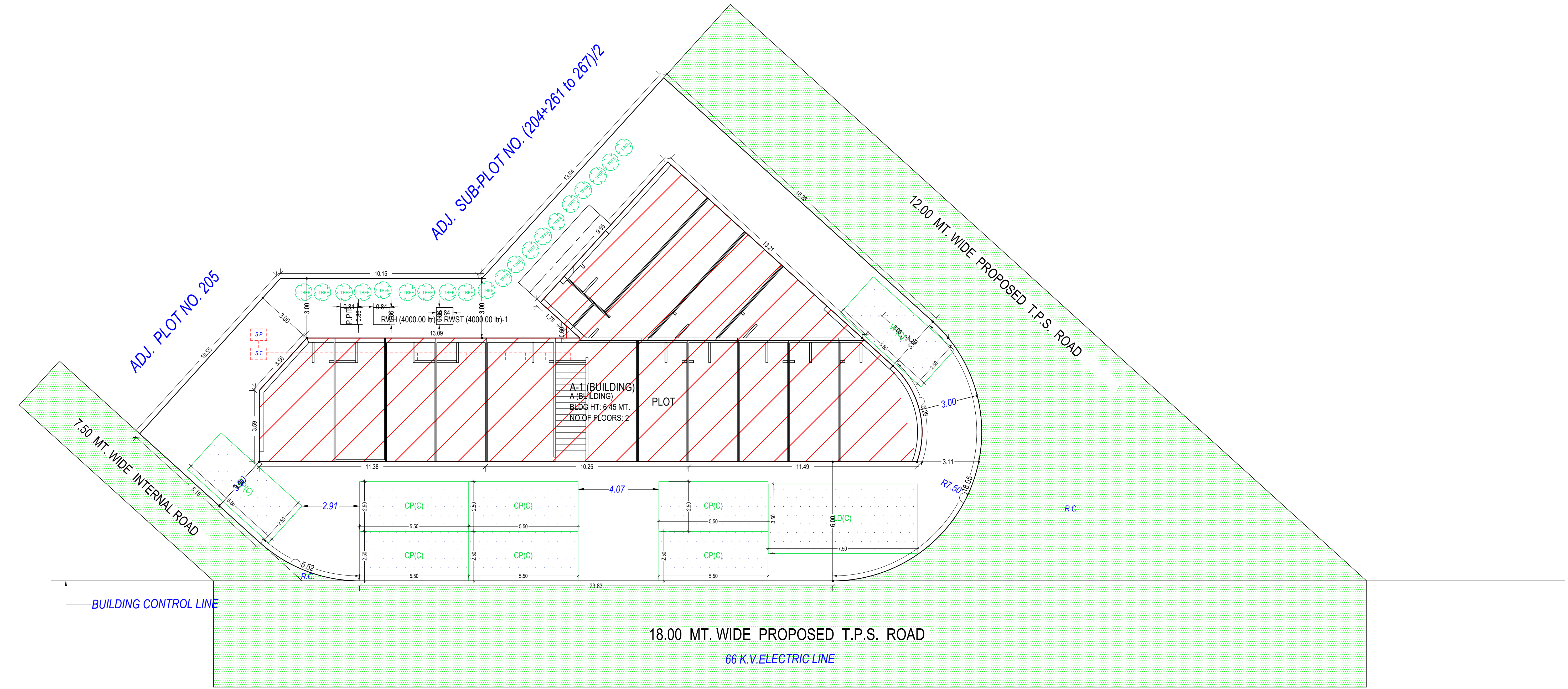
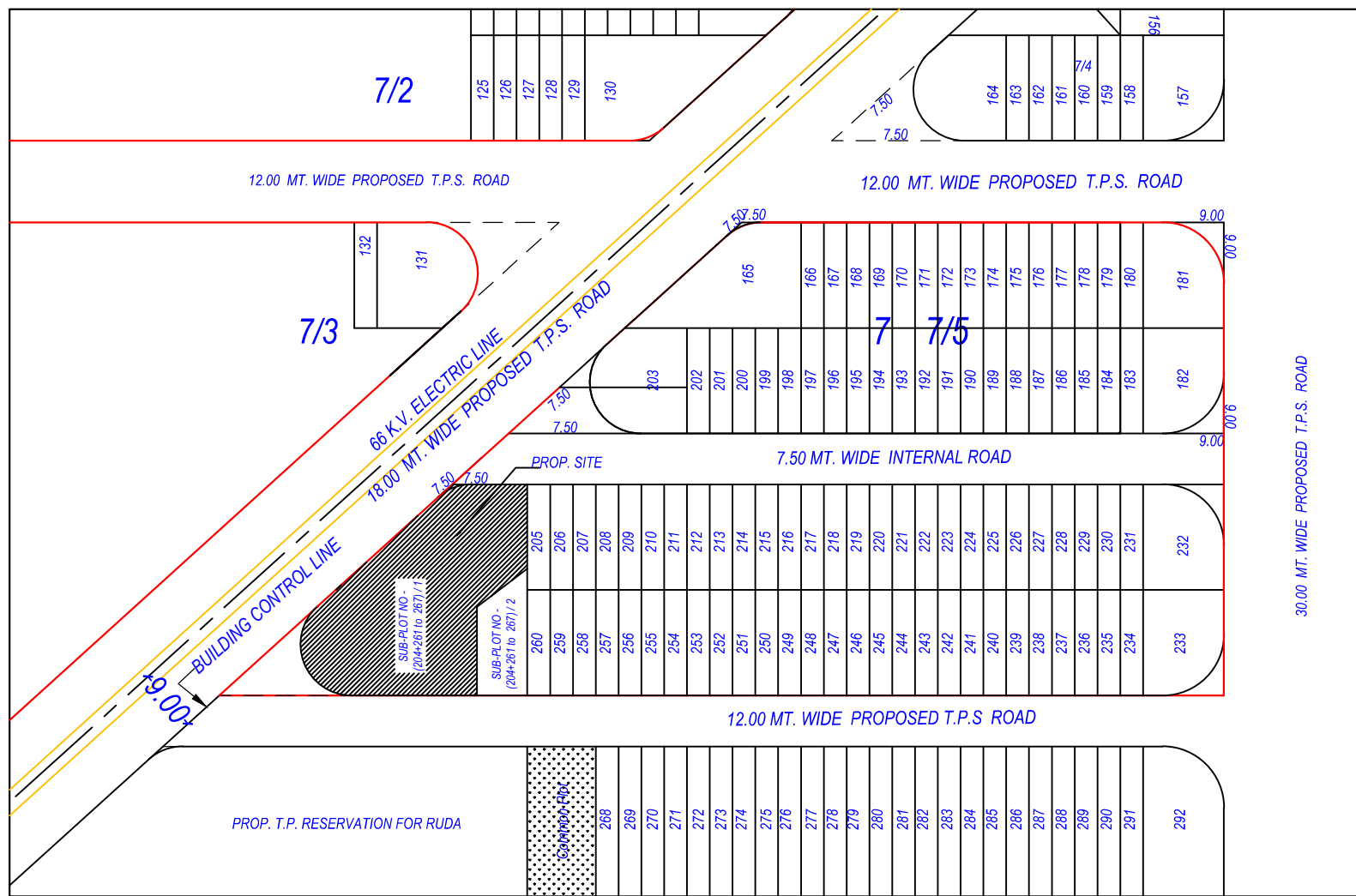




