

F.P.NO.51

F.P.NO.54

F.P.NO.52



F.P.NO.231

Alpesh Patel
ALPESH PATEL
 Consulting Civil Er.
 201, Red Square Building,
 Nr. New Bus Stand, Anand.
 AVKUDA Reg. No. / EOR / 111 / 2019
 Mo. 99984 75905

Raj Ganga Associates
RAJ GANGA ASSOCIATES
Yash Gadhani
PARTNER

DRAWING : PLUMBING LAYOUT PLAN

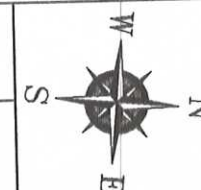
PROJECT : PROPOSED PLOTTING LAYOUT PLAN FOR "RAJ GANGA FLORANCE" BY RAJ GANGA ASSOCIATES AT KARMARSAD.

NOTE : THIS DRAWING IS SOLE PROPERTY OF THE "ACE ASSOCIATES"

ACE ASSOCIATES
 AR. NILESH O. DALSANIA
 REG. NO. CA/2008/43265

N.O. Dalsania

DATE : 09-03-22
 DRG. No. : 9.00
 SCALE : N.T.S.



ACE ASSOCIATES

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Individual Plot Margin

Plot No.	Pwork-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage		FSI Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
01	A-1 (01)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	1.71	-	1.71	1.00	1.01	38.47	65.13		
02	A-1 (02 TO 05)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	1.75	-	1.75	1.50	1.50	67.59	154.99		
03	A-2 (02 TO 05)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	1.75	-	1.75	1.50	1.50	67.59	154.99		
04	A-3 (02 TO 06)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	1.75	-	1.75	1.50	1.50	67.59	154.99		
05	A-4 (02 TO 06)	12.00 MT WIDE T.P.S. ROAD	2.50	2.50	0.00	-	0.00	1.50	1.50	67.59	154.99		
06	A-1 (06 AND 07 AND 08 AND 09 AND 11)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	0.85	-	0.85	1.00	1.00	41.71	69.60		
07	A-2 (06 AND 07 AND 08 AND 11)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	0.75	-	0.75	1.00	1.00	41.71	69.60		
08	A-1 (08 AND 10 AND 12)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	0.75	-	0.00	1.00	1.00	41.71	69.60		
09	A-3 (06 AND 07 AND 08 AND 11)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	0.75	-	0.75	1.00	1.00	41.71	69.60		
10	A-2 (08 AND 10 AND 12)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	0.75	-	0.00	1.00	1.00	41.71	69.60		
11	A-4 (06 AND 07 AND 08 AND 11)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	0.75	-	0.75	1.00	1.00	41.71	69.60		
12	A-3 (06 AND 10 AND 12)	9.00 MT WIDE INTERNAL ROAD	2.50	2.50	0.75	-	0.00	1.00	1.00	41.71	69.60		

Tree Details (Table 3h)

Plot	Name	No. of Trees	Reqd	Prop
PLOT	Tree	55	56	

Plot	Name	Existing/Approved F.S.I.	Proposed F.S.I.	Existing/Approved F.S.I.
Ground Floor	601.80	0.00	563.36	0.00
First Floor	601.80	0.00	494.84	0.00
Second Floor	139.96	0.00	114.12	0.00
Terrace Floor	123.84	0.00	0.00	0.00
Total Area	1467.40	0.00	1172.32	0.00
Total FSI Area:				1172.32
Total Built Up Area:				1467.33
Proposed F.S.I. covered:				0.99
1. Tenement Proposed At:				12.00
2. Total Tenements (3 + 4)				12

Color Notes

COLOR INDEX

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	

Buildingwise Floor FSI Details

Floor Name	A (06 AND 07 AND 08 AND 11)		A (02 TO 05)		A (06 AND 10 AND 12)		A (01)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	166.84	152.16	270.36	261.28	125.13	114.12	39.47	35.80	601.80	563.36
First Floor	166.84	126.28	270.36	244.52	125.13	94.71	39.47	29.33	601.80	494.84
Second Floor	0.00	0.00	139.96	114.12	0.00	0.00	0.00	0.00	139.96	114.12
Terrace Floor	49.00	0.00	25.84	0.00	36.75	0.00	12.25	0.00	123.84	0.00
Total	382.68	278.44	706.52	619.92	287.01	208.83	91.19	65.13	1467.40	1172.32

Individual Plot Area

Building Use/SUBUSE Details											
Building Name	Building Use	Building SubUse	Building Use/Group	Building Type	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (06 AND 07 AND 09 AND 11)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)		1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
						FIRST FLOOR PLAN	Residential	Residential FSI	Residential	Resi. Building (More than one side common)	
						TERRACE FLOOR PLAN	Residential	-	-	-	
A (02 TO 05)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)		1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
						FIRST FLOOR PLAN	Residential	Residential FSI	Residential	Resi. Building (More than one side common)	
						SECOND FLOOR PLAN	Residential	Residential FSI	Residential	Resi. Building (More than one side common)	
						TERRACE FLOOR PLAN	Residential	-	-	-	
A (08 AND 10 AND 12)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)		1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
						FIRST FLOOR PLAN	Residential	Residential FSI	Residential	Resi. Building (More than one side common)	
						TERRACE FLOOR PLAN	Residential	-	-	-	
						GROUND FLOOR PLAN	Residential	Residential FSI	Residential	Resi. Building (More than one side common)	
						FIRST FLOOR PLAN	Residential	Residential FSI	Residential	Resi. Building (More than one side common)	
A (01)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)		1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
						FIRST FLOOR PLAN	Residential	Residential FSI	Residential	Resi. Building (More than one side common)	
						TERRACE FLOOR PLAN	Residential	-	-	-	

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	No. of Unit
A (06 AND 07 AND 08 AND 11)	4	382.68	0.00	278.44	04
A (02 TO 05)	4	706.52	7.68	619.92	04
A (06 AND 10 AND 12)	3	287.01	0.00	208.83	03
A (01)	1	91.19	0.00	65.13	01
Grand Total:	12	1467.40	7.68	1172.32	12

