

Project Title :PROPOSED RESI+COMM. BUILDING PLAN AT WARD NO-3, SHEET NO-63, S.R.NO-1302 AND 1303, DIWANPARA ROAD,BHAVNAGAR.

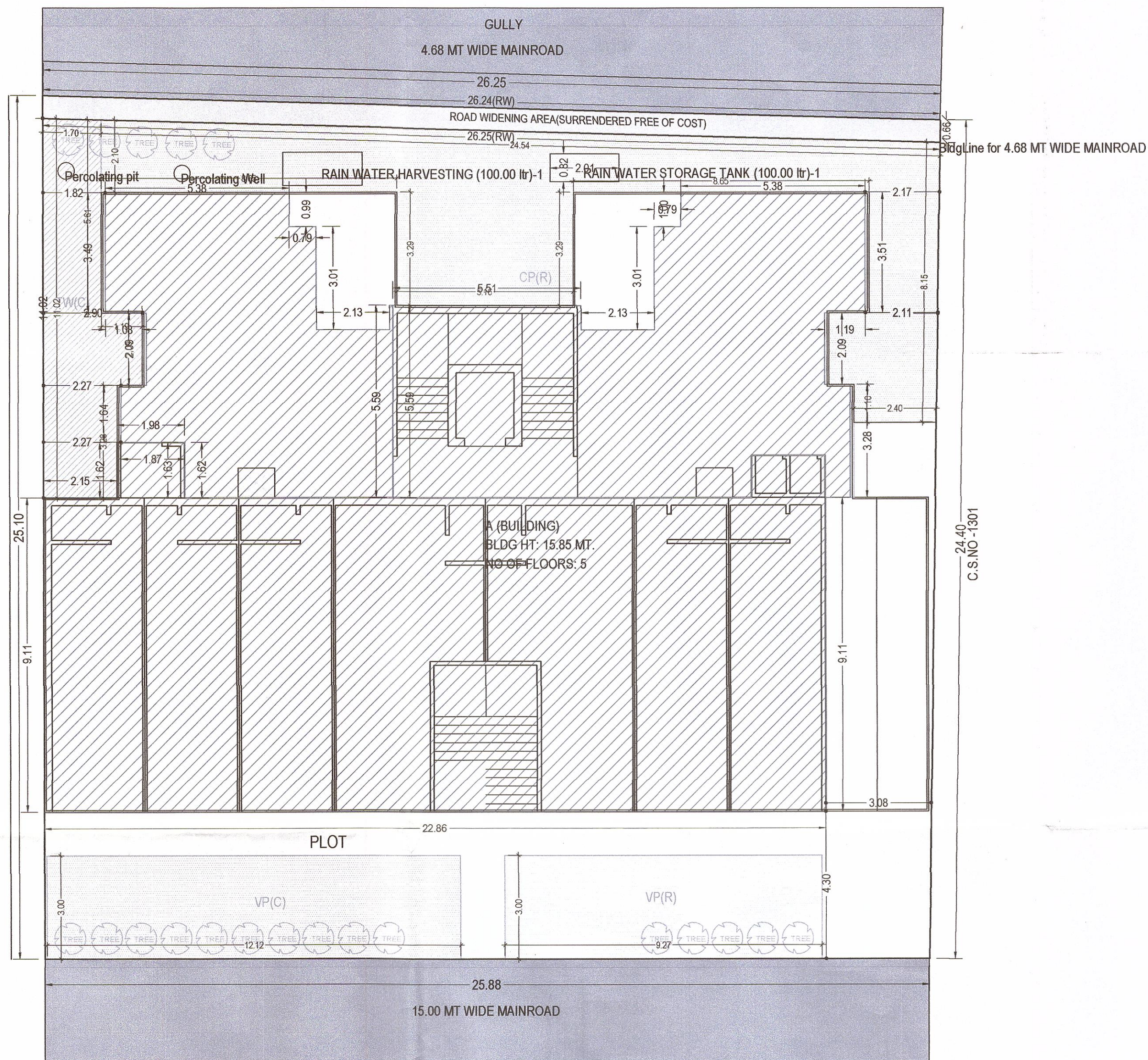
Inward No	1169675	Sheet	1
Inward Date		Scale	1:100

A AREA STATEMENT		VERSION NO: 1.0.11
PROJECT DETAIL :		VERSION DATE: 27/03/2019
Site Address: RevenueNo: SR NO - 1302 and 1303, CitySurveyWardNo: WARD NO-3		Plot Use: Residential
Authority: Bhavnagar Municipal Corporation (BMC)		Plot SubUse: Residential Apartment Bldg
AuthorityClass: D2		Plot Use Group: Dwelling-3 (DW3)
AuthorityGrade: Municipal Corporation		Land Use Zone: Gamtal
CaseTrack: Regular		Conceptualized Use Zone: GM
Project Type: Building Permission		
Nature of Development: NEW		
Development Area: Non TP Area		
SubDevelopment Area: Other Areas		
Special Project NA		
Special Road: NA		
Site Address: RevenueNo: SR NO - 1302 and 1303, CitySurveyWardNo: WARD NO-3		
AREA DETAILS:		Sq.Mts.
1. Area of Plot As per record		645.10
Property Card		645.10
As per site condition		645.10
Area of Plot Considered		645.10
2. Deduction for		
(a)Proposed roads		17.39
Surrender Free of Cost		17.39
(b)Any reservations		0.00
Total(a + b)		17.39
3. Net Area of plot (1 - 2) AREA OF PLOT		627.71
4. % of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		627.71
Plot Area For Coverage		645.10
Plot Area For FSI		645.10
Perm. FSI Area (2.00)		1290.20
5. Total Perm. FSI area		1290.20
6. Total Built up area permissible at:		
a. Ground Floor (75.00 %)		483.82
Proposed Coverage Area (60.17 %)		388.18
Total Prop. Coverage Area (60.17 %)		388.18
Balance coverage area (14.83 %)		95.94
Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground And Parking Floor	413.65	0.00	199.97	0.00
First Floor	381.03	0.00	336.39	0.00
Second Floor	296.05	0.00	257.12	0.00
Third Floor	281.22	0.00	240.29	0.00
Fourth Floor	296.34	0.00	255.41	0.00
Terrace Floor	52.45	0.00	0.00	0.00
Total Area:	1722.77	0.00	1289.18	0.00
Total FSI Area:			1289.18	
Total Built Up Area:			1722.77	
Proposed F.S.I. consumed:			2.00	
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors		30.00		
5. Total Tenements (3 + 4)		30		
E. Parking Statement				
1. Parking Space Required as per Regulations:			299.79	
2. Proposed Parking Space:			301.90	

