

BUILT-UP AREA TABLE		SQ.MTRS.	
FLOOR	BLOCK-A	AMINITY	TOTAL
BASMENT-1	1693.49	1693.49	
BASMENT-2	1693.49	1693.49	
GROUND FLOOR (H.P.)	980.25	44.78	1025.03
FIRST FLOOR	886.32	---	886.32
SECOND FLOOR	886.32	---	886.32
THIRD FLOOR	886.32	---	886.32
FOURTH FLOOR	886.32	---	886.32
FIFTH FLOOR	886.32	---	886.32
SIXTH FLOOR	886.32	---	886.32
SEVENTH FLOOR	886.32	---	886.32
EIGHTH FLOOR	886.32	---	886.32
NINTH FLOOR	886.32	---	886.32
TENTH FLOOR	886.32	---	886.32
ELEVENTH FLOOR	886.32	---	886.32
TWELTH FLOOR	886.32	---	886.32
THIRTEENTH FLOOR	658.75	---	658.75
STAIR CABIN LIFT & O.H.W.T.	179.27	---	179.27
TOTAL	12454.11	3431.76	15885.87

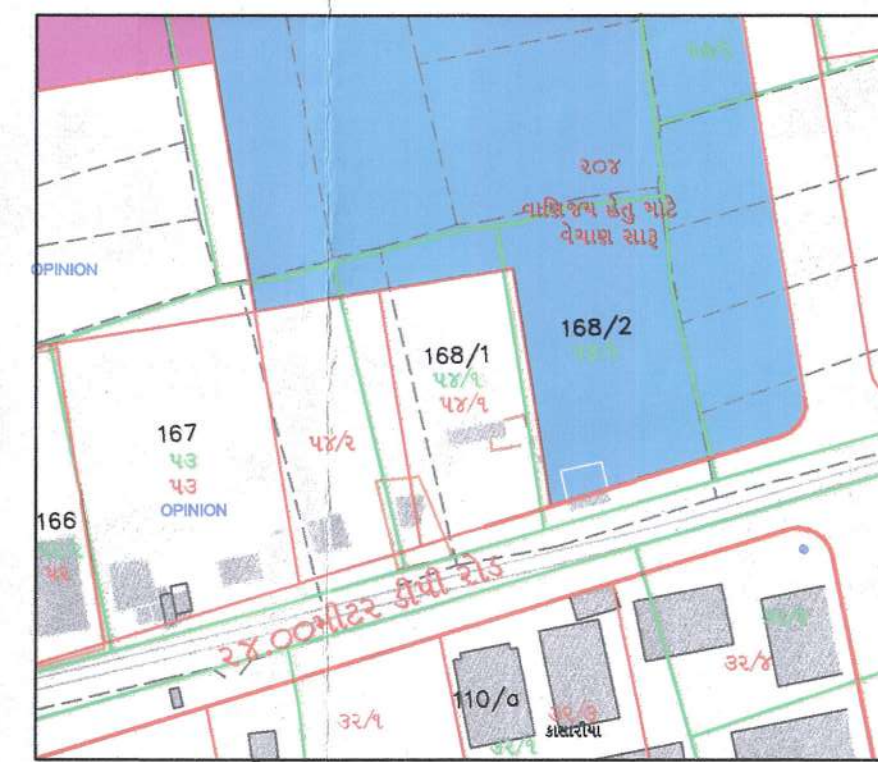
F.S.I. AREA TABLE		SQ.MTRS.	
FLOOR	BLOCK-A	TOTAL	
FIRST FLOOR	749.30	749.30	
SECOND FLOOR	749.30	749.30	
THIRD FLOOR	749.30	749.30	
FOURTH FLOOR	749.30	749.30	
FIFTH FLOOR	749.30	749.30	
SIXTH FLOOR	749.30	749.30	
SEVENTH FLOOR	749.30	749.30	
EIGHTH FLOOR	749.30	749.30	
NINTH FLOOR	749.30	749.30	
ELEVENTH FLOOR	720.08	720.08	
TWELTH FLOOR	492.51	492.51	
TOTAL	9454.89	9454.89	

UNIT TABLE & USE OF UNIT			
FLOOR	BLOCK - A	USE	NO. OF UNIT
FIRST FLOOR	RESI.	04	RESI. 04
SECOND FLOOR	RESI.	04	RESI. 04
THIRD FLOOR	RESI.	04	RESI. 04
FOURTH FLOOR	RESI.	04	RESI. 04
FIFTH FLOOR	RESI.	04	RESI. 04
SIXTH FLOOR	RESI.	04	RESI. 04
SEVENTH FLOOR	RESI.	04	RESI. 04
EIGHTH FLOOR	RESI.	04	RESI. 04
NINTH FLOOR	RESI.	04	RESI. 04
TENTH FLOOR	RESI.	04	RESI. 04
ELEVENTH FLOOR	RESI.	04	RESI. 04
TWELTH FLOOR	RESI.	04	RESI. 04
TOTAL	RESI.	48	RESI. 48

RERA CARPET AREA TABLE		SQ.MTRS.	
FLOOR	BLOCK-A	TOTAL	
FIRST FLOOR	675.00	46.72	675.00
SECOND FLOOR	675.00	46.72	675.00
THIRD FLOOR	675.00	46.72	675.00
FOURTH FLOOR	675.00	46.72	675.00
FIFTH FLOOR	675.00	46.72	675.00
SIXTH FLOOR	675.00	46.72	675.00
SEVENTH FLOOR	675.00	46.72	675.00
EIGHTH FLOOR	675.00	46.72	675.00
NINTH FLOOR	675.00	46.72	675.00
TENTH FLOOR	675.00	46.72	675.00
ELEVENTH FLOOR	675.00	46.72	675.00
TWELTH FLOOR	1068.38	95.00	1068.38
TOTAL	8491.38	608.92	8491.38

પાસે શરત
બાંધકામ પૂર્ણ થશે બાદ બાંધકામનો
ઉપયોગ કરી કરતાં પહેલાં નિયમોનુસાર
અને મકાનના વપરાશનું પ્રમાણપત્ર
ગેળવવું ફરજિયાત છે.

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



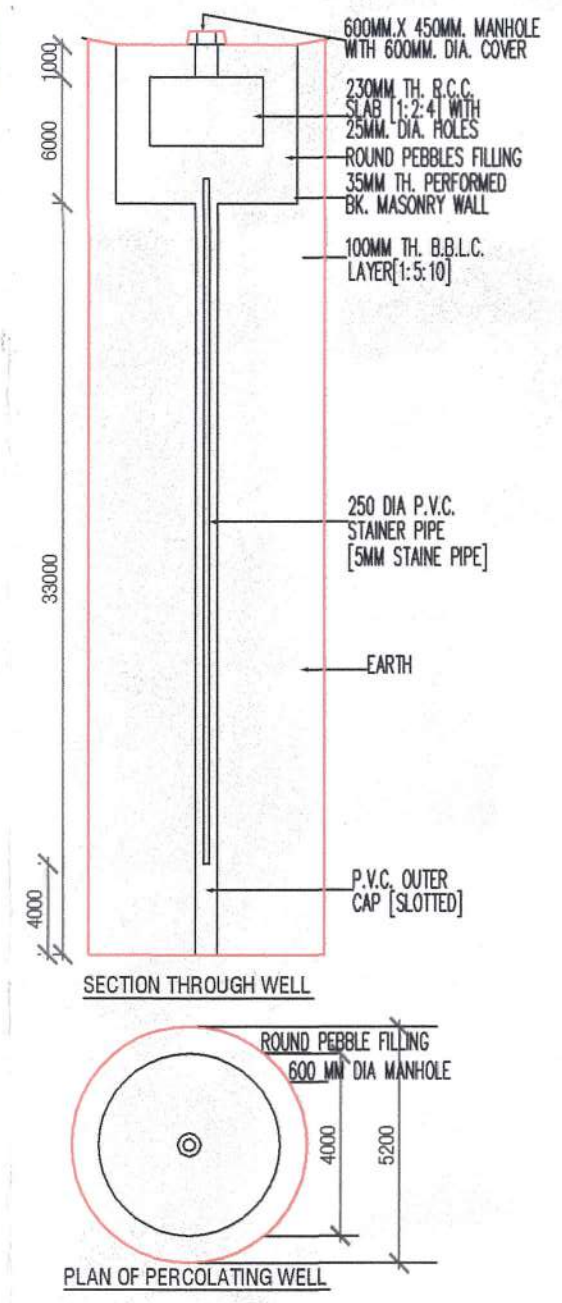
KEY PLAN
SCALE : 1.00 CM = 20.00 MT

COMMON PLOT AREA CALCULATION
REQ. COMMON PLOT AREA 10% OF PLOT AREA
REQ. 2366.00 X 0.10 = 236.60 SQ.MTRS.
PROVIDED COMMON PLOT
35.85 X 10.06 X 01 = 360.65 SQ.MTRS.

LIFT CALCULATION
REQ. 1 LIFT PER 30 UNIT EXCLUDING G+2 STORY
REQ. 10 X 4 = 40 UNITS/30 = 1.33 (BLOCK A)
REQ. 2.00 LIFT SAY 2.00 NOS. (FOR BLOCK A)
PROVIDED = 2 NOS. OF LIFT

TREE PLANTATION CALCULATION
PLOT AREA = 2366.00 SQ.MTRS.
REQ. TREES @ 05 NO./200 SQ.MTRS. AS PER PLOT AREA
(2366.00 / 200 X 05) = 59.15 NOS. REQ.
PROVIDED TREES = 60 NOS. PROVIDED

PERCOLATING WELL CALCULATION
PLOT AREA = 2366.00 SQ.MTRS.
REQ. PERCOLATING WELLS = 01 NOS.
PROVIDED PERCOLATING WELLS = 01 NOS.



