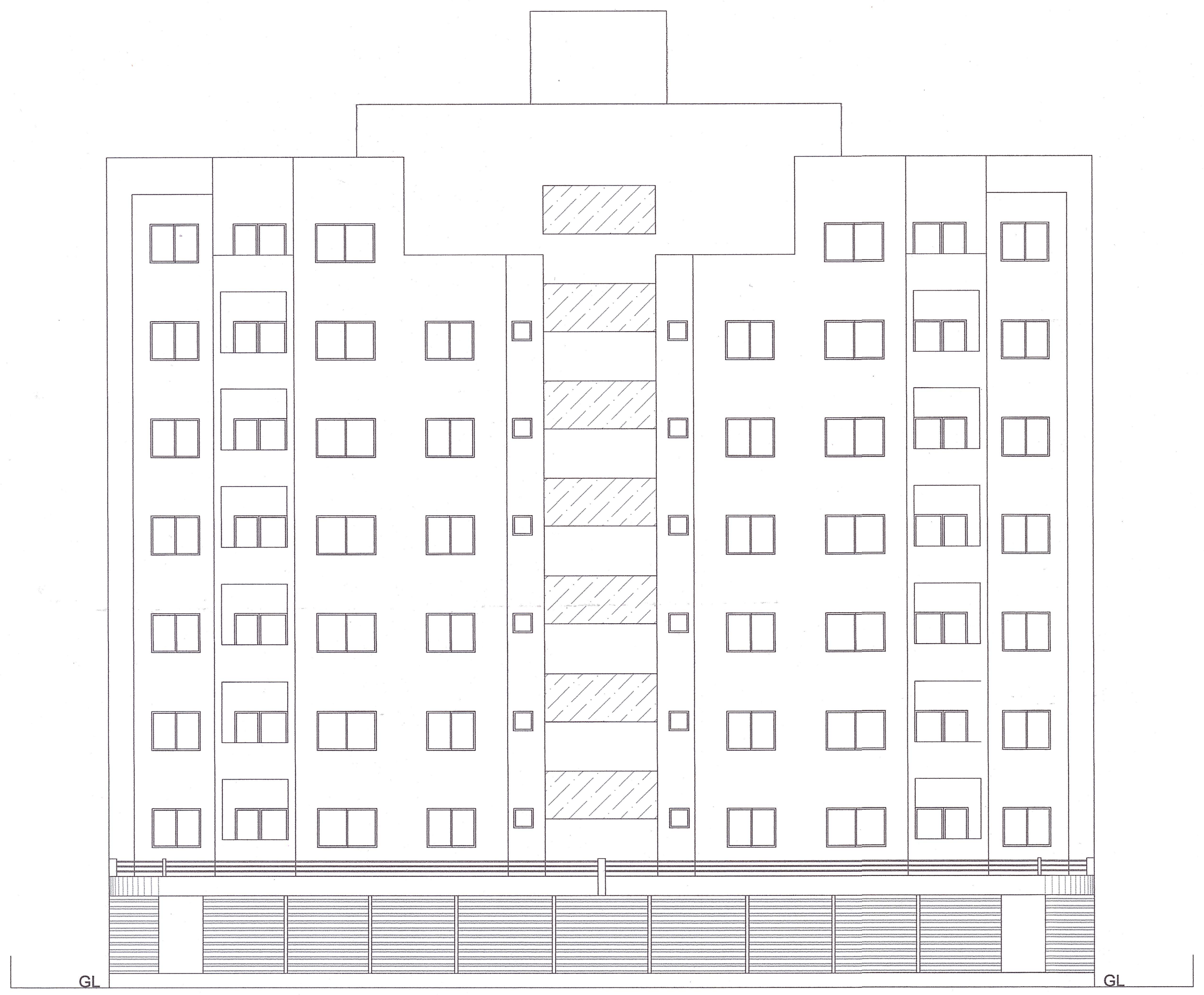
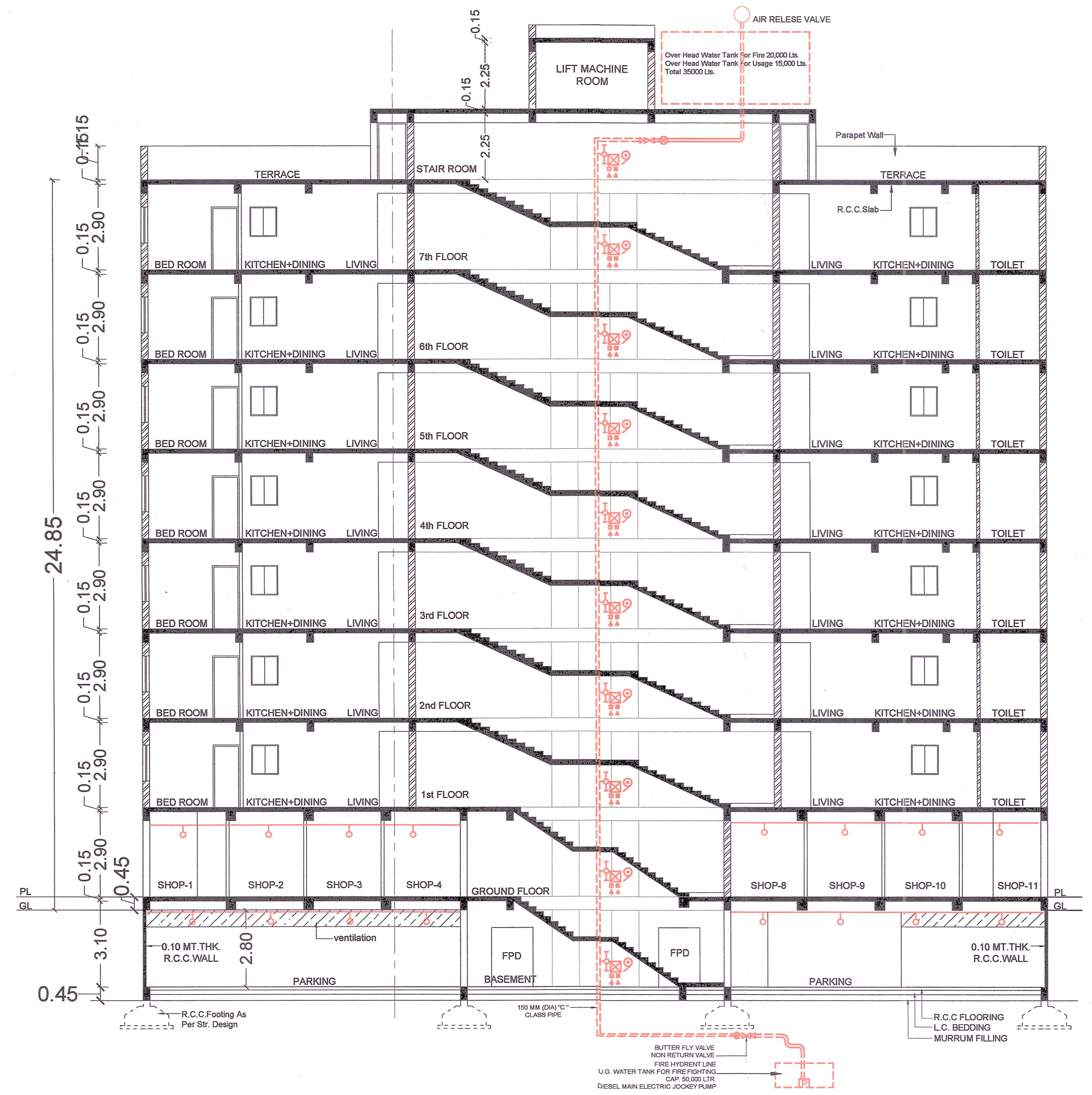
