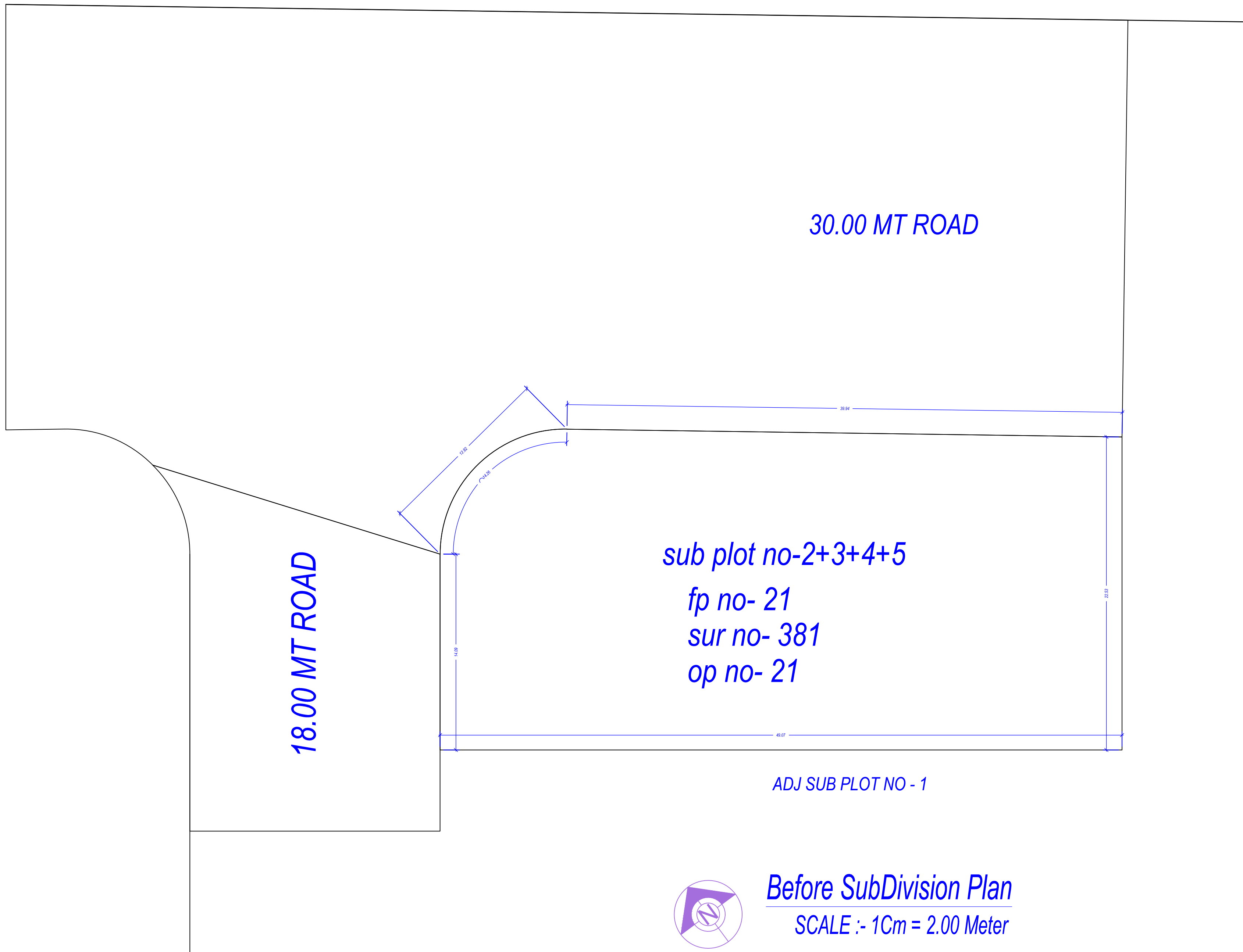
