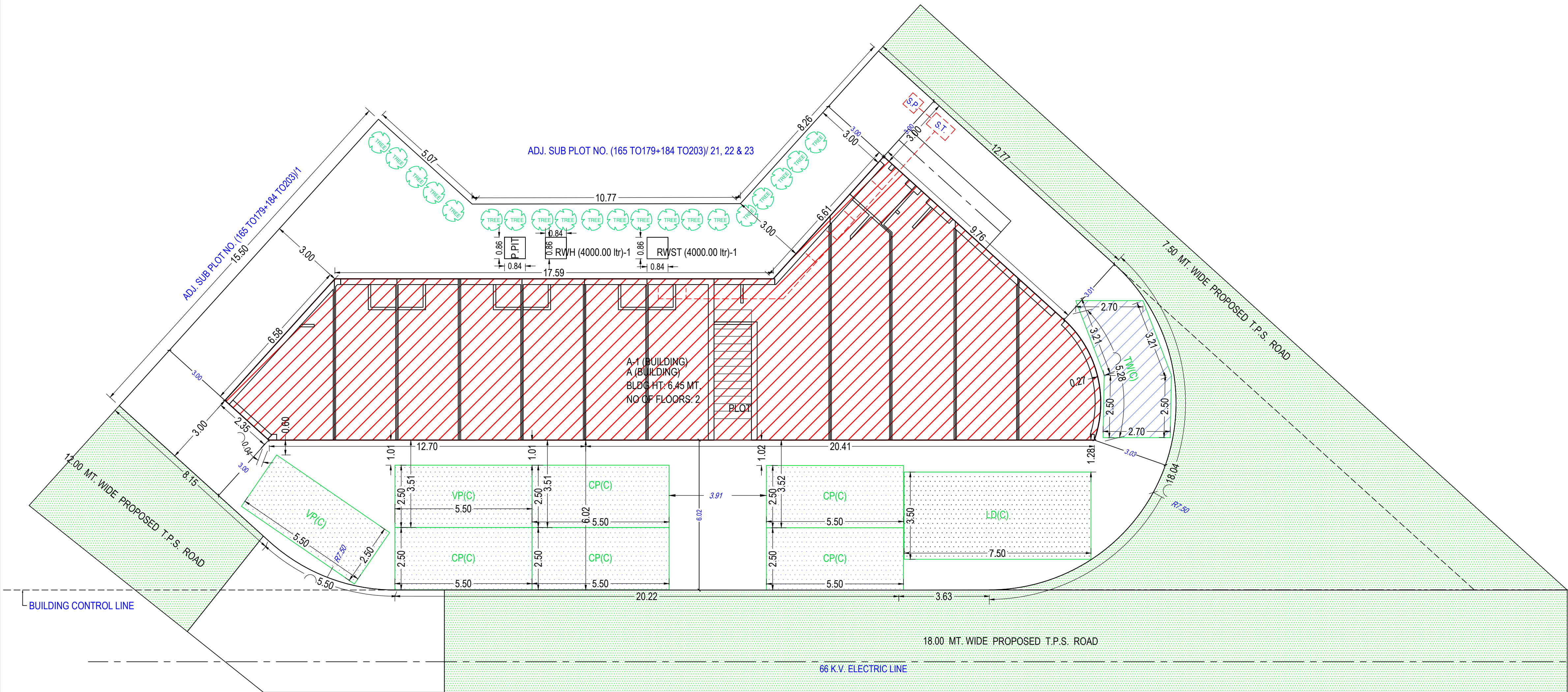


Project Title :PROPOSED COMMERCIAL BUILDING PLAN FOR,MANHAR ENTERPRISE PARTNERSHIP FIRM PARTNER'S,SHREE JOLIALI VAJIRALI HALANI,SHREE PRADIPKUMAR GOVINDBHAI PATEL,SMT. CHANDRIKABEN MANSUKHBHAI VEKARIYA,SHREE ASHVIN HIRJIBHAI AJUDIYA H.U.F ASHVIN HIRJIBHAI AJUDIYA,SHREE PARTHBHAI JITENDRABHAI TUDIYA,SMT. RASHMIBEN PRAKASHBHAI NANDHU,USE OF BUILDING - COMMERCIAL,TYPE OF STRUCTURE - FRAME STRUCTURE,LOCATION : MANHARPUR, RAJKOT,R.S NO - 116 /P 1 / P 2,PLOT NO - 165 to 179 + 184 to 203,SUB PLOT NO - (165 to 179 + 184 to 203)/24,DRAFT T.P.S.NO. - 38/2 (MANHARPUR-RONKI),O.P. NO. - 7,F.P. NO. - 7/5,VILLAGE - MANHARPUR,TALUKA & DISTRICT - RAJKOT.,



