

PROPOSED RESIDENTIAL LAYOUT & BUILDING (SEMI DERACHED) DWELLING-2 (DW2) SUBPLOT-01, ON R.S. NO. 359, AT MOJE : TAVRA, TA. & DIST.: BHARUCH,

ADJ. BLOCK NO. - 358

ADJ. SUB PLOT 2

ADJ. BLOCK NO. - 355

BLDG. CONTROL LINE

CENTER OF H.T. LINE

ADJ. COMMON PLOT

6.00 MT WIDE INTERNAL ROAD Access Road

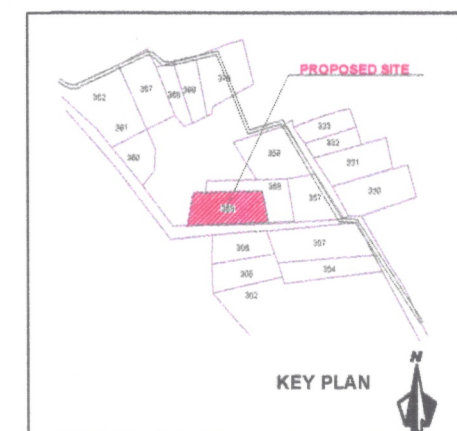
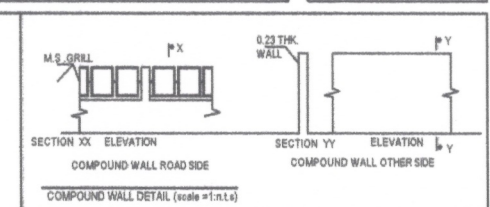
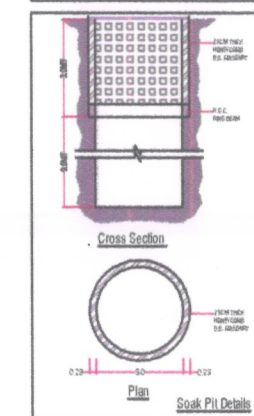
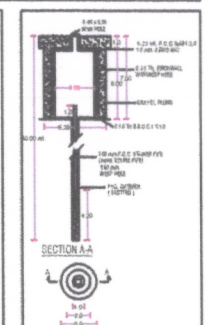
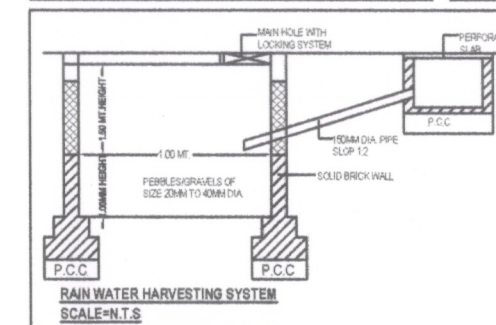
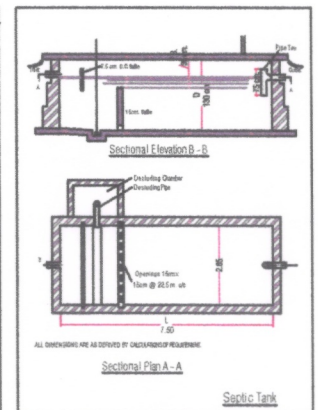
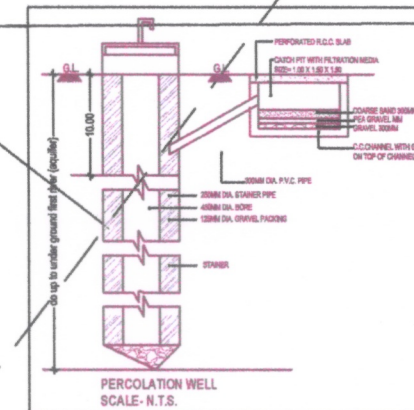
6.00 MT. WIDE MAINROAD

BAUDA MARGIN LINE

18.00 MT. WIDE PROPOSED ROAD

TO MAIN DRAIN LINE

DRAINAGE LAYOUT PLAN



ARCHITECT/ENGINEER SIGN

"SHREE OM" **ASHVIN V. GOYANI**
(B.E. CIVIL, F.I.E., C.E., 1881 VALUER)
301-302, HEAVEN ARCADE
NR. GUJARAT GAS OFFICE
GODI ROAD, BHARUCH
LIC.NO. BAUDA-L-ER-31
SURAT - ANKLESHWAR - BHARUCH

OWNER'S SIGN

Handwritten signature

PROPOSE RESIDENTIAL DEVELOPMENT ON BLOCK NO. 359 OF VILL. TAVRA TAL and DIST. BHARUCH

Owner is fully Responsible for
Open Marginal Space DP or TP
Road Alignment and Boundry of
H.P. or Sur. No. of the Lay-out
શ્રી ઈ.મ. અવસરોઈએ કોમન પ્લોટ તેમજ
કોમન પ્લોટની માલિકી તથા કોમન પ્લોટ હેઠલેખની
જવાબદારી રહેશે.

