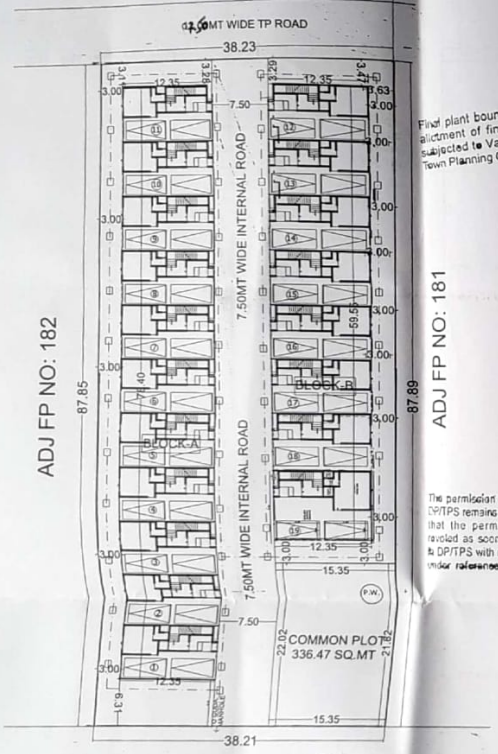


LAYOUT PLAN
(SCALE: 1.0CM: 4.00MT)

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

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

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

BUILT-UP AREA TABLE:

FLOOR	BLOCK-A		BLOCK-B		TOTAL	
USE	RESIDENCE		RESIDENCE		RESIDENCE	
	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS
G.F.	947.08	11	717.90	8	1664.98	19
F.F.	936.56	0	710.25	0	1646.81	0
S.F.	893.76	0	674.59	0	1568.35	0
T.F.	450.66	0	336.10	0	786.76	0
TOTAL	3228.06	11	2438.84	8	5666.9	19

FSI AREA CALCULATIONS:

FLOOR	BLOCK-A		BLOCK-B		TOTAL	
USE	RESIDENCE		RESIDENCE		RESIDENCE	
	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS
G.F.	397.48	11	295.26	8	692.74	19
F.F.	827.87	0	631.21	0	1459.08	0
S.F.	771.94	0	585.99	0	1357.93	0
T.F.	306.45	0	231.22	0	537.67	0
TOTAL	2303.74	11	1743.68	8	4047.42	19

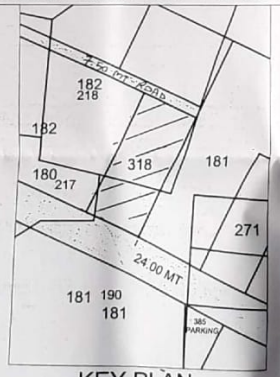
P.W. AREA CALCULATIONS:
REQ. P.W. @4000 SQ.MT: 1 NOS
PROPOSED P.W. : 1 NOS

TREE PLANTATION AREA CALCULATIONS:
REQ. TREE 3 NOS@200 SQ.MT: 76 NOS
PROPOSED TREE : 76 NOS

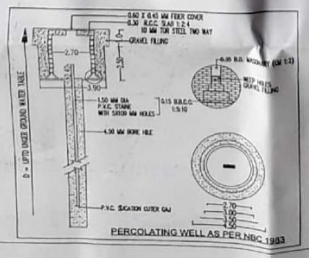
COMMON PLOT AREA CALCULATIONS:
=(13.86+12.14)*0.5*39.11=508.43 SQ.MT

PARKING AREA TABLE:
REQUIRED PARKING AREA @1CAR/UNIT : 20NOS OF CAR
PROPOSED PARKING AREA : 22 NOS OF CARS

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



KEY PLAN
(SCALE: 1.0CM: 20.00MT)



SHEET. NO.:- 1/3

PROPOSED PLAN SHOWING RESI.(DWELLING-2) BUILDING LAYOUT ON SUR NO: 332 OP/FP NO:318 ,TPS.NO:19(RAISAN-RANDESAN) VILLAGE:RAISAN, TA-DIST:GADHINAGAR

SCALE : 1 cm. = 4 mt.

