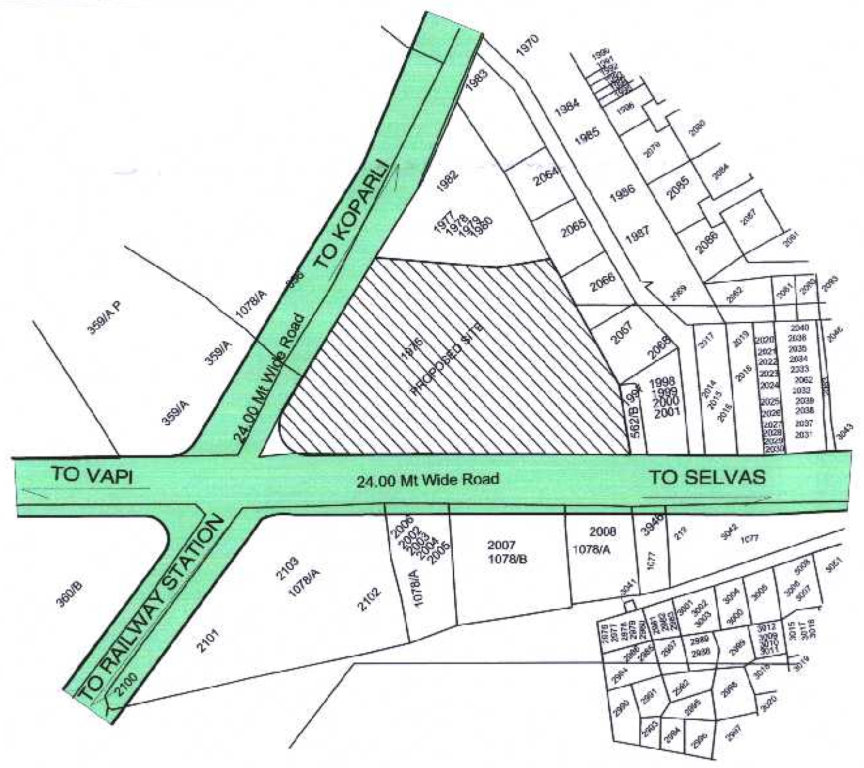
