

Inward No	00PS/2022/120890	Sheet	1 / 2
Inward Date		Scale	1:200

A	AREA STATEMENT	VERSION NO: 1.0.54 VERSION DATE: 26/12/2022
PROJECT DETAIL :		
Authority: Palanpur Area Development Authority		Plot Use: Mercantile
Authority/Class: D7 (A)		Plot SubUse: Shopping center
Authority/Grade: Area Development Authority		Plot Use Group: Mercantile-1 (M1)
Project Type: Building Permission		Plot Category: NA
Nature of Development: NEW		Land Use Zone: Commercial Use Zone
Subdevelopment Area: Non TP Area		Conceptualized Use Zone: C1
Special Project: NA		
Special Road: NA		
Site Address: AT (RSNO / PLOT NO) (539/4 +5P) + 630/1A + 624/2P + 631/2A/4 + 624/1 + 630/3 +631/3 + 538/3P + 538/4P AT PALANPUR OF TA PALANPUR AND DI BANASKANTHA		
AREA DETAILS		Sq.Mts.
1. Area of Plot As per record		-
Plot Validation Certificate		4017.84
Physical area measured at site		4017.84
Index Copy		4017.84
Plot area drawn as per Site		4017.70
Area of Plot Considered		4017.84
2. Deduction for		
(a)Proposed roads		1024.24
Surrender Free of Cost		1024.24
(b)Any reservations		0.00
Total(a + b)		1024.24
3. Net Area of plot (1 - 2) AREA OF PLOT		2993.60
% of Common Plot (Reqd.)		299.36
Common Plot		529.75
Surrender Free of Cost		1024.24
Balance area of Plot(1 - 4)		2463.85
Plot Area For Coverage		2993.60
Plot Area For FSI		4017.84
Perm. FSI Area (1.80)		7232.11
Total Perm. FSI area		7232.11
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (42.84 %)		1282.50
Total Prop. Coverage Area (42.84 %)		1282.50
Balance coverage area (- %)		0.00
Proposed Area at:		
Basement Floor		1918.87
Ground Floor		1294.01
First Floor		1266.51
Second Floor		1266.51
Third Floor		1062.48
Fourth Floor		1059.07
Fifth Floor		1059.07
Sixth Floor		1059.07
Terrace Floor		83.56
Total Area:		10069.15
Total FSI Area:		6948.22
Total BuiltUp Area:		10069.15
Proposed F.S.I. consumed:		1.73
B. Tenement Statement		
1. Tenement Proposed At:		
G.F.		10.00
All Floors		78.00
2. Total Tenements (3 + 4)		88
C. Parking Statement		
1. Parking Space Required as per Regulations:		3309.88
2. Proposed Parking Space:		3423.64

Color Notes

COLOR INDEX

PILOT 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



Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	75	17

Common Plot Area

Name	Prop. Area
COMMON PLOT	529.75

Parking Check (Table 7b)

Use Type	Car				Loading/Unloading				Visitor's Car				TwoWheeler				Total Parking Area			
	Area		No.		Area		No.		Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Commercial	1654.94	1691.53	0	0	157.50	157.50	6	6	661.98	1529.58	0	4	0.00	45.03	0	0	3309.88	3423.64	-	-
Total	1654.94	1691.53	0	0	157.50	157.50	6	6	661.98	1529.58	0	4	0.00	45.03	0	0	3309.88	3423.64	-	-

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (TYPE)	Mercantile	Shopping center	Mercantile-1 (M1)	88	BASEMENT FLOOR PLAN	Mercantile	Shopping center	-	-	-
					GROUND FLOOR PLAN	Mercantile	Shopping center	Commercial FSI	Mercantile	Shopping center
					TYPICAL - 1, 2 FLOOR PLAN	Mercantile	Shopping center	Commercial FSI	Mercantile	Shopping center
					THIRD FLOOR PLAN	Mercantile	Shopping center	Commercial FSI	Mercantile	Shopping center
					TYPICAL - 4, 5, 6 FLOOR PLAN	Mercantile	Shopping center	Commercial FSI	Mercantile	Shopping center
					TERRACE FLOOR PLAN	Mercantile	Shopping center	-	-	-

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Stair Lobby	Lift	Lift Machine	Lift Lobby	Ramp	Covered Area	Parking	Commercial			
A (TYPE)	1	10069.15	557.56	328.02	133.68	16.71	141.72	191.16	63.63	1684.80		6619.75	6948.22	88
Grand Total :	1	10069.15	557.56	328.02	133.68	16.71	141.72	191.16	63.63	1684.80		6619.75	6948.22	88

