

PROPOSED PLAN SHOWING RESI.AFFORDABLE HOUSING PROJECT(RAH)(RESI.+COMM.) BUILDING LAYOUT PLAN ON OP/FP NO:106, TPS NO: 07(SARGASAN-KUDASAN-POR), SUR NO: 399, VILLAGE : SARGASAN, TALUKA-DISTRICT : GANDHINAGAR.

SCALE : 1 cm. = 4 mt.

ZONE:R-4(RESIDENCE)

USE:AFFORDABLE HOUSING(RAH)(RESI+COMM)

AREA TABLE : — Sq.mt.

PLOT AREA OF FP:106	4638.00
REQUIRED COMMON PLOT@10%	0463.80
PROPOSED COMMON PLOT	0521.24
PROP. B.A. IN BASEMENT FLOOR	03678.94
PROP. B.A. FOR CLUBHOUSE	00000.00
PROP BUILT UP AREA ON HP	1218.03
PROP BUILT UP AREA OF G.F. SHOPS	0371.67
PROP. B.A. ON FIRST FLOOR	1245.91
PROP. B.A. ON SECOND FLOOR	1245.91
PROP. B.A. ON THIRD FLOOR	1245.91
PROP. B.A. ON FOURTH FLOOR	1245.91
PROP. B.A. ON FIFTH FLOOR	1299.27
PROP. B.A. ON SIXTH FLOOR	1245.91
PROP. B.A. ON SEVENTH FLOOR	1245.91
PROP. B.A. ON EIGHTH FLOOR	1299.27
PROP. B.A. ON NINTH FLOOR	1245.91
PROP. B.A. ON TENTH FLOOR	1245.91
PROP. B.A. ON 11TH FLOOR	1245.91
PROP. B.A. ON 12TH FLOOR	1299.27
PROP. B.A. ON 13TH FLOOR	1158.99
PROP. B.A. ON 14TH FLOOR	0899.25
PROP. B.A. ON ST. CABIN FLOOR	0213.25
PROP. B.A. ON OHWT	0081.93
TOTAL PROPOSED B.A.	22733.06

FSI AREA TABLE:	
PERMISSIBLE BASE FSI @1:1.80	08348.40
PERMISSIBLE CHARGABLE FSI @1:0.90	04174.20
PERMISSIBLE TOTAL FSI @1:2.70	12522.60
PROPOSED FSI	12357.63
FSI REQUIRED TO BE PURCHASE	04009.23

COLOUR NOTE : —	
PROP. WORK	= FINAL PLOT
PROP. DRAIN	=
ROAD	= C.P. =
PLOT BOUN.	=

FOR, UMA DEVELOPERS PARTNER	VISHAL R. SONI Registration No. GUDA ENG/413/08/2017
OWNER :-	ENGINEER
NELSON N. MACWAN STRUCTURE DESIGN GRADE-I Reg. No. GUDA/SDI/148/03/2019 B-11, Anand Colony, CTM Cross Road, Ahmedabad - 380026.	VISHAL R. SONI Registration No. GUDA COW/SSI/136/03/2017

