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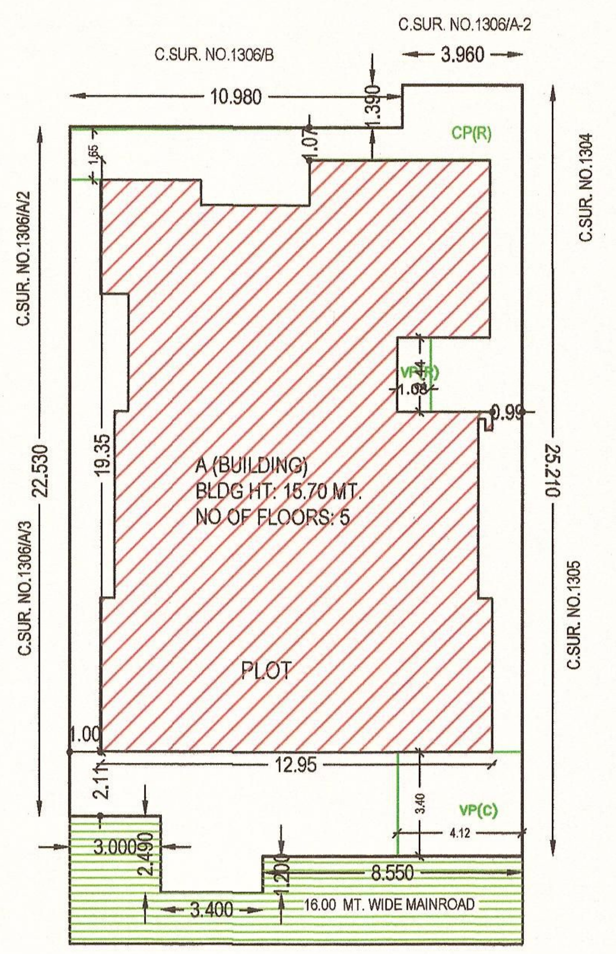
# Project Title :PROPOSED RESI. FLAT BLDG. & COMMER.SHOPS BUILDING PLAN CITY SUR.NO.1306/A-2, 1306/A-3 P, WARD NO.-3 SHEET NO.63,DIWANPARA ROAD,BHAVNAGAR