NOTES:
ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO 21.11 OF CGOCDR-2017
DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 21.6.2 OF CGOCDR-2017
DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO 21.10 OF CGOCDR-2017
SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO 21.7 OF THE CGOCDR-2017
ENTRANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 21.1.7 OF CGOCDR-2017
THE PAVING OF BUILDING UNIFORM PLOT AS PER THE PROVISION OF THE CLAUSE NO 21.1.4 OF CGOCDR-2017
THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO 25.3 OF CGOCDR-2017
COMMUNITY BIN PROVIDED AS PER PROVISION OF THE CLAUSE NO 25.3 OF CGOCDR-2017
TREE PLANTATION IS PROVIDED AS PER CLAUSE NO 25.6 OF CGOCDR-2017
SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO 25.8 OF CGOCDR-2017
POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO 28 OF CGOCDR-2017
FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO 28 OF CGOCDR-2017
FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT-2013
MAINTENANCE AND UPGRADEMENT OF BUILDING IS AS PER CHAPTER NO 27 OF CGOCDR-2017
MARINIAL SPACE AND CELLULAR GLASS SHALL HAVE LOAD BEARING CAPACITY OF 4000 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO 23.3 OF CGOCDR-2017
ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION SHALL BE PROVIDED AS PER CLAUSE NO 25.6.1 OF CGOCDR-2017
THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NOT REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILING UP TO SILL LEVEL AS PER CGOCDR CLAUSE NO 21.13
NOTES:
IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY THE DIMENSION OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION
IT IS CERTIFY THAT ACCORDING TO CGOCDR-2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO 3.5.3 OF THE CGOCDR-2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDARDS.
DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO 21.1.12 AND 21.1.14 AND 22.6 OF CGOCDR-2017.
PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO 21.1.15 OF THE CGOCDR-2017.
LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO 21.12 AND 22.6 OF CGOCDR-2017.
WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO 21.4 OF CGOCDR-2017.
SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CHAPTER NO 22.21 OF CGOCDR-2017.
Drainage Certificate
THE BOPH POSITION ON MIN. M.H. IS CHECKED AND VERIFIED PERSONALLY BY ME ON SITE PREMISES CAN GET CONNECTION AS SHOWN PLAN. EACH SEPARATE UNIT ONE LETTER BOX PROVIDED IN HOLLOW PLINTH/SL. FL. LVL. ALL OUTER & INTERNAL WALLS ARE AS/N.B.C. CODE Certificate
CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON THE DIMENSIONS OF SITES ETC. OF PLOT STATE ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP LTP. RECORD.
Mosquito - Proof Water Tank
THAT WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO PROOF CONDITION BY PROVIDING A PROPERLY FITTING INSECT COVER AND DRY TANK MORE THAN 1.50M. IN HT. SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI - MALARIA STAFF.
Dust-Bin Provided For Residential
Required :- per unit 1 TO LITTER BIN
Required :- per unit 4800 X 10 LITTER BIN = 4800 LITTER BIN
Provided :- 6 Nos. Bin (Each 80 Lts. Capacity)
Letter box
48 UNITS = REQ. 48 NOS. BOX
REQ. 1 BOX PER UNIT
PROVIDED 48 NOS LITTER BOXES

LAY OUT PLAN & PARKING LAYOUT PLAN SHEET NO:-1/7
LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING (DWELLING-3) ON R.S./BLOCK NO. 168/1, O.P. NO. 54/1, F.P. NO. 54/1, T.P.S. NO. 05(KUDASAN- RANDESAN-DHILAKUVA-INDRODA) AT VILLAGE :- RANDESAN, T.A. & DIST. GANDHINAGAR.

SCALE :- 1CM = 2.0 MTS. USE : Residence (Dwelling-3)
ZONE : R4

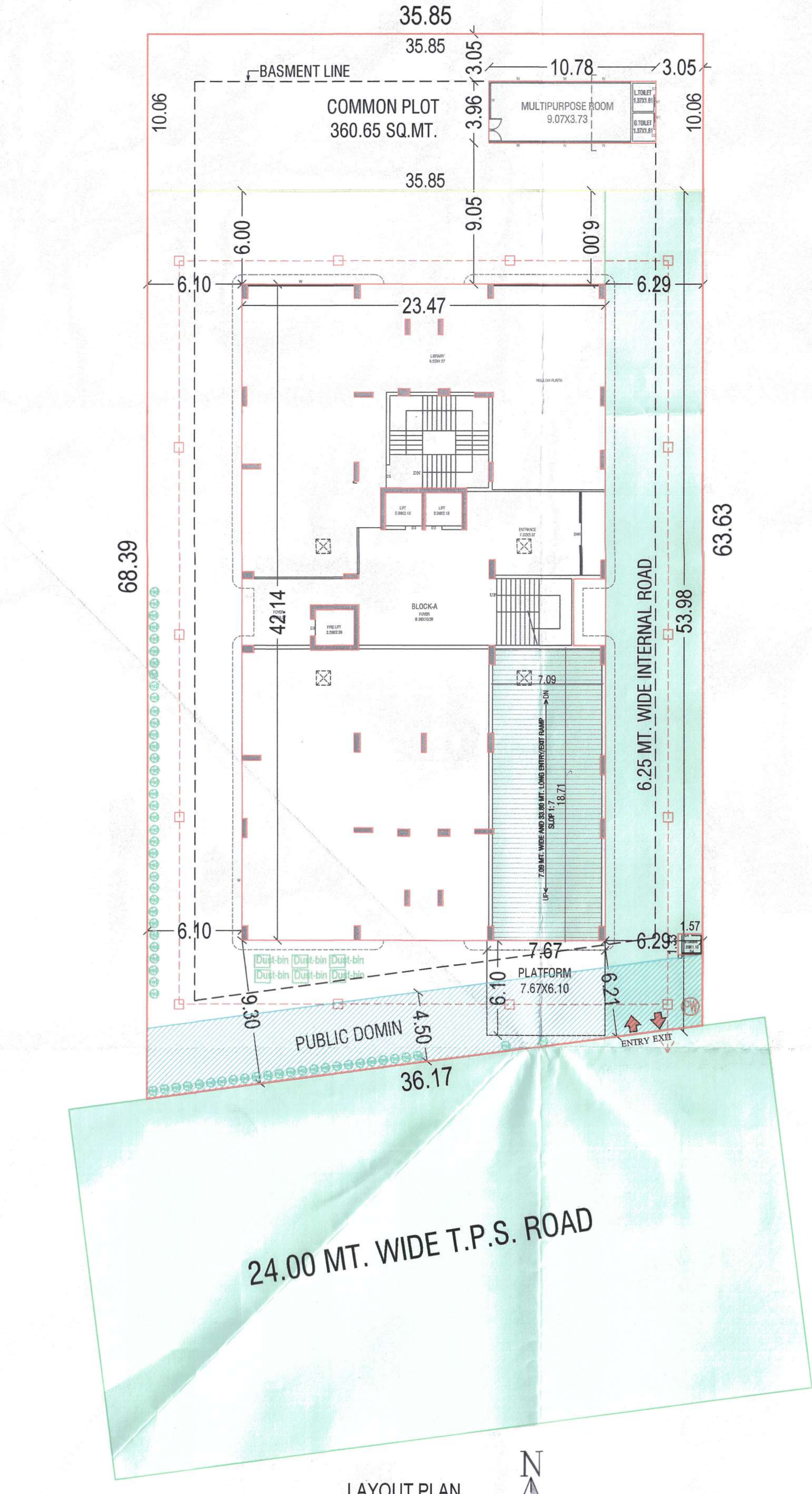
AREA TABLE	SQ.MTRS.
AREA OF SURVEY/BLOCK NO. 168/1	3641.00
AREA OF O. PLOT NO-54/1	3641.00
AREA OF SUB PLOT NO-54/1	2367.00
REQUIRED C.O.P. @ 10% OF F.P. AREA	236.70
PROPOSED C.O.P.	360.65
TOTAL PROPOSED B.U.P. AREA ON G.F.L.	1025.03
TOTAL PROPOSED B.U.P. AREA	15885.87
PERMI. BASE F.S.I. @ 1.80	4260.60
PERMI. CHARGEABLE F.S.I. @ 2.20	5207.40
PERMI. MAXIMUM F.S.I. @ 4.00	9468.00
TOTAL PROPOSED F.S.I. AREA	9454.89
BALANCE F.S.I. AREA	13.10
NET CHARGEABLE F.S.I. (9454.89- 4260.60)	5194.29

COLOR NOTE
F.P. BOUNDARY
PROP. WORK
PROP. DRAINAGE
COMMON PLOT
BLOCK NO BOUNDARY
O.P. BOUNDARY
PERCOLATING WELL

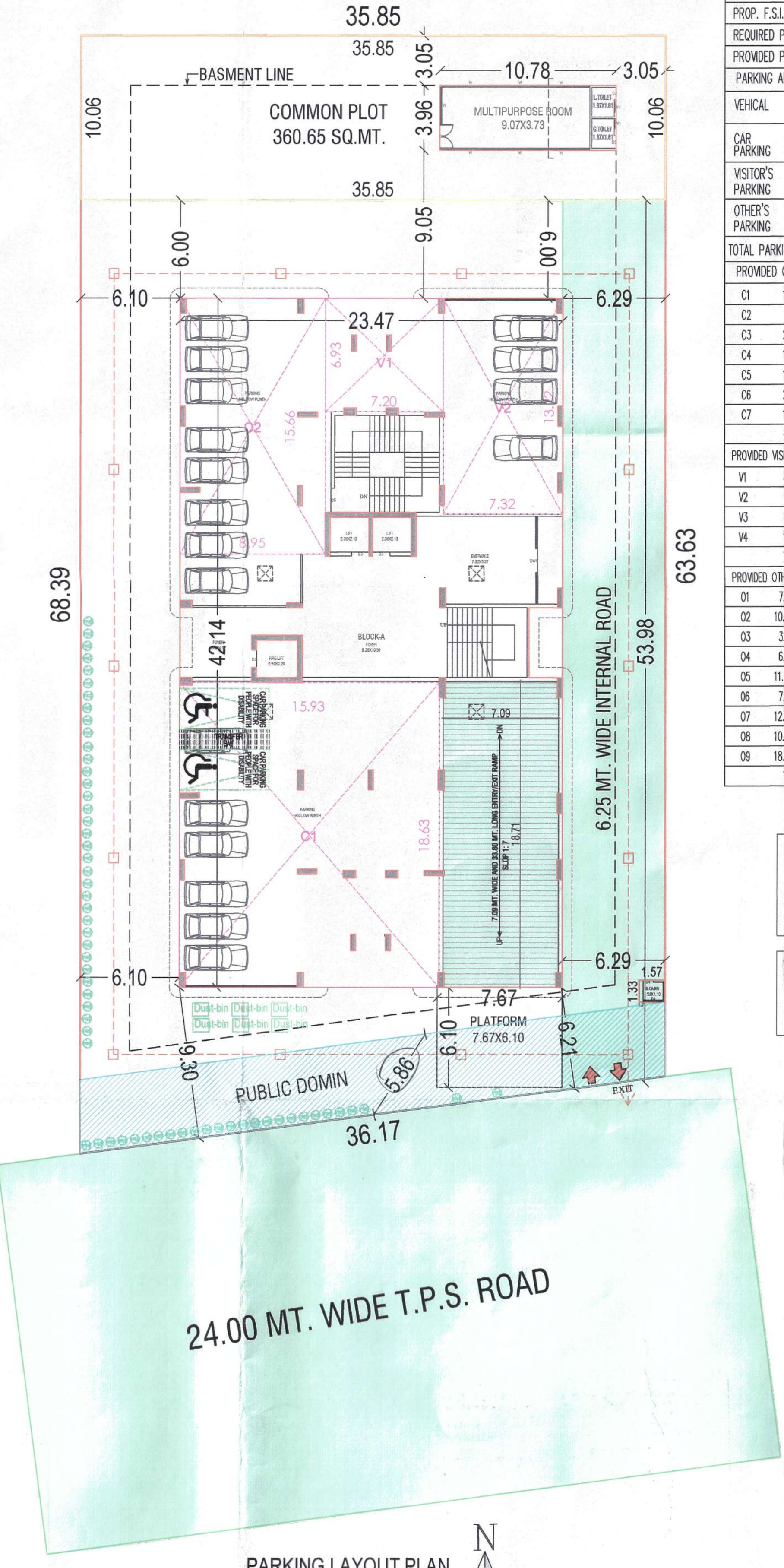
OWNER
FOR, RAGHVEER INFRA PARTNERS
ENGINEER
KIRIT DEVDA
CIVIL ENGINEER
Reg. No. GUDA/ENG/48/02/2020
VAVOL, GANDHINAGAR.
Mobile : 9898666589
Email : kirit_devda@yahoo.co.in
ST. ENGINEER
NARENDRA K. PATEL
HNS DESIGN STUDIO
V. Tech (Sr)
42, Amratal Asam, Vavol,
Ahmedabad, Gujarat-380 054
GUDA Regn. No. SD/11/06/2017
COW
KIRIT DEVDA
CIVIL ENGINEER
Reg. No. GUDA/COW/33/214/07/2021
VAVOL, GANDHINAGAR.
Mobile : 9898666589
Email : kirit_devda@yahoo.co.in