STRUCTURE ENGINEER

COW

Note Approved By C.E.A. GUDA
Development Charge Paid

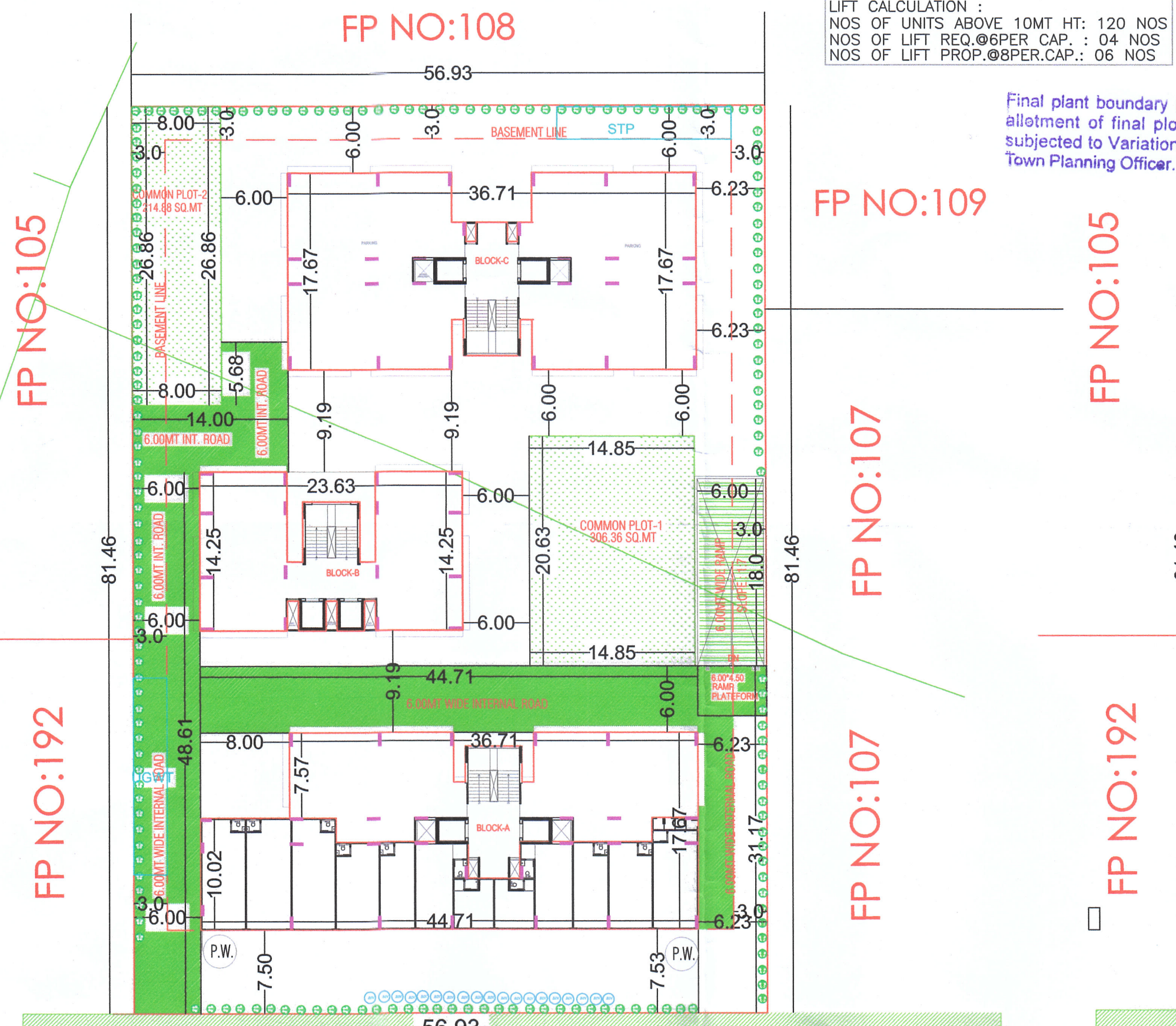
APPROVED

(As amended by..... Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW/1985/100/53
Dated.....

11/6/21 856/21

Jr.ior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.

AUTHORITY :-



LAYOUT PLAN (SCALE: 1CM :4.0 MT)

PARKING AREA TABLE FOR COMM.:		
REQ. PARK. @50% OF COMM. FSI		185.84
PROPOSED PARK.		195.33
PARKING AREA TABLE FOR COMM.:		
REQUIRED	PROPOSED	
VISITOR(20%)	37.17	39.00
2-WHEELER(30%)	55.75	60.00
4-WHEELER(50%)	92.92	96.33
TOTAL	185.84	195.33

PROPOSED COMM. USE PARKING		
VISITOR PARKING AREA CAL:		
FRONT MARGINS 13 x 3.00 x 1	=	39.00
TOTAL PROP. VISITOR PARK. AREA		39.00
TWO WHEELER PARKING AREA CAL:		
FRONT MARGINS 20 x 3.00 x 1	=	60.00
TOTAL TWO WHEELER PARKING FOR COMM.		60.00

COMMON PLOT AREA CALCULATIONS:		
COMMON PLOT :1		
14.85 x 20.63 x 1	=	306.36
COMMON PLOT :2		
26.86 x 8 x 1	=	214.88
TOTAL AREA OF COMMON PLOTS		521.24
FOUR WHEELER PARKING AREA CAL:		
FRONT MARGINS 11.71 x 3.00 x 1	=	35.13
AT BACK SIDE OF S 8 x 7.65 x 1	=	61.20
NET AREA OF FOUR WHEEL. PARKING COMM.		96.33
TOTAL COMM. USE PARKING PROPOSED		195.33

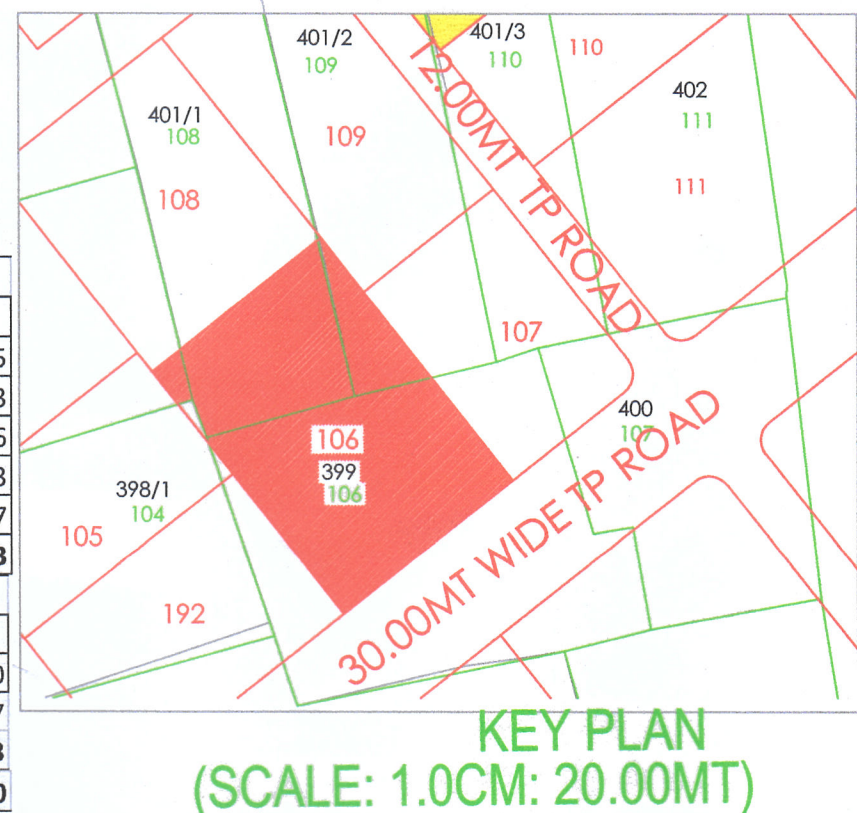
PARKING PLAN (SCALE: 1CM :4.0 MT)