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. m.	Percentage(%)
Plotted Area	1170.75	58.45
Road Area	637.65	31.83
Organized Open Space	201.16	10.04
Total net layout	2009.56	100.33

Common Plot Area

Name	Prop. Area
COMMON PLOT	201.16

OWNER'S NAME AND SIGNATURE

RAJANGA ASSOCIATES

ARCHITECT'S NAME & SIGNATURE

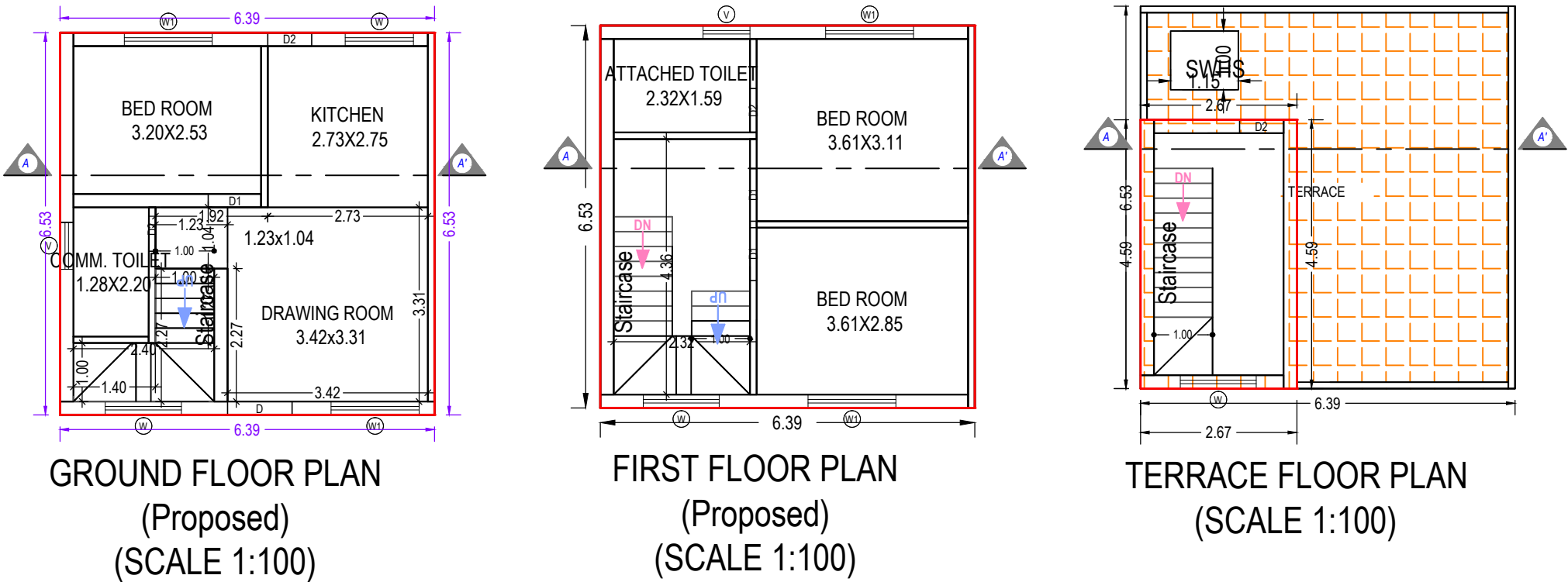
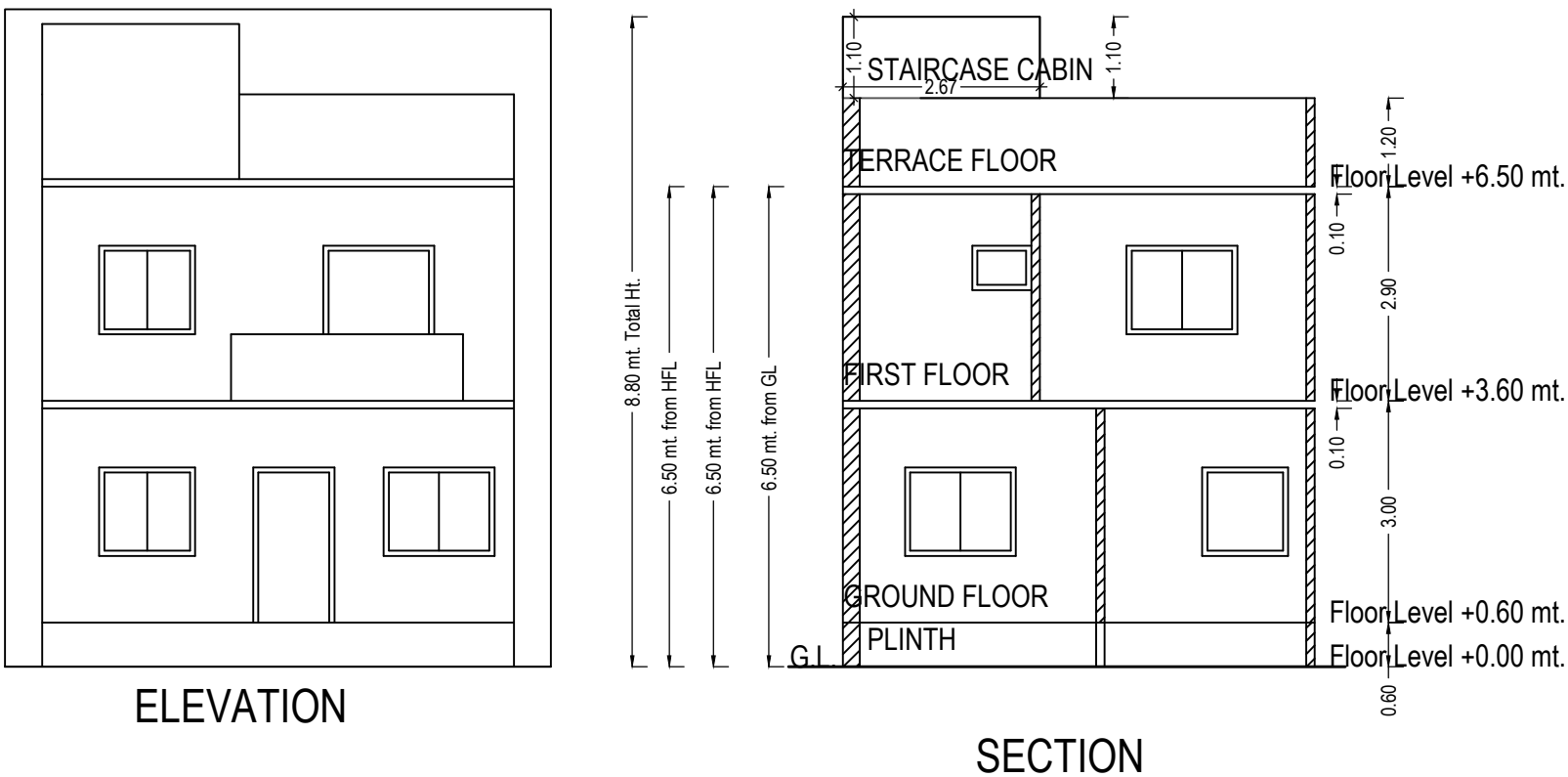
AlpeshKumar Vinubhai Patel