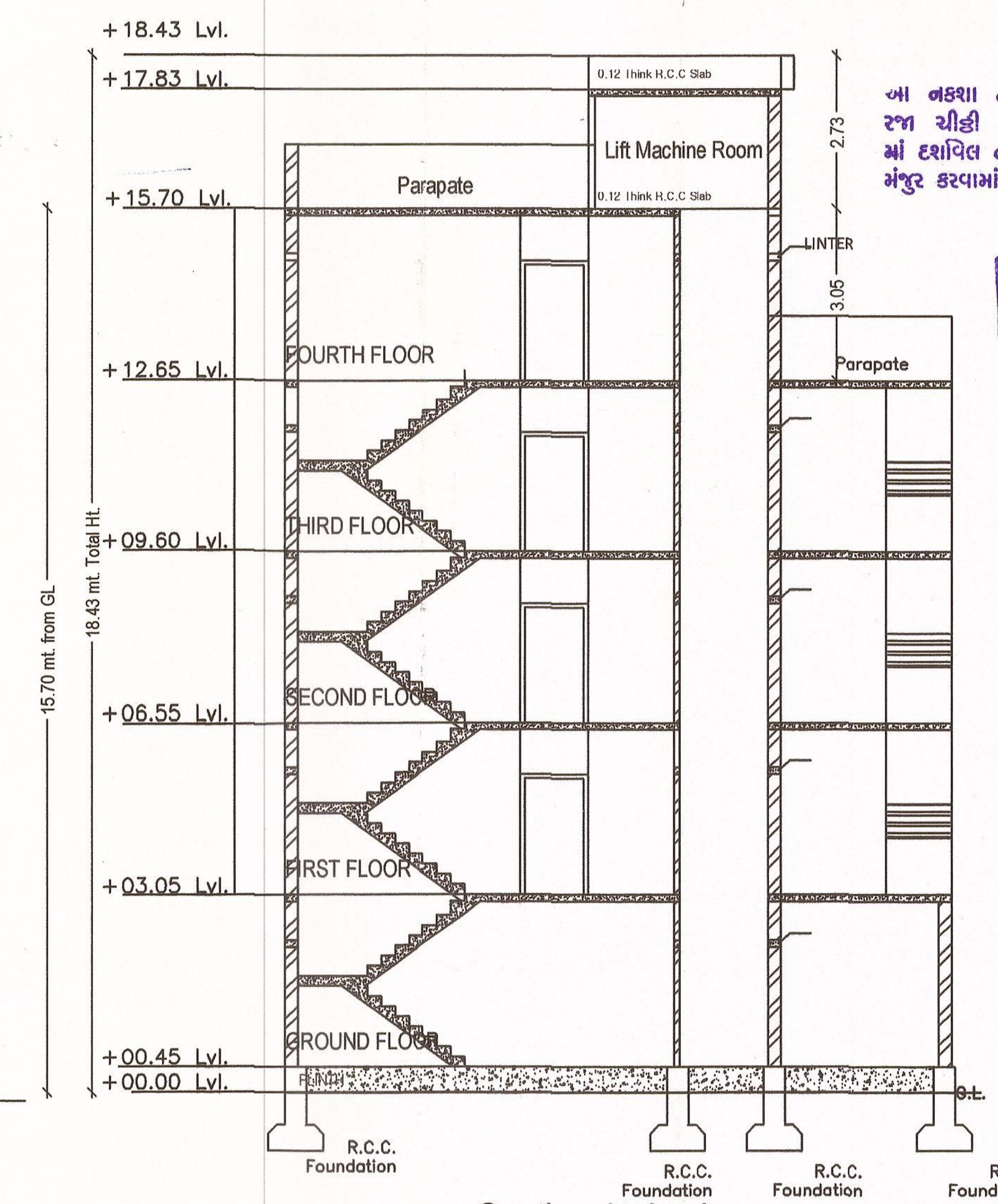
| Inward No | BMC/TD/0930/16-17 | Sheet | 1 |
|---|---|---|---|
| Inward Date | 25/1/2017 | Scale | 1:100 |



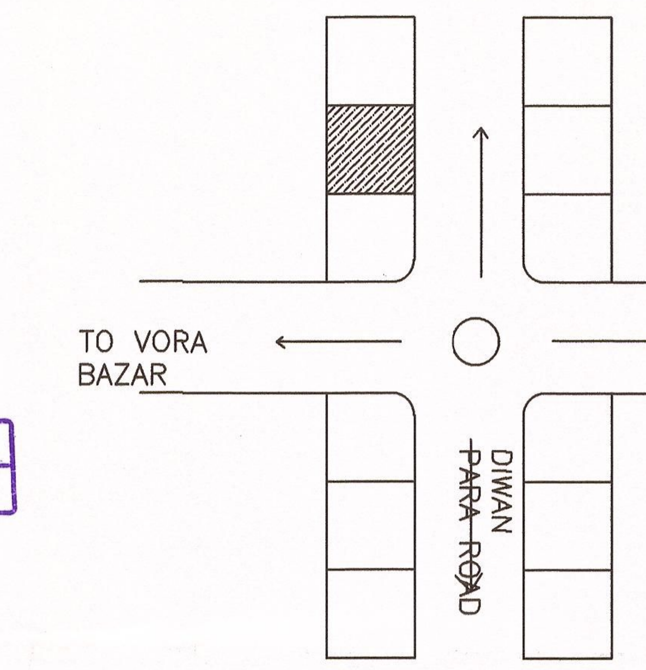

SITE PLAN
(Scale - 1:200)

