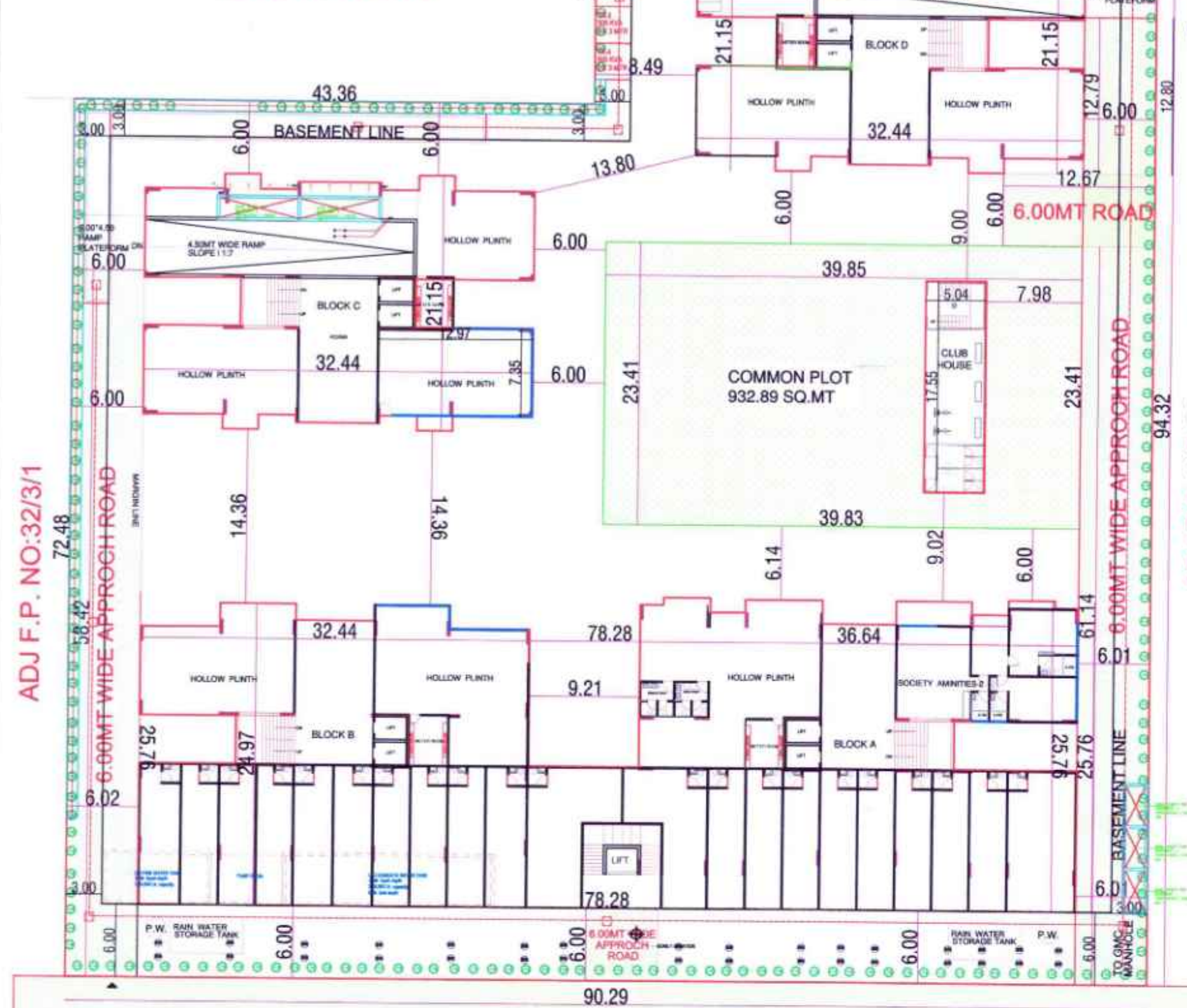


The Permission is valid only till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land.

ADJ S.P. NO:32/2



18.00MT WIDE TP ROAD

LAYOUT PLAN
(SCALE: 1:4)

PARKING AREA TABLE FOR COMM.:

REQ. PARK. @50% OF COMM. FSI	872.41
PROPOSED PARK.	1004.86

PARKING AREA TABLE FOR COMM.:

REQUIRED	PROPOSED
VISITOR(20%)	174.48
2-WHEELER(30%)	251.72
4-WHEELER(50%)	436.21
TOTAL	862.41

PROPOSED PARKING AREA CALCULATIONS: FOR COMM. USE

IN FRONT MARGINS	37.4 X 1.50 X 1 = 56.10
IN 1ST BASMENT	34.91 X 1.50 X 1 = 52.38
TOTAL VISITOR PARKING ON GROUND	108.48
IN 1ST BASMENT	9.42 X 11.22 X 1 = 105.69
TOTAL VISITOR PARKING	214.17
TWO WHEELER PARKING	
IN FIRST BASMENT	33.38 X 7.16 X 1 = 239.00
IN 1ST BASMENT	5.90 X 5.09 X 1 = 30.06
TOTAL TWO WHEEL. PARK. FOR COMM. USE	269.06

BUILT-UP AREA TABLE:

FLOOR	USE	AREA IN SQ.MT	UNIT	NO.	AREA IN SQ.MT	UNIT	NO.
2ND BASEMENT	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
2ND BASEMENT	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
1ST BASEMENT	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
CLUB HOUSE	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
GROUND FL	RESIDENCE	931.95	NO.	21	931.95	NO.	21
1ST FL	RESIDENCE	931.95	NO.	21	931.95	NO.	21
2ND FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
3RD FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
4TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
5TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
6TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
7TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
8TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
9TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
10TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
11TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
12TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
13TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
14TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
ST CABIN	RESIDENCE	86.33	NO.	0	86.33	NO.	0
CHWT	RESIDENCE	21.99	NO.	0	21.99	NO.	0
TOTAL	RESIDENCE	1845.48	NO.	37	1845.48	NO.	37

