

WITH OUT TDR RAH TABLE																	
Block No.	Consume F.S.I.			No. Of Comm. UNIT	Residential Dwelling units built-up area up to 50			Residential Dwelling units more than 50 and up to 66			Residential Dwelling units more than 66 and up to 90			Other F.s.i.		commercial f.s.i.	
	Commercial	Residence	Total		No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	Used F.S.I.	% Of Used F.S.I.	Used F.S.I.	% Of Used F.S.I.
A	351.92	5210.08	5562.00	08	-	-	-	-	-	-	58	5210.08	100.00	-	-	351.92	6.33
Total	351.92	5210.08	5562.00	08	-	-	-	-	-	-	58	5210.08	93.67	-	-	351.92	6.33

Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	08	351.92	6.33	117.31
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	-	-	-	-
D	more than 66 and up to 90	58	5210.08	93.67	1736.69
E	With Aff. F.S.I. (40% Slab)	-	-	-	-
Grand Total		66	5562.00	100.00	1854.00

WITH TDR RAH TABLE																	
Block No.	Consume F.S.I.			No. Of Comm. UNIT	Residential Dwelling units built-up area up to 50			Residential Dwelling units more than 50 and up to 66			Residential Dwelling units more than 66 and up to 90			Other F.s.i.		commercial f.s.i.	
					No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	No. Of UNIT	F.S.I. Area	% Of Used F.S.I.	Used F.S.I.	% Of Used F.S.I.	Used F.S.I.	% Of Used F.S.I.
	Commercial	Residence	Total														
A	351.92	7353.16	7705.08	08	-	-	-	-	-	-	82	7353.16	100.00	-	-	351.92	4.57
Total	351.92	7353.16	7705.08	08	-	-	-	-	-	-	82	7353.16	95.43	-	-	351.92	4.57

Sr. No.	Dwelling units Type	No. Of UNIT	Used F.S.I.	% Of Used F.S.I.	Chargeable F.S.I.
A	Commercial units	08	351.92	4.57	182.56
B	up to 50 Sq.mts	-	-	-	-
C	more than 50 and up to 66	-	-	-	-
D	more than 66 and up to 90	82	7353.16	95.43	3814.52
E	With Aff. F.S.I. (40% Slab)	-	-	-	-
Grand Total		90	7705.08	100.00	3997.08

FIRE HYDRANT LEGEND		
SR.	SYMBOL	DISCRPTION
1		FIRE HYDRANT SYSTEM PIPE MAIN
2		SINGLE HANDLED HYDRANT VALVE
3		SLUICE VALVE
4		NON RETURN VALVE
5		LANDING HYDRANT VALVE
6		FIRE HOSE BOX
7		FIRST AID HOSE REEL
8		DCP & CO-2
9		TWO WAY SAMOSE CONNECTION
10		RISE OR DROP
11		REDUCER
12		COURT YARD HYDRANT VALVE
13		SPRINKLER

TDR F.S.I. AREA TABLE :-					
Detail Of Slum Redevelopment Plot	Rights Of TDR FSI (SQ.MT.) OF Slum Redevelopment Plot	Jantri Value Of Slum Plot (RS. Per Sq.Mt.)	Jantri Rate Of Recipient Plot (RS. Per Sq.Mt.)	Actual T.D.R.F.S.I. Available To Recipient Plot (Proportionate As Per Jantri)	T.D.R. F.S.I. Proposed In Recipient Plot (In This Plot)
T.P.S. NO. 41 (ODHAV-1) F.P.NO. 204P	71,28,000/-	T.P.S. NO. 68 (Chandkheda-Tragad-Zundal) F.P.160P MOLE - ZUNDAL R.S.NO. 385	3300/-	71,28,000/- 3300/- = 2143.08 sq.mt.	2143.08 SQ.MT.
THIS DEVELOPMENT PERMISSION WITH T.D.R. F.S.I. IS GIVEN SUBJECT TO CONDITION THAT THE CONSTRUCTION OF T.D.R. F.S.I. 2160.00 SQ.MT. FROM SLUM PLOT T.P.41 (ODHAV-1) F.P. 204P (SHIVAM AAVAS YOUNA ODHAV) SHOW IN PLAN MARK WITH PURPLE HATCH SHALL BE CARRIED OUT AFTER GETTING BU PERMISSION OF SLUM PLOT.					

TOTAL W.C. PROP. = 1 FOR MALE & 1 FOR FEMALE
 TOTAL W.C. PROP. = 1 FOR PHY. HANDICAP PERSON

The diagram illustrates a site plan for a proposed development. It features a green area representing the development site, with dimensions of 7.50m and 11.93m. A red dashed line indicates the boundary of the development area. A green area labeled 'EXIST. GUIDA M.H.' is shown at the top right. A red dashed line labeled 'SHOUP - 1' is shown at the bottom right. A green area labeled 'EXIST. GUIDA M.H.' is shown at the top right. A red dashed line labeled 'SHOUP - 1' is shown at the bottom right. A green area labeled 'EXIST. GUIDA M.H.' is shown at the top right. A red dashed line labeled 'SHOUP - 1' is shown at the bottom right. A green area labeled 'EXIST. GUIDA M.H.' is shown at the top right. A red dashed line labeled 'SHOUP - 1' is shown at the bottom right. A green area labeled 'EXIST. GUIDA M.H.' is shown at the top right. A red dashed line labeled 'SHOUP - 1' is shown at the bottom right. A green area labeled 'EXIST. GUIDA M.H.' is shown at the top right. 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The Basic Requirements For Fire Protection Of High-Rise Building In G.M.C. and G.U.D.A. Area

1. HYDRANT SYSTEM:
ON/OFF switches located near the hose reel hose or hydrant outlet, at each floor the main fire pump at the underground water tank with a capacity to discharge the 800 liters per minute at 3 bar pressure as measured at the terrace level should be installed.
The Riser for the buildings exceeding 18 meters height should not be of less than 100 mm. internal diameter. The riser should be connected to the bottom of the terrace tank with a stop valve and a 180° to act as a down-comer.
One riser is required for every 1000sq. meters floor area and if the building is divided into two or more parts then each part should have a separate riser with all the fittings at each floor level.
Each floor should have one hydrant outlet with a coupling for attaching 80 mm dia. hose & 25 mm bore hose-reel hose with 6 mm SS. Shut-off nozzle at each floor landing. The length of the hose reel hose should be enough to reach the farthest corner of the floor. Hose-box with 15 meters long 63mm. dia. hose and 12.5 mm. bore nozzle at alternate floors. The hose-reel hose should be coupled to the Riser.
Fire - service inlet should be installed at a point near the entry to the premises where a Fire service vehicle can approach easily.
The Overhead tank shall be of a capacity of not less than 20,000 liters. The Underground tank shall be of a capacity of not less than 1,00,000 liters.

2. FIRE LIFT:
The Fire-Lift and all the lifts should have a provision to ground automatically in case of electricity failure. Each building should have at least one lift as a Fire-Lift and if the building is divided into two or more parts then each part should have a Fire-Lift. Lift-well should have blowers to pressurize the lift-well so connected that it will automatically operate when alarm call point is operate, so that it prevents the lift well getting smoke logged.

3. FIRE ALARM:
Fire alarm call point to be installed at each floor with sounders capable of being heard all throughout the building.

4. FIRE EXTINGUISHERS
One Carbon Dioxide (CO2) type extinguisher of 4.5 kg. with ISI mark, and one extinguisher of 5kg. Dry Chemical Powder (DCP) ISI mark to be installed on floor in case of commercial building.
Two Carbon Dioxide (CO2) type extinguisher of 2 kg. with ISI mark capacity on each floor and 5kg. Dry Chemical Powder (DCP) type extinguisher with ISI mark on alternate floors in case of residential buildings.
If the building is divided into two or more parts then each part should have these extinguishers installed.

5. STAIRCASE:
The staircase has to be open from at least one or two sides but if the staircase is in the center zone of the buildings it has to be pressurized to prevent it from getting smoke logged.
The Riser/Down-comer should be located in the staircase or close to it in make it easily approachable in case of fire from the floor below or above.