| 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) |

Front Side Elevation




Section At A - A




KEY PLAN

Buildingwise Floor FSI Details

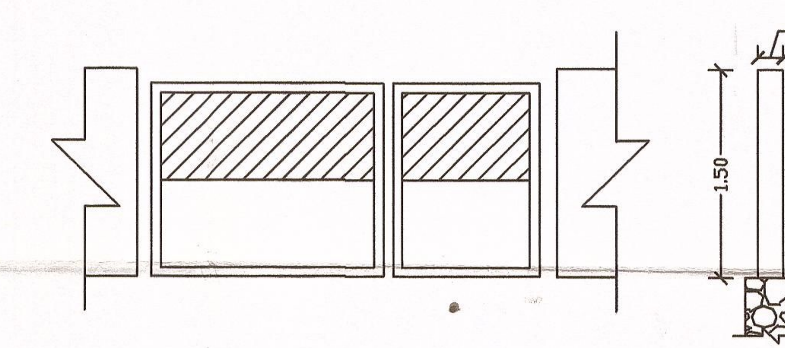
| Floor Name | Building Name A (BUILDING) Proposed Built Up Area (Sq.mt.) | A (BUILDING) Proposed FSI Area (Sq.mt.) | Total Built Up Area (Sq.mt.) | Total FSI Area (Sq.mt.) |
|---|---|---|---|---|
| Ground Floor | 224.11 | 49.32 | 224.11 | 49.32 |
| First Floor | 225.72 | 204.03 | 225.72 | 204.03 |
| Second Floor | 225.72 | 204.03 | 225.72 | 204.03 |
| Third Floor | 225.72 | 204.03 | 225.72 | 204.03 |
| Fourth Floor | 90.87 | 61.38 | 90.87 | 61.38 |
| Total : | 992.14 | 722.79 | 992.14 | 722.79 |

FSI & Tenement Details

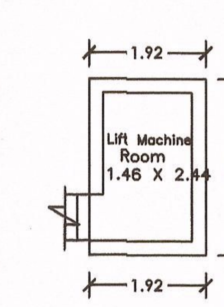
| Building | No. of Same Bldg | Total Area (Sq.mt.) | Deductions (Area in Sq.mt.) StairCase | Lift | Lift Machine | Parking | Proposed FSI Area (Sq.mt.) Resi. | Commercial | Total FSI Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A (BUILDING) | 1 | 992.14 | 99.51 | 16.64 | 4.16 | 149.04 | 673.47 | 49.32 | 722.79 | 10 | 21.59 |
| Grand Total : | 1 | 992.14 | 99.51 | 16.64 | 4.16 | 149.04 | 673.47 | 49.32 | 722.79 | 10.00 | 21.59 |