FSI AREA CALCULATIONS:

FLOOR	USE	AREA IN SQ.MT	UNIT	NO.	AREA IN SQ.MT	UNIT	NO.
2ND BASEMENT	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
2ND BASEMENT	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
1ST BASEMENT	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
CLUB HOUSE	RESIDENCE	6243.79	NO.	0	6243.79	NO.	0
GROUND FL	RESIDENCE	931.95	NO.	21	931.95	NO.	21
1ST FL	RESIDENCE	931.95	NO.	21	931.95	NO.	21
2ND FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
3RD FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
4TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
5TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
6TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
7TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
8TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
9TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
10TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
11TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
12TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
13TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
14TH FL	RESIDENCE	743.43	NO.	4	743.43	NO.	4
ST CABIN	RESIDENCE	86.33	NO.	0	86.33	NO.	0
CHWT	RESIDENCE	21.99	NO.	0	21.99	NO.	0
TOTAL	RESIDENCE	1845.48	NO.	37	1845.48	NO.	37

FOUR WHEELER PARKING

IN 1ST BASEMENT FL

37.35 X 11.22 X 1 =	419.07
13.1 X 4.42 X 1 =	57.91
6.35 X 7.03 X 1 =	44.65

TOTAL FOUR WHEELER PARKING

521.63

TOTAL PARKING AREA FOR COMMERCIAL USE:

1004.86

USE

10

38

54

69

17

PARKING AREA TABLE FOR RESI.:

REQ. PARK. @20% OF RESI. FSI

5701.10

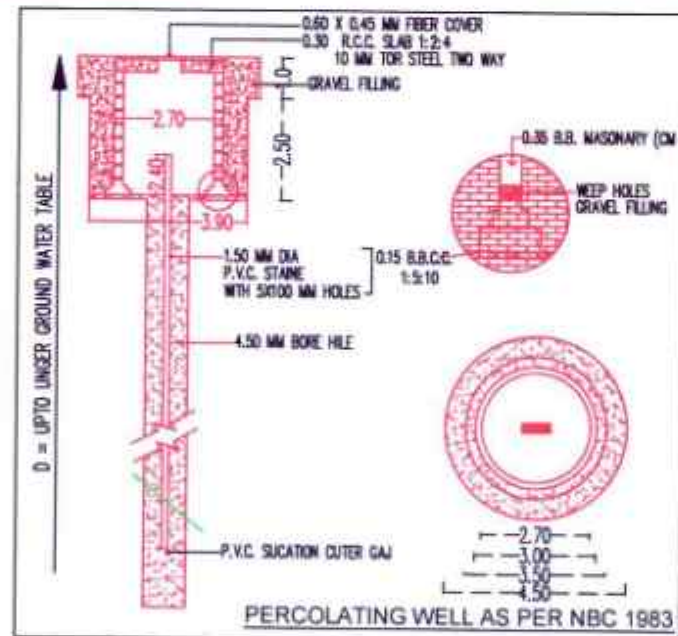
PROPOSED PARK.

18498.86

PARKING AREA TABLE FOR RESI.:

	REQUIRED	PROPOSED
VISITOR(10%)	570.39	655.81
2-WHEELER(40%)	2281.57	2415.54
4-WHEELER(50%)	2851.96	15427.51
TOTAL	5703.92	18498.86

TREE PLANTATION AREA CALCULATIONS:	
REQ. TREE 5 NOS @ 200 SQ.MT:	190 NOS
PROPOSED TREE	190 NOS
SOLID WASTE BINS CAL FOR COMM.:	
REQ. BOLT BINS @ 400 SQ.MT:	05 NOS
PROPOSED BINS OF BOLT CAP:	05 NOS
SOLID WASTE BINS CAL FOR RESI.:	
REQ. BOLT BINS @ 1000 SQ.MT:	27 NOS
PROPOSED BINS OF BOLT CAP:	27 NOS
P.W. AREA CALCULATIONS:	
REQ. P.W. @ 4000 SQ.MT:	2 NOS
PROPOSED P.W.	2 NOS



PROPOSED PARKING AREA CALCULATIONS: FOR RESI. USE:

VISITOR PARKING	IN HP OF BLA+B	12.96 X 9.29 X 1 = 120.40
A		
B		
C		
D		
E		
F		
G IN CP		
TOTAL VISITOR PARKING ON GROUND		655.81
TWO WHEELER PARKING AREA CALCULATIONS:		
BETN BLB & BLIC		
IN HP OF BLOCK-C		
I		
J		
K		
L		
M		
IN HP OF BLOCK-D		
N		
O		
P		
Q		
R		
S		
TOTAL VISITOR PARKING ALL HP		960.03
IN 1ST BASEMENT FL		
LESS:		
LESS:		
LESS:		
LESS:		
LESS:		
NET PARKING AREA IN FIRST BASEMENT FL		1455.51
TOTAL TWO WHEELER PARKING		2415.54
FOUR WHEELER PARKING		
IN 1ST BASEMENT FL PARKING		5504.45
LESS: TWO WHEELER RESI. PARKING		-1455.51
IN 2ND BASEMENT PARKING		5688.54
IN 3RD BASEMENT PARKING		5690.03
TOTAL FOUR WHEELER PARKING		15427.51

