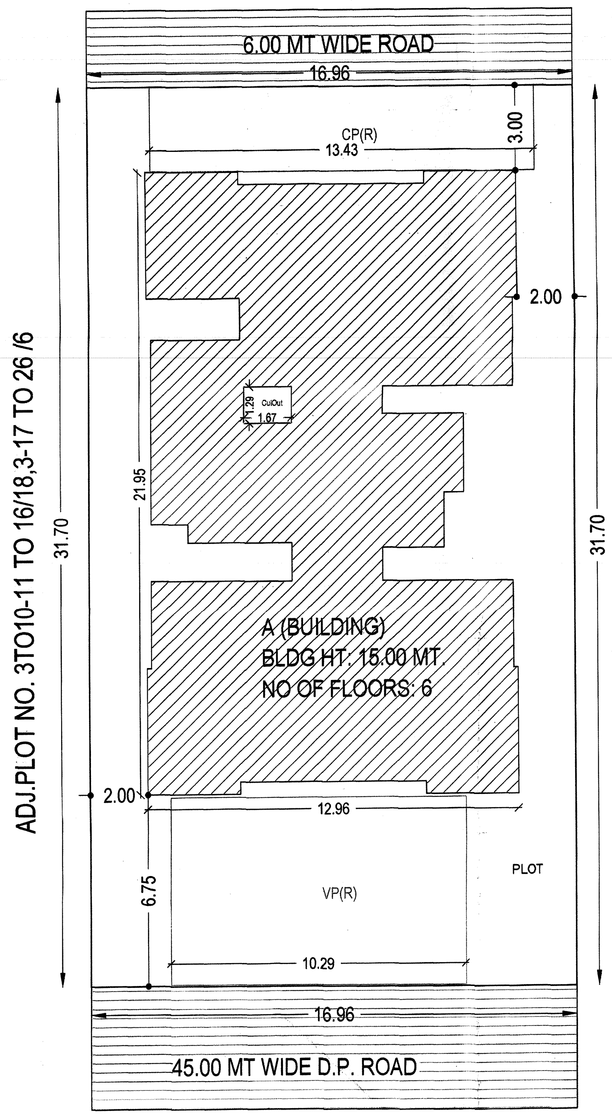
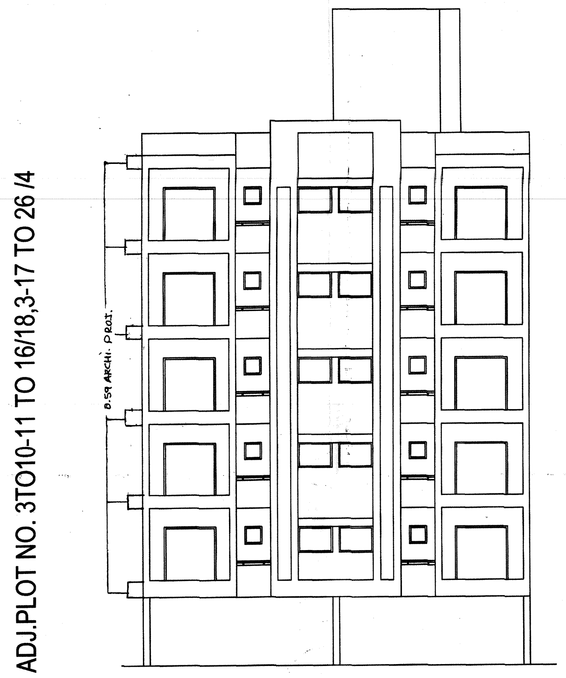
Project Title :PROPOSED RESIDENCE APARTMENT BUILDING PLAN PLOT NO.:-3 TO 10-11 TO 16/18 & 3-17 TO 26/5 ,R.SURVEY :- 104, T.P.S NO :-3,RUVA O.P NO:-42, F.P.NO.66 , RING ROAD, RUVA, BHAVNAGAR. (2'nd Block). VILLAGE :-RUVA,DIST:-BHAVNAGAR.