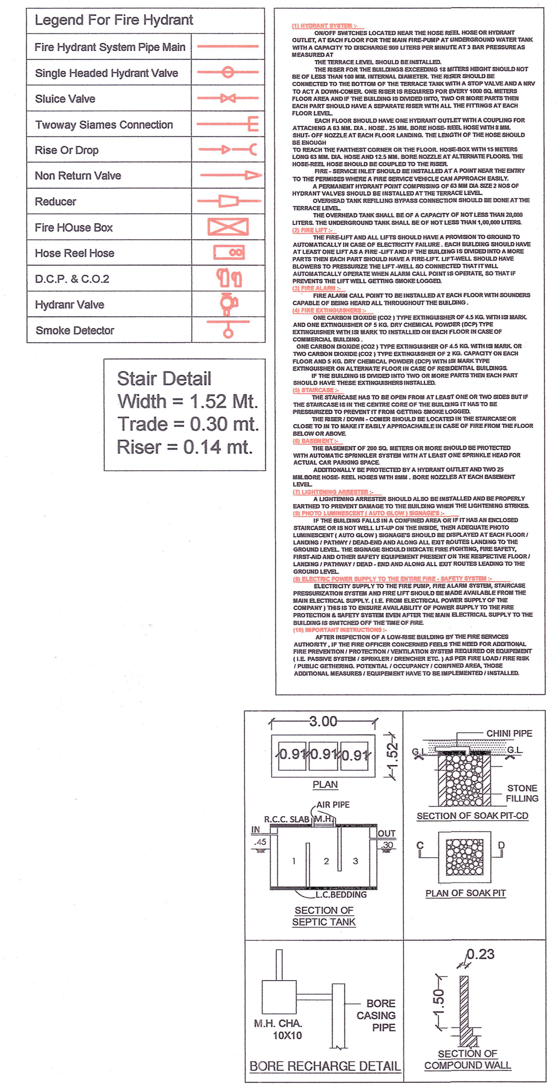
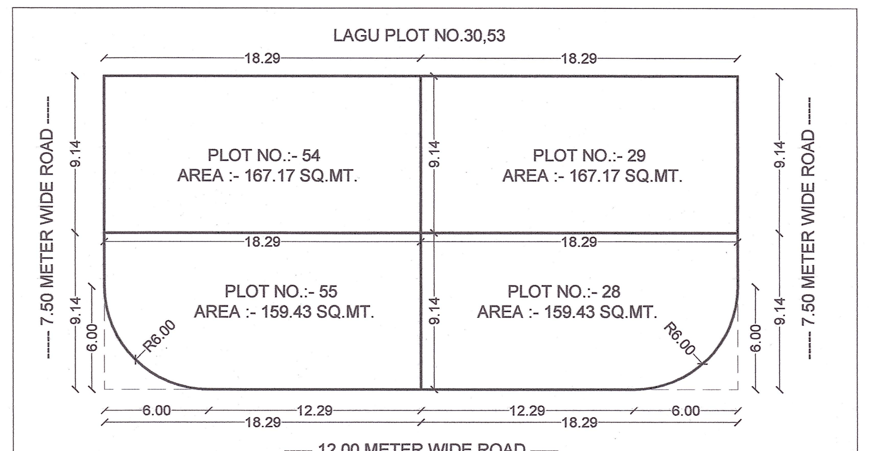