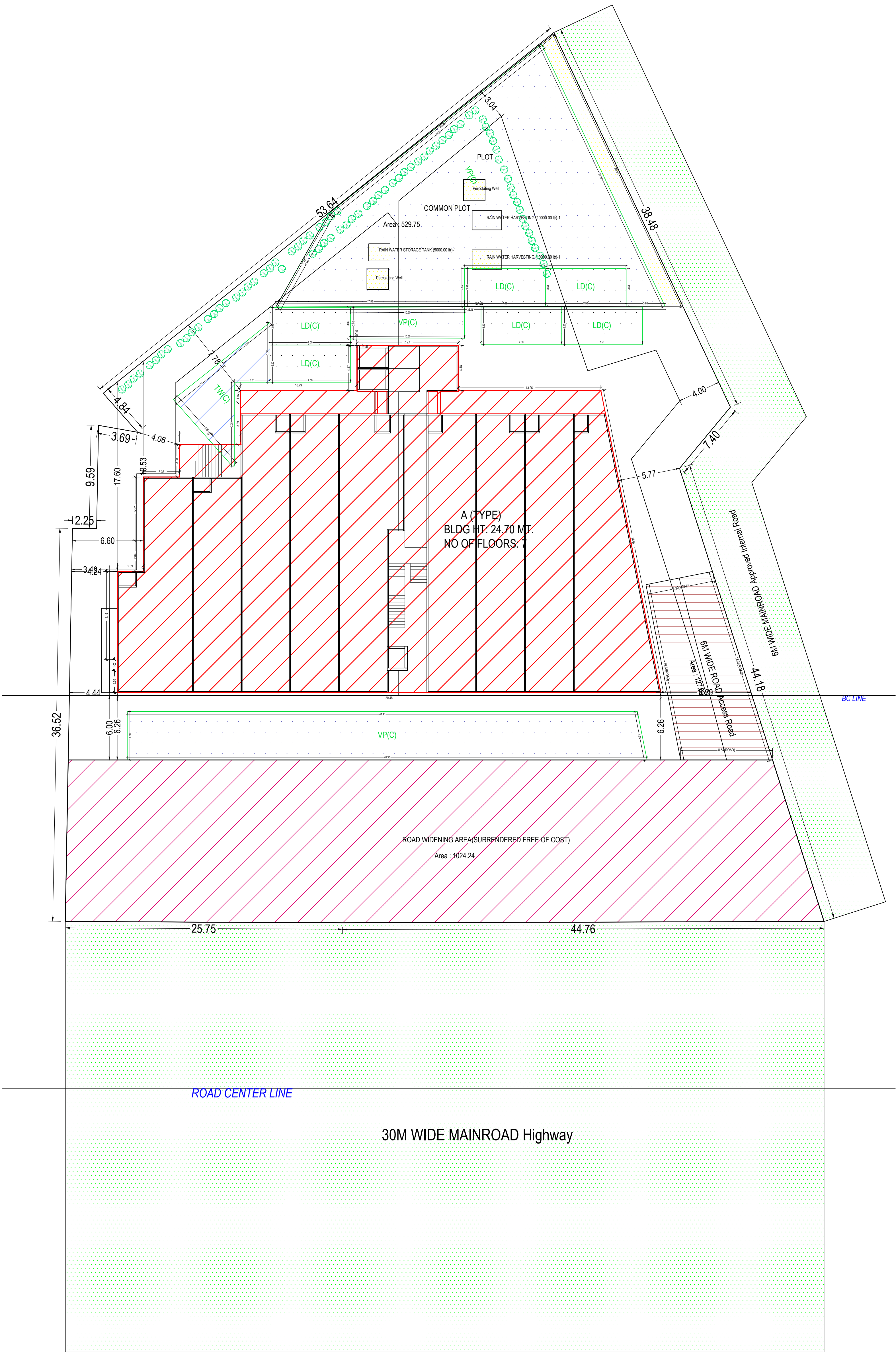
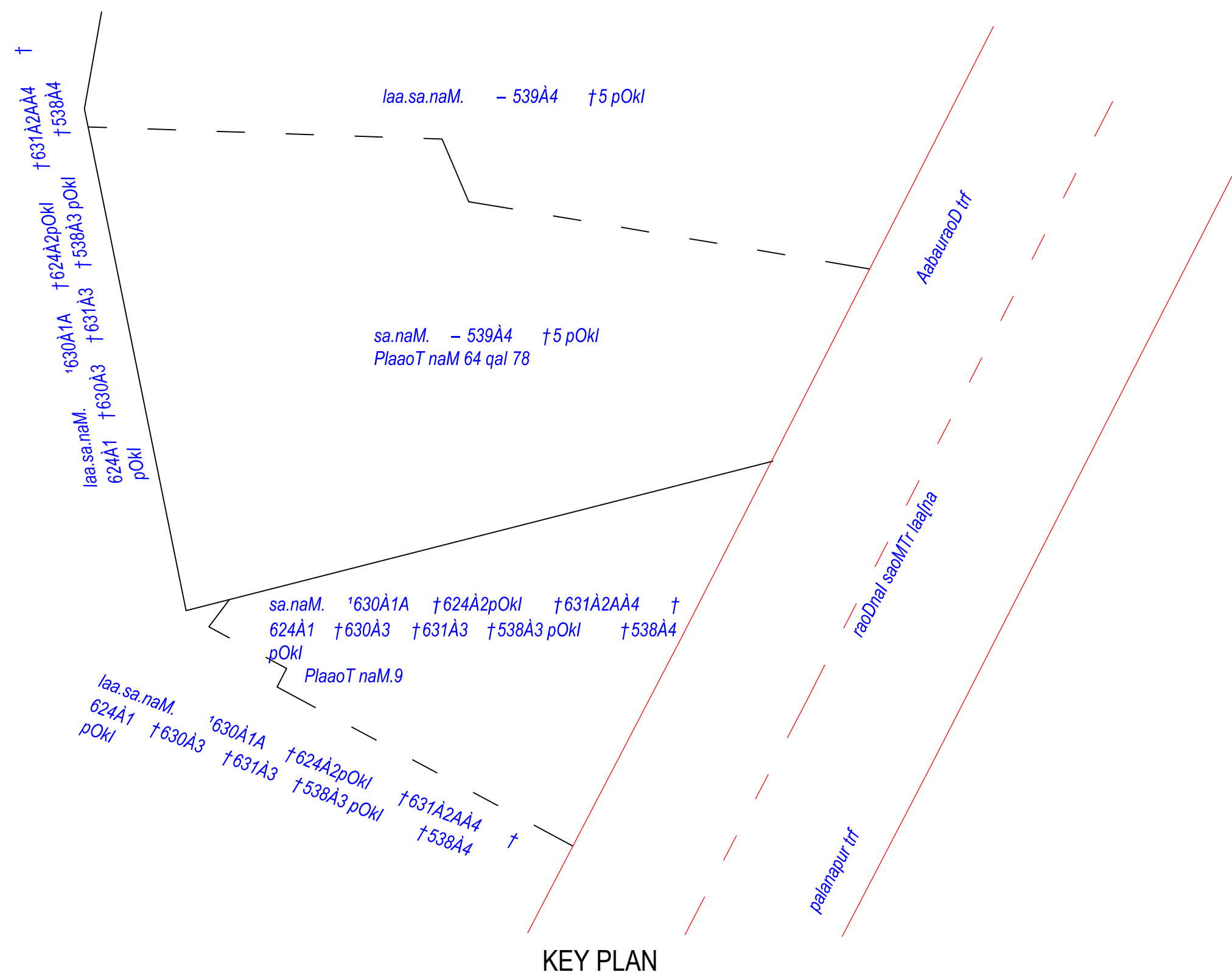
Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking	
				Reqd.	Prop.			Loading/Unloading	Visitor's Car
A (TYPE)	Mercantile	Shopping center	> 0	1		6619.75	3309.88	1654.94	661.98
			0 - 0	-	-	-	-	-	-
			> 1000.01	1000	-	-	-	157.50	-
Total:						3309.88	1654.94	157.50	661.98

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Basement Floor	1918.87	0.00	1918.87	0.00
Ground Floor	1294.01	1109.76	1294.01	1109.76
First Floor	1266.51	1173.61	1266.51	1173.61
Second Floor	1266.51	1173.61	1266.51	1173.61
Third Floor	1062.48	870.05	1062.48	870.05
Fourth Floor	1059.07	873.73	1059.07	873.73
Fifth Floor	1059.07	873.73	1059.07	873.73
Sixth Floor	1059.07	873.73	1059.07	873.73
Terrace Floor	83.56	0.00	83.56	0.00
Total:	10069.15	6948.22	10069.15	6948.22

