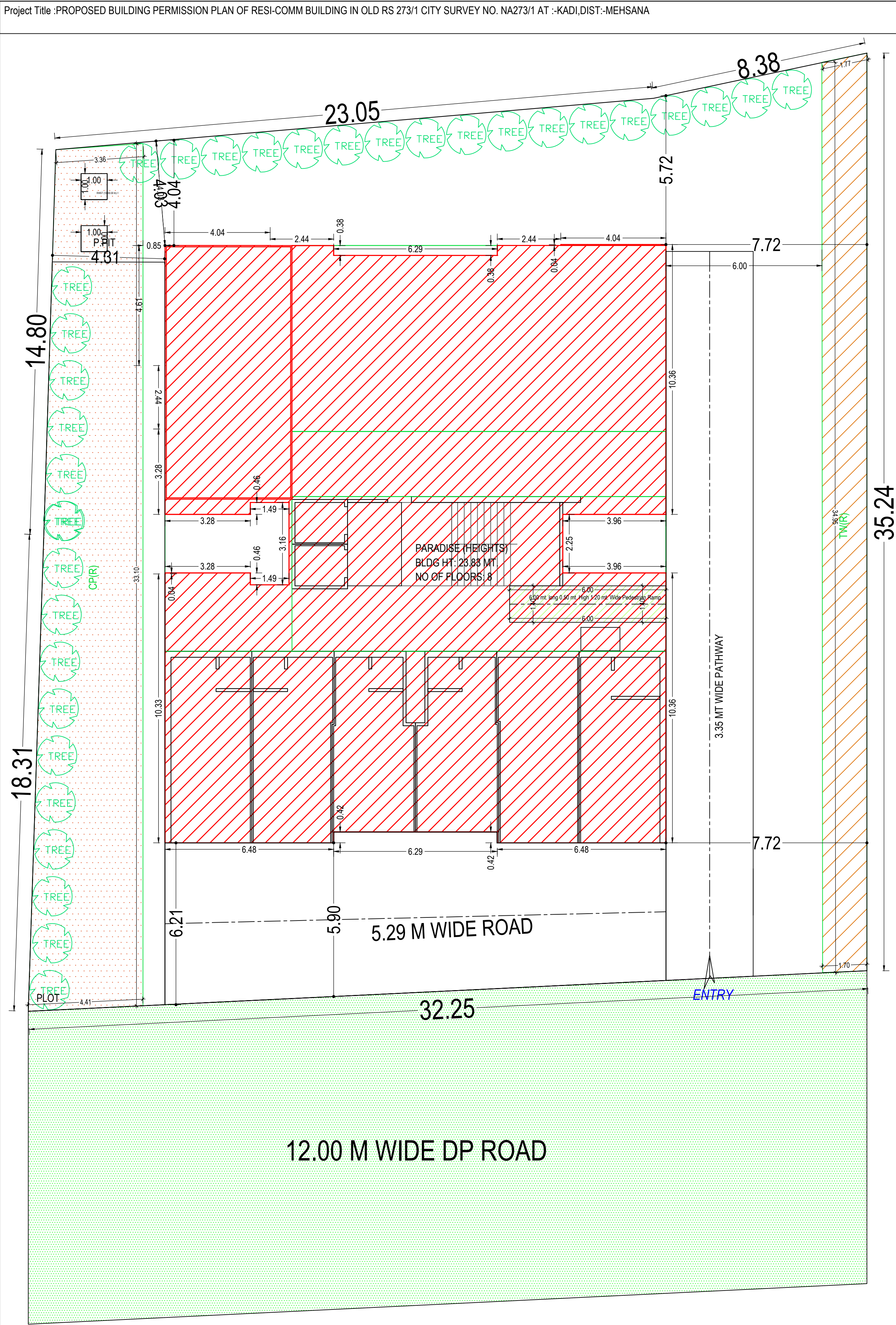




SITE PLAN
(Scale - 1:100)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
PARADISE (HEIGHTS)	Mercantile	ResiComm Building	Mercantile-1 (M1)	26	6	GROUND AND PARKING FLOOR PLAN	Mercantile	ResiComm Building	Commercial FSI	Mercantile	ResiComm Building
						TYPICAL -1-6 FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment
						SEVENTH FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment
						TERRACE FLOOR PLAN	Mercantile	ResiComm Building	-	-	-

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	Stair Lobby	Lift	Lift Machine	Lift Lobby	Covered Area	Parking	Resi.	Commercial		
PARADISE (HEIGHTS)	1	2959.32	113.66	48.94	58.56	7.71	69.17	1.60	240.24	2279.85	138.85	2419.39	32
Grand Total :	1	2959.32	113.66	48.94	58.56	7.71	69.17	1.60	240.24	2279.85	138.85	2419.39	32

Buildingwise Floor FSI Details

Floor Name	Building Name		Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Ground And Parking Floor	414.10	138.85	414.10	138.85	0.00
First Floor	382.12	349.19	382.12	349.19	0.00
Second Floor	382.12	349.19	382.12	349.19	0.00
Third Floor	382.12	349.19	382.12	349.19	0.00
Fourth Floor	382.12	349.19	382.12	349.19	0.00
Fifth Floor	382.12	349.19	382.12	349.19	0.00
Sixth Floor	382.12	349.19	382.12	349.19	309.79
Seventh Floor	218.70	185.40	218.70	185.40	185.40
Terrace Floor	33.80	0.00	33.80	0.00	0.00
Total:	2959.32	2419.39	2959.32	2419.39	495.19