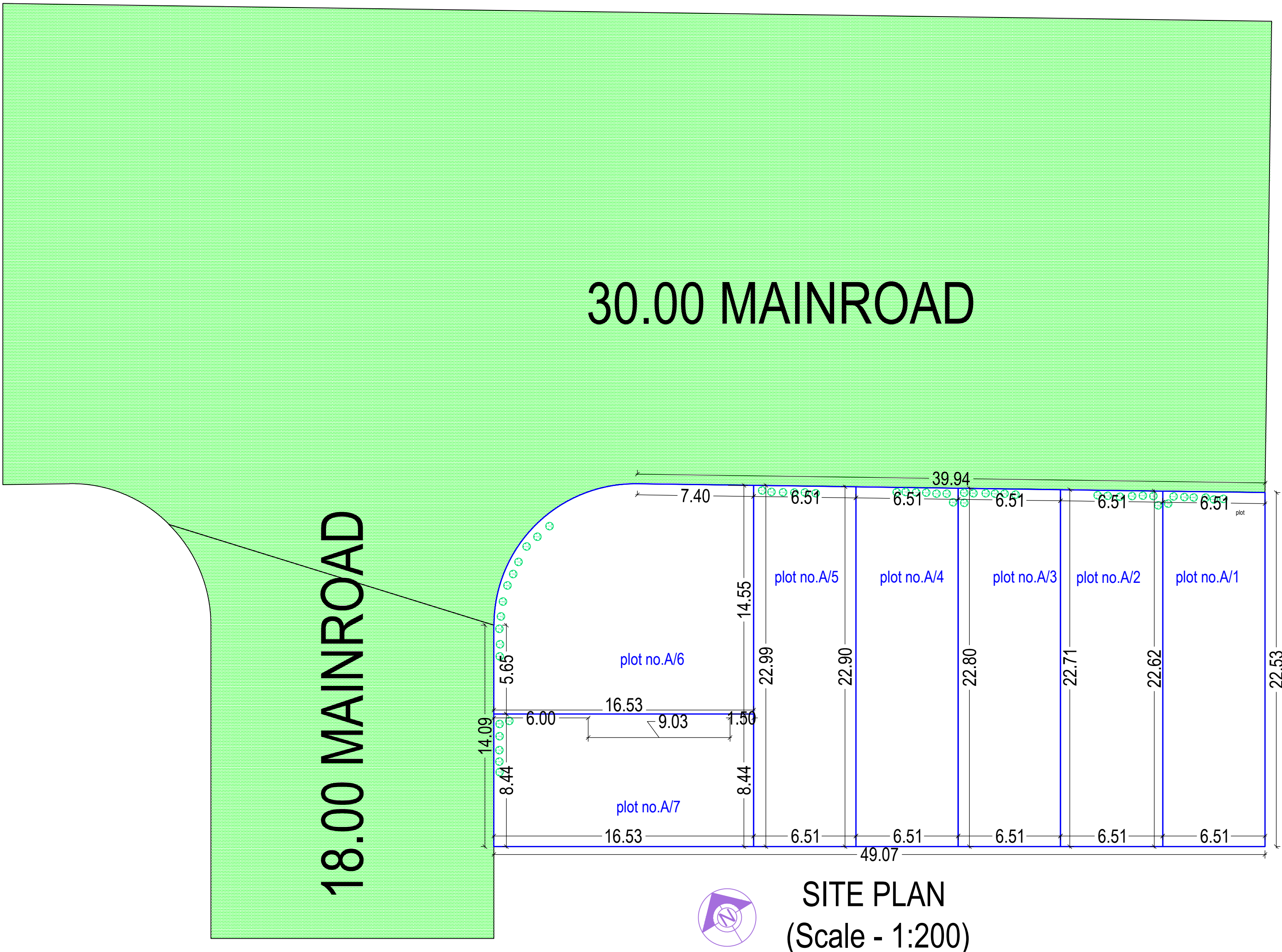


