PROPOSED REVISED CONSTRUCTION FOR SHOP& RESIDENCE ON PLOT.NO: K- 43 , C.T.S.NO : 905 , AT: V.V. NAGAR ,TA&DIST : ANAND,

A R E A   T A B L E

AREA OF C.T.S.NO : 905 , (AT V.V.NAGAR)	:	834.03 SQM
PROPOSED CONSTRUCTION AREA		
B. F AREA = 15.35 MT X 28.25 MT PARKING	:	433.63 SQM
G. F AREA = 15.35 MT X 28.25 MT (O.T.S 33.57) SHOP&PARKING	:	400.06 SQM
F. F AREA = 15.35 MT X 28.25 MT- (O.T.S 95.77)	:	337.86 SQM
S. F AREA = 15.35 MT X 28.25 MT- (O.T.S 95.77)	:	337.86 SQM
T. F AREA = 15.35 MT X 28.25 MT- (O.T.S 95.77)	:	337.86 SQM
F. F AREA = 15.35 MT X 28.25 MT- (O.T.S 95.77)	:	337.86 SQM
F. F AREA = 15.35 MT X 11.75 MT- (O.T.S 45.81)	:	134.55 SQM
TOTAL AREA	:	2319.68 SQM
AREA OF OPEN LAND	:	433.97 SQM
PERMISSIBLE F.S .I IS 1.80 X 834.03 SQMT	:	1501.25 SQM
CONSUM F. S. I AREA	:	1489.01 SQM

F. S. I. CALCULATION

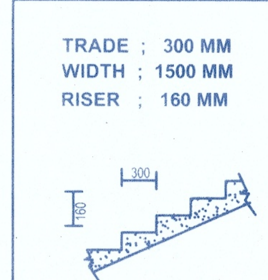
BUILT UP AREA	DEDUCTION AREA	NET F. S .I. AREA
B.F = 433.63 SQM	B.F = 433.63 SQM	B.F= 000.00 SQM
G.F = 400.06 SQM	G.F = 269.59 SQM	G.F= 130.47 SQM
F.F = 337.86 SQM	F.F = 25.49 SQM	F.F = 312.37 SQM
S.F = 337.86 SQM	S.F = 25.49 SQM	S.F = 312.37 SQM
T.F = 337.86 SQM	T.F = 25.49 SQM	T.F = 312.37 SQM
F.F = 337.86 SQM	F.F = 25.49 SQM	F.F = 312.37 SQM
F.F = 134.55 SQM	F.F = 25.49 SQM	F.F = 109.06 SQM
TOTAL= 2319.68 SQM	TOTAL = 830.67 SQM	TOTAL = 1489.01 SQM

S C H E D U L E

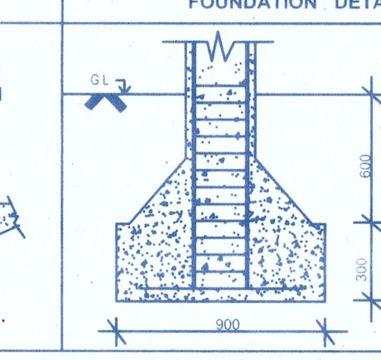
ITEM	CODE	SIZE	SILL
DOORS	D	1.20 X 2.10	......
	D1	0.90 X 2.10	......
	D2	0.75 X 2.10	......
WINDOS	W	1.50 X 1.20	0.90
	W1	1.20 X 1.20	0.90
VENT	V	0.60 X 0.60	1.50

