PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

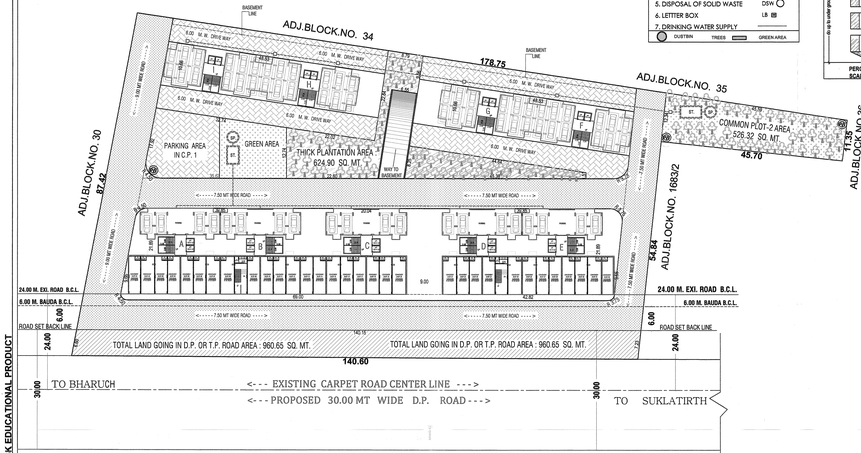
PROPOSED COMMERCIAL (MERCANTILE-2) & RESIDENTIAL LAY-OUT BUILDING PLAN IN R.S.NO.:- 1683/1, VILLAGE: TAVRA, TA. & DIST. BHARUCH. (RESIDENTIAL ZONE - 2)

Check & Compare with T.P. Scheme Draft Zone

1/7

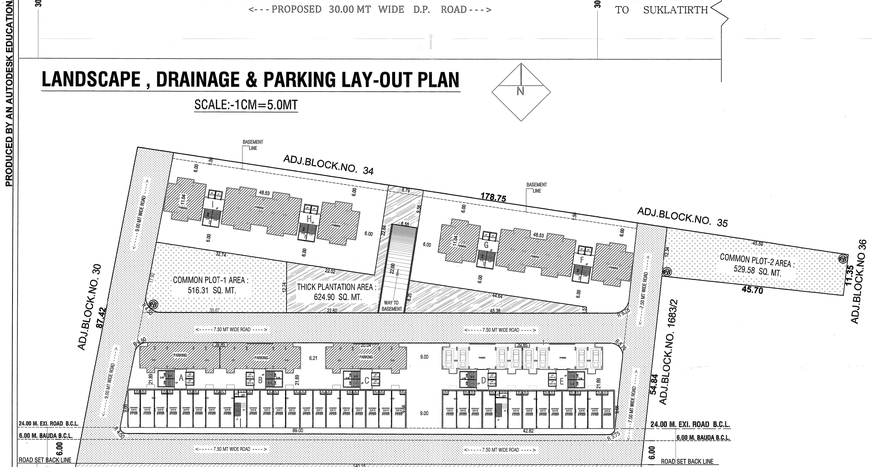
LEGEND

1. INSPECTION CHAMBER — I.C.
2. SEPTIC TANK — S.T.
3. SOAK PIT — S.P.
4. PERCOLATING WELL — P.W.
5. DISPOSAL OF SOLID WASTE — DSW
6. LETTER BOX — LB
7. DRINKING WATER SUPPLY
   - OUTSTRN — TREES — GREEN AREA



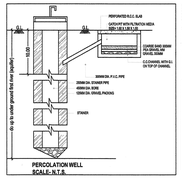
LANDSCAPE , DRAINAGE & PARKING LAY-OUT PLAN

SCALE:-1CM=5.0MT

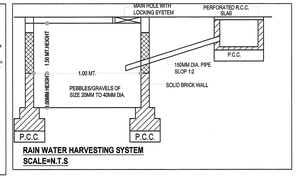


LAY-OUT PLAN

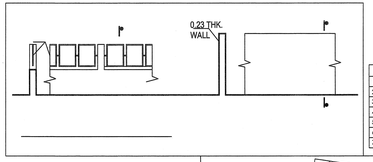
SCALE:-1CM=5.0MT



PERCOLATION WELL
SCALE:-N.T.S.