Parking Check (Table 7b)

Use Type	Car				Visitor's Car Parking				TwoWheeler				Total Parking Area			
	Area		No.		Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	227.99	325.94	0	0	45.60	46.05	0	1	0.00	87.04	0	0	455.97	459.03	-	-
Commercial	27.77	35.91	0	0	11.11	28.50	0	1	0.00	0.00	0	0	55.54	64.41	-	-
Total	255.76	361.85	0	0	56.71	74.54	0	2	0.00	87.04	0	0	511.51	523.43	-	-

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
PARADISE (HEIGHTS)	Mercantile	ResiComm Building	> 0	1	138.85	55.54	27.77	11.11
			0 - 0	-				
			0 - 1000	1000				
			0.0 - 80	1				
	Residential	Apartment	> 80.0	-	2279.87	455.97	227.99	45.60
			-	-				
			0 - 0	-				
			0 - 0	-				
Total:					511.51	255.76	56.71	

Inward No	ODPS/2021/075410	Sheet	1
Inward Date		Scale	1:100

A	AREA STATEMENT		VERSION NO.: 1.0.45	
			VERSION DATE: 25/10/2021	
	PROJECT DETAIL :			
	Authority: Kadi Area Development Authority		Plot Use: Mercantile	
	AuthorityClass: D7 (A)		Plot SubUse: Resi/Comm Building	
	AuthorityGrade: Area Development Authority		Plot Use Group: Mercantile-1 (M1)	
	Project Type: Building Permission		Plot Category: NA	
	Nature of Development: NEW		Land Use Zone: Residential use Zone	
	Development Area: Non TP Area		Conceptualized Use Zone: R1	
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: PARADISE HEIGHTS,OPP.GANESH APARTMENT,KADI:-CHHATRAL ROAD,KADI			
	AREA DETAILS :		Sq.Mts.	
1.	Area of Plot As per record		-	
	Plot Validation Certificate		1069.00	
	Physical area measured at site		1069.00	
	7/12 or Document		1069.00	
	Plot area drawn as per Site		1069.03	
	Area of Plot Considered		1069.00	
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		1069.00	
	% of Common Plot (Reqd.)		0.00	
4.	% of Common Plot (Prop)		0.00	
	Balance area of Plot(1 - 4)		1069.00	
	Plot Area For Coverage		1069.00	
	Plot Area For FSI		1069.00	
	Perm. FSI Area (1.80)		1924.20	
	Perm. Paid FSI Area (0.60)		641.40	
5.	Total Perm. FSI area with Paid FSI (2.40)		2565.60	
	Total Perm. FSI area		2565.60	
	Total Paid Proposed FSI Area		495.20	
6.	Total Built up area permissible at:			
	a. Ground Floor		0.00	
	Proposed Coverage Area (38.86 %)		415.45	
	Total Prop. Coverage Area (38.86 %)		415.45	
	Balance coverage area (- %)		0.00	
Proposed Area at:				
-	Proposed Built up	Existing/ Approved BUArea	Existing/ Approved F.S.I	
	Ground And Parking Floor	414.10	0.00	
	First Floor	382.12	0.00	
	Second Floor	382.12	0.00	
	Third Floor	382.12	0.00	
	Fourth Floor	382.12	0.00	
	Fifth Floor	382.12	0.00	
	Sixth Floor	382.12	0.00	
	Seventh Floor	218.70	0.00	
	Terrace Floor	33.80	0.00	
	Total Area:	2959.32	0.00	
	Total FSI Area:		2419.40	
	Total BuiltUp Area:		2959.31	
	Proposed F.S.I. consumed:		2.26	
B.	Tenement Statement			
1.	Tenement Proposed At:			
	All Floors		32.00	
2.	Total Tenements (3 + 4)		32	
C.	Parking Statement			
1.	Parking Space Required as per Regulations:		511.51	
2.	Proposed Parking Space:		523.43	

Color Notes

COLOR INDEX	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRIANAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	Yes	Yes	9/5/2011	LND/NAP/IS/82/2010-11

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	30	34

OWNER'S NAME AND SIGNATURE

PARTH DASHARATHBHAI PATEL

ARCH/ENG'S NAME & SIGNATURE

Sunilkumar Khodidas Patel

1031ER16092400005

SUPERVISOR'S NAME & SIGNATURE

24/11/2021

DESIGNATION OF APPROVER :

Chief Officer



Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.



Inward No	ODPS/2021/075410	Sheet	2
Inward Date		Scale	1:100

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PARADISE (HEIGHTS)	V	0.46	1.00	78
PARADISE (HEIGHTS)	V	0.60	1.00	05
PARADISE (HEIGHTS)	W	0.76	1.20	26
PARADISE (HEIGHTS)	W	1.52	1.20	104
PARADISE (HEIGHTS)	SLIDING WN	2.21	1.20	26

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND AND PARKING FLOOR PLAN	STAIRCASE	1.60	0.25	0.16
TYPICAL -1/6 FLOOR PLAN	STAIRCASE	1.60	0.25	0.17
SEVENTH FLOOR PLAN	STAIRCASE	1.56	0.25	0.18
TERRACE FLOOR PLAN	Fire Escape Staircase	1.60	0.25	0.00

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SEVENTH FLOOR PLAN	1.33 X 2.44 X 2 X 1	6.50	6.50
Total	-	-	6.50

