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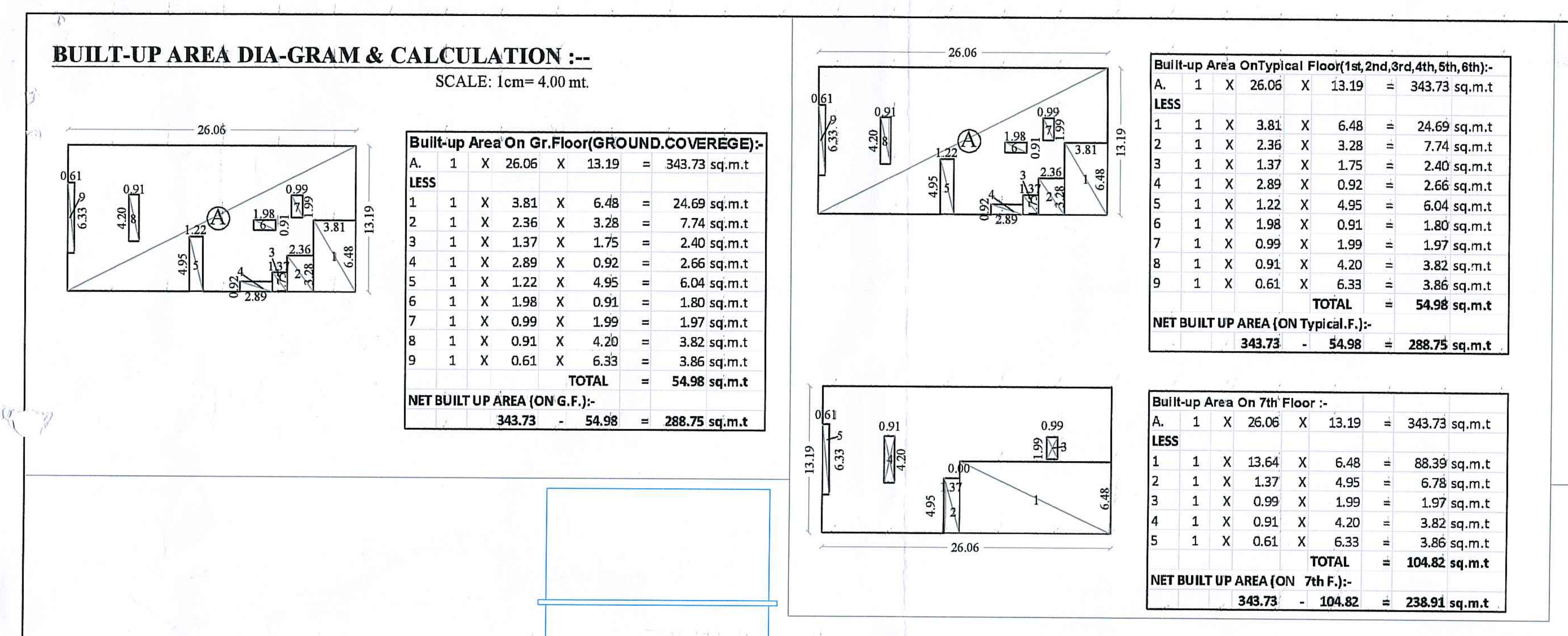
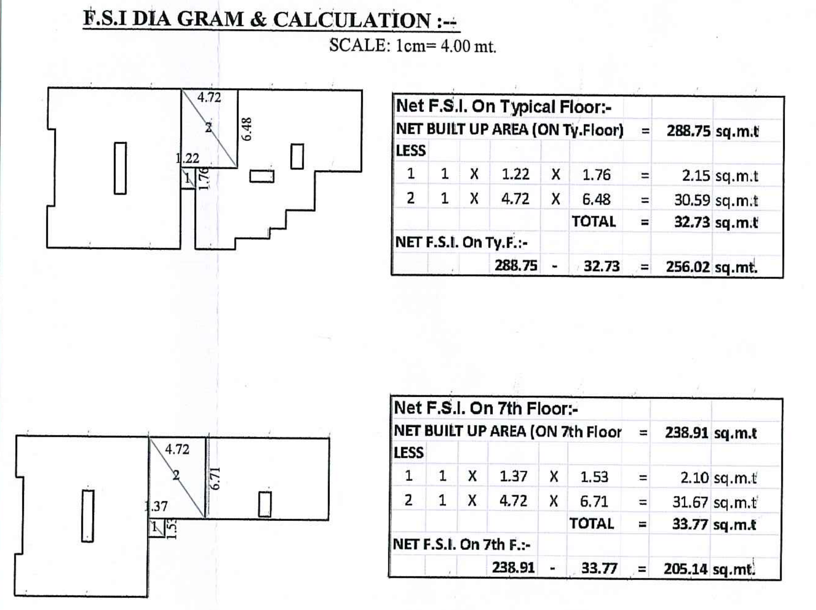
BUILT-UP AREA DIA-GRAM & CALCULATION :--