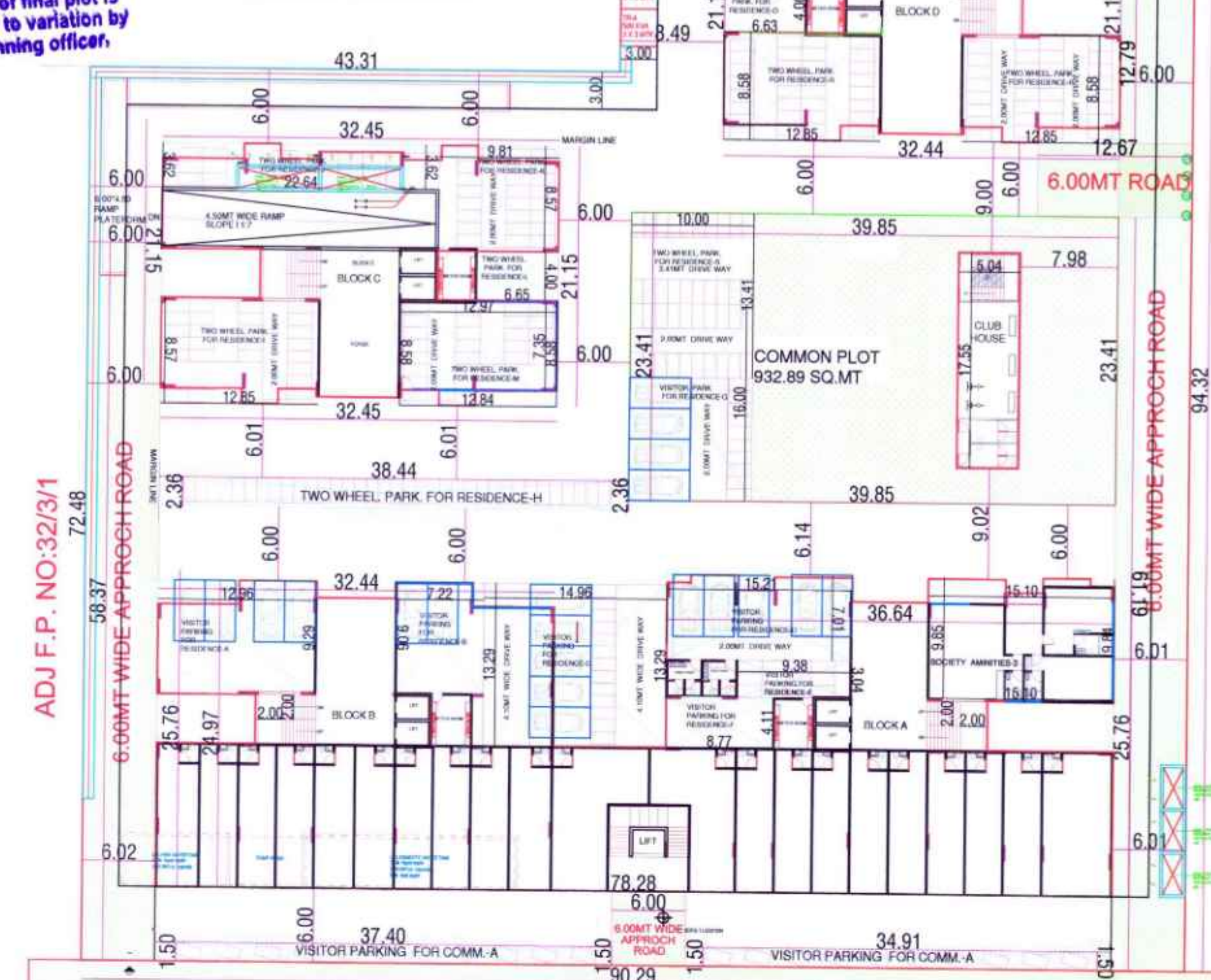
COMMON PLOT AREA CALCULATIONS:

1	39.85	x	23.41	x	1.0	=	932.89
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CLUB HOUSE BUILTUP AREA CALCULATIONS:	
1: 5.04*17.55 = 88.45 SQ.MT	
PERMISSIBLE BUILTUP AREA @15% OF CP: 139.93 SQ.MT	
PROPOSED CLUB HOUSE B.A.	: 088.98 SQ.MT