STAIR DETAIL

TRADE : 300 MM
WIDTH : 1500 MM
RISER : 160 MM



FOUNDATION DETAIL



COLOUR CODE

PROP CONST
APPR ROAD
C.T.S. NO :BOUNDRY

OWNER SIGN

ENGINEER

HARNISH K. PATEL
SHILP KENDRA
1st FLOOR, F/13,
KISHOR PLAZA, ST. ROAD,
ANAND.
LICENCE NO.:
AVKUDA/EOR/15/2015

AUTHORITY

આણંદ-વલ્લભ વિદ્યાનગર-કરમસદ શહેરી વિકાસ સત્તામંડળની કચેરી, આણંદ
આ કચેરીના પત્ર નં.બી.પી
તા. 05 / 03 / 19 માં જણાવેલ શરતોને આધીન રહીને બીન ખેતી માટે ભલામણ કરવામાં આવે છે.
રવાનાકર્યું
6/3/19
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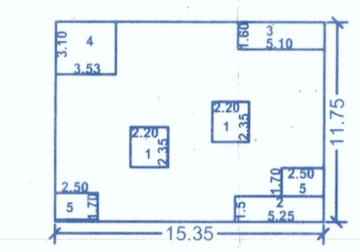
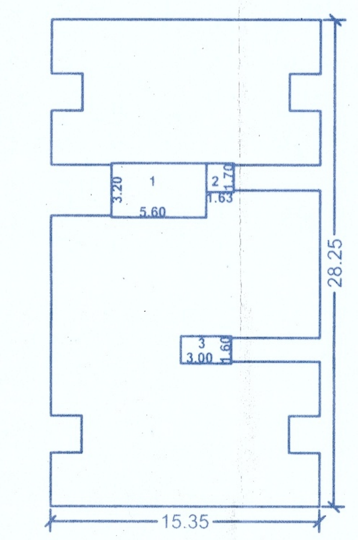


FIFTH FLOOR

BUILT UP AREA 15.35 X 11.75 = 180.36 SQMT
180.36 SQM - 45.81 SQMT = 134.55 SQMT

DEDUCTION CALCULATION

(1) 2.20 X 2.35 X 2 = 10.34 SQMT
(2) 5.25 X 1.50 X 1 = 7.87 SQMT
(3) 5.10 X 1.60 X 1 = 8.16 SQMT
(4) 3.53 X 3.10 X 1 = 10.94 SQMT
(5) 2.50 X 1.70 X 2 = 8.50 SQMT
TOTAL AREA = 45.81 SQMT

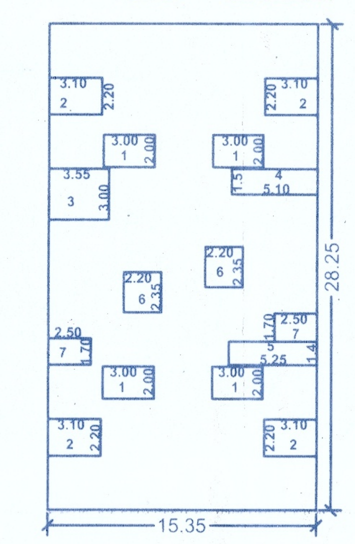


F.S.I CALCULATION AREA TABLE

BUILT UP AREA = 337.86 SQMT
DEDUCTION AREA = 25.49 SQMT
TOTAL F.S.I USE AREA = 312.37 SQMT

DEDUCTION CALCULATION

(1) 5.60 X 3.20 X 1 = 17.92 SQMT
(2) 1.63 X 1.70 X 1 = 2.77 SQMT
(3) 3.00 X 1.60 X 1 = 4.80 SQMT
TOTAL = 25.49 SQMT

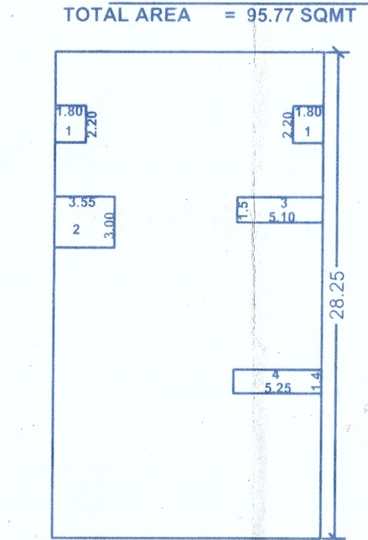


TYPICAL FLOOR

BUILT UP AREA 15.35 X 28.25 = 433.63 SQMT
433.63 SQM - 95.77 SQMT = 337.86 SQMT

DEDUCTION CALCULATION

(1) 3.00 X 2.00 X 4 = 24.00 SQMT
(2) 3.10 X 2.20 X 4 = 27.28 SQMT
(3) 3.55 X 3.00 X 1 = 10.65 SQMT
(4) 5.10 X 1.50 X 1 = 7.65 SQMT
(5) 5.25 X 1.40 X 1 = 7.35 SQMT
(6) 2.20 X 2.35 X 2 = 10.34 SQMT
(7) 2.50 X 1.70 X 2 = 8.50 SQMT
TOTAL AREA = 95.77 SQMT