SITE PLAN
(Scale : 1:100)



D.T.P.S. PLAN
(SCALE 1 : 2000)
D.T.P.S NO :- 382 (MANHARPUR-RONKI),
O.P. NO :- 7,
F.P. NO :- 7/5

KEY PLAN

AREA STATEMENT		VERSION NO. : 1.0.48
PROJECT DETAIL :		VERSION DATE : 01/02/2022
Authority: Rajkot Urban Development Authority	Plot User: Mercantile	
Authority Class: O7	Plot Sub Use: Shop	
Authority Grade: 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	
Sub Development Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: SUB- PLOT NO - (204+261 TO 267) / 1, R.S. NO - 116/P1/P2, MANHARPUR, RAJKOT		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record	-	665.19
Plot area measured at site		665.19
Sale Deed		665.19
Plot area shown as per Site		665.19
Area of Plot Considered		665.19
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		665.19
% of Common Plot (Road)		0.00
4. % of Common Plot (Prop)		0.00
Balance area of Plot (1 - 4)		665.19
Plot Area For Coverage		665.19
Plot Area For FSI		665.19
Perm. FSI Area (1.80)		1197.34
Total Perm. FSI area		1197.34
Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (41.49 %)		275.96
Total Prop. Coverage Area (41.49 %)		275.96
Balance coverage area (- %)		0.00
Proposed Area at:		
	Proposed Built up	Existing Approved
	Buildings	F.S.I
Ground Floor	283.50	0.00
First Floor	164.75	0.00
Total Area	448.65	0.00
Total FSI Area		406.59
Total Built up Area		448.65
Proposed F.S.I. consumed		0.63
Tenement Statement		
B. Tenement Proposed AL:		
G.F.		1.00
C. Total Tenements (3 + 4)		1
Parking Statement		
1. Parking Space Required as per Regulations:		121.88
2. Proposed Parking Space:		136.25