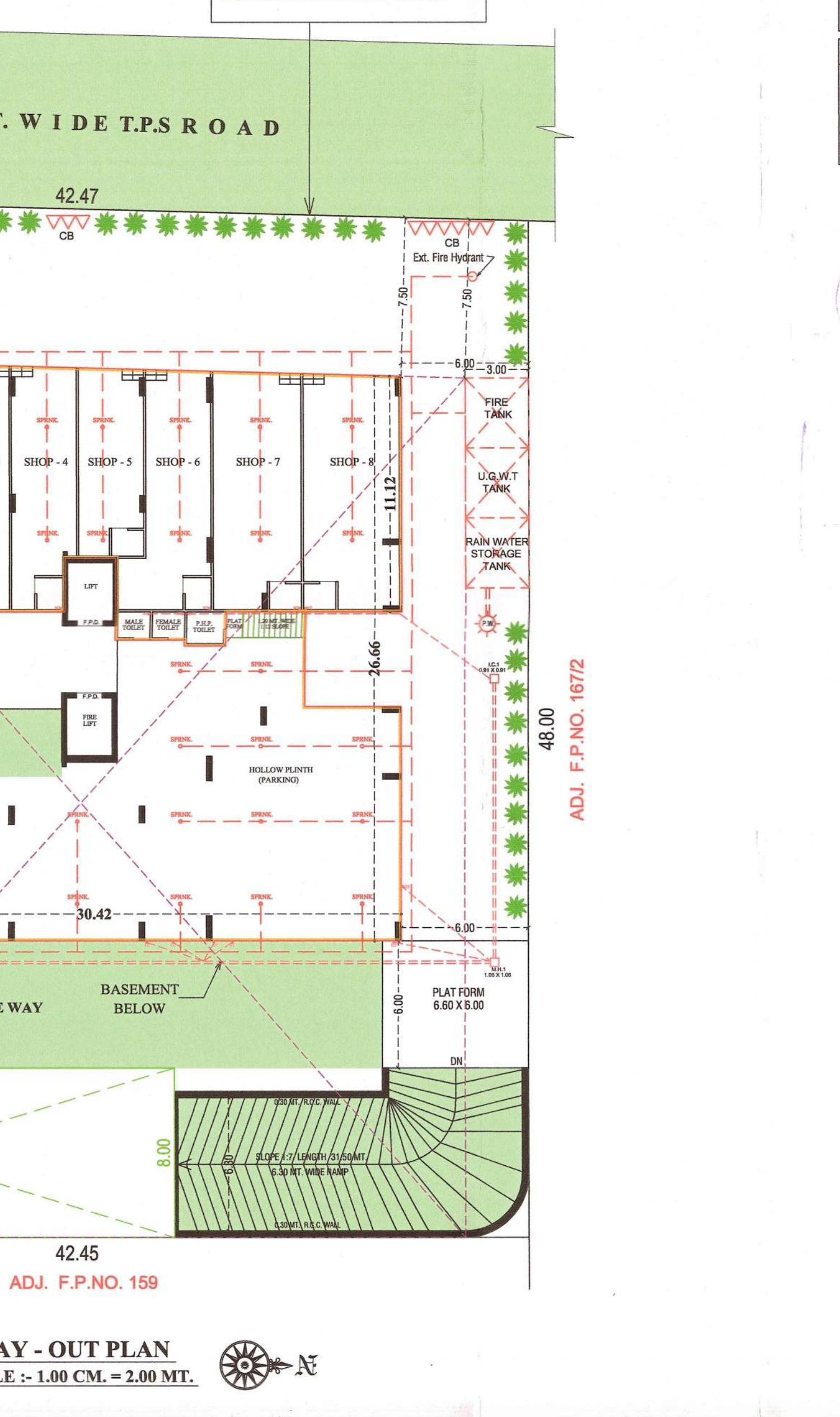
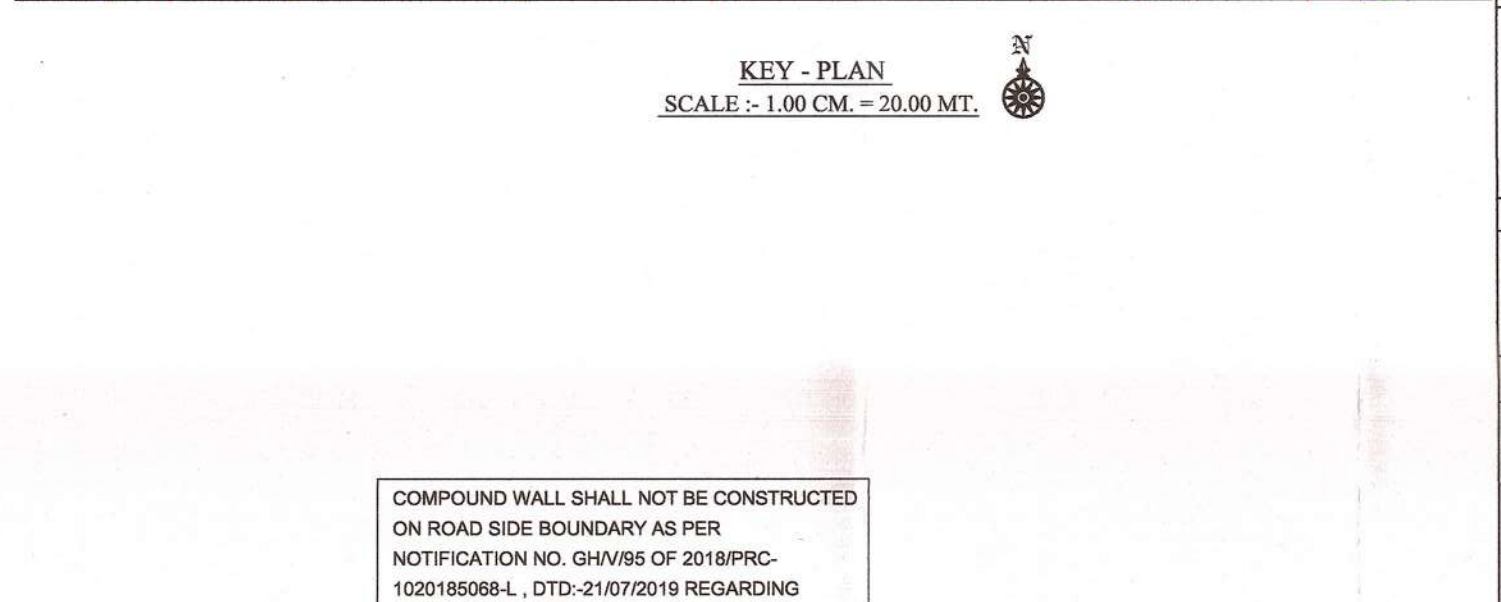
6. LIGHTENING ARRESTER:
A lightning arrester should also be installed and be properly earthed to prevent damage to the building when the lightning strikes.

7. ELECTRIC POWER SUPPLY FOR HYDRANT LINE
Entire electric supply for hydrant line will be provided separately by separate electric supply from co. supply

8. BASEMENT:
The basement of 200 sq. meters or more should be protected with Automatic Sprinkler system with at least one sprinkler head for actual Car parking space.
Additionally be protected by a Hydrant outlet and two 25 mm. bore hose-reel hoses with 8 mm. bore nozzle at each basement level.