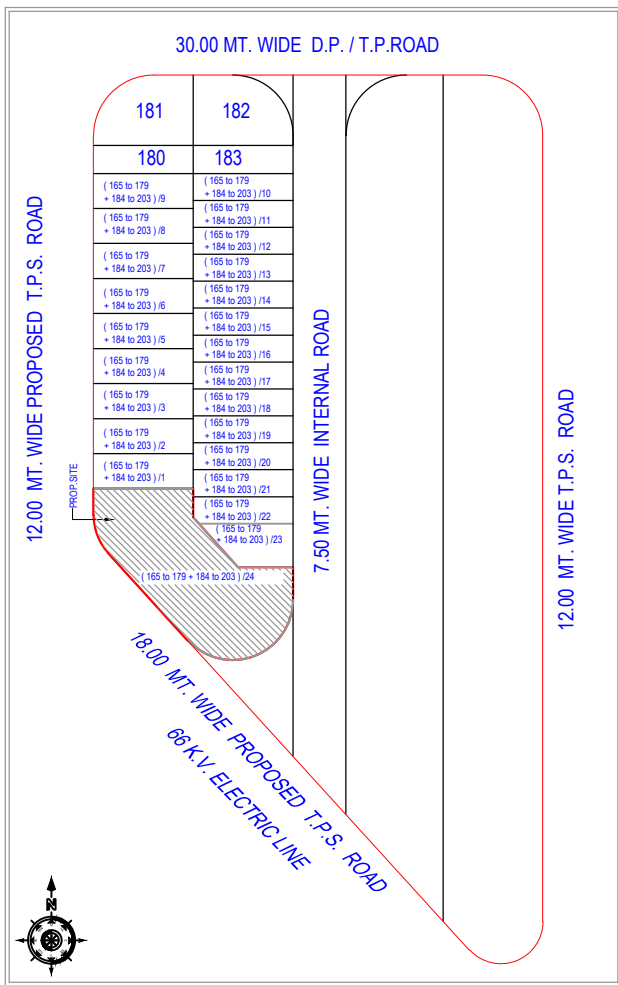
Inward No	ODPS/2022/021355	Sheet	1
Inward Date		Scale	1:100

A	AREA STATEMENT		VERSION NO.: 1.0.49	
			VERSION DATE: 01/02/2022	
	PROJECT DETAIL :			
	Authority: Rajkot Urban Development Authority (RUDA)		Plot Use: Mercantile	
	AuthorityClass: D1		Plot SubUse: Shop	
	AuthorityGrade: Urban Development Authority		Plot Use Group: Mercantile-1 (M1)	
	Project Type: Building Permission		Plot Category: NA	
	Nature of Development: NEW		Land Use Zone: Residential use Zone	
	Development Area: Draft/Preliminary Town Planning Scheme		Conceptualized Use Zone: R1	
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: SUB-PLOT NO - (165 TO 179+184 TO 203)/24, R.S. NO - 116/P1/P2, MANHARPUR, RAJKOT			
	AREA DETAILS :		Sq Mts.	
1.	Area of Plot As per record		-	
	Plot Validation Certificate		620.18	
	Physical area measured at site		620.18	
	Sale Deed		620.18	
	Plot area drawn as per Site		620.18	
	Area of Plot Considered		620.18	
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		620.18	
4.	% of Common Plot (Reqd.)		0.00	
5.	% of Common Plot (Prop)		0.00	
	Balance area of Plot(1 - 4)		620.18	
	Plot Area For Coverage		620.18	
	Plot Area For FSI		620.18	
	Perm. FSI Area (1.80)		1116.32	
	Total Perm. FSI area		1116.32	
6.	Total Built up area permissible at:			
a.	Ground Floor		0.00	
	Proposed Coverage Area (37.72 %)		233.93	
	Total Prop. Coverage Area (37.72 %)		233.93	
	Balance coverage area (- %)		0.00	
	Proposed Area at:			
-		Proposed Built up	Existing/ Approved BUArea	Proposed F.S.I
		Ground Floor	242.23	0.00
		First Floor	209.76	0.00
		Terrace Floor	22.39	0.00
		Total Area:	474.38	0.00
		Total FSI Area:		416.43
		Total BuiltUp Area:		474.38
		Proposed F.S.I. consumed:		0.67
B.	Tenement Statement			
1.	Tenement Proposed At:			
	G.F.		13.00	
	All Floors		11.00	
2.	Total Tenements (3 + 4)		24	
C.	Parking Statement			
1.	Parking Space Required as per Regulations:		124.93	
2.	Proposed Parking Space:		137.33	