----- 12.00 METER WIDE ROAD -----

Elevation

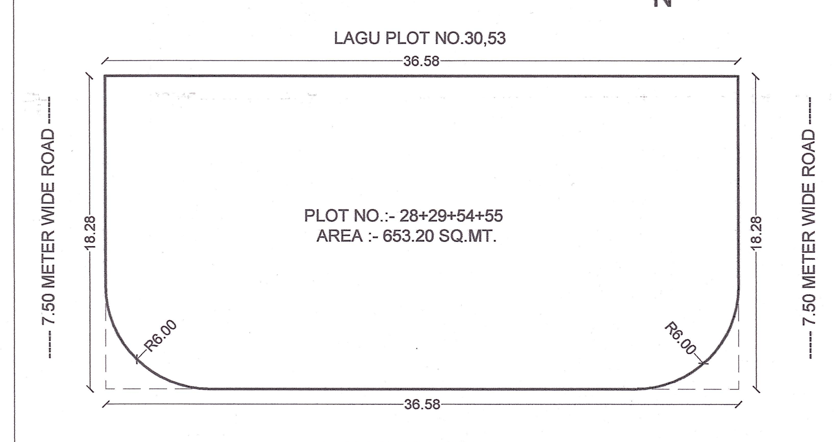






PLOT PLAN AS PER LAYOUT

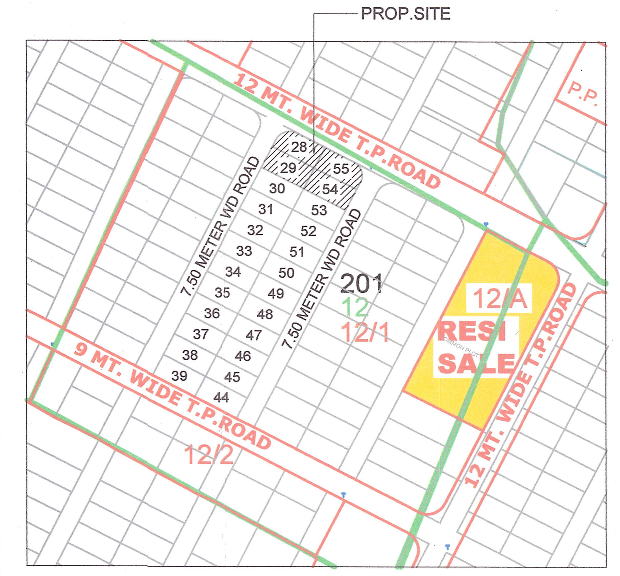
(Scale - 1:200)



----- 12.00 METER WIDE ROAD -----

AMALGAMATION PLAN

(Scale - 1:200)



KEY PLAN
SCALE:- NTS

REV. SR. NO. : 201
PLOT NO. : 28 + 29 + 54 + 55
T.P.S.NO. : 26 (MAVDI)
F.P.NO. : 12 / 1
O.P.NO. : 12

REVISED

PROPOSED MERCANTILE -1 (M1) & RESIDENTIAL (DW-3) Ht.2 CATEGORY BUILDING PLAN

NAME OF WORK

OWNER : SWAYAM DEVELOPERS PARTNERS

(1) SHRI ARCHNABEN DHARMESHKUMAR BHALODIYA
(2) SHRI DHARMESHKUMAR MADHAVJIBHAI BHALODIYA
(3) SHRI VIJAYBHAI LAKHABHAI MANAVADRIYA
(4) SHRI ANUJ MUKESHBHAI AGHERA
(5) SHRI KARAN MAHENDRAKUMAR BHALANI
(6) SHRI AKSHAY DHIRAJLAL THUMAR
(7) SHRI RENISHKUMAR MANSUKHLAL CHANGELA
(8) SHRI SHANTILAL JERAJBHAI JAVIYA
(9) SHRI KIRTIKUMAR NATHALAL DADHANIYA
(10) SHRI JITKUMAR RASIKBHAI BHALODIYA

LOCATION	: NEAR JIVRAJ PARK, MAVDI, RAJKOT.
VILLAGE	: MAVDI
CITY	: RAJKOT
DIST.&TAL.	: RAJKOT
REV. SR. NO.	: 201
PLOT NO.	: 28 + 29 + 54 + 55
T.P.S.NO.	: 26 (MAVDI)
F.P.NO.	: 12 / 1
O.P.NO.	: 12
Ward No.	: 11 (West Zone)

AREA TABLE

PLOT NO. 28	= 159.43 SQ.MT.
PLOT NO. 29	= 167.17 SQ.MT.
PLOT NO. 54	= 167.17 SQ.MT.
PLOT NO. 55	= 159.43 SQ.MT.
TOTAL PLOT AREA	= 653.20 SQ.MT.

FLOOR	PROP. BUILTUP (Sq.Mt.)	LESS IN F.S.I. (Sq.Mt.)	F.S.I. BUILTUP (Sq.Mt.)
BASEMENT	361.44	361.44	000.00
GROUND	355.10	161.88	193.22
FIRST	293.70	61.60	232.10
SECOND	293.70	61.60	232.10
THIRD	293.70	61.60	232.10
FOURTH	293.70	61.60	232.10
FIFTH	293.70	61.60	232.10
SIXTH	293.70	61.60	232.10
SEVENTH	239.12	61.60	177.52
STAIR ROOM	67.35	67.35	000.00
TOTAL	2785.21	1021.87	1763.34

USED F.S.I. = $\frac{1763.34}{653.20}$ = 2.699 < 2.70

F.S.I.(Permissible) = 653.20 x 1.80 = 1175.76 Sq.Mt.
F.S.I.(Paid) = 653.20 x 2.70 = 1763.64 Sq.Mt.
Paid F.S.I. Used = 1763.34 - 1175.76 = 587.58 Sq.Mt.

