Project Title :Propose Residential RESI. Affordable Housing Partnership Scheme (Mukhyamantri Gruh Yojna & Pradhanmantri Avas Yojna) BUILDING PLANFor SHRI HITENDRABHAI BHANUBHAI MAHETA, LOCATION - BAGASARA MAHALAXMI PARK-2, TA. BAGASARA, DIST. AAMARELI, VILLAGE - BAGASARA,R.SR. NO. - 381/2p1 & 381/1p1p, PLOT NO:- 9 to 15

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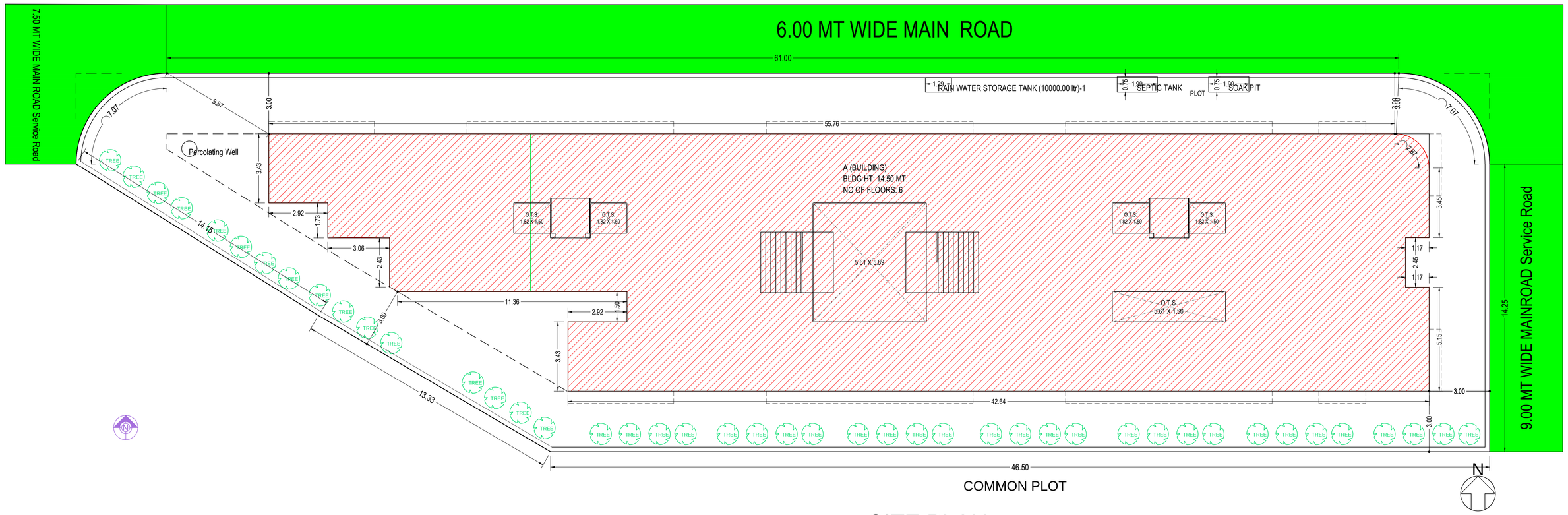
Inward Date		Scale	1:100



SITE PLAN

A	AREA STATEMENT	VERSION NO.: 1.0.10	
		VERSION DATE: 09/10/2018	
	PROJECT DETAIL :		
	Site Address: RevenueNo: 381/2p1 AND 381/1p1p	Plot Use: Residential	
	Authority: Bagasara Area Development Authority	Plot SubUse: Affordable Housing	
	AuthorityClass: D7 (B)	Plot Use Group: NA	
	AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone	
	CaseTrack: Regular	Conncetualized Use Zone: R1	
	Project Type: Building Permission		
	Nature of Development: NEW		
	Development Area: Non TP Area		
	SubDevelopment Area: Other Areas		
	Special Project: Residential Affordable Housing (RAH) under PMAY		
	Special Road: NA		
	Site Address: RevenueNo: 381/2p1 AND 381/1p1p		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	7/12 or Document		1138.98
	As per site condition		1139.00
	Area of Plot Considered		1138.98
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		1138.98
4.	% of Common Plot (Reqd.)		0.00
	% of Common Plot (Prop)		0.00
	Balance area of Plot(1 - 4)		1138.98
	Plot Area For Coverage		1138.98
	Plot Area For FSI		1138.98
	Perm. FSI Area (1.80)		2050.16
5.	Total Perm. FSI area with Paid FSI (1.80)		2050.16
	Special Perm. FSI area (3.00)		3416.94
5.	Total Perm. FSI area		3416.94
	Total Paid Proposed FSI Area		289.02
6.	Total Built up area permissible at:		
	a. Ground Floor		0.00
	Proposed Coverage Area (55.37 %)		630.67
	Total Prop. Coverage Area (55.37 %)		630.67
	Balance coverage area (- %)		0.00
	Proposed Area at:		

