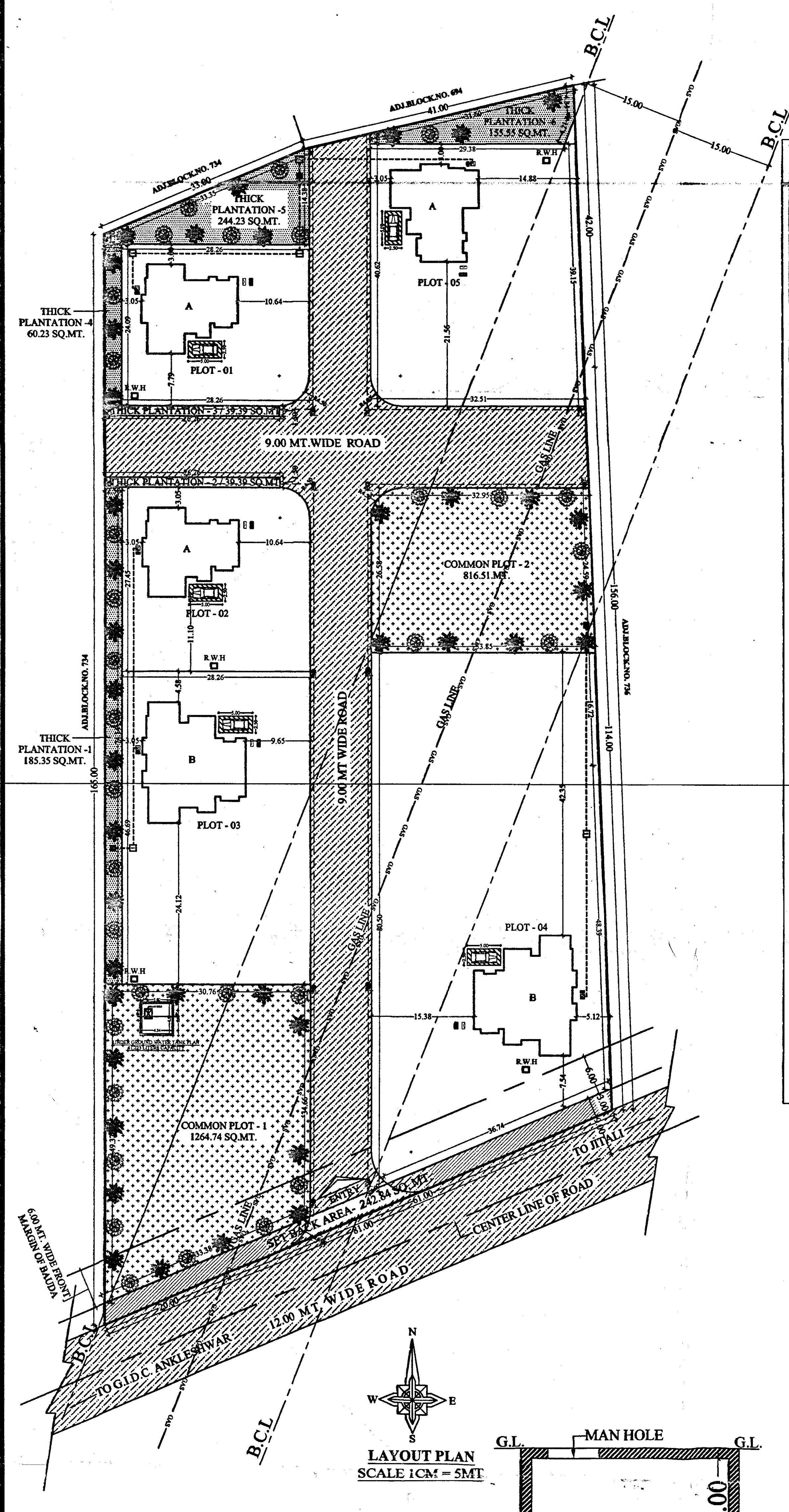
PROPOSED RESIDENTIAL LAY OUT PLAN & BUILDING PLAN IN BLOCK NO. 735, MOJE:- KOSAMADI, TA :- ANKLESHWAR, DIST. :- BHARUCH. (RESIDENTIAL ZONE -1)


B.C.L
15.00
ADJ.BLOCK.NO. 694
41.00
THICK PLANTATION - 6 155.55 SQ.MT.
THICK PLANTATION - 5 244.23 SQ.MT.
THICK PLANTATION - 4 60.23 SQ.MT.
THICK PLANTATION - 1 185.35 SQ.MT.
ADJ.BLOCK.NO. 734
PLOT - 01
PLOT - 02
PLOT - 03
PLOT - 04
PLOT - 05
A
B
R.W.H
9.00 MT WIDE ROAD
COMMON PLOT - 2 816.51 M.T.
COMMON PLOT - 1 1264.74 SQ.MT.
THICK PLANTATION - 2 39.39 SQ.MT.
THICK PLANTATION - 3 39.39 SQ.MT.
GAS LINE
ADJ.BLOCK.NO. 736
156.00
114.00
42.00
165.00
TO JITALI
CENTER LINE OF ROAD
12.00 MT. WIDE ROAD
TO G.I.D.C. ANKLESHWAR
SET BACK AREA 242.84 SQ.MT.
6.00 MT. WIDE FRONT MARGIN OF BAUDA
N
E
S
W

