

COMMON PLOT AREA CALCULATIONS:	PERM. B.A. OF CLUBHOUSE@15% OF CP	37.51	CLUB HOUSE BUILTUP AREA		
10.55' x 23.70' x 1.0' =	PROPOSED B.A. OF CLUB HOUSE	36.27	4.45' x 8.15' x 1.0' =	36.27	
TOTAL AREA OF COMMON PLOT	250.04		TOTAL AREA OF CLUB HOUSE	36.27	

ADJ FINAL PLOT NO:204

ADJ FINAL PLOT NO:204

ADJ FINAL PLOT NO:53

ADJ FINAL PLOT NO:53

ADJ FINAL PLOT NO:54/1

ADJ FINAL PLOT NO:54/1

ADJ FINAL PLOT NO:53

ADJ FINAL PLOT NO:53

ADJ FINAL PLOT NO:54/1

ADJ FINAL PLOT NO:54/1

PARKING AREA TABLE FOR RESI.:		
REQ. PARK. @20% OF RESI. FSI(0.20*8512.01)		1702.40
PROPOSED PARK.		2905.54
PARKING AREA TABLE(FOR RESI.)		
	REQUIRED	PROPOSED
VISITOR(10%)	170.24	184.27
2-WHEELER(40%)	680.96	689.74
4-WHEELER(50%)	851.20	2031.53
TOTAL	1702.4	2905.54
REQUIRED VISITOR PARKING AT G.F. @50% : 85.12 SQ.MT PROPOSED VISITOR PARKING AT G.F. : 184.27 SQ.MT (IN C.P.:63.30 SQ.MT+IN HP OF BL A+B:120.97 SQ.MT)		

