

Project Title :PROPOSED PLAN OF LAYOUT DEVELOPMENT AS ON R.S.NO.:2766/2 AT ANAND VILLAGE,TA & DIST ANAND.



Inward No	ODPS/2022/026141	Sheet	1
Inward Date		Scale	1:500

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
			Stair/Case	Stair Lobby			
A (HOUSE)	17	1472.54	200.94	100.13	1171.47	1171.47	17
A1 (HOUSE)	16	1385.92	189.12	94.24	1102.56	1102.56	16
AA (HOUSE)	16	1385.92	189.12	94.24	1102.56	1102.56	16
AA1 (HOUSE)	15	1299.30	177.30	88.35	1033.65	1033.65	15
01 (CLUB HOUSE)	1	126.95	0.00	0.00	126.95	126.95	01
Grand Total :	65	5670.63	756.48	376.96	4537.19	4537.19	65

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car
				Reqd.	Prop.		
01 (CLUB HOUSE)	Residential	Semidetached Dwelling	100 - 300	1	126.95	13.75	13.75
			> 300.0	100			
			0 - 0	1			
Total:						13.75	13.75

Parking Check (Table 7b)

Use Type	Car		Total Parking Area			
	Area	No.	Area	No.	Reqd.	Prop.
Residential	13.75	18.00	1	0	13.75	18.00
Total	13.75	18.00	1	0	13.75	18.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	5259.77	61.99
Road Area	2376.17	28.01
Organized Open Space	848.44	10.00
Other Area	0.02	0.00
Total net layout	8484.40	100.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	215	217

Common Plot Area

Name	Prop. Area
COMMON PLOT	848.44

A	AREA STATEMENT		VERSION NO.: 1.0.49			
			VERSION DATE: 01/02/2022			
	PROJECT DETAIL :					
	Authority: Anand-Vidyanagar-Karamsad Urban Development Authority (AVKUDA)		Plot Use: Residential			
	AuthorityClass: D4		Plot SubUse: Semidetached Dwelling			
	AuthorityGrade: Urban Development Authority		Plot Use Group: NA			
	Project Type: Layout Development		Plot Category: NA			
	Nature of Development: NEW		Land Use Zone: Residential use Zone			
	Development Area: Non TP Area		Conceptualized Use Zone: R1			
	SubDevelopment Area: Other Areas					
	Special Project: NA					
	Special Road: NA					
	Site Address: R.S.NO. 2766/2 AT ANAND					
	AREA DETAILS :		Sq.Mts.			
	1.	Area of Plot As per record		-		
	Plot Validation Certificate			9105.00		
	Physical area measured at site			9105.00		
	7/12 or Document			9105.00		
	Plot area drawn as per Site			9104.98		
	Area of Plot Considered			9105.00		
2.	Deduction for					
	(a)Proposed roads			620.59		
	Surrender Free of Cost			620.59		
	(b)Any reservations			0.00		
	Total(a + b)			620.59		
3.	Net Area of plot (1 - 2) AREA OF PLOT			8484.41		
4.	% of Common Plot (Reqd.)			848.44		
	% of Common Plot (Prop)			848.44		
	Surrender Free of Cost			620.59		
	Common Plot			848.44		
	Balance area of Plot(1 - 4)			7635.96		
	Plot Area For Coverage			8484.41		
	Plot Area For FSI			9105.00		
	Perm. FSI Area (1.80)			16389.00		
	Total Perm. FSI area			16389.00		
6.	Total Built up area permissible at:					
	a. Ground Floor			0.00		
	Proposed Coverage Area (32.72 %)			2776.35		
	Total Prop. Coverage Area (32.72 %)			2776.35		
	Balance coverage area (- %)			0.00		
	Proposed Area at:					
		Proposed Built up	Existing/ Approved BUA/area	Proposed F.S.I	Existing/ Approved F.S.I	
		Ground Floor	2653.03	0.00	2377.83	0.00
		First Floor	2649.60	0.00	2159.36	0.00
		Terrace Floor	368.00	0.00	0.00	0.00
		Total Area:	5670.63	0.00	4537.19	0.00
	Total FSI Area:					4410.08
	Total BuiltUp Area:					5670.32
	Proposed F.S.I. consumed:					0.48
B.	Tenement Statement					
1.	Tenement Proposed At:					
	G.F.		65.00			
2.	Total Tenements (3 + 4)		65			
C.	Parking Statement					
1.	Parking Space Required as per Regulations:		13.75			
2.	Proposed Parking Space:		18.00			

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	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Buildingwise Floor FSI Details

Floor Name	Building Name										Total	
	A (HOUSE)	A1 (HOUSE)	AA (HOUSE)	AA1 (HOUSE)	01 (CLUB HOUSE)						Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	670.99	597.89	631.52	562.72	631.52	562.72	592.05	527.55	126.95	126.95	2653.03	2377.83
First Floor	703.80	573.58	662.40	539.84	662.40	539.84	621.00	506.10	0.00	0.00	2649.60	2159.36
Terrace Floor	97.75	0.00	92.00	0.00	92.00	0.00	86.25	0.00	0.00	0.00	368.00	0.00
Total:	1472.54	1171.47	1385.92	1102.56	1385.92	1102.56	1299.30	1033.65	126.95	126.95	5670.63	4537.19

OWNER'S NAME AND SIGNATURE

Mohsinbhai Gulamnabi Vahora
Shakilmahmed Gulamnabi Vahora
Jarinaben Ilyasbhai Vhora
Tejendrakumar Naginbhai Patel

ARCH/ENG'S NAME & SIGNATURE

Dipakkumar J. Gandhi

1005ERH16032500053

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

20/04/2022

DESIGNATION OF APPROVER : Chairman



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.

