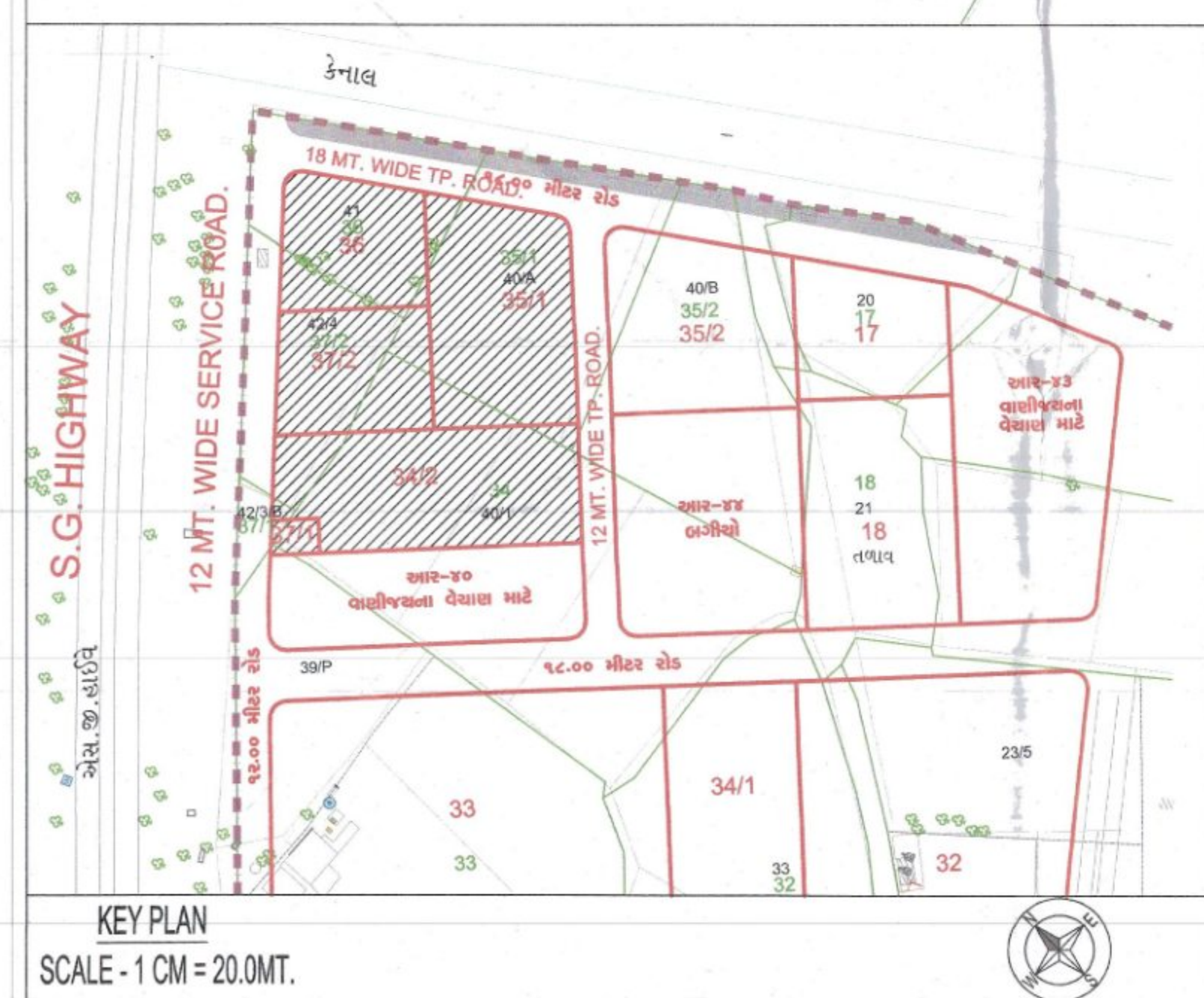
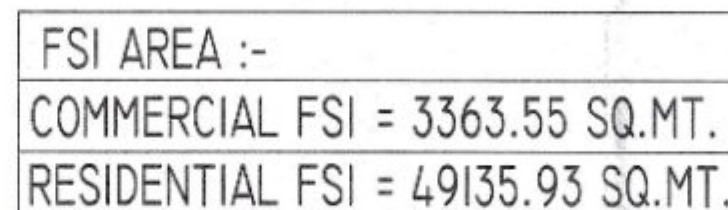




 **LAYOUT PLAN**
SCALE : 1.00 CM = 4.00 MTS.



TREE PLANTATION CALC:- PLOT AREA = 13325.00 SQ.MT. REQ.NOS OF TREE = (5 NOS TREE / 200 SQ.MT.) = 333.08 NOS. PROVI. = 334 NOS TREE
BIN AREA CALC FOR RESI:- I UNIT-10 LIT I BIN REQ. TOTAL RESI UNIT 525 X 10 LIT.= 5250 LIT. = 5250 / 80LIT. = 70 BIN 80 LIT.CAP
BIN AREA CALC FOR COMM:- I BIN OF 80 LIT./400 SQM AREA 3465.86 / 400 SQM.= 8.66' = 9 BIN 80 LIT.CAP

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 pillion

IN SQ.MTS

TOTAL PROVIDED SECURITY CABIN BUILT-UP AREA	=	15.00	SQ MTS
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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.

