

REVISED PLAN SHOWING RESI.+COMM.
BUILDING LAYOUT ON FP NO: 118, TPS NO: 09/A
(SARGASAN-TARAPUR-V.H.-VAVOL-UVARASAD)
SUR NO: 657/2(OLD)&2825(NEW),VILLAGE:UVARASAD,
TALUKA-DISTRICT : GANDHINAGAR.
SCALE : 1 cm. = 4 mt.
ZONE : R-4(RESIDECNE)
USE : RESIDENCE+COMMERCIAL
AREA TABLE :- Sq.mt.
PLOT AREA OF SUR NO:657/2 08094.00
PLOT AREA OF OP NO : 118 08094.00
PLOT AREA OF FP NO : 118 05261.00
REQUIRED COMMON PLOT@10% 0526.10
PROPOSED COMMON PLOT 0585.32
PROP. B.A. BASEMENT FLOOR 4145.95
PROP BUILT UP AREA ON HP 0949.86
PROP BUILT UP AREA ON G.F. SHOPS 0655.81
PROP. B.A. ON FIRST FLOOR 1595.87
PROP. B.A. ON SECOND FLOOR 1117.13
PROP. B.A. ON THIRD FLOOR 1117.13
PROP. B.A. ON FOURTH FLOOR 1117.13
PROP. B.A. ON FIFTH FLOOR 1117.13
PROP. B.A. ON SIXTH FLOOR 1117.13
PROP. B.A. ON SEVENTH FLOOR 1117.13
PROP. B.A. ON EIGHTH FLOOR 1117.13
PROP. B.A. ON NINTH FLOOR 1117.13
PROP. B.A. ON TENTH FLOOR 1117.13
PROP. B.A. ON ELEVENTH FLOOR 1117.13
PROP. B.A. ON TWELVETH FLOOR 1117.13
PROP. B.A. ON THIRTEENTH FLOOR 1117.13
PROP. B.A. ON FOURTEENTH FLOOR 0797.09
PROP. B.A. ON ST. CABIN FLOOR 0160.15
PROP. B.A. ON OHWT 0063.48
TOTAL PROPOSED B.A. 21773.77

FSI AREA TABLE:
PERMISSIBLE BASE FSI @1:1.80 09469.80
PERMISSIBLE CHARGABLE FSI @1:0.90 04734.90
PERMISSIBLE TOTAL FSI @1:2.70 14204.70
PROPOSED FSI 14197.89
BALANCE FSI 00006.81
FSI REQUIRED TO BE PURCHASE 04728.09

COLOUR NOTE :-
PROP. WORK = FINAL PLOT
PROP. DRAIN = BASEMENT LINE
ROAD = C.P. =
PLOT BOUN. =

P.S.Y. ENTERPRISE

PARTNERS

OWNER :-

ZANKHANA B. PANDYA
PLOT NO. 294, SECTOR-20,
GANDHINAGAR,
GUDA LIC.NO. ENG/326/12/2012

ENGINEER

VASANT G. SONI
B.E. (Civil) (Tech. 12/Structure)
STRUCTURAL DESIGNER
Reg. No. GUDA/SC-15/19/2007/2012
304, SUPATH APARTMENT,
HAYANGPURA,
AHMEDABAD - 380 009.

ZANKHANA B. PANDYA
PLOT NO. 294, SECTOR-20,
GANDHINAGAR,
GUDA LIC.NO. COW/SSI/143/03/2018

STRUCTURE ENGINEER COW

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

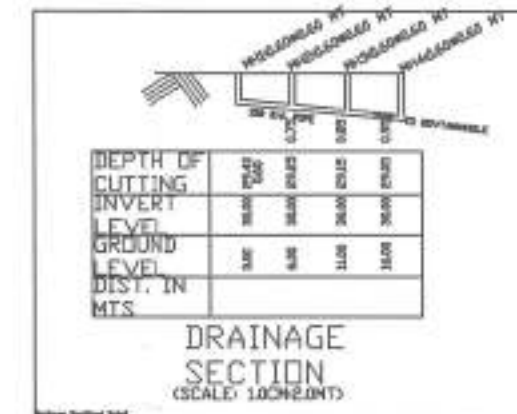
APPROVED
(As amended by..... Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW.....
Dated.....
21/10/2020 79/09/2020
6410/2020



Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY :-

SOLID WASTE BINS CALCULATIONS:
FOR RESIDENCE:
REQ. 80LIT BINS @10LIT/UNIT: 21 NOS
PROPOSED BINS OF 80LITCAP.: 21 NOS
FOR COMMERCIAL:
REQ. 80LIT BINS @400SQ.MT : 4 NOS
PROPOSED BINS OF 80LITCAP.: 4 NOS
TOTAL BINS PROPOSED :21+04 = 25 NOS



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

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

ADJ FP NO: 157

LAYOUT PLAN (SCALE : 1.00CM : 4.00MT)

BUILT-UP AREA TABLE:

FLOOR	BLOCK-A		BLOCK-B		BLOCK-C		TOTAL		TOTAL	
	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS
BASEMENT FL							4145.95		4145.95	
HOLLOWPUNT	0	0	202.59	0	377.41	0.00	369.86	0	949.86	0
GROUND FL	655.81	18						0.00	0	655.81
1ST FL	639.68	18	208.92	2	377.41	4	369.86	4	956.19	10
2ND FL			369.86	4	377.41	4	369.86	4	1117.13	12
3RD FL			369.86	4	377.41	4	369.86	4	1117.13	12
4TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
5TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
6TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
7TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
8TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
9TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
10TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
11TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
12TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
13TH FL			369.86	4	377.41	4	369.86	4	1117.13	12
14TH FL			209.84	2	377.41	4	209.84	2	797.09	8
ST CABIN	0		50.86		58.43		50.86		160.15	0
OHWT			21.16		21.16		21.16		63.48	0
TOTAL	1295.49	36	5131.69	52	5740.74	56	5459.9	54	15382.47	162

FSI AREA CALCULATIONS:

FLOOR	BLOCK-A		BLOCK-B		BLOCK-C		TOTAL		TOTAL	
	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS
GROUND FL	617.71	18							637.99	18
1ST FL	601.58	18	159.05	2	319.97	4	319.99	4	799.01	10
2ND FL			319.99	4	319.97	4	319.99	4	959.95	12
3RD FL			319.99	4	319.97	4	319.99	4	959.95	12
4TH FL			319.99	4	319.97	4	319.99	4	959.95	12
5TH FL			319.99	4	319.97	4	319.99	4	959.95	12
6TH FL			319.99	4	319.97	4	319.99	4	959.95	12
7TH FL			319.99	4	319.97	4	319.99	4	959.95	12
8TH FL			319.99	4	319.97	4	319.99	4	959.95	12
9TH FL			319.99	4	319.97	4	319.99	4	959.95	12
10TH FL			319.99	4	319.97	4	319.99	4	959.95	12
11TH FL			319.99	4	319.97	4	319.99	4	959.95	12
12TH FL			319.99	4	319.97	4	319.99	4	959.95	12
13TH FL			319.99	4	319.97	4	319.99	4	959.95	12
14TH FL			159.97	2	319.97	4	159.97	2	639.91	8
TOTAL	1219.29	36	4158.9	52	4479.58	56	4340.12	54	12978.60	162

ADJ FP NO: 80

ADJ FP NO: 80

અંશરો સરત :-
અંશકામ પૂર્ણ થયા બાદ અંશકામનો
અંશકામ શરૂ કરવા પહેલાં નિયમનુસાર
અંશકામી મકાનના વપરાશનું પ્રમાણપત્ર
મોળવવાનું ફરજિયાત છે.

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

18.00 MT WIDE TP ROAD

18.00 MT WIDE TP ROAD

PARKING LAYOUT (SCALE: 1CM : 4.0 MT)

PARKING AREA TABLE FOR COMM.
REQ. PARK. @50% OF COMM. FSI 609.65
PROPOSED PARK. 700.76

REQUIRED	PROPOSED
VISITOR(20%)	121.93
2-WHEELER(30%)	182.90
4-WHEELER(50%)	304.83
TOTAL	609.65

PROPOSED COMM. USE PARKING

VISITOR PARKING AREA CALC.

FRONT MARGINS 28 x 4.38 x 1 = 122.64

TOTAL PROP. VISITOR PARK AREA 122.64

TWO WHEELER PARKING AREA CALC.

CENTRE OPEN SPA 8.64 x 7.96 x 1 = 66.18

BACK OF SHOPS 11.03 x 10.14 x 1 = 111.84

4.45 x 2.14 x 1 = 9.52

TOTAL TWO WHEELER PARKING FOR COMM. 187.55

FOUR WHEELER PARKING AREA CALC.

FRONT MARGINS 16.93 x 4.38 x 1 = 74.15

IN BASEMENT 18.58 x 17.03 x 1 = 316.42

NET AREA OF FOUR WHEEL. PARKING COMM. 390.57

TOTAL COMM. USE PARKING PROPOSED 700.76

LOADING/UNLOADING PLATFORM CALC.

NOS OF PLATFORM REQUIRED 2 NOS

PROPOSED NOS OF PLATFORM 2 NOS

PARKING AREA TABLE FOR RESI.