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SITE PLAN
(SCALE 1:100)

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	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	Lift	Lift Machine	Ramp	Covered Area	Parking	Resi.	Commercial		
A (BUILDING)	1	1762.07	39.30	1722.77	218.90	30.60	14.78	27.34	27.50	114.47	869.68	419.50	1289.18	30
Grand Total	1	1762.07	39.30	1722.77	218.90	30.60	14.78	27.34	27.50	114.47	869.68	419.50	1289.18	30

Parking Check (Table 7b)

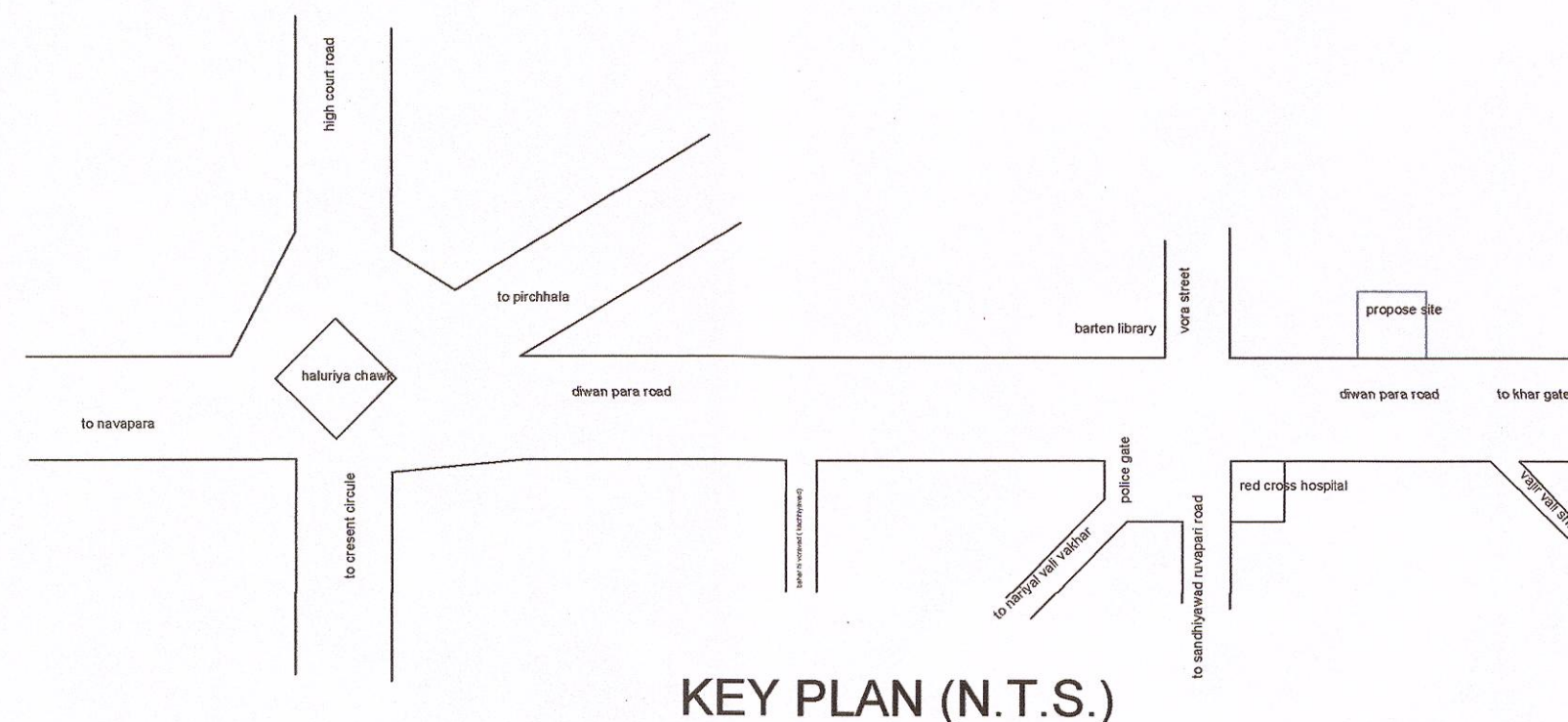
Use Type	Car				Visitor's Car Parking				TwoWheeler				Total Parking Area			
	Area	Prop.	No.	Prop.	Area	Prop.	No.	Prop.	Area	Prop.	No.	Prop.	Area	Prop.	No.	Prop.
Residential	86.97	146.36	0	0	17.39	27.82	0	1	0.00	0.00	0	0	173.94	174.18	-	-
Commercial	62.92	68.70	0	0	25.17	36.35	0	1	0.00	22.68	0	0	125.85	127.72	-	-
Total	149.89	215.05	0	0	42.56	64.17	0	2	0.00	22.68	0	0	299.79	301.90	-	-

Required Parking

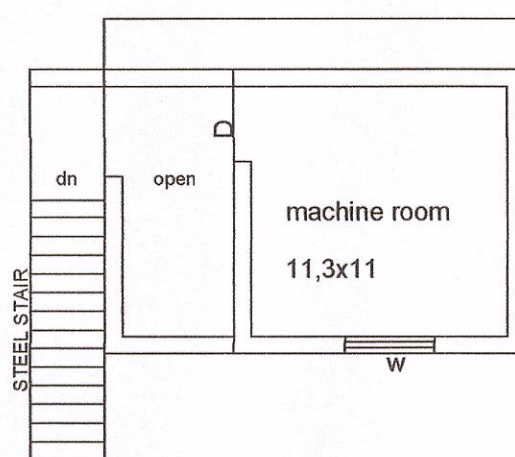
Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
A (BUILDING)	Mercantile	Shop	> 0	1	419.50	125.85	62.92	25.17
			-	-				
			0 - 0	-				
			0 - 1000	1000				
	Residential	Residential Apartment Bldg	0.0 - 80	1	869.68	173.94	86.97	17.39
			> 80.0	-				
			-	-				
Total:		0 - 0	-		299.79	149.89	42.56	

