

BUILT-UP AREA TABLE:											
FLOOR	BLOCK-A+B+C		BLOCK-A+B		BLOCK-C		BLOCK-D+E		TOTAL OF ALL BL		TOTAL OF ALL BLOCKS
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	UNIT IN
	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT
2ND BASEMENT					5588.60				5588.60		5588.6
1ST BASEMENT					5588.60				5588.60		5588.6
CLUB HOUSE					149.92				149.92		149.92
H.P.			1052.99				913.79	0	1966.78	0	
GROUND FL	1113.15	24									1113.15
1ST FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
2ND FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
3RD FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
4TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
5TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
6TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
7TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
8TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
9TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
10TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
11TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
12TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
13TH FL			1134.38	8	549.75	4	913.79	8	2597.92	20	2597.92
ST CABIN			171.09	0	87.2	0	155.95	0	414.24	0	414.24
OHWT			44.96	0	22.73	0	44.96	0	112.65	0	112.65
TOTAL	1113.15	24	27347.43	104	7262.58	52	12809.39	102	47419.40	258	48532.55

FSI AREA CALCULATIONS:											
FLOOR	BLOCK-A+B+C		BLOCK-A+B		BLOCK-C		BLOCK-D+E		TOTAL OF ALL BL		TOTAL OF ALL BLOCKS
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	UNIT IN
	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT
GROUND FL	1113.15	24									1113.15
1ST FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
2ND FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
3RD FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
4TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
5TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
6TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
7TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
8TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
9TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
10TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
11TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
12TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
13TH FL			912.73	8	457.30	4	762.56	8	2132.59	20	2132.59
TOTAL	1113.15	24	11869.82	104	5950.8	52	9809.97	102	27630.59	258	28743.74

LIFT CALCULATIONS:
TOTAL NOS OF UNITS ABOVE 10MT : 220 UNITS
REQUIRED NOS OF LIFT : 08 NOS OF 6 PERSONS.
PROPOSED NOS OF LIFT: 10 NOS OF 6 PERSONS.

