SHEET NO:-1/2

REVISED LAYOUT PLAN SHOWING RESIDENTIAL SUB-PLOTTING ON NEW SURVEY NO:- 361 OF OLD BLOCK NO:-137/1 AT:- RATANPUR, TA:- DHANDHUKA, DIST.:- AHMEDABAD.

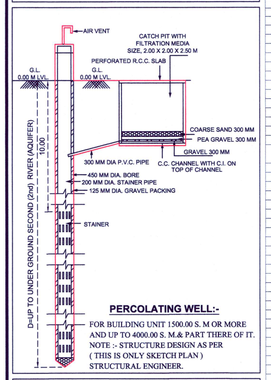
SCALE :- 1.00 CM = 5.00 MT. | **LAY-OUT PLAN**

USE:- RESIDENCE

CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 05-04-2024 AND THE DIMENSION OF SIDES ETC OF PLOT STATE ON PLAN ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP T.P. RECORD.

ARCHITECT / ENGINEER SIGNATURE



PERCOLATING WELL:-

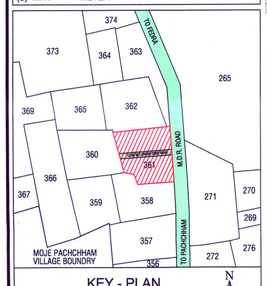
FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M.& PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER (THIS IS ONLY SKETCH PLAN) STRUCTURAL ENGINEER.

NOTE:-

(1) Ⓐ TO Ⓑ CROSS OVER ROAD
(2) ALL DIMENSION ARE IN METER

ABBREVIATION:-

(1) ADJ. = ADJACENT
(2) SUR NO. = SURVEY NUMBER
(3) BC.L. = BUILDING CONTROL LINE
(4) C.P. = COMMON PLOT
(5) F.S.I. = FLOOR SPACE INDEX
(6) M.T. = METER



KEY - PLAN
SCALE :- 1.00 CM. = 79.20 MT.

Owner is fully Responsible for Open Marginal Space D. P. OR T.P. Road, Allignment and Boundary of F.P. OR Sur. No. of the Lay-Out