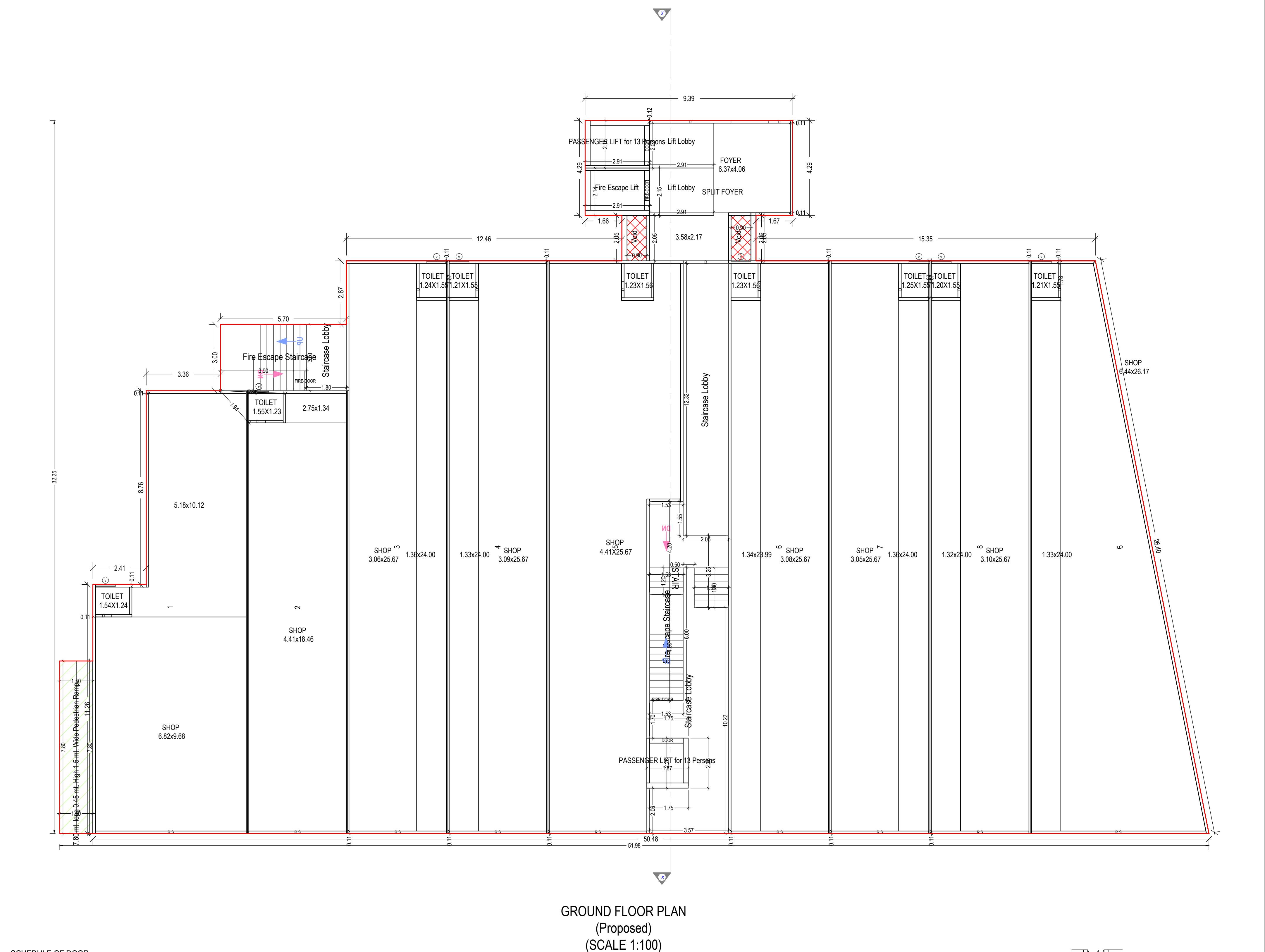
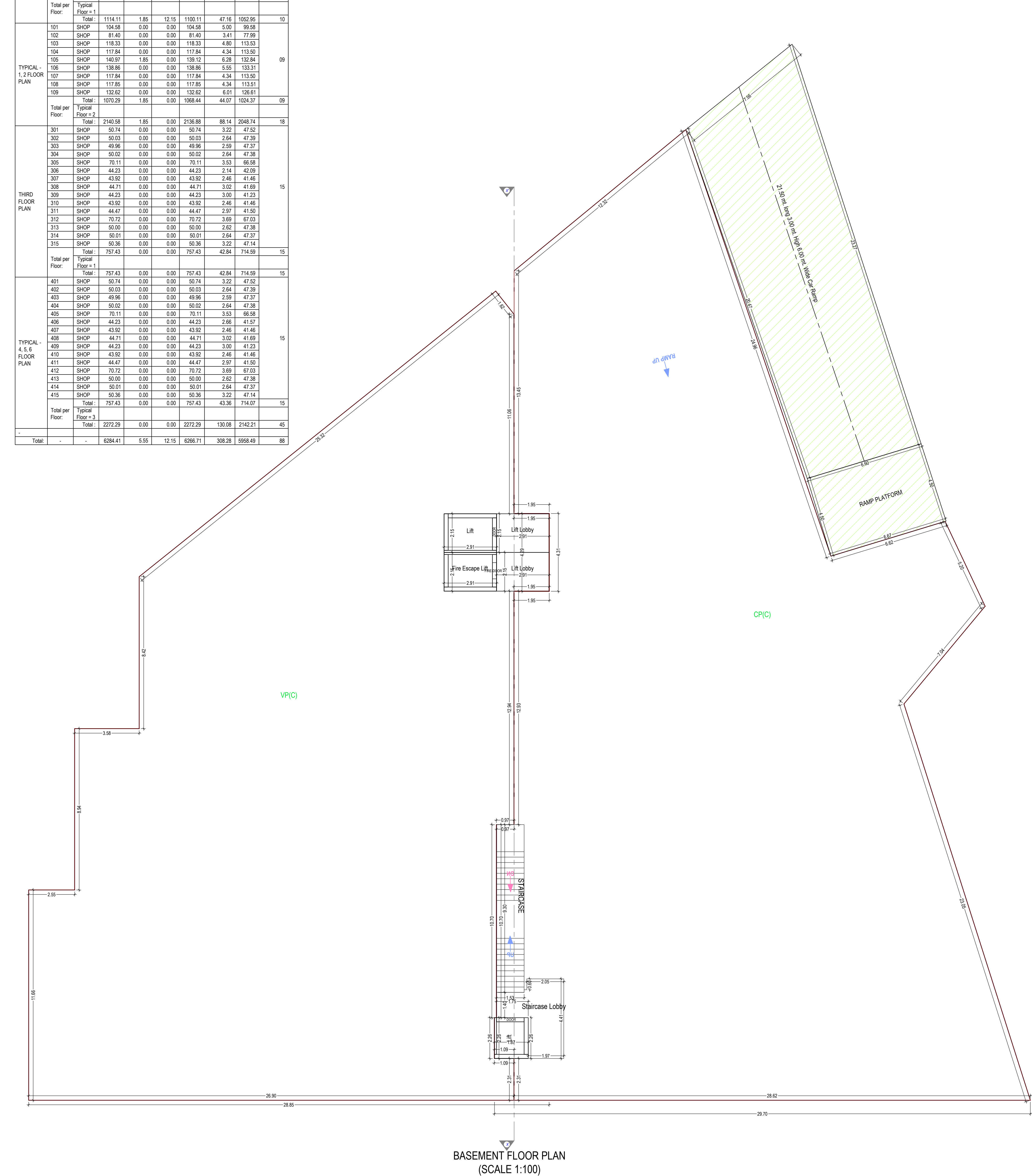
KEY PLAN



LAYOUT PLAN
(Scale - 1:200)