REQ. PARK. @20% OF RESI. FSI 2595.72

PROPOSED PARK. 4987.18

PARKING AREA TABLE FOR RESI.

VISITOR(10%) 259.57

2-WHEELER(40%) 1038.25

4-WHEELER(50%) 1297.86

TOTAL 2595.72

PROPOSED PARKING AREA CALCULATIONS: FOR RESI.

VISITOR PARKING

50% OF COMMONPLOT

CP-1 22 x 12.27 x 1 = 269.94

NET AREA OF VISITOR PARKING 269.94

TWO WHEELER PARKING

HP WITH MARGINS

BLOCK A 5.56 x 4.55 x 1 = 25.30

18.9 x 8.02 x 1 = 151.58

7 x 4.45 x 1 = 31.15

6.42 x 4.4 x 1 = 28.25

3.48 x 3.32 x 1 = 11.55

BLOCK B 23.6 x 20.43 x 1 = 482.15

LESS: STAIR 13.28 x 4.4 x 1 = -58.43

LESS: ELE. RM 5.03 x 3.23 x 1 = -16.25

BLOCK C 33.9 x 16.14 x 1 = 547.15

6 x 3 x 1 = 18.00

LESS: STAIR 11.56 x 4.4 x 1 = -50.86

LESS: ELE. RM 5.03 x 3.23 x 1 = -16.25

LESS: GYM+G 3.25 x 3.12 x 2 = -20.28

BETN CP1 & B1-C 12.1 x 12.27 x 1 = 148.47

TOTAL TWO WHEELER PARKING 1201.92

FOUR WHEELER PARKING

BASEMENT FLOOR PARK.

TOTAL PARKING AREA IN BASEMENT FL 3831.74

LESS: COMM. FOUR WHEELER PARK. -316.42

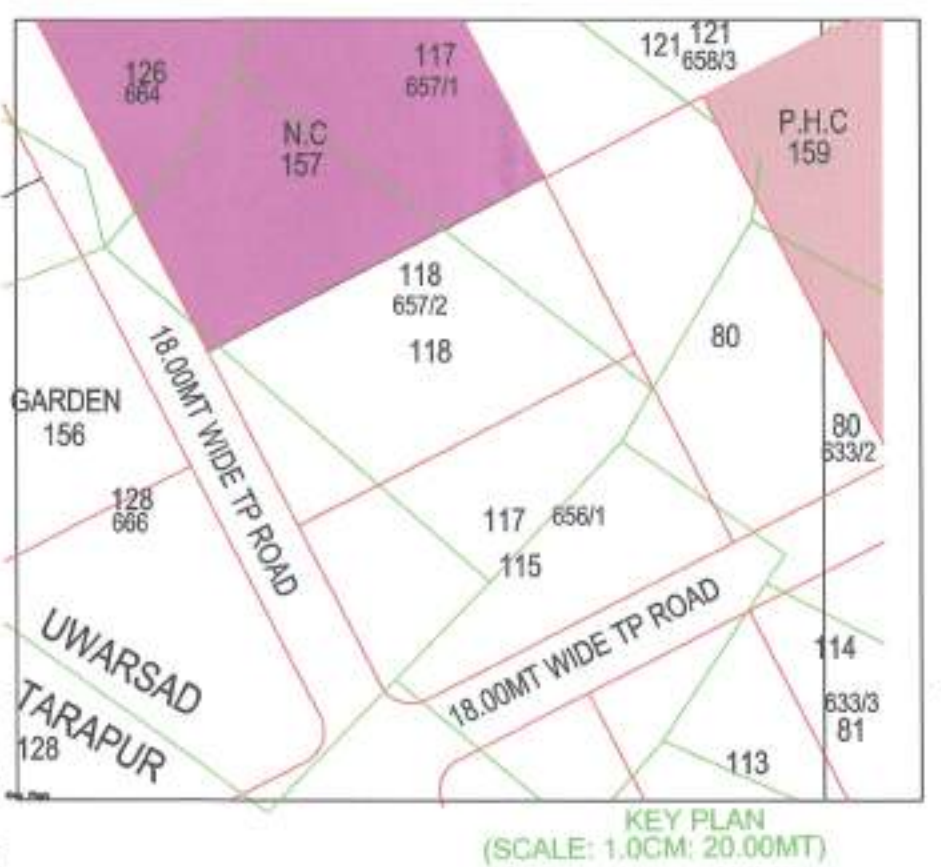
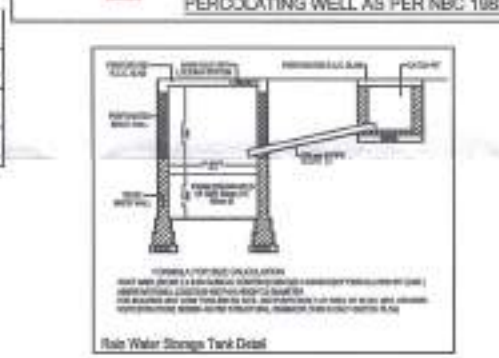
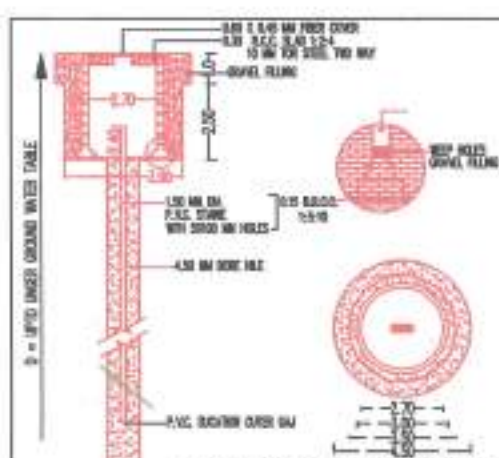
TOTAL FOUR WHEELER PARKING AREA 3515.32

TOTAL PROPOSED PARKING FOR RESI. 4987.18

NOTES:
• OWNER IS FULLY RESPONSIBLE FOR OBTAINING OPEN SPACE AND MARGINS.
• THE DEPTH AND POSITION OF EXISTING MUNICIPAL AMMUNIC & VENTILATION ON SITE AND PREMISES CAN BEYOND DRAINAGE CONNECTION.
• IT IS CERTAIN THAT ACCORDING TO LOCAL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
• IF UTILITY THAT ACCORDING TO THE CODES/2017, THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS OF THE LOCAL STANDARDS.
• DESIGN OF STAIRCASE AND LIFT ARE PROVIDED AS PER THE PROVISIONS OF THE CODES/2017.
• LIFT IS PROVIDED AS PER THE PROVISIONS OF THE CODES/2017.
• WATER TANK IS PROVIDED AS PER THE PROVISIONS OF THE CODES/2017.
• SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
• ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CODES/2017.
• DRAINAGE FACILITY IS PROVIDED AS PER CODES/2017.
• SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CODES/2017.
• ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CODES/2017.
• THE FINISH OF BUILDING UNITS/PLANT AS PER THE PROVISIONS OF THE CODES/2017.
• THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE EMPLOYED ON THE MECHANICAL LIFT. THE NECESSARY ACTION FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
• RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CODES/2017.
• COMBUSTIBLE GAS PROVIDED AS PER THE PROVISIONS OF THE CODES/2017.
• TREE PLANTATION IS PROVIDED AS PER THE CODES/2017.
• PROVIDED LIFT CAPACITY AS PER CODES/2017.
• MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER THE CODES/2017.

COMMON PLOT AREA CALCULATIONS:
C.P.-1 22.00 x 12.27 x 1 = 269.94
C.P.-2 25.17 x 12.53 x 1 = 315.38
TOTAL AREA OF COMMON PLOT 585.32

P.W. AREA CALCULATIONS:
REQ. P.W. @4000 SQ.MT: 2 NOS
PROPOSED P.W. : 2 NOS
TREE PLANTATION AREA CALCULATIONS:
REQ. TREE 5 NOS@200 SQ.MT: 134 NOS
PROPOSED TREE : 134 NOS



SANITARY FACILITIES CALCULATIONS:	
TOTAL FI/FSI AREA OF COMM. USE	1190 SQ.MT
NOS OF PERSONS @4 SQ.MT	298 NOS
NOS OF TOILETS REQUIRED	08 NOS
PROPOSED NOS OF TOILET PROPOSED	34 NOS
NOS OF COMMON TOILETS REQ.	02 NOS
NOS OF COMMON TOILETS PROPOSED	03 NOS

G.L.

FRONT ELEVATION

Overhead WaterTank

STAIRCASE

TERRACE FLOOR

FOURTEENTH FLOOR

THIRTEENTH FLOOR

TWELFTH FLOOR

ELEVENTH FLOOR

TENTH FLOOR

NINTH FLOOR

EIGHTH FLOOR

SEVENTH FLOOR

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND AND PARKING FLOOR

BASEMENT FLOOR

અમારે શરત :-
અંશકામ પૂર્ણ થયા બાદ અંશકામનો
કમ્પ્લીમેન્ટ શરૂ કરવા પહેલાં વિધવાનુસાર
અનેથી મોકલવા વપરાશનું પ્રમાણપત્ર
મેળવવાનું ફરજીયાત છે.

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

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.