Tree Details (Table 3h)

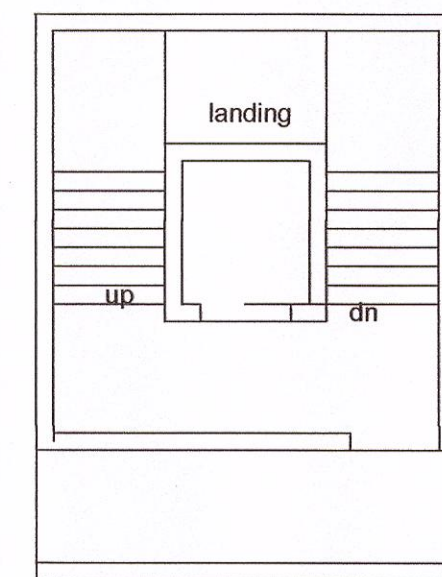
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	20	20



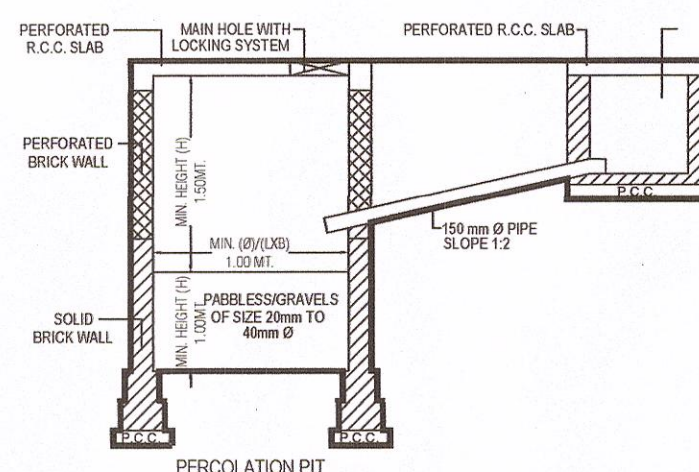
KEY PLAN (N.T.S.)



MACHINE ROOM



STAIR CABIN



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- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the Building/unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - 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.
- The applicant, as specified in CGDCR, shall submit:
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- Follow the requirements for construction as per regulation no 5 of CGDCR.
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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.

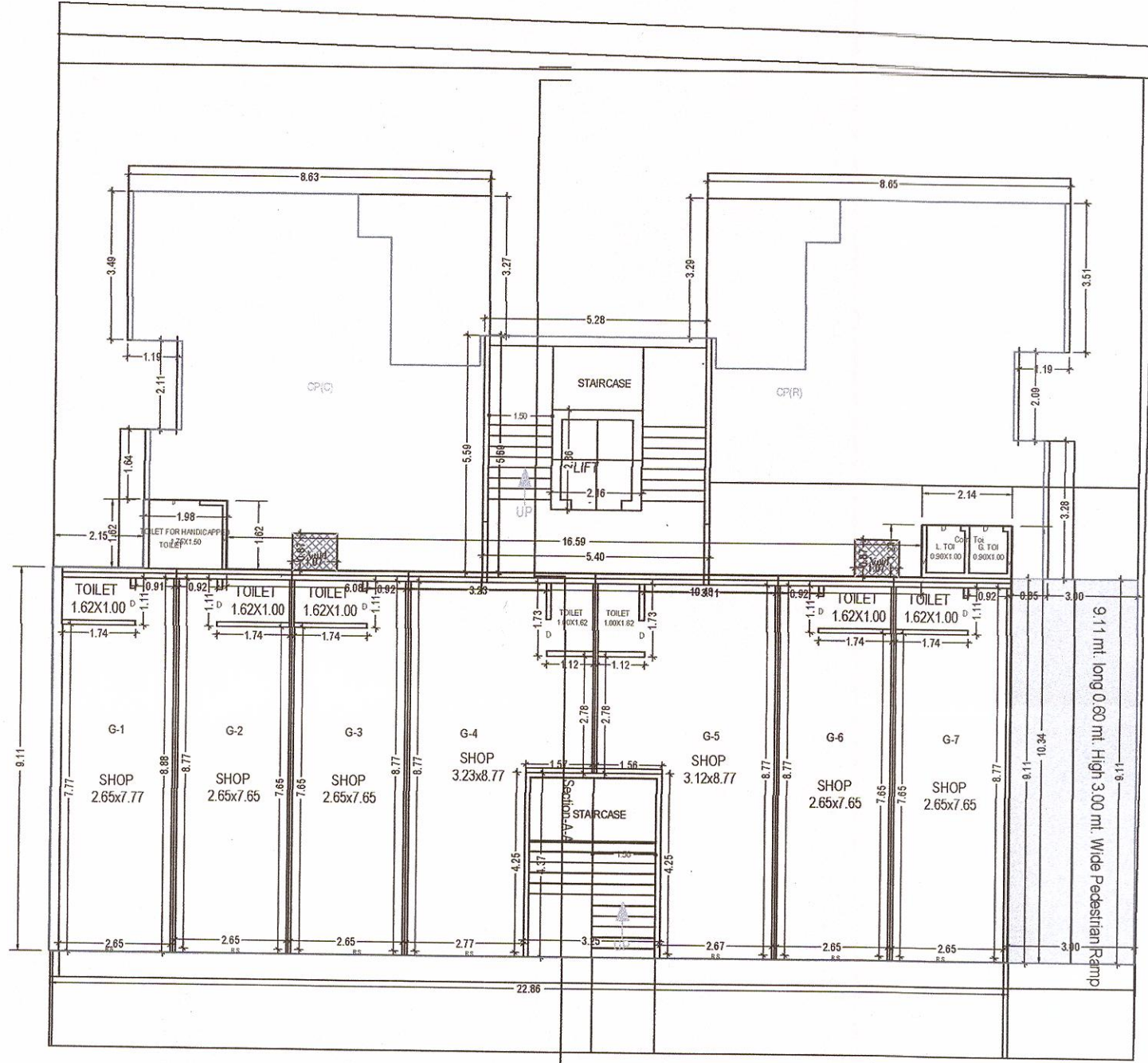
OWNER'S NAME AND SIGNATURE	
A.N. DEVELOPERS	
ARCHENG'S NAME AND SIGNATURE	
Sanket N. Rathod BMC-ER-68	
STRUCTURE ENGINEER	
SUNIL A. VASA BMC-ST-03	