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		Total	
	A (BUILDING)			
	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	283.50	268.32	283.50	268.32
First Floor	164.75	138.27	164.75	138.27
Total:	448.65	406.59	448.65	406.59

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
			Star Case	Star Lobby	Ramp	Covered Area	Commercial		
A (BUILDING)	1	448.65	20.06	20.74	7.94	0.20	406.59	406.59	01
Grand Total	1	448.65	20.06	20.74	7.94	0.20	406.59	406.59	01

Required Parking								
Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.m.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car
A (BUILDING)	Mercantile	Shop	> 0	1	406.59	121.98	60.99	24.40
			-					
			0 - 0	-				
			0 - 1000	1000				
	Total:					121.98	60.99	24.40

Parking Check (Table 7b)																
Use Type	Car				Loading/Unloading				Visitor's Car				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.
Commercial	60.99	82.50	0	0	0.00	26.25	0	1	24.40	27.50	0	2	121.98	136.25	-	-
Total	60.99	82.50	0	0	0.00	26.25	0	1	24.40	27.50	0	2	121.98	136.25	-	-

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)		1	GROUND FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
						FIRST FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop

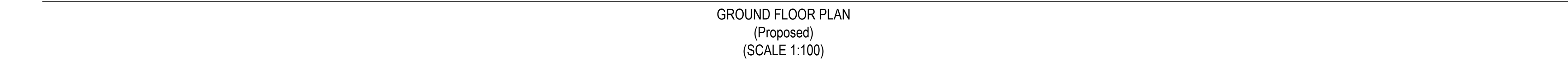
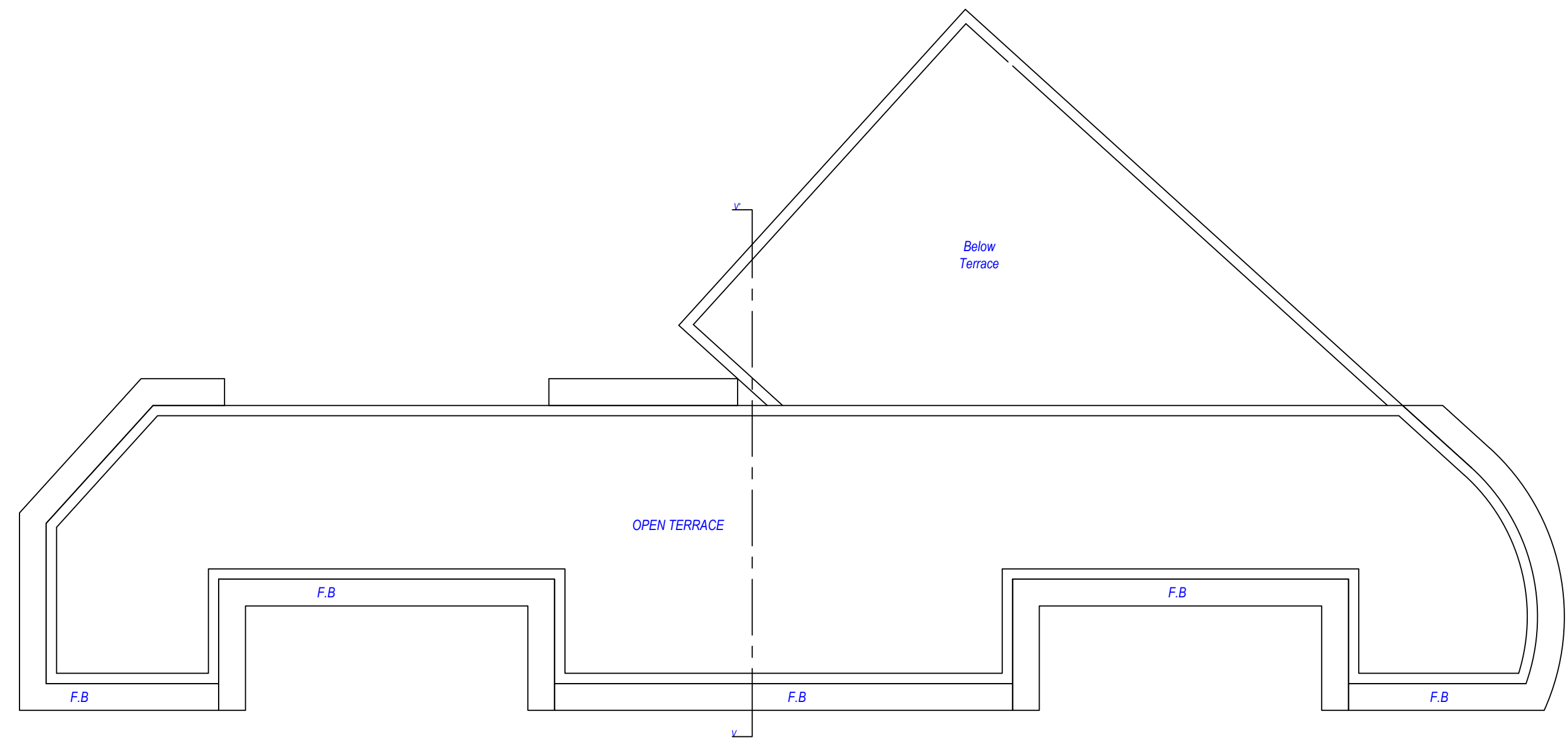