Building :A

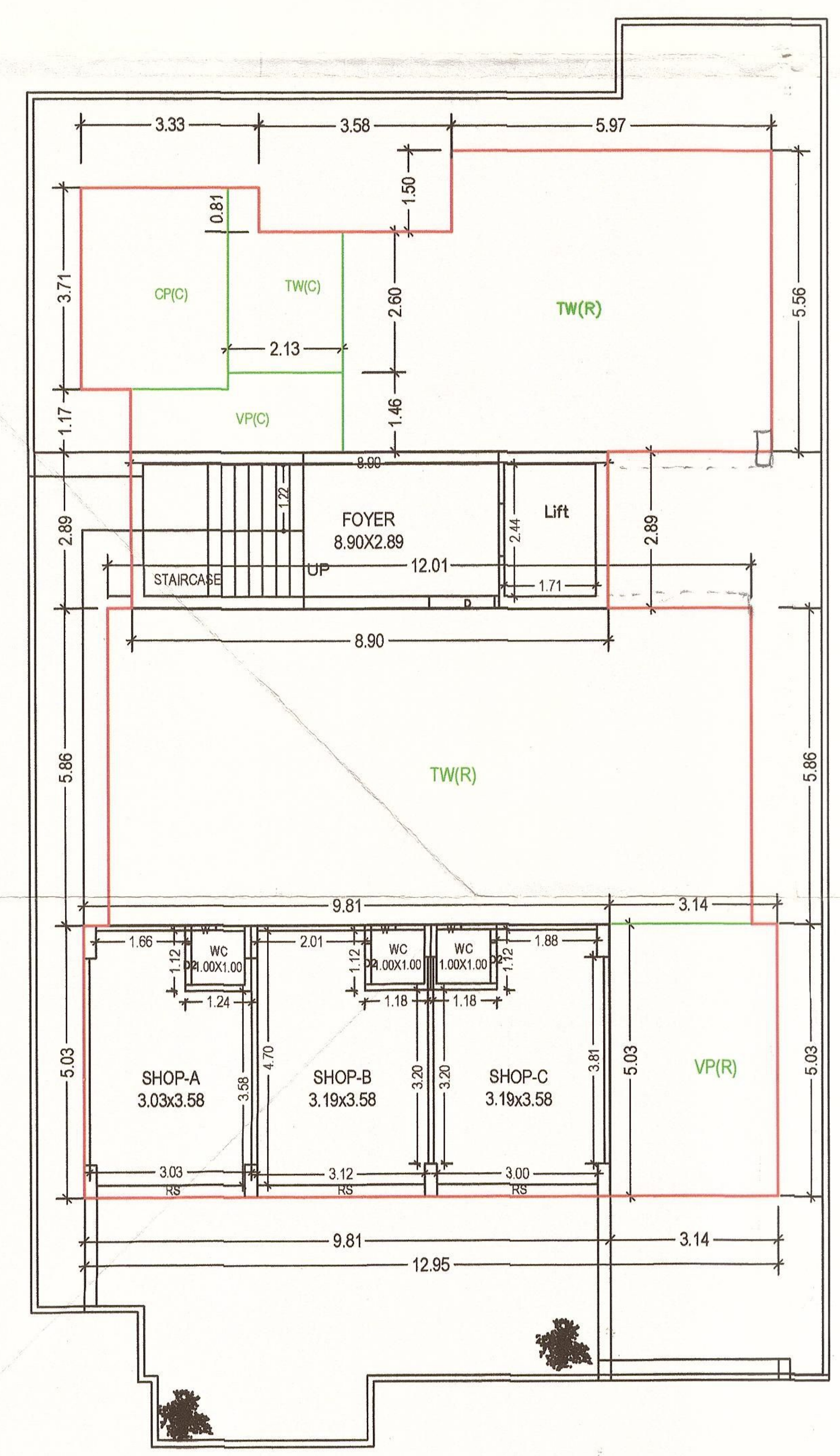
| Floor Name | Total Area (Sq.mt.) | Deductions (Area in Sq.mt.) StairCase | Lift | Lift Machine | Parking | Proposed FSI Area (Sq.mt.) Resi. | Commercial | Total FSI Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|
| Ground Floor | 224.11 | 21.59 | 4.16 | 0.00 | 149.04 | 0.00 | 49.32 | 49.32 | 00 | 21.59 |
| First Floor | 225.72 | 17.53 | 4.16 | 0.00 | 0.00 | 204.03 | 0.00 | 204.03 | 03 | 0.00 |
| Second Floor | 225.72 | 17.53 | 4.16 | 0.00 | 0.00 | 204.03 | 0.00 | 204.03 | 03 | 0.00 |
| Third Floor | 225.72 | 17.53 | 4.16 | 0.00 | 0.00 | 204.03 | 0.00 | 204.03 | 03 | 0.00 |
| Fourth Floor | 90.87 | 25.33 | 0.00 | 4.16 | 0.00 | 61.38 | 0.00 | 61.38 | 01 | 0.00 |
| Total : | 992.14 | 99.51 | 16.64 | 4.16 | 149.04 | 673.47 | 49.32 | 722.79 | 10 | 21.59 |
| Total Number of Same Buildings : | 1 | | | | | | | | | |
| Total : | 992.14 | 99.51 | 16.64 | 4.16 | 149.04 | 673.47 | 49.32 | 722.79 | 10 | 22 |