SUB PLOT AREA CALCULATION:-

SUB PLOT NO.	CALCULATION	NET PLOT AREA (IN SQ.MTS.)	BUILDING TYPE	PROP. BUIT UP AREA ON GR.FL. (IN SQ.MTS.)	PROP. BUIT UP AREA ON FIRST FL. (IN SQ.MTS.)	PROP. BUIT UP AREA ON SECOND FL. (IN SQ.MTS.)	TOTAL PROPOSED BUIT UP AREA (IN SQ.MTS.)	PERMI.F.S.I AREA @ 1:20 (IN SQ.MTS.)	PROP. F.S.I. AREA ON GROUND FL. (IN SQ.MTS.)	PROP. F.S.I. AREA ON FIRST FL. (IN SQ.MTS.)	PROP. F.S.I. AREA ON SECOND FL. (IN SQ.MTS.)	TOTAL PROPOSED F.S.I AREA (IN SQ.MTS.)	BALANCED F.S.I AREA (IN SQ.MTS.)	SUB PLOT NO.
1	14.59 X 11.22 X 1 - 5.81	157.89	A	50.27	50.27	29.23	129.77	189.47	42.35	42.35	29.23	113.93	75.54	1
2	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	2
3	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	3
4	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	4
5	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	5
6	14.59 X 8.46 X 1	123.43	A	50.27	50.27	29.23	129.77	148.12	42.35	42.35	29.23	113.93	34.19	6
7	24.59 X 12.18 X 1	299.51	A	50.27	50.27	29.23	129.77	359.41	42.35	42.35	29.23	113.93	245.48	7
8	13.09 X 12.18 X 1	159.44	A	50.27	50.27	29.23	129.77	191.33	42.35	42.35	29.23	113.93	77.40	8
9	13.09 X 8.46 X 1	110.74	A	50.27	50.27	29.23	129.77	132.89	42.35	42.35	29.23	113.93	18.96	9
10	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	10
11	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	11
12	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	12
13	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	13
14	13.09 X 11.22 X 1 - 5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	14
15	13.09 X 11.22 X 1 - 5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	15
16	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	16
17	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	17
18	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	18
19	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	19
20	13.09 X 8.46 X 1	110.74	A	50.27	50.27	29.23	129.77	132.89	42.35	42.35	29.23	113.93	18.96	20
21	13.09 X 12.18 X 1	159.44	A	50.27	50.27	29.23	129.77	191.33	42.35	42.35	29.23	113.93	77.40	21
22	22.14 X (9.13+7.86)/2	188.08	A	50.27	50.27	29.23	129.77	225.70	42.35	42.35	29.23	113.93	111.77	22
23	24.59 X (9.37+8.22)/2	216.27	A	50.27	50.27	29.23	129.77	259.52	42.35	42.35	29.23	113.93	145.59	23
24	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	24
25	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	25
26	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	26
27	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	27
28	13.09 X 11.22 X 1 - 5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	28
29	13.09 X 11.22 X 1 - 5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	29
30	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	30
31	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	31
32	16.94 X (8.31+2.65)/2 = 92.83 16.92 X (7.73+2.00)/2 = 82.32	175.15	A	50.27	50.27	29.23	129.77	210.18	42.35	42.35	29.23	113.93	96.25	32
33	15.60 X (7.28+4.15)/2	89.15	C	44.17	44.17	26.41	114.75	106.98	36.25	36.25	26.41	98.91	8.07	33
34	15.91 X (8.35+5.73)/2	96.10	B	50.27	50.27	26.34	126.88	115.32	42.35	42.35	26.34	111.04	4.28	34
35	17.16 X (6.46+5.89)/2	105.96	B	50.27	50.27	26.34	126.88	127.15	42.35	42.35	26.34	111.04	16.11	35
36	21.06 X (9.50+8.33)/2 - 5.81	181.94	A	50.27	50.27	29.23	129.77	218.33	42.35	42.35	29.23	113.93	104.40	36
37	23.28 X (10.74+7.60)/2	213.48	A	50.27	50.27	29.23	129.77	256.18	42.35	42.35	29.23	113.93	142.25	37
38	19.37 X 11.02 X 1 - 5.81	207.65	A	50.27	50.27	29.23	129.77	249.18	42.35	42.35	29.23	113.93	135.25	38
39	16.24 X 9.68 X 1	157.20	A	50.27	50.27	29.23	129.77	188.64	42.35	42.35	29.23	113.93	74.71	39
40	16.24 X 10.09 X 1	163.86	A	50.27	50.27	29.23	129.77	196.63	42.35	42.35	29.23	113.93	82.70	40
41	16.53 X (7.99+7.72)/2	129.84	A	50.27	50.27	29.23	129.77	155.81	42.35	42.35	29.23	113.93	41.88	41
42	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	42
43	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	43
44	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	44
45	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	45
46	13.09 X 11.22 X 1 -5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	46
47	13.09 X 11.22 X 1 -5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	47
48	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	48
49	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	49
50	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	50
51	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	51
52	16.73 X (8.15+7.89)/2	134.17	A	50.27	50.27	29.23	129.77	161.00	42.35	42.35	29.23	113.93	47.07	52
53	17.07 X (8.40+8.14)/2	141.17	A	50.27	50.27	29.23	129.77	169.40	42.35	42.35	29.23	113.93	55.47	53
54	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	54
55	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	55
56	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	56
57	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	57
58	13.09 X 11.22 X 1 -5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	58
59	13.09 X 11.22 X 1 -5.81	141.06	A	50.27	50.27	29.23	129.77	169.27	42.35	42.35	29.23	113.93	55.34	59
60	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	60
61	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	61
62	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	62
63	13.09 X 7.09 X 1	92.81	B	50.27	50.27	26.34	126.88	111.37	42.35	42.35	26.34	111.04	0.33	63
64	17.29 X (8.55+8.30)/2	145.67	A	50.27	50.27	29.23	129.77	174.80	42.35	42.35	29.23	113.93	60.87	64
65	18.80 X (9.20+8.91)/2	170.23	A	50.27	50.27	29.23	129.77	204.28	42.35	42.35	29.23	113.93	90.35	65
66	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	66
67	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	67
68	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	68
69	14.59 X 7.09 X 1	103.44	B	50.27	50.27	26.34	126.88	124.13	42.35	42.35	26.34	111.04	13.09	69
70	14.59 X 11.22 X 1 - 5.81	157.89	A	50.27	50.27	29.23	129.77	189.47	42.35	42.35	29.23	113.93	75.54	70
TOTAL		8535.30		3512.80	3512.80	1927.68	8953.28	10242.36	2958.40	2958.40	1927.68	7844.48	2397.88	TOTAL