Required Mercantile Parking :- 193.22 x 30% = 57.97 Sq.Mt.
Required Residential Parking :- 1570.12 x 20% = 314.02 Sq.Mt.
Required Total Parking = 371.99 Sq.Mt.

Provide Parking = 402.38 Sq.Mt.
Required Visitor Parking for Merc. = 57.97 X 20% = 11.59 Sq.Mt.
Required Visitor Parking for DW-3 = 314.02 X 10% = 31.40 Sq.Mt.
Required Total Visitor Parking = 42.99 Sq.Mt.

Provide Visitor Parking @ GF = 56.18 Sq.Mt.

SCHEDULE

R.S.:-2.57 X 2.50	V :- 0.60 X 0.60
ENTRY:-2.21 X 2.13	W :- 1.83 X 1.22
MD:- 1.06 x 2.13	W1 :- 1.50 X 1.22
D:- 0.91 x 2.13	W2 :- 0.87 X 1.83
D1:- 0.76 x 2.13	W3 :- .71 X 1.83

LEGEND

PLOT BOUNDRY
PROP. WORK
DRAINGE LINE
PARKING
SPRINKLER

OWNER

SWAYAM DEVELOPERS PARTNERS
SWAYAM DEVELOPERS
SHRI DHARMESHKUMAR MADHAVJIBHAI BHALODIYA
PARTNER

ENGINEER

Y. R. Bathani
YASHKUMAR R. BATHANI
Civil Engineer
RUDA Lic.No. 1118ERH1909261068
RMC Lic.No. E-561

STR. ENGINEER

Savan B. Kakadia, M. Tech.
Consultant Structural And Civil Engineer
401, Shree Gayatri Arcade,
Opp. Flowrance Hospital,
Rajnagar Chowk, RAJKOT.
R.M.C. L. NO. 121
RUDA L. NO. 75

AUTHORITY

અગત્યની સૂચના

તા. ૨૯/૧/૨૦૦૧ ના સરકારશ્રીના હુકમના મુજબ ... મુજબના ... રીપોર્ટના ... મુજબ સ્થાનિક બાંધકામ ... બાંધકામ મટીરીયલ ... સિમેન્ટ સ્ટીલ તથા સિમેન્ટ ... લેબોરેટરી દ્વારા પરીક્ષણ કરાવવું અને પરીક્ષણના રીપોર્ટ કમ્પ્લીશન સર્ટીફીકેટ અરજી સાથે ફરજીયાતપણે ...

તમોએ કરેલ વિકાસ પરવાનગીની અરજી અન્વયે ફોમ નં. -૩ થી તમારા પરવાનેદારે આપેલ પ્રમાણપત્ર મુજબ તમારી માલિકીની જગ્યાના ... ચતુર્સીમા જાળવીને ... રહેશે. તેમાં ચુક થયે સંપૂર્ણ ... તમારી રહેશે.

ડેવ.ઈ.નં. ૨૪૦	ર.ચી.નં. ૨૫૬
તા.૨૭/૦૨/૨૦૨૩	તા.૦૪/૦૨/૨૦૨૩

OWNER'S COPY
APPROVED

AE-AAE ASST. TOWN PLANNER
Rajkot Municipal Corporation

BUILTUP AREA CALCULATION

BASEMENT FLOOR BUILTUP AREA SQ.MT.

	30.48	x	11.95	x	1	=	364.24
Less in Builtup							
1.83X1.53/2				x	2	=	2.80
Total	**364.24**	-			**2.80**	=	**361.44**

GROUND FLOOR BUILTUP AREA SQ.MT.

	30.48	x	11.95	x	1	=	364.24
Less in Builtup							
	6.40	x	0.99	x	1.00	=	6.34
1.83X1.53/2				x	2	=	2.80
Total							**9.14**
Net total =	**364.24**	-			**9.14**	=	**355.10**

FIRST TO 6TH FLOOR BUILTUP AREA SQ.MT.

1	3.28	x	4.83	x	2	=	31.68
2	8.76	x	5.04	x	2	=	88.30
3	6.40	x	4.12	x	1	=	26.37
4	1.12	x	15.00	x	1	=	16.80
5	3.89+4.83/2x0.78			x	2	=	6.80
6	2.50	x	4.83	x	2	=	24.15
7	2.49	x	4.83	x	2	=	24.05
8	6.42	x	4.84	x	2	=	62.15
9	1.10	x	3.40	x	2	=	7.48
10	3.68	x	1.61	x	1	=	5.92
Total						=	**293.70**

7TH FLOOR BUILTUP AREA SQ.MT.

FIRST TO 6TH FLOOR BUILTUP AREA = 293.70

Less in Builtup 7th Floor

1.10	x	1.79	x	2	=	3.94
3.00	x	3.23	x	2	=	19.38
3.15	x	3.28	x	2	=	20.66
1.09	x	2.36	x	2	=	5.14
1.87	x	0.70	x	2	=	2.62
2.03	x	0.70	x	2	=	2.84
Total					=	54.58
TOTAL		**293.70**	-	**54.58**	=	**239.12**

LESS IN FSI 1ST TO 7TH FLOOR SQ.MT.

