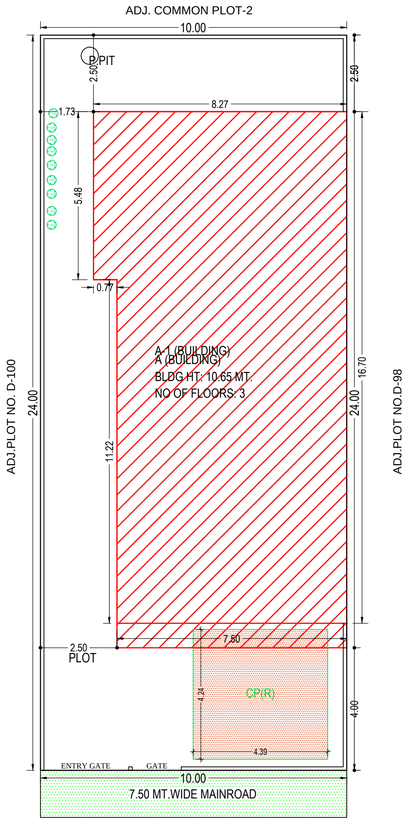
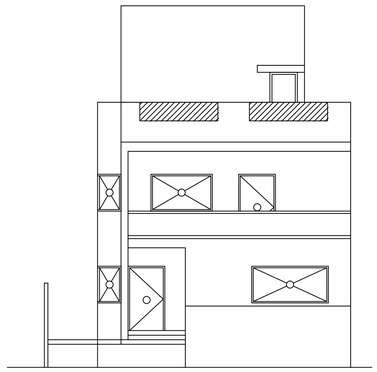
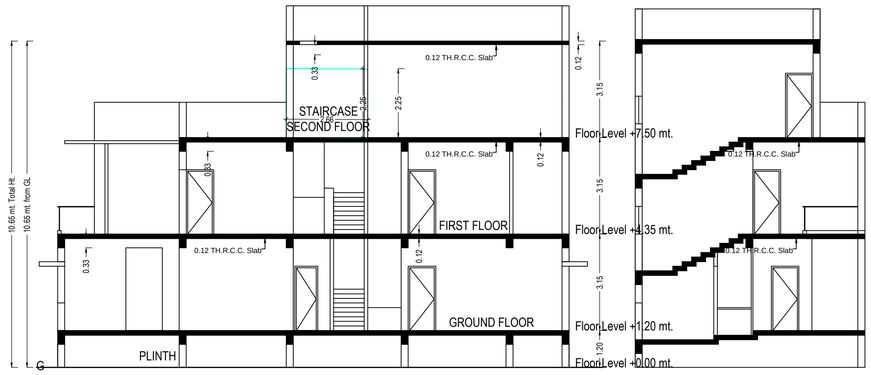
Project Title :PROPOSED RESIDENTIAL BUILDING PLAN FOR PLOT NO. :-D-99 , VADVA REVENUE SURVEY NO. :- 470/1,AT KALVIBID, BHAVNAGAR.

Inward No	1606332	Sheet	1
Inward Date		Scale	1:100



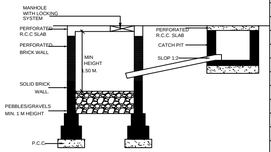
SITE PLAN
(Scale - 1:100)

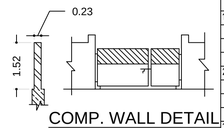




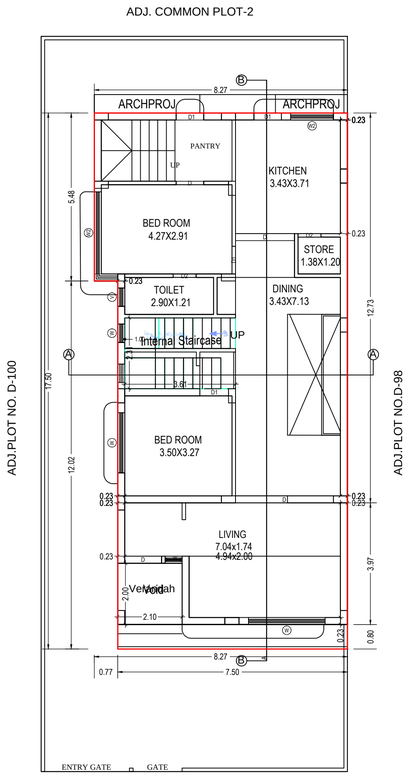
SECTION B-B'

