



	Inward No	OPDS/2023/000639	Sheet	1/1
	Inward Date		Scale	1:100
A	AREA STATEMENT		VERSION NO. : 1.0.54	
			VERSION DATE: 26/12/2022	
	PROJECT DETAIL :			
	Authority: Palanpur Area Development Authority		Plot Use: Residential	
	AuthorityClass: D7 (A)		Plot SubUse: Semidetached Dwelling	
	AuthorityGrade: Area Development Authority		Plot Use Group: Dwelling 2 (DW2)	
	Project Type: Layout Development		Plot Category: NA	
	Nature of Development: NEW		Land Use Zone: Residential use Zone	
	Development Area: Non TP Area		Conceptualized Use Zone: R1	
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: R.S. NO. 1669, AGOLA ROAD, PALANPUR, 385001			
	AREA DETAILS :			Sq.Mts
	1	Area of Plot As per record	-	
	Plot Validation Certificate	-		14368.00
	Physical area measured at site	-		14368.00
	7/12 or Document	-		14368.00
	Plot area shown as per Site	-		14368.00
	Area of Plot Considered	-		14368.00
2	Deduction for			
	Up/Proposed roads	-		811.43
	Road Widening Area	-		811.43
	(b) Any reservations	-		0.00
	(Total) = 3	-		811.43
3	Net Area of plot (1 - 2) AREA OF PLOT	-		13556.57
	% of Common Plot (Road)	-		1356.66
	% of Common Plot (Prop)	-		1371.03
	Road Widening Area	-		811.43
	Common Plot	-		1371.03
	Balance area of Plot (1 - 4)	-		12185.53
	Plot Area For Coverage	-		13556.57
	Per. FSI Area For FSI	-		13556.57
	Per. FSI Area (1.80)	-		24401.83
	Total Per. FSI area	-		24401.83
	Total Built up area permissible at:			
6	Ground Floor	-		0.00
	Proposed Coverage Area (%)	-		0.00
	Total Prop. Coverage Area (%)	-		0.00
	Balance coverage area (%)	-		0.00
	Proposed Area at:			
	Proposed Built up	Existing/ Approved Building	Proposed F.S.I	Existing Approved F.S.I
	Total Area	0.00	0.00	0.00
	Total FSI Area			0.00
	Total BuiltUp Area:			0.00
	Proposed F.S.I. consumed:			0.00
B	Tenement Proposed At:		Tenement Statement	

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	

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	9000.29	66.39
Road Area	3149.83	23.24
Public Open Space	1371.03	10.11
Other Area	35.31	0.26
Total net layout	13556.56	100.00