PERCOLATION WELL
FOR BUILDING UNIT 1500.00 S.M OR MORE AND UP TO 4000.00 S.M. & PART THERE OF.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

REQ. - 1 NO. OF P. WELL
PROV. - 1 NO. OF P. WELL



EQ. TENAMENT STATEMENT				
FLOOR	USE	EQUITY TENA.	EQUITY TENA.	
BLOCK		APPR.	REVISE	
2ND BASEMENT	PARK.	-	-	-
1ST BASEMENT	PARK.	-	-	-
GROUND (H.P.)	PARK.	-	-	-
GROUND (S.P.)	COMM.	08	-	08
1ST FLOOR	RESI.	-	06	-
2ND FLOOR	RESI.	-	06	-
3RD FLOOR	RESI.	-	06	-
4TH FLOOR	RESI.	-	06	-
5TH FLOOR	RESI.	-	06	-
6TH FLOOR	RESI.	-	06	-
7TH FLOOR	RESI.	-	06	-
8TH FLOOR	RESI.	-	06	-
9TH FLOOR	RESI.	-	06	-
10TH FLOOR	RESI.	-	04	-
11TH FLOOR	RESI.	-	-	06
12TH FLOOR	RESI.	-	-	06
13TH FLOOR	RESI.	-	-	06
14TH FLOOR	RESI.	-	-	04
TOTAL	RESI	08	58	08

BUILT UP AREA STATEMENT				
BLOCK	A	A		
2ND BASEMENT	1385.65	1385.65		
1ST BASEMENT	1385.65	1385.65		
GROUND (H.P.)	451.29	451.29		
GROUND (S.P.)	351.92	351.92		
1ST FLOOR	789.37	789.37		
2ND FLOOR	789.37	789.37		
3RD FLOOR	789.37	789.37		
4TH FLOOR	789.37	789.37		
5TH FLOOR	789.37	789.37		
6TH FLOOR	789.37	789.37		
7TH FLOOR	789.37	789.37		
8TH FLOOR	789.37	789.37		
9TH FLOOR	789.37	789.37		
10TH FLOOR	610.60	789.37		
11TH FLOOR	-	789.37		
12TH FLOOR	-	789.37		
13TH FLOOR	-	789.37		
14TH FLOOR	-	610.60		
STAIR CABIN	96.77	96.77		
O.H.W.T. / L.M.R.	45.42	45.42		
TOTAL	11431.63	14589.11		

F.S.I. AREA STATEMENT				
BLOCK	A	A		
GR.FLOOR (S.P.)	351.92	351.92		
1ST FLOOR	538.04	538.04		
2ND FLOOR	538.04	538.04		
3RD FLOOR	538.04	538.04		
4TH FLOOR	538.04	538.04		
5TH FLOOR	538.04	538.04		
6TH FLOOR	538.04	538.04		
7TH FLOOR	538.04	538.04		
8TH FLOOR	538.04	538.04		
9TH FLOOR	538.04	538.04		
10TH FLOOR	358.64	538.04		
11TH FLOOR	-	538.04		
12TH FLOOR	-	538.04		
13TH FLOOR	-	538.04		
14TH FLOOR	-	358.64		
TOTAL	5552.92	7705.08		

COMMON PLOT AREA CALCULATION:-				
NET PLOT AREA = 2060.00 SQ.MTS				
REQ. COMMON PLOT @ 10%	= 206.00 SQ.MT.			
25.80 X 8.00 X 1	= 206.40 SQ.MT.			
TOTAL PROV. / COMMON PLOT	= 206.40 SQ.MT.			

GENERAL NOTES (AS PER CGDCRV 2017)

- It is certified that plot under reference is surveyed by me and dimensions of all side of plot and plot area as shown in plan are measured by engineer on record and in accordance with measurement / revenue record.
- Engineer is fully responsible for leaving open marginal space and margin.
- The depth and position of existing municipal manhole is verified by me on site and premises can get drainage connection.
- It is certify that according to CGDCRV 2017 all requirements of the building are checked and necessary actions are taken.
- It is certify that according to the clause no. 4.4.3 of the CGDCRV 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 the provision of the clause no. 13.1.11 and 13.1.13 of CGDCRV 2017.
- Pedestrians ramp is provided as per the provision of the clause no. 13.1.14. of CGDCRV 2017.
- Lift is provided as per the provision of the clause no. 13.12 of CGDCRV 2017.
- Water tank is provided as per the provision of the clause no. 13.6 of CGDCRV 2017.
- letter box for each unit shall be provided at ground level for each unit.
- Water tank for fire safety requirement provided as per fire prevention and fire safety act 2016.
- Electrical infrastructure shall be provided as per clause no. 13.11. of CGDCRV 2017.
- Drinking Water Facility for disabled persons is provided as per clause no. 13.6.2. of CGDCRV 2017.
- Drainage facility is provided as per the clause no. 13.10. of CGDCRV 2017.
- Signages of the parking place is to be provided as per the clause no. 13.7 of CGDCRV 2017.
- Entrance of the building is provided as per the clause no. 13.1.6 of CGDCRV 2017.
- The parking of building unit/plot as per the provision of the clause no. 13.1.3 of CGDCRV 2017.
- The structure of the building is as per the norms of the specified in the Indian standard and necessary action shall be taken for the structural safety during construction.
- Rain water storage tank and rain water harvesting system shall be provided as per the clause no. 17.2 of CGDCRV 2017.
- Community bin provided as per the provision of the clause no. 17.2.4 and 17.2.5 of CGDCRV 2017.
- Grey Water Recycling System & dual plumbing system is Provided As Per chapter no. 17.3 of CGDCRV 2017.
- Tree plantation is provided as per the clause no. 17.4 of CGDCRV 2017.
- Fire safety system is provided as per chapter no. 19 of CGDCRV 2017.
- Fire Safety Provision Shall Be made As Per Fire prevention And life safety measures regulation-2016 and fire prevention and life safety measures regulation-2013
- Maintenance and upgradation of building is as per chapter no. 19 of CGDCRV 2017.
- Marginal space & basement slab shall have load bearing capacity of 4080 tonnes per square meter shall be provided as per chapter no. 14 of CGDCRV 2017 and fire prevention And fire safety act-2016.
- Fire Safety Provision Shall Be Provided As Per G.M.C. Fire And Emergency Service Department Opinion Letter No. , Date : .

SHEET NO:- 1/5

RESIDENTIAL AFFORDABLE HOUSING PROJECT

REVISE LAY-OUT PLAN SHOWING PROPOSED RESI.+COMM. BUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON F.P. NO. 160/1 OF T.P.S.NO. 69 (Chandkheda-Tragad-Zundal) (DRAFT SANCTION) / R.SUR.NO. 385 (O.P. NO. 160/1) OF MOJE :-ZUNDAL , TA: GANDHINAGAR, DIST. :GANDHINAGAR

LAY OUT SCALE:- 1C.M. = 2 MT.

USE : RESIDENTIAL+COMMERCIAL (AFFORDABLE HOUSING)

ZONE :- RESIDENTIAL -I (R1)

AREA TABLE

	APPR.	REVISE
PLOT AREA OF F.P.NO.160/1 (As Per Tpo Opinion)	2060.00	2060.00
REQ. COMMON PLOT AREA @ 10%	206.00	206.00
PROV.L. COMMON PLOT AREA	206.40	206.40
PERM.L. F.S.I. :- (1.80 X 2060.00)	3708.00	3708.00
CHARGEABLE F.S.I. :- (0.80 X 2060.00)	1854.00	1854.00
TOTAL PERM.L. F.S.I. :- (3708.00+1854.00)	5562.00	5562.00
TOTAL UTILIZED F.S.I.	5552.92	7705.08
UTILIZED CHARGEABLE F.S.I.	1844.92	1854.00
UTILIZED T.D.R. F.S.I. (7705.08 - 5562.00)	-	2143.08

COLOUR NOTES:-

O. P. BOUNDARY ROAD

F. P. BOUNDARY P. WELL

REVISE WORK COM.BIN.

REVISE DRAIN-LINE TREE

COMMON PLOT LINE BASEMENT LINE

SPRINKLER APPR. WORK

OWNER:

ENGINEER:

C.O.W.:

Development Charge Paid APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM./G.M.C./269/25/10-69/11/2021
Dated...02.10.2022... 26987

NOTE : APPROVED BY MUNICIPAL COMMISSIONER

AUTHORITY:

Junior Town Planner
Gandhinagar Municipal Corporation

PARKING AREA TABLE SOLID PLINTH COMM.:-

USE F.S.I. AREA = 351.92 SQ. MT.
OF PLOT AREA
PARKING REQ. @ 50% OF 351.92 = 351.92 X 0.50 = 175.96

PARKING	REQUIRED	PROVIDED	TOTAL
VISITOR	@ 20% OF 175.96	(C1) 12.11 X 03.00 X 1 = 36.33 SQ. MTS. (IN MARGINE)	
	35.19	36.33	36.33
OTHER	@ 30% OF 175.96	(B1) 18.24 X 03.00 X 1 = 54.72 SQ. MTS. (IN MARGINE)	
	52.79	54.72	54.72
CAR	@ 50% OF 175.96	(A1) 11.85 X 08.97 X 1 = 106.29 SQ. MTS. (IN 1st BASEMENT)	
	87.98	106.29	106.29
TOTAL	175.96	197.34	197.34

