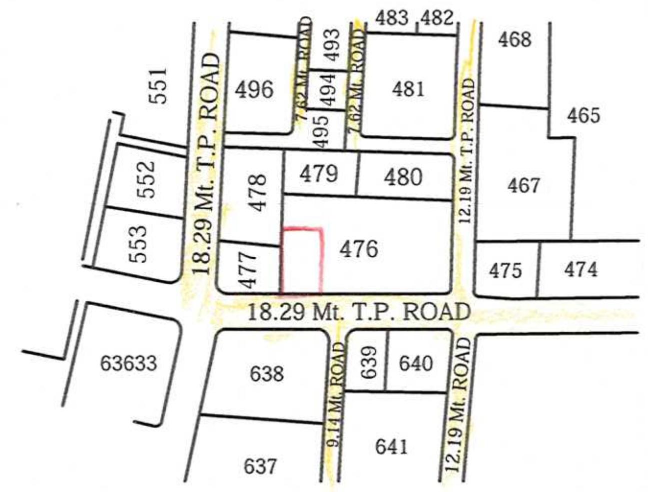
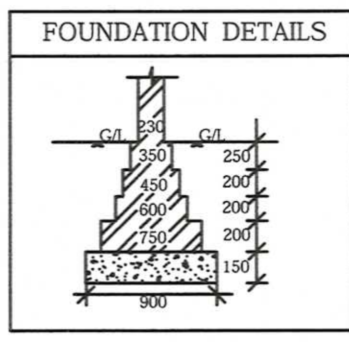
PROPOSED LAY OUT & BUILDING PLAN FOR RESIDENCE FLAT'S & SHOP ON , F.P.NO. : 476/P, T.P. NO. : 02, AT :- ANAND, TA,DIST :- ANAND

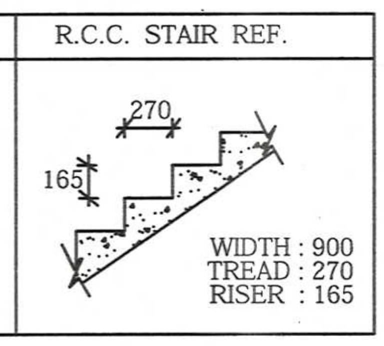


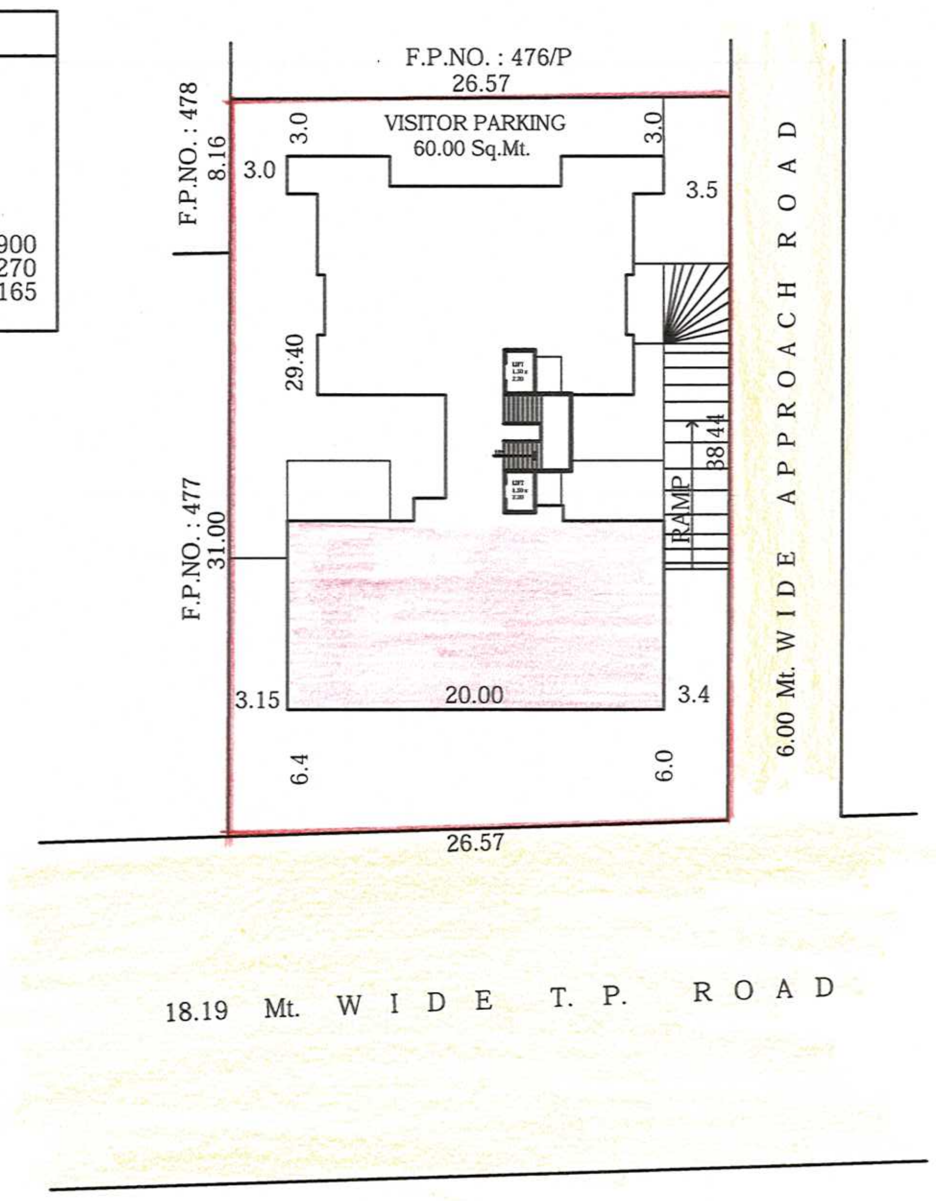
KEY PLAN
SCALE 1.0 Cm. : 40.00 Mt.