Building -PARADISE (HEIGHTS)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI/Area in Sq.mt.						Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit	
		Star Lobby	Star Lobby	Lift	Lift Machine	Lift Lobby	Covered Area	Parking	Rasi. Commercial			
Ground And First Floor	414.10	13.29	6.16	7.32	0.00	6.65	1.60	240.24	0.00	138.85	138.85	
Second Floor	382.12	12.56	5.18	7.32	0.00	7.86	0.00	0.00	349.19	0.00	349.19	04
Third Floor	382.12	12.56	5.18	7.32	0.00	7.86	0.00	0.00	349.19	0.00	349.19	04
Fourth Floor	382.12	12.56	5.18	7.32	0.00	7.86	0.00	0.00	349.19	0.00	349.19	04
Fifth Floor	382.12	12.56	5.18	7.32	0.00	7.86	0.00	0.00	349.19	0.00	349.19	04
Sixth Floor	382.12	12.56	5.18	7.32	0.00	7.86	0.00	0.00	349.19	0.00	349.19	04
Seventh Floor	218.70	12.45	5.18	7.32	0.00	8.35	0.00	0.00	184.71	0.00	184.71	02
Terrace Floor	33.80	12.56	6.52	0.00	7.71	7.01	0.00	0.00	0.00	0.00	0.00	00
Total	2959.31	113.66	48.94	58.56	7.71	69.17	1.60	240.24	2279.85	138.85	2419.39	32
Total Number of Same Buildings	1											
Total	2959.31	113.66	48.94	58.56	7.71	69.17	1.60	240.24	2279.85	138.85	2419.39	32

UnitBUA Table for Building -PARADISE (HEIGHTS)

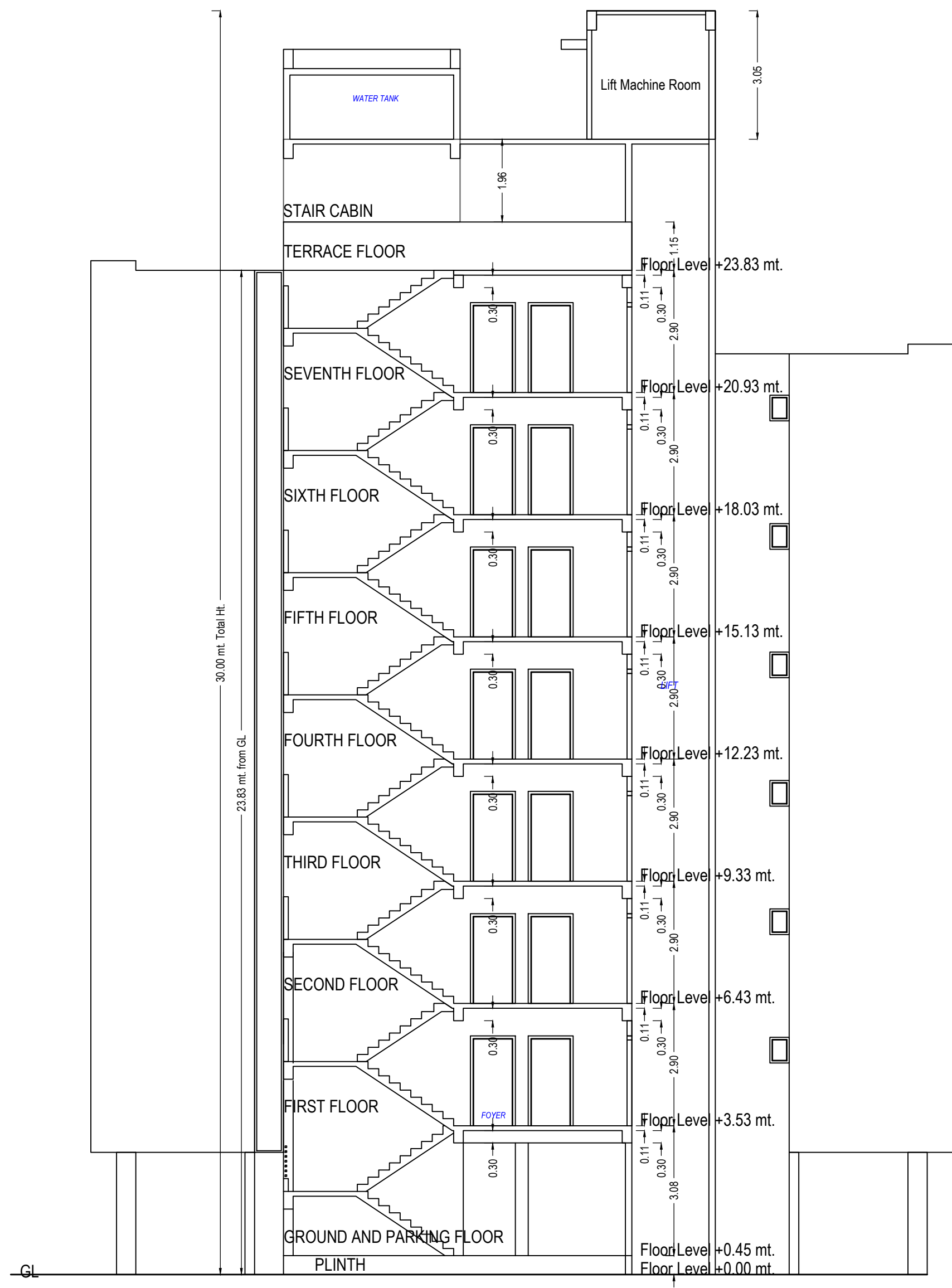
Floor	Name	UnitBUA Type	Gross UnitBUA Area (Area in Sq.mt.)	UnitBUA Area (Area in Sq.mt.)	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall			
GROUND AND PARKING FLOOR PLAN	GF SHOP 01	SHOP	24.51	24.51	3.07		21.44	06
	GF SHOP 02	SHOP	22.91	22.91	1.55		21.36	
	GF SHOP 03	SHOP	20.98	20.98	1.79		19.19	
	GF SHOP 04	SHOP	20.99	20.99	1.80		19.19	
	GF SHOP 05	SHOP	22.91	22.91	1.74		21.17	
	GF SHOP 06	SHOP	24.51	24.51	3.00		21.51	
TYPICAL -1/6 FLOOR PLAN	Total per Floor:	Typical Floor = 1	Total: 136.81	136.81	12.95		123.86	06
	FLAT NO 101	FLAT	86.55	86.55	5.96		80.59	
	FLAT NO 201	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 301	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 401	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 501	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 601	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 701	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 801	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 901	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 1001	FLAT	86.55	86.55	5.71		80.84	
	FLAT NO 1101	FLAT	86.55	86.55	5.71		80.84	
SEVENTH FLOOR PLAN	FLAT NO 701	FLAT	2075.40	2075.40	122.86		1952.52	24
	FLAT NO 704	FLAT	91.51	91.51	6.86		84.65	02
	Total per Floor:	Typical Floor = 1	Total: 183.02	183.02	13.32		169.70	02
	Total	-	2396.23	2396.23	149.15		2246.08	32