1005ERL/1910250111

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL 16/12/2021

DESIGNATION OF APPROVER : Chairman



UnitBUA Table for Building :A (06 AND 07 AND 09 AND 11)							
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		No. of Unit
					Wall	Stair Case	
GROUND FLOOR PLAN	SPLIT 1	FLAT	41.71	41.71	6.99	3.67	01
	Total per Floor:	Typical Floor = 1					
		Total :	41.71	41.71	6.99	3.67	01
FIRST FLOOR PLAN	SPLIT 1	FLAT	41.71	41.71	6.36	10.14	00
	Total per Floor:	Typical Floor = 1					
		Total :	41.71	41.71	6.36	10.14	00
-	-	-					
Total:	-	-	83.42	83.42	13.35	13.81	01

Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Staircase	1.00	0.25	0.33
FIRST FLOOR PLAN	Staircase	1.00	0.25	0.17
TERRACE FLOOR PLAN	Staircase	1.00	0.25	0.00

Building :A (06 AND 07 AND 09 AND 11)			
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	No. of Unit
		Resi.	
Ground Floor	41.71	38.04	01
First Floor	41.71	31.57	00
Terrace Floor	12.25	0.00	00
Total:	95.66	69.61	01
Total Number of Same Buildings:	4		
Total:	382.64	278.44	04

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (06 AND 07 AND 09 AND 11)	D2	0.75	2.10	03
A (06 AND 07 AND 09 AND 11)	D1	0.90	2.10	03
A (06 AND 07 AND 09 AND 11)	D	1.10	2.10	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (06 AND 07 AND 09 AND 11)	V	0.80	1.00	02
A (06 AND 07 AND 09 AND 11)	W	1.17	1.30	01
A (06 AND 07 AND 09 AND 11)	W	1.30	1.30	03
A (06 AND 07 AND 09 AND 11)	W1	1.50	1.20	04

OWNER'S NAME AND SIGNATURE

RAJGANGA ASSOCIATES

ARCH/ENG'S NAME & SIGNATURE

STRUCTURE ENGINEER

AlpeshKumar Vinubhai Patel

1005ERL19102500111

SUPERVISOR'S NAME & SIGNATURE

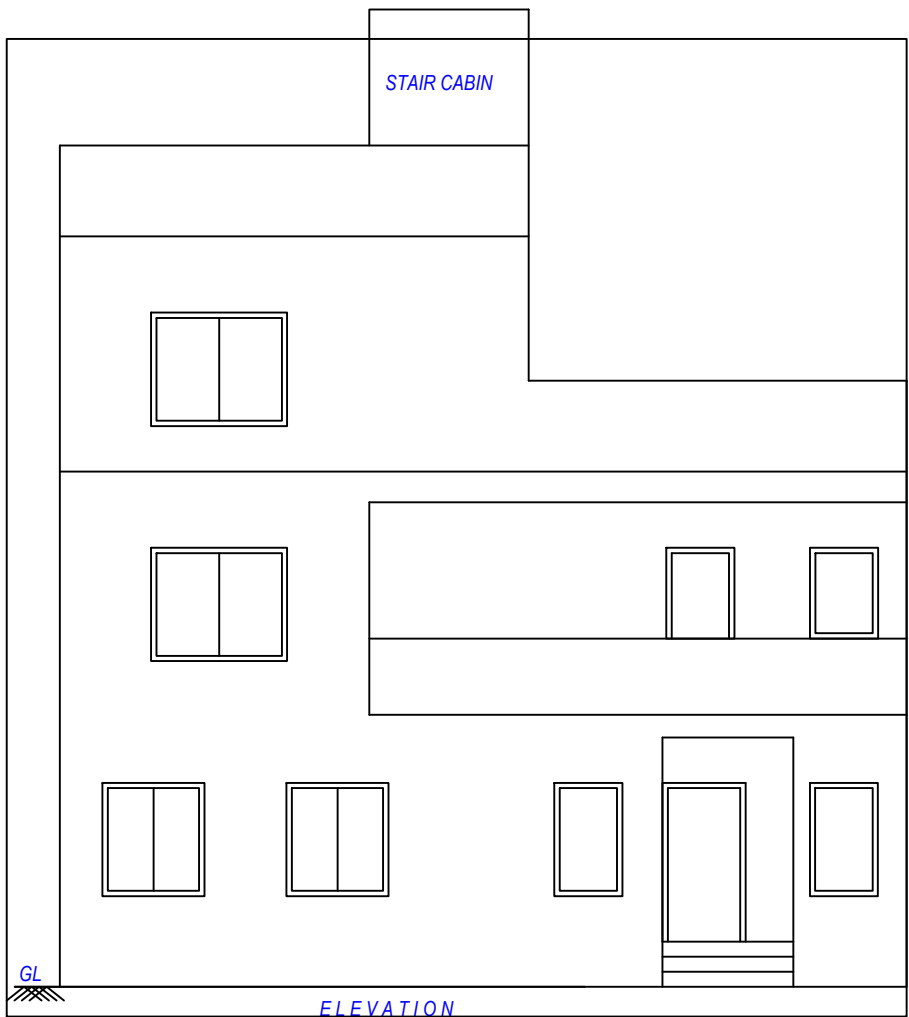
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16/12/2021