UnitBUA Table for Building :A (TYPE)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.		UnitBUA Area	Deductions (Area in Sq.mt.)		No. of Unit
				Void	Lift		Void	Lift	
GROUND FLOOR PLAN	1	SHOP	118.97	0.00	0.00	118.97	5.36	113.61	10
	2	SHOP	90.71	0.00	0.00	90.71	3.65	87.06	
	3	SHOP	117.86	0.00	0.00	117.86	4.87	112.99	
	4	SHOP	117.33	0.00	0.00	117.33	4.32	113.01	
	5	SHOP	135.15	0.00	0.00	135.15	6.10	129.05	
	6	SHOP	118.81	0.00	0.00	118.81	5.82	112.99	
	7	SHOP	117.33	0.00	0.00	117.33	4.32	113.01	
	8	SHOP	117.33	0.00	0.00	117.33	4.32	113.01	
	9	SHOP	142.88	0.00	0.00	142.88	6.09	136.79	
	SPLIT FOYER	OTHER	37.96	1.85	12.15	23.96	2.50	21.46	
Total per Floor		Total	1114.11	1.85	12.15	1100.11	47.16	1052.95	10
TYPICAL - 1,2 FLOOR PLAN	101	SHOP	104.58	0.00	0.00	104.58	5.00	99.58	09
	102	SHOP	81.40	0.00	0.00	81.40	3.41	77.99	
	103	SHOP	118.33	0.00	0.00	118.33	4.80	113.53	
	104	SHOP	117.84	0.00	0.00	117.84	4.34	113.50	
	105	SHOP	140.97	1.85	0.00	139.12	6.28	132.84	
	106	SHOP	138.86	0.00	0.00	138.86	5.55	133.31	
	107	SHOP	117.84	0.00	0.00	117.84	4.34	113.50	
	108	SHOP	117.85	0.00	0.00	117.85	4.34	113.51	
	109	SHOP	132.62	0.00	0.00	132.62	6.01	126.61	
	Total per Floor	Total	1070.29	1.85	0.00	1068.44	44.07	1024.37	09
THIRD FLOOR PLAN	301	SHOP	2140.58	1.85	0.00	2136.88	88.14	2048.74	18
	302	SHOP	50.74	0.00	0.00	50.74	3.22	47.52	
	303	SHOP	50.03	0.00	0.00	50.03	2.64	47.39	
	304	SHOP	49.96	0.00	0.00	49.96	2.59	47.37	
	305	SHOP	50.02	0.00	0.00	50.02	2.64	47.38	
	306	SHOP	70.11	0.00	0.00	70.11	3.53	66.58	
	307	SHOP	44.23	0.00	0.00	44.23	2.14	42.09	
	308	SHOP	43.92	0.00	0.00	43.92	2.46	41.46	
	309	SHOP	44.71	0.00	0.00	44.71	3.02	41.69	
	310	SHOP	44.23	0.00	0.00	44.23	3.00	41.23	
TYPICAL - 4,5,6 FLOOR PLAN	401	SHOP	50.74	0.00	0.00	50.74	3.22	47.52	15
	402	SHOP	50.03	0.00	0.00	50.03	2.64	47.39	
	403	SHOP	49.96	0.00	0.00	49.96	2.59	47.37	
	404	SHOP	50.02	0.00	0.00	50.02	2.64	47.38	
	405	SHOP	70.11	0.00	0.00	70.11	3.53	66.58	
	406	SHOP	44.23	0.00	0.00	44.23	2.66	41.57	
	407	SHOP	43.92	0.00	0.00	43.92	2.46	41.46	
	408	SHOP	44.71	0.00	0.00	44.71	3.02	41.69	
	409	SHOP	44.23	0.00	0.00	44.23	3.00	41.23	
	410	SHOP	43.92	0.00	0.00	43.92	2.46	41.46	
Total per Floor		Total	2272.29	0.00	0.00	2272.29	130.08	2142.21	45
Total		Total	6284.41	5.55	12.15	6266.71	308.28	5958.49	88



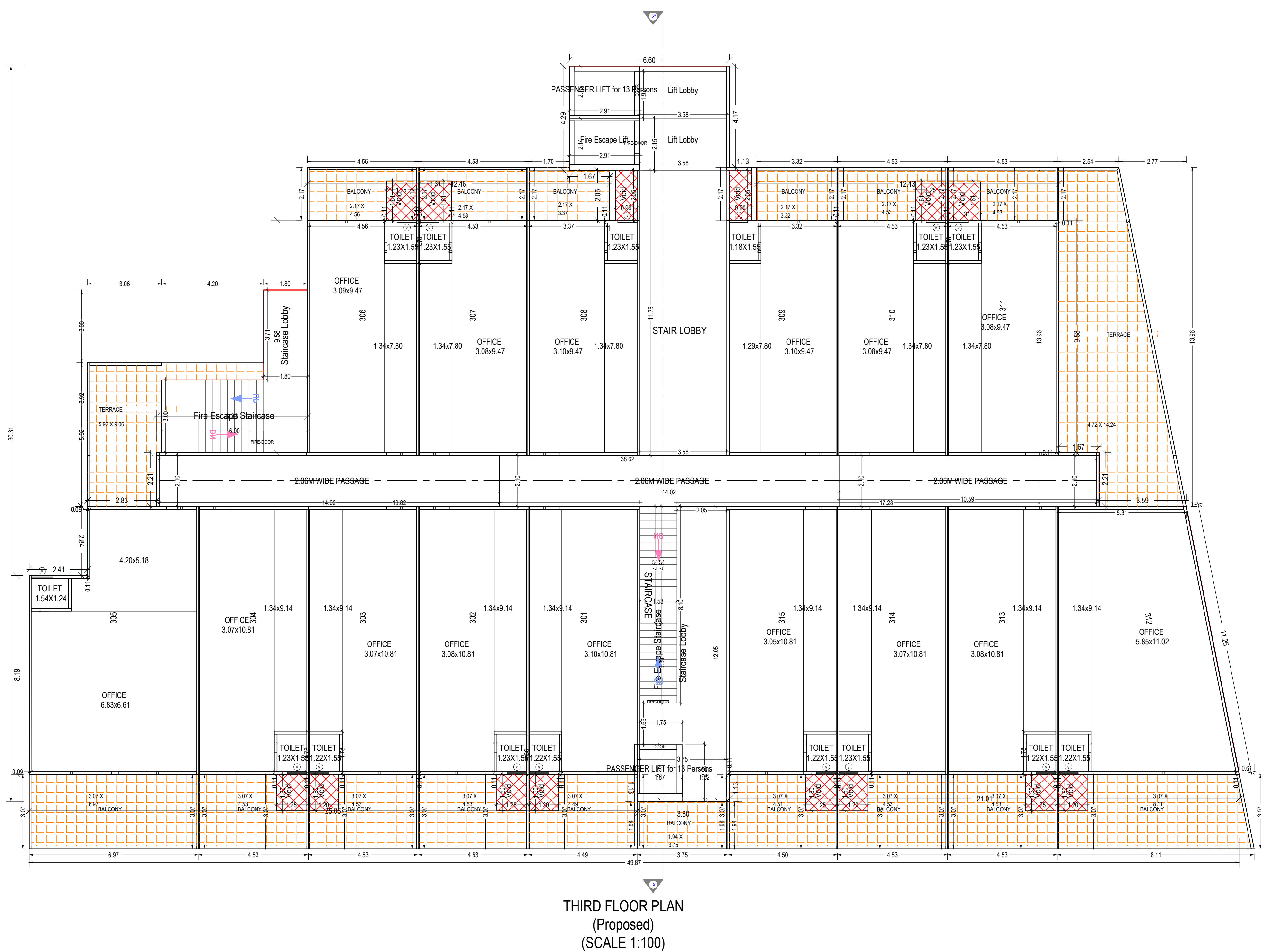
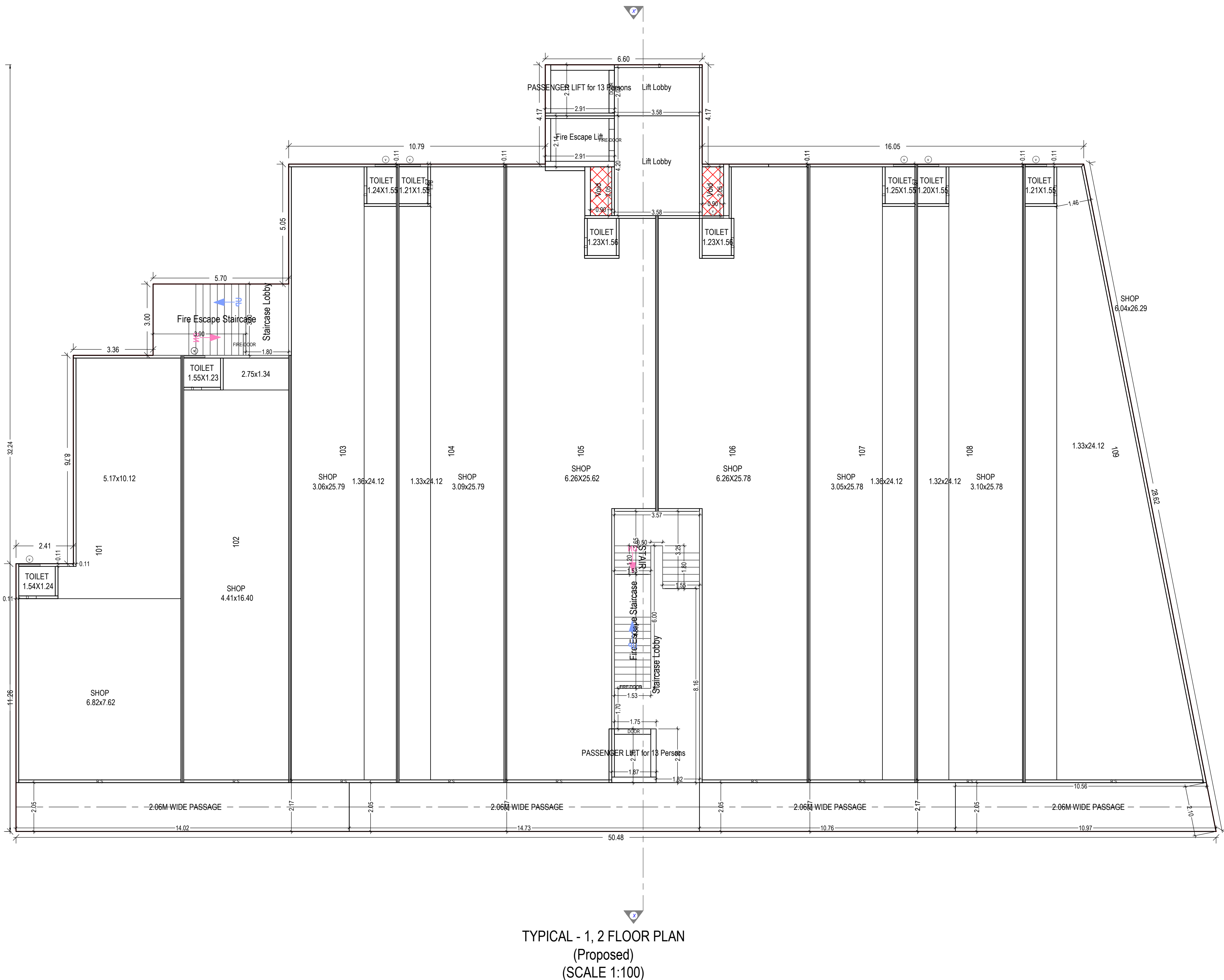
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	D	0.74	2.10	07
A (TYPE)	D	0.75	2.10	80
A (TYPE)	FIRE-DOOR	0.90	2.10	01
A (TYPE)	D	1.00	2.10	01
A (TYPE)	D	1.25	2.10	56
A (TYPE)	DOOR	1.80	2.10	01
A (TYPE)	D	2.05	2.10	01
A (TYPE)	D	2.10	2.10	05
A (TYPE)	D	2.88	2.10	04
A (TYPE)	D	3.05	2.10	04
A (TYPE)	D	3.07	2.10	24
A (TYPE)	D	3.08	2.10	08
A (TYPE)	D	3.09	2.10	04
A (TYPE)	D	3.10	2.10	08
A (TYPE)	D	3.24	2.10	04
A (TYPE)	D	3.31	2.10	04
A (TYPE)	D	3.69	2.10	01
A (TYPE)	R.S	4.41	2.10	21
A (TYPE)	D	5.95	2.10	04
A (TYPE)	R.S	6.82	2.10	03
A (TYPE)	R.S	7.46	2.10	02
A (TYPE)	R.S	7.89	2.10	01