LAYOUT PLAN
SCALE 1CM = 5MT

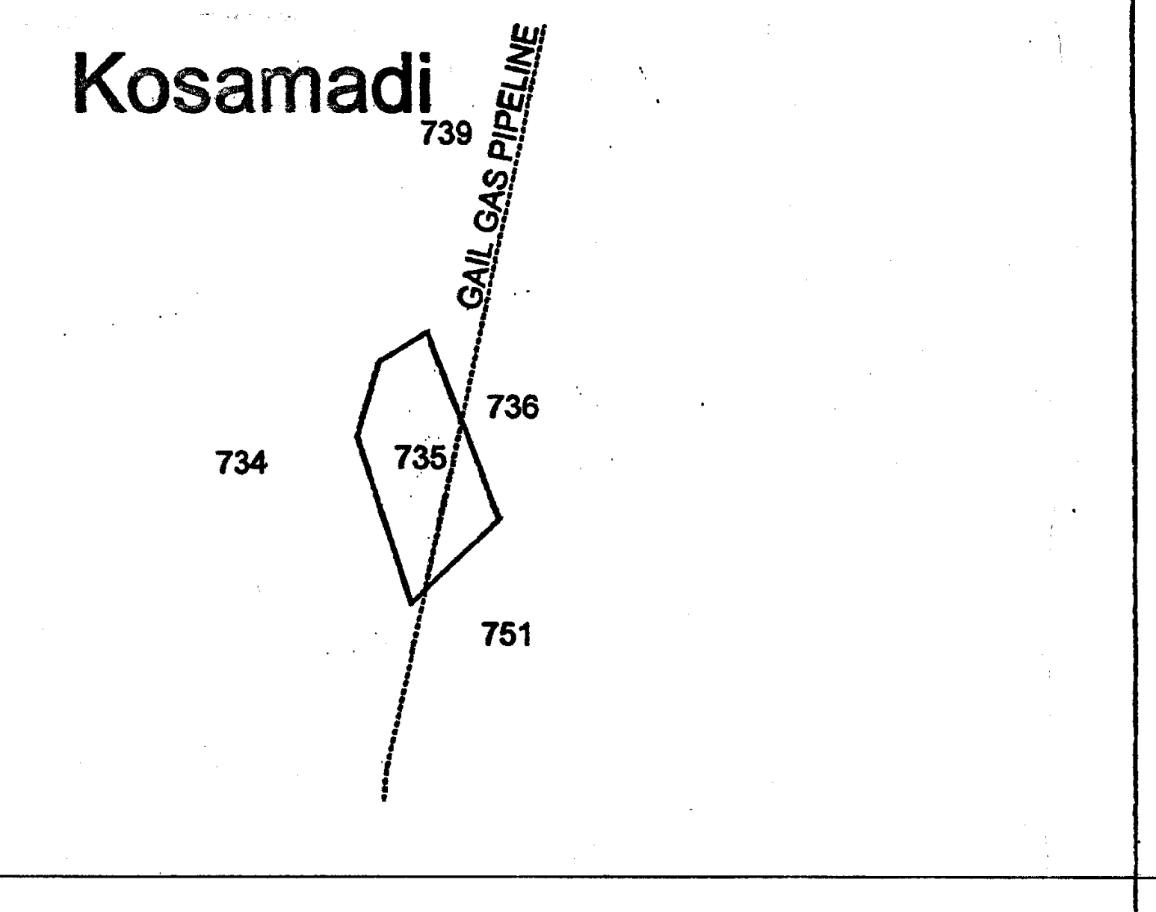
BHARUCH ANKLESHWAR URBAN DEVELOPMENT AUTHORITY

PART PLAN OF DEVELOPMENT PLAN OF BAUDA AS SANCTIONED WITH MODIFICATION VIDE GOVERNMENT NOTIFICATION NO. GH/V/54 of 2017/DVP -202013 -4903-L: DT. 28 - 03 - 2017 UNDER SECTION 17-(C)(1) & IT'S CORRIGENDUM NO.GH/V/102 OF 2017/DVP-202013 -4903-L: DT. 26 - 05 - 2017. OF GTP & UD ACT, 1976.

ગુજરાત નગર રચના અને શહેરી વિકાસ અધિનિયમ-૧૯૭૬ ની કલમ -૧૭(સી)(૧) હેઠળ તા.૨૮/૦૩/૨૦૧૭નાં જાહેરનામાં ક્રમાંક : જીએચ/વી/૫૪નો ૨૦૧૭/ડીવીપી- ૨૦૨૦૧૩-૪૯૦૩-લ તથા તા.-૨૬/૦૫/૨૦૧૭ના સુધારા હેઠળના જાહેરનામા ક્રમાંક : જીએચ/વી/૧૦૨ નો ૨૦૧૭/ ડીવીપી-૨૦૨૦૧૩-૪૯૦૩-લ થી સરકારશ્રી દ્વારા મંજુર કરેલ આખરી વિકાસ યોજના મુજબ આ વિભાગીય નકશો છે.

નોંધ :- જમીનના રે. સ. નંબર/હદ/માપ/ક્ષેત્રફળ /સ્થળ સ્થિતિ વિગેરે બાબતે અધિકૃત દફતર માન્ય રહેશે.

R. S. No.:- 735	VILLAGE:- KOSAMADI	TALUKA:- ANKLESHWAR	DISTRICT:- BHARUCH


Kosamadi
739
GAIL GAS PIPELINE
736
735
734
751

નોંધ:- અંતિમ ખંડ નં.:- ની હદ, માપ, ક્ષેત્રફળ , સ્થળ - સ્થિતિ તથા પ્રવેશી રસ્તા સરકારશ્રી દ્વારા આખરી મંજુર થઇ અમલી બનેલ અંતિમ નગર રચના યોજના નં.- (ભરૂચ) મુજબ ધ્યાને લેવાની રહેશે.

