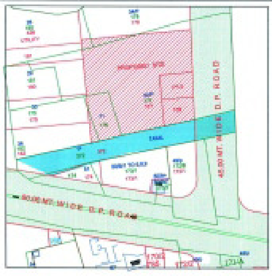
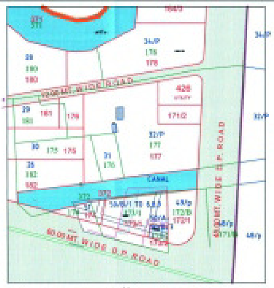
PROPOSED HIGH RISE COMMERCIAL BUILDING PLAN ON T.P. :- 35 (KUMBHARIYA - SAROLI - SANIYA HEMAD - DEVADH) , BLOCK NO - 48/B +31 + 32/P, O.P. NO - 171/B +176 + 177 , F.P. NO - 171/2 +176+177, MOJE KUMBHARIYA ,DI - SURAT.

SHEET NO. = 1/14
Site Plan & Key Plan
SCALE :- 1.00 CM = 4.00 MT.



KEY PLAN
(AS PER T.P.)
SCALE :- 1.00 CM = 4.00 MT.
N



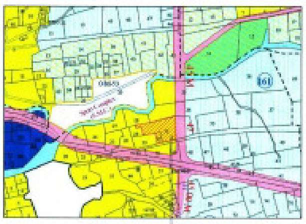
KEY PLAN
(AS PER DRAFT T.P.)
SCALE :- 1.00 CM = 4.00 MT.
N

REVISED PLAN
This revised plan supersedes the earlier plans sanctioned vide this office order No. SUDA / DPA / [illegible] / 2017 / 18-73 / 14823 dt. 02/ [illegible] / 2018 which are hereby cancelled.

"Development permission is granted subject to the condition that it shall be the responsibility of the applicant and his Architect / Engineer / Surveyor / Structural designer, to Follow the relevant I. S. Specification in structural design to ensure safety of the buildings, and as just structural designs are not verified."

Valid up to [illegible] 2017

SURAT



KEY PLAN
AS PER D.P.
(SCALE :- 1CM = 75.00 MT.)
N

PROPOSED HIGH RISE COMMERCIAL BUILDING PLAN ON T.P. :- 35 (KUMBHARIYA - SAROLI - SANIYA HEMAD - DEVADH), BLOCK NO - 48/B +31 + 32/P, O.P. NO - 171/B +176 + 177 , F.P. NO - 171/2 +176+177, MOJE KUMBHARIYA ,DI - SURAT.

SR. NO.	AREA	CLAUSE NO.	PERMISSIBLE AREA AS PER G.D.C.R.	PROPOSED	RELAXATION REQUIRED / SANCTIONED BY GOVT.
	PLOT AREA	12917.00 SQ.MT.	TYPE OF CONSTRUCTION	COMMERCIAL HIGHRISE	
	PROPOSED ROAD	45.00 MT. WIDE ROAD			
1	BUILT UP	12.4.3(a)(ii)	PLOT AREA X 0.30 (12917.00 X 0.30 = 3875.10)	5820.39 (45.05%)	[illegible]
2	F.S.I.	12.3.1	PLOT AREA X 1.80 (12917.00 X 1.80 = 23250.60)	51664.01 (3.99%)	[illegible]
3	TOTAL BLDG. HT.	[illegible]	[illegible]	49.7	[illegible]
4	45.00 MT WIDE ROAD SIDE MARGIN	12.4.1(a)(i)	TOTAL HT. (48.70 X 0.3) = 14.00 MT.	12.22	[illegible]
5	OTHER SIDE MARGIN	12.4.1(a)(ii)	TOTAL HT. (48.70 X 0.2) = 9.80 MT.	9.70	[illegible]
6	BASEMENT MARGIN ROAD SITE	12.4.1(a)(iv)	TOTAL HT. (48.70 X 0.3) = 14.00 MT.	4.50	[illegible]
7	BASEMENT MARGIN OTHER SITE	12.4.1(a)(iv)	TOTAL HT. (48.70 X 0.2) = 9.80 MT.	3.00	[illegible]
8	ELEVATION HT.	[illegible]	ELEVATION HT ABOVE TERRACE LVL. 4.00 MT.	4.00	-
9	ARCHITECTURAL PROJECTION	12.4.3(ii)	0.60 MT ALL AROUND BLDG FOR ELEVATIONAL TREATMENT & SERVICE OF DRAINAGE, A.C.	0.90	0.30 MT.
10	1ST BASEMENT HEIGHT	[illegible]	MINIMUM 2.60 MT + STRUCTURAL MEMBER	4.2'	-
11	2ND BASEMENT HEIGHT	[illegible]	MINIMUM 2.60 MT + STRUCTURAL MEMBER	4.2'	-
12	MECHANICAL PARKING	[illegible]	2ND BASEMENT	[illegible]	-
13	BASEMENT AREA	[illegible]	TWICE OF PLINTH AREA = [illegible]	[illegible]	[illegible]