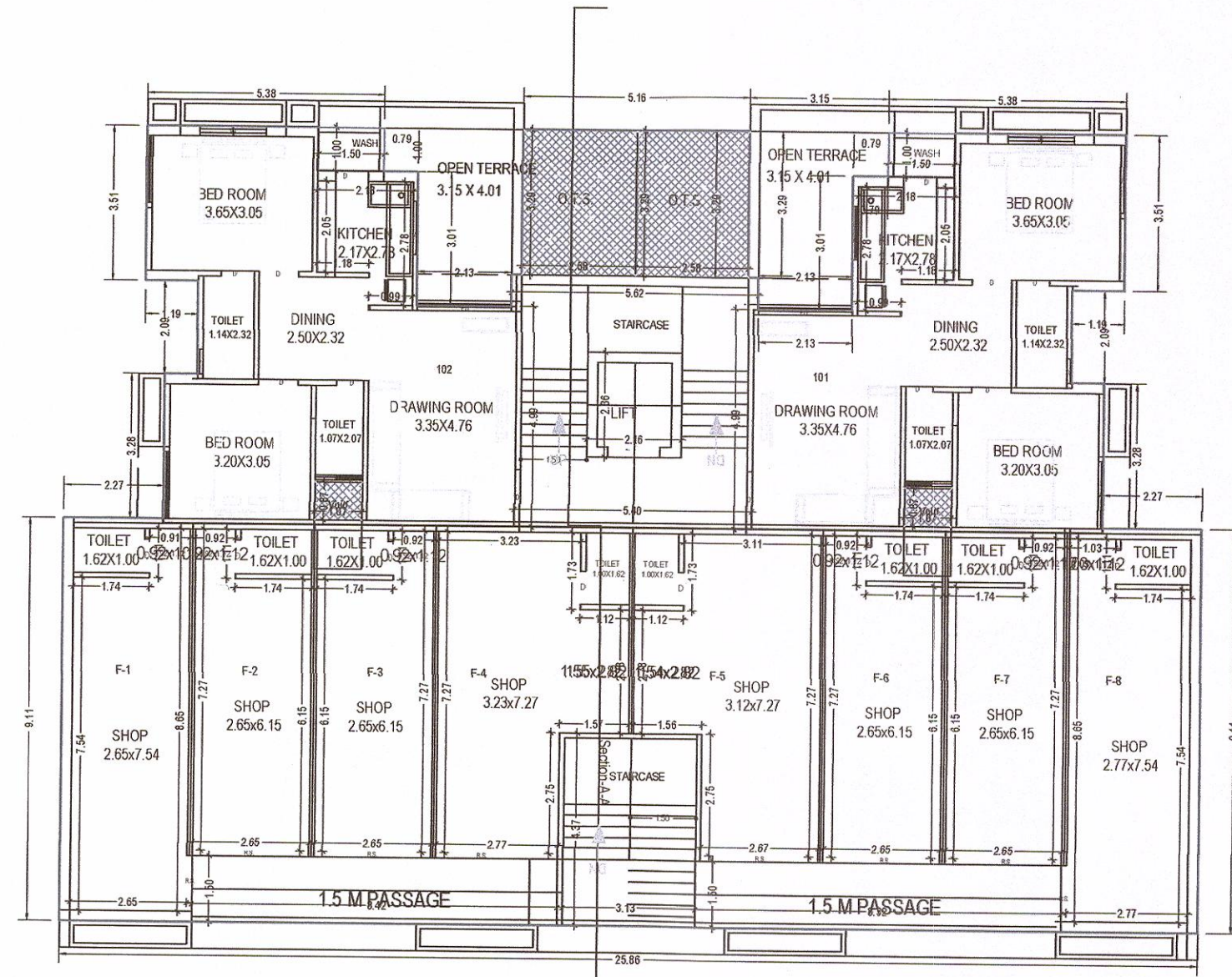
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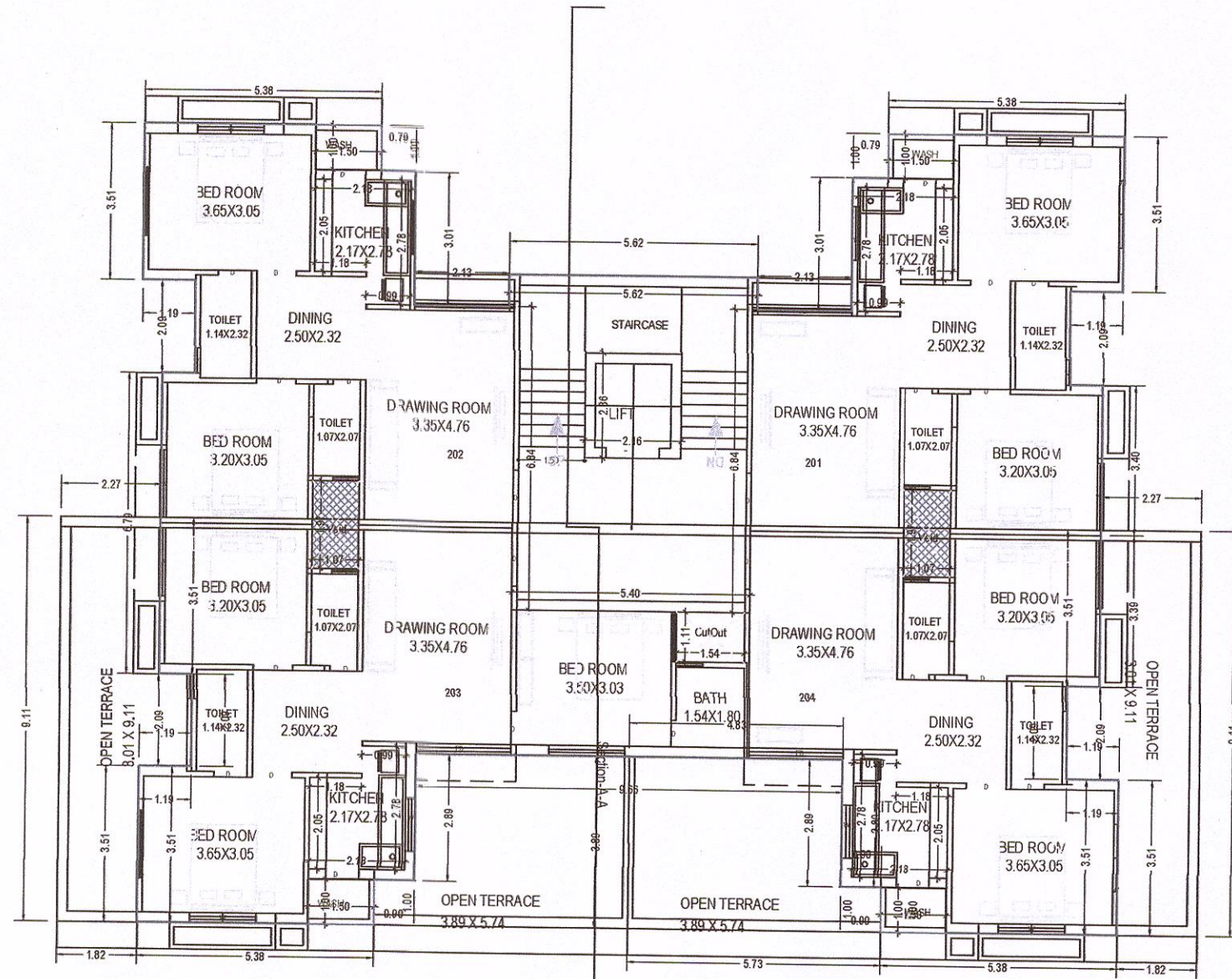
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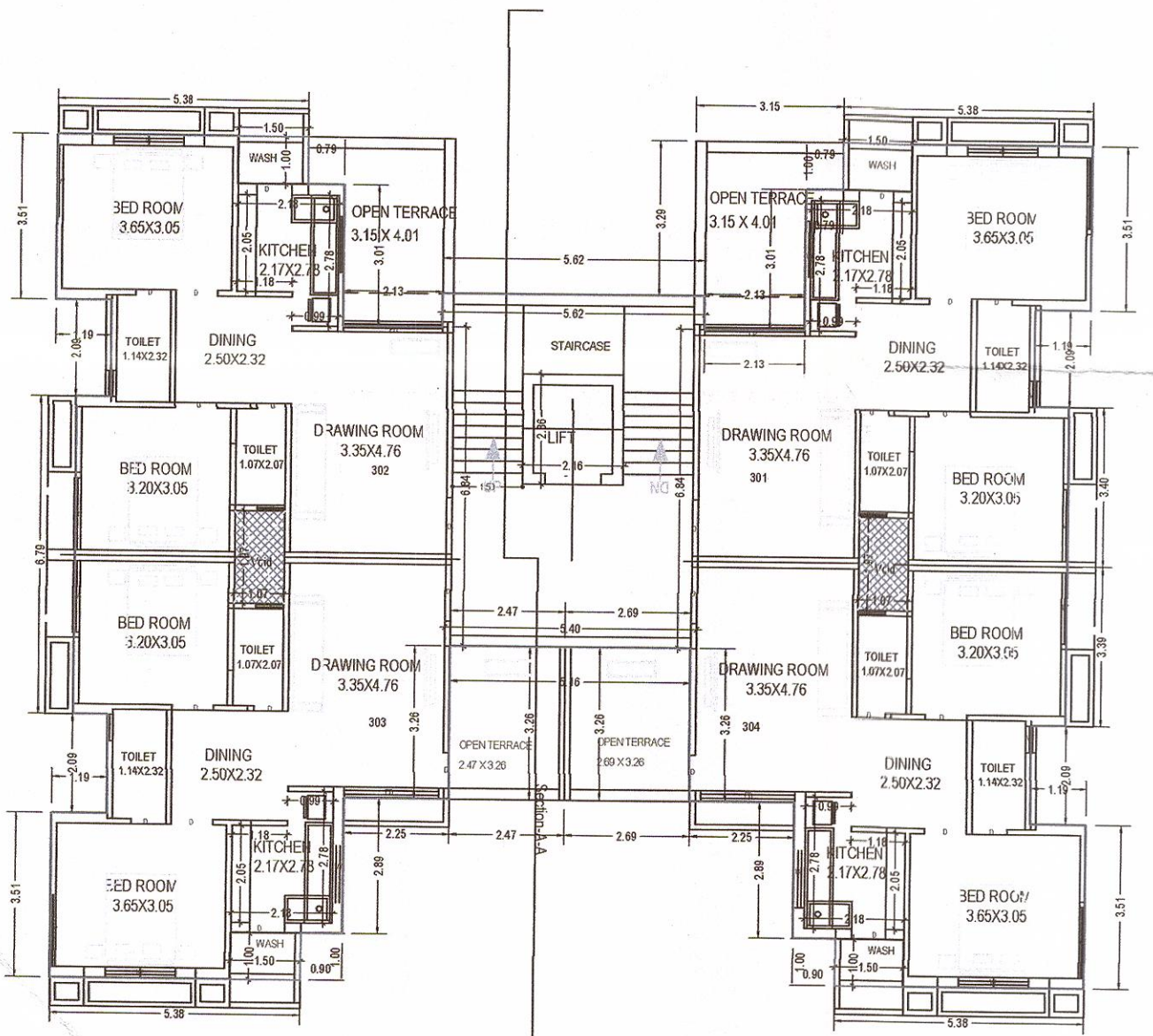
GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)



