

REVISE SITE PLAN SHOWING PROP. SPL. BLDG.ON F.P. NO.
143 OF SUR. NO. 414 AT T.P- 7 AT VILLAGE : SARGASAN
TA. & DIST. : GANDHINAGAR

SCALE:-1CM=1.0MT

USE:- COMMERCIAL (SPL.BLDG.)

ZONE:- COMMERCIAL - C3

MERCENTILE - 2, ASSEMBLY - 3

FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)
GROUND FLOOR	3457.01 SQM	3133.60 SQM

GROUND FLOOR UNIT = 17 SHOPS

SCHEDULE OF OPENING	R.C.C. STAIR
RS : 3.00 X 2.44 V : 0.60 X 0.60 D1 : 0.90 X 2.10 D2 : 0.75 X 2.10	WIDTH: 2.00 TRADE: 0.30 RISER: 0.15

COLOUR NOTE.

PROP. WORK

PROP. DRAINAGE

For, Swagat Infrastructure Pvt. Ltd.

Director

DEVELOPER

OWNER

KANDARP P. DESAI B.E. (CIVIL)
GUDA/ENG/250/03/2014
D-103, Vandematram Prime,
New S. G. Road, Chandlodia,
AHMEDABAD-382461.
M:99240 88195

C.O.W

ENGINEER

ACHAL J. PARIKH
609/A, Haridrastra Complex,
Bhimnagar, Ahmedabad-4,
GUDA/SD-1/065/09/2008

STR.ENG

Note Approved By C.E.A. GUDA

Development Charge Paid



APPROVED
(As amended by Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRN/2024/SD-1/187/10/16
Date: 20/11/24
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY

The permission is valid only till the
DPTPS remains Dated and further
that the permission shall stand
revoked as soon as there is change
to DPTPS with reference to the land
under reference.

આપણે જાણીએ છીએ કે
જમીનના હકમાં કોઈપણ ફેરફાર
સાથે જમીનના હકમાં ફેરફાર
થવા અન્ય કોઈપણ કારણને કારણે
પરમિટ રદ થશે.

BLOCK	SQ.MT.
OIO	66.50 X 60.79 X 1 = 4042.54
LESS WORK	
1	66.72 X 5.37 X 1/2 = 179.14
2	53.58 X 7.03 X 1 = 376.67
3	2.34 X 7.03 X 1 = 16.45
4	2.34 X 5.67 X 1 = 13.27
TOTAL LESS WORK	= 585.53
NET BUILT UP AREA ON GROUND FLOOR	= 3457.01

BLOCK	SQ.MT.
NET BUILT UP AREA ON GROUND FLOOR	= 3457.01
LESS WORK	
A	4.69 X 6.13 X 2 = 57.50
A'	5.86 X 3.00 X 2 = 35.16
B	2.23 X 5.36 X 1 = 11.95
B'	3.66 X 7.81 X 1 = 28.59
C	5.04 X 2.03 X 1 = 10.23
D	2.23 X 5.36 X 1 = 11.95
D'	3.66 X 7.93 X 1 = 29.02
E	2.57 X 2.90 X 1 = 7.45
E'	2.78 X 2.33 X 1 = 6.48
F	2.34 X 0.42 X 1 = 0.98
F'	4.89 X 6.13 X 1 = 29.75
G	4.23 X 2.68 X 1 = 11.34
G'	2.51 X 2.74 X 1 = 6.88
H	4.58 X 16.84 X 1 = 77.13
TOTAL LESS WORK	= 323.41
NET F.S.I. AREA ON GROUND FLOOR	= 3133.60

Owner is fully responsible
For open marginal Space
and road the Proton.

Final plant boundary and
alignment of final plot is
subject to Variation by
Town P Officer.

GROUND FLOOR PLAN

REVISE SITE PLAN SHOWING PROP. SPL. BLDG.ON F.P. NO. 143 OF SUR. NO. 414 AT T.P- 7 AT VILLAGE : SARGASAN TA. & DIST. : GANDHINAGAR

SCALE:-1CM=1.0MT USE:- COMMERCIAL (SPL.BLDG.)
ZONE:- COMMERCIAL - C3 MERCENTILE - 2, ASSEMBLY - 3

FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)
FIRST FLOOR	3068.99 SQM	2732.47 SQM

FIRST FLOOR UNIT = 15 SHOPS

SCHEDULE OF OPENING	R.C.C. STAIR
RS : 3.00 X 2.44 V : 0.60 X 0.60 D1 : 0.90 X 2.10 D2 : 0.75 X 2.10	WIDTH: 2.00 TRADE: 0.30 RISER: 0.15

COLOUR NOTE.
PROP. WORK
PROP. DRAINAGE

DEVELOPER OWNER

C.O.W ENGINEER

STR.ENG

Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED

(As amended by..... Colour)