SOLID WASTE BINS CALCULATIONS:
FOR COMMERCIAL: 80LIT/400 SQ.MT: 03 NOS
PROPOSED BINS OF 80LITCAP.: 03 NOS

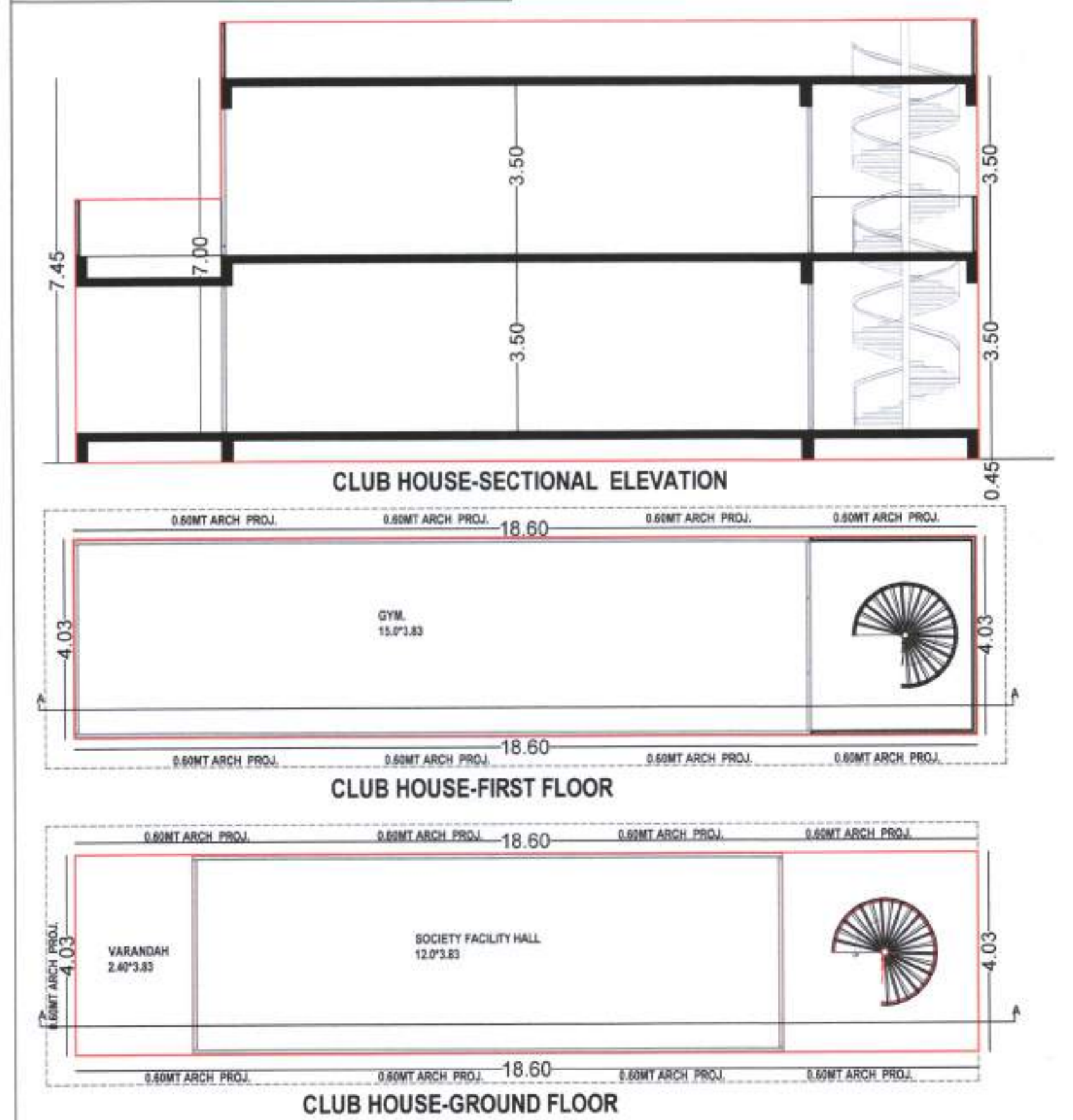
SOLID WASTE BINS CALCULATIONS:
FOR RESIDENCE: 10LIT/UNIT: 33 NOS
PROPOSED BINS OF 80LITCAP.: 33 NOS

P.W. AREA CALCULATIONS:
REQ. P.W. @4000 SQ.MT: 2 NOS
PROPOSED P.W.: 2 NOS

TREE PLANTATION AREA CALCULATIONS:
REQ. TREE 5 NOS@200 SQ.MT: 180 NOS
PROPOSED TREE : 180 NOS

CLUB HOUSE BUILT-UP AREA TABLE:
PERMISSIBLE B.A. OF G.F. CLUBHOUSE @15% OF CP:114.89 SQ.MT
(765.96*0.15 = 114.89 SQ.MT)
PROPOSED B.A. OF GROUND FLOOR CLUB HOUSE: 74.96 SQ.MT

CLUB HOUSE BUILT-UP DETAILS:
GROUND FLOOR : 18.60*4.03 = 74.96 SQ.MT
FIRST FLOOR : 18.60*4.03 = 74.96 SQ.MT
TOTAL BUILT-UP AREA OF CLUB HOUSE: 149.92 SQ.MT



ADJ FINAL PLOT NO:R-47

COMMON PLOT AREA CALCULATIONS:											
COMMON PLOT-1											
1	53.47	x	10.00	x	1	=	534.70				
TOTAL AREA OF COMMON PLOT-1											534.70
COMMON PLOT-2											
1	10.01	x	18.26	x	0.5	=	91.39				
2	15.32	x	18.26	x	0.5	=	139.87				
TOTAL AREA OF COMMON PLOT-2											231.26
TOTAL AREA OF BOTH COMMON PLOT											765.96