3.94	x	2.59	x	1	=	10.20
12.08	x	4.03	x	1	=	48.68
1.11	x	0.87	x	2	=	1.93
3.42	x	0.23	x	1	=	0.79
TOTAL					=	**61.60**

FSI CALCULATION

GROUND FLOOR FSI CALCULATION SQ.MT.

5.23+7.06/2X1.53			X	2	=	18.80
1.96	X	1.68	X	1	=	3.29
9.39	X	7.06	X	2	=	132.59
8.64	X	4.34	X	1	=	37.50
1.83	X	0.57	X	1	=	1.04
TOTAL					=	**193.22**

PARKING AREA CALCULATION

BASEMENT FLOOR PARKING SQ.MT.

27.33+30.28/2X1.76			X	1	=	50.70
4.22	X	1.03	X	1	=	4.35
9.10	X	2.11	X	1	=	19.20
3.39	X	2.44	X	2	=	16.54
10.59	X	9.99	X	2	=	211.59
TOTAL					=	302.38

GROUND FLOOR PARKING SQ.MT.

1.96	X	3.11	X	1	=	6.10
8.73	X	4.79	X	1	=	41.82
2.44	X	3.25	X	2	=	15.86
4.22	X	1.03	X	1	=	4.35
1.50	X	2.99	X	1	=	4.49
7.37	X	3.09	X	1	=	22.77
1.83	X	2.52	X	1	=	4.61
TOTAL					=	100.00

TOTAL PARKING PROVIDED = 402.38 SQ.MT.

REQUIRED SANITATION

	Carpet Area
Ground Floor (Shop 1 to 11)	= 167.71 Sq.Mt.
Total Carpet Area	= 167.71 Sq.Mt.

Required WC & Urinal
= 167.71 / 4 = 41.93 ≈ 42 Person
Requirements Sanitation
Total = 2 Urinal & 2 W.C. + 1 Handicapped Toilet Required.

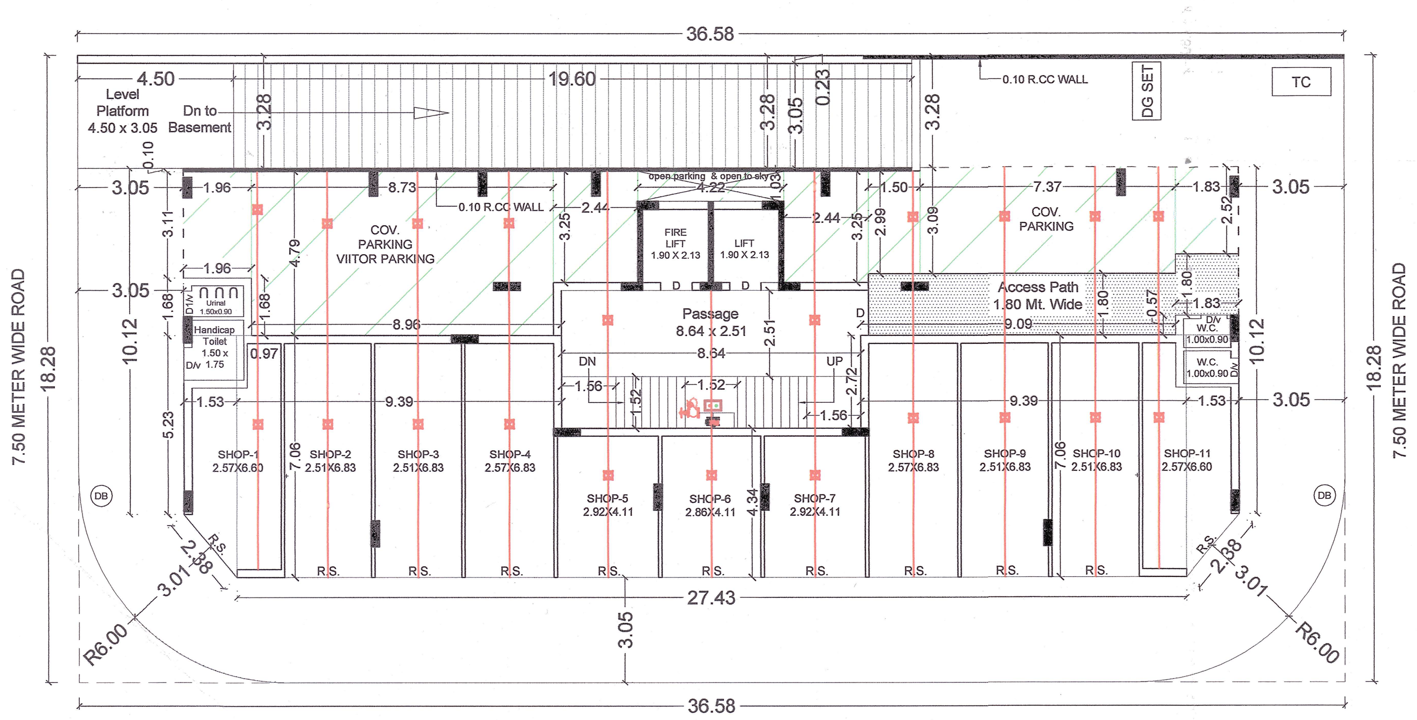
Provided WC & Urinal
1 Handicapped Toilet, 2 Toilet, 2 W.C., 3 URINAL,

