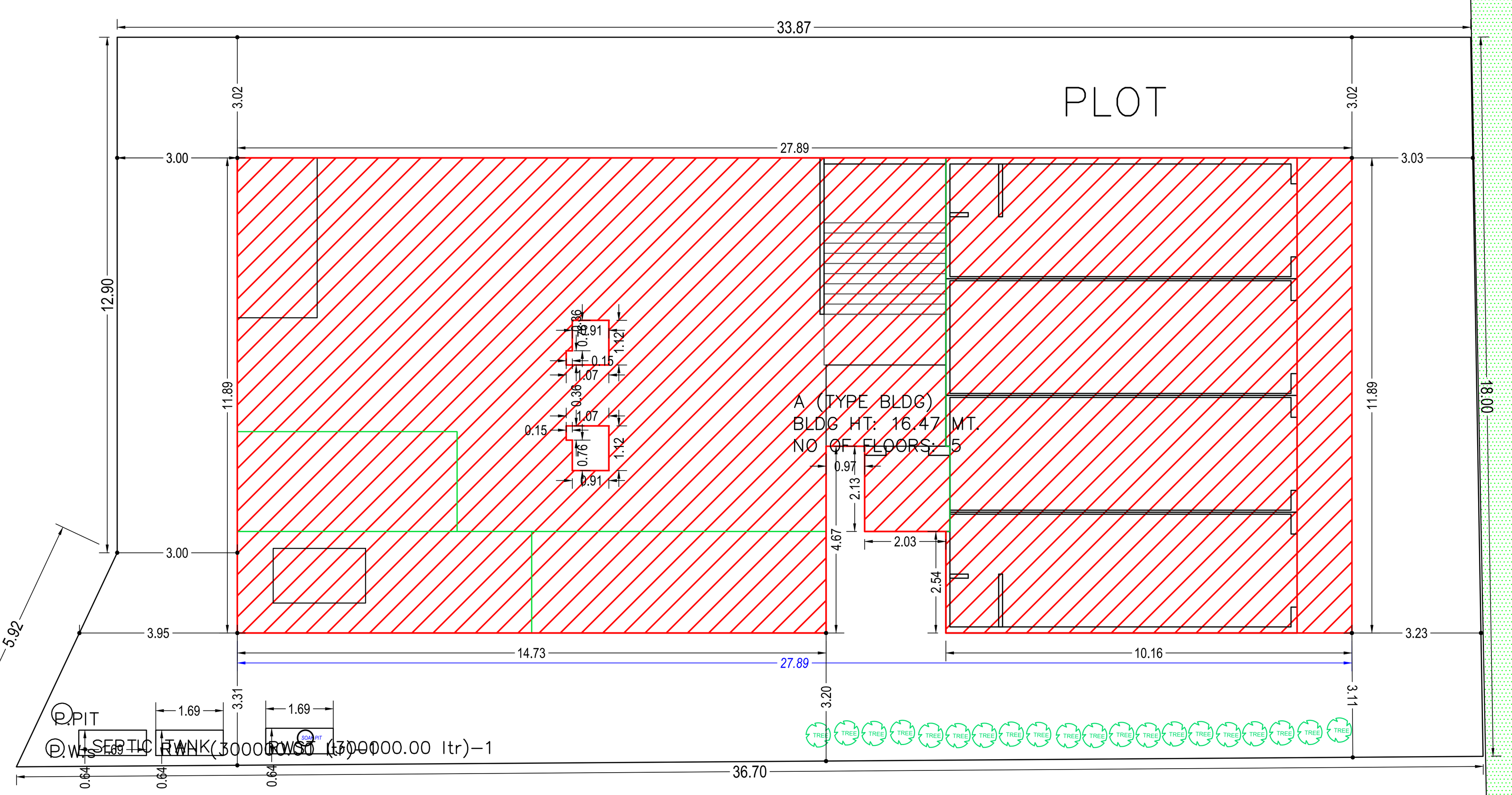
Project Title : PROPOSED LAYOUT PLAN WITH BUILDING PLAN FOR RESIDENTIAL AFFORDABLE HOSING BUILDING ON LAND BEARING C.SR.NO.3214/A ,PLOT NO.6,7/A,7/B AT VILLAGE:VAPI,TALUKA:VAPI,DIST:VALSADFOR, SHREEJI BUILDCON (PARTNER) KRUPESH NAVIN DHARSANDIA.

