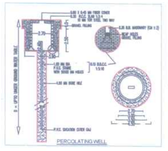


TREE PLANTATION CALCULATION	
REQ. TREES :200 SQ.MTS. PER 05 NOS.	
REQ 2742.91	=68.57
PRO. TREES 69 NOS.	

PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
2742.91 / 4000.00 = 0.68 NOS.
SAY REQ. P.WELL = 01 NOS.
PROVI.0.68 P.WELL = 01NOS.

sanitation facilities in commercial

4 sqmtr : 1 users
740.22 : 186 users
REQ 100 users :1 wc/urinals nos
REQ 186 users : 2 wc/urinals nos
provide : 16 wc/urinals nos
req 25% wc/urinals in common space
req 2 x 25% = 1 wc/urinals in common space
provide: 1 nos IN COMMON
provide: 1 nos hadicape

solid waste bin for residencial

1 unit : 10 liters	80 liter/1 dustbin
74 unit : 740 liters	provide 740/80 = 10 dusbin/80 liter

solid waste bin for commercial

100 sqmtr : 20 liter	80 liter/1 dustbin
800.78 :160.16 liter	provide 160.16/80 = 2.00 =2 nos/80liters

RESI. LIFT CALCULATION BLOCK - A
REQ. = 30 UNIT - 1 LIFT
REQ. = 22 UNIT(3 rd to 13 th) = 1 lift
PROVIDE = 2 LIFT

RESI. LIFT CALCULATION BLOCK - B
REQ. = 30 UNIT - 1 LIFT
REQ. = 42 UNIT(3 rd to 13 th) = 2 lift
PROVIDE = 2 LIFT

APPARTMENT USE & UNIT TABLE

FLOOR / BLOCK	BLOCK-A	BLOCK-B	UNIT TOTAL
GROUND FLOOR	8	--	8
FIRST FLOOR	7	4	11
SECOND FLOOR	2	4	06
THIRD FLOOR	2	4	06
FOURTH FLOOR	2	4	06
FIFTH FLOOR	2	4	06
SIXTH FLOOR	2	4	06
SEVENTH FLOOR	2	4	06
EIGHTH FLOOR	2	4	06
NINETH FLOOR	2	4	06
TENTH FLOOR	2	4	06
ELEVENTH FLOOR	2	4	06
12th FLOOR	2	4	06
13th FLOOR	2	2	04
TOTAL 15Cmml.+74 resi	39	50	89

F.S.I. AREA TABLE	IN SQ MTS TOTAL BLOCK-A+B
GROUND FLOOR(COMM)	372.21
FIRST FLOOR	752.56
SECOND FLOOR	538.74
THIRD FLOOR	538.74
FOURTH FLOOR	538.74
FIFTH FLOOR	538.74
SIXTH FLOOR	538.74
SEVENTH FLOOR	538.74
EIGHTH FLOOR	538.74
NINETH FLOOR	538.74
TENTH FLOOR	538.74
11th FLOOR	538.74
12th FLOOR	538.74
13th FLOOR	350.72
PROP TOTAL F.S.I.	7401.63

BUILT UP AREA TABLE	IN SQ MTS BLOCK-A+B TOTAL
BASEMENT	2019.72
GROUND FLOOR(SHOP)&H.P	1030.62
FIRST FLOOR	917.42
SECOND FLOOR	676.53
THIRD FLOOR	676.53
FOURTH FLOOR	676.53
FIFTH FLOOR	676.53
SIXTH FLOOR	676.53
SEVENTH FLOOR	676.53
EIGHTH FLOOR	676.53
NINETH FLOOR	676.53
TENTH FLOOR	676.53
11th FLOOR	676.53
12th FLOOR	676.53
13th FLOOR	484.06
STAIR CABIN/W.TENK /L.M.R	191.37
TOTAL BUILT UP AREA	12085.02