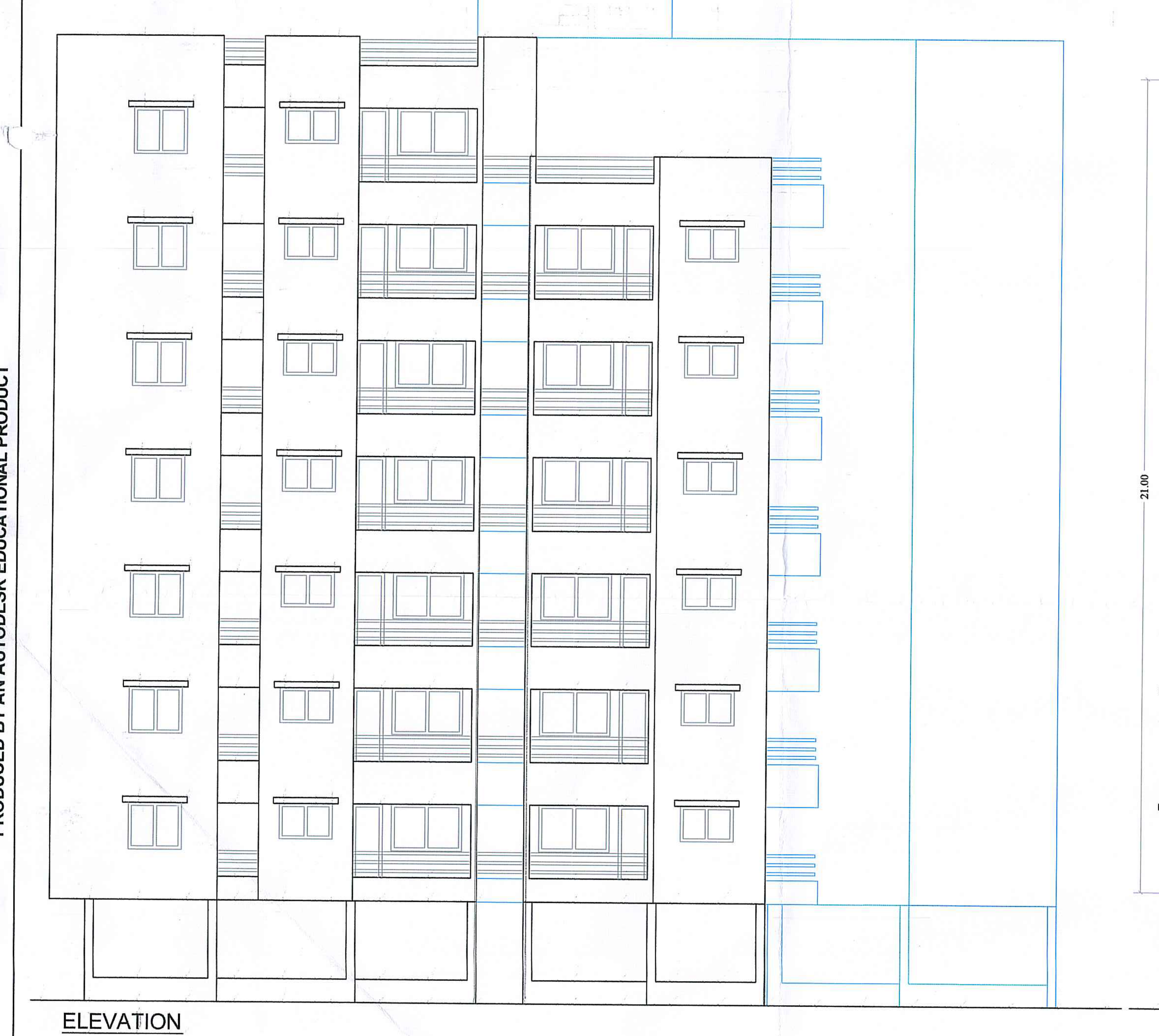
SCALE: 1cm= 4.00 mt.



F.S.I DIA GRAM & CALCULATION :--

SCALE: 1cm= 4.00 mt.