Project Title :LAY-OUT SUB DISION PLAN SHOWING PROPOSED DEVELOPMENT RESIDENTIAL ON BLOCK-SUR NO.:381 , O.P. NO.:21 F.P. NO.:21 Of sub plot no -2+3+4+5, TP NO-25 (PALAJ -BASAN-LAVARPUR - SHAHPUR)VILLAGE - PALAJ TA. DIST.: Gandhinagar



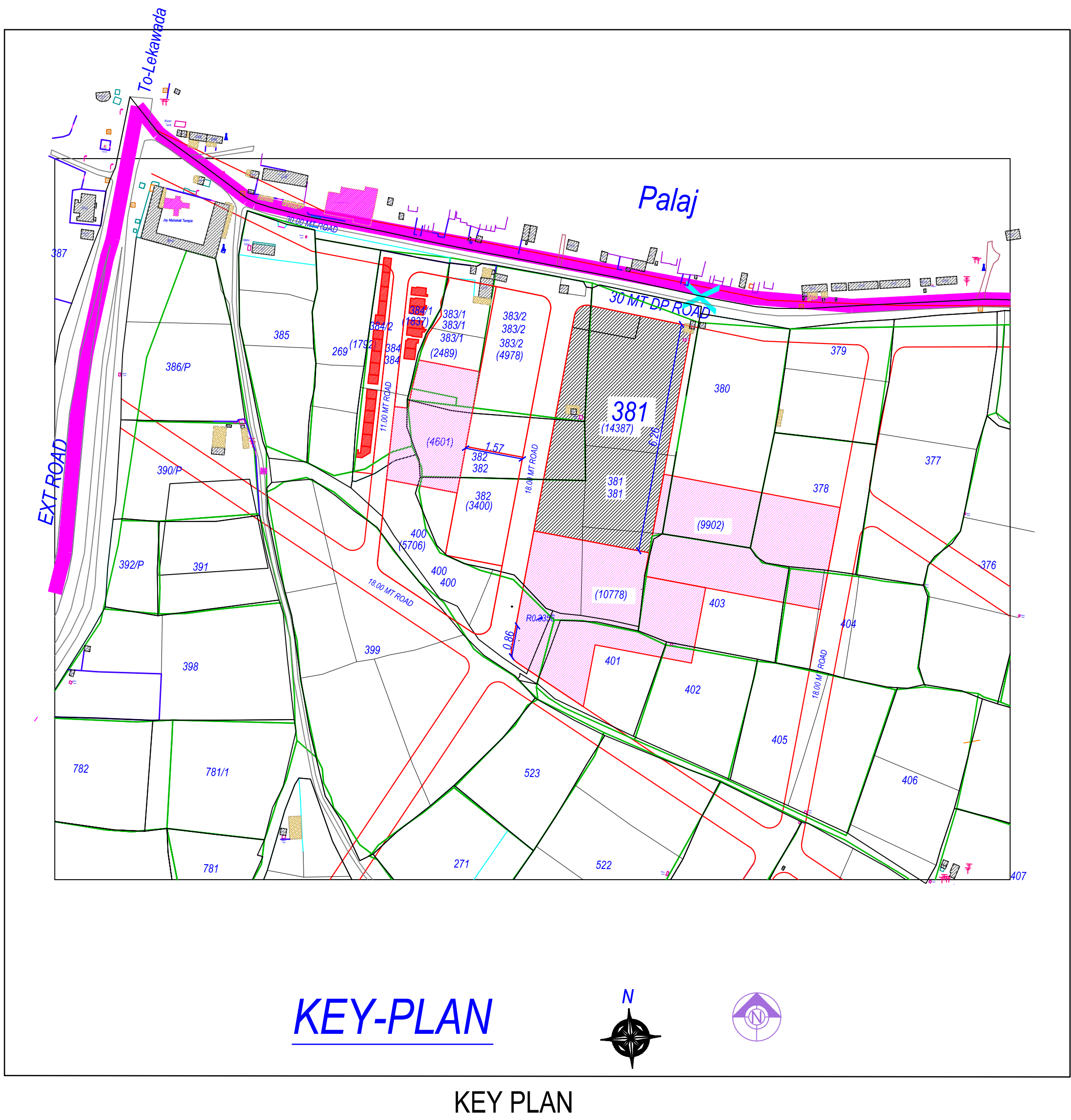
Tree Details (Table 3h)		Nos Of Trees	
		Reqd	Prop
plot no A/1	Tree	-	7
plot no A/4	Tree	-	7
plot no A/3	Tree	-	7
plot no A/2	Tree	-	7
plot no A/7	Tree	-	6
plot no A/6	Tree	-	11
plot no A/5	Tree	-	6

