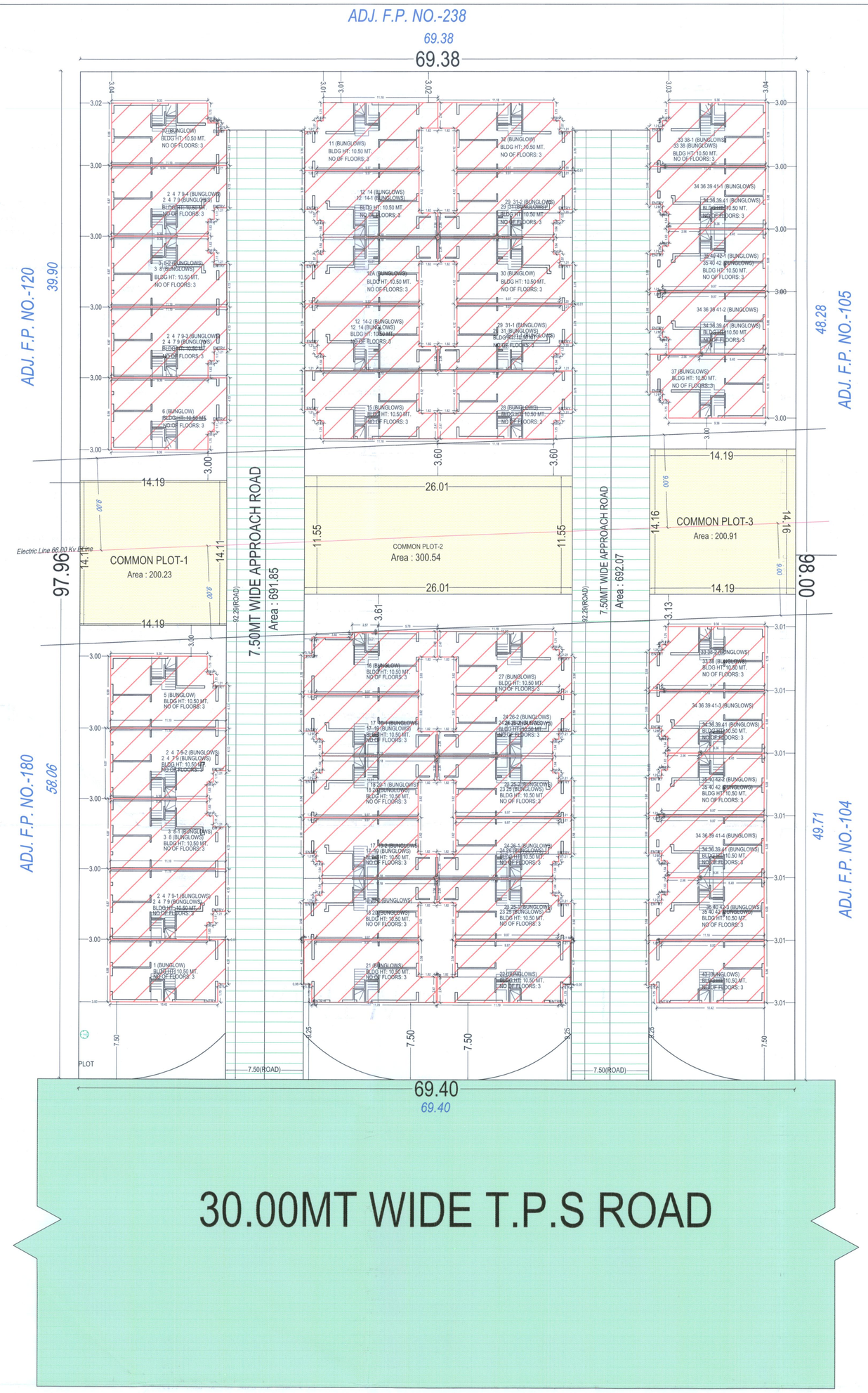
1114BDP22230260 1114BP22230196

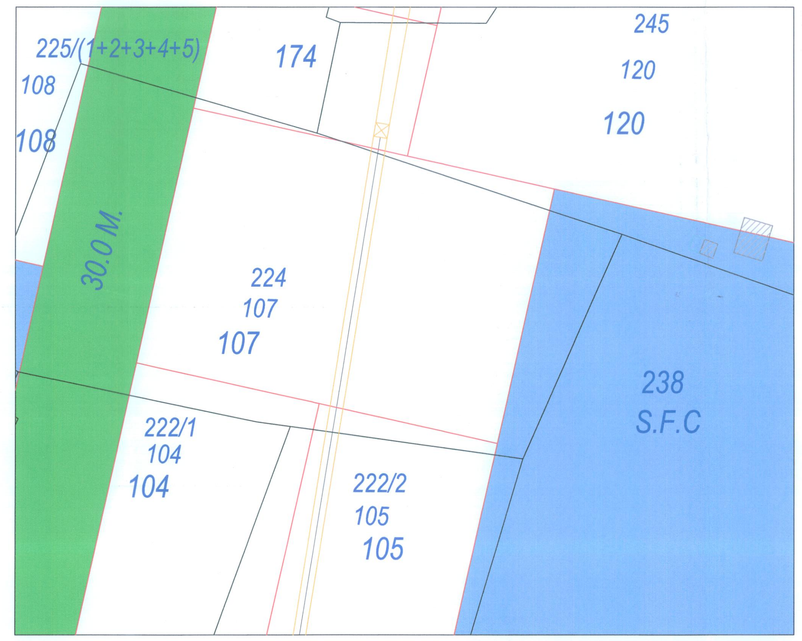
Application No. : Development Permission No. :

Project Title :-1-LAYOUT PLAN SHOWING PROPOSED RESI. BUILDING ON F.PNO.- 107,REVENUE SUR. NO.:224,O.P.NO -107 OF T.P.S - 118(SINGARVA), (DRAFT SANCTION) ,MOJE :-SINGARVA,TA.-DASKROI,DIST. :AHMEDABAD.