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/506/22/2020-05/09/2022
Dated.....25/04/2023

NOTE : APPROVED BY MUNICIPAL COMMISSIONER
Junior Town Planner
Gandhinagar Municipal Corporation



LAYOUT PLAN
SCALE : 1.00 CM = 2.00 MT

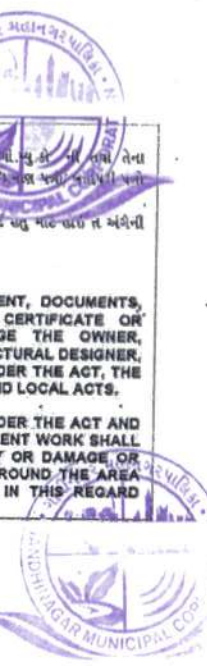


PARKING LAYOUT PLAN
SCALE : 1.00 CM = 2.00 MT

HANDICAP PARKING REQD.
REQD. 25 CAR PER 2 NOS. HANDICAP PARKING
PROPOSED 87 NOS. CAR
REQ. HANDICAP PARKING = (87/25) X 2 = 07 NOS.
PROVIDED 10 NOS. HANDICAP PARKING

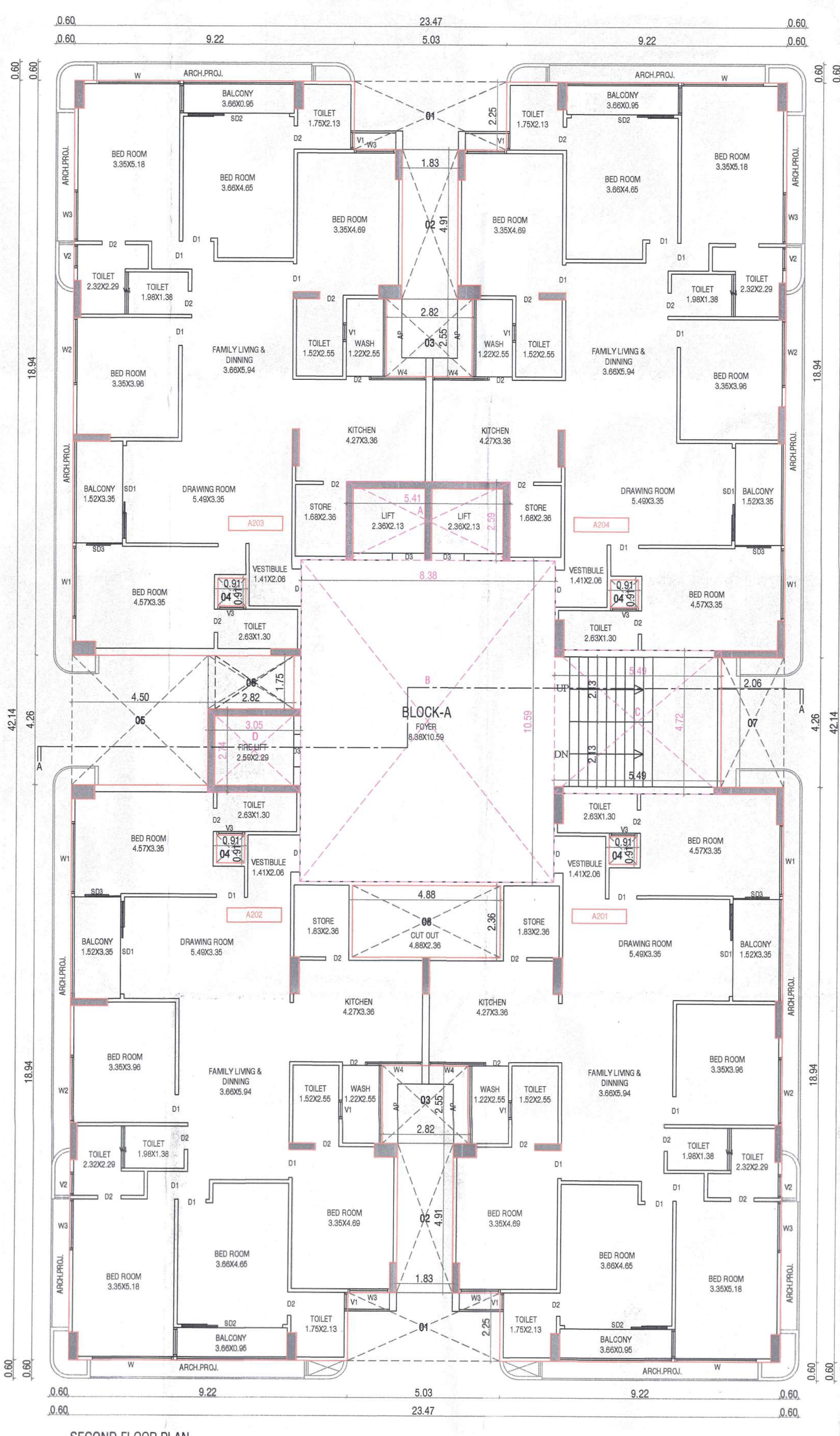
AMINITY IN COMMON PLOT
PERMISSIBLE GROUND COVERAGE IN C.O.P.
15% OF PROPOSED C.O.P. = 360.65 X 15% = 54.10 SQ.MT.
PROPOSED AMINITY IN COMMON PLOT = 42.69 SQ.MT.

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.



F.S.I. AREA CALCULATION		SQ.MTRS.
SECOND FLOOR		
PROPOSED B.U.P. AREA ON S.F.		886.32
LESS		
A.	5.41 X 2.59 X 01 =	14.01
B.	8.38 X 10.59 X 01 =	88.74
C.	5.49 X 4.72 X 01 =	25.91
D.	3.05 X 2.74 X 01 =	8.36
	TOTAL	=137.02
NET F.S.I. AREA FOR S.F. FLOOR		749.30

Owner is fully responsible for open marginal space and road the portion

[illegible]

AUTHORITY

B.U.P. AREA CALCULATION TYPICAL FLOOR (3rd to 11th FLOOR) PROPOSED BAREA ON TYP. = 886.32 LESS 01. 5.03 X 2.25 X 02 = 22.64 02. 1.83 X 4.91 X 02 = 17.97 03. 2.82 X 2.55 X 02 = 14.38 04. 0.91 X 0.91 X 04 = 3.31 05. 4.50 X 4.26 X 01 = 19.17 06. 2.82 X 1.75 X 01 = 4.94 07. 2.06 X 4.26 X 01 = 8.78 08. 4.88 X 2.36 X 01 = 11.52 TOTAL = 102.71	SQ.MTRS. 886.32 = 989.03 22.64 17.97 14.38 3.31 19.17 4.94 8.78 11.52 102.71
F.S.I. AREA CALCULATION TYPICAL FLOOR (3rd to 11th FLOOR) PROPOSED B.U.P. AREA ON TYP. = 886.32 LESS A. 5.41 X 2.59 X 01 = 14.01 B. 8.38 X 10.59 X 01 = 88.74 C. 5.49 X 4.72 X 01 = 25.91 D. 3.05 X 2.74 X 01 = 8.36 TOTAL = 137.02 NET F.S.I. AREA FOR TYP. FLOOR = 749.30	SQ.MTRS. 886.32 = 989.03 14.01 88.74 25.91 8.36 137.02 749.30