LAYOUT PLAN		SHEET NO: 01 / 02
DEVELOPMENT PLAN SHOWING PROP. RESI. & COMM. BUILDING ON O.P.F. NO. 34/2+35/1+36+37/1+37/2 OF SUR. NO. 42/4, 40/1, 42/3/B, 40/4, 41 AT T.P.-8(SARGASAN) VILLAGE : SARGASAN TA. & DIST. : GANDHINAGAR		
SCALE:- 1CM=4.0MT		USE:- RESIDENTIAL & COMMERCIAL
ZONE:- COMMERCIAL - C3		DWELLING - 3 , MERCANTILE - I
AREA TABLE		IN SQ.MTS
NET PLOT AREA	=	13323.00
REQ. COMMON PLOT AREA@ 10%	=	1332.30
PROVIDED COMMON PLOT AREA	=	1511.89
PROVIDED BUILT UP AREA ON GR.FL.	=	5046.16
F.S.I. AREA TABLE		IN SQ.MTS
NET PLOT AREA	=	13323.00
BASE PERMI. F.S.I. AREA @ 1.0 x 1.25	=	16653.75
TOTAL PERMISSIBLE F.S.I.AREA @ 1.0 X 4.0	=	53292.00
TOTAL CONSUMED F.S.I. AREA	=	53008.63
TOTAL PURCHASE F.S.I. AREA	=	36354.88
COLOUR NOTE:		
BLOCK BOUNDARY	COMMON PLOT	
PROP. WORK	ROAD	
PROP. DRAINAGE	PERCOLATING WELL	
PARKING	FINAL PLOT BOUNDARY	
TREE	BINS.	
 OWNER		 DEVELOPER
 GANDARP P. DESAI B.E (Civil) GUDA/EN/3/350/03/2014 D-103, Van 'emrajam Prime, New S. G. Road, Chendodia, AHMEDABAD-382481. M.99240 88195		HEMENDRA H. BHAT GUDA/COWISS/068/11/20C 50, Svesthorne Row House, Jodhpur Gurn, Ahmedabad-3801
ENGINEER		C.O.

Subject to the conditions as mentioned in the office Letter No. PRM/GMC/SUS/200 Dated 12/12/2023

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER


Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY

R-40 110.59



REQ. PARKING AREA CAL.		IN SQ.MTS
REQ. TOTAL PARKING AREA		= 11508.97 SQ.MTS.
PROV. PARKING AREA CAL.		IN SQ.MTS
PROV. PARKING AREA @ GROUND FLOOR		= 3664.54 SQ.MTS.
PROV. PARKING AREA @ BASEMENT - 1		= 7783.71 SQ.MTS.
PROV. PARKING AREA @ BASEMENT - 2		= 7912.77 SQ.MTS.
TOTAL PROV. PARKING AREA		= 19361.02 SQ.MTS.
REQ. VISITOR PARKING AREA CAL.		
REQ. TOTAL VISITOR PARKING AREA		= 1319.08 SQ.MTS.
PROV. VISITOR PARKING AREA CAL.		
PROV. VISITOR PARKING AREA @ GROUND FLOOR		= 1334.17 SQ.MTS.

PROV. PARKING AREA ON GROUND FLOOR		IN SQ.MTS
1	119.42 MTS. x 8.97 MTS. x 1/2	= 535.60 SQ.MTS.
2	119.42 MTS. x 8.82 MTS. x 1/2	= 526.64 SQ.MTS.
3	9.02 MTS. x 2.04 MTS. x 2/3	= 12.27 SQ.MTS.
4	9.02 MTS. x 4.63 MTS. x 1/2	= 21.78 SQ.MTS.
5	8.02 MTS. x 3.09 MTS. x 1/2	= 12.39 SQ.MTS.
6	8.02 MTS. x 2.97 MTS. x 1/2	= 11.91 SQ.MTS.
7	7.63 MTS. x 6.04 MTS. x 1	= 46.09 SQ.MTS.
8	25.32 MTS. x 7.06 MTS. x 1	= 178.76 SQ.MTS.
9	16.25 MTS. x 19.55 MTS. x 1	= 317.69 SQ.MTS.
10	9.80 MTS. x 19.55 MTS. x 1	= 191.59 SQ.MTS.
11	6.52 MTS. x 7.36 MTS. x 1	= 47.99 SQ.MTS.
12	16.36 MTS. x 7.36 MTS. x 2	= 240.82 SQ.MTS.
13	9.94 MTS. x 7.36 MTS. x 1	= 73.16 SQ.MTS.
14	14.14 MTS. x 9.95 MTS. x 1	= 140.69 SQ.MTS.
15	8.69 MTS. x 13.41 MTS. x 1	= 116.53 SQ.MTS.
16	22.82 MTS. x 13.52 MTS. x 1	= 308.53 SQ.MTS.
17	13.53 MTS. x 9.41 MTS. x 1	= 127.32 SQ.MTS.
18	23.47 MTS. x 9.41 MTS. x 2	= 441.71 SQ.MTS.
19	9.83 MTS. x 9.41 MTS. x 1	= 92.50 SQ.MTS.
20	19.55 MTS. x 6.55 MTS. x 1	= 128.05 SQ.MTS.
21	3.39 MTS. x 7.24 MTS. x 2	= 49.09 SQ.MTS.
22	4.65 MTS. x 4.67 MTS. x 2	= 43.43 SQ.MTS.
PROV. TOTAL PARKING AREA ON GROUND FLOOR		= 3664.54 SQ.MTS.