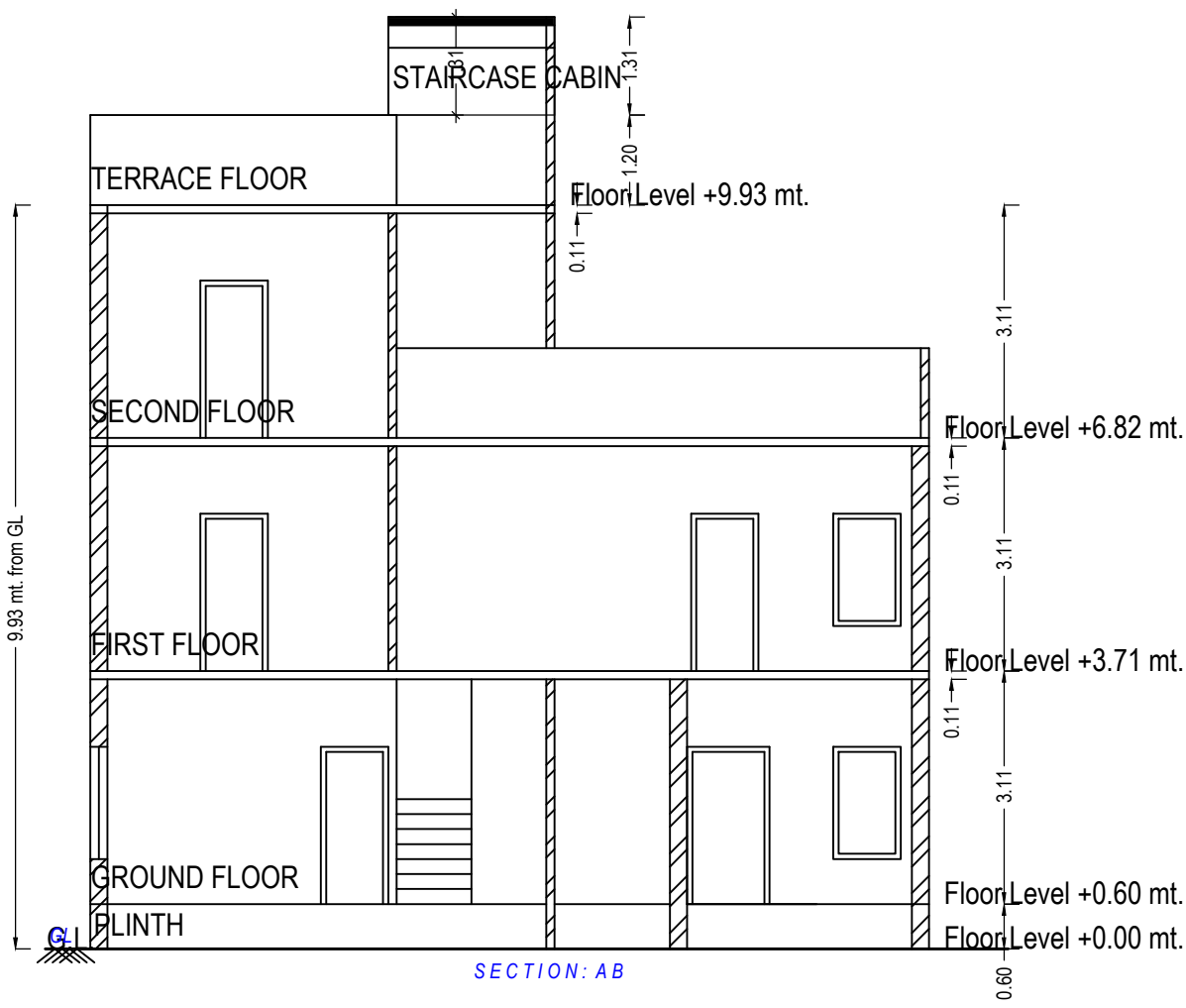
DESIGNATION OF APPROVER : Chairman



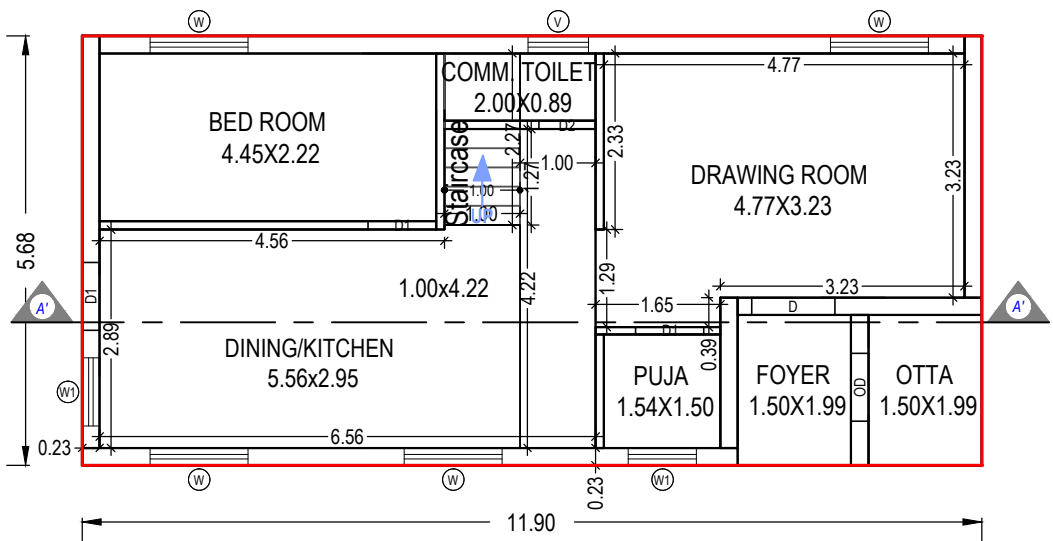
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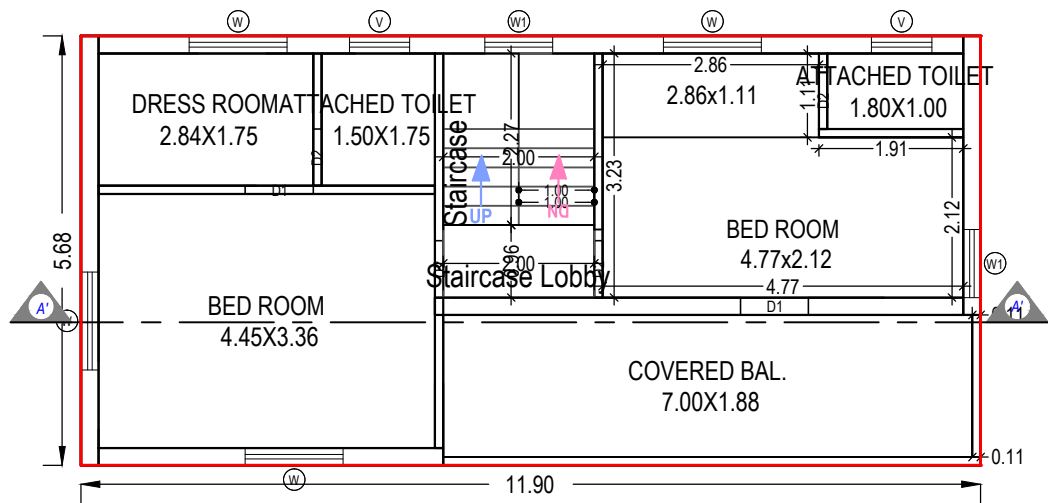
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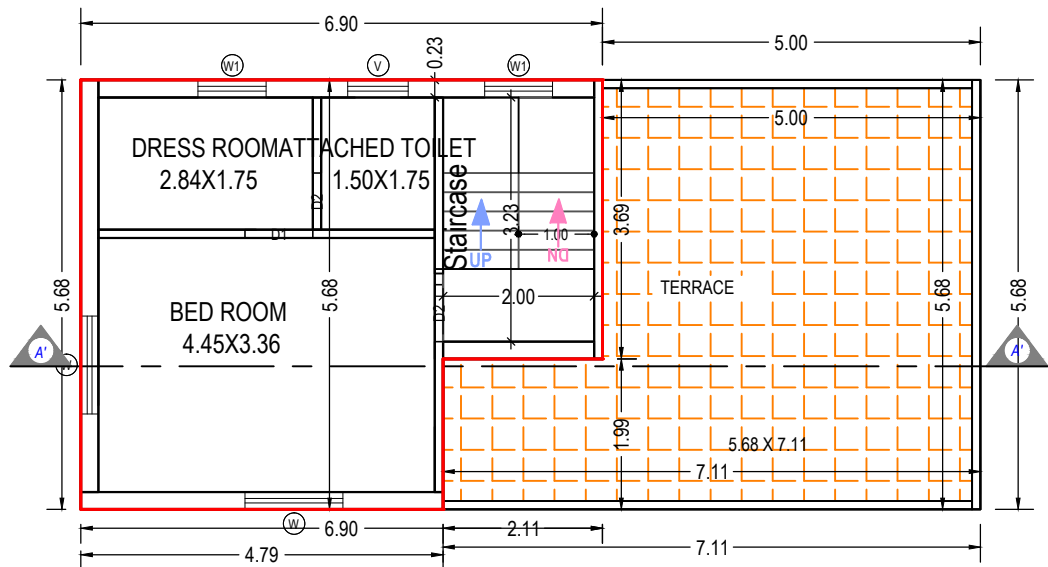
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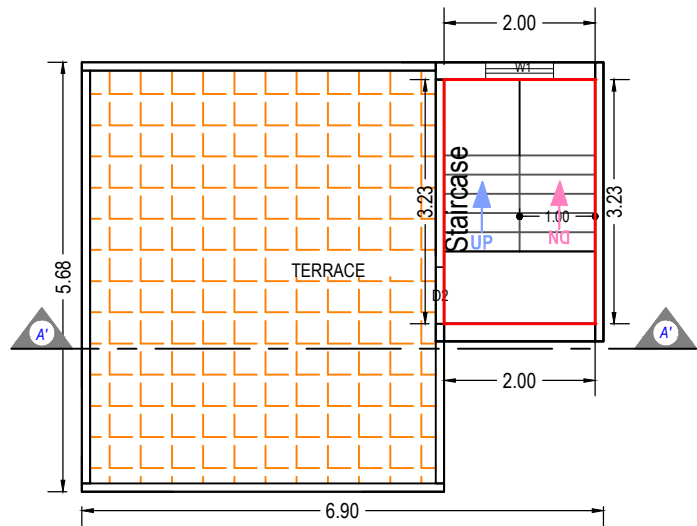
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :A (02 TO 05)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT 1	FLAT	67.59	67.59	9.89	2.27	55.43	01
	Total per Floor:	Total :	67.59	67.59	9.89	2.27	55.43	01
		Typical Floor = 1						
FIRST FLOOR PLAN	SPLIT 1	FLAT	67.59	67.59	9.37	6.46	51.76	00
	Total per Floor:	Total :	67.59	67.59	9.37	6.46	51.76	00
		Typical Floor = 1						
SECOND FLOOR PLAN	SPLIT 1	FLAT	34.99	34.99	5.99	6.46	22.54	00
	Total per Floor:	Total :	34.99	34.99	5.99	6.46	22.54	00
		Typical Floor = 1						
-	Total:	-	170.17	170.17	25.25	15.19	129.73	01

Building :A (02 TO 05)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Stair Lobby			
Ground Floor	67.59	0.00	65.32	65.32	01
First Floor	67.59	1.92	61.13	61.13	00
Second Floor	34.99	0.00	28.53	28.53	00
Terrace Floor	6.46	0.00	0.00	0.00	00
Total:	176.64	1.92	154.98	154.98	01
Total Number of Same Buildings:	4				
Total:	706.56	7.68	619.92	619.92	04