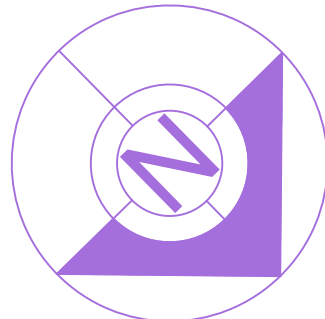
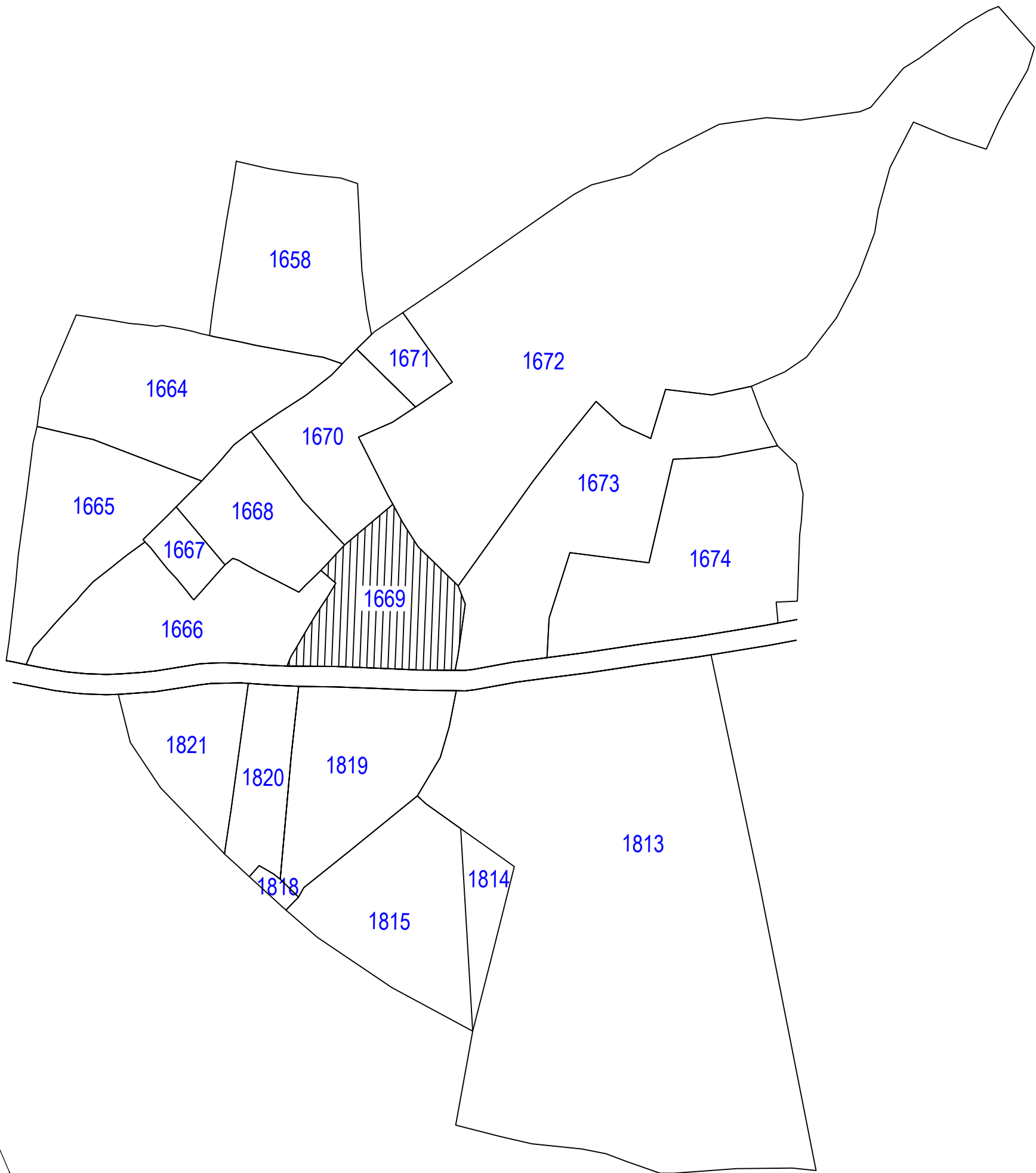
Common Plot Area