વિકાસ પરવાનગી અપાતી જમીન ઉપર વહેંચણી
વાજીગ્રામ સેન્ટ્રલ વિકાસ માટે એક વહેંચણી અમલ
દેલો : મુજબ આ ઓપેનિંગ હેતુના વિસ્તાર માટે
૧૫૩ ચો. મી. કે. તેના સાથે દીઠ એક વૃક્ષાવૃ
ધીનજી કુચ.....૬..... વૃક્ષ વાંચાઈએ એક
કરતાં પહેલાં તાલુકાના મહેલે.

કાલેજાની મુખ્યમાર્ગે ફરિદાદ કમિયુનિટી
આ સાથેના તા. ૩૧/૧૨/૨૦૧૮ ના ૫૩ નં.
બી.પી. ઓર્ડર/મ.૩૫/૨૦૧૮ ના મુજબ
શરતોને આધીન રહીને મંજૂર કરવા માટે
જિલ્લામજી હરવામાં આવે છે
૧૬/૧૧/૨૦૧૯
નામના નગર નિયંત્રક
શાશ્વત શાહી. હાથે.

S. PLOT NO	S.P. AREA	PERM. B.U.P AREA	PROP. B.U.P AREA
1	1201.50 mt ²	480.60 mt ²	17.50 mt ²
2	1850.00 mt ²	740.00 mt ²	17.50 mt ²
3	1850.00 mt ²	740.00 mt ²	17.50 mt ²
	4901.50 mt ²	1960.60 mt ²	52.50 mt ²