AREA TABLE FOR BLOCK-A

FLOOR	NOS OF UNIT IN NOS	BUILTUP AREA IN SQ.MTS	FSI AREA IN SQ.MTS
G.F. SHOPS	18	655.19	617.09
F.F. SHOPS	18	639.06	600.96
TOTAL COMM.	36	1294.25	1218.05
HOLLOW PLINTH	0	203.21	0
1ST FLOOR	2	209.54	158.72
2ND FLOOR	4	369.86	319.99
3RD FLOOR	4	369.86	319.99
4TH FLOOR	4	369.86	319.99
5TH FLOOR	4	369.86	319.99
6TH FLOOR	4	369.86	319.99
7TH FLOOR	4	369.86	319.99
8TH FLOOR	4	369.86	319.99
9TH FLOOR	4	369.86	319.99
10TH FLOOR	4	369.86	319.99
11TH FLOOR	4	369.86	319.99
12TH FLOOR	4	369.86	319.99
13TH FLOOR	4	369.86	319.99
14TH FLOOR	2	210.82	160.00
STAIR CABIN	0	50.86	0
OHWT	0	21.16	0
TOTAL RESI.	52	5133.91	4158.6
TOTAL R+C	88	6428.16	5376.65

SHOP

PASSAGE

SHOP

SHOP

PASSAGE

SHOP

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

BASEMENT

ELEVATION & SECTION-BLOCK-A SHEET NO. 3/6.
PROPOSED PLAN SHOWING AFFORDABLE
HOUSING (RESI.+COMM.) BLOCK-A ON SUR
NO.457(NEW 2835),VILLAGE:UVARSAD, FPNO:118,
TPS NO:09/A,(SARGASAN--TARAPUR--V.H.--VAVOL
--UVARSAD) TAL--DIST:GANDHINAGAR

CASE NO. 1 DATE: SCALE: 1 CM. = 1.0 MT.
ZONE: R-4 USE: AFFORDABLE HOUSING (RESI.+COMM.)

SCHEDULE OF OPENINGS :			
TYPE	SIZE	SILL	LINTEL
D	1.20X2.55	0	BEAM BOTTOM LVL
D1	0.90X2.10	0	2.10
D2	0.80X2.10	0	2.10
WINDOWS :			
W	2.40X2.25	0.15	BEAM BOTTOM LVL
W1	0.70X1.50	0.90	BEAM BOTTOM LVL
W2	1.80X1.50	0.90	BEAM BOTTOM LVL
VENTILATION :			
V	0.75X0.75	1.35	2.10

COLOUR NOTES :
PROF. WORK 2.00 WIDTH
PROF. DRAINAGE 0.30 TREAD
EXTRA WORK 0.150 RISER

P.S.V. ENTERPRISE
PARTNERS

OWNER

ZANKHANA B. PANDYA
PLOT NO. 294, SECTOR-20,
GANDHINAGAR,
GUDA LIC.NO. ENG/326/12/2012

ENGINEER

ZANKHANA B. PANDYA
PLOT NO. 294, SECTOR-20,
GANDHINAGAR,
GUDA LIC.NO. COW/SSI/143/03/2018

COW

VASANT G SONI
B.F. (Civil) M. Tech. (Structure)
STRUCTURAL DESIGNER
Regi. No. Guda/SD-102/05/2007-2012
304, SUPATH APPARTMENT,
NAVRANGPURA,
AHMEDABAD - 380 009.

STRUCTURE ENGINEER

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

APPROVED

(As amended by Colour)

Subject to the conditions as mentioned

in the Office Letter No. FRW/1288594/19/09/2020

Dated: 21/10/2020

6/11/2020



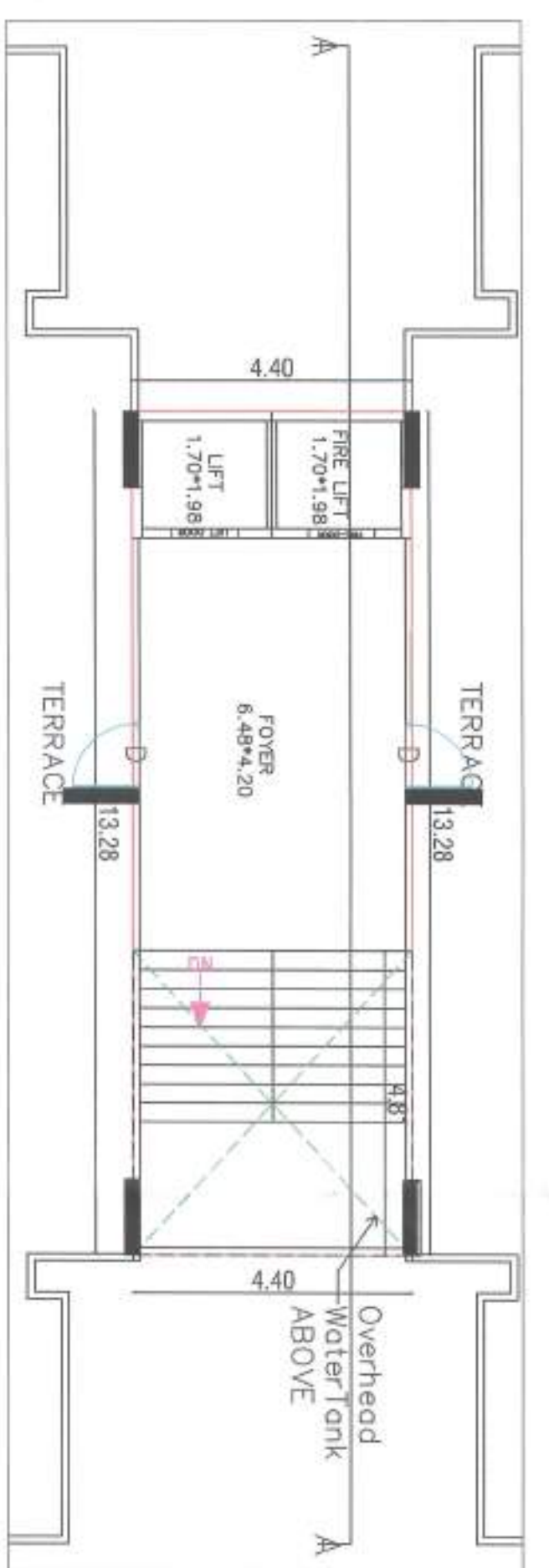
Joint Urban Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY

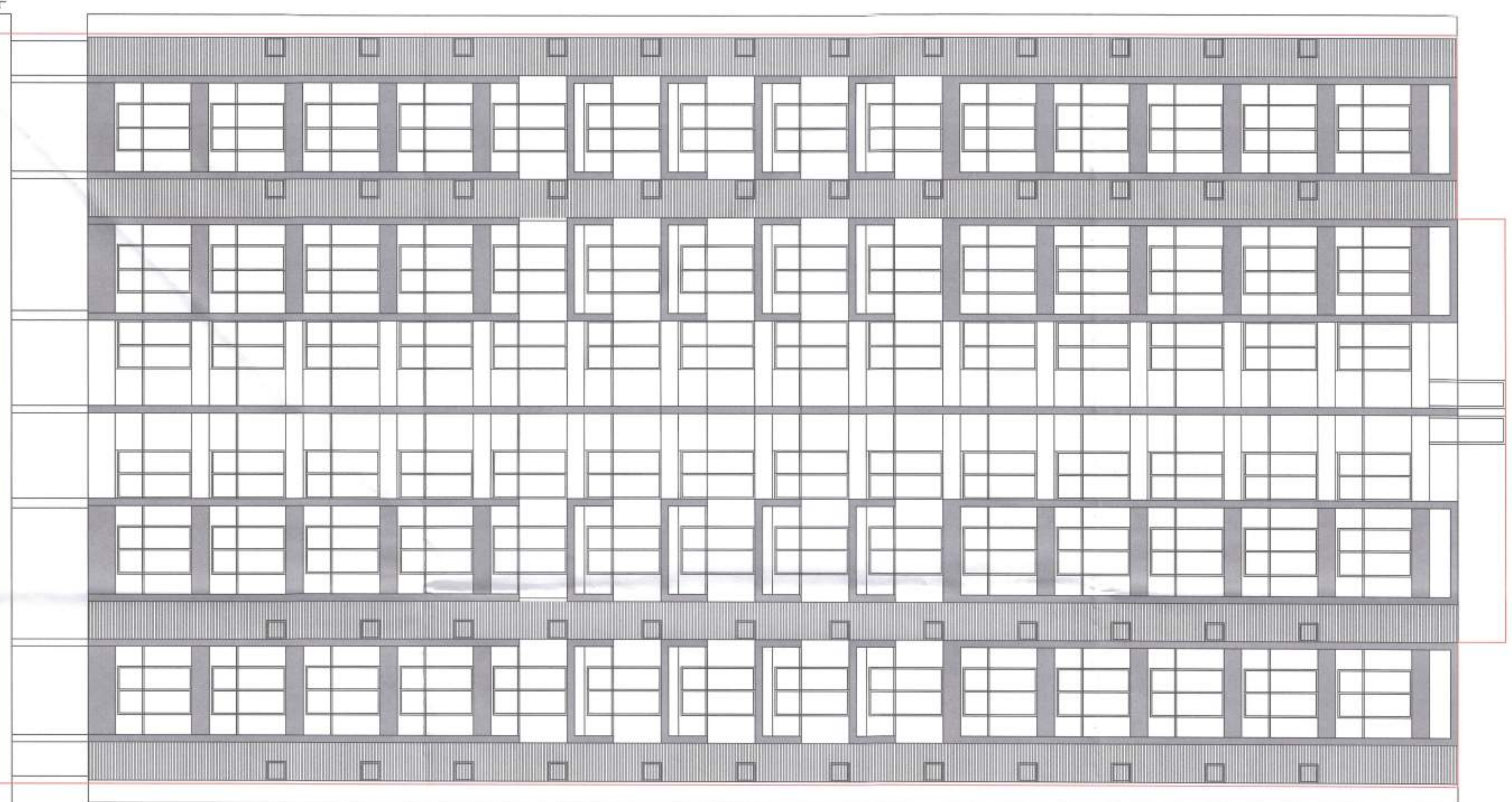
SECTIONA-A

Final plot boundary and alignment of final plot is subject to Variation by Town Planning Officer.