Building A (TYPE)				
Floor Name	Total Built Up Area (Sq.mt)	StarCase	Star Lobby	No. of Unit
Basement Floor	1918.87	14.18	7.52	0.00
Ground Floor	1294.01	31.19	48.96	10
First Floor	1266.51	28.82	25.10	09
Second Floor	1062.48	111.45	49.75	15
Third Floor	1059.07	106.05	48.07	15
Fourth Floor	1059.07	106.05	48.07	15
Fifth Floor	1059.07	106.05	48.07	15
Sixth Floor	1059.07	106.05	48.07	15
Roof	83.56	24.95	27.38	00
Total	10069.15	567.56	328.02	88

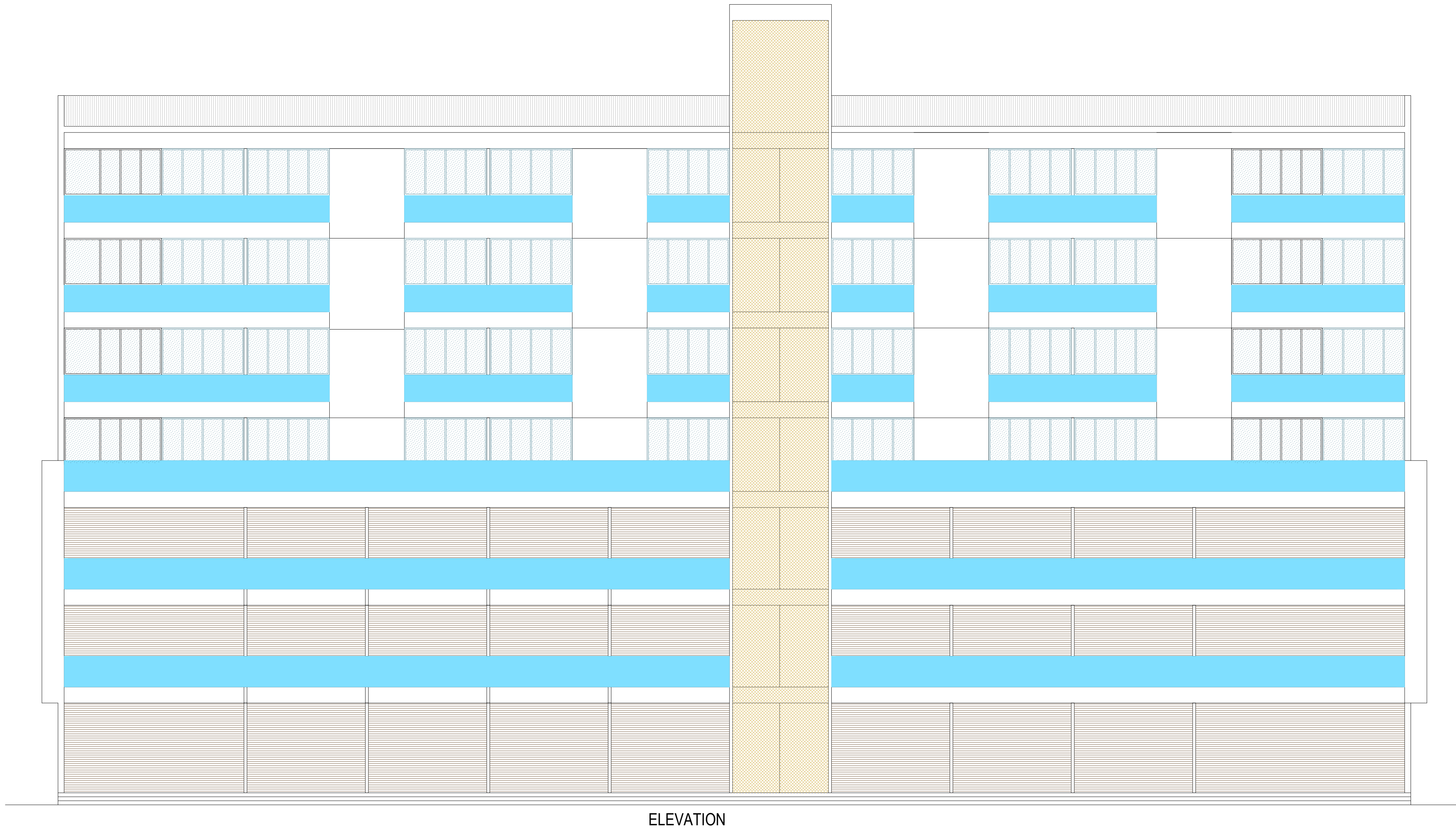
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	v	0.75	1.00	04
A (TYPE)	v	0.80	1.00	30
A (TYPE)	v	0.81	1.00	20
A (TYPE)	v	0.90	1.00	28

