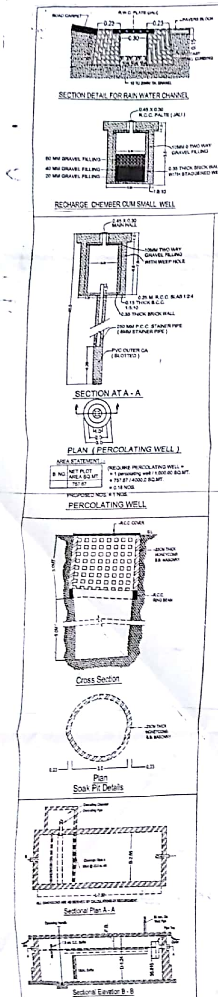
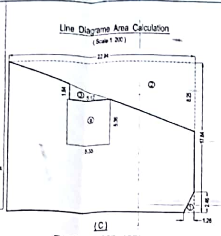
Proposed Lay-out Plan for In Godown / L.H. Work shop & Worker residence (Mixed Development) building on R. S. No: 243, Plot No : T/16, Moje : Vijalpore, Ta : Jalalpore, Dist : Navsari.

DRAWING NO : 2





FORM 6A : AREA STATEMENT FOR BUILDING (See Schedule 4a)			
FORM 6A : AREA STATEMENT			
Area Statement For Land			
No	Title	Details (Area in sq. mt)	Supporting Documents Provided Yes/No/ Not Required
A	Building - unit Area		
A - 1	(a) As per Revenue Record	640.53	YES
A - 2	(b) As per TPS Record		
A - 3	(c) As per Site Condition	640.53	YES
B	Deduction Area		
B - 1	(a) Road (Proposed or under process)	—	—
B - 2	(b) reservation (under TP or DP or any other Statutory Plans/List)	—	—
B - 3	Area - not In	—	—
B - 4	Other	—	—
C	Net Area	640.53	YES

(C)
TYPICAL FLOOR AREA
1ST,2ND,3TH,4TH FLOOR AREA

(A) 22.94 X 17.84 = 409.25 Sq.Mt.

DEDUCTION AREA

(1) ½ X 1.26 X 2.46 = 1.55 Sq.Mt.
(2) ½ X 22.94 X 8.25 = 94.63 Sq.Mt.
(3) ½ X 1.84 X 5.12 = 4.71 Sq.Mt.
Total area = 100.89 Sq.Mt.

409.25 - 100.89 = 308.36 Sq.mt.

TYPICAL FLOOR BUILT UP AREA = 308.36 Sq.mt.

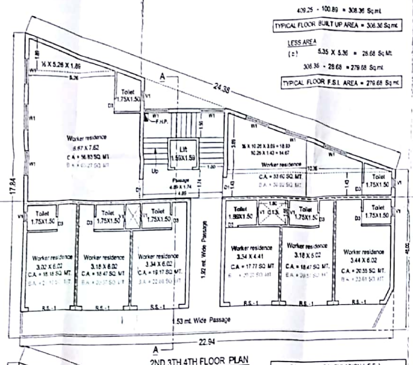
LESS AREA

(1) 5.35 X 5.36 = 28.68 Sq.Mt.

308.36 - 28.68 = 279.68 Sq.mt.

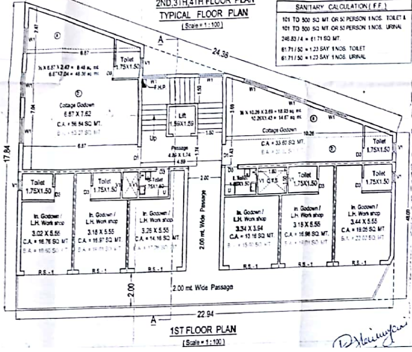
TYPICAL FLOOR F.S.I. AREA = 279.68 Sq.mt.

(C)
TYPICAL FLOOR AREA
1ST,2ND,3TH,4TH FLOOR AREA



2ND,3TH,4TH FLOOR PLAN
TYPICAL FLOOR PLAN
(Scale = 1 : 100)

SANITARY CALCULATION (F.F.)



