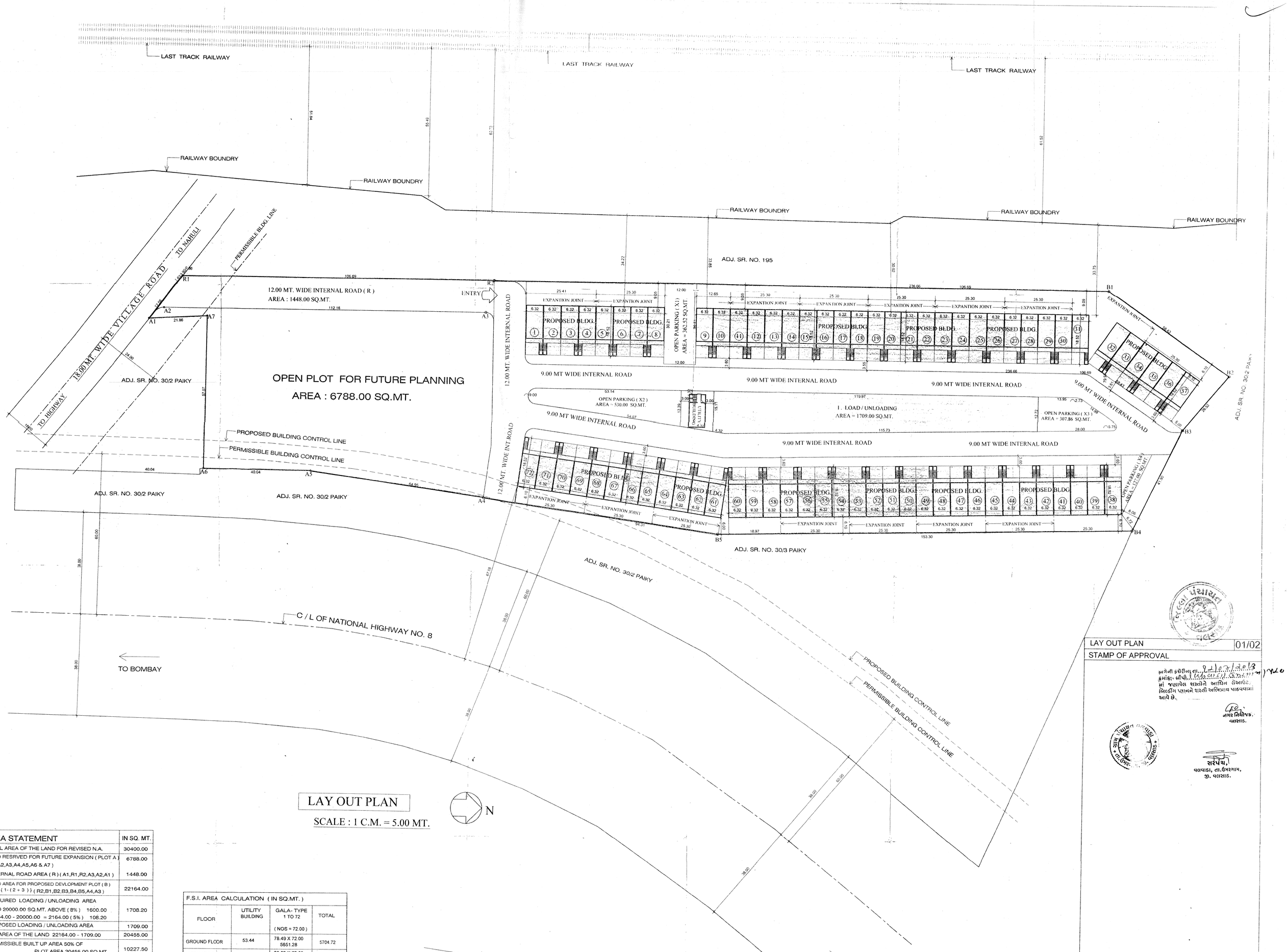

LAY OUT PLAN

SCALE : 1 C.M. = 5.00 MT.