NOTES :
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER OF CGDCR- 2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE OF CGDCR-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE OF CGDCR-2017.
- SIGNAGES OF THE PARKING PLASE IS TO BE PROVIDED AS PER THE OF THE CGDCR- 2017
- ENTERANCE OF THE BUILDING IS PROVIDED AS PER OF CGDCR- 2017.
- THE PAWING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE OF CGDCR- 2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVEDED AS PER THE OF CGDCR- 2017.
- COMMUNITY BIN PROVIDED AS PER PROVISION OF THE OF CGDCR- 2017.
- TREE PLANTATION IS PROVIDED AS PER OF CGDCR- 2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE OF CGDCR- 2017.
- POLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO - 28 OF CGDCR- 2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHEPTER NO. 26 OF CGDCR- 2017.
- FIRE SAFTY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT - 2013.
- MAINTANCE AND UPGRADATION OF BUILDING IS AS PER CHEPTER NO. 27 OF CGDCR- 2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER OF CGDCR- 2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER OF CGDCR-2017
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLACTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CGDCR .

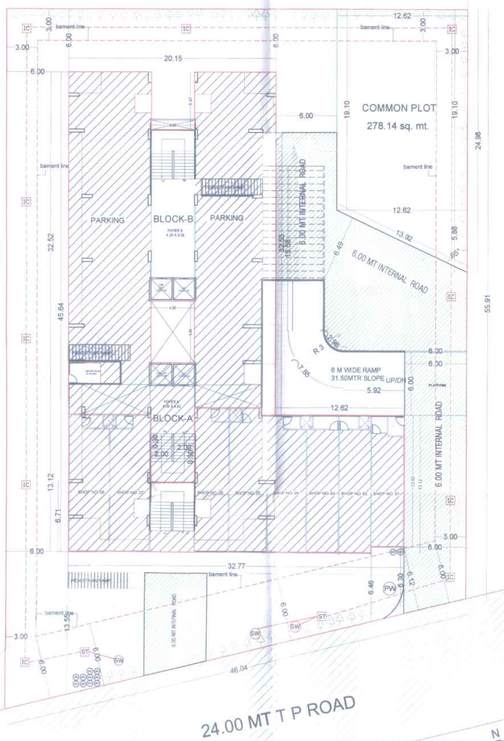
NOTES :
- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR- 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE OF THE CGDCR- 2017. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE OF CGDCR- 2017.
- PEDESTTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE OF CGDCR- 2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE OF CGDCR -2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE OF CGDCR- 2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT. WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER OF CGDCR- 2017

COMMERCIAL AREA

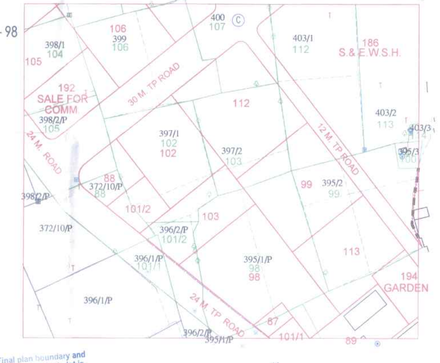
FLOOR	FSI AREA	BUILTUP AREA
GROUND	372.21	400.39
FIRST FL	368.01	400.39
TOTAL	740.22	800.78

REQ. COMMON PLOT @ 010%
2742.91X 0.10% = 274.29 MT.
PROVI. CP. AREA = 278.14 SMT.

COMMON PLOT AREA CALC.	IN.SQ.MTS.
1. 12.62 X 5.88 /2 =	37.10
2. 12.62 X 19.10 =	241.04
	= 278.14



LAYOUT PLAN
SCALE :- 1Cm = 2.00 Meter



KEY PLAN

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.

ખાસ શરત
અભિપ્રાય પૂર્ણ થયે બાદ ભરેલાનાને ધ્યાનમાં રાખી કરવી પડેલા ફેરફારોનુસાર અને મંડાણના વખતનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

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

ALL DIMENSION IN METER

LAYOUT PLAN 1/6

LAY-OUT PLAN SHOWING PROPOSED DEVELOPMENT PEMISSION FOR RESIDENTIAL AFFORDABLE HOUSING &COMMERICAL BUILDING, ON SUB PLOT NO- 02 FP- 88, 101/2,102,103,OP NO-88,101/2,-102,103, SUR NO- 372/10/P, 396/2/P,397/2,395/2&403/1, T.P.S.NO.: 07 (Saragasan -Kudasan - por) VILLAGE:SARAGASAN, TA.& DIST.: GANDHINAGAR.