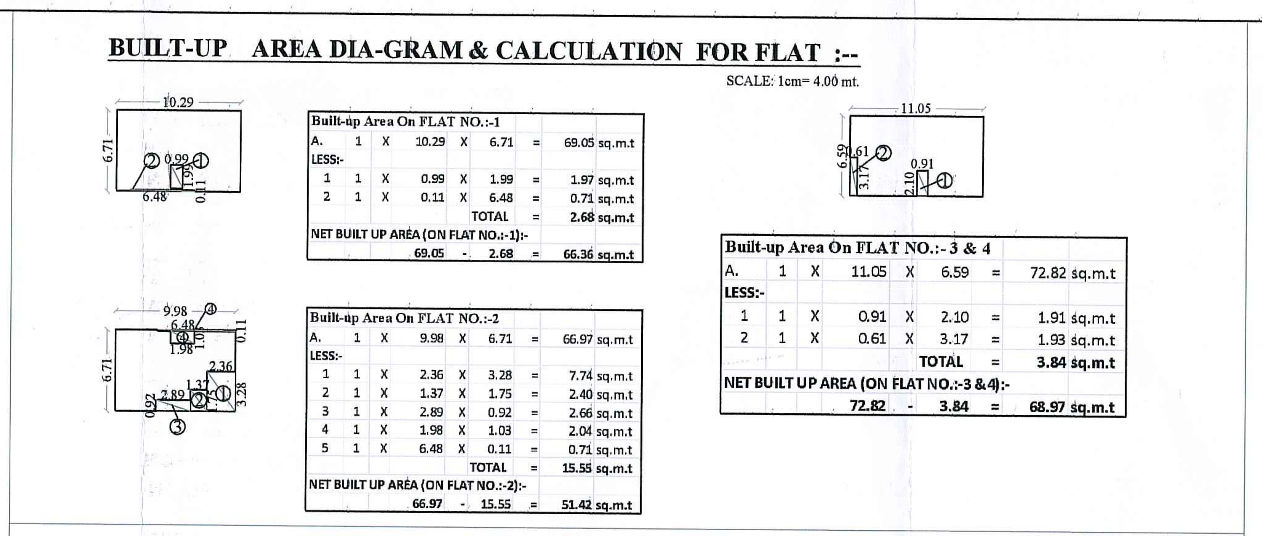


ELEVATION

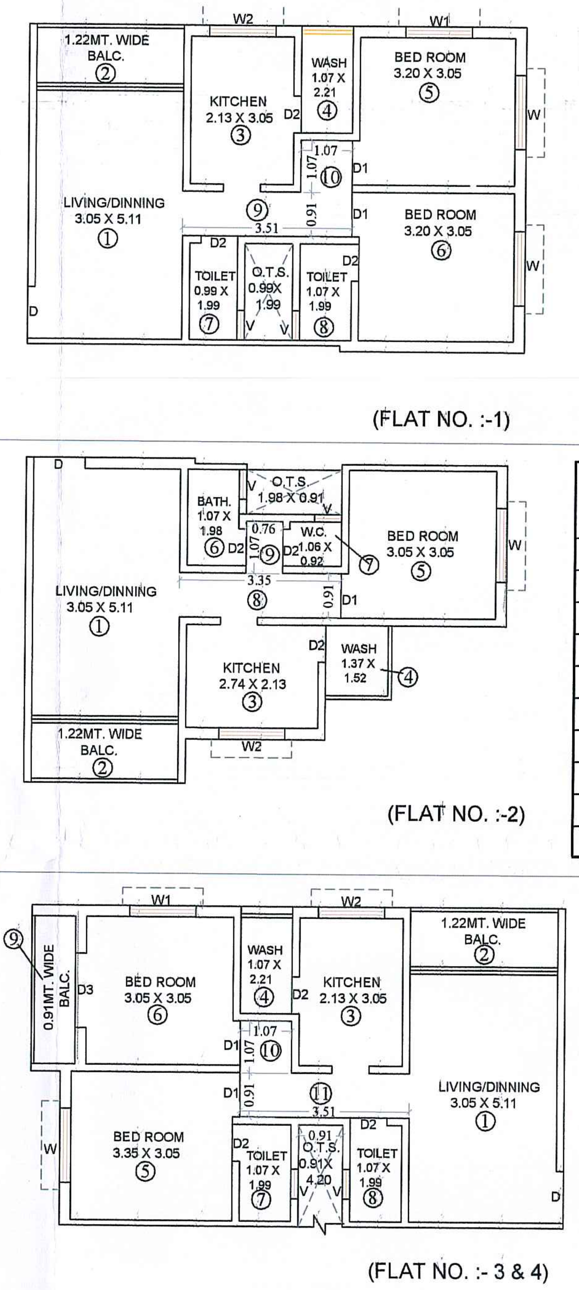
SECTION AT A-A

BUILT-UP AREA DIA-GRAM & CALCULATION FOR FLAT :--

SCALE: 1cm= 4.00 mt.



CARPET AREA CALCULATION



(FLAT NO. :-1)

