

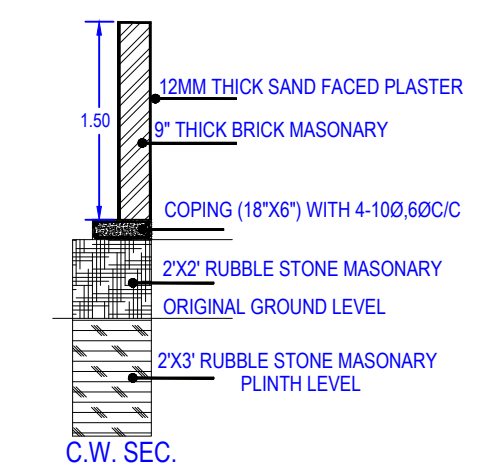
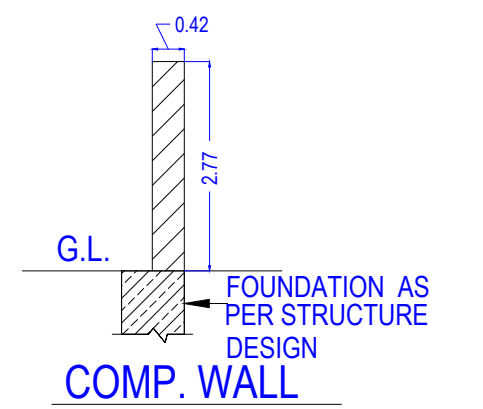
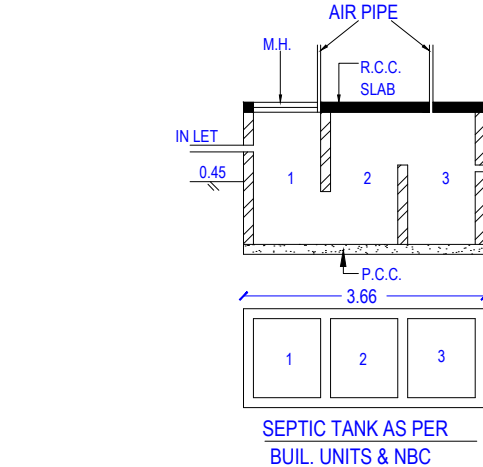
Project Title : PURPOSE WORK : COMMERCIAL + RESI. BUILDING, OWNER: (1) SHRI DHARMESHBAI DAMJIBHAI SAKHIYA, (2) SHRI ATULBHAI DAMJIBHAI SAKHIYA,TYPE OF WORK : FRAME STRU.,LOCATION :- JAY PARK-3,RAIYA- RAJKOT, PLOT NO.:- 1 TO 24/3, SUR. NO.:- 162/1-2/P , VILLAGE.:- RAIYA , TA.&DI. : RAJKOT,TPS NO.:- 22 (RAIYA), F.P. NO. 20/1 , O.P. NO. 20 , WARD NO. : 1



Inward No	ODPS/2022/040027	Sheet	1
Inward Date		Scale	1:100

Parking Check (Table 7b)

Use Type	Car				Visitor's Car				Total Parking Area			
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	16.93	38.60	0	0	3.39	16.54	0	1	33.86	55.14	-	-
Commercial	41.46	82.28	0	0	16.58	16.50	0	1	82.91	98.78	-	-
Total	58.39	120.88	0	0	19.97	33.04	0	2	116.77	153.92	-	-