-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Stilt Floor	630.60	0.00	0.00	0.00
	First Floor	583.36	0.00	467.84	0.00
	Second Floor	583.36	0.00	467.84	0.00
	Third Floor	583.36	0.00	467.84	0.00
	Fourth Floor	583.36	0.00	467.84	0.00
	Fifth Floor	583.36	0.00	467.84	0.00
	Terrace Floor	51.53	0.00	0.00	0.00
	Total Area:	3598.93	0.00	2339.20	0.00

	Total FSI Area:		2339.18
	Total BuiltUp Area:		3598.93
	Proposed F.S.I. consumed:		2.05
C.	Tenement Statement		
4.	Tenement Proposed At:		
	All Floors	70.00	
5.	Total Tenements (3 + 4)	70	
E.	Parking Statement		
1.	Parking Space Required as per Regulations:		233.92
2.	Proposed Parking Space:		601.28

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)

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	30	44

Buildingwise Floor FSI Details

Floor Name	Building Name		Total		
	A (BUILDING)				
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Stilt Floor	630.60	0.00	630.60	0.00	0.00
First Floor	583.36	467.84	583.36	467.84	0.00
Second Floor	583.36	467.84	583.36	467.84	0.00
Third Floor	583.36	467.84	583.36	467.84	0.00
Fourth Floor	583.36	467.84	583.36	467.84	0.00
Fifth Floor	583.36	467.84	583.36	467.84	289.04
Terrace Floor	51.53	0.00	51.53	0.00	0.00
Total:	3598.93	2339.20	3598.93	2339.20	289.04

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
A (BUILDING)	Residential	Affordable Housing	Dwelling-3	-	-

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
A (BUILDING)	Residential	Affordable Housing	0 - 66	1	2339.18	233.92	116.96	23.39
			> 66.01	-	-	233.92	116.96	23.39
				-				
				-				
	Total:					233.92	116.96	23.39

Parking Check (Table 7b)