Inward No	BMC/TP/0318/17-18	Sheet	1
Inward Date	4/9/2017	Scale	1:100

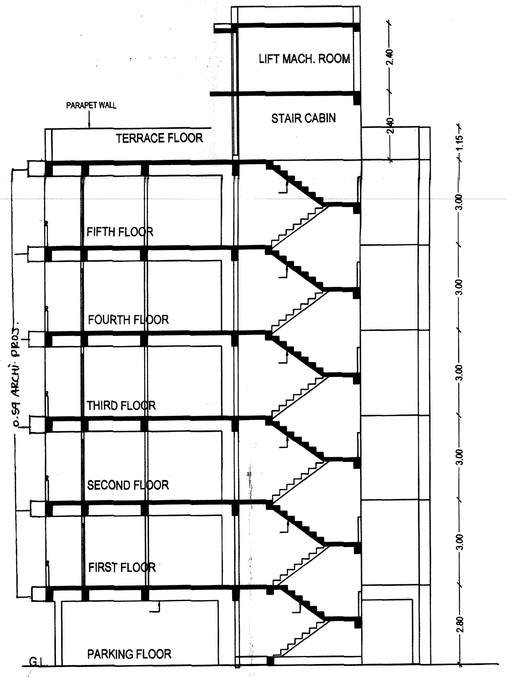
VERSION NO.: 1.0.13
VERSION DATE: 13/04/2017



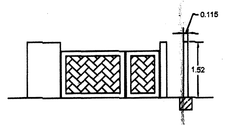
SITE PLAN



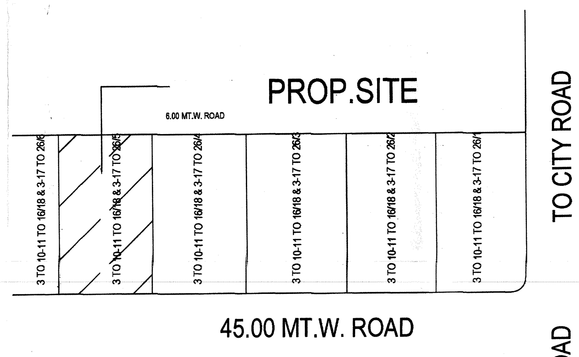
FRONT ELEVATION



SECTION AT A-A



COMPOUND WALL DETAIL



KEY PLAN

A	AREA STATEMENT		
	PROJECT DETAIL :		
	Authority: BMC	Plot Use: Residential	
	Project Type: Proposed Development	Land Use Zone: Residential R2	
	Nature of Development: New	TP/DTP scheme No: 3	
	Department: Town Planning	Original Plot No: 42	
	Location/of Development Area: Draft/Preliminary TP Scheme	Final Plot No.: 66	
	City Area/TPScheme No: 3 Ruva	Plot/Sub/Plot No: 3 TO 10-11 TO 16/18 & 3-17 TO 26/5	
	Ward: NA		
	Special Project: NA		
	Village: RUVA		
	Taluka: BHAVNAGAR		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Selected / Allotment Letter		537.63
	Approved Layout or SubDiv/Amlg/Building Plan		537.63
	As per site condition		537.63
	Area of Plot Considered		537.63
2.	Deduction for		
	(a)Proposed roads		0.00
	(b)Any reservations		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		537.63
4.	% of Common Plot (Recd.)		0.00
	% of Common Plot (Prop)		0.00
	Balance area of Plot(1 - 4)		537.63
	Plot Area For Coverage		537.63
	Plot Area For FSI		537.63
	Perm. FSI Area (1.60)		860.21
	Perm. Paid FSI Area (0.60)		322.58
5.	Total Perm. FSI area with Paid FSI (2.20)		1182.79
5.	Total Perm. FSI area		1182.79
	Total Paid Proposed FSI Area		280.77
6.	Total Built up area permissible at:		
	a. Ground Floor (45.00 %)		241.93
	Proposed Coverage Area (44.86 %)		241.20
	Total Prop. Coverage Area (44.86 %)		241.20
	Balance coverage area (0.14 %)		0.73
	Proposed Area at:		

