

PROPOSED COMMERCIAL & RESIDENCE FLAT BUILDING PLAN ON C.S.NO.594, SHEET NO 134 WARD NO 6, AT NAVAPAR, BHAVNAGAR.

OWNER NAME: A.N.S. DEVELOPER'S NA PATNER NAHINBHAI ABDULHAFAIZ KAZI

AREA TABLE

TOTAL PLOT AREA	1705.30 SQMT
PER. BUILT UP AREA- 75 %	1278.97 SQ.MT.
TOTAL F.S.I.P.A X 2.00	3410.60 SQMT

PARTICULARS	BUILT UP AREA:- (SQ.MT.)	F.S.I. (SQ.MT.)
BASEMENT	862.89	1020.96
GROUND FLOOR COMM	1123.82	648.47
FIRST FLOOR	701.63	648.47
SECOND FLOOR	701.63	648.47
THIRD FLOOR	701.63	439.02
FOURTH FLOOR	492.18	056.11
STAIR CABIN	056.11	4623.89
TOTAL	4623.89	3405.39

OPENING SCHEDULE

RS	2.20 X 2.44	V1	2.00 X 0.60
D	1.07 X 2.13	W	2.00 X 2.13
D1	0.91 X 2.13	W1	0.61 X 1.37
D2	0.76 X 2.13	W2	1.30 X 2.13
V	0.60 X 0.60	W3	2.00 X 1.50

COLOR NOTE:

- SHOWS PLOT BOUNDARY
- SHOWS PROPOSED WORK
- SHOWS 2 WHEELER PARKING
- SHOWS 4 WHEELER PARKING
- SHOWS WATER RECHARGE LINE
- FREE PLANTATION

STAIR DETAIL

1.84 M. WIDER R.C.C. STAIR	SCALE 1:100
1.50 M. WIDER R.C.C. STAIR	
TREAD: 0.30	
RISE: 0.145	

OWNERS.