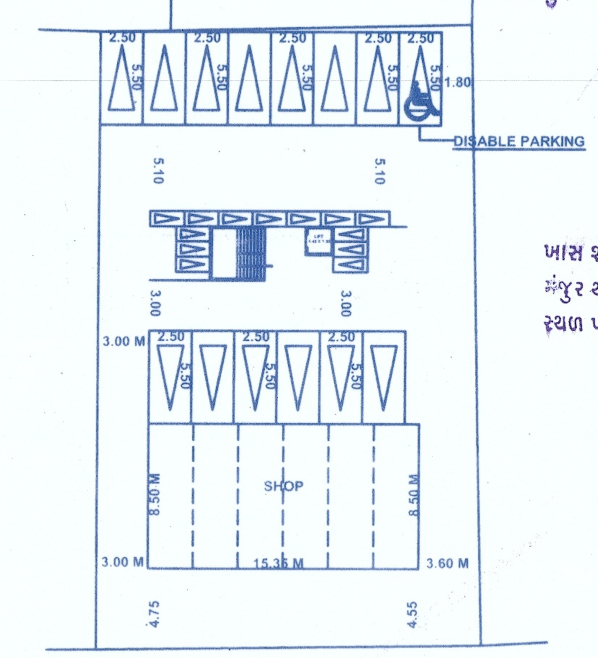
GROUND FLOOR

BUILT UP AREA 15.35 X 28.25 = 433.63 SQMT
433.63 SQM - 33.57 SQMT = 400.06 SQMT

DEDUCTION CALCULATION

(1) 1.80 X 2.20 X 2 = 7.92 SQMT
(2) 3.55 X 3.00 X 1 = 10.65 SQMT
(3) 5.10 X 1.50 X 1 = 7.65 SQMT
(4) 5.25 X 1.40 X 1 = 7.35 SQMT
TOTAL AREA = 33.57 SQMT

ખાસ શરત:
મંજુર થયેલ નકશાઓની નકલનો એક સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે.



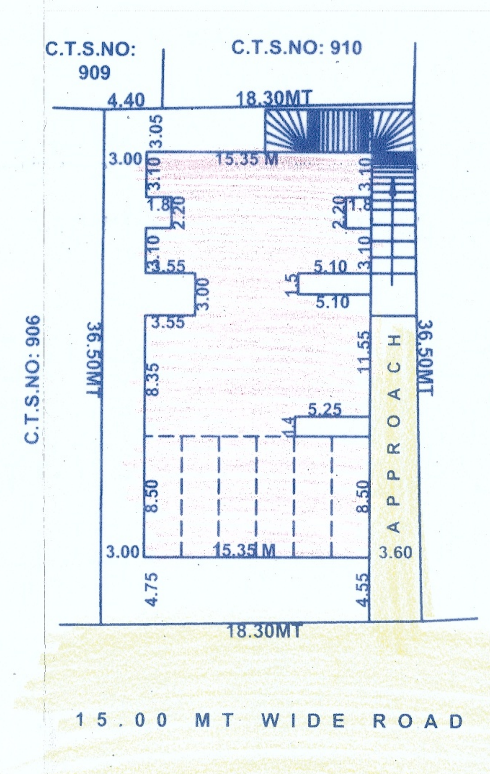
PARKING LAY OUT

PARKING AREA CALCULATION

(1)	REQUIRED PARKING AREA 1489.01X30%OF UTILISED F.S.I	446.70 SQM
(2)	REQUIRED VISITOURS PARKING AREA= 20 %	89.34 SQM
(3)	REQUIRED VISITOURS PARKING AREA 50% ON G.F	44.67 SQM
(4)	PROVIDED VISITOURS+DISABLE PARKING AREA 50% ON G.F+269.59+433.63	703.22 SQM