Inward No	1672126	Sheet	1
Inward Date		Scale	1:100



SITE PLAN
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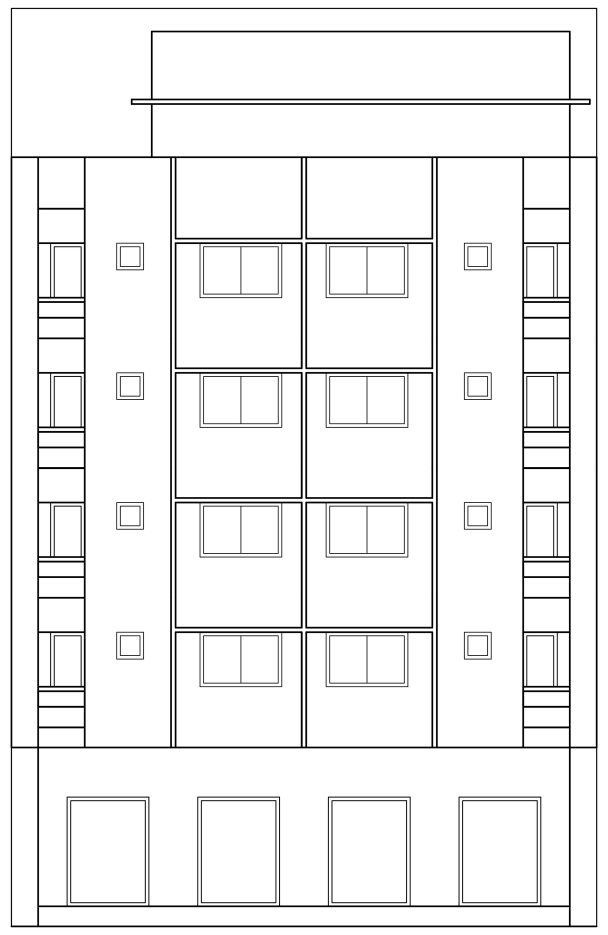
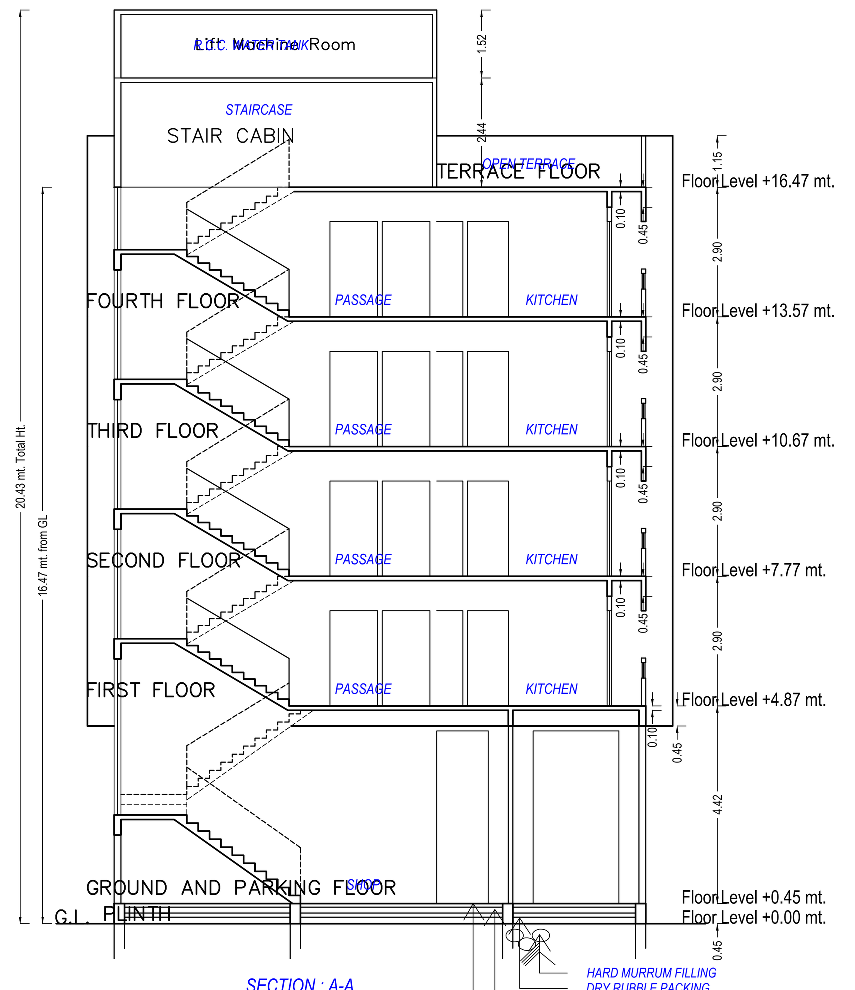
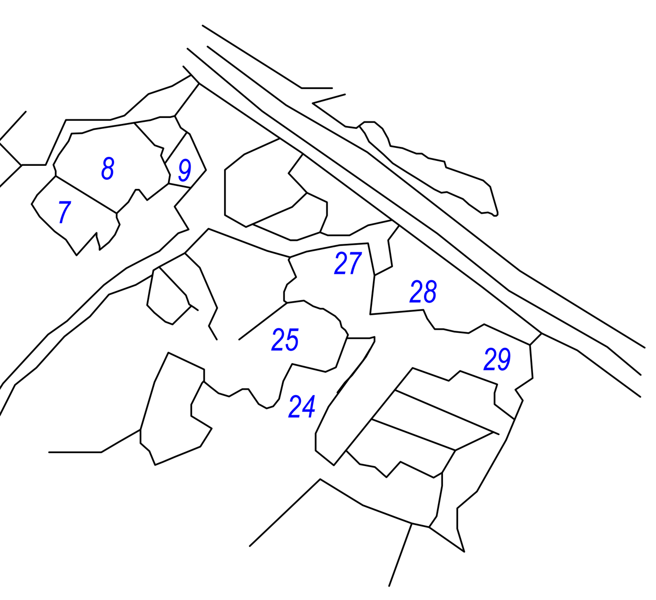