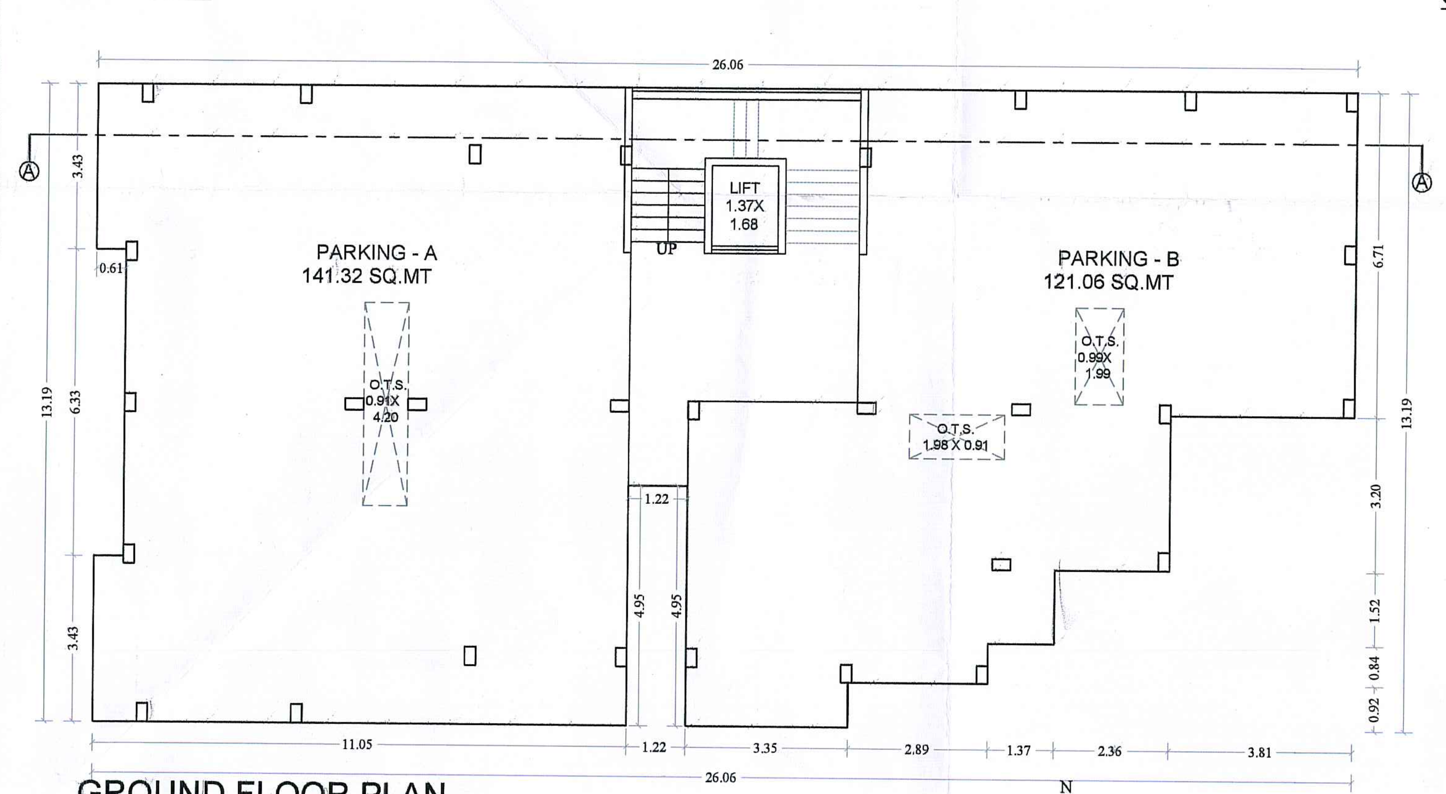
NO.	NAME	SIZE	AREA IN SQ.MT.
1	LIVING ROOM	3.05X5.11	15.58
2	BALC.	3.05X1.22	3.72
3	KITCHEN	2.13X3.05	6.49
4	WASH	1.07X2.21	2.36
5	BED ROOM-1	3.20X3.05	9.76
6	BED ROOM-2	3.20X3.05	9.76
7	TOILET- 1	0.99X1.99	1.97
8	TOILET- 2	1.07X1.99	2.12
9	PASSAGE - 1	1.07X1.07	1.14
10	PASSAGE - 2	3.51X0.91	3.19
	TOTAL		56.09

(FLAT NO. :-2)