-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Parking Floor	241.20	0.00	0.00	0.00
	First Floor	241.20	0.00	228.20	0.00
	Second Floor	241.20	0.00	228.20	0.00
	Third Floor	241.20	0.00	228.20	0.00
	Fourth Floor	241.20	0.00	228.20	0.00
	Fifth Floor	241.20	0.00	228.20	0.00
	Terrace Floor	30.32	0.00	0.00	0.00
	Total Area:	1477.52	0.00	1141.00	0.00

	Total FSI Area:	1140.98
	Total BuiltUp Area:	1477.52
	Proposed F.S.I. consumed:	2.12
4.	Tenement Proposed At:	
	All Floors	25.00
5.	Total Tenements (3 + 4)	25
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	570.48
2.	Proposed Parking Space:	338.27

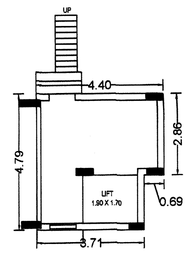
સ્થળ :- આપેલ દર્શાવ્યાપ્રમાણ રેસીડન્સીયલ એકમોની ફાળવણીની ચુકવણી માટેજ સ્થળવાર્ષી શરતે મંજુરી આપવામાં આવે છે.

આ નકશા ટાઉન પ્લાનીંગ વિભાગની રજા ચીઠ્ઠી નં.TP/121/17-18 તારીખ 12/10/2017 માં દર્શાવેલ તમામ શરતોને આધીન મંજુર કરવામાં આવે છે.

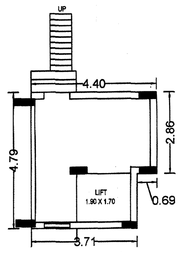
સ્થળ જોવેલ અભિપ્રાયમાં જોવેલાં હોય તેવા કોઈ બાંધકામ કે થાંભલા કે થાંભલી કે ટેલર કોઈ ફુલેના કોઈ તોડી નિખેલેન વ થઈ હશે તેવા બાંધકામ કરવાનું રહેશે.

Approval No. : TP/0121/17-18 Approval Date. : 12/10/2017
Commissioner Approval No. : COMM/0161/17-18
Approval Condition :

- સદરહુ પ્લોટનો સમાવેશ પુરાંરલીક ટી.પી.સ્કીમ નં.૩,રૂવા માં થાય છે.યોજનાની અંતીમ મંજુરી મળ્યાથી નીયમાનુસાર બેટરમેન્ટ ચાર્જ ભરપાઈ કરવાનો રહેશે.
સરકારશ્રીની RERA ACT ની તમામ જોગવાઈઓ નો ડેવોલોપેરસ ચુસ્ત પણે અમલ કરવાની શરતે આ મંજુરી આપવામાં આવે છે.

