

Project Title : LAYOUT PLAN SHOWING SUB DIVISION FOR INDUSTRIAL USE ON SUR. NO. 1176, F.P. NO.- 1176, O.P. NO.- 1176 AT VILLAGE - PETHAPUR, TA. & DIST :- GANDHINAGAR.

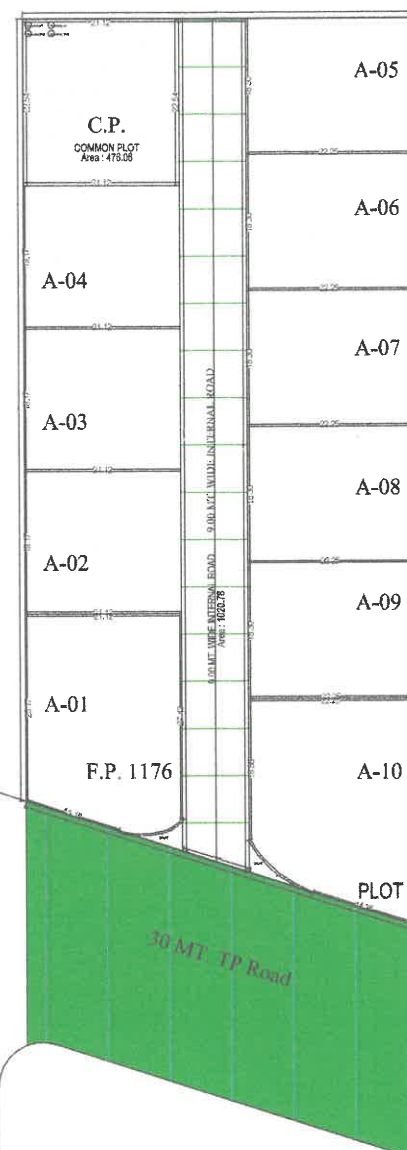
Color Notes

COLOR INDEX

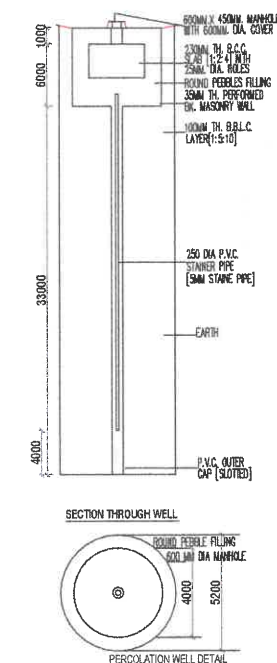
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE T.P. SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Common Plot Area

Name	Prop. Area
COMMON PLOT	476.06

LAYOUT PLAN
(Scale - 1:500)KEY PLAN
N.T.S.

F.P. 1176



AREA STATEMENT		VERSION NO.: 1.0.20
PROJECT DETAIL :		VERSION DATE: 20/01/2020
Site Address: F.P. NO. 1176, SURVEY NO. 1176, PETHAPUR, GANDHINAGAR	Plot Use: Industrial	
Authority: Gandhinagar Urban Development Authority (GUDA)	Plot SubUse: Small Factory	
AuthorityClass: D1	Plot Use Group: Industrial 1 (IM1)	
AuthorityGrade: Urban Development Authority	Land Use Zone: GIDC Estate 2	
Project Type: Layout Development	Conceptualized Use Zone: I24	
Nature of Development: NEW		
Development Area: Non TP Area		
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: F.P. NO. 1176, SURVEY NO. 1176, PETHAPUR, GANDHINAGAR		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot As per record		
7/12 or Document	5949.00	
As per site condition	5949.33	
Area of Plot Considered	5949.00	
2. Deduction for		
(a) Proposed roads	0.00	
(b) Any reservations	0.00	
Totals (a + b)	0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT	5949.00	
4. % of Common Plot (Reqd.)	475.92	
% of Common Plot (Prop)	476.06	
Common Plot	476.06	
Balance area of Plot (1 - 4)	5472.94	
Plot Area For Coverage	5949.00	
Plot Area For FSI	5949.00	
Perm. FSI Area (0.00)	0.00	
5. Total Perm. FSI area	0.00	
6. Total Built up area permissible at:		
a. Ground Floor	0.00	
Proposed Coverage Area (- %)	0.00	
Total Prop. Coverage Area (- %)	0.00	
Balance coverage area (- %)	0.00	
Proposed Area at:		