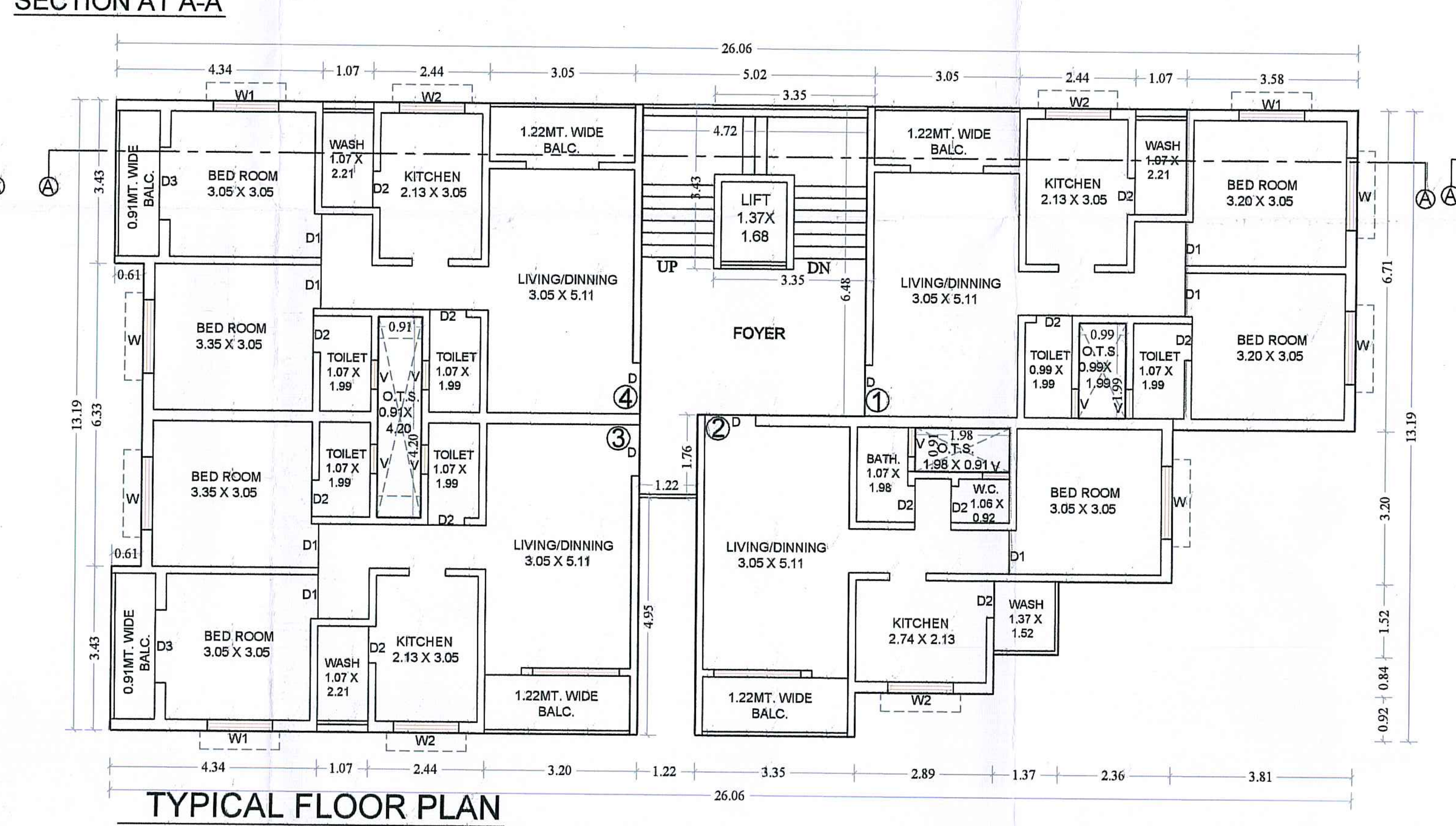
NO.	NAME	SIZE	AREA IN SQ.MT.
1	LIVING ROOM	3.05X5.11	15.58
2	BALC.	3.05X1.22	3.72
3	KITCHEN	2.74X2.13	5.83
4	WASH	1.37X1.52	2.08
5	BED ROOM	3.05X3.05	10.21
6	BATH	1.07X1.98	2.11
7	W.C.	1.06X0.92	0.97
8	PASSAGE - 1	3.35X0.91	3.04
9	PASSAGE - 2	0.76X1.07	0.81
	TOTAL		44.35

(FLAT NO. :- 3 & 4)

NO.	NAME	SIZE	AREA IN SQ.MT.
1	LIVING ROOM	3.05X5.11	15.58
2	BALC.	3.05X1.22	3.72
3	KITCHEN	2.13X3.05	6.49
4	WASH	1.07X2.21	2.36
5	BED ROOM-1	3.35X3.05	10.21
6	BED ROOM-2	3.05X3.05	9.30
7	TOILET- 1	1.07X1.99	2.12
8	TOILET- 2	1.07X1.99	2.12
9	BALC.	0.91X3.05	2.77
10	PASSAGE - 1	1.07X1.07	1.14
11	PASSAGE - 2	3.51X0.91	3.19
	TOTAL		59.00
	59.00X 2 UNITS =118.00sq.mt.		