FOUNDATION DETAILS



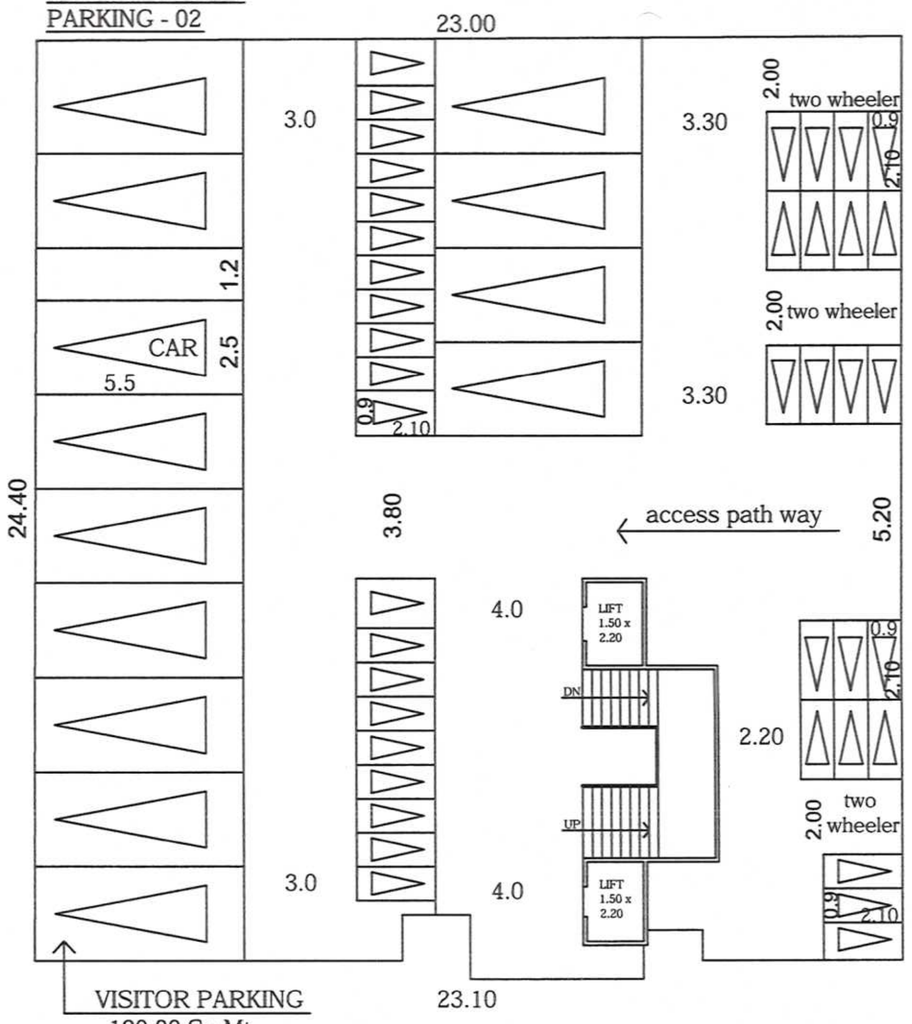
R.C.C. STAIR REF.





LAY-OUT PLAN
SCALE 1.0 Cm. : 4.00 Mt.

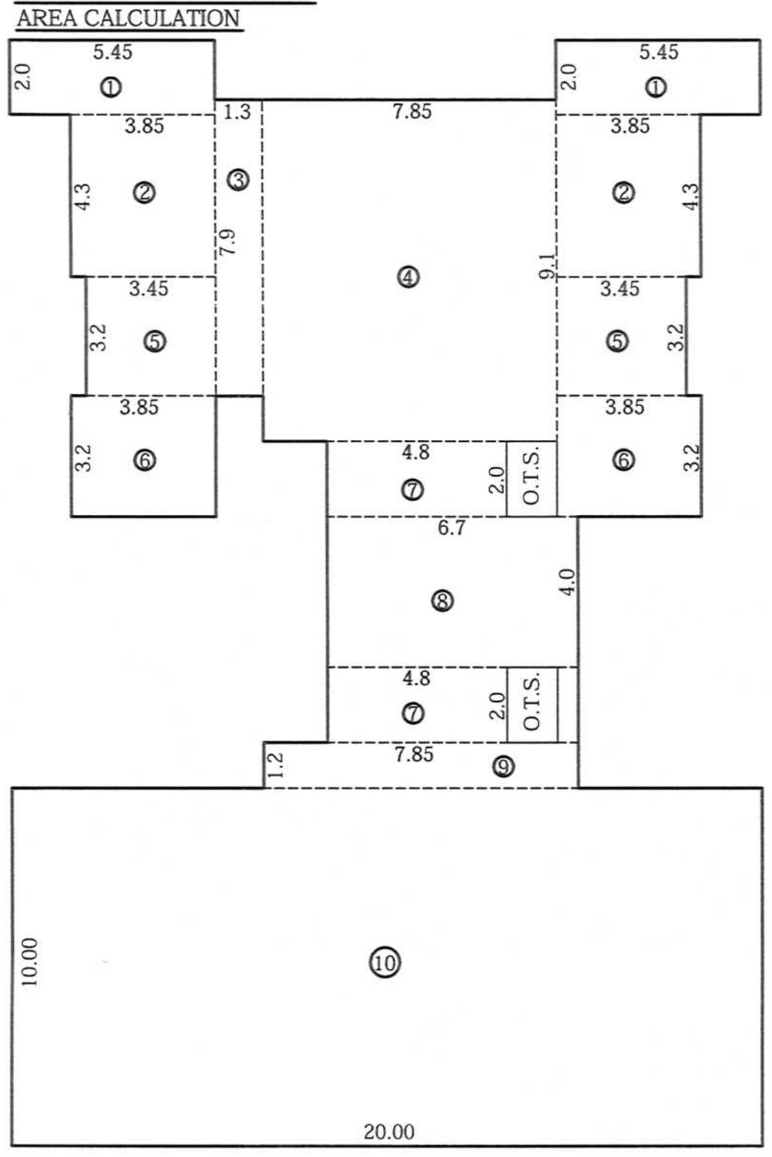
GROUND FLOOR
PARKING - 02



VISITOR PARKING
120.00 Sq.Mt.

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

G.F. & 1st. FLOOR BUILT UP AREA CALCULATION

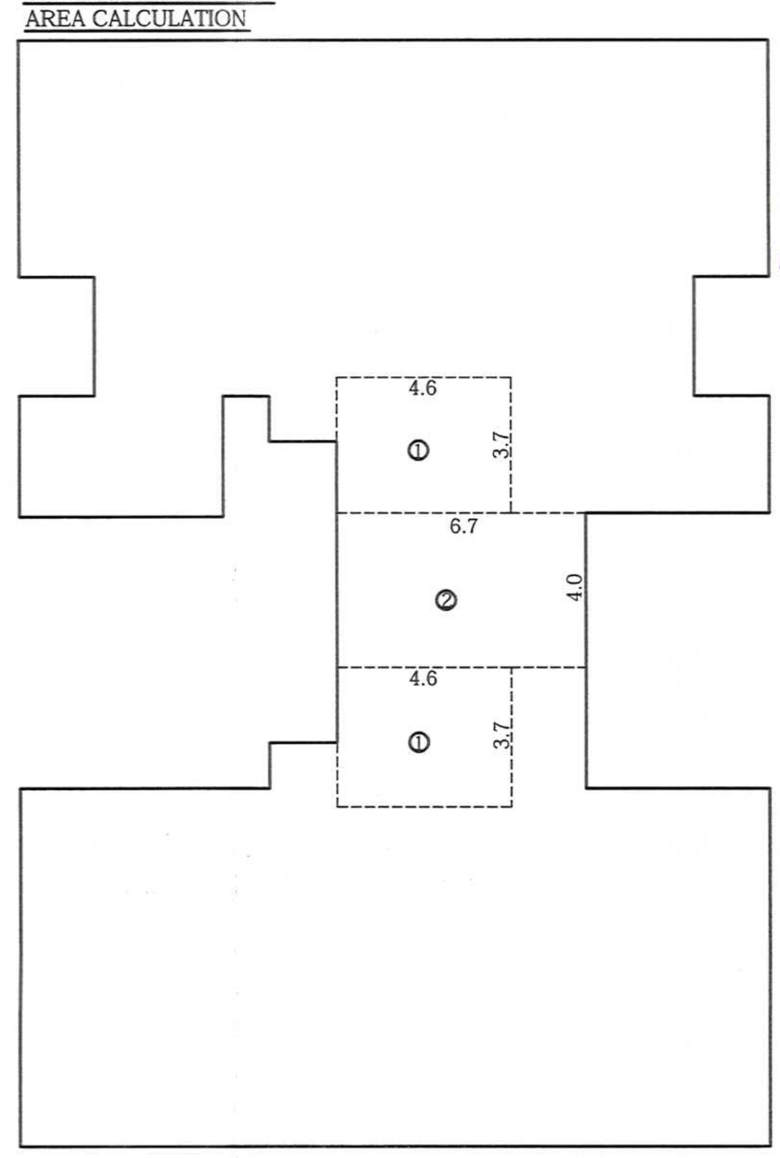


CALCULATION

(1) 5.45 x 2.00 x 02 NOS = 21.80 Sq.Mt.
(2) 3.85 x 4.30 x 02 NOS = 33.11 Sq.Mt.
(3) 1.30 x 7.90 x 01 NOS = 10.27 Sq.Mt.
(4) 7.85 x 9.10 x 01 NOS = 71.43 Sq.Mt.
(5) 3.45 x 3.20 x 02 NOS = 22.08 Sq.Mt.
(6) 3.85 x 3.20 x 02 NOS = 24.64 Sq.Mt.
(7) 4.80 x 2.00 x 02 NOS = 19.20 Sq.Mt.
(8) 6.70 x 4.00 x 01 NOS = 26.80 Sq.Mt.
(9) 7.85 x 1.20 x 01 NOS = 9.42 Sq.Mt.
(10) 20.00 x10.00 x01 NOS = 200.00 Sq.Mt.
TOTAL BUILT UP AREA = 438.75 Sq.Mt.

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

G.F. & 1st. FLOOR F.S.I. AREA CALCULATION



— APPROVED
(As amanded by ________ colour)
Subject to the condition as mention this office latter No. ____
Dated

CALCULATION

TOTAL BUILT UP AREA = 438.75 Sq.Mt.

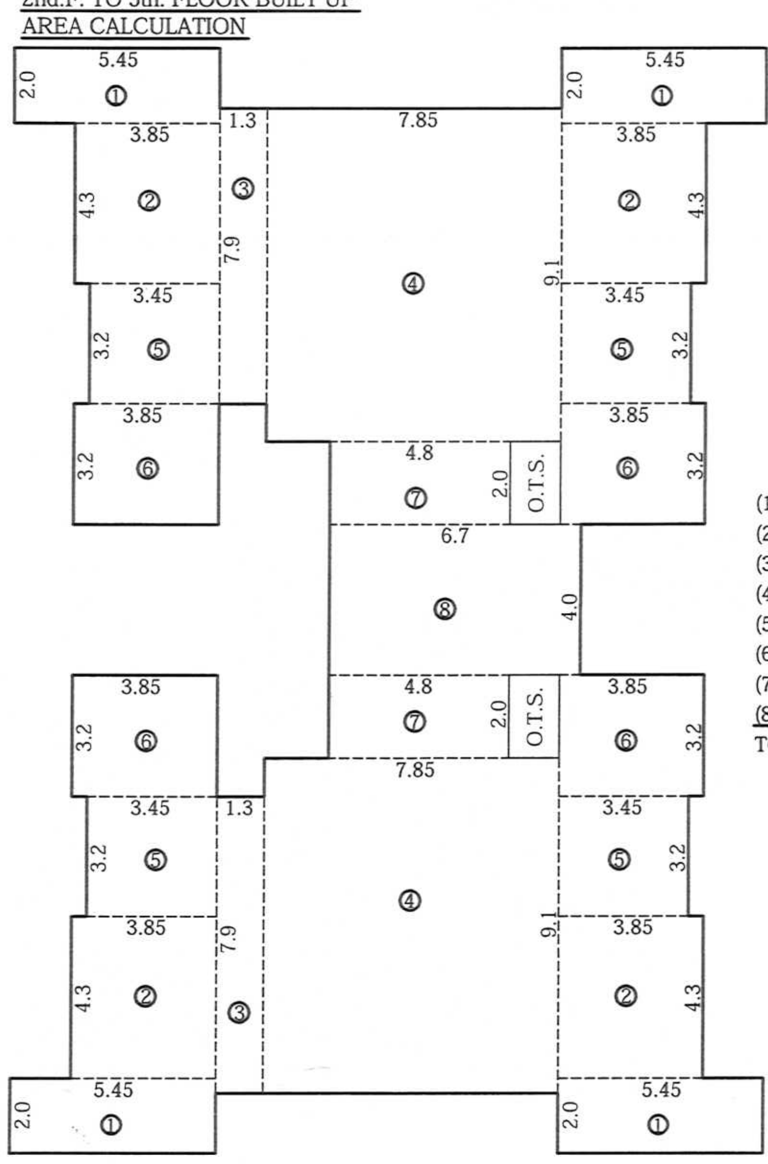
DEDUCTION

(1) 4.60 x 3.70 x 02 NOS = 34.04 Sq.Mt.
(2) 6.70 x 4.00 x 01 NOS = 26.80 Sq.Mt.
TOTAL AREA = 60.84 Sq.Mt.

TOTAL BUILT UP AREA = 438.75 Sq.Mt.
DEDUCTION AREA = 60.84 Sq.Mt.
TOTAL F.S.I. AREA = 377.91 Sq.Mt.

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

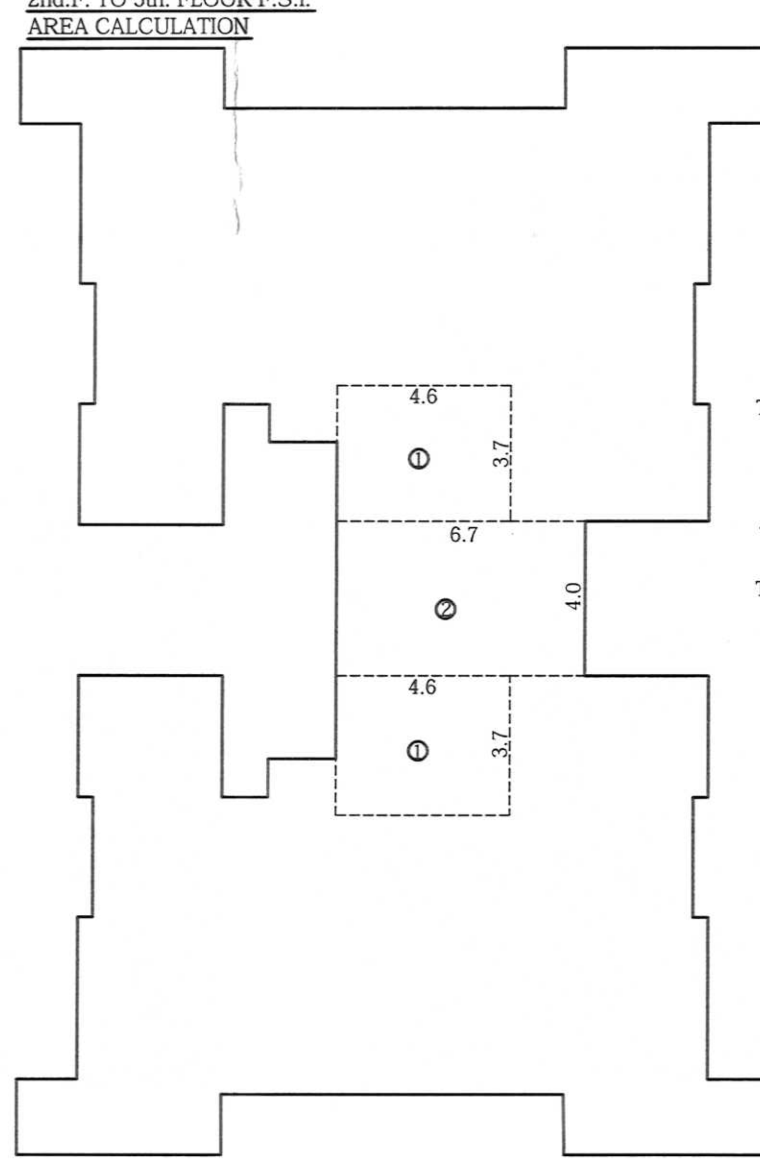
2nd.F. TO 5th. FLOOR BUILT UP AREA CALCULATION



CALCULATION

(1) 5.45 x 2.00 x 04 NOS = 43.60 Sq.Mt.
(2) 3.85 x 4.30 x 04 NOS = 66.22 Sq.Mt.
(3) 1.30 x 7.90 x 02 NOS = 20.54 Sq.Mt.
(4) 7.85 x 9.10 x 02 NOS = 142.87 Sq.Mt.
(5) 3.45 x 3.20 x 04 NOS = 44.16 Sq.Mt.
(6) 3.85 x 3.20 x 04 NOS = 49.28 Sq.Mt.
(7) 4.80 x 2.00 x 02 NOS = 19.20 Sq.Mt.
(8) 6.70 x 4.00 x 01 NOS = 26.80 Sq.Mt.
TOTAL BUILT UP AREA = 412.67 Sq.Mt.

2nd.F. TO 5th. FLOOR F.S.I. AREA CALCULATION



CALCULATION

TOTAL BUILT UP AREA = 412.67 Sq.Mt.

DEDUCTION

(1) 4.60 x 3.70 x 02 NOS = 34.04 Sq.Mt.
(2) 6.70 x 4.00 x 01 NOS = 26.80 Sq.Mt.
TOTAL AREA = 60.84 Sq.Mt.

TOTAL BUILT UP AREA = 412.67 Sq.Mt.
DEDUCTION AREA = 60.84 Sq.Mt.
TOTAL F.S.I. AREA = 351.83 Sq.Mt.

AREA TABLE

PLOT AREA F.P.NO. 476/P .... 909.49 Sq.Mt.
PROPOSED BUILT UP AREA OF BASEMENT .... 588.00 Sq.Mt.
PROPOSED BUILT UP AREA OF G.F. .... 438.75 Sq.Mt.
PROPOSED BUILT UP AREA OF 1st.F. .... 438.75 Sq.Mt.
PROPOSED BUILT UP AREA OF 2nd.F. .... 412.67 Sq.Mt.
PROPOSED BUILT UP AREA OF 3rd.F. .... 412.67 Sq.Mt.
PROPOSED BUILT UP AREA OF 4th.F. .... 412.67 Sq.Mt.
PROPOSED BUILT UP AREA OF 5th.F. .... 412.67 Sq.Mt.
TOTAL BUILT UP AREA .... 3116.18 Sq.Mt.
REQUIRED PARKING .... 437.04 Sq.Mt.
(1) SHOP = 400.00 x 30 % = 120.00 Sq.Mt.
(2) FLAT =1585.23 x 20 % = 317.04 Sq.Mt.
TOTAL AREA = 437.04 Sq.Mt.
PROPOSED PARKING .... 1149.20 Sq.Mt.
PARKING - 01 = 588.00 Sq.Mt.
PARKING - 02 = 561.20 Sq.Mt.
TOTAL = 1149.20 Sq.Mt.
REQUIRED VISITOR PARKING .... 229.84 Sq.Mt.
(1) 1149.20 x 20 % = 229.84 Sq.Mt.
PROPOSED VISITOR PARKING .... 240.00 Sq.Mt.
BASE. (1) 20.00 x 6.00 = 120.00 Sq.Mt.
G.F. (2) 20.00 x 6.00 = 120.00 Sq.Mt.
TOTAL AREA = 240.00 Sq.Mt.
OPEN AND MARGINAL SPACE .... 470.74 Sq.Mt.
F.S.I. .... 909.49 x 1.80 = 1637.08 Sq.Mt.
CHARGEABLE F.S.I. = 909.49 x 0.60 = 545.69 Sq.Mt.
TOTAL F.S.I. = 2182.77 Sq.Mt.
USE.F.S.I. .... 1985.23 Sq.Mt.
USE F.S.I. = 1985.23 Sq.Mt.
F.S.I. 1.80 = 1637.08 Sq.Mt.
CHARGEABLE F.S.I. = 348.15 Sq.Mt.

BUILT UP AREA	DEDUCTION AREA	NET F.S.I. AREA
BASE.= 588.00 Sq.Mt.	BASE.= 588.00 Sq.Mt.	BASE.= PARKING
G.F. = 438.75 Sq.Mt.	G.F. = 238.75 Sq.Mt.	G.F. = 200.00 Sq.Mt.
1st.F. = 438.75 Sq.Mt.	1st.F.= 60.84 Sq.Mt.	1st.F. = 377.91 Sq.Mt.
2nd.F.= 412.67 Sq.Mt.	2nd.F. = 60.84 Sq.Mt.	2nd.F. = 351.83 Sq.Mt.
3rd.F. = 412.67 Sq.Mt.	3rd.F. = 60.84 Sq.Mt.	3rd.F. = 351.83 Sq.Mt.
4th.F. = 412.67 Sq.Mt.	4th.F. = 60.84 Sq.Mt.	4th.F. = 351.83 Sq.Mt.
5th.F. = 412.67 Sq.Mt.	5th.F. = 60.84 Sq.Mt.	5th.F. = 351.83 Sq.Mt.
TOTAL = 3116.18 Sq.Mt.	TOTAL = 1130.95 Sq.Mt.	TOTAL = 1985.23 Sq.Mt.

SCHEDULE OF OPENING

DOOR	WINDOW	VENT
D = 1.10 x 2.10	W = 1.35 x 1.20	V = 0.60 x 0.60
D1= 0.90 x 2.10	W1= 0.90 x 1.20	
D2= 0.75 x 2.10	W2= 1.35 x 0.90	

COLOUR CODE

PLOT BOUNDARY ....
PROPOSED CONSTRUCTION ....
ROAD ....

OWNER:-

ENGINEER

Riddhish Shah
M.E. (Civil)
AVKUDA/EOR/29/2015
303, Meru Shikhar App.
V. V. NAGAR

AUTHORITY

આણંદ-વલ્લભ વિદ્યાનગર-કરમસદ શહેરી વિકાસ
સત્તામંડળની કચેરી, આણંદ
આ કચેરીના પત્ર નં.બી.પી. ...
તા. ૨૫/ ૧૦ /૧૯ માં જણાવેલ શરતોને આધીન
રહીને બીન ખેતી માટે ભલામણ કરવામાં આવે છે.
રવાનાકર્યુ

૨૫/૧૦/૧૯
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