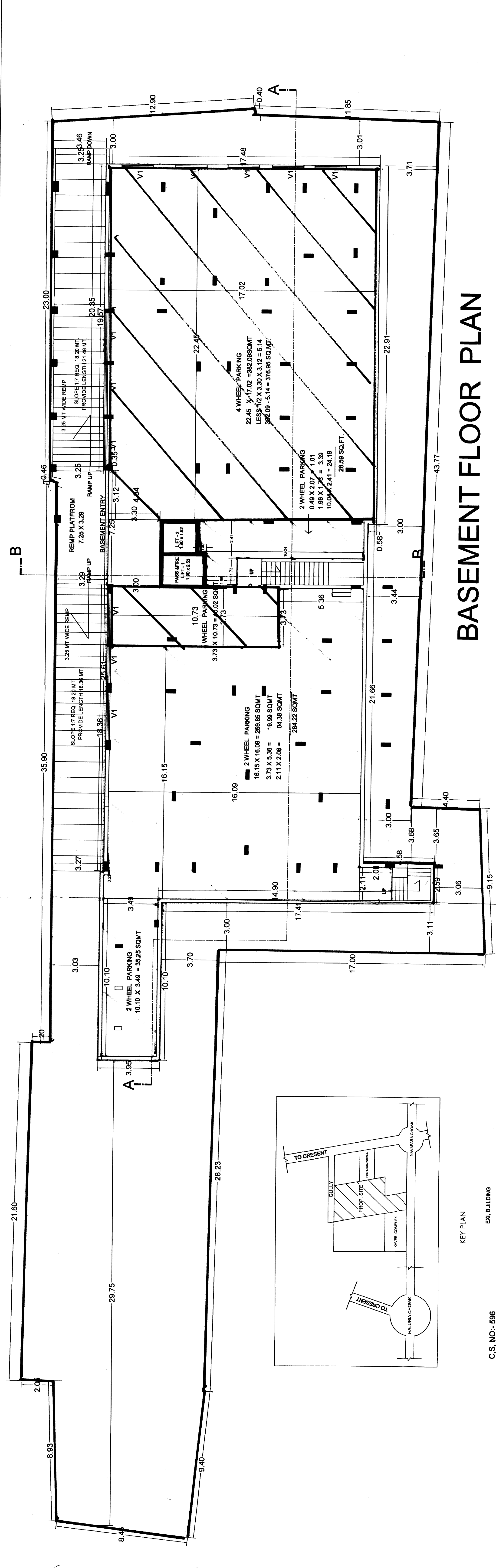
A.N.S. DEVELOPERS

J. G. SATAPHA
S.N. BANGALORE
NAVAPAR-380005
S.T. NO. 13
27/10/2021

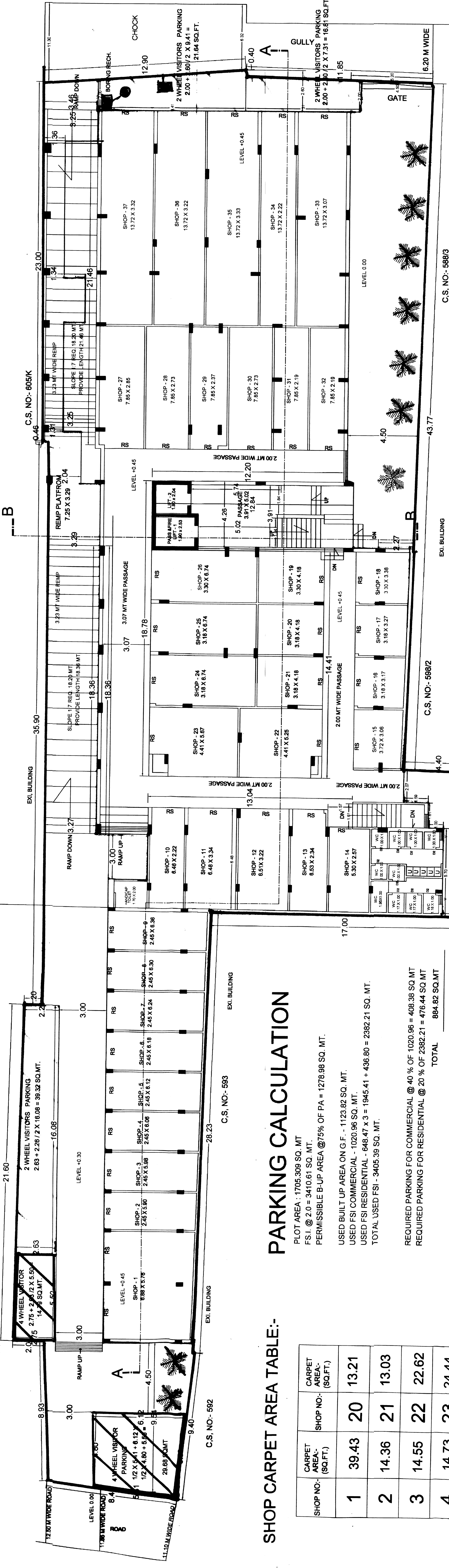
STRU. ENG

ENGINEER 1

ENGINEER 2



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN CUM SITE PLAN

PARKING CALCULATION

PLOT AREA: 1705.309 SQ. MT
F.S.I. @ 2.0 = 3410.61 SQ. MT.
PERMISSIBLE B-UP AREA @15% OF PA = 1278.98 SQ. MT.
USED BUILT UP AREA ON G.F. = 1123.82 SQ. MT.
USED FSI COMMERCIAL - 1020.96 SQ. MT.
USED FSI RESIDENTIAL - 648.47 X 3 = 1945.41 + 436.86 = 2382.21 SQ. MT.
TOTAL USED FSI - 3405.39 SQ. MT.
REQUIRED PARKING FOR COMMERCIAL @ 40% OF 1020.96 = 408.38 SQ. MT
REQUIRED PARKING FOR RESIDENTIAL @ 20% OF 2382.21 = 476.44 SQ. MT
TOTAL 884.82 SQ. MT
TOTAL REQUIRED VISITOR PARKING @ 20% OF 408.38 = 81.68 SQ. MT
TOTAL REQUIRED VISITOR PARKING @ 10% OF 476.44 = 47.64 SQ. MT
TOTAL REQUIRED VISITOR PARKING GL 129.32
TOTAL REQUIRED VISITOR PARKING GL 84.86
2 WHEELER PARKING OF 884.82 50 % = 442.41 SQ. MT
4 WHEELER PARKING OF 884.82 50 % = 442.41 SQ. MT