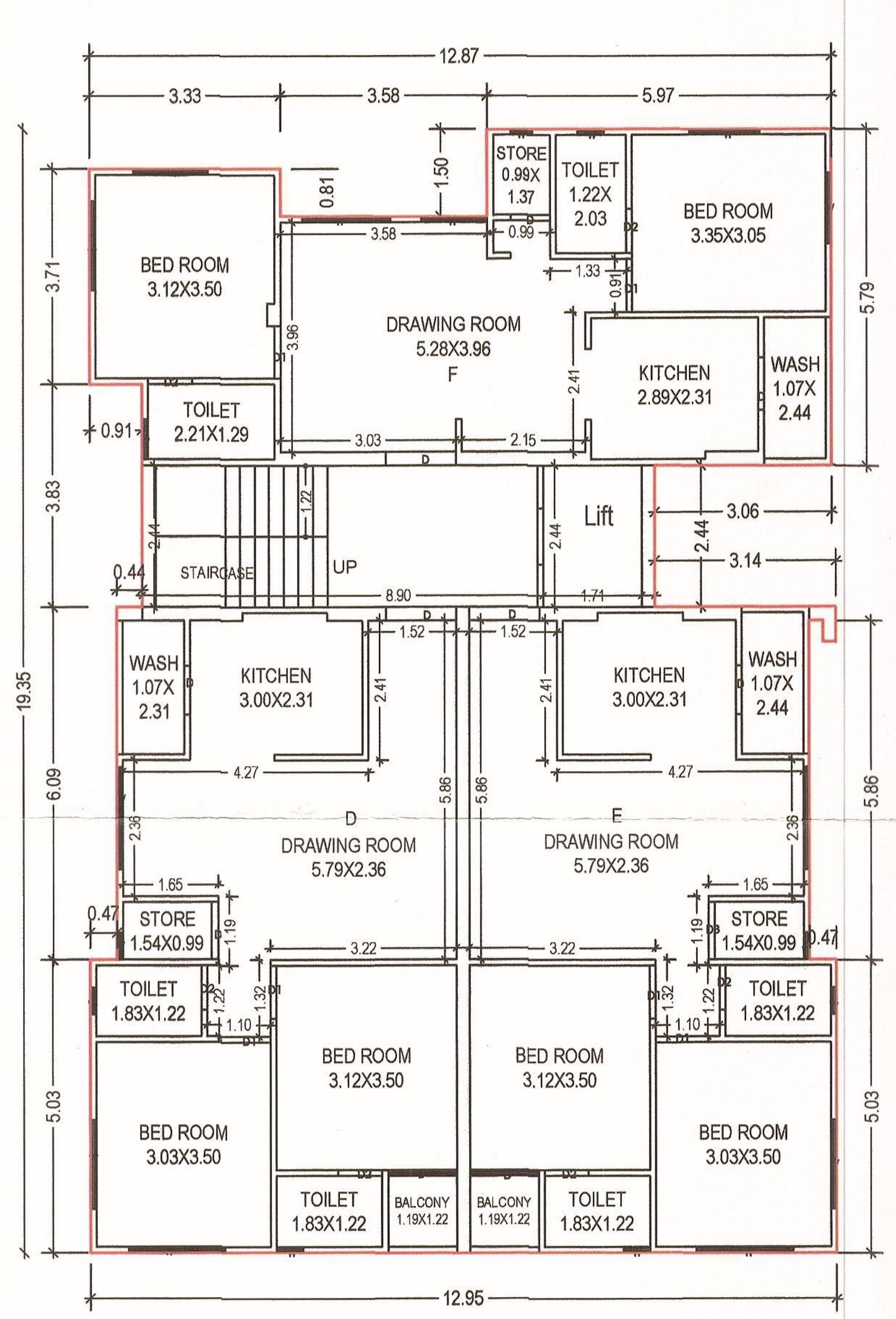
COMPUND WALL DETAIL



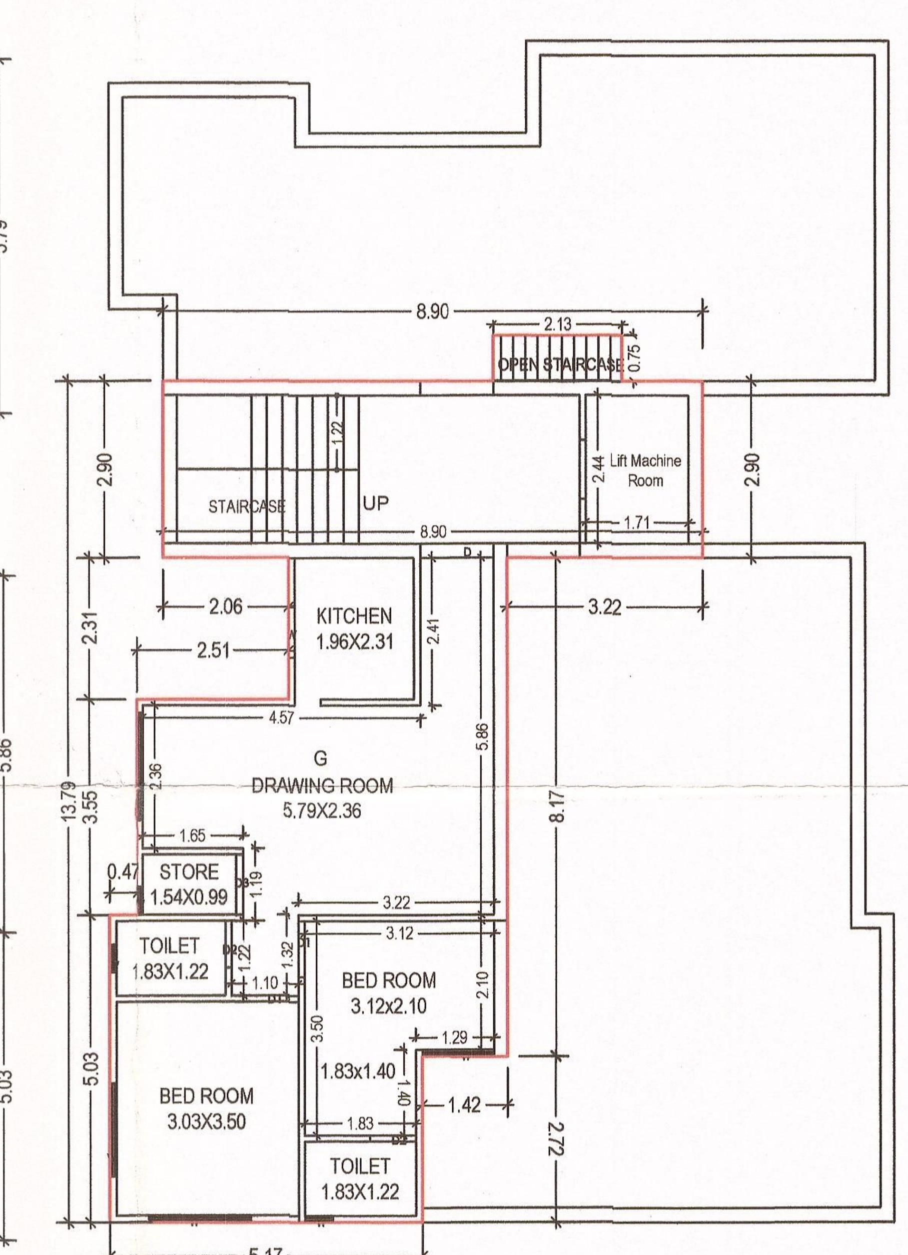

LIFT MACHINE ROOM DETAIL




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




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




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

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (BUILDING) | G | 0.42 | 2.10 | 01 |
| A (BUILDING) | D | 0.69 | 2.10 | 03 |
| A (BUILDING) | D2 | 0.75 | 2.10 | 03 |
| A (BUILDING) | D2 | 0.76 | 2.10 | 20 |
| A (BUILDING) | D | 0.84 | 2.10 | 06 |
| A (BUILDING) | D1 | 0.91 | 2.10 | 20 |
| A (BUILDING) | D | 0.91 | 2.10 | 03 |
| A (BUILDING) | D | 0.99 | 2.10 | 03 |
| A (BUILDING) | D3 | 0.99 | 2.10 | 04 |
| A (BUILDING) | D | 1.19 | 2.10 | 06 |
| A (BUILDING) | D | 1.22 | 2.10 | 11 |
| A (BUILDING) | G | 1.22 | 2.10 | 03 |
| A (BUILDING) | G | 1.47 | 2.10 | 06 |
| A (BUILDING) | D | 2.78 | 2.10 | 01 |
| A (BUILDING) | D | 3.00 | 2.10 | 01 |
| A (BUILDING) | D | 3.12 | 2.10 | 01 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A (BUILDING) | w | 0.38 | 1.20 | 03 |
| A (BUILDING) | w | 0.46 | 1.20 | 27 |
| A (BUILDING) | w | 0.69 | 1.20 | 03 |
| A (BUILDING) | w | 0.84 | 1.20 | 01 |