KEY PLAN

SCALE : 1 C.M. = 79.20 MT.

AREA STATEMENT	IN SQ. MT.
1. TOTAL AREA OF THE LAND FOR REVISED N.A.	30400.00
2. LAND RESRVED FOR FUTURE EXPANSION (PLOT A) (A1,A2,A3,A4,A5,A6 & A7)	6788.00
3. INTERNAL ROAD AREA (R) (A1,R1,R2,A3,A2,A1)	1448.00
4. LAND AREA FOR PROPOSED DEVLOPMENT PLOT (B) { 1-(2 + 3) } (R2,B1,B2,B3,B4,B5,A4,A3)	22164.00
5. REQUIRED LOADING / UNLOADING AREA UP TO 20000.00 SQ.MT. ABOVE (8%) 1600.00 22164.00 - 20000.00 = 2164.00 (5%) 108.20	1708.20
6. PROPOSED LOADING / UNLOADING AREA	1709.00
7. NET AREA OF THE LAND 22164.00 - 1709.00	20455.00
8. PERMISSIBLE BUILT UP AREA 50% OF PLOT AREA 20455.00 SQ.MT.	10227.50
9. PROPOSED BUILT UP AREA ON GR.FLOOR	8480.32
10. PERMISSIBLE F.S.I 1.20 X 20455.00 SQ.MT AS PER UMERGAM MUNICIPALITY G.D.C.R.	24546.00
11. PROPOSED TOTAL F.S.I. AREA OF THE BUILDING	14335.68
12. F.S.I. CONSUMED 0.70 < 1.20	0.70
13. OPEN PARKING AREA	1327.38
14. INTERNAL ROAD AREA	6817.00
15. OPEN MARGINAL LAND AREA	3836.30
16. PERMISSIBLE DENCITY UNIT	173.23 UNIT
17. PROPOSED TOTAL UNIT	73.00 UNIT

TOTAL LAND AREA SUMMARY FOR (PLOT : B)	IN SQ. MT.
1. PROPOSED LOAD / UNLOADING AREA	1709.00
2. PROPOSED BUILT UP AREA ON GR.FLOOR	8480.32
3. OPEN PARKING AREA	1327.38
4. INTERNAL ROAD AREA	6817.00
5. OPEN MARGINAL LAND AREA	3830.30
TOTAL	22164.00

TOTAL LAND AREA SUMMARY
INTERNAL ROAD AREA = 1448.00 SQ.MT.
LAND RESERVED FOR FUTURE EXPANSION (PLOT A) = 6788.00 SQ.MT.
LAND AREA FOR PROPOSED DEVLOPMENT PLOT (B) = 22164.00 SQ.MT.
TOTAL AREA = 30400.00 SQ.MT.

F.S.I. AREA CALCULATION (IN SQ.MT.)

FLOOR	UTILITY BUILDING	GALA- TYPE 1 TO 72 (NOS = 72.00)	TOTAL
GROUND FLOOR	53.44	78.49 X 72.00 5651.28	5704.72
MAZZANINE FLOOR		20.32 X 72.00 1463.04	1463.04
FIRST FLOOR	53.44	98.07 X 72.00 7061.04	7114.48
SECOND FLOOR	53.44	---	53.44
TOTAL	160.32	14175.36	14335.68

BUILT UP AREA CALCULATION (IN SQ.MT.)