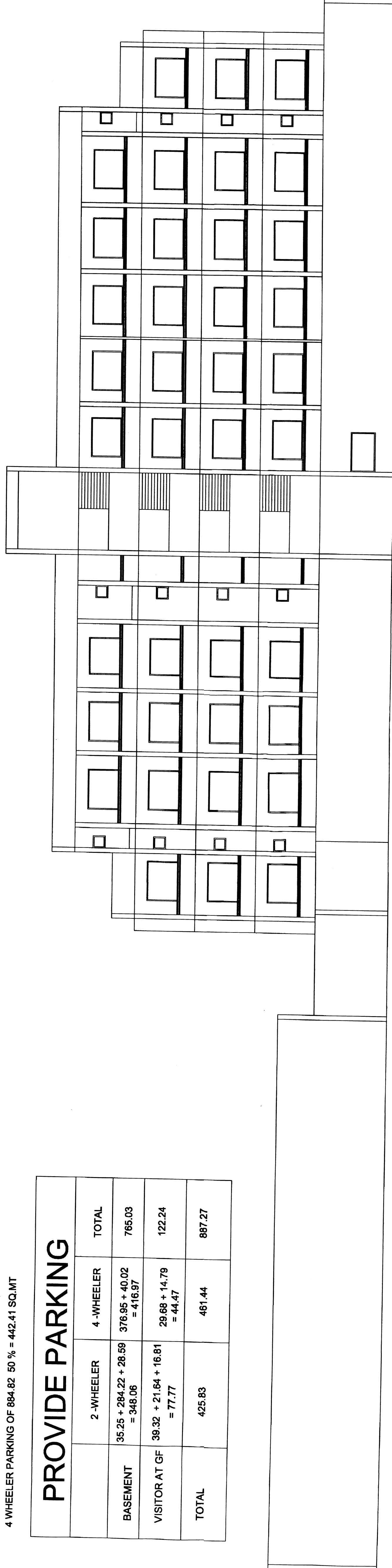
PROVIDE PARKING

	2-WHEELER	4-WHEELER	TOTAL
BASEMENT	35.25 + 284.22 + 28.59 = 348.06	376.95 + 40.02 = 416.97	765.03
VISITOR AT GF	39.32 + 21.84 + 18.81 = 79.97	29.68 + 14.79 = 44.47	124.44
TOTAL	425.83	461.44	887.27

SHOP CARPET AREA TABLE:-

SHOP NO:-	CARPET AREA:- (SQ.FT.)	SHOP NO:-	CARPET AREA:- (SQ.FT.)
1	39.43	20	13.21
2	14.36	21	13.03
3	14.55	22	22.62
4	14.73	23	24.44
5	14.88	24	21.31
6	15.02	25	21.20
7	15.17	26	21.98
8	15.32	27	22.12
9	15.70	28	21.42
10	14.08	29	18.25
11	20.58	30	21.45
12	20.80	31	16.93
13	14.77	32	16.98
14	13.77	33	41.84
15	10.31	34	30.12
16	09.91	35	45.17
17	10.39	36	43.77
18	11.05	37	45.25
19	13.69		759.60

RIGHT ELEVATION



THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL THE REQUIREMENTS OF THE APPLICABLE LAWS AND REGULATIONS. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. I AM NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

ENGINEER 1
ENGINEER 2

PARKING CALCULATION

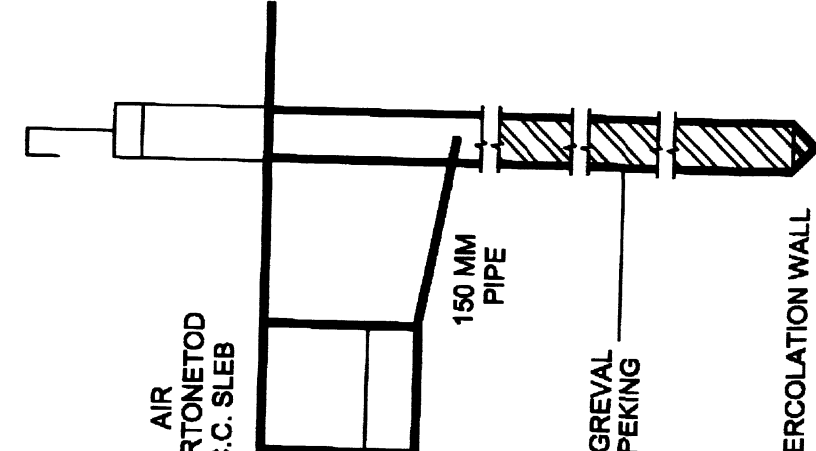
PLOT AREA: 1705.30 SQ. MT.
P.S.I. @ 20 = 3410.61 SQ. MT.
PERMISSIBLE B.U.P AREA @ 75% OF P.A. = 1278.97 SQ. MT.
USED BUILT UP AREA ON G.F. = 1123.99 SQ. MT.
USED FSI COMMERCIAL = 1020.96 SQ. MT.
TOTAL USED FSI = 3405.39 SQ. MT.

REQUIRED PARKING FOR COMMERCIAL @ 40% OF 1020.96 = 408.38 SQ. MT.
REQUIRED PARKING FOR RESIDENTIAL @ 20% OF 2382.21 = 476.44 SQ. MT.
TOTAL REQUIRED VISITOR PARKING @ 20% OF 408.38 + 476.44 = 984.82 SQ. MT.
TOTAL REQUIRED VISITOR PARKING @ 10% OF 476.44 = 47.64 SQ. MT.
TOTAL REQUIRED VISITOR PARKING @ 10% OF 984.82 = 98.48 SQ. MT.