| A (BUILDING) | w | 1.14 | 1.20 | 03 |
| A (BUILDING) | w | 1.19 | 1.20 | 01 |
| A (BUILDING) | w | 1.22 | 1.20 | 06 |
| A (BUILDING) | w | 1.29 | 1.20 | 03 |
| A (BUILDING) | w | 1.52 | 1.20 | 13 |
| A (BUILDING) | w | 1.68 | 1.20 | 07 |
| A (BUILDING) | w | 1.78 | 1.20 | 07 |

| A | AREA STATEMENT | VERSION NO.: 1.0.11 / VERSION DATE: 13/04/2017 |
|---|---|---|
| | PROJECT DETAIL : | |
| | Authority: BMC | Plot Use: Resi+Comm |
| | Project Type: Proposed Development | Land Use Zone: Residential and Commercial |
| | Nature of Development: New | Plot/SubPlot No: 1306 A2 PAIKY 1306 A3 PAIKY |
| | Department: Town Development | City Survey No: 1306 A2 PAIKY 1306 A3 PAIKY |
| | Location of Development Area: Within City Limit | |
| | City Area/TPScheme No: City area A | |
| | Ward: Gamtal | |
| | Village: BHAVNAGAR | |
| | Taluka: BHAVNAGAR | |
| | AREA DETAILS : | Sq.Mts. |
| 1. | Area of Plot As per record | - |
| | Sanad | 363.79 |
| | Approved Layout or SubDiv/Amlg/Building Plan | 363.79 |
| | As per site condition | 361.71 |
| | Area of Plot Considered | 361.71 |
| 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 | 361.71 |
| 4. | % of Common Plot (Reqd.) | 0.00 |
| | % of Common Plot (Prop) | 0.00 |