LEGEND

- - - -	VILLAGE BOUNDARY
┄┄┄	EXISTING ROADS
☐	RESIDENTIAL ZONE-1
- - - -	GAIL GAS PIPELINE

PREPARED BY S.K. Rana 12/9/17 D.M

CHECKED BY

CHECKED BY PLANNING ASSISTANT 13/9

TRUE COPY

JUNIOR TOWN PLANNER
BAUDA, BHARUCH

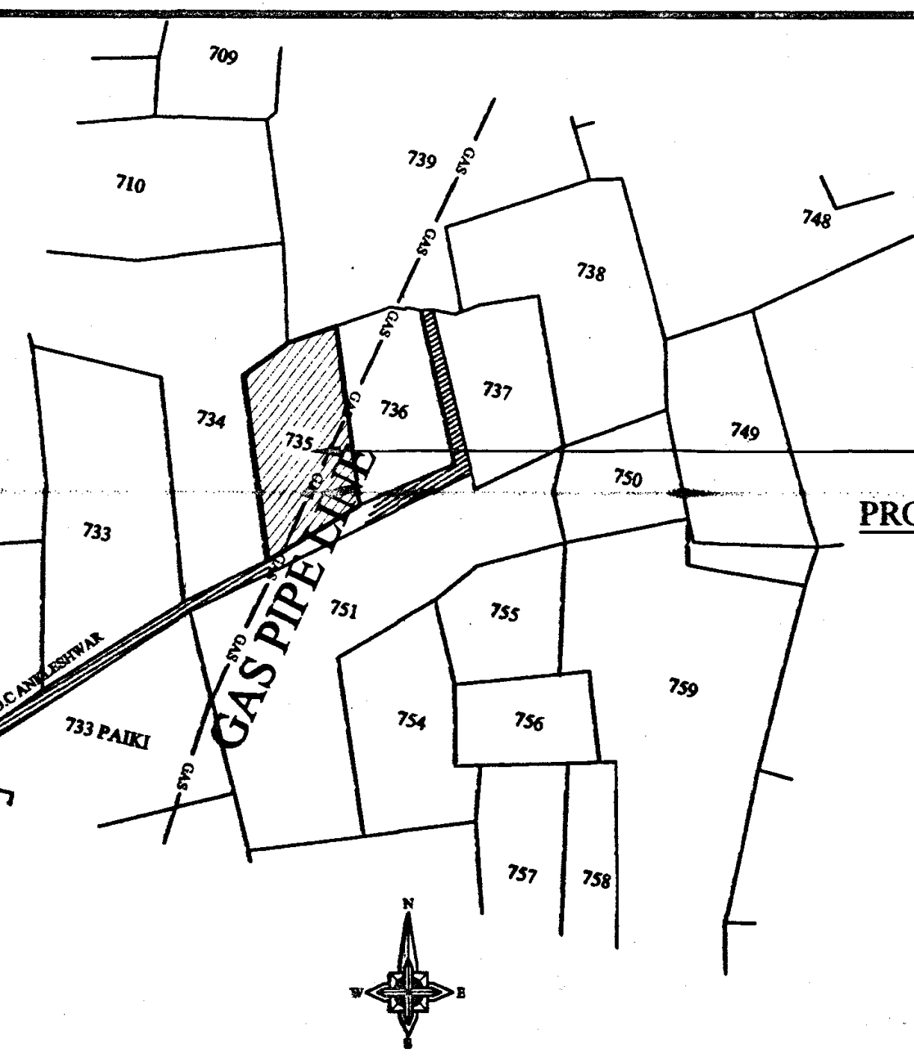
N

Date :- 12/09/2017

Scale 1:5000

PART PLAN OF BAUDA D.P.
UNDER SECTION :17(C) (1)

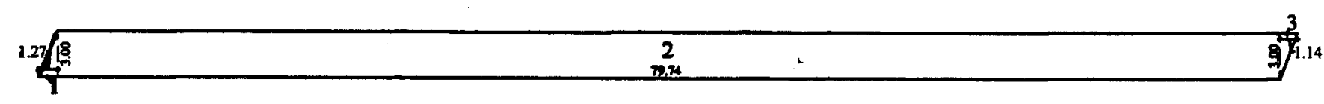
ZONE :- RESIDENTIAL :- 1


709
710
738
737
739
736
735
734
733
733 PAIKI
748
749
750
751
755
756
757
758
759
754
GAS
GAS PIPE LINE
TO G.I.D.C. ANKLESHWAR
PROPOSED SITE
N

KEY PLAN
SCALE 1CM = 79.20MT

AREA STATEMENT

PLOT NO.	PLOT AREA IN L X B	PLOT AREA	PROPOSED BUILT UP AREA G.F	S.F	T.F	TOTAL	PERMISSABALE F.S.I ON G.F %	SQ.MT	PROPOSED F.S.I.AREA G.F	S.F	T.F	TOTAL	F.S.I. CONSUMED
1	-	676.20	141.63	112.64	7.68	261.95	1.5	1014.30	141.63	112.64	-	254.27	0.38
2	-	771.39	141.63	112.64	7.68	261.95	1.5	1157.09	141.63	112.64	-	254.27	0.33
3	28.26 X 46.69	1319.46	205.86	165.04	7.68	378.58	1.5	1979.19	205.86	165.04	-	370.90	0.28
4	-	2552.13	205.86	165.04	7.68	378.58	1.5	3828.20	205.86	165.04	-	370.90	0.15
5	-	1242.71	141.63	112.64	7.68	261.95	1.5	1864.07	141.63	112.64	-	254.27	0.20
TOTAL		6561.89	836.61	668.00	38.40	1543.01		9842.84	836.61	668.00	0.00	1504.61	


1.27
2
79.74
3
1.14

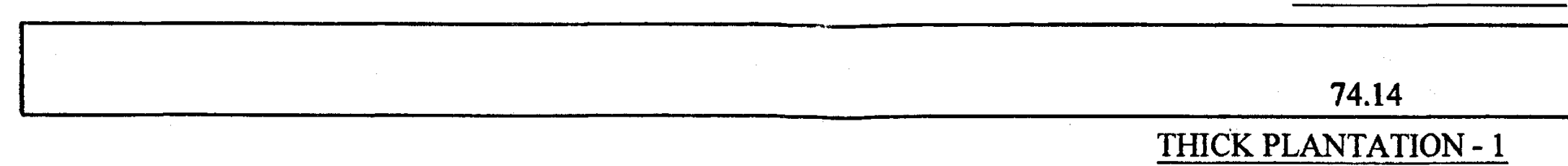
SET BACK AREA CALCULATION
SCALE 1CM = 5MT

SET BACK AREA						
NO		AREA				SQ.MT.
1	0.5	1.27	X	3.00	=	1.91
2		79.74	X	3.00	=	239.22
3	0.5	1.14	X	3.00	=	1.71
		TOTAL AREA				242.84