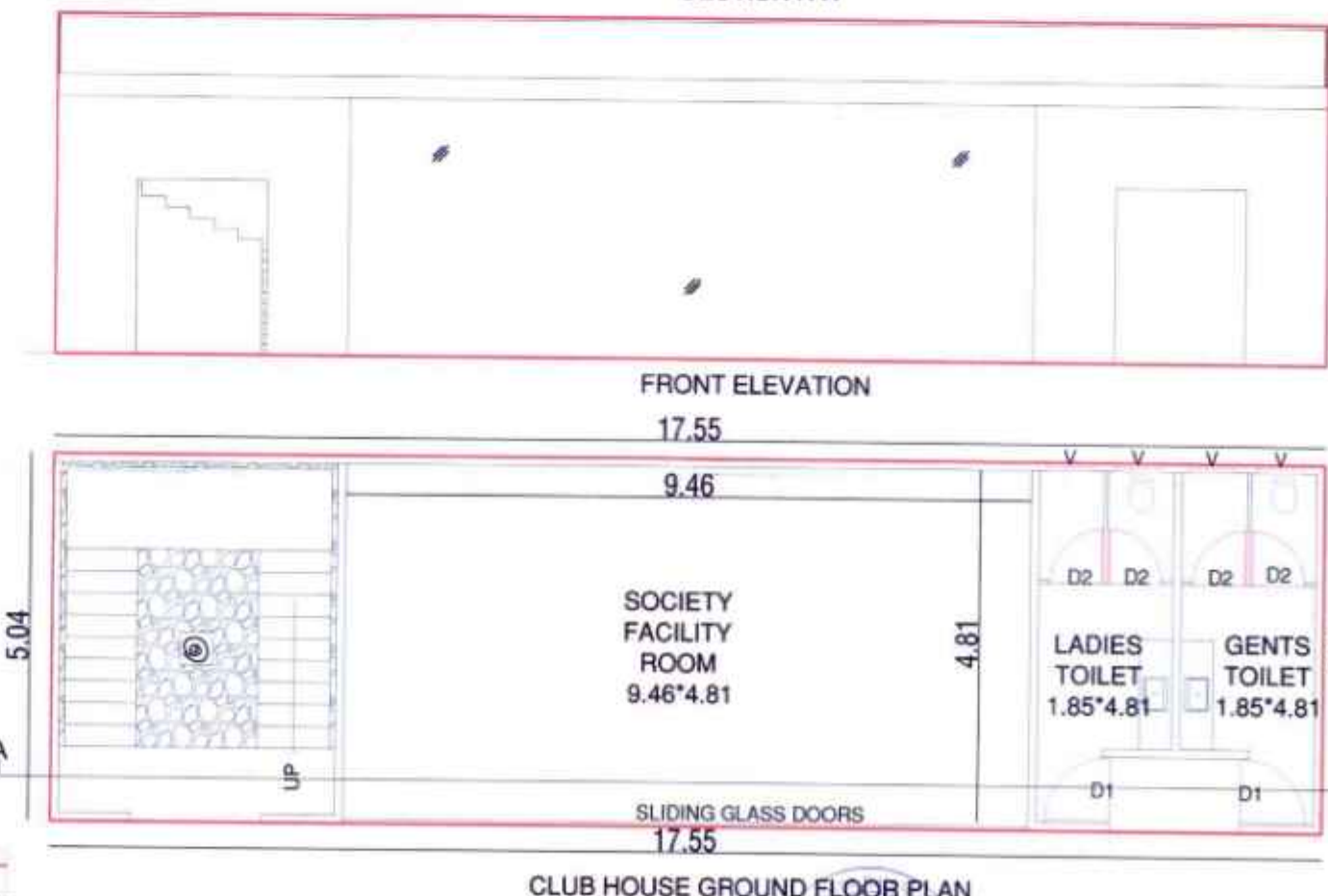
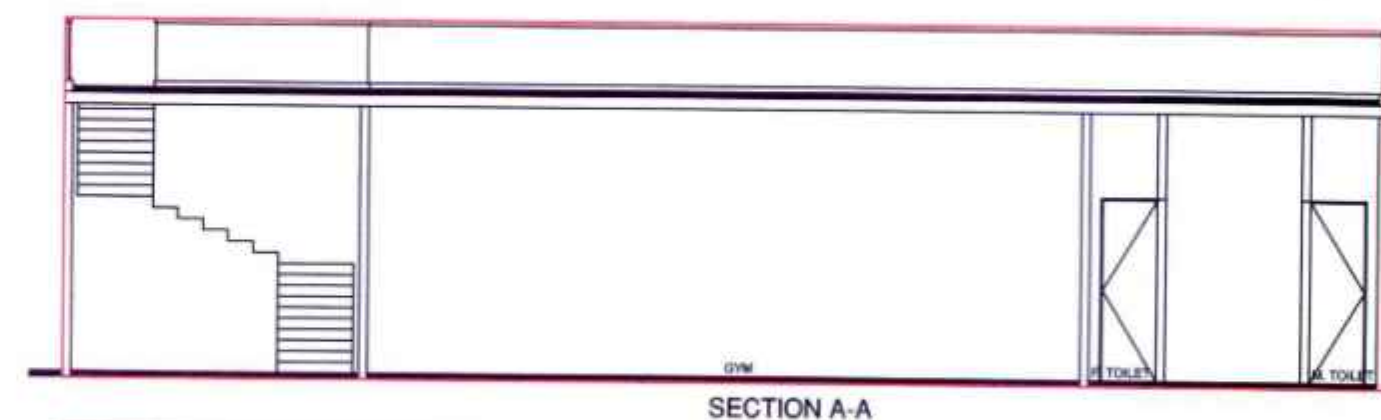
Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

ADJ S.P. NO:32/2



18.00MT WIDE TP ROAD

PARKING LAYOUT
(SCALE: 1:4)