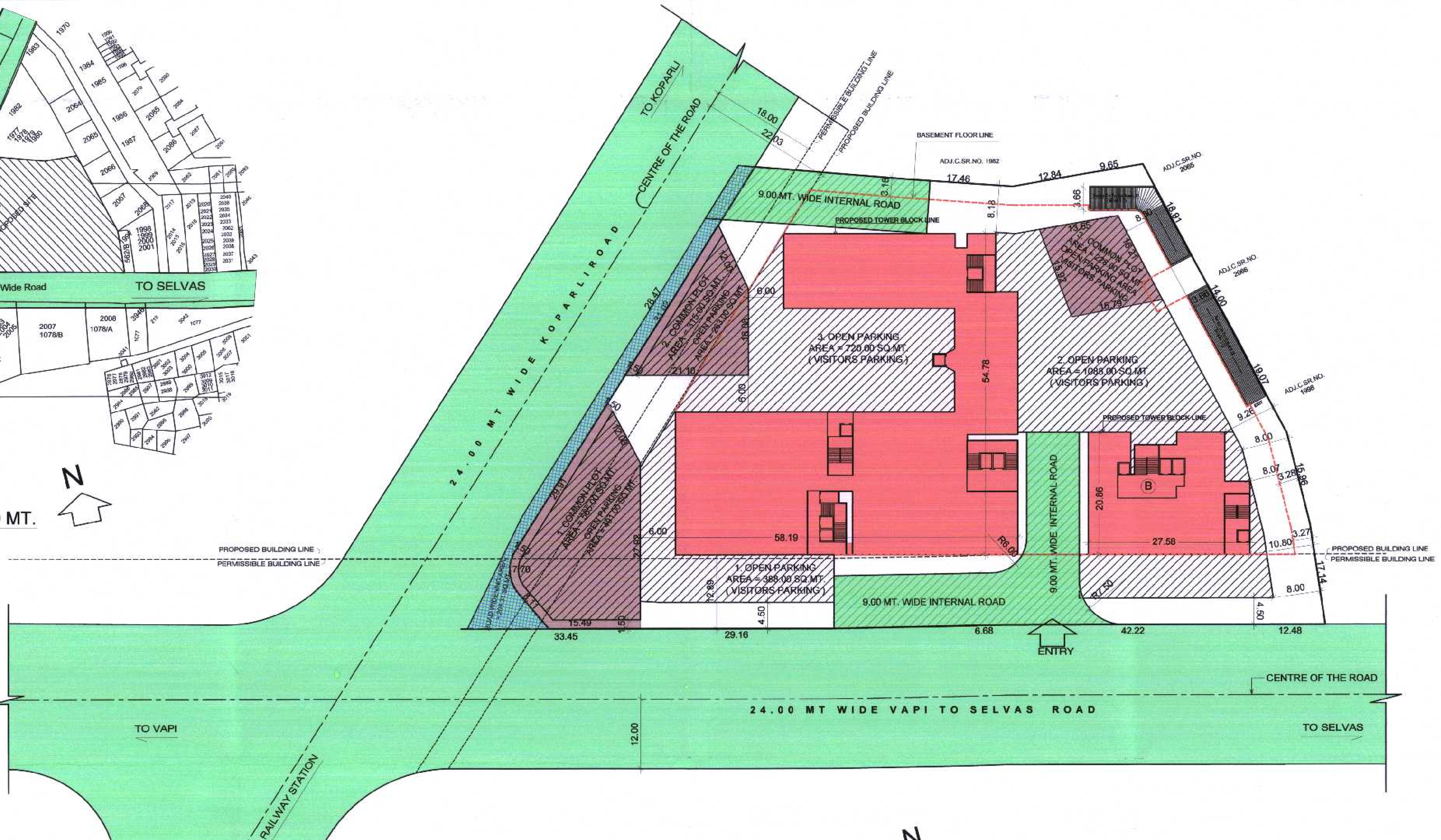