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Staircase	1.00	0.25	0.62
FIRST FLOOR PLAN	Staircase	1.00	0.25	0.24
SECOND FLOOR PLAN	Staircase	1.00	0.25	0.24
TERRACE FLOOR PLAN	Staircase	1.00	0.25	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (02 TO 05)	V	0.80	1.00	04
A (02 TO 05)	W1	0.90	1.20	07
A (02 TO 05)	W	1.30	1.30	10

SCHEDULE OF DOOR:

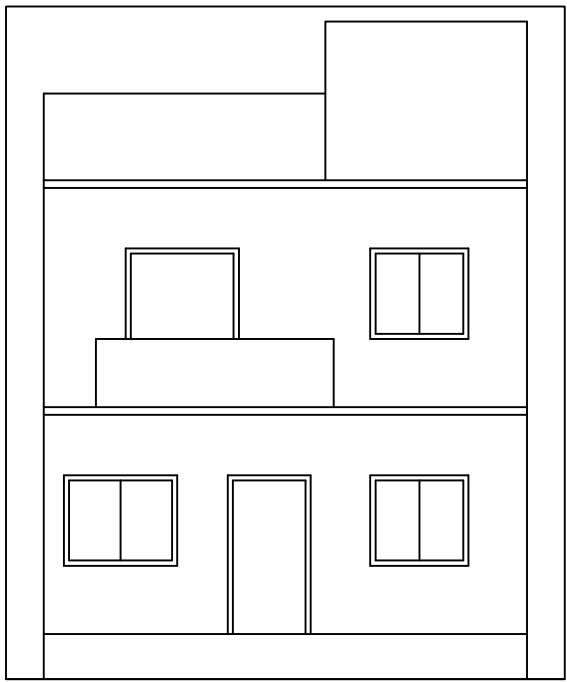
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (02 TO 05)	D2	0.75	2.10	07
A (02 TO 05)	D1	0.90	2.10	06
A (02 TO 05)	OD	0.90	2.10	01
A (02 TO 05)	D	1.10	2.10	01

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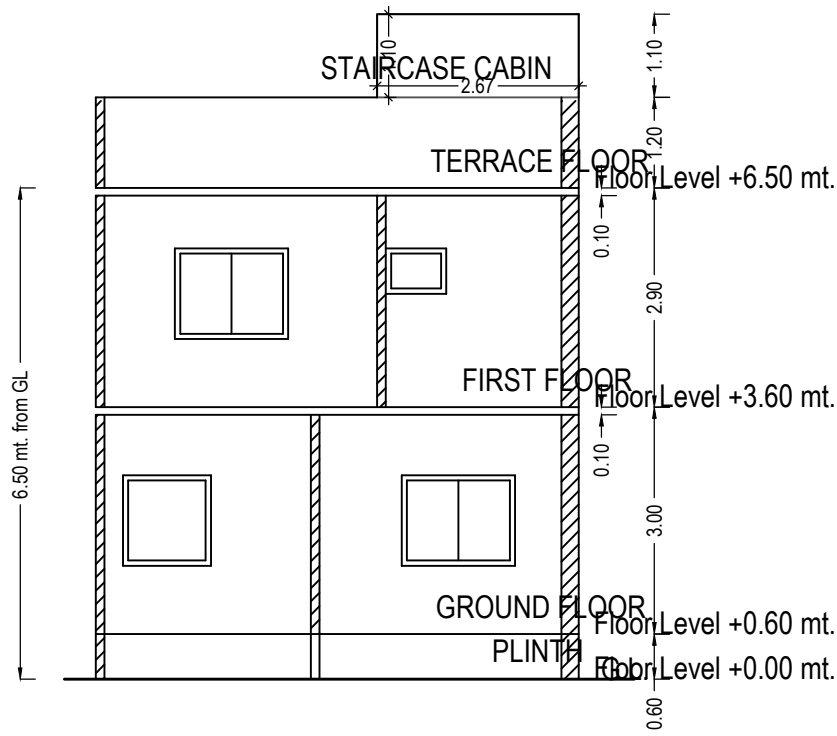
OWNER'S NAME AND SIGNATURE	
RAJGANGA ASSOCIATES	
ARCH/ENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
AlpeshKumar Vinubhai Patel	
1005ERL19102500111	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	16/12/2021
DESIGNATION OF APPROVER : Chairman	