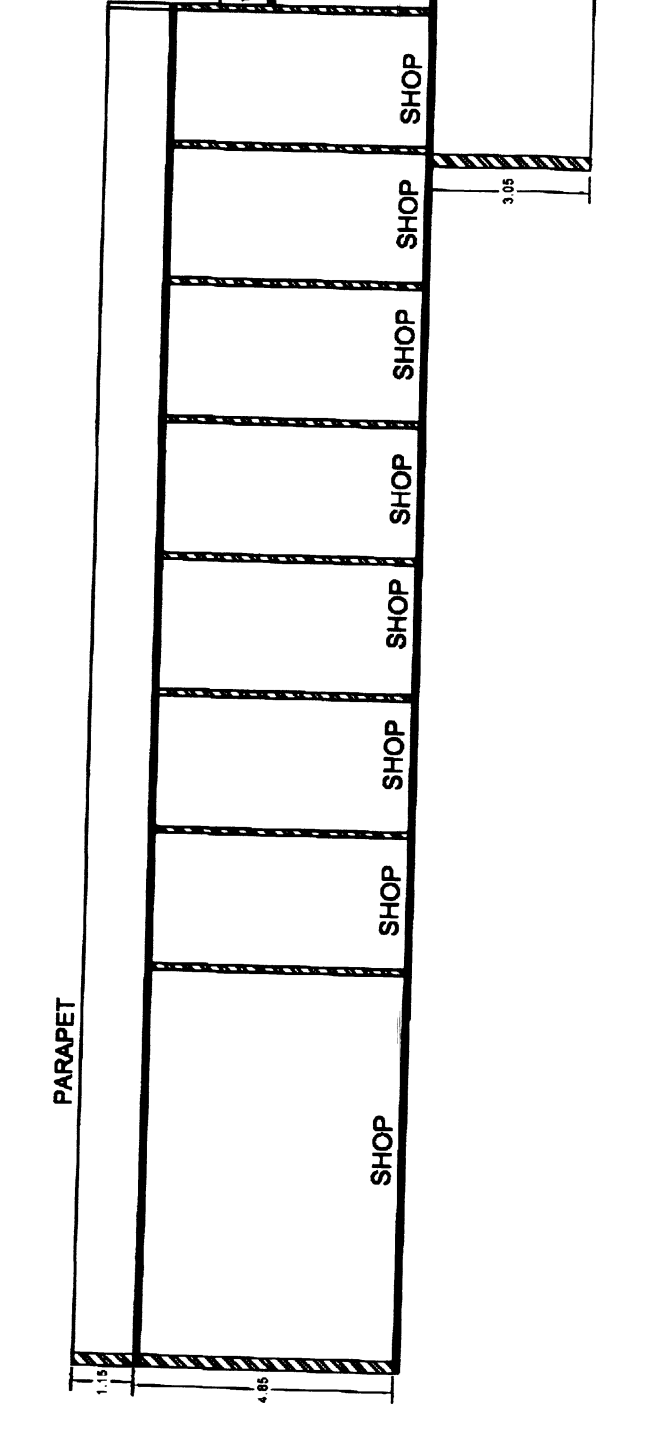
2 WHEELER PARKING OF 884.82 @ 50% = 442.41 SQ. MT.
4 WHEELER PARKING OF 884.82 @ 50% = 442.41 SQ. MT.

PROVIDE PARKING			
	2-WHEELER	4-WHEELER	TOTAL
BASEMENT	36.25 + 284.22 + 28.59	374.95 + 40.02	760.03
	= 345.06	= 418.97	
VISITOR AT GF	36.32 + 21.84 + 16.81	26.88 + 14.79	122.24
	= 74.97	= 41.67	
TOTAL	426.83	461.44	888.27

