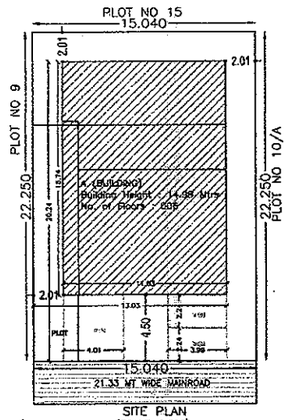
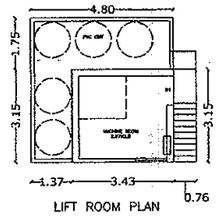
Project Title :PROPOSED RESIDENTIAL & COMMERCIAL BUILDING PLAN ON PLOT NO.10,SUR.NO.3972/B,SHEET NO.322, WARD NO.6,SHARDARNAGAR, KRISHNANAGAR,BHAVNAGAR.

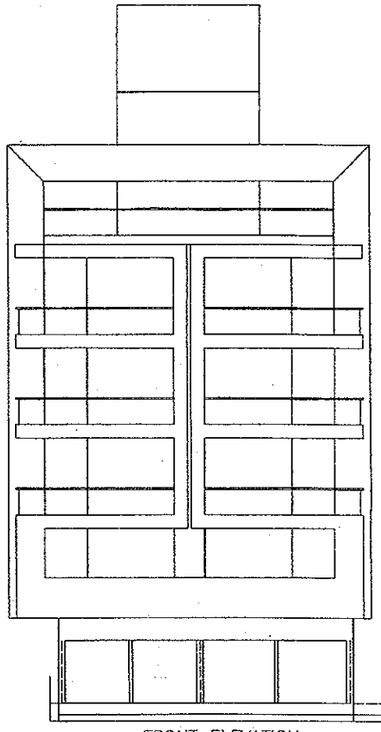
Inward No	BMC/TD0854/16-17	Sheet	1
Inward Date	8/12/2016	Scale	1:100



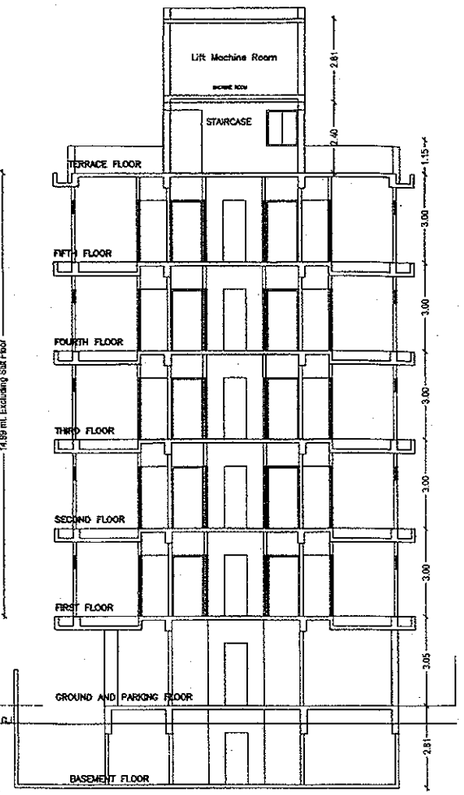
SITE PLAN
(SCALE-1:200)



LIFT ROOM PLAN



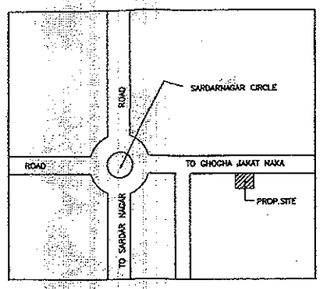
FRONT ELEVATION



CROSS SECTION

Building :A

Floor Name	Total Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Parking	Resi.	Commercial		
Basement Floor	131.67	16.27	3.34	0.00	112.05	0.00	0.00	0.00	01
Ground And Parking Floor	161.35	16.27	3.34	0.00	71.73	0.00	70.01	70.01	01
First Floor	173.54	16.27	3.34	0.00	0.00	153.93	0.00	153.93	02
Second Floor	173.54	16.27	3.34	0.00	0.00	153.93	0.00	153.93	02
Third Floor	173.54	16.27	3.34	0.00	0.00	153.93	0.00	153.93	02
Fourth Floor	173.54	16.27	3.34	0.00	0.00	153.93	0.00	153.93	02
Fifth Floor	97.48	16.27	3.34	0.00	0.00	77.87	0.00	77.87	01
Terrace Floor	32.79	16.27	3.34	13.18	0.00	0.00	0.00	0.00	00
Total :	1117.44	130.16	26.72	13.18	183.78	693.59	70.01	763.60	11
Total Number of Same Buildings	1								
Total :	1117.44	130.16	26.72	13.18	183.78	693.59	70.01	763.60	11



KEY PLAN (N.T.S.)