REQUIRED PARKING FOR RESIDENTIAL DWELLING UNITS	REQ. SQ.MTS.	TOTAL PROVI.
TOTAL USED F.S.I. AREA = 7353.16		
TOTAL REQ. PARKING AREA REQ. @ 20%	1470.63	
TOTAL PROVI. PARK. AREA	2218.77	
REQ. CAR PARKING AREA REQ. @ 50%	735.32	
PROVI. CAR PARK. AREA (A2 TO A6)	1252.88	
REQ. OTHER PARK. AREA REQ. @ 40%	588.25	
PROVI. OTHER PARK. AREA (B2 to B7)	780.35	
REQ. VISITOR'S PARK. AREA REQ. @ 10%	147.06	
PROVI. VISITOR'S PARK. AREA (C2)	185.54	

VISITOR PARKING AREA (RESI.)	(C2) 13.31 X 13.94 X 1 = 185.54 SQ. MTS. (IN H.P.)	185.54
OTHER PARKING AREA (RESI.)		
(B2) 11.85 X 09.10 X 1 = 107.84 SQ. MTS. (IN 1st BASEMENT)		
(B3) 07.98 X 12.50 X 1 = 99.75 SQ. MTS. (IN 1st BASEMENT)		
(B4) 17.24 X 11.15 X 1 = 192.23 SQ. MTS. (IN 1st BASEMENT)		
(B5) 09.63 X 06.30 X 1 = 60.67 SQ. MTS. (IN 2nd BASEMENT)		
(B6) 10.21 X 12.50 X 1 = 127.63 SQ. MTS. (IN 2nd BASEMENT)		
(B7) 17.24 X 11.15 X 1 = 192.23 SQ. MTS. (IN 2nd BASEMENT)		
CAR PARKING AREA (RESI.)		
(A2) 16.02 X 22.21 X 1 = 355.80 SQ. MTS. (IN 1st BASEMENT)		
(A3) 18.61 X 08.13 X 1 = 151.30 SQ. MTS. (IN 1st BASEMENT)		
(A4) 16.02 X 28.81 X 1 = 461.54 SQ. MTS. (IN 2nd BASEMENT)		
(A5) 18.61 X 08.13 X 1 = 151.30 SQ. MTS. (IN 2nd BASEMENT)		
(A6) 17.11 X 07.77 X 1 = 132.94 SQ. MTS. (IN H.P.)		
TOTAL		2218.77

PARKING AREA TABLE	COMMERCIAL	RESIDENTIAL	RESI.+COMM.
REQ.	PROVI.	PROVI.	TOTAL
G.F.	1ST BASEMENT	2ND BASEMENT	TOTAL
CAR	87.98	106.29	106.29
OTHER	52.79	54.72	54.72
VISITOR	35.19	36.33	36.33
TOTAL	175.96	197.34	197.34

Owner is fully responsible for open marginal space and read the provision

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.

PROP. B. AREA CALC. ON 1ST BASEMENT :-	
(1) 36.45 X 41.55 X 1 = 1514.50	
LESS:-	
(1) 36.45 X 00.97 X 1/2 = 17.68	
NET 1ST B.A. BASEMENT	= 1496.82 SQ. MT.
PROP. B. AREA CALC. ON 2ND BASEMENT :-	
(1) 36.45 X 38.50 X 1 = 1403.33	
LESS:-	
(1) 36.45 X 00.97 X 1/2 = 17.68	
NET 2ND B.A. BASEMENT	= 1385.65 SQ. MT.

1ST BASEMENT PARKING CALCULATION (RESI.) :-	
OTHER PARKING AREA (RESI.)	
(B2) 11.85 X 09.10 X 1 = 107.84 SQ. MTS.	
(B3) 07.98 X 12.50 X 1 = 99.75 SQ. MTS.	
(B4) 17.24 X 11.15 X 1 = 192.23 SQ. MTS.	
CAR PARKING AREA (RESI.)	
(A2) 16.02 X 22.21 X 1 = 355.80 SQ. MTS.	
(A3) 18.61 X 08.13 X 1 = 151.30 SQ. MTS.	
TOTAL	906.92

1ST BASEMENT PARKING CALCULATION (RESI.) :-	
CAR PARKING AREA (RESI.)	
(A1) 11.85 X 08.97 X 1 = 106.29 SQ. MTS.	
TOTAL	106.29

2ND BASEMENT PARKING CALCULATION (RESI.) :-	
OTHER PARKING AREA (RESI.)	
(B5) 09.63 X 06.30 X 1 = 60.67 SQ. MTS.	
(B6) 10.21 X 12.50 X 1 = 127.63 SQ. MTS.	
(B7) 17.24 X 11.15 X 1 = 192.23 SQ. MTS.	
CAR PARKING AREA (RESI.)	
(A4) 16.02 X 28.81 X 1 = 461.54 SQ. MTS.	
(A5) 18.61 X 08.13 X 1 = 151.30 SQ. MTS.	
TOTAL	993.37

SHEET NO:- 2/5 **RESIDENTIAL AFFORDABLE HOUSING PROJECT**

REVISE PARKING LAY-OUT PLAN SHOWING PROP. RESI.+ COMM. BUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON F.P. NO. 160/1 OF T.P.S. NO. 69 (Chandkheda-Tragad-Zundal) (DRAFT SANCTION) (R.SUR.NO. 385 (O.P. NO. 160/1) OF MOJE :- ZUNDAL, TA: GANDHINAGAR, DIST. :GANDHINAGAR)

PARKING LAY OUT + Basement SCALE:- 1:C.M. = 2 MT.

USE : RESIDENTIAL+COMMERCIAL (AFFORDABLE HOUSING)

ZONE :- RESIDENTIAL -I (RI)

COLOUR NOTES:-	
O. P. BOUNDARY	ROAD
F. P. BOUNDARY	P. WELL
REVISE WORK	COM.BIN.
REVISE DRAIN-LINE	TREE
COMMON PLOT LINE	BASEMENT LINE
SPRINKLER	APPR. WORK

FOR, VASHIKAA LAND DEVELOPERS LLP
Directly
DESIGNATED PARTNERS

OWNER:	KETAN K. PATEL C-7, MURDHANYA APP, NARANPURA, AHMEDABAD. AUDA / ENGG / 216 AUDA / SD - I / 198
ENGINEER:	MANOJ L. KANANI 16, PADMA BUNGLOWS - 2, NIKOL, AHMEDABAD. AUDA / ENGG / 734 AUDA / COW - I / 625
C.O.W.:	GHANSHYAMBHAI A. PATEL PARTNER OF VASHIKA DEVELOPERS Devashish Nagar Soc. Zundal, Gandhinagar-382421 Lic. No: AUDA/DEV/01062

