



ગાંધીનગર શહેરી વિકાસ સત્તામંડળ

બ્લોક નં. ૧૮, ચોથા માળે, ઉદ્યોગભવન, સેક્ટર-૧૧, ગાંધીનગર-૩૮૨૦૧૭

ફોન/ફેક્સ નં. ૨૩૨ ૪૯૦૧૭, ૨૩૨ ૪૯૦૧૮

ગુડાની વેબ સાઇટ www.guda.gujarat.gov.in



નં. ગુડા/ડીપી/ઓનીંગ/૧૧૫/૨૦૨૧

તા. ૧૨/૬/૨૧

અરજી નંબર :- ૧૦૧૫૮

ઝોનિંગ સર્ટીફિકેટ

પર્મિટ નંબર :- ૦-૧૪૩૫

પ્રતિ, શ્રી રશ્મિડાંત આર પટેલ

મુ.પો. કુડાસણ

તા. જી. ગાંધીનગર

વિષય : વિદ્યાર્થી યોજના ૨૦૨૪ ના ઝોનિંગ સર્ટીફિકેટ અંગે ...

સંદર્ભ : આપશ્રીની તા. ૧૧/૦૮/૨૦૨૧ ની અરજી અન્વયે

ઉપરોક્ત વિષય મોજે : કુડાસણ તાલુકો ગાંધીનગર બ્લોક નં/ સર્વે નં ૨૮૮ ની જમીન ગુજરાત નગર રચના અને શહેરી વિદ્યાર્થી અધિનિયમ ૧૯૭૭ ની કલમ-૧૭ (૧) (ક) હેઠળ સરકારશ્રી ના તા.૧૩/૧૦/૨૦૧૭ના આજ્ઞાતી નહેરનામાં ક્રમાંક નં જી.એચ/વી/૨૭૭ ઓફ ૨૦૧૭/ડીવીપી-૧૧૨૦૧૪-૪૧૨૩-લ. થી મંજૂર થઇ. તા ૧૩/૧૦/૨૦૧૭ ના રોજ અમલમાં આવેલ છે. જેની દરખાસ્ત મુજબ સદરહુ જમીનમાંથી ૨૪.૦૦ મી ના રોડની અસર થાય છે. બાકીનો ભાગ રેસીડેન્સીયલ ઝોન (R-5) ઝોનમાં આવે છે.

૧. સદરહુ જમીન કુડાસણનો ઉત્તર તરફનો પૈડી ભાગ ટી.પી. સ્કીમ નં ૭ (પ્રારંભિક મંજૂર) તથા ----- ના વિસ્તારમાં આવતો હોવાથી તેને ટી.પી સ્કીમ હેઠળ અન્ય દરખાસ્તો- જોગ વાઇઓ ફેરફારને બંધનકર્તા રહેશે.

૨. પ્રથમ પુનરાવર્તીત વિદ્યાર્થી યોજનાની દરખાસ્તો સરકાર આધીન ફેર ફારને પાત્ર રહેશે.

નોંધ : આ ફક્ત ઝોનિંગ સર્ટીફિકેટ છે, બાંધકામની પરવાનગી નથી.

Prd

Autocad Operator *Relle*

GIS Analyst *[Signature]*

Chkd by

Planning Assistant *C.H. Patel*

આપનો વિશ્વાસુ

[Signature]