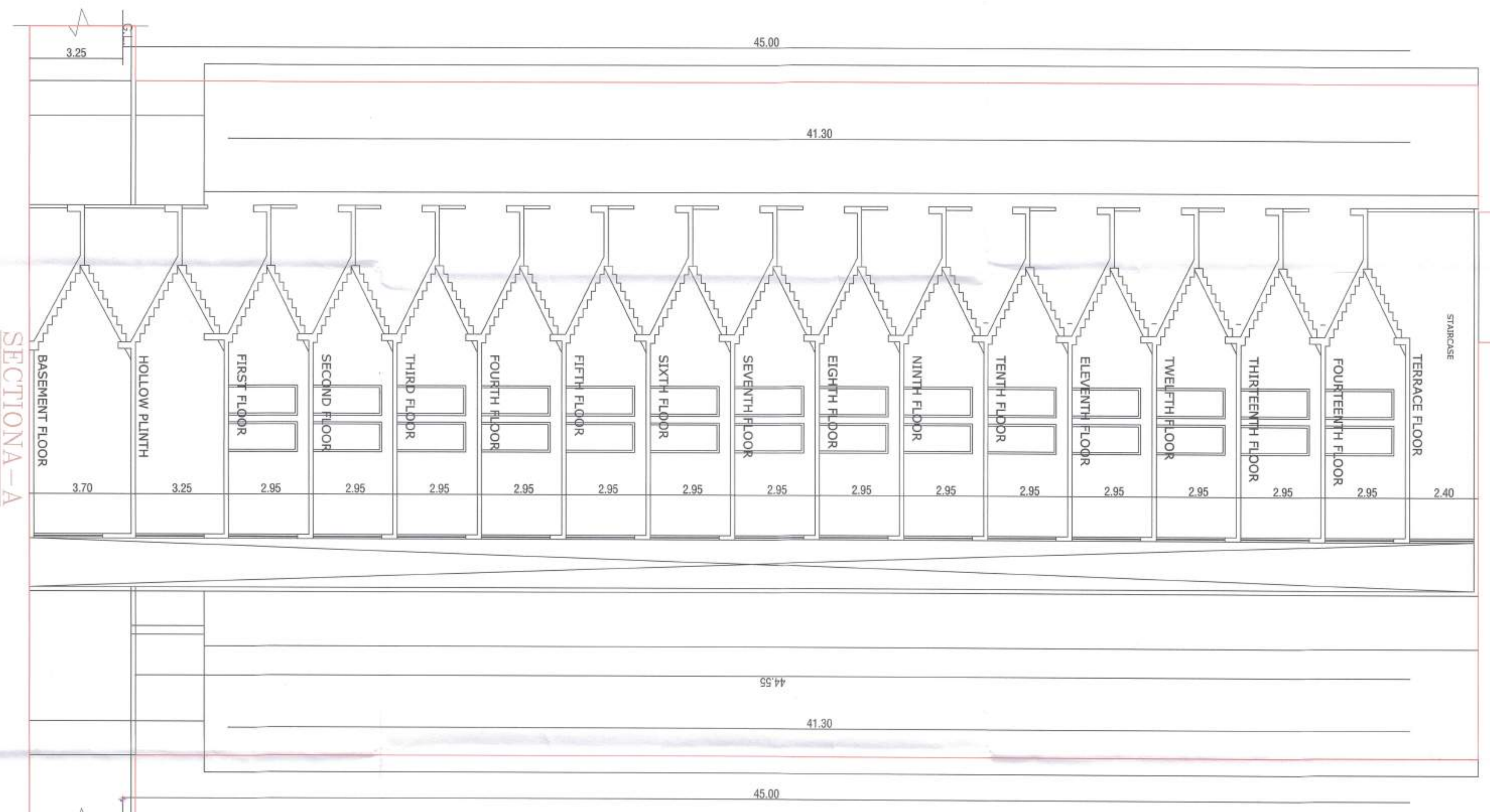
The permission is valid only for the DPTPS permit. Changes and amendments as per the DPTPS permit are to be made as soon as there is change in DPTPS with reference to the land under reference.