BUILT UP & F.S.I AREA CALCULATION

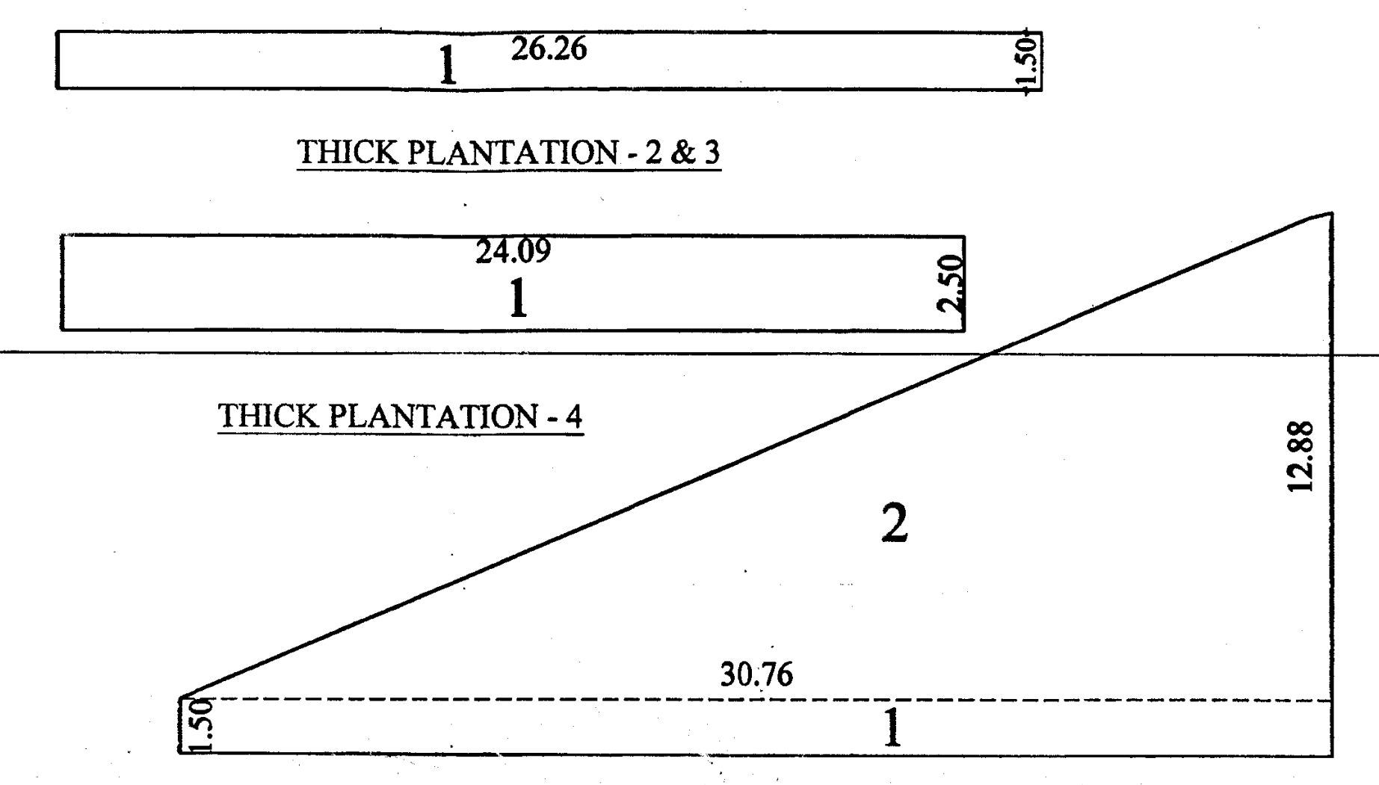
NO.	TYPE	UNIT	NOS.	BUILT UP AREA GROUND FLOOR	FIRST FLOOR	TERRACE FLOOR	TOTAL	F.S.I. AREA GROUND FLOOR	FIRST FLOOR	TERRACE FLOOR	TOTAL
1	A	1 , 2 , 5	3	141.63	112.64	7.68	785.85	141.63	112.64	00.00	762.81
2	B	3 , 4	2	205.86	165.04	7.68	757.16	205.86	165.04	00.00	741.80
		TOTAL	5.00				1543.01	0.00	0.00	0.00	1504.61

THICK PLANTATION CALCULATION
SCALE 1CM = 2MT



THICK PLANTATION - 1

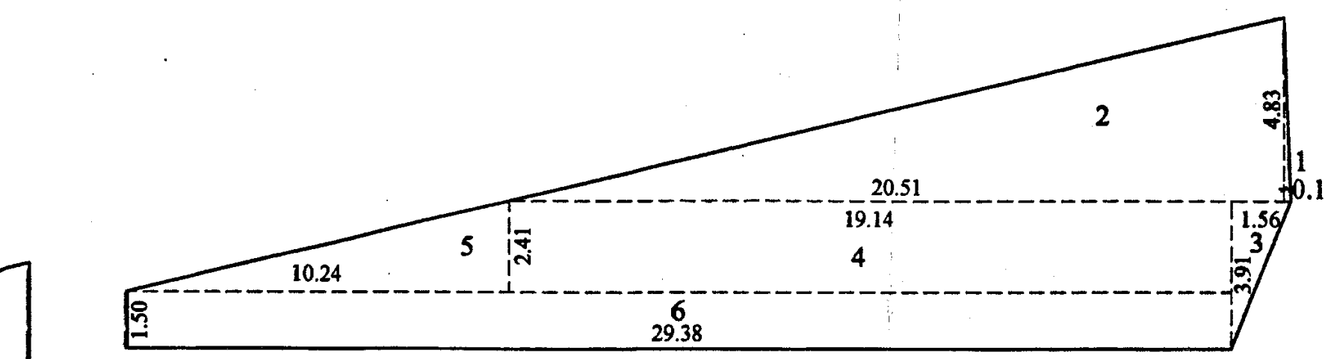
THICK PLANTATION - 1						
NO		AREA				SQ.MT.
1		74.14	X	2.50	=	185.35
		TOTAL AREA			=	185.35
THICK PLANTATION - 2 & 3						
NO		AREA				SQ.MT.
1		26.26	X	1.50	=	39.39
		TOTAL AREA			=	39.39
THICK PLANTATION - 4 & 5 (39.39 X 2)						78.78
THICK PLANTATION - 4						
NO		AREA				SQ.MT.
1		24.09	X	2.50	=	60.23
		TOTAL AREA			=	60.23
THICK PLANTATION - 5						
NO		AREA				SQ.MT.
1		30.76	X	1.50	=	46.14
2	0.5	30.76	X	12.88	=	198.09
		TOTAL AREA			=	244.23


1
26.26
1.50
24.09
2.50
2
12.88
30.76
1.50

THICK PLANTATION - 2 & 3

THICK PLANTATION - 4

THICK PLANTATION - 5


1
2
3
4
5
6
4.83
0.18
1.56
3.91
20.51
19.14
10.24
2.41
29.38
1.50

THICK PLANTATION - 6

THICK PLANTATION - 6						
NO		AREA				SQ.MT.
1	0.5	0.18	X	4.83	=	0.43
2	0.5	20.51	X	4.83	=	49.53
3	0.5	1.56	X	3.91	=	3.05
4		19.14	X	2.41	=	46.13
5	0.5	10.24	X	2.41	=	12.34
6		29.38	X	1.50	=	44.07
		TOTAL AREA			=	155.55

RAIN WATER HARVASTING SYSTEM CALCULATION

PLOT NO.	DESCRIPTION	REQUIRED (500 SQ.MT. TO 1500 =1)	PROVIDED
1 TO 5	RAIN WATER HARVESTING SYSTEM	1 FOR EACH PLOT	1 FOR EACH PLOT