SECTION A-A'
SECTION AT A-A

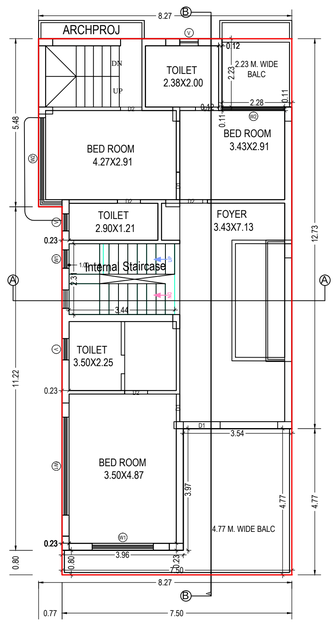




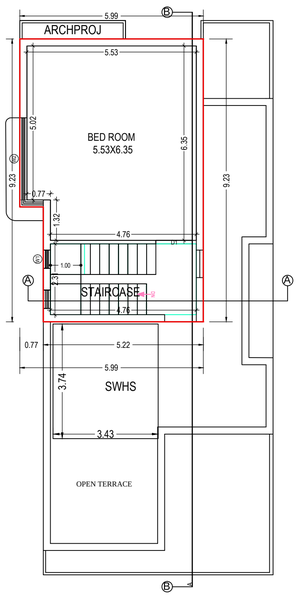
COMP. WALL DETAIL



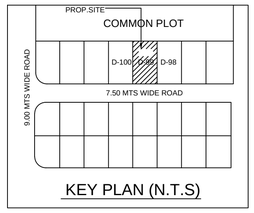
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



KEY PLAN (N.T.S)

A	AREA STATEMENT	VERSION NO.: 1.0.29
		VERSION DATE: 07/12/2020
	PROJECT DETAIL :	
	Site Address: RevenueNo: 470/1	Plot Use: Residential
	Authority: Bhavnagar Municipal Corporation (BMC)	Plot SubUse: Semidetached Dwelling
	AuthorityClass: D2	Plot Use Group: Dwelling-2 (DW2)
	AuthorityGrade: Municipal Corporation	Land Use Zone: Residential Zone I
	Project Type: Building Permission	Conceptualized Use Zone: R1
	Nature of Development: NEW	
	Development Area: Non TP Area	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: RevenueNo: 470/1	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	8A	240.00
	As per site condition	240.00
	Area of Plot Considered	240.00
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	240.00
4.	% of Common Plot (Reqd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	240.00
	Plot Area For Coverage	240.00
	Plot Area For FSI	240.00
	Perm. FSI Area (2.00)	480.00
5.	Total Perm. FSI area	480.00
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (56.44 %)	135.46
	Total Prop. Coverage Area (56.44 %)	135.46
	Balance coverage area (- %)	0.00

	Proposed Area at:			
-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	135.46	0.00	121.10	0.00
First Floor	135.46	0.00	127.50	0.00
Second Floor	52.43	0.00	41.42	0.00
Total Area:	323.35	0.00	290.02	0.00

Total FSI Area:	290.01
Total BuiltUp Area:	323.35
Proposed F.S.I. consumed:	1.21
B. Tenement Statement	
1. Tenement Proposed At:	
G.F.	1.00
2. Total Tenements (3 + 4)	1
C. Parking Statement	
1. Parking Space Required as per Regulations:	13.75
2. Proposed Parking Space:	18.61

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	Covered Area	Resi.		
A (BUILDING)	1	323.35	27.33	6.00	290.02	290.02	01
Grand Total :	1	323.35	27.33	6.00	290.02	290.02	01