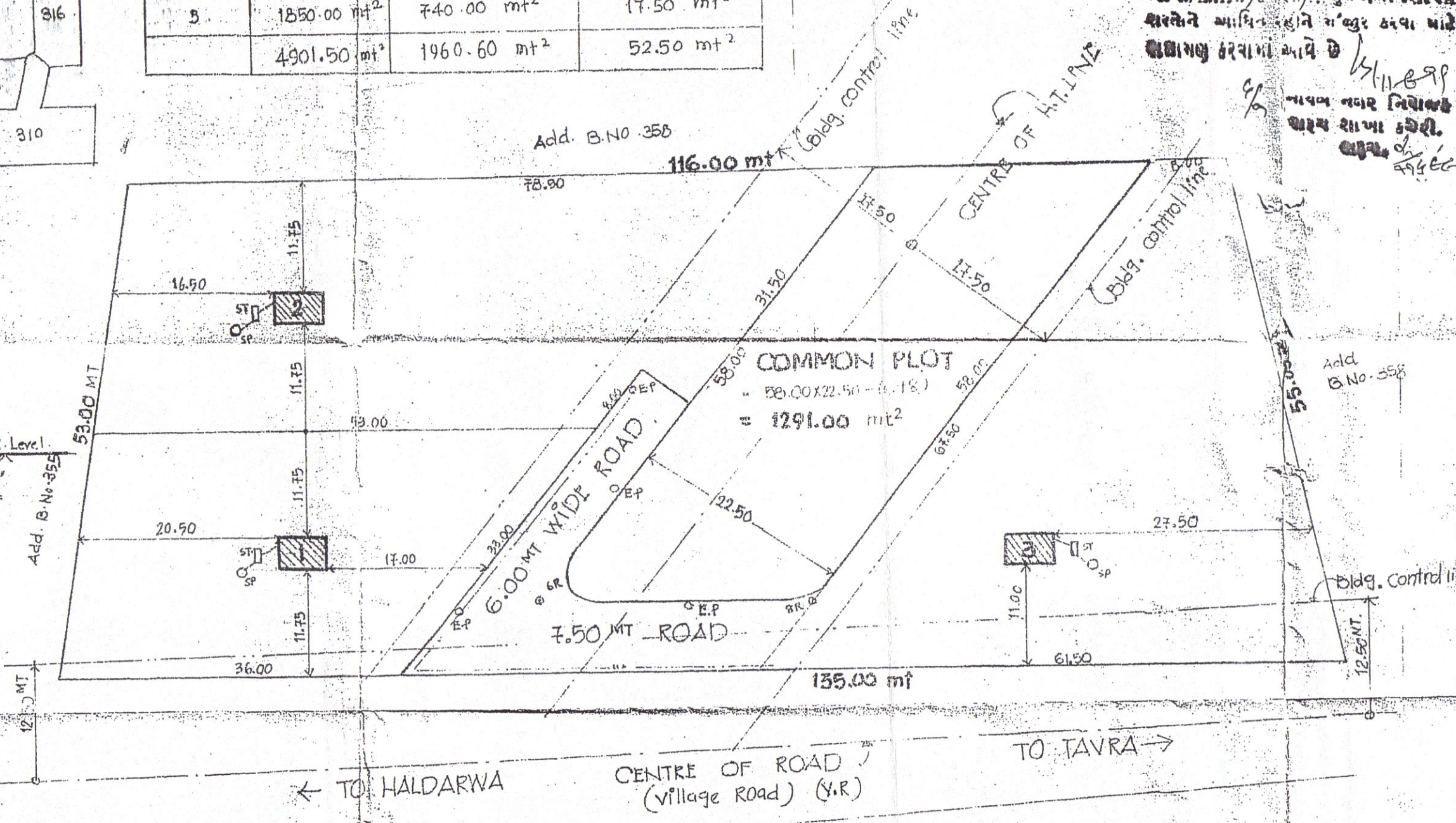
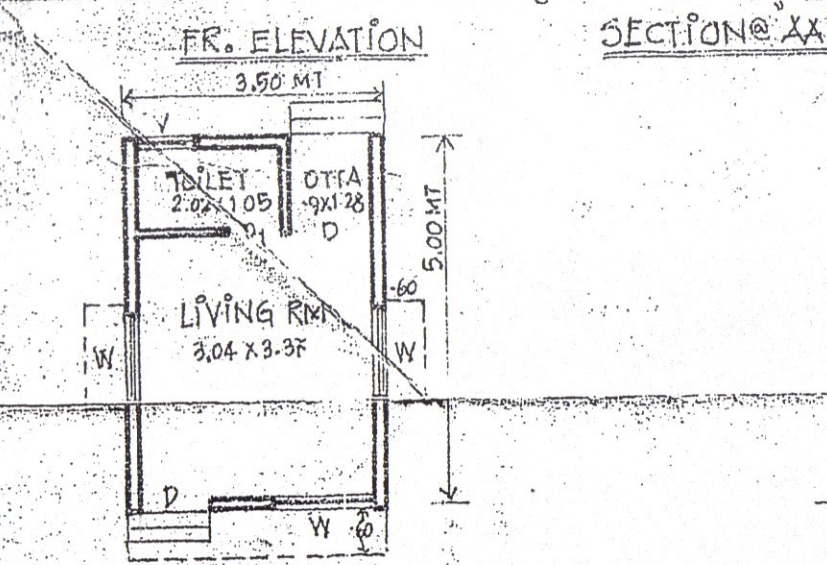
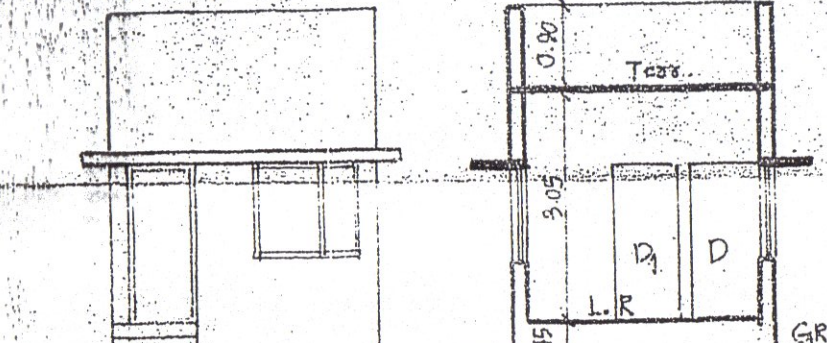
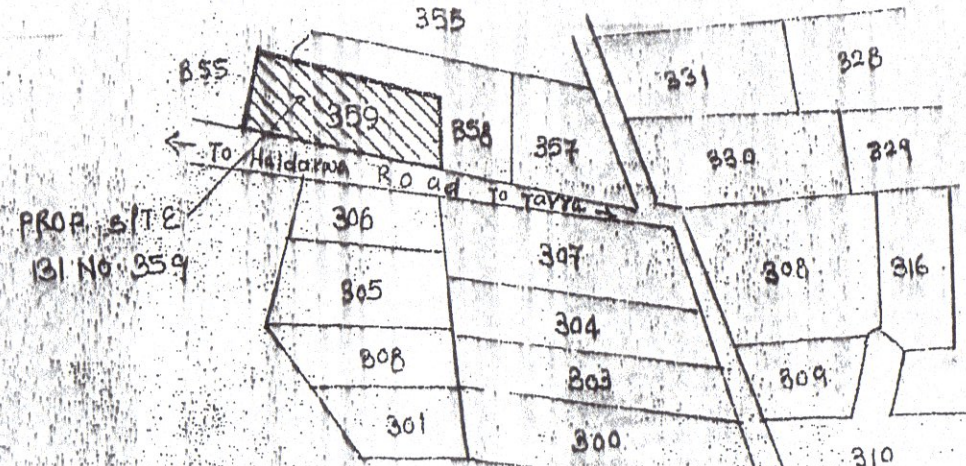
AREA TABLE :-		sqmt
PROPOSE LAND AREA as Per 7/12 Record	-	4300.00
REQUIRED COMMON PLOT @ 10%	-	430.00
COMMON PLOT PROVIDED	-	1291.00
BUILT UP PROVIDED	-	52.50
	17.50 X 3 nos = 52.50 mt ²	
PLOTTED AREA	-	4901.50
INTERNAL ROAD AREA	-	1107.50