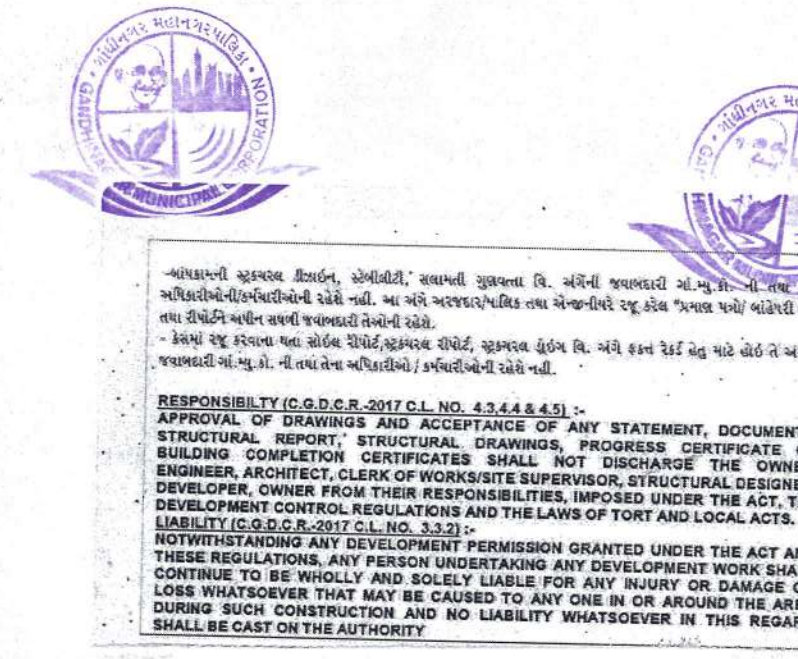
B.U.P. AREA CALCULATION (STAIR CABIN) PROPOSED B.U.P. AREA ON STAIR CABIN = 153.36 LESS 1. 4.53 X 2.48 X 01 = 11.23 2. 1.79 X 2.48 X 01 = 4.44 3. 7.24 X 5.52 X 01 = 39.96 4. 2.81 X 5.03 X 01 = 14.13 5. 2.06 X 4.27 X 01 = 8.80 6. 2.74 X 3.05 X 01 = 8.36 7. 7.24 X 3.05 X 01 = 22.08 TOTAL = 109.00	SQ.MTRS. 153.36 = 262.36 11.23 4.44 39.96 14.13 8.80 8.36 22.08 109.00
(O.H. WATER TANK) TOTAL PROP. B.A. FOR O.H.W.TANK = 54.9 X 4.72 X 01 = 25.91 TOTAL PROPOSED B.U.P. AREA FOR STAIR CABIN, LIFT M.ROOM & O.H.W.T. = 179.27	SQ.MTRS. 25.91 179.27

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

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

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

ખાસ શરત
બાંધકામ પૂર્વે જ્યાં બાંધકામની ઉપરથી સડ કરતાં પહેલાં ત્રિપ્લોનુસર અને મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.



BLOCK - A LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING (DWELLING-3) ON R.S. BLOCK NO. 1889, D.P. NO. 54/1, T.P.S. NO. 05 (KUDASAN-RANDESAN-DHILAKUA-INDRODA) AT VILLAGE - RANDESAN, T.A. & DIST. GANDHINAGAR.	SHEET NO.-3/7
ZONE - R4 USE: RESIDENCE (DWELLING-3)	
B.U.P. AREA TABLE	SQ.MTRS.
PROPOSED BUILT-UP AREA ON GROUND FLOOR (H.P.)	980.25
PROPOSED BUILT-UP AREA ON 1ST FL.	886.32
PROPOSED BUILT-UP AREA ON 2ND FL.	886.32
PROPOSED BUILT-UP AREA ON 3RD FL.	886.32
PROPOSED BUILT-UP AREA ON 4TH FL.	886.32
PROPOSED BUILT-UP AREA ON 5TH FL.	886.32
PROPOSED BUILT-UP AREA ON 6TH FL.	886.32
PROPOSED BUILT-UP AREA ON 7TH FL.	886.32
PROPOSED BUILT-UP AREA ON 8TH FL.	886.32
PROPOSED BUILT-UP AREA ON 9TH FL.	886.32
PROPOSED BUILT-UP AREA ON 10TH FL.	886.32
PROPOSED BUILT-UP AREA ON 11TH FL.	886.32
PROPOSED BUILT-UP AREA ON 12TH FL.	886.32
PROPOSED BUILT-UP AREA ON 13TH FL.	658.75
PROPOSED BUILT-UP AREA ON S.CABIN & O.H.W.T.	179.27
TOTAL PROPOSED BUILT-UP AREA	12454.11
F.S.I. AREA TABLE	SQ.MTRS.
PROPOSED F.S.I. AREA ON 1ST FL.	749.30
PROPOSED F.S.I. AREA ON 2ND FL.	749.30
PROPOSED F.S.I. AREA ON 3RD FL.	749.30
PROPOSED F.S.I. AREA ON 4TH FL.	749.30
PROPOSED F.S.I. AREA ON 5TH FL.	749.30
PROPOSED F.S.I. AREA ON 6TH FL.	749.30
PROPOSED F.S.I. AREA ON 7TH FL.	749.30
PROPOSED F.S.I. AREA ON 8TH FL.	749.30
PROPOSED F.S.I. AREA ON 9TH FL.	749.30
PROPOSED F.S.I. AREA ON 10TH FL.	749.30
PROPOSED F.S.I. AREA ON 11TH FL.	749.30
PROPOSED F.S.I. AREA ON 12TH FL.	749.30
PROPOSED F.S.I. AREA ON 13TH FL.	492.51
TOTAL PROPOSED F.S.I.	9454.89

UNIT TABLE & USE OF UNIT	EQ. UNIT
FLOOR	USE
G.F.	AMINITY
1ST FL.	RESIDENCE
2ND FL.	RESIDENCE
3RD FL.	RESIDENCE
4TH FL.	RESIDENCE
5TH FL.	RESIDENCE
6TH FL.	RESIDENCE
7TH FL.	RESIDENCE
8TH FL.	RESIDENCE
9TH FL.	RESIDENCE
10TH FL.	RESIDENCE
11TH FL.	RESIDENCE
12TH FL.	RESIDENCE
TOTAL	48
STAIR DETAILS	
2.13 mt. WIDTH R.C.C. 0.30TREAD, 0.150 RISER	
1.07 mt. WIDTH R.C.C. 0.27TREAD, 0.150 RISER	
DOOR & WINDOWS & VENTS	
D 1.22 X 2.40 SD 5.00 X 2.40 W 2.36 X 2.18 W5 1.15 X 1.20	
D1 0.91 X 2.40 SD 3.05 X 2.40 W1 1.85 X 2.18 W1 0.61 X 0.61	
D2 0.76 X 2.40 SD 3.37 X 2.40 W2 2.21 X 2.18 W2 0.76 X 0.61	
D3 1.05 X 2.40 SD 3.52 X 2.40 W3 1.68 X 2.18 W3 0.91 X 0.61	
D4 0.65 X 2.40 SD 1.75 X 2.40 W4 1.87 X 1.50	
SD5 4.50 X 2.40	