જુનીયર નગર નિષ્પેક્ષ

ગાંધીનગર શહેરી વિકાસ સત્તામંડળ

ગાંધીનગર

PART PLAN SHOWING
SUR. NO. :- 289
VILLAGE:- KUDASAN
TALUKA:- GANDHINAGAR
DISTRICT:- GANDHINAGAR

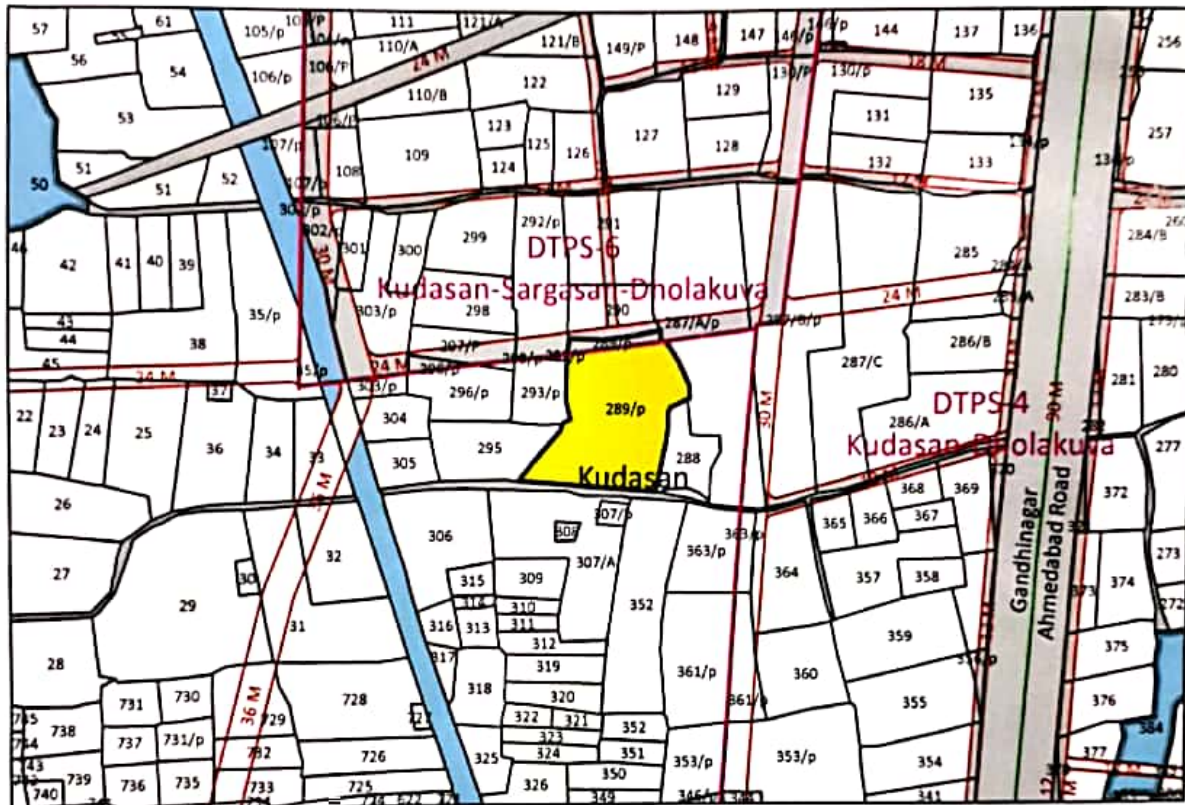


N
W E
S
1 c.m. = 80 mt.

LEGEND

- Residential Zone - R5
- Gamtal
- Waterbody
- Existing Road
- Proposed Road
- State Highway
- Village Boundary
- TPS Boundary

Part Plan of Sanctioned Development plan (First Revised) of GUDA Under Govt. Notification no. GH/V/277 of 2017/DVP-112014-4123-L Dated - 13/10/2017 U/S-17 (1) (c) of the G.T.P.&U.D.Act.-1976



