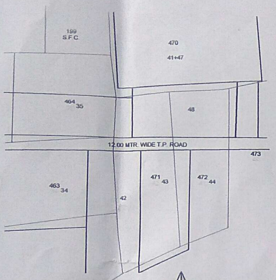
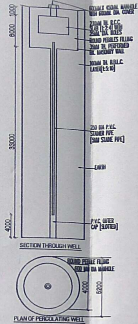
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



KEY- PLAN
SCALE 1 : 2000

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



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

BUILT -UP AREA TABLE					SQ.MTRS.
FLOOR	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D-E	TOTAL
BASEMENT	– – –	– – –	– – –	– – –	3115.72
GROUND (HOLLOW PLINTH)	402.26	200.26	239.07	509.49	1351.08
GROUND FLOOR (SHOPS)	402.26	226.62	229.72	152.24	1010.84
FIRST FLOOR	402.26	413.15	446.43	661.73	1923.57
SECOND FLOOR	402.26	413.15	446.43	661.73	1923.57
THIRD FLOOR	402.26	413.15	446.43	661.73	1923.57
FOURTH FLOOR	402.26	413.15	446.43	661.73	1923.57
FIFTH FLOOR	402.26	413.15	446.43	661.73	1923.57
SIXTH FLOOR	402.26	413.15	446.43	661.73	1923.57
SEVENTH FLOOR	402.26	413.15	446.43	661.73	1923.57
SEVENTH FLOOR ON H.P.	– – –	215.45	242.45	521.60	979.50
STAIR CABIN	37.82	37.82	37.82	75.64	189.10
TOTAL	3658.16	3572.20	3874.07	5891.08	16995.51
GRAND TOTAL					20111.23

F.S.I. AREA TABLE					SQ.MTRS.
FLOOR	BLOCK-A	BLOCK-B	BLOCK-C	BLOCK-D-E	TOTAL
GROUND FLOOR (SHOPS)	367.44	226.62	229.72	152.24	976.02
FIRST FLOOR	367.44	378.72	412.85	592.31	1751.32
SECOND FLOOR	367.44	378.72	412.85	592.31	1751.32
THIRD FLOOR	367.44	378.72	412.85	592.31	1751.32
FOURTH FLOOR	367.44	378.72	412.85	592.31	1751.32
FIFTH FLOOR	367.44	378.72	412.85	592.31	1751.32
SIXTH FLOOR	367.44	378.72	412.85	592.31	1751.32
SEVENTH FLOOR	367.44	378.72	412.85	592.31	1751.32
SEVENTH FLOOR ON H.P.	– – –	181.02	208.87	451.96	841.85
TOTAL	2939.52	3058.68	3328.54	4750.37	14077.11

Drainage Certificate

THE DEPTH POSITION EXI. MUNI. M.H. IS CHECKED AND VERIFIED PERSONALLY BY ME ON SITE PREMICES CAN GET CONNECTION AS SHOWN PLAN.
EACH SEPRATE UNIT ONE LETTER BOX PROVIDED IN HOLLOW PLINTH/GR. FL. LVL.
ALL OUTER & INTERNAL WALLS ARE AS/N.B.C. CODE

Certificate

CERTIFICATE THAT THE PLOT UNDER PREFERENCE WAS SURVEYED BY, ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATE ON PLAN. AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP I.T.P. RECORD.

Mosquito - Proof Water Tank

THAT WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO PROOF CONDITION BY PRVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THAN 1.50M. IN HT. SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI – MALARIA STAFF.

Dust-Bin Provided Notes

Requied :– per unit 1 / 7 units
Provided :– 22 Nos. Bin (Each 40 Lts. Capacity)

Percolating Well Area Calc.

#Up to 4000 smt. 1 no. Req. Above 1500 smt.

Plot Area = 4303 smt. :– 1 Req.
:– 1 Provi.

Trees area calc.

REQ. TREES @ 200/3 AS PER PLOT AREA
4303.00 PLOT AREA/200 X 3 = 64.54 NOS= SAY 65 TREES
65 NOS PROVIDED TREES

letter box
REQ. 1 BOX PER UNITS
154 UNITS = REQ. 154 NOS BOX
PROVIDED 154 NOS LETTER BOXES

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

LAY OUT PLAN — SHEET NO:-1/8

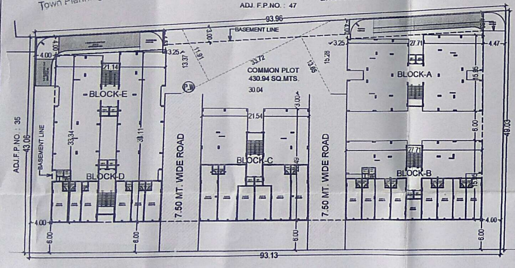
LAY-OUT PLAN SHOWINGPROPOSED RESIDENCE & COMMERCIAL BUILDING ON BLOCK-NO- 480/A/P, O.P NO- 48, F.P. NO- 48, D. T.P.S. NO-03 (KUDASAN-KOBA)AT VILLAGE :- KUDASAN, TA & DIST :- GANDHINAGAR.

