

at the permission shall stand
revoked as soon as there is change
in DP/TPS with reference to the land.

આસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
ઉપયોગ શરૂ કરતાં પહેલાં નિયમોનુસાર
અને સકાતના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

VISITORS PARKING AREA CALC		IN SQ.MT.
GR.FL.(H.P)(RESL.)		
(V1)	8.99 x 9.84 x 4	= 353.85
(V2)	6.61 x 1.56 x 4	= 41.25
(V3)	4.58 x 11.39 x 2	= 104.33
TOTAL		= 499.43
NET VISITORS PARK. AREA ON GR.FL.(H.P)		= 499.43

VISITORS PARKING AREA CALC		IN SQ.MT.
GR.FL.(COMM.)		
(CV1)	(2.90+2.89)/2 x 17.40	= 50.37
NET VISITORS PARK. AREA ON GR.FL.(H.P)		= 50.37

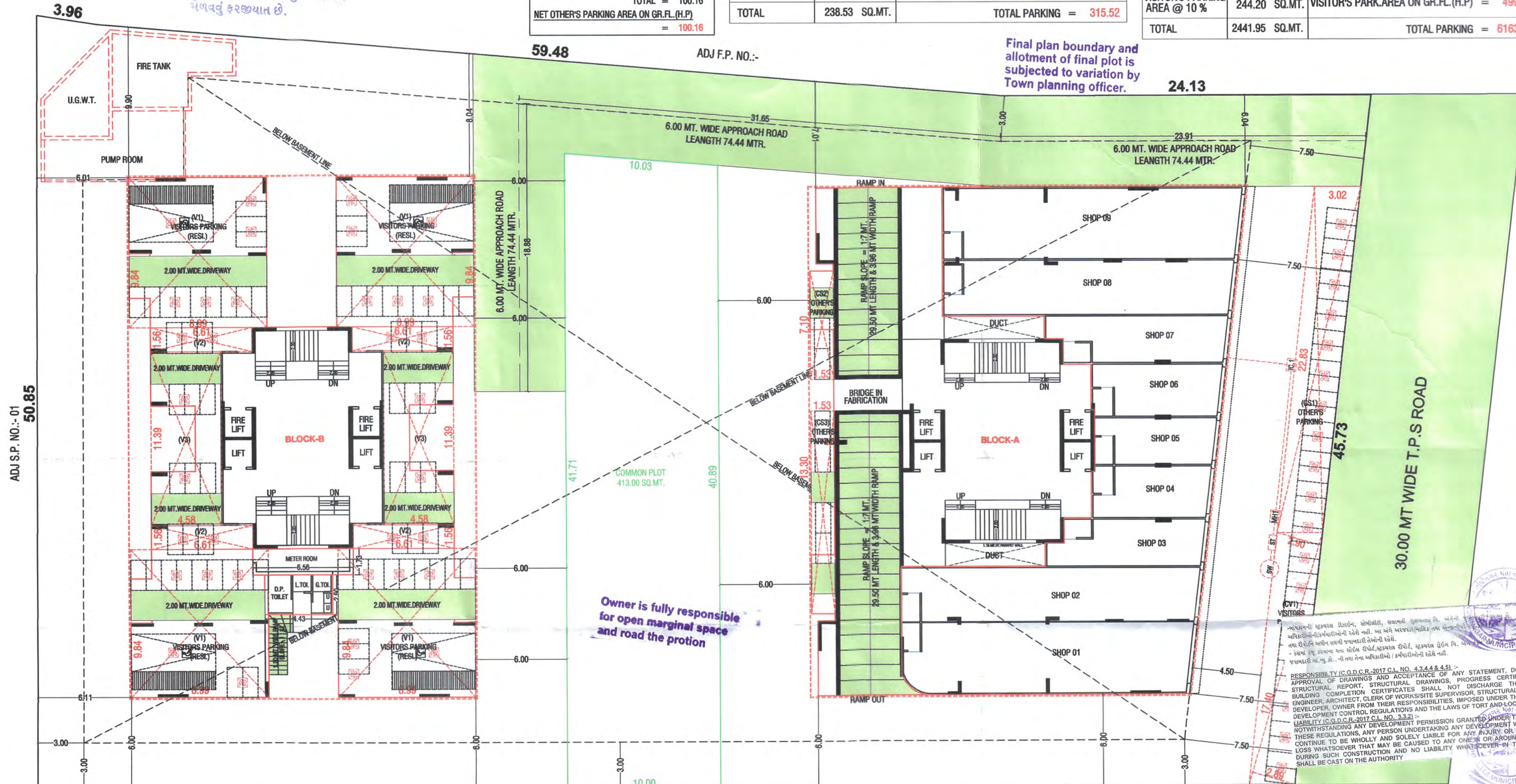
OTHER'S PARKING AREA CALC		IN SQ.MT.
GR.FL.(COMM.)		
(CS1)	3.02 x 22.83	= 68.95
(CS2)	1.53 x 7.10	= 10.86
(CS3)	1.53 x 13.30	= 20.35
TOTAL		= 100.16
NET OTHER'S PARKING AREA ON GR.FL.(H.P)		= 100.16

COMM. PARKING AREA TABLE	
TOTAL UTILISED F.S.I AREA =	477.05 SQ.MTS.
REQ PARKING AREA @ 50 % =	238.53 SQ.MTS.