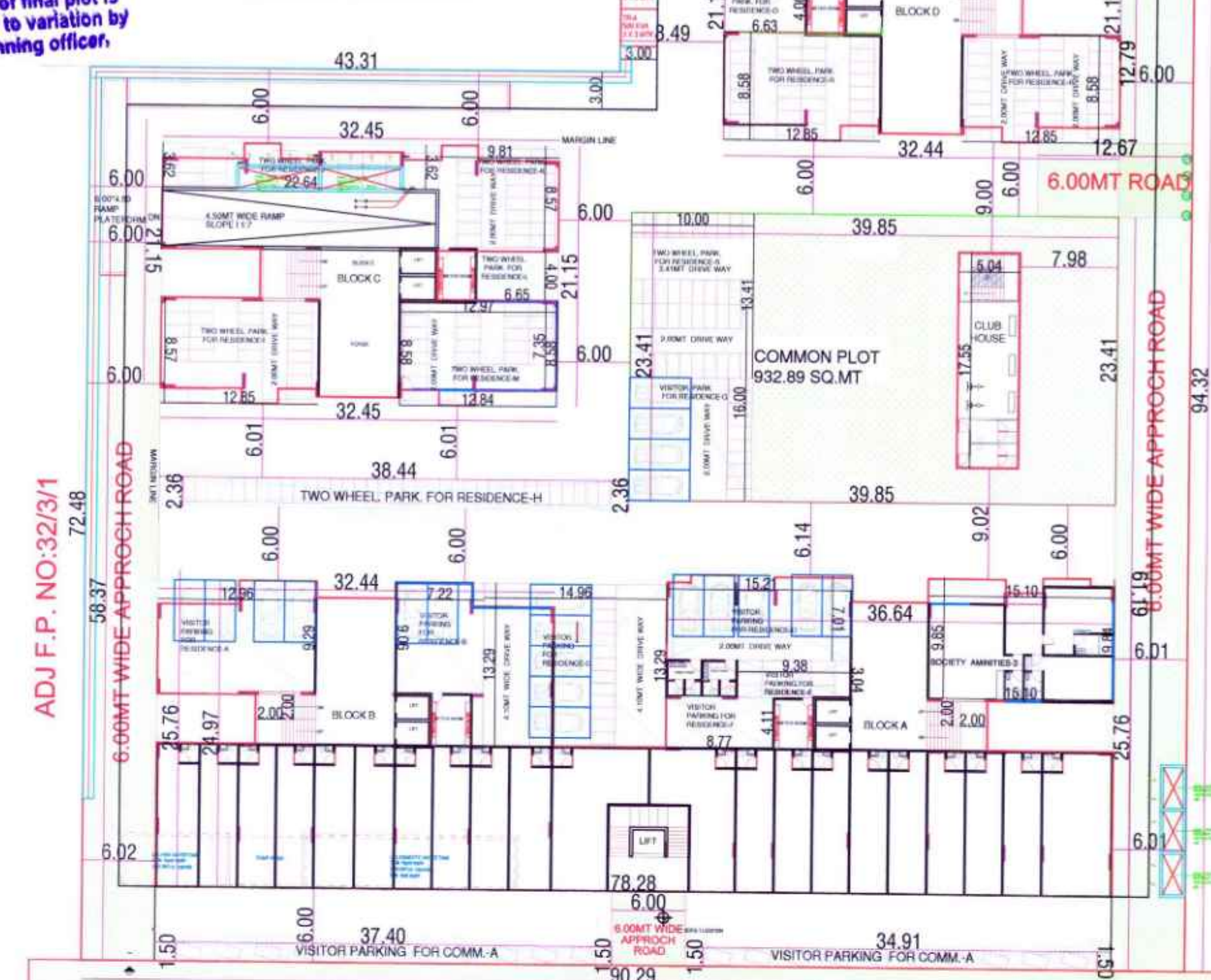
KEY PLAN
(SCALE: 1.0CM: 20.00MT)

ADJ RESERVATION FP NO:R41

CLUB HOUSE BUILTUP AREA CALCULATIONS:	
1: 5.04*17.55 = 88.45 SQ.MT	
PERMISSIBLE BUILTUP AREA @15% OF CP: 139.93 SQ.MT	
PROPOSED CLUB HOUSE B.A.	: 088.98 SQ.MT

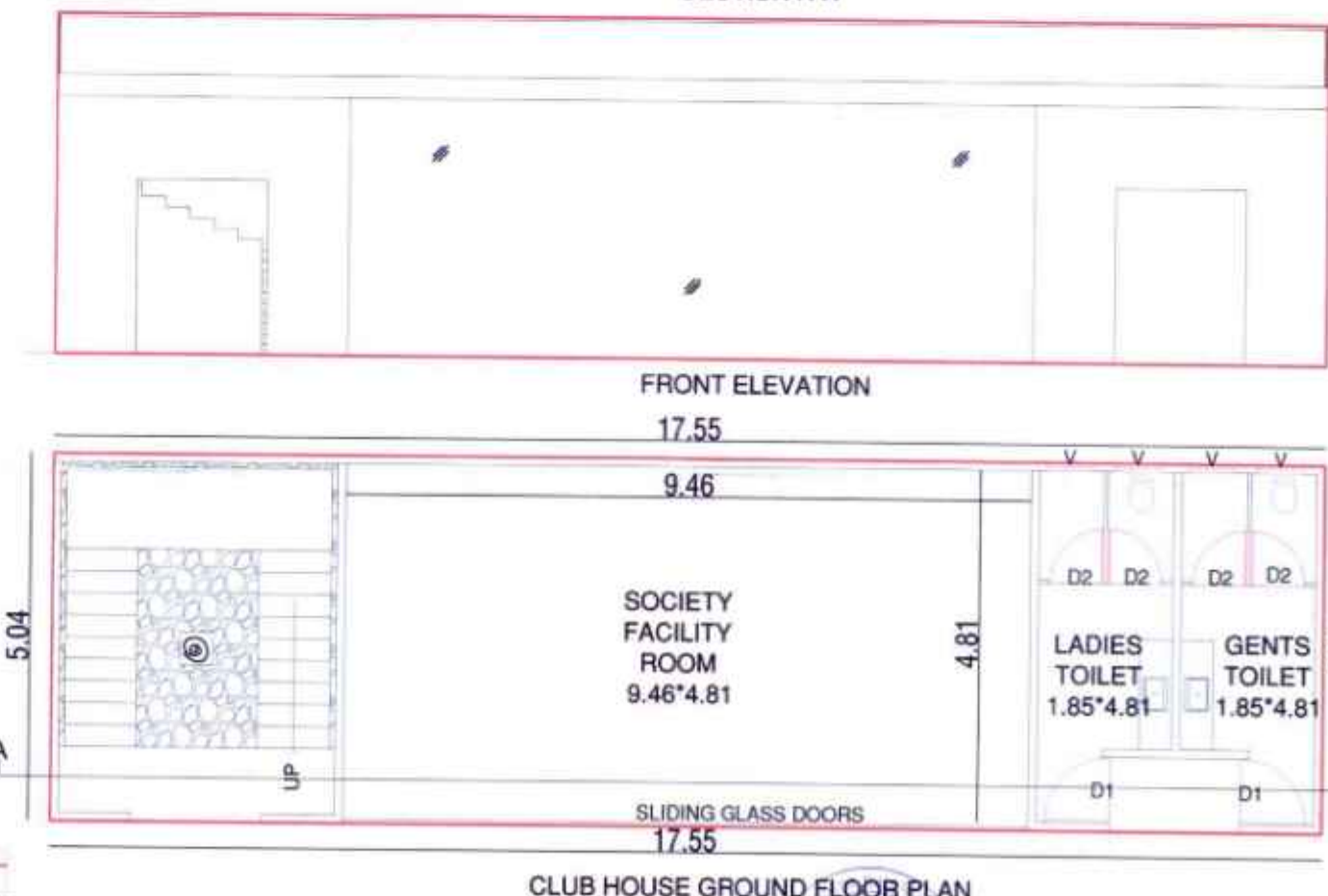
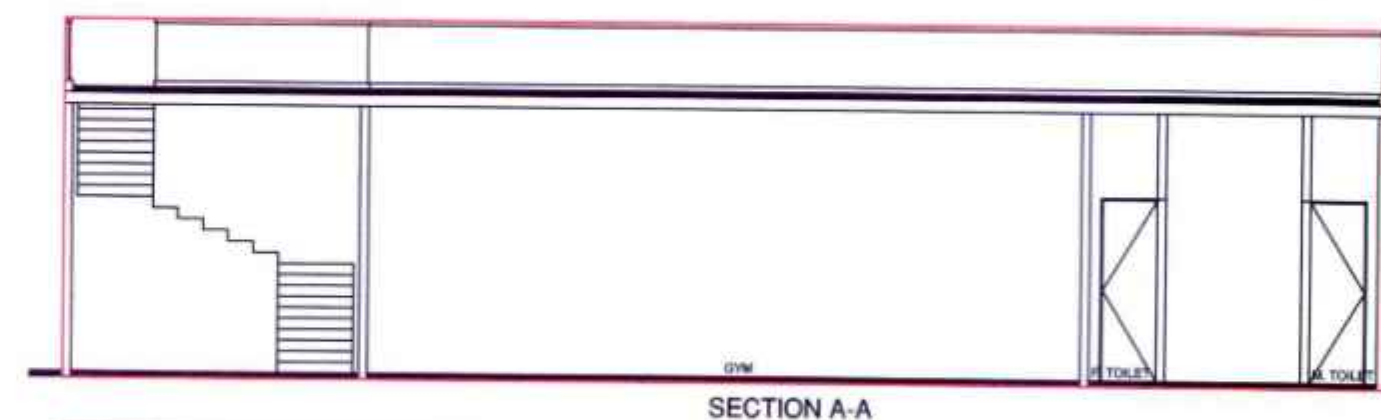
Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.