	Proposed Built up	Existing Built up	Existing F.S.I
Total Area:	0.00	0.00	0.00
Total FSI Area:			0.00
Total Built Up Area:			0.00
Proposed F.S.I. consumed:			0.00
C. Tenement Statement			
4. Tenement Proposed At:			

Individual Plot Area

Plot No.	Abutting Road	Reqd	Perm	Prop	Reqd	Perm	Factor	Perm	Prop	Perm	Prop
A-02	9.00 MT. WIDE INTERNAL ROAD	-	-	404.88	-	19.17	0.00	-	0.00	-	0.00
A-03	9.00 MT. WIDE INTERNAL ROAD	-	-	404.88	-	19.17	0.00	-	0.00	-	0.00
A-04	9.00 MT. WIDE INTERNAL ROAD	-	-	404.88	-	19.17	0.00	-	0.00	-	0.00
A-05	9.00 MT. WIDE INTERNAL ROAD	-	-	407.18	-	18.30	0.00	-	0.00	-	0.00
A-06	9.00 MT. WIDE INTERNAL ROAD	-	-	407.18	-	18.30	0.00	-	0.00	-	0.00
A-07	9.00 MT. WIDE INTERNAL ROAD	-	-	407.18	-	18.30	0.00	-	0.00	-	0.00
A-08	9.00 MT. WIDE INTERNAL ROAD	-	-	407.18	-	18.30	0.00	-	0.00	-	0.00
A-09	9.00 MT. WIDE INTERNAL ROAD	-	-	407.18	-	18.30	0.00	-	0.00	-	0.00
A-01	30.00 MT. WIDE ROAD	-	-	581.16			0.00		0.00	-	0.00
A-10	30.00 MT. WIDE ROAD	-	-	586.94	-	14.35	0.00	-	0.00	-	0.00