RAIN WATER HARVESTING SYSTEM
SCALE=N.T.S

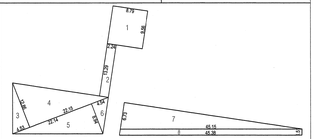


COLOUR NOTE :-	
1.	PROPOSED PLOT BOUNDARY
2.	PROPOSED COMMON PLOT
3.	PROPOSED BUILT UP AREA
4.	PROPOSED ROAD
5.	PROPOSED PARKING
6.	AREA GOING IN ROAD
7.	BASEMENT LINE

AREA DIAGRAM FOR TOTAL COMMON PLOT AREA CALCULATION
SCALE : 1 : 5

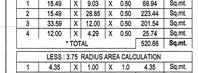
COMMON PLOT- 1 AREA CALCULATION							
1	15.49	X	9.03	X	0.50	69.94	Sq.mt.
2	15.49	X	28.65	X	0.50	223.44	Sq.mt.
3	33.59	X	12.00	X	0.50	201.54	Sq.mt.
4	12.00	X	4.29	X	0.50	25.74	Sq.mt.
			* TOTAL			520.66	Sq.mt.
LESS : 3.75 RADIUS AREA CALCULATION							
1	4.35	X	1.00	X	1.0	4.35	Sq.mt.
			* TOTAL			4.35	Sq.mt.

COMMON PLOT- 1 AREA : 516.31 SQ. MT.



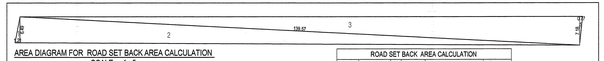
THICK PLANTATION AREA CALCULATION							
1	8.79	X	9.98	X	1.00	84.03	Sq.mt.
2	2.24	X	13.29	X	1.00	29.77	Sq.mt.
3	12.86	X	4.53	X	0.50	29.13	Sq.mt.
4	22.15	X	12.86	X	0.50	142.42	Sq.mt.
5	22.14	X	8.94	X	0.50	98.97	Sq.mt.
6	8.94	X	4.54	X	0.50	20.29	Sq.mt.
7	45.15	X	8.73	X	0.50	151.83	Sq.mt.
8	45.27	X	1.51	X	1.00	68.36	Sq.mt.
			* TOTAL			624.90	Sq.mt.

TOTAL THICK PLANTATION AREA : 624.90 SQ. MT.



COMMON PLOT - 2 AREA CALCULATION							
1	12.34	X	46.68	X	0.50	288.02	Sq.mt.
2	46.68	X	10.35	X	0.50	241.57	Sq.mt.
			* TOTAL			529.5846	Sq.mt.

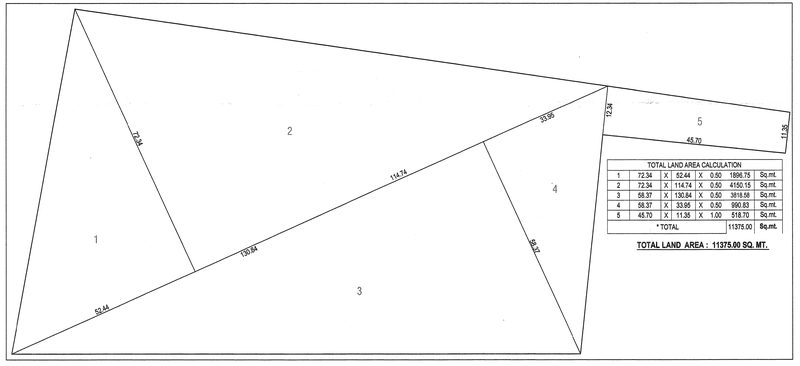
COMMON PLOT -2 AREA : 529.58 SQ. MT.



AREA DIAGRAM FOR ROAD SET BACK AREA CALCULATION
SCALE : 1 : 5

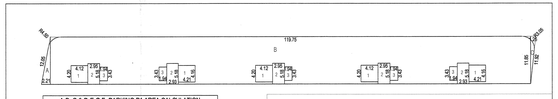
ROAD SET BACK AREA CALCULATION							
1	1.21	X	6.49	X	0.50	3.93	Sq.mt.
2	139.57	X	6.49	X	0.50	452.90	Sq.mt.
3	196.67	X	7.18	X	0.50	501.08	Sq.mt.
4	0.77	X	7.18	X	0.50	2.76	Sq.mt.
			* TOTAL			960.65	Sq.mt.

TOTAL SETBACK AREA : 960.65 SQ. MT.