Plot Details Before SubDivision (Table S1)						
Plot(s)	Plot Area As Per		Plot Area (Considered Min)	Deduction From Plot	Net Plot Area	Plot Area
	Document	Drawing				
plot	1104.35	1104.41	1104.35	-	1104.35	1104.35
Grand Total	1104.35	1104.41	1104.35	-	1104.35	1104.35

Application No. : 1115BDP21220219		Development Permission No. : 1115LD21220037	
	Inward No	ODPS/2022/011749	Sheet 1
	Inward Date		Scale 1:100
AREA STATEMENT (Gandhinagar Urban Development Authority (GUDA))		VERSION NO : 1.0.47	
PROJECT DETAIL :		VERSION DATE : 01/02/2022	
Authority: Gandhinagar Urban Development Authority (GUDA)		Plot Use: Residential	
Authority Class: D1		Plot Sub Use: Semidetached Dwelling	
Authority Grade: Urban Development Authority		Plot Use Group: NA	
Project Type: SubDivision		Plot Category: NA	
Nature of Development: NEW		Land Use Zone: Institutional Zone IV	
Development Area: Draft/Preliminary Town Planning Scheme		Conceptualized Use Zone: K22	
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: SUB PLOT NO.02+03+04+05, JEET RESIDENCY, PALAJ CHILODA ROAD, PALAJ, GANDHINAGAR.			
A. AREA DETAILS :		Sq.Mts.	
1. Area of Plot As per record		-	
Plot Validation Certificate		1104.35	
Physical area measured at site		1104.35	
7/12 or Document		1104.35	
Plot area drawn as per Site		1104.41	
Area of Plot Considered:		1104.35	
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)		1104.35	
4. Common Plot (Reqd.)		0.00	
Common Plot (Prop)		0.00	
Balance area of Plot(3 - 4)		1104.35	
Notes :			

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	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Plot Details After SubDivision (Table S2-a)						
Plot(s)	Min Area Considered (m2)	Deviation Area Considered (m2)	Deductions (m2)	Net Developable Area (m2)	Deductions (m2)	Plot Area (m2)
plot no A/1	146.82	146.91	-	146.91	-	146.91
plot no A/2	147.51	147.50	-	147.50	-	147.50
plot no A/3	148.10	148.09	-	148.09	-	148.09
plot no A/4	148.70	148.70	-	148.70	-	148.70
plot no A/5	149.30	149.29	-	149.29	-	149.29
plot no A/6	224.40	224.39	-	224.39	-	224.39
plot no A/7	139.47	139.47	-	139.47	-	139.47
Grand Total	1104.41	1104.35	-	1104.35	-	1104.35