Buildingwise Floor FSI Details

Floor Name	Building Name A (BUILDING)		Total			
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)	Total Paid Built Up Area (Sq.mt.)
Basement Floor	131.67	0.00	131.67	0.00	0.00	0.00
Ground And Parking Floor	161.35	70.01	161.35	70.01	0.00	0.00
First Floor	173.54	153.93	173.54	153.93	0.00	0.00
Second Floor	173.54	153.93	173.54	153.93	0.00	0.00
Third Floor	173.54	153.93	173.54	153.93	0.00	0.00
Fourth Floor	173.54	153.93	173.54	153.93	18.55	18.55
Fifth Floor	97.48	77.87	97.48	77.87	77.87	97.48
Terrace Floor	32.79	0.00	32.79	0.00	0.00	32.79
Total :	1117.45	763.60	1117.45	763.60	94.32	148.82

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.90	2.10	04
A (BUILDING)	D2	0.61	2.10	01
A (BUILDING)	D2	0.75	2.10	30
A (BUILDING)	D2	0.92	2.10	27
A (BUILDING)	D2	0.97	2.10	01
A (BUILDING)	D2	0.98	2.10	01
A (BUILDING)	D2	1.10	2.10	04
A (BUILDING)	G	1.85	2.10	02
A (BUILDING)	RS	2.27	2.10	01
A (BUILDING)	RS	2.32	2.10	01
A (BUILDING)	RS	2.38	2.10	04
A (BUILDING)	RS	2.44	2.10	01
A (BUILDING)	FD	2.79	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.46	1.00	04
A (BUILDING)	W	0.45	1.20	18
A (BUILDING)	W	0.61	1.20	09
A (BUILDING)	V	0.73	1.00	01
A (BUILDING)	W	1.07	1.20	01
A (BUILDING)	W	1.22	1.20	08
A (BUILDING)	W	1.52	1.20	01
A (BUILDING)	W	1.55	1.20	08
A (BUILDING)	W	1.73	1.20	08
A (BUILDING)	W	1.83	1.20	01
A (BUILDING)	W	2.54	1.20	10
A (BUILDING)	W	3.34	1.20	08
A (BUILDING)	W	3.35	1.20	01
A (BUILDING)	W	3.40	1.20	01

Required Parking

Building Name	Type	SubUse	Units		Required Parking Area (Sq.mt.)	Car	Visitors Parking	Two Wheeler
			Reqd.	Prop.				
A (BUILDING)	Residential	ResiComm Bldg	1	693.59	173.40	43.35	-	-
						-	17.34	-
						-	-	-
						-	-	-
	Commercial	Shop	1	70.01	28.00	14.00	-	-
						-	5.60	-
						-	-	-
						-	-	-
	Total :				201.40	57.35	22.94	0.00

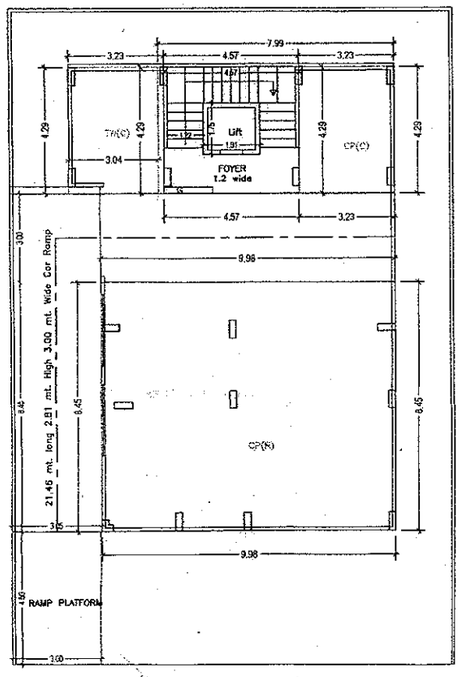
Parking Check

Use Type	Car				Visitor's Car Parking				Two Wheeler				Total Parking Area			
	Area		No.		Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	43.36	84.39	0.00	-	17.34	17.97	0.00	-	0.00	71.73	0.00	-	173.40	174.02	-	-
Commercial	14.00	14.64	0.00	-	5.60	8.93	0.00	-	0.00	21.97	0.00	-	28.00	45.54	-	-
Total	57.36	99.02	-	-	22.94	26.90	-	-	0.00	93.69	-	-	201.40	219.61	-	-