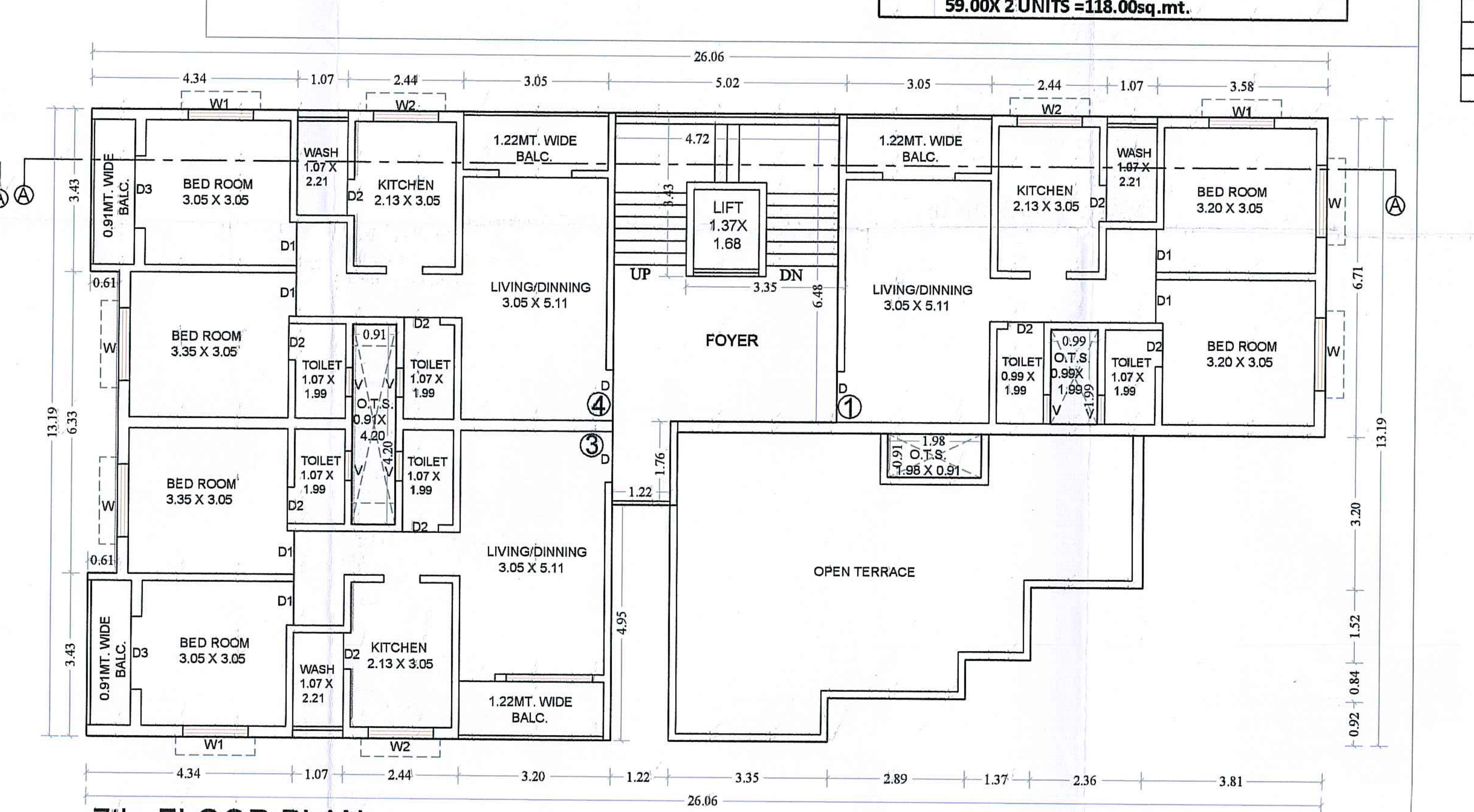


GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

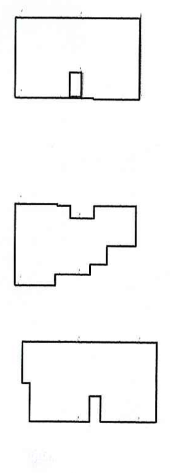
(1st,2nd,3rd,4th,5th,6th Floor)



7th FLOOR PLAN

F.S.I. AREA DIA-GRAM & CALCULATION FOR FLAT :--

SCALE: 1cm= 4.00 mt.



Net F.S.I. On FLAT NO.- 1 :-			
Net Built upArea ON FLAT NO.:-1	=	66.36	sq.m.t
NET F.S.I. On FLAT NO.-1 :-			
	=	66.36	sq.mt.

Net F.S.I. On FLAT NO.- 2 :-			
Net Built upArea ON FLAT NO.:-2	=	51.42	sq.m.t
NET F.S.I. On FLAT NO.-2 :-			
	=	51.42	sq.mt.

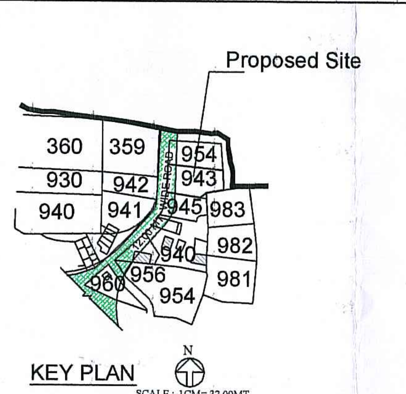
Net F.S.I. On FLAT NO.- 3 &4 :-			
Net Built upArea ON FLAT NO.:-3 & 4	=	68.97	sq.m.t
NET F.S.I. On FLAT NO.-3 & 4 :-			
	=	68.97	sq.mt.

F.S.I. CALCULATION X (1.8)=1315.80 sq.mt. ON PLOT

NO.	FLOOR	FLATS CATEGORY	UNIT FLAT	F.S.I. AREA (in Sq.Mt)
1	1st to 5th FLOOR	FLATS(LIG)	15	1021.50
2	1st to 5th FLOOR	FLATS(EWS-II)	5	257.10
	TOTAL		20	1278.60

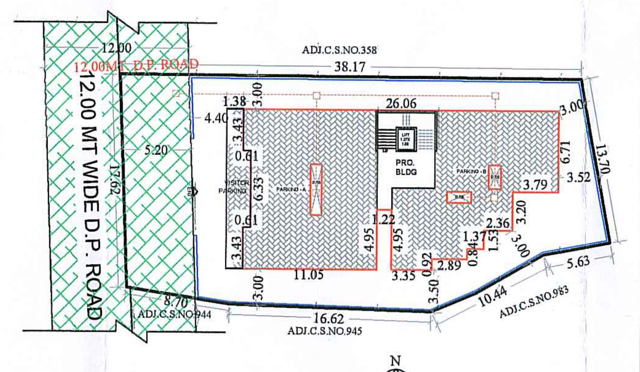
F.S.I. CALCULATION X (0.90)=658.47 sq.mt. ON PLOT

NO.	FLOOR	FLATS CATEGORY	UNIT FLAT	F.S.I. AREA (in Sq.Mt)
1	6th & 7th FLOOR	FLATS(LIG)	6	408.60
2	6th FLOOR	FLATS(EWS-II)	1	51.42
	TOTAL		7	460.02



KEY PLAN

SCALE :-1CM=32.00MT



LAY OUT PLAN

SCALE :-1CM=4MT

BUILT UP AREA (in sq.mt.)