AREA STATEMENT		VERSION NO. : 1.049
PROJECT DETAIL :		VERSION DATE: 01/02/2022
Authority: Rajkot Municipal Corporation (RMC)	Plot Use: Mercantile	
AuthorityClass: D1	Plot SubUse: ResiComm Building	
AuthorityGrade: Municipal Corporation	Plot Use Group: Mercantile-1 (M1)	
Project Type: Building Permission	Plot Category: NA	
Nature of Development: NEW	Land Use Zone: Residential use Zone	
Development Area: Final Town Planning Scheme	Conceptualized Use Zone: R1	
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: JAY PARK-3,RAIYA- RAJKOT, PLOT NO.:- 1 TO 24/3, SUR. NO.:- 162/1-2/P , VILLAGE.:- RAIYA , TA.&DI. : RAJKOT, TPS NO.:- 22 (RAIYA), F.P. NO. 20/1 , O.P. NO. 20 , WARD NO. : 1		
AREA DETAILS :		Sq.Mts
1. Area of Plot As per record	-	
Plot Validation Certificate		585.67
Physical area measured at site		585.67
Sale Deed		585.67
Plot area drawn as per Site		585.67
Area of Plot Considered		585.67
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		585.67
% of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		585.67
Plot Area For Coverage		585.67
Plot Area For FSI		585.67
Perm. FSI Area (1.80)		1054.21
Total Perm. FSI area		1054.21
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (48.95 %)		286.69
Total Prop. Coverage Area (48.95 %)		286.69
Balance coverage area (- %)		0.00
Proposed Area at:		
	Proposed Built up	Existing/ Approved BUArea
	Proposed F.S.I	Existing/ Approved F.S.I
Ground Floor	294.97	0.00
First Floor	188.60	0.00
Terrace Floor	16.00	0.00
Total Area:	499.57	0.00
Total FSI Area:		449.88
Total BuiltUp Area:		499.57
Proposed F.S.I. consumed:		0.77
B. Tenement Statement		
1. Tenement Proposed At:		
G.F.		1.00
All Floors		1.00
2. Total Tenements (3 + 4)		2
C. Parking Statement		
1. Parking Space Required as per Regulations:		116.77
2. Proposed Parking Space:		153.92

Color Notes

COLOR INDEX	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

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	294.97	276.36	294.97	276.36
First Floor	188.60	173.52	188.60	173.52
Terrace Floor	16.00	0.00	16.00	0.00
Total:	499.57	449.88	499.57	449.88

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	15	15

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	Ramp	Covered Area			
A (RESICOM)	1	499.57	35.96	9.64	8.28	0.01	169.32	276.36	02
Grand Total	1	499.57	35.96	9.64	8.28	0.01	169.32	276.36	02

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car
				Reqd.	Prop.			
A (RESICOM)	Mercantile	ResiComm Building	> 0	1	276.36	82.91	41.46	16.58
			-	-				
			0 - 0	-				
			0 - 1000	1000				
	Residential	Detached Dwelling Unit	> 80.0	1	169.32	33.86	16.93	3.39
			-	-				
			0 - 0	-				
			-	-				
Total:					116.77	58.39	19.97	

OWNER'S NAME AND SIGNATURE

(1) SHRI DHARMESHBAI DAMJIBHAI SAKHIYA, (2) SHRI ATULBHAI DAMJIBHAI SAKHIYA

ARCH/ENG'S NAME & SIGNATURE

PATEL HARDIK R. Suchak Varun Kishoribhai

SUPERVISOR'S NAME & SIGNATURE

004ER31032300353 004SE31032300161

DATE OF APPROVAL

11/05/2022

DESIGNATION OF APPROVER :