PROV. VISITOR PARKING AREA ON GROUND FLOOR		IN SQ.MTS
V1	47.65 MTS. x 7.06 MTS. x 1	= 336.41 SQ.MTS.
V2	35.48 MTS. x 5.91 MTS. x 1/2	= 104.84 SQ.MTS.
V3	35.48 MTS. x 5.99 MTS. x 1/2	= 106.26 SQ.MTS.
V4	10.05 MTS. x 14.22 MTS. x 1	= 142.91 SQ.MTS.
V5	13.38 MTS. x 6.18 MTS. x 1/2	= 41.34 SQ.MTS.
V6	13.38 MTS. x 6.69 MTS. x 1/2	= 44.76 SQ.MTS.
V7	24.97 MTS. x 10.03 MTS. x 1/2	= 125.22 SQ.MTS.
V8	24.97 MTS. x 8.50 MTS. x 1/2	= 106.12 SQ.MTS.
V9	18.99 MTS. x 7.16 MTS. x 1/2	= 67.98 SQ.MTS.
V10	18.99 MTS. x 3.80 MTS. x 1/2	= 36.08 SQ.MTS.
V11	52.90 MTS. x 1.50 MTS. x 1	= 79.35 SQ.MTS.
V12	17.70 MTS. x 6.89 MTS. x 1/2	= 60.98 SQ.MTS.
V13	17.70 MTS. x 7.33 MTS. x 1/2	= 64.87 SQ.MTS.
V14	3.69 MTS. x 4.62 MTS. x 1	= 17.05 SQ.MTS.
PROV. TOTAL VISITOR PARKING AREA ON GROUND FLOOR		= 1334.17 SQ.MTS.

HOLLOW PLINTH PARKING AREA SHEET NO. 24/ 24
DEVELOPMENT PLAN SHOWING PROP. RESI. + COMM. BUILDING ON
O.P.F.P. NO.34/2/35/1+36/37/1+37/2 OF SUR. NO. 42/4, 40/1, 42/3/8,
40/4, 41 AT T.P.-8(SARGASAN) VILLAGE : SARGASAN
TA. 8 DIST. : GANDHINAGAR
SCALE:-1:100-2.0MT
ZONE:- COMMERCIAL - C3
USE:- RESIDENTIAL + COMMERCIAL
DWELLING - 3 , MERCANTILE - 1

SCHEDULE OF OPENING	R.C.C. STAIR
GD= 1.21 mt X 2.44 mt	WIDTH: 2.00 mt
D2= 1.00 mt X 2.17 mt	TRADE: 0.30 mt
D3= 0.75 mt X 2.17 mt	RISER: 0.15 mt
V = 0.45 mt X 0.61 mt	

COLOR NOTE
PROP. WORK
PROP. DRAINAGE

OWNER

DEVELOPER

KANDARP P. DESAI B.E. (CIVIL)
GUDA/EN-7/350/03/2014
D-103, 1st floor, 1st stage, 1st phase,
New S. G. Road, Chundoliya,
AHMEDABAD-382481.
M-99280-83195

ENGINEER

HEMENDRA H. BHATT
GUDA/COWISS/068/11/2009
50, Sweet Home Kumbh Nagar,
Jodhpur Gam, Ahmedabad-380

C.O.W

JIGAR G. SHAH
STRUCTURAL ENGINEER (GRADE-1)
GMC-DUSSE13022710020
5-60, THE FIRST,
B.H. KESHAV BAUG PARTY PLOT,
VASTRAPUR, AHMEDABAD.

STR.ENG

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM-014/545/2422013420-08/09/2023
Dated: 18/11/2023

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

AUTHORITY

110.59

12 MT. WIDE SERVICE ROAD.

130.32

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.