FLOOR	UTILITY BUILDING	GALA- TYPE 1 TO 72 (NOS = 72.00)	TOTAL
GROUND FLOOR	53.44	117.04 X 72.00 8426.88	8480.32
MAZZANINE FLOOR	---	40.01 X 72.00 2880.72	2880.72
FIRST FLOOR	53.44	117.04 X 72.00 8426.88	8480.32
SECOND FLOOR	53.44	---	53.44
TOTAL	160.32	19734.48	19894.80

DENCITY CALCULATION

REQUIRED 4047.00 SQ.MT. / 30.00 UNIT
TOTAL PLOT AREA = 23370.00 SQ.MT.
PERMISSIBLE UNIT = 173.23 UNIT
PROPOSED UNIT = 73.00 UNIT

FLOOR	UTILITY BUILDING	GALA- TYPE 1 TO 72	TOTAL
GROUND FLOOR	1.00	72.00	73.00
MAZZANINE FLOOR	---	---	---
FIRST FLOOR	---	---	---
SECOND FLOOR	---	---	---
TOTAL	1.00	72.00	73.00

PARKING AREA CALCULATION

OPEN PARKING (X1) = 362.52 SQ.MT.
OPEN PARKING (X2) = 530.00 SQ.MT.
OPEN PARKING (X3) = 307.86 SQ.MT.
OPEN PARKING (X4) = 127.00 SQ.MT.
TOTAL OPEN PARKING = 1327.38 SQ.MT. (A)

COVERED PARKING AREA
GALA TYPE 1 TO 72
(NOS = 72.00) = 1553.04 SQ.MT. (B)
21.57 X 72
TOTAL AREA = 1553.04 SQ.MT.
PRO. TOTAL PARKING = 2874.42 SQ.MT.
(A+B) (1327.38 + 1553.04)

PROPOSED PARKING AREA = 2880.42 SQ.MT.
PROP. TOTAL PARKING AREA 2880.42 SQ.MT. > 2454.60 PER 10% OF PERMISSIBLE TOTAL F.S.I. AREA 24546.00 SQ.MT.

COLOUR NOTE

- PLOT BOUNDARY SHOWN IN BLACK
- PROPOSED WORK SHOWN IN RED
- DRAINAGE LINE SHOWN IN PINK
- PARKING AREA SHOWN IN HATCH LINE
- COMMON PLOT AREA SHOWN IN GREEN
- INTERNAL ROAD AREA SHOWN IN YELLOW

CERTIFICATE

CERTIFIED THAT THE PLOT BEARING OF SR.NO. 30 + 31 + 2 / 2 / PAIKY 2 WAS SURVEYED BY ME AND THE DIMENSION OF SITE ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND AREA SO WORK OUT TALLIES WITH THE DOCUMENT OF OWNERS

ENGINEERS SIGNATURE

LAY OUT PLAN | 01/02

STAMP OF APPROVAL

ક્રમાંક: જીપી.
માં જણાવેલ શરતોને આધિન તેઆઈ
બિલ્ડીંગ પ્લાનને શરતી અભિપ્રાય પાઠવવામાં
આવે છે.

નગર નિયોજક,
વલસાડ.

સરપંચ,
વલવાડા, તા.ઉમરગામ,
જી. વલસાડ.

SUBMISSION DRAWING

DATE:
DRN BY: Aarti
CHECKED BY:
REVISION

SCALE	DRG. NO	JOB NO
1cm = 1mt		

TITLE :

PROPOSED LAY OUT PLAN WITH BUILDING PLAN FOR UTILITY BUILDING & INDUSTRIAL GALA ON LAND BEARING SR.NO. 30 + 31 + 2 / 2 / PAIKY 2. AT. VILLAGE : VALWADA, TA. UMARGAM. DI. VALSAD

FOR,

M/S ROYAL INFRASTRUCTURE

OWNERS SIGNATURE

For Royal Infrastructure
Partner

SHRI ALPESHBHAI S.KALAVADIA
P.O.H. OF M/S ROYAL INFRASTRUCTURE

REGISTERED ENG.SIGN.

STRUCTURAL ENG. SIGN.

SHILPAM

Manish A. Shah
Engineers & Desiners
GARNET
Seven Jewels,
Selvas Road,vapi 396191
Phone:(0260)2402515.

\Sunil\e\SHILPAM-DRAWING\MANSUKHBHAI\ROYAL INFRASTRUCTURE VALWADA\REVISED SUB\ROYAL INFRASTRUCTURE REVISED SUB MAIL.dwg