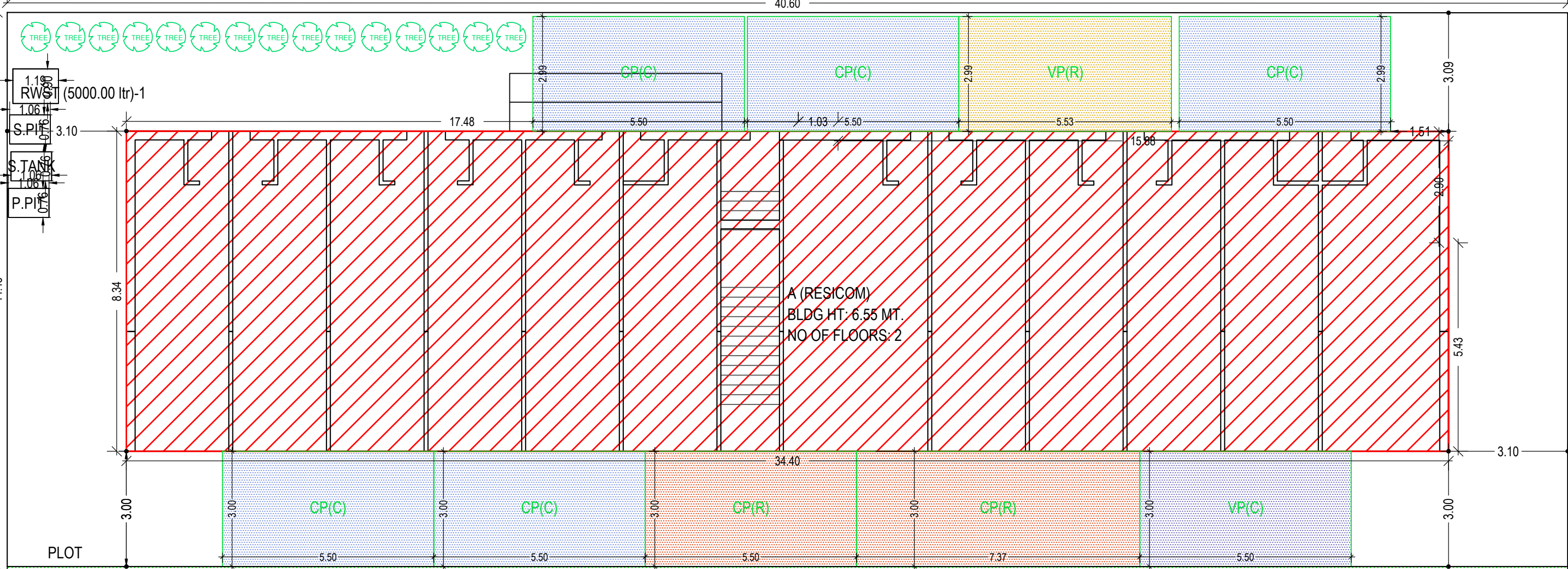
Assistant Town Planner



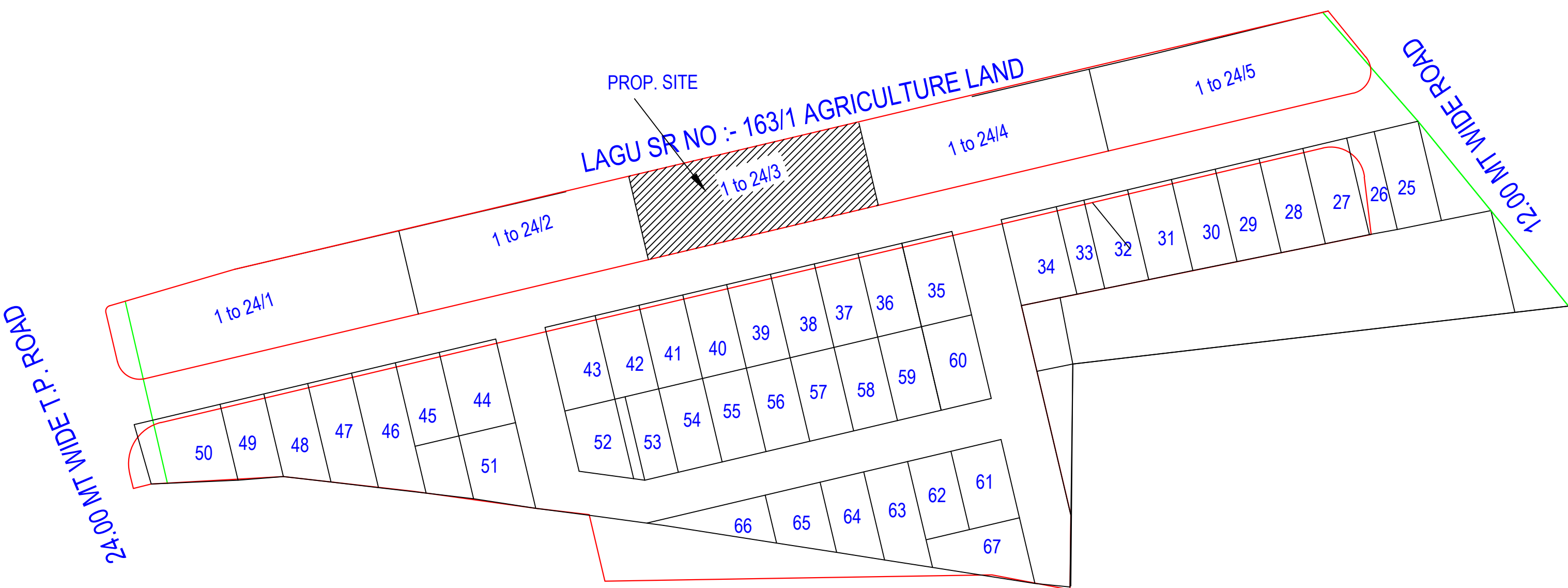
LAGU PLOT NO :-1 to 24/2

LAGU PLOT NO :-1 to 24/4

LAGU SR NO :- 163/1 AGRICULTURE LAND



SITE PLAN
(Scale - 1:100)



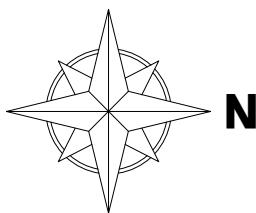
KEY PLAN

SCALE (N.T.S.)