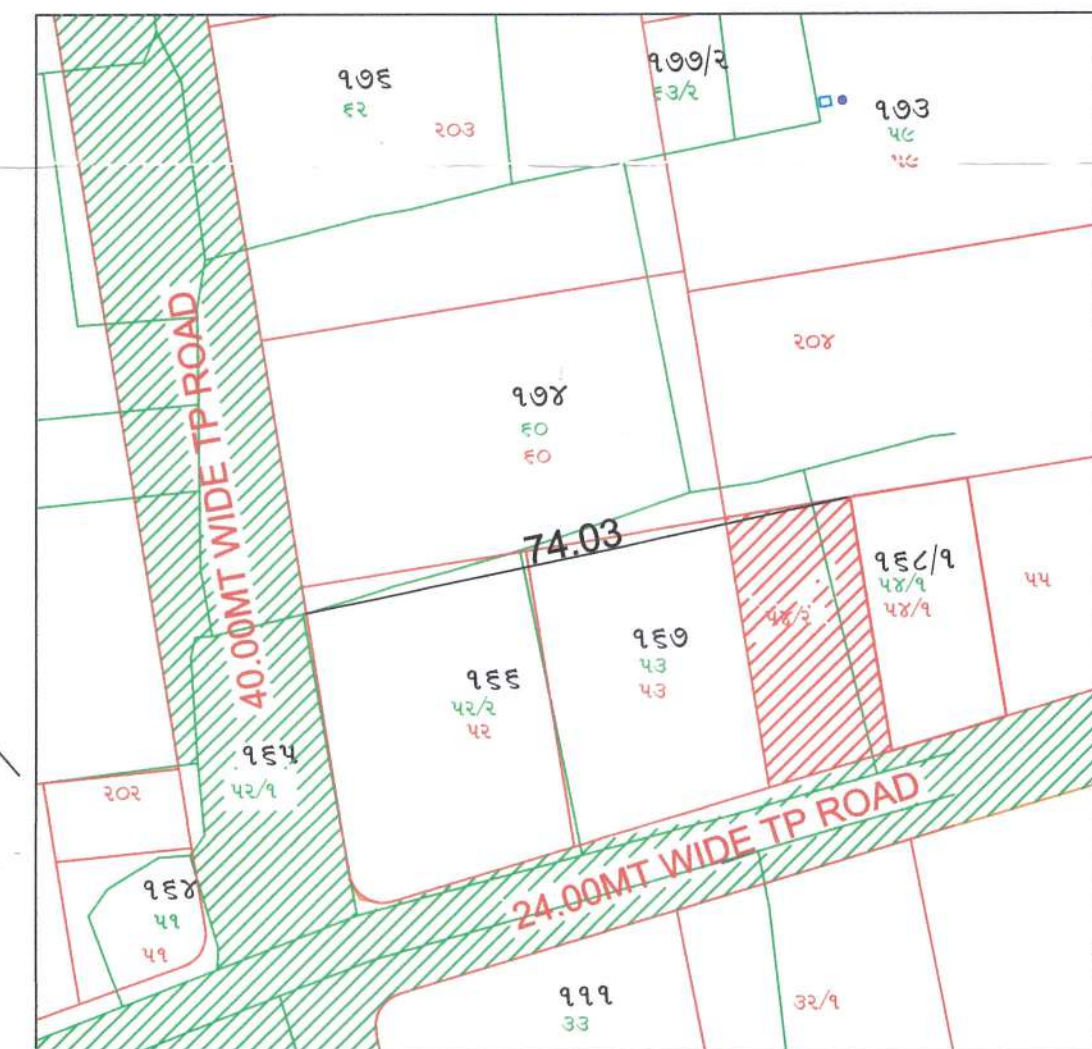
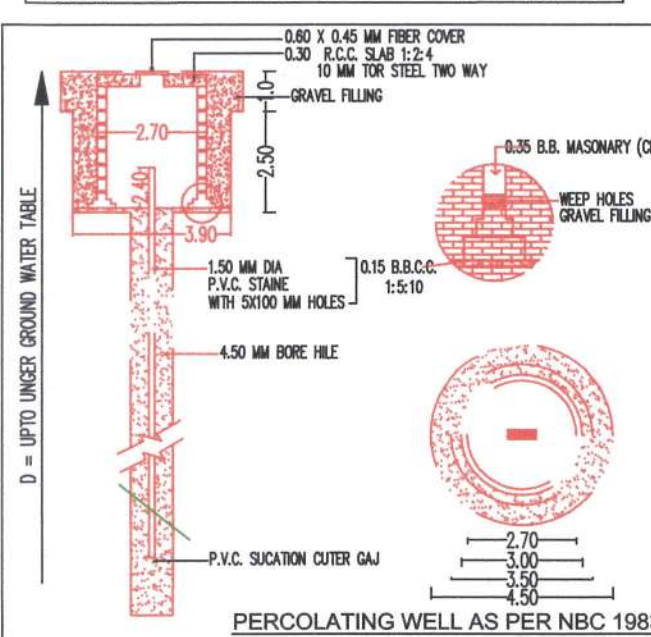
PROPOSED PARKING AREA CALCULATIONS:		
VISITOR PARKING		
IN COMMON PLOT	10.55 X 6.00 X 1	= 63.30
IN HP OF BLOCK A+B	14.05 X 8.61 X 1	= 120.97
TOTAL VISITOR PARKING		184.27
TWO WHEELER PARKING		
HP OF BLOCK A+B,	1	9.59 X 2.09 X 1 = 20.04
	2	4.44 X 26.76 X 1 = 118.81
	3	10.97 X 4.31 X 1 = 47.28
	4	4.47 X 8.61 X 1 = 38.49
	5	9.59 X 10.71 X 1 = 102.71
TOTAL PARK IN HP		327.33
IN 1ST BASEMENT	1	5.08 X 3.23 X 1 = 16.41
	2	10.16 X 13.02 X 1 = 132.27
	3	10.16 X 13.02 X 1 = 132.27
	4	27.15 X 3.00 X 1 = 81.45
TOTAL TWO WHEELER PARKING IN HP		689.74
FOUR WHEELER PARKING		
IN 1ST BASEMENT FL PARKING		1195.73
LESS: TWO WHEEL PARKING		-362.40
IN 2ND BASEMENT FL PARKING		1198.20
TOTAL FOUR WHEELER PARKING		2031.53
TOTAL PARKING PROVIDED		2905.54

BUILT-UP AREA TABLE:		
FLOOR	BLOCK-A+B	
USE	RESIDENCE	
	AREA IN	UNIT IN
	SQ.MT	NOS
2ND BASEMENT	1458.96	0
1ST BASEMENT	1535.64	0
CLUB HOUSE	36.27	0
H.P.	820.03	0
1ST FL	785.57	4
2ND FL	785.57	4
3RD FL	785.57	4
4TH FL	785.57	4
5TH FL	785.57	4
6TH FL	785.57	4
7TH FL	785.57	4
8TH FL	785.57	4
9TH FL	785.57	4
10TH FL	785.57	4
11TH FL	785.57	4
12TH FL	785.57	4
13TH FL	785.57	4
ST CABIN	117.61	0
OHWT	48.9	0
TOTAL	14229.82	52

FSI AREA CALCULATIONS:		
FLOOR	BLOCK-A+B	
USE	RESIDENCE	
	AREA IN	UNIT IN
	SQ.MT	NOS
1ST FL	654.77	4
2ND FL	654.77	4
3RD FL	654.77	4
4TH FL	654.77	4
5TH FL	654.77	4
6TH FL	654.77	4
7TH FL	654.77	4
8TH FL	654.77	4
9TH FL	654.77	4
10TH FL	654.77	4
11TH FL	654.77	4
12TH FL	654.77	4
13TH FL	654.77	4
TOTAL	8512.01	52