CARPET AREA CALCULATION FOR COMMERCIAL

Floor	SHOP No.	CARPET AREA CALCULATION: Carpet Area (Sq.mt.)	Unit Area (Sq.mt.)	Remarks
GROUND FLOOR	SHOP NO. 1	14.15	16.15	Shop
	SHOP NO. 2	17.14	18.10	
	SHOP NO. 3	17.14	18.10	
	SHOP NO. 4	17.55	18.50	
	SHOP NO. 5	12.00	12.74	
	SHOP NO. 6	11.75	12.49	
	SHOP NO. 7	12.00	12.74	
	SHOP NO. 8	17.55	18.50	
	SHOP NO. 9	17.14	18.10	
	SHOP NO. 10	17.14	18.10	
	SHOP NO. 11	14.15	16.15	
Total = 11 Shop (Commercial Unit)				

CARPET AREA CALCULATION FOR RESIDENTIAL

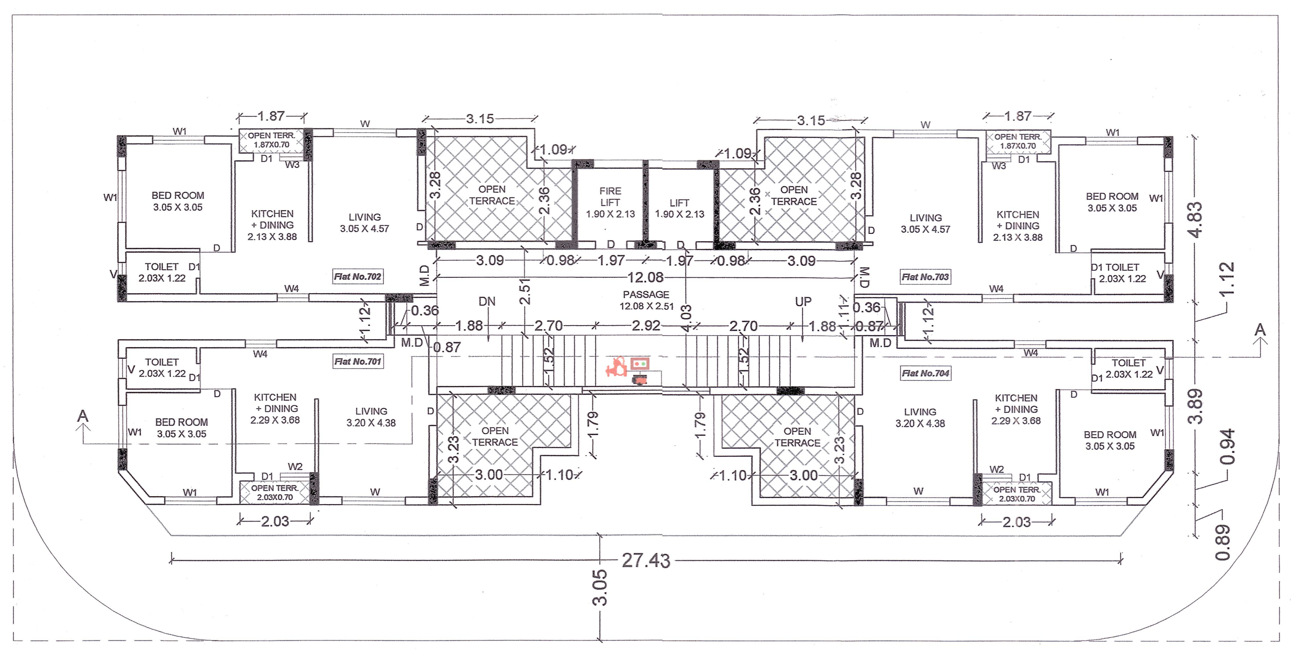
Floor	WING: Flat No.	CARPET AREA CALCULATION: Carpet Area (Sq.mt.)	Wash Area (Sq.mt.)	Total Carpet (Sq.mt.)	Terrace Carpet (Sq.mt.)	Unit Area (Built Up Area) (Sq.mt.)	Remarks
First Floor	101,104	51.54	1.06	52.60	19.90	58.40	Flat
	102,103	50.58	0.99	51.57	----	58.67	
2nd Floor To 6th Floor	201,204,301,304,401,404, 501,504,601,604	51.54	1.06	52.60	----	58.40	
	202,203,302,303,402,403, 502,503,602,603	50.58	0.99	51.57	----	58.67	
7th Floor	701,704	38.04	----	38.04	13.50	43.10	
	702,703	37.08	----	37.08	13.50	43.40	
Total = 28 Flat (Residential Unit)							