Project Title :PROPOSED PLAN OF LAYOUT DEVELOPMENT AS ON R.S.NO.:2766/2 AT ANAND VILLAGE,TA & DIST ANAND.



Inward No	ODPS/2022/026141	Sheet	2
Inward Date		Scale	1:100

Individual Plot Area											
Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
01	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	84.26	-	5.71	0.00	-	41.40	151.67	68.91
02	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	71.88	-	7.06	0.00	-	41.40	129.38	68.91
03	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	71.88	-	7.06	0.00	-	41.40	129.38	68.91
04	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	71.88	-	7.06	0.00	-	41.40	129.38	68.91
05	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	71.88	-	7.06	0.00	-	41.40	129.38	68.91
06	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	111.37	-	5.82	0.00	-	41.40	200.47	68.91
07	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	115.01	-	5.74	0.00	-	41.40	207.02	68.91
08	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	75.09	-	7.38	0.00	-	41.40	135.16	68.91
09	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	75.09	-	7.38	0.00	-	41.40	135.16	68.91
10	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	75.09	-	7.38	0.00	-	41.40	135.16	68.91
11	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	75.09	-	7.38	0.00	-	41.40	135.16	68.91
12	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	78.85	-	5.69	0.00	-	41.40	141.93	68.91
13	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	81.42	-	5.52	0.00	-	41.40	146.56	68.91
14	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	73.86	-	7.38	0.00	-	41.40	132.95	68.91
15	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	73.86	-	7.38	0.00	-	41.40	132.95	68.91
16	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	73.86	-	7.38	0.00	-	41.40	132.95	68.91
17	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	73.86	-	7.38	0.00	-	41.40	132.95	68.91
18	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	117.08	-	6.06	0.00	-	41.40	210.74	68.91
19	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	110.77	-	5.37	0.00	-	41.40	199.39	68.91
20	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
21	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
22	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
23	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
24	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	71.41	-	5.52	0.00	-	41.40	128.54	68.91
25	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	74.87	-	5.52	0.00	-	41.40	134.77	68.91
26	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
27	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
28	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
29	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.50	-	7.94	0.00	-	41.40	143.10	68.91
30	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	110.37	-	5.29	0.00	-	41.40	198.67	68.91
31	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	121.02	-	6.39	0.00	-	41.40	217.84	68.91
32	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91

33	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91	
34	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91	
35	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91	
36	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	82.48	-	5.40	0.00	-	41.40	148.46	68.91	
37	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	85.05	-	5.52	0.00	-	41.40	153.09	68.91	
38	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91	
39	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91	
40	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91	
41	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	76.37	-	7.63	0.00	-	41.40	137.47	68.91	
42	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	121.37	-	7.06	0.00	-	41.40	218.47	68.91	
43	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	118.97	-	6.41	0.00	-	41.40	214.15	68.91	
44	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
45	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
46	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
47	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
48	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
49	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	72.37	-	5.52	0.00	-	41.40	130.27	68.91	
50	7.50 MTS. WIDE INTERNALROAD Access Road	-	-	74.18	-	5.52	0.00	-	41.40	133.52	68.91	
51	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
52	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
53	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
54	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
55	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	65.83	-	6.57	0.00	-	41.40	118.49	68.91	
56	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	121.47	-	6.39	0.00	-	41.40	218.65	68.91	
57	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	129.89	-	5.93	0.00	-	41.40	233.80	68.91	
58	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	75.95	-	6.36	0.00	-	41.40	136.71	68.91	
59	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	80.95	-	6.90	0.00	-	41.40	145.71	68.91	
60	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.52	-	6.90	0.00	-	41.40	143.14	68.91	
61	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.55	-	6.90	0.00	-	41.40	143.19	68.91	
62	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	82.87	-	6.90	0.00	-	41.40	149.17	68.91	
63	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	79.52	-	6.36	0.00	-	41.40	143.14	68.91	
64	6.00 MTS. WIDE INTERNALROAD Access Road	-	-	110.71	-	8.50	0.00	-	41.40	199.28	68.91	