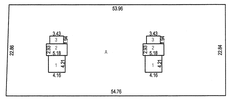
TOTAL LAND AREA CALCULATION							
1	72.34	X	52.44	X	0.50	1896.75	Sq.mt.
2	72.34	X	114.74	X	0.50	4150.15	Sq.mt.
3	58.37	X	130.84	X	0.50	3818.58	Sq.mt.
4	58.37	X	33.95	X	0.50	990.83	Sq.mt.
5	45.70	X	11.35	X	1.00	518.70	Sq.mt.
			* TOTAL			11375.00	Sq.mt.

TOTAL LAND AREA : 11375.00 SQ. MT.



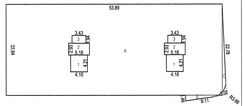
A-B, C & D-E G.F. PARKING P1 AREA CALCULATION							
A	2.21	X	12.05	X	0.50	13.32	Sq.mt.
B	119.75	X	11.85	X	1.0	1419.04	Sq.mt.
C	1.26	X	11.92	X	0.50	7.51	Sq.mt.
			* TOTAL			1439.8600	Sq.mt.
LESS : 3.75 RADIUS AREA CALCULATION							
1	3.02	X	1.00	X	1.00	3.02	Sq.mt.
			* TOTAL			3.02	Sq.mt.
LESS : 4.50 RADIUS AREA CALCULATION							
1	4.35	X	1.00	X	1.00	4.35	Sq.mt.
			* TOTAL			4.35	Sq.mt.
LESS : STAIR ,LIFT & PASSAGE AREA CALCULATION							
1	4.12	X	4.20	X	5.00	86.52	Sq.mt.
2	2.95	X	5.18	X	5.00	76.41	Sq.mt.
3	1.94	X	3.43	X	5.00	33.27	Sq.mt.
			* TOTAL			196.20	Sq.mt.

TOTAL G.F. PARKING P1 AREA : 1236.29 SQ. MT.



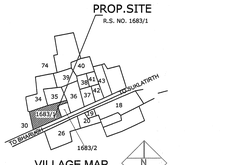
H-I BLDG.G.F. PARKING P2 AREA CALCULATION							
A	54.36	X	22.84	X	1.0	1241.58	Sq.mt.
			* TOTAL			1241.58	Sq.mt.
LESS : STAIR ,LIFT & PASSAGE AREA CALCULATION							
1	4.16	X	4.21	X	2.00	35.03	Sq.mt.
2	5.18	X	2.93	X	2.00	30.35	Sq.mt.
3	3.43	X	1.94	X	2.00	13.31	Sq.mt.
			* TOTAL			78.69	Sq.mt.

TOTAL G.F. PARKING P2 AREA : 1162.89 SQ. MT.



F-G BLDG.G.F. PARKING P3 AREA CALCULATION							
A	53.89	X	22.64	X	1.00	1230.85	Sq.mt.
B	9.11	X	1.46	X	0.50	6.65	Sq.mt.
C	1.02	X	22.78	X	0.50	11.62	Sq.mt.
			* TOTAL			1249.1200	Sq.mt.
LESS : 3.75 RADIUS AREA CALCULATION							
1	3.02	X	1.00	X	1.00	3.02	Sq.mt.
			* TOTAL			3.02	Sq.mt.
LESS : STAIR ,LIFT & PASSAGE AREA CALCULATION							
1	4.16	X	4.21	X	2.00	35.03	Sq.mt.
2	5.18	X	2.93	X	2.00	30.35	Sq.mt.
3	3.43	X	1.94	X	2.00	13.31	Sq.mt.
			* TOTAL			78.69	Sq.mt.

TOTAL G.F. PARKING P3 AREA : 1167.41 SQ. MT.



VILLAGE MAP KEY PLAN
SCALE :- 1.00 CM.= 80.00 MT.

	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	

PROPOSED TOTAL BUILT UP AREA (BEFORE PERMISSION SEIAA)						
TYPES OF BUILDING	A+B	C	D+E	F+G	H+I	TOTAL
BASEMENT FLOOR		6954.77				6954.77
HOLLOW PLINTH FLOOR	0.00		453.87	453.87		907.74
HI.GROUND FLOOR	0.00		453.87	453.87		907.74
GROUND FLOOR	1197.13	767.90	0.00	0.00		1965.03
1stFLOOR	1197.13	767.9	453.87	453.87		2872.77
2nd FLOOR	622.53	0.00	0.00	0.00		622.53
3rd FLOOR	622.53	0.00	0.00	0.00		622.53
4th FLOOR	622.53	0.00	0.00	0.00		622.53
5th FLOOR	622.53	0.00	0.00	0.00		622.53
6th FLOOR	622.53	0.00	0.00	0.00		622.53
7th FLOOR	622.53	0.00	0.00	0.00		622.53
8th FLOOR	622.53	0.00	0.00	0.00		622.53
9th FLOOR	622.53	0.00	0.00	0.00		622.53
10th FLOOR	622.53	0.00	0.00	0.00		622.53
11th FLOOR	622.53	0.00	0.00	0.00		622.53
STAIR CASE	79.08	0.00	0.00	0.00		79.08
TOTAL BUILT-UP AREA	8698.64	0.00	1535.80	1361.61	1361.61	19912.43