OWNER'S NAME AND SIGNATURE

VAGHELA V. JAY SINH PRAVIN SINH
VAGHELA KAMLESH SINH PRAVIN SINH

ARCHITECT'S NAME AND SIGNATURE STRUCTURE ENGINEER

PRAVIN R. THAKKAR

1115ER03082300074

DATE OF APPROVAL

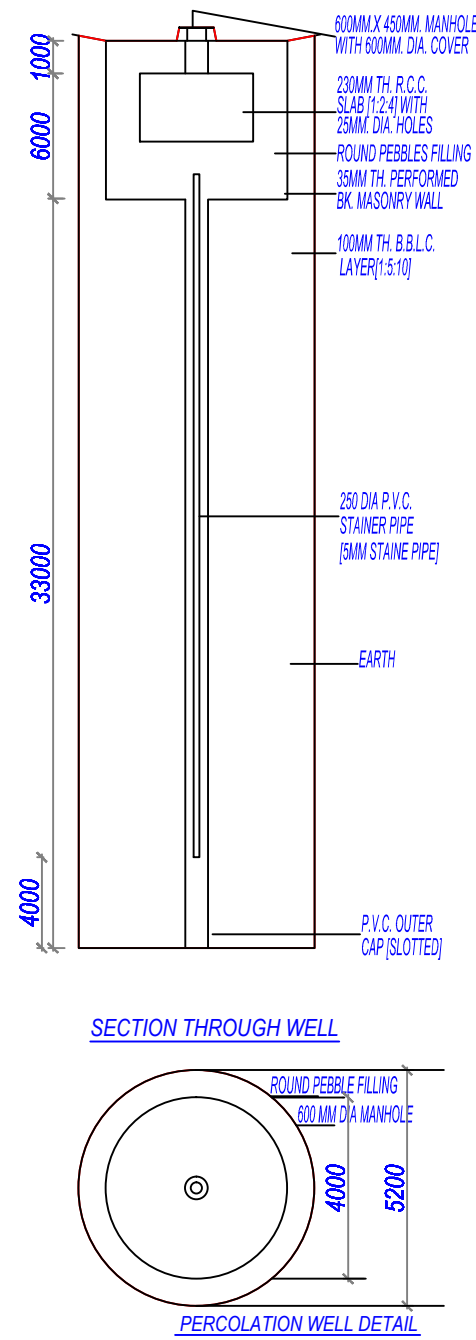
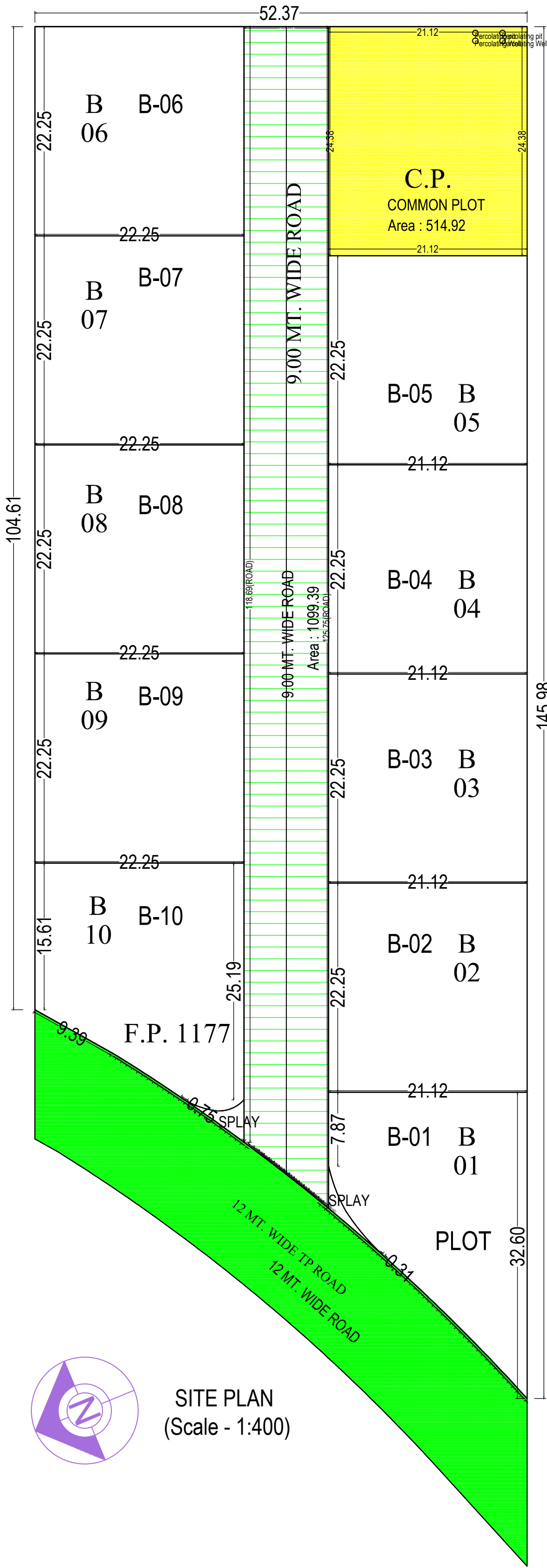
06/06/2020

DESIGNATION OF APPROVER



Project Title :LAYOUT PLAN SHOWING REVISED SUB DIVISION FOR INDUSTRIAL USE ON SUR. NO. 1177, F.P. NO.- 1177, O.P. NO.- 1177 AT VILLAGE - PETHAPUR, TA. & DIST :- GANDHINAGAR.