Individual Plot Margin													
Plot No.	Pwork-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area Prop	
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop		
01	AA-3 (HOUSE)	7.50 MTS. WIDE INTERNALROAD Access Road	2.00	2.31	0.00	-	0.00	-	1.16	1.16	41.40	68.91	
02	AA1-15 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	0.75	-	0.75	1.00	1.16	1.16	41.40	68.91	
03	AA-2 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	0.75	-	0.00	1.00	1.16	1.16	41.40	68.91	
04	AA1-14 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	0.75	-	0.75	1.00	1.16	1.16	41.40	68.91	
05	AA-1 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	0.75	-	0.00	1.00	1.16	1.16	41.40	68.91	
06	AA1-13 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	5.00	-	2.73	1.50	2.74	1.16	41.40	68.91	
07	A1-1 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.16	5.16	-	5.16	1.50	3.02	1.16	41.40	68.91	
08	A-1 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.16	1.06	-	0.00	1.00	1.00	1.16	41.40	68.91	
09	A1-2 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.16	1.06	-	1.06	1.00	1.00	1.16	41.40	68.91	
10	A-2 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.16	1.06	-	0.00	1.00	1.00	1.16	41.40	68.91	
11	A1-3 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.16	1.06	-	1.06	1.00	1.00	1.16	41.40	68.91	
12	A-3 (HOUSE)	7.50 MTS. WIDE INTERNALROAD Access Road	2.00	2.16	0.00	-	0.00	-	1.00	1.16	41.40	68.91	
13	AA-4 (HOUSE)	7.50 MTS. WIDE INTERNALROAD Access Road	2.00	2.18	0.00	-	0.00	-	1.00	1.16	41.40	68.91	
14	AA1-10 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.06	-	1.06	1.00	1.00	1.16	41.40	68.91	
15	AA-5 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.06	-	0.00	1.00	1.00	1.16	41.40	68.91	
16	AA1-11 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.06	-	1.06	1.00	1.00	1.16	41.40	68.91	
17	AA-6 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.06	-	0.00	1.00	1.00	1.16	41.40	68.91	
18	AA1-12 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	5.00	-	3.34	1.50	3.57	1.16	41.40	68.91	
19	A1-6 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	4.99	-	4.99	1.50	2.74	1.16	41.40	68.91	
20	A-6 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.63	-	0.00	1.00	1.00	1.16	41.40	68.91	
21	A1-5 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.62	-	1.62	1.00	1.00	1.16	41.40	68.91	
22	A-5 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.63	-	0.00	1.00	1.00	1.16	41.40	68.91	
23	A1-4 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.62	-	1.62	1.00	1.00	1.16	41.40	68.91	
24	A-4 (HOUSE)	7.50 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	0.00	-	0.00	-	1.00	1.16	41.40	68.91	
25	AA-9 (HOUSE)	7.50 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	0.00	-	0.00	-	1.00	1.16	41.40	68.91	
26	AA1-9 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.62	-	1.62	1.00	1.00	1.16	41.40	68.91	
27	AA-8 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.62	-	0.00	1.00	1.00	1.16	41.40	68.91	
28	AA1-8 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.62	-	1.62	1.00	1.00	1.16	41.40	68.91	
29	AA-7 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.62	-	0.00	1.00	1.00	1.16	41.40	68.91	
30	AA1-7 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	4.96	-	4.96	1.50	2.72	1.16	41.40	68.91	
31	A1-7 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	3.73	-	3.73	1.50	3.72	1.16	41.40	68.91	
32	A-7 (HOUSE)	6.00 MTS. WIDE INTERNALROAD Access Road	2.00	2.00	1.31	-	0.00	1.00	1.00	1.16	41.40	68.91	

Project Title :PROPOSED CONSTRUCTION PLAN FOR TYPE A AS ON SUB PLOT NO.: 08,10,12,20,22,24,32,34,36,43,45,47,49,58,60,62,64 BUILDING.



Inward No	ODPS/2022/026141	Sheet	3
Inward Date		Scale	1:100

UnitBUA Table for Building :A (HOUSE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	39.47	39.47	4.37	4.30	30.80	01
		Total :	39.47	39.47	4.37	4.30	30.80	01
		Typical Floor = 1						
	Total :	39.47	39.47	4.37	4.30	30.80	01	
FIRST FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	41.40	41.40	5.07	7.66	28.67	00
		Total :	41.40	41.40	5.07	7.66	28.67	00
		Typical Floor = 1						
	Total :	41.40	41.40	5.07	7.66	28.67	00	
-								
Total:	-	-	80.87	80.87	9.44	11.96	59.47	01

Building :A (HOUSE)

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	Stair Lobby			
Ground Floor	39.47	3.27	1.03	35.17	35.17	01
First Floor	41.40	4.68	2.98	33.74	33.74	00
Terrace Floor	5.75	3.87	1.88	0.00	0.00	00
Total:	86.62	11.82	5.89	68.91	68.91	01
Total Number of Same Buildings:	17					
Total:	1472.54	200.94	100.13	1171.47	1171.47	17

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.21	0.31
FIRST FLOOR PLAN	STAIRCASE	1.00	0.21	0.22
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.21	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOUSE)	V	0.60	1.00	03
A (HOUSE)	W1	0.76	1.20	01
A (HOUSE)	W2	0.90	1.37	01
A (HOUSE)	W	1.50	1.37	04

OWNER'S NAME AND SIGNATURE

Mohsinbhai Gulamnabi Vahora
Shakilmahmad Gulamnabi Vahora
Jarinaben iliyasbhai Vhora
Tejendrakumar Naginbhai Patel

ARCH/ENG'S NAME & SIGNATURE

Dipakkumar J. Gandhi
1005ERH16032500053

SUPERVISOR'S NAME & SIGNATURE

20/04/2022

DESIGNATION OF APPROVER :

Chairman



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOUSE)	D2	0.75	2.10	04
A (HOUSE)	D1	0.90	2.10	04
A (HOUSE)	ENTRY DOOR	1.07	2.10	01

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.

Project Title :PROPOSED CONSTRUCTION PLAN FOR TYPE A1 AS ON SUB PLOT NO.: 07,09,11,19,21,23,31,33,35,44,46,48,57,59,61,63.