SECTION B - B



PERCOLATION SECTION

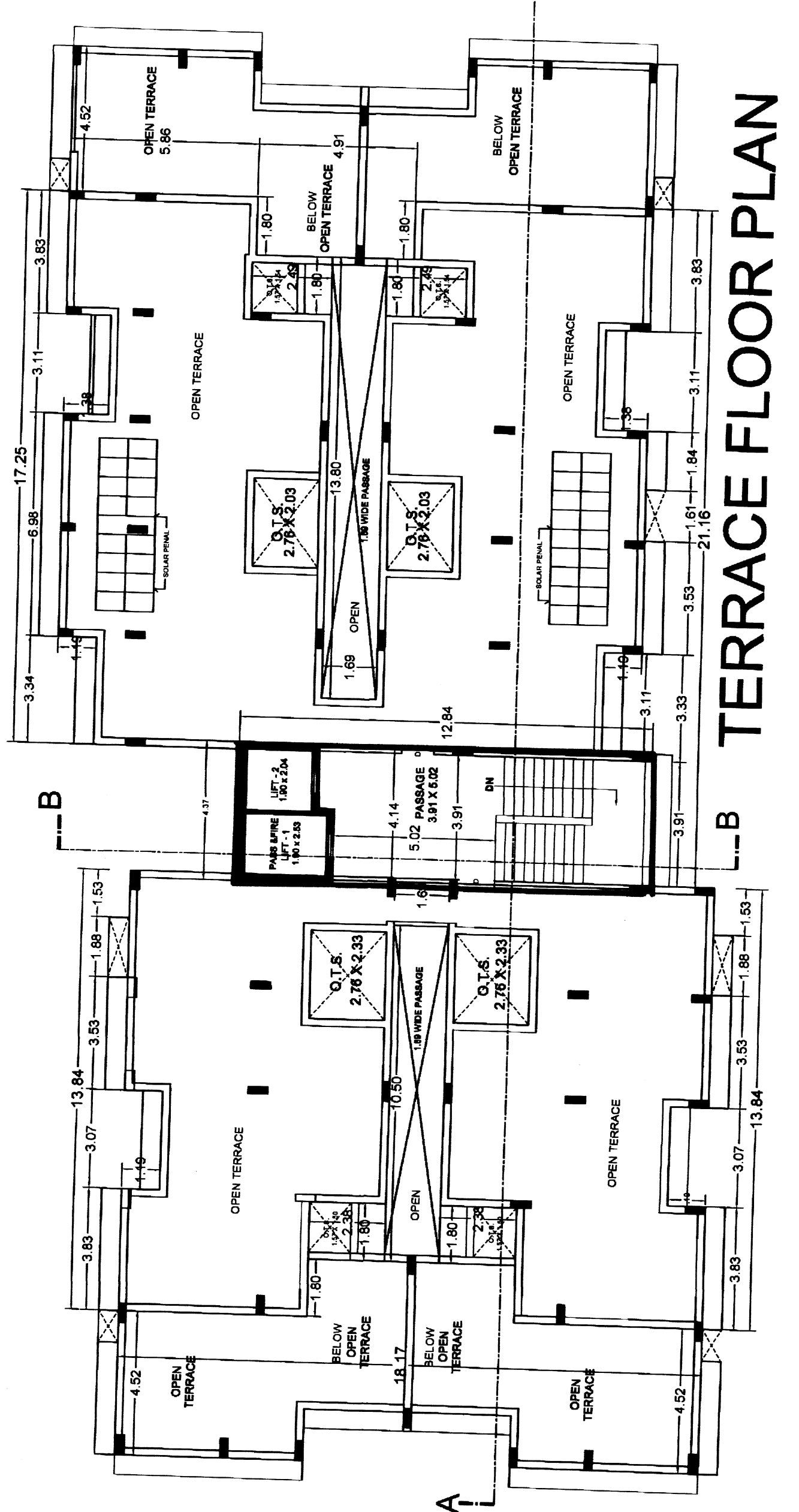


SECTION A - A

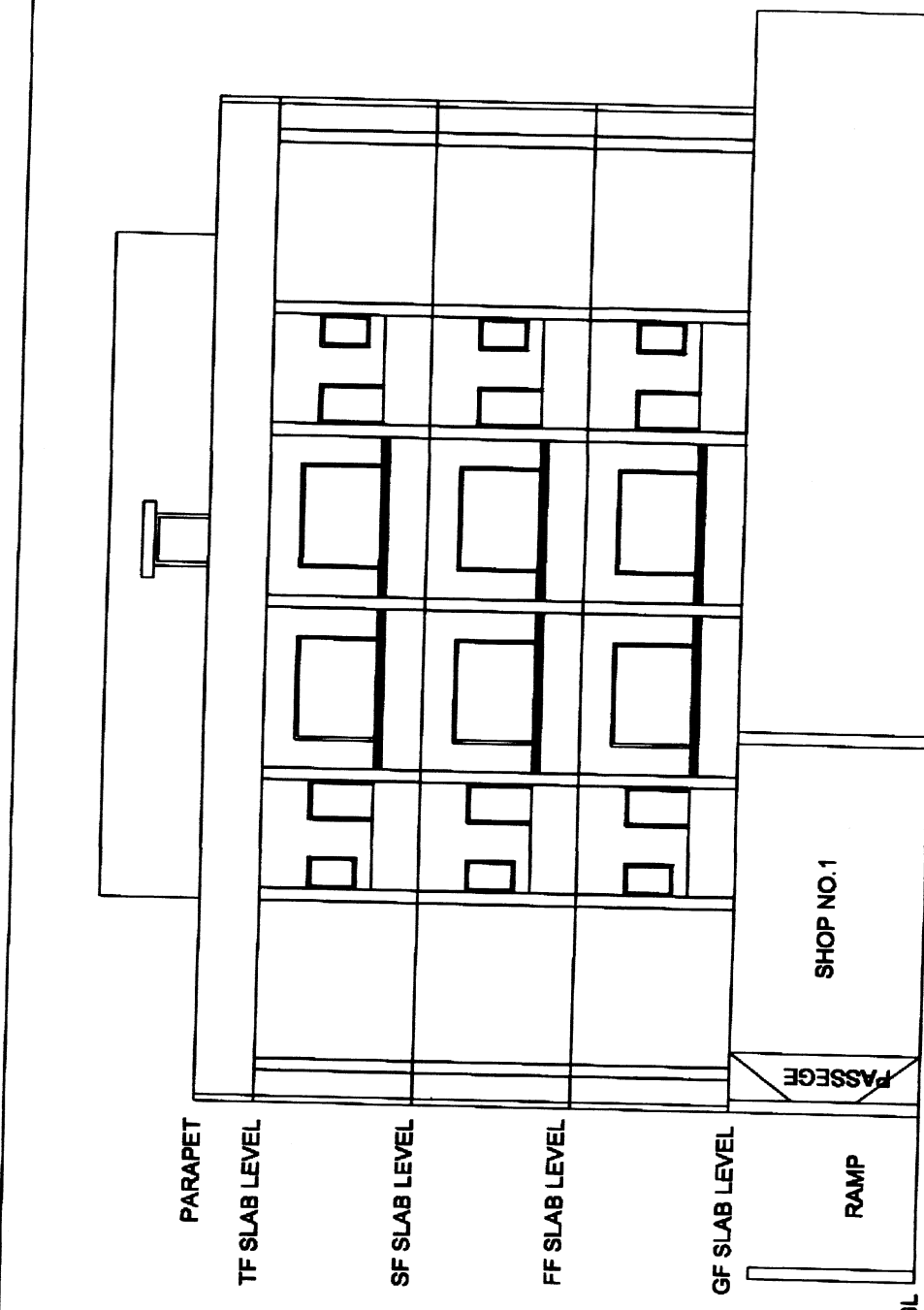
RESIDENTIAL CARPET AREA TABLE:-

FAT NO.	CARPET AREA (SQ.MT.)	CARPET FLAT NO.	CARPET AREA (SQ.MT.)	CARPET FLAT NO.	CARPET AREA (SQ.MT.)
101	62.04	201	62.04	301	62.04
102	57.80	202	57.80	302	57.80
103	57.66	203	57.66	303	57.66
104	61.98	204	61.98	304	61.98
105	81.73	205	81.73	305	81.73
106	57.95	206	57.95	306	57.95
107	57.82	207	57.82	307	57.82