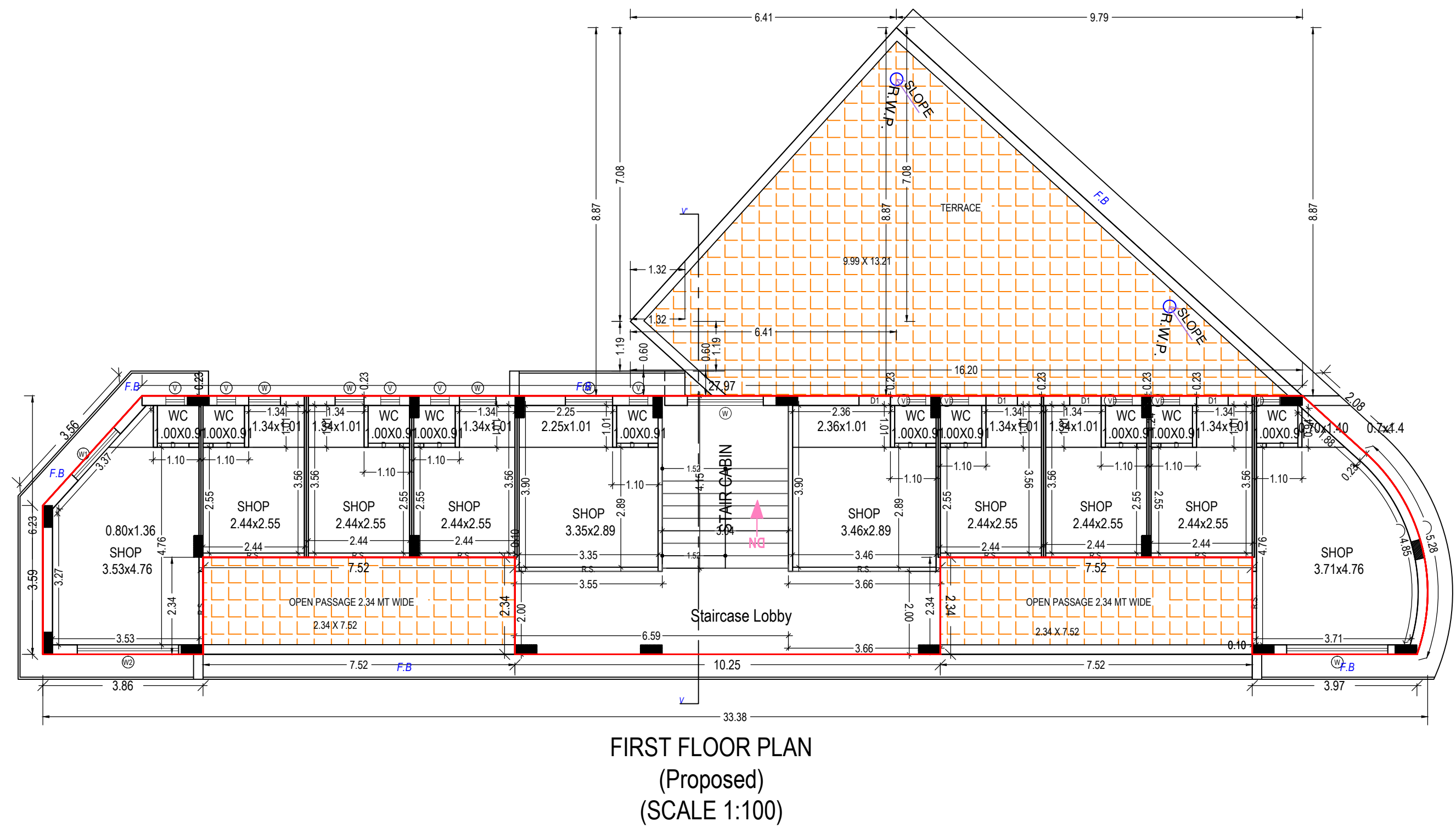
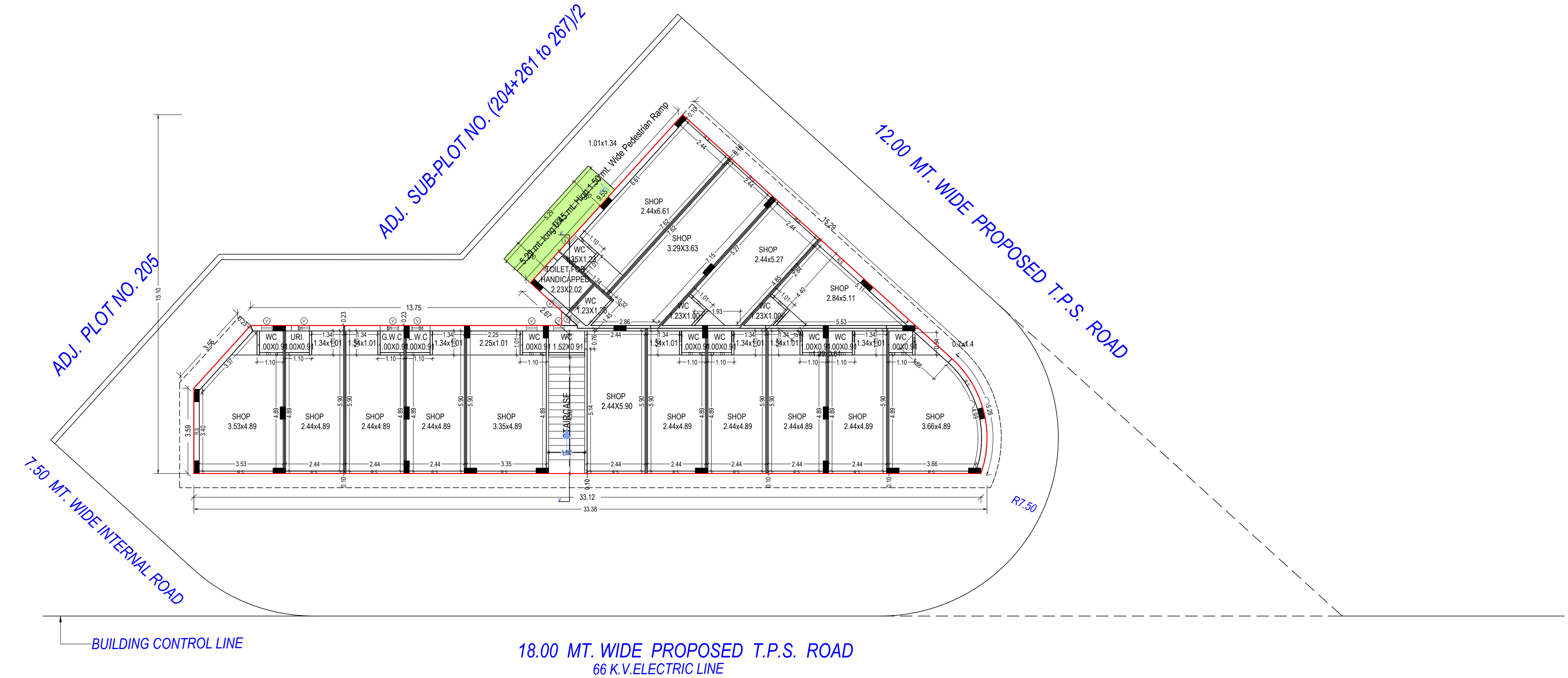
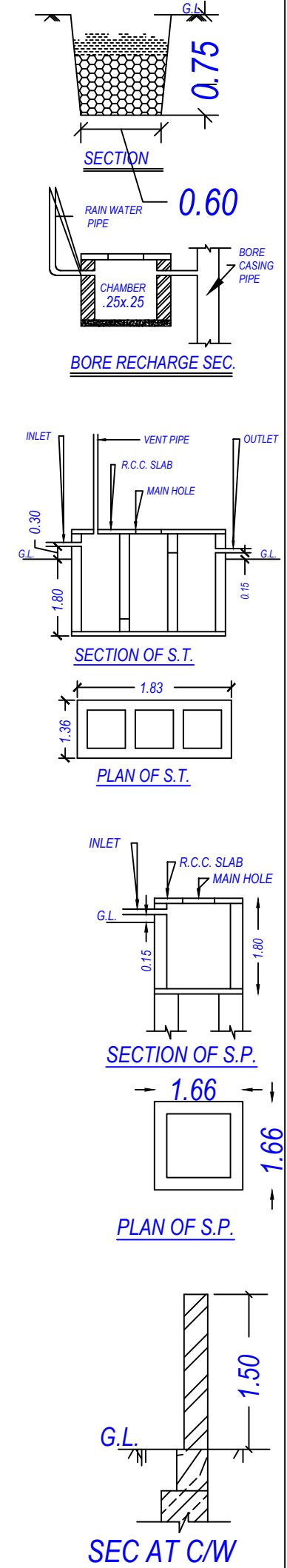
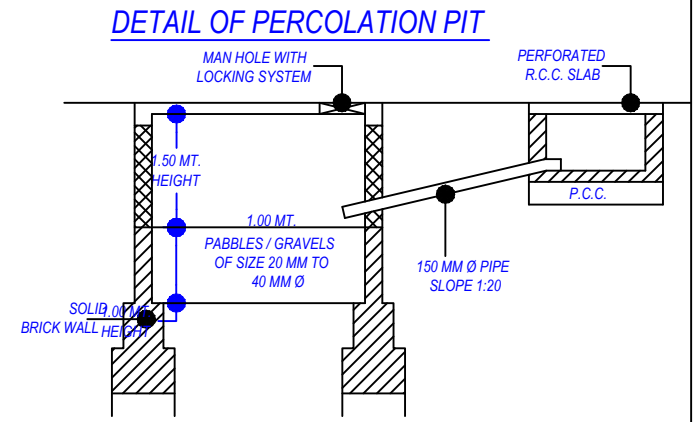
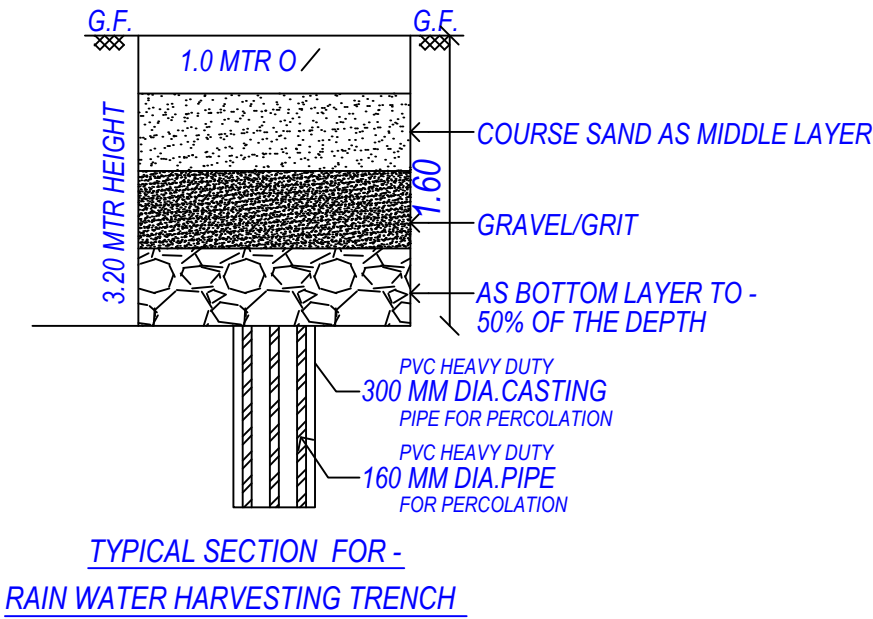
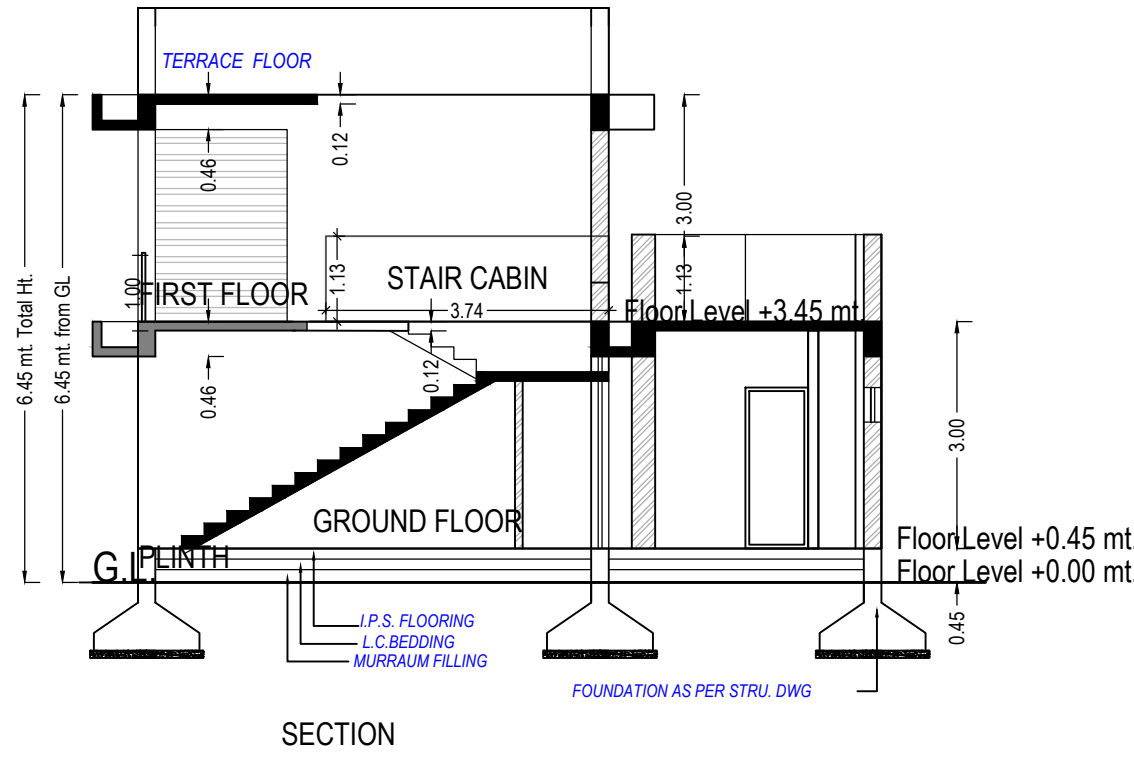
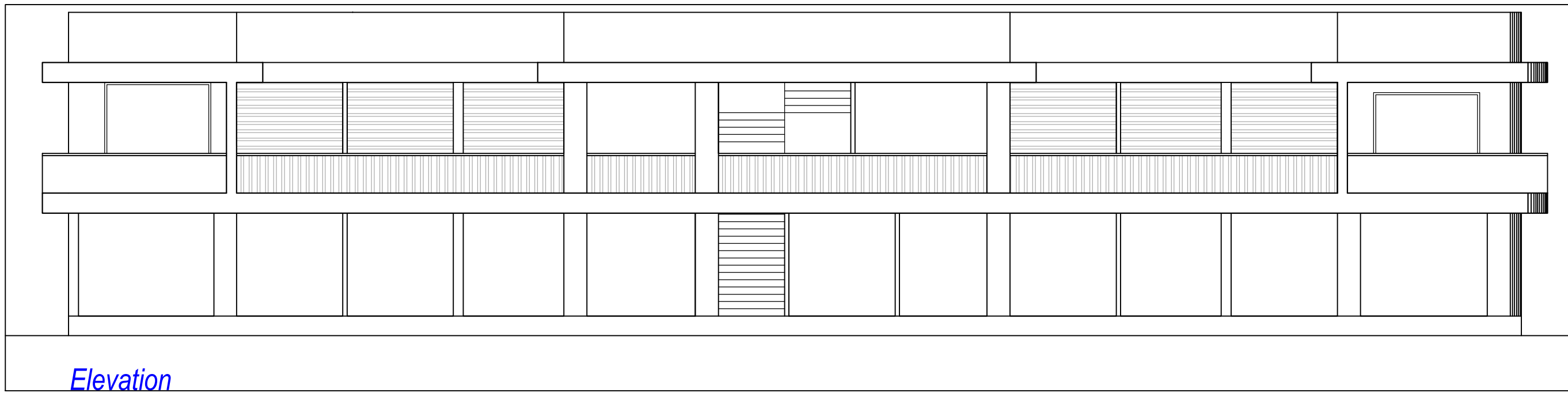
Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	20	20

