)	W2	1.10	2.00	02	
A (RESIDENTIAL)	W1	1.50	2.00	01	
A (RESIDENTIAL)	W	1.99	2.00	01	
A (RESIDENTIAL)	W	2.00	2.00	02	

Building -A (RESIDENTIAL)								
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed Area (Sq.mt.)	FSI	Total FSI Area (Sq.mt.)	No. of Unit
		Stair/Case	Stair Lobby	Parking				
Ground Floor	55.80	6.88	0.00	30.12	18.80	18.80	01	
First Floor	48.93	4.66	0.00	0.00	44.27	44.27	00	
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24	00	
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00	00	
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01	
Total Number of Same Buildings:	1							
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01	

UnitBUA Table for Building :A (RESIDENTIAL)										
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area (in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Void	Stair Case		Wall	Door Case		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.19	0.00	14.19	1.07	0.00	13.12	01	
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01	
		Typical Floor = 1								
		Total :	14.19	0.00	14.19	1.07	0.00	13.12	01	
	Total per Floor:									
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00	
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00	
		Typical Floor = 1								
		Total :	45.53	1.22	44.31	3.08	4.66	36.57	00	
	Total per Floor:									
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.50	9.92	30.89	00	
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00	
		Typical Floor = 1								
		Total :	45.53	1.22	44.31	3.50	9.92	30.89	00	
	Total per Floor:									
-	-	-	-	-	-	-	-	-	-	
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01	

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Canterliever Landing	1.00	0.00	3.05
	OPEN STAIRCASE	1.00	0.25	0.19
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Semidetached Dwelling		1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

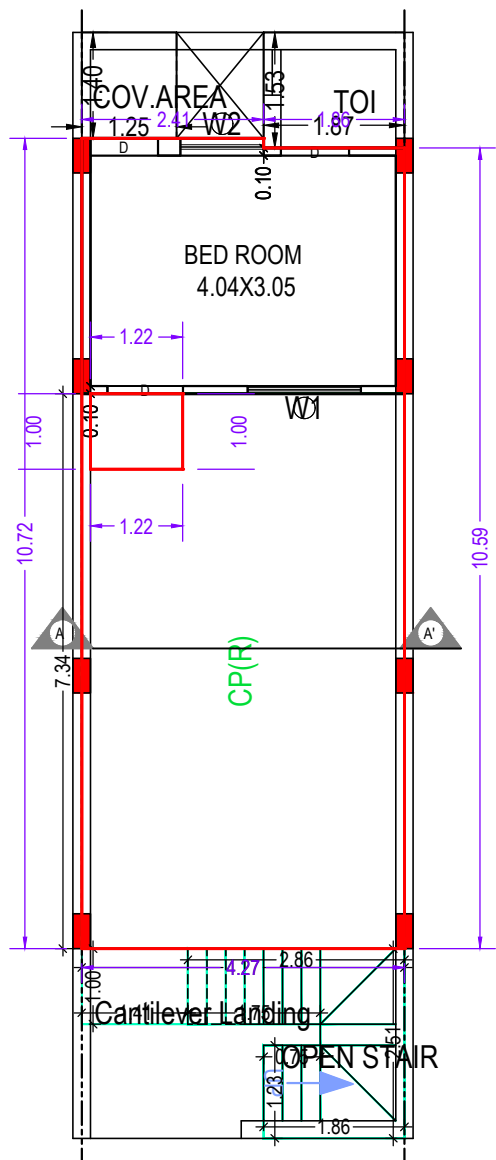
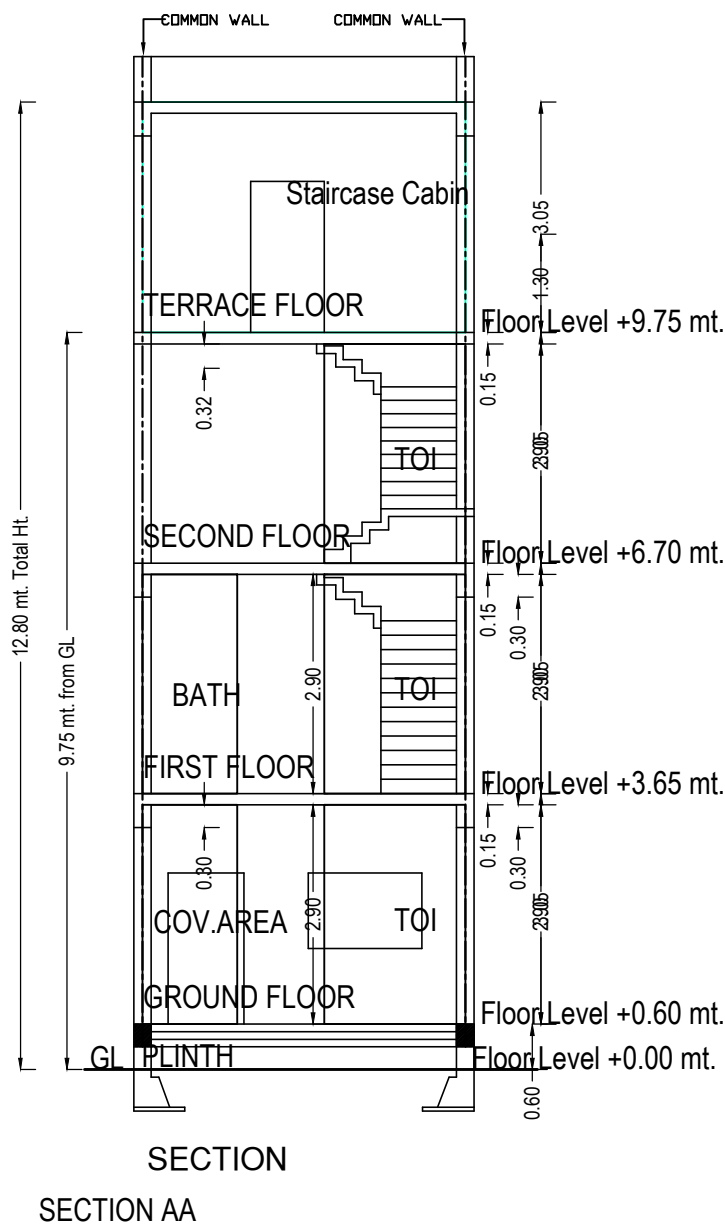
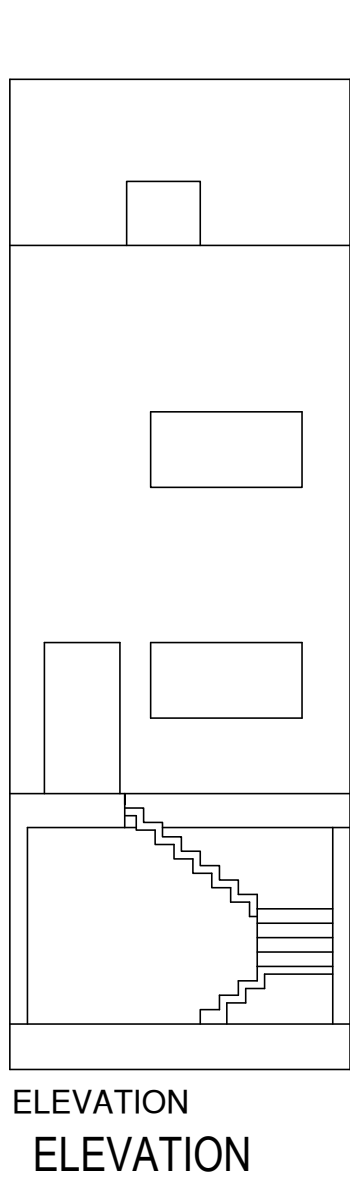
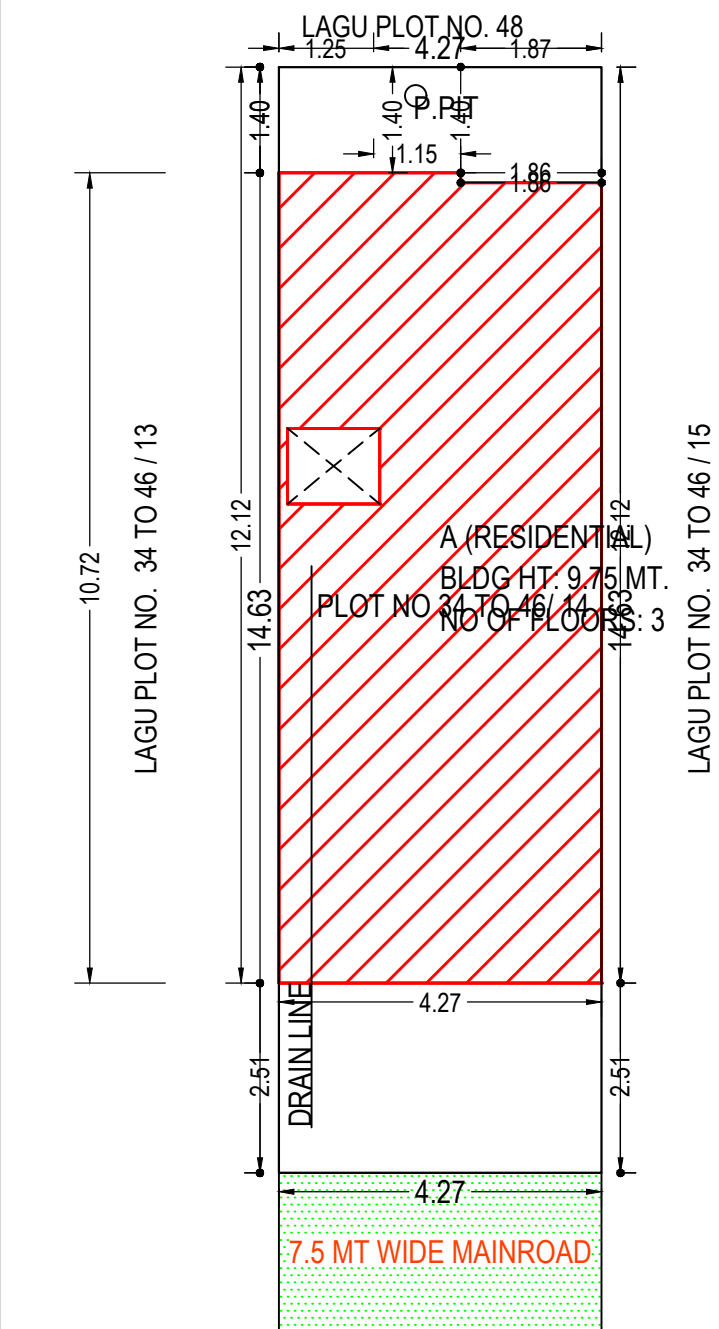
OWNER'S NAME AND SIGNATURE	
JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.	
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
KARAN N Trivedi	ASHVIN LODHIYA
004AR31032300110	004SE31032300044
DATE OF APPROVAL	
29/12/2020	
DESIGNATION OF APPROVER	