OPENINGS:-		
D-0.90 X 2.10	W-1.20 X 1.20	V-0.75 X 0.60
D ₁ -0.75 X 2.10		

SYMBOLS DETAILS:-	
SEPTIC TANK	1.80 X 0.90
SOAK PIT	0.90 mt φ and 6.00 mt deep
(E.P.) - ELECTRIC POLE	
	0.15 mt φ STONE WARE PIPE
	0.15 mt φ O.I. RAIN WATER PIPE

OWNER'S SIGN:-
✓ જાતોતી અમીન
X જયેશ્વર મહેતા

ARCHITECT'S SIGN:-
AR : KETAN RATHOD
B. Arch., A.I.A. F.I.F.I.A.
Regd. No. GA / 91 / 13909
ARCHITECT'S, VALUERS
INTERIOR DESIGNERS
DEVELOPMENT CONSULTANTS
ASSOCIATES
A-8/3 PATEL SUPER MARKET
STATION ROAD
BHARUCH - 390001
PHONE - 30901



LAY OUT PLAN

SCALE - 1:500

Built up AREA - 3.90 X 5.00 = 17.50 mt²

Inward No	CDPS/2022/073502	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT		VERSION NO. : 1.0.50 VERSION DATE: 19/05/2022	
PROJECT DETAIL :			
Authority: Bharuch-Ankleshwar Urban Development Authority (BAUDA)		Plot Use: Residential	
Authority/Class: D2		Plot Sub/Use: Semidetached Dwelling	
Authority/Grade: Urban Development Authority		Plot Use Group: Dwelling-2 (DW2)	
Project Type: Layout Development		Plot Category: NA	
Nature of Development: NEW		Land Use Zone: Residential Zone I	
Development Area: Non TP Area		Conceptualized Use Zone: R1	
Sub/Development Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: R.S NO 359 PAIKEE SUBPLOT 1, MOJE- TAVRA, TALUKA & DIST. - BHARUCH			
AREA DETAILS :		Sq.Mts	
1. Area of Plot As per record	-		
Plot Validation Certificate		1201.00	
Physical area measured at site		1201.00	
7/12 or Document		1201.00	
Plot area drawn as per Site		1200.99	
Area of Plot Considered		1201.00	
Deduction for			
(a)Proposed roads	(b)Any reservations	0.00	
Total (a + b)		0.00	
3. Net Area of plot(11 - 2) AREA OF PLOT		1201.00	
% of Common Plot (Regd.)		0.00	
% of Common Plot (Prop)		0.00	
Balance area of Plot(11 - 4)		1201.00	
Plot Area For Coverage		1201.00	
Plot Area For FSI		1201.00	
Perm. FSI Area (1.80)		2161.80	
Total Perm. FSI area		2161.80	
Total Built up area permissible at:			
a. Ground Floor		0.00	
Proposed Coverage Area (29.09 %)		349.32	
Total Prop. Coverage Area (29.09 %)		349.32	
Balance coverage area (- %)		0.00	
Proposed Area at:			
Proposed Built up	Existing/ Approved BUA	Proposed F.S.I	Existing/ Approved F.S.I
Ground Floor	349.29	0.00	299.79
First Floor	349.29	0.00	299.79
Terrace Floor	173.34	0.00	74.34
Total Area:	871.92	0.00	673.92
Total FSI Area:		674.02	
Total BuiltUp Area:		872.03	
Proposed F.S.I. consumed:		0.56	
Tenement Statement			
1. Tenement Proposed At:			
G.F.			9.00
2. Total Tenements (3 + 4)			

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

Buildingwise Floor FSI Details						
Floor Name	Building Name				Total	
	A (RESI)		AA (RESI)		Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)		
Ground Floor	194.05	166.55	155.24	133.24	349.29	299.79
First Floor	194.05	166.55	155.24	133.24	349.29	299.79
Terrace Floor	96.30	41.30	77.04	33.04	173.34	74.34
Total:	484.40	374.40	387.52	299.52	871.92	474.92