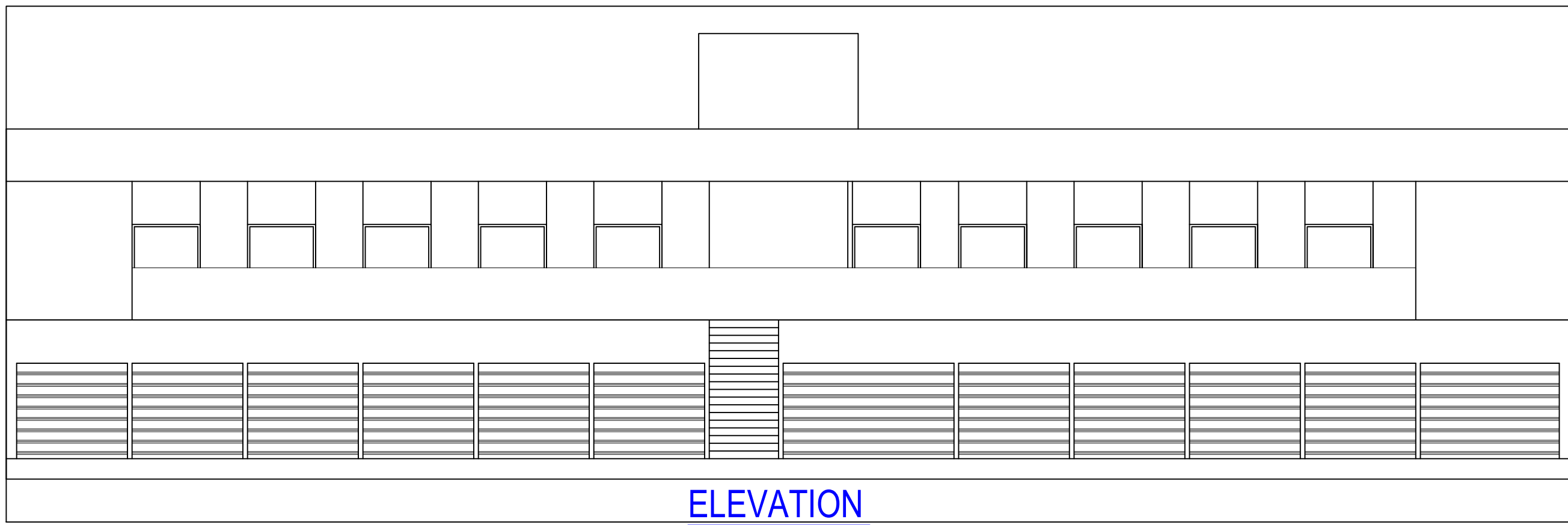
T.P.S.NO.:- 22 (RAIYA)