18.00 MT WIDE PROPOSED T.P.S. ROAD

SITE PLAN (Scale - 1:100)



D.T.P.S. PLAN
(Scale 1:2000)
D.T.P. SCHEME - 38/2 (MANHARPUR-RONKI)
O.P.NO - 7 F.P.NO - 7/5

KEY PLAN

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car
A (BUILDING)	Mercantile	Shop	> 0	1	416.43	124.93	62.47	24.99
			-	-				
			0 - 0	-				
			0 - 1000	1000				
			-	-				
Total:					124.93	62.47	24.99	

Parking Check (Table 7b)

Use Type	Car				Loading/Unloading				Visitor's Car				TwoWheeler				Total Parking Area			
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Commercial	62.47	68.75	0	0	0.00	26.25	0	1	24.99	27.50	0	2	0.00	14.84	0	0	124.93	137.33	-	-
Total	62.47	68.75	0	0	0.00	26.25	0	1	24.99	27.50	0	2	0.00	14.84	0	0	124.93	137.33	-	-

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (BUILDING)	Mercantile	Shop	Mercantile-1 (M1)		24	GROUND FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
						FIRST FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
						TERRACE FLOOR PLAN	Mercantile	Shop	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	20	20

Color Notes

COLOR INDEX	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Buildingwise Floor FSI Details

Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	242.23	226.08	242.23	226.08
First Floor	209.76	190.35	209.76	190.35
Terrace Floor	22.39	0.00	22.39	0.00
Total:	474.38	416.43	474.38	416.43

FSI & Tenement Details

Building	No. of Same Bldg	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	Ramp			
A (BUILDING)	1	474.38	43.53	8.30	416.43	416.43	24
Grand Total :	1	474.38	43.53	8.30	416.43	416.43	24

OWNER'S NAME AND SIGNATURE

MANHAR ENTERPRISE PARTNERSHIP FIRM PARTNER'S SHREE JOLIALI VAJIRALI HALANI, SHREE PRADIPKUMAR GOVINDBHAI PATEL, SMT. CHANDRIKABEN MANSUKHBHAI VEKARIYA, SHREE ASHVIN HIRJIBHAI AJUDIYA H.U.F ASHVIN HIRJIBHAI AJUDIYA, SHREE PARTHBHAI JITENDRABHAI TUDIYA, SMT. RASHMIBEN PRAKASHBHAI NANDHU,