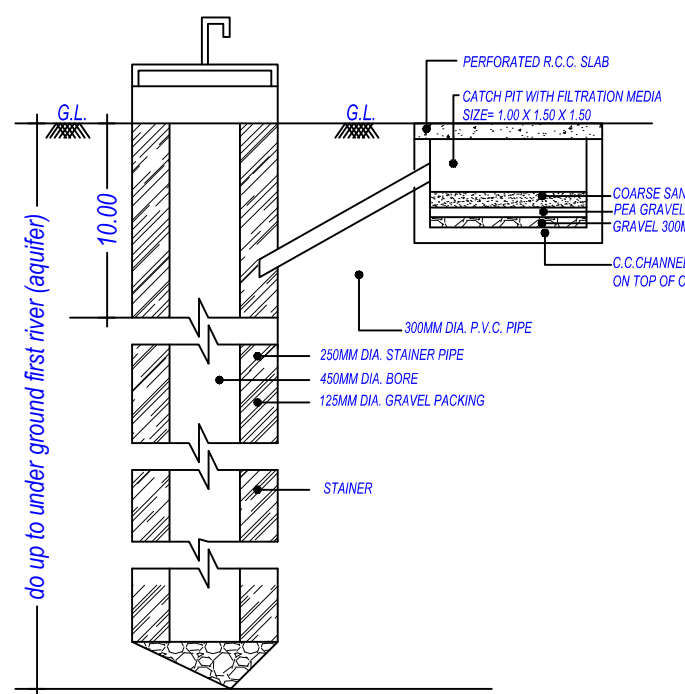
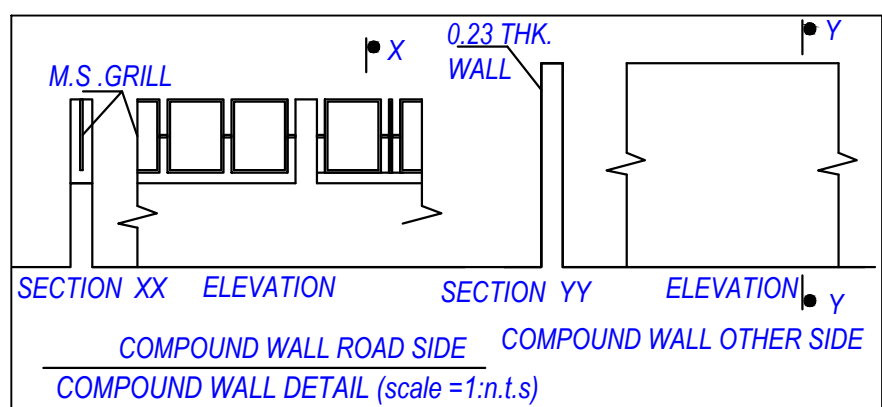
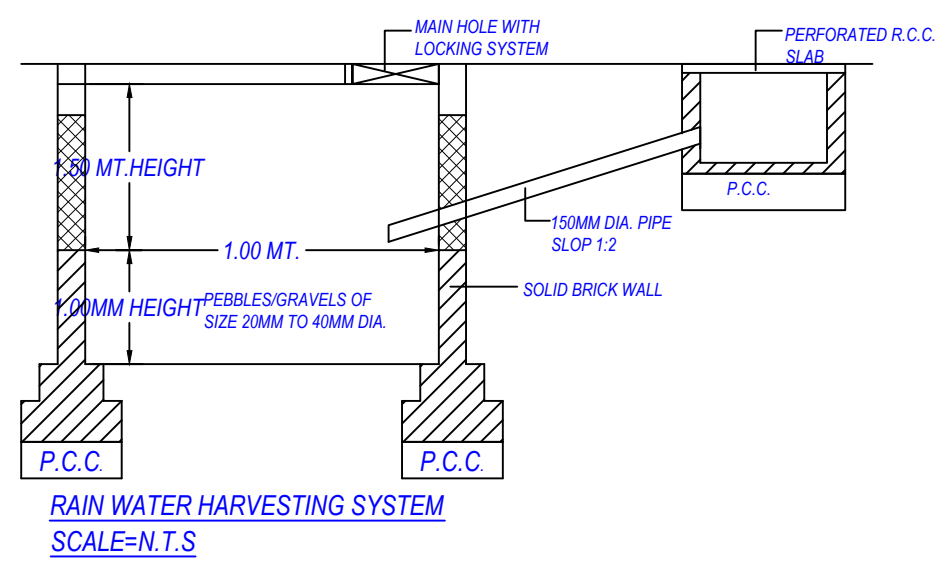
Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	897.87	74.76
Road Area	303.12	25.24
Other Area	0.01	0.00
Total net layout	1201.00	100.00