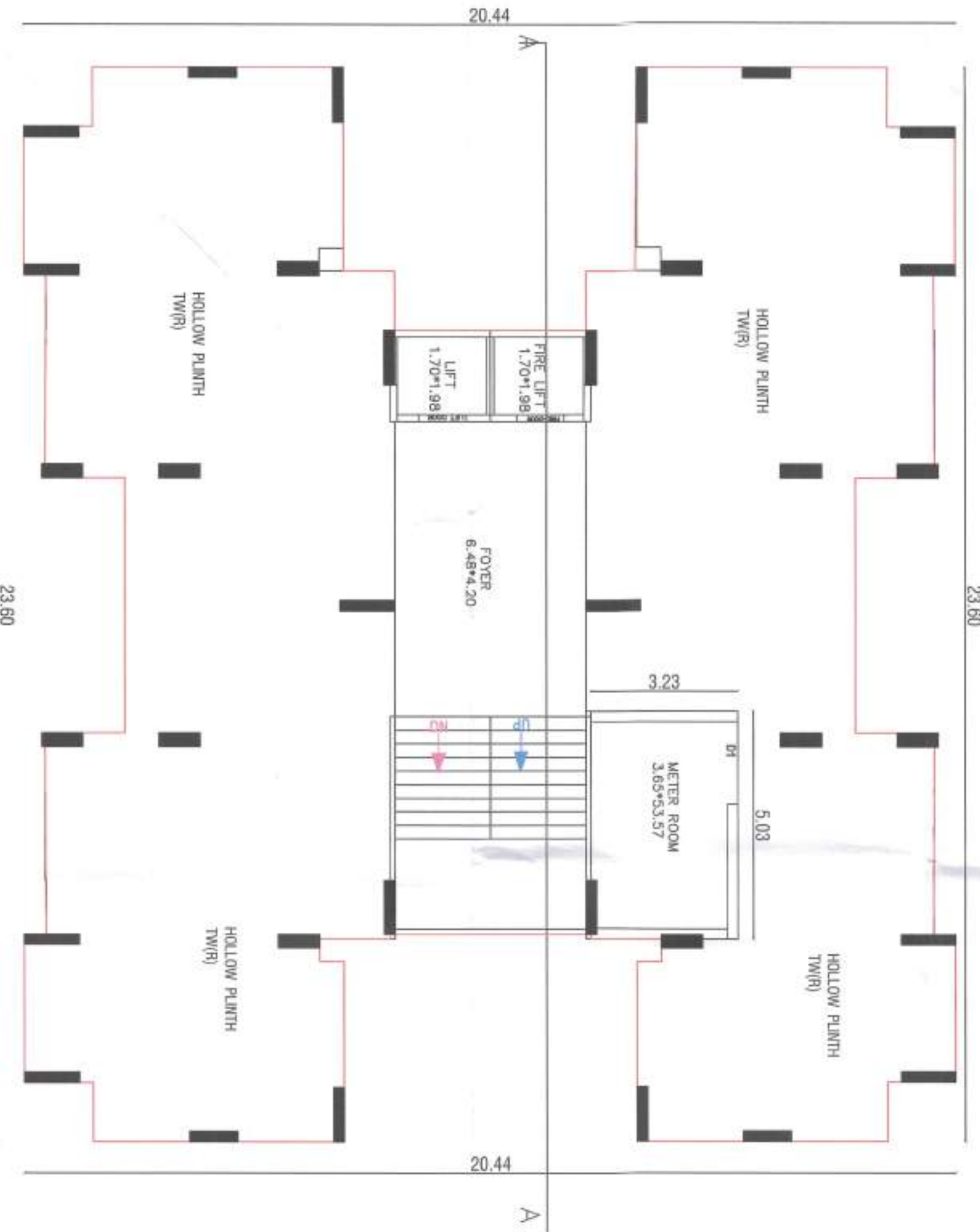
STAIR CABIN & OHWT PLAN



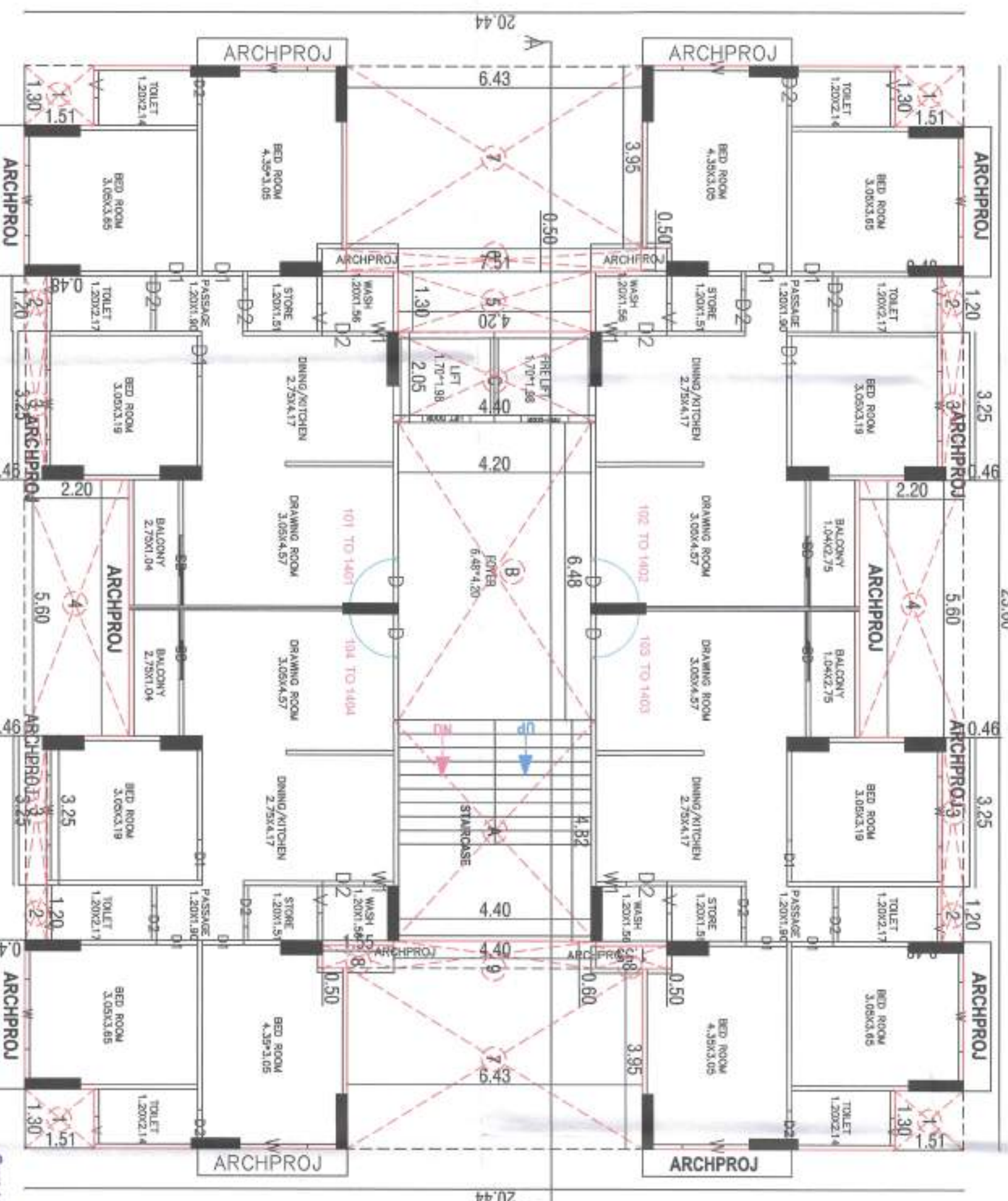
FRONT ELEVATION



SECTION A-A



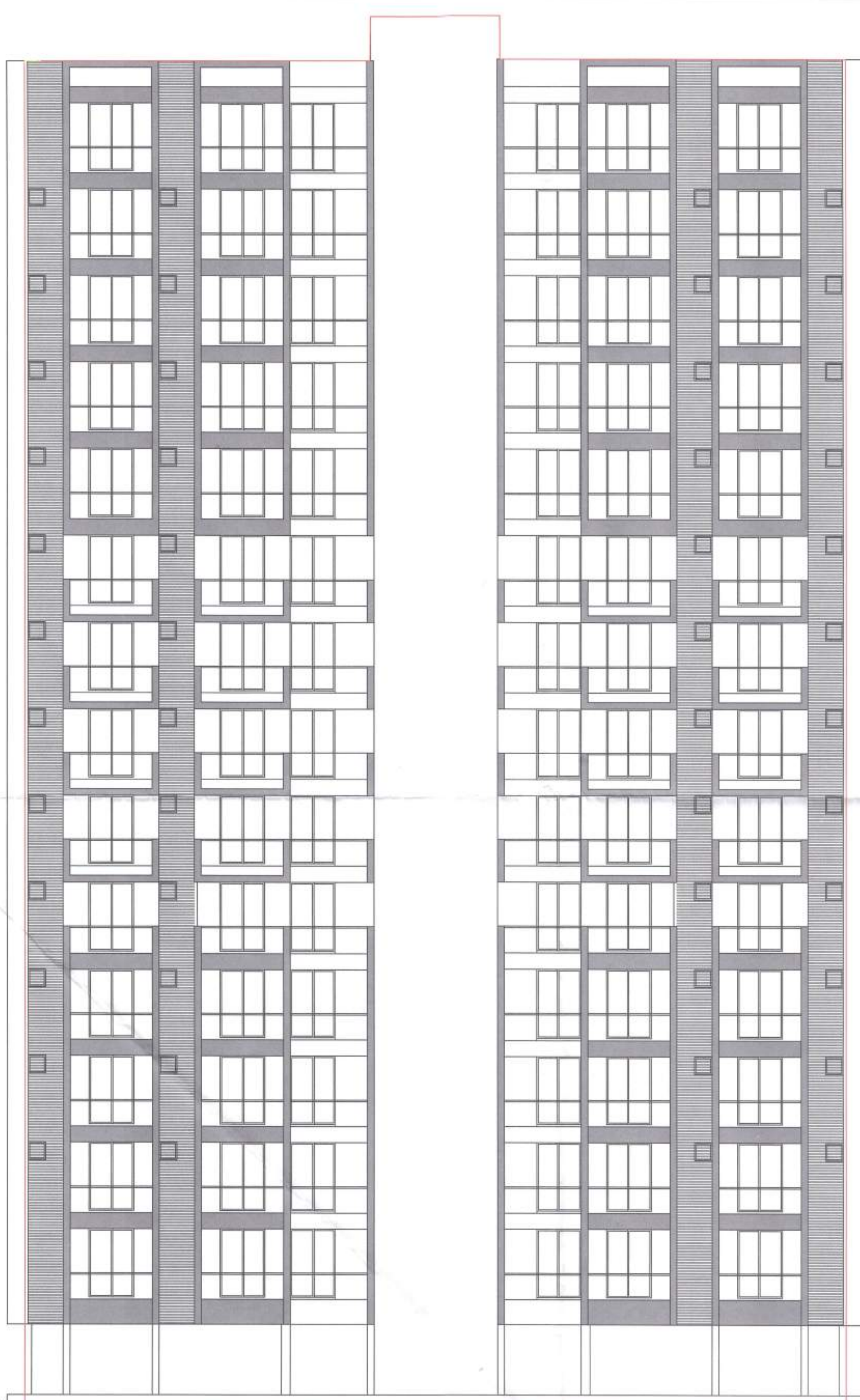
GROUND FLOOR / HOLLOW PLINTH PLAN



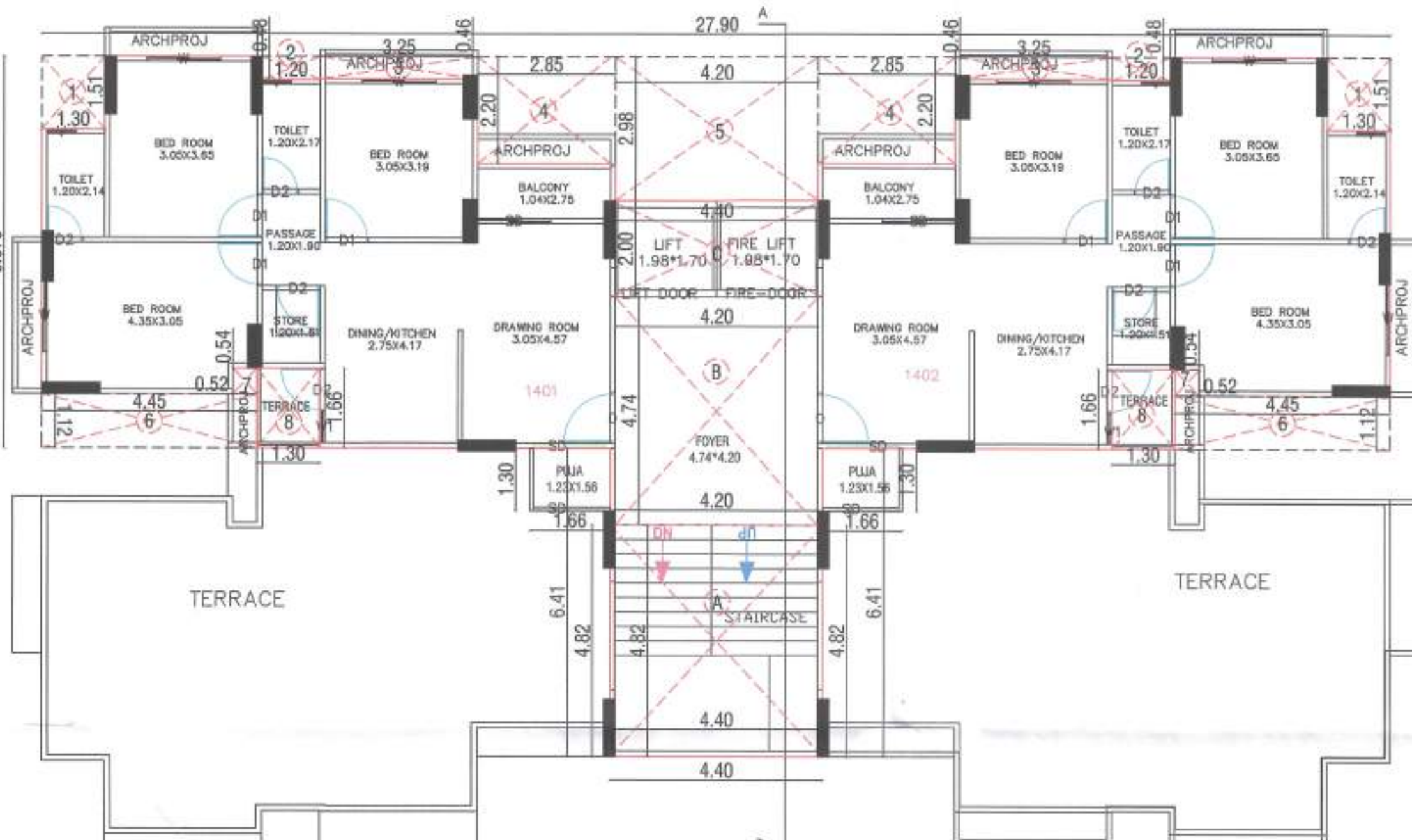
TYPICAL FLOOR PLAN (1ST TO 14TH FLOOR)

FOR BLOCK-B (RESIDENTIAL APARTMENT)									
BUILTUP AREA CAL. FOR TYPE FL1 (FL1 TO 4TH FL.)									
123.6 x 20.44 x 1.51 = 482.38									
DEDUCTIONS:									
1	1.30 x 1.51	x	-4.0 =	-7.85					
2	1.20 x 0.48	x	-4.0 =	-5.20					
3	3.25 x 0.46	x	-4.0 =	-13.88					
4	5.60 x 2.30	x	-2.0 =	-24.64					
5	4.20 x 1.30	x	-2.0 =	-10.92					
6	7.51 x 0.30	x	-1.0 =	-5.46					
7	6.43 x 3.95	x	-2.0 =	-50.80					
8	1.55 x 0.30	x	-2.0 =	-1.55					
9	4.40 x 0.60	x	-1.0 =	-2.64					
NET BUILTUP AREA OF TYPE FL1 TO 4TH FL. 377.41									
NET AREA CAL. FOR TYPE FL1 (FL1 TO 4TH FL.)									
TOTAL BUILTUP AREA 377.41									
DEDUCTIONS:									
A	4.40 x 4.82	x	-1.0 =	-21.21					
B	6.68 x 4.20	x	-1.0 =	-27.22					
C	4.40 x 2.05	x	-1.0 =	-9.02					
NET FL1 AREA 319.97									
STANDARD BUILTUP AREA									
1	13.28 x 4.40	x	1 =	58.43					
TOTAL BUILTUP AREA OF CHAIN 58.43									
TOTAL AREA CAL. FOR CHAIN									
1	4.31 x 4.40	x	1 =	21.16					

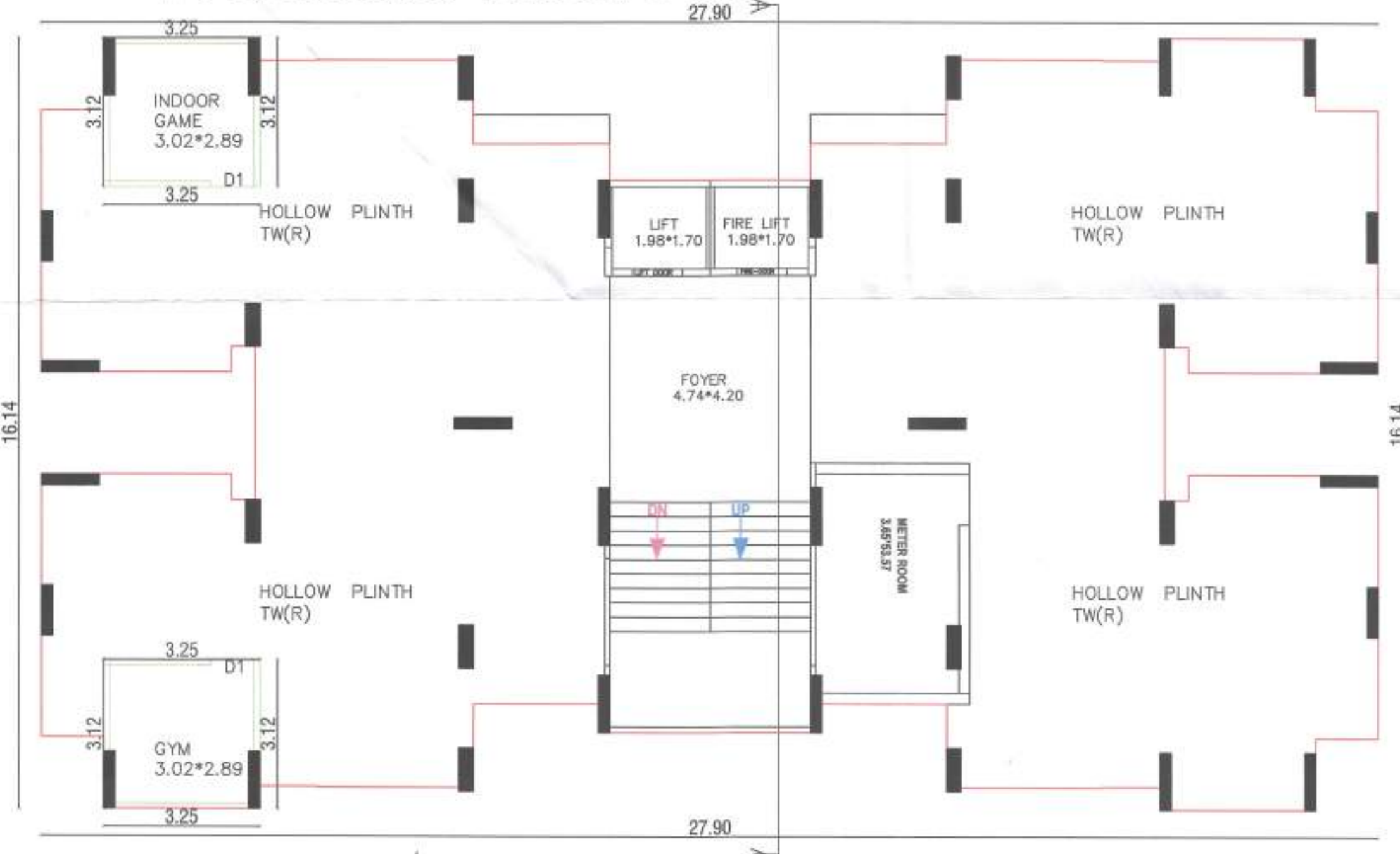
CARPET AREA CALC. FOR THE AREA FOR BLOCK-B	UNIT NO.	AREA IN SQ.MT	WASH AREA IN SQ.MT	NET FSI AREA
1	71.84	2.86	1.92	1.92
2	71.84	2.86	1.92	1.92
3	71.84	2.86	1.92	1.92
4	71.84	2.86	1.92	1.92
5	71.84	2.86	1.92	1.92
6	71.84	2.86	1.92	1.92
7	71.84	2.86	1.92	1.92
8	71.84	2.86	1.92	1.92
9	71.84	2.86	1.92	1.92