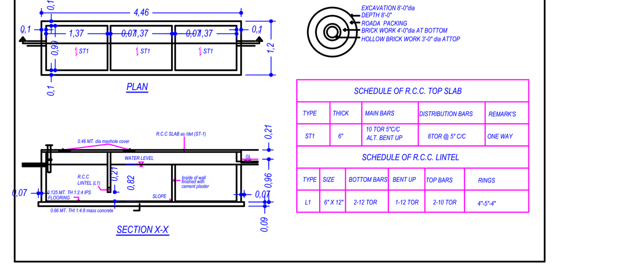
ELEVATION

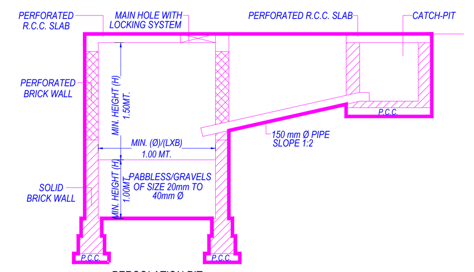


SECTION : A-A

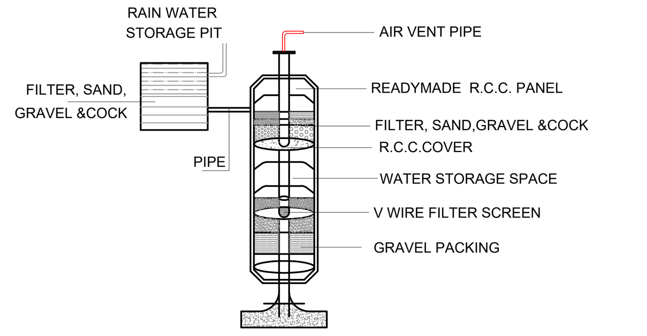


KEY PLAN





PERCOLATION PIT
FORMULA FOR SIZE CALCULATION
ROOF AREA (SQ.MT.) X 0.05=CUBICAL CONTENT(LXBXH)/(3.14XDXDXH)OF PERCOLATION PIT (CMT.)
ABBREVIATIONS:L-LENGTH,B-WIDTH,H-HEIGHT,D-DIAMETER
FOR BUILDING UNIT LESS THAN 500 SQ. MTS. AND PLINTH BUILT-UP AREA OF 80 SQ. MTS. OR MORE
NOTE:STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER (THIS IS ONLY SKETCH PLAN)
PLOT AREA < 500 SQ.MT.
REQ. & PROVI. 1NOS. PERCOLATION PIT