ખાસ શરત
આધારનું પુર્ણ થયે બાદ આધારનું
ઉપરોક્ત મુદ્દા કરતાં પર્વતો નિયમો
અને મહાનગર વ્યવસ્થાપન પ્રમાણપત્ર
મેળવવું ફરજીયાત છે.

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

18 MT. WIDE TP. ROAD.

90.62

8.16

7.06

PLATFORM
6.00
SLOPE = 1:7
RAMP
6.54
34.76
7.00
6.00
PLATFORM

BASEMENT - 2

12 MT. WIDE TP. ROAD.

110.55

PARKING AREA CALCULATION BASEMENT-2										SQ. MT.	
BASEMENT-2											
1	56.66	X	9.42	X	0.5	=	266.87				
	56.66	X	9.55	X	0.5	=	270.55				
2	2.1	X	6.78	X	4	=	56.95				
3	2.1	X	5.3	X	3	=	33.39				
4	8.09	X	4.14	X	0.5	=	16.75				
	8.09	X	3.71	X	0.5	=	15.01				
5	24.84	X	14.31	X	2	=	710.92				
6	11.31	X	14.31	X	1	=	161.85				
7	2.1	X	7.96	X	1	=	16.72				
8	10.81	X	4.25	X	0.5	=	22.97				
	10.81	X	4.25	X	0.5	=	22.97				
9	19.14	X	9.41	X	0.5	=	90.05				
	19.14	X	8.36	X	0.5	=	80.01				
10	26.94	X	14.48	X	0.5	=	195.05				
	26.94	X	13.1	X	0.5	=	176.46				
11	6.78	X	2.1	X	5	=	71.19				
12	0.55	X	2.1	X	5	=	5.78				
13	17.69	X	9.56	X	3	=	507.35				
14	15.86	X	7.63	X	0.5	=	60.51				
	15.86	X	8.86	X	0.5	=	70.26				
15	26.11	X	12.86	X	0.5	=	167.89				
	26.11	X	15.17	X	0.5	=	198.04				
16	13.43	X	9.56	X	1	=	128.39				
17	6.77	X	4.64	X	1	=	31.41				
18	17.11	X	25.05	X	1	=	428.61				
19	27.97	X	14.34	X	0.5	=	200.54				
	27.97	X	13.54	X	0.5	=	189.36				
20	6.78	X	2.1	X	1	=	14.24				
21	8.11	X	2.1	X	1	=	17.03				
22	79.54	X	42.71	X	0.5	=	1698.58				
	79.54	X	39.62	X	0.5	=	1575.69				
23	24.82	X	11.69	X	0.5	=	145.07				
	24.82	X	11.06	X	0.5	=	137.25				
24	2.23	X	1.8	X	10	=	40.14				
25	11.82	X	3.6	X	1	=	42.55				
26	9.72	X	4.29	X	0.5	=	20.85				
	9.72	X	5.25	X	0.5	=	25.52				
TOTAL PARKING AREA ON BASEMENT-2 (SQM)										= 7912.77	

BASEMENT - 2 FLOOR PLAN		SHEET NO: 23/ 24	
DEVELOPMENT PLAN SHOWING PROP. RESI. + COMM. BUILDING ON O.P.F.P. NO. 34/2+35/1+36+37/1+37/2 OF SUR. NO. 42/A, 40/1, 42/5/B, 40/A, 41 AT T.P. (SARGASAN) VILLAGE : SARGASAN TA. & DIST. : GANDHINAGAR			
SCALE:- 1cm=2.0MT		USE:- RESIDENTIAL + COMMERCIAL	
ZONE:- COMMERCIAL - C3		DWELLING - 3, MERCANTILE - 1	
FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)	
BASEMENT - 2	8990.37 SQM	-----	
SCHEDULE OF OPENING		R.C.C. STAIR	
FRD = 0.90 mt X 2.10 mt (2 Hr. Fire Resistance Self Closing Door)		WIDTH: 2.00 mt TRADE: 0.30 mt RISER: 0.15 mt	

KANDARP DESAI (Dwl)
GUDA/EN/3/350/03/20/4
D-103, Van samratam Prime,
New S. G. Road, Chundodia,
AHMEDABAD-382481,
M:99240 68105

HEMENDRA H. BHATT
GUDA/COWISS/086/11/2007
50, Sweethome Row House
Jodhpur Gam, Ahmedabad-380015

ENGINEER

C.O.W

Jigam & shah
JIGAR G. SHAH
STRUCTURAL ENGINEER (GRADE-1)
GMC-D08SE13022710020
B-403, THE FIRST,
BIN, KESHAV RAU PARTY PLOT,
VASTRAPUR, AHMEDABAD.
STR.ENG

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in this office Letter
No. PRM-G/1545/162/2018/11 -08/09/2023
Dated.....12/12/2023

NOTE: APPROVED BY
MUNICIPAL COMMISSIONER



Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY

130.32

આસ શરત
 બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
 ઉપયોગ શરૂ કરતાં પહેલાં નિયમોનુસાર
 અત્રે મકાનના વપરાશનું પ્રમાણપત્ર
 મેળવવું 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.