1ST FLOOR PLAN
(Scale = 1 : 100)

EXISTING

No	Title	Details (Area in sq. mt / Nos./mt) Required	Provided	Supporting Documents Provided Yes/No/ Not Required
1	Common Plot	NOT APPLICABLE		
2	Width of road side margin			
2.1	Width of other than road side margin			
2.2	Total marginal area			
3	Width of internal road			
3.1	Internal road area			
4	Total permissible Ground - coverage			
5	Permissible FSI - Base (As per old D.P.)			
6	Permissible FSI - Chargeable			
7	FSI Consumed			
8	Ground Coverage			

No	Use	Use Sub-type	Total B.U.A. Area in	No of Units	Drawings Provided Yes / No
9	Use				
	Existing Use - as per old D.P.		N.A.		
9.1	Residential				

No	Floors	Numbers of Units	Floor area B.U.A. F.S.I. in	Payment F.S.I. (in Sq. Mt.)
8	Floors			
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING			
8.1	Hollow Plinth		N.A.	
8.5	Total			
8.6	Total of all buildings			
8.7	Building	Building Height in mt.	Number of Floors	
10	Dwelling units	Numbers of Units	Total unit area (in sq. mt.)	Details of unit area (size) of Individual unit (in sq. mt.)
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING			
10.1	1 - BHK		N.A.	
10.9	Total of all buildings			
11	Basement	Numbers of Basement	Area per Basement (in sq. mt.)	Total Basement Area
11.1	Basement 1 : Area			
11.2	Basement 2 : Area			
11.3	Others			
	EXISTING AREA STATEMENT FOR PARKING			
12	Parking		Area (in Sq. Mt.)	Percentage (%)
12.1	Area under parking (including visitors parking)		N.A.	

PROPOSED

No	Title	Details (Area in sq. mt / Nos. mt) Required	Provided	Supporting Documents Provided Yes/No/ Not Required
13	Common Plot	—	—	No required
13.1	Add.Sume 5 % for thick plantation	—	—	—
13.2	No of Percolation Wells	—	—	—
13.3	No of Trees	19 Nos.	19 Nos.	
14	Width of margin - road side	4.50 mt.	4.50 mt.	
14.1	Width of margin other than road side	3.00 mt.	3.00 mt.	
14.2	Total margin area	293.94	[illegible]	
15	Internal road width	6.00 mt.	7.50 mt.	
15.1	Internal road area	—	22.50	
16	Built up area in outside plot	—	—	
16.1	Built up area margins	—	64.67 (Ramp Area)	
17	Total Developable area	1945.48	1945.48	
18	Permissible F.S.I. - Base (as per new D.P.)	1.8	2.13	
18.1	Permissible F.S.I. - Chargeable	0.60	0.33	
18.2	F.S.I. - Utilised	1537.27	1365.55	
19	Ground Coverage	324.09	51 %	

No	Proposed Use (as described in Section C - 9.3 Use Classification Table)	Use Sub type	Built - up Area in Sq. mt.	No of Units	Drawings Provided Yes / No
20	Proposed Use				
20.1	Dwelling - 3 (Flat)	LOW RISE	1945.48	24 UNIT	
	Mercantile			16 UNIT	

No	Floors / levels	Numbers of Units	Floor area / Built up area (in sq. mt.)	Payment F.S.I. (in sq. mt.)
21	Floors / levels			
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING			
21.1	Basement	Parking	387.85	
21.2	Hollow Plinth	—	—	
21.3	Ground Floor	8 - Nos. (In. Godown)	324.09	
21.4	First Floor	6 - Nos. (In. Godown) 2 - Nos. (C. Godown)	308.36	
21.5	Second Floor	8 - Nos. (W. Res.)	308.36	
21.6	Third Floor	8 - Nos. (W. Res.)	308.36	
21.7	Fourth Floor	8 - Nos. (W. Res.)	308.36	
21.8				
21.9				
21.10				
21.11	Total	(40 - Nos.)	1945.48	
21.12	Total of all buildings			