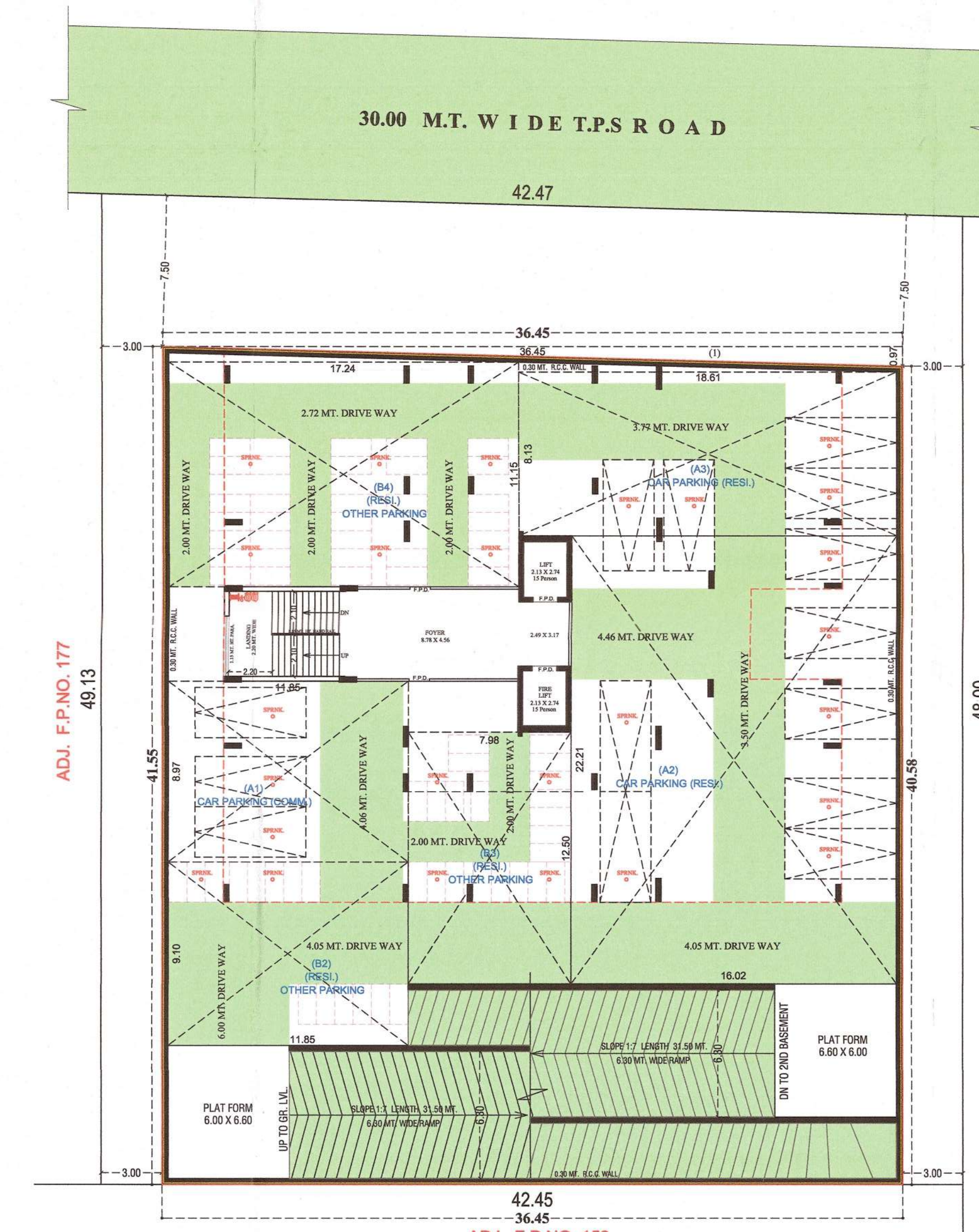
Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/Comm/1262/2021-69/11/2021
Dated. 02/05/2022

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

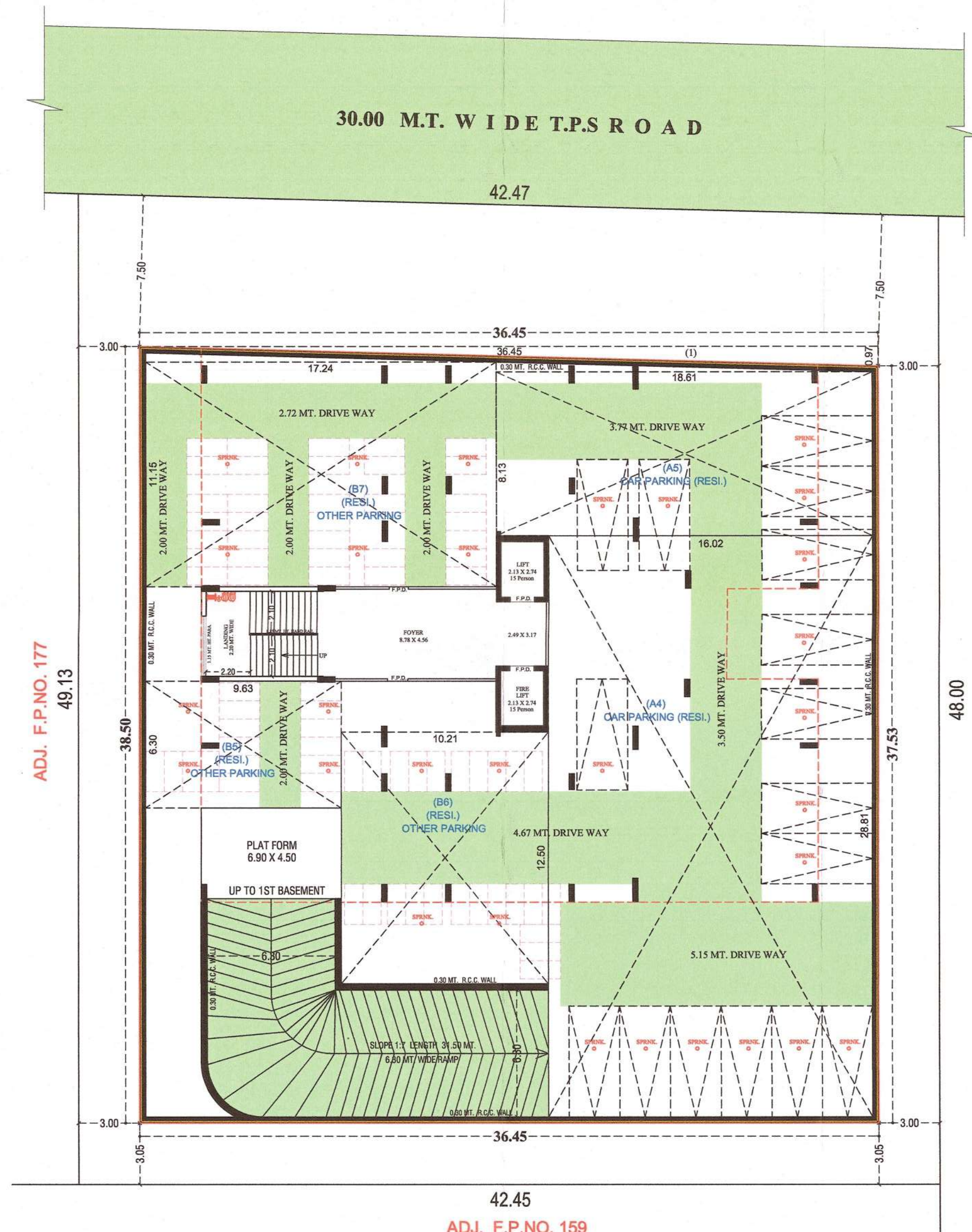
Authority:
Junior Town Planner
Gandhinagar Municipal Corporation