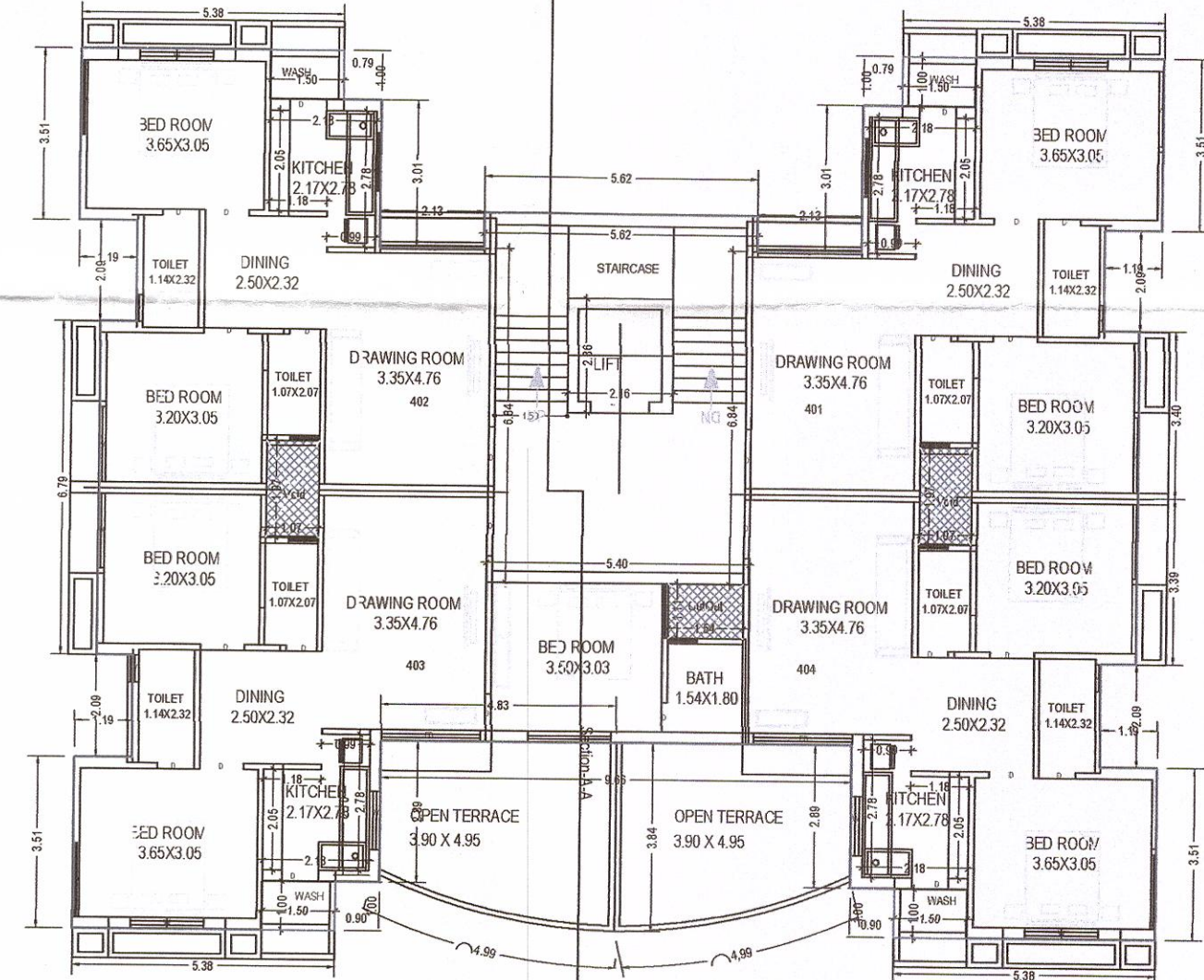
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