----- 12.00 METER WIDE ROAD -----

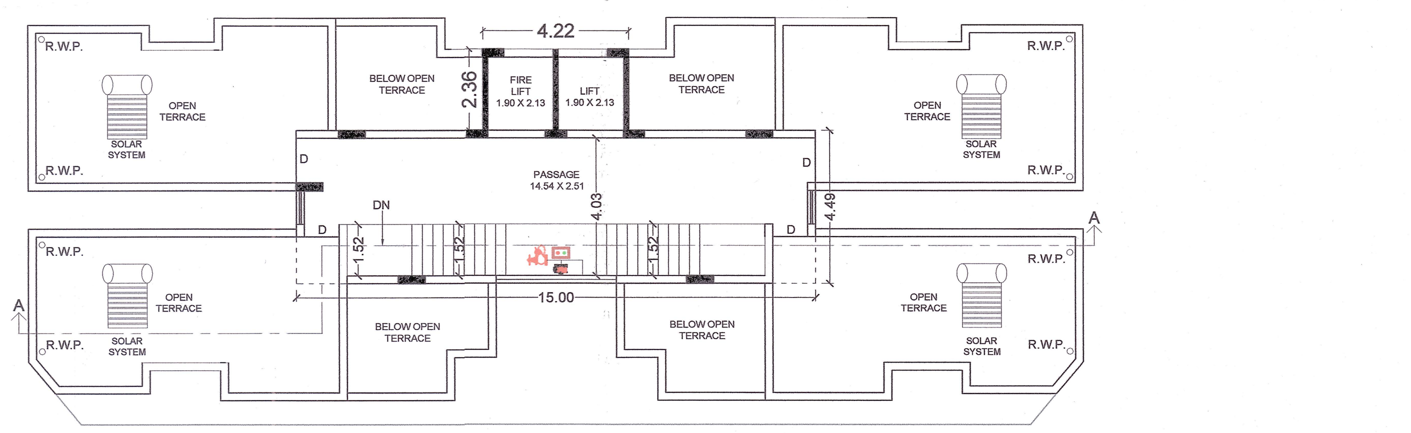
Ground Floor Plan

(Scale - 1:100)
(Commercial Shop 1 to 11)
(Total = 11 Unit)



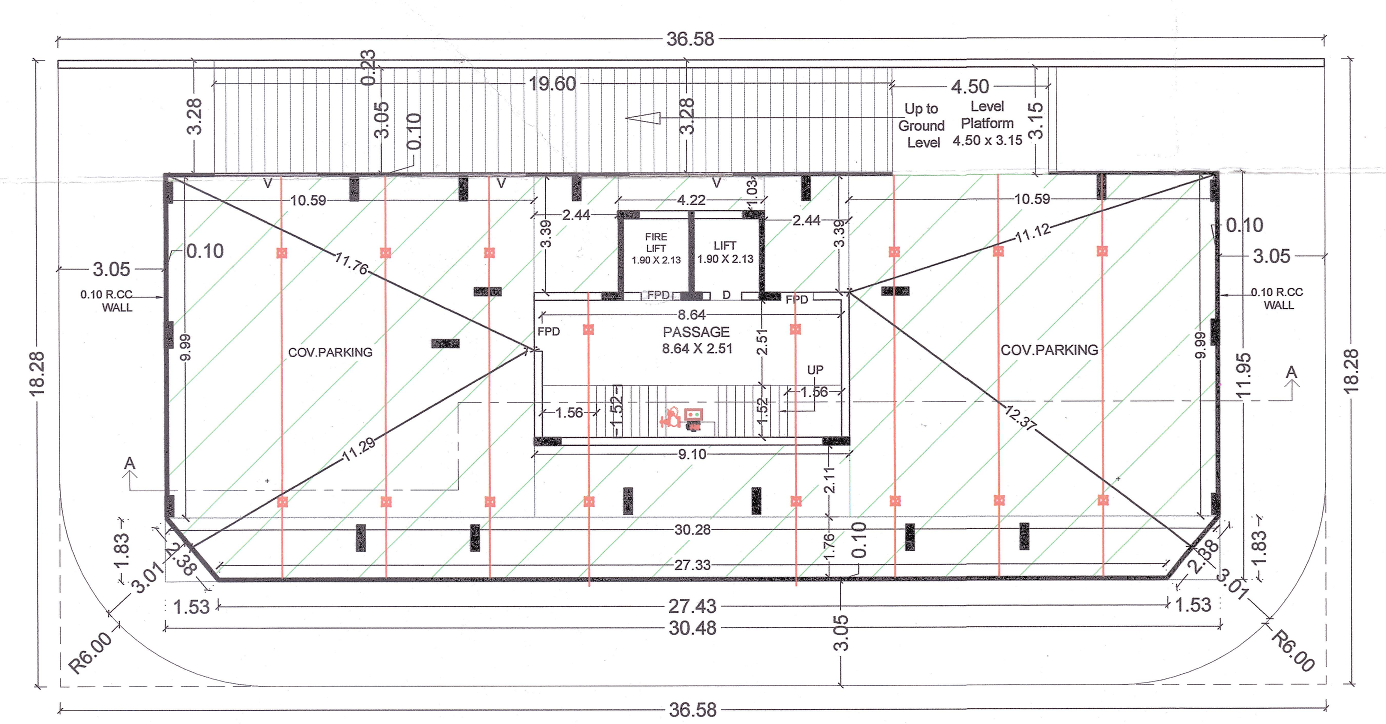
7th Floor Plan

(Scale - 1:100)
(Residential 04 Unit)
(Total = 04 Unit)