ARCH/ENG'S NAME & SIGNATURE

VISHALKUMAR K. TATMIYA

1118ER31122300178

1118SE31122200089

SUPERVISOR'S NAME & SIGNATURE

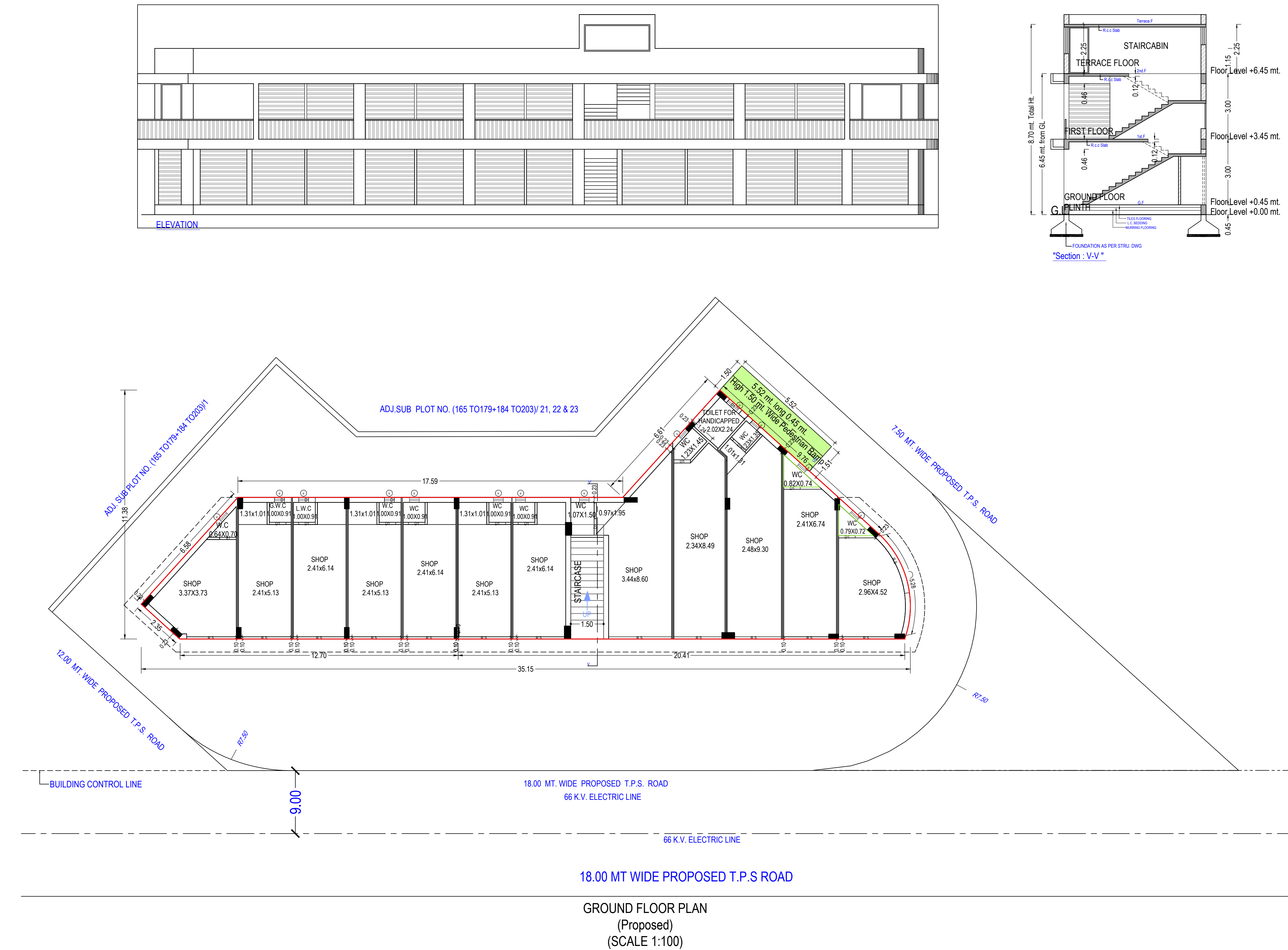
DATE OF APPROVAL

09/05/2022

DESIGNATION OF APPROVER : JUNIOR TOWN PLANNER



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Building -A (BUILDING)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI/Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area	No. of Unit
		StairCase	Ramp	Commercial		
Ground Floor	242.23	7.85	8.30	234.08	226.08	13
First Floor	205.76	13.29	0.00	190.35	190.35	11
Terrace Floor	22.39	22.39	0.00	0.00	0.00	00
Total:	474.38	43.53	8.30	416.43	416.43	24
Total Number of Same Buildings:	1					
Total:	474.38	43.53	8.30	416.43	416.43	24