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	35	35

Individual Plot Area		Plot Area		Frontage		Coverage		FSI Area	
Plot No.	Abutting Road	Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop
O.S.09	6.00 MT. WIDE MAINROAD	-	-	26.33	-	7.37	0.00	-	0.00
01	6.00 MT. WIDE INTERNALROAD Access Road	-	-	131.73	-	7.61	0.00	-	38.81
02	6.00 MT. WIDE INTERNALROAD Access Road	-	-	120.32	-	9.52	0.00	-	38.81
03	6.00 MT. WIDE INTERNALROAD Access Road	-	-	120.32	-	9.52	0.00	-	38.81
04	6.00 MT. WIDE INTERNALROAD Access Road	-	-	131.54	-	9.66	0.00	-	38.81
05	6.00 MT. WIDE INTERNALROAD Access Road	-	-	78.48	-	10.74	0.00	-	38.81
06	6.00 MT. WIDE INTERNALROAD Access Road	-	-	69.71	-	9.14	0.00	-	38.81
07	6.00 MT. WIDE INTERNALROAD Access Road	-	-	69.71	-	9.14	0.00	-	38.81
08	6.00 MT. WIDE INTERNALROAD Access Road	-	-	69.71	-	9.14	0.00	-	38.81
09	6.00 MT. WIDE INTERNALROAD Access Road	-	-	80.00	-	8.89	0.00	-	38.81

FSI & Tenement Details		Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)		No. of Unit	
Building	No. of Same Bldg			StairCase		Resi.					
A (RESI)	5	484.40		82.50		374.40		374.40		05	
AA (RESI)	4	387.52		66.00		299.52		299.52		04	
Grand Total :	9	871.92		148.50		673.92		673.92		09	

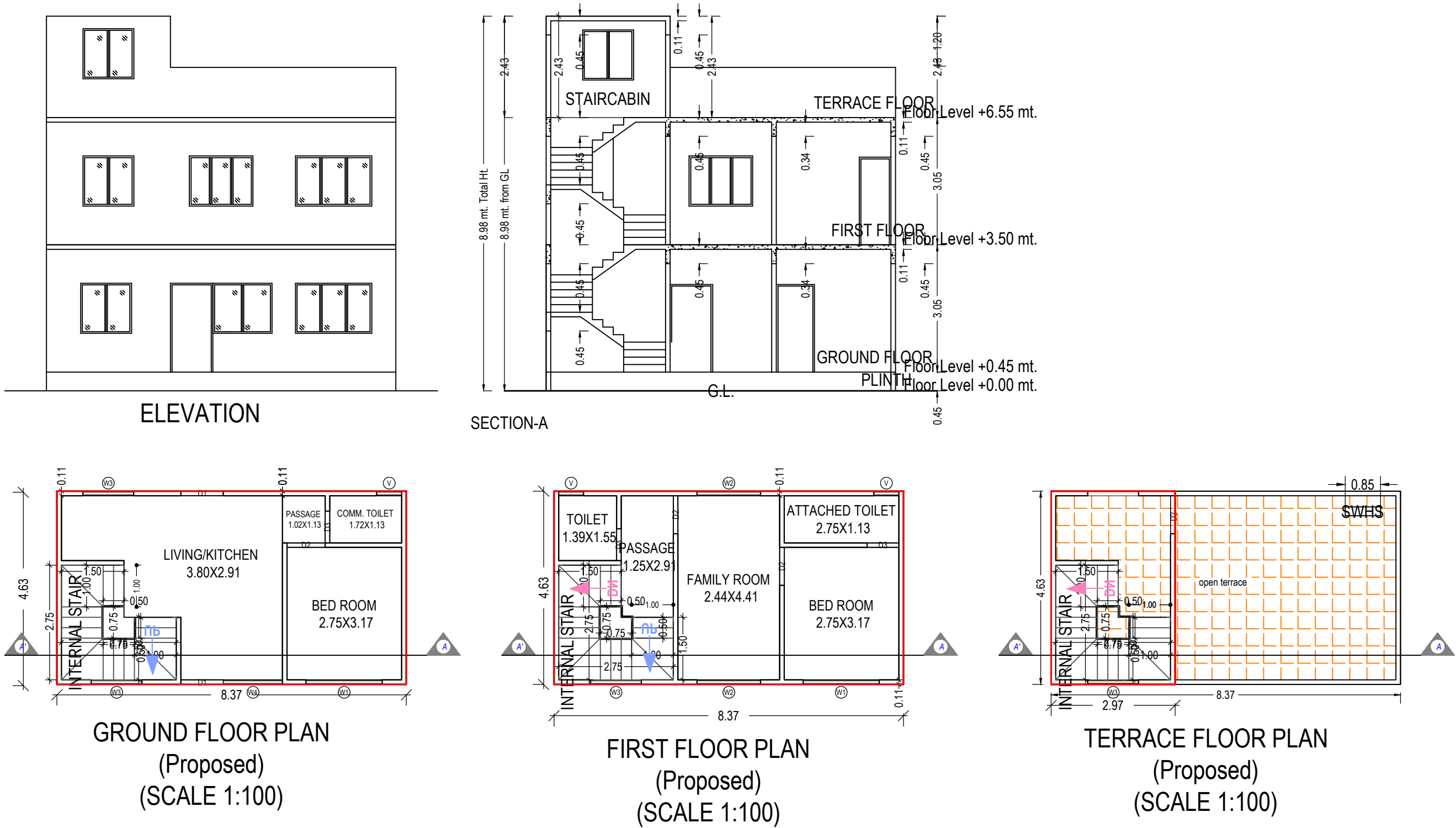
Individual Plot Margin		Front		Side1		Side2		Rear		Coverage		FSI Area	
Plot No.	Pwork-Bldg	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
01	A-1 (RESI)	2.00	2.59	0.00	-	0.00	1.50	6.01	38.81	74.89			
02	AA-2 (RESI)	2.00	2.00	1.14	-	0.00	1.50	6.01	38.81	74.89			
03	A-3 (RESI)	2.00	2.00	1.14	-	0.00	1.50	6.01	38.81	74.89			
04	AA-4 (RESI)	2.00	2.00	1.51	-	0.00	1.50	6.01	38.81	74.89			
05	A-5 (RESI)	2.00	2.00	1.00	1.57	-	0.00	1.00	38.81	74.89			
06	AA-6 (RESI)	2.00	2.00	0.76	-	0.00	1.00	1.00	38.81	74.89			
07	A-7 (RESI)	2.00	2.00	0.76	-	0.00	1.00	1.00	38.81	74.89			
08	AA-8 (RESI)	2.00	2.00	0.76	-	0.00	1.00	1.00	38.81	74.89			
09	A-9 (RESI)	2.00	2.00	1.37	-	0.76	-	1.00	38.81	74.89			