O.P.NO.:- 20

F.P.NO.:- 20/1

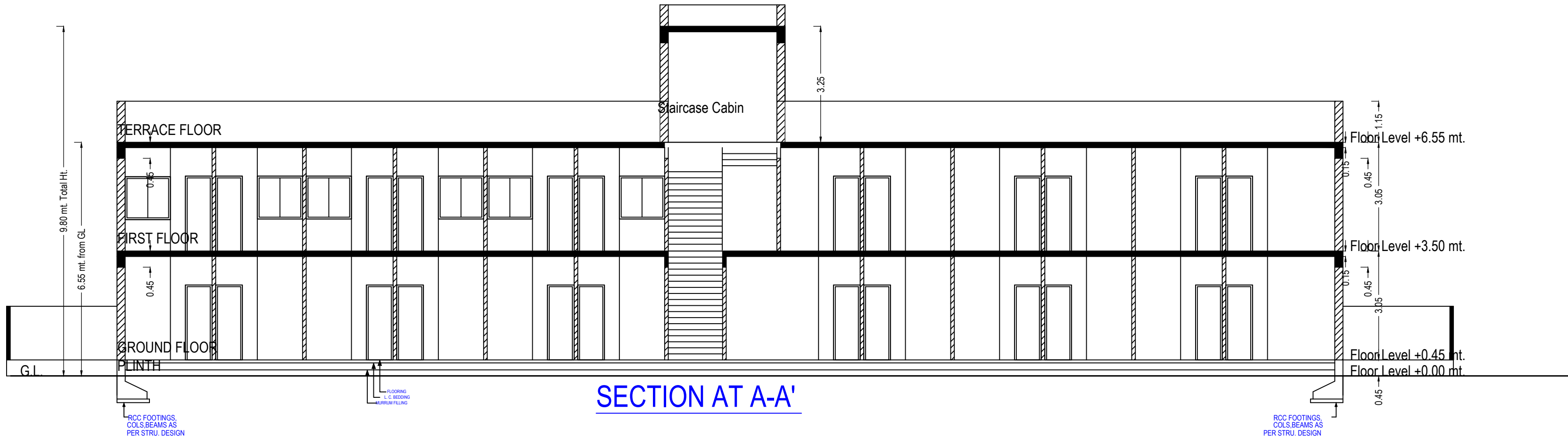


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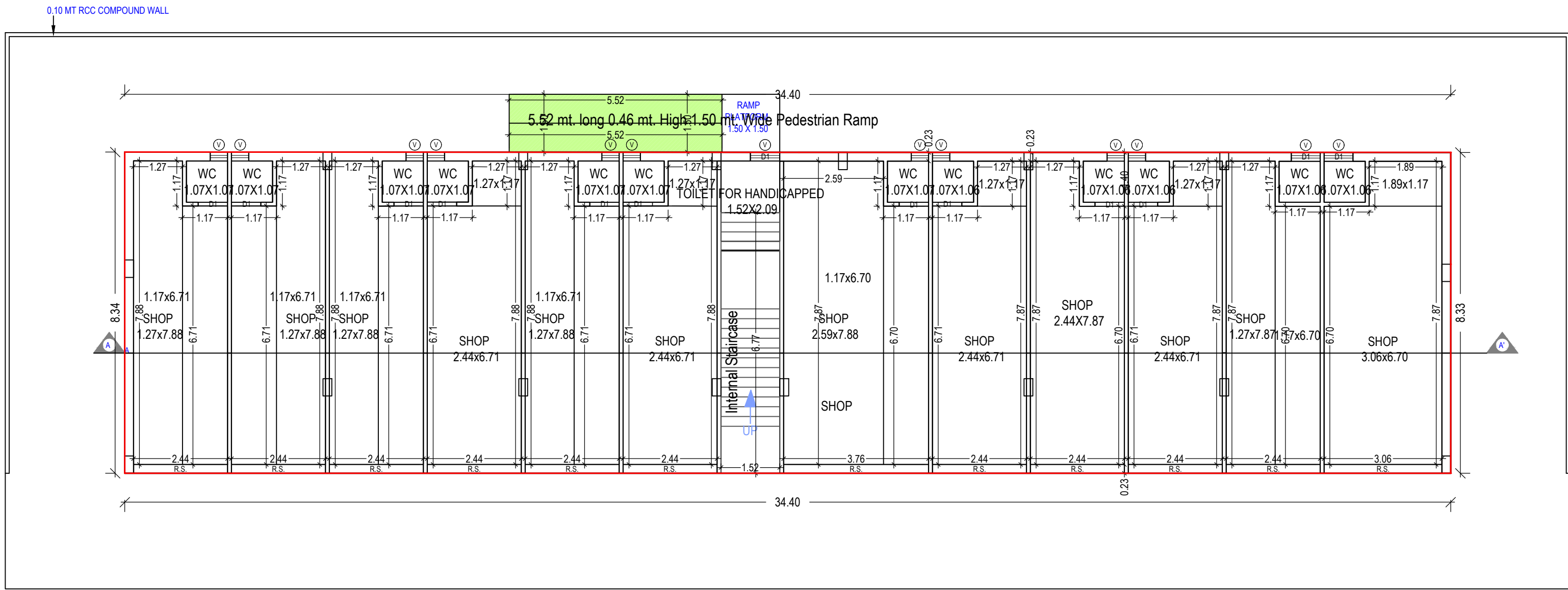