KEY PLAN
SCALE 1.0 CM = 20.00 MT

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

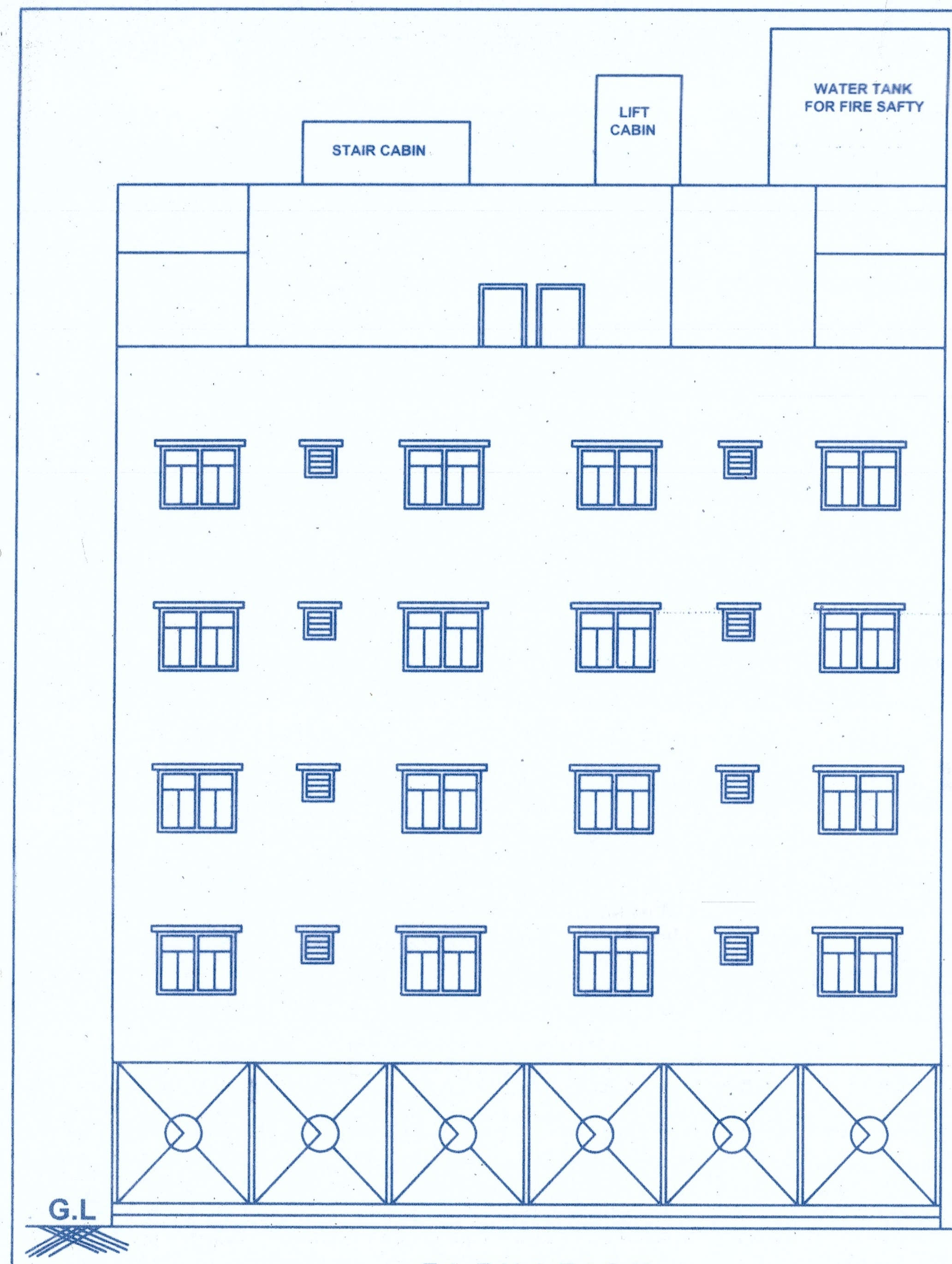