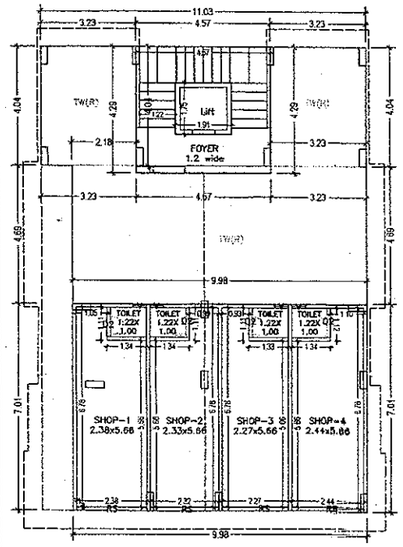
A	AREA STATEMENT	VERSION NO.: 1.0.10 / VERSION DATE: 20/11/2017
	PROJECT DETAIL :	
	Authority: BMC	Plot Use: Residential
	Project Type: Proposed Development	Land Use Zone: Residential R1
	Nature of Development: New	Plot/Sub/Plot No: 10
	Department: Town Development	City Survey No: 3972/B
	Location of Development Area: Gamtal	
	City Area/TPScheme No: City area 8	
	Ward: Dakshin Krishnanagar 2	
	Village: BHAVNAGAR	
	Taluka: BHAVNAGAR	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Saledeed / Allotment Letter	334.64
	Approved Layout or SubDivArrng/Building Plan	334.64
	Estate Sketch/Reciept	334.64
	As per site condition	334.64
-	Area of Plot Considered	334.64
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	334.64
4.	% of Common Plot (Reqd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	334.64
	Plot Area For Coverage	334.64
	Plot Area For FSI	334.64
5.	Perm. FSI Area (2.00)	669.28
	Perm. Paid FSI Area (0.50)	167.32
5.	Total Perm. FSI area with Paid FSI (2.50)	836.60
5.	Total Perm. FSI area	836.60
	Total Paid Proposed FSI Area	94.32
6.	Total Built up area permissible at:	
	a. Ground Floor [60.00 %]	200.78
	Proposed Coverage Area (51.86 %)	173.54
	Total Prop. Coverage Area (51.86 %)	173.54
	Balance coverage area (8.14 %)	27.24
	Proposed Area at:	

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	131.67	0.00	0.00	0.00
Ground And Parking Floor	161.35	0.00	70.01	0.00
First Floor	173.54	0.00	153.93	0.00
Second Floor	173.54	0.00	153.93	0.00
Third Floor	173.54	0.00	153.93	0.00
Fourth Floor	173.54	0.00	153.93	0.00
Fifth Floor	97.48	0.00	77.87	0.00
Terrace Floor	32.79	0.00	0.00	0.00
Total Area:	1117.45	0.00	763.60	0.00
Total FSI Area:				763.60
Total BuiltUp Area:				1117.44
Proposed F.S.I. consumed:				2.28
4. Tenement Proposed At:				
All Floors		11.00		
5. Total Tenements (3 + 4)		11		
E. Parking Statement				
1. Parking Space Required as per Regulations:				201.40
2. Proposed Parking Space:				219.61

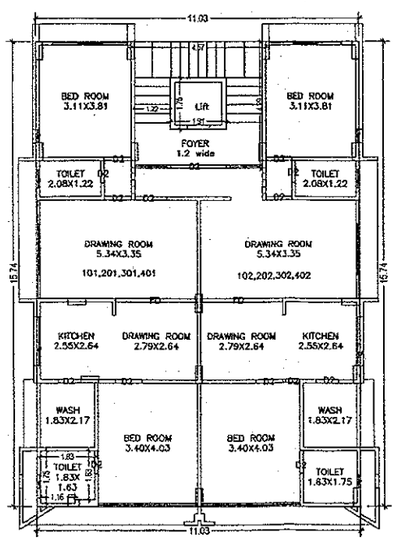
Approval No. : TD/0415/CK2/16-17 APPROVAL_DATE : 2/3/2017
commissioner Approval No. : COMM/0121/16-17