Bldg	G.F.	1st F.	2nd F.	3rd F.	4th F.	5th F.	6th F.	7th F.	Stair Cabin	Lift Machine Rm.	TOTAL
1	288.75	288.75	288.75	288.75	288.75	288.75	288.75	238.91	32.53	11.49	2304.18

F.S.I. STATEMENT (in sq.mt.)

Bldg	G.F.	1st F.	2nd F.	3rd F.	4th F.	5th F.	6th F.	7th F.	Stair Cabin	Lift Machine Rm.	TOTAL
1	0.00	256.02	256.02	256.02	256.02	256.02	256.02	205.14	0.00	0.00	1741.26

AREA STATEMENT IN FLAT

FLAT	UNIT		CARPET AREA (in Sq.Mt)	TOTAL CARPET AREA (in Sq.Mt) (B X C)	BUILT-UP AREA (in Sq.Ft)	BUILT-UP AREA (in Sq.Mt)	TOTAL BUILT-UP AREA (in Sq.Ft) (B X E)	TOTAL BUILT-UP AREA (in Sq.Mt) (B X F)	F.S.I. (in Sq.Mt)	TOTAL F.S.I. (in Sq.Mt) (B X I)
(A)		(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
FLAT-1	LIG	7	56.09	392.63	714.03	66.36	4998.24	464.52	66.36	464.52
FLAT-2	EWS-II	6	44.35	266.10	553.28	51.42	3319.68	308.52	51.42	308.52
FLAT-3	LIG	7	59.00	413.00	742.12	68.97	5194.82	482.79	68.97	482.79
FLAT-4	LIG	7	59.00	413.00	742.12	68.97	5194.82	482.79	68.97	482.79
TOTAL		27	218.44	1484.73	2751.55	255.72	18707.5512	1738.62	255.72	1738.62

ADDITIONAL FSI CHARGE

FLAT	RESI. DWELLING UNIT		UNIT	CARPET AREA (in Sq.Mt)	TOTAL CARPET AREA (in Sq.Mt) (A X B)	BUILT-UP AREA (in Sq.Mt)	BUILT-UP AREA PER UNIT (in Sq.Mt) (A X D)	F.S.I. (in Sq.Mt)	F.S.I. (in Sq.Mt)
			(A)	(B)	(C)	(D)	(E)	(F)	(A X F)
(6th & 7th FLOOR)									
FLAT-1	MORE THAN 66 AND UP TO 80	LIG	2	56.09	112.18	66.36	132.72	66.36	66.36
FLAT-2	MORE THAN 50 AND UP TO 65	EWS-II	1	44.35	44.35	51.42	51.42	51.42	51.42
FLAT-3	MORE THAN 66 AND UP TO 80	LIG	2	59.00	118.00	68.97	137.94	68.97	137.94
FLAT-4	MORE THAN 66 AND UP TO 80	LIG	2	59.00	118.00	68.97	137.94	68.97	137.94
TOTAL			7	218.44	392.53	255.72	460.02	255.72	255.72

FIRE EXTINGUSHNG FACILITIES :-

- Dry rising Main :-
  The 0.10 mt Rising main pipe shall be fitted with two inlets in 0.15 mt .Rising main pipe Four inlet each consisting of 0.60 mt instaneous male cooping & back presure valve & projected by along chain at the congest point of rising main pipe the inlet shall be placed in convenient position of the external wall of the Building not 1.0 mt . Above the Ground lvl & They shall be situated not more than 15.00 mt. Awayfrom the vertical position of the rising main inlet shall be connect in theglass fronted box.
- OUT LET :-
  Out let shall be provided at each floor lvl. Above ground floor in proporastion of two out let to each 1000 sq.mt of floor area of ground floor lvl & in the roof each out let shall be fitted with 0.06 mt. instateous moories pattern coupling & delivery valves. The valve shall be less then $\frac{7}{8}$" in dia & fitted with Gunmetal valves hand wheel above 0.15 mt in dia Wheel shall be marked open and shut in Clockwise direction. The out let shall connected with suitable adaptors to first adihoose reel hying rubber of 120'0" length with a branch fitted nozzle 1/2"& shut of arrangement.
- EXTERNAL HYDRANT :-
  Afire Hydrant shall be provided within the confines of the site of the bldg.& shall be connectwith municipal water mains not less than 10 mt in dia in addition fire hydrent shall br connectedwith booster pump from the static supply maintained by the site bldg of more than 25.000 mt in hight shall be provided with shuitable arrangement of lighting conductor's.