KEY PLAN

SCALE : 1 C.M. = 19.80 MT.

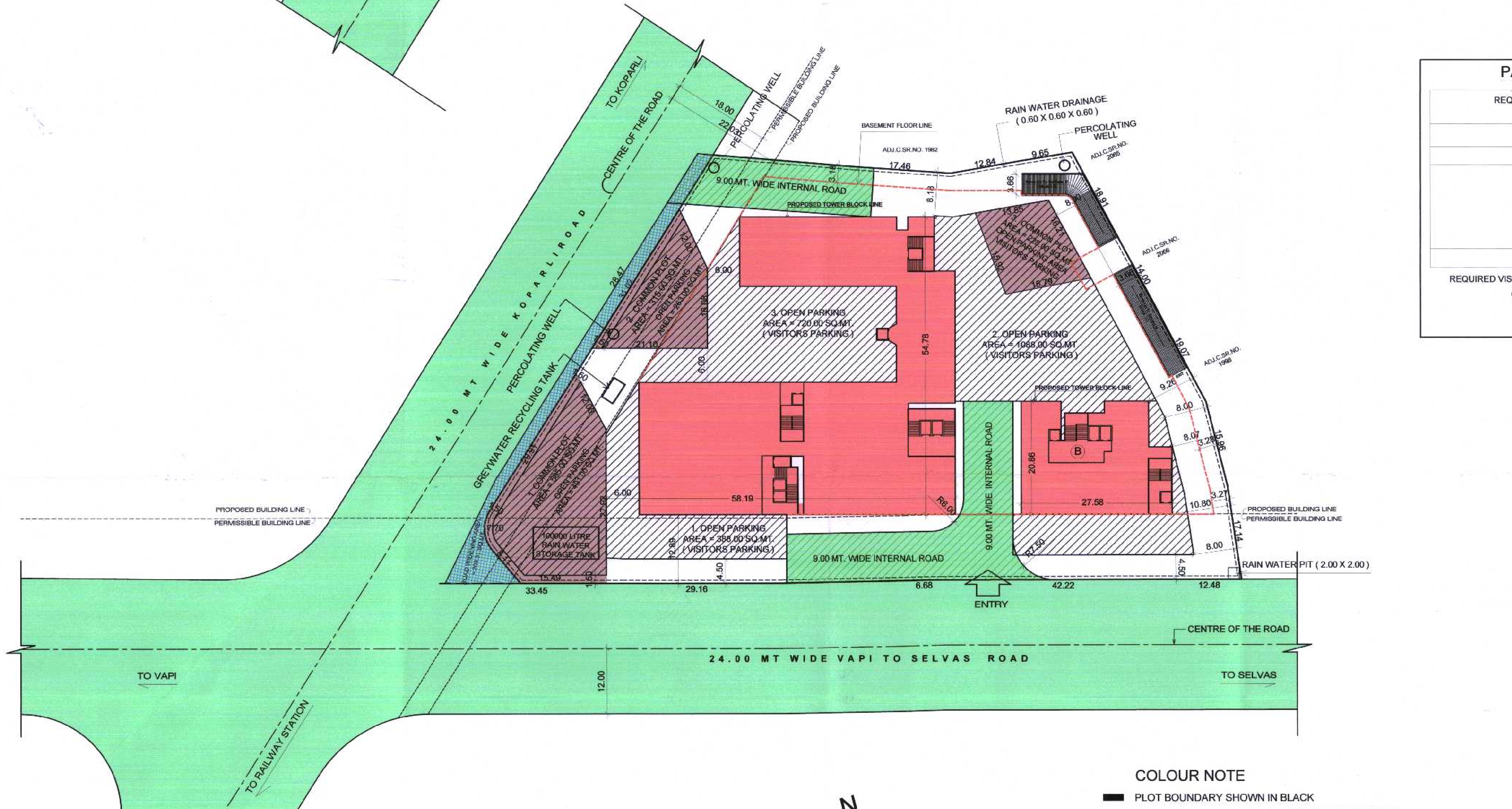
N



LAYOUT PLAN

SCALE :- 1.00 CM.= 5.00 MT.

N



LANDSCAPE PLAN

SCALE :- 1.00 CM.= 5.00 MT.

N

COLOUR NOTE

- PLOT BOUNDARY SHOWN IN BLACK
- PERMISSIBLE BLDG. LINE SHOWN IN BLACK DOTTED
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN RED DOTTED
- INTERNAL ROAD SHOWN IN GREEN HATCH
- EXISTING ROAD SHOWN IN GREEN
- PARKING SHOWN IN HATCH LINE
- CONSOLIDATED OPEN PLOT AREA SHOWN IN BROWN
- ROAD WIDENING SHOWN IN BLUE

AT. VILLAGE : VAPI , TALUKA : VAPI, DIST : VALSAD ON LAND BEARING C.SR.NO. 1975 + 1976

PROPOSED BUILT UP AREA STATEMENT (IN SQ.MT.)