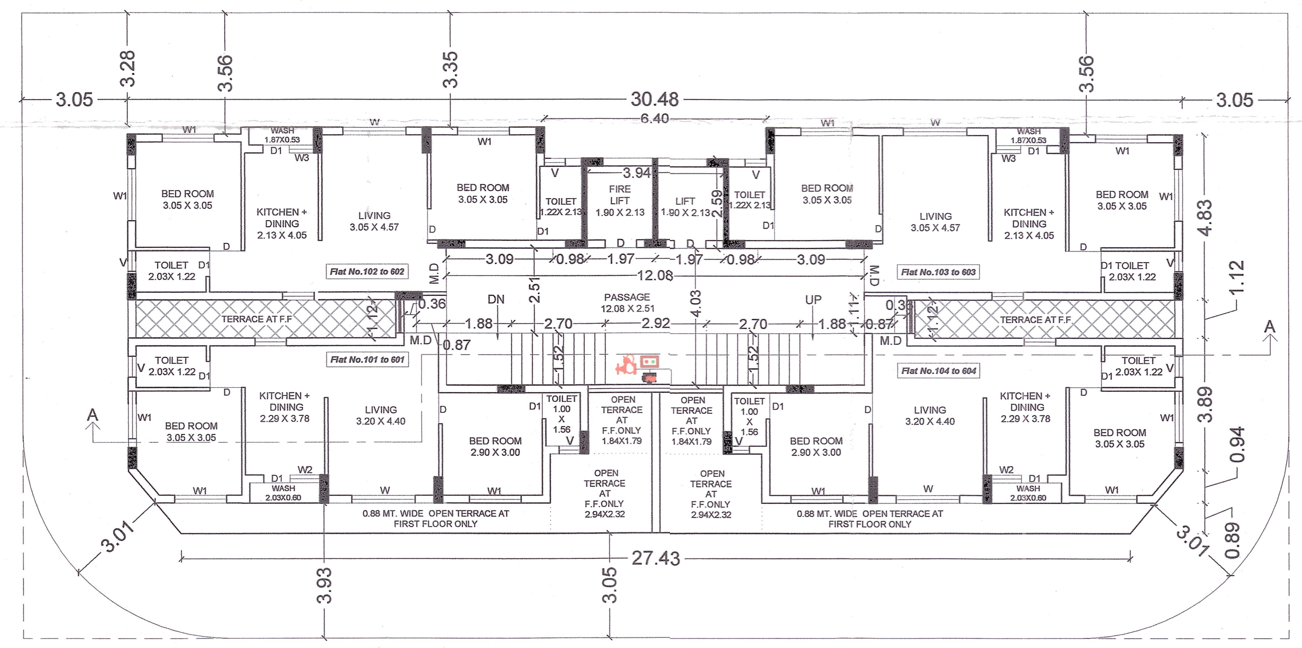
TERRACE Floor Plan

(Scale - 1:100)



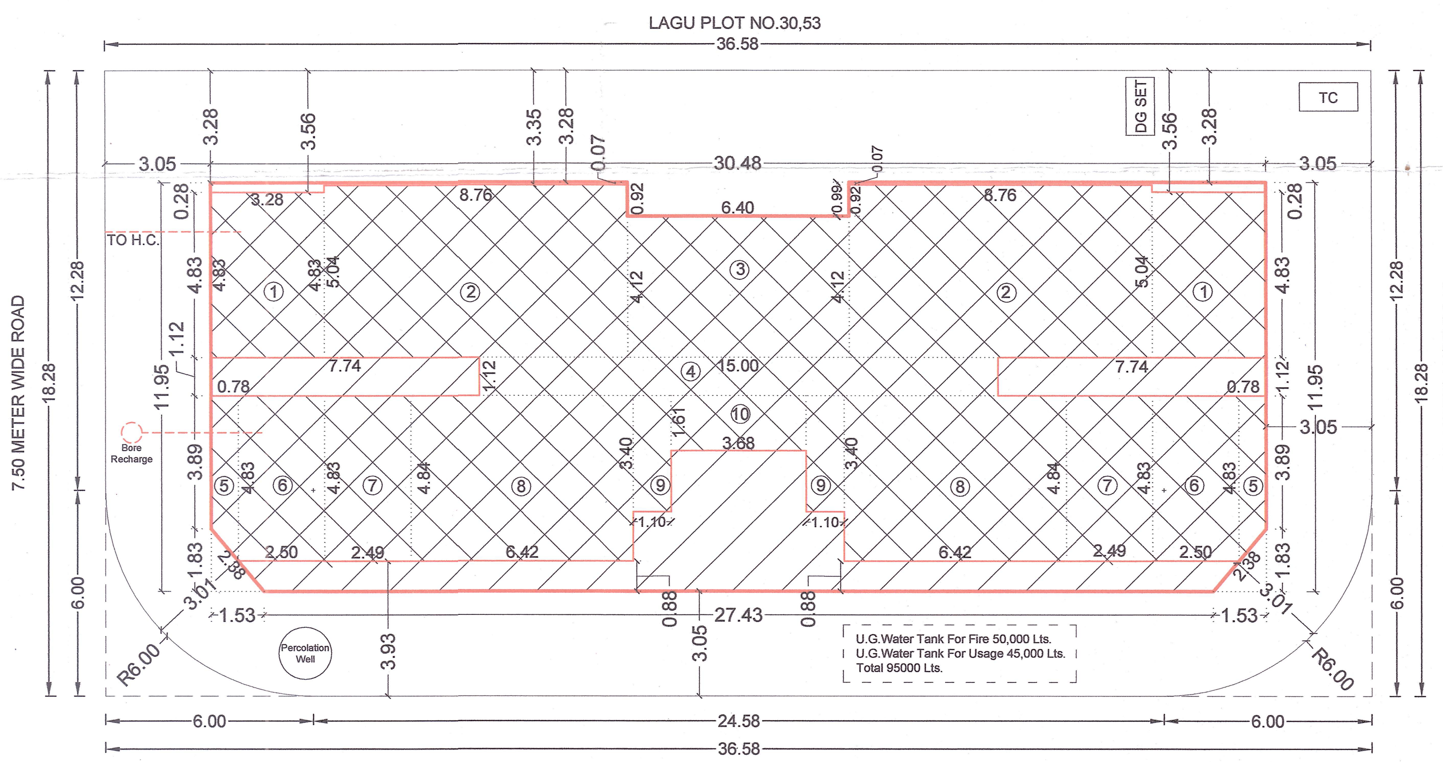
Basement Floor Plan

(Scale - 1:100)



1st TO 6th Floor Plan

(Scale - 1:100)
(Residential 4 Unit / Floor)
(Total = 24 Unit)



----- 12.00 METER WIDE ROAD -----

Site Plan

(Scale - 1:100)