Name	Prop. Area
COMMONPLOT 2	277.83
COMMONPLOT-1	1093.21

Individual Plot Area

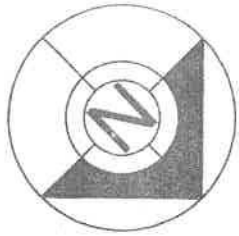
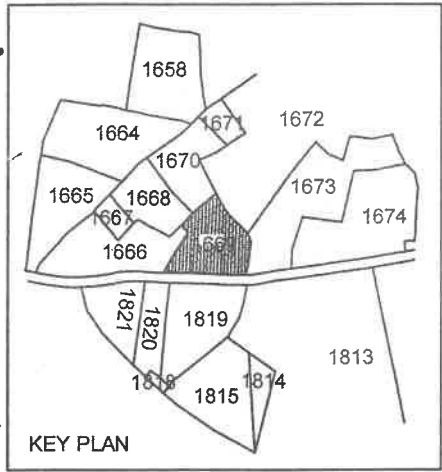
Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FSI Area	
		Reqd	Perm	Reqd	Prop	Factor	Perm	Prop	Perm
1	24.00 METER WIDE DP ROAD MAINROAD	-	-	461.83	-	27.09	0.00	-	0.00
2	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	264.38	-	5.75	0.00	-	0.00
3	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	266.22	-	5.50	0.00	-	0.00
4	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	275.49	-	11.50	0.00	-	0.00
5	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	277.14	-	11.50	0.00	-	0.00
6	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	279.18	-	11.50	0.00	-	0.00
7	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	281.23	-	11.50	0.00	-	0.00
8	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	281.65	-	11.50	0.00	-	0.00
9	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	278.97	-	11.50	0.00	-	0.00
10	18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA	-	-	279.22	-	9.71	0.00	-	0.00
11	18.00 METER WIDE INTERNAL ROAD	-	-	160.09	-	4.50	0.00	-	0.00
12	18.00 METER WIDE INTERNAL ROAD	-	-	180.39	-	10.50	0.00	-	0.00
13	18.00 METER WIDE INTERNAL ROAD	-	-	206.18	-	8.56	0.00	-	0.00
14	18.00 METER WIDE INTERNAL ROAD	-	-	189.77	-	6.97	0.00	-	0.00
15	18.00 METER WIDE INTERNAL ROAD	-	-	165.10	-	9.00	0.00	-	0.00
16	18.00 METER WIDE INTERNAL ROAD	-	-	157.09	-	9.00	0.00	-	0.00
17	18.00 METER WIDE INTERNAL ROAD	-	-	149.09	-	9.00	0.00	-	0.00
18	18.00 METER WIDE INTERNAL ROAD	-	-	141.09	-	9.00	0.00	-	0.00
19	18.00 METER WIDE INTERNAL ROAD	-	-	133.09	-	9.00	0.00	-	0.00
20	18.00 METER WIDE INTERNAL ROAD	-	-	132.25	-	9.00	0.00	-	0.00
21	18.00 METER WIDE INTERNAL ROAD	-	-	185.09	-	6.00	0.00	-	0.00
22	18.00 METER WIDE INTERNAL ROAD	-	-	210.17	-	11.20	0.00	-	0.00
23	18.00 METER WIDE INTERNAL ROAD	-	-	164.96	-	9.68	0.00	-	0.00
24	18.00 METER WIDE INTERNAL ROAD	-	-	164.96	-	9.68	0.00	-	0.00
25	18.00 METER WIDE INTERNAL ROAD	-	-	164.96	-	9.68	0.00	-	0.00
26	18.00 METER WIDE INTERNAL ROAD	-	-	160.63	-	12.40	0.00	-	0.00
27	18.00 METER WIDE INTERNAL ROAD	-	-	168.36	-	9.15	0.00	-	0.00
28	18.00 METER WIDE INTERNAL ROAD	-	-	168.36	-	9.15	0.00	-	0.00
29	18.00 METER WIDE INTERNAL ROAD	-	-	168.36	-	9.15	0.00	-	0.00
30	18.00 METER WIDE INTERNAL ROAD	-	-	168.36	-	9.15	0.00	-	0.00
31	24.00 METER WIDE DP ROAD MAINROAD	-	-	286.59	-	17.09	0.00	-	0.00
32	24.00 METER WIDE DP ROAD MAINROAD	-	-	253.15	-	10.76	0.00	-	0.00
33	24.00 METER WIDE DP ROAD MAINROAD	-	-	249.38	-	10.76	0.00	-	0.00
34	24.00 METER WIDE DP ROAD MAINROAD	-	-	245.16	-	6.83	0.00	-	0.00
35	24.00 METER WIDE DP ROAD MAINROAD	-	-	242.24	-	10.75	0.00	-	0.00
36	24.00 METER WIDE DP ROAD MAINROAD	-	-	243.05	-	10.76	0.00	-	0.00
37	24.00 METER WIDE DP ROAD MAINROAD	-	-	250.16	-	10.79	0.00	-	0.00
38	24.00 METER WIDE DP ROAD MAINROAD	-	-	261.12	-	8.08	0.00	-	0.00
39	18.00 METER WIDE INTERNAL ROAD	-	-	221.48	-	8.06	0.00	-	0.00
40	18.00 METER WIDE INTERNAL ROAD	-	-	144.73	-	6.81	0.00	-	0.00
41	18.00 METER WIDE INTERNAL ROAD	-	-	144.73	-	8.38	0.00	-	0.00
42	18.00 METER WIDE INTERNAL ROAD	-	-	174.82	-	8.38	0.00	-	0.00

KEY PLAN



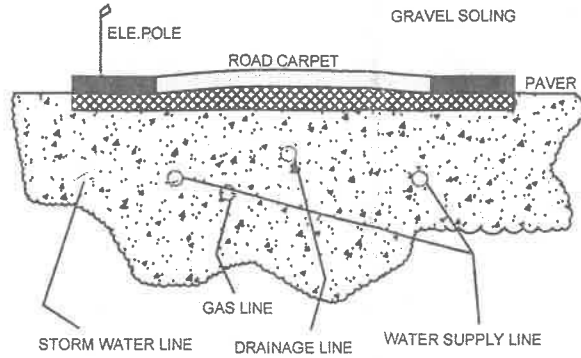
LAYOUT PLAN
(Scale - 1:400)

LAYOUT PLAN



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROPOSED RESIDENTIAL LAYOUT PLAN FOR R.S. NO. 1669, AT: PALANPUR,
TA: PALANPUR, DIST: BANASKANTHA