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PARADISE (HEIGHTS)	D	0.72	2.10	51
PARADISE (HEIGHTS)	TOI DOOR	0.75	2.10	04
PARADISE (HEIGHTS)	D	0.76	2.10	27
PARADISE (HEIGHTS)	FD	0.76	2.10	26
PARADISE (HEIGHTS)	D	0.90	2.10	26
PARADISE (HEIGHTS)	D	0.91	2.10	78
PARADISE (HEIGHTS)	TOI DOOR	1.00	2.10	01
PARADISE (HEIGHTS)	FD	1.16	2.10	26
PARADISE (HEIGHTS)	D	1.25	2.10	02
PARADISE (HEIGHTS)	RS	2.97	2.10	02
PARADISE (HEIGHTS)	RS	3.05	2.10	02
PARADISE (HEIGHTS)	RS	3.09	2.10	02

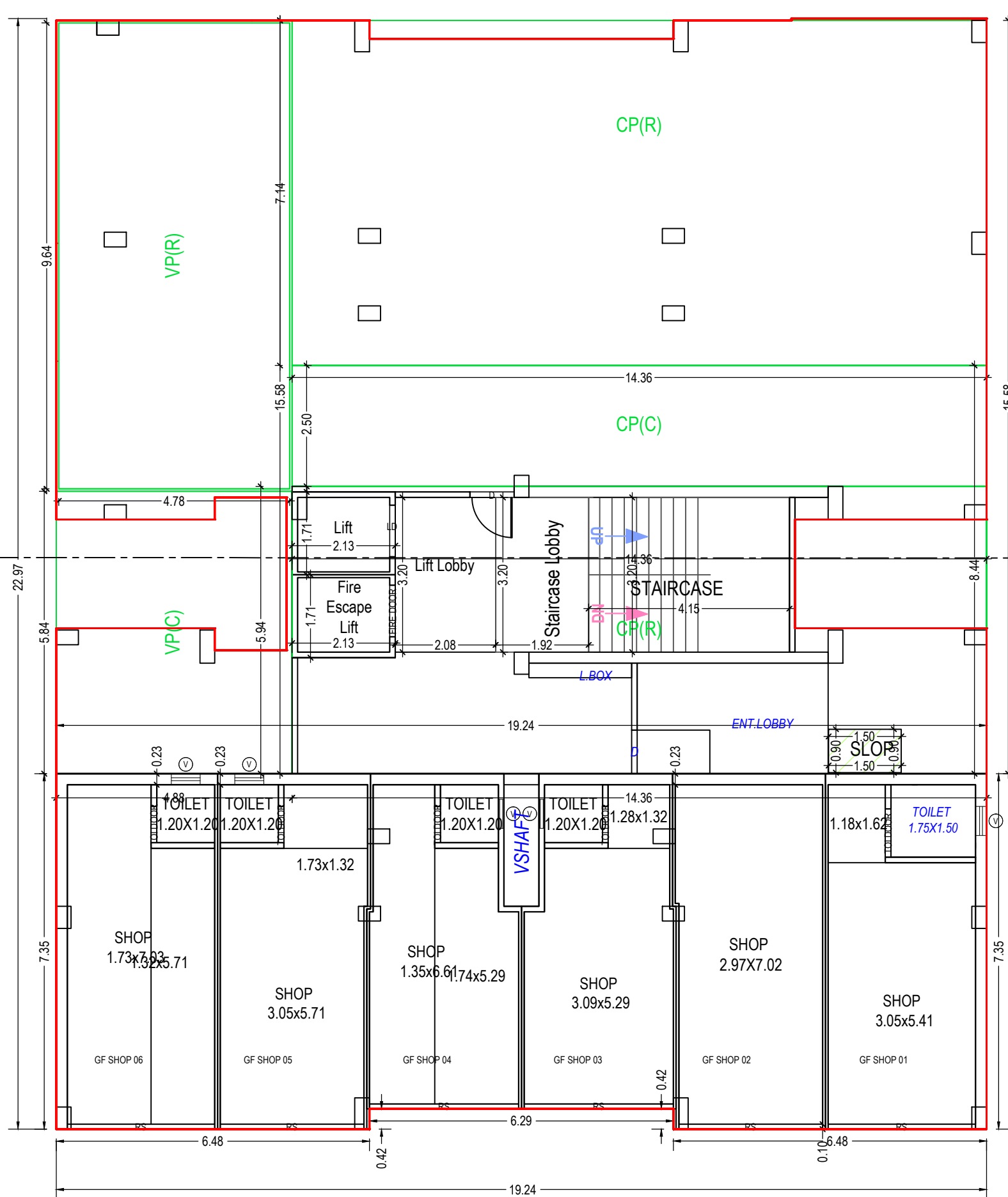


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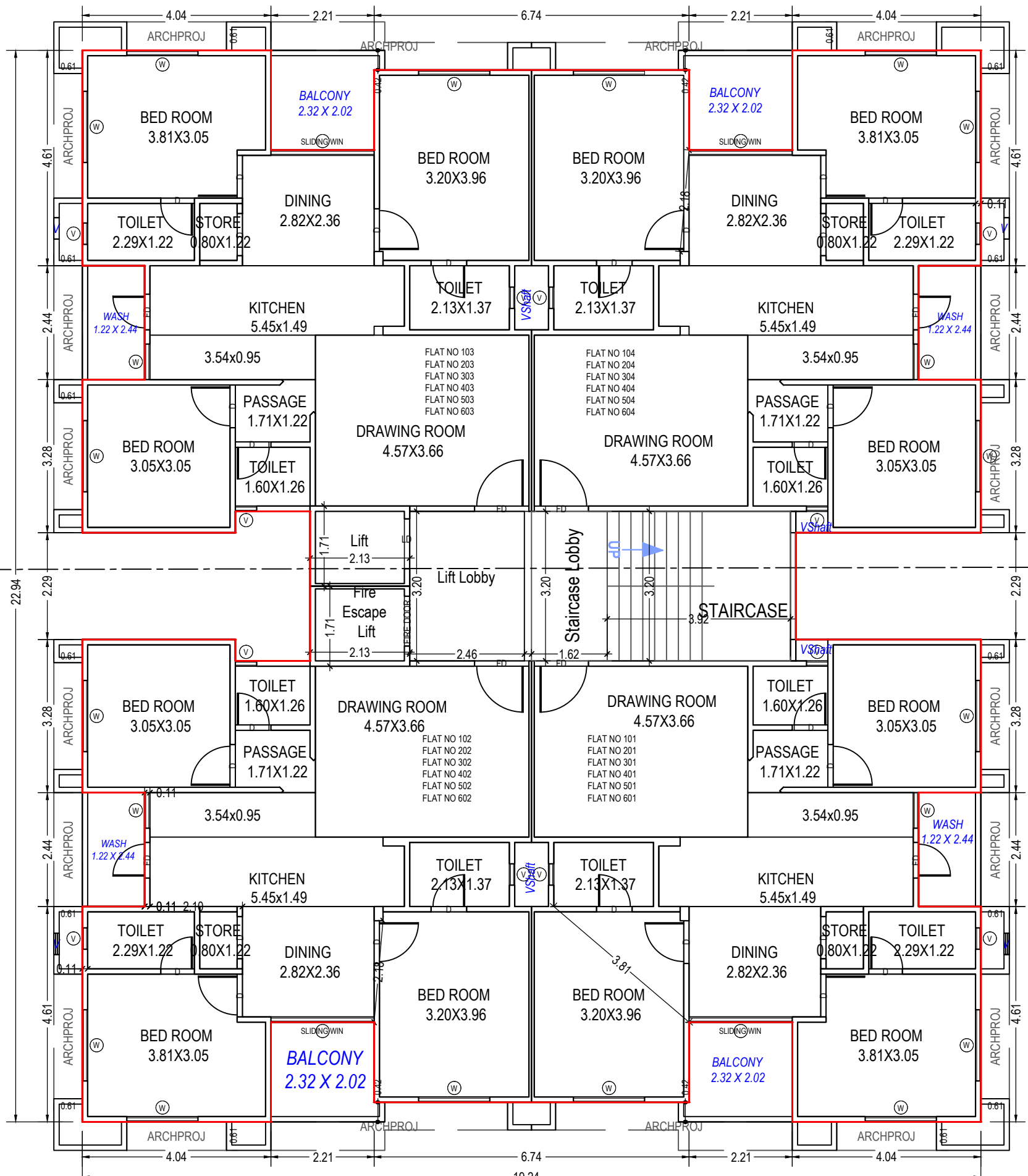