RAIN WATER HARVESTING SYSTEM

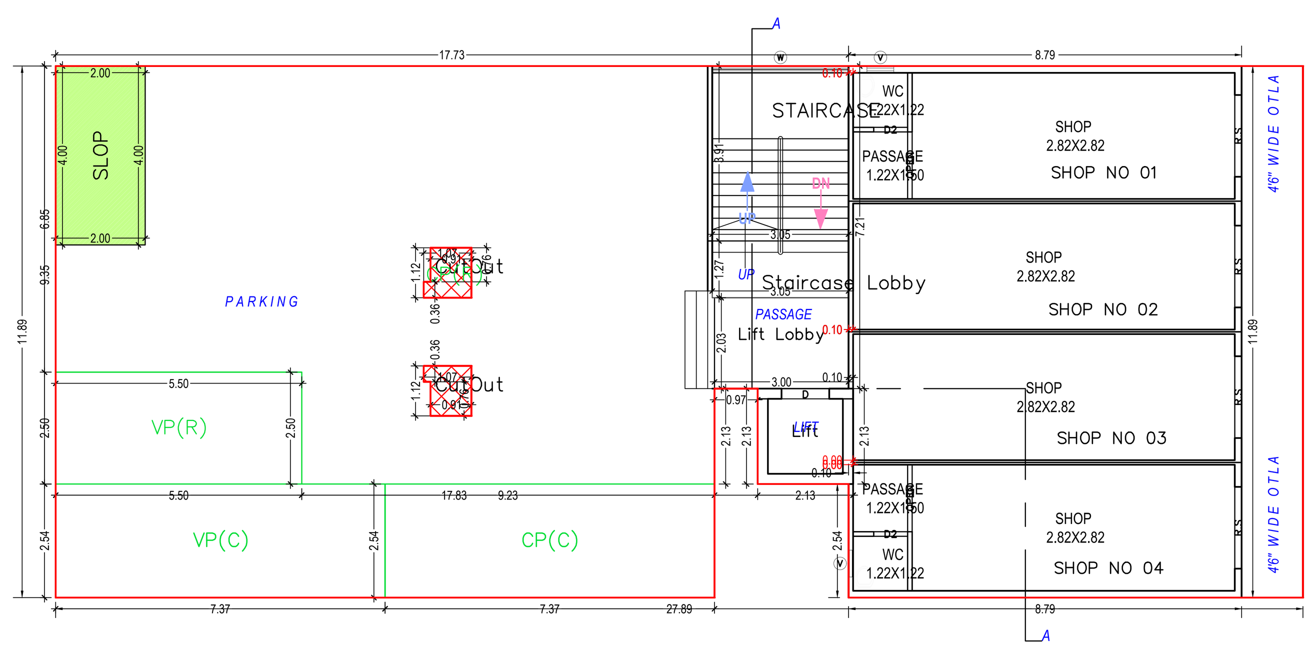
A	AREA STATEMENT	VERSION NO.: 1.0.35 VERSION DATE: 09/04/2021
	PROJECT DETAIL :	
	Site Address: RevenueNo: C.Sr.No.3214/A,Plot No.6,7/A,7/B	Plot Use: Residential
	Authority: Vapi Area Development Authority	Plot SubUse: Affordable Housing
	AuthorityClass: D7 (A)	Plot Use Group: Dwelling-3 (DW3)
	AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Conceptualized Use Zone: R1
	Nature of Development: NEW	
	Development Area: Non TP Area	
	SubDevelopment Area: Other Areas	
	Special Project: Residential Affordable Housing (RAH)	
	Special Road: NA	
	Site Address: RevenueNo: C.Sr.No.3214/A,Plot No.6,7/A,7/B	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Property Card	621.76
	As per site condition	623.12
	Area of Plot Considered	621.76
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	621.76
4.	% of Common Plot (Reqd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	621.76
	Plot Area For Coverage	621.76
	Plot Area For FSI	621.76
	Perm. FSI Area (1.80)	1119.17
	Req. FSI Area (1.80)	1119.17
	Perm. Paid FSI Area (0.60)	373.05
5.	Total Perm. FSI area with Paid FSI (2.40)	1492.22
	Special Perm. FSI area (2.70)	1678.75
5.	Total Perm. FSI area	1678.75
	Total Paid Proposed FSI Area	104.77
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (51.42 %)	319.70
	Total Prop. Coverage Area (51.42 %)	319.70
	Balance coverage area (- %)	0.00

Proposed Area at:

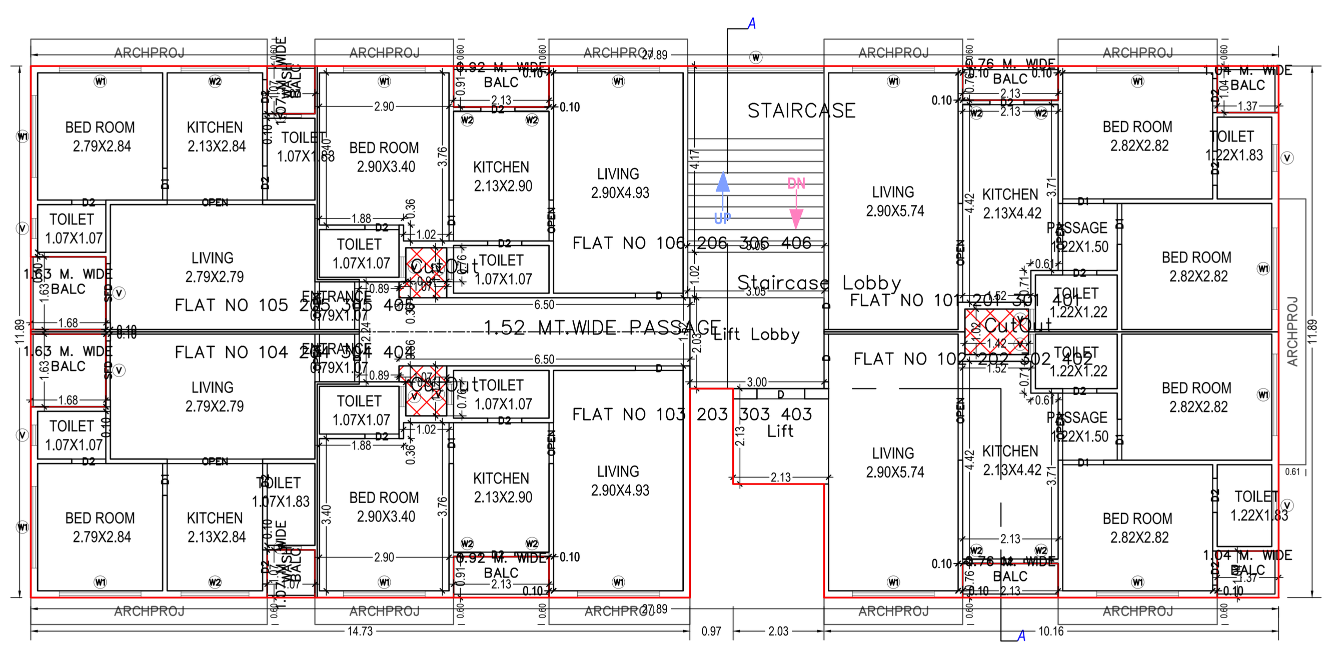
-		Proposed Built up	Existing/ Approved BUArea	Proposed F.S.I	Existing/ Approved F.S.I
	Ground And Parking Floor	311.70	0.00	104.25	0.00
	First Floor	318.25	0.00	279.92	0.00
	Second Floor	318.25	0.00	279.92	0.00
	Third Floor	318.25	0.00	279.92	0.00
	Fourth Floor	318.25	0.00	279.92	0.00
	Terrace Floor	26.54	0.00	0.00	0.00
	Total Area:	1611.24	0.00	1223.93	0.00
	Total FSI Area:				1223.94
	Total BuiltUp Area:				1611.26
	Proposed F.S.I. consumed:				1.97
B.	Tenement Statement				
1.	Tenement Proposed At:				
	All Floors				28.00
2.	Total Tenements (3 + 4)				28
C.	Parking Statement				
1.	Parking Space Required as per Regulations:				143.24
2.	Proposed Parking Space:				166.46