Subject to the conditions as mentioned

In the Official Letter No. 779/M, Dated 10/10/14

Junior Town Planner

Gandhinagar Urban Development Authority

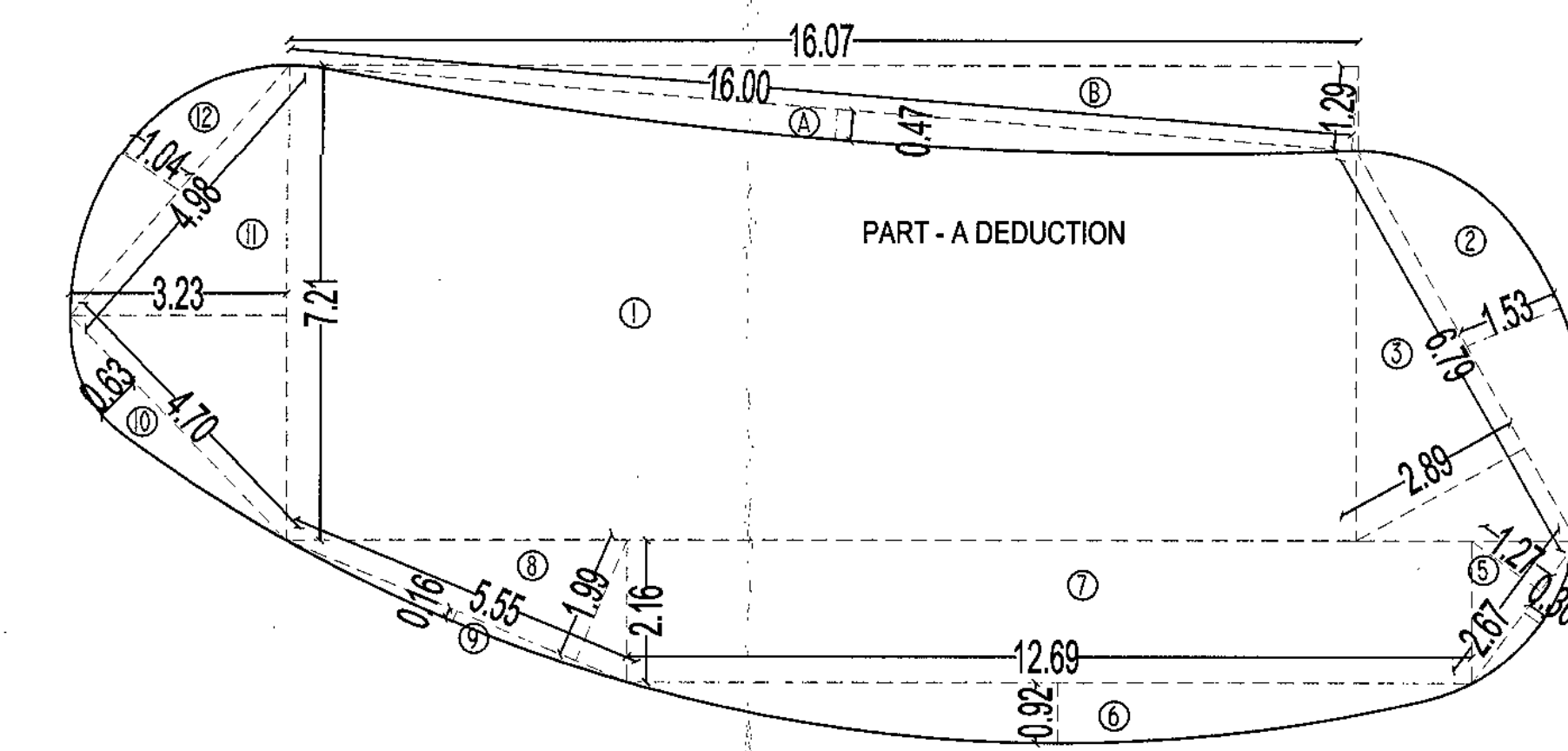
Gandhinagar

AUTHORITY

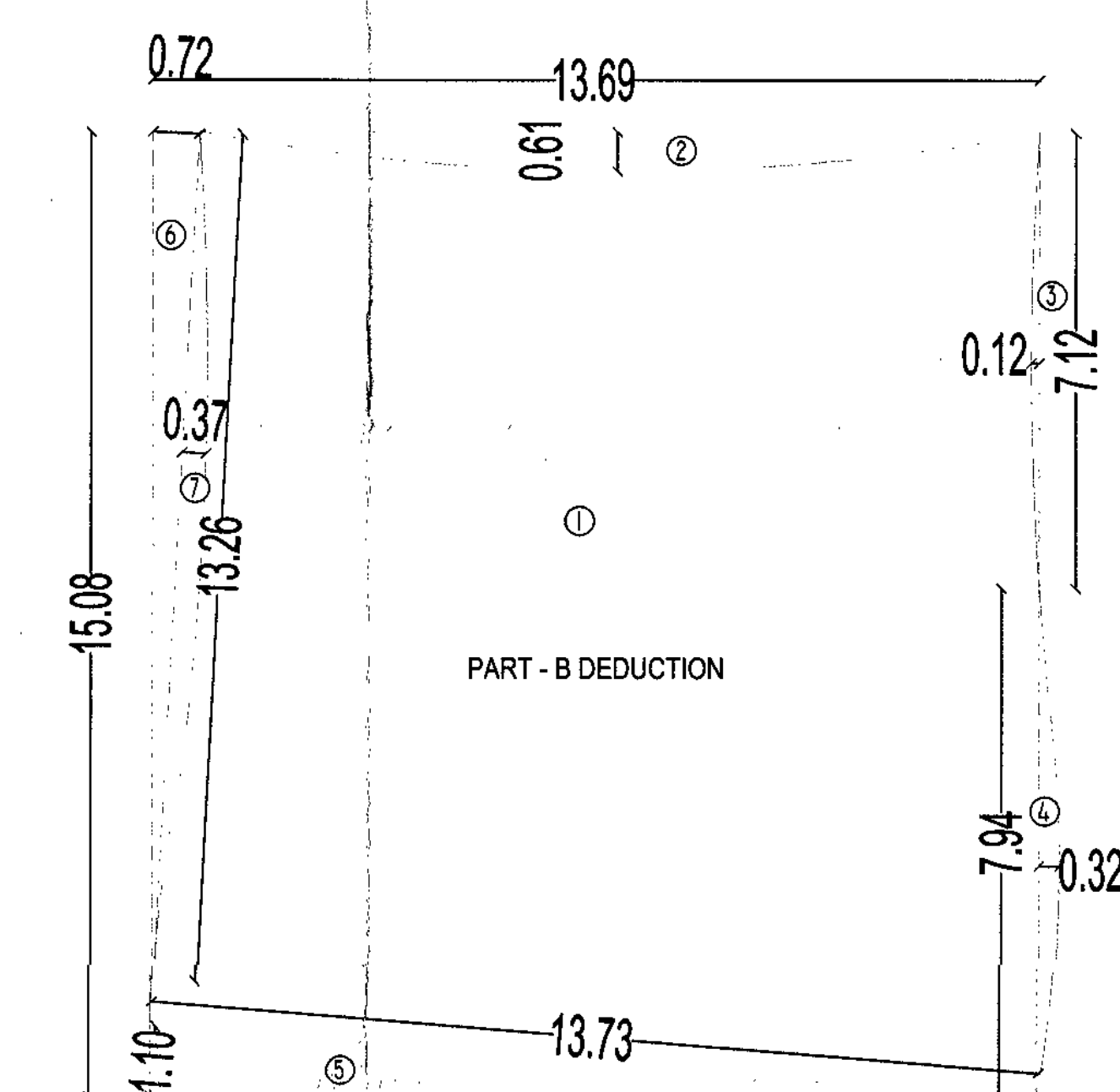
આવકારી નોંધણી નં. 143/2014
સુર. નં. 414 ટી.પી. 7 ગામ : સર્ગસાન
તા. & જિ. : ગાંધીનગર

BUILT UP AREA CALCULATION ON FIRST FLOOR						
BLOCK						SQ.MT.
O/O	66.50	X	60.79	X	1	= 4042.54
X	12.19	X	2.00	X	2	= 48.76
TOTAL						= 4091.30
LESS WORK						
1	66.72	X	5.37	X	1/2	= 179.14
2	53.98	X	7.03	X	1	= 376.67
3	2.34	X	43.60	X	1	= 102.02
PART - A DEDUCTION						= 177.80
PART - B DEDUCTION						= 186.41
TOTAL LESS WORK						= 1022.04
NET BUILT UP AREA ON FIRST FLOOR						= 3068.99

F.S.I. AREA CALCULATION ON FIRST FLOOR						
FIRST FLOOR PLAN						
BLOCK						SQ.MT.
NET BUILT UP AREA ON FIRST FLOOR						= 3068.99
LESS WORK						
A	4.69	X	6.13	X	2	= 57.50
A'	5.87	X	3.00	X	2	= 35.16
B	2.23	X	5.36	X	1	= 11.95
B'	3.66	X	7.81	X	1	= 28.59
C	5.04	X	2.03	X	1	= 10.23
D	2.23	X	5.36	X	1	= 11.95
D'	3.66	X	10.56	X	1	= 38.65
E	2.57	X	2.90	X	1	= 7.45
E'	4.34	X	2.52	X	1	= 10.94
F	4.69	X	6.13	X	1	= 28.75