SITE PLAN
SCALE 1.00 CM = 4.00MT

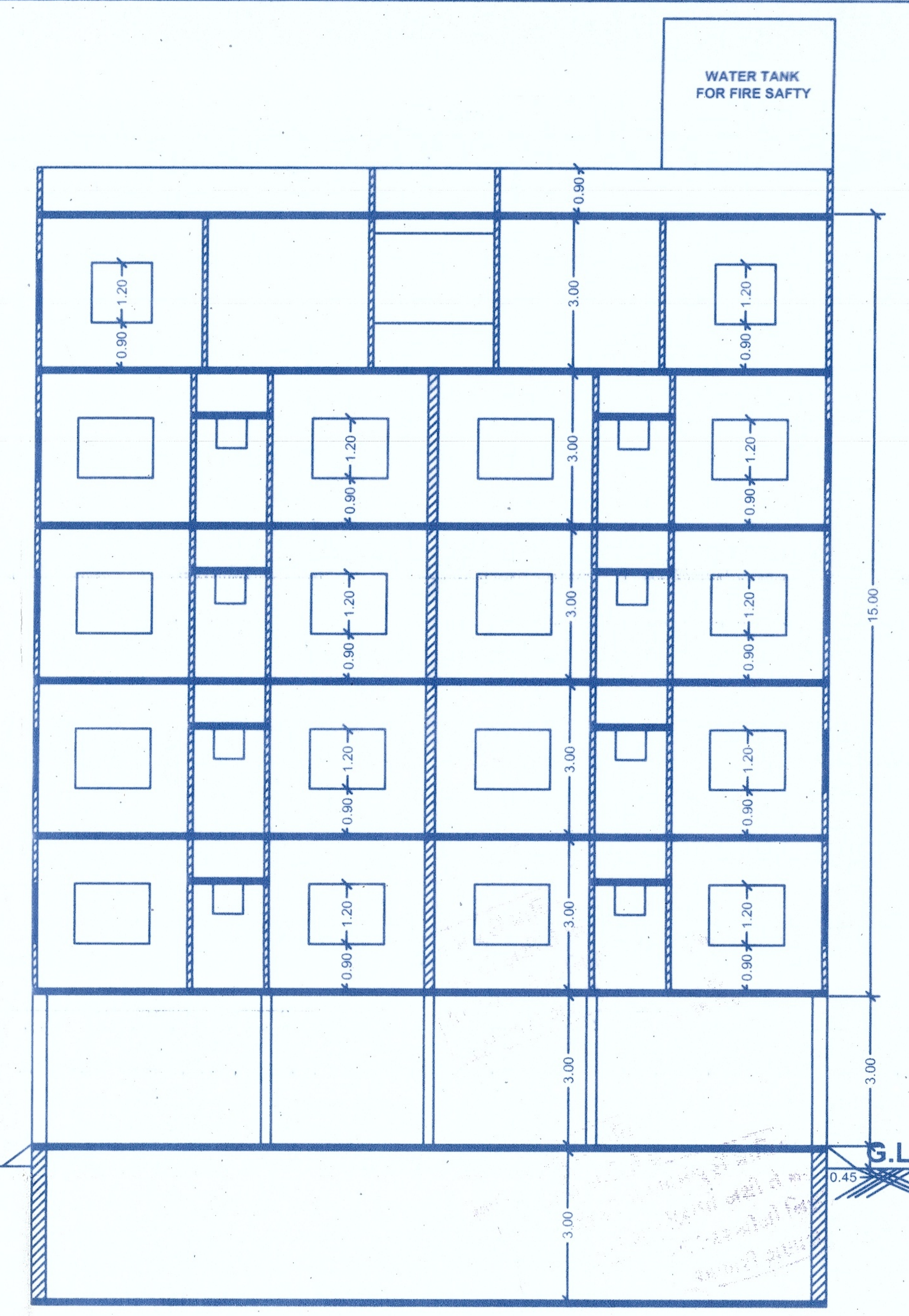
આ મંજુરી માલિકીનો પુરાવો નથી તે માટે કલેક્ટરશ્રીનો નિર્ણય આખરી ગણાશે.