ZONE:I-4(INSTL) USE:RESI.(DWELLING-2)

AREA TABLE : -	Sq.mt.
AREA OF SUR NO: .332 & OP:318	05162.00
AREA OF FP NO : 318	3355.00
REQUIRED COMMON PLOT@10%	0335.50
PROPOSED COMMON PLOT	0336.47
PROPOSED BUILTUP AREA ON G.F.	1664.98
PROP. BUILTUPAREA ON F.F.	1646.81
PROP BUILT UP AREA ON S.F.	1568.35
PROP BUILT UP AREA ON T.F.	0786.76
PROP. TOTAL BUILT UP AREA	5666.90

FSI AREA TABLE:	
PERMISSIBLE BASE FSI @1:1.20	4026.00
PERMI. PURCHASE FSI @1:0.30	1006.50
PERMISSIBLE FSI @1:1.50	5032.50
PROPOSED FSI	4047.42
BALANCE FSI	0985.08
FSI REQUIRED TO BE PURCHASE	0021.42

COLOUR NOTE : -
PROP. WORK = FINAL PLOT
PROP. DRAIN = PARKING
ROAD = C.P. =
PLOT BOUN. =

OWNER :-

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Judges Bunglow's Road,
Bodakdev - 380015.
GUDA/ENG/33/06/2002
GUDA/SD-II/60/12/2010
GUDA/SS-I/075/02/2011

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COW:

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GUDA/SD-II/60/12/2010
GUDA/SS-I/075/02/2011

STR. DESIGNER

Note Approved By C.E.A. GUDA

Development Charge Paid
APPROVED
Is amended by..... Colour)
Subject to the conditions as mentioned
In the Office Letter No. PRW/ Layout/108/23/2018
Dated 25/6/18
Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHOURITY :-

Scanned by CamScanner

BLOCK-A

BUILTUP/FSI AREA CALCULATIONS :

FOR GROUND FLOOR					
	1	78.63 x 12.35	x 1	=	971.08
DEDUCTIONS:					
	1	1.20 x 0.90	x -11 =		-11.88
	2	1.72 x 0.63	x -11 =		-11.92
NET BUILT-UP AREA				=	947.28
FSI AREA CALCULATIONS:					
B.A. OF GROUND FLOOR					947.28
LESS:					
H.P.		4.78 x 3.05	x -11 =		-160.37
		7.57 x 3.57	x -11 =		-297.27
STAIRS		5.51 x 1.05	x -11 =		-63.64
		2.16 x 1.20	x -11 =		-28.51
NET FSI AREA OF G.F.					397.48

FOR FIRST FLOOR					
	1	78.63 x 12.35	x 1	=	971.08
DEDUCTIONS:					
	1	2.25 x 0.90	x -10 =		-20.25
	2	1.72 x 0.63	x -10 =		-10.84
	3	2.25 x 1.01	x -1 =		-2.27
	4	1.84 x 0.63	x -1 =		-1.16
NET BUILT-UP AREA				=	936.56
FSI AREA CALCULATIONS:					
B.A. OF FIRST FLOOR					936.56
LESS:					
STAIRS		4.46 x 1.05	x -11 =		-51.51
		2.25 x 2.31	x -11 =		-57.17
NET FSI AREA OF F.F.					827.87

FOR SECOND FLOOR					
	1	78.63 x 12.35	x 1	=	971.08
DEDUCTIONS:					
	1	3.45 x 0.90	x -10 =		-31.05
	2	2.03 x 0.63	x -10 =		-12.79
	3	0.81 x 1.20	x -10 =		-9.72
	4	1.42 x 1.20	x -10 =		-17.04
	5	2.15 x 0.63	x -1 =		-1.35
	6	3.45 x 1.02	x -1 =		-3.52
	7	1.54 x 1.20	x -1 =		-1.85
NET BUILT-UP AREA				=	893.76
FSI AREA CALCULATIONS:					
TOTAL B.A. OF S.F.					893.76
LESS:					
STAIRS		3.45 x 3.21	x -11 =		-121.82
NET FSI AREA OF S.F.					771.94

FOR THE THIRD FLOOR					
	1	78.63 x 7.14	x 1	=	561.42
DEDUCTIONS:					
	1	3.45 x 0.90	x -10 =		-31.05
	2	3.33 x 2.08	x -11 =		-76.19
	3	3.45 x 1.02	x -1 =		-3.52
NET BUILT-UP AREA				=	450.66
FSI AREA CALCULATIONS:					
TOTAL B.A. OF T.F.					450.66
LESS:					
STAIRS		3.45 x 3.80	x -11 =		-144.21
NET FSI AREA OF S.F.					306.45