F'	4.23	X	2.68	X	1	= 11.34
G	2.51	X	2.74	X	1	= 6.88
H	4.69	X	16.84	X	1	= 77.13
TOTAL LESS WORK						= 336.52
NET F.S.I. AREA ON FIRST FLOOR						= 2732.47



DEDUCTION PART - A CALCULATION					
1	16.07	X	7.21	X	1 = 115.86
2	6.79	X	1.53	X	2/3 = 3.33
3	6.79	X	2.89	X	1/2 = 9.81
4	2.87	X	0.30	X	2/3 = 0.53
5	2.87	X	1.27	X	1/2 = 1.70
6	12.99	X	0.92	X	2/3 = 7.72
7	12.99	X	2.16	X	1 = 27.41
8	5.55	X	1.90	X	1/2 = 5.52
9	5.55	X	0.16	X	2/3 = 0.59
10	4.70	X	0.83	X	2/3 = 0.97
11	7.21	X	3.23	X	1/2 = 11.64
12	4.98	X	1.04	X	2/3 = 3.45
A	(1) 16.00	X	0.47	X	2/3 = (1) 5.01
B	(1) 16.00	X	1.29	X	1/2 = (1) 10.30
TOTAL					177.80
NET DEDUCTION OF PART - A					177.80



DEDUCTION PART - B CALCULATION					
1	13.69	X	15.08	X	1 = 206.45
2	(1) 13.69	X	0.61	X	2/3 = (1) 5.57
3	(1) 7.12	X	0.72	X	2/3 = (1) 0.57
4	(1) 9.44	X	0.32	X	2/3 = 1.69
5	(1) 13.73	X	1.10	X	1/2 = (1) 7.55
6	(1) 13.26	X	0.72	X	1/2 = (1) 4.77
7	(1) 13.26	X	0.37	X	2/3 = (1) 3.27
NET DEDUCTION OF PART - B					186.41

The permission is valid only if the DPTPS remains Dissolved and further that the permission shall stand voided as soon as there is change in DPTPS with reference to the land under permission.