OWNERS NAME AND SIGNATURE	
MANHAR ENTERPRISE PARTNERSHIP FIRM PARTNER'S SHREE JOLALI VAJRALI 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.	
ARCHENGO'S NAME & SIGNATURE	
VISHALKUMAR K. TATMIYA	sandeep daulatbhai chandhani
1118ER31122300178	1118SE31122200089
SUPERVISOR'S NAME & SIGNATURE	
DATE OF APPROVAL	
21/03/2022	
DESIGNATION OF APPROVER :	

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UserDefinedMetric (1189.00 x 841.00MM)

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UnitBUA Table for Building 'A' (BUILDING)								
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT COMMERCIAL	SHOP	275.76	275.76	23.76	7.44	244.56	01
		Total	275.76	275.76	23.76	7.44	244.56	01
	SPLIT COMMERCIAL	Typical Floor $\neq$ SHOP	275.76	275.76	23.76	7.44	244.56	01
		Total	275.76	275.76	23.76	7.44	244.56	01
FIRST FLOOR PLAN	SPLIT COMMERCIAL	SHOP	164.75	164.75	12.85	33.35	118.65	00
		Total	164.75	164.75	12.85	33.35	118.65	00
	SPLIT COMMERCIAL	Typical Floor $\neq$ SHOP	164.75	164.75	12.85	33.35	118.65	00
		Total	164.75	164.75	12.85	33.35	118.65	00
Total			-	-	440.51	440.51	36.61	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
Building 'A' (BUILDING)	A (BUILDING) R.S	0.23	2.10	01
	A (BUILDING) D	0.76	2.13	10
	A (BUILDING) D1	0.76	2.13	19
	A (BUILDING) D	1.22	2.13	01
	A (BUILDING) R.S	1.47	2.10	01
	A (BUILDING) R.S	1.77	2.10	01
	A (BUILDING) R.S	2.31	2.10	01
	A (BUILDING) R.S	2.44	2.10	03
	A (BUILDING) R.S	2.48	2.10	01
	A (BUILDING) R.S	3.22	2.54	01
Total	A (BUILDING) R.S	3.35	2.54	01
	A (BUILDING) R.S	3.46	2.54	01
	A (BUILDING) R.S	3.53	2.54	01
	A (BUILDING) R.S	3.63	2.54	01

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 (Sq.mt)	No. of Unit	
Ground Floor	283.90	7.44	0.00	7.94	0.20	288.30
First Floor	164.75	12.85	20.74	0.00	0.00	138.37
Total	448.65	20.06	20.74	7.94	0.20	406.59

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
Building 'A' (BUILDING)	A (BUILDING) V	0.45	1.00	26
	A (BUILDING) W	0.70	1.20	01
	A (BUILDING) W	0.77	1.20	01
	A (BUILDING) W	0.88	1.20	01
	A (BUILDING) W	1.14	1.20	01
	A (BUILDING) W1	1.52	1.20	01
	A (BUILDING) W	1.83	1.20	01
	A (BUILDING) W2	2.44	1.20	01
	A (BUILDING) W	2.44	1.20	01
	A (BUILDING) W	2.44	1.20	01

Staircase Checks (Table 8a-1)				
Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.52	0.30	0.21
FIRST FLOOR PLAN	STAIR CABIN	1.52	0.30	0.19