10	71.84	2.86	1.92	1.92
11	71.84	2.86	1.92	1.92
12	71.84	2.86	1.92	1.92
13	71.84	2.86	1.92	1.92
14	71.84	2.86	1.92	1.92
15	71.84	2.86	1.92	1.92
16	71.84	2.86	1.92	1.92
17	71.84	2.86	1.92	1.92
18	71.84	2.86	1.92	1.92
19	71.84	2.86	1.92	1.92
20	71.84	2.86	1.92	1.92
21	71.84	2.86	1.92	1.92
22	71.84	2.86	1.92	1.92
23	71.84	2.86	1.92	1.92
24	71.84	2.86	1.92	1.92
25	71.84	2.86	1.92	1.92
26	71.84	2.86	1.92	1.92
27	71.84	2.86	1.92	1.92
28	71.84	2.86	1.92	1.92
29	71.84	2.86	1.92	1.92
30	71.84	2.86	1.92	1.92
31	71.84	2.86	1.92	1.92
32	71.84	2.86	1.92	1.92
33	71.84	2.86	1.92	1.92
34	71.84	2.86	1.92	1.92
35	71.84	2.86	1.92	1.92
36	71.84	2.86	1.92	1.92
37	71.84	2.86	1.92	1.92
38	71.84	2.86	1.92	1.92
39	71.84	2.86	1.92	1.92
40	71.84	2.86	1.92	1.92
41	71.84	2.86	1.92	1.92
42	71.84	2.86	1.92	1.92
43	71.84	2.86	1.92	1.92
44	71.84	2.86	1.92	1.92
45	71.84	2.86	1.92	1.92
46	71.84	2.86	1.92	1.92
47	71.84	2.86	1.92	1.92
48	71.84	2.86	1.92	1.92
49	71.84	2.86	1.92	1.92
50	71.84	2.86	1.92	1.92
51	71.84	2.86	1.92	1.92
52	71.84	2.86	1.92	1.92
53	71.84	2.86	1.92	1.92
54	71.84	2.86	1.92	1.92
55	71.84	2.86	1.92	1.92
56	71.84	2.86	1.92	1.92
57	71.84	2.86	1.92	1.92
58	71.84	2.86	1.92	1.92
59	71.84	2.86	1.92	1.92
60	71.84	2.86	1.92	1.92
61	71.84	2.86	1.92	1.92
62	71.84	2.86	1.92	1.92
63	71.84	2.86	1.92	1.92
64	71.84	2.86	1.92	1.92
65	71.84	2.86	1.92	1.92
66	71.84	2.86	1.92	1.92
67	71.84	2.86	1.92	1.92
68	71.84	2.86	1.92	1.92
69	71.84	2.86	1.92	1.92
70	71.84	2.86	1.92	1.92
71	71.84	2.86	1.92	1.92
72	71.84	2.86	1.92	1.92
73	71.84	2.86	1.92	1.92
74	71.84	2.86	1.92	1.92
75	71.84	2.86	1.92	1.92