ELEVATION

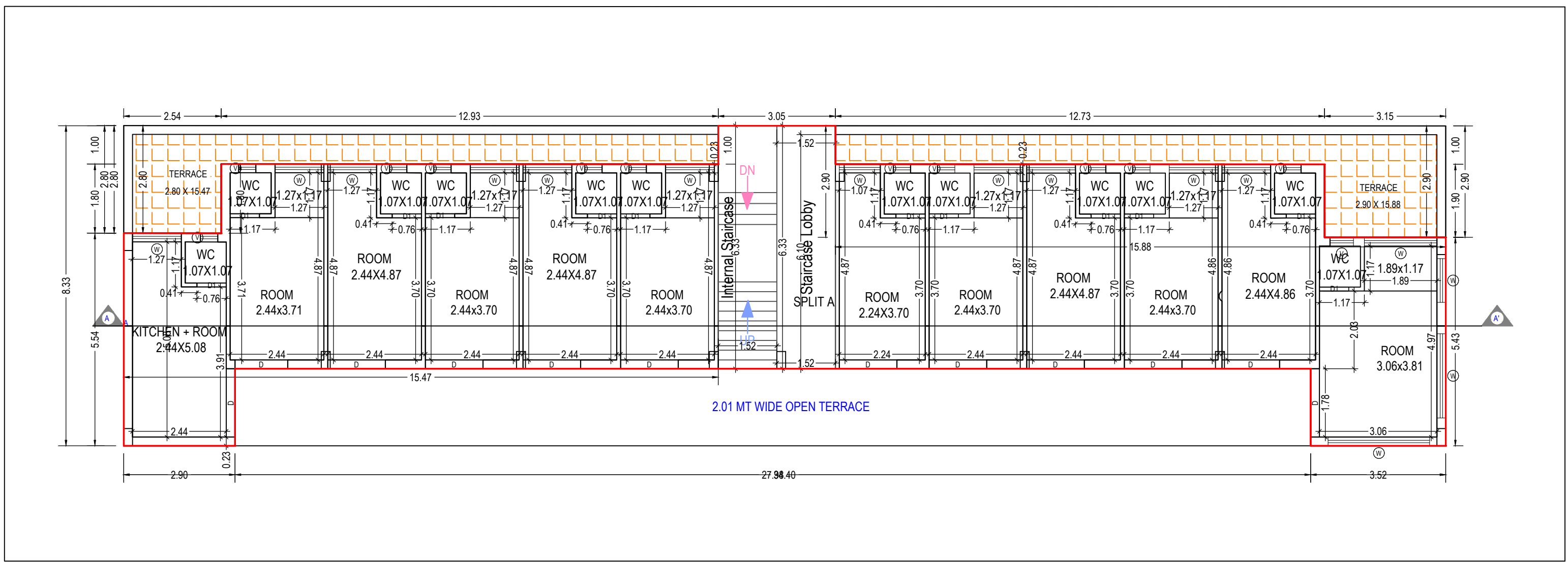
SECTION



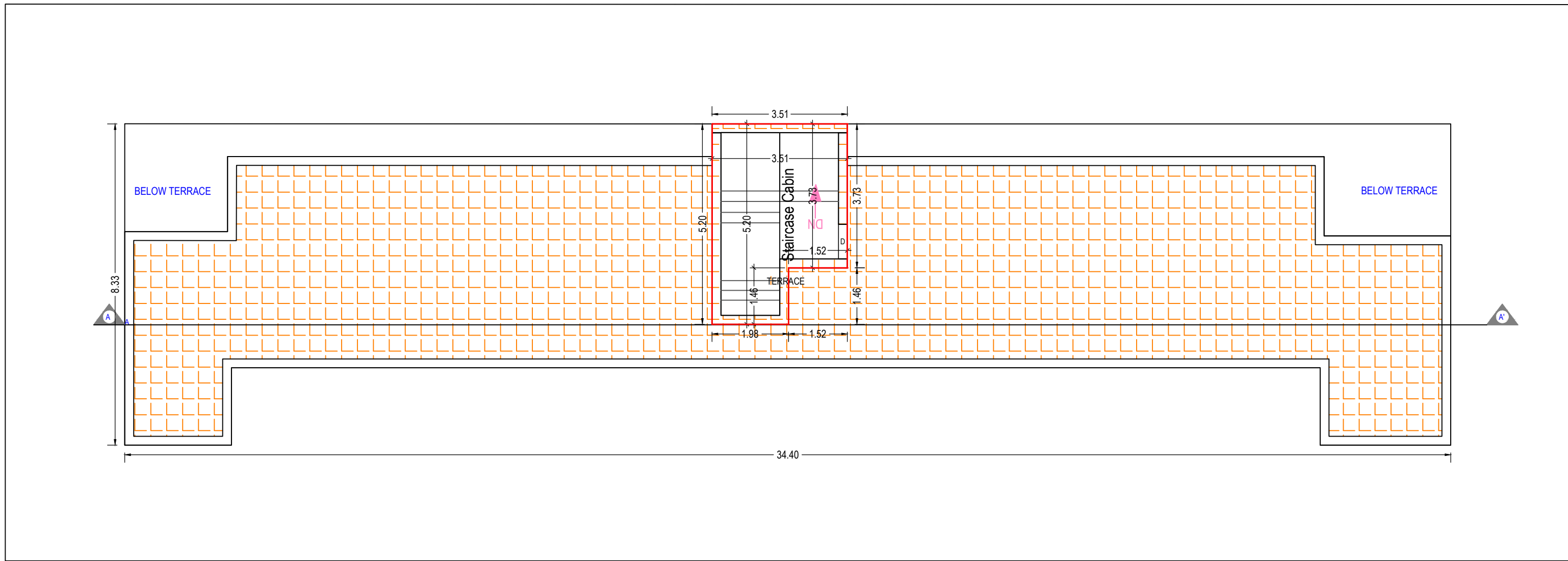
SECTION AT A-A'



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building 'A' (RESICOM)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SHOP	SHOP	286.67	286.67	22.30	10.31	254.06
	Total		286.67	286.67	22.30	10.31	254.06
	Typical Floor		286.67	286.67	22.30	10.31	254.06
	SPLIT A	FLAT	188.60	188.60	15.92	19.28	153.40
FIRST FLOOR PLAN	Total		188.60	188.60	15.92	19.28	153.40
	Typical Floor		188.60	188.60	15.92	19.28	153.40
	SPLIT A	FLAT	188.60	188.60	15.92	19.28	153.40
	Total		188.60	188.60	15.92	19.28	153.40
Total	-	-	475.27	475.27	38.22	29.60	407.46

Building 'A' (RESICOM)

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
Ground Floor	294.97	10.31	0.00	276.36	276.36
First Floor	188.60	9.65	9.64	188.32	188.32
Terrace Floor	16.00	16.00	0.00	0.00	0.00
Total	499.57	35.96	9.64	463.25	463.25

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOM)	V	0.45	1.00	21
	V	0.61	1.00	01