INDIVIDUAL PLOT AREA	
1	461.83
2	264.38
3	266.22
4	275.49
5	277.14
6	279.18
7	281.23
8	281.65
9	278.97
10	279.22
11	160.09
12	180.39
13	206.18
14	189.77
15	165.10
16	157.09
17	149.09
18	141.09
19	133.09
20	132.25
21	185.09
22	210.17
23	164.96
24	164.96
25	164.96
26	160.63
27	188.36
28	168.36
29	168.36
30	168.36
31	288.59
32	253.15
33	249.38
34	245.16
35	242.24
36	243.05
37	250.16
38	261.12
39	221.48
40	144.73
41	144.73
42	174.82

AREA DISTRIBUTION		
AREA COVERED UNDER	PROPOSED AREA IN SQ. MT.	PERCENTAGE(%)
PLOTTED AREA	9000.29	66.39
ROAD AREA	3149.93	23.24
OPEN SPACE	1406.34	10.37
TOTAL NET LAYOUT	13556.56	100.00

COLOR NOTE:	
1	C.C. ROAD
2	COMMON PLOT
3	TREE PLANTATION
4	DRAINAGE
5	STREET LIGHT
6	WATER LINE

OWNER

ENGINEER

AASTHA ENGINEERS
MUKESH K. MODI

B.E. (Civil) M.I.E.
Consulting Engineer &
Govt. Regd. Valuer
Reg No. CAT-1/F-25225/2015-16
Chartered Engineer M-1694375
S-2 Second Floor, Aroma Arcade,
Opp. Jorawar Palace, Palanpur
AASTHA ENGINEERS
AROMA ARCADE, 94260 12540
PALANPUR, Palanpur. Lic. No. 32

TYPE
HOUSING

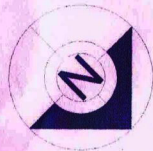
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TITLE
SITE PLAN

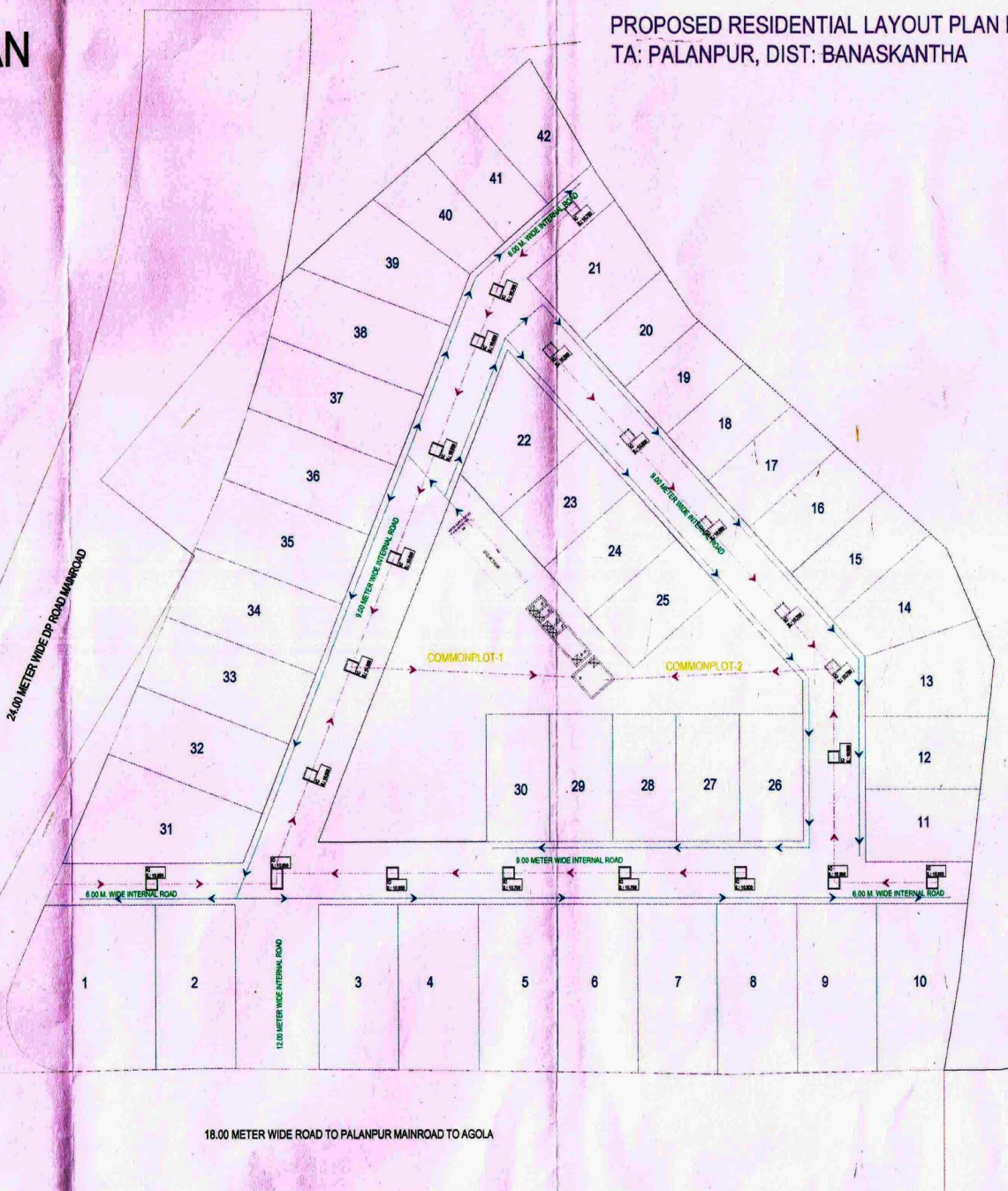
18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA

