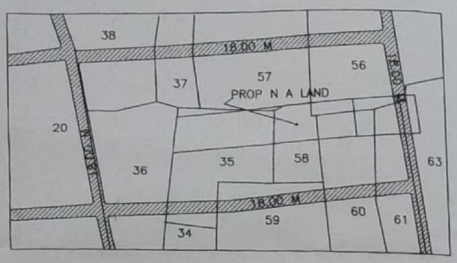
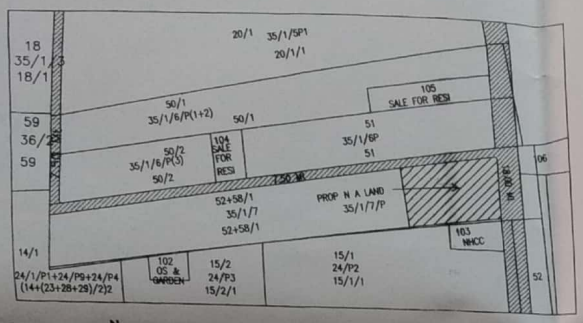


N W E S

KEY PLAN

[AS PER DEVELOPMENT PLAN]

SCALE:-1CM.=40.0MT.

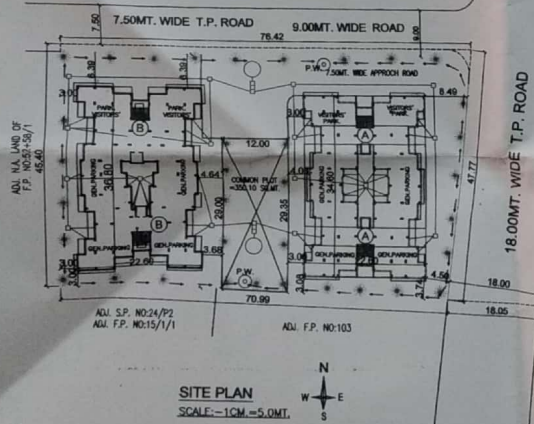


N W E S

KEY PLAN

[AS PER DRAFT T.P. SCHEME NO.4 SANCTIONED BY GOVT.]

SCALE:-1CM.=20.0MT.



SITE PLAN

SCALE:-1CM.=5.0MT.

N W E S

ENGINEER CERTIFICATE:

* ENGINEER IS FULLY RESPONSIBLE FOR OPEN LEAVING MARGINAL OPEN SPACES AND ROAD LINE PORTION.
* THE DEPTH AND POSITION OF EXIST MH IS CHECKED AND VARIFIED BY ME. THE PREMISES CAN GET THE CONNECTION AS SHOWN IN THE PLAN.

GENERAL NOTES

* ALL TERRACE PARAPET WALLS AREA 1.15M HT OF 0.11M THICK RCC OR 0.23M THICK BRICK OR M.S. RAILING.
* ALL OUTER OR INNER WALLS ARE AS PER IS SPECIFICATION.
* ALL OUTER W.S. PROJECTION ARE 0.60M WIDE AT LINTEL LEVEL.
* 0.10M DIA. C.I./PVC PIPE SHALL BE PROVIDED WITH V.P. FOR WC & TOI.
* 0.07M DIA. C.I./PVC PIPE SHALL BE PROVIDED WITH V.P. FOR BATH & KIT.
* DISCHARGE OF RAIN WATER PIPE PROVIDED ON TERRACE LVL TO GF LVL.

MOSQUITO PROOF WATER TANK

THE WATER TANK STORAGE TANK SHALL BE MAINTAINED THAT PERFECTALY MOSQUITO PROOF CONDITION BY PROVIDING A PROPERLY FIXING,HINGED AND EVERY TANK MORE THAN 1.50M HT. WITH A PERMANTELY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI MALARIA STAFF.

TREE PLANTATION

PLOT AREA = 3418.00 SQ.MT.
TREE PLANTATION REQD. = 3418.00/100=34.18 SAY 35 NOS.
TREE PLANTATION PROVIDED = 35 NOS.

PERCOLATING WELL CAL.

REQD. 1 NOS PER.WELL UP TO 2000.00 SQ.MT. PLOT AREA
PROVI. 2 NOS. PER.WELL FOR 3418.00 SQ.MT. PLOT AREA

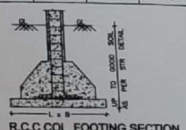
PARKING REQUIRED (RESI.) (IN SQ.MT.)		BLOCK-A RE.	BLOCK-B EXI.RE.& PRO.	TOTAL
PERM. F.S.I.	= 3681.48			
TOTAL PARKING REQD. @ 15%	= 552.22			
From TOTAL REQ.				
VISITORS' PARKING REQD. @ 20%	= 110.44	111.04	119.84	230.88
GEN. PARKING REQD. @ 80%	= 441.78	426.60	537.58	964.18
TOTAL PARKING	= 552.22	537.64	657.42	1195.06

PARKING PROVIDED (IN SQ.MT.)