COLOR NOTE
PROPOSED WORK
PROPOSED DRAINAGE

OWNER
FOR, RAHULVEER INFRA PARTNERS

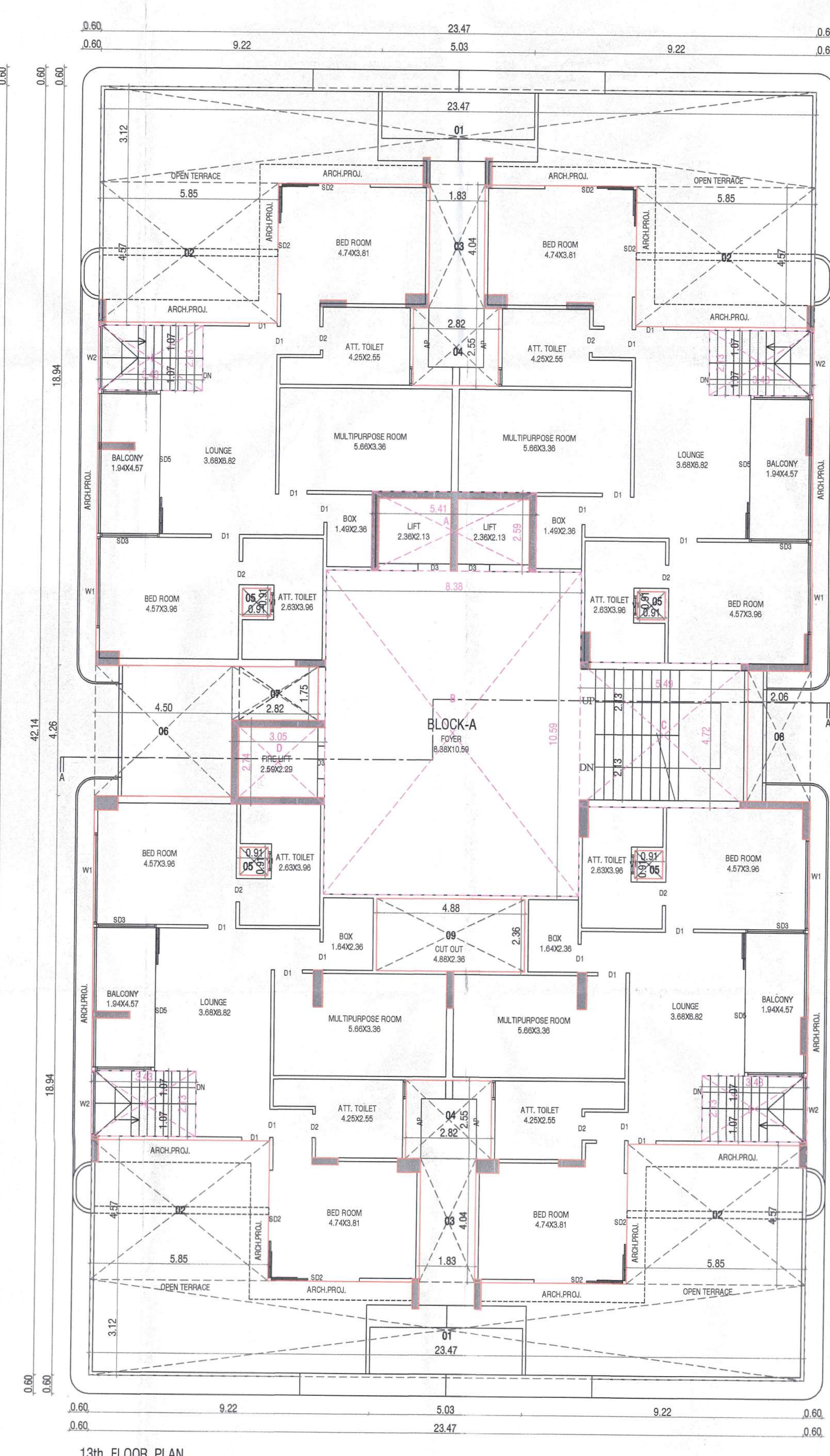
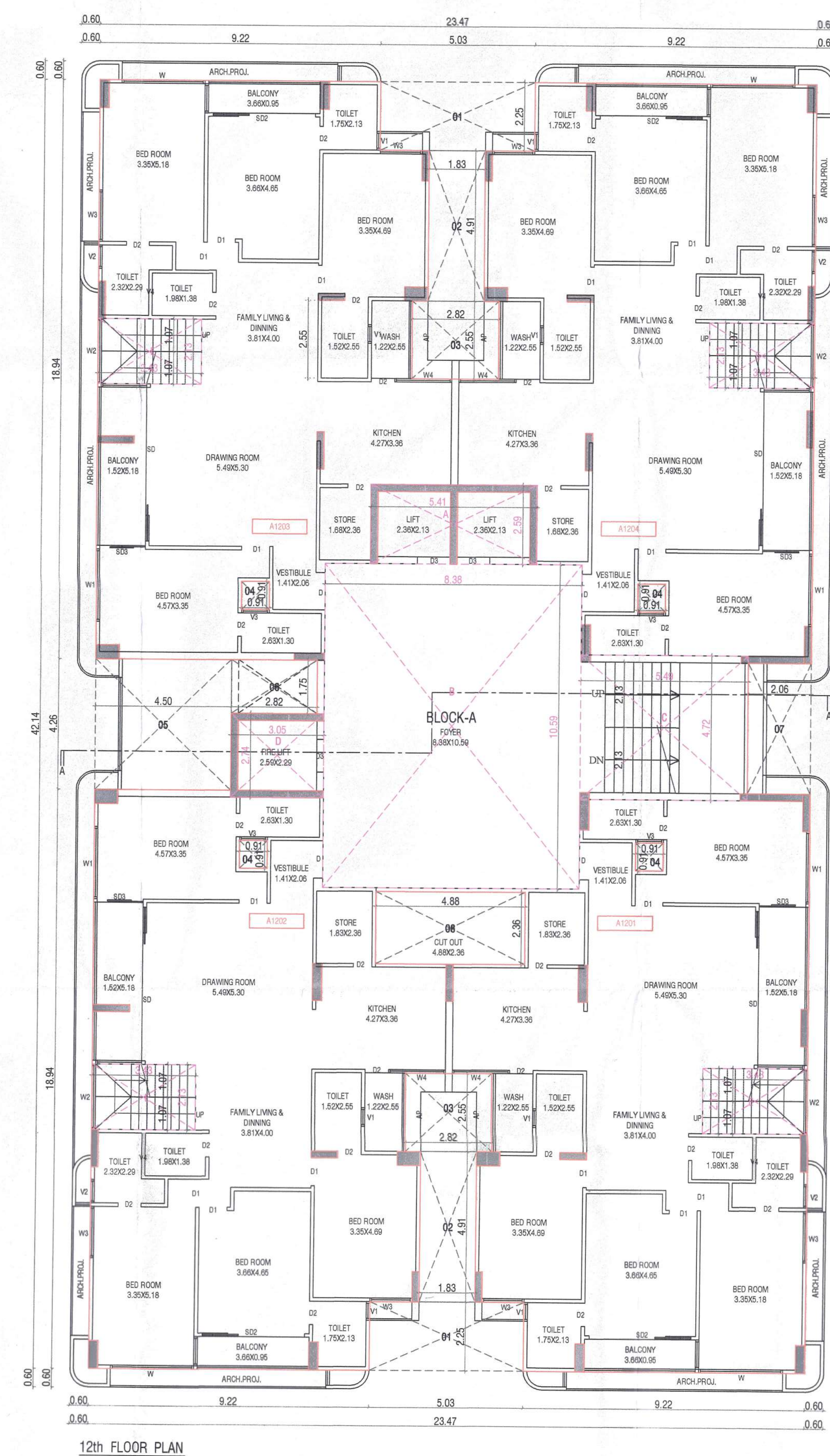
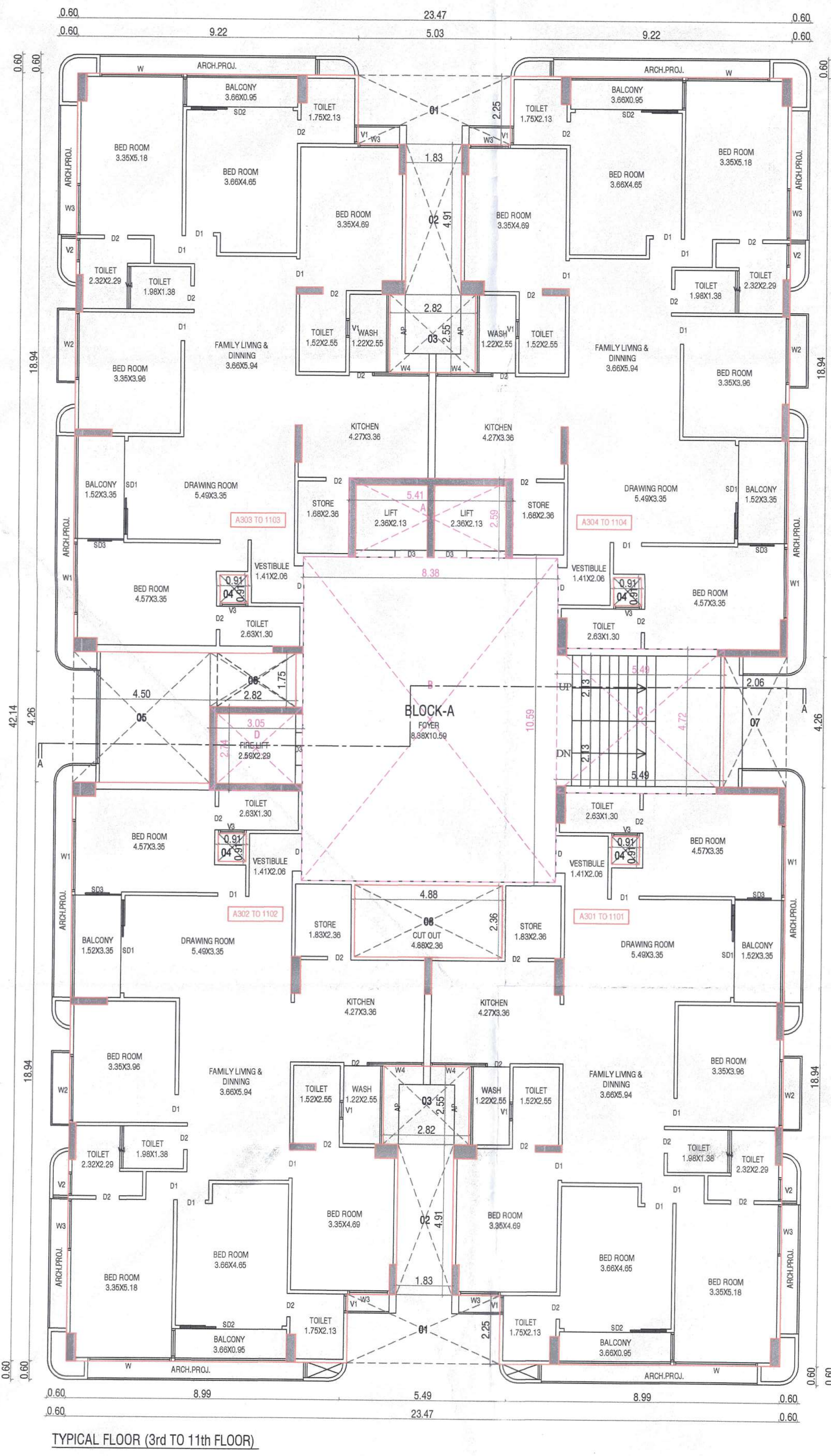
ENGINEER
KIRIT DEVA CIVIL ENGINEER
Reg. No. GUDAIENG/485/02/2020
VAVOL, GANDHINAGAR.
Mobile : 9898666589
Email : kirit_deva@yahoo.com

ST. ENGINEER
C.O.W.

NOTE: APPROVED BY MUNICIPAL COMMISSIONER

Development Charge Paid APPROVED
(As amended by..... Colour)
Subject to the conditions as mentioned in the notice letter
No. PRM/GMD/625/Prmdesm-05/09/2022
Dated.....25/04/2023

Junior Town Planner
Gandhinagar Municipal Corporation



AUTHORITY

RERA CARPET AREA FOR BLOCK -A (12th FLOOR)	SQ.MTRS.	RERA CARPET AREA (RERA) FOR BLOCK -A CARPET AREA WASH & BALCONY	SQ.MTRS.
FLAT NO. 1201,1202		FLAT NO. 1201,1202	
1. 1.71 X 3.47	=	A. 1.52 X 5.30	= 8.06
2. 0.91 X 1.41	=	B. 1.22 X 2.55	= 3.11
3. 0.91 X 1.14	=	C. 3.66 X 0.95	= 3.48
4. 4.69 X 3.47	=	D. 1.94 X 4.69	= 9.10
5. 5.79 X 3.35	=		
6. 1.75 X 3.77	=	TOTAL	= 23.75
7. 1.79 X 1.94	=		
8. 5.75 X 2.17	=		
9. 2.44 X 4.47	=		
10. 5.56 X 2.55	=		
11. 3.31 X 0.65	=		
12. 8.99 X 6.10	=		
13. 1.60 X 4.80	=		
14. 3.47 X 0.95	=		
15. 1.87 X 0.95	=		
16. 1.71 X 4.08	=		
17. 0.91 X 1.41	=		
18. 0.91 X 1.75	=		
19. 4.69 X 4.08	=		
20. 5.37 X 1.45	=		
21. 1.75 X 2.48	=		
22. 8.19 X 3.36	=		
23. 1.37 X 3.24	=		
24. 2.53 X 2.01	=		
25. 4.25 X 2.77	=		
26. 4.74 X 3.81	=		
TOTAL	=		

RERA CARPET AREA FOR BLOCK -A (12th FLOOR)	SQ.MTRS.	RERA CARPET AREA (RERA) FOR BLOCK -A CARPET AREA WASH & BALCONY	SQ.MTRS.
FLAT NO. 1203,1204		FLAT NO. 1203,1204	
1. 1.71 X 3.47	=	A. 1.52 X 5.30	= 8.06
2. 0.91 X 1.14	=	B. 1.22 X 2.55	= 3.11
3. 0.91 X 1.41	=	C. 3.66 X 0.95	= 3.48
4. 4.69 X 3.47	=	D. 1.94 X 4.69	= 9.10
5. 5.79 X 3.30	=		
6. 1.60 X 5.71	=	TOTAL	= 23.75
7. 2.63 X 3.47	=		
8. 5.56 X 2.78	=		
9. 3.31 X 0.65	=		
10. 1.60 X 4.80	=		
11. 8.99 X 6.10	=		
12. 3.47 X 0.95	=		
13. 1.87 X 0.95	=		
14. 1.71 X 4.08	=		
15. 0.91 X 1.75	=		
16. 0.91 X 1.41	=		
17. 4.69 X 4.08	=		
18. 5.37 X 1.45	=		
19. 1.60 X 2.48	=		
20. 8.15 X 3.24	=		
21. 1.41 X 3.36	=		
22. 6.78 X 2.13	=		
23. 4.25 X 0.76	=		
24. 4.74 X 3.81	=		
TOTAL	=		