No	Dwelling Units	Numbers of Units	Total unit Area (in sq. mt.)	Details of unit area (size) of Individual unit (in sq. mt.)
22	Dwelling Units			
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING			
22.1	1 Shop (Ground Floor)	1 - Nos. (In Godown)	25.00	25.00
	2 Shop (Ground Floor)	1 - Nos. (In Godown)	25.67	25.67
	3 Shop (Ground Floor)	1 - Nos. (In Godown)	22.89	22.89
	4 Shop (Ground Floor)	1 - Nos. (In Godown)	24.39	24.39
	5 Shop (Ground Floor)	1 - Nos. (In Godown)	25.67	25.67
	6 Shop (Ground Floor)	1 - Nos. (In Godown)	26.25	26.25
	7 Shop (Ground Floor)	1 - Nos. (C. Godown)	26.42	26.42
	8 Shop (Ground Floor)	1 - Nos. (C. Godown)	27.19	27.19
22.2	1 (Shop : 101) First Floor	1 - Nos. (In Godown)	[illegible]	[illegible]
	2 (Shop : 102) First Floor	1 - Nos. (In Godown)	[illegible]	[illegible]
	3 (Shop : 103) First Floor	1 - Nos. (In Godown)	[illegible]	[illegible]
	4 (Shop : 104) First Floor	1 - Nos. (In Godown)	[illegible]	[illegible]
	5 (Shop : 105) First Floor	1 - Nos. (In Godown)	[illegible]	[illegible]
	6 (Shop : 106) First Floor	1 - Nos. (In Godown)	[illegible]	[illegible]
	7 (OFFICE No : 101) First Floor	1 - Nos. (C. Godown)	[illegible]	[illegible]
	8 (OFFICE No : 102) First Floor	1 - Nos. (C. Godown)	[illegible]	[illegible]
22.3	2nd to 4th Floor : 201 to 401	3 - Nos. (W. Resi.)	23.61	23.61 X 3 = 70.83
	2nd to 4th Floor : 202 to 402	3 - Nos. (W. Resi.)	20.57	20.57 X 3 = 61.71
	2nd to 4th Floor : 203 to 403	3 - Nos. (W. Resi.)	20.92	20.92 X 3 = 62.76
	2nd to 4th Floor : 204 to 404	3 - Nos. (W. Resi.)	22.88	22.88 X 3 = 68.34
	2nd to 4th Floor : 205 to 405	3 - Nos. (W. Resi.)	20.57	20.57 X 3 = 61.71
	2nd to 4th Floor : 206 to 406	3 - Nos. (W. Resi.)	21.16	21.16 X 3 = 63.48
	2nd to 4th Floor : 207 to 407	3 - Nos. (W. Resi.)	63.27	63.27 X 3 = 189.81
	2nd to 4th Floor : 208 to 408	3 - Nos. (W. Resi.)	38.92	38.92 X 3 = 116.76
22.4	Total			TOTAL = [illegible]

No	Dwelling Units		Carpet area of each unit (in sq. mt.)	Detail of Balcony & Verandah Area	Proportionate Common Amenities area (in sq. mt.)
23.1	1 Shop (Ground Floor)	1 - Nos. (In Godown)	24.62		24.62
	2 Shop (Ground Floor)	1 - Nos. (In Godown)	23.34		23.34
	3 Shop (Ground Floor)	1 - Nos. (In Godown)	19.94		19.94
	4 Shop (Ground Floor)	1 - Nos. (In Godown)	20.69		20.69
	5 Shop (Ground Floor)	1 - Nos. (In Godown)	23.34		23.34
	6 Shop (Ground Floor)	1 - Nos. (In Godown)	22.80		22.80
	7 Shop (Ground Floor)	1 - Nos. (C. Godown)	23.15		23.15
	8 Shop (Ground Floor)	1 - Nos. (C. Godown)	23.08		23.08
23.2	1 (Shop : 101) First Floor	1 - Nos. (In Godown)	[illegible]		[illegible]
	2 (Shop : 102) First Floor	1 - Nos. (In Godown)	[illegible]		[illegible]
	3 (Shop : 103) First Floor	1 - Nos. (In Godown)	[illegible]		[illegible]
	4 (Shop : 104) First Floor	1 - Nos. (In Godown)	[illegible]		[illegible]
	5 (Shop : 105) First Floor	1 - Nos. (In Godown)	[illegible]		[illegible]
	6 (Shop : 106) First Floor	1 - Nos. (In Godown)	[illegible]		[illegible]
	7 (OFFICE No : 101) First Floor	1 - Nos. (C. Godown)	[illegible]		[illegible]
	8 (OFFICE No : 102) First Floor	1 - Nos. (C. Godown)	[illegible]		[illegible]
23.3	2nd to 4th Floor : 201 to 401	3 - Nos. (W. Resi.)			20.58 X 3 = 67.62
	2nd to 4th Floor : 202 to 402	3 - Nos. (W. Resi.)			18.47 X 3 = 55.41
	2nd to 4th Floor : 203 to 403	3 - Nos. (W. Resi.)			17.77 X 3 = 53.31
	2nd to 4th Floor : 204 to 404	3 - Nos. (W. Resi.)			19.17 X 3 = 57.51
	2nd to 4th Floor : 205 to 405	3 - Nos. (W. Resi.)			18.47 X 3 = 55.41
	2nd to 4th Floor : 206 to 406	3 - Nos. (W. Resi.)			18.18 X 3 = 54.54
	2nd to 4th Floor : 207 to 407	3 - Nos. (W. Resi.)			50.83 X 3 = 151.49
	2nd to 4th Floor : 208 to 408	3 - Nos. (W. Resi.)			33.60 X 3 = 100.80
22.4	Total				[illegible]