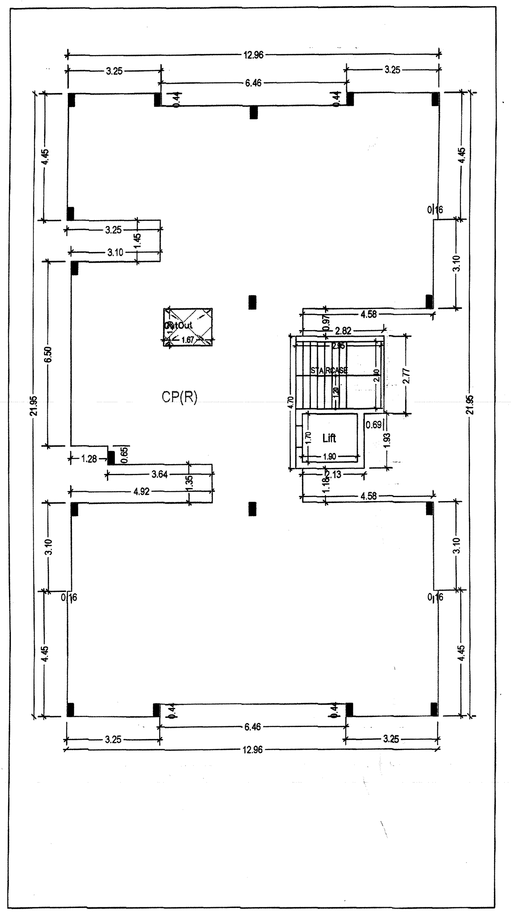


LIFT MACHINE ROOM PLAN

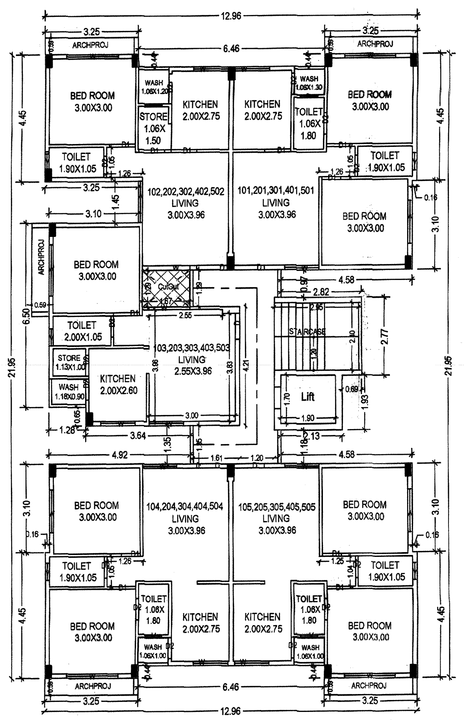


STAIR CABIN PLAN

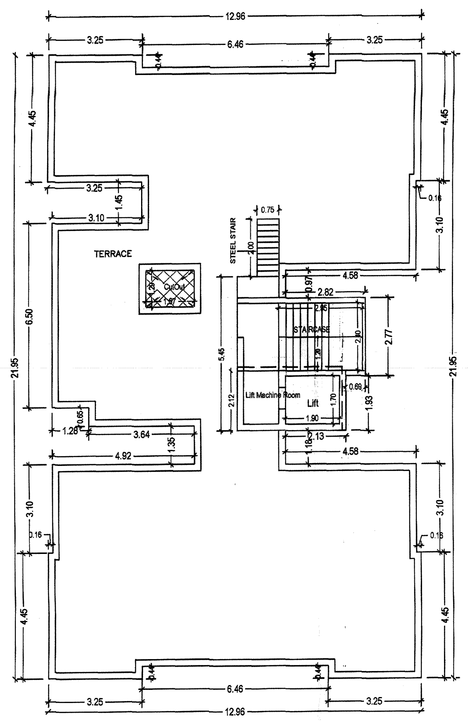
COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE T.P.SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)



PARKING FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Apartment Bldg	Lowrise

Staircase Checks

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
TERRACE FLOOR PLAN	STAIRCASE	1.200	0.250	0.000
TYPICAL - 1- 5 FLOOR PLAN	STAIRCASE	1.200	0.250	0.188
PARKING FLOOR PLAN	STAIRCASE	1.200	0.250	0.200

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.86	2.10	15
A (BUILDING)	D2	0.75	2.10	70
A (BUILDING)	D1	0.90	2.10	40
A (BUILDING)	G	0.90	2.10	15
A (BUILDING)	D	0.92	2.10	05
A (BUILDING)	D	1.06	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.00	40
A (BUILDING)	W	1.20	1.20	45
A (BUILDING)	W	1.45	1.20	05
A (BUILDING)	W	1.50	1.20	15
A (BUILDING)	W	1.67	1.20	10
A (BUILDING)	W	1.79	1.20	05
A (BUILDING)	W	1.80	1.20	20

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car	Visitors Parking
				Reqd.	Prop.			
A (BUILDING)	Residential	Residential Apartment Bldg	0 - 80	1	1140.98	285.24	71.31	-
			0 - 0			-	-	26.52
							-	-
	Total :					285.24	71.31	26.52