SR. NO.	BLOCK NO	AREA	O.P. NO.	AREA	F.P. NO.	AREA	PERMISSIBLE BUILT UP (30%)	PERMISSIBLE F.S.I. (2.25)	REQD. C.O.P. 10%	PROP. C.O.P.
1	48/B	202.00	171/B	202.00	171/2	1015.00	3891.30	29184.75	1291.70	1045.15 + 458.83 = 1503.98
2	31	1618.00	176	1618.00	176	971.00				
3	32/P	18219.00	177	18219.00	177	10931.00				
	TOTAL	20040.00	TOTAL	20040.00	TOTAL	12917.00				

SUMMARY :-
TOTAL PLOT AREA = 12917.00 SMT.
REQ. C.O.P. (10%) = 1291.70 SMT.
PROP. C.O.P. = 1503.98 SMT.
BALANCE PLOT AREA = 11413.01 SMT.
BUILT UP AREA (30%) = 3875.10 MT. (12917.00 X 30%)
F.S.I. AREA (1.80) = 23250.60 MT. (12917.00 X 1.80)
SEC NO 29 (i) BUILT UP AREA = 6458.50 MT. (12917.00 X 50%)
SEC NO 29 (i) F.S.I. AREA (4.00) = 51,668.00 MT. (12917.00 X 4.00)

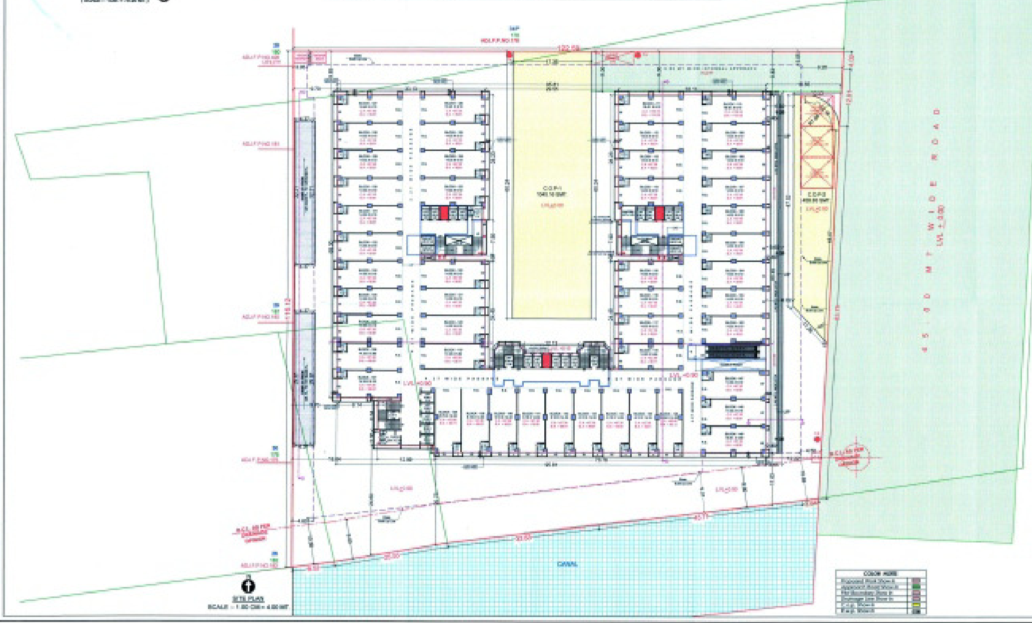
PROPOSED BUILT UP AREA @ GROUND LVL.
= 5,820.39 < 6458.50 SMT. (45%)

PROPOSED F.S.I. AREA :-
= 51,664.01 SMT. < 51,668.00 SMT. (3.99)

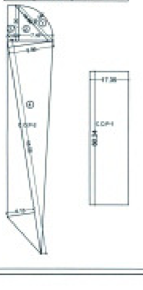
C.O.P. AREA CALCULATION :-
C.O.P. - 1
17.35 X 60.24 = 1045.15
C.O.P. - 2
1) ½ x 2.34 x 15.89 = 18.59
2) ½ x 7.49 x 7.90 = 29.59
3) 2.62 x 7.90 = 20.70
4) ½ x (9.86+5.15) x 48.58 = 391.55
TOTAL = 458.83 smt.
= 1503.98 SMT. > 1291.70 SMT.