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

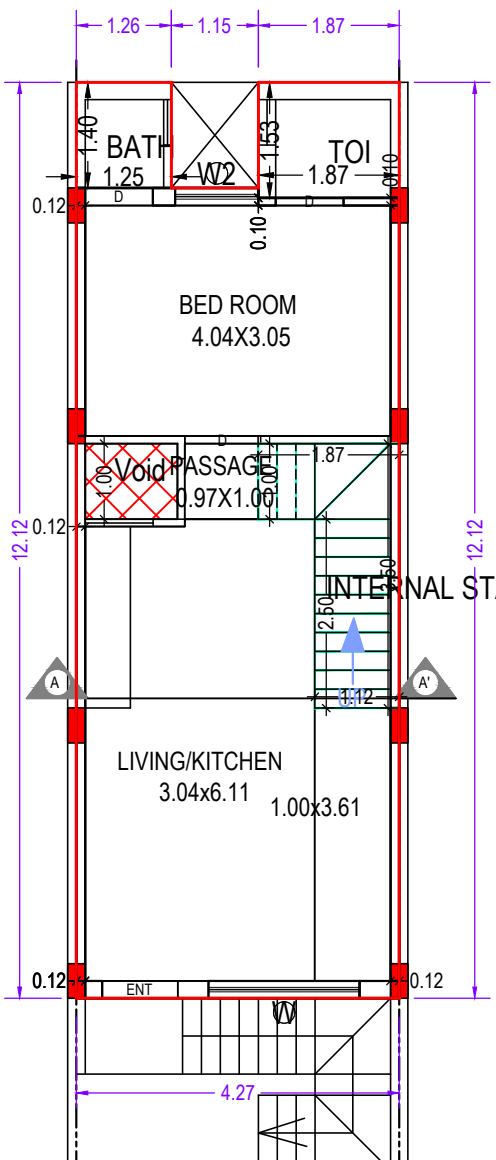


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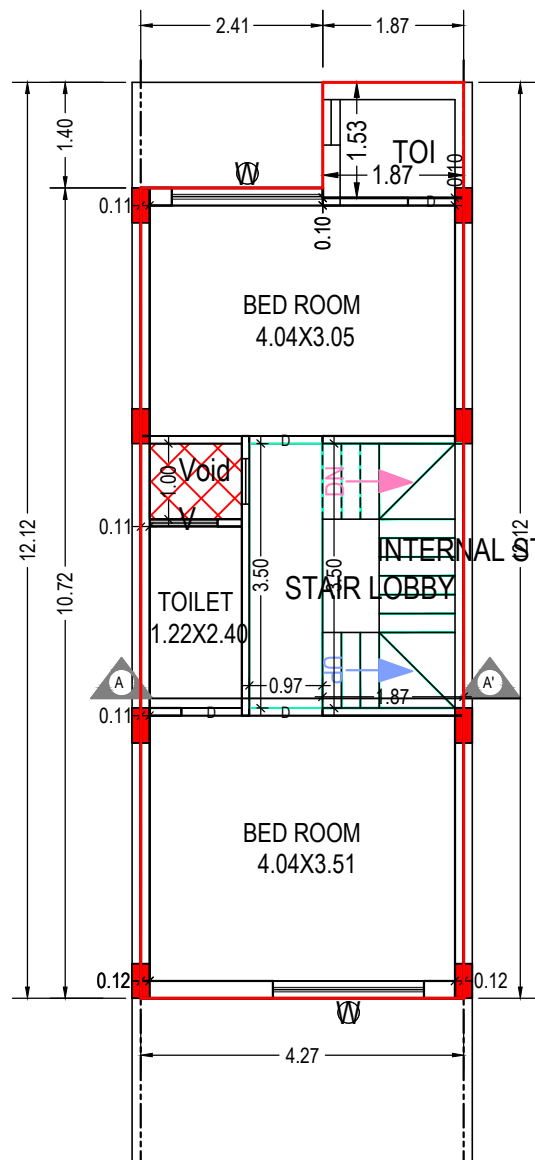
Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.,LOCATION :- KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT , PLOT NO 34 TO 46/ 14 ,REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) , O.P. NO. :- 4. F.P. NO. :- 4.



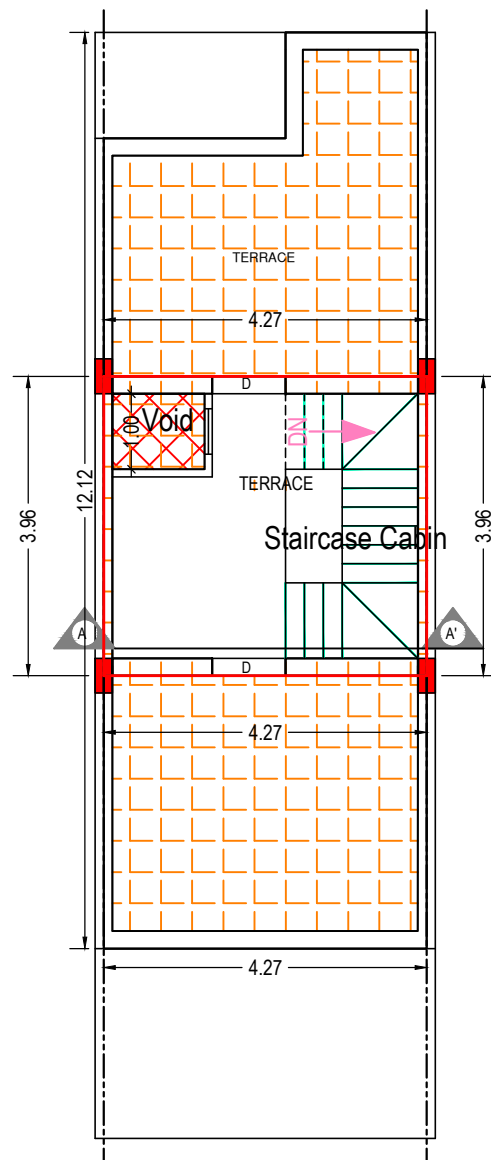
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



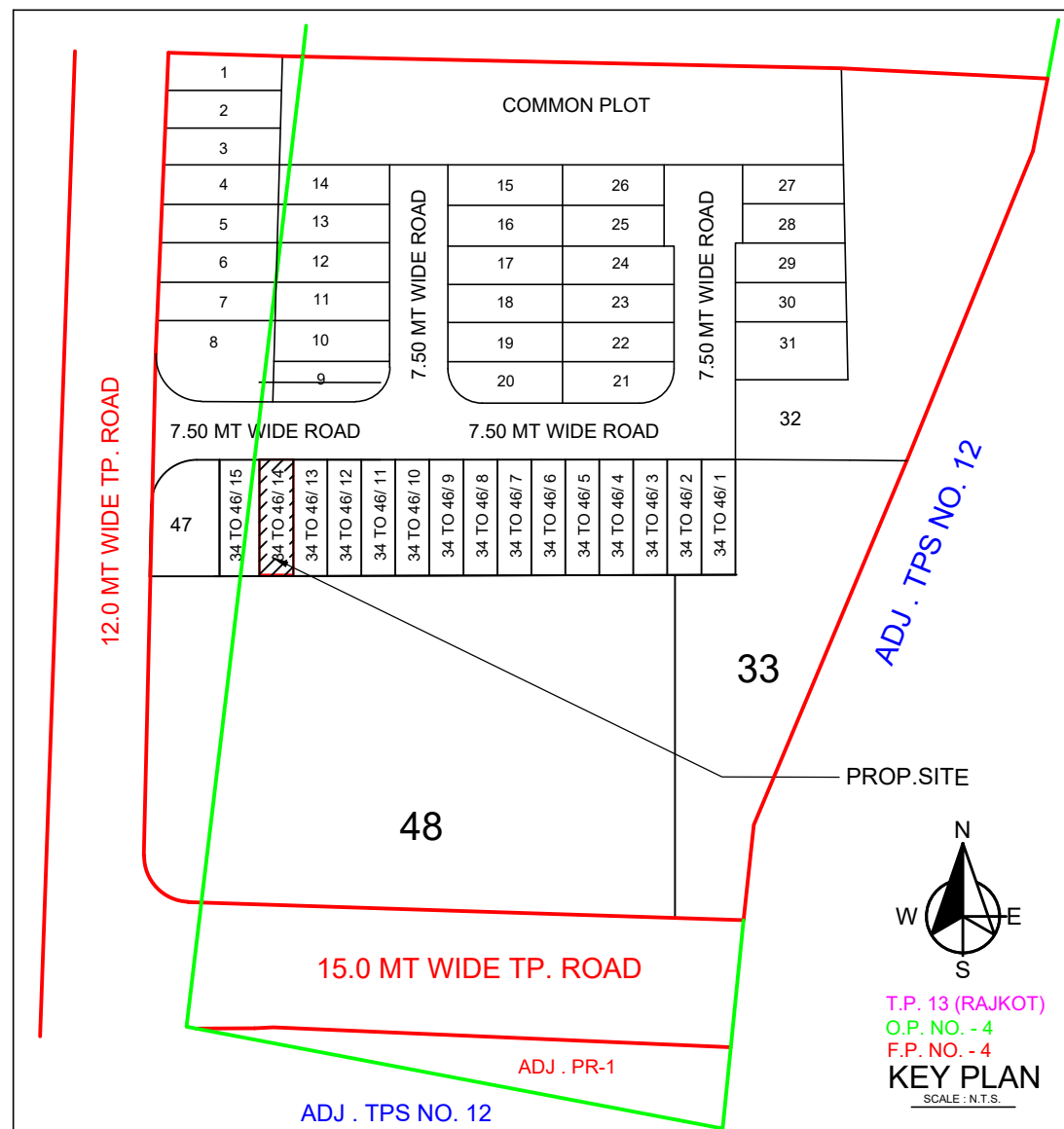
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