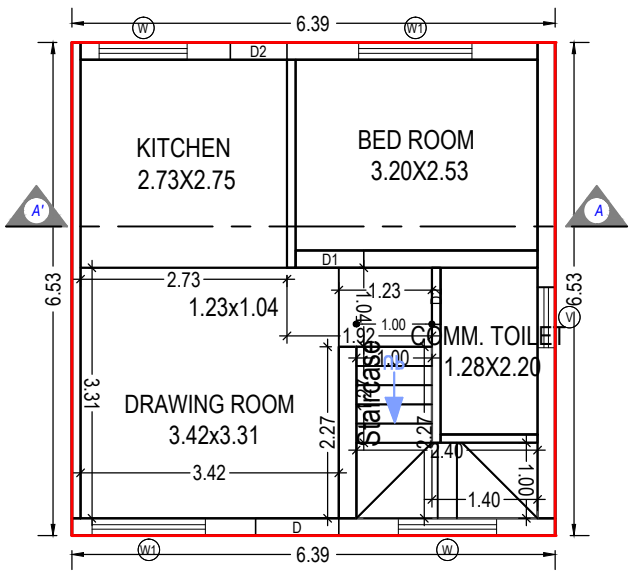
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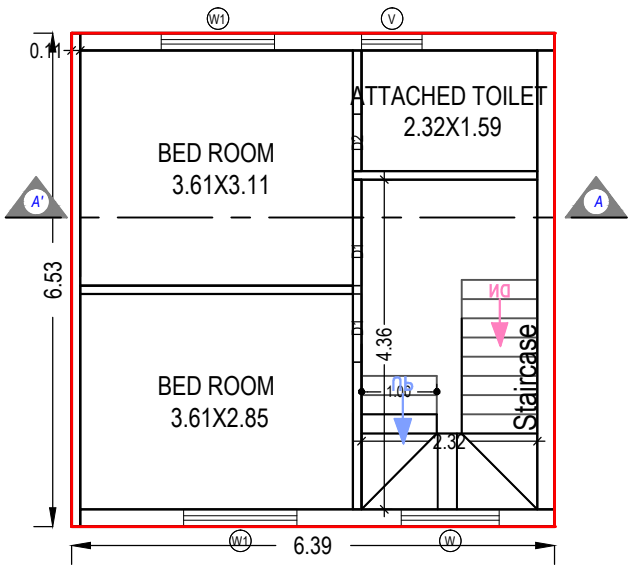
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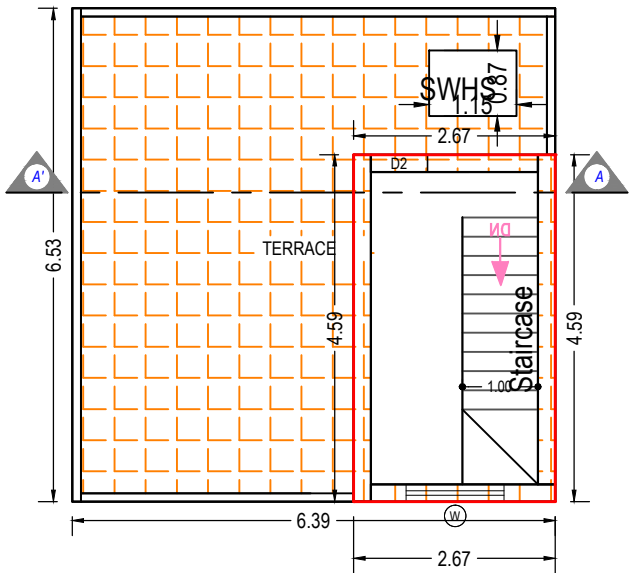
SECTION



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :A (08 AND 10 AND 12)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT 1	FLAT	41.71	41.71	6.99	3.67	31.05	01
	Total per Floor:							
	Typical Floor = 1		41.71	41.71	6.99	3.67	31.05	01
FIRST FLOOR PLAN	SPLIT 1	FLAT	41.71	41.71	6.36	10.14	25.21	00
	Total per Floor:							
	Typical Floor = 1		41.71	41.71	6.36	10.14	25.21	00
-	Total:	-	83.42	83.42	13.35	13.81	56.26	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Staircase	1.00	0.25	0.33
FIRST FLOOR PLAN	Staircase	1.00	0.25	0.17
TERRACE FLOOR PLAN	Staircase	1.00	0.25	0.00

Building :A (08 AND 10 AND 12)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Resi.		
Ground Floor	41.71	38.04	38.04	01
First Floor	41.71	31.57	31.57	00
Terrace Floor	12.25	0.00	0.00	00
Total:	95.66	69.61	69.61	01
Total Number of Same Buildings:	3			
Total:	286.98	208.83	208.83	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (08 AND 10 AND 12)	D2	0.75	2.10	03
A (08 AND 10 AND 12)	D1	0.90	2.10	03
A (08 AND 10 AND 12)	D	1.10	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

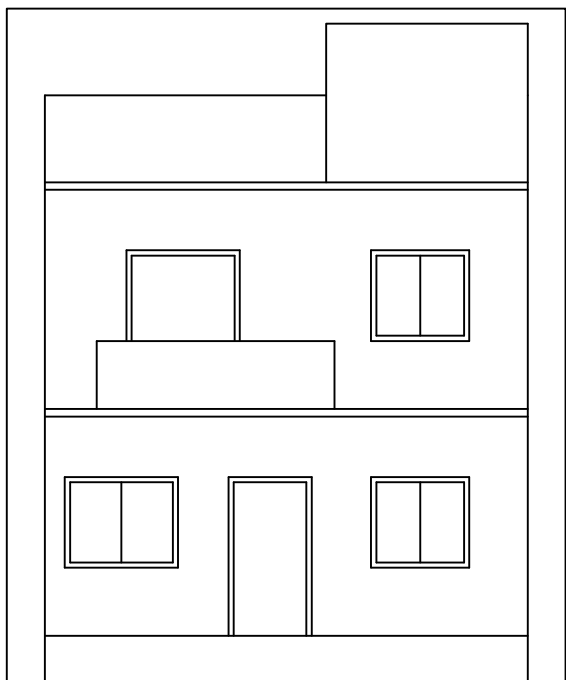
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (08 AND 10 AND 12)	V	0.80	1.00	02
A (08 AND 10 AND 12)	W	1.17	1.30	01
A (08 AND 10 AND 12)	W	1.30	1.30	03
A (08 AND 10 AND 12)	W1	1.50	1.20	04

OWNER'S NAME AND SIGNATURE	
RAJGANGA ASSOCIATES	
ARCH/ENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
AlpeshKumar Vinubhai Patel	
1005ERL19102500111	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	16/12/2021
DESIGNATION OF APPROVER : Chairman	
	