BLDG. FLOOR	A : TYPE		B : TYPE		TOTAL	
GROUND FLOOR	2061.61 (SHOP - 37.00 NOS.)		516.69 (SHOP - 8.00 NOS.)		2578.30 (SHOP - 45.00 NOS.)	
UNITS.	37.00	UNITS.	8.00	UNITS.	45.00	UNITS.
FIRST FLOOR	2061.61 (SHOP - 33.00 NOS.)		516.69 (SHOP - 8.00 NOS.)		2578.30 (SHOP - 41.00 NOS.)	
UNITS.	33.00	UNITS.	8.00	UNITS.	41.00	UNITS.
SECOND FLOOR	2061.61 (SHOP - 33.00 NOS.)		516.69 (SHOP - 8.00 NOS.)		2578.30 (SHOP - 41.00 NOS.)	
UNITS.	33.00	UNITS.	8.00	UNITS.	41.00	UNITS.
THIRD FLOOR	2059.22 (OFFICE - 22.00, MULTI PURPOSE HALL - 2.00)		463.45 (OFICE - 8.00 NOS.)		2522.67 (OFFICE - 30.00 NOS, MULTIPURPOSE - 2.00)	
UNITS.	24.00	UNITS.	8.00	UNITS.	32.00	UNITS.
FOURTH FLOOR	1437.60 (OFFICE - 25.00)		463.45 (OFICE - 8.00 NOS.)		1901.05 (OFFICE - 33.00 NOS.)	
UNITS.	25.00	UNITS.	8.00	UNITS.	33.00	UNITS.
FIFTH FLOOR	1377.88 (OFFICE - 23.00)		463.45 (OFICE - 8.00 NOS.)		1841.33 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
SIXTH FLOOR	1377.88 (OFFICE - 23.00)		463.45 (OFICE - 8.00 NOS.)		1841.33 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
SEVENTH FLOOR	1377.88 (OFFICE - 23.00)		463.45 (OFICE - 8.00 NOS.)		1841.33 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
EIGHTH FLOOR	1377.88 (OFFICE - 23.00)		463.45 (OFICE - 8.00 NOS.)		1841.33 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
NINTH FLOOR	1377.88 (OFFICE - 23.00)		463.45 (OFICE - 8.00 NOS.)		1841.33 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
TENTH FLOOR	1377.88 (OFFICE - 23.00)		463.45 (OFICE - 8.00 NOS.)		1841.33 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
ELEVENTH FLOOR	1377.88 (OFFICE - 23.00)		463.45 (OFICE - 8.00 NOS.)		1841.33 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
TWELTH FLOOR	1377.88 (OFFICE - 23.00)		165.04 (OFICE - 2.00 NOS.)		1542.92 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	2.00	UNITS.	25.00	UNITS.
TERRACE FLOOR	137.62 —		63.05 —		200.67 —	
UNITS.	0.00	UNITS.	0.00	UNITS.	0.00	UNITS.
TOTAL	20842.31 (SHOP - 103.00 NOS., MULTIPURPOSE HALL - 2.00, OFFICE = 231.00)		5949.21 (SHOP - 24.00 NOS., OFFICE = 74.00)		26791.52 (SHOP - 127.00 NOS., MULTIPURPOSE HALL - 2.00, OFFICE = 305.00)	
UNITS.	336.00	UNITS.	98.00	UNITS.	434.00	UNITS.

A & B TYPE BLDG.TOTAL BUILT UP AREA = 26791.52 SQ.MT.
BASEMENT FLOOR : 1 BUILT UP AREA = 5242.54 SQ.MT.
BASEMENT FLOOR : 2 BUILT UP AREA = 5233.06 SQ.MT.

TOTAL BUILT UP AREA = 37267.12 SQ.MT.

AT. VILLAGE : VAPI , TALUKA : VAPI, DIST : VALSAD ON LAND BEARING C.SR.NO. 1975 + 1976

PROPOSED F.S.I. AREA STATEMENT (IN SQ.MT.)