Color Notes

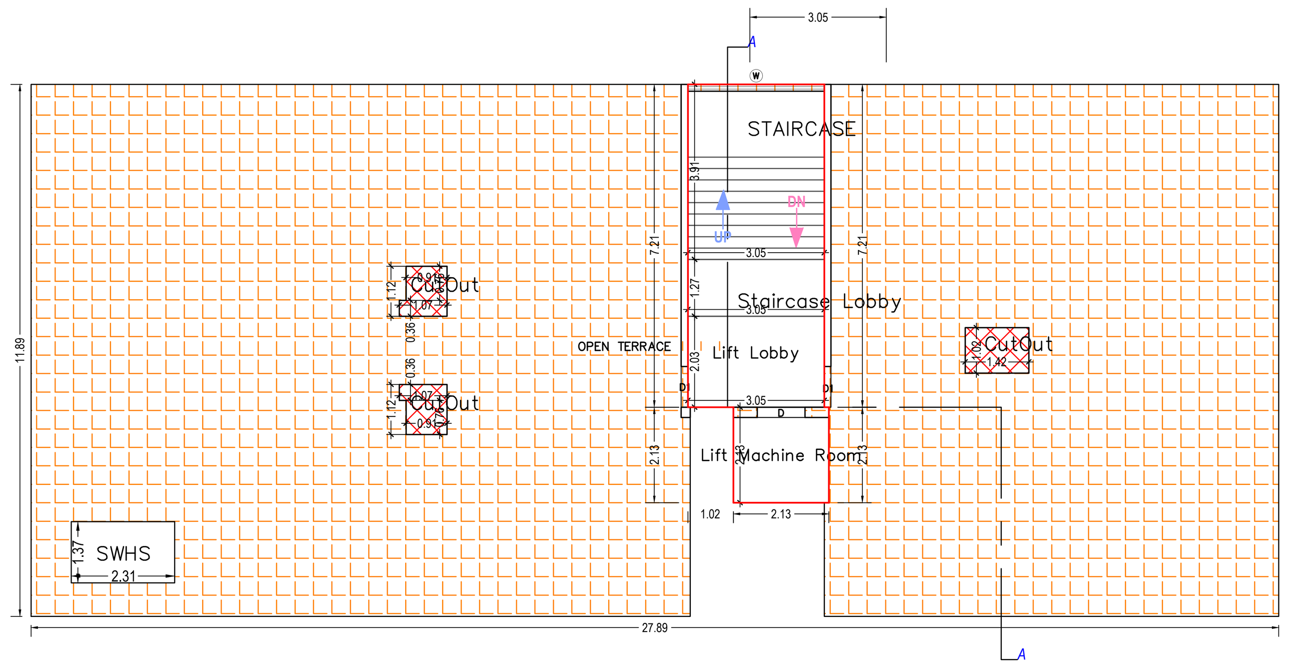
COLOR INDEX
PLOT LINES
EXISTING STREET
FUTURE STREET, IF ANY
PERMISSIBLE BUILDING LINE
OPEN SPACES
EXISTING WORKS
WORK PROPOSED TO BE DEMOLISHED
PROPOSED WORK
DRIANAGE AND SEWERAGE WORK
WATER SUPPLY WORK
WORK WITHOUT PERMISSION IF STARTED ON SITE
APPROVED WORK



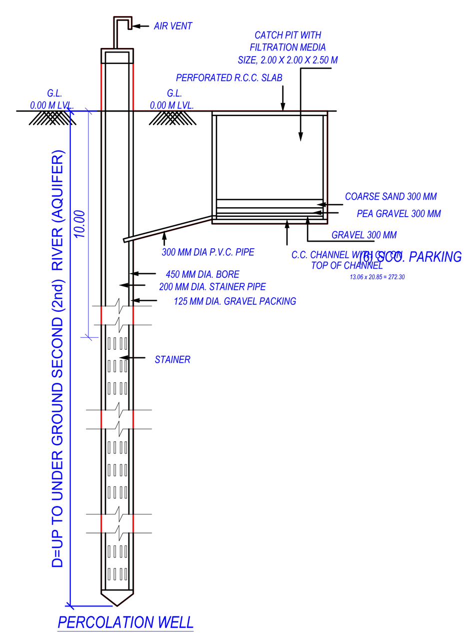
GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



PERCOLATION WELL

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE BLDG)	D1	0.71	2.10	08
A (TYPE BLDG)	D2	0.76	2.10	82
A (TYPE BLDG)	D1	0.91	2.10	24
A (TYPE BLDG)	OPEN	0.91	2.10	08
A (TYPE BLDG)	D	1.07	2.10	24
A (TYPE BLDG)	OPEN	1.07	2.10	08
A (TYPE BLDG)	SFD	1.32	2.10	08
A (TYPE BLDG)	OPEN	1.50	2.10	10
A (TYPE BLDG)	R.S	1.83	2.10	04
A (TYPE BLDG)	OPEN	2.13	2.10	08
A (TYPE BLDG)	OPEN	2.21	2.10	08