SANITARY CALCULATION											
PROPOSED FLOOR AREA = 1113.15 SQ.MT											
TOTAL PERSON (1113.15/154) = 7.228, SAY 278 PERSON											
ASSUME 100 MALE AND 100 FEMALE											
NO. OF USER	TOILET	W.C.	W.C.	W.C.	W.C.	W.C.	W.C.	W.C.	W.C.	W.C.	W.C.
REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.
21-100	2	2	2	2	2	2	2	2	2	2	2
101-300	2	2	2	2	2	2	2	2	2	2	2
TOTAL	4	4	4	4	4	4	4	4	4	4	4

COMMON PLOT SANITARY PROVISION (25%)											
REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.	REQ.
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29	29	29	29	29
30	30	30	30	30	30	30	30	30	30	30	30
31	31	31	31	31	31	31	31	31	31	31	31
32	32	32	32	32	32	32	32	32	32	32	32
33	33	33	33	33	33	33	33	33	33	33	33
34	34	34	34	34	34	34	34	34	34	34	34
35	35	35	35	35	35	35	35	35	35	35	35
36	36	36	36	36	36	36	36	36	36	36	36
37	37	37	37	37	37	37	37	37	37	37	37
38	38	38	38	38	38	38	38	38	38	38	38
39	39	39	39	39	39	39	39	39	39	39	39
40	40	40	40	40	40	40	40	40	40	40	40
41	41	41	41	41	41	41	41	41	41	41	41
42	42	42	42	42	42	42	42	42	42	42	42
43	43	43	43	43	43	43	43	43	43	43	43
44	44	44	44	44	44	44	44	44	44	44	44
45	45	45	45	45	45	45	45	45	45	45	45
46	46	46	46	46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49	49	49	49	49
50	50	50	50	50	50	50	50	50	50	50	50
51	51	51	51	51	51	51	51	51	51	51	51
52	52	52	52	52	52	52	52	52	52	52	52
53	53	53	53	53							

SANITARY SECTION VIEW: 1:50 CM = 1.00 MT											
SCALE: HORIZ. 1:50 CM = 1.00 MT											
DATE:	1. 6.75	2. 5.75	3. 5.00	4. 4.00	5. 3.00	6. 2.00	7. 1.00	8. 0.50	9. 0.25	10. 0.10	11. 0.05
CUTTING:	1. 1.00	2. 1.00	3. 1.00	4. 1.00	5. 1.00	6. 1.00	7. 1.00	8. 1.00	9. 1.00	10. 1.00	11. 1.00
INCLINE:	1. 1.00	2. 1.00	3. 1.00	4. 1.00	5. 1.00	6. 1.00	7. 1.00	8. 1.00	9. 1.00	10. 1.00	11. 1.00
DEPTH:	1. 1.00	2. 1.00	3. 1.00	4. 1.00	5. 1.00	6. 1.00	7. 1.00	8. 1.00	9. 1.00	10. 1.00	11. 1.00
DISTANCE:	1. 1.00	2. 1.00	3. 1.00	4. 1.00	5. 1.00	6. 1.00	7. 1.00	8. 1.00	9. 1.00	10. 1.00	11. 1.00

PARKING AREA TABLE FOR COMM.:		
REQ. PARK. @50% OF COMM. FSI	556.58	
PROPOSED PARK.	630.89	
PARKING AREA TABLE (FOR COMM.)		
	REQUIRED	PROPOSED
VISITOR (20%)	111.32	131.92
2-WHEELER (30%)	166.97	194.51
4-WHEELER (50%)	278.29	304.46
TOTAL	556.58	630.89
PROPOSED PARKING AREA CALCULATIONS FOR COMM.:		
VISITOR PARKING		
IN CP-2	8.33 X 12.00 X 1 =	99.96
OPEN SPACE-A	1.75 X 18.26 X 1 =	31.96
TOTAL VISITOR PARKING FOR COMM.		131.92
TWO WHEELER PARKING		
OPEN SPACE-B	5.88 X 9.44 X 0.5 =	27.75
	8.63 X 9.44 X 0.5 =	40.73
IN HP OF BL-C	13.16 X 7.86 X 1 =	103.44
	7.43 X 3.04 X 1 =	22.59
TOTAL TWO WHEEL. PARKING FOR COMM.		194.51
FOUR WHEELER PARKING		
IN 1ST BASEMENT FL	19.77 X 15.40 X 1 =	304.46
TOTAL FOUR WHEEL. PARKING FOR COMM.		304.46