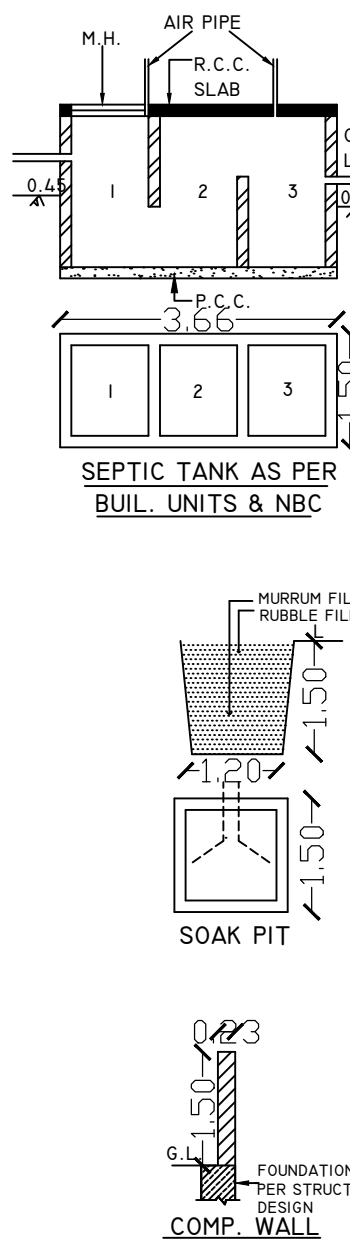
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN



	Inward No	ODPS/2020/024603	Sheet	1
	Inward Date		Scale	1:100
A	AREA STATEMENT		VERSION NO.: 1.0.27 VERSION DATE: 07/11/2020	
	PROJECT DETAIL :			
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 14, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4.		Plot Use: Residential	
	Authority: Rajkot Municipal Corporation (RMC)		Plot SubUse: Semidetached Dwelling	
	Authority Class: D1		Plot Use Group: Dwelling-2 (DW2)	
	Authority Grade: Municipal Corporation		Land Use Zone: Residential use Zone	
	Project Type: Building Permission		Conceptualized Use Zone: R1	
	Nature of Development: NEW			
	Development Area: Final Town Planning Scheme			
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 14, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4.			
	AREA DETAILS :			Sq.Mts
1.	Area of Plot As per record			-
	7/12 or Document			62.47
	As per site condition			62.47
	Area of Plot Considered			62.47
2.	Deduction for			
	(a) Proposed roads			0.00
	(b) Any reservations			0.00
	Total (a + b)			0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT			62.47
4.	% of Common Plot (Reqd.)			0.00
	% of Common Plot (Prop)			0.00
	Balance area of Plot(1 - 4)			62.47
	Plot Area For Coverage			62.47
	Plot Area For FSI			62.47
	Perm. FSI Area (1.80)			112.00
	5. Total Perm. FSI area			112.45
6.	Total Built up area permissible at:			
	a. Ground Floor			0.00
	Proposed Coverage Area (70.93 %)			44.31
	Total Prop. Coverage Area (70.93 %)			44.31
	Balance coverage area (- %)			0.00
	Proposed Area at:			
-		Proposed Built up	Existing Built up	Proposed F.S.I
				Existing F.S.I
	Ground Floor	55.80	0.00	18.80
	First Floor	48.93	0.00	44.27
	Second Floor	47.16	0.00	37.24
	Terrace Floor	15.69	0.00	0.00
	Total Area:	167.58	0.00	100.31
	Total FSI Area:			100.31
	Total BuiltUp Area:			167.58
	Proposed F.S.I. consumed:			1.61
B.	Tenement Statement			
1.	Tenement Proposed At:			
	G.F.			
2.	Total Tenements (3 + 4)			
C.	Parking Statement			
2.	Proposed Parking Space:			

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	55.80	18.80	55.80	18.80
First Floor	48.93	44.27	48.93	44.27
Second Floor	47.16	37.24	47.16	37.24
Terrace Floor	15.69	0.00	15.69	0.00
Total:	167.58	100.31	167.58	100.31

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Stair Lobby	Parking			
A (RESIDENTIAL)	1	167.58	33.76	3.39	30.12	100.31	100.31	01
Grand Total	1	167.58	33.76	3.39	30.12	100.31	100.31	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.90	1.00	01
A (RESIDENTIAL)	W2	1.10	2.00	02
A (RESIDENTIAL)	W1	1.50	2.00	01
A (RESIDENTIAL)	W	1.39	2.00	01
A (RESIDENTIAL)	W	2.00	2.00	02

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Stair Lobby	Parking			
Ground Floor	55.80	6.88	0.00	30.12	18.80	18.80	01
First Floor	48.93	4.66	0.00	0.00	44.27	44.27	00
Second Floor	47.16	6.53	3.39	0.00	37.24	37.24	00
Terrace Floor	15.69	15.69	0.00	0.00	0.00	0.00	00
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01
Total Number of Same Buildings:	1						
Total:	167.58	33.76	3.39	30.12	100.31	100.31	01

UnitBUA Table for Building :A (RESIDENTIAL)

Floor	Name	Unit/BUA Type	Gross Unit/BUA Area	Deductions From Gross Unit/BUA/Area in Sq. mt.)		Unit/BUA Area	Deductions (Area in Sq. mt.)		Carpet Area	No. of Unit
				Void			Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.19	0.00	14.19	1.07	0.00	13.12	01	
		Total:	14.19	0.00	14.19	1.07	0.00	13.12	01	
		Total per Floor:	Typical Floor = 1	Total:	14.19	0.00	14.19	1.07	0.00	13.12
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.08	4.66	36.57	00	
		Total:	45.53	1.22	44.31	3.08	4.66	36.57	00	
		Total per Floor:	Typical Floor = 1	Total:	45.53	1.22	44.31	3.08	4.66	36.57
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	45.53	1.22	44.31	3.50	9.92	30.89	00	
		Total:	45.53	1.22	44.31	3.50	9.92	30.89	00	
		Total per Floor:	Typical Floor = 1	Total:	45.53	1.22	44.31	3.50	9.92	30.89
-	-	-	-	-	-	-	-	-	-	
Total:	-	-	105.25	2.44	102.81	7.65	14.58	80.58	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.62	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D	0.90	2.10	04
A (RESIDENTIAL)	D	0.97	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	02
A (RESIDENTIAL)	ENT	1.00	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Cantilever Landing	1.00	0.00	3.05
	OPEN STAIRCASE	1.00	0.25	0.19
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase Cabin	1.00	0.25	0.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESIDENTIAL)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.S. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE

JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC.