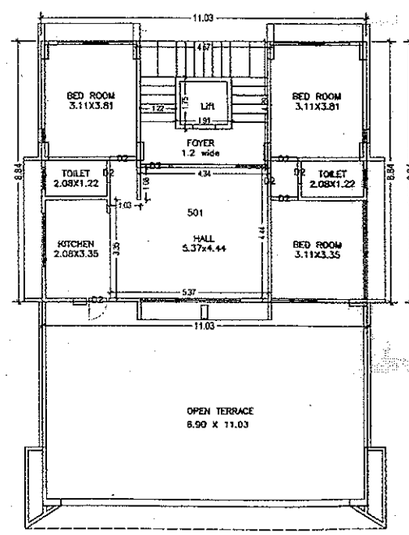
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



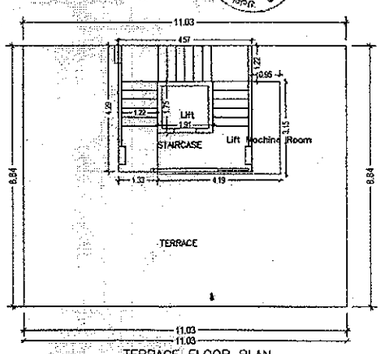
GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)



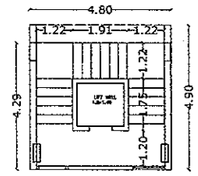
TYPICAL – 1– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



STAIR CABIN PLAN

Staircase Checks

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.220	0.305	0.000
GROUND AND PARKING FLOOR PLAN	STAIRCASE	1.220	0.305	0.160
TYPICAL - 1-4FLOOR PLAN	STAIRCASE	1.220	0.305	0.158
FIFTH FLOOR PLAN	STAIRCASE	1.220	0.305	0.158

આ નકશા ટાઉન ડેવ. વિભાગની રજા ચીઠી નં. 2/3/17 તા. 2.11.17 માં દર્શાવેલ તમામ શરતોને આધિન મંજુર કરવામાં આવે છે.

ટા.ડેવ.વિ.નં. : 3974
તારીખ : 2/11/17

ઇ.ટા.પ્લા.નં. : 929
તારીખ : 2/11/17

FSI & Tenement Details

Building	No. of Same Bldg	Total Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Parking	Resi.	Commercial		
A (BUILDING)	1	1117.45	130.16	26.72	13.18	183.78	693.59	70.01	763.60	11
Grand Total	1	1117.45	130.16	26.72	13.18	183.78	693.59	70.01	763.60	11.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	ResiComm Bldg	Lowrise

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)

OWNER'S NAME AND SIGNATURE		ARCH/ENG'S NAME & SIGNATURE
SHIV OM DEVELOPAR PARTNER MOHIT PARVINBHAI PATEL SHIV OM DEVELOPAR PARTNER		DINESHBHAI BHANUBHAI BARAD ER-11
STRUCTURE ENGINEER	SUPERVISOR - 1	SUPERVISOR - 2
BHAVESH K VYAS ST-07	DINESHBHAI BHANUBHAI BARAD ER-11	ARVINDBHAI R DOBARIYA ER-156

AAE	ASST. TOWN DEV. OFFICER	TOWN DEV. OFFICER
સહાયક મદદનીશ ઇજનેર ટાઉન ડેવલપમેન્ટ વિભાગ, મહાનગરપાલિકા, ભાવનગર.	આસી. ટાઉન ડેવ. ઓફિસરશ્રી ટાઉન ડેવલપમેન્ટ વિભાગ, મહાનગરપાલિકા, ભાવનગર.	ટાઉન ડેવલપમેન્ટ ઓફિસર ટાઉન ડેવલપમેન્ટ વિભાગ મહાનગરપાલિકા ભાવનગર

TOWN DEVELOPMENT
BHAVNAGAR MUNICIPAL CORPORATION

ISO_A1_(841.00_x_594.00_MM)

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