Inward No	ODPS/2022/092013	Sheet	1 / 28
Inward Date		Scale	1:200



SITE PLAN
(Scale - 1:200)



KEY-PLAN
SCALE 1 CM. = 20.00 MT.

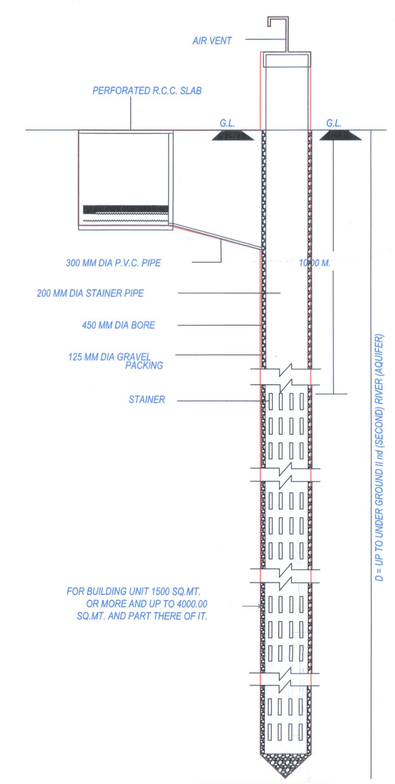
N

TREE PLANTATION CAL.

REQU. = 200 SQM. = 5 TREE
6799.00 sq.mt.
200 X 5 = 169.98
169.98 SAY 170.00 NOS.
PROVI = 170.00 NOS. TREE

PERCOLATING WELL CAL.