This part plan is certified for the BL. NO. :- 289

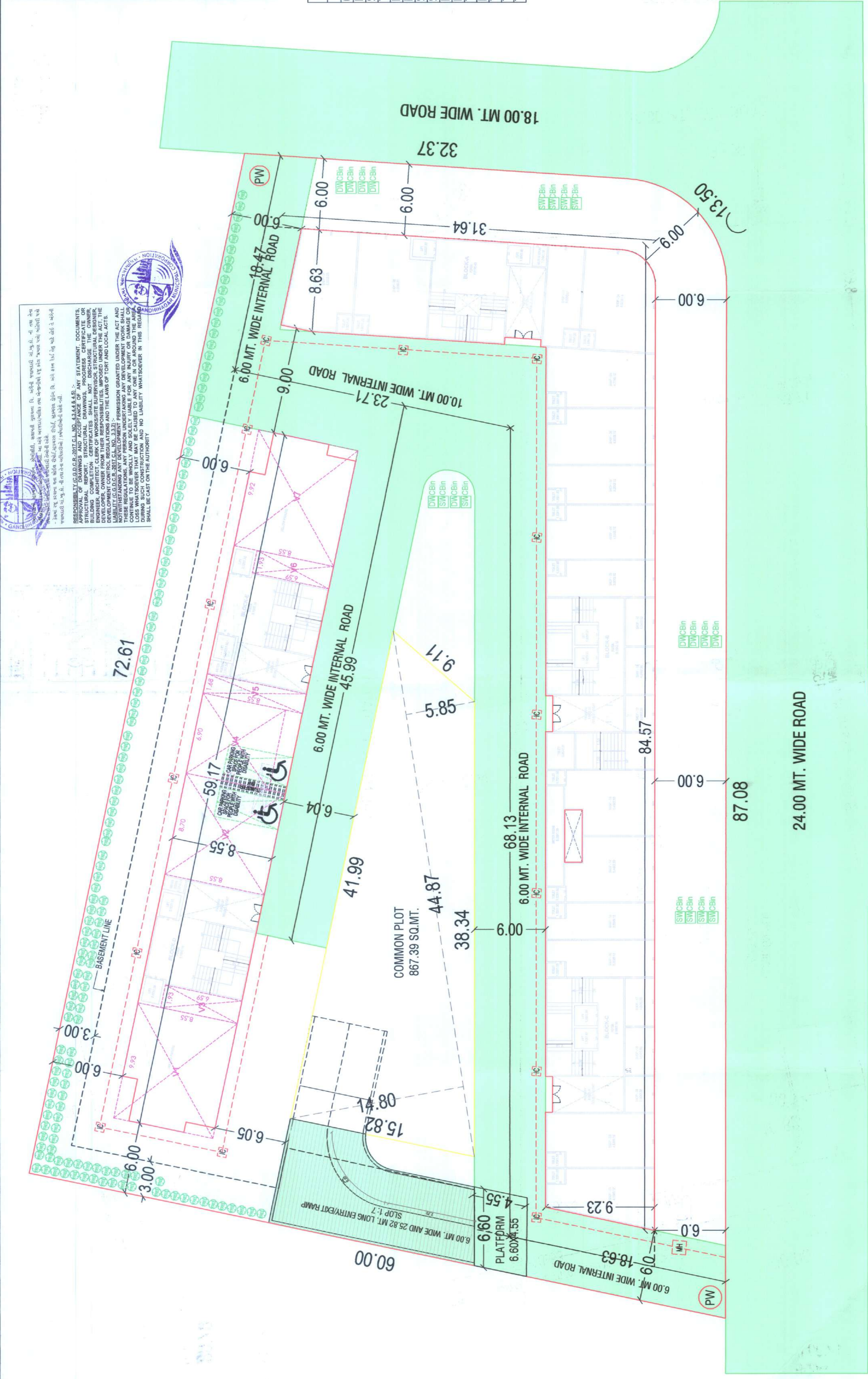
NOTE :- This part plan cannot be used for making any entry in revenue records and can not be considered As Development Permission or Permission for Addition/Alteration.