	V	0.75	1.00	02
	V	0.76	1.00	01
A (RESICOM)	W	1.07	1.20	01
	W	1.14	1.20	01
	W	1.27	1.20	10
	W	1.89	1.20	01
A (RESICOM)	R.S.	2.10	1.20	01
	R.S.	2.64	1.20	01
	R.S.	2.64	1.20	01
	R.S.	2.64	1.20	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOM)	D1	0.75	2.10	02
	D	1.37	2.10	01
	D	1.58	2.10	09
	D	1.78	2.10	02
A (RESICOM)	R.S.	2.44	2.10	10
	R.S.	3.06	2.10	01
	R.S.	3.06	2.10	01
	R.S.	3.78	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StarCase Name	Fight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.32	0.25	0.17
	Internal Staircase	1.32	0.25	0.23
FIRST FLOOR PLAN	Internal Staircase	1.32	0.25	0.23
TERRACE FLOOR PLAN	Staircase Cabin	1.51	0.00	0.00

OWNER'S NAME AND SIGNATURE
(1) SHRI DHARMESHBHAI DAMJIBHAI SAKHIYA, (2) SHRI ATULBHAI DAMJIBHAI SAKHIYA

ARCHENG'S NAME & SIGNATURE
PATEL HARSH R.

STRUCTURE ENGINEER
Sudhak Varun Kishorbhali

004ER31032300383
SUPERVISOR'S NAME & SIGNATURE

004SE31032300161
DATE OF APPROVAL
11/05/2022

DESIGNATION OF APPROVER: Assistant Town Planner