Staircase Checks (Table Ba-1)				
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
Basement Floor PLAN	STARCASE	1.53	0.30	0.00
Ground Floor PLAN	STARCASE	1.53	0.30	0.33
First Floor PLAN	STARCASE	1.53	0.30	0.33
Second Floor PLAN	STARCASE	1.53	0.30	0.33
Third Floor PLAN	STARCASE	1.53	0.30	0.33
Fourth Floor PLAN	STARCASE	1.53	0.30	0.33
Fifth Floor PLAN	STARCASE	1.53	0.30	0.33
Sixth Floor PLAN	STARCASE	1.53	0.30	0.33
Roof PLAN	STARCASE	1.53	0.30	0.33
Total	STARCASE	1.53	0.30	0.33

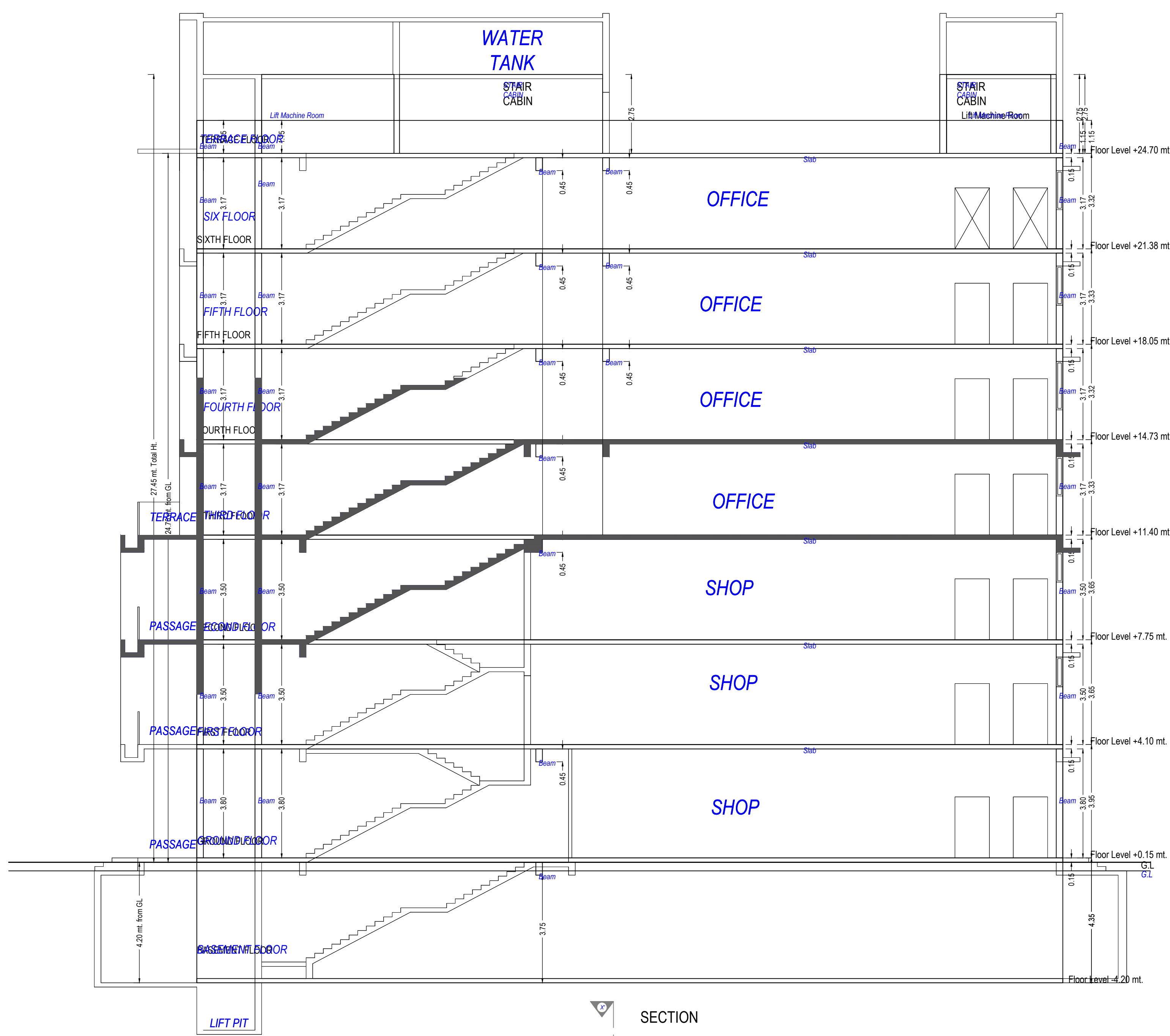
OWNER'S NAME AND SIGNATURE				
VIRCHANDBHAI BHAYCHANDBHAI PATEL AND OTHERS				
ARCHENG'S NAME & SIGNATURE				
patel hanashkumar madhubhai				
SUPERVISOR'S NAME & SIGNATURE				
1016ER052042600060				
DATE OF APPROVAL				
06/07/2023				
DESIGNATION OF APPROVER :				
Chief Officer				