Inward No	ODPS/2022/026141	Sheet	4
Inward Date		Scale	1:100

UnitBUA Table for Building :A1 (HOUSE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	39.47	39.47	4.37	4.30	30.80	01
			Total :	39.47	4.37	4.30	30.80	01
	Total per Floor:	Typical Floor = 1						
			Total :	39.47	4.37	4.30	30.80	01
FIRST FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	41.40	41.40	5.07	7.66	28.67	00
			Total :	41.40	5.07	7.66	28.67	00
	Total per Floor:	Typical Floor = 1						
			Total :	41.40	5.07	7.66	28.67	00
-	Total:	-	80.87	80.87	9.44	11.96	59.47	01

Building :A1 (HOUSE)

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	Stair Lobby			
Ground Floor	39.47	3.27	1.03	35.17	35.17	01
First Floor	41.40	4.68	2.98	33.74	33.74	00
Terrace Floor	5.75	3.87	1.88	0.00	0.00	00
Total:	86.62	11.82	5.89	68.91	68.91	01
Total Number of Same Buildings:	16					
Total:	1385.92	189.12	94.24	1102.56	1102.56	16

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.21	0.31
FIRST FLOOR PLAN	STAIRCASE	1.00	0.21	0.22
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.21	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (HOUSE)	V	0.60	1.00	03
A1 (HOUSE)	W1	0.76	1.20	01
A1 (HOUSE)	W2	0.90	1.37	01
A1 (HOUSE)	W	1.50	1.37	04

OWNER'S NAME AND SIGNATURE

Mohsinbhai Gulamnabi Vahora
Shakilmahmad Gulamnabi Vahora
Jarinaben iliyasbhai Vhora
Tejendrakumar Naginbhai Patel

ARCH/ENG'S NAME & SIGNATURE

Dipakkumar J. Gandhi

1005ERH16032500053

SUPERVISOR'S NAME & SIGNATURE

20/04/2022

DESIGNATION OF APPROVER : Chairman



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (HOUSE)	D2	0.75	2.10	04
A1 (HOUSE)	D1	0.90	2.10	04
A1 (HOUSE)	ENTRY DOOR	1.07	2.10	01

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.

ISO_A2_(594.00_x_420.00_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.Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED CONSTRUCTION PLAN FOR TYPE AA AS ON SUB PLOT NO.: 01,03,05,13,15,17,25,27,29,37,39,41,50,52,54,56.



Inward No	ODPS/2022/026141	Sheet	5
Inward Date		Scale	1:100

UnitBUA Table for Building :AA (HOUSE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	39.47	39.47	4.37	4.30	30.80	01
	Total per Floor:	Typical Floor = 1						
FIRST FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	41.40	41.40	5.07	7.66	28.67	00
	Total per Floor:	Typical Floor = 1						
-	Total:	-	80.87	80.87	9.44	11.96	59.47	01

Building :AA (HOUSE)

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	Stair Lobby			
Ground Floor	39.47	3.27	1.03	35.17	35.17	01
First Floor	41.40	4.68	2.98	33.74	33.74	00
Terrace Floor	5.75	3.87	1.88	0.00	0.00	00
Total:	86.62	11.82	5.89	68.91	68.91	01
Total Number of Same Buildings:	16					
Total:	1385.92	189.12	94.24	1102.56	1102.56	16

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.22	0.31
FIRST FLOOR PLAN	STAIRCASE	1.00	0.21	0.22
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.22	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (HOUSE)	V	0.60	1.00	03
AA (HOUSE)	W1	0.76	1.20	01
AA (HOUSE)	W2	0.90	1.37	01
AA (HOUSE)	W	1.50	1.37	04

OWNER'S NAME AND SIGNATURE

Mohsinbhai Gulamnabi Vahora
Shakilmahmad Gulamnabi Vahora
Jarinaben iliyasbhai Vhora
Tejendrakumar Naginbhai Patel

ARCH/ENG'S NAME & SIGNATURE

Dipakkumar J. Gandhi

1005ERH16032500053

SUPERVISOR'S NAME & SIGNATURE

20/04/2022

DESIGNATION OF APPROVER : Chairman



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (HOUSE)	D2	0.75	2.10	04
AA (HOUSE)	D1	0.90	2.10	04
AA (HOUSE)	ENTRY DOOR	1.07	2.10	01

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.

ISO_A2_(594.00_x_420.00_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.Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

Project Title :PROPOSED CONSTRUCTION PLAN FOR TYPE AA1 AS ON SUB PLOT NO.: 02,04,06,14,16,18,26,28,30,38,40,42,51,53,55.



Inward No	ODPS/2022/026141	Sheet	6
Inward Date		Scale	1:100

UnitBUA Table for Building :AA1 (HOUSE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	39.47	39.47	4.37	4.30	30.80	01
	Total per Floor:	Typical Floor = 1	39.47	39.47	4.37	4.30	30.80	01
FIRST FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	41.40	41.40	5.07	7.66	28.67	00
	Total per Floor:	Typical Floor = 1	41.40	41.40	5.07	7.66	28.67	00
-	Total:	-	-	-	-	-	-	-
Total:			80.87	80.87	9.44	11.96	59.47	01

Building :AA1 (HOUSE)

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	Stair Lobby			
Ground Floor	39.47	3.27	1.03	35.17	35.17	01
First Floor	41.40	4.68	2.98	33.74	33.74	00
Terrace Floor	5.75	3.87	1.88	0.00	0.00	00
Total:	86.62	11.82	5.89	68.91	68.91	01
Total Number of Same Buildings:	15					
Total:	1299.30	177.30	88.35	1033.65	1033.65	15

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.22	0.31
FIRST FLOOR PLAN	STAIRCASE	1.00	0.21	0.22
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.22	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA1 (HOUSE)	V	0.60	1.00	03
AA1 (HOUSE)	W1	0.76	1.20	01
AA1 (HOUSE)	W2	0.90	1.37	01
AA1 (HOUSE)	W	1.50	1.37	04