No	Building	Building height in meters	Number of Floors
24	Building	14.85 MT.	B + GR. + 4 Upper floor

PROVIDE AREA STATEMENT FOR PARKING

No	Parking	Area (in sq. mt.)	Percentage (%)
24.1	Parking area required as per regulation (please specify in % as well as area)	526.51 X 30% = 157.95 839.04 X 20% = 167.81	Commercial 30% of Utilised F.S.I. area Residential 20% of Utilised F.S.I. area
24.2	Proposed parking area (please specify in % as well as area)	( ) Basement — = 303.81 sq. mt. ( ) Ground — = 60.15 sq. mt. ( ) Open par = 78.55 sq. mt. Total par = 442.61 sq. mt.	% of Total Built - up area
24.3	Visitors parking area required at G.L. (please specify in % as well as area)	157.95 X 20 % = 31.59 167.81 X 10 % = 16.78 = 48.37	% of Total Parking area
24.4	Visitors parking area provided at G.L. (please specify in % as well as area)		% of Total Parking area

No	Parking	Area (in sq. mt.)	No of Parking Space for	No. of Parking Space For 4 - Wheelers
25	Parking			
25.1	Proposed parking on ground level (including Hollow Plinth)			
25.2	Proposed parking on Basement Level			
25.3	Proposed parking on levels above Hollow Plinth			
25.4	Total			

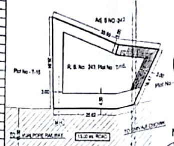
* BUILDING - UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN, PLEASE PROVIDE THE FOLLOWING DETAILS

1	Length of build - to - line	Shown in Lay out plan
2	Length of build-to-line co-inciding the front facade of the building	Shown in Lay out plan
3	percentage of length of build - to - line co - inciding the front facade to the building	

PROPOSAL DETAILS
DESCRIPTION OF PROPOSED PROPERTY

LIST OF DRAWINGS	NO. OF COPIES	NORTH	SCALE OF DRAWING	REMARKS
Plans	1		1 : 100	
Lay - out plan	1		—	
Site plan	1		1 : 500	
Detailed plan	1		1 : 100	
Sections	1		1 : 100	
Elevations	1		1 : 100	
Services & Amenities plan	—		—	
Landscape plan				
Nat Description of last approved plans (if any)	Date			

Area Statement -	Sq.Mt.
01 Total plot area	640.53
02 Permissible F.S.I. (640.53 X 1.80)	1152.95
03 Chargeable F.S.I. (640.53 X 0.60)	384.32
04 Total F.S.I. area	1537.27
05 Proposed F.S.I. area at Ground floor	245.53
06 Proposed F.S.I. area at First floor	279.68
07 Proposed F.S.I. area at Second floor	279.68
08 Proposed F.S.I. area at Third floor	279.68
09 Proposed F.S.I. area at Fourth floor	279.68
10 Total F.S.I. area	1365.55
11 F.S.I. consumed ____ (1365.55 ÷ 640.53)	2.13
12 Required Parking area	374.13
(a) For In Godown / L.H. Work shop @ 30% of F.S.I. area 245.83 + 279.68 = 526.51 X 30 % 157.95 Sq.mt. Gr. floor & First In. Godown / L.H. Work shop parking = 526.51 X 30 % = 157.95 Sq. mt. Gr. & 1st. floor In. Godown / L.H. Work shop visitor parking = 157.95 X 20 % = 31.59 Sq. mt. Total Commercial parking area = 189.54 Sq. mt.	
(b) For Res. @ 20% of Total F.S.I. Area (839.04 X 20 %) = 167.81 SQ. MT. 2nd to 4th floor residential parking 279.68 X 3 = 839.04 X 20 % = 167.81 Sq. Mt. 2nd to 4th floor residential visitor parking = 167.81 X 10 % = 16.78 Sq. mt. Total Residential parking area = 184.59 Sq. mt.	
(A) Total Required Parking area (a) + (b) 189.54 + 184.59 = 374.13 SQ. MT.	
(B) Visitor Parking area (a) + (b) = 31.59 + 16.78 = 48.37 SQ. MT.	
13 Proposed Parking area	442.61
(A) BASEMENT PAR. —— = 303.81 SQ. MT. (B) GROUND PAR. —— = 60.15 SQ. MT. (C) GROUND OPEN PAR. — = 78.55 SQ. MT. TOTAL PAR. —— = 442.61 SQ. MT.	