Buildingwise Tenement/Unit Details

Building Name	Residential Dwelling Unit upto 50 sq.mt.				Residential Dwelling Unit more than 50 sq.mt. and upto 66 sq.mt.				Residential Dwelling Unit more than 66 sq.mt. and upto 90 sq.mt.				Commercial FSI		
	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.
A (TYPE BLDG)	16	646.94	57.78	60.54	08	472.80	42.23	44.24	00	0.00	0.00	0.00	104.25	8.52	8.88
Total	16	646.94	52.86	55.38	08	472.80	38.63	40.47	00	0.00	0.00	0.00	104.25	8.52	8.93

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (TYPE BLDG)	Residential	Affordable Housing	Dwelling-3 (DW3)	24	4	GROUND AND PARKING FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
						TYPICAL - 1, 2, 3& 4 FLOOR PLAN	Residential	Affordable Housing	Residential FSI	Residential	Affordable Housing
						TERRACE FLOOR PLAN	Residential	Affordable Housing	-	-	-

Buildingwise Floor FSI Details

Floor Name	A (TYPE BLDG) Proposed Built Up Area (Sq.mt.)	A (TYPE BLDG) Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Ground And Parking Floor	311.70	104.25	311.70	104.25	0.00
First Floor	318.25	279.92	318.25	279.92	0.00
Second Floor	318.25	279.92	318.25	279.92	0.00
Third Floor	318.25	279.92	318.25	279.92	0.00
Fourth Floor	318.25	279.92	318.25	279.92	104.76
Terrace Floor	26.54	0.00	26.54	0.00	0.00
Total:	1611.24	1223.93	1611.24	1223.93	104.76

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA: Duct(Void, Duct, Chowk)	Total Built Up Area (Sq.mt.)	StairCase	Stair Lobby	Lift	Lift Machine	Lift Lobby	Passage	Covered Area	Parking	Proposed FSI Resi.	Proposed FSI Commercial	Total FSI Area (Sq.mt.)	No. of Unit
A (TYPE BLDG)	1	1631.39	20.15	1611.24	74.64	20.14	22.75	4.55	36.64	47.60	16.30	164.71	1119.68	104.25	1223.93	28
Grand Total :	1	1631.39	20.15	1611.24	74.64	20.14	22.75	4.55	36.64	47.60	16.30	164.71	1119.68	104.25	1223.93	28

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.76 X 2.13 X 2 X 4	13.04	71.04
	1.04 X 1.37 X 2 X 4	11.44	
	0.92 X 2.13 X 2 X 4	15.60	
	1.07 X 1.07 X 2 X 4	9.12	
	1.63 X 1.68 X 2 X 4	21.84	
Total	-	-	71.04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE BLDG)	V	0.46	1.00	40
A (TYPE BLDG)	V	0.60	1.00	10
A (TYPE BLDG)	W2	0.61	1.20	16
A (TYPE BLDG)	W2	0.76	1.20	16
A (TYPE BLDG)	V	1.32	1.00	08
A (TYPE BLDG)	W2	1.52	1.20	08
A (TYPE BLDG)	W1	1.83	1.20	56
A (TYPE BLDG)	W	3.05	1.20	06

Required Parking

Building Name	Type	SubUse	Area	Units Reqd.	Units Prop.	Required Parking Area(Sq.mt.)	Car	Other Parking: Visitor's Car Parking
A (TYPE BLDG)	Mercantile	Shop	> 0	1	104.25	31.27	15.64	6.25
			-					
			0 - 0	-				
			0 - 1000	1000	-	-	-	-
	Residential	Affordable Housing	0 - 66	1	-	111.97	55.99	11.20
			-					
			> 66.01	-				
			-					
	Total:					143.24	71.63	17.45

Parking Check (Table 7b)

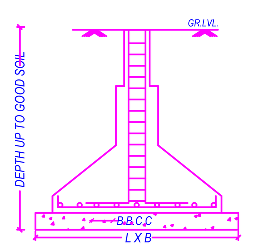
Use Type	Car Area Reqd.	Car Area Prop.	Car No. Reqd.	Car No. Prop.	Visitor's Car Parking Area Reqd.	Visitor's Car Parking Area Prop.	Visitor's Car Parking No. Reqd.	Visitor's Car Parking No. Prop.	Total Parking Area Reqd.	Total Parking Area Prop.	Total Parking No. Reqd.	Total Parking No. Prop.
Residential	55.99	115.29	0	0	11.20	13.75	0	1	123.17	129.04	-	-
Commercial	15.64	18.71	0	0	6.25	18.71	0	1	31.27	37.42	-	-
Total	71.63	134.00	0	0	17.45	32.46	0	2	154.44	166.46	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
PLOT	Tree	20	20

