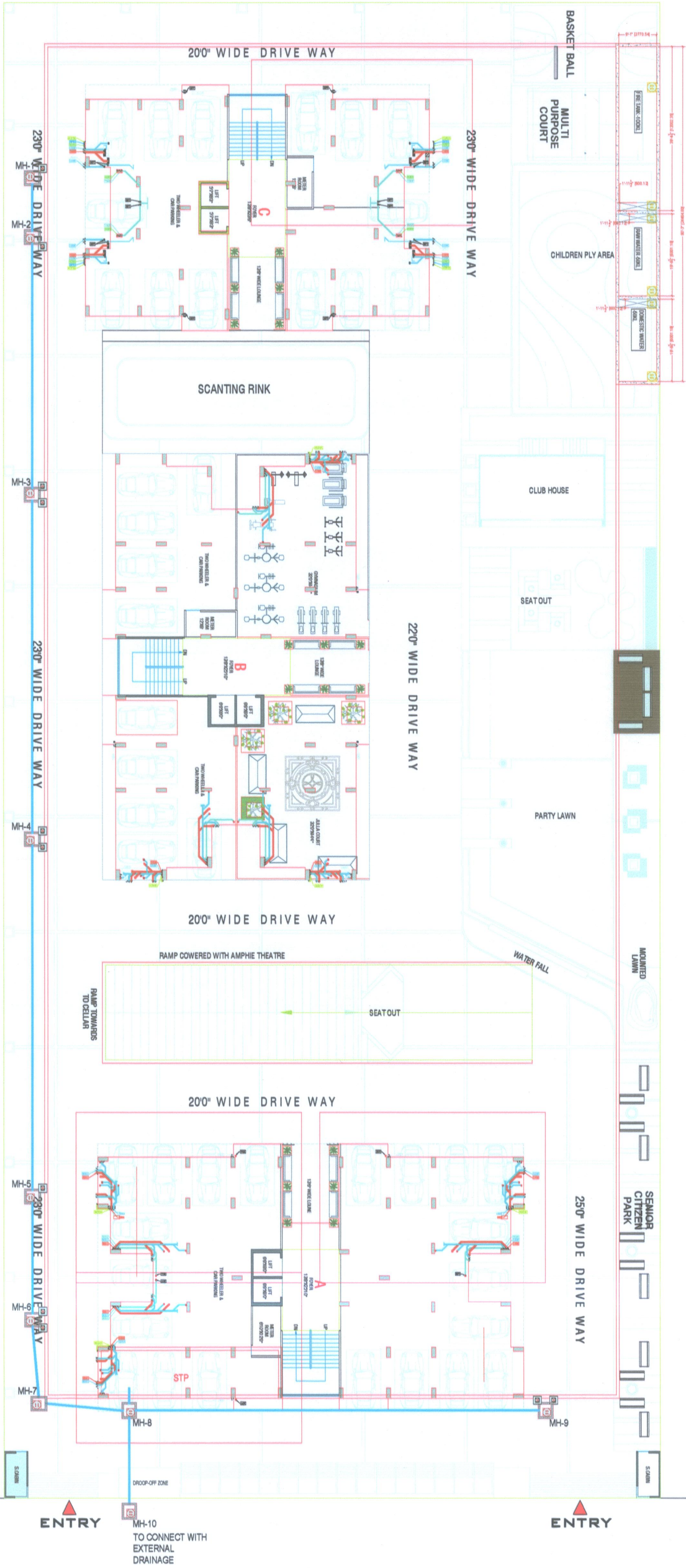
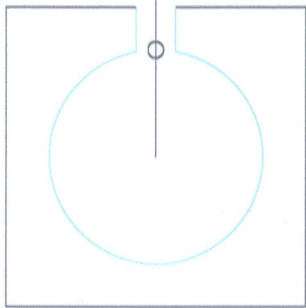


GROUND FLOOR LAYOUT PLAN



FOR, KESHAV INFRA
PARTNER

LEGEND	
	SOIL DRAIN PIPE (S)
	WASTE DRAIN PIPE (W)
	DOMESTIC WATER SUPPLY (DWS)
	DOMESTIC WATER SUPPLY RISER (DWSR)
	KITCHEN WASTE DRAIN PIPE (KW)
	RAIN WATER PIPE (RWP)
	(MFT) MULTI FLOOR TRAP
	(GT) GULLY TRAP
	(MH) MAIN HOLE