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

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

18 MT. WIDE TP. ROAD

BASEMENT - 1

12 MT. WIDE TP. ROAD.

PARKING AREA CALCULATION BASEMENT-1							
BASEMENT-1							SQ. MT.
1	56.66	X	9.42	X	0.5	=	266.87
	56.66	X	9.55	X	0.5	=	270.55
2	2.1	X	6.78	X	4	=	56.95
3	2.1	X	5.3	X	3	=	33.39
4	8.09	X	4.14	X	0.5	=	16.75
	8.09	X	3.71	X	0.5	=	15.01
5	24.84	X	14.31	X	2	=	710.92
6	11.31	X	14.31	X	1	=	161.85
7	2.1	X	7.96	X	1	=	16.72
8	10.81	X	4.25	X	0.5	=	22.97
	10.81	X	4.25	X	0.5	=	22.97
9	19.14	X	9.41	X	0.5	=	90.05
	19.14	X	8.36	X	0.5	=	80.01
10	26.94	X	14.48	X	0.5	=	195.05
	26.94	X	13.1	X	0.5	=	176.46
11	6.78	X	2.1	X	5	=	71.19
12	0.55	X	2.1	X	5	=	5.78
13	17.69	X	9.56	X	3	=	507.35
14	15.86	X	7.63	X	0.5	=	60.51
	15.86	X	8.86	X	0.5	=	70.26
15	26.11	X	12.86	X	0.5	=	167.89
	26.11	X	15.17	X	0.5	=	198.04
16	13.43	X	9.56	X	1	=	128.39
17	6.77	X	4.64	X	1	=	31.41
18	17.11	X	25.05	X	1	=	428.61
19	27.97	X	14.34	X	0.5	=	200.54
	27.97	X	13.54	X	0.5	=	189.36
20	6.78	X	2.1	X	1	=	14.24
21	8.11	X	2.1	X	1	=	17.03
22	79.54	X	42.71	X	0.5	=	1698.58
	79.54	X	39.62	X	0.5	=	1575.69
23	24.82	X	11.69	X	0.5	=	145.07
	24.82	X	11.06	X	0.5	=	137.25
TOTAL PARKING AREA ON BASEMENT-1 (SQM)							= 7783.71

BASEMENT - 1 FLOOR PLAN SHEET NO: 22/ 24
DEVELOPMENT PLAN SHOWING PROP. RESI.+ COMM. BUILDING ON
O.P.F.P. NO.34/2+35/1+36+37/1+37/2 OF SUR. NO. 42/4, 40/1, 42/3/B,
40/4, 41 AT T.P.- 8(SARGASAN) VILLAGE : SARGASAN
TA. 8 DIST. : CANNIYAKAR

SCALE:-1CM=2.0MT		USE:- RESIDENTIAL + COMMERCIAL
ZONE:- COMMERCIAL - C3		DWELLING - 3, MERCANTILE - 1
FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)
BASEMENT - 1	8990.37 SQM	96.05 SQM

SCHEDULE OF OPENING	R.C.C. STAIR
FRD = 0.90 mt X 2.10 mt (2 Hr. Fire Resistance Self Closing Door)	WIDTH: 2.00 mt TRADE: 0.30 mt RISER: 0.15 mt

COLOUR NOTE.

PROP. WORK

PROP. DRAINAGE

	
OWNER	DEVELOPER

 DARP P. DESAI BE (CIVIL) JDA/EN/3/350/03/2014 103, Van Amburam Prime, New S. G. Road, Chhredolia, Ahmedabad-382401. M-99240 88195	 HEMENDRA H. BHAT GUDA/COW/SSU086/H1/2009 50, Sweethome Row House Jodhpur Gam, Ahmedabad-382...
ENGINEER	C.O.W

Jigar G. Shah

JIGAR G. SHAH
STRUCTURAL ENGINEER (GRADE-1)
GMC-008SE13022710020
B-503, THE FIRST,
B/H. KESHAV RAJG PARTY PLOT,
VASTRAPUR, AHMEDABAD.

STR.ENG

ଉପରୋକ୍ତ ସାମଗ୍ରୀର ମୂଲ୍ୟ ଉପରେ ୧୫% ଶୁଳ୍କ ଲାଗୁ ହେବ।

મુકદ્દમાના હોઈ, તે વખુલાત ખાખતે બી.યુ. પરામીશન અધાઈ
અરેની બેઠાઈ-૨ શાખાનો અધિકાર્ય મેળવવાનો રહેશે.

Development Charge Paid

APPROVED
(As amended by.....Colour)
Subject to the conditions as

mentioned in the office Letter
No. PRM. GMC/SHS/242/2023 - 08/07/2023
Dated. 12/12/2023 27383

NOTE: APPROVED BY _____

NOTED AND APPROVED BY
MUNICIPAL COMMISSIONER



Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY

12 MT. WIDE SERVICE ROAD.

130.32

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.