PARKING LAY-OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

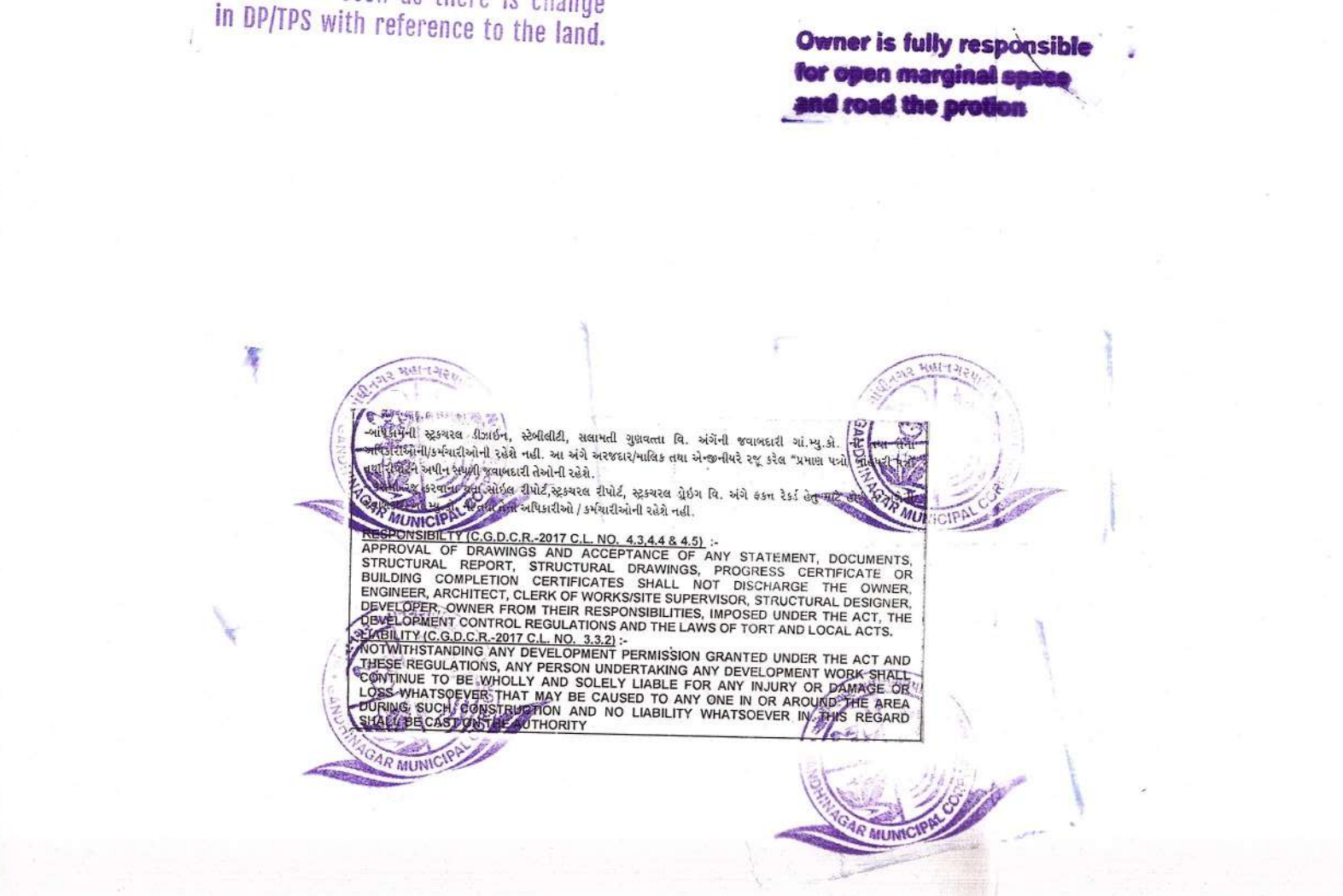


1ST BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL



2ND BASEMENT PLAN
SCALE :- 1.00 CM. = 2.00 MT.
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.23 MT TH. R.C.C. WALL

BLOCK :- A		
OPEN TERRACE AREA (RERA) CALC.:-		
FLAT NO. 101		
FLAT NO. 103		
FLAT NO. 104		
FLAT NO. 106		
(1) 0.99 X 3.23	=	3.20
TOTAL OPEN TERRACE AREA	=	3.20
FLAT NO. 102		
FLAT NO. 105		
(1) 1.58 X 2.00	=	3.16
TOTAL OPEN TERRACE AREA	=	3.16



AREA CALC. HOLLOW PLINTH :-	PROP. B. AREA CALC. GR. FLOOR :-
(1) 30.42 X 27.47 X 1 = 835.64 SQ. MT.	LESS :-
(351.92 = 451.29 SQ. MT.	(1) 30.42 X 0.81 X 1/2 = 12.32 SQ. MT.
	(2) 4.51 X 4.46 X 1 = 20.11 SQ. MT.
AREA CALC. IST TO 13TH FLOOR :-	TOTAL = 32.43 SQ. MT.
(X 26.61 X 1 = 809.48 SQ. MT.	
	NET B.A. GR. FLOOR = 803.21 SQ. MT.
(4.51 X 4.46 X 1 = 20.11 SQ. MT.	
IST TO 13TH FLOOR	PROP. F.S.I. AREA CALC. GR. FL. (COMM.)
= 789.37 SQ. MT.	(1) 30.42 X 1.19 X 1 = 362.91 SQ. MT.
	(2) 0.23 X 0.22 X 1 = 0.05 SQ. MT.
	(3) 0.195 X 0.16 X 1 = 0.31 SQ. MT.
	TOTAL = 370.29 SQ. MT.
	LESS :-
	(1) 30.42 X 0.81 X 1/2 = 12.32 SQ. MT.
	(51) 2.39 X 2.53 X 1 = 6.05 SQ. MT.
	TOTAL = 18.37 SQ. MT.
	NET F.S.I. AREA GR. FL. (COMM.)
	= 351.92 SQ. MT.

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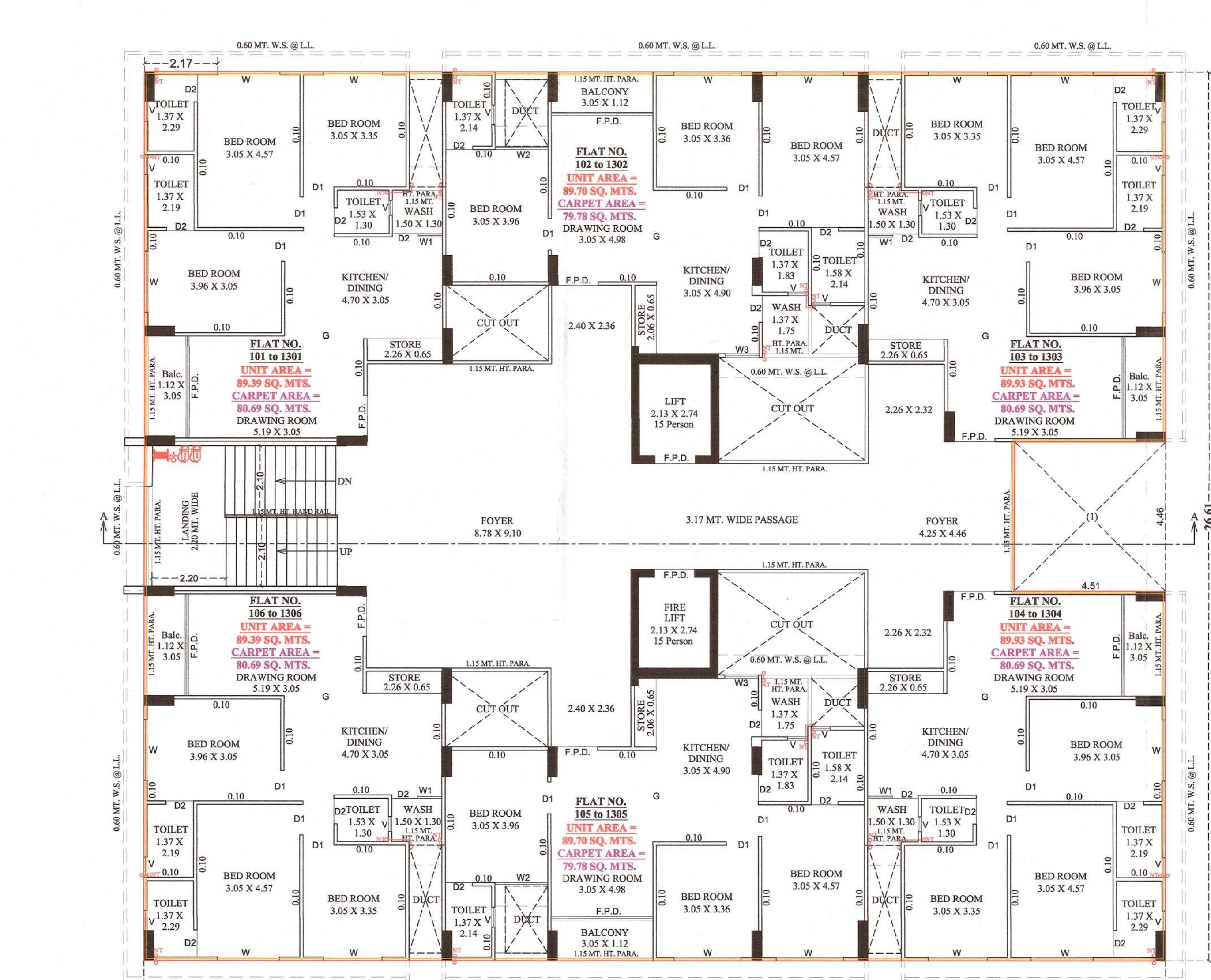
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5TH FLOOR	503	89.93	\$38.04	80.69	5.37	86.06
	504	89.93		80.69	5.37	86.06
	505	89.70		79.78	5.82	85.60
	506	89.39		80.69	5.37	86.06
6TH FLOOR	601	89.39	\$38.04	80.69	5.37	86.06
	602	89.70		79.78	5.82	85.60
	603	89.93		80.69	5.37	86.06
	604	89.93		80.69	5.37	86.06
	605	89.70		79.78	5.82	85.60
	606	89.39		80.69	5.37	86.06
7TH FLOOR	701	89.39	\$38.04	80.69	5.37	86.06
	702	89.70		79.78	5.82	85.60
	703	89.93		80.69	5.37	86.06
	704	89.93		80.69	5.37	86.06
	705	89.70		79.78	5.82	85.60
	706	89.39		80.69	5.37	86.06
8TH FLOOR	801	89.39	\$38.04	80.69	5.37	86.06
	802	89.70		79.78	5.82	85.60
	803	89.93		80.69	5.37	86.06
	804	89.93		80.69	5.37	86.06
	805	89.70		79.78	5.82	85.60
	806	89.39		80.69	5.37	86.06
9TH FLOOR	901	89.39	\$38.04	80.69	5.37	86.06
	902	89.70		79.78	5.82	85.60
	903	89.93		80.69	5.37	86.06
	904	89.93		80.69	5.37	86.06
	905	89.70		79.78	5.82	85.60
	906	89.39		80.69	5.37	86.06
10TH FLOOR	1001	89.39	\$38.04	80.69	5.37	86.06
	1002	89.70		79.78	5.82	85.60
	1003	89.93		80.69	5.37	86.06
	1004	89.93		80.69	5.37	86.06
	1005	89.70		79.78	5.82	85.60
	1006	89.39		80.69	5.37	86.06
11TH FLOOR	1101	89.39	\$38.04	80.69	5.37	86.06
	1102	89.70		79.78	5.82	85.60
	1103	89.93		80.69	5.37	86.06
	1104	89.93		80.69	5.37	86.06
	1105	89.70		79.78	5.82	85.60
	1106	89.39		80.69	5.37	86.06
12TH FLOOR	1201	89.39	\$38.04	80.69	5.37	86.06
	1202	89.70		79.78	5.82	85.60
	1203	89.93		80.69	5.37	86.06
	1204	89.93		80.69	5.37	86.06
	1205	89.70		79.78	5.82	85.60
	1206	89.39		80.69	5.37	86.06
13TH FLOOR	1301	89.39	\$38.04	80.69	5.37	86.06
	1302	89.70		79.78	5.82	85.60
	1303	89.93		80.69	5.37	86.06
	1304	89.93		80.69	5.37	86.06
	1305	89.70		79.78	5.82	85.60
	1306	89.39		80.69	5.37	86.06
14TH FLOOR	1401	89.39	\$38.64	80.69	5.37	86.06
	1402	89.93		80.69	5.37	86.06
	1403	89.93		80.69	5.37	86.06
	1404	89.39		80.69	5.37	86.06