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

FIRST FLOOR PLAN

USE:- COMMERCIAL (SPL.BLDG.)

MERCENTILE - 2, ASSEMBLY - 3

SCHEDULE OF OPENING	R.C.C. STAIR
RS: 3.00 X 2.44	WIDTH: 2.00
V: 0.60 X 0.60	TRADE: 0.30
D1: 0.90 X 2.10	RISER: 0.15
D2: 0.75 X 2.10	

PROP. WORK

PROP. DRAINAGE



OWNER


KANDARP P. DESAI B.E. (CIVIL)
GUDA/ENG/350/03/2014
D-103, Vandematram Prime,
New S. G. Road, Chandlodia,
AHMEDABAD-382481.
M:99240 88195

ENGINEER

R.ENG

Development Charge Paid

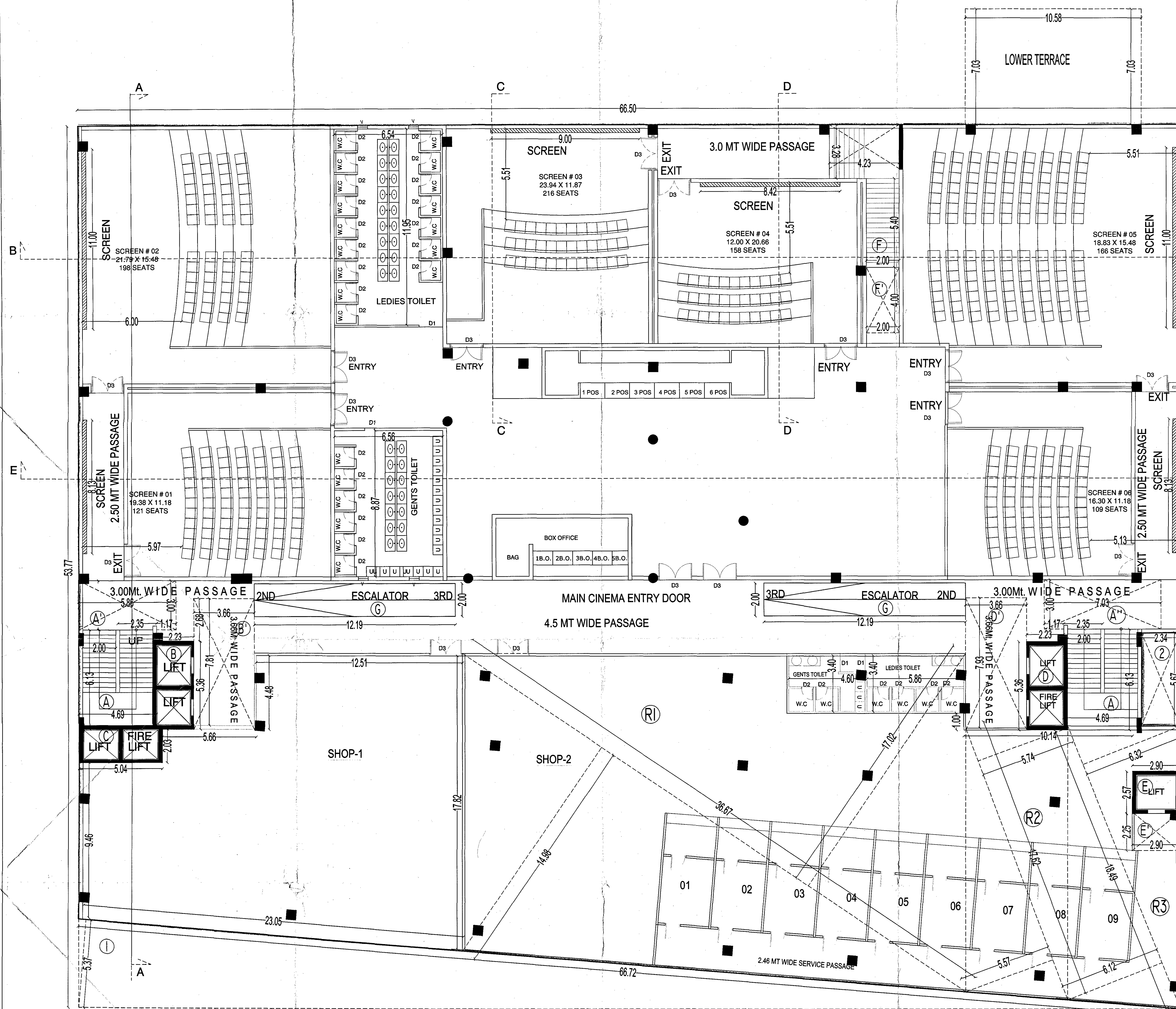
AUTHORITY



F.S.I. AREA CALCULATION ON SECOND FLOOR SECOND FLOOR PLAN					
BLOCK					SQ.MT.
NET BUILT UP AREA ON SECOND FLOOR					= 3384.71
LESS WORK					
A	4.69	X	6.13	X	2 = 57.50
A'	5.86	X	3.29	X	2 = 38.56
B	2.23	X	5.36	X	1 = 11.95
B'	3.66	X	7.81	X	1 = 28.58
C	5.04	X	2.03	X	1 = 10.23
D	2.23	X	5.36	X	1 = 11.95
D'	6.66	X	10.56	X	1 = 38.66
E	2.59	X	2.90	X	1 = 7.51
E'	4.25	X	2.52	X	1 = 10.71
F	4.69	X	6.13	X	1 = 28.75
F'	4.23	X	2.68	X	1 = 11.34
G	2.51	X	2.74	X	1 = 6.88
H	4.58	X	16.84	X	1 = 77.13
I	12.19	X	2.00	X	4 = 97.52
NET LESS WORK					= 437.26
TOTAL F.S.I. AREA ON SECOND FLOOR					= 2947.45

Owner is fully responsible
For open marginal Space
and road the Protion.