BLDG. FLOOR	A : TYPE		B : TYPE		TOTAL	
GROUND FLOOR	1811.15 (SHOP - 37.00 NOS.)		390.78 (SHOP - 8.00 NOS.)		2201.93 (SHOP - 45.00 NOS.)	
UNITS.	37.00	UNITS.	8.00	UNITS.	45.00	UNITS.
FIRST FLOOR	1818.84 (SHOP - 33.00 NOS.)		402.67 (SHOP - 8.00 NOS.)		2221.51 (SHOP - 41.00 NOS.)	
UNITS.	33.00	UNITS.	8.00	UNITS.	41.00	UNITS.
SECOND FLOOR	1818.84 (SHOP - 33.00 NOS.)		402.67 (SHOP - 8.00 NOS.)		2221.51 (SHOP - 41.00 NOS.)	
UNITS.	33.00	UNITS.	8.00	UNITS.	41.00	UNITS.
THIRD FLOOR	1835.72 (OFFICE - 22.00, MULTI PURPOSE HALL - 2.00)		396.70 (OFICE - 8.00 NOS.)		2232.42 (OFFICE - 30.00 NOS, MULTIPURPOSE - 2.00)	
UNITS.	24.00	UNITS.	8.00	UNITS.	32.00	UNITS.
FOURTH FLOOR	1240.37 (OFFICE - 25.00)		396.70 (OFICE - 8.00 NOS.)		1637.07 (OFFICE - 33.00 NOS.)	
UNITS.	25.00	UNITS.	8.00	UNITS.	33.00	UNITS.
FIFTH FLOOR	1234.39 (OFFICE - 23.00)		396.70 (OFICE - 8.00 NOS.)		1631.09 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
SIXTH FLOOR	1234.39 (OFFICE - 23.00)		396.70 (OFICE - 8.00 NOS.)		1631.09 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
SEVENTH FLOOR	1234.39 (OFFICE - 23.00)		396.70 (OFICE - 8.00 NOS.)		1631.09 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
EIGHTH FLOOR	1234.39 (OFFICE - 23.00)		396.70 (OFICE - 8.00 NOS.)		1631.09 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
NINTH FLOOR	1234.39 (OFFICE - 23.00)		396.70 (OFICE - 8.00 NOS.)		1631.09 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
TENTH FLOOR	1234.39 (OFFICE - 23.00)		396.70 (OFICE - 8.00 NOS.)		1631.09 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
ELEVENTH FLOOR	1234.39 (OFFICE - 23.00)		396.70 (OFICE - 8.00 NOS.)		1631.09 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	8.00	UNITS.	31.00	UNITS.
TWELTH FLOOR	1234.39 (OFFICE - 23.00)		81.61 (OFICE - 8.00 NOS.)		1316.00 (OFFICE - 31.00 NOS.)	
UNITS.	23.00	UNITS.	2.00	UNITS.	25.00	UNITS.
TOTAL	18400.04 (SHOP - 103.00 NOS., MULTIPURPOSE HALL - 2.00, OFFICE = 231.00)		4848.03 (SHOP - 24.00 NOS., OFFICE = 74.00)		23248.07 (SHOP - 127.00 NOS., MULTIPURPOSE HALL - 2.00, OFFICE = 305.00)	
UNITS.	336.00	UNITS.	98.00	UNITS.	434.00	UNITS.

STAMP OF APPROVAL

Planning Assistant
Vapi Municipality

AREA STATEMENT (AREA IN SQ.MT.)

AREA STATEMENT	AREA IN SQ.MT.
1. TOTAL AREA OF THE LAND	8619.01
2. AREA UNDER ROAD WIDENING	208.31
3. NET PLOT AREA (1 - 2) (8619.01 - 208.31)	8410.70
4. MINIMUM COMMON PLOT REQUIRED @ 10% OF LAND AREA 8410.70 SQ.MT.	841.07
5. PROPOSED COMMON PLOT AREA (565.00 + 315.00 + 228.00)	1108.00
6. MAXIMUM PERMISSIBLE GROUND COVERAGE (BUILT UP AREA) @ 30% OF 8619.01 SQ.MT.	2585.70
7. PROPOSED BUILT UP AREA ON GROUND FLOOR 2578.30 SQ.MT. < 2585.70 SQ.MT.	2578.30
8. MAX. PERMISSIBLE F.S.I. @ 1.80 OF 8619.01 SQ.MT.	15514.21
9. PROPOSED F.S.I. OF THE BLDG.	23248.07
10. PROPOSED PAYABLE F.S.I. (23248.07 - 15514.21)	7733.86
11. F.S.I. CONSUMED (1.80 + 0.90 = 2.70 > 2.697)	2.697
12. REQUIRED PARKING AREA	11624.04
13. PROPOSED PARKING AREA	13218.26
14. PROPOSED INTERNAL ROAD AREA	891.00
15. OPEN MARGINAL LAND AREA	1637.40
16. PROPOSED TOTAL DENSITY UNIT	434.00
17. REQUIRED TREE PLANTATION	132.00
18. PROPOSED TREE PLANTATION	132.00