સર શેરત
પ્રિયમ પૂર્ણ થયે બાદ બધાકામનો
અવગણ કરી શકાય નિયમોનુસાર
નવું માનવા વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

10.21
18 MT. WIDE TP. ROAD.

90.62

7.06

8.16

BASEMENT - 2

110.55

12 MT. WIDE TP. ROAD.

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

BASEMENT - 2 FLOOR PLAN SHEET NO: 21 / 24

DEVELOPMENT PLAN SHOWING PROP. RESI. + COMM. BUILDING ON
O.P.F.P. NO.34/2+35/1+36+37/1+37/2 OF SUR. NO. 42/4, 40/1, 42/3/8,
40/4, 41 AT T.P.- 8(SARGASAN) VILLAGE : SARGASAN
TA. & DIST. : GANDHINAGAR

SCALE:- 1CM=2.0MT USE:- RESIDENTIAL + COMMERCIAL

FLOOR NET BUILTUP AREA (SQM) NET F.S.I AREA (SQM)

BASEMENT - 2 8990.37 SQM

SCHEDULE OF OPENING
FRD = 0.90 mt X 2.10 mt
(2 Hr. Fire Resistance Self Closing Door)

R.C.C. STAIR
WIDTH: 2.00 mt
TRADE: 0.30 mt
RISER: 0.15 mt

COLOR NOTE:
PROP. WORK
PROP. DRAINAGE

OWNER DEVELOPER

KANDARP V. DESAI B.E.(CIVIL)
GUDAVEN/3/350/03/20/14
D-103, Van 'am'ram Prima,
New S. G. Road, Chivlodia,
AHMEDABAD-382481.
M-99240 85195

ENGINEER

HEMENDRA H. BHATT
GUDA/COWISS/06/11/2003
50, Sweethome Row House,
Jodhpur Gam, Ahmedabad-380015

C.O.W

Jigar G. Shah

JIGAR G. SHAH
STRUCTURAL ENGINEER (GRADE-1)
GMC-00SE13022710020
B-503, THE FIRST,
BHL KESHAV BAUG PARTY PLOT,
VASTRAPUR, AHMEDABAD-380015

STRENGTH

PARKING AREA CALCULATION BASEMENT-2

BASEMENT-2 SQ. MT.

1	56.66	X	9.42	X	0.5	=	266.87
2	2.1	X	6.78	X	4	=	56.95
3	2.1	X	5.3	X	3	=	33.39
4	8.09	X	4.14	X	0.5	=	16.75
5	8.09	X	3.71	X	0.5	=	15.01
6	24.84	X	14.31	X	2	=	710.92
7	11.31	X	14.31	X	1	=	161.85
8	2.1	X	7.96	X	1	=	16.72
9	10.81	X	4.25	X	0.5	=	22.97
10	10.81	X	4.25	X	0.5	=	22.97
11	19.14	X	9.41	X	0.5	=	90.05
12	19.14	X	8.36	X	0.5	=	80.01
13	26.94	X	14.48	X	0.5	=	195.05
14	26.94	X	13.1	X	0.5	=	176.46
15	6.78	X	2.1	X	5	=	71.19
16	0.55	X	2.1	X	5	=	5.78
17	17.69	X	9.56	X	3	=	507.35
18	15.86	X	7.63	X	0.5	=	60.51
19	15.86	X	8.86	X	0.5	=	70.26
20	26.11	X	12.86	X	0.5	=	167.89
21	26.11	X	15.17	X	0.5	=	198.04
22	13.43	X	9.56	X	1	=	128.39
23	6.77	X	4.64	X	1	=	31.41
24	17.11	X	25.05	X	1	=	428.61
25	27.97	X	14.34	X	0.5	=	200.54
26	27.97	X	13.54	X	0.5	=	189.36
27	6.78	X	2.1	X	1	=	14.24
28	8.11	X	2.1	X	1	=	17.03
29	79.54	X	42.71	X	0.5	=	1698.58
30	79.54	X	39.62	X	0.5	=	1575.69
31	24.82	X	11.69	X	0.5	=	145.07
32	24.82	X	11.06	X	0.5	=	137.25
33	2.23	X	1.8	X	10	=	40.14
34	11.82	X	3.6	X	1	=	42.55
35	9.72	X	4.29	X	0.5	=	20.85
36	9.72	X	5.25	X	0.5	=	25.52
TOTAL PARKING AREA ON BASEMENT-2 (SQM)							7912.77

સર શેરત
પ્રિયમ પૂર્ણ થયે બાદ બધાકામનો
અવગણ કરી શકાય નિયમોનુસાર
નવું માનવા વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM.G.MC/545/34320202 -08/09/2023
Dated.....18.11.2023..... 27383

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

Junior-Town Planner
Gandhinagar Municipal Corporation

AUTHORITY

130.32

10:21
18 MT. WIDE TP. ROAD.