UnitBUA Table for Building :A (TYPE BLDG)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
GROUND AND PARKING FLOOR PLAN	SHOP NO 01	SHOP	26.56	26.56	2.40	24.16	04
	SHOP NO 02	SHOP	25.67	25.67	1.33	24.34	
	SHOP NO 03	SHOP	25.50	25.50	1.16	24.34	
	SHOP NO 04	SHOP	26.51	26.51	2.35	24.16	
		Total :	104.24	104.24	7.24	97.00	04
	Total per Floor:	Typical Floor = 1					
		Total :	104.24	104.24	7.24	97.00	04
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	FLAT NO 101 201 301 401	FLAT	56.61	56.61	4.82	51.79	06
	FLAT NO 102 202 302 402	FLAT	56.39	56.39	4.60	51.79	
	FLAT NO 103 203 303 403	FLAT	39.44	39.44	4.08	35.36	
	FLAT NO 104 204 304 404	FLAT	35.28	35.28	3.20	32.08	
	FLAT NO 105 205 305 405	FLAT	35.28	35.28	3.20	32.08	
	FLAT NO 106 206 306 406	FLAT	39.18	39.18	3.82	35.36	
		Total :	262.18	262.18	23.72	238.46	06
	Total per Floor:	Typical Floor = 4					
		Total :	1048.72	1048.72	94.88	953.84	24
-							
Total:	-	-	1152.96	1152.96	102.11	1050.84	28



R.C.C. COLUMN FOOTING SECTION
AS PER STRUCTURAL DESIGN

FIRE EXTINGUISHING FACILITIES
FIRE SYSTEM SHALL BE PROVIDED AS PER NATIONAL BUILDING CODE AND GUJARAT FIRE PREVENTION AND LIFE SAFETY REGULATION 2016 .

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND AND PARKING FLOOR PLAN	STAIRCASE	1.52	0.25	0.22
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	STAIRCASE	1.52	0.25	0.15
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.25	0.00

Building :A (TYPE BLDG)

Floor Name	Gross Builtup Area	Deductions From Gross BUA: Duct(Void, Duct, Chowk)	Total Built Up Area (Sq.mt.)	StairCase	Stair Lobby	Lift	Lift Machine	Lift Lobby	Passage	Covered Area	Parking	Proposed FSI Resi.	Proposed FSI Commercial	Total FSI Area (Sq.mt.)	No. of Unit
Ground And Parking Floor	313.85	2.15	311.70	11.92	3.87	4.55	0.00	6.09	0.00	16.30	164.71	0.00	104.25	104.25	04
First Floor	321.85	3.60	318.25	12.70	3.10	4.55	0.00	6.09	11.90	0.00	0.00	279.92	0.00	279.92	06
Second Floor	321.85	3.60	318.25	12.70	3.10	4.55	0.00	6.09	11.90	0.00	0.00	279.92	0.00	279.92	06
Third Floor	321.85	3.60	318.25	12.70	3.10	4.55	0.00	6.09	11.90	0.00	0.00	279.92	0.00	279.92	06
Fourth Floor	321.85	3.60	318.25	12.70	3.10	4.55	0.00	6.09	11.90	0.00	0.00	279.92	0.00	279.92	06
Terrace Floor	30.14	3.60	26.54	11.92	3.87	0.00	4.55	6.19	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1631.41	20.15	1611.26	74.64	20.14	22.75	4.55	36.64	47.60	16.30	164.71	1119.68	104.25	1223.93	28
Total Number of Same Buildings:	1														
Total:	1631.41	20.15	1611.26	74.64	20.14	22.75	4.55	36.64	47.60	16.30	164.71	1119.68	104.25	1223.93	28

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
SHREEJI BUILDCON Partner Krupesh Navin Dharsandia
ARCH/ENG'S NAME AND SIGNATURE
MANISH A SHAH VM/ENG/02/04
STRUCTURE ENGINEER
DIPALI M. DESAI VM/STR/111/04
SUPERVISOR'S NAME AND SIGNATURE
HEMANGIBEN SUMANBHAI PATEL

UserDefinedMetric (1189.00 x 841.00MM)

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 permission granted shall be considered as lapsed.Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application.Contents highlighted in magenta color are not verified.Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.