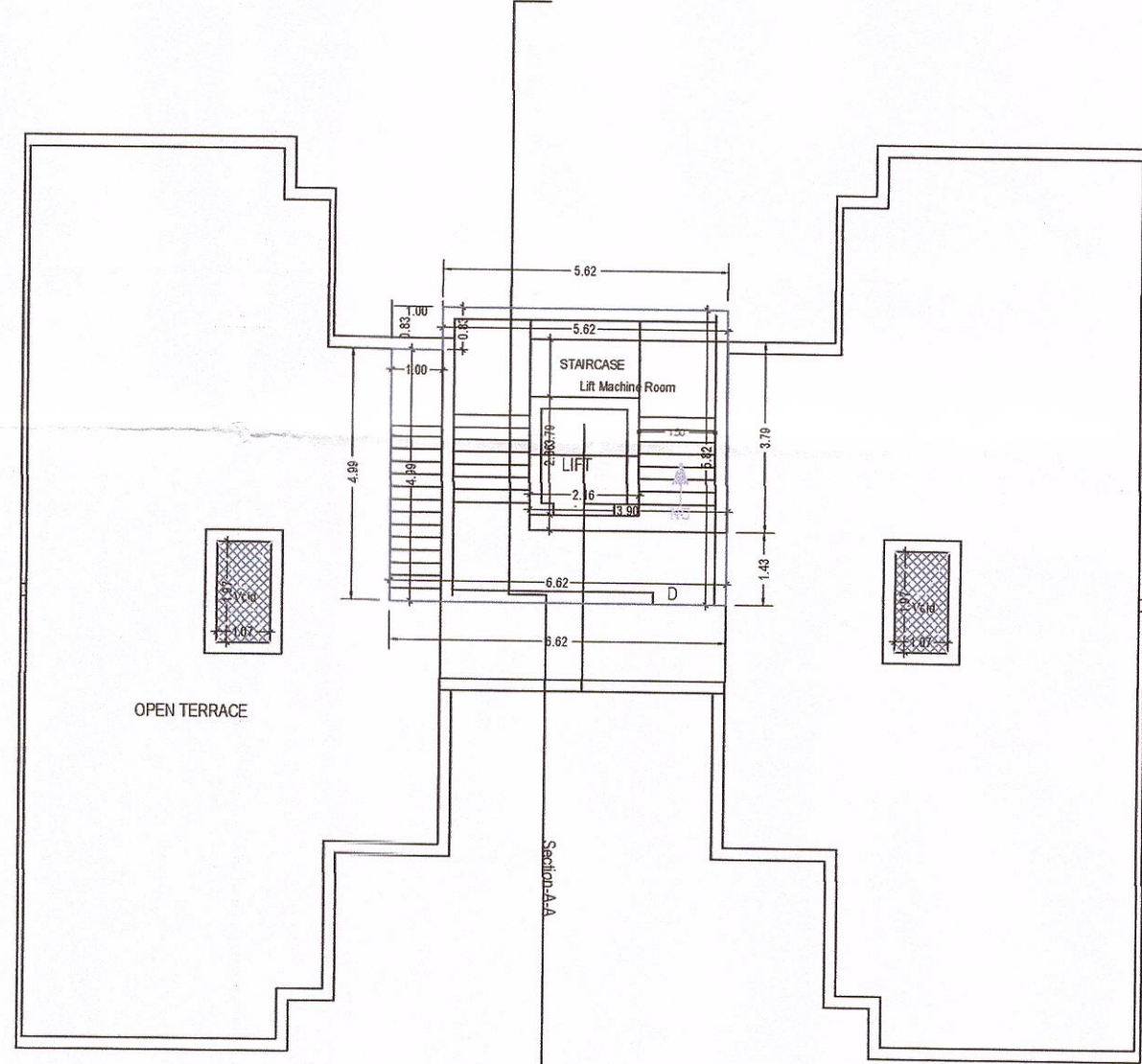
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building 'A'(BUILDING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.m.)	Carpet Area	No. of Unit
GROUND AND PARKING FLOOR PLAN	G-1	SHOP	2.84	2.84	0.05	1.89	08
	G-2	SHOP	26.77	26.77	3.49	23.31	
	G-3	SHOP	25.20	25.20	1.89	23.31	
	G-4	SHOP	25.20	25.20	1.89	23.31	
	G-5	SHOP	33.54	33.54	2.01	31.53	
	G-6	SHOP	32.51	32.51	1.89	30.62	
	G-7	SHOP	25.20	25.20	1.89	23.31	
	G-8	SHOP	25.20	25.20	1.89	23.31	
FIRST FLOOR PLAN	101	FLAT	196.78	196.78	16.18	180.59	08
	102	FLAT	60.88	60.88	5.78	55.08	
	103	FLAT	60.88	60.88	5.78	55.08	
	104	FLAT	60.88	60.88	5.78	55.08	
	105	FLAT	60.88	60.88	5.78	55.08	
	106	FLAT	60.88	60.88	5.78	55.08	
	107	FLAT	60.88	60.88	5.78	55.08	
	108	FLAT	60.88	60.88	5.78	55.08	
SECOND FLOOR PLAN	201	FLAT	375.96	375.96	27.87	348.09	04
	202	FLAT	60.88	60.88	5.78	55.08	
	203	FLAT	60.88	60.88	5.78	55.08	
	204	FLAT	60.88	60.88	5.78	55.08	
	205	FLAT	60.88	60.88	5.78	55.08	
	206	FLAT	60.88	60.88	5.78	55.08	
	207	FLAT	60.88	60.88	5.78	55.08	
	208	FLAT	60.88	60.88	5.78	55.08	
THIRD FLOOR PLAN	301	FLAT	260.51	260.51	25.89	234.62	04
	302	FLAT	60.88	60.88	5.78	55.08	
	303	FLAT	60.88	60.88	5.78	55.08	
	304	FLAT	60.88	60.88	5.78	55.08	
	305	FLAT	60.88	60.88	5.78	55.08	
	306	FLAT	60.88	60.88	5.78	55.08	
	307	FLAT	60.88	60.88	5.78	55.08	
	308	FLAT	60.88	60.88	5.78	55.08	
FOURTH FLOOR PLAN	401	FLAT	240.40	240.40	24.38	216.02	04
	402	FLAT	60.88	60.88	5.78	55.08	
	403	FLAT	60.88	60.88	5.78	55.08	
	404	FLAT	60.88	60.88	5.78	55.08	
	405	FLAT	60.88	60.88	5.78	55.08	
	406	FLAT	60.88	60.88	5.78	55.08	
	407	FLAT	60.88	60.88	5.78	55.08	
	408	FLAT	60.88	60.88	5.78	55.08	