The permission is valid only till the DP/TPS remains declared and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.



THIRD FLOOR PLAN

Owner is fully responsible
For open marginal Space
and road the Provision.

Final plant boundary and
allocation of final plot is
subjected to Variation by
Town Planning Officer.

આવકારી સરકાર
અમદાવાદ શહેરના મહાનગરપાલિકા
સરકાર દ્વારા આરજી-103/2014
અંક 1 ના હેઠળ આરજી-103/2014
અંક 1 ના હેઠળ આરજી-103/2014
અંક 1 ના હેઠળ આરજી-103/2014

The permission is valid only if the
DPTPS remains Dissatisfied and further
that the permission shall stand
revoked as soon as there is change
in DPTPS with reference to the land
under reference.

BUILT UP AREA CALCULATION ON THIRD FLOOR					SQ.MT.
BLOCK	O/O				
	66.50	X	53.77	X	1 = 3575.71
LESS WORK					
1	66.72	X	5.37	X	1/2 = 179.14
2	2.34	X	6.67	X	1 = 13.27
TOTAL LESS WORK					= 192.41
NET BUILT UP AREA ON THIRD FLOOR					= 3383.30

F.S.I. AREA CALCULATION ON THIRD FLOOR					SQ.MT.
BLOCK					
NET BUILT UP AREA ON THIRD FLOOR					= 3383.30
LESS WORK					
A	4.69	X	6.13	X	2 = 57.50
A'	5.86	X	3.00	X	1 = 17.58
A''	7.03	X	3.00	X	1 = 21.09
B	2.23	X	5.36	X	1 = 11.95
B'	3.66	X	7.81	X	1 = 28.59
C	5.04	X	2.03	X	1 = 10.23
D	2.23	X	5.36	X	1 = 11.95
D'	3.66	X	7.93	X	1 = 29.02
E	2.57	X	2.90	X	1 = 7.45
E'	2.25	X	2.90	X	1 = 6.53
F	5.40	X	2.00	X	1 = 10.80
F'	4.23	X	3.28	X	1 = 13.87
G	4.00	X	2.00	X	1 = 8.00
G'	12.19	X	2.00	X	2 = 48.76
TOTAL LESS WORK					= 263.32
NET F.S.I. AREA ON THIRD FLOOR					= 3099.98

F.S.I. AREA CALCULATION OF CINEMA ON THIRD FLOOR					SQ.MT.
BLOCK					
A	66.50	X	27.68	X	1 = 1840.72
NET F.S.I. AREA OF CINEMA ON THIRD FLOOR					= 1840.72

SANITARY REQUIREMENTS FOR CINEMA			
TOTAL NOS OF SEATS = 968			
GENTS SEATS = 484 LADIES SEATS = 484			
	REQUIRED	PROVIDED	
WC @ 1 FOR 100 SEATS	5	5	16
URINAL @ 2 FOR 75 SEATS	13	-	21
WASH BASIN @ 1 FOR 200 SEATS	3	3	14

F.S.I. AREA CALCULATION OF RESTAURANT ON THIRD FLOOR					SQ.MT.
BLOCK					
R1	36.67	X	17.02	X	1/2 = 312.06
R2	36.67	X	14.98	X	1/2 = 274.68
R3	17.62	X	5.74	X	1/2 = 50.57
R4	17.62	X	5.57	X	1/2 = 49.07
R5	18.49	X	6.32	X	1/2 = 58.43
R6	18.49	X	6.12	X	1/2 = 56.58
TOTAL BUA OF SHOP - 2(RESTAURANT)					= 801.37
DEDUCTION					
E	2.90	X	2.57	X	1 = 7.45
E'	2.90	X	2.25	X	1 = 6.53
TOTAL DEDUCTION					= 13.98
NET F.S.I. AREA OF RESTAURANT ON THIRD FLOOR					= 787.39

SHEET NO: 5 / 14

REVISE SITE PLAN SHOWING PROP. SPL. BLDG.ON F.P. NO. 143 OF SUR. NO. 414 AT T.P- 7 AT VILLAGE : SARGASAN TA. & DIST. : GANDHINAGAR

SCALE:-1CM=1.0MT
ZONE:- COMMERCIAL - C3

USE:- COMMERCIAL (SPL.BLDG.)
MERCENTILE - 2, ASSEMBLY - 3

FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)
THIRD FLOOR	3383.30 SQM	3099.98 SQM