REQU. = 4000 SQM. = 1 WELL
6799.00 SQM./4000
1.70 SAY 1.00 NO. OF WELL
PROVI = 1.00 NO. OF WELL



PERCOLATION WELL

A.	AREA STATEMENT	VERSION NO.: 1.0.52 VERSION DATE: 13/10/2022	
	PROJECT DETAIL		
	Authority: Ahmedabad Urban Development Authority (AUDA)	Plot Use: Residential	
	AuthorityClass: D1	Plot SubUse: Resi. Building (More than one side common)	
	AuthorityGrade: Urban Development Authority	Plot Use Group: Dwelling-2 (DW2)	
	Project Type: Building Permission	Plot Category: NA	
	Nature of Development: NEW	Land Use Zone: Residential Zone II	
	Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: R2	
	SubDevelopment Area: Other Areas		
	Special Project: NA		
	Special Road: NA		
	Site Address: F.P. No. 107, Residential Project At Singarva, Village Singarva, Taluka Daskroi, Dist. Ahmedabad-382430.		
	AREA DETAILS :		Sq.Mts.
1.	Area of Plot As per record	-	
	Plot Validation Certificate		6799.00
	Physical area measured at site		6798.00
	7/12 or Document		6799.00
	Plot area drawn as per Site		6798.83
	Area of Plot Considered		6799.00
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		6799.00
4.	% of Common Plot (Reqd.)		679.90
	% of Common Plot (Prop)		701.68
	Common Plot		701.68
	Balance area of Plot(1 - 4)		6097.32
	Plot Area For Coverage		6799.00
	Plot Area For FSI		6799.00
	Perm. FSI Area (1.20)		8158.80
	Total Perm. FSI area		8158.80
6.	Total Built up area permissible at:		
	a. Ground Floor		0.00
	Proposed Coverage Area (43.67 %)		2969.43
	Total Prop. Coverage Area (43.67 %)		2969.43
	Balance coverage area (- %)		0.00

-	Proposed Built up	Existing/ Approved BUArea	Proposed F.S.I	Existing/ Approved F.S.I
	Proposed Built up			
Ground Floor	2969.47	0.00	2674.01	0.00
First Floor	2965.14	0.00	2669.83	0.00
Second Floor	1836.34	0.00	1519.60	0.00
Total Area:	7770.95	0.00	6863.44	0.00
Total FSI Area:			6863.44	
Total BuiltUp Area:			7770.92	
Proposed F.S.I. consumed:			1.01	

B.	Tenement Statement	
1.	Tenement Proposed At:	
	G.F.	43.00
2.	Total Tenements (3 + 4)	43

Color Notes

COLOR INDEX
PLOT LINES
EXISTING STREET
FUTURE STREET, IF ANY
PERMISSIBLE BUILDING LINE
OPEN SPACES
EXISTING WORKS
WORK PROPOSED TO BE DEMOLISHED
PROPOSED WORK
DRIANAGE AND SEWERAGE WORK
WATER SUPPLY WORK
WORK WITHOUT PERMISSION IF STARTED ON SITE
APPROVED WORK

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.		
1 (BUNGLOW)	1	170.75	21.62	0.00	149.13	149.13	01
2 4 7 9 (BUNGLOWS)	4	756.12	83.24	0.00	672.76	672.76	04
3 8 (BUNGLOWS)	2	378.06	41.62	0.00	336.38	336.38	02
5 (BUNGLOW)	1	191.90	21.62	0.00	170.28	170.28	01
6 (BUNGLOW)	1	191.90	21.62	0.00	170.28	170.28	01
10 (BUNGLOW)	1	165.53	21.62	0.11	143.80	143.80	01
11 (BUNGLOWS)	1	194.26	21.62	0.00	172.64	172.64	01
32 (BUNGLOW)	1	194.26	21.62	0.00	172.64	172.64	01
12 14 (BUNGLOWS)	2	381.50	41.62	0.00	339.84	339.84	02
12A (BUNGLOWS)	1	190.75	20.81	0.00	169.92	169.92	01
29 31 (BUNGLOWS)	2	381.34	41.62	0.00	339.70	339.70	02
30 (BUNGLOW)	1	190.75	20.81	0.00	169.92	169.92	01
13 (BUNGLOWS)	1	194.26	21.62	0.00	172.64	172.64	01
28 (BUNGLOWS)	1	194.26	21.62	0.00	172.64	172.64	01
16 (BUNGLOW)	1	179.43	20.80	0.00	158.61	158.61	01
17 19 (BUNGLOWS)	2	354.24	41.62	0.00	312.62	312.62	02
18 20 (BUNGLOWS)	2	354.24	41.62	0.00	312.62	312.62	02
21 (BUNGLOWS)	1	184.33	21.62	0.01	162.69	162.69	01
24 26 (BUNGLOWS)	2	354.24	41.62	0.00	312.62	312.62	02
23 25 (BUNGLOWS)	2	354.24	41.62	0.00	312.62	312.62	02
27 (BUNGLOWS)	1	180.65	21.62	0.00	159.01	159.01	01
22 (BUNGLOWS)	1	184.33	21.62	0.01	162.69	162.69	01
33 38 (BUNGLOWS)	2	339.80	43.24	0.00	296.56	296.56	02
31 (BUNGLOWS)	1	169.90	21.62	0.00	148.28	148.28	01
34 36 39 41 (BUNGLOWS)	4	668.04	83.24	0.00	584.76	584.76	04
35 40 42 (BUNGLOWS)	3	501.03	62.43	0.00	438.57	438.57	03
43 (BUNGLOWS)	1	170.84	21.62	0.00	149.22	149.22	01
Grand Total :	43	7770.95	906.97	0.13	6863.44	6863.44	43