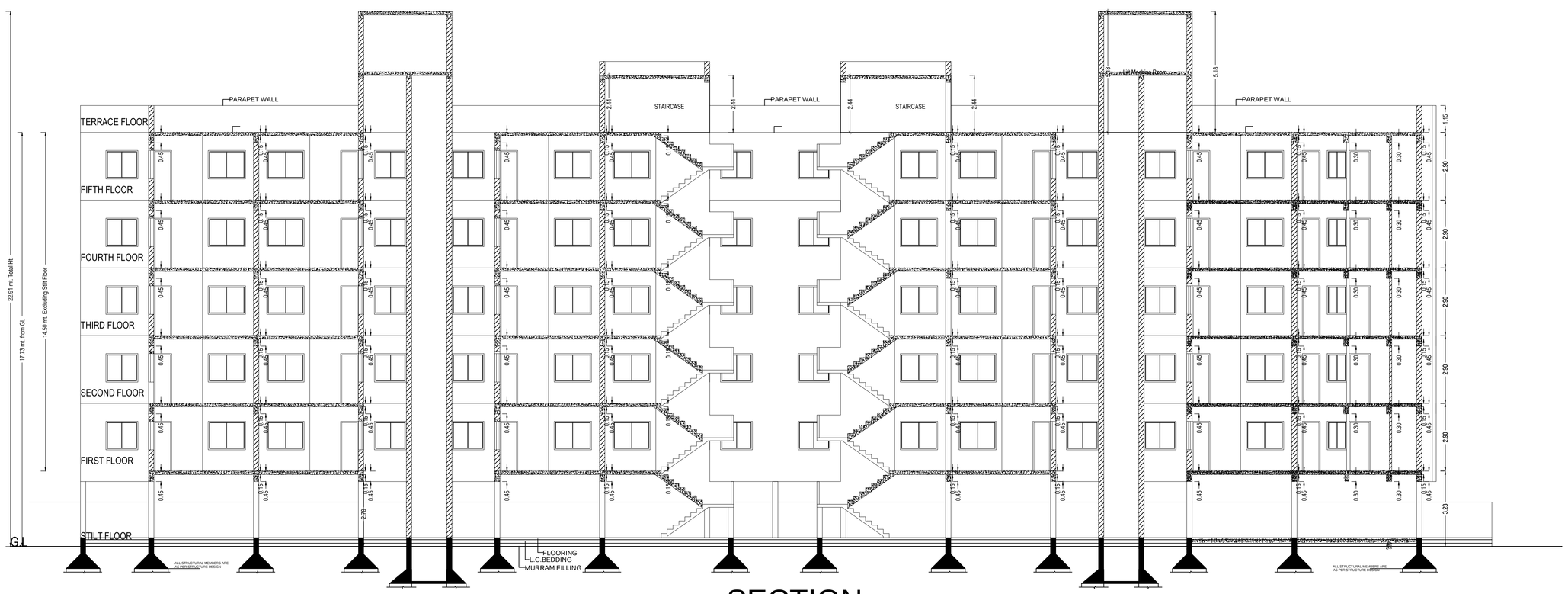
Use Type	Car				Visitor's Car Parking				Total Parking Area			
	Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	116.96	520.94	0	0	23.39	80.34	0	1	257.31	601.28	-	-
Total	116.96	520.94	0	0	23.39	80.34	0	1	257.31	601.28	-	-

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Ducts(Void, V Shaft , Chowk)	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	Lift	Lift Machine	Passage	Parking	Resi.		
A (BUILDING)	1	3877.15	278.22	3598.93	218.88	46.32	17.75	375.50	601.28	2339.20	2339.20	70
Grand Total	1	3877.15	278.22	3598.93	218.88	46.32	17.75	375.50	601.28	2339.20	2339.20	70

LEFT ELEVATION
SCALE : 1:100

FRONT ELEVATION



SECTION

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
   a. Title, ownership, and easement rights of the Building/Unit for which the building is proposed;
   b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
   c. Correctness of demarcation of the plot on site.
   d. Workmanship, soundness of material and structural safety of the proposed building;
   e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c),(d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
   a. Structural drawings and related reports, before the commencement of the construction,
   b. Progress reports.
5. Follow the requirements for construction as per regulation no.5 of CGDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE
HITENDRABHAI BHANUBHAI MAHETA

ARCH/ENG'S NAME AND SIGNATURE	
Chetan Upendrabhai Pancholi BAG/AOR/001	

STRUCTURE ENGINEER	
BIPIN RAMESHCHANDRA ADH RMC/S/77	

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Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless; in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the per... sidered as lapsed. contents highlighted in magenta color are not verified. The correctness and accuracy of contents is a responsibility of POR/owner.