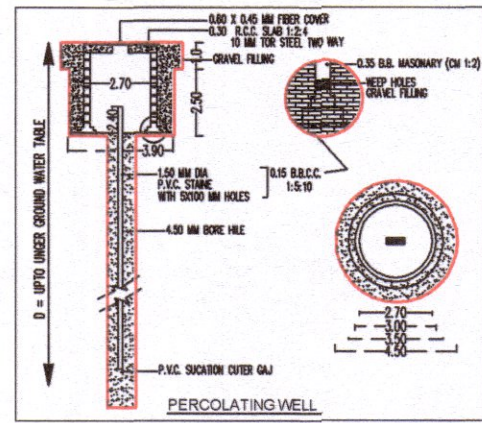


OWNER'S NAME AND SIGNATURE	
GANSHYAM SINH NARAN SINH BIHOLA AND OTHERS	
ARCHENGO'S NAME & SIGNATURE	STRUCTURE ENGINEER
RAKESH KUMAR K PATEL	
1115ER1406220210	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	15/02/2022
DESIGNATION OF APPROVER : Junior Town Planner	

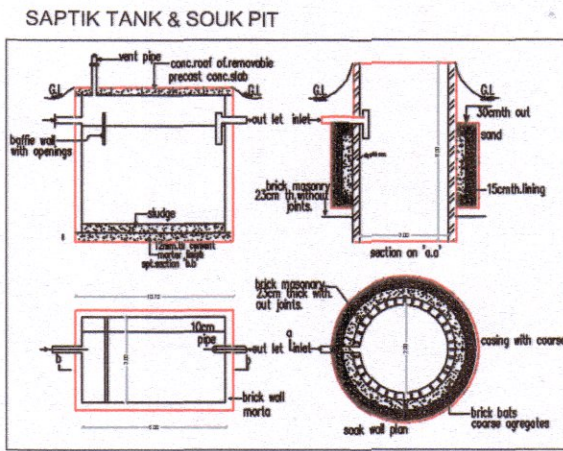
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UserDefinedMetric (1189.00 x 841.00MM)

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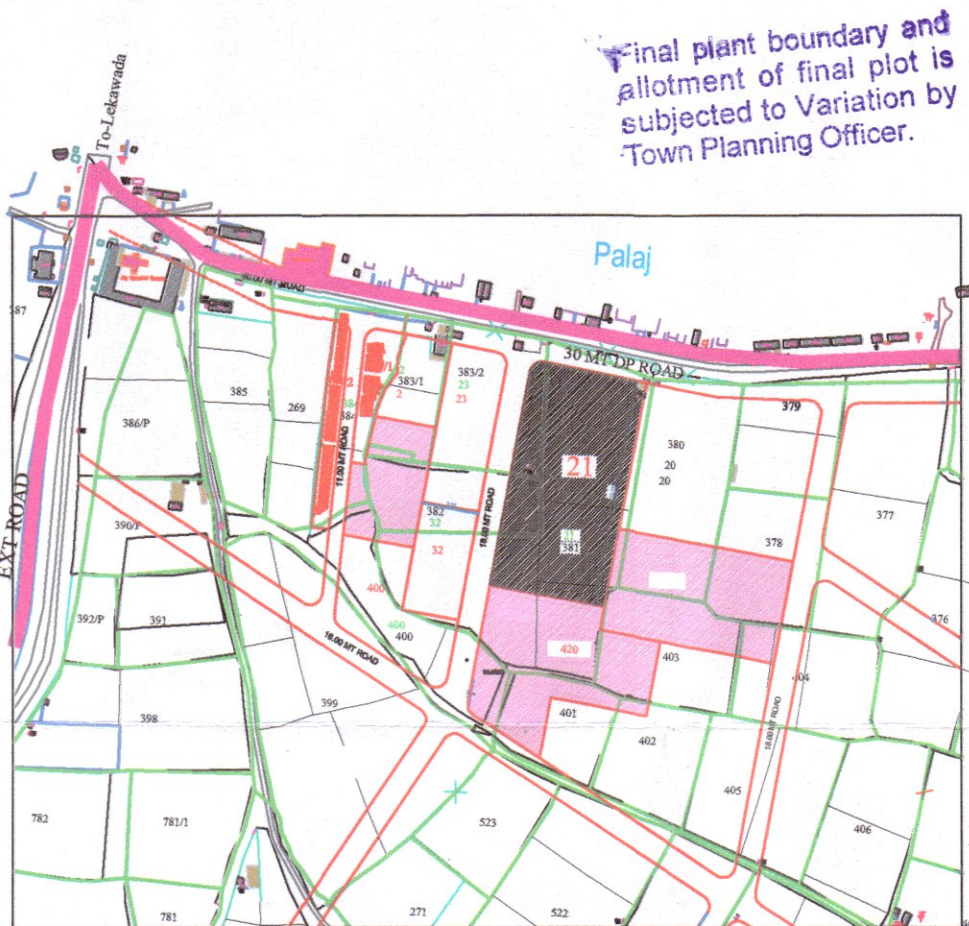