Building 'A' (BUILDING)

Floor Name	Gross Built-up Area (Sq.m.)	Deductions From Gross BUA (Area in Sq.m.)	Total Built-up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed Area (Sq.m.)		FSI	Total FSI Area (Sq.m.)	No. of Unit
				Shed/Cover	Lift	Lift Machine	Ramp	Covered Area	Parking	Resi.	Commercial			
Ground and Parking Floor	415.51	1.86	413.65	39.27	5.10	0.00	27.34	27.50	114.47	0.00	189.97	189.97	08	
First Floor	399.88	18.85	381.03	39.54	5.10	0.00	0.00	0.00	0.00	116.86	219.53	336.39	10	
Second Floor	392.27	4.22	288.05	35.83	5.10	0.00	0.00	0.00	0.00	257.12	0.00	257.12	04	
Third Floor	285.44	4.22	281.22	35.83	5.10	0.00	0.00	0.00	0.00	240.29	0.00	240.29	04	
Fourth Floor	302.27	5.83	296.44	35.83	5.10	0.00	0.00	0.00	0.00	255.41	0.00	255.41	04	
Terrace	56.70	4.22	52.48	32.80	5.10	14.78	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1792.07	39.30	1752.77	216.90	30.60	14.78	27.34	27.50	114.47	889.68	419.50	1289.18	30	
Total Number of Same Building	1												30	
Gross Built-up Area	1792.07	39.30	1752.77	216.90	30.60	14.78	27.34	27.50	114.47	889.68	419.50	1289.18	30	