OWNER'S NAME AND SIGNATURE

Mohsinbhai Gulamnabi Vahora
Shakilmahmad Gulamnabi Vahora
Jarinaben iliyasbhai Vhora
Tejendrakumar Naginbhai Patel

ARCH/ENG'S NAME & SIGNATURE

Dipakkumar J. Gandhi

1005ERH16032500053

SUPERVISOR'S NAME & SIGNATURE

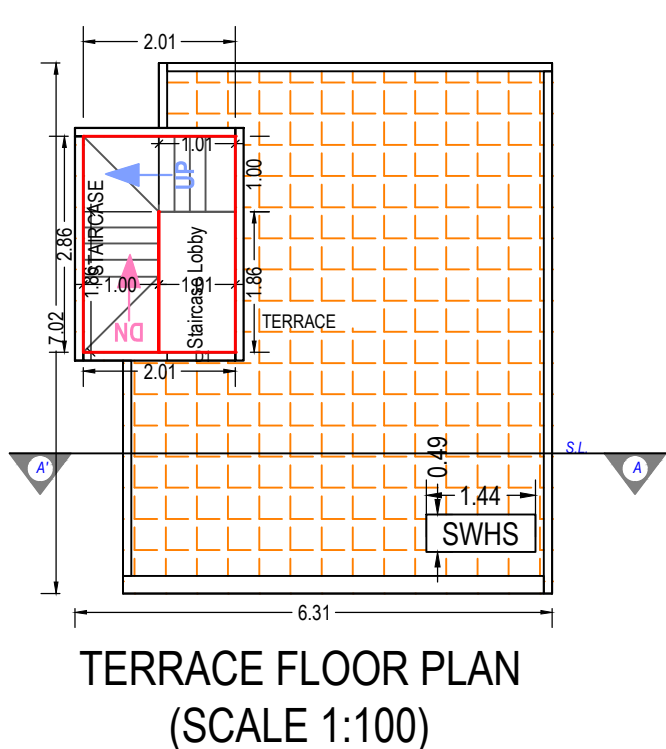
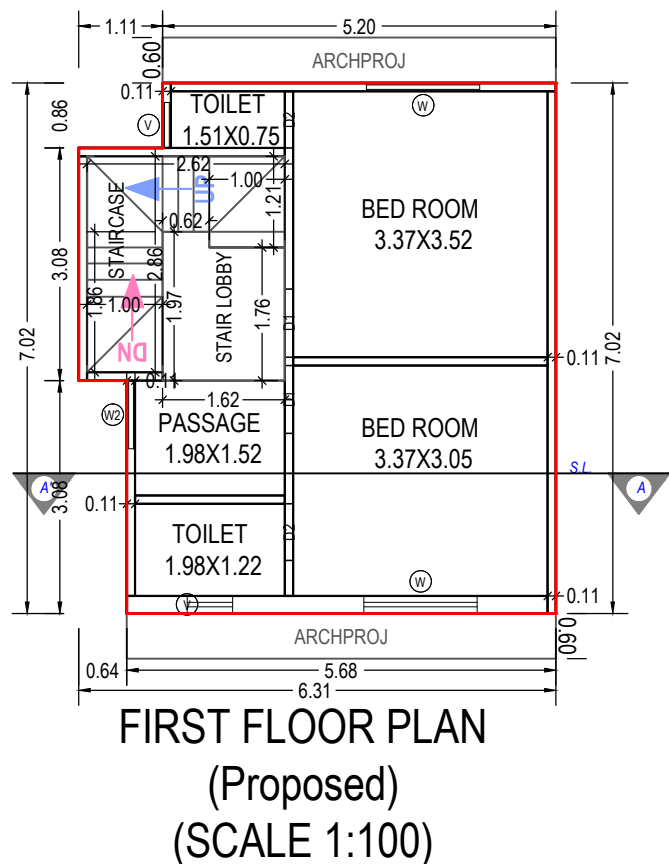
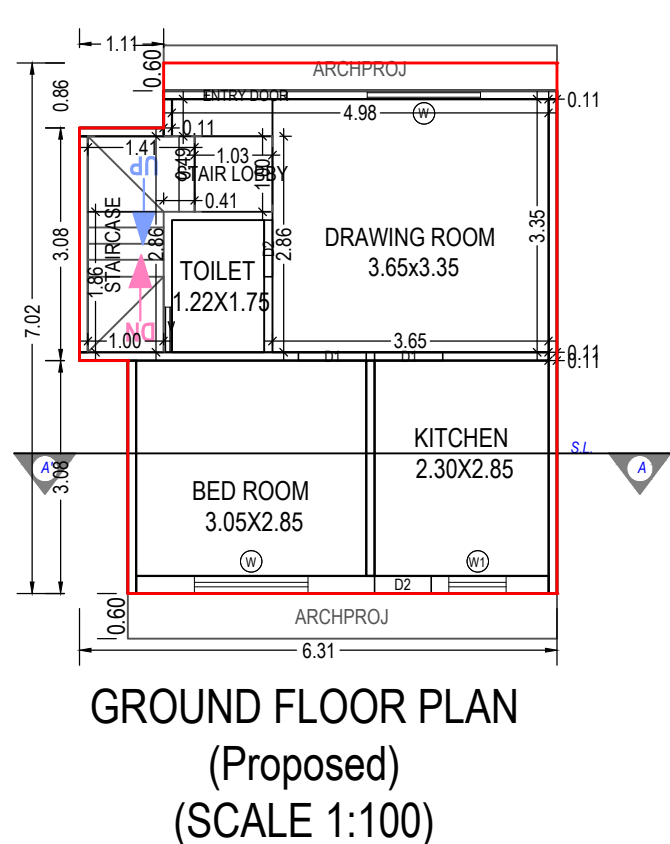
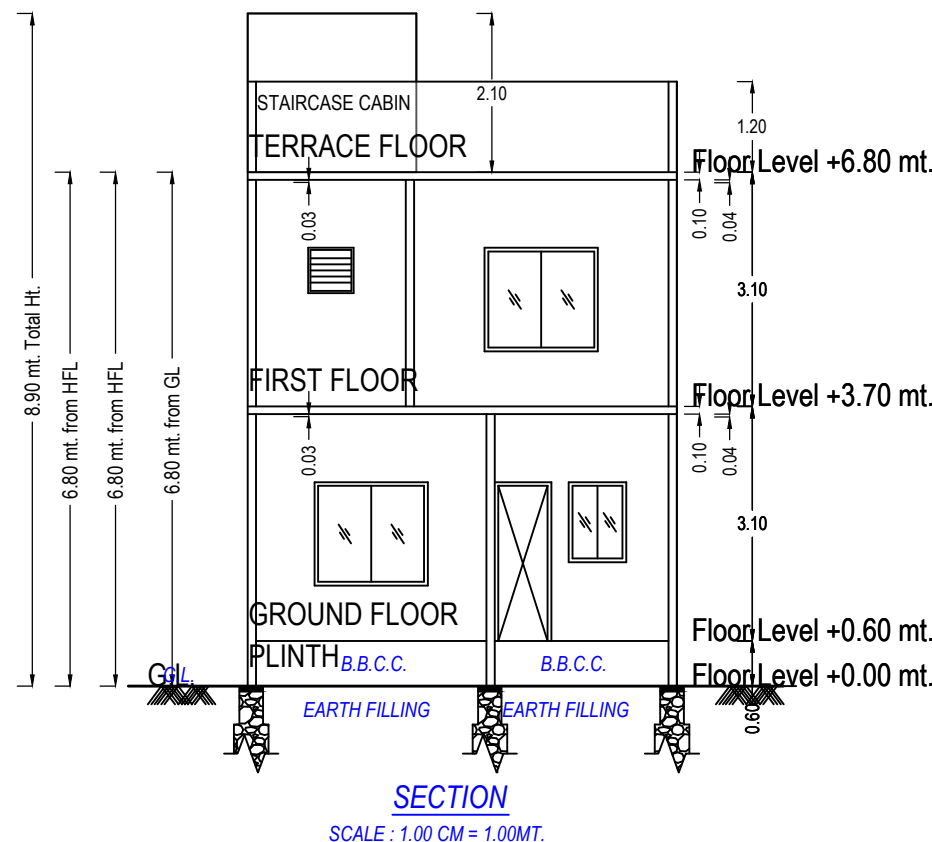
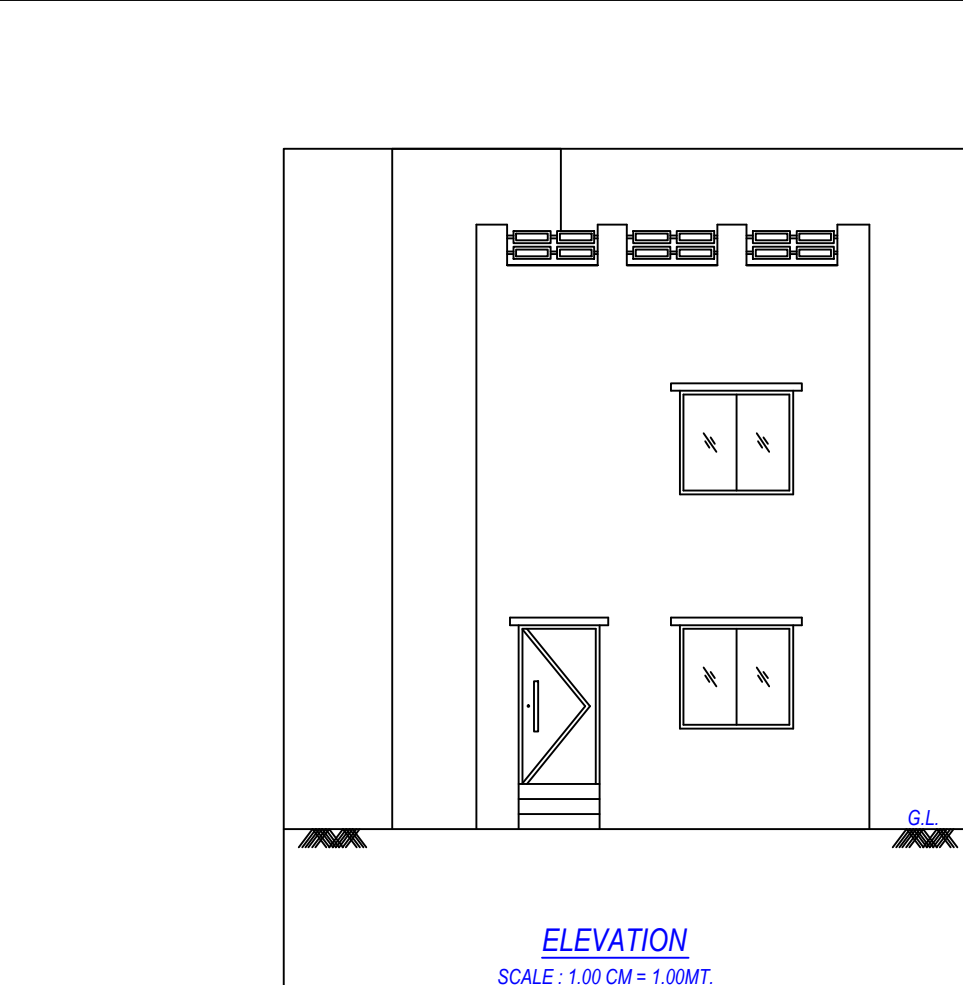
20/04/2022