LEGEND SYMBOL	PESCRIDTION
—	FIRE HYDRENT PIPE
	SLUICE VALVE
	NON RETURN VALVE
	CORT YARD HYDERENT VALVE
	LANDING HYDRENT VALVE
	HOS BOX
	FIRST AID HOSE REEL
	AIR REAFASE VALVE
	TWO WAY SIAMESE ONNECTION
	RISE OF DROP

NOTES:-

1. All the pipe size are inches or milimeter.
2. Under ground pipe is to be laid 1.00 mt . belonging ground lvl.
3. U.G.Tank should be with 1,00,000 liters capacity
4. Fire tank capacity should be minimum 350.kg/m discharge capacity & 56.00 mt or 70.00 mt head with 30-.0 H.P or 40.0 H.P. electrical motors.
5. Pipe grading and pump capacity shouled bedesign to achive 350 kg/m water pressure on top most hydrant valve.

STAMP OF APPROVAL

બાંધકામ પરવાનગી નં. ૧૦૨૬
તા. ૧૨-૩-૧૮ નાં અનુસંધાનમાં

ઇજનેર
વલસાડ નગરપાલિકા

VALSAD NAGAR SEVA SADAN
નગર સેવા સદન વલસાડ
VALSAD

ચીફ ઓફિસર
વલસાડ નગરપાલિકા

SCHEDULE OF OPENING

NO.	DESCRIPTION		SIZE
(1)	Rolling Shutter	R.S.	2.74 X 2.44
(2)	DOOR	D	1.07 X 2.13
		D-1	0.91 X 2.13
		D-2	0.76 X 2.13
(3)	WINDOW	W	2.44 X 1.20
		W-1	1.83 X 1.20
		W-2	1.60 X 1.20
		W-3	1.37 X 1.20
		W-4	1.37 X 0.91
		W-5	0.91 X 1.20
		W-6	0.86 X 1.20
		W-7	0.60 X 0.91
(4)	VENTILATOR	V	0.60 X 0.60

AREA STATEMENT

1	TOTAL PLOT AREA (C.S.NO.943)		
	(a) AS PER RECORD		731.63
	(b) As per site Condition		731.63
2	Deduction If any Road Alignment		103.55
3	Net plot Area		628.08
4	Built up Area On G.F.		288.75
	Built up Area On 1st F.		288.75
	Built up Area On 2nd F.		288.75
	Built up Area On 3rd F.		288.75
	Built up Area On 4th F.		288.75
	Built up Area On 5th F.		288.75
	Built up Area On 6th F.		288.75
	Built up Area On 7th F.		238.91
	Stair Cabin Area		32.53
	Lift Machine Room Area		11.49
	Total		2304.18
5	Max. Permissible F.S.I. X (1.8)		1316.93
6	Paid F.S.I. X(0.9)		658.47
7	F.S.I. Consumed		1741.26
8	Required Parking (1741.26 (f.s.i.) x 10%		174.13
9	Proposed Parking		262.38
	1) COVERED PARKING-A	141.32	
	2) COVERED PARKING-B	121.06	
	TOTAL	262.38	
10	VISITORS PARKING (P. PAR. X 10%)		17.41
11	PROVIDED VISITORS PARKING		22.06
12	Internal Road Area		0.00
13	Open & Marginal Land(1(A)-4(G.V.)-11)		420.82

F.S.I. CALCULATION

1	PERMISSIBLE F.S.I. (731.63X1.8)	1316.93
2	PROPOSED F.S.I.(AS PER SCHEDULE)	1278.60
3	PURCHASE PERMISSIBLE F.S.I. (731.63X0.9)	658.47
4	PROPOSED F.S.I.(AS PER SCHEDULE)	460.02

NOTE :- THE COMPANSATION OF D.P.ROAD ALIGNMENT IS & WILL NOT TAKEN FROM VALSAD NAGAR-PALIKA BY THE OWNER HENCE THE F.S.I. OF THAT AREA SHOULD BE TO THE OWNER.

COLOUR NOTE

1. PLOT BOUNDRY SHOWN IN BLACK
2. PROPOSED WORK SHOWN IN RED
3. DRAINAGE LINE SHOWN IN BROWN
4. ROAD SHOWN IN GREEN
5. COMMON PLOT SHOWN IN RED
6. PARKING SHOWN IN BROWN
7. OPEN PARKING SHOWN IN

REVICED LAYOUT PLAN & BUILDING PLAN
FOR THE PURPOSE OF HIGHRISE TYPE
AFFORDABLE HOUSING SCHEMEL
ON, C.S.NO :943
AT:- VALSAD PARDI,
TA/ DIST :- VALSAD.
FOR :- 1) SATISHCHANDRA AMRATLAL DESAI.

OWNER'S SIGN

STRUCTURAL ENGINEER'S SIGN VNP/7/2001

ARCHITECT'S SIGN VNP/15/2001

CA/97/21430

UNIQUE DESIGNERS
REGISTERED ARCHITECTS CHARTERED ENGINEERS APPROVED VALUERS
MANAN J. DESAI (B.E., M.V., A.M.I.E., A.M.I.S., F.I.V.)
BHARGAV J. DESAI (B.ARCH., A.I.I.A., C.O.A.)
VITHALBHAI PATEL ROAD, NEAR RAMJI MANDIR, RAMJI TEKRA, VALSAD. Office Mo.No.98242 33008

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