UNIT & CARPET AREA TABLE FOR BLOCK A AS PER RERA IN SQ.MT.	UNIT	CARPET AREA BALCONY & NO. OF WASH AREA	UNIT
FIRST FLOOR	101	168.91	11.68
	102	168.91	11.68
	103	168.59	11.68
	104	168.59	11.68
SECOND FLOOR	201	168.91	11.68
	202	168.91	11.68
	203	168.59	11.68
	204	168.59	11.68
THIRD FLOOR	301	168.91	11.68
	302	168.91	11.68
	303	168.59	11.68
	304	168.59	11.68
FOURTH FLOOR	401	168.91	11.68
	402	168.91	11.68
	403	168.59	11.68
	404	168.59	11.68
FIFTH FLOOR	501	168.91	11.68
	502	168.91	11.68
	503	168.59	11.68
	504	168.59	11.68
SIXTH FLOOR	601	168.91	11.68
	602	168.91	11.68
	603	168.59	11.68
	604	168.59	11.68

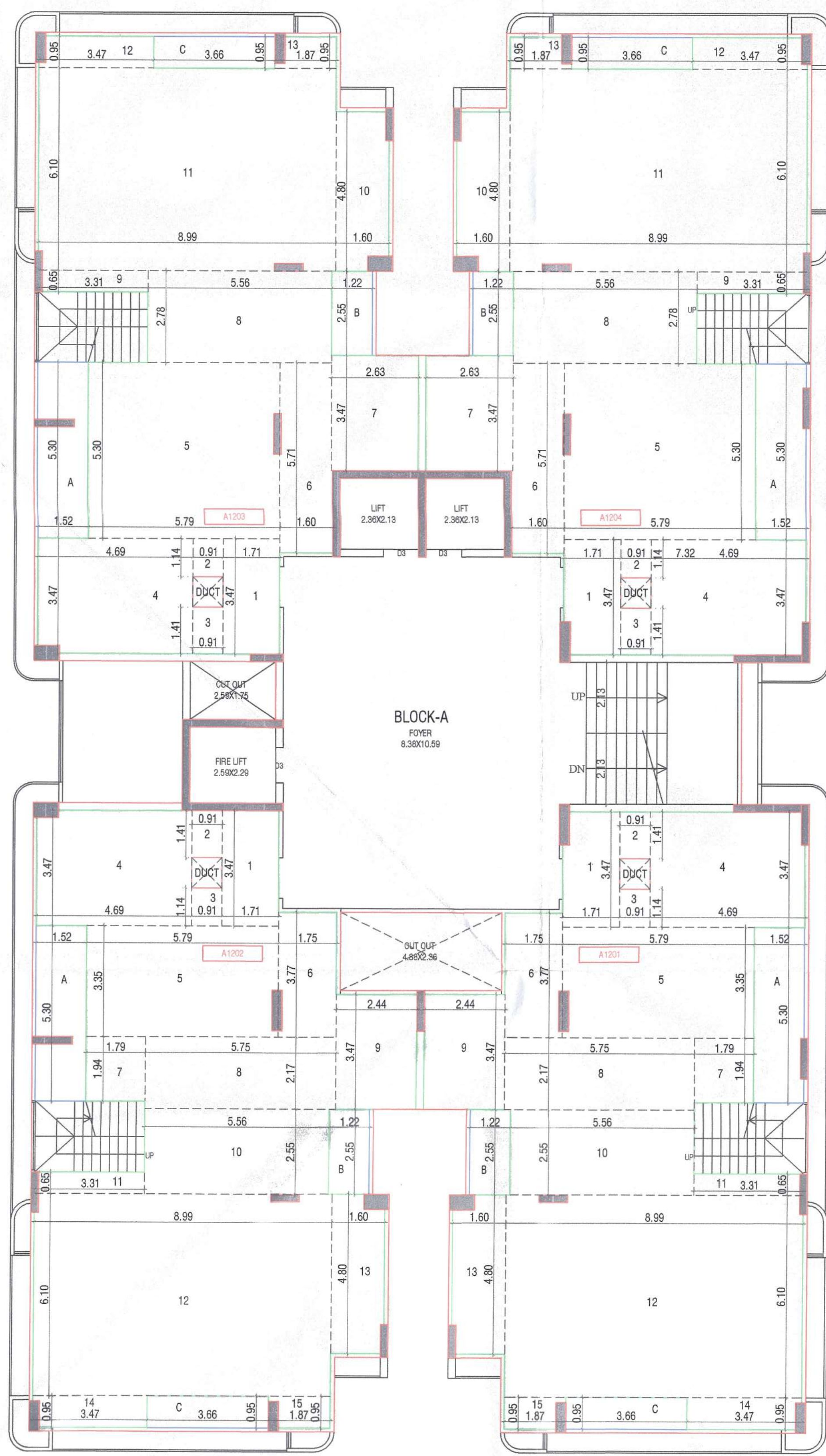
SEVENTH FLOOR	701	168.91	11.68
	702	168.91	11.68
	703	168.59	11.68
	704	168.59	11.68
EIGHTH FLOOR	801	168.91	11.68
	802	168.91	11.68
	803	168.59	11.68
	804	168.59	11.68
NINTH FLOOR	901	168.91	11.68
	902	168.91	11.68
	903	168.59	11.68
	904	168.59	11.68
TENTH FLOOR	1001	168.91	11.68
	1002	168.91	11.68
	1003	168.59	11.68
	1004	168.59	11.68
ELEVENTH FLOOR	1101	168.91	11.68
	1102	168.91	11.68
	1103	168.59	11.68
	1104	168.59	11.68
TWELTH FLOOR	1201	168.91	11.68
	1202	168.91	11.68
	1203	168.59	11.68
	1204	168.59	11.68
TOTAL		8491.38	608.92

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

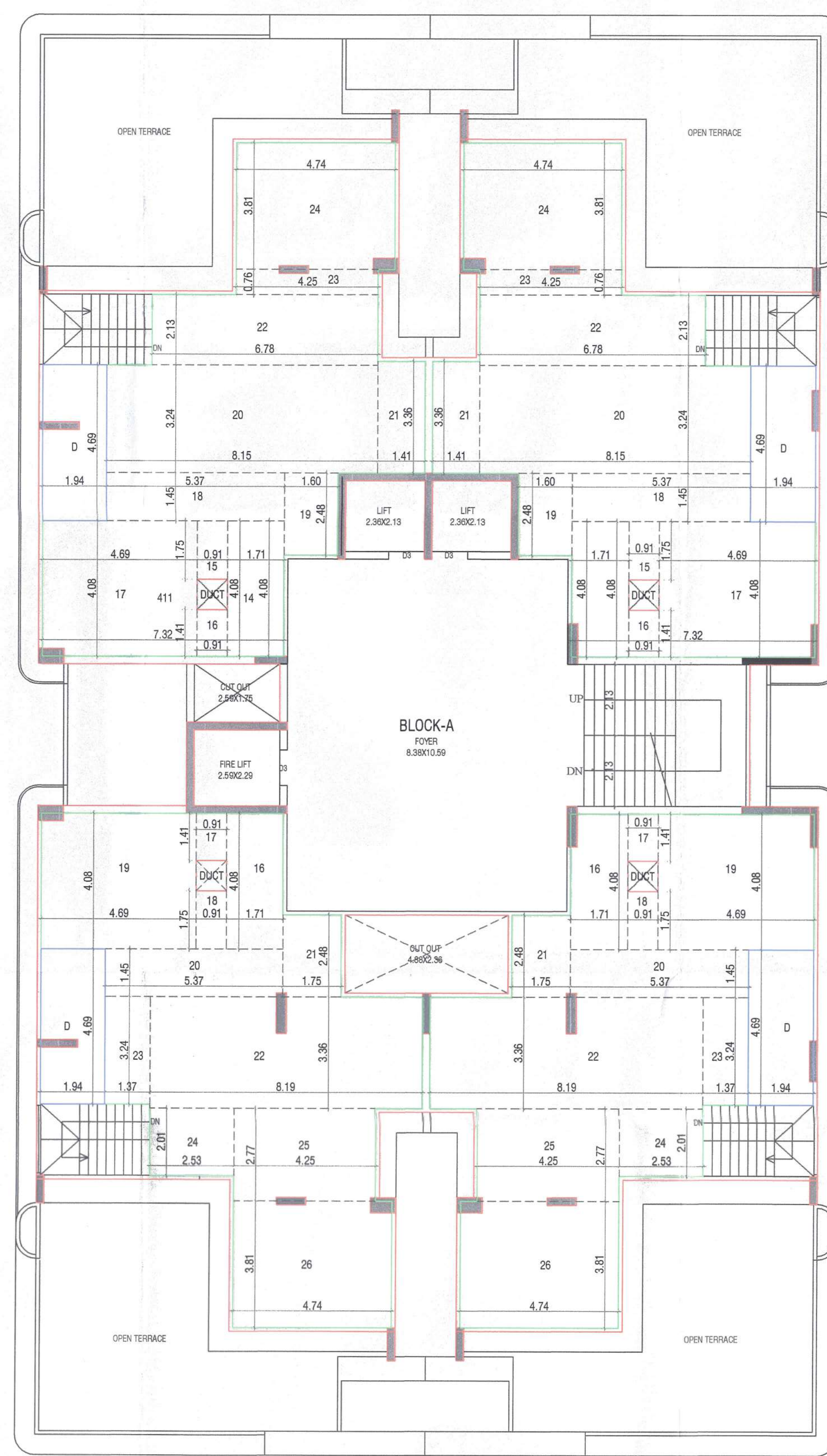
Owner is fully responsible for open marginal space and road the portion

ખાસ શરત
બોલામ પૂર્ણ થયે બાદ બોલામનો ઉપયોગ શરૂ કરતી પહેલા નિયમોનુસાર અને મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું જરૂરયાત છે.