Plot plot boundary and abutment of that plot is subjected to Variation by Town Planning Officer

SECTION A-A

FRONT ELEVATION

THIRD FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

GROUND/HOLLOW PLINTH FLOOR PLAN

SHEET NO.:- 2/8

PROPS. PLAN SHOWING"RES.(DWEL.-2) ROW HOUSES PLAN BLOCK-A (EXISTING) 1 TO 11)ON SUR NO:232,OP/PP NO. 318, TPS NO -19(RAISAN-RANDESAN) VILLAGE,RAISAN, TA-DIST.GADHINAGAR

SCALE 1 cm.= 1m.

ZONE:-4(MIXD USE-RES.(DWELLING-2)

DESC. USE	BLOCK-A
PROPOSED B.A OF G.F.	947.28
PROPOSED B.A. OF F.F.	936.56
PROPOSED B.A. OF S.F.	893.76
PROPOSED B.A. OF T.F.	450.66
TOTAL PROPOSED B.A.	2228.06

FSI AREA TABLE

PROPOSED FSI ON G.F.	397.48
PROPOSED FSI ON F.F.	827.87
PROPOSED FSI ON S.F.	771.94
PROPOSED FSI ON T.F.	306.45
TOTAL FSI OF BUILD.	2303.74

BOOK PARKING DETAILS

G. 4.80*2.10	W. 1.83*1.85
F. 4.80*2.10	W. 4.27*1.85
S. 0.75*2.10	W2. 0.90*1.35
T. 0.60*0.60	

STAIR CASE DETAILS

PRODUCT.STAIR	PROPOSED STAIR
RAISER-1.5MT	RAISER-1.05MT

COLOUR NOTE:-

PROP. WORK:-

PROP. DRAW:-

OWNER :-

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GUDA/SS-I/075/02/2011

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GUDA/SS-I/075/02/2011

ENGINEER

ENGINEER

Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED

As amended by ... Council
Subject to the conditions as mentioned in the Office Letter No. PRM/ ... 1/10/10
Date: 24/7/10 23/8/10

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY :-

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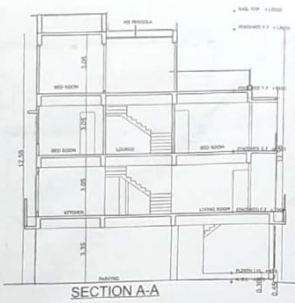


SECTION A-A

BLOCK-B

BUILTUP/FSI AREA CALCULATIONS :

FOR GROUND FLOOR

1	59.55 x 12.35	x 1			=	735.44
DEDUCTIONS:						
1	1.20 x 0.90	x	-7	=		-7.56
2	1.72 x 0.63	x	-7	=		-7.59
3	1.20 x 1.03	x	-1	=		-1.24
4	1.84 x 0.63	x	-1	=		-1.16
NET BUILT-UP AREA					=	717.90
FSI AREA CALCULATIONS:						
B.A. OF GROUND FLOOR						717.90
LESS:						
H.P.	4.78 x 3.05	x	-7	=		-102.05
	7.57 x 3.57	x	-7	=		-189.17
	4.78 x 4.16	x	-1	=		-19.88
	7.57 x 5.88	x	-1	=		-44.51
STAIRS	5.51 x 1.05	x	-8	=		-46.28
	2.16 x 1.20	x	-8	=		-20.74
NET FSI AREA OF G.F.						295.26

FOR FIRST FLOOR

1	59.55 x 12.35	x 1			=	735.44
DEDUCTIONS:						
1	2.25 x 0.90	x	-7	=		-14.18
2	1.72 x 0.63	x	-7	=		-7.59
3	2.25 x 1.01	x	-1	=		-2.27
4	1.84 x 0.63	x	-1	=		-1.16
NET BUILT-UP AREA					=	710.25
FSI AREA CALCULATIONS:						
B.A. OF FIRST FLOOR						710.25
LESS:						
STAIRS	4.46 x 1.05	x	-8	=		-37.46
	2.25 x 2.31	x	-8	=		-41.58
NET FSI AREA OF F.F.						631.21