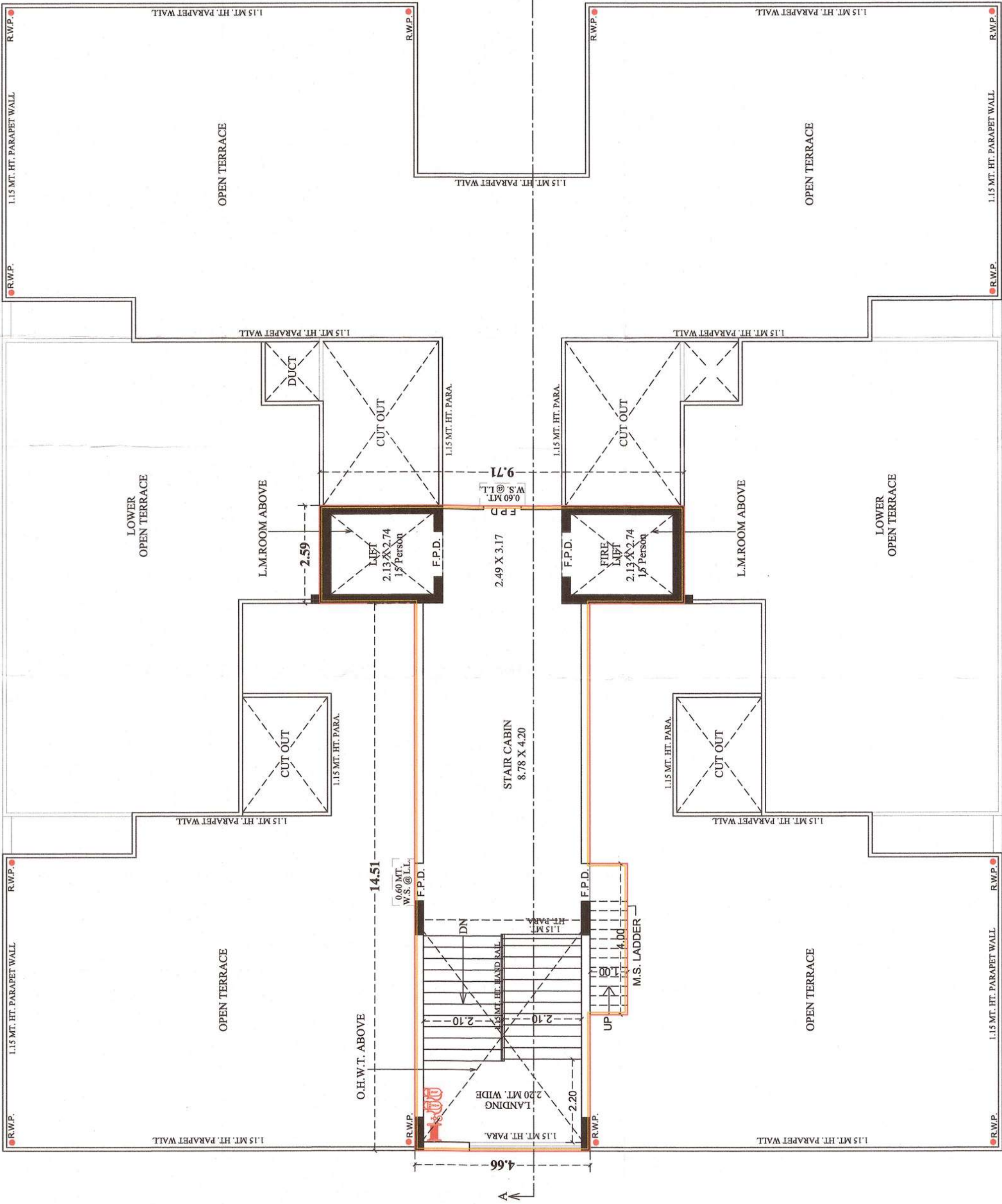
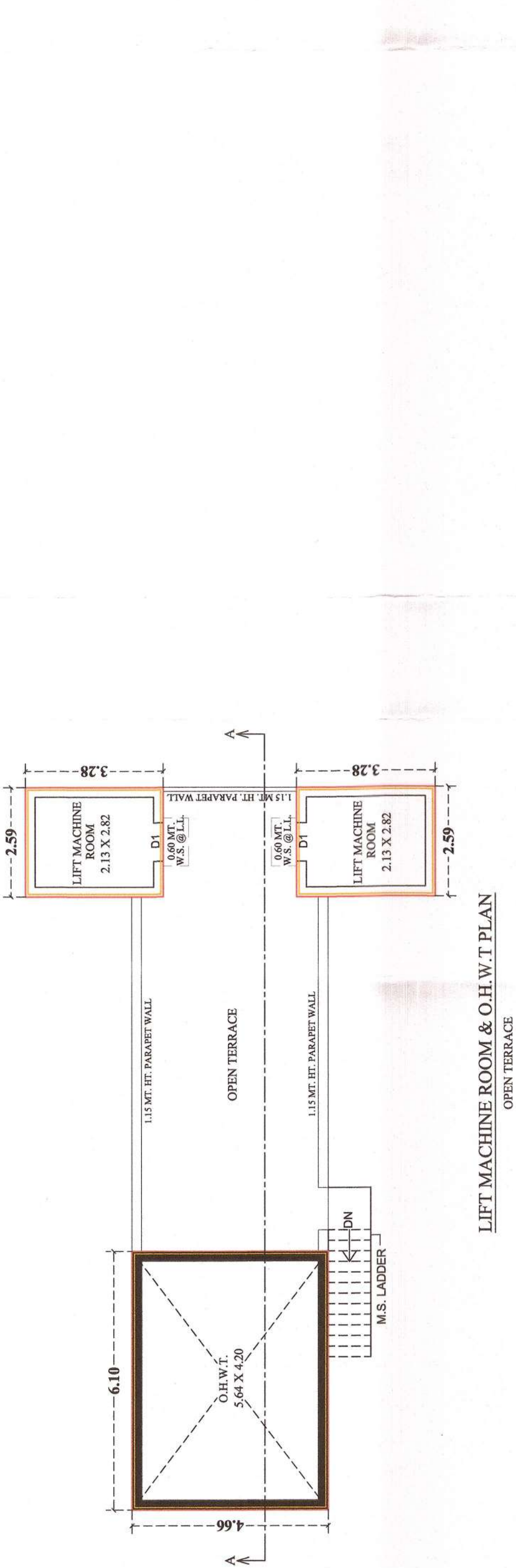
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	806	89.39		80.69	5.37	86.06
	701	89.39		80.69	5.37	86.06
	702	89.70		79.78	5.82	85.60
	703	89.93		80.69	5.37	86.06
	704	89.93	538.04	80.69	5.37	86.06
	705	89.70		79.78	5.82	85.60
	706	89.39		80.69	5.37	86.06
	801	89.39		80.69	5.37	86.06
	802	89.70		79.78	5.82	85.60
	803	89.93	538.04	80.69	5.37	86.06
	804	89.93		80.69	5.37	86.06
	805	89.70		79.78	5.82	85.60
	806	89.39		80.69	5.37	86.06
	901	89.39		80.69	5.37	86.06
	902	89.70		79.78	5.82	85.60
	903	89.93	538.04	80.69	5.37	86.06
	904	89.93		80.69	5.37	86.06
	905	89.70		79.78	5.82	85.60
	906	89.39		80.69	5.37	86.06
	1001	89.39		80.69	5.37	86.06
	1002	89.70		79.78	5.82	85.60
	1003	89.93	538.04	80.69	5.37	86.06
	1004	89.93		80.69	5.37	86.06
	1005	89.70		79.78	5.82	85.60
	1006	89.39		80.69	5.37	86.06
	1101	89.39		80.69	5.37	86.06
	1102	89.70		79.78	5.82	85.60
	1103	89.93	538.04	80.69	5.37	86.06
	1104	89.93		80.69	5.37	86.06
	1105	89.70		79.78	5.82	85.60
	1106	89.39		80.69	5.37	86.06
	1201	89.39		80.69	5.37	86.06
	1202	89.70		79.78	5.82	85.60
	1203	89.93	538.04	80.69	5.37	86.06
	1204	89.93		80.69	5.37	86.06
	1205	89.70		79.78	5.82	85.60
	1206	89.39		80.69	5.37	86.06
	1301	89.39		80.69	5.37	86.06
	1302	89.70		79.78	5.82	85.60
	1303	89.93	538.04	80.69	5.37	86.06
	1304	89.93		80.69	5.37	86.06
	1305	89.70		79.78	5.82	85.60
	1306	89.39		80.69	5.37	86.06
	1401	89.39		80.69	5.37	86.06
	1402	89.93	358.64	80.69	5.37	86.06
	1403	89.93		80.69	5.37	86.06
	1404	89.39		80.69	5.37	86.06