Building USE/SUBUSE Details	
Building Name	Building Use
A (RESI)	Residential
AA (RESI)	Residential

OWNER'S NAME AND SIGNATURE	
HIREN CHANDRAVADAN BHALODVALA	
ARCHITECT'S NAME & SIGNATURE	
Anil Avajibhai Chhodavadiya	
SUPERVISOR'S NAME & SIGNATURE	
1122ERH20052400072	
DESIGNATION OF APPROVER :	
Town Planner	





UnitBUA Table for Building :A (RESI)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	2.83	5.50	30.48	01
	Total per Floor:	Total :	38.81	38.81	2.83	5.50	30.48	01
		Typical Floor = 1						
		Total :	38.81	38.81	2.83	5.50	30.48	01
FIRST FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	3.25	5.50	30.06	00
	Total per Floor:	Total :	38.81	38.81	3.25	5.50	30.06	00
		Typical Floor = 1						
		Total :	38.81	38.81	3.25	5.50	30.06	00
TERRACE FLOOR PLAN	SPLIT	DWELLING UNIT	13.76	13.76	1.42	5.50	6.84	00
	Total per Floor:	Total :	13.76	13.76	1.42	5.50	6.84	00
		Typical Floor = 1						
		Total :	13.76	13.76	1.42	5.50	6.84	00
-								
Total:	-	-	91.38	91.38	7.51	16.50	67.38	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D3	0.76	2.10	03
A (RESI)	D2	0.91	2.10	03
A (RESI)	D1	1.02	2.10	02

Building :A (RESI)

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
			StairCase	Resi.		
Ground Floor	38.81	5.50	5.50	33.31	33.31	01
First Floor	38.81	5.50	5.50	33.31	33.31	00
Terrace Floor	19.26	5.50	8.26	8.26	8.26	00
Total:	96.89	16.50	74.88	74.88	74.88	01
Total Number of Same Buildings:	5					
Total:	484.45	82.50	374.40	374.40	374.40	05

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Internal Staircase	1.00	0.25	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	V	0.60	1.00	03
A (RESI)	W3	1.22	1.20	04
A (RESI)	W4	1.42	1.20	01
A (RESI)	W2	1.52	1.20	02
A (RESI)	W1	1.83	1.20	02