TREE PLANTATION CALCULATION

NO	DESCRIPTION	DESCRIPTION		REQUIRED	PROVIDE
1	TREE	PLOT AREA X 3 / 200	11938.00 X 3 / 200	179.07	180.00

SOLID WEST BIN CALCULATION

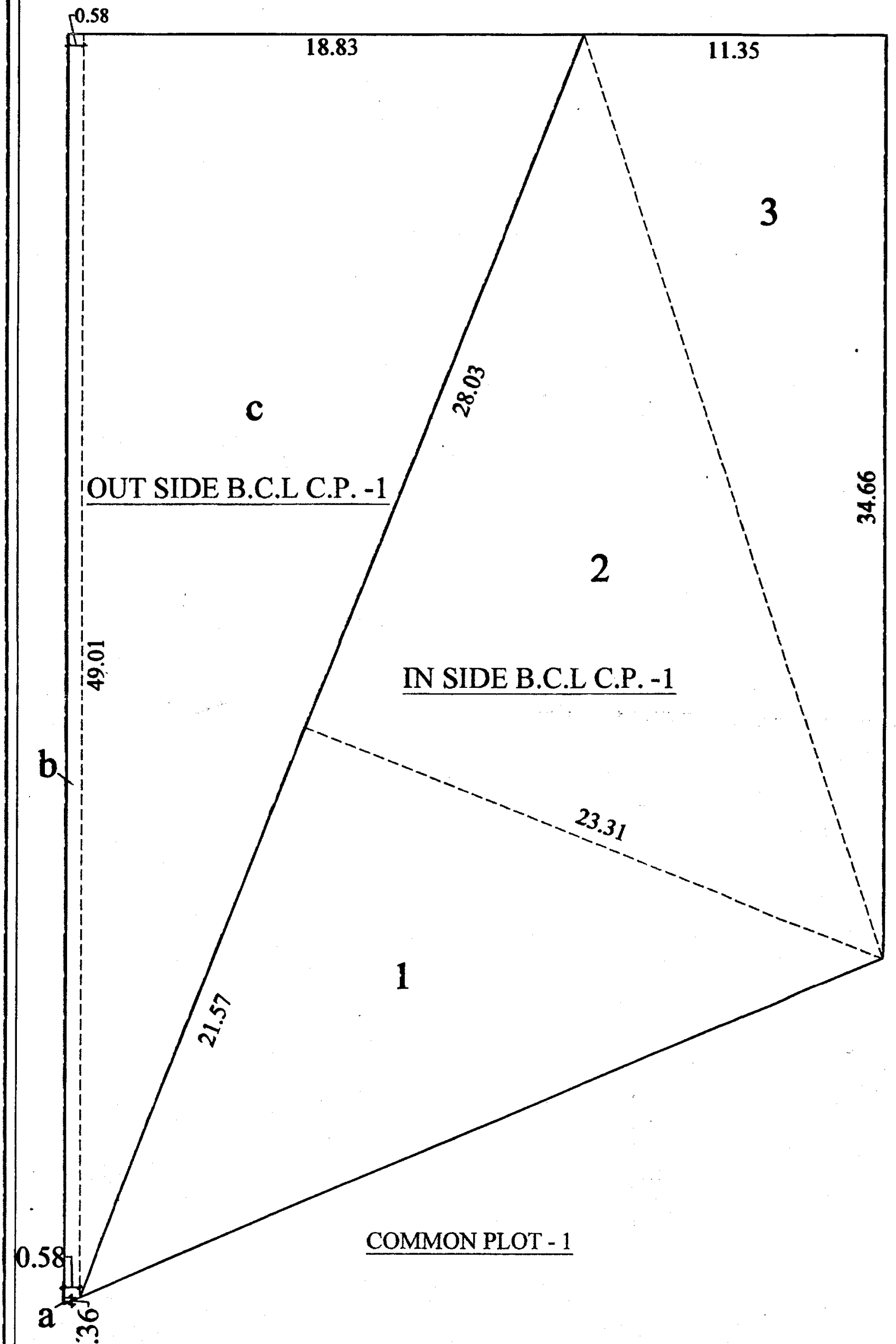
NO	DESCRIPTION	DESCRIPTION		REQUIRED		PROVIDE
1	SOLID WEST BIN	10X05 / 80	50 / 80	0.63	1	5.00

C.P. AREA CALCULATION	
NO.	PROPOSED C.P.
C.P - 1	1264.74
C.P - 2	816.51
TOTAL AREA	2081.25
THICK PLANTATION CALCULATION	
THICK PLANTATION	PROPOSED
1	185.35
2	39.39
3	39.39
4	60.23
5	244.23
6	155.55
TOTAL AREA	724.14

OUT SIDE B.C.L. C.P AREA CALCULATION	
NO.	PROPOSED C.P.
OUT SIDE B.C.L. C.P - 1	489.96
OUT SIDE B.C.L. C.P - 2	104.23
OUT SIDE B.C.L. C.P - 3	6.31
TOTAL AREA	600.50
IN SIDE B.C.L. C.P AREA CALCULATION	
NO.	PROPOSED C.P.
IN SIDE B.C.L. C.P - 1	774.78
IN SIDE B.C.L. C.P - 2	705.97
TOTAL AREA	1480.75
TOTAL C.P. - 1 & 2	2081.25

NO	DESCRIPTION	AREA IN (sq.mt.)
1	SET BACK	242.84
2	C.P. AREA	2081.25
3	THICK PLANTATION	724.14
4	GROUND FLOOR BUILT UP AREA	836.61
5	PARKING	62.50
6	ROAD & MARGIN	7990.66
7	TOTAL LAND AREA	11938.00