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car
				Reqd.	Prop.		
A (BUILDING)	Residential	Semidetached Dwelling	100 - 300	1	135.46	13.75	13.75
			> 300.0	100			
			0 - 0	1	290.01	-	-
	Total:					13.75	13.75

Parking Check (Table 7b)

Use Type	Car				Total Parking Area			
	Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	13.75	18.61	1	0	13.75	18.61	-	-
Total	13.75	18.61	1	0	13.75	18.61	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	8	9

Color Notes

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)

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	0.55	2.13	01
A (BUILDING)	V	0.56	1.00	01
A (BUILDING)	V	0.60	1.00	02
A (BUILDING)	W1	0.60	2.13	02
A (BUILDING)	W	0.60	2.13	01
A (BUILDING)	V	0.70	1.00	01
A (BUILDING)	W2	1.40	2.13	01
A (BUILDING)	W	1.96	2.13	01
A (BUILDING)	W1	2.00	2.13	01
A (BUILDING)	W2	2.05	2.13	01
A (BUILDING)	W	2.50	2.13	01
A (BUILDING)	W2	2.68	2.13	03
A (BUILDING)	W1	3.20	2.13	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.70	2.13	01
A (BUILDING)	D2	0.75	2.13	06
A (BUILDING)	D1	0.90	2.13	04
A (BUILDING)	D	0.90	2.13	01
A (BUILDING)	D1	0.93	2.13	01
A (BUILDING)	D1	1.19	2.13	01
A (BUILDING)	D1	1.20	2.13	01
A (BUILDING)	D	1.20	2.13	01
A (BUILDING)	D	1.93	2.13	01
A (BUILDING)	D	3.20	2.13	01

Building :A (BUILDING)

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
		StairCase	Covered Area	Resi.		
Ground Floor	135.46	8.36	6.00	121.10	121.10	01
First Floor	135.46	7.96	0.00	127.50	127.50	00
Second Floor	52.43	11.01	0.00	41.42	41.42	00
Total:	323.35	27.33	6.00	290.02	290.02	01
Total Number of Same Buildings:	1					
Total:	323.35	27.33	6.00	290.02	290.02	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	4.77 X 7.50 X 1 X 1	20.05	25.13
	2.23 X 2.28 X 1 X 1	5.08	
Total	-	-	25.13

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.30	0.16
FIRST FLOOR PLAN	Internal Staircase	1.00	0.30	0.16
SECOND FLOOR PLAN	STAIRCASE	1.00	0.30	0.17

UnitBUA Table for Building :A (BUILDING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Void		Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	129.46	4.20	125.26	9.94	8.36	106.96	01
	Total per Floor:	Total :	129.46	4.20	125.26	9.94	8.36	106.96	01
		Typical Floor = 1							
		Total :	129.46	4.20	125.26	9.94	8.36	106.96	01
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	110.32	0.00	110.32	7.83	7.96	94.53	00
	Total per Floor:	Total :	110.32	0.00	110.32	7.83	7.96	94.53	00
		Typical Floor = 1							
		Total :	110.32	0.00	110.32	7.83	7.96	94.53	00
SECOND FLOOR PLAN	SPLIT 1	DWELLING UNIT	52.43	0.00	52.43	0.16	11.01	41.26	00
	Total per Floor:	Total :	52.43	0.00	52.43	0.16	11.01	41.26	00
		Typical Floor = 1							
		Total :	52.43	0.00	52.43	0.16	11.01	41.26	00
-									
Total:	-	-	292.21	4.20	288.01	17.93	27.33	242.75	01

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
   a. Title, ownership, and easement rights of the Building?unit for which the building is proposed;
   b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
   c. Correctness of demarcation of the plot on site.
   d. Workmanship, soundness of material and structural safety of the proposed building;
   e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
   a. Structural drawings and related reports, before the commencement of the construction,
   b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE

JAY MAHENDRABHAI PANDYA

ARCH/ENG'S NAME AND SIGNATURE

KAMLESH C. GANDHI

BMC-ER-35

STRUCTURE ENGINEER

KAMLESH C. GANDHI

BMC-ER-35

ISO_A1_(841.00_x_594.00_MM)

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless; in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed.Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application.Contents highlighted in magenta color are not verified.