FRONT ELEVATION



FOURTEENTH FLOOR PLAN



GROUND FLOOR /HOLLOW PLINTH PLAN

FOR BLOCK-C (RESI. APARTMENT)

BUILTUP AREA CAL. FOR TYP. FL (H.P., 1ST TO 13TH FL.)

1 27.9 x 16.14 x 1 = 450.31

DEDUCTIONS:

1 1.30 x 1.51 x -4.0 = -7.85

2 1.20 x 0.48 x -4.0 = -2.30

3 3.25 x 0.46 x -4.0 = -5.98

4 2.20 x 2.75 x -2.0 = -12.10

5 4.40 x 1.60 x -1.0 = -7.04

6 3.95 x 2.14 x -2.0 = -16.91

7 3.21 x 0.50 x -2.0 = -3.21

8 4.20 x 2.98 x -1.0 = -12.52

9 2.20 x 2.85 x -2.0 = -12.54

NET BUILT-UP AREA OF TYP. FL (HP TO 13TH) 369.86

FSI AREA CAL. FOR TYP. FL (1ST TO 13TH FL.)

TOTAL BUILTUP AREA 369.86

DEDUCTIONS:

A 4.40 x 4.81 x -1.0 = -21.16

B 4.74 x 4.20 x -1.0 = -19.91

C 4.40 x 2.00 x -1.0 = -8.80

NET FSI AREA 319.97

STAIRCABIN BUILTUP AREA

1 11.56 x 4.40 x 1 = 50.86

TOTAL BUILTUP AREA OF CABIN 50.86

BUILTUP AREA CAL. FOR OHWT

1 4.81 x 4.40 x 1 = 21.16

BUILTUP AREA CAL. FOR FOURTEENTH FL

1 27.9 x 8.075 x 1 = 225.29

A 6.41 x 4.4 x 1 = 28.20

ADD 1.66 x 1.3 x 2 = 4.32

DEDUCTIONS:

1 1.30 x 1.51 x -2.0 = -3.93

2 1.20 x 0.48 x -2.0 = -1.15

3 3.25 x 0.46 x -2.0 = -2.99

4 2.20 x 2.85 x -2.0 = -12.54

5 4.20 x 2.98 x -1.0 = -12.52

6 4.45 x 1.12 x -2.0 = -9.97

7 0.52 x 0.54 x -2.0 = -0.56

8 1.66 x 1.30 x -2.0 = -4.32

NET BUILT-UP AREA OF FOURTEENTH FL 209.84

FSI AREA CAL. FOR FOURTEENTH FL

TOTAL BUILTUP AREA 209.84

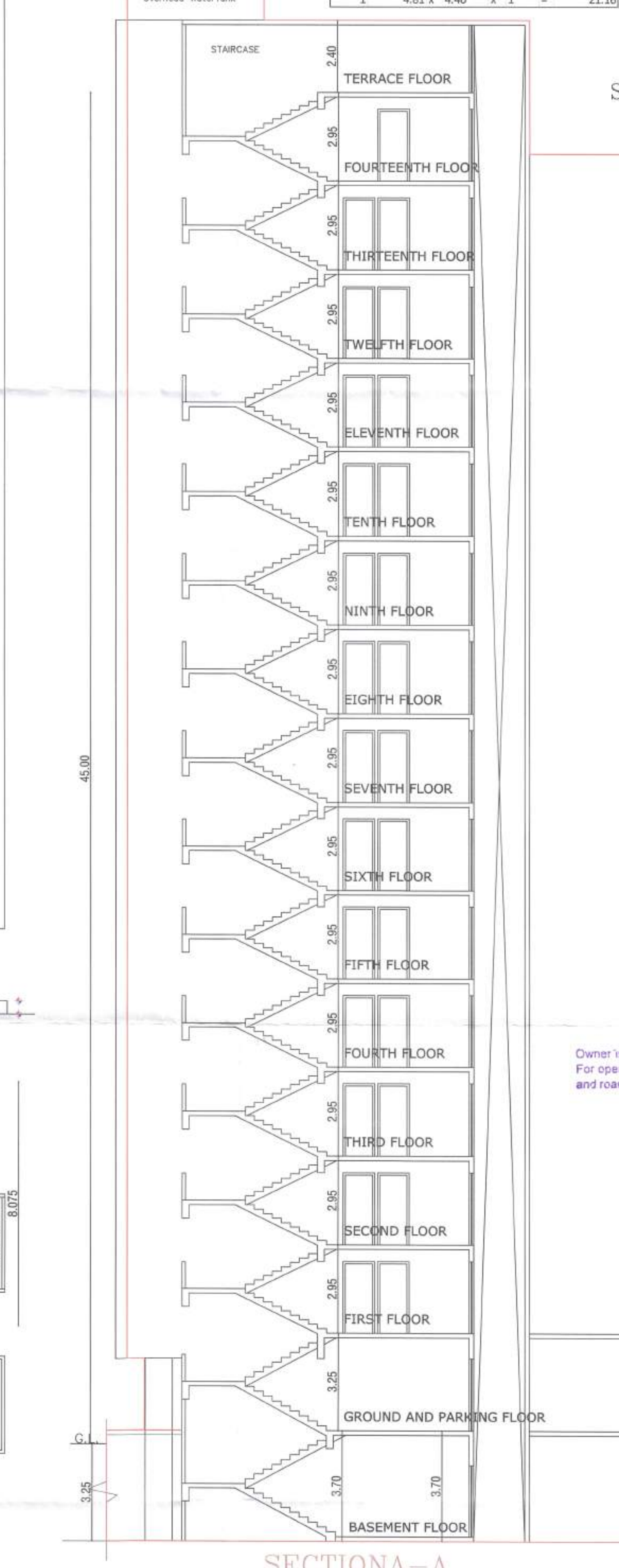
DEDUCTIONS:

A 4.81 x 4.40 x -1.0 = -21.16

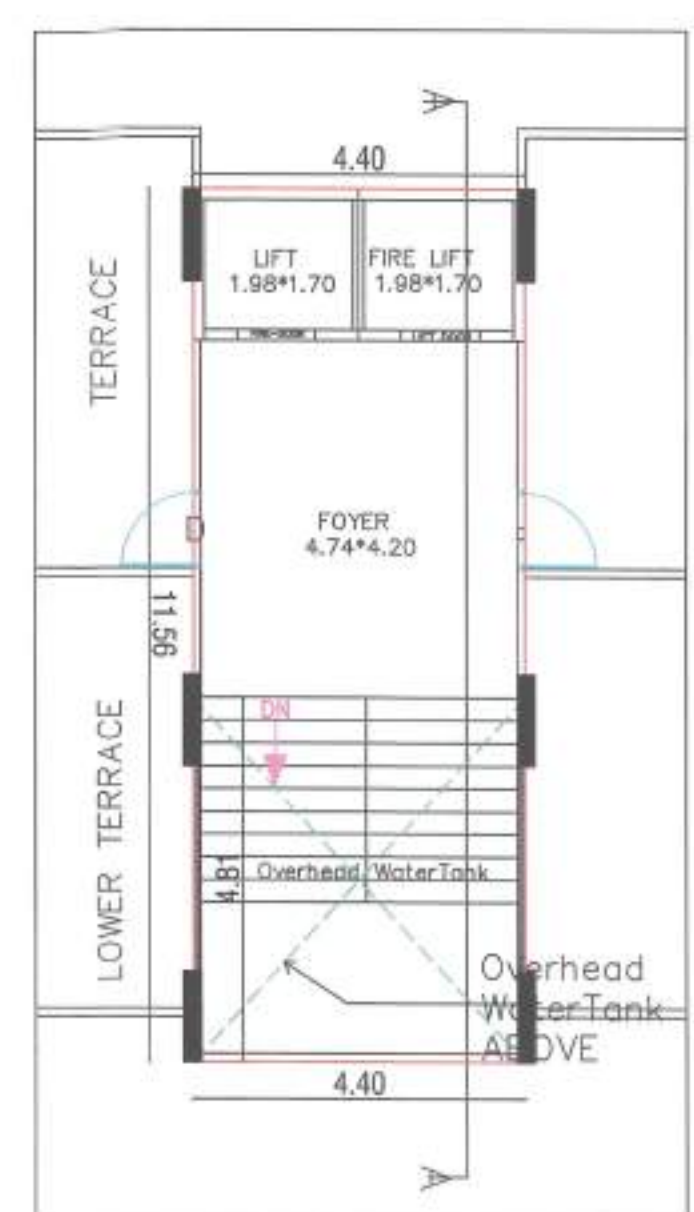
B 4.74 x 4.20 x -1.0 = -19.91

C 4.40 x 2.00 x -1.0 = -8.80

NET FSI AREA 159.97



SECTION A-A



STAIR CABIN & OHWT PLAN

FSI AREA ON HP FLOOR:
= 3.25 x 12.12 (GYM + INDOOR GAMES)
= 20.28 SQ. MT

~भास रावत~
भास रावत पुराण भास रावत
भास रावत पुराण भास रावत
भास रावत पुराण भास रावत

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

CARPET AREA TABLE AS PER AREA FOR BLOCK-C

UNIT NO.	CARPET AREA IN SQ.MT	BALCONY AREA IN SQ.MT	WASH AREA IN SQ.MT
101	71.84	2.86	1.92
102	71.84	2.86	1.92
103	71.84	2.86	1.92
104	71.84	2.86	1.92
201	71.84	2.86	1.92
202	71.84	2.86	1.92
203	71.84	2.86	1.92
204	71.84	2.86	1.92
301	71.84	2.86	1.92
302	71.84	2.86	1.92
303	71.84	2.86	1.92
304	71.84	2.86	1.92
401	71.84	2.86	1.92
402	71.84	2.86	1.92
403	71.84	2.86	1.92
404	71.84	2.86	1.92
501	71.84	2.86	1.92
502	71.84	2.86	1.92
503	71.84	2.86	1.92
504	71.84	2.86	1.92
601	71.84	2.86	1.92
602	71.84	2.86	1.92
603	71.84	2.86	1.92
604	71.84	2.86	1.92
701	71.84	2.86	1.92
702	71.84	2.86	1.92
703	71.84	2.86	1.92
704	71.84	2.86	1.92
801	71.84	2.86	1.92
802	71.84	2.86	1.92
803	71.84	2.86	1.92
804	71.84	2.86	1.92
901	71.84	2.86	1.92
902	71.84	2.86	1.92
903	71.84	2.86	1.92
904	71.84	2.86	1.92
1001	71.84	2.86	1.92
1002	71.84	2.86	1.92
1003	71.84	2.86	1.92
1004	71.84	2.86	1.92
1101	71.84	2.86	1.92
1102	71.84	2.86	1.92
1103	71.84	2.86	1.92
1104	71.84	2.86	1.92
1201	71.84	2.86	1.92
1202	71.84	2.86	1.92
1203	71.84	2.86	1.92
1204	71.84	2.86	1.92
1301	71.84	2.86	1.92
1302	71.84	2.86	1.92
1303	71.84	2.86	1.92
1304	71.84	2.86	1.92
1401	73.68	2.86	0.00
1402	73.68	2.86	0.00
TOTAL	3883.04	154.44	99.84

Owner is fully responsible
For open marginal space
and road the Plot.

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



TYPICAL FLOOR AREA CALC. SHEET (FOR TWO UNITS OF 101, 102, 201, 304)



TYPICAL FLOOR AREA CALC. SHEET (FOR TWO UNITS OF 1401, 1402)

CARPET AREA CALCULATION DETAILS FOR BLOCK-C

CARPET AREA OF UNIT 101, 102, 201, 304

1 11.65 x 7.92 x 1.0 = 92.27

DEDUCTIONS:

1 1.56 x 1.23 x -1.0 = -1.92

2 1.66 x 0.67 x -1.0 = -1.11

3 3.75 x 1.12 x -1.0 = -4.20

4 1.51 x 1.30 x -1.0 = -1.96

5 1.30 x 0.48 x -1.0 = -0.62

6 3.15 x 0.46 x -1.0 = -1.45

7 2.85 x 2.21 x -1.0 = -6.30

8 2.75 x 1.04 x -1.0 = -2.86

TOTAL 71.84

BALCONY AREA CALCULATIONS:

1 2.75 x 1.04 x 1.0 = 2.86

WASH AREA CALCULATIONS:

1 1.56 x 1.23 x 1.0 = 1.92

CARPET AREA OF UNIT 1401, 1402

1 11.65 x 9.25 x 1.0 = 107.76

DEDUCTIONS:

1 1.66 x 1.99 x -1.0 = -3.30

2 10.06 x 1.33 x -1.0 = -13.38

3 3.75 x 1.12 x -1.0 = -4.20

4 1.51 x 1.30 x -1.0 = -1.96

5 1.30 x 0.48 x -1.0 = -0.62

6 3.15 x 0.46 x -1.0 = -1.45

7 2.85 x 2.21 x -1.0 = -6.30

8 2.75 x 1.04 x -1.0 = -2.86

TOTAL 73.68

BALCONY AREA CALCULATIONS:

1 2.75 x 1.04 x 1.0 = 2.86

BUILDING PLAN BLOCK-C SHEET NO. 5/6.

PROPOSED PLAN SHOWING AFFORDABLE HOUSING (RESI.+COMM.), BLOCK-C ON SUR NO. 294 (NEW 28/5), VILLAGE:UVARSAD, FPNO:118, TPS NO:09A (SARGASAN-TARAPUR-V.H.-VAVOL -UVARSAD) TAL-DIST:GANDHINAGAR

CASE NO.: DATE: SCALE: 1 CM= 1.0 MT.

ZONE: R-4 USE: AFFORDABLE HOUSING (RESI.+COMM.)

AREA TABLE FOR BLOCK-C

FLOOR	NOS OF UNIT	BUILTUP AREA IN SQ.MTS	FSI AREA IN SQ.MTS
HOLLOW PLINTH		369.86	20.28
1ST FLOOR	4	369.86	319.99
2ND FLOOR	4	369.86	319.99
3RD FLOOR	4	369.86	319.99
4TH FLOOR	4	369.86	319.99
5TH FLOOR	4	369.86	319.99
6TH FLOOR	4	369.86	319.99
7TH FLOOR	4	369.86	319.99
8TH FLOOR	4	369.86	319.99
9TH FLOOR	4	369.86	319.99
10TH FLOOR	4	369.86	319.99
11TH FLOOR	4	369.86	319.99
12TH FLOOR	4	369.86	319.99
13TH FLOOR	4	369.86	319.99
14TH FLOOR	2	209.84	159.97
STAIR CABIN	0	50.86	0
OHWT	0	21.16	0
TOTAL	54	5459.9	4340.12

SCHEDULE OF OPENINGS :

TYPE	SIZE	SILL	LINTEL
D	1.20x2.55	0	BEAM BOTTOM LVL
D1	0.90x2.10	0	2.10
D2	0.80x2.10	0	2.10
W	2.40x2.25	0.15	BEAM BOTTOM LVL
W1	0.70x1.50	0.90	BEAM BOTTOM LVL
W2	1.80x1.50	0.90	BEAM BOTTOM LVL
VENTILATION :			
V	0.75x0.75	1.35	2.10

COLOUR NOTES :

PROF. WORK 2.00 WIDTH

PROF. DRAINAGE 0.30 TREAD

EXTRA WORK 0.150 RISER

P.S.V. ENTERPRISE

OWNER

ZANKHANA B. PANDYA

PLOT NO. 294, SECTOR-20, GANDHINAGAR, GUDA LIC NO. ENG/320/12/2012

ZANKHANA B. PANDYA

PLOT NO. 294, SECTOR-20, GANDHINAGAR, GUDA LIC NO. ENG/320/12/2012

VASANT G SONI

B.F. (CIVIL) M. Tech (Structural) STRUCTURAL DESIGNER Reg. No. GUDA/2012/2012/2012 304, SURPATH APARTMENT, NAVRANGPURA, AHMEDABAD - 380 009.

STRUCTURE ENGINEER

Development Charge Paid

Note Approved By C.E.A. GUDA

APPROVED

(As amended by.....Colour)

Subject to the conditions as mentioned in the Office Letter No. PRW/12/2012/2012

Dated: 21/10/2020 6/10/2020

Gandhinagar Urban Development Authority Gandhinagar.

AUTHORITY