7994
121421

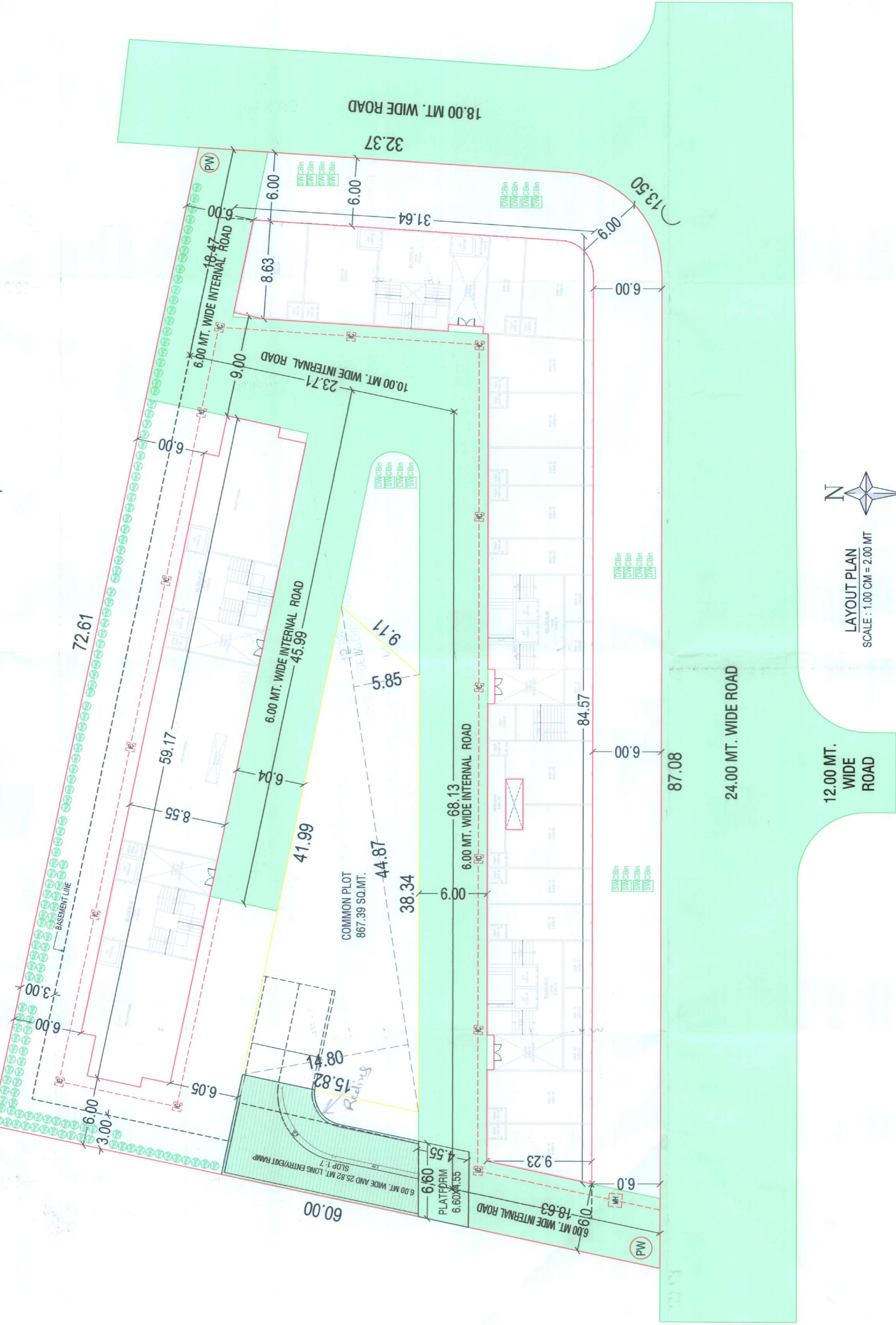
Application Inward No :- 10158
Amount Recieved Rs. :- 200/-
Receipt No. :- O-1425 / Date:- 11/08/2021

Prep. By: *[Signature]*
GIS Analyst: *[Signature]*
Autocad Operator: *[Signature]*
Chd. By: *[Signature]*
Planning Assistant: *C.H. Patel*

TRUE COPY
[Signature]
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.



PARKING LAYOUT PLAN
SCALE: 1:100 CM = 2.00 MT



LAYOUT PLAN
SCALE: 1:100 CM = 2.00 MT

BUILT-UP AREA TABLE				SUMMIES	
FLOOR	BLOCK - A, B, C & D	BLOCK - E & F	MINUTES	TOTAL	
FIRST FLOOR	230.31	482.06	-	712.37	
SECOND FLOOR	230.31	482.06	-	712.37	
THIRD FLOOR	230.31	482.06	-	712.37	
FOURTH FLOOR	230.31	482.06	-	712.37	
FIFTH FLOOR	230.31	482.06	-	712.37	
SIXTH FLOOR	230.31	482.06	-	712.37	
SEVENTH FLOOR	230.31	482.06	-	712.37	
EIGHTH FLOOR	230.31	482.06	-	712.37	
NINTH FLOOR	230.31	482.06	-	712.37	
TENTH FLOOR	230.31	482.06	-	712.37	
ELEVENTH FLOOR	230.31	482.06	-	712.37	
TWELFTH FLOOR	230.31	482.06	-	712.37	
THIRTEENTH FLOOR	230.31	482.06	-	712.37	
FOURTEENTH FLOOR	230.31	482.06	-	712.37	
FIFTEENTH FLOOR	230.31	482.06	-	712.37	
SUB TOTAL	3525.96	7242.54	-	10768.50	
GRAND TOTAL	11371.85	6655.35	7308.81	25336.01	

