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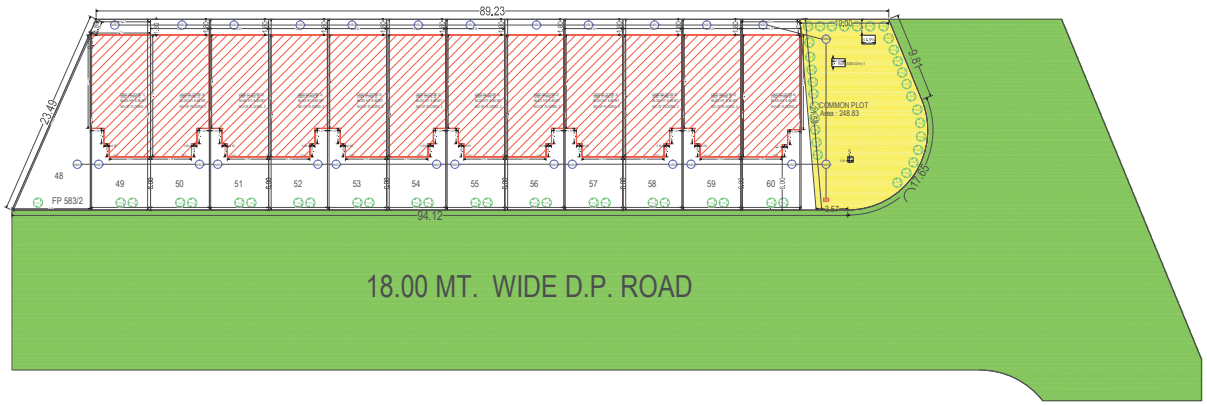
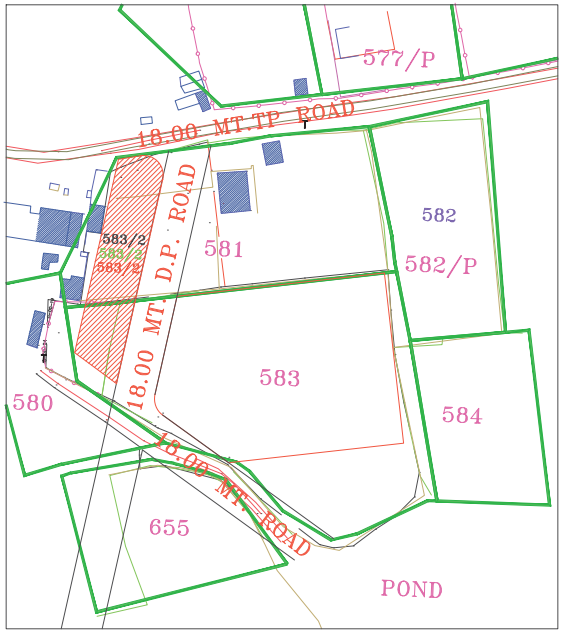
Project Title :PROPOSED PLAN SHOWING RESIDENTIAL BUILDING ON SURVEY NO.583/2,O.P. NO.583/3 & F.P. NO.583/2 AT VILLAGE : SHIHOLI MOTI, TA. & DIS. - GANDHINAGAR

Application No : **1115BDP21220195** Development Permission No. : **1115LD21220034**

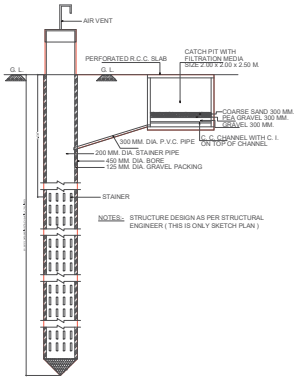
Inward No.	ODPS/2021078448	Sheet	1
Inward Date		Scale	1:100



SITE PLAN
(Scale - 1:200)



KEY PLAN
SCALE 1:8



PERCOLATION WELL

Individual Plot Margin

Plot No.	Pocket-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop
49	UNIT-49 (TYPE 1)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.34	-	0.34	1.50	1.80	86.95	161.90
50	UNIT-50 (TYPE 2)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
51	UNIT-51 (TYPE 3)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
52	UNIT-52 (TYPE 2)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
53	UNIT-53 (TYPE 3)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
54	UNIT-54 (TYPE 2)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
55	UNIT-55 (TYPE 3)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
56	UNIT-56 (TYPE 2)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
57	UNIT-57 (TYPE 3)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
58	UNIT-58 (TYPE 2)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
59	UNIT-59 (TYPE 3)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	85.74	162.59
60	UNIT-60 (TYPE 4)	18.00 MT. WIDE D.P. ROAD	6.00	6.00	-	0.00	-	0.00	1.50	1.80	87.18	164.90