ADJ S.P. NO:32/2



18.00MT WIDE TP ROAD

PARKING LAYOUT
(SCALE: 1:4)



SHEET. NO:- 1/10

PROPOSED PLAN SHOWING RESI.+COMM. BUILD. LAYOUT ON S.P.NO:32/3/2+34/1 (AMALG.), OF FINAL PLOT NO:32, 34/1, TPS NO:08(SARGASAN), R.SUR NO: 33,40/1 VILL:SARGASAN, TA-DIST: GANDHINAGAR.

SCALE : 1 cm. = 4 mt.

ZONE:C-3(COMMERCIAL),USE:RESI.+COMM.

AREA TABLE : -

	Sq.mt.
AREA OF S.P. NO:32/3/2+34/1	7568.65
REQUIRED COMMON PLOT@10%	0756.87
PROPOSED COMMON PLOT	0932.89
PROP. BUILTUPAREA IN 3RD BASEMENT	6243.79
PROP. BUILTUPAREA IN 2ND BASEMENT	6243.79
PROP. BUILTUPAREA IN 1ST BASEMENT	6243.79
PROP. BUILTUP AREA OF CLUBHOUSE	0088.45
PROP BUILT UP AREA ON HP	1939.67
PROP BUILTUP AREA ON GROUND FL.	0931.95
PROP. B.A. ON FIRST FLOOR	2745.64
PROP. B.A. ON SECOND FLOOR	2438.95
PROP. B.A. ON THIRD FLOOR	2438.95
PROP. B.A. ON FOURTH FLOOR	2438.95
PROP. B.A. ON FIFTH FLOOR	2438.95
PROP. B.A. ON SIXTH FLOOR	2438.95
PROP. B.A. ON SEVENTH FLOOR	2438.95
PROP. B.A. ON EIGHTH FLOOR	2438.95
PROP. B.A. ON NINTH FLOOR	2438.95
PROP. B.A. ON TENTH FLOOR	2438.95
PROP. B.A. ON 11TH FLOOR	2438.95
PROP. B.A. ON 12TH FLOOR	2438.95
PROP. B.A. ON 13TH FLOOR	2484.56
PROP. B.A. ON 14TH FLOOR	1986.78
PROP. B.A. ON ST. CABIN FLOOR	0327.16
PROP. B.A. OF OHWT ABOVE CABIN	0087.96
TOTAL PROPOSED B.A.	56151.99

FSI AREA TABLE:

PERMISSIBLE BASE FSI @1:1.25	9460.81
PERMISSIBLE CHARGABLE FSI @1:2.75	20813.79
PERMISSIBLE TOTAL FSI @1:4.00	30274.60
PROPOSED FSI	30250.32
BALANCE FSI	0024.28
FSI REQUIRED TO BE PURCHASE	20789.51

COLOUR NOTE : -

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

(1) તરુણભાઈ સંતરામભાઈ
(2) ગૌરવભાઈ સંતરામભાઈ
(3) મુખાલભાઈ સંતરામભાઈ
(4) ઉપાદેવી સંતરામભાઈ
(5) પ્રિતીબેન તરુણભાઈ
ના કુલ મુખનાર
સાવા સમિતી ઈન્કોર્પોરેટેડ એલ એલ પી
ના વહીવટ કરી દિપક ઇંદુભાઈ પટેલ