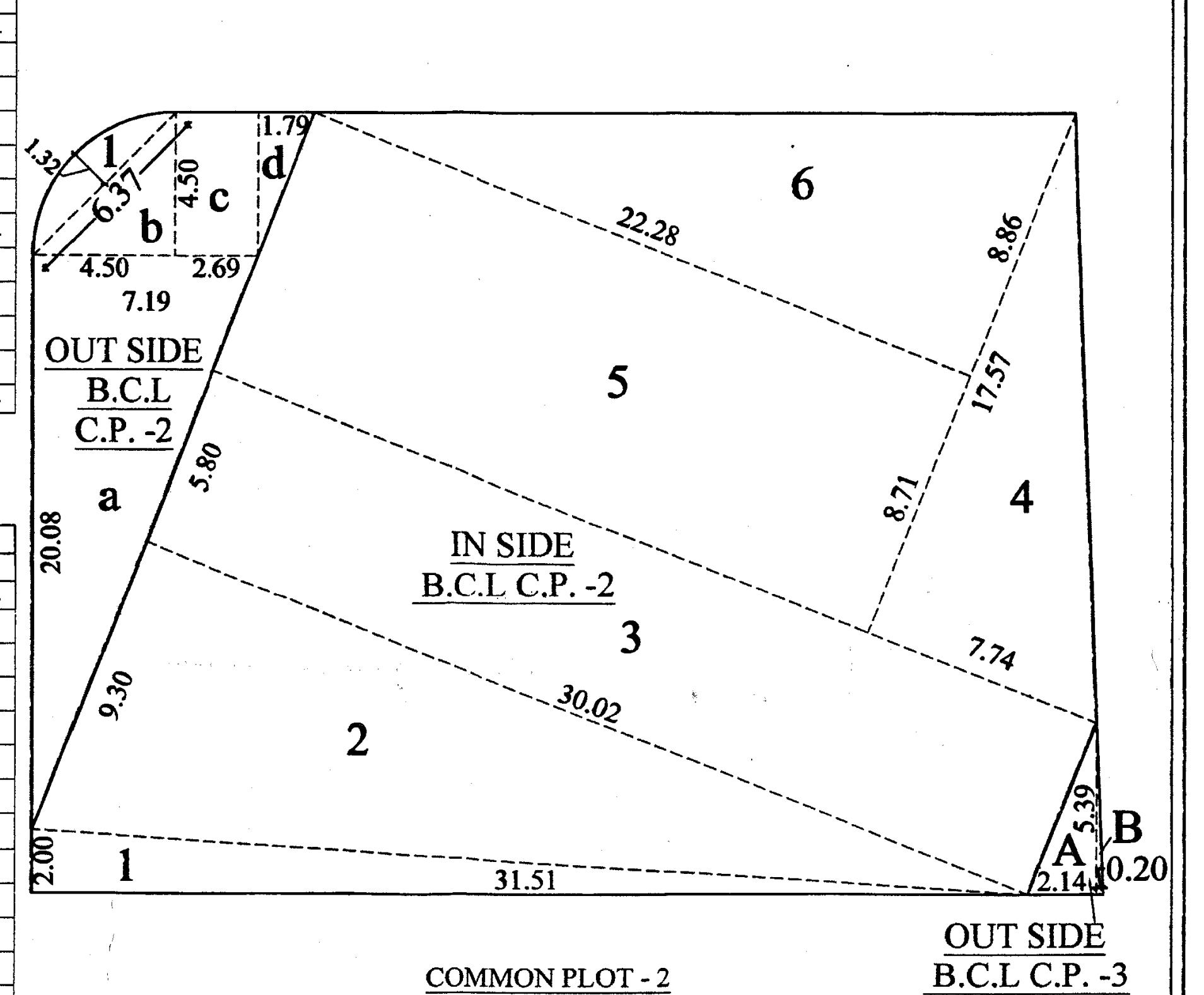
COMMON PLOT CALCULATION
SCALE 1CM = 2MT


0.58
18.83
11.35
3
c
2
1
28.03
34.66
23.31
21.57
49.01
b
a
0.58
0.36
OUT SIDE B.C.L C.P. -1
IN SIDE B.C.L C.P. -1

COMMON PLOT - 1

C.P. - 1 CALCULATION						
IN SIDE B.C.L. C.P. - 1						
NO		AREA				SQ.MT.
1	0.5	23.31	X	21.57	=	251.40
2	0.5	23.31	X	28.03	=	326.69
3	0.5	11.35	X	34.66	=	196.70
TOTAL IN SIDE B.C.L. C.P. - 1					=	774.78
OUT SIDE B.C.L. C.P.-1						
NO		AREA				SQ.MT.
a	0.5	0.58	X	0.35	=	0.10
b		0.58	X	49.01	=	28.43
c	0.5	18.83	X	49.01	=	461.43
TOTAL OUT SIDE B.C.L. C.P. - 1					=	489.96
TOTAL C.P. - 1 (774.78 + 489.96)					=	1264.74

C.P. - 2 CALCULATION						
IN SIDE B.C.L. C.P. - 2						
NO		AREA				SQ.MT.
1	0.5	31.51	X	2.00	=	31.51
2	0.5	30.02	X	9.30	=	139.59
3		30.02	X	5.80	=	174.12
4	0.5	7.74	X	17.57	=	68.00
5		22.28	X	8.71	=	194.06
6	0.5	22.28	X	8.86	=	98.70
TOTAL IN SIDE B.C.L. C.P. - 2					=	705.97
OUT SIDE B.C.L. C.P. - 2						
NO		AREA				SQ.MT.
a	0.5	7.19	X	20.08	=	72.19
b	0.5	4.50	X	4.50	=	10.13
c		2.69	X	4.50	=	12.11
d	0.5	1.79	X	4.50	=	4.03
1	SEGMENTAL AREA				=	5.78
TOTAL OUT SIDE B.C.L. C.P.-2					=	104.23
OUT SIDE B.C.L. C.P. - 3						
NO		AREA				SQ.MT.
A	0.5	2.14	X	5.39	=	5.77
B	0.5	0.20	X	5.39	=	0.54
TOTAL OUT SIDE B.C.L. C.P.-3					=	6.31
TOTAL C.P. - 2 (705.97+104.23+6.31)					=	816.51


1.32
6.37
1
4.50
4.50
b
c
2.69
7.19
a
20.08
5.80
9.30
2.00
1.79
d
22.28
8.86
6
5
17.57
8.71
4
7.74
3
30.02
2
31.51
1
5.39
A
B
2.14
0.20
OUT SIDE B.C.L C.P. -2
IN SIDE B.C.L C.P. -2
OUT SIDE B.C.L C.P. -3

COMMON PLOT - 2

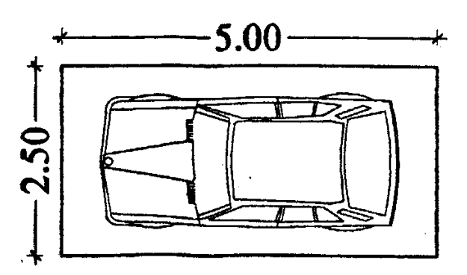
SEGMENTAL PORTION AREA - 1

$$= \frac{2}{3} \times l \times r + \frac{r^3}{2l}$$

$$= 0.666 \times 6.37 \times 1.32 + \frac{(1.32)^3}{2 \times 6.37}$$

$$= 5.60 + 0.18 = 5.78 \text{ sq.mt.}$$

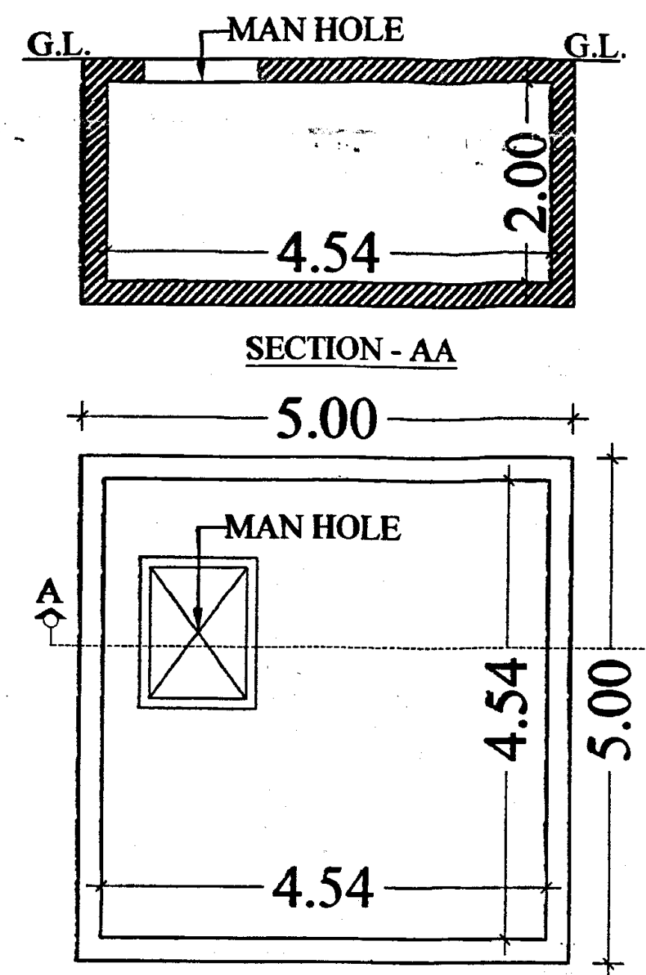
PROVIDED PARKING AREA
CALCULATION & PARKING LAY OUT