Staircase Checks (Table B-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
GROUND AND PARKING FLOOR	STAIRCASE	1.50	0.25	0.18
FIRST FLOOR PLAN	STAIRCASE	1.50	0.25	0.17
SECOND FLOOR PLAN	STAIRCASE	1.50	0.25	0.18
THIRD FLOOR PLAN	STAIRCASE	1.50	0.25	0.17
FOURTH FLOOR PLAN	STAIRCASE	1.50	0.25	0.17
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.25	0.00

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 1.50 X 2 X 1	3.00	3.00
SECOND FLOOR PLAN	1.00 X 1.50 X 4 X 1	6.00	6.00
THIRD FLOOR PLAN	1.00 X 1.50 X 4 X 1	6.00	6.00
FOURTH FLOOR PLAN	1.00 X 1.50 X 4 X 1	6.00	6.00
Total		21.00	

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS.
A (BUILDING)	D	0.60	2.10	02
A (BUILDING)	D	0.60	2.10	14
A (BUILDING)	D	0.75	2.10	33
A (BUILDING)	D	0.80	2.10	02
A (BUILDING)	D	0.90	2.10	28
A (BUILDING)	D	1.15	2.10	14
A (BUILDING)	D	1.20	2.10	15
A (BUILDING)	R.S.	1.27	2.10	02
A (BUILDING)	R.S.	2.80	2.10	08
A (BUILDING)	R.S.	2.87	2.10	02
A (BUILDING)	R.S.	2.78	2.10	02

SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS.
A (BUILDING)	V	0.56	1.60	14
A (BUILDING)	V	0.80	1.60	17
A (BUILDING)	W	1.20	1.20	14
A (BUILDING)	W	1.50	1.20	14
A (BUILDING)	W	1.53	1.20	28
A (BUILDING)	FD	2.13	1.20	09
A (BUILDING)	FD	2.14	1.20	08

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OWNER'S NAME AND SIGNATURE
A.N. DEVELOPERS

ARCHITECT'S NAME AND SIGNATURE

Santosh N. Rathod
BMC-ER-08

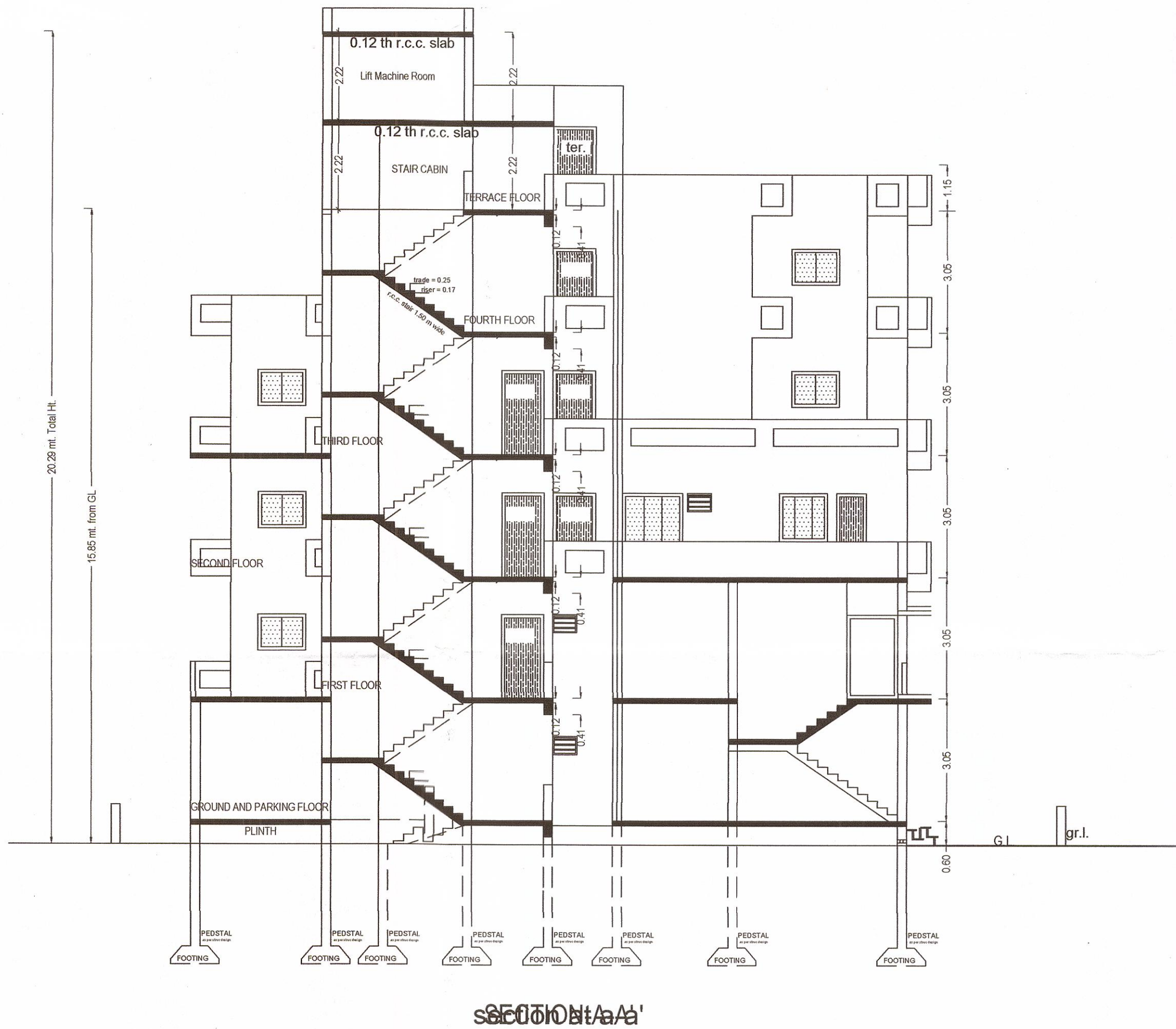
STRUCTURE ENGINEER

SUNIL A. VASA
BMC-ST-03





Inward No	1169675	Sheet	3
Inward Date		Scale	1:100



SECTION/AA'



elevation

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