DESIGNATION OF APPROVER : Chairman



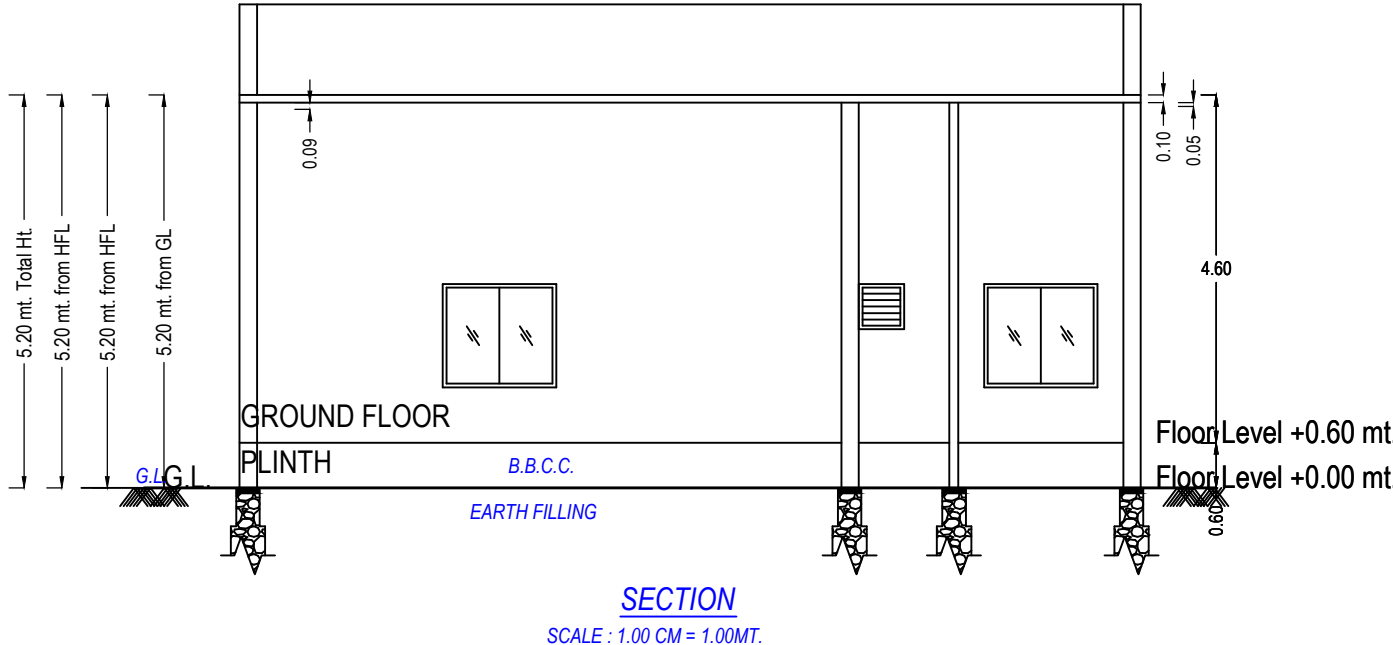
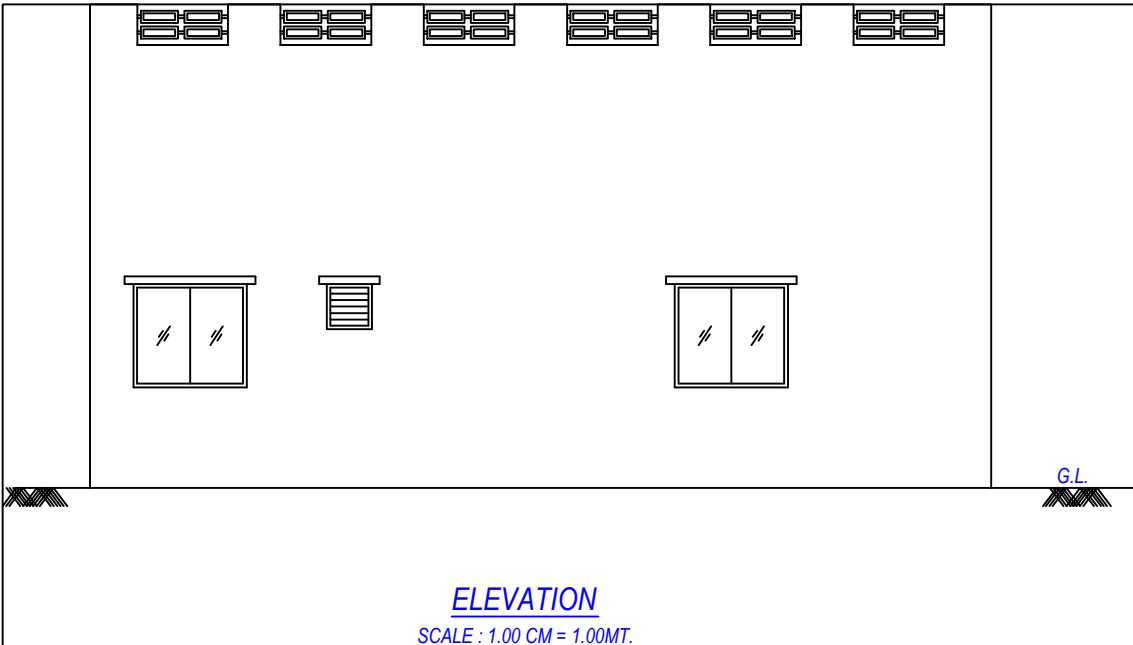
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA1 (HOUSE)	D2	0.75	2.10	04
AA1 (HOUSE)	D1	0.90	2.10	04
AA1 (HOUSE)	ENTRY DOOR	1.07	2.10	01