ARCH/ENG'S NAME AND SIGNATURE

STRUCTURE ENGINEER

KARAN N Trivedi

ASHVIN LODHIYA

004AR31032300110

004SE31032300044

DATE OF APPROVAL

29/12/2020

DESIGNATION OF APPROVER



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Project Title : PROPOSED RESIDENTIAL BUILDING PLAN FOR JAYSHREEBEN CHUNILAL LUNAGARIYA AND ETC., LOCATION :- KUVADVA ROAD, NR. 50TH ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 15, REV. SR. NO. : 102 P, T.P.S. NO. :- 13 (RAJKOT), O.P. NO. :- 4, F.P. NO. :- 4



Inward No	ODPS/2020/024438	Sheet	1
Inward Date		Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.27
		VERSION DATE: 07/11/2020

PROJECT DETAIL :	
Site Address: KUVADVA ROAD, NR. 50 TH ROAD - RAJKOT, TAL. - RAJKOT, DIST. - RAJKOT, PLOT NO 34 TO 46/ 15, REV. SR. NO. - 102 P, T.P.S. NO. - 13 (RAJKOT), O.P.NO. - 4, F.P. NO. - 4.	Plot Use: Residential
Authority: Rajkot Municipal Corporation (RMC)	Plot SubUse: Semidetached Dwelling
AuthorityClass: D1	Plot Use Group: Dwelling-2 (DW2)
AuthorityGrade: Municipal Corporation	Land Use Zone: Residential use Zone
Project Type: Building Permission	Conceptualized Use Zone: R1
Nature of Development: NEW	
Development Area: Final Town Planning Scheme	
SubDevelopment Area: Other Areas	
Special Project: NA	
Special Road: NA	

Site Address: KUVADVA ROAD, NR. 50' ROAD - RAJKOT, TAL. : RAJKOT, DIST. : RAJKOT, PLOT NO 34 TO 46/ 15, REV. SR. NO. :- 102 P, T.P.S. NO. :- 13 (RAJKOT) O.P. NO. :- 4 F.P. NO. :- 4	
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AREA DETAILS		Sq Mts
1.	Area of Plot As per record 7/12 or Document As per site condition Area of Plot Considered	80.17 80.17 80.17
2.	Deduction for	
	(a) Proposed roads	0.00
	(b) Any reservations	0.00
	Total (a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	80.17
4.	% of Common Plot (Regd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	80.17
	Plot Area For Coverage	80.17
	Plot Area For FSI	80.17
	Perm. FSI Area (1.80)	144.00
5.	Total Perm. FSI area	144.33
Total Built up area permissible at:		
a	Ground Floor	0.00
	Proposed Coverage Area (72.60 %)	58.20
	Total Prop. Coverage Area (72.60 %)	58.20
	Balance coverage area (-)	0.00

Proposed Area at:					
-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I	
Ground Floor	74.29	0.00	20.83	0.00	
First Floor	64.69	0.00	58.88	0.00	
Second Floor	63.61	0.00	49.36	0.00	
Terrace Floor	21.70	0.00	0.00	0.00	
Total Area:	224.29	0.00	129.07	0.00	

Total FSI Area:	129.07
Total BuiltUp Area:	224.29
Proposed FSI Consumed:	1.00

	Proposed F.S.I. consumed:	1.6
B.	Tenement Statement	
1.	Tenement Proposed At:	

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	A (RESIDENTIAL)			
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	74.29	20.63	74.29	20.63
First Floor	64.69	58.88	64.69	58.88
Second Floor	63.61	49.36	63.61	49.36
Terrace Floor	21.70	0.00	21.70	0.00
Total:	224.29	129.07	224.29	129.07

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Stair Lobby	Parking	Resi.		
A (RESIDENTIAL)	1	224.29	44.14	7.22	43.86	129.07	129.07	01
Grand Total	1	224.29	44.14	7.22	43.86	129.07	129.07	01

UnitBUA Table for Building :A (RESIDENTIAL)

Floor	Name	Unit/BUA Type	Gross Unbuilt Area	Unit/BUA Area	Deductions (Area in Sq.m.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	14.33	14.33	1.96	0.00	12.37	01
		Total:	14.33	14.33	1.96	0.00	12.37	01
	Total per Floor:	Typical Floor = 1						
		Total:	14.33	14.33	1.96	0.00	12.37	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	58.20	58.20	5.73	5.81	46.66	00
		Total:	58.20	58.20	5.73	5.81	46.66	00
	Total per Floor:	Typical Floor = 1						
		Total:	58.20	58.20	5.73	5.81	46.66	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	58.20	58.20	6.49	13.03	38.68	00
		Total:	58.20	58.20	6.49	13.03	38.68	00
	Total per Floor:	Typical Floor = 1						
		Total:	58.20	58.20	6.49	13.03	38.68	00
-	-	-	-	-	-	-	-	-
Total:	-	-	130.73	130.73	14.17	18.84	97.71	01

SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W4	0.75	2.00	01
A (RESIDENTIAL)	W3	0.99	2.00	01
A (RESIDENTIAL)	W3	1.00	2.00	01
A (RESIDENTIAL)	W2	1.50	2.00	01
A (RESIDENTIAL)	W	2.00	2.00	03

Building :A (RESIDENTIAL)