સવાલ વાળી જમીનના માલીક દ્વારા મેળવેલ પ્રવેશ અંગે તેમજ સદર જમીનના જમીન માલીક દ્વારા સાથુ જમીનોમાં જવા આવવાના આપેલ અધવા મેળવેલ હકકો બાબતે અધિ.શ્રી દ્વારા જરૂર ચકાસણી કરાવી લેવાની રહેશે. તેમજ આ અંગે ભવિષ્યમાં કોઈ પ્રશ્ન ઉપસ્થીત થાય તો તે અંગેની સંપૂર્ણ જવાબદારી જમીન માલીકની રહેશે.

સવાયવાળી જમીનના માલીકી હક્ક, વિગેરે, જેને ધ્યાનદાવા અન્વયેના વાદ-વિવાદ, સ્થળસ્થિતિની લોકોક્ષય, હદોના સીમા, શેરડા તથા અન્ય તમામ મહેસુલી બાબતોની ચકાસણી જરૂર પ્રેરણીત સક્ષમ અધિકારીશ્રી દ્વારા કરાવવા બાદ લોન્ચ જોગવાઈ સો જ આગળની કાર્યવાહી કરવાની રહેશે.

બન્ને રજુ થયેલ પ્લાનમા સુધી સિક્કા કરેલ સ્ટ્રકચરલ એન્જીનીયરશ્રી, આર્કિટેક્ટશ્રીના નામ પ્રોજેકટના સાહિત્ય/બોરડમાં તથા સ્થળે સાઈન બોર્ડ ઉપર દર્શાવવાના રહેશે.

SOAK WELL & SEPTIC TANK DETAIL:- (RESI.)					AS PER IS:- 2470	
USES	NO.OF UNIT	NO.OF USERS	SOAK WELL		SEPTIC TANK	
			REQ.	PROV.	REQ.	PROV.
RESI.	01	05	2.00 X 6.15	2.00 X 6.15	1.50 X 0.75 X 1.00	1.50 X 0.75 X 1.00
TOTAL	70	350	SOAK WELL = 100		SEPTIC TANK = 100	

AREA CALCULATION:-
(FOR 6.00 MT. CURVATURE)

AREA = 3.14 X R^2/4
= 3.14 X 6.00 X 4.50 / 4
= 3.14 X 27 / 4
= 21.19 M^2
TOTAL AREA = 6.00 X 4.50 = 27.00 M^2
NET AREA IN CURA. = 27.00 - 21.19
= 5.81 M^2

COMMON PLOT AREA CALCULATION:-			TOTAL (SQ.MT.)
C.P.1	(1) 48.04 X 10.00 X 1 - 7.74	= 472.66	472.66
C.P.2	(1) 31.94 X (8.27+5.79)/2	= 224.54	
	(2) 31.01 X (9.55+4.84)/2	= 223.12	447.66
C.P.3	(1) 51.44 X 10.00 X 1 - 7.74	= 506.66	506.66
	TOTAL PROV. COMMON PLOT		1426.98

AREA CALCULATION:-
(FOR 6.00 MT. CURVATURE)

AREA = 3.14 X R^2/4
= 3.14 X 6.00 X 6.00 / 4
= 3.14 X 36 / 4
= 28.26 M^2
TOTAL AREA = 6.00 X 6.00 = 36.00 M^2
NET AREA IN CURA. = 36.00 - 28.26
= 7.74 M^2

રાયકલવાળી જમીન બાબતે અગાઉ અત્રેની કચેરી ના પત્ર નં. એન.એ.બી.પી./૨૧.૭૧.૫૬/..તિ.સ.કચેરી.૨૦૬.. તા...૫/૩.૨૨...થી લે-આઉટ નકશા મંજુર કરવા અભિપ્રાય પાઠવેલ છે.તે લે-આઉટ નકશાનો અભિપ્રાય રદ ગણવાનો રહેશે/તેમાં દર્શાવેલ સર્વ પ્લોટ નં./હોડ નં..... ના બિલ્ડીંગ પ્લાનના અભિપ્રાય રદ ગણવાનો રહેશે.