| | Balance area of Plot(1 - 4) | 361.71 |
| | Plot Area For Coverage | 361.71 |
| | Plot Area For FSI | 361.71 |
| | Perm. FSI Area (2.00) | 723.42 |
| 5. | Total Perm. FSI area | 723.42 |
| 6. | Total Built up area permissible at: | |
| | a. Ground Floor ( 75.00 % ) | 271.28 |
| | Proposed Coverage Area (62.41 %) | 225.73 |
| | Total Prop. Coverage Area (62.41 %) | 225.73 |
| | Balance coverage area (12.59 %) | 45.55 |
| | Proposed Area at: | |

| - | | Proposed Built up | Existing Built up | Proposed F.S.I | Existing F.S.I |
|---|---|---|---|---|---|
| | Ground Floor | 224.11 | 0.00 | 49.32 | 0.00 |
| | First Floor | 225.72 | 0.00 | 204.03 | 0.00 |
| | Second Floor | 225.72 | 0.00 | 204.03 | 0.00 |
| | Third Floor | 225.72 | 0.00 | 204.03 | 0.00 |
| | Fourth Floor | 90.87 | 0.00 | 61.38 | 0.00 |
| | Total Area: | 992.14 | 0.00 | 722.79 | 0.00 |

| | | | |
|---|---|---|---|
| | Total FSI Area: | | 722.80 |
| | Total BuiltUp Area: | | 992.14 |
| | Proposed F.S.I. consumed: | | 2.00 |
| 4. | Tenement Proposed At: | | |
| | All Floors | 10.00 | |
| 5. | Total Tenements (3 + 4) | 10 | |
| E. | Parking Statement | | |
| 1. | Parking Space Required as per Regulations: | | 188.25 |
| 2. | Proposed Parking Space: | | 222.36 |