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

OWNER :-

ENGINEER

BHAVIK PATEL
GUDA/SD-1/164/08/2020
B-12, Navkar Flats, Ankur Road,
Naranpura, Ahmedabad-380013

KALPESH A. PRAJAPATI
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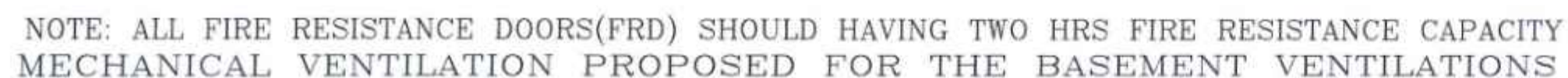
STRUCTURE ENGINEER COW

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM/GMA/219/2020-2021-2022
Dated.....12.10.2022

NOTE: APPROVED BY
MUNICIPAL COMMISSIONER

AUTHORITY

Junior Town Planner
Gandhinagar Municipal Corporation



HANDICAP PARKING AREA CALCULATIONS:
NOS OF HANDICAP PARKING REQ:2 NOS@25 CARS= 14 NOS
PROPOSED NOS OF HANDICAP PARKING IN BOTH BASEMENT= 20 NOS

BASEMENT FLOOR PLAN | SHEET NO.3/10

PROPOSED PLAN SHOWING BASEMENT
FLOOR PLANS OF RESIDENCE+COMM.BL:
A+B,C,D, ON F.P./S.P.NO:32/3/2+34/1
(AMALG.)TPSNO:08(SARGASAN),SUR NO:33,
40 VILLAGE:SARGASAN, TA. DIST.C/NAGAR

CASE NO. : _____ DATE: _____ SCALE : 1 CM. = 2.0 MT.
 ZONE : C-3 _____ USE : RESI.+COMM. PARKING
B.A. TABLE :
 PROP. B.A. OF 2ND BASEMENT FLOOR _____ 6243.79

SCHEDULE OF OPENINGS :		
DOORS	WINDOWS	VENTS
D - 1.07 X 2.13	V - 0.60 X 0.61	
D1 - 0.91 X 2.13	W1 - 1.50 X 1.20	

COLOUR NOTES :	R.C.C. STAIR DETAILS :
— PROP. WORK	2.00 WIDTH
PROP. DRAINAGE	0.30 TREAD

BASEMENT FLOOR BUILTUP AREA CALCULATIONS:

C = BASEMENT BUILDING AREA CALC.				
	84.28 x	85.32	x	1.0 = 7190.77
DEDUCTIONS:				
	1	43.36 x	21.84	x -1.0 = -946.98
TOTAL B.A. OF 1ST BASEMENT FLOOR				6243.79
2ND BASEMENT PARKING CALCULATIONS:				
TOTAL B.A. OF SECOND BASEMENT FL				6243.79
LESS:				
RAMPS	28.80 x	6.46	x	-1.0 = -186.05
	6.46 x	9.77	x	-1.0 = -63.11
STAIR/L	14.31 x	4.46	x	-1.0 = -63.82
	14.46 x	4.46	x	-1.0 = -64.49
	14.61 x	4.46	x	-2.0 = -130.32
	6.75 x	7.03	x	-1.0 = -47.45
NET PARKING AREA OF 2ND BASEMENT FL				5688.54

- (૧) તરુણભાઈ સંતરામભાઈ
- (૨) ગૌરવભાઈ સંતરામભાઈ
- (૩) મૃણાલભાઈ સંતરામભાઈ
- (૪) ઉષાદેવી સંતરામભાઈ
- (૫) પ્રિતિબેન તરુણભાઈ

ના કુલ મુખત્યાર
સાવલા સાનિધ્ય ઈન્કોર્પોરેટેડ એલ એલ પી
ના વહીવટ કરતાં ટિપક છોટાભાઈ પટેલ

OWNER D. C. Patel

KALPESH A. PRAJAPATI
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GUDA/ENG/411/07/17
Mo. : 8980855976

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GUDA/COW/SSI/132/07/17
Mo. + 980855976

COW

BHAVIK PATEL
GUDA/SD-1/164/08/2020
B-12, Navkar Flats, Ankur Road
Naranpura, Ahmedabad-380013