108	81.67	208	81.67	308	81.67

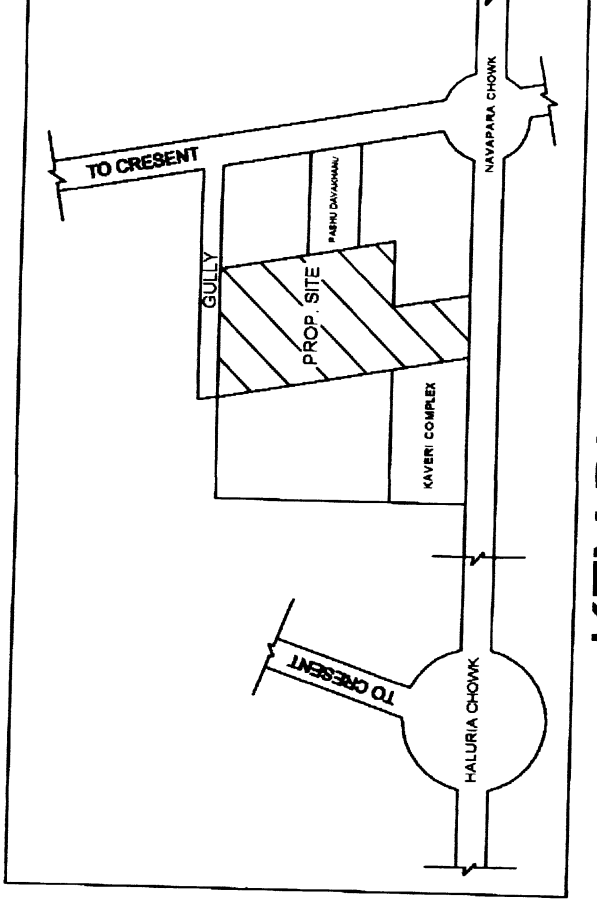
1. The area of the plot is 1705.30 sq. mt. and the area of the building is 1123.99 sq. mt. The area of the parking is 888.27 sq. mt. The area of the commercial is 1020.96 sq. mt. The area of the residential is 476.44 sq. mt. The area of the visitor parking is 984.82 sq. mt. The area of the 2-wheeler parking is 442.41 sq. mt. The area of the 4-wheeler parking is 442.41 sq. mt.