LAYOUT PLAN

PROPOSED RESIDENTIAL LAYOUT PLAN FOR R.S. NO. 1669, AT: PALANPUR,
TA: PALANPUR, DIST: BANASKANTHA



24.00 METER WIDE DP ROAD MAINROAD



18.00 METER WIDE ROAD TO PALANPUR MAINROAD TO AGOLA

LEGEND - (WATER SUPPLY)
PRESSURE SYSTEM TO FILL O.H.W. TANKS
DESIGN DATA:
FLOW DATA : 80 CM/HOUR
WORKING PRESSURE : 8 kg/cm²

1" ø SH-40 PVC PIPE
2" ø SH-40 PVC PIPE (2'-0" down FROM ROAD LEVEL)
3" ø SH-40 PVC PIPE (2'-0" down FROM ROAD LEVEL)
4" ø SH-40 PVC PIPE (2'-0" down FROM ROAD LEVEL)

20cm/hour :- 3 No. working (50 mtr head)
Submersible pump motor set with auto level controller to fill o.h.w. tank of each house

CONTROL VALVE 2"
CONTROL VALVE 3"
CONTROL VALVE 4"

VALVE CHAMBER 0.45 X 0.45 mtr

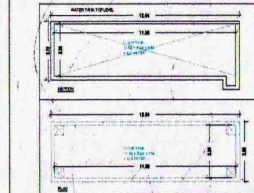
LEGEND - (DRAINAGE)
200mm ø DRAINAGE LINE - CEMENT NP - 2 PIPE (MHT TO MH)
250mm ø DRAINAGE LINE - CEMENT NP - 2 PIPE (MHT TO MH)
300mm ø DRAINAGE LINE - CEMENT NP - 2 PIPE (MHT TO MH)
I.L. : INVERT (BOTTOM) LEVEL OF MANHOLE / PIPE

9"ø CEMENT CASING PIPE (2'-0" down)
AT EVERY WATERSUPPLY PIPE ROAD CROSSING

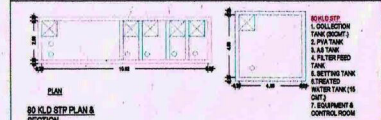
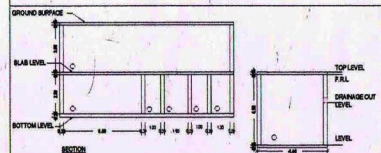
1"ø CONTROL VALVE AT EVERY HOUSE WATERSUPPLY RISER

LEGEND - (LEVEL)
F.R.L. = PROPOSED FINISHED ROAD LEVEL
B.P.L. = BUILDING PLINTH LEVEL
ROAD SLOP DIRECTION

M.H. MANHOLE CHAMBER (WITH
500mm M.S. / FRC COVER)



U.G. WATER PLUMB SECTION
CAPACITY: 100 LITRE



OWNER

ENGINEER

(Signature)
R.M. Patel

AASTHA ENGINEERS

MUKESH K. MODI

B.E. (CIVIL) M.I.E.

Consulting Engineer &

Govt. Regd. Valuer

Reg No. CAT-1/F-25225/2015-16

Chartered Engineer M-1694375

S-2 Second Floor, Aroma Arcade,

AROMA ARCADE, Palanpur

Mo: 94260 12540

PLN-Muht. Lic. No. 32

TYPE HOUSING

DRG.NO. A.1.1

TITLE SITE PLAN