PARKING AREA TABLE FOR RESI.:		
REQ. PARK. @20% OF RESI. FSI		2397.19
PROPOSED PARK.		4449.09
PARKING AREA TABLE FOR RESI.:		
REQUIRED	PROPOSED	
VISITOR(10%)	239.72	309.13
2-WHEELER(40%)	958.88	987.93
4-WHEELER(50%)	1198.60	3152.03
TOTAL	2397.19	4449.09

PROPOSED PARKING AREA CALCULATIONS: FOR RESI.		
VISITOR PARKING		
IN HP OF BLOCK-A 12.45 x 7.57 x 1	=	94.25
IN CP- 26.86 x 8 x 1	=	214.88
NET AREA OF VISITOR PARKING		309.13

TWO WHEELER PARKING		
HP WITH MARGINS		
BLOCK-A 12.45 x 7.57 x 1	=	94.25
BLOCK-B 14.25 x 7.85 x 2	=	223.73
BLOCK-C 14.76 x 7.65 x 4	=	451.66
IN BASEMENT FL 50.48 x 3.27 x 1	=	165.07
TOTAL TWO WHEELER PARKING		987.93
FOUR WHEELER PARKING		
BASEMENT FLOOR PARK.		
TOTAL PARKING AREA IN BASEMENT FL		3317.10
LESS: COMM. FOUR WHEEL PARK.		-165.07
TOTAL FOUR WHEELER PARKING AREA		3152.03
TOTAL PROPOSED PARKING FOR RESI.		4449.10

FSI AREA CALCULATIONS:												
FLOOR	BLOCK-A				BLOCK-B		BLOCK-C		TOTAL		TOTAL	
USE	COMMERCIAL		RESIDENCE		RESIDENCE		RESIDENCE		RESIDENCE		RESI.+COMM.	
	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN
	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS
GROUND FL.	371.67	12					0	0	0		371.67	12
1ST FL.	0	0	354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
2ND FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
3RD FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
4RTH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
5TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
6TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
7TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
8TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
9TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
10TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
11TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
12TH FL			354.23	4	178.65	2	354.23	4	887.11	10	887.11	10
13TH FL			310.77	4	178.65	2	310.77	4	800.19	10	800.19	10
14TH FL			180.90	4	178.65	2	180.90	4	540.45	10	540.45	10
TOTAL	371.67	12	4742.43	56	2501.1	28	4742.43	56	11985.96	140	12357.63	152



BUILT-UP AREA TABLE:												
FLOOR	BLOCK-A				BLOCK-B		BLOCK-C		TOTAL		TOTAL	
USE	COMMERCIAL		RESIDENCE		RESIDENCE		RESIDENCE		RESIDENCE		RESI.+COMM.	
	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN
	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS
BASEMENT FL	3678.94										3678.94	
HOLLOWPLINT	0	0	333.22	0	292.21	0.00	592.60	0	1218.03	0	1218.03	0
GROUND FL.	371.67	12							0.00	0	371.67	12
1ST FL.	0	0	484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
2ND FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
3RD FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
4RTH FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
5TH FL			502.26	4	294.75	2	502.26	4	1299.27	10	1299.27	10
6TH FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
7TH FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
8TH FL			502.26	4	294.75	2	502.26	4	1299.27	10	1299.27	10
9TH FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
10TH FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
11TH FL			484.51	4	276.89	2	484.51	4	1245.91	10	1245.91	10
12TH FL			502.26	4	294.75	2	502.26	4	1299.27	10	1299.27	10
13TH FL			441.05	4	276.89	2	441.05	4	1158.99	10	1158.99	10
14TH FL			311.18	4	276.89	2	311.18	4	899.25	10	899.25	10
ST CABIN	0		71.88		69.49		71.88		213.25	0	213.25	0
OHWT			26.52		28.89		26.52		81.93	0	81.93	
TOTAL	371.67	12	7051.22	56	4320.63	28	7310.6	56	17464.42	140	22733.06	152