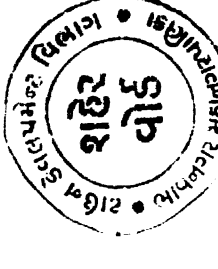
TERRACE FLOOR PLAN



FRONT ELEVATION

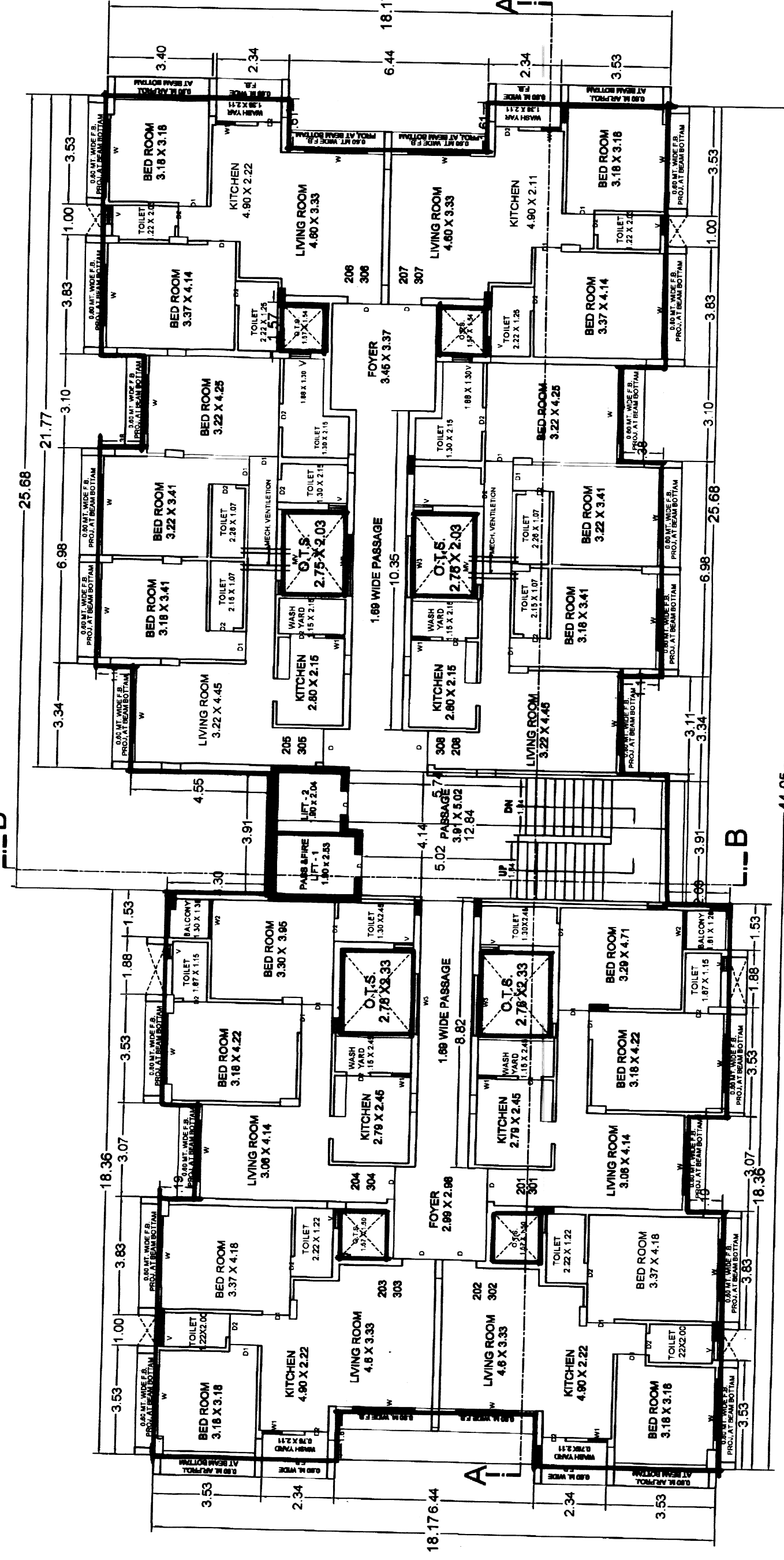


KEY PLAN (N.T.S.)