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	170	1

Common Plot Area

Name	Prop. Area
COMMON PLOT-1	200.23
COMMON PLOT-2	300.54
COMMON PLOT-3	200.91

OWNER'S NAME AND SIGNATURE	
1. Dilipbhai Haribhai Singala, 2. Virenbhai Maheshbhai Kanani, 3. Jayendrabhai Dineshchandrabhai Kanani, 4. Nareshbhai Hansrajbhai Patel, 5. Ravi Gordhanbhai Patel	
ARCHENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
Kantariya Vajubhai Chhannabhai 114ER140123004 79	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL 24/11/2022
	Senior Town Planner
DESIGNATION OF APPROVER :	

Building UnitS Blk/Bldg Details

Building Name	Building Type	Building Use	Building Sub Use	Building Use Group	No Of Dwelling Unit	Road Width	Total Built Up Area	Total FSI	Total Green Area	Total Open Area	Height	Total Parking Area
1 (BUNGLOW)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	170.75	149.13	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
2 4 7 9 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	4	18000	756.12	672.76	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
3 8 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	378.06	336.38	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
5 (BUNGLOW)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	191.90	170.28	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
6 (BUNGLOW)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	191.90	170.28	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
10 (BUNGLOW)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	165.53	143.80	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
11 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	194.26	172.64	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
32 (BUNGLOW)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	194.26	172.64	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
12 14 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	381.50	339.84	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
12A (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	190.75	169.92	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
29 31 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	381.34	339.70	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
30 (BUNGLOW)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	190.75	169.92	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
13 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	194.26	172.64	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
28 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	194.26	172.64	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
16 (BUNGLOW)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	179.43	158.61	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
17 19 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	354.24	312.62	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
18 20 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	354.24	312.62	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
21 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	184.33	162.69	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
24 26 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	354.24	312.62	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
23 25 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	354.24	312.62	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
27 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	180.65	159.01	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
22 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	184.33	162.69	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
33 38 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	2	18000	339.80	296.56	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
31 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	169.90	148.28	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
34 36 39 41 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	4	18000	668.04	584.76	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
35 40 42 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	3	18000	501.03	438.57	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area
43 (BUNGLOWS)	Residential	Residential	Residential Building (More than one side common)	DWELLING FOR RESIDENTIAL USE	1	18000	170.84	149.22	Building Not Having Green Area	Building Not Having Open Area	7.50	Building Not Having Car Parking Area