PERCOLATING WELL CALC:-
REQ: 4000 = 1 NOS
14387.00 = 3.59
SAY PROVIDE :- 4 NOS



s.w calculation & S.T.CAL
Residence
138 UNIT x 4 per = 552 per
req 100 per = 1 s.w
prov 552 per = 6 s.w

COMMON PLOT
REQ. COMMON PLOT @ 10%
14387.00 x 10% = 1438.70
PROVI. CP. AREA = 1473.14 SMT.
COMMON PLOT AREA-1
1. 11.64 X 25.66 = 298.68
COMMON PLOT AREA-2
1. 11.64 X 25.66 = 298.68
COMMON PLOT AREA-3
1. 34.13 X 25.66 = 875.78
TOTAL COMMON PLOT AREA = 1473.14



KEY-PLAN

LAYOUT PLAN

SCALE :- 10cm = 4.00 Meter

BUILT UP AREA TABLE

	CLUB HOUSE	Resi. BLOCK: A+B	Resi. BLOCK: C	Resi. TYPE: A	Resi. TYPE: B	Resi. TYPE: C	Resi. TYPE: D	Resi. TYPE: E	Resi. TYPE: F	TOTAL
HOLLOW PLINTH	----	634.12	320.60	---	---	---	---	---	---	954.72
GROUND.FLOOR	----	634.12	320.60	726.31	598.15	601.79	598.15	598.15	905.99	4983.26
FIRST FLOOR	----	634.12	320.60	482.62	493.15	437.25	494.46	464.49	784.34	4111.03
SECOND FLOOR	----	634.12	320.60	18.05	45.37	27.33	45.90	36.61	81.47	1209.45
THIRD FLOOR	----	634.12	320.60	---	---	---	---	---	---	954.72
FOURTH FLOOR	----	634.12	320.60	---	---	---	---	---	---	954.72
FIFTH FLOOR	----	634.12	320.60	---	---	---	---	---	---	954.72
SIXTH FLOOR	----	634.12	320.60	---	---	---	---	---	---	954.72
STAIR CABIN	----	72.99	39.67	---	---	---	---	---	---	112.66
MACHINE ROOM&W.TENK	----	59.00	26.16	---	---	---	---	---	---	85.16
CLUB HOUSE & SECURITY CABIN	79.26	----	----	---	---	---	---	---	---	79.26
TOTAL B.UP AREA	79.26	5204.95	2630.63	1226.98	1136.67	1066.37	1138.51	1099.25	1771.80	15354.42

F.S.I AREA TABLE

	Resi. BLOCK: A,B	Resi. BLOCK: C	Resi. TYPE: A	Resi. TYPE: B	Resi. TYPE: C	Resi. TYPE: D	Resi. TYPE: E	Resi. TYPE: F	TOTAL
GROUND.FLOOR	558.30	279.28	691.31	570.15	573.79	570.15	570.15	863.99	4677.12
FIRST FLOOR	558.30	279.28	407.62	433.15	377.25	434.46	404.49	694.34	3588.89
SECOND FLOOR	558.30	279.28	---	---	---	---	---	---	837.58
THIRD FLOOR	558.30	279.28	---	---	---	---	---	---	837.58
FOURTH FLOOR	558.30	279.28	---	---	---	---	---	---	837.58
FIFTH FLOOR	558.30	279.28	---	---	---	---	---	---	837.58
SIXTH FLOOR	558.30	279.28	---	---	---	---	---	---	837.58
TOTAL B.UP AREA	3908.10	1954.96	1098.93	1003.30	951.04	1004.61	974.64	1558.33	12453.91