FOR, KESHAV INFRA
PARTNER

FOR, KESHAV INFRA
PARTNER



MEP & F CONSULTANT
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GROUND FLOOR PLUMBING PLAN

PROJECT NO:	TC0000	DATE:	00-00-20	DRAWING NUMBER	TRI-DR-GF-01	REV.	RO
DRAWN:	JAYESH	DATE:	28-03-20	CHECKED:	KETUL	DATE:	28-03-20
APPROVED:	MAYUR	SCALE:	NTS				

GROUND FLOOR PLAN

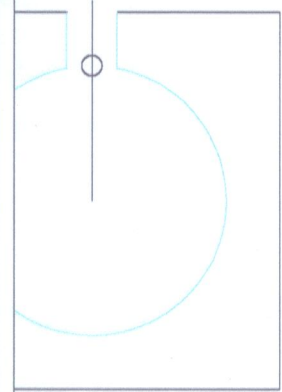
ARCHITECT:-
INNOVATIQ ARCHITECTS

CLIENT:-
BALMUKUND REFLECTS
@ GANDHINAGAR

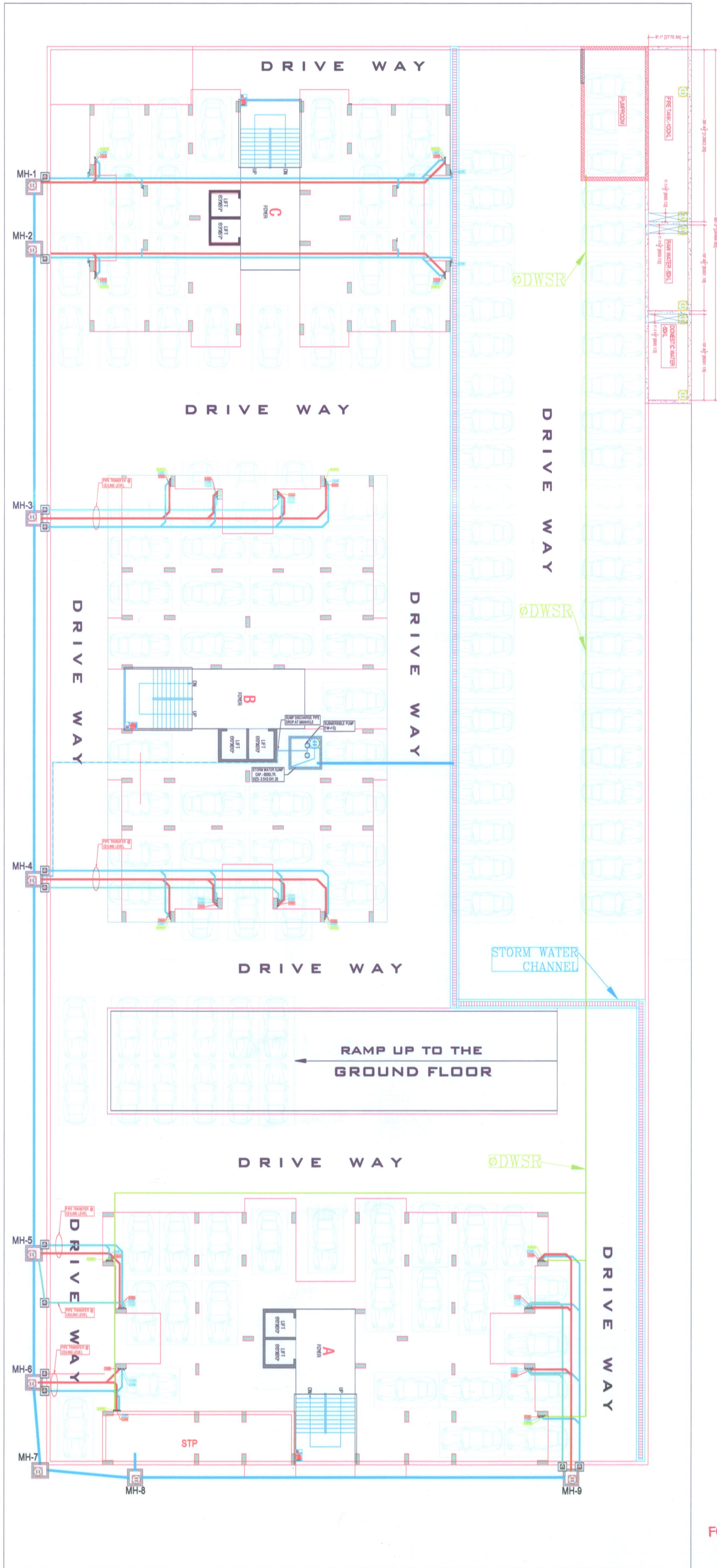
FOR APPROVAL

PROJECT:-
BALMUKUND REFLECTS
@ GANDHINAGAR

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FOR, KESHAV INFRA
PARTNER



FOR, KESHAV INFRA
PARTNER

FOR, KESHAV INFRA
PARTNER

LEGEND	
	SOIL DRAIN PIPE (S)
	WASTE DRAIN PIPE (W)
	DOMESTIC WATER SUPPLY (DWS)
	DOMESTIC WATER SUPPLY RISER (DWSR)
	KITCHEN WASTE DRAIN PIPE (KW)
	RAIN WATER PIPE (RWP)
	(MFT) MULTI FLOOR TRAP
	(GT) GULLY TRAP
	(MH) MAIN HOLE



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BASEMENT PLUMBING PLAN

PROJECT NO: TC0000	DATE: 00-00-20	DRAWING NUMBER	REV.
DRAWN: JAYESH	DATE: 28-03-20	TRI-FTG-BM-01	R0
CHECKED: KETUL	DATE: 28-03-20		
APPROVED: MAYUR	SCALE: NTS		