FOR SECOND FLOOR

1	59.55 x 12.35	x 1			=	735.44
DEDUCTIONS:						
1	3.45 x 0.90	x	-7	=		-21.74
2	2.03 x 0.63	x	-7	=		-8.95
3	0.81 x 1.20	x	-7	=		-6.80
4	1.42 x 1.20	x	-7	=		-11.93
5	2.14 x 0.63	x	-1	=		-1.35
6	2.47 x 0.63	x	-1	=		-1.56
7	1.20 x 0.36	x	-1	=		-0.43
8	3.84 x 1.20	x	-1	=		-4.61
9	3.45 x 1.01	x	-1	=		-3.48
NET BUILT-UP AREA					=	674.59
FSI AREA CALCULATIONS:						
TOTAL B.A. OF S.F.						674.59
LESS:						
STAIRS	3.45 x 3.21	x	-8	=		-88.60
NET FSI AREA OF S.F.						585.99

FOR THE THIRD FLOOR

1	59.55 x 7.14	x 1			=	425.19
DEDUCTIONS:						
1	3.45 x 0.90	x	-7	=		-21.74
2	3.33 x 2.08	x	-7	=		-48.48
3	3.33 x 4.62	x	-1	=		-15.38
4	3.45 x 1.01	x	-1	=		-3.48
NET BUILT-UP AREA					=	336.10
FSI AREA CALCULATIONS:						
TOTAL B.A. OF T.F.						336.10
LESS:						
STAIRS	3.45 x 3.80	x	-8	=		-104.88
NET FSI AREA OF S.F.						231.22

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

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

SHEET NO:- 2/B

PROPO. PLAN SHOWING RESI.(DWEL.-2) ROW HOUSES PLAN BLOCK-B (UNITHO 12 TO 19)ON SUR NO.332/OP/FP NO. 316, TPS NO. 19(RAISAN-RANDESAN) VILLAGE:RAISAN, TA-DIST-GADHINAGAR

SCALE:1 cm.=1mt.

ZONE:-4(INSTI.)USE:RESI.(DWELLING-2)

AREA TABLE -	BLOCK-B
PROPOSED B.A OF G.F.	717.90
PROPOSED B.A. OF F.F.	710.25
PROPOSED B.A. OF S.F.	674.59
PROPOSED B.A. OF T.F.	336.10
TOTAL PROPOSED B.A.	2438.84

FSI AREA TABLE	
PROPOSED FSI ON G.F.	295.26
PROPOSED FSI ON F.F.	631.21
PROPOSED FSI ON S.F.	585.99
PROPOSED FSI ON T.F.	231.22
TOTAL FSI OF BUILD.	1743.68