UNIT TABLE

	Resi. BLOCK: A,B	Resi. BLOCK: C	Resi. TYPE: A	Resi. TYPE: B	Resi. TYPE: C	Resi. TYPE: D	Resi. TYPE: E	Resi. TYPE: F	TOTAL
GROUND.FLOOR	08	04	10	08	08	08	08	12	66
FIRST FLOOR	08	04	---	---	---	---	---	---	12
SECOND FLOOR	08	04	---	---	---	---	---	---	12
THIRD FLOOR	08	04	---	---	---	---	---	---	12
FOURTH FLOOR	08	04	---	---	---	---	---	---	12
FIFTH FLOOR	08	04	---	---	---	---	---	---	12
SIXTH FLOOR	08	04	---	---	---	---	---	---	12
TOTAL B.UP AREA	56	28	10	08	08	08	08	12	138

Owner is fully responsible
For open marginal Space
and road the Protion.

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

TREE PLANTATION CALCULATION
REQ. TREES 200 SQ.MTS. PER 05 NOS.
23978.00 / 200.00 X 5.00 = 599.45
PRO. TREES 600 NOS.

solid waste bin for RESIDENCIAL

1 UNIT : 10 liter
138 UNIT ; 1380 LITER
req 80 liter/1 dustbin
prov 1380 liter: 18 dusbin/80liter

IN SQ MTS

IN SQ MTS

IN SQ MTS

RAKESH K. PATEL
GUDA LIC.NO. ENG/121/01/2018
608, SHALIN CENTRUM,
B/H. HP PETROL PUMP,
SECTOR-11, GANDHINAGAR-382011.
M. : 8140604000
ENGINEER

C.O.W.

RAKESH K. PATEL
GUDA LIC.NO. COW/SSI/121/01/2018
608, SHALIN CENTRUM,
B/H. HP PETROL PUMP,
SECTOR-11, GANDHINAGAR-382011.
M. : 8140604000

NARENDRA K. PATEL
M. Tech (Str)
HNS DESIGN STUDIO
42, Amrapali Axiom, Ambli,
Ahmedabad, Gujarat-380 054
GUDA Regn. No. SDI/118/06/2017

STR. ENGINEER

LAYOUT PLAN 1/12

Plan Showing Revised / Completion
Permission For Residential Building on

BLOCK/Sur NO:381,F.P NO- 21 O.P NO-21

(TP NO- 25 (palaj -basan-lavarpur -shahpur)

Village:PALAJ ,Ta.&Dist:-Gandhinagar.

SCALE : 1.00 CM = 4.00 MT UNIT =138

USE : Residence(TENAMENT)AND DWELLING 3(APPARTMENT

ZONE :I:4

PLOT AREA TABLE

AREA OF B/SUR NO :-381

TOTAL P.P.L AREA (40%)

TOTAL NET PLOT AREA

SUB PLOT NO -01

REQ.COMMON PLOT @ 10 % (MIN)

PROVIDED COMMON PLOT

BUILT UP AREA TABLE

HOLLOW PLINTH

GROUND.FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

STAIR CABIN

MACHINE ROOM&W.TENK

CLUB HOUSE

TOTAL BUILT UP AREA

f.s.i for sub plot no:1

BASE FSI FSI 1.20 X 12471.28

TOTAL PROPOSED F.S.I.AREA

MAX. PERMISSIBLE F.S.I. AREA @ 1.50 X 12471.28

BALANCE F.S.I.AREA (18706.92 - 12453.91)

COLOUR NOTE

O.P. BOUNDRY

F.P. BOUNDRY

EXI.ROAD

PROP. ROAD

COMMON PLOT

PROP. WORK

PROP. DRAINAGE

PERCOLATING WELL

OWNER

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

1995/22

30.00 MT ROAD

18.00 MT ROAD
160.00



This permission is valid only if the D.P.P.s remain Delivered and handed over as soon as there is change in D.P.P.s with reference to the land under reference.