VEHICAL	REQ. AREA	PROVI PARKING AREA
CAR PARKING AREA @ 50 %	119.26 SQ.MT.	CAR PARKING AREA ON BASEMENT = 164.99
OTHER'S PARKING AREA @ 30 %	71.56 SQ.MT.	OTHER'S PARK. AREA ON GR.FL.(H.P) = 100.16
VISITOR'S PARKING AREA @ 20 %	47.71 SQ.MT.	VISITOR'S PARK. AREA ON GR.FL.(H.P) = 50.37
TOTAL	238.53 SQ.MT.	TOTAL PARKING = 315.52

RESL. PARKING AREA TABLE	
TOTAL UTILISED F.S.I AREA =	(12686.73 - 477.05 = 12209.68) SQ.MTS.
REQ PARKING AREA @ 20 % =	2441.95 SQ.MTS.

VEHICAL	REQ. AREA	PROVI PARKING AREA
CAR PARKING AREA @ 50 %	1220.97 SQ.MT.	CAR PARKING AREA ON BASEMENT-1 = 3301.26 CAR PARKING AREA ON BASEMENT-2 = 1183.15 TOTAL CAR PARKING AREA = 4484.41
OTHER'S PARKING AREA @ 40 %	976.78 SQ.MT.	OTHER'S PARK. AREA ON BASEMENT-2 = 1179.39
VISITOR'S PARKING AREA @ 10 %	244.20 SQ.MT.	VISITOR'S PARK. AREA ON GR.FL.(H.P) = 499.43
TOTAL	2441.95 SQ.MT.	TOTAL PARKING = 6163.23



PARKING LAYOUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

82.27
ADJ.S.P. NO.-: 01

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 prtion

PARKING LAYOUT PLAN 02/10

PLAN SHOWING PROP. RESIDENTIAL & SHOPS BUILDING ON R.S. NO. 533/2 F.P. NO: 100 SUB PLOT NO.100/1 OF PRELIMINARY T.P.S. NO.63 (KHORAJ) MOJE :- KHORAJ, TA. & DIST. :- GANDHINAGAR

SCALE : 1.00 CM = 2.00 MT

ZONE :- RESIDENTIAL-1 (R1) & R.A.H USE : RESIDENTIAL+COMMERCIAL

AREA TABLE IN SQ.MTS

COLOUR NOTE

PLOT BOUNDARY

ROAD / PATHWAY

REVI. WORK

APP. WORK

TREE

CONTAINER BIN

P.WELL

OWNER

ENGINEER

ST-ENGINEER

C.O.W.

Shikshapatri Fortune Infra. Partner

Nishan D. Patel B. E. (Civil)
A-54, Anirdesh Bungalows
Gandhinagar-382421
GUDA.REG.NO.:GUDA/ENG/419/03/2018

VIREN D. PAREKH
GUDA -SDI/146/02/2019
402, 4th Floor, Maulik Arcade,
Satellite, Ahmedabad.