90.62

BASEMENT - 1

12 MT. WIDE TP. ROAD.

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

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

ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
પ્રિયોગ શરૂ કરતાં પહેલા નિયમોનુસાર
અને મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજીયાત 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.

BASEMENT - 1 FLOOR PLAN		SHEET NO: 207/24	
DEVELOPMENT PLAN SHOWING PROP. RESI + COMM. BUILDING ON O.P.F.P. NO.342-35/136-37/143/72 OF SUR. NO. 42/4, 40/1, 42/5/8, 40/A, 41 AT T.P. - BISARGASANO VILLAGE - SARGASAN TA. & DIST. - GANDHINAGAR			
SCALE - 1cm=2.0mt		USE:- RESIDENTIAL + COMMERCIAL	
ZONE- COMMERCIAL - C3		DWELLING - 3, MERCANTILE - I	
FLOOR	NET BUILTUP AREA (SQM)	NET F.S.I AREA (SQM)	
BASEMENT - 1	8990.37 SQM	96.05 SQM	
SCHEDULE OF OPENING FRD = 0.90 mt X 2.10 mt (2 Hr. Fire Resistance Self Closing Door)		R.C.C. STAIR WIDTH: 2.00 mt TRADE: 0.30 mt RISER: 0.15 mt	
COLOUR NOTE.			
PROP. WORK PROP. DRAINAGE 			
OWNER		DEVELOPER	
KANDUR P. DESAI & E (PVT) D-103, Van'amstram Prime, New S. G. Road, Chindoleid, AHMEDABAD-382461. M-99240 88199		HEMENDRA H. BHAT GUDAICOWSI/066/11/20/ 50, Sweethome Row House, Inthaur Gan, Ahmedabad-38	
ENGINEER		C.O.W	
 JIGAR G. SHAH STRUCTURAL ENGINEER (GRADE-1) GNC-0085E13022710020 B-203, THE FIRST, G/H, KESHAV BAUD PARTY PLOT, VASTRAPUR, AHMEDABAD. STR.ENG			

PARKING AREA CALCULATION BASEMENT-1						
BASEMENT-1						SQ.MT.
1	56.66	X	9.42	X	0.5	= 266.87
	56.66	X	9.55	X	0.5	= 270.55
2	2.1	X	6.78	X	4	= 56.95
3	2.1	X	5.3	X	3	= 33.39
4	8.09	X	4.14	X	0.5	= 16.75
	8.09	X	3.71	X	0.5	= 15.01
5	24.84	X	14.31	X	2	= 710.92
6	11.31	X	14.31	X	1	= 161.85
7	2.1	X	7.96	X	1	= 16.72
8	10.81	X	4.25	X	0.5	= 22.97
	10.81	X	4.25	X	0.5	= 22.97
9	19.14	X	9.41	X	0.5	= 90.05
	19.14	X	8.36	X	0.5	= 80.01
10	26.94	X	14.48	X	0.5	= 195.05
	26.94	X	13.1	X	0.5	= 176.46
11	6.78	X	2.1	X	5	= 71.19
12	0.55	X	2.1	X	5	= 5.78
13	17.69	X	9.56	X	3	= 507.35
14	15.86	X	7.63	X	0.5	= 60.51
	15.86	X	8.86	X	0.5	= 70.26
15	26.11	X	12.86	X	0.5	= 167.89
	26.11	X	15.17	X	0.5	= 198.04
16	13.43	X	9.56	X	1	= 128.39
17	6.77	X	4.64	X	1	= 31.41
18	17.11	X	25.05	X	1	= 428.61
19	27.97	X	14.34	X	0.5	= 200.54
	27.97	X	13.54	X	0.5	= 189.36
20	6.78	X	2.1	X	1	= 14.24
21	8.11	X	2.1	X	1	= 17.03
22	79.54	X	42.71	X	0.5	= 1698.58
	79.54	X	39.62	X	0.5	= 1575.69
23	24.82	X	11.69	X	0.5	= 145.07
	24.82	X	11.06	X	0.5	= 137.25
TOTAL PARKING AREA ON BASEMENT-1 (SQM)						= 7783.71

12 MT. WIDE SERVICE ROAD.

130.32

18 MT. WIDE TP. ROAD.

BASEMENT - 2 FLOOR PLAN SHEET NO. 19 / 24
DEVELOPMENT PLAN SHOWING PROP. RESI. + COMM. BUILDING ON
O.P.F.P. NO. 34/2-35/136-37/1+37/2 OF SUR. NO. 42/4, 40/1, 42/3/B,
40/A, 41 AT T.P. - 8(SARGASAN) VILLAGE : SARGASAN
TA. & DIST. : GANDHINAGAR

SCALE:- 1CM=2.0MT
ZONE:- COMMERCIAL - C3
FLOOR
BASEMENT - 2
USE:- RESIDENTIAL + COMMERCIAL
DWELLING - 3, MERCANTILE - 1
NET BUILTUP AREA (SQM)
NET F.S.I AREA (SQM)
8990.37 SQM