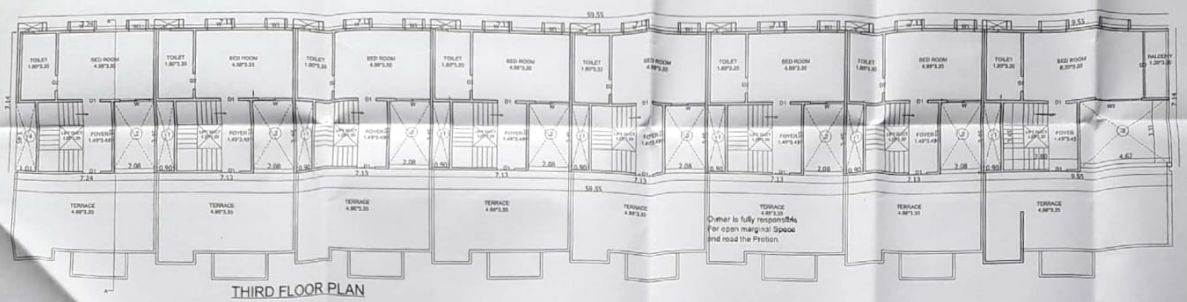
DOOR/WINDOW DETAILS

D : 1.05*2.10 #: 1.23*1.20
D1: 0.90*2.10 #1: 0.90*1.20
D2: 0.75*2.10 #2: 1.80*1.20
V : 0.60*0.60

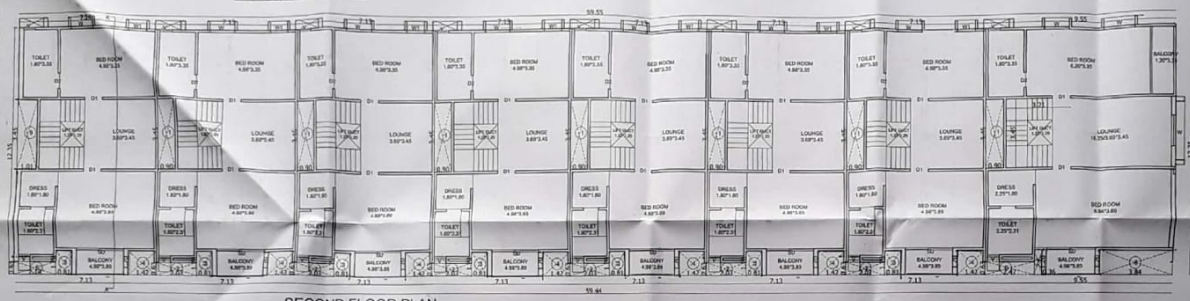
STAIR CASE DETAILS

PROJECT:2MT. TREAD:0.27MT
RAISER:0.18MT RAILING:1.00MT

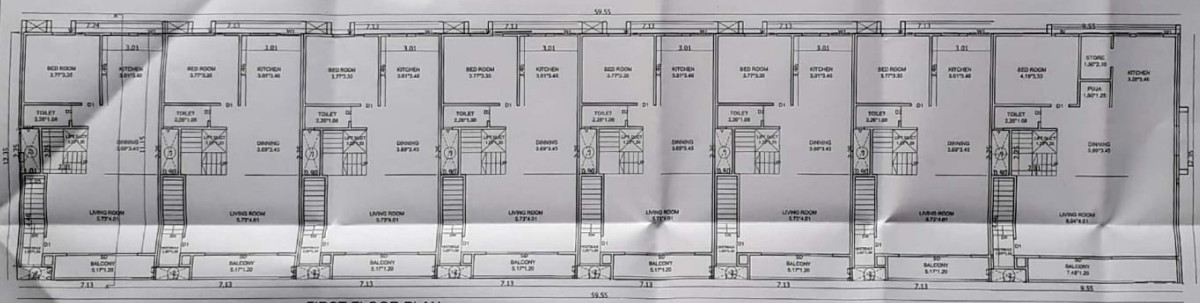
COLOUR NOTE:-
PROP. WORK:-
PROP. DRAIN:-



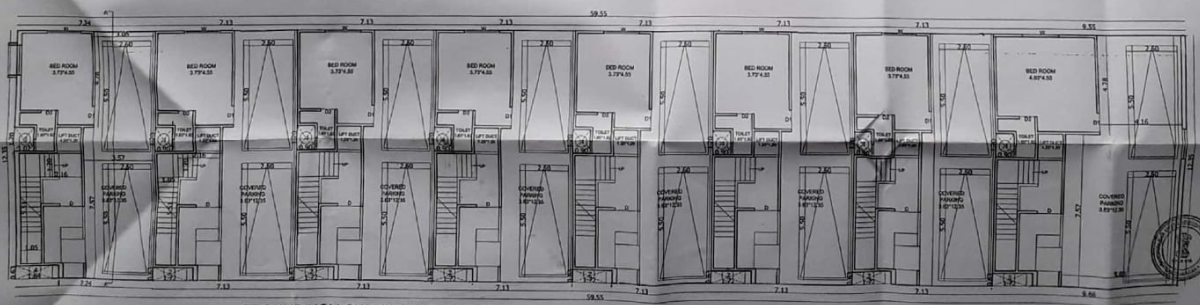
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND/HOLLOW PLINTH FLOOR PLAN

OWNER :-

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Bodakdev - 380015
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GUDA/SD-II/60/12/2010
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GUDA/SD-II/60/12/2010
GUDA/SS-I/075/02/2011

ENGINEER

ENGINEER

Note Approved By C.E.A. GUDA

Development Charge Paid

APPROVED
As amended by _____ Colonel
Subject to the conditions as mentioned
in the Office Letter No. PRM/Mysoor/1/2018/18/2018
Dated 20/10/18
24/4/18

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY :-

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