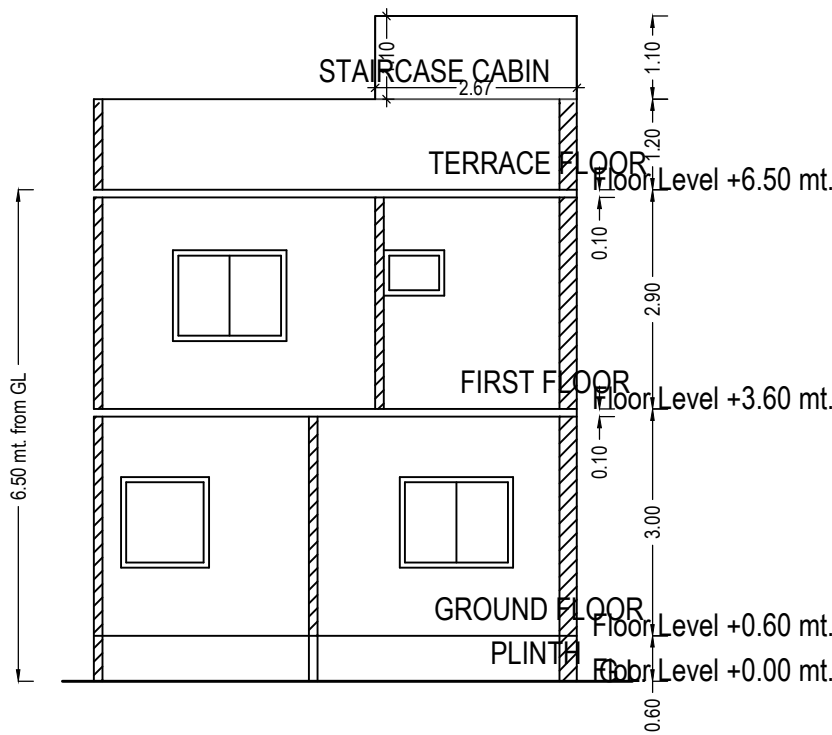
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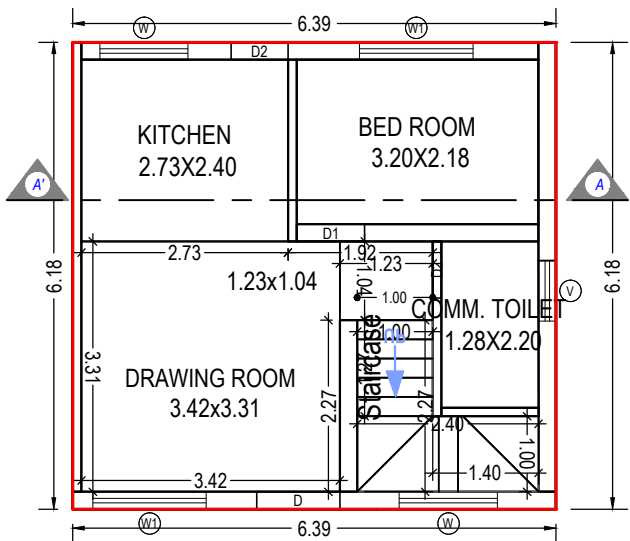
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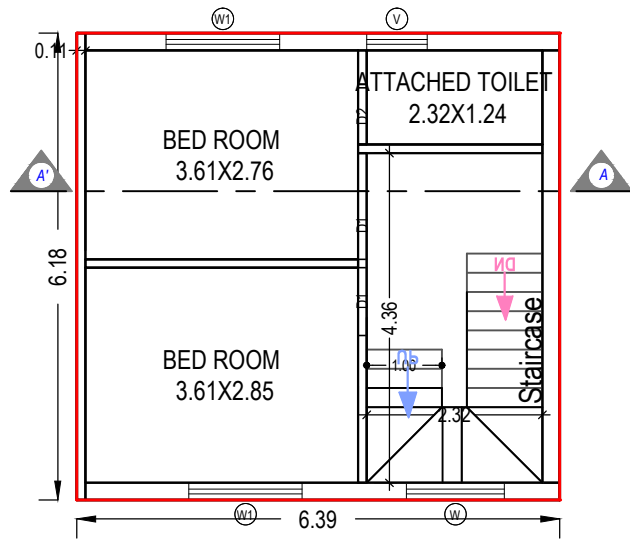
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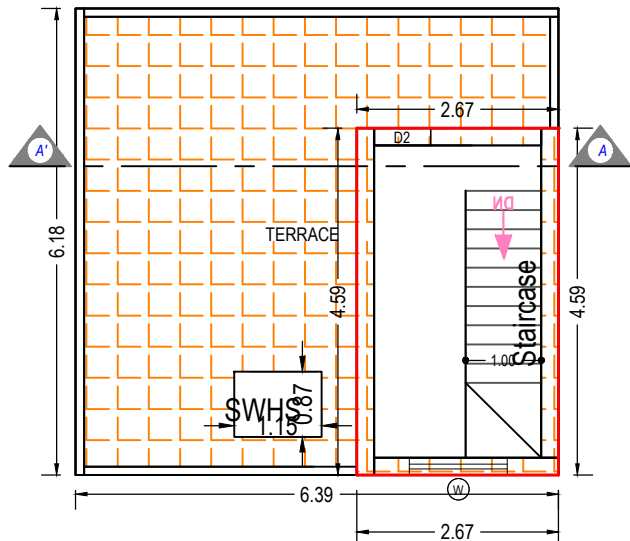
SECTION



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :A (01)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT 1	FLAT	39.47	39.47	6.83	3.67	28.97	01
	Total :		39.47	39.47	6.83	3.67	28.97	01
	Total per Floor:	Typical Floor = 1						
FIRST FLOOR PLAN	SPLIT 1	FLAT	39.47	39.47	6.20	10.14	23.13	00
	Total :		39.47	39.47	6.20	10.14	23.13	00
	Total per Floor:	Typical Floor = 1						
-	Total:	-	78.94	78.94	13.03	13.81	52.10	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (01)	D2	0.75	2.10	03
A (01)	D1	0.90	2.10	03
A (01)	D	1.10	2.10	01

Building :A (01)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Resi.		
Ground Floor	39.47	35.80	35.80	01
First Floor	39.47	29.33	29.33	00
Terrace Floor	12.25	0.00	0.00	00
Total:	91.18	65.13	65.13	01
Total Number of Same Buildings:	1			
Total:	91.18	65.13	65.13	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (01)	V	0.80	1.00	02
A (01)	W	1.17	1.30	01
A (01)	W	1.30	1.30	03
A (01)	W1	1.50	1.20	04

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Staircase	1.00	0.25	0.33
FIRST FLOOR PLAN	Staircase	1.00	0.25	0.17
TERRACE FLOOR PLAN	Staircase	1.00	0.25	0.00

OWNER'S NAME AND SIGNATURE	
RAJGANGA ASSOCIATES	
ARCH/ENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
AlpeshKumar Vinubhai Patel	
1005ERL19102500111	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	16/12/2021
DESIGNATION OF APPROVER : Chairman	
	

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