	GEN. PARKING		VISITORS' PARK.	TOTAL
BLK-A IN H.P.	2X9.80X16.10 = 315.56 2X9.69X5.73 = 111.04	= 426.60	2X9.69X5.73 = 111.04	537.64
BLK-B IN H.P.	(2) 1 X 9.68 X 8.33 = 80.63 (3) 1 X 10.61 X 6.83 = 72.47 (4) 2 X 10.28 X 8.30 = 170.65 (5) 1 X 9.68 X 4.78 = 46.27 (6) 1 X 9.66 X 3.27 = 31.65 (7) 2 X 9.68 X 7.02 = 135.91	= 537.58	(1) 2X9.68X 6.19 = 119.84	657.42
TOTAL		= 964.18	= 230.88	1195.06

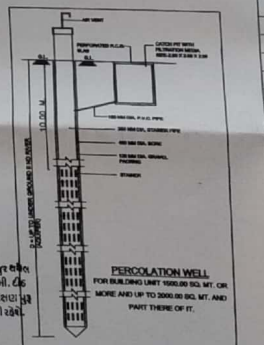
PARKING STATEMENT (RESI)

DESCRIPTION	TOTAL REQUIRED	PROVIDED		
	RESI	BLOCK 'A' RE.	BLOCK 'B' EXI.RE.& PRO.	TOTAL
VISITORS' PARK.	110.44	111.04	119.84	230.58
GEN. PARKING	441.78	426.60	537.58	964.18
TOTAL PARKING	552.22	537.64	657.42	1195.06



R.C.C COL. FOOTING SECTION

STR DETAIL AS PER DESIGN BY STR ENGINEER



PERCOLATION WELL FOR BUILDING UNIT 1500.00 SQ. MT. OR MORE AND UP TO 2000.00 SQ. MT. AND PART THEREOF IT.

મિલ્કત માલિકે સહકારશ્રીની નોટમાંથી અનુસાર મંજુર થયેલ પ્લાન અનુસાર બાંધકામ એકમના દર ૧૦૦ ચો. મી. દીઠ એક પુલ મુજબ જરૂરી પુલો તમારી ટ્રીમાર્ક ઉપરાંત પણ પાડવાની તથા જાહેરપણી દૂરભાવાત પણે કરવાની રહેશે.

મુજરાત રાજ્ય ઈમ્પેક્ટ ફીસ એન્ડ લાઈ મેઝર્સ એક્ટ-૨૦૧૭ ની કલમ-૧૮(૨) હેઠળ બાંધકામ પડાયેલ ઈમ્પેક્ટ ફીસ એન્ડ લેવી રેગ્યુલેશન-૨૦૧૭ અંતર્ગત જરૂરી લાગુ પડતી ફી સેવાઓ સુવિધાઓ રાખવા તેમજ અમલીકરણ કરવા સેક્ટર્સ રાખવા તેમજ અમલીકરણ કરવા સંબંધિત તમામ જવાબદારી માલિકશ્રીની રહેશે.

શહેર સર્વેન ૨૫૫૫ ચોથી ... નો વિસ્તાર ટી.પી. સ્કીમ હેઠળ સામેલ નં-૧૨૯ તા.૩૦/૧૦ ૦૬ થી અમલી લેવામાં હોઈ ટી. પી. સ્કીમ માટેના નિયમોનુસાર રાખત તેમજ બેટરમેન્ટ ચાર્જ સહિતના તમામ નિયમો શરતો લાગુ તેમજ બંધન કર્તા રહેશે.

LAYOUT PLAN

SHEET NO. : 1 / 5

PLAN SHOWING RE. & PRO. RESIDENTIAL BUILDINGS ON F.P.NO. : 52 + 58 / 1 / PAIKI, O.P. NO: 52 + 58 / 1, SUR. NO: 35 / 1 / 7 / P, T.P.SCHEME NO: 4, AT HIMATNAGAR, TALUKA: HIMATNAGAR, DIST.:- SABARKANTHA.

SCALE :- 1 CM = 5.00 MTS.

ZONE :- RESI.

USE :- RESI.

AREA TABLE :-	BLOCK 'A' RE.	BLOCK 'B' EXI.RE.&PRO.	IN SQ.MT.
PLOT AREA OF F.P.NO. : 52 + 58 / 1 / PAIKI			3418.00
COMMON PLOT REQD. (MINIMUM)			350.00
COMMON PLOT PROVIDED [1/2 X (29.00+29.35) X 12.00]			350.10
REMAINING PLOT AREA (3418.00-350.10)			3067.90
PERMISSIBLE B.A. ON GR. FLOOR @ 40% (3067.90 X 0.40)			1227.16
B.A. ON GR. FLOOR	563.42	589.86	1153.28
BALANCE B.A. ON GR. FLOOR(1227.16 - 1153.28)			73.88
OPEN PLOT AREA (3067.90 - 1153.28)			1914.62

BUILT UP AREA TABLE

IN SQ.MT.