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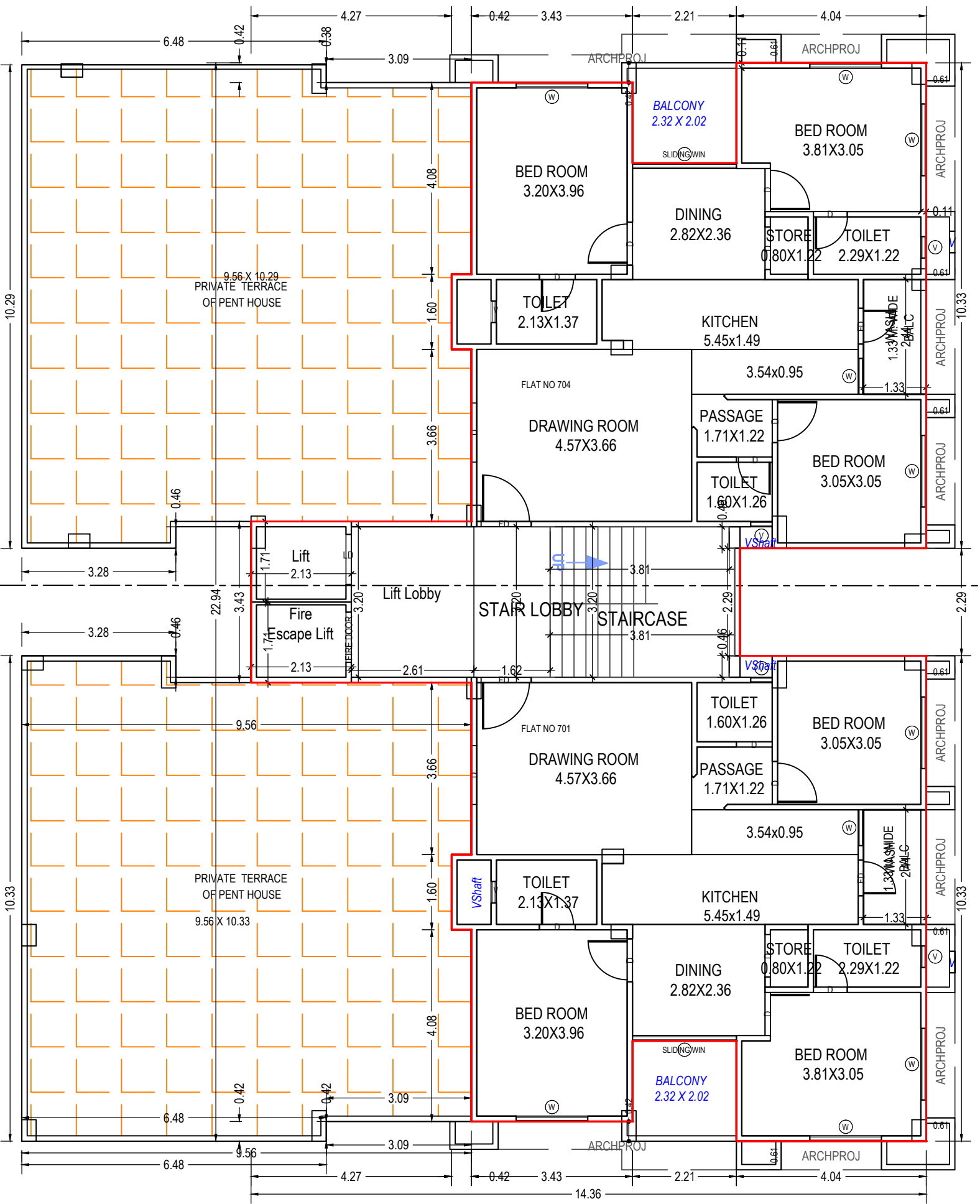
SECTION



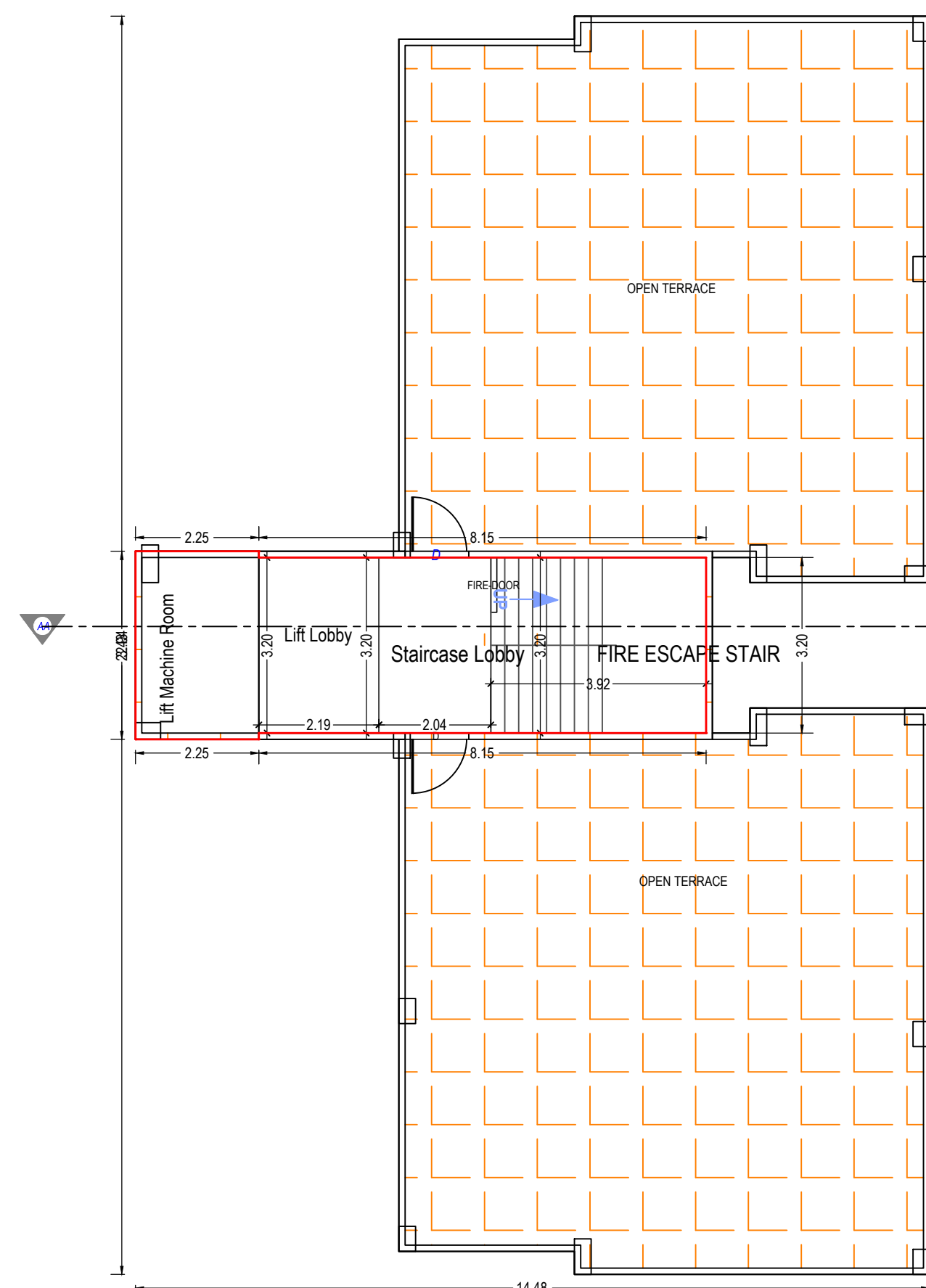
GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)