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14TH FLOOR PLAN & OPEN TERRACE FLOOR PLAN		SHEET NO :- 4/5	
RESIDENTIAL AFFORDABLE HOUSING PROJECT			
REVISE PLAN SHOWING PROP. RESIDENTIAL-COMMERCIAL BUILDING (RESIDENTIAL AFFORDABLE HOUSING) ON F.P. NO. 160/1 OF T.P.S.NO. 69 (Chandkheda-Tragad-Zundal) (DRAFT SANCTION) / R.SUR.NO. 385 (O.P. NO. 160/1) OF MOJE :-ZUNDAL, TA: GANDHINAGAR, DIST. -GANDHINAGAR			
SCALE :- 1.00 CM = 1.00 MT.		BLOCK :- A	
USE :- RESIDENTIAL-COMMERCIAL		(AFFORDABLE HOUSING)	
ZONE :- RESIDENTIAL-I (R1)		R.C.C. STAIR DETAILS	
SCHEDULE OF DOOR & WINDOW		WIDTH	
F.P.D. = 1.20 X 2.13 W = 1.85 X 1.22 V = 0.81 X 0.81		TREAD	
D.D. = 0.78 X 2.13 W = 1.58 X 1.22 G = OPEN GAP		RISER	
F.P.D. = 3.05 X 2.74 W = 1.00 X 1.22		RISER	
R.S. = 3.05 X 2.74		RISER	
COLOUR NOTE :		LIFT DETAIL	
REVISE WORK		MINIMUM CAPACITY 6 PERSONS.	
REVISE DRAINAGE		DOOR MINIMUM WIDTH 0.90 MTS.	
APPR. WORK		1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.	
OWNER:		FOR, VASHIKA LAND DEVELOPERS LLP	
OWNER:		ACHAL J. PARIKH	
OWNER:		C-7, MURDHANYA APP,	
OWNER:		NARANPURA, AHMEDABAD-	
OWNER:		AUDA / ENG / 1216	
OWNER:		AUDA / SD - 1 / 198	
ENGINEER:		SITPA ENGINEER	
ENGINEER:		GHANSHYAMHAI A. PATEL	
ENGINEER:		PARTNER OF VASHIKA DEVELOPERS	
ENGINEER:		Devashish Nagar Soc. Zundal,	
ENGINEER:		Gandhinagar-380 027	
ENGINEER:		Lic. No. 1227	
ENGINEER:		MANOJL. KANANI	
ENGINEER:		16, PADMA BUNGLOWS - 2,	
ENGINEER:		NIGDI, AHMEDABAD-380 015	
ENGINEER:		AUDA / ENG / 1734	
ENGINEER:		AUDA / COW - 1 / 1625	
C.O.W.:		C.O.W.:	

PROP. B. AREA CALC. 14TH FLOOR :-	
(1) 30.42 X 26.61 X 1 =	809.48 SQ. MT.
LESS :-	
(1) 4.51 X 4.46 X 1 =	20.11 SQ. MT.
(2) 12.00 X 6.09 X 2 =	147.38 SQ. MT.
(3) 6.65 X 2.36 X 2 =	31.39 SQ. MT.
TOTAL =	198.88 SQ. MT.
NET B.A. 14TH FLOOR =	610.60 SQ. MT.
PROP. B. AREA CALC. ON STAIR CABIN:-	
(1) 14.51 X 0.46 X 1 =	67.62
(2) 02.59 X 0.71 X 1 =	25.15
(3) 04.00 X 0.10 X 1 =	4.00
TOTAL =	96.77 SQ. MT.
NET BAREA ON STAIR CABIN,	= 96.77 SQ. MT.
PROP. B. AREA CALC. :-	
LIFT M. ROOM & O.H.W.T.	
(1) 6.10 X 4.46 X 1 =	28.43
(2) 2.59 X 3.28 X 2 =	16.99
TOTAL =	45.42 SQ. MT.
NET LIFT ROOM & O.H.W.T. =	45.42 SQ. MT.



BLOCK :- A		BLOCK :- A		BLOCK :- A	
UNIT NET BUILT UP / F.S.I. AREA CALCULATION		UNIT CARPET AREA (RERA) CALC:-		OPEN TERRACE AREA (RERA) CALC:-	
FLAT NO. 1401		FLAT NO. 1401		FLAT NO. 1401	
FLAT NO. 1404	= 5.57	FLAT NO. 1402		FLAT NO. 1404	
(1) 2.38 X 2.38	= 5.57	FLAT NO. 1403		(1) 5.55 X 6.20	= 34.41
(2) 2.31 X 2.94	= 6.79	FLAT NO. 1404		TOTAL OPEN TERRACE AREA	= 34.41
(3) 0.93 X 7.62	= 7.09	(1) 2.38 X 5.10	= 12.04		
(4) 5.68 X 7.52	= 42.71	(2) 6.41 X 7.42	= 47.56	FLAT NO. 1402	
(5) 7.87 X 3.46	= 27.23	(3) 7.67 X 3.45	= 26.46	FLAT NO. 1403	
		TOTAL UNIT CARPET AREA	= 86.08	(1) 5.17 X 8.35	= 43.17
		WASH 1.50 X 1.30	= 1.95	(2) 1.68 X 6.81	= 11.44
		BALC. 1.12 X 3.05	= 3.42	TOTAL OPEN TERRACE AREA	= 54.61
		TOTAL WASH & BALC.	= 5.37		
		NET UNIT CARPET AREA	= 80.69		
FLAT NO. 1402					
FLAT NO. 1403					
(1) 2.38 X 1.75	= 4.13				
(2) 2.31 X 3.55	= 8.20				
(3) 6.61 X 7.62	= 50.37				