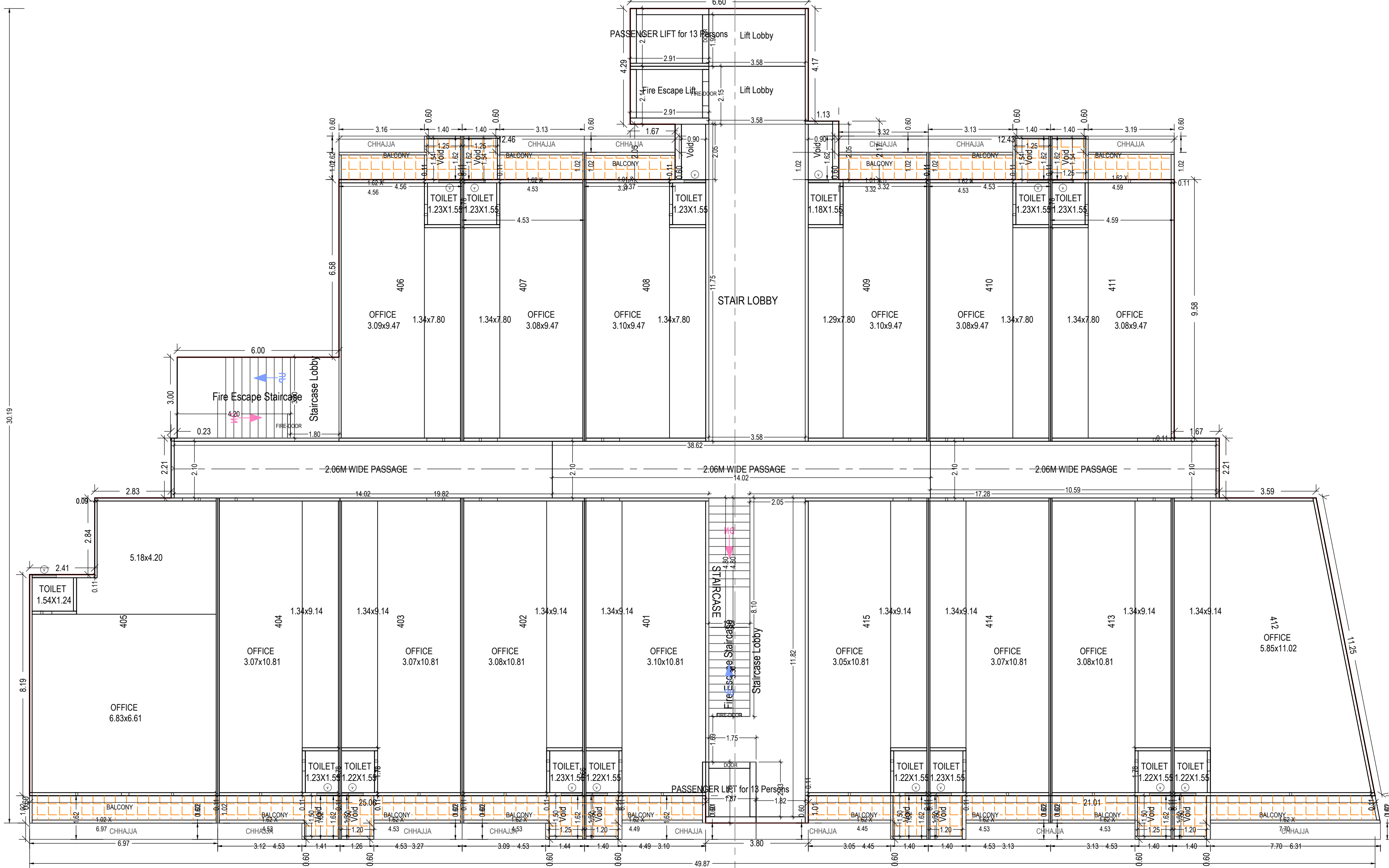
OWNER'S NAME AND SIGNATURE VIRCHANDBHAI BHAYCHANDBHAI PATEL AND OTHERS	
ARCHENG'S NAME & SIGNATURE patel hanashkumar madhubhai	STRUCTURE ENGINEER
1016RHS2042600060	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL 06/01/2023
DESIGNATION OF APPROVER : Chief Officer	
	
	



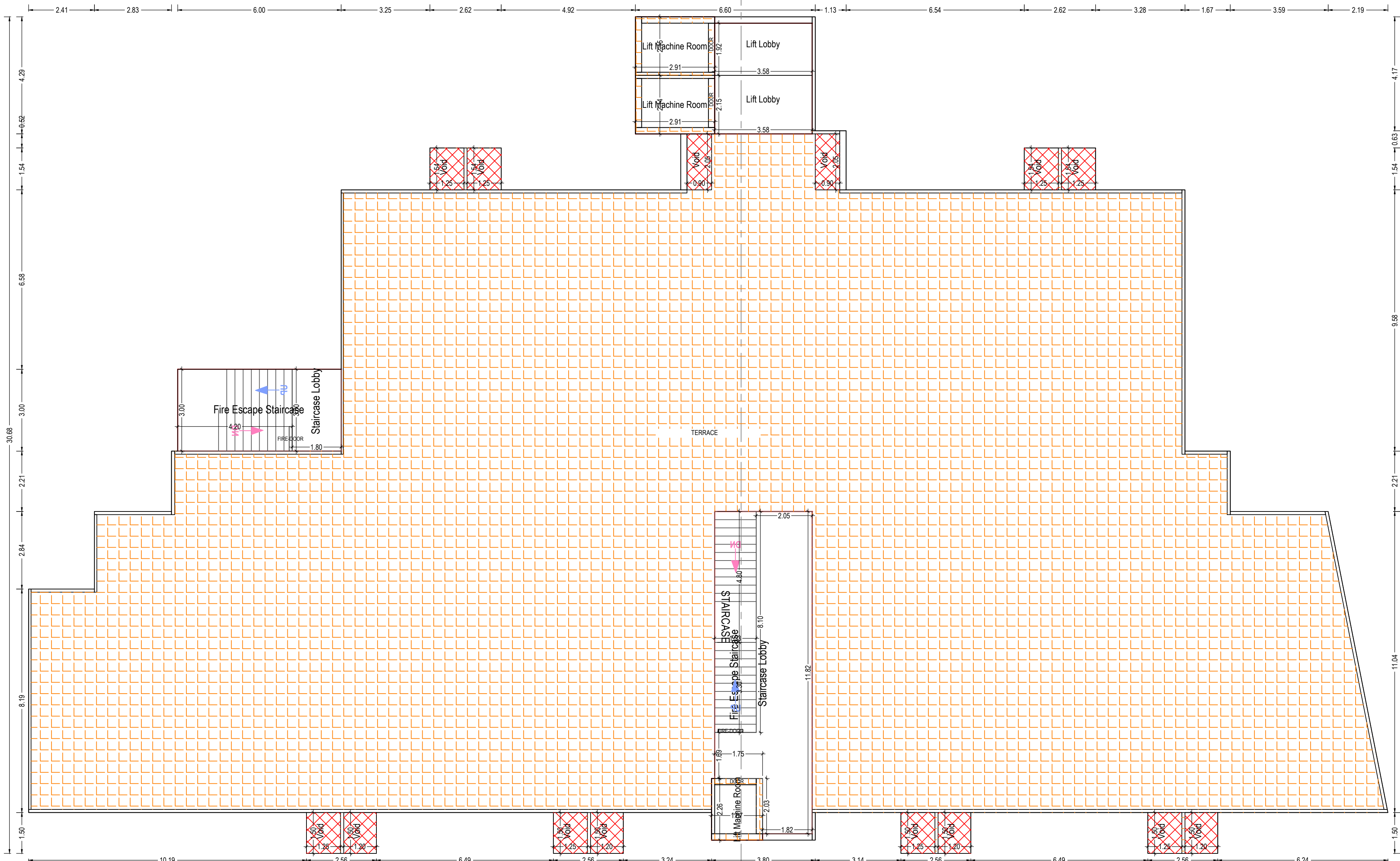
ELEVATION



SECTION



TYPICAL - 4, 5, 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Project Title : PROPOSED COMMERCIAL LAYOUT AND BUILDING PLAN AT (RSNO / PLOT NO) (539/4 +5P) + 630/1A + 624/2P + 631/2A/4 + 624/1 + 630/3 +631/3 + 538/3P + 538/4P AT PALANPR, TA- PALANPUR AND DI- BANASKANTHA

LEGEND :- (WATER SUPPLY)
PRESSURE SYSTEM TO FILL O.H.W. TANKS
DESIGN DATA
FLOW DATA : 60 CMT/HOUR
WORKING PRESSURE : 5 kg./cm²

1" e SH-40 PVC PIPE
2" e SH-40 PVC PIPE (2'-6" down FROM ROAD LEVEL)
3" e SH-40 PVC PIPE (2'-6" down FROM ROAD LEVEL)
4" e SH-40 PVC PIPE (2'-6" 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" e
* CONTROL VALVE 3" e
* CONTROL VALVE 4" e
□ VALVE CHAMBER 0.45 X 0.45 mtr