SCALE : 1.00 CM = 2.00 MT | UNIT :89 nos

ZONE :R4 | USE : RESIDENTIAL AFFORDABLE HOUSING (RAH) (APPARTMENT),COMMERICAL

AREA TABLE	AREA IN SQMTR
AREA OF SUB PLOT NO 2	2742.91
REQ.COMMON PLOT @ 10 %	274.29
PROVIDED COMMON PLOT	278.14
BUILTUP AREA TABLE	TOTAL
PROP BASEMENT	2019.72
PROPGROUND FLOOR	1030.62
PROP FIRST FLOOR FLOOR	917.42
PROP SECOND FLOOR	676.53
PROP THIRD FLOOR	676.53
PROP FOURTH FLOOR	676.53
PROP FIFTH FLOOR	676.53
PROP SIXTH FLOOR	676.53
PROP SEVENTH FLOOR	676.53
PROP EIGHTH FLOOR	676.53
PROP NINETH FLOOR	676.53
PROP TENTH FLOOR	676.53
PROP 11th FLOOR	676.53
PROP 12th FLOOR	676.53
PROP 13th FLOOR	484.06
PROP.STAIR CABIN/W.TENK /L.M.R	191.37
TOTAL PROPOSED BUILT UP AREA	12085.02
1.MAX. PER. F.S.I. AREA @ 2742.91 X 2.70	7405.86
2.PER BASE F.S.I 2742.91 X 1.80	4937.24
3.TOTAL PROPOSED F.S.I. AREA	7401.63
4.CHARGABLE F.S.I 3-2	2464.39
5.TOTAL BALANCE F.S.I. AREA 1-3	4.23

COLOUR NOTE

O.P. BOUNDRY		COMMON PLOT	
F.P. BOUNDRY		PROP. WORK	
EXI.ROAD		PROP. DRAINAGE	
PROP. ROAD		PERCOLATING WELL	PW
solid waste bin	SB		

CALLISTO BUILDCON LLP
Designated Partner
OWNER

VALAY P. SHAH
Structural Designer Grade- I
Reg. No. GUDA / 920 / 10/1/ 10 /2014
12, Shantikunj Soc., Bayad Station, Bayad-383325.
ST.ENGINEER

SAGAR C. PATEL
(B. E. CIVIL)
GUDA/ENG/389/02/2016
GUDA/COW/SSI/141/03/2018
2, MAHADEVPURA SOCIETY
KANTHARAVI, MAHESANA
M : 8128534581
ENGINEER/architect

SAGAR C. PATEL
(B. E. CIVIL)
GUDA/ENG/389/02/2016
GUDA/COW/SSI/141/03/2018
2, MAHADEVPURA SOCIETY
KANTHARAVI, MAHESANA
M : 8128534581
C.O.W

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions mentioned in the office letter
No. PRM/.....
Dated.....
NOTE APPROVED BY MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation
AUTHORITY

(COMMERCIAL PARKING TABLE

PROP FSI 372.21+ 368.01=740.22 SQMTR
REQ PARKING AREA 740.22 x 50 % =370.11 smt
PROVIDE PARKING AREA =443.04 SQ. MTS.

PARKING	REQ PARKING 370.11 X %	REQ PARKING AREA	PROVIDE PARKING AREA
CAR	50% =	185.05	249.56
VISITOR	20% =	74.02	122.42
OTHER	30% =	111.03	71.06
TOTAL		370.10	443.04

PROVIDE COMMERCIAL PARKING

BLOCK	CAR	OTHER	VISITOR
BLOCK-B	3)13.88 X 17.98=249.56	1)13.88 X 8.82=122.42	2)13.88 X 5.12 =71.06
TOTAL	249.56	122.42	71.06
			total = 443.04