Approval No. : TD/0088/CW/17-18 Approval Date. : 13/6/2017
Commissioner Approval No. : COMM/0042/17-18
Approval Condition : Nil

Staircase Checks

| Floor Name | StairCase Name | Flight Width | Tread Width | Riser Height |
|---|---|---|---|---|
| TYPICAL - 1, 2& 3 FLOOR PLAN | STAIRCASE | 1.219 | 0.254 | 0.179 |
| FOURTH FLOOR PLAN | STAIRCASE | 1.219 | 0.254 | 0.179 |
| | OPEN STAIRCASE | 0.000 | 0.000 | 0.000 |
| GROUND FLOOR PLAN | STAIRCASE | 1.219 | 0.254 | 0.179 |

Building USE/SUBUSE Details

| Building Name | Building Use | Building SubUse | Building Structure |
|---|---|---|---|
| A (BUILDING) | Residential | Residential Apartment Bldg | Lowrise |

Required Parking

| Building Name | Type | SubUse | Units Reqd. | Units Prop. | Required Parking Area (Sq.mt.) | Car | Visitors Parking | Two Wheeler |
|---|---|---|---|---|---|---|---|---|
| A (BUILDING) | Residential | Residential Apartment Bldg | 1 | 458.01 | 168.52 | 42.13 | - | - |
| | | | | | | - | 16.85 | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | Commercial | Shop | 1 | - | - | - | - | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | | | | | | 9.86 | - | - |
| | | | | | | - | 3.95 | - |
| | | | | | | - | - | - |
| | | | | | | - | - | - |
| | Total : | | | | 188.25 | 51.99 | 20.80 | 0.00 |

Parking Check

| 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 No. Reqd. | Visitor's No. Prop. | TwoWheeler Area Reqd. | TwoWheeler Area Prop. | TwoWheeler No. Reqd. | TwoWheeler No. Prop. | Total Parking Area Reqd. | Total Parking Area Prop. | Total No. Reqd. | Total No. Prop. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Residential | 42.13 | 56.68 | 0.00 | - | 16.85 | 18.38 | 0.00 | - | 0.00 | 111.89 | 0.00 | - | 168.52 | 186.95 | - | - |
| Commercial | 9.86 | 10.13 | 0.00 | - | 3.95 | 19.26 | 0.00 | - | 0.00 | 6.03 | 0.00 | - | 19.73 | 35.41 | - | - |
| Total | 51.99 | 66.81 | - | - | 20.80 | 37.64 | - | - | 0.00 | 117.91 | - | - | 188.25 | 222.36 | - | - |

| OWNER'S NAME AND SIGNATURE | | ARCH/ENG'S NAME & SIGNATURE |
|---|---|---|
| INS ENTERPRISE<br>INS ENTERPRISE PARTNER | | NILESH R PATEL<br>ER-111<br>Nilesh R. Patel 121, Geetanjali Complex, Kalanala, Bhavnagar. B.M.C. Lic. No. 111. |
| STRUCTURE ENGINEER | SUPERVISOR - 1 | SUPERVISOR - 2 |
| SUNIL A VASA<br>ST-03 | NILESH R PATEL<br>ER-111<br>Nilesh R. Patel 121, Geetanjali Complex, Kalanala, Bhavnagar. B.M.C. Lic. No. 111. | |
| AAE | ASST. TOWN DEV. OFFICER | TOWN DEV. OFFICER |
| અધીક મદદનીશ ઇજનેર ટાઉન ડેવલપમેન્ટ વિભાગ, મહાનગરપાલિકા ભાવનગર | આસી. ટાઉન ડેવ. ઓફિસર ટાઉન ડેવલપમેન્ટ વિભાગ મહાનગરપાલીકા ભાવનગર. | ટાઉન ડેવલપમેન્ટ ઓફિસર, ટાઉન ડેવલપમેન્ટ વિભાગ, મહાનગરપાલિકા ભાવનગર |

TOWN DEVELOPMENT DEPARTMENT
BHAVNAGAR MUNICIPAL CORPORATION

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