THIRD FLOOR
UNIT = 2 SHOPS
UNIT = 6 CINEMA

SCHEDULE OF OPENING	R.C.C. STAIR
RS : 3.00 X 2.44 V : 0.60 X 0.60 D1 : 0.90 X 2.10 D2 : 0.75 X 2.10	D3 : 2.00 X 2.10 WIDTH: 2.00 TRADE: 0.30 RISER: 0.15

COLOUR NOTE:
PROP. WORK
PROP. DRAINAGE

DEVELOPER

OWNER

C.O.W

ENGINEER

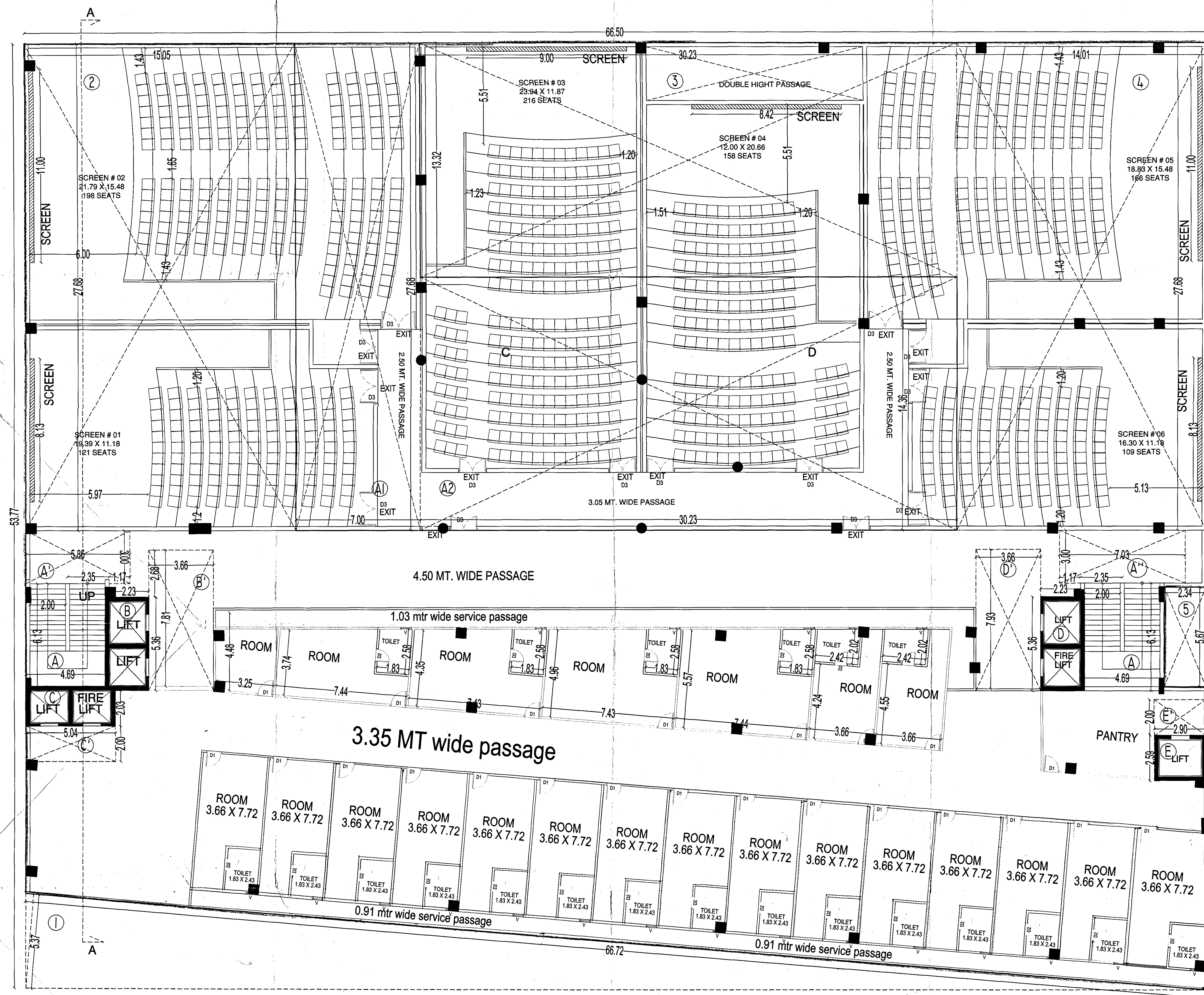
Note Approved By C.E.A. GUDA
Development Charge Paid

APPROVED
(As amended by Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRM/1524/2014/118712/16
20/07/16
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

ACHAL J. PARIKH
100/A, Vardaman Complex,
Ellisbridge, Ahmedabad-48.
GUDA/ENG/350/03/2014
D-103, Vandemataram Prime,
New S. G. Road, Chandlodia,
AHMEDABAD-382481.
M.99240 88195

STR.ENG

AUTHORITY



The permission is valid only till the DPTPS remains functional and further that the permission shall stand revoked as soon as there is change in DPTPS with reference to the last for reference.

Owner is fully responsible for open marginal Space and road the Proton.

Final plant boundary and alignment of final plot is subjected to Variation by Town Planning Officer.