Owner is fully responsible for open marginal space and road the Plotion.

(RESIDENTIAL PARKING AREA TABLE)
PROP FSI = 3908.10(BLOCK-A+B) + 1954.60(BLOCK-C) = 5862.70 SQ.MTR
REQ PARKING AREA = 5862.70 X 20 % = 1172.54 sqm
PROVIDE PARKING AREA = 1588.69 SQ. MTS.

PARKING	REQ PARKING	REQ PARKING	PROVIDE PARKING
CAR	1172.54%	AREA	AREA
OTHER	50%	586.27	847.90
VISITOR	40%	469.02	571.12
TOTAL	10%	117.25	169.67
		1172.54	1588.69

PROVIDE RESIDENCE PARKING

BLOCK	CAR	OTHER	VISITOR
BLOCK - A + B (H.P.)	1) 42.78 X 7.91 = 338.39 2) 42.78 X 11.91 = 509.51	3) 4.16 X 3.23 = 13.44 4) 13.01 X 3.23 = 42.02 5) 4.16 X 3.23 = 13.44	
BLOCK - C (H.P.)		7) 21.45 X 11.91 = 255.47 8) 6.26 X 3.23 = 20.22 9) 4.16 X 3.23 = 13.44	6) 21.45 X 7.91 = 169.67
MARGIN		10) 11.18 X 19.06 = 213.09	
TOTAL	847.90	571.12	169.67
		TOTAL AREA = 1588.69	

disability parking
req 25 car 2
req 31 car 3

Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

ENGINEER

RAKESH K. PATEL
GUDA LICNO. ENG2106006
608, SHALIN CENTRUM,
B/H. HP PETROL PUMP,
SECTOR-11, GANDHINAGAR-382011.
M. : 8140604000

C.O.W.

RAKESH K. PATEL
GUDA LICNO. CIV/S212102016
608, SHALIN CENTRUM,
B/H. HP PETROL PUMP,
SECTOR-11, GANDHINAGAR-382011.
M. : 8140604000

PARKING LAYOUT PLAN

SCALE : - 1cm = 3.00 Meter

STR. ENGINEER

NARENDRA K. PATEL
HNS DESIGN STUDIO
42, Amarpal Axtom, Amli,
G.D. Nagar, No. S21110002017

PARKING LAYOUT PLAN

12/12

PLAN SHOWING REVISED/COMPLETION PERMISSION FOR RESIDENTIAL BUILDINGON BLOCK/SUR NO:381, F.P NO- 21 O.P NO-21 (TP NO-25 (PALAJ-BASAN-LAVARPUR-SHAHPUR) VILLAGE:PALAJ, TA.&DIST:GANDHINAGAR.

SCALE : 1.00 CM = 3.00 MT

USE : RESIDENCE(TENAMENT, APPARTMENT)

ZONE : I:4

COLOUR NOTE

O.P. BOUNDARY	COMMON PLOT
F.P. BOUNDARY	PROP. WORK
EX.ROAD	PROP. DRAINAGE
PROP. ROAD	PERCOLATING WELL

OWNER

C-2-B.

Owner - 100% Right.
D. H. Bhole.



Note Approved By C.E.A. GUDA
Development Charge Paid 149422

સત્તાધિકારી દ્વારા સંમતિ આપવામાં આવી છે.
વિકાસ ચાર્જ ચૂકવવામાં આવેલ છે.
સંમતિ આપવામાં આવેલ છે.
સંમતિ આપવામાં આવેલ છે.
સંમતિ આપવામાં આવેલ છે.