F.S.I. AREA TABLE				SUMMIES	
FLOOR	BLOCK - A, B, C & D	BLOCK - E & F	MINUTES	TOTAL	
FIRST FLOOR	68.50	188.83	87.83	345.16	
SECOND FLOOR	68.50	188.83	87.83	345.16	
THIRD FLOOR	68.50	188.83	87.83	345.16	
FOURTH FLOOR	68.50	188.83	87.83	345.16	
FIFTH FLOOR	68.50	188.83	87.83	345.16	
SIXTH FLOOR	68.50	188.83	87.83	345.16	
SEVENTH FLOOR	68.50	188.83	87.83	345.16	
EIGHTH FLOOR	68.50	188.83	87.83	345.16	
NINTH FLOOR	68.50	188.83	87.83	345.16	
TENTH FLOOR	68.50	188.83	87.83	345.16	
ELEVENTH FLOOR	68.50	188.83	87.83	345.16	
TWELFTH FLOOR	68.50	188.83	87.83	345.16	
THIRTEENTH FLOOR	68.50	188.83	87.83	345.16	
FOURTEENTH FLOOR	68.50	188.83	87.83	345.16	
FIFTEENTH FLOOR	68.50	188.83	87.83	345.16	
SUB TOTAL	1042.79	2725.53	1213.63	4981.95	
GRAND TOTAL	2807.94	4427.79	1225.53	8461.26	

REERA CARPET AREA TABLE FOR RESIDENTIAL

FLOOR	BLOCK - A	BLOCK - B	BLOCK - C	BLOCK - D	BLOCK - E	BLOCK - F	TOTAL
FIRST FLOOR	81.16	4.65	-	-	80.47	5.09	167.37
SECOND FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
THIRD FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
FOURTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
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FIFTEENTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
SUB TOTAL	2020.00	116.25	114.48	2005.03	1277.73	950.10	6528.57

COMMON SANITARY PROVISION

COMMON PLOT AREA Calculation		FREE PLANTATION CALCULATION	
RECT. COMMON PLOT AREA, 10% OF PLOT AREA	4538.00 X 0.10% = 453.80 SQ.FT.	PLOT AREA = 4590.00 SQ.FT.	
4538.00 X 0.10% = 453.80 SQ.FT.		RECT. PLOT AREA = 10,200 SQUAR FEET PER PLOT AREA	
44.47' X 101.71' = 4517.07 SQUAR FEET		4538.00 / 200 = 22.69' = 113.95 NOS. PROVIDED	
44.47' X 101.69 = 4516.59 SQU. FT.		PROVIDED: 114 NOS. PROVIDED	

PLOT CALCULATION		PERCULATING WELL CALCULATION	
RECT. PLOT AREA = 4590.00 SQ.FT.		PLOT AREA = 4550.00 SQ.FT.	
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LAYOUT PLAN SHOWING AFFORDABLE RESIDENTIAL BUILDING (DWELLING-3) & COMMERCIAL (MERCANTILE-1) ON R.S. BLOCK NO. 289/A2, OF PLOT NO. 101, F.P. NO. 101, T.P.S. NO. 27 (KUDASAN - AMBAPUR-KOBA) AT VILLAGE - KUDASAN, T.A. & DIST. GANDHINAGAR.

SCALE: 1:100 CM = 2.00 MT. USE: Residential (Dwelling-3) & COMMERCIAL (MERCANTILE-1)

AREA TABLE		SUMMIES	
FLOOR	AREA (SQ. MT.)	FLOOR	AREA (SQ. MT.)
FIRST FLOOR	7592.00	SECOND FLOOR	7592.00
THIRD FLOOR	7592.00	FOURTH FLOOR	7592.00
FIFTH FLOOR	7592.00	SIXTH FLOOR	7592.00
SEVENTH FLOOR	7592.00	EIGHTH FLOOR	7592.00
NINTH FLOOR	7592.00	TENTH FLOOR	7592.00
ELEVENTH FLOOR	7592.00	TWELFTH FLOOR	7592.00
THIRTEENTH FLOOR	7592.00	FOURTEENTH FLOOR	7592.00
FIFTEENTH FLOOR	7592.00	SUB TOTAL	113718.50
GRAND TOTAL	113718.50		

REERA CARPET AREA Table For Commercial SO.MTRS.

FLOOR	BLOCK - A	BLOCK - B	BLOCK - C	BLOCK - D	BLOCK - E	BLOCK - F	TOTAL
FIRST FLOOR	81.16	4.65	-	-	80.47	5.09	167.37
SECOND FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
THIRD FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
FOURTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
FIFTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
SIXTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
SEVENTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
EIGHTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
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TENTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
ELEVENTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
TWELFTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
THIRTEENTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
FOURTEENTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
FIFTEENTH FLOOR	162.32	9.30	16.71	9.54	160.38	10.22	328.57
SUB TOTAL	2020.00	116.25	114.48	2005.03	1277.73	950.10	6528.57

COMMON SANITARY PROVISION

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