BUILT UP AREA CALCULATION ON FOURTH FLOOR				
BLOCK				SQ.MT.
O/O	66.50	X	53.77	X 1 = 3575.71
LESS WORK				
1	66.72	X	5.37	X 1/2 = 179.14
2	15.05	X	27.68	X 1 = 416.58
3	30.23	X	13.32	X 1 = 402.86
4	14.01	X	27.68	X 1 = 387.80
5	2.34	X	5.67	X 1 = 13.27
TOTAL LESS WORK				1399.45
NET BUILT UP AREA ON FOURTH FLOOR				2176.26

F.S.I. AREA CALCULATION ON THIRD FLOOR				
THIRD FLOOR PLAN				
BLOACK				SQ.MT.
NET BUILT UP AREA ON THIRD FLOOR				2176.26
LESS WORK				
A	4.69	X	6.13	X 2 = 57.50
A'	5.86	X	3.00	X 1 = 17.58
A''	7.03	X	3.00	X 1 = 21.09
B	2.23	X	5.36	X 1 = 11.95
B'	3.66	X	7.81	X 1 = 28.59
C	5.04	X	2.03	X 1 = 10.23
C'	5.04	X	2.00	X 1 = 10.08
D	2.23	X	5.36	X 1 = 11.95
D'	3.66	X	7.93	X 1 = 29.02
E	2.57	X	2.90	X 1 = 7.45
E'	2.00	X	2.90	X 1 = 5.80
TOTAL LESS WORK				211.24
NET F.S.I. AREA ON THIRD FLOOR				1965.02

F.S.I. AREA CALCULATION OF CINEMA ON FOURTH FLOOR				
FOURTH FLOOR PLAN				
BLOACK				SQ.MT.
A1	7.00	X	27.68	X 1 = 193.76
A2	30.23	X	14.36	X 1 = 434.10
NET F.S.I. AREA OF CINEMA ON FOURTH FLOOR				627.86

SHEET NO: 6 / 14

REVISE SITE PLAN SHOWING PROP. SPL. BLDG.ON F.P. NO. 143 OF SUR. NO. 414 AT T.P- 7 AT VILLAGE : SARGASAN TA. & DIST. : GANDHINAGAR

SCALE:-1CM=1.0MT
ZONE:- COMMERCIAL - C3
USE:- COMMERCIAL (SPL.BLDG.)
MERCENTILE - 2, ASSEMBLY - 3

FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)
FOURTH FLOOR	2176.26 SQM	1965.02 SQM
FOURTH FLOOR	UNIT = 1 HOTEL (ROOMS = 51)	

SCHEDULE OF OPENING		R.C.C. STAIR
RS : 3.00 X 2.44 V : 0.60 X 0.60 D1 : 0.90 X 2.10 D2 : 0.75 X 2.10	D3 : 2.00 X 2.10	WIDTH: 2.00 TRADE: 0.30 RISER: 0.15

COLOUR NOTE.
PROP. WORK
PROP. DRAINAGE

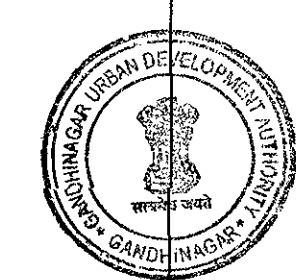
DEVELOPER
OWNER

C.O.W
ENGINEER

STR.ENG

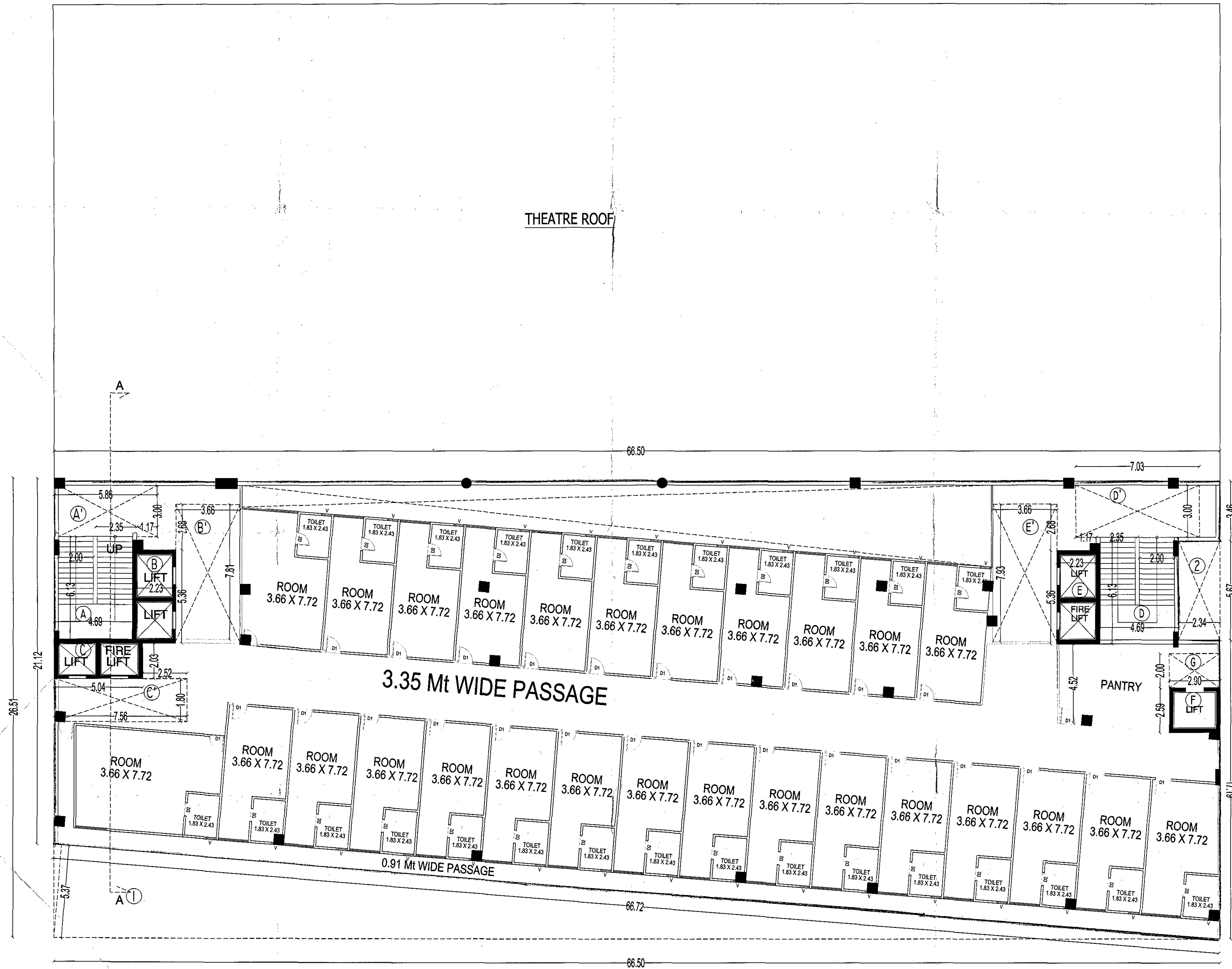
Note Approved By C.E.A. GUDA
Development Charge Paid