SITE PLAN
(Scale = 1 : 500)

TRADE = 0.30
RISER = 0.16
FLIGHT = 1.50
OUTER WALL = 0.23
INNER WALL = 0.16

KEY PLAN
(Scale = 1 : 39.60)

FORM 6A : AREA STATEMENT

			Sq.Mt.
A		Area Statement	
	0	Total area of F.P.No. —	
		Total area of O.P.No. —	
	1	Area of plot	640.53
		(a) As per Record	
		(b) As per Site Condition	
	2	Deduction for	
		(a) Proposed Roads	
		(b) Any Reservation	
		Total (a + b)	
	3	Net area of plot (1 - 2)	
	4	Recreation Ground/Common plot @ %	
	5	Ballance area of plot (3 - 4)	1537.27
	6	Permissible F.S.I. (640.53 X 2.40)	
		Existing floor area at	
		Ground floor —	
		Proposed area at	245.53
		Ground floor	279.68
		First floor	279.68
		Second floor	279.68
		Third floor	279.68
		Fourth floor	
		Fifth floor	
		Sixth floor	
		Seventh floor	
		Eighth floor	1365.55
		Total F.S.I. area	2.13
		F.S.I. consumed (1365.55 ÷ 640.53)	
B		Balcony Area Statement	
	1	Permissible Balcony area per floor	
	2	Proposed Balcony area per floor	
	3	Excess balcony area per floor	
C		Tenament Statement	
	1	Area for tenament	
	2	Tenament permissible at	
		Ground floor	
		All floor	
	3	Tenament existing at	
		Ground floor	
		All floors	
	4	Tenament proposed at	
		Ground floor	
		All floors	
	5	Total tenament (3 + 4)	
D		Tenament Perticulars	
	1	Nos of room per tenament	
	2	Toilet unit provided for tenament	
	3	Tenament floor area	
E		Parking Required by Regulation for	
	1	Cars	374.13
		Scooters	
		Cycles	
	2	Proposed parking for cars	442.61
		Scooters	
		Cycle	
	3	Loading unloading statement	
		Loading & unloading Required	

Title -

Proposed construction work of Karna Arunbhai Hariyani At R. S. No: 243, Plot No ; T/16, Moje : Vijalpore, Ta : Jalalpore, Dist : Navsari.

F	1	List of Drg. attached	No. of Copies
		Plan,Elevation,Section,Site plan	
	2	Refence description of last Approved plans (if any)	Date
	3	**Discription of Proposed Property** Proposed new Construction / Modification / Addition And Alteration plan for Plot No : T/16, Tika No : —, R.S. No : 243 Moje : Vijalpore, Ta : Jalalpore, Dist : Navsari.	
	4	North Line / Scale: Key plan 1 ; 39.60 / Lay out plan Site plan 1 cm = 500 mt. / Building Detail plan 1 cm = 100 mt.	
	5	**Certificate** 1) Existing structure and adjoining property is seen by me and necessary precaution will be taken for smooth working with any defects to existing work. Manhole connection is possioble and verified by me 2) Certified that the plot under reference was surveyed by me on 24-12-2017 and the dimension of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/ T.P. records.	
	6	Owners Signature	

Certificate Of Supervision

I hereby certify that the proposed devlopment to be carried out for Karna Arunbhai Hariyani on Plot No : T/16, R. S. No : 243, Ta : Jalalpore, Dist. : Navsari Devlopment area shall carried out under my supervision and certify that the Devlopment shall be carried out according to the Devlopment plan Regulations of Navsari Devlopment area and as per approved plans.

Signature of Licenced Engineer.	Engineers Signature
Licence No - 06	

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