DISABILITY PERSON PARKING

REQ 25 CAR = 2 CAR
REQ 57 CAR = 4.56 CAR
PROVIDE 4.56 CAR = 5 CAR

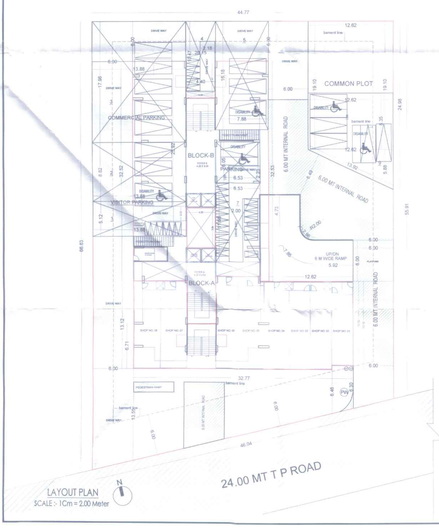
(RESIDENTIAL PARKING AREA TABLE

PROP FSI 7401.63- 740.22(C) = 6661.41 SQMTR
REQ PARKING AREA = 6661.41 x 20 % =1332.28smt
PROVIDE PARKING AREA = 2129.635Q. MTS.

PARKING	REQ PARKING %	REQ PARKING AREA	PROVIDE PARKING AREA
CAR	1332.28 X50% =	666.14	1317.82
OTHER	1332.28 X40% =	532.91	639.24
VISITOR	1332.28X10% =	133.23	172.57
TOTAL		1332.28	2129.63

PROVIDE RESIDENCE PARKING

BLOCK	CAR	OTHER	VISITOR
BLOCK B	6)6.53 X 6.05 = 39.51	5). 7.88 X 16.18 = 127.50	7)6.53 X 11.68 = 76.27 4)4.40X10.47= 46.07 122.34
COMMON PLOT PARKING	5)12.62 X 8.35 = 105.37 9)12.62 X 5.88/2 = 37.10 142.47		
BASEMENT	1) 23.26 X 11.71 = 272.37 2) 10.46 X 35.33 = 369.55 4) 10.50 X 47.04 = 493.92 1135.84	5) 4.55 X 8.24 = 37.49 8) 6.34 X 35.33 = 223.99 3) 38.31 X 9.18 /2 =175.84 9) 6.46 X 11.52 = 74.42 511.74	6) 4.55 X 5.84 = 26.57 7) 4.55 X 5.20 = 23.66 50.23
TOTAL	1317.82	639.24	172.57
		TOTAL AREA = 2129.63	



PARKING LAYOUT PLAN 6/6

LAY-OUT PLAN SHOWING PROPOSED DEVELOPMENT
PEMISSION FOR RESIDENTIAL&COMMERICALBUILDING, SUB PLOT NO- 02 FP- 88,101/2,102,103,OP NO-88,101/2,-102,103,, SUR NO- 372/10/P,396/2/P,397/2,395/2&403/1
T.P.S.NO.: 07 (Saragasan -Kudasan - por)
VILLAGE:SARAGASAN, TA.& DIST.: GANDHINAGAR.

SCALE : 1.00 CM = 2.00 MT

ZONE :R4 USE : USE : RESIDENTIAL AFFORDABLE HOUSING (RAH) (APPARTMENT)COMMERICAL

COLOUR NOTE

O.P. BOUNDRY		COMMON PLOT	
F.P. BOUNDRY		PROP. WORK	
EXI ROAD		PROP. DRAINAGE	
PROP. ROAD		PERCOLATING WELL	(W)
solid waste bin	(SB)		

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Structural Designer Grade-I
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KANTHARAVI, MAHESANA
M : 8128534641
ENGINEER/architect

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GUDA/ENG/SH01/0/2016
GUDA/COW/SH01/0/0/0/2018
2, MAHADEVPURA SOCIETY
KANTHARAVI, MAHESANA
M : 8128534641
C.O.W

Development Charge Paid
APPROVED
(As amended by ..... Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/ 0240/ [illegible] 9/10/22
NOTE APPROVED i.e.
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation
AUTHORITY

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

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

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ખાસ શરત
મંજુરીમાં જણાવેલ સિવાય બાંધકામનો ઉપયોગ થઈ શકશે નહિ તેમજ ઉપયોગમાં ફેરફાર કરવાનો રહેશે નહિ.