TOTAL LAND SUMMARY	AREA IN SQ.MT.
1. AREA UNDER ROAD WIDENING	208.31
2. PROPOSED COMMON PLOT AREA	1108.00
3. PROPOSED BUILT UP AREA ON GROUND FLOOR	2578.30
4. PROPOSED INTERNAL ROAD AREA	891.00
5. OPEN PARKING AREA	2196.00
6. OPEN MARGINAL LAND AREA	1637.40
TOTAL LAND AREA	8619.01

PARKING AREA CALCULATION

REQUIRED PARKING IS 50% OF PROPOSED F.S.I. = 11624.04 SQ.MT. (X)
(PROPOSED F.S.I. 23248.07 SQ.MT.)

REQUIRED PARKING AREA = 11624.04 SQ.MT.

PROPOSED PARKING AREA = 13218.26 SQ.MT.

BASEMENT : 2 FLOOR AREA = 5024.87 SQ.MT.
BASEMENT : 1 FLOOR AREA = 5015.39 SQ.MT.
OPEN PARKING AREA IN OF C.O.P. = 982.00 SQ.MT.
(491.00 + 263.00 + 228.00)
OPEN PARKING AREA = 2196.00 SQ.MT.
(388.00 + 1088.00 + 720.00)

TOTAL PARKING AREA = 13218.26 SQ.MT.

REQUIRED VISITORS PARKING IS 20% OF REQUIRED PARKING = 2324.81 SQ.MT.
(REQUIRED PARKING AREA = 11624.04 SQ.MT.)
(PROPOSED VISITORS PARKING AREA = 2424.00 SQ.MT.)
(388.00 + 1088.00 + 720.00 + 228.00)

(A : TYPE)

1 LIFT REQUIRED OF 6 PERSON FOR 1000.00 SQ.MT.
SO 1 LIFT OF 12 PERSON FOR 2000.00 SQ.MT.
PROPOSED F.S.I. AREA = 12951.21 SQ.MT.
(THIRD TO TWELTH FLOOR)
REQUIRED LIFT (12951.21 / 2000.00) = 6.47 NOS
PROVIDED LIFT = 8.00 NOS

(B : TYPE)

1 LIFT REQUIRED OF 6 PERSON FOR 1000.00 SQ.MT.
SO 1 LIFT OF 12 PERSON FOR 2000.00 SQ.MT.
PROPOSED F.S.I. AREA = 3673.95 SQ.MT.
(THIRD TO TWELTH FLOOR)
REQUIRED LIFT (3651.91 / 2000.00) = 1.82 NOS
PROVIDED LIFT = 4.00 NOS

FIRE EXTINGUISHING FACILITIES

FIRE SYSTEM SHALL BE PROVIDED AS PER NATIONAL BUILDING CODE AND GUJRAT FIRE PREVENTION AND LIFE SAFETY REGULATION 2016 .

SANITARY CALCULATION FOR COMMERCIAL (A : TYPE)

PROPOSED F.S.I. AREA = 1811.15 SQ.MT. (GROUND FLOOR)
1 PERSON'S PER 5.00 SQ.MT.
1811.15 / 5.00 = 362.23
SAY = 363.00

REQUIRED W.C. UP TO 500 PERSONS 50 PERSONS'S PER 1 W.C.	REQUIRED W.C. 50 PERSONS = 1 W.C. (363 / 50) = 7 W.C.	PROPOSED W.C. = 17.00
REQUIRED URINAL ABOVE 100 PERSONS 50 PERSON'S PER 1 URINAL	REQUIRED URINAL 50 PERSONS = 1 URINAL (363 / 50) = 7 URINAL	PROPOSED URINAL = 21.00