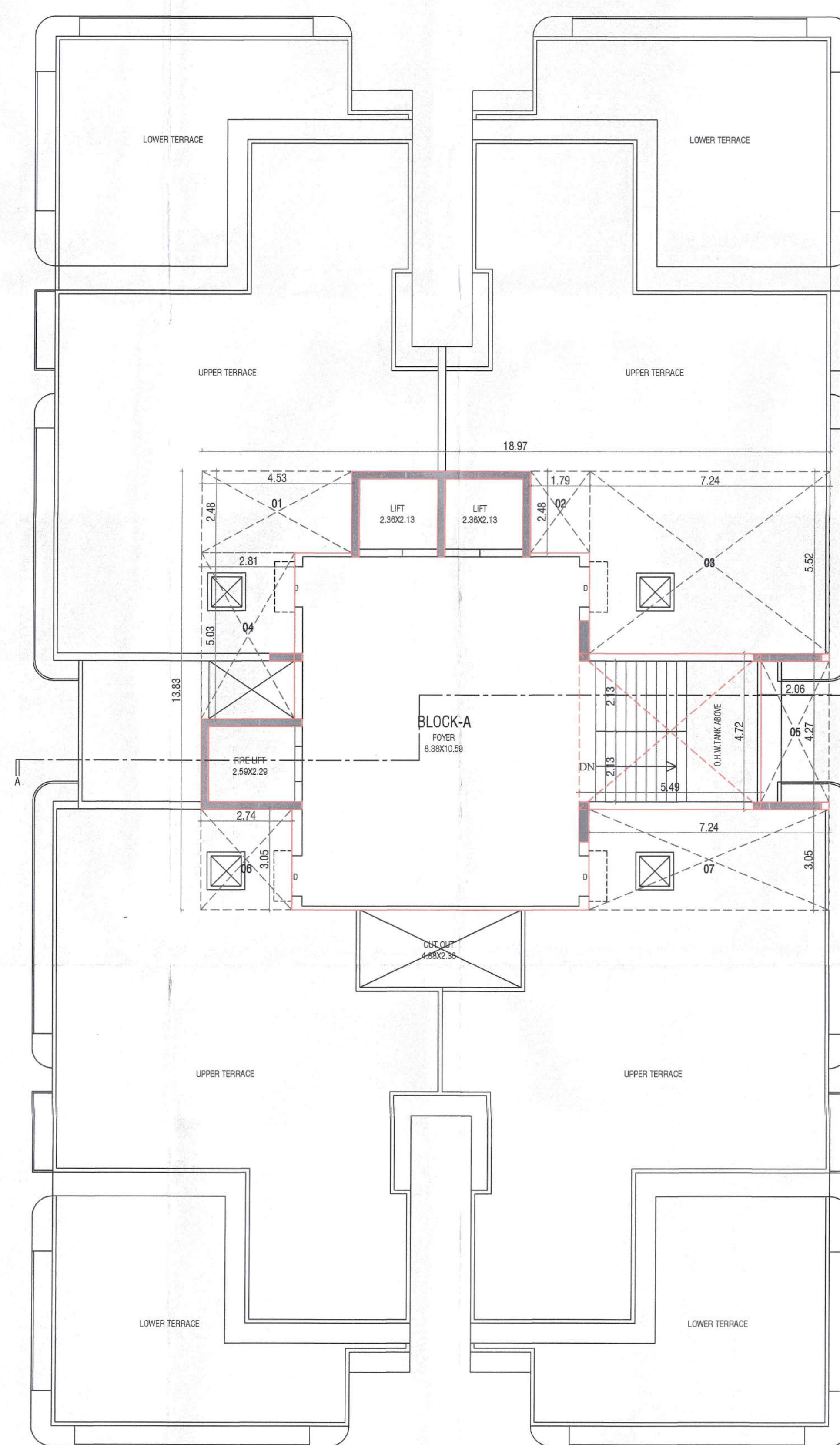
B.U.P. AREA CALCULATION (STAIR CABIN)	SQ.MTRS.
PROPOSED B.U.P. AREA ON STAIR CABIN	153.36
18.97 X 13.83 X 01 =	262.36
LESS	
1. 4.53 X 2.48 X 01 =	11.23
2. 1.79 X 2.48 X 01 =	4.44
3. 7.24 X 5.52 X 01 =	39.96
4. 2.81 X 5.03 X 01 =	14.13
5. 2.06 X 4.27 X 01 =	8.80
6. 2.74 X 3.05 X 01 =	8.36
7. 7.24 X 3.05 X 01 =	22.08
TOTAL	= 109.00
(O.H. WATER TANK)	
TOTAL PROP. B.A. FOR O.H.W.TANK	
5.49 X 4.72 X 01 =	25.91
TOTAL PROPOSED B.U.P. AREA FOR STAIR CABIN, LIFT M.ROOM & O.H.W.T.	179.27



12th FLOOR PLAN



13th FLOOR PLAN



TERRACE PLAN

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

RERA CARPET AREA CALCULATION SHEET NO-57

LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING (DWELLING-3) ON R.S. BLOCK NO. 168/1, O.P. NO. 54/1, P.P. NO. 05/1 (KUDASAN-RANDESAN-DHILAKUVA-INDRODA) AT VILLAGE - RANDESAN, T.A. & DIST. GANDHINAGAR.

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

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ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
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ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

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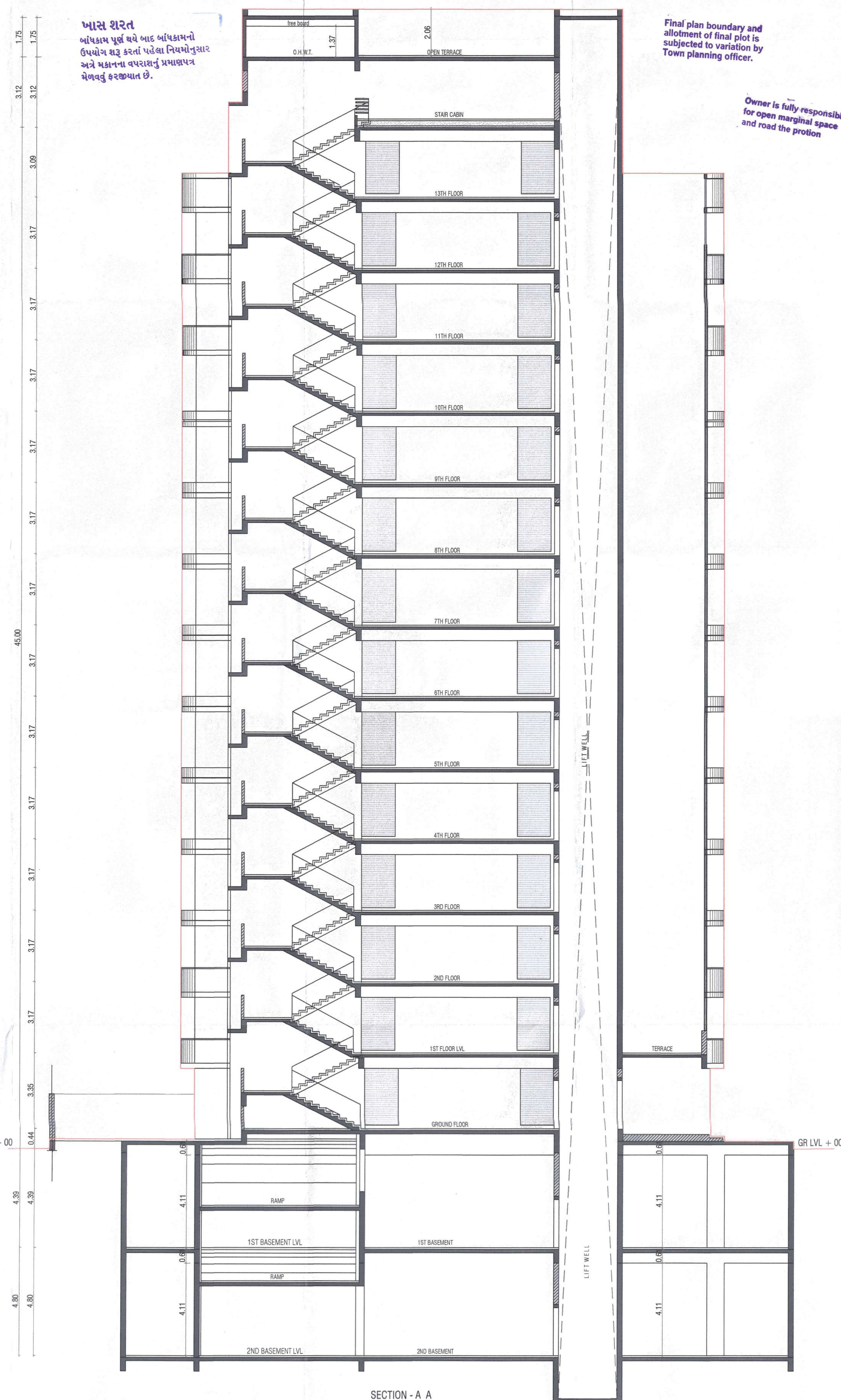
10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)

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ZONE -R4 USE: RESIDENCE (DWELLING-3)

10M = 1.0 MTS. BLOCK: A
ZONE -R4 USE: RESIDENCE (DWELLING-3)



ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર
અત્રે મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

Owner is fully responsible
for open marginal space
and road the protion

ELEVATION - SECTION	SHEET NO:-67
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LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING
(DWELLING-3) ON R.S./BLOCK NO. 188/1, O.P. NO. 54/1, F.P.NO. 54/1,
T.P.S. NO. 05(KUDASAN-RANDESAN-DHILAKUVA-INDRODA)
AT VILLAGE :- RANDESAN, T.A. & DIST. GANDHINAGAR.