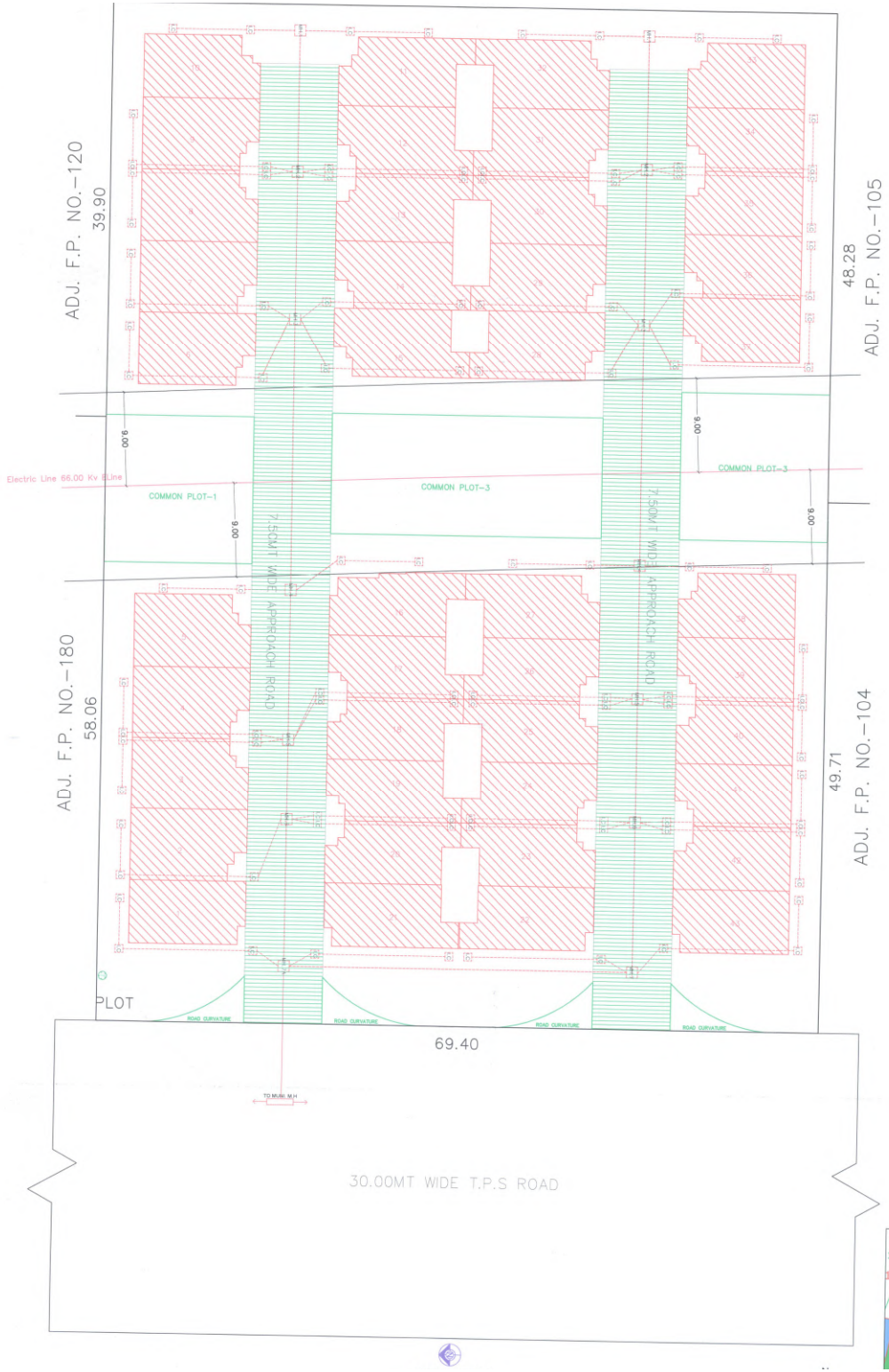
Subdivisions Block P.D Details

Plot Name	1 (BUNGLOW)	2 4 7 9 (BUNGLOWS)	3 8 (BUNGLOWS)	5 (BUNGLOW)	6 (BUNGLOW)	10 (BUNGLOW)	11 (BUNGLOWS)	32 (BUNGLOW)	12 14 (BUNGLOWS)	12A (BUNGLOWS)	29 31 (BUNGLOWS)	30 (BUNGLOW)	13 (BUNGLOWS)	28 (BUNGLOWS)	16 (BUNGLOW)	17 19 (BUNGLOWS)	18 20 (BUNGLOWS)	21 (BUNGLOWS)	24 26 (BUNGLOWS)	23 25 (BUNGLOWS)	27 (BUNGLOWS)	22 (BUNGLOWS)	33 38 (BUNGLOWS)	31 (BUNGLOWS)	34 36 39 41 (BUNGLOWS)	35 40 42 (BUNGLOWS)	43 (BUNGLOWS)	Total
	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)
Ground Floor	85.38	189.03	94.53	95.95	95.95	82.90	97.13	97.13	190.75	95.37	190.67	95.37	97.13	97.13	89.71	177.12	177.12	92.16	177.12	177.12	90.32	92.16	169.90	84.95	334.02	250.51	74.61	2969.47
First Floor	85.38	189.03	94.53	95.95	95.95	82.90	97.13	97.13	190.75	95.37	190.67	95.37	97.13	97.13	89.71	177.12	177.12	92.16	177.12	177.12	90.32	92.16	169.90	84.95	334.02	250.51	74.61	2965.14
Second Floor	85.38	189.03	94.53	95.95	95.95	82.90	97.13	97.13	190.75	95.37	190.67	95.37	97.13	97.13	89.71	177.12	177.12	92.16	177.12	177.12	90.32	92.16	169.90	84.95	334.02	250.51	74.61	1836.34
Total Area:	170.75	756.12	378.06	191.90	191.90	165.53	194.26	194.26	381.50	190.75	381.34	190.75	194.26	194.26	179.43	354.24	354.24	184.33	354.24	354.24	180.65	184.33	339.80	169.90	668.04	501.03	170.84	7770.95

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

UserDefinedMetric (1189.00 x 841.00MM)