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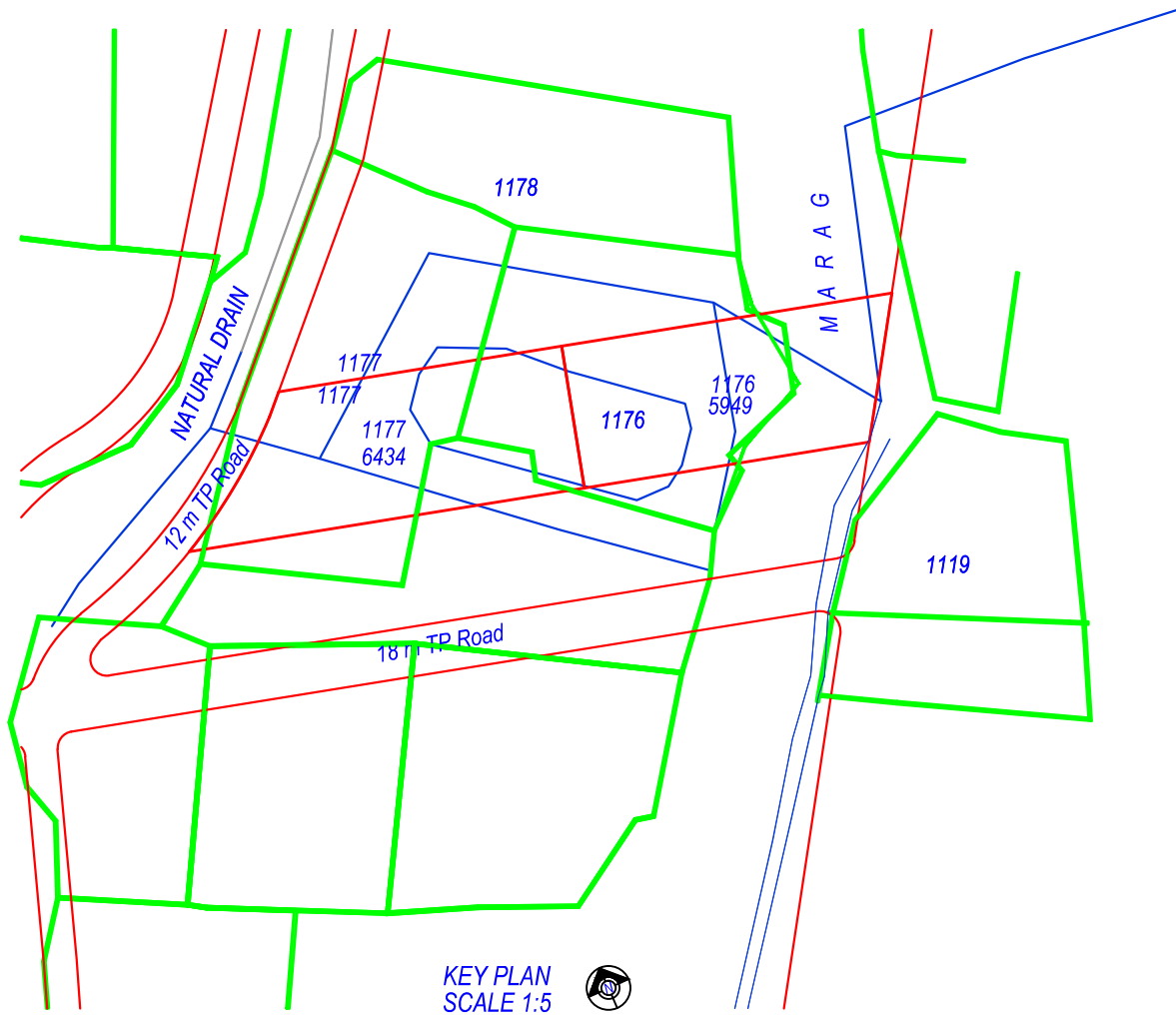