PARKING AREA TABLE FOR RESI.:		
REQ. PARK. @20% OF RESI. FSI	5526.12	
PROPOSED PARK.	11119.89	
PARKING AREA TABLE (FOR RESI.)		
	REQUIRED	PROPOSED
VISITOR (10%)	552.61	574.32
2-WHEELER (40%)	2210.45	2321.13
4-WHEELER (50%)	2763.06	8224.44
TOTAL	5526.12	11119.89

PROPOSED PARKING AREA CALCULATIONS FOR RESIDENCE:		
VISITOR PARKING		
IN CP-1	28.2 X 10.00 X 1 =	282.00
IN 1ST BASEMENT FL		
	30.91 X 6.60 X 1 =	204.01
	4.77 X 7.75 X 1 =	36.97
	11.94 X 4.30 X 1 =	51.34
TOTAL VISITOR IN 1ST BASEMENT		292.32
TOTAL AREA OF VISITOR PARKING		574.32

TWO WHEELER PARKING		
IN HP OF BL-A+B		
	10.9 X 6.87 X 1 =	74.88
	21.7 X 9.30 X 1 =	201.81
	13.08 X 4.33 X 1 =	56.64
	10.9 X 6.30 X 1 =	68.67
	2.65 X 3.23 X 1 =	8.56
IN HP OF BL-D+E		
	7.07 X 9.58 X 1 =	67.73
	4.48 X 6.55 X 1 =	29.34
	25.48 X 16.30 X 1 =	415.32
LESS: AMINITIES		
	18.14 X 4.48 X -1 =	-81.27
	9.12 X 16.30 X 1 =	148.66
TOTAL TWO WHEELER PARKING IN HP		990.35
IN 1ST BASEMENT FLOOR		
	7.07 X 19.30 X 1 =	136.45
	4.56 X 4.20 X 2 =	38.30
	29.96 X 14.30 X 1 =	428.43
	15.73 X 14.30 X 1 =	224.94
	54.05 X 9.30 X 1 =	502.67
TOTAL TWO WHEELER PARKING IN BASEMENT		1330.79
TOTAL TWO WHEELER PARKING		2321.13

FOUR WHEELER PARKING		
IN 1ST BASEMENT: NET PARKING AREA		4801.99
LESS: FOUR WHEEL. PARK (COMM.)		-304.46
LESS: TWO WHEEL. PARK (RESI.)		-1330.79
LESS: VISITOR PARK. (RESI.)		-292.32
NET FOUR WHEEL. PARKIN IN 1ST BASEMENT		3166.74
IN 2ND BASEMENT: NET PARKING AREA		5057.70
TOTAL FOUR WHEELER PARKING		8224.44

માસ શરત
બાંધકામ પૂરું થવે બાદ બાંધકામનો
ઉપગ્રહ ત્રણ મહિના પહેલાં નિયમોનુસાર
અને માલિકની વપરાશનું પ્રમાણપત્ર
જમાવવું રજીસ્ટ્રાર છે.