APPROVED

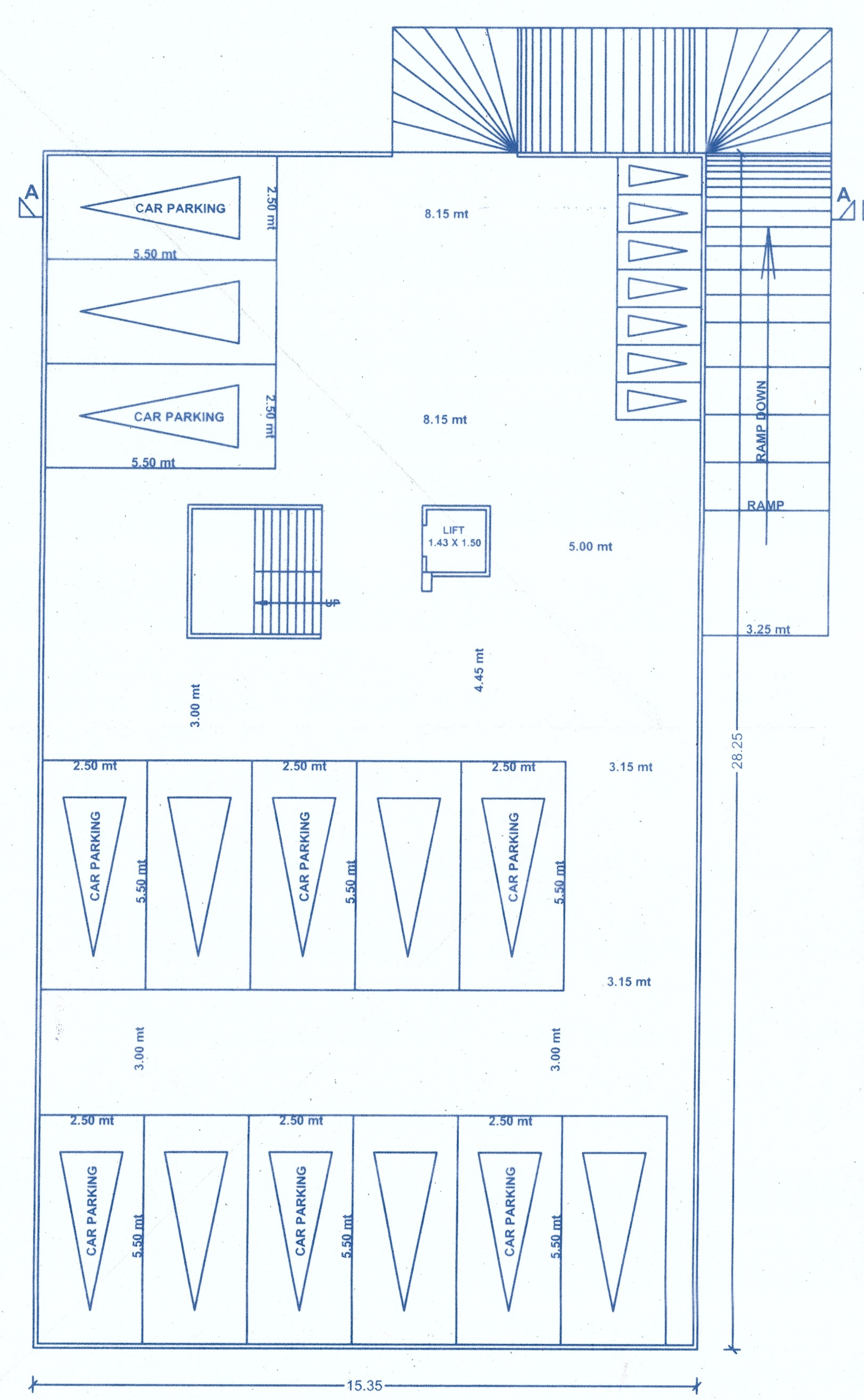
આણંદ-વલ્લભ વિદ્યાનગર-કરમસદ શહેરી વિકાસ સત્તા મંડળ, આણંદ