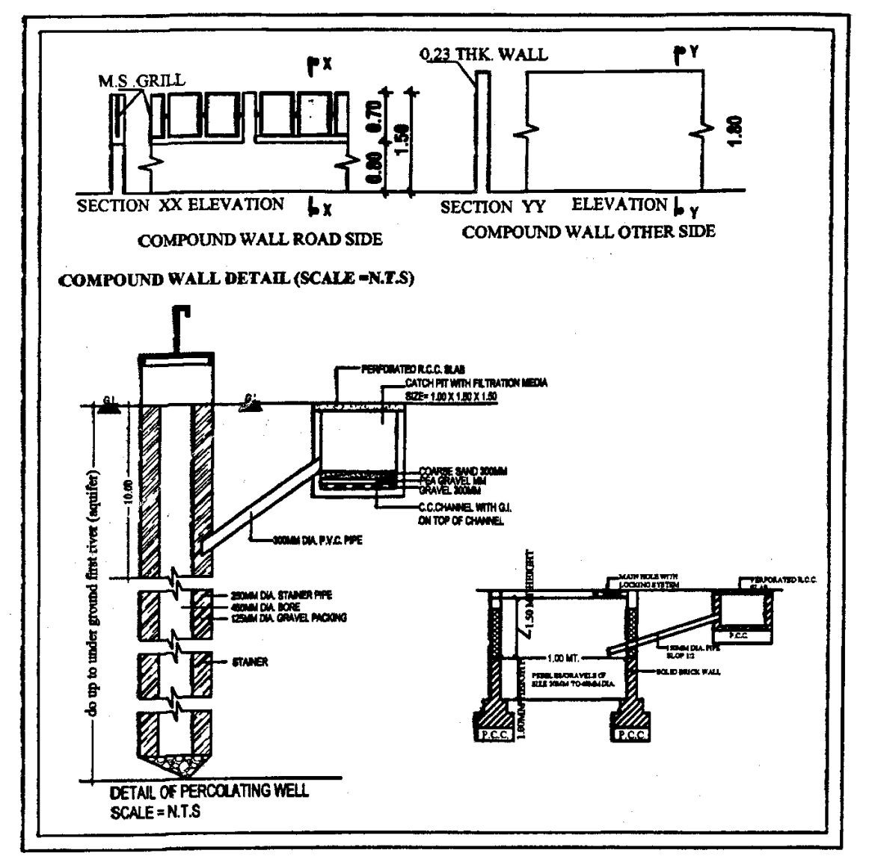
CAR PARKING
SCALE 1CM =1MT

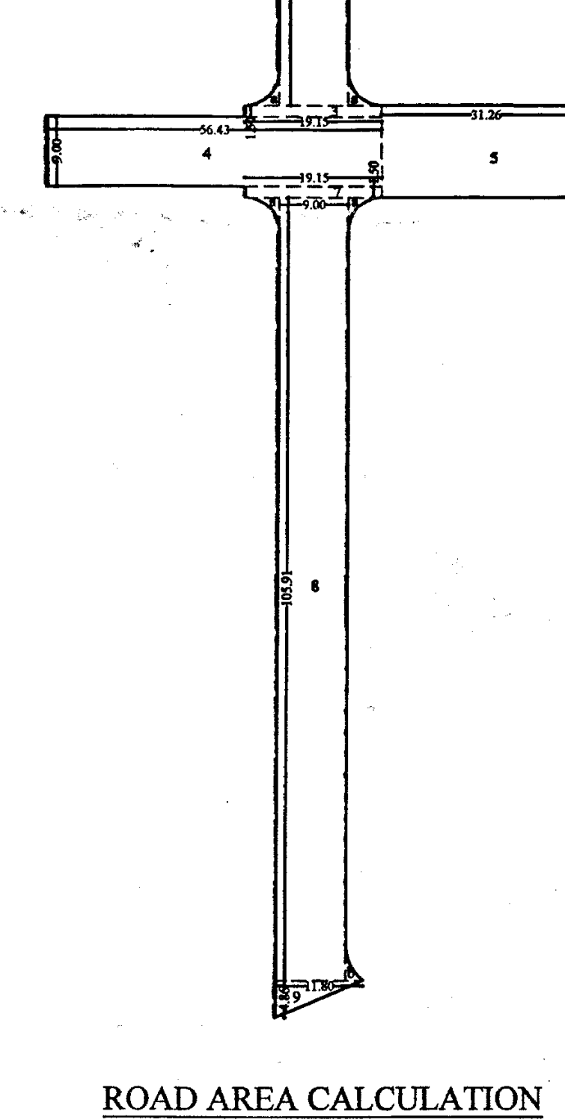
CAR PARKING. = 5.00 x 2.50 sq.mt.
= 12.50 sq.mt.

CAR PARKING. = 12.50 x 5
= 62.50 sq.mt.