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

PARKING PLAN		SHEET. NO.:- 2/7
PROPOSED PLAN SHOWING RESIDENTIAL+COMMERCIAL BUILDINGS PROJECT ON SUR NO:-, F.P.NO: R-46, TPS NO:08 (SARGASAN), VILLAGE : SARGASAN, TALUKA-DISTRICT : GANDHINAGAR.		
SCALE : 1 cm. = 2 mt.		
ZONE : C-3 (COMMERCIAL)		
USE : RESIDENTIAL+COMMERCIAL		
AREA TABLE :-		Sq.mt.
AREA OF F.P.NO: R-46		7186.00
REQUIRED COMMON PLOT@10%		0718.60
PROPOSED COMMON PLOT		0765.96
PROP. B.A. OF 2ND BASEMENT FLOOR		5588.60
PROP. B.A. OF 1ST BASEMENT FLOOR		5588.60
PROP. BUILT UP AREA ON HP		1966.78
PROP. BUILT UP AREA ON GR. FL.		1113.15
PROP. B.A. ON FIRST FLOOR		2597.92
PROP. B.A. ON SECOND FLOOR		2597.92
PROP. B.A. ON THIRD FLOOR		2597.92
PROP. B.A. ON FOURTH FLOOR		2597.92
PROP. B.A. ON FIFTH FLOOR		2597.92
PROP. B.A. ON SIXTH FLOOR		2597.92
PROP. B.A. ON SEVENTH FLOOR		2597.92
PROP. B.A. ON EIGHTH FLOOR		2597.92
PROP. B.A. ON NINTH FLOOR		2597.92
PROP. B.A. ON TENTH FLOOR		2597.92
PROP. B.A. ON ELEVENTH FLOOR		2597.92
PROP. B.A. ON TWELTH FLOOR		2597.92
PROP. B.A. ON THIRTEENTH FLOOR		2423.57
PROP. B.A. ON ST. CABIN FLOOR		0414.24
PROP. B.A. ON OHWT+LMR		0112.65
PROP. B.A. OF CLUB HOUSE		0149.92
TOTAL PROPOSED B.A.		48532.55
FSI AREA TABLE:		
PERMISSIBLE BASE FSI @1:1.25		08982.50
PERMISSIBLE CHARGABLE FSI @1:2.75		19761.50
PERMISSIBLE TOTAL FSI @1:4.00		28744.00
PROPOSED FSI		28743.74
BALANCE FSI		00000.26
FSI REQUIRED TO BE PURCHASE		19761.24