	AREA STATEMENT	VERSION NO. : 1.0.45 VERSION DATE: 25/10/2021
	PROJECT DETAIL :	
	Authority: Gandhinagar Urban Development Authority (GUDA)	Plot Use: Residential
	Authority\Zone: O1	Plot Sub Use: Resi. Building (More than one side common)
	Authority\Desite: Urban Development Authority	Plot Use Group: Dwelling-2 (DW2)
	Project Type: Layout Development	Plot Category: NA
	Nature of Development: NEW	Land Use Zone: Natural Growth of Village
	Development Area: Non TP Area	Conceptualized Use Zone: SAME
	SubDevelopment Area: Other Areas	
	Special Project: N/A	
	Special Road : NA	
	Site Address : Survey No. 583/2, O.P. No. 583/2, F.P. No.583/2, Shiholi-Moti, Gandhinagar	
	AREA DETAILS :	Sq.Mts.
1	Area of Plot As per record	
	Plot Validation Certificate	2074.00
	Physical area measured at site	2074.00
	712 or Document	2074.00
	Plot area drawn as per Site	2074.00
	Area of Plot Considered	2074.00
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	2074.00
4	% of Common Plot (Reqd.)	207.40
	% of Common Plot (Prop)	248.83
	Common Plot	248.83
	Balance area of Plot (1 -4)	1825.17
	Plot Area For Coverage	2074.00
	Plot Area For FSI	2074.00
	(Perv.(1& 4 Area)) 2/2	2592.50
	Total Perm. FSI area	2592.50
5	Total Built up area permissible at:	
	a. Ground Floor	0.00
	1 % proposed Coverage Area (45.21 %)	1031.52
	Total Prop. Coverage Area (45.74 %)	1031.52
	Balance coverage area (- %)	0.00

Proposed Area at:				
	Proposed Built up Area	Existing/ Approved BUArea	Proposed F. S.I	Existing/ Approved F.S.I
Ground Floor	1065.40	0.00	355.40	0.00
First Floor	1020.30	0.00	355.30	0.00
Terrace Floor	96.65	0.00	0.00	0.00
Total Area	2182.35	0.00	1062.70	0.00

	Total FSI Area	1062.72
	Accessory Use Area Added in BuiltUp Area	1.50
	Total BuiltUp Area	2184.22
	Proposed F.S.I. consumed	0.94
6	Tenement Statement	
1	Tenement Proposed At	
	S.F	12.00
2	Total Tenements (3 + 4)	12

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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
UNIT (TYPE 4)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Residential	Resi. Building (More than one side common)	-	-	-
UNIT (TYPE 2)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Residential	Resi. Building (More than one side common)	-	-	-
UNIT (TYPE 1)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Residential	Resi. Building (More than one side common)	-	-	-
UNIT (TYPE 3)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					FIRST FLOOR PLAN	Residential	Resi. Building (More than one side common)	Residential FSI	Residential	Resi. Building (More than one side common)
					TERRACE FLOOR PLAN	Residential	Resi. Building (More than one side common)	-	-	-

Buildingwise Floor FSI Details

Floor Name	Building Name								Total :	
	UNIT (TYPE 4)		UNIT (TYPE 2)		UNIT (TYPE 1)		UNIT (TYPE 3)			
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	89.95	83.95	444.25	414.25	86.95	80.95	444.25	414.25	1065.40	993.40
First Floor	89.95	89.95	428.75	398.75	86.95	80.95	428.75	398.75	1033.35	968.30
Terrace Floor	8.00	0.00	40.00	0.00	8.00	0.00	40.00	0.00	96.00	0.00
Total :	184.90	164.90	912.95	812.95	181.90	161.90	912.95	812.95	2182.75	1862.70

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Prop
48	18.00 MT. WIDE D.P. ROAD	-	-	88.52	-	8.83	0.00	-	0.00	-	0.00
49	18.00 MT. WIDE D.P. ROAD	-	-	144.98	-	6.77	0.00	-	86.95	161.90	161.90
50	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
51	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
52	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
53	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
54	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
55	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
56	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
57	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
58	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
59	18.00 MT. WIDE D.P. ROAD	-	-	142.98	-	6.65	0.00	-	85.74	178.72	162.59
60	18.00 MT. WIDE D.P. ROAD	-	-	145.31	-	6.77	0.00	-	87.18	181.64	164.90

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt	Percentage(%)
Plotted Area	1808.59	87.26
Organized Open Space	248.83	12.00
Other Area	16.61	0.80
Total net layout	2074.03	100.00

Tree Details (Table 3h)

Plot	Name	No. Of Trees	
		Reqd	Prop
FP 583/2	Tree	35	35

Common Plot Area

Name	Prop. Area
COMMON PLOT	248.83

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Areas in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			Stair Case	Stair Lobby	Resi.		
UNIT (TYPE 4)	1	184.90	17.00	3.12	164.90	164.90	01
UNIT (TYPE 2)	5	912.95	85.00	15.60	812.95	812.95	05
UNIT (TYPE 1)	1	181.90	17.00	3.12	161.90	161.90	01
UNIT (TYPE 3)	5	912.95	85.00	15.60	812.95	812.95	05
Grand Total :	12	2192.70	204.00	37.44	1952.70	1952.70	12

OWNER'S NAME AND SIGNATURE	
Patel Rajeshkumar Arvindbhai	
ARCHEN/ZS NAME & SIGNATURE	STRUCTURE ENGINEER
RUSHIL B PRAJAPATI CEN/RH/510/2510008	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	11/01/2022
DESIGNATION OF APPROVER :	Junior Town Planner

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