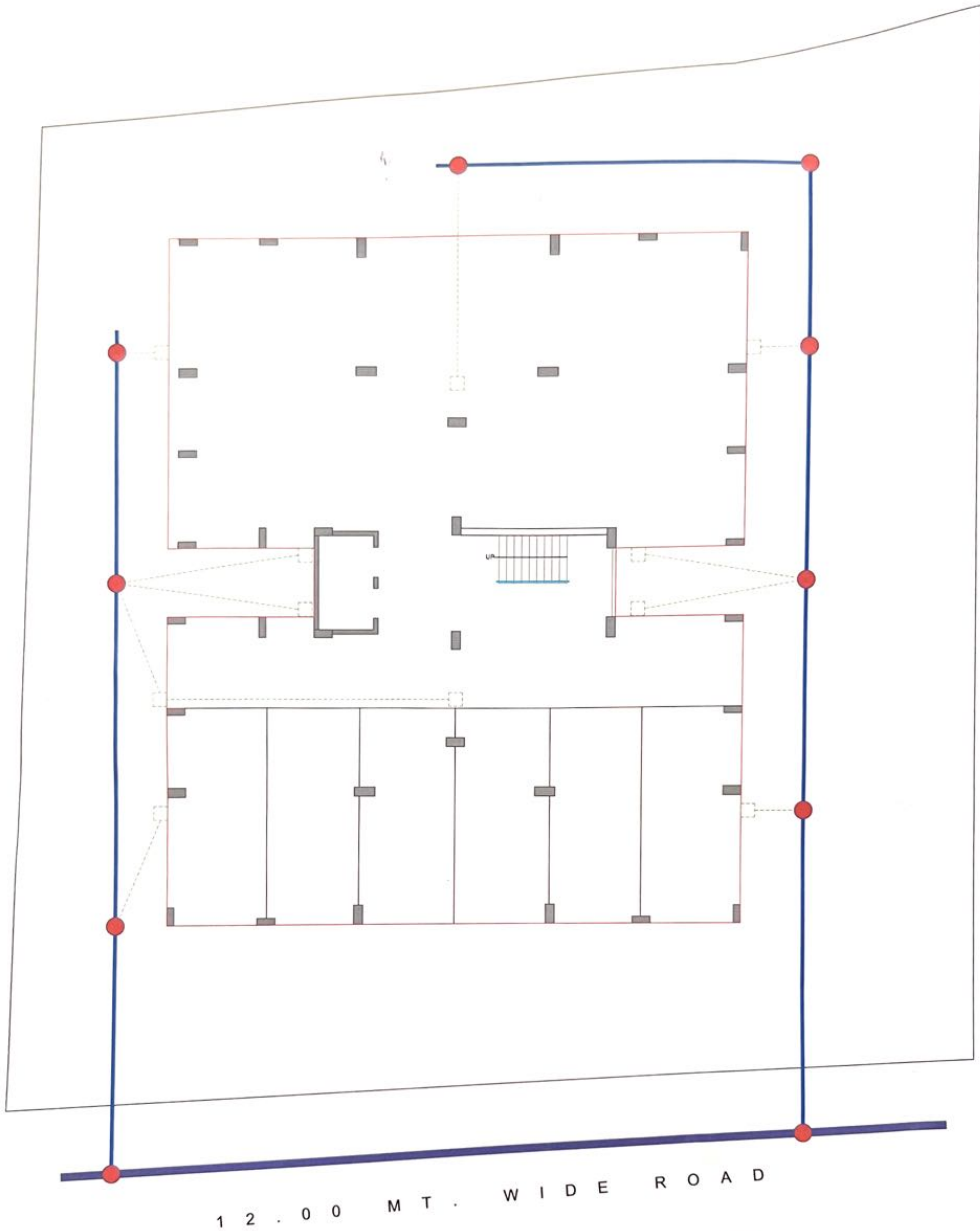
TYPICAL -1/6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



SEVENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



MANHOLE



INTERNAL CHAMBER



9" in MAIN DRAINAGE LINE



6" in MAIN DRAINAGE LINE



NAGARPALIKA'S MAIN DRAINAGE LINE

Licence No.KNP / ERY 5 / 2007
SUNIL K. PATEL
 Muni. Approved Civil Engineer
 12, Professor Society, Highway,
 KADI - Mo.99781 71770

NOTES:-

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PROJECT : PARADISE HEIGHTS

TITLE : DRAINAGE LAYOUT

SCALE : N.T.S.