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.Texts printed in 'Italics' and 'Blue' color are user inputs which are not verified and not generated by scrutiny software.



5 (BUNGLOW)	1	170.28
6 (BUNGLOW)	1	170.28
10 (BUNGLOW)	1	143.80
11 (BUNGLOW)	1	172.64
32 (BUNGLOW)	1	172.64
12 14 (BUNGLOW)	2	339.84
12A (BUNGLOW)	1	169.92
29 31 (BUNGLOW)	2	339.70
30 (BUNGLOW)	1	169.92
15 (BUNGLOW)	1	172.64
28 (BUNGLOW)	1	172.64
16 (BUNGLOW)	1	158.61
17 19 (BUNGLOW)	2	312.62
18 20 (BUNGLOW)	2	312.62
21 (BUNGLOW)	1	162.69
24 26 (BUNGLOW)	2	312.62
23 25 (BUNGLOW)	2	312.62
27 (BUNGLOW)	1	159.01
22 (BUNGLOW)	1	162.69
33 38 (BUNGLOW)	2	296.56
37 (BUNGLOW)	1	148.28
34 36 39 41 (BUNGLOW)	4	584.76
35 40 42 (BUNGLOW)	3	438.57
43 (BUNGLOW)	1	149.22
G.TOTAL	43	6863.44

...AHMEDABAD & DIST.:AHMEDABAD

SCALE :

ZONE :- RESIDENTIAL ZONE - II

USE :- RESIDENTIAL

AREA TABLE	IN SQ. MTS.
PLOT AREA OF F.P. NO:- 107	6799.00

COLOUR NOTE

PLOT BOUNDRY — **PROP DRAINAGE**

ROAD / PATHWAY

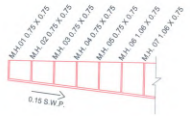
OWNER

ENGINEER

V. C. KANTARIYA
AUDA LIC. REG. NO.
1114ERL2301281241
B/8, Laxmi Bunglows,
New Naroda, Ahmedabad-46.

STRUCTURE ENGINEER

BHAVIK R. SUDANI
(M.Tech. Structure)
(Regd.No.:AUDA/SD-I/304)
(M):97123 82080



DIST.	0.00	13.00	28.00	51.00	63.00	75.00	90.00
CUTT.	0.75	0.93	1.14	1.46	1.63	1.79	2.00
INVT.	30.00	29.07	28.86	28.54	28.37	28.21	28.00

DIST.	0.00	13.00	28.00	51.00	63.00	75.00	90.00	103.00
CUTT.	0.75	0.91	1.09	1.37	1.51	1.66	1.84	2.00
INVT.	30.00	29.09	28.91	28.63	28.49	28.34	28.16	28.00