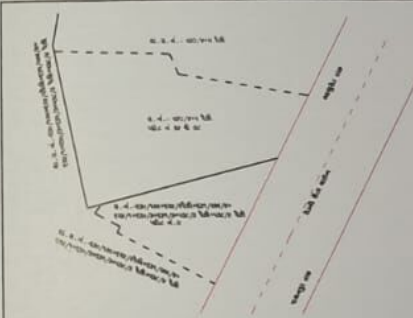
LEGEND :- (DRAINAGE)
200mm e DRAINAGE LINE - CEMENT NP - 2 PIPE (MH TO MH)
250mm e DRAINAGE LINE - CEMENT NP - 2 PIPE (MH TO MH)
300mm e DRAINAGE LINE - CEMENT NP - 2 PIPE (MH TO MH)
I.L. : INVERT (BOTTOM) LEVEL OF MANHOLE / PIPE

9" e CEMENT CASING PIPE (2'-6" down)
AT EVERY WATERSUPPLY PIPE ROAD CROSSING

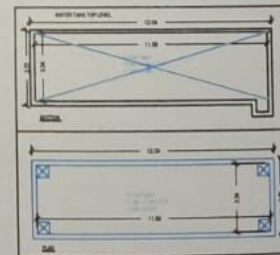
1" e CONTROL VALVE AT EVERY HOUSE WATERSUPPLY RISER

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

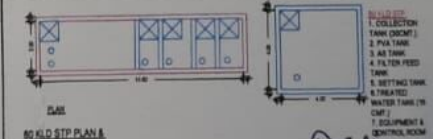
M.H. MANHOLE CHAMBER (WITH
560mm M.S. / FRC COVER)



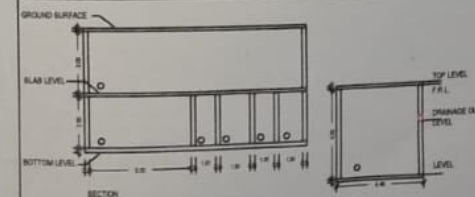
KEY PLAN



WATER TANK PLAN & SECTION



80 X 10 S.T.P. PLAN & SECTION



SECTION

OWNER
S. G. Patel

ENGINEER
AASTHA ENGINEERS
MUKESH K. MODI
B.E. (Civil) M.I.E.
Consulting Engineer &
Civil Regd. Valuer
Reg No. CAT-1/F-25225/2015-16
Chartered Engineer M-1694375
S-2 Second Floor, Aroma Arcade,
Opp: Jorawar Palace, Palanpur
Mo: 94260 12540
PLN. Muni. Lic. No. 32

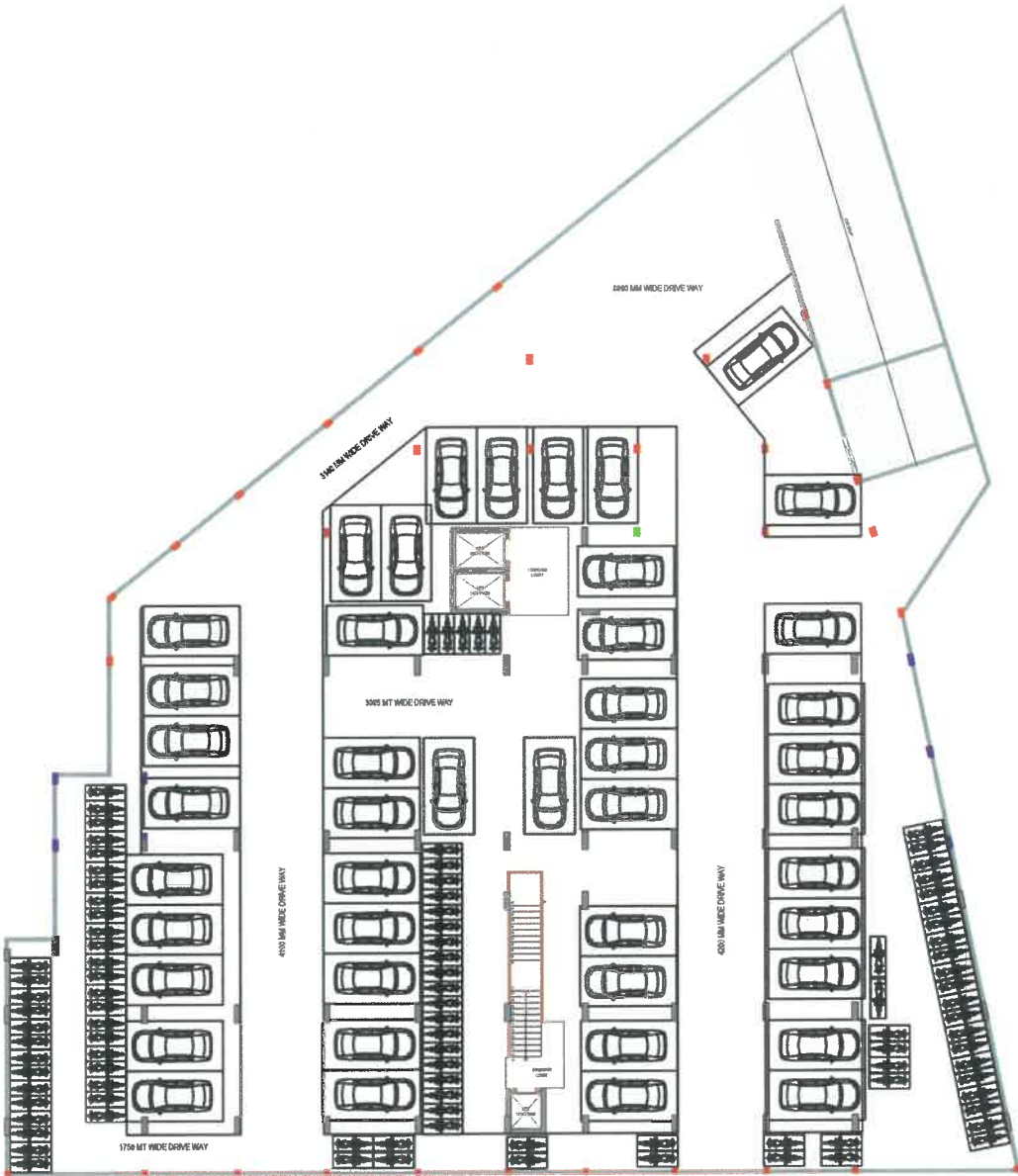
AASTHA ENGINEERS
AROMA ARCADE,
PALANPUR, GUJARAT

TYPE HOUSING, DRG.NO. A.1.1
TITLE SITE PLAN

30M WIDE MAINROAD Highway

LAYOUT PLAN

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



LAND SURVEY NUMBER

AT (RSNO / PLOT NO) (539/4 +5P) + 630/1A + 624/2P + 631/2A/4 + 624/1 + 630/3 +631/3
+538/3P + 538/4P AT PALANPUR OF TA PALANPUR
AND DI BANASKANTHA

DEVELOPER NAME BHOOMI DEVELOPERS
PROJECT NAME BHOOMI ONE

P A R K I N G

TOTAL PARKING AREA 3423.64 SQ MT
TOTAL 2 WHEELER PARKING 126 NOS
TOTAL 4 WHEELER PARKING 87 NOS
SIGN FOR OWNER

For Bhoomi Developers

S. Anand
Partner

SIGN FOR ARCHITECT



SIGN FOR OWNER

Bhoomi Developers
S. Anand
Partner