SCALE :-1CM = 5.0 MTS. | USE : RESIDENCE & COMMERCIAL
ZONE : C-2 (COMMERCIAL)

AREA TABLE	SQ.MTRS.
PLOT AREA OF BLOCK NO- 480/A	7864.00
PLOT AREA OF O.P. NO- 48	6620.00
PLOT AREA OF F.P. NO- 48	4303.00
PER. C.P. AREA @10% OF PLOT AREA	430.30
PROPOSED C.P. AREA	430.94
TOTAL PROPOSED B.UP. AREA	20111.23
PERMISSIBLE BASE F.S.I. @1.80	7745.40
CHARGEBLE F.S.I. @ 2.20	9466.60
MAX. PERMISSIBLE F.S.I @ 4.00	17212.00
TOTAL PROPOSED F.S.I.	14077.11
BALANCE F.S.I.	3134.89
PROPOSED BASE F.S.I. @ 1.80	7745.40
NET PROPOSED CHARGEBLE F.S.I.	6331.71
TOTAL PROPOSED COMMERCIAL AREA	976.02

COLOR NOTE

F.P. BOUNDARY	BLOCK NO BOUNDARY
PROP. WORK	O.P. BOUNDARY
PROP. DRAINAGE	PERCOLATING WELL
COMMON PLOT	TREES
	ROAD



12.00 MTS. WIDE T.P.ROAD

LAY-OUT PLAN
SCALE 1 : 4.0

Common Plot Area Calculation

REQ. COMMON PLOT AREA 10% OF PLOT AREA
REQ. 4303.00 X 0.10 = 430.30 SQ.MTS.
1/2 (11.91+13.65) X 33.72 = 430.94 SQ.MTS.

-: ખાસ શરત :-
બાંધકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલાં નિયમાનુસાર અત્રેથી મકાનના વપરાશનું પ્રમાણપત્ર મેળવવાનું ફરજીયાત છે.

FLOOR AREA & EQ. TENA. TABLE	BLOCK – A	BLOCK – B	BLOCK – C	BLOCK – D-E	TOTAL
	TENA.	TENA.	TENA.	TENA.	TENA.
GROUND FLOOR (SHOPS)	04 RESI.	09 COM.	06 COM.	06 COM.	21+04
FIRST FLOOR	04 RESI.	04 RESI.	04 RESI.	08 RESI.	20
SECOND FLOOR	04 RESI.	04 RESI.	04 RESI.	08 RESI.	20
THIRD FLOOR	04 RESI.	04 RESI.	04 RESI.	08 RESI.	20
FOURTH FLOOR	04 RESI.	04 RESI.	04 RESI.	08 RESI.	20
FIFTH FLOOR	04 RESI.	04 RESI.	04 RESI.	08 RESI.	20
SIXTH FLOOR	04 RESI.	04 RESI.	04 RESI.	08 RESI.	20
SEVENTH FLOOR	04 RESI.	04 RESI.	04 RESI.	08 RESI.	16
SEVENTH FLOOR ON H.P.	– – –	02 RESI.	02 RESI.	06 RESI.	10
TOTAL	32 RESI.	09+30 COM.+RESI.	06+30 COM.+RESI.	06+62 COM.+RESI.	21+154 COM.+RESI.

OWNER S R Patel

NISHANT H. KARKHANIS
B.E. CIVIL
CONSULTING CIVIL ENGINEER
GUDA LIC NO. ENG/209/6/06
124, GHB, SARVODAYNAGAR, SECTOR-30
GANDHINAGAR PH -079-23260493
ENGINEER

NISHANT H. KARKHANIS
CONSULTING STRUCTURE DESIGNER
GUDA LIC NO. GUDA/SDII/70/11/2012
124, GHB, SARVODAYNAGAR, SECTOR-30
GANDHINAGAR M 9824147484
STR-ENGINEER

NISHANT H. KARKHANIS
B.E. CIVIL
CONSULTING CIVIL ENGINEER
GUDA LIC NO. COW/SSI/37/6/06
124, GHB, SARVODAYNAGAR, SECTOR-30
GANDHINAGAR PH 079-23260493
C.O.W.

GAYATRI INFRASTRUCTURE
Lic. No. GUDA/DEV./105/08/2015
A-103, Sun Flower Heights, Koba, Gandhinagar Highway, Opp. Raysan Petrol Pump, Near Sun Shine Heights-1, Kudasan, Gandhinagar. M. : 9825339987
DEVELOPER

Development Charge Paid
Note Approved By C.E.A. GUDA
APPROVED
(As amended by.................... Colour)
Subject to the conditions as mentioned in the Office Letter No. PRM/Kudasan/04/01/2016 6290/18
Dated 7/9/18

GANDHINAGAR URBAN DEVELOPMENT AUTHORITY GANDHINAGAR

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.
AUTHORITY

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