REQ. PERCOLATING WELL CALCULATION
[E]
-- REQUIRED PERCOLATING WELL
= PLOT AREA 11375.00 /4000.00
= 2.84 NOS.
-- PROPOSED PERCOLATING WELL : 3 NOS.

REQ. TREE CALCULATION
[F]
-- REQUIRED TREE
= PLOT AREA 11375.00/200.00
= 56.88 X 3 =170.63 TREES
-- PROPOSED TREE : 171 NOS.

AREA TABLE

NO.	DESCRIPTION	AREA IN SQ.MT.
1	TOTAL AREA OF LAND	11375.00
2	AREA GOING IN 30.00 MT WIDE DP ROAD	960.65
3	NET AREA OF PLANNING (1-2)	10414.35
4	REQUIRED COMMON PLOT AREA 10% OF (3)	1041.44
	PROPOSED COMMON PLOT - 1 AREA	516.31
	PROPOSED COMMON PLOT - 2 AREA	529.58
5	TOTAL PROPOSED COMMON PLOT AREA	1045.89
6	REQUIRED THICK PLANTATION AREA 6% OF (3)	624.86
7	PROPOSED THICK PLANTATION AREA	624.90
8	SPACE TO BE LEFT FOR COMMON AMENITIES IN COMMON PLOT(15%+15%=30% OF TOTAL COMMON PLOT) =1045.89 SQ. MT. X 30% = 313.77 SQ. MT.	313.77
9	PERMISSIBLE F.S.I. 1.5 OF (11375.00 X 1.5)	17062.50
10	PERMISSIBLE BASE F.S.I. (17062.50 - 313.77)	16748.73
11	CHARGESG F.S.I. 0.60 OF (11375.00 X 0.60)	6825.00
12	MAX. PERMISSIBLE F.S.I. (16748.73 + 6825.00)	23573.73
13	CHARGESG F.S.I. USE (23478.59 - 16748.73)	6729.86

PROPOSED TOTAL BUILT UP AREA						
TYPES OF BUILDING	A+B	C	D+E	F+G	H+I	TOTAL
BASEMENT FLOOR		6954.77				6954.77
HOLLOW PLINTH FLOOR	0.00		453.87	453.87		907.74
HI.GROUND FLOOR	0.00		453.87	453.87		907.74
GROUND FLOOR	1197.13	767.90	0.00	0.00		1965.03
1stFLOOR	1197.13	767.9	453.87	453.87		2872.77
2nd FLOOR	622.53	0.00	0.00	0.00		622.53
3rd FLOOR	622.53	0.00	0.00	0.00		622.53
4th FLOOR	622.53	0.00	0.00	0.00		622.53
5th FLOOR	622.53	0.00	0.00	0.00		622.53
6th FLOOR	622.53	0.00	0.00	0.00		622.53
7th FLOOR	622.53	0.00	0.00	0.00		622.53
8th FLOOR	622.53	0.00	0.00	0.00		622.53
9th FLOOR	622.53	0.00	0.00	0.00		622.53
10th FLOOR	622.53	0.00	0.00	0.00		622.53
11th FLOOR	622.53	0.00	0.00	0.00		622.53
STAIR CASE	79.08	0.00	0.00	0.00		79.08
TOTAL BUILT-UP AREA	8698.64	0.00	1535.80	1361.61	1361.61	19912.43
F.S.I. AREA	6960.33	2651.10	6321.74	3772.71	3772.71	23478.59
14 F.S.I. CONSUMED (23478.59/11375.00)						2.06

15		
	REQUIRED PARKING AREA (A) 1. REQUIRED PARKING AREA FOR COMMERCIAL (MERCHENTILE 1) UTILISED F.S.I. = 2066.16 X 50% = 1033.08 SQ.MT. 2. REQUIRED PARKING AREA FOR RESIDENTIAL UTILISED F.S.I. = 21412.43 X 25% = 5353.11 SQ.MT.	6386.19
	(B) 1. REQUIRED VISITORS PARKING AREA FOR COMMERCIAL (MERCHENTILE 1) 20% OF REQ. PARKING AREA = 1033.08 X 20% = 206.62 SQ.MT. 2.REQUIRED VISITORS PARKING AREA FOR RESIDENTIAL 10% OF REQ. PARKING AREA = 5353.11 X 10 % = 535.31 SQ.MT.	741.93