1CM = 1.0 MTS.	BLOCK: A
ZONE -R4	USE : RESIDENCE (DWLLING-3)

STAIR DETAILS

2.13 mt WIDTH R.C.C. 0.30TREAD , 0.150 RISER

DOOR & WINDOWS & VENTS

DOOR & WINDOWS & VENTS											
D	1.22	x 2.40	SD	5.00	x 2.40	W	2.36	x 2.18	W5	1.15	x 1.21
D1	0.91	x 2.40	SD1	3.05	x 2.40	W1	1.85	x 2.18	V1	0.61	x 0.61
D2	0.76	x 2.40	SD2	3.37	x 2.40	W2	2.21	x 2.18	V2	0.76	x 0.61
D3	1.05	x 2.40	SD3	1.52	x 2.40	W3	1.68	x 2.18	V3	0.91	x 0.61
D4	0.65	x 2.40	SD4	1.75	x 2.40	W4	1.87	x 1.50			
			SD5	4.50	x 2.40						

COLOUR NOTE

PROPOSED WORK 

PROPOSED DRAINAGE

FOR, RAGHUVIWEER INFRA


PARTNERS

KIRTI DEVDA
CIVIL ENGINEER
Reg. No. GUDA/ENG/485/02/2020
VAVOL, GANDHINAGAR.
Mobile: 9898666589
Email: kirti_devda@yahoo.com

OWNER	ENGINEER
-------	----------

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

KIRIT DEVDA
CIVIL ENGINEER
Regn.No. GUDA/COW/SSI/214/07/2021
VAVOL, GANDHINAGAR.
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Email kirit_devda@yahoo.com

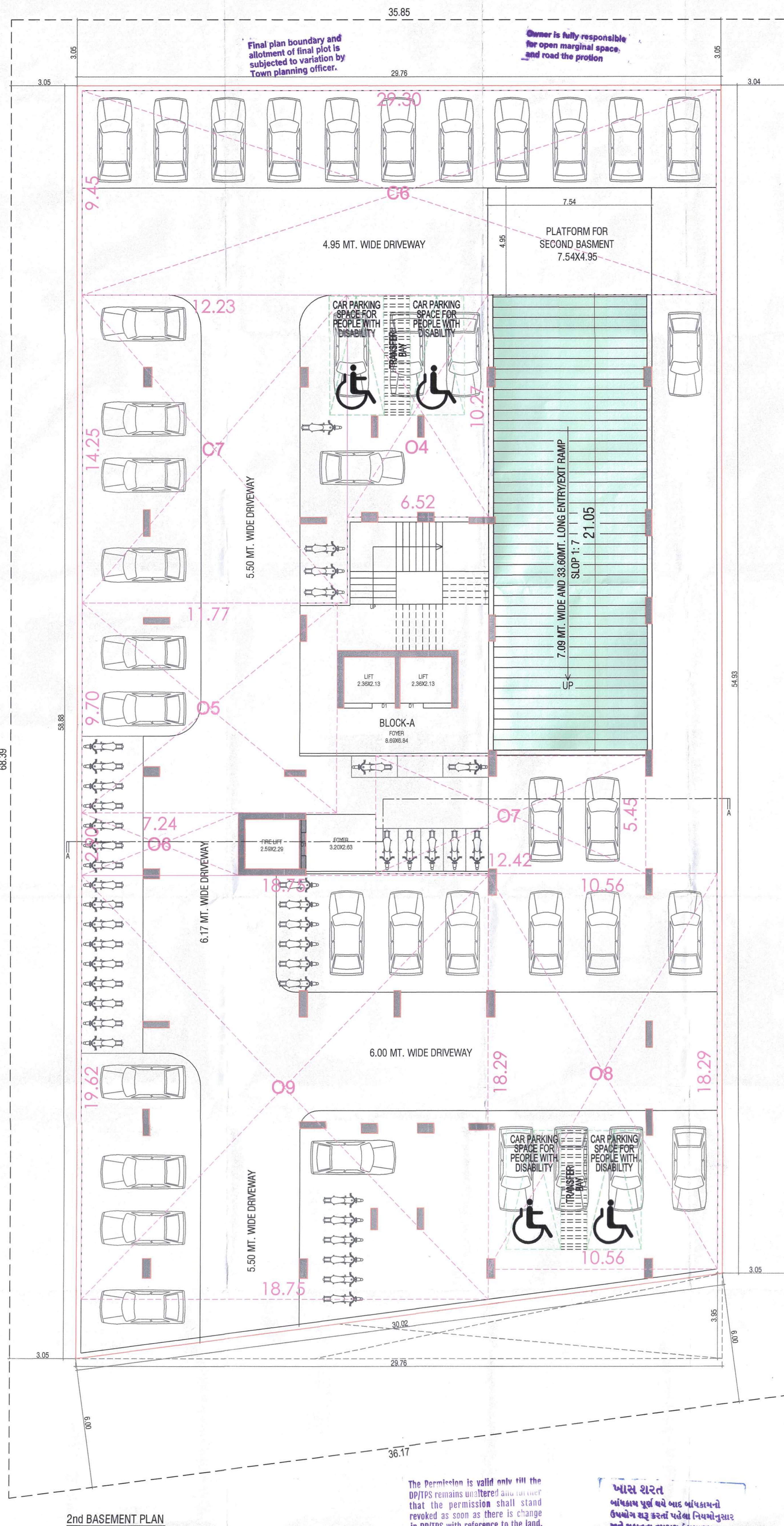
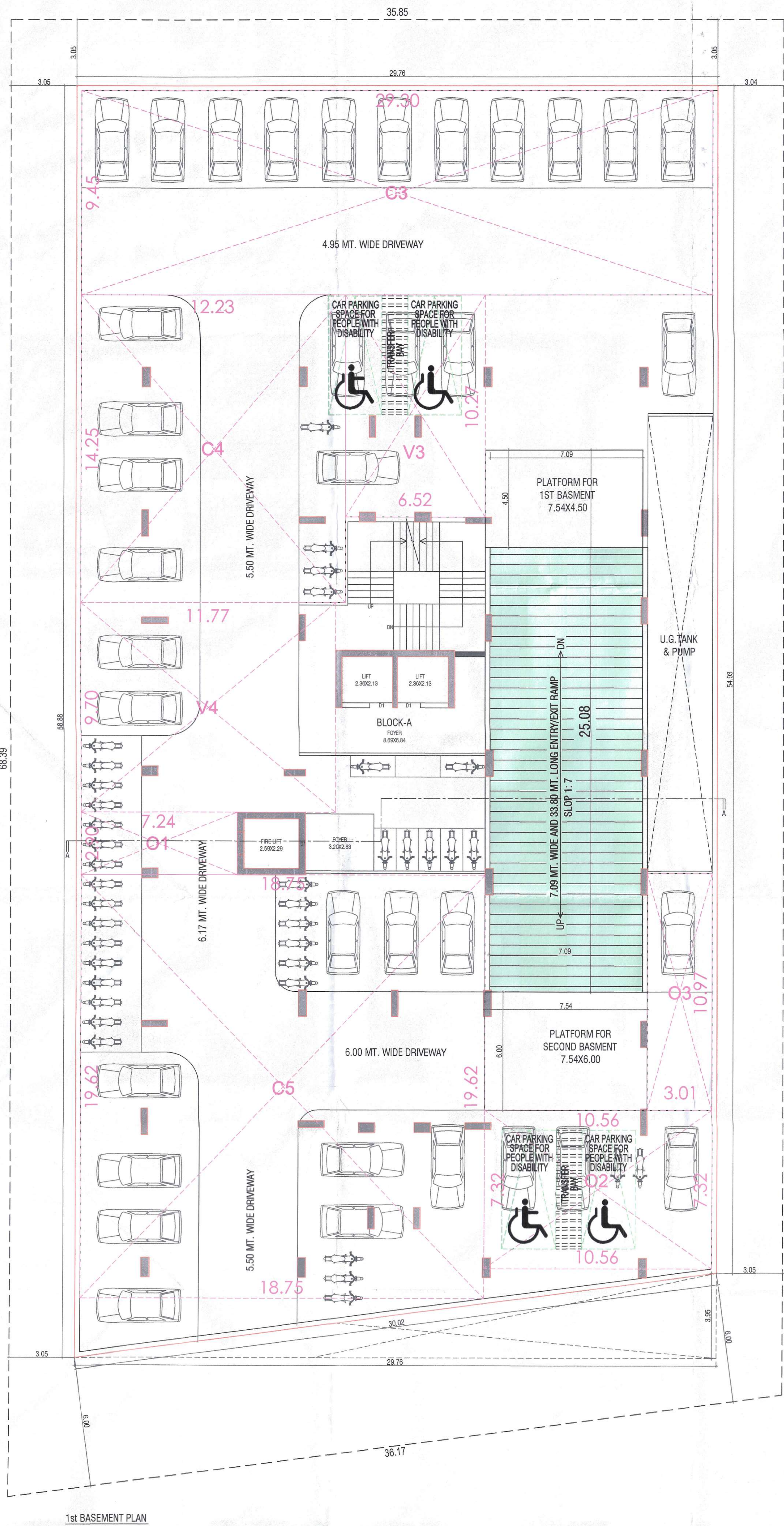
ST. ENGINEER	C.O.W.
--------------	--------

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM/16042/025/Amendsem-05109/L
Dated

NOTE: APPROVED BY
MUNICIPAL COMMISSIONER

 **Junior Town Planner**
Gandhinagar Municipal Corporation

AUTHORITY



BASEMENT

SHEET NO:-7/7

LAYOUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING (DWELLING-3) ON R.S./BLOCK NO. 168/1, O.P. NO. 54/1, F.P. NO. 54/1, T.P.S. NO. 05(KUDASAN-IRANDESAN-DHILAKUVA-INDRODA) AT VILLAGE :- RANDESAN, T.A. & DIST. GANDHINAGAR.

1CM = 1.0 MTS.

ZONE -R4

BLOCK: A

USE : RESIDENCE (DWLLING-3)

B.U.P. AREA TABLE

PROPOSED BUILT-UP AREA IN BASMENT-1

PROPOSED BUILT-UP AREA IN BASMENT-2

TOTAL PROPOSED BUILT-UP AREA IN BASMENT

1693.49

1693.49

3386.98

B.U.P. AREA CALCULATION

1st & 2nd BASMENT

PROPOSED BAREA IN BASMENT

58.88 X 29.76 X 01

Less:

29.76 X 3.95 X 1/2

1752.27

58.78

1693.49

STAIR DETAILS

2.13 mt WIDTH R.C.C. 0.30TREAD , 0.150 RISER

COLOUR NOTE

PROPOSED WORK

PROPOSED DRAINAGE

FOR, RAGHUVIEER INFRA PARTNERS

OWNER

KIRIT DEVDA CIVIL ENGINEER

Reg. No. GUDA/ENG/485/02/2020

VAVOL, GANDHINAGAR.

Mobile : 9898666589

Email : kirit_devda@yahoo.com

ENGINEER

NARENDRA K. PATEL

M. Tech (Str)

HNS DESIGN STUDIO

42, Amarnath Aikam, Ambli,

Ahmedabad, Gujarat-380 054

GUDA Regn.No. SDD/118/09/2017

ST.ENGINEER

KIRIT DEVDA CIVIL ENGINEER

Reg.No. GUDA/OW/551/21/4/07/2021

VAVOL, GANDHINAGAR.

Mobile 9898666589

Email kirit_devda@yahoo.com

C.O.W.

Development Charge Paid

APPROVED

(As amended by.....Colour)

Subject to the conditions as mentioned in the office Letter

No. PRM/696/2023/pondescan-05/09/2024

Dated.....28/04/2023

NOTE: APPROVED BY MUNICIPAL COMMISSIONER

Junior Town Planner

Gandhinagar Municipal Corporation

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

પાસ શરત બાંધકામ પૂર્ણ થાય બાદ બાંધકામનો ઉપયોગ સર કરતાં પહેલાં નિયમોનુસાર અને બાંધકામના અવરજવરનું પ્રમાણપત્ર લેવાનું ફરજિયાત છે.