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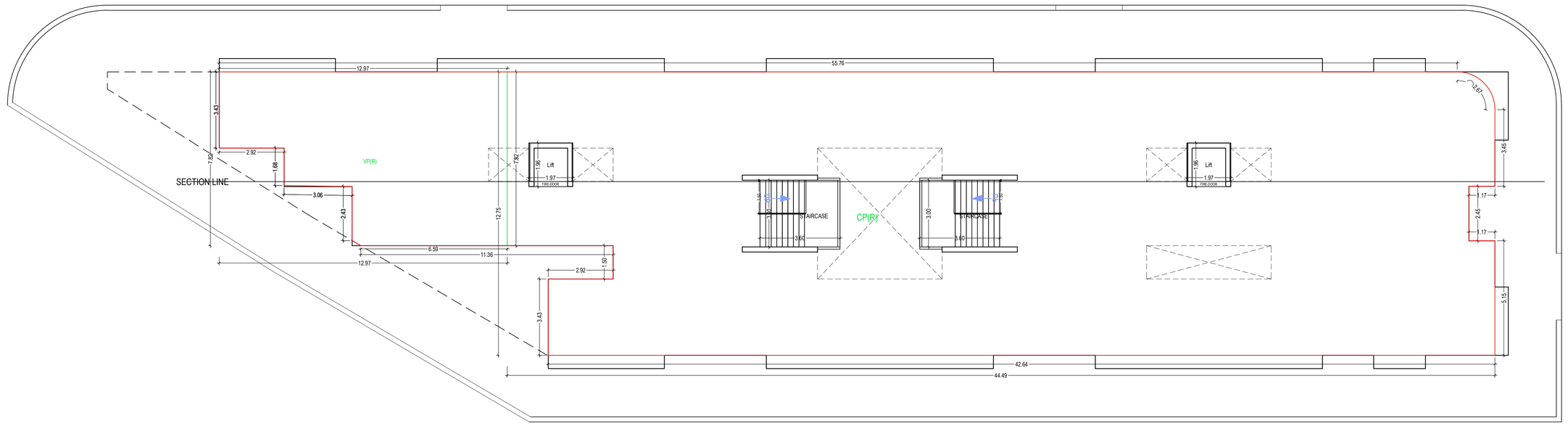
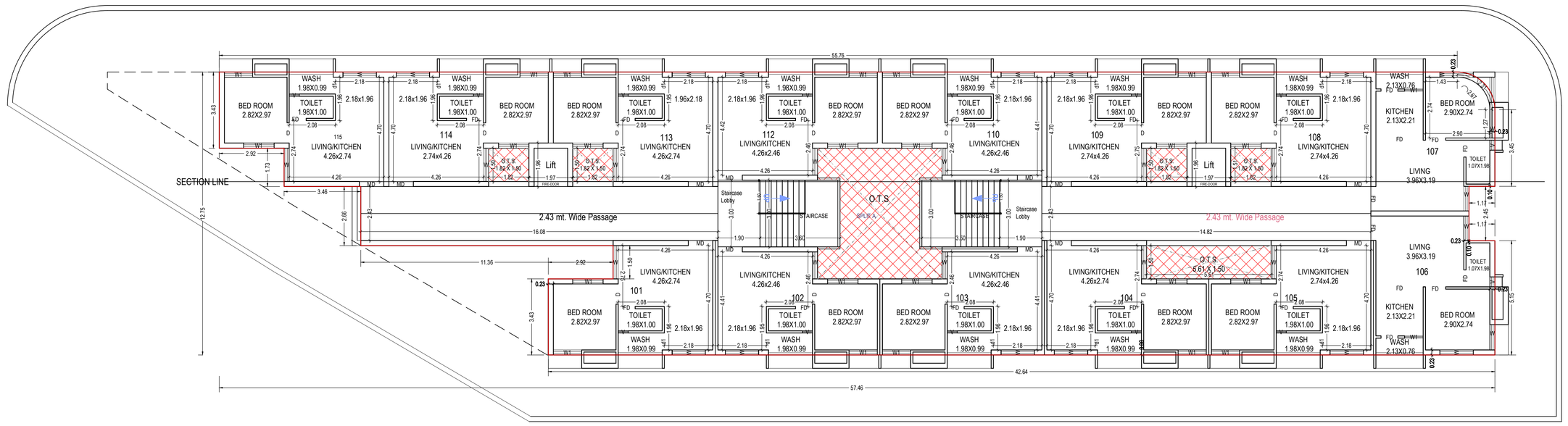
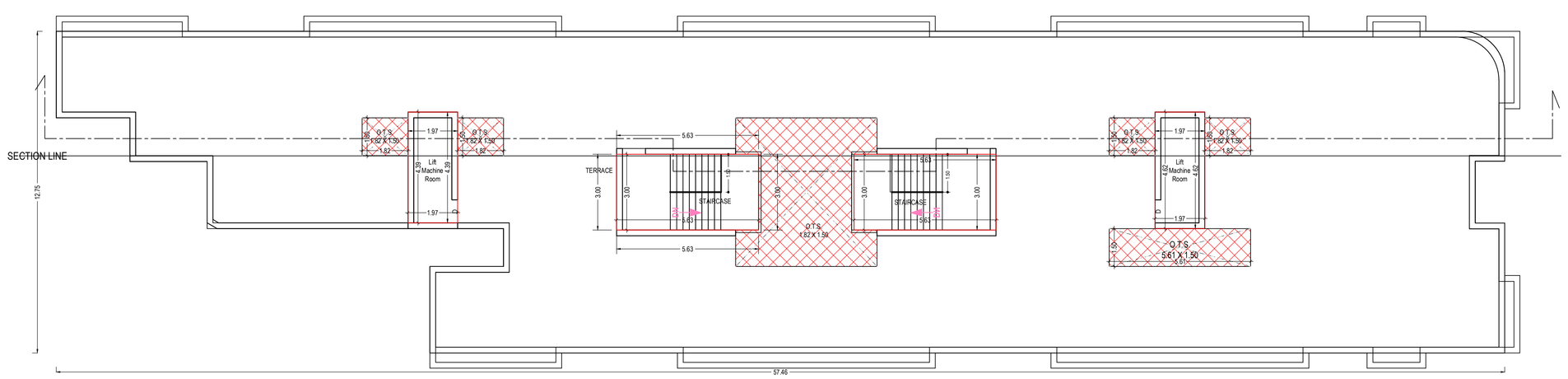