LIFT AREA CALCULATION
= TYPICAL 2ND TO 9TH FLR BUILT UP AREA + STAIR CABIN
= 5622.56 X [illegible] + 360.31
= [illegible]
= 48,898.14 SMT.
= 47,898.14 / 1000
= 48 LIFT (8.00 X 1.00)
= PER LIFT 8.00 PERSON
= 48 X 8 = 384 PERSON REQUIRED
PROPOSED
= 28 LIFT (1.60 X 1.60) X 10 PERSON
= 280 PERSON

BUILDING HT = 48.70 MT.			
PERMISSIBLE MARGIN		PROPOSED MARGIN	
0.2 X HT	9.84 MT	9.50 MT	
0.3 X HT	14.61 MT	12.20 MT	



SITE PLAN
SCALE :- 1.00 CM = 4.00 MT.



COLOR INDEX	
Proposed Work Shown in	
Approach Road Shown in	
Plot Boundary Shown in	
Drainage Line Show in	
C.O.P. Shown	
Parkg. Shown	

A	AREA STATEMENT	SQ.MTS.
1	AREA OF PLOT	
	(a) AS PER RECORD	12917.00
	(b) AS PER SITE	
2	DEDUCTION FOR	
	(a) PROPOSED ROADS	—
	(b) ANY RESERVATIONS	—
	TOTAL (a+b)	—
3	NET AREA OF PLOT (1-2)	12917.00
4	RECREATION GROUND/C.O.P. (10%) = 1291.70 (Req.)	1503.98
5	BALANCE AREA OF PLOT (3-4)	11413.01
6	PERMISSIBLE F.S.I. (12917.00 X 4.00)	51668.00
7	TOTAL BUILT UP PERMISSIBLE AT	
	(a) GROUND FLOOR (12917.00 X 50%)	6458.50
	(b) ALL FLOORS	
8	EXISTING FLOOR AREA AT	
	(a) GROUND FLOOR	
	(b) FIRST FLOOR	
	(c) SECOND FLOOR	
	(D) THIRD FLOOR	
9	PROPOSED AREA AT	
	FLOOR / BUILT UP / F.S.I.	
	1st base. fl. / 12013.71 / —	
	2nd base. fl. / 12013.71 / —	
	Gr. FL. / 5822.39 / 5201.69	
	1st FL. / 5622.29 / [illegible]	
	2nd FL. / 5622.24 / 5201.69	
	3rd FL. / 5622.24 / 5201.69	
	4th FL. / 5622.24 / 5201.69	
	5th FL. / 5622.24 / 5201.69	
	6th FL. / 5622.24 / 5201.69	
	7th FL. / 5622.24 / 5201.69	
	8th FL. / 5622.24 / 5201.69	
	9th FL. / [illegible] / 4682.32	
	Stair Cabin / 340.31 / —	
	TOTAL / [illegible] / 51,664.01	
10	TOTAL BUILT AREA PROPOSED	
11	F.S.I. CONSUMED	3.99
B	BALCONY AREA	
1	PERMISSIBLE BALCONY AREA/FLOOR	
2	PROPOSED BALCONY AREA/FLOOR	
3	EXCESS BALCONY AREA (TOTAL)	
C	TENEMENT STATEMENT	
1	AREA OF TENEMENT	
2	TENEMENTS PERMISSIBLE AT	
	GROUND FLOOR	
	ALL FLOORS	
3	TENEMENTS EXISTING AT	
	GROUND FLOOR	
	ALL FLOORS	
4	TENEMENTS PROPOSED AT	
	GROUND FLOOR	
	ALL FLOORS	
5	TOTAL TENEMENTS (3+4)	
D	TENEMENTS PERTICULERS	
1	NOS. OF ROOMS/TENEMENT	
2	TOILETS PROVIDED FOR TENEMENT	
3	TENEMENT FLOOR AREA	
E	PARKING STATEMENT	
1	PARKING REQUIRED BY REGULATIONS	20652.01
2	PROPOSED PARKING FOR	25054.00
F	LOADING UNLOADING	
1	LOADING & UNLOADING REQUIRED	
2	TOTAL LOADING UNLOADING PROVIDED	

LIST OF DRGS. ATTACHED	NOS. OF COPIES
PLANS, ELEVATION, SECTION	1
REF. DESCRIPTION OF LAST APPROVED PLANS (IF ANY)	DATE

DESCRIPTION OF PROPOSED PROPERTY
PROPOSED HIGH RISE COMMERCIAL BUILDING PLAN ON T.P. :- 35 (KUMBHARIYA - SAROLI - SANIYA HEMAD - DEVADH), BLOCK NO - 48/B +31 + 32/P, O.P. NO - 171/B +176 + 177 , F.P. NO - 171/2 +176+177, MOJE KUMBHARIYA ,DI - SURAT.

NORTH LINE	SCALE	REMARKS
AS	SHOWN	IN PLAN

CERTIFICATE
(i) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTION WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK. MANHOLE CONNECTION IS VERIFIED BY ME.
(ii) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON [illegible] AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/T.P. RECORD.

ARCHITECT SIGNATURE

OWNER SIGNATURE

ARCHITECT SIGNATURE

ARCHITECT & PLANNER
Sanjay Joshi & Associates
Council of Architecture
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Architect & Interior Designer
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