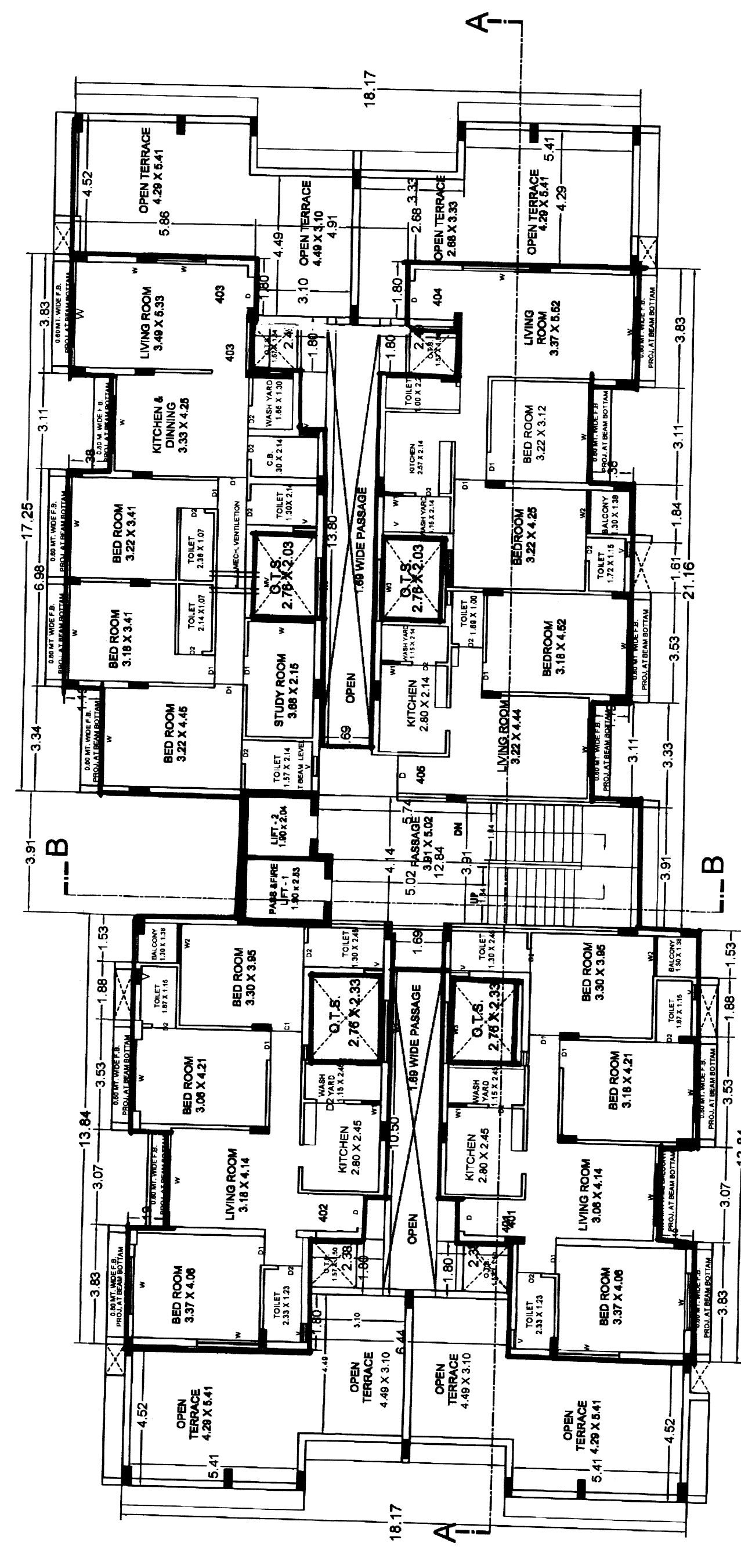


24/ 5/ 2024 10:30 AM (B.A.D.A.)
24/ 5/ 2024 10:30 AM (B.A.D.A.)
24/ 5/ 2024 10:30 AM (B.A.D.A.)

FIRST FLOOR PLAN



SECOND, & THIRD FLOOR PLAN



FOURTH FLOOR PLAN

PROPOSED COMMERCIAL & RESIDENCE FLAT BUILDING PLAN ON C.S.NO.594, SHEET NO 134 WARD NO 6, AT NAVAPAR, BHAVNAGAR.

OWNER NAME: A.N.S. DEVELOPERS NA PATNER NAHINBHAI ABDULHAZIZ KAZI

AREA TABLE

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PER BUILT UP AREA- 75 %	1278.97 SQ.MT.	
TOTAL F.S.I.P.A X 2.00	3410.60 SQ.MT	
PARTICULARS	BUILT UP AREA- (SQ.MT.)	F.S.I. (SQ.MT.)
BASEMENT	852.89	
GROUND FLOOR COMM	1123.82	1020.96
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V	0.60 X 0.60		

COLOR NOTE:
SHOWS PLOT BOUNDARY
SHOWS PROPOSED WORK
SHOWS 2 WHEELER PARKING
SHOWS 4 WHEELER PARKING
SHOWS WATER RECHARGE LINE
SHOWS TREE PLANTATION

STAIR DETAIL
1.84 M. WIDER C.C. STAIR
1.50 M. WIDER C.C. STAIR
TREAD: 0.30
RISE: 0.15

A.N.S. DEVELOPERS
Partner

OWNERS.

J. G. SHARMA
S.N. SINGH
B.A.D.A. Lic. No. 251
B.A.D.A. Lic. No. 251
STUC NO. 13

ENGINEER 1

ER. ANSHU SHAH
BMC Licence No. 506
B.A.D.A. Licence No. 251

ENGINEER 2

24/ 5/ 2024 10:30 AM
24/ 5/ 2024 10:30 AM
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24/ 5/ 2024 10:30 AM
24/ 5/ 2024 10:30 AM
24/ 5/ 2024 10:30 AM

BHAVNAGAR AREA DEVELOPMENT AUTHORITY