REQUIRD PARKING AREA CALCULATION FOR COMMERCIAL			
TYPE	TOTAL UTILISED F.S.I. AREA	REQ. PARKING 50%	
A+B+C+D+E	2066.16	1033.08	
TOTAL	2066.16	1033.08	

REQUIRD PARKING AREA CALCULATION FOR RESIDENTIAL			
TYPE	TOTAL UTILISED F.S.I. AREA	REQ. PARKING 25%	
A+B		3466.75	
C		0.00	
D+E	13867.01	0.00	
F+G	3772.71	943.18	
H+I	3772.71	943.18	
TOTAL	21412.43	5353.11	
TOTAL COMMERCIAL + RESIDENTIAL PARKING AREA 1033.08 + 5353.11 = 6386.19 SQ.MT.			

13 PROPOSED PARKING AREA AS PER TABLE	10451.98
PROPOSED PARKING AREA CALCULATION	
PARKING IN BASEMENT	6627.23
PARKING AREA IN C.P.	258.16
PARKING ON G.F. P1	1236.29
PARKING ON G.F. P2	1162.89
PARKING ON G.F. P3	1167.41
TOTAL PROP. PARKING AREA	10451.98
TOTAL PROP. PARKING AREA FOR COMMERCIAL & RESIDENTIAL = 10451.98 SQ. MT.	

14 REQUIRED VISITORS PARKING AREA	
15 REQUIRED VISITORS PARKING AREA FOR COMMERCIAL (MERCHENTILE 1) 20% OF REQ. PARKING AREA = 1033.08 X 20% = 206.62 SQ.MT. REQUIRED VISITORS PARKING AREA FOR RESIDENTIAL 10% OF REQ. PARKING AREA = 5353.11 X 10 % = 535.31 SQ.MT.	741.93

REQUIRD VISITORS PARKING AREA CALCULATION FOR COMMERCIAL			
TYPE	TOTAL UTILISED F.S.I. AREA	REQ. VIS. PARKING 20%	
A+B+C+D+E	1033.08	206.62	
TOTAL	1033.08	206.62	

REQUIRD VISITORS PARKING AREA CALCULATION FOR RESIDENTIAL			
TYPE	UTILISED F.S.I. AREA	REQ. PARKING 10%	
A+B			
C			
D+E	3466.76	346.68	
F+G	984.86	98.49	
H+I	984.86	98.49	
TOTAL	5436.47	543.65	
TOTAL COMMERCIAL + RESIDENTIAL VISITORS PARKING AREA 206.62 + 543.65 = 750.27 SQ. MT.			

16 PROPOSED VISITORS PARKING AREA AS PER TABLE	3825.28
PROPOSED VIS. PARKING AREA CALCULATION	
VIS.PARKING AREA IN C.P.	258.16
VIS. PARKING ON G.F. P1	1162.89
VIS. PARKING ON G.F. P2	1167.65
VIS. PARKING ON G.F. P3	1236.58
TOTAL PROP. VIS.PARKING AREA	3825.28
TOTAL PROP. VIS. PARKING AREA FOR COMMERCIAL & RESIDENTIAL = 3825.28 SQ. MT.	

OWNER SIGN.

ARCH./ENGG. SIGN.

"PARAMITA GROUP"
ASHVIN V. GOYANI
B. E. Civil
COMPUTERIZED ENGINEERING & GOVT. APPR. CHARTERED VALUER.
P-206, 01, Sarthi Complex, Nr. Khodiyar Varadha Road, Surat-395 006 Ph.: 0261-2555528
Regd.Valuer Gujarat Govt. & Banks Empaneled

Lic.No BAUDA-L-ER-31

V: CERTIFICATE:

Certified that the Land under reference was surveyed by me on Date: and the dimensions of sides etc., of land state on plan are as measure on site and the area so worked out tallies with the area stated in Document Ownership / D.P. RECORD.

AUTHORITY

આ સાથે ના નકશા/પ્લાન.ના પત્ર નં. 2019
બીડા/નોન-એગ્રિ-1464/ડી.પી/એ.સી.પી/ટીપી
મુજબમાં દર્શાવેલ કરતા વધારાનું કોઈ બાંધકામ વિકાસ પરવાનગી ધ્યાનમાં આવે છે.

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

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