G.L.
MAN HOLE
G.L.
4.54
2.00
SECTION - AA
5.00
MAN HOLE
A
A
4.54
5.00
4.54

UNDER GROUND WATER TANK PLAN
41,223 LITERS CAPACITY


M.S. GRILL
0.23 THK. WALL
SECTION XX ELEVATION
COMPOUND WALL ROAD SIDE
SECTION YY ELEVATION
COMPOUND WALL OTHER SIDE
COMPOUND WALL DETAIL (SCALE =N.T.S)
DETAIL OF PERCOLATING WELL
SCALE = N.T.S


1
2
3
4
5
6
7
8
9
9.00
41.48
19.15
56.43
31.26
12.00
105.91

ROAD AREA CALCULATION
SCALE 1CM= 10MT

ROAD AREA CALCULATION								
NO		AREA						SQ.MT.
1	0.5	9.00	X	2.16	X	1	=	9.72
2		9.00	X	41.48	X	1	=	373.32
3		19.15	X	1.50	X	1	=	28.73
4		56.43	X	9.00	X	1	=	507.87
5		31.26	X	12.00	X	1	=	375.12
6	0.5	0.45	X	12.00	X	1	=	2.70
7		19.15	X	1.50	X	1	=	28.73
8		9.00	X	105.91	X	1	=	953.19
9	0.5	11.80	X	4.86	X	1	=	28.67
a	SEGMENTAL AREA (4.35 X 4)				X	4	=	17.40
b	SEGMENTAL AREA				X	1	=	3.44
	TOTAL AREA							2328.88

Check & Compare with O/c

Planning Asst. Zone :-2 13/10/17

LAY OUT PLAN & AREA TABLE
DWG NO.1/2

AREA TABLE

NO.	TITLE	DETAIL AREA IN (sq.mt)	SUPPORTING DOCUMENTS PROVIDEED YES/NO/NOT
1	BUILDING-UNIT AREA		
1.1	AS PER REVENUE RECORD	11938.00	YES
1.2	AS PER TPS RECORD	-	-
1.3	AS PER SITE CONDITION	11938.00	-
2	~~DEDUCTION AREA~~		
2.1	ROADS (SET BACK AREA)	242.84	-
2.2	NET AREA (1.1 - 2.1)	11695.16	-
3	REQUIRED COMMON PLOT(10 %) =11695.16	1169.52	-
3.1	PROPOSED COMMON PLOT	2081.25	-
4	BALANCE AREA (2.2 - 3.1)	9613.91	-
PROPOSED			
5	REQUIRED THICK PLANTATION (6 %) =11695.16	701.71	-
5.1	PROPOSED THICK PLANTATION - 1 TO 6	724.14	-
6	REQUIRED NO.OF TREES (179.07)	180.00	-
6.1	PROVIDED NO.OF RAIN WATER HARWESTING SYSTEM	5.00	-
7	ROAD SIDE MARGIN	6.00	BAUDA B.C.L
7.1	FRONT SIDE MARGIN	9.65	-
7.2	REAR MARGIN	3.00	-
7.3	COMMON PLOT MARGIN	24.12	-
8	PERMISSIBLE F.S.I -BASE	9842.84	-
8.1	PROPOSED F.S.I. AREA	1504.61	-
8.2	F.S.I CONSUMED(IN %)	0.23	-
9	PROPOSED BUILT UP AREA & F.S.I AREA		

PLOT NO.	BUILDING UNIT AREA	PERMISSIBLE F.S.I AREA	TYPES OF BUILDING	PROPOSED BUILT UP AREA	PROPOSED F.S.I. AREA	F.S.I. CONSUMED
1	676.20	1014.30	A	261.95	254.27	0.38
2	771.39	1157.09	A	261.95	254.27	0.33
3	1319.46	1979.19	B	378.58	370.90	0.28
4	2552.13	3828.20	B	378.58	370.90	0.15
5	1242.71	1864.07	A	261.95	254.27	0.20
TOTAL	6561.89	9842.84		1543.01	1504.61	

NO.		USE SUB - TYPE	BUILT UP AREA (IN SQ.MTS)	F.S.I AREA (IN SQ.MTS)
10	PROPOSED USE (AS DESCRIBED IN SECTION C - 8.3 USE CLASSIFICATION TABLE)			
10.1	DWELLING	BUNGALOW	1543.01	1504.61
11	BUILDING HEIGHT	NUMBER OF FLOORS	BUILDING HEIGHT IN METERS	
11.1	BUNGLOW	G + 1	6.10	-
12	DESCRIPTION OF PROPOSED PROPERTY			

LIST OF DRAWINGS	NO.OF COPIES	NORTH	SCALE OF DRAWING	REMARKS	
PLAN/ELEVATION/SECTION	1	✦	SCALE 1CM = 5MT	-	-
LAY - OUT PLAN	2		SCALE 1CM = 2MT	-	-

OWNER'S NAME & SIGNATURE

(1) RAMESHBHAI VALLABHBHAI SAVANI.

(2) DHANJIBHAI KARSANBHAI DOBARIYA.

(3) MEENABEN RAMESHBHAI SAVANI.

M. R. Savani

(4) HANSHABEN DHANJIBHAI DOBARIYA.

H. D. Dobariya

CERTIFICATE OF SITE INSPECTION

CERTIFICATE THAT THE LAND UNDER REFERENCE WAS SURVEYED BY ME ON DATE: 11-02-2017 AND THE DIMENSIONS OF SIDES ETC. OF LAND STATE ON PLAN ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT TATTLES WITH THE AREA STATED IN DOCUMENT OWNERSHIP/D.P/RECORED

ARCHITECT'S / ENGINEER. SIGNATURE AND SEAL

Designer View

AUTHORITY'S SEAL

આ સાથે ના તા.૨૭.૧૦.૧૭ના પત્ર નં. ૯૮૨
બૌડા/બાંધકામપરવાનગી/ Amk- 535/વર્ષ/
મુજબમાં દર્શાવેલ શરતો એ આધિન રહીને સદર 3563 પ 3565
વિકાસ પરવાનગી આપવામાં આવે છે.

મુખ્ય કારોબારી અધિકારી
ભરૂચ-અંકલેશ્વર શહેરી વિકાસ સત્તા મંડળ,
ભરૂચ.

REFERENCES

NO.	ITEM	SITE PLAN	COLOUR
1	PLOT LINE	THICK BLACK	───
2	EXISTING STREET	GREEN	───
3	FUTURE STREET, IF ANY	GREEN DOTTED	▨
4	PERMISSIBLE BUILDING LINE	THICK DOTTED BLACK	┅┅┅
5	EXISTING WORKS	BLUE	───
6	WORK PROPOSED TO BE DEMOLISHED	YELLOW HATCH	☐
7	PROPOSED WORKS	RED	───
8	DRAINAGE AND SEWERAGE WORK	RED DOTTED	───
9	WATER SUPPLY WORK	BLACK DOTTED THIN	┄┄┄
10	GAS LINE SHOWN	BLACK	— GAS — GAS —
11	APPROVED WORK	YELLOW	───
12	ROAD SHOWN IN		▬
13	PROPOSED COMMON PLOT SHOWN IN		▬
14	BORE WELL		◎ B.W
15	RAIN WATER HARVESTING SYSTEM		☐ R.W.H
16	STREET LIGHT		● S.L
17	INSPECTION CHEMBER		I.C
18	SEPTIC TANK		S.T.
19	SOAKPIT		S.P
20	SOLID WASTE BIN		S.W.B.