STRUCTURE DESIGNER

Development Charge Paid
APPROVED

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

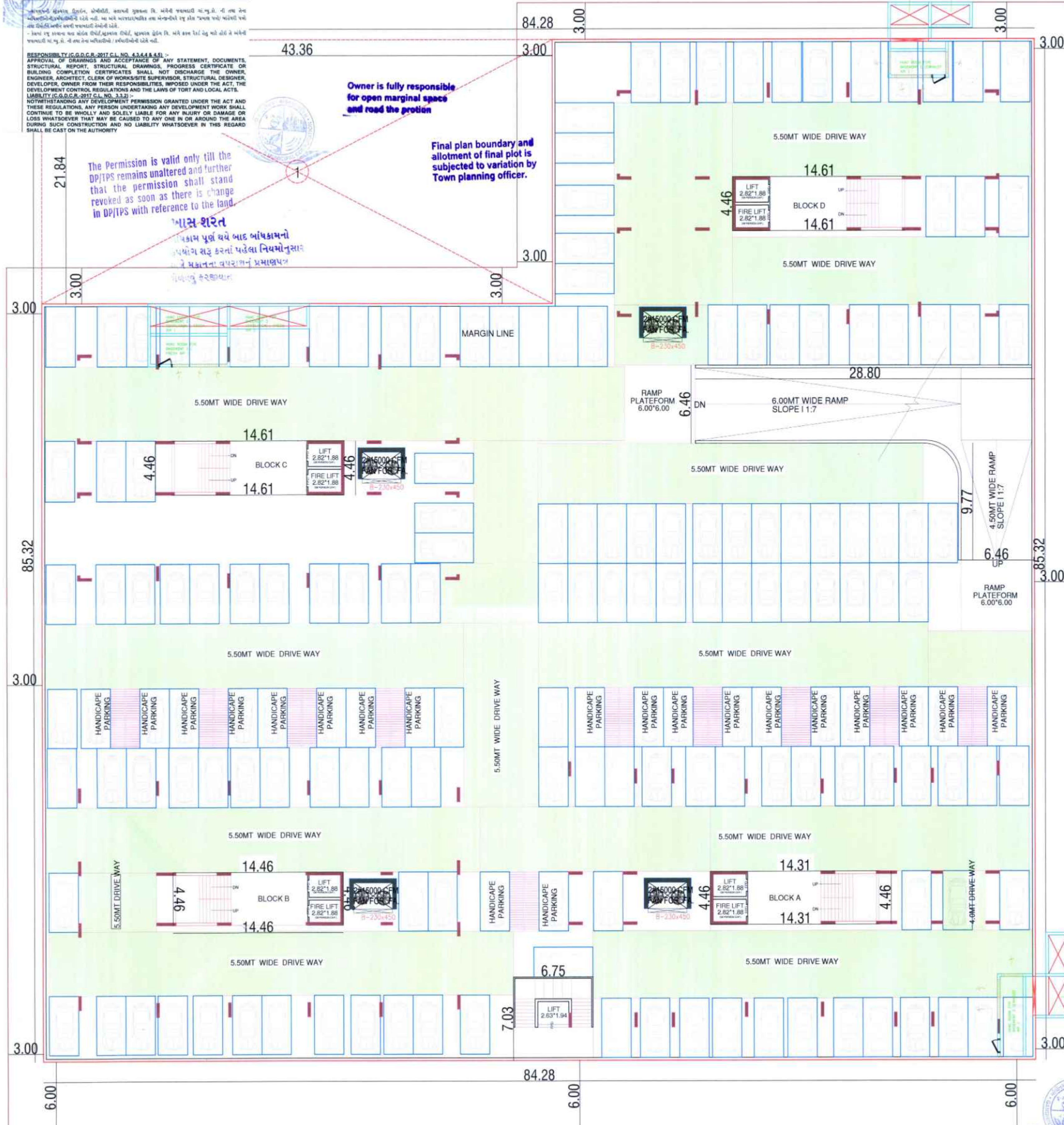
No. PRM..|GMCL219|212211291

Dated... 17/10/2022

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY



2ND BASEMENT FLOOR PLAN

NOTE: ALL FIRE RESISTANCE DOORS(FRD) SHOULD HAVING TWO HRS FIRE RESISTANCE CAPACITY
MECHANICAL VENTILATION PROPOSED FOR THE BASEMENT VENTILATIONS

HANDICAPED PARKING AREA CALCULATIONS:
NOS OF HANDICAPED PARKING REQ 2 NOS@25 CARS= 08 NOS
PROPOSED NOS OF HANDICAPED PARKING IN BOTH BASEMENT= 20 NOS

BASEMENT FLOOR PLAN SHEET NO.4/10
PROPOSED PLAN SHOWING BASEMENT
FLOOR PLANS OF RESIDENCE+COMM.BL:
A+B,C,D, ON S.P.NO:32/3/2+34/1(AMALG.)
FP:32,34, TPSNO:08(SARGASAN),SUR NO:33,
40,VILLAGE:SARGASAN, TA-DIST:G'NAGAR

CASE NO.: DATE: SCALE: 1 CM.= 2.0 MT.
ZONE: C-3 USE: RESI+COMM. PARKING
B.A. TABLE:
PROP. B.A. OF 1ST BASEMENT FLOOR 6243.79

SCHEDULE OF OPENINGS :		
DOORS	WINDOWS	VENTS
D1 = 1.07 X 2.13	V1 = 0.80 X 0.81	
D2 = 0.91 X 2.13	WT = 1.50 X 1.20	
D3 = 0.76 X 2.13		
FPD = 0.90 X 2.13		

COLOUR NOTES :	
PROP. WORK	R.C.C. STAIR DETAILS :
PROP. DRAINAGE	2.00 WIDTH
	0.30 TREAD
	0.15 RISER

BASEMENT FLOOR BUILTUP AREA CALCULATIONS:			
1ST BASEMENT BUILTUP AREA CAL:			
84.28 x 85.32	x	1.0 =	7190.77
DEDUCTIONS:			
1	43.36 x 21.84	x	-1.0 = -946.98
TOTAL B.A. OF 1ST BASEMENT FLOOR			6243.79
1ST BASEMENT PARKING CALCULATIONS:			
TOTAL B.A. OF FIRST BASEMENT FL			6243.79
LESS:			
RAMP	25.80 x 4.95	x	-2.0 = -255.42
	28.57 x 6.46	x	-1.0 = -184.56
STAIR/L	14.31 x 4.46	x	-1.0 = -63.82
	14.46 x 4.46	x	-1.0 = -64.49
	14.61 x 4.23	x	-2.0 = -123.60
	6.75 x 7.03	x	-1.0 = -47.45
NET PARKING AREA OF 1ST BASEMENT FL			5504.44

- (1) તરફનાઈ સંતરામભાઈ
 - (2) ગીરવભાઈ સંતરામભાઈ
 - (3) મુજાલભાઈ સંતરામભાઈ
 - (4) ઉપાદેવી સંતરામભાઈ
 - (5) પ્રિતીબેન તરફનાઈ
- ના કુલ મુખત્યાર
સાવધા સાનિત્ય ઈન્ફ્રાસ્ટ્રક્ચર એવ એવ થી
ના વલીવટ ક્તા દિપક છોટુભાઈ પટેલ

OWNER
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Mo. 8980855976