Individual Plot Area

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
B-06	9.00 MT. WIDE ROAD	-	-	495.06	-	22.25	0.00	-	0.00	-	0.00
B-07	9.00 MT. WIDE ROAD	-	-	495.06	-	22.25	0.00	-	0.00	-	0.00
B-08	9.00 MT. WIDE ROAD	-	-	495.06	-	22.25	0.00	-	0.00	-	0.00
B-09	9.00 MT. WIDE ROAD	-	-	495.06	-	22.25	0.00	-	0.00	-	0.00
B-05	9.00 MT. WIDE ROAD	-	-	469.93	-	22.25	0.00	-	0.00	-	0.00
B-04	9.00 MT. WIDE ROAD	-	-	469.93	-	22.25	0.00	-	0.00	-	0.00
B-03	9.00 MT. WIDE ROAD	-	-	469.93	-	22.25	0.00	-	0.00	-	0.00
B-02	9.00 MT. WIDE ROAD	-	-	469.93	-	22.25	0.00	-	0.00	-	0.00
B-10	12 MT. WIDE ROAD	-	-	486.06	-	18.78	0.00	-	0.00	-	0.00
B-01	12 MT. WIDE ROAD	-	-	458.57	-	43.89	0.00	-	0.00	-	0.00

Common Plot Area

Name	Prop. Area
COMMON PLOT	514.92



A	AREA STATEMENT	VERSION NO.: 1.0.32		
		VERSION DATE: 16/02/2021		
	PROJECT DETAIL :			
	Site Address: FP. NO. 1177, SURVEY NO. 1177, PETHAPUR, GANDHIANAGAR	Plot Use: Industrial		
	Authority: Gandhinagar Urban Development Authority (GUDA)	Plot SubUse: Small Factory		
	AuthorityClass: D1	Plot Use Group: Industrial 1 (IN1)		
	AuthorityGrade: Urban Development Authority	Land Use Zone: GIDC Estate 2		
	Project Type: Layout Development	Conceptualized Use Zone: IZ4		
	Nature of Development: NEW			
	Casetype: Revision			
	Development Area: Non TP Area			
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: FP. NO. 1177, SURVEY NO. 1177, PETHAPUR, GANDHIANAGAR			
	AREA DETAILS :	Sq.Mts.		
1.	Area of Plot As per record	-		
	7/12 or Document		6434.00	
	As per site condition		6434.15	
	Area of Plot Considered		6434.00	
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		6434.00	
4.	% of Common Plot (Reqd.)		514.72	
	% of Common Plot (Prop)		514.92	
	Common Plot		514.92	
	Balance area of Plot(1 - 4)		5919.08	
	Plot Area For Coverage		6434.00	
	Plot Area For FSI		6434.00	
	Perm. FSI Area (1.00)		6434.00	
5.	Total Perm. FSI area		6434.00	
6.	Total Built up area permissible at:			
	a. Ground Floor		0.00	
	Proposed Coverage Area (- %)		0.00	
	Total Prop. Coverage Area (- %)		0.00	
	Balance coverage area (- %)		0.00	
	Proposed Area at:			
-		Proposed Built up	Existing Built up	Proposed F.S.I
		0.00	0.00	0.00
	Total Area:			0.00
	Total FSI Area:			0.00
	Total BuiltUp Area:			0.00
	Proposed F.S.I. consumed:			0.00
B.	Tenement Statement			
1.	Tenement Proposed At:			

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE	
VAGHELA VIJAYSINH PRAVINSINH VAGHELA KAMLESHSINH PRAVINSINH	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
PRAVIN R. THAKKAR 1115ER03082300074	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER
03/03/2021	Junior Town Planner

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