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.

Project Title :PROPOSED CONSTRUCTION PLAN FOR CLUB HOUSE.



Building :01 (CLUB HOUSE)

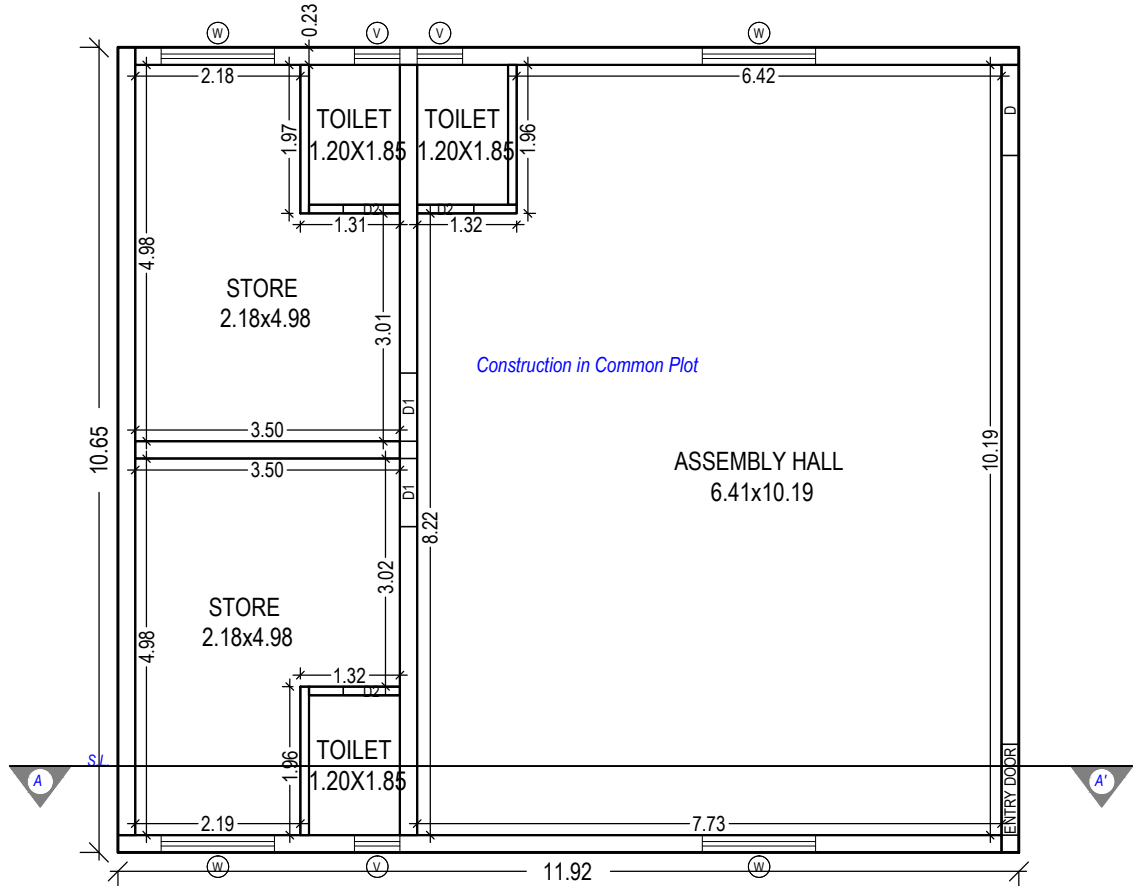
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Resi.		
Ground Floor	126.95	126.95	126.95	01
Total:	126.95	126.95	126.95	01
Total Number of Same Buildings:	1			
Total:	126.95	126.95	126.95	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
01 (CLUB HOUSE)	D2	0.75	2.10	03
01 (CLUB HOUSE)	D1	0.90	2.10	02
01 (CLUB HOUSE)	D	1.20	2.10	01
01 (CLUB HOUSE)	ENTRY DOOR	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
01 (CLUB HOUSE)	V	0.60	1.00	03
01 (CLUB HOUSE)	W	1.50	1.37	04



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

OWNER'S NAME AND SIGNATURE	
Mohsinbhai Gulamnabi Vahora Shakilmahmad Gulamnabi Vahora Jarinaben iliyasbhai Vhora Tejendrakumar Naginbhai Patel	
ARCH/ENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
Dipakkumar J. Gandhi	
1005ERH16032500053	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	20/04/2022
DESIGNATION OF APPROVER : Chairman	
	

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.