OWNER'S NAME AND SIGNATURE

HIREN CHANDRAVADAN BHALODVALA

ARCH/ENG'S NAME & SIGNATURE

STRUCTURE ENGINEER

Anil Avlajibhai Chhodavadiya

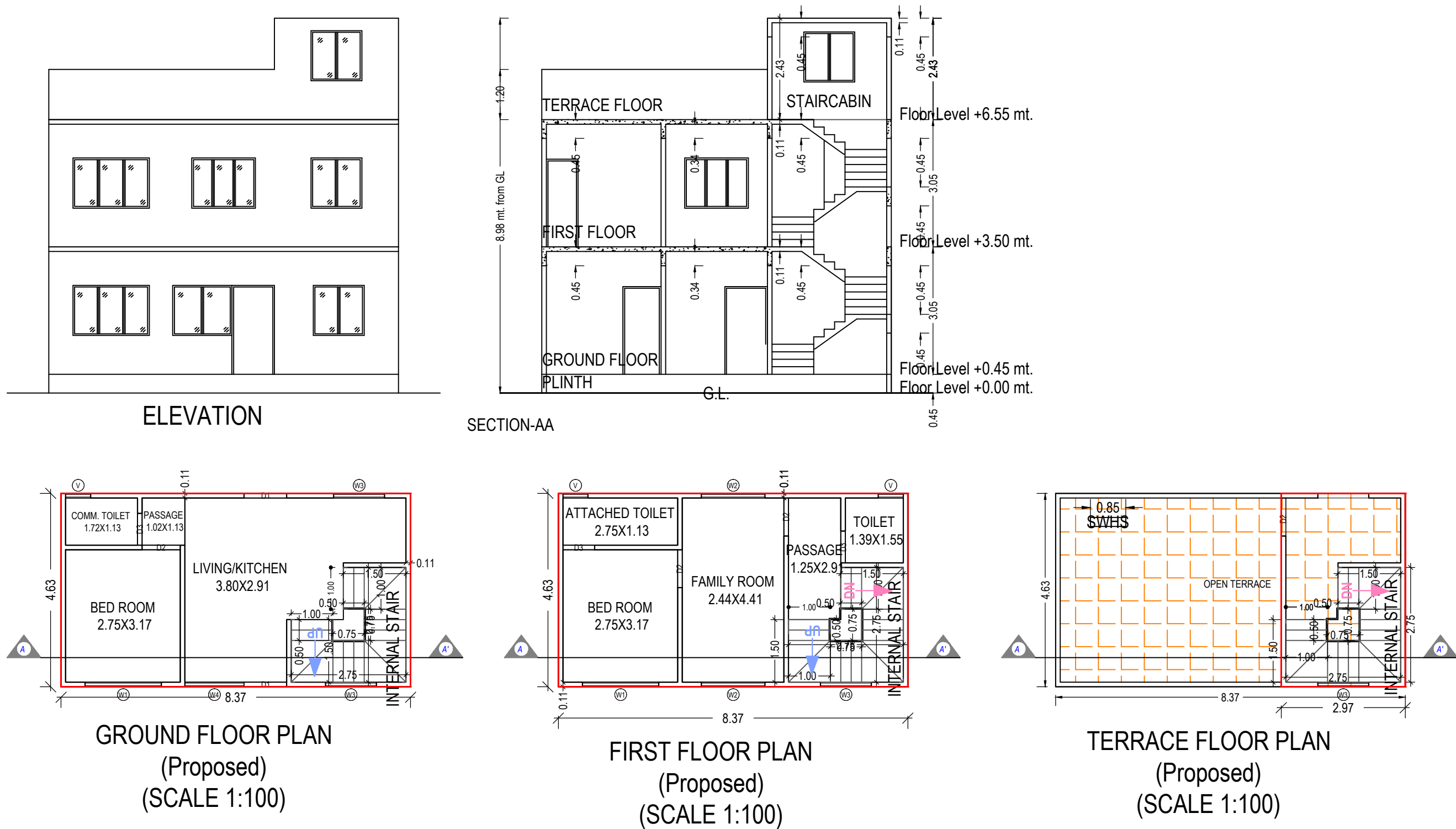
1122ERH20052400072

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

12/08/2022

DESIGNATION OF APPROVER : Town Planner



UnitBUA Table for Building :AA (RESI)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	2.83	5.50	30.48	01
	Total per Floor:							
	Typical Floor = 1	Total :	38.81	38.81	2.83	5.50	30.48	01
FIRST FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	3.25	5.50	30.06	00
	Total per Floor:							
	Typical Floor = 1	Total :	38.81	38.81	3.25	5.50	30.06	00
TERRACE FLOOR PLAN	SPLIT	DWELLING UNIT	13.76	13.76	1.42	5.50	6.84	00
	Total per Floor:							
	Typical Floor = 1	Total :	13.76	13.76	1.42	5.50	6.84	00
-	Total:	-	-	91.38	7.51	16.50	67.38	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RESI)	D3	0.76	2.10	03
AA (RESI)	D2	0.91	2.10	03
AA (RESI)	D1	1.02	2.10	02

Building :AA (RESI)

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
		StairCase			
Ground Floor	38.81	5.50	33.31	33.31	01
First Floor	38.81	5.50	33.31	33.31	00
Terrace Floor	19.26	5.50	8.26	8.26	00
Total:	96.89	16.50	74.88	74.88	01
Total Number of Same Buildings:	4				
Total:	387.56	66.00	299.52	299.52	04

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Internal Staircase	1.00	0.25	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RESI)	V	0.60	1.00	03
AA (RESI)	W3	1.22	1.20	04
AA (RESI)	W4	1.42	1.20	01
AA (RESI)	W2	1.52	1.20	02
AA (RESI)	W1	1.83	1.20	02

OWNER'S NAME AND SIGNATURE

HIREN CHANDRAVADAN BHALODVALA

ARCH/ENG'S NAME & SIGNATURE

Anil Avlajibhai Chhodavadiya

1122ERH20052400072

STRUCTURE ENGINEER

SUPERVISOR'S NAME & SIGNATURE

12/08/2022

DATE OF APPROVAL

DESIGNATION OF APPROVER : Town Planner