DATE : 21 - 01 - 2022

DRAWN BY : VIKAS

ALT. -

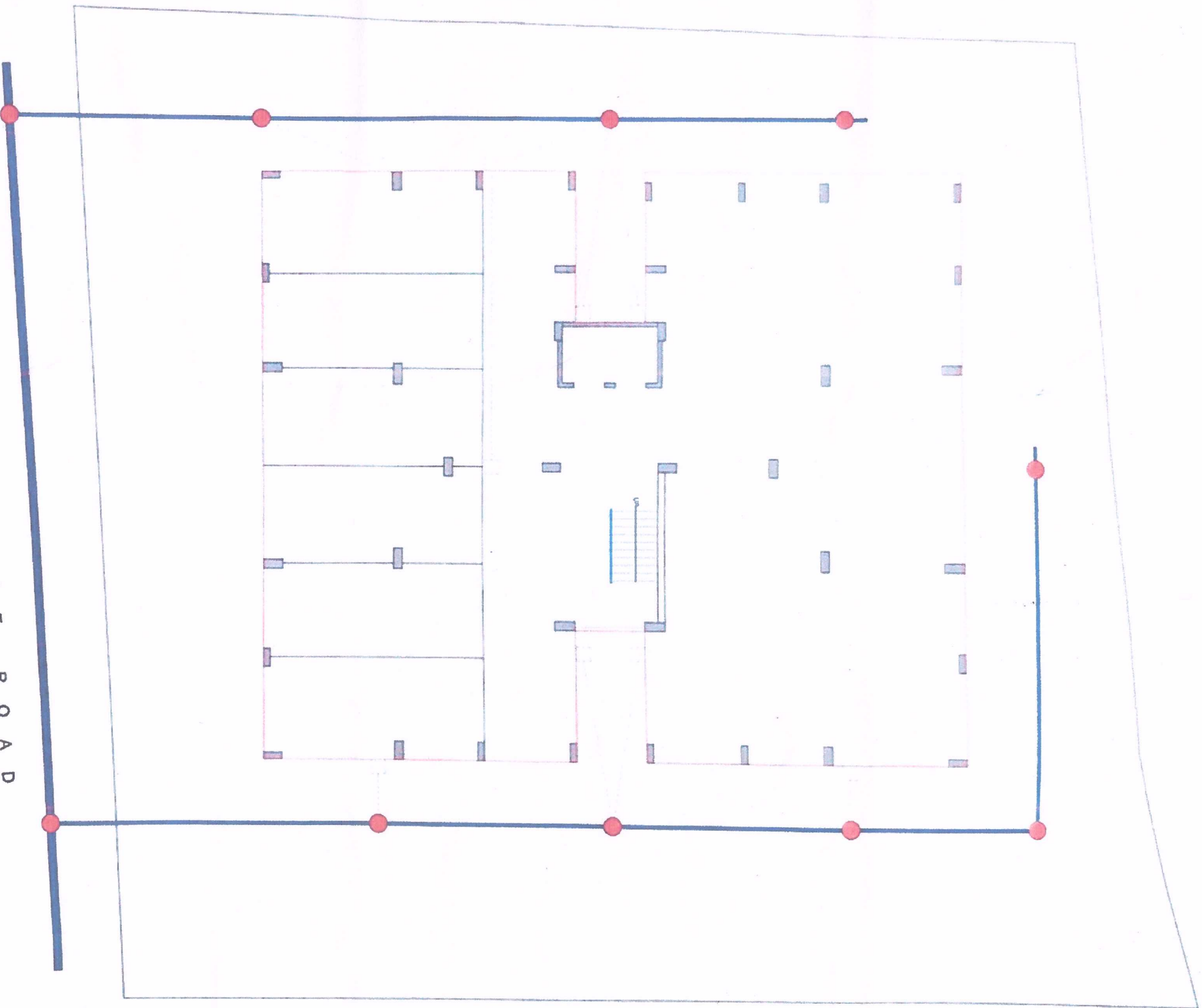
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R0



D-707, GANESH MERIDIAN, OPP. AMIRAJ FARM,
 Nr. NEW HIGH COURT, S.G HIGH-WAY,AMDAVAD - 380060.
 PHONE : (079) 40304565 ,98256 04565
 E-mail : s.rachaita@yahoo.com





1 2 . 0 0 M T . W I D E R O A D



PARTIKUMAR DASHARATHBHAI PATEL

PROPRIETOR

Licence No. KNP / ERY 5 / 2007
SUNK K. PATEL
Munl. Approved Civil Engineer
12, Professor Society, Highway,
KADI - Mo. 99781 71770

9" in MAIN DRAINAGE LINE
6" in MAIN DRAINAGE LINE
NAGARPALIKAS MAIN
DRAINAGE LINE

MANHOLE
INTERNAL CHAMBER



D-707 GANESH MERIDIAN OPP. AMRAJ FARM,
N/ NEW HIGH COURT S/G HIGHWAY AMDAVAD - 380060
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PROJECT: PARADISE HEIGHTS
TITLE: DRAINAGE LAYOUT

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