STILT FLOOR PLAN
(SCALE 1:100)



TYPICAL - 1- 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :A (BUILDING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
TYPICAL - 1- 5 FLOOR PLAN	101	DWELLING UNIT	33.78	33.78	3.26	30.52	14
	102	DWELLING UNIT	32.10	32.10	4.56	27.54	
	103	DWELLING UNIT	32.10	32.10	4.56	27.54	
	104	DWELLING UNIT	33.38	33.38	4.63	28.75	
	105	DWELLING UNIT	33.38	33.38	4.63	28.75	
	106	DWELLING UNIT	33.61	33.61	2.88	30.73	
	107	DWELLING UNIT	32.99	32.99	2.47	30.52	
	108	DWELLING UNIT	33.16	33.16	1.80	31.36	
	109	DWELLING UNIT	33.23	33.23	2.25	30.98	
	110	DWELLING UNIT	32.03	32.03	2.35	29.68	
	112	DWELLING UNIT	32.10	32.10	2.10	30.00	
	113	DWELLING UNIT	33.16	33.16	1.32	31.84	
	114	DWELLING UNIT	33.16	33.16	1.22	31.94	
	115	DWELLING UNIT	33.78	33.78	3.90	29.88	
Total:	-	-	2309.80	2309.80	209.66	2100.15	70

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	FD	0.76	2.13	80
A (BUILDING)	d1	0.76	2.13	60
A (BUILDING)	D	0.91	2.13	60
A (BUILDING)	FD	0.91	2.13	10
A (BUILDING)	MD	1.10	2.13	60
A (BUILDING)	FD	1.10	2.13	10
A (BUILDING)	W	1.22	2.13	10
A (BUILDING)	W1	1.37	2.13	35
A (BUILDING)	FIRE-DOOR	1.51	2.10	10
A (BUILDING)	FD	2.13	2.13	10

SCHEDULE OF WINDOW/VENTILATION:

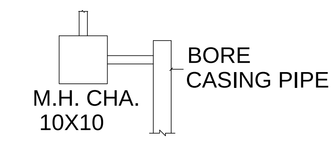
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.45	1.00	70
A (BUILDING)	W1	0.84	1.20	10
A (BUILDING)	W	1.17	1.22	10
A (BUILDING)	W	1.21	1.22	10
A (BUILDING)	W	1.22	1.22	10
A (BUILDING)	W1	1.27	1.22	60
A (BUILDING)	W1	1.37	1.22	25
A (BUILDING)	W	1.50	1.22	110

Staircase Checks (Table 8a-1)