Parking Check

Use Type	Car (Including Visitors Car Parking)				Visitor's Car Parking				Total Parking Area			
	Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	71.31	338.27	0.00	-	26.52	67.90	0.00	-	285.24	338.27	-	-
Total	71.31	338.27	-	-	26.52	67.90	-	-	285.24	338.27	-	-

Building :A

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Parking	Resi.			
Parking Floor	243.35	2.15	241.20	9.77	3.23	0.00	228.20	0.00	0.00	00		
First Floor	243.35	2.15	241.20	9.77	3.23	0.00	0.00	228.20	228.20	05		
Second Floor	243.35	2.15	241.20	9.77	3.23	0.00	0.00	228.20	228.20	05		
Third Floor	243.35	2.15	241.20	9.77	3.23	0.00	0.00	228.20	228.20	05		
Fourth Floor	243.35	2.15	241.20	9.77	3.23	0.00	0.00	228.20	228.20	05		
Fifth Floor	243.35	2.15	241.20	9.77	3.23	0.00	0.00	228.20	228.20	05		
Terrace Floor	30.32	0.00	30.32	19.07	3.23	8.02	0.00	0.00	0.00	00		
Total :	1490.42	12.90	1477.52	77.69	22.61	8.02	228.20	1141.00	1141.00	25		
Total Number of Same Buildings	1											
Total :	1490.42	12.90	1477.52	77.69	22.61	8.02	228.20	1141.00	1141.00	25		

Buildingwise Floor FSI Details

Floor Name	Building Name		Total				
	A (BUILDING)						
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area [Sq.mt.]	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)	Total Paid Built Up Area (Sq.mt.)	
Parking Floor	241.20	0.00	241.20	0.00	0.00	0.00	
First Floor	241.20	228.20	241.20	228.20	0.00	0.00	
Second Floor	241.20	228.20	241.20	228.20	0.00	0.00	
Third Floor	241.20	228.20	241.20	228.20	0.00	0.00	
Fourth Floor	241.20	228.20	241.20	228.20	52.59	55.58	
Fifth Floor	241.20	228.20	241.20	228.20	228.20	241.20	
Terrace Floor	30.32	0.00	30.32	0.00	0.00	30.32	
Total :	1477.52	1141.00	1477.52	1141.00	280.79	327.11	

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Area (Sq.mt.)	Deductions (Area In Sq.mt.)				Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	Tnmt (No.)
			Cutout			StairCase	Lift	Lift Machine	Parking	Resi.			
A (BUILDING)	1	1490.42	12.90		1477.52	77.69	22.61	8.02	228.20	1141.00	1141.00	25	
Grand Total	1	1490.42	12.90		1477.52	77.69	22.61	8.02	228.20	1141.00	1141.00	25.00	

OWNER'S NAME AND SIGNATURE	ARCH/ENG'S NAME & SIGNATURE
TUSHAR R. ANDHARIYA	DIPAK C MANDALIYA ER-224
	STRUCTURE ENGINEER
	SUNIL A VASA ST-03

SUPERVISOR - 1	SUPERVISOR - 2	FIRE CONSUTANT
DIPAK C MANDALIYA ER-224	RAMESHBHAI D KHADSALIYA ER-157	

AAE	ASST. TOWN PLANNING OFFICER	TOWN PLANNING OFFICER
અસિત મહેતાના ઠરાવોર ટાઉન પ્લાનીંગ વિભાગ, મહાનગરપાલિકા ભાવનગર	આસિ.ટાઉન પ્લા.ઓફીસર ટાઉન પ્લાનીંગ વિભાગ, મહાનગરપાલિકા ભાવનગર.	ટાઉન પ્લાનીંગ ઓફીસર ટાઉન પ્લાનીંગ વિભાગ, મહાનગરપાલિકા ભાવનગર.

TOWN PLANNING DEPARTMENT
BHAVNAGAR MUNICIPAL CORPORATION

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