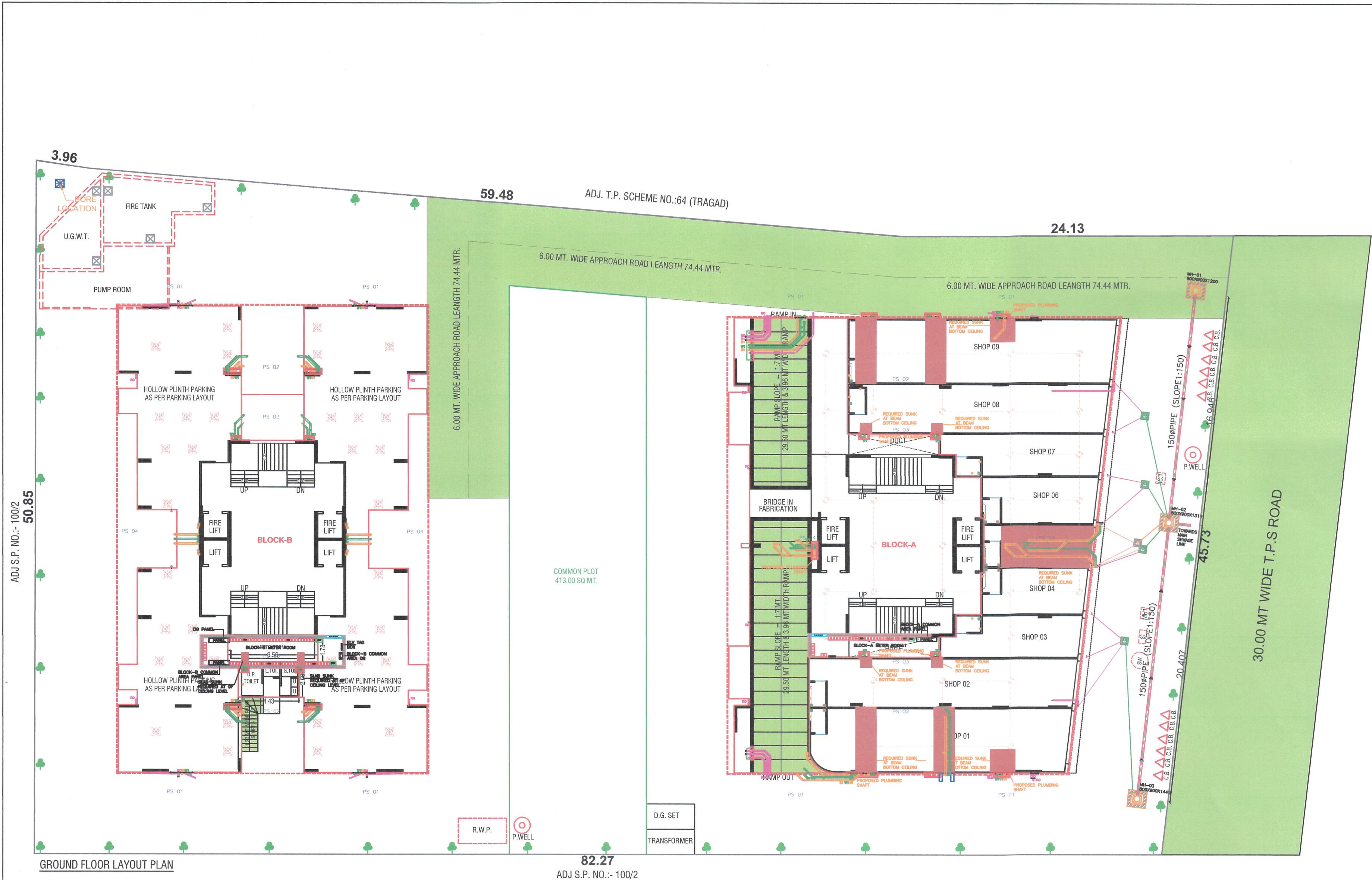
Nishan D. Patel B. E. (Civil)
A-54, Anirdesh Bungalows
Gandhinagar-382421
GUDA.REG.NO.:GUDA/COW/SSI/148/03/2018

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the Office Letter
No. PRM.G.M.C/2871/Kho-2019-63/05/2022
Dated...07/09/2022

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

Authority

Under Town Planner
Gandhinagar Municipal Corporation



LAYOUT PLAN		01/10
PLAN SHOWING PROP. RESIDENTIAL & SHOPS BUILDING ON R.S. NO. 533/2 F.P. NO. 100 SUB PLOT NO.100/1 OF PRELIMINARY T.P.S. NO.63 (KHORAJ) MOJE :- KHORAJ , TA. & DIST. :- GANDHINAGAR		
SCALE : 1.00 CM = 2.00 MT		
ZONE - RESIDENTIAL-1 (R1) & R.A.H		USE - RESIDENTIAL + COMMERCIAL
AREA TABLE		IN SQ MTS
AREA OF SUB PLOT NO.: 100/1		4014.00
REQ.COMMON PLOT @ 10%		401.40
PROV. COMMON PLOT		413.00
PROPOSE GROUND COVERAGE		1461.09
PERMI. BASE F.S.I. AREA @ 1.80 (4014.00 x 1.80)		7225.20
CHARGEABLE F.S.I. @ 0.90 (4014.00x 0.90)		3612.60
TOTAL MAXI. PERMISSIBLE F.S.I. AREA @ 2.70 (4014.00 x 2.70)		10837.80
TOTAL PROPOSED F.S.I. AREA		12686.73
CHARGEABLE F.S.I. AREA		3612.60
T.D.R. F.S.I. AREA		1848.93
COLOUR NOTE		
PLOT BOUNDARY		TREE
ROAD / PATHWAY		CONTAINER BIN
REVI. WORK		P.WELL
APP. WORK		
SPACE EDGE DESIGN STUDIO		Proprietor
Architect		Ms. MONIKABA R. JADEJA
		Licence No. CA/2018/103776
		C/204, Saundarya 444,
		KH road, Gandhinagar
ARCHITECT		
OWNER		Nishan D. Patel B.E (Civil)
		A-54, Anirdesh Bunglows
		Gandhinagar-382421
		GUDA REG.NO.GUDA/ENG/419/03/2018
ST-ENGINEER		Nishan D. Patel B.E (Civil)
		A-54, Anirdesh Bunglows
		Gandhinagar-382421
		GUDA REG.NO.GUDA/COW/SSI/148/03/2018
AUTHORITY		