ARCHITECT:-
INNOVATIQ ARCHITECTS

CLIENT:-
BALMUKUND REFLECTS
@ GANDHINAGAR

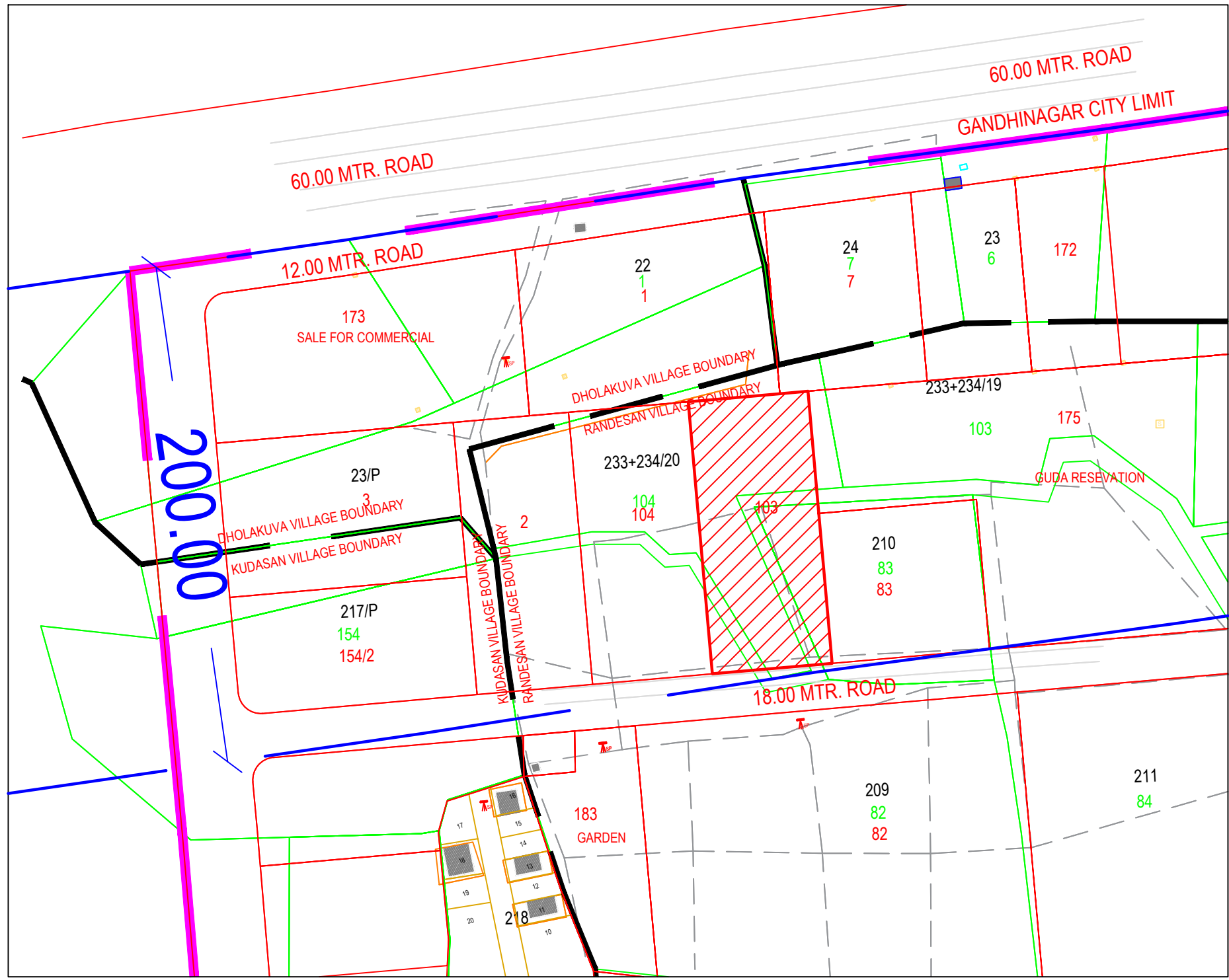
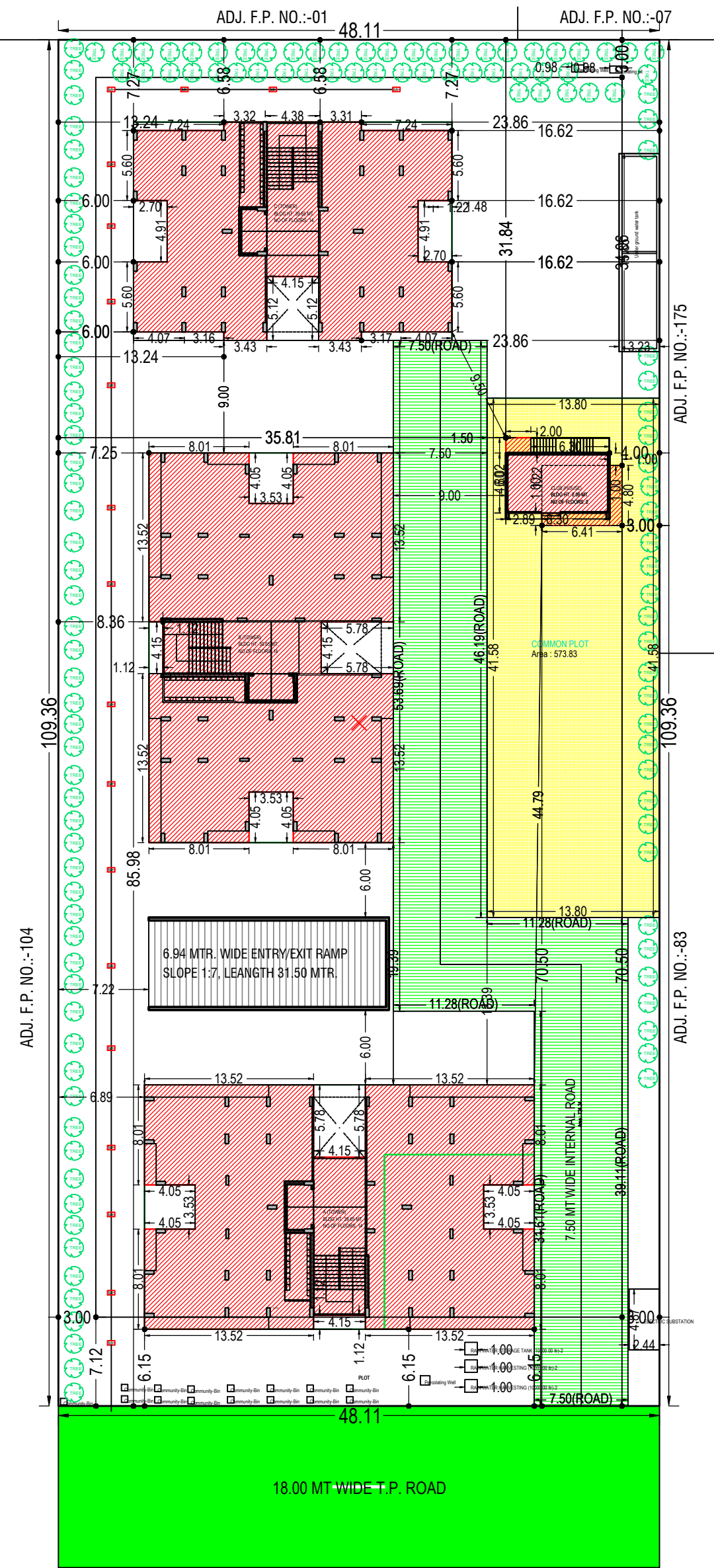
PROJECT:-
BALMUKUND REFLECTS
@ GANDHINAGAR

FOR APPROVAL

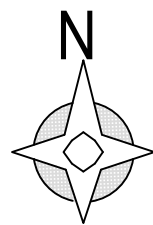
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BASEMENT PLAN





SITE PLAN (AS PER T.P. PLAN)
SCALE :- 1CM = 20 MTS.



FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Lift	Lift Machine	Lift Lobby	Accessory Use	Ramp	Parking			
A (TOWER)	1	11227.12	527.65	158.66	11.95	480.30	35.87	266.57	4223.41	5522.71	5522.71	48
B (TOWER)	1	7061.85	446.10	131.35	9.42	434.36	38.20	0.00	485.25	5517.17	5517.17	48
C (TOWER)	1	5289.92	455.33	118.58	8.47	407.35	35.35	0.00	311.81	3953.03	3953.03	48
CLUB (HOUSE)	1	80.77	10.13	0.00	0.00	0.00	0.00	0.00	0.00	70.64	70.64	00
Grand Total	4	23659.66	1439.21	408.59	29.84	1322.01	109.42	266.57	5020.46	15063.55	15063.55	144

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
A (TOWER)	Residential	Residential Apartment Bldg	0.0 - 80	1	5522.72	1104.54	552.27	110.45
			> 80.0	-				
			0 - 0	-				
B (TOWER)	Residential	Residential Apartment Bldg	0.0 - 80	1	5517.16	1103.43	551.72	110.34
			> 80.0	-				
			0 - 0	-				
C (TOWER)	Residential	Residential Apartment Bldg	0.0 - 80	1	3953.01	790.60	395.30	79.06
			> 80.0	-				
			-	-				
CLUB (HOUSE)	Residential	Residential Apartment Bldg	0.0 - 80	1	70.64	14.13	7.07	1.41
			> 80.0	-				
			-	-				
Total:			0 - 0	-		3012.70	1506.36	301.26

Parking Check (Table 7b)

Use Type	Car		Visitor's Car Parking		Total Parking Area	
	Area	No.	Area	No.	Area	No.
Residential	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
	1506.36	4786.46	0	0	3012.70	5202.56
Total	1506.36	4786.46	0	0	3012.70	5202.56

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)	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (TOWER)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)			48	BASEMENT FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							PARKING FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TYPICAL - 2-11 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TWELFTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							THIRTEENTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							PARKING FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TYPICAL - 2-11 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TWELFTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							THIRTEENTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
B (TOWER)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)			48	PARKING FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TYPICAL - 2-11 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TWELFTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							THIRTEENTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							PARKING FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TYPICAL - 2-11 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TWELFTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							THIRTEENTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
C (TOWER)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)			48	PARKING FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TYPICAL - 2-11 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TWELFTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							THIRTEENTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							PARKING FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TYPICAL - 2-11 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TWELFTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							THIRTEENTH FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
CLUB (HOUSE)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)			0	GROUND FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg

Buildingwise Floor FSI Details

Floor Name	Building Name										Total	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)				
Basement Floor	4178.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4178.77	0.00	0.00	0.00
Parking Floor	552.95	0.00	552.95	0.00	377.98	0.00	0.00	0.00	0.00	0.00	1483.88	0.00	0.00	0.00
Ground Floor	0.00	0.00	0.00	0.00	0.00	0.00	49.99	39.86	49.99	39.86	49.99	39.86	0.00	0.00
First Floor	502.09	430.32	502.09	430.34	377.96	309.27	30.78	30.78	1412.92	1200.71	1412.92	1200.71	0.00	0.00
Second Floor	502.10	431.67	502.09	430.34	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	0.00	0.00
Third Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	0.00	0.00
Fourth Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	0.00	0.00
Fifth Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	0.00	0.00
Sixth Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	0.00	0.00
Seventh Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	0.00	0.00
Eighth Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	0.00	0.00
Ninth Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	1146.93	0.00
Tenth Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	1172.02	0.00
Eleventh Floor	502.10	431.67	502.09	431.07	377.95	309.28	0.00	0.00	1382.14	1172.02	1382.14	1172.02	1172.02	0.00
Twelfth Floor	552.95	482.54	552.95	483.02	377.96	310.62	0.00	0.00	1483.86	1276.18	1483.86	1276.18	1276.18	0.00
Thirteenth Floor	363.03	293.15	363.04	293.11	308.78	240.34	0.00	0.00	1034.85	826.60	1034.85	826.60	826.60	0.00
Terrace Floor	56.33	0.00	69.92	0.00	67.74	0.00	0.00	0.00	193.99	0.00	193.99	0.00	0.00	0.00
Total:	11227.12	5522.71	7061.85	5517.17	5289.92	3953.03	80.77	70.64	23659.66	15063.55	23659.66	15063.55	15063.55	15063.55