SCHEDULE OF OPENING
FRD = 0.90 mt X 2.10 mt
(2 Hr. Fire Resistance Self Closing Door)
R.C.C. STAIR
WIDTH: 2.00 mt
TRADE: 0.30 mt
RISER: 0.15 mt

COLOUR NOTE
PROP. WORK
PROP. DRAINAGE

OWNER
DEVELOPER

KANDARP P. DESAI B.E. (CIVIL)
GUDA/EN-3/350/03/2014
D-103, Van Anamram Prime,
New S. G. Road, Chhindola,
AHMEDABAD-382481.
M.99240 88195
ENGINEER
HEMENDRA H. CHATTI
GUDA/COW/SS/068/11/2009
80, Sweetthome Row House,
Jodhpur Gam, Ahmedabad-380
C.O.W.

JIGAR G. SHAH
JIGAR G. SHAH
STRUCTURAL ENGINEER (REGD. NO. 1)
GMC-008513022710020
B-503, THE FIRST,
BIN. KESHAV BAUG PARTY PLOT,
VASTRAPUR, AHMEDABAD.
STR.ENG.

BUILT UP AREA CALCULATION ON BASEMENT-2 FLOOR									
BASEMENT-2								SQ. MT.	
O/O	124.14	X	89.06	X	1	=	11055.91		
DEDUCTION									
1	20.62	X	1.07	X	0.5	=	11.03		
	20.62	X	2.63	X	0.5	=	27.12		
2	4.65	X	0.36	X	0.5	=	0.84		
3	27.26	X	2.95	X	0.5	=	40.21		
	27.26	X	4.97	X	0.5	=	67.74		
4	54.09	X	2.39	X	0.5	=	64.64		
	54.09	X	6.48	X	0.5	=	175.25		
5	26.79	X	2.65	X	1	=	70.99		
6	13.26	X	2.65	X	1	=	35.14		
7	18.61	X	2.84	X	0.5	=	26.43		
	18.61	X	4.27	X	0.5	=	39.73		
8	9.53	X	44.65	X	0.5	=	212.76		
9	44.16	X	12.1	X	0.5	=	267.17		
	44.16	X	21.52	X	0.5	=	475.16		
10	2.65	X	19.64	X	1	=	52.05		
11	15.1	X	2.61	X	0.5	=	19.71		
	15.1	X	2.52	X	0.5	=	19.03		
12	19.63	X	2.65	X	1	=	52.02		
13	19.63	X	2.65	X	1	=	52.02		
14	15.69	X	2.65	X	1	=	41.58		
15	68.61	X	4.59	X	1	=	314.92		
TOTAL DEDUCTION AREA(SQM)							=	2065.54	
TOTAL BUILT UP AREA ON BASEMENT-2 (SQM)							=	8990.37	

BASEMENT - 2

110.55

12 MT. WIDE TP. ROAD.

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

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.

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

આસ શરત
અધિકાર પૂર્ણ થયે બાદ અધિકારનો
પ્રયોગ શરૂ કરતા પહેલા નિયમોનુસાર
અને મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

આસ શરત
અધિકાર પૂર્ણ થયે બાદ અધિકારનો
પ્રયોગ શરૂ કરતા પહેલા નિયમોનુસાર
અને મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM.GMC/SAS/2022/3521 - 08/09/2023
Dated.....12/11/2023

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

12 MT. WIDE SERVICE ROAD.

130.32

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 portion

બાંસ શિરત
બાંસ શિરત મુજબ આ બાંસ શિરતનો
ઉપયોગ શરૂ કરતો પહેલાં નિયમો-3
અને મકાનના વપરાશનું મનાવણ
મેળવવું જરૂર છે.

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

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.

10.21
18 MT. WIDE TP. ROAD.

110.59

PLATFORM

6.00

6.54

SLOPE = 1:7

RAMP

34.75

7.00

6.00

PLATFORM

3.05

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To,
The Secretary,
Gujarat Real Estate Regulatory Authority,
4th Floor, Sahyog Sankul,
Sector – 11, Gandhinagar.

Subject: Area and number of parking for the project "Swagat Glassglow"

Dear Sir,

The area and the number of the parking of the project "Swagat Glassglow" will be as follows:

Covered Parking

Total area of Parking (in Sqmt.)	16698.42
No. of Four-wheeler Parking	493
No of Two-Wheeler Parking	517

Open Parking

Total area of Parking (in Sqmt.)	2662.56
No. of Four-wheeler Parking	100
No of Two-Wheeler Parking	8

Swagat Developers




KANDARP P. DESAI B.E. (Civil)
GUDA/ENG/350/03/2014
D-103, Van Demotram Prime,
New S. G. Road, Chandlodia,
AHMEDABAD-382401.
M:99240 88195