	BLOCK 'A' RE.	BLOCK 'B' EXI.RE.& PRO.	TOTAL
HOLLOW PLINTH	563.42	589.86	1153.28
GR. FLOOR	563.42	589.86	1153.28
1ST FLOOR	563.42	589.86	1153.28
2ND FLOOR	–	589.86	589.86
3RD FLOOR	–	589.86	589.86
4th FLOOR	–	589.86	589.86
STAIR CABIN	65.25	66.75	132.00
L.M.R. + O.H.W.T.	57.25	66.75	124.00
TOTAL	1832.76	2672.66	5495.42

FSI AREA TABLE

IN SQ.MT.

REMAINING PLOT AREA (3418.00-350.10)		3067.90
PERMISSIBLE FSI AREA @ 1.2 (3067.90 X 1.2)		3681.48
TOTAL FSI AREA USED		3672.96
BALANCE FSI AREA		8.52

	BLOCK 'A' RE.	BLOCK 'B' EXI.RE.& PRO.	TOTAL
GR. FLOOR	514.56	528.76	1043.32
1ST FLOOR	514.56	528.76	1043.32
2ND FLOOR	—	528.76	528.76
3RD FLOOR	—	528.76	528.76
4th FLOOR	—	528.76	528.76
TOTAL	1029.12	2643.80	3672.92

TENAMENT & FLOOR AREA TABLE

IN SQ.MT.

FLOOR	USE		EQ. TENA.			FLOOR AREA		
	BLOCK 'A' RE.	BLOCK 'B' EXI.RE.& PRO.	BLOCK 'A' RE. RESI	BLOCK 'B' EXI.RE.& PRO. RESI	TOTAL RESI	BLOCK 'A' RE.	BLOCK 'B' EXI.RE.& PRO.	TOTAL
H.P.	PARK.	PARK.	-	-	-	-	-	-
G.F.	RESI	RESI	8 NOS.	6 NOS.	14 NOS.	330.22	401.06	731.28
F.F.	RESI	RESI	8 NOS.	6 NOS.	14 NOS.	330.22	401.06	731.28
S.F.	-	RESI	-	6 NOS.	6 NOS.	-	401.06	401.06
T.F.	-	RESI	-	6 NOS.	6 NOS.	-	401.06	401.06
F.F.	-	RESI	-	6 NOS.	6 NOS.	-	401.06	401.06
TOTAL			16 NOS.	30 NOS.	46 NOS.	780.44	2005.30	2785.74

COLOUR NOTE

PLOT BOUNDARY	COMMON PLOT
ROAD	TREE PLANTATION
RE. & PROPOSED WORK	PERCOLATING WELL
EXI. WORK	PROPOSED DRAINAGE
REVISE WORK	

OWNERS:

1. પ્રહલાદભાઈ શીવાભાઈ પટેલ
2. પટેલ કેશાભાઈ ગોમાભાઈ
3. પટેલ જગદીશકુમાર લાલાભાઈ
4. હરગોવિંદ્રાઈ શંકરભાઈ પટેલ
5. પટેલ કેશાભાઈ ગોમાભાઈ
6. પટેલ નટુભાઈ કેશાભાઈ
7. ગાયત્રીબેન કેશાભાઈ પટેલ
8. પટેલ મણીબાઈ લક્ષ્મણભાઈ

આ નકશામાં જે ફેરફારો કરવામાં આવેલ છે તે મુજબ જ બાંધકામ કરવાનું રહેશે. આ ફેરફારો સિવાયના બાકીના બાંધકામ માટે મંજુર થયેલ પ્લાન મુજબ જ બાંધકામ કરવાનું રહેશે.

ENGINEER IS FULLY RESPONSIBLE FOR LEAVING SPACE, MARGINE SPACE, PARKING & ROAD LINE PORTION.

AUTHORITY

Chief Officer
Himatnagar Area Development Authority
Himatnagar

ENGINEER

SHIVRANG N. PATEL
B.E. Civil
Approved Consultant & Structural Engg.
(H.N.P. LIC. No. 9)

STRUCTURE ENGINEER

Sanctioned as Per the Terms and Conditions Shown in the Building Construction Permission No. 437, dt. 30/3/2016 of Town Planning Committee Himatnagar Nagarpalika.

Chairman
Town Development Committee
Himatnagar Nagarpalika

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