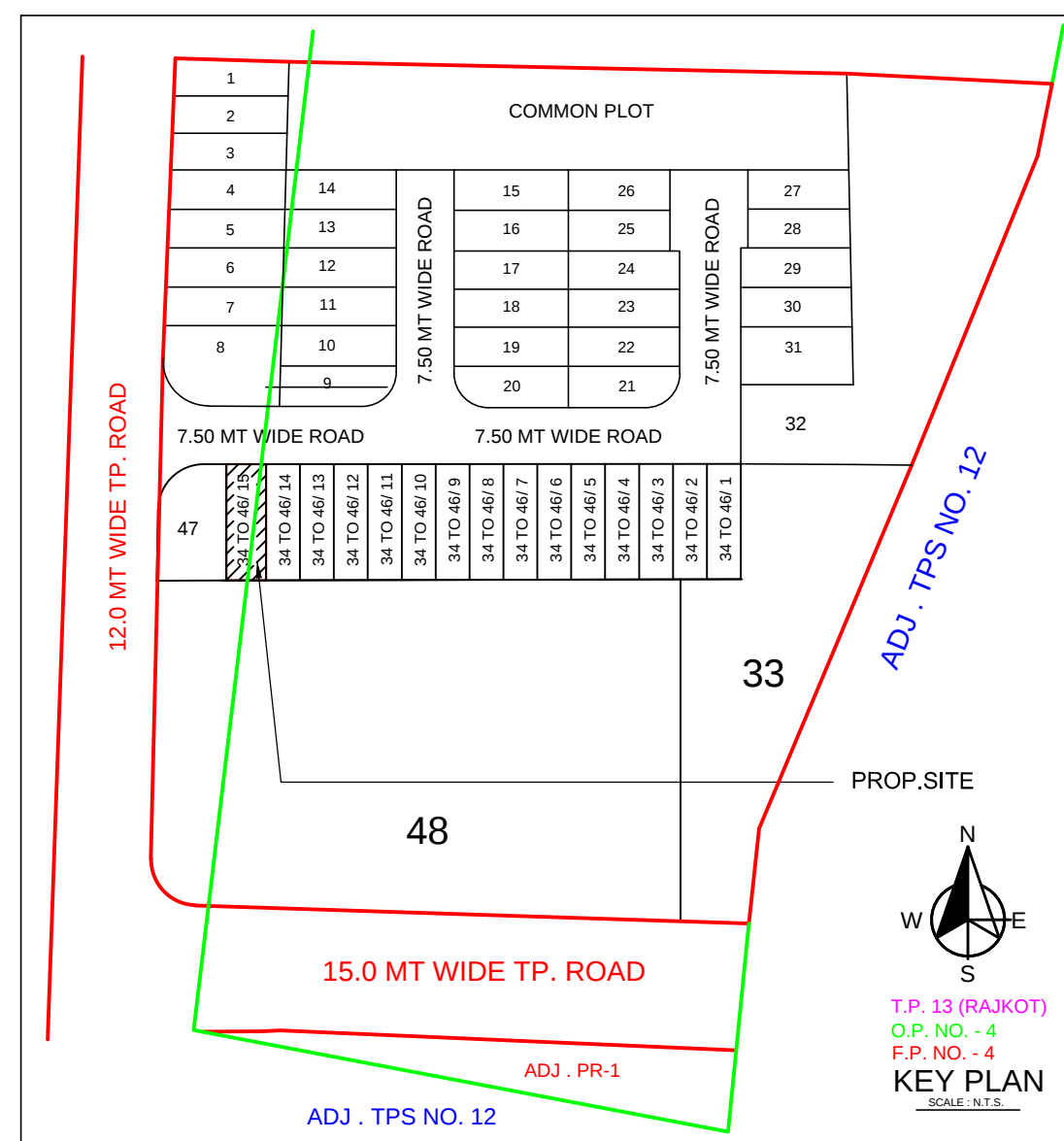
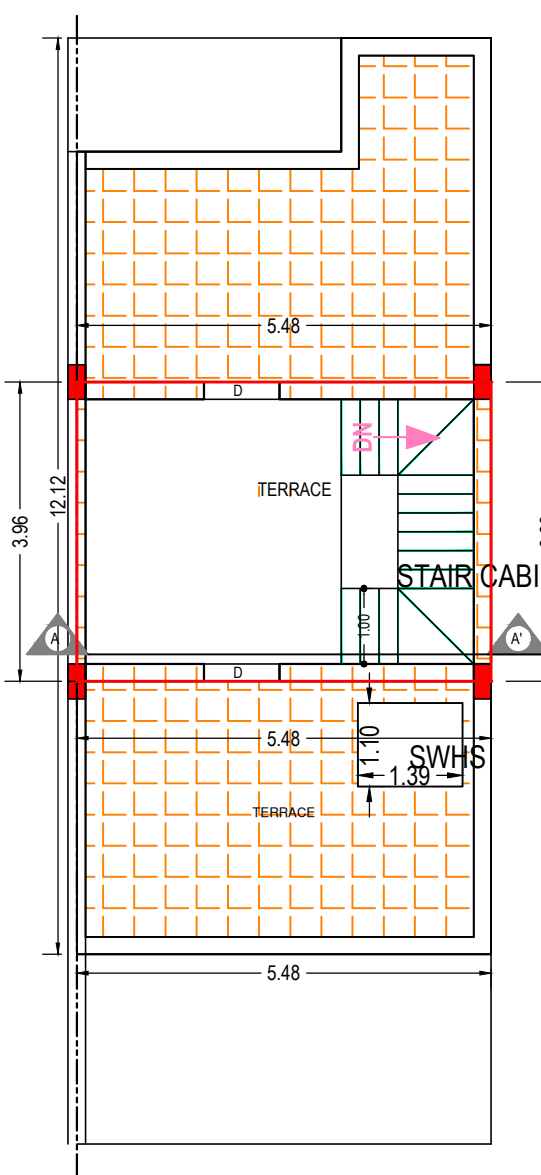
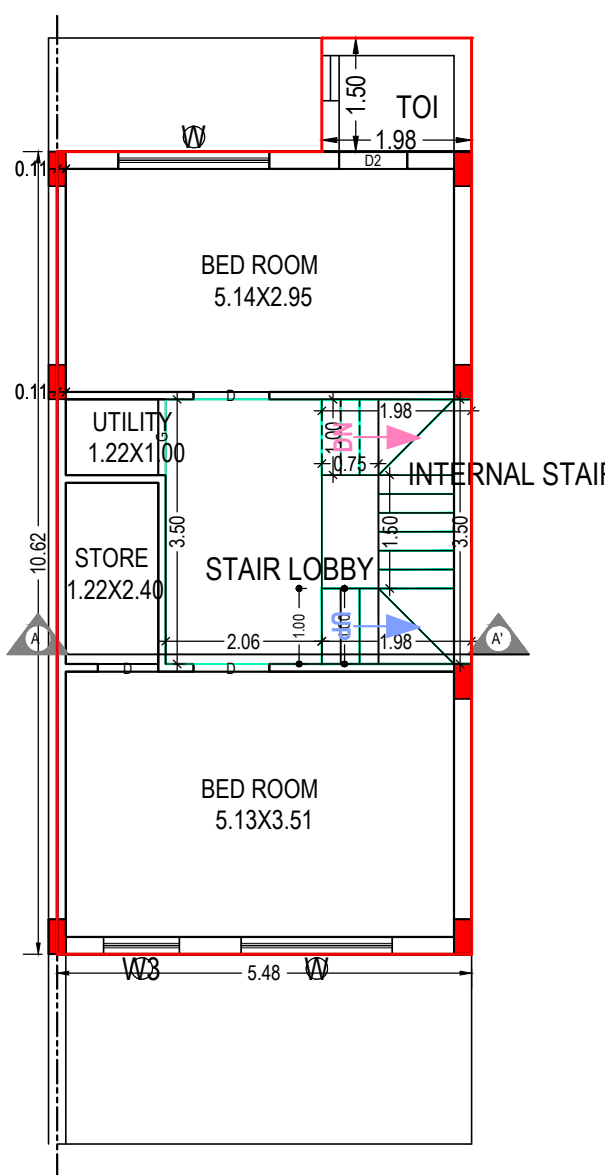
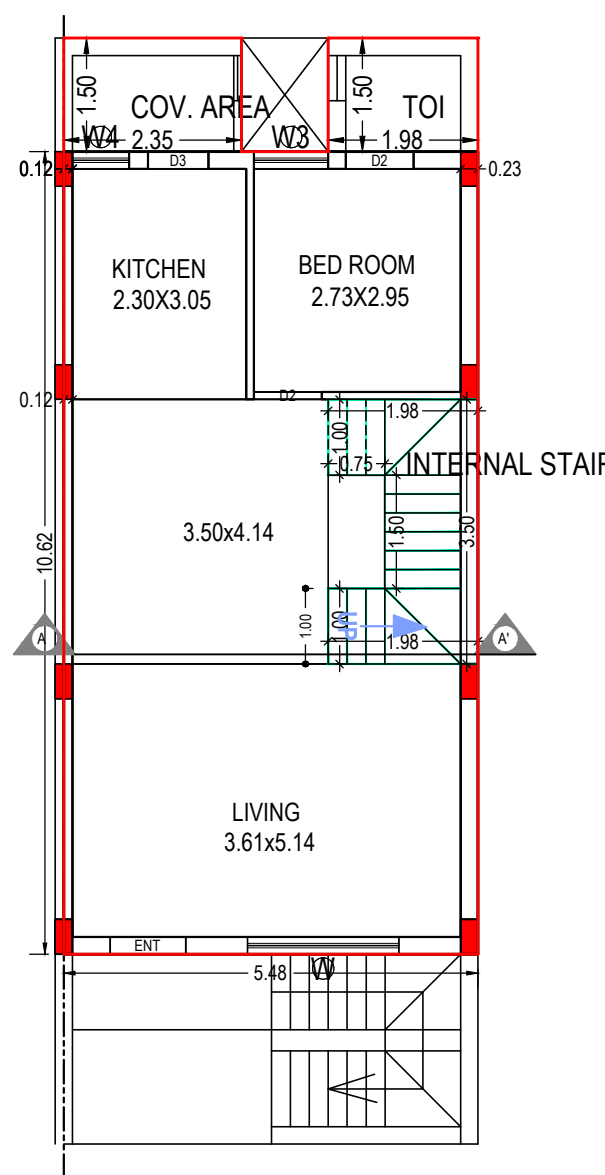
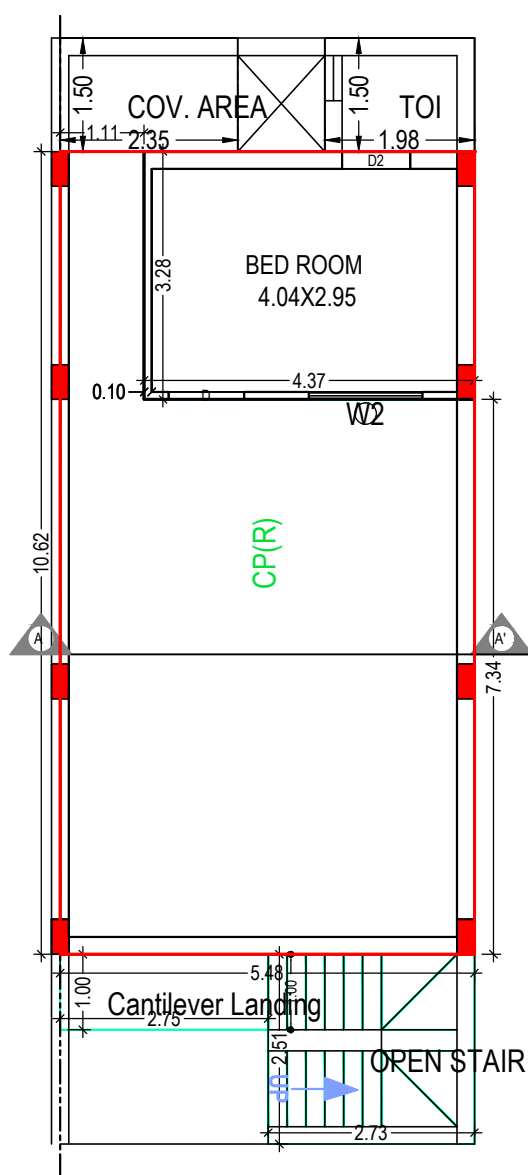
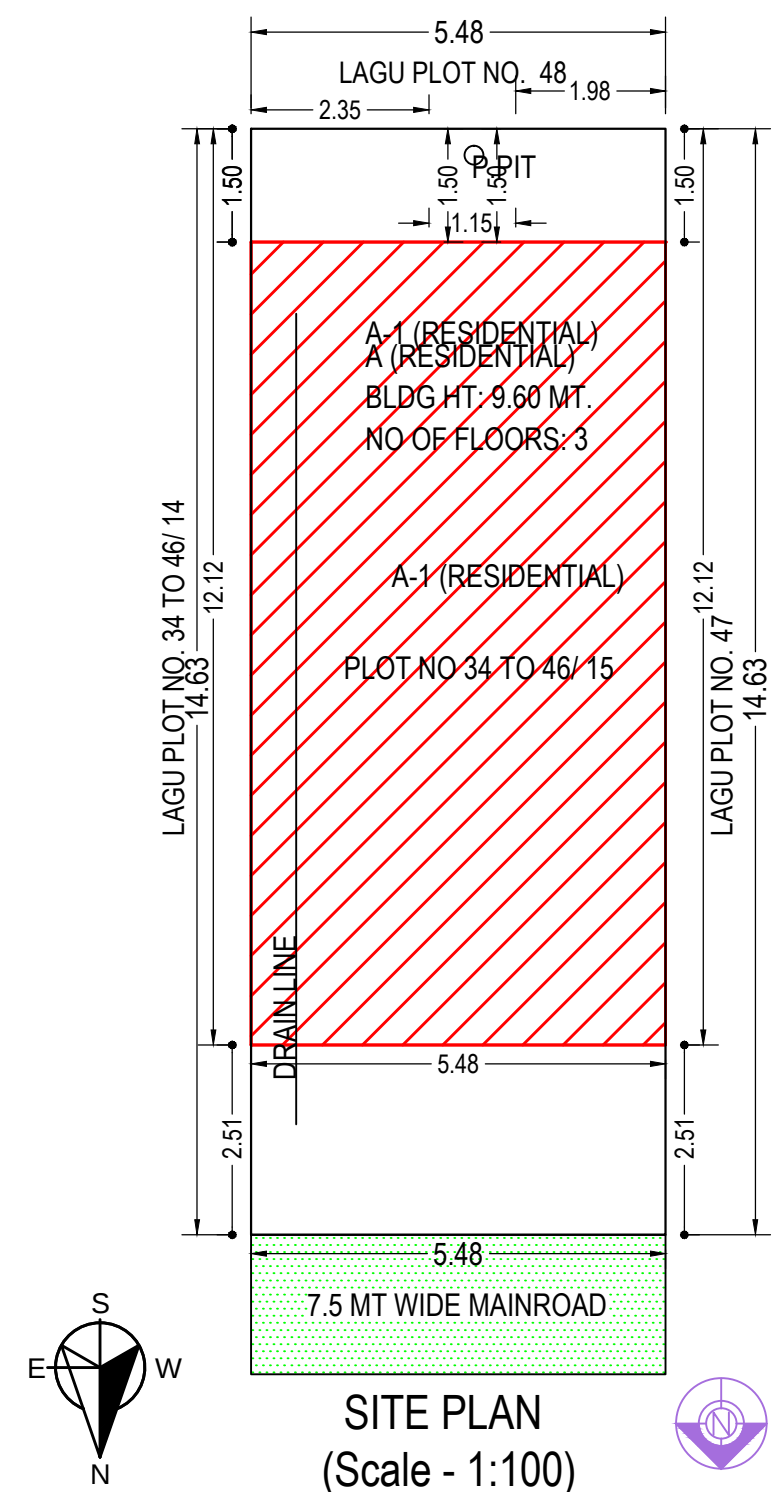
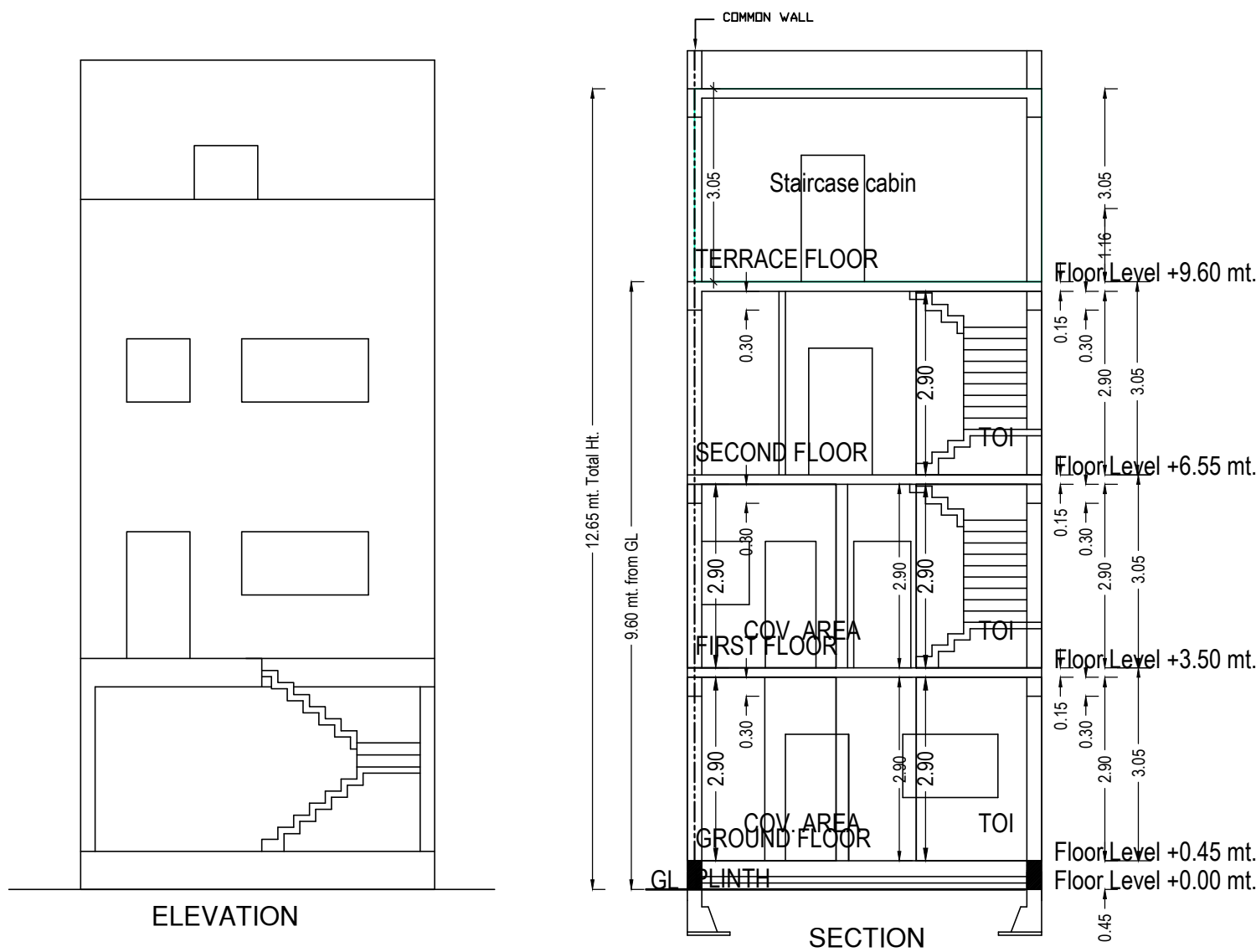
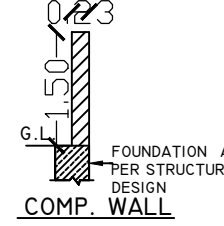
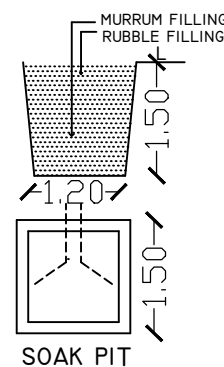
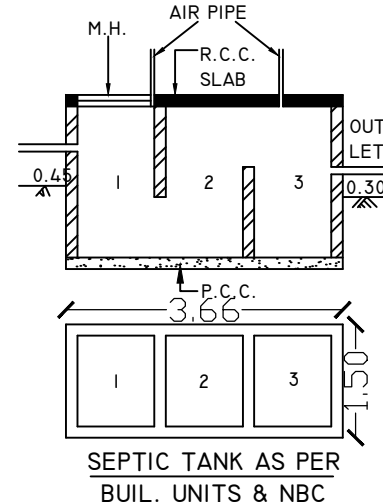
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Stair Lobby	Parking			
Ground Floor	74.29	9.60	0.00	43.86	20.83	20.83	01
First Floor	64.69	5.81	0.00	0.00	58.88	58.88	00
Second Floor	63.61	7.03	7.22	0.00	49.36	49.36	00
Terrace Floor	21.70	21.70	0.00	0.00	0.00	0.00	00
Total:	224.29	44.14	7.22	43.86	129.07	129.07	01
Total Number of Same Buildings:	1						
Total:	224.29	44.14	7.22	43.86	129.07	129.07	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.80	2.10	01
A (RESIDENTIAL)	D	0.80	2.10	01
A (RESIDENTIAL)	D2	0.90	2.10	04
A (RESIDENTIAL)	ENT	1.00	2.10	01
A (RESIDENTIAL)	D	1.00	2.10	03
A (RESIDENTIAL)	G	1.00	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	OPEN STAIRCASE	1.00	0.25	0.17
	Cantilever Landing	1.00	0.00	3.05
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
SECOND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Staircase cabin	1.00	0.25	0.00



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ISO A1 (841.00 x 594.00 MM)

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