PROPOSED F.S.I. AREA = 16589.02 SQ.MT. (TYPICAL FLOOR)
1 PERSON'S PER 5.00 SQ.MT.
16588.89 / 5.00 = 3317.78
SAY = 3318.00

REQUIRED W.C. UP TO 500 PERSONS 50 PERSONS'S PER 1 W.C.	REQUIRED W.C. 50 PERSONS = 1 W.C. (3318 / 50) = 66 W.C.	PROPOSED W.C. = 205.00
REQUIRED URINAL UP TO 100 PERSONS 50 PERSON'S PER 1 URINAL	REQUIRED URINAL 50 PERSONS = 1 URINAL (3318 / 50) = 66 URINAL	PROPOSED URINAL = 74.00

SANITARY CALCULATION FOR COMMERCIAL (B : TYPE)

PROPOSED F.S.I. AREA = 390.78 SQ.MT. (GROUND FLOOR)
1 PERSON'S PER 5.00 SQ.MT.
390.78 / 5.00 = 78.16
SAY = 79.00

REQUIRED W.C. UP TO 500 PERSONS 50 PERSONS'S PER 1 W.C.	REQUIRED W.C. 50 PERSONS = 1 W.C. (79 / 50) = 2 W.C.	PROPOSED W.C. = 7.00
REQUIRED URINAL ABOVE 100 PERSONS 50 PERSON'S PER 1 URINAL	REQUIRED URINAL 50 PERSONS = 1 URINAL (79 / 50) = 2 URINAL	PROPOSED URINAL = 5.00

PROPOSED F.S.I. AREA = 4479.29 SQ.MT. (TYPICAL FLOOR)
1 PERSON'S PER 5.00 SQ.MT.
4479.29 / 5.00 = 895.86
SAY = 896.00

REQUIRED W.C. UP TO 500 PERSONS 50 PERSONS'S PER 1 W.C.	REQUIRED W.C. 50 PERSONS = 1 W.C. (896/ 50) = 18 W.C.	PROPOSED W.C. = 126.00
REQUIRED URINAL UP TO 100 PERSONS 50 PERSON'S PER 1 URINAL	REQUIRED URINAL 50 PERSONS = 1 URINAL (896/ 50) = 18 URINAL	PROPOSED URINAL = 34.00

NOTE : EACH INDIVIDUAL TOILET OF SHOPS & OFFICE CONTENT ONE URINAL & ONE EUROPIAN W.C.

CERTIFICATE

CERTIFIED THAT THE PLOT BEARING OF C. SR. NO. 1975 WAS SURVEYED BY ME AND THE DIMENSION OF SITE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH THE DOCUMENT OF OWNERS.

D.M. Desai

ENGINEERS SIGNATURE

SUBMISSION DRAWING

DATE:
DRN BY: Aarti
CHECKED BY:
REVISION

SCALE	DRG. NO	JOB NO	FILE NO
1cm = 1mt			

TITLE :

REVISED LAY OUT PLAN WITH BUILDING PLAN OF HIGH RISE BUILDING ON LAND BEARING C.SR.NO. 1975
AT. VILLAGE : VAPI. TA. VAPI. DIST. VALSAD.
FOR,
SHRI PANKAJKUMAR KAMLASHANKAR BORLAIWALA & OTHERS AND
SMT. MEERABEN MILANKUMAR DESAI
SANGEETAKUMARI PANKAJ BORLAIWALA .

OWNERS SIGNATURE

Borlaiwala Pankaj. K.
M. M. Desai
S. P. Borlaiwala

REGISTERED ENG.SIGN.

Registered Engineer LIC No. VM/ENG/447

STRUCTURAL ENG. SIGN.

STRUCTURAL ENGINEER L/C.NO. VM/STR/111

DIPALI M. DESAI
(M.E. STRUCTURE)
302, SHIVRAJ PARK APARTMENT,
VAJIFDAR STREET ,
HALAR
VALSAD - 396001