COLOUR NOTE :-	
PROP. WORK	= FINAL PLOT
PROP. DRAIN	= BASEMENT LINE
ROAD	=
PLOT BOUN.	= C.P. =

FOR, MANIBHADRA WORLDWIDE LLP
PARTNER

OWNER :-

DIYESHKUMAR N PARMAR
29, PANDURANG SOCIETY,
MALPUR ROAD, MODASA
GUDA GRADE-1
LIC. No. 1115SE1405281022

ENGINEER

KALPESH A. PRAJAPATI
Civil Engineer
AT. BAPUPURA, TA. MANSA,
DIST. GANDHINAGAR
GUDA/ENG/411/07/17
Mo. 8980855976

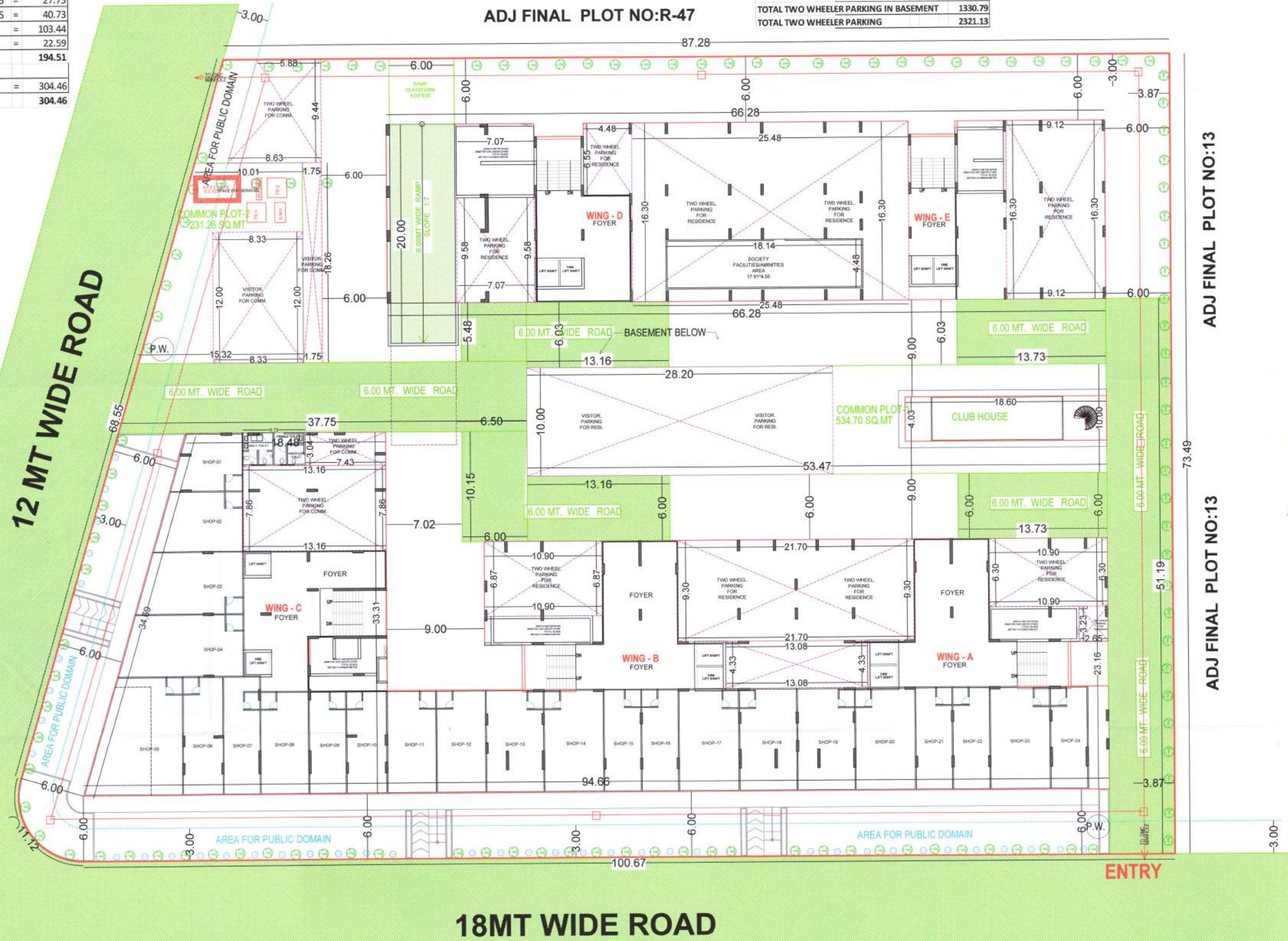
COW

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in Police Letter
No. PRM/GM/389/2021-22/10/2021/23906
Dated.....23/10/2024.....

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY :-



Manibhadra Worldwide LLP

Date: 05-01-2025

To,
Manibhadra Worldwide LLP
Park Paradise
Sargasan, Gandhinagar

Parking Details						
Covered Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	150	900.75	0	0.00	150	900.75
All Basement	370	2321.13	250	8528.90	620	10850.03
Total	520	3221.88	250	8528.90	770	11750.78

Open Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	0	0.00	0	0.00	0	0.00
1st Basement	0	0.00	0	0.00	0	0.00
Total	0	0.00	0	0.00	0	0.00

Total Parking						
Floor	2 Wheeler	Area (Sq Mtr)	4 Wheeler	Area (Sq Mtr)	Total Wheeler	Total Area (Sq Mtr)
Ground Floor	150	900.75	0	0	150	900.75
1st Basement	370	2321.13	250	8528.9	620	10850.03
Total	520	3221.88	250	8528.90	770	11750.78

For, Manibhadra Worldwide LLP

Partner