ખાસ શરતઃ- પ્રસ્તુત પ્રકરણે અત્રેથી હાલ કોઈ પ્રકારનાં વિકાસ પરવાનગી કે બાંધકામ પરવાનગી આપવામાં આવેલ નથી. પરંતુ બિનખેતી પ્રકરણે લે-આઉટ સંબંધિત સૈદ્ધાંતિક મંજુરી માટે ભલામણ કરવામાં આવે છે.

ખાસ શરતઃ- સરકારશ્રી શ.નિ. અને શ.ગૃહ નિર્માણ વિભાગ ના.૨૯/૫/૨૦૦૧ ના હુકમ નં.૫૨૫/૧૦૨૦૦૧/ ૫૫૫/લ/ની જોગવાઈઓનો ચુસ્ત પણે અમલ કરવાનો રહેશે.

અભિપ્રાય
લાલ રંગથી સુધારા/ડેરેકટ કર્યા મુજબ તથા આ સાથેના તા:- ૦૩.૧૨.૨૦..૨૨૨૨..ના પત્ર નં.એન.એ.બી.પી./ ૨૧૭૧/પુર.વિસ્તા/૨૨૨૨..૧૦૧૨૩..... મુજબમાં દર્શાવેલ શરતો/વિગતો/વધારાને આધીન રહીને સદર અભિપ્રાય આપવામાં આવે છે.
મેનેજર
નગર નિયોજક,
અમદાવાદ.

COLOUR NOTES:-			
PROP.WORK		SURVEY NO. BOUNDARY	
ROAD		COMMON PLOT	
PROP. DRAINAGE		P. WELL	

AREA TABLE :-	IN SQ.MT.
PLOT AREA OF NEW SURVEY NO:- 361	13783.00
REQ. COMMON PLOT @ 10%	1378.30
PROV. COMMON PLOT AREA	1426.98
TOTAL RESI. SUB PLOT AREA 1 TO 70 (70 nos.)	8535.30
TOTAL BUILT UP AREA ON GROUND FLOOR	3512.80
TOTAL BUILT UP AREA ON FIRST FLOOR	3512.80
TOTAL BUILT UP AREA ON SECOND FLOOR	1927.68
TOTAL PROPOSED BUILT UP AREA ON ALL FLOOR	8953.28
TOTAL HEIGHT OF BUILDING 9.60 M.T.	
F.S.I AREA TABLE :-	**IN SQ.MT.**
PERMI.F.S.I.AREA @ 1:1.20 (8535.30 X 1.20)	10242.36
TOTAL PROVIDED F.S.I AT GROUND FLOOR	2958.40
TOTAL PROVIDED F.S.I AT FIRST FLOOR	2958.40
TOTAL PROVIDED F.S.I AT SECOND FLOOR	1927.68
TOTAL PROVIDED F.S.I AT ALL FLOOR	7844.48
BALANCED F.S.I. AREA	2397.88
TREE PLANTATION CALCULATION :-	
REQUIRED = (13783.00 X 5)/200 = 344.58 NO, SAY. 345 NO.	
PROVIDED 345 NO. TREES.	
PERCOLATING WELL CALCULATION :-	
REQUIRED = (13783.00)/4000 = 3.45 NO, SAY. 4 NO.	
PROVIDED 4 NO.PERCOLATING WELL	

LAY OUT PLAN
SCALE :- 1CM. : 5.00 MT.

LAY OUT PLAN
SCALE :- 1CM. : 5.00 MT.

SANJIVBHAI SHIVLALBHAI ANKOLIYA

OWNER'S NAME & SIGNATURE:-

KHUSHAL A. PATEL
20, RAMESH VIHAR SOCIETY,
B/H. BAJRANGDAS BAPA ASHRAM,
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ENGINEER:-

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STRU.ENGG.:-

AUTHORITY.:-