UnitBUA Table for Building A (BUILDING)						
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.Mt.)	No. of Unit
GROUND FLOOR PLAN	BLOCK-2	OTHER	3.51	3.51	0.53	2.98
	G.F-1	SHOP	16.27	16.27	2.38	13.89
	G.F-10	SHOP	24.87	24.87	1.53	23.34
	G.F-11	SHOP	19.19	19.19	1.51	17.68
	G.F-12	SHOP	16.01	16.01	1.88	14.13
	G.F-2	SHOP	16.24	16.24	1.40	14.84
	G.F-3	SHOP	16.24	16.24	1.40	14.84
	G.F-4	SHOP	16.24	16.24	1.40	14.84
	G.F-5	SHOP	16.24	16.24	1.40	14.84
	G.F-6	SHOP	16.24	16.24	1.11	14.53
	G.F-7	SHOP	17.40	17.40	2.57	14.83
	G.F-8	SHOP	26.07	26.07	3.07	23.00
	G.F-9	SHOP	22.45	22.45	1.47	20.98
FIRST FLOOR PLAN	Total		226.97	226.97	22.25	204.72
	Total per Floor		226.97	226.97	22.25	204.72
	Typical Floor		1			
	Total		226.97	226.97	22.25	204.72
	FF-101	SHOP	17.00	17.00	2.54	14.46
	FF-102	SHOP	10.97	10.97	0.93	10.04
	FF-103	SHOP	10.97	10.97	1.15	9.82
	FF-104	SHOP	10.97	10.97	1.15	9.82
	FF-105	SHOP	10.97	10.97	1.15	9.82
	FF-107	SHOP	11.76	11.76	1.84	9.92
	FF-108	SHOP	20.73	20.73	2.39	18.34
	FF-109	SHOP	12.48	12.48	1.23	11.25
	FF-110	SHOP	12.48	12.48	1.27	11.21
	FF-111	SHOP	16.44	16.44	2.44	14.00
	Total		145.74	145.74	17.24	128.50
	Total per Floor		1			
	Total		145.74	145.74	17.24	128.50
	Total		372.71	372.71	39.53	333.22

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.45	1.00	10
A (BUILDING)	V	0.45	1.00	13
A (BUILDING)	V	0.61	1.00	01
A (BUILDING)	W	1.22	1.22	01
A (BUILDING)	W1	1.41	2.13	01
A (BUILDING)	W1	1.83	2.13	01
A (BUILDING)	W	3.00	1.50	02
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	R.S	0.23	2.10	01
A (BUILDING)	D1	0.76	2.13	27
A (BUILDING)	d1	0.76	2.13	02
A (BUILDING)	D1	0.91	2.10	01
A (BUILDING)	R.S	1.27	2.10	01
A (BUILDING)	R.S	1.87	2.10	01
A (BUILDING)	R.S	2.11	2.54	01
A (BUILDING)	R.S	2.17	2.54	01
A (BUILDING)	R.S	2.27	2.54	01
A (BUILDING)	R.S	2.34	2.54	01
A (BUILDING)	R.S	2.41	2.54	13
A (BUILDING)	R.S	2.48	2.54	01
A (BUILDING)	R.S	2.56	2.54	01
A (BUILDING)	R.S	2.88	2.54	01
A (BUILDING)	R.S	3.88	2.54	01
Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.50	0.28	0.21
FIRST FLOOR PLAN	STAIRCASE	1.50	0.30	0.20
TERRACE FLOOR PLAN	STAIRCABIN	1.50	0.30	0.00

Carpet Area Of each Unit				
Sr.no.	Floor No	Unit No	Built up Area	Carpet Area
G-1	G.F (Shop)	1	15.27	14.23
G-2		2	16.24	15.13
G-3		3	16.24	15.11
G-4		4	16.24	15.10
G-5		5	16.24	15.11
G-6		6	15.70	14.56
G-7		7	14.33	12.89
G-8		8	20.29	18.11
G-9		9	20.73	19.61
G-10		10	24.54	23.41
G-11		11	19.19	17.78
G-12		12	16.01	14.18
FF-101	1st F (Shop)	1	17.00	14.51
FF-102		2	10.97	10.24
FF-103		3	10.97	10.02
FF-104		4	10.97	10.02
FF-105		5	10.97	10.02
FF-106		6	10.97	10.02
FF-107		7	11.76	10.12
FF-108		8	20.73	18.73
FF-109		9	12.48	11.63
FF-110		10	12.48	11.58
FF-111		11	16.44	14.09