- NOTES:-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGINE.
 - THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERIFIED ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
 - IT IS CERTIFY THAT ACCORDING TO CGOER ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
 - IT IS CERTIFY THAT ACCORDING TO THE CGOER-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 CGOER-2017.
 - LIFT IS PROVIDED AS PER THE PROVISION OF THE CGOER-2017.
 - WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CGOER-2017.
 - SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
 - ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CGOER-2017.
 - DRAINAGE FACILITY IS PROVIDED AS PER CGOER-2017.
 - SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CGOER-2017.
 - ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CGOER-2017.
 - THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CGOER-2017.
 - THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDARD AND TAKE NECESSARY ACTION FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
 - RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CGOER-2017.
 - COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CGOER-2017.
 - PROVIDED LIFT CAPACITY AS PER CGOER-2017.
 - MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER THE CGOER-2017.

TREE PLANTATION AREA CALCULATIONS:	
REQ. TREE 5 NOS@200 SQ.MT: 60 NOS	PROPOSED TREE : 60 NOS
SOLID WASTE BINS CAL FOR RESI.:	
REQ. 80LT CAP.BINS @1 BINS/08 UNIT: 07 NOS	(52 UNITS/8 = 6.5NOS SAY 07NOS)
PROPOSED BINS OF 80LTCAP.: 07 NOS	
P.W. AREA CALCULATIONS:	
REQ. P.W. @4000 SQ.MT: 1 NOS	PROPOSED P.W. : 1 NOS



KEY PLAN
(SCALE: 1.0CM: 20.00MT)

LAYOUT PLAN
(SCALE: 1CM :2.0 MT)

PARKING PLAN
(SCALE: 1CM :2.0 MT)

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.

બાસ શરત
બાંધકામ પૂર્ણ થવે બાદ બાંધકામનો
ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર
અને સકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજીયાત છે.

Owner is fully responsible
for open marginal space
and the provision

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

SHEET. NO:- 1/5

PROPOSED PLAN SHOWING RESI.APPARTMENT (DW3)BUILDING LAYOUT ON BLOCK NO:168/2, OP NO:54/2, FP NO : 54/2, TPS NO:05 (KUDASAN-RANDESAN-INDRODA-DHOLAKUWA), VILLAGE:RANDESAN, TA-DIST:GANDHINAGAR.

SCALE : 1 cm. = 2 mt.

ZONE:R-4(RESIDENCE),USE:RESIDENCE(DW3)

AREA TABLE :

AREA OF BLOCK NO:168/2 & OP:54/2	3642.00
AREA OF FINAL PLOT NO: 54/2	2367.00
REQUIRED COMMON PLOT@10%	0236.70
PROPOSED COMMON PLOT	0250.04
PROP. BUILTUPAREA IN 2ND BASEMENT	1458.96
PROP. BUILTUPAREA IN 1ST BASEMENT	1535.64
PROP. BUILT UP AREA OF SOC. FAC.UNIT	0036.27
PROP. BUILT UP AREA ON HP	0820.03
PROP. B.A. ON FIRST FLOOR	0785.57
PROP. B.A. ON SECOND FLOOR	0785.57
PROP. B.A. ON THIRD FLOOR	0785.57
PROP. B.A. ON FOURTH FLOOR	0785.57
PROP. B.A. ON FIFTH FLOOR	0785.57
PROP. B.A. ON SIXTH FLOOR	0785.57
PROP. B.A. ON SEVENTH FLOOR	0785.57
PROP. B.A. ON EIGHTH FLOOR	0785.57
PROP. B.A. ON NINTH FLOOR	0785.57
PROP. B.A. ON TENTH FLOOR	0785.57
PROP. B.A. ON 11TH FLOOR	0785.57
PROP. B.A. ON 12TH FLOOR	0785.57
PROP. B.A. ON 13TH FLOOR	0785.57
PROP. B.A. ON ST. CABIN FLOOR	0117.61
PROP. B.A. OF OHWT ABOVE CABIN	0048.90
TOTAL PROPOSED B.A.	14229.82

FSI AREA TABLE:

PERMISSIBLE BASE FSI @1:1.80	04260.60
PERMISSIBLE CHARGABLE FSI @1:1.80	04260.60
PERMISSIBLE TOTAL FSI @1:3.60	08521.20
PROPOSED FSI	08512.01
BALANCE FSI	0009.19
FSI REQUIRED TO BE PURCHASE	04251.41

COLOUR NOTE :-

PROP. WORK	=	FINAL PLOT
PROP. DRAIN	=	C.P.
ROAD	=	BASEMENT LINE
PLOT BOUN.	=	

OWNER :-

ENGINEER

STRUCTURE ENGINEER

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM/CMC/26.1/2022/15/5/2022
Dated. 22/08/2022

NOTE APPROVED BY:
MUNICIPAL COMMISSIONER

AUTHORITY

Junior Town Planner
Gandhinagar Municipal Corporation