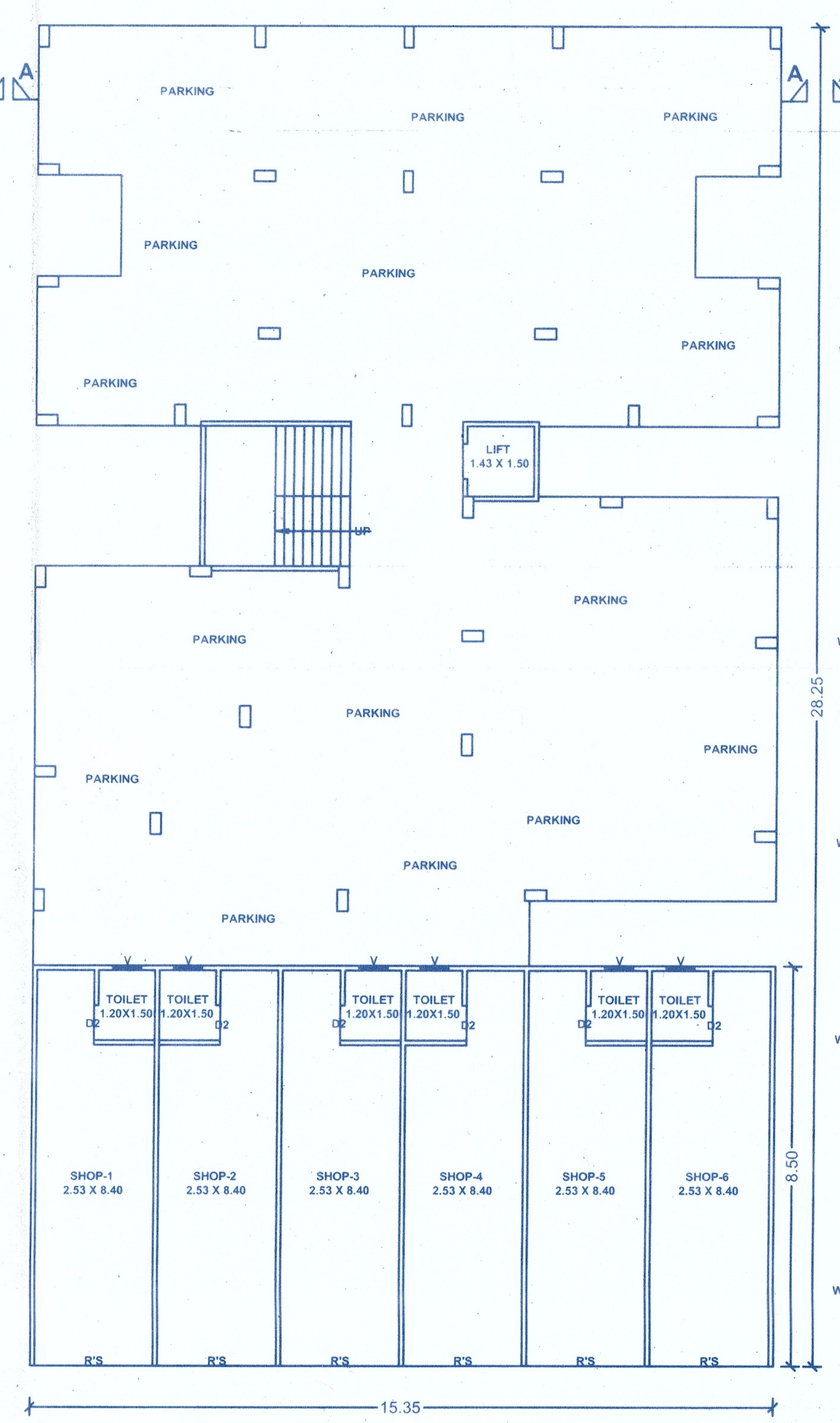
ELEVATION



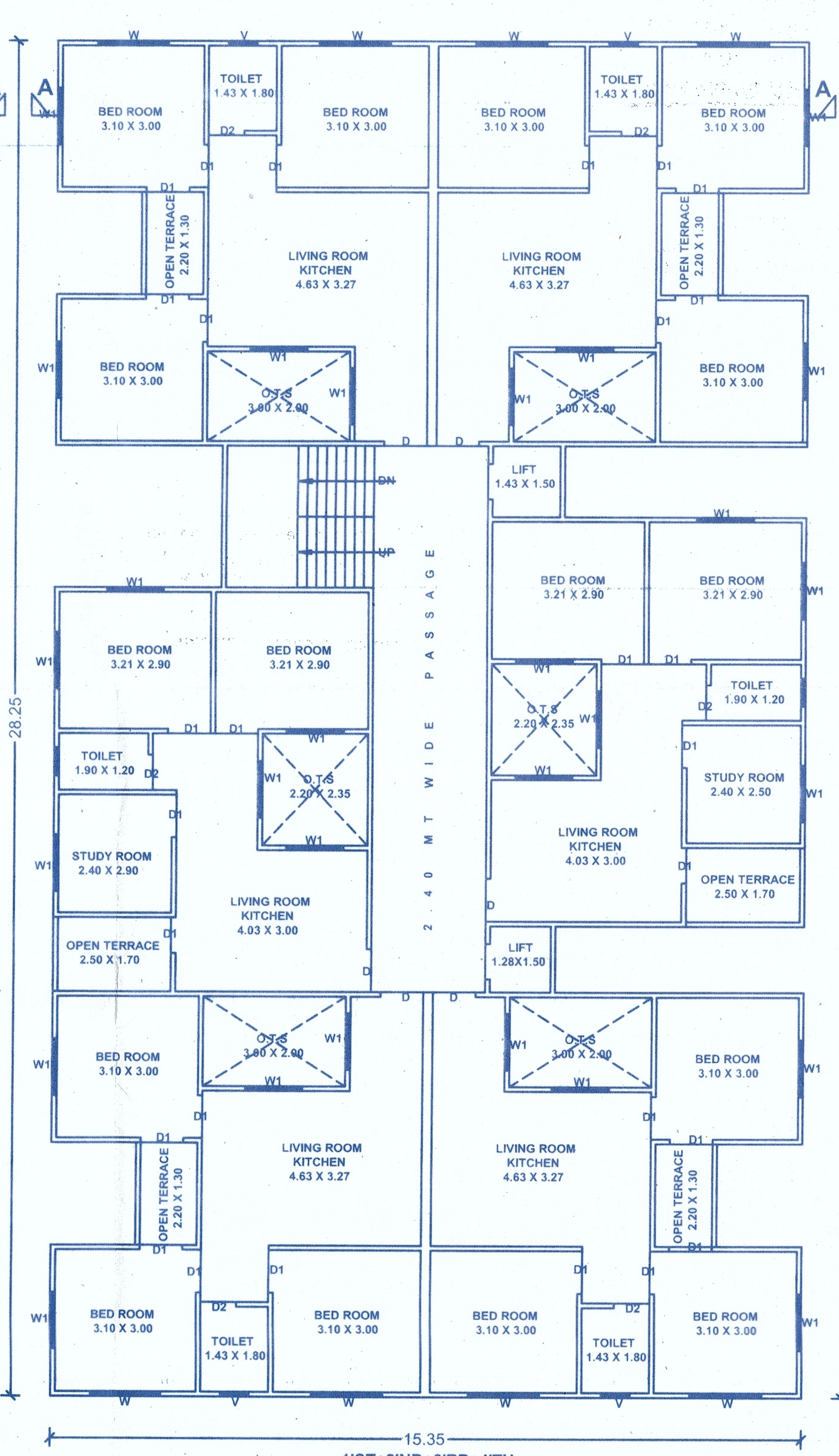
SECTION- AT:A-A



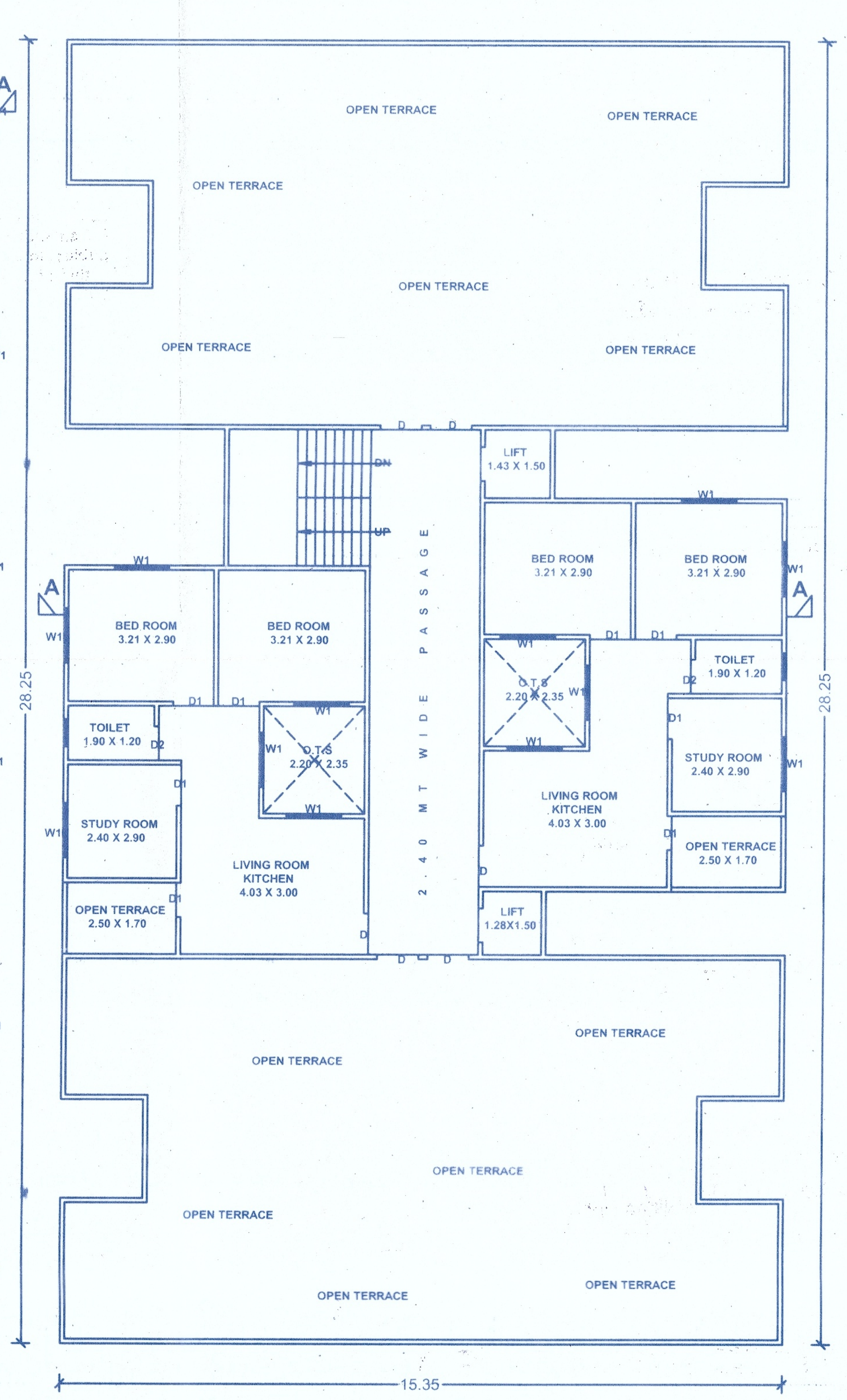
BASEMENT FLOOR PLAN
SCALE 1.0 CM =1.0 MT



GROUND FLOOR PLAN
SCALE 1.0 CM =1.0 MT



1'ST+2'ND+3'RD+4'TH
TYPICAL FLOOR PLAN
SCALE 1.0 CM =1.0 MT



FIFTH FLOOR PLAN
SCALE 1.0 CM =1.0 MT