APPROVED
(As amended by..... Colour)
Subject to the conditions as mentioned
in the Office Letter No. 1187/12/16
Dated.....
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.



AUTHORITY

FIFTH FLOOR PLAN



BUILT UP AREA CALCULATION ON FIFTH FLOOR

BLOCK	SQ.MT.
O/O	66.50 X 26.51 X 1 = 1762.92
LESS WORK	
1	66.72 X 5.37 X 1/2 = 179.14
2	2.34 X 5.67 X 1 = 13.27
TOTAL LESS WORK	= 192.41
NET BUILT UP AREA ON FIFTH FLOOR	= 1570.51

F.S.I. AREA CALCULATION ON FIFTH FLOOR
FIFTH FLOOR PLAN

BLOCK	SQ.MT.
NET BUILT UP AREA ON FIFTH FLOOR	= 1570.51
LESS WORK	
A	4.69 X 6.13 X 1 = 28.75
A'	5.86 X 3.00 X 1 = 17.58
B	2.23 X 5.36 X 1 = 11.95
B'	3.66 X 7.81 X 1 = 28.58
C	5.04 X 2.03 X 1 = 10.23
C'	7.56 X 1.80 X 1 = 13.61
D	4.69 X 6.13 X 1 = 28.75
D'	7.03 X 3.00 X 1 = 21.09
E	2.23 X 5.36 X 1 = 11.95
E'	3.66 X 7.93 X 1 = 29.02
F	2.90 X 2.59 X 1 = 7.51
G	2.90 X 2.00 X 1 = 5.80
TOTAL LESS WORK	= 214.82
NET F.S.I. AREA ON FIFTH FLOOR	= 1355.69

Final plant boundary and
allotment of final plot is
subjected to Variation by
Town Planning Officer.

Owner is fully responsible
For open marginal Space
and road the Proton.

સાધારણ પૂર્ણ થયે એક નિર્ણયની
પરિણામ રૂપે સર્વેશન દ્વારા
સર્વેશન નક્કી કરવામાં આવેલ છે.

The permission is valid only till the
DPTPS remains Dealt and further
that the permission shall stand
revoked as soon as there is change
in DPTPS with reference to the land
under reference.

REVISE SITE PLAN SHOWING PROP. SPL. BLDG. ON F.P. NO.
143 OF SUR. NO. 414 AT T.P- 7 AT VILLAGE : SARGASAN
TA. & DIST. : GANDHINAGAR

SCALE:- 1CM=1.0MT
ZONE:- COMMERCIAL - C3
USE:- COMMERCIAL (SPL.BLDG.)
MERCENTILE - 2, ASSEMBLY - 3

FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)
FIFTH FLOOR	1570.51 SQM	1355.69 SQM
FIFTH FLOOR		

SCHEDULE OF OPENING	R.C.C. STAIR
RS : 3.00 X 2.44 V : 0.60 X 0.60 D1 : 0.90 X 2.10 D2 : 0.75 X 2.10 W : 1.72 X 1.52	WIDTH: 2.00 TRADE: 0.30 RISER: 0.15

COLOUR NOTE:
PROP. WORK
PROP. DRAINAGE

For, Swagat Infrastructure Pvt. Ltd.
DEVELOPER
OWNER

KANDARP P. DESAI B.E. (Civil)
GUDA/ENG/350/03/2014
D-103, Vandematram Prime,
New S. G. Road, Chandlodia,
AHMEDABAD-382481.
M.99240 88195
C.O.W
ENGINEER

ACHAL J. PARIKH
GUDA/ENG/350/03/2014
D-103, Vandematram Prime,
New S. G. Road, Chandlodia,
AHMEDABAD-382481.
M.99240 88195
STR.ENG

Note Approved By C.E.A. GUDA
Development Charge Paid
APPROVED
(As amended by ... Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRM/18/2020/1107/12/16
Dated: 24/07/18
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.