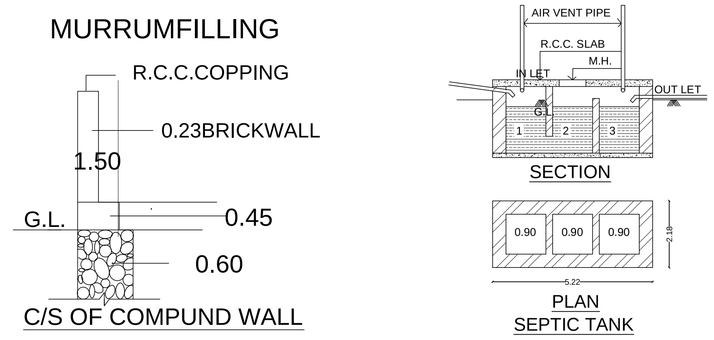
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.25	0.00
	STAIRCASE	1.50	0.25	0.00
TYPICAL - 1- 5 FLOOR PLAN	STAIRCASE	1.50	0.25	0.18
	STAIRCASE	1.50	0.25	0.18
STILT FLOOR PLAN	STAIRCASE	1.50	0.25	0.20
	STAIRCASE	1.50	0.25	0.20

Building :A (BUILDING)

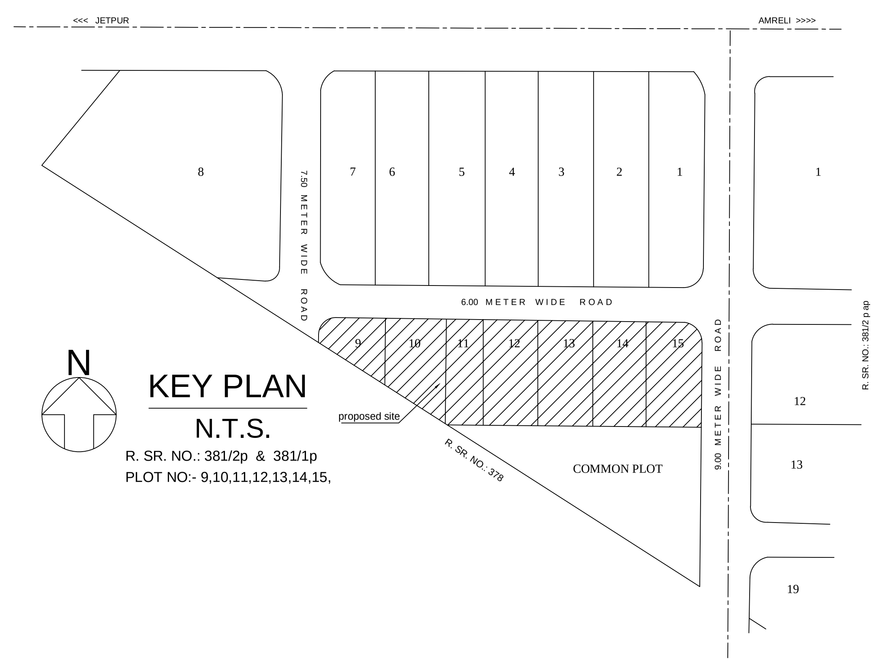
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Duct/Void, V Shaft ,Chowk)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Passage	Parking	Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
Stilt Floor	630.60	0.00	630.60	21.60	7.72	0.00	0.00	601.28	0.00	0.00	00
First Floor	629.68	46.32	583.36	32.70	7.72	0.00	75.10	0.00	467.84	467.84	14
Second Floor	629.68	46.32	583.36	32.70	7.72	0.00	75.10	0.00	467.84	467.84	14
Third Floor	629.68	46.32	583.36	32.70	7.72	0.00	75.10	0.00	467.84	467.84	14
Fourth Floor	629.68	46.32	583.36	32.70	7.72	0.00	75.10	0.00	467.84	467.84	14
Fifth Floor	629.68	46.32	583.36	32.70	7.72	0.00	75.10	0.00	467.84	467.84	14
Terrace Floor	98.15	46.62	51.53	33.78	0.00	17.75	0.00	0.00	0.00	0.00	00
Total:	3877.15	278.22	3598.93	218.88	46.32	17.75	375.50	601.28	2339.20	2339.20	70
Total Number of Same Buildings:	1										
Total:	3877.15	278.22	3598.93	218.88	46.32	17.75	375.50	601.28	2339.20	2339.20	70



BORE RECH.DETAIL



C/S OF COMPUND WALL



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HITENDRABHAI BHANUBHAI MAHETA

ARCHENG'S NAME AND SIGNATURE
Chetan Upendrabhai Pancholi BAG/AOR/001

STRUCTURE ENGINEER
BIPIN RAMESHCHANDRA ADH RMC/S/77

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