AREA STATEMENT		VERSION NO.: 1.0.13		
		VERSION DATE: 27/03/2019		
PROJECT DETAIL :				
Site Address: TPSName: (KUDASAN-RANDESAN-DHOLAKUVA-INDRODA)-05, RevenueNo: 233+234/P/19, OPNo: 103, F.P.No: 103		Plot Use: Residential		
Authority: Gandhinagar Urban Development Authority (GUDA)		Plot SubUse: Residential Apartment Bldg		
AuthorityClass: D1		Plot Use Group: Dwelling-3 (DW3)		
AuthorityGrade: Urban Development Authority		Land Use Zone: Residential Zone IV		
CaseTrack: Regular		Conceptualized Use Zone: R1		
Project Type: Building Permission				
Nature of Development: NEW				
Development Area: Draft/Preliminary Town Planning Scheme				
SubDevelopment Area: Area falling within 200mt. on both the sides of 45.0mt. wide road				
Special Project: NA				
Special Road: NA				
Site Address: TPSName: (KUDASAN-RANDESAN-DHOLAKUVA-INDRODA)-05, RevenueNo: 233+234/P/19, OPNo: 103, F.P.No: 103				
AREA DETAILS :		Sq.Mts.		
1.	Area of Plot As per record	-		
	7/12 or Document		5261.00	
	As per site condition		5261.08	
	Area of Plot Considered		5261.00	
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		5261.00	
4.	% of Common Plot (Reqd.)		526.10	
	% of Common Plot (Prop)		573.83	
	Common Plot		573.83	
	Balance area of Plot(1 - 4)		4687.17	
	Plot Area For Coverage		5261.00	
	Plot Area For FSI		5261.00	
	Perm. FSI Area (1.80)		9469.80	
	Perm. Paid FSI Area (2.20)		11574.20	
5.	Total Perm. FSI area with Paid FSI (4.00)		21044.00	
	Total Perm. FSI area		21044.00	
	Total Paid Proposed FSI Area		5543.74	
6.	Total Built up area permissible at:			
	a. Ground Floor		0.00	
	Proposed Coverage Area (29.20 %)		1536.38	
	Total Prop. Coverage Area (29.20 %)		1536.38	
	Balance coverage area (- %)		0.00	
	Proposed Area at:			
	Total FSI Area:		15013.54	
	Accessory/Use Area Added in BuiltUp Area:		63.08	
	Total BuiltUp Area:		23722.74	
	Proposed F.S.I. consumed:		2.85	
C.	Tenement Statement			
4.	Tenement Proposed At:			
	All Floors	144.00		
5.	Total Tenements (3 + 4)	144		
E.	Parking Statement			
1.	Parking Space Required as per Regulations:		3012.70	
2.	Proposed Parking Space:		5202.56	
-				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Basement Floor	4178.77	0.00	0.00
	Parking Floor	1483.88	0.00	0.00
	Ground Floor	49.99	39.86	0.00
	First Floor	1412.92	0.00	1200.71
	Second Floor	1382.14	0.00	1172.02
	Third Floor	1382.14	0.00	1172.02
	Fourth Floor	1382.14	0.00	1172.02
	Fifth Floor	1382.14	0.00	1172.02
	Sixth Floor	1382.14	0.00	1172.02
	Seventh Floor	1382.14	0.00	1172.02
	Eighth Floor	1382.14	0.00	1172.02
	Ninth Floor	1382.14	0.00	1172.02
	Tenth Floor	1382.14	0.00	1172.02
	Eleventh Floor	1382.14	0.00	1172.02
	Twelfth Floor	1483.86	0.00	1276.18
	Thirteenth Floor	1034.85	0.00	826.60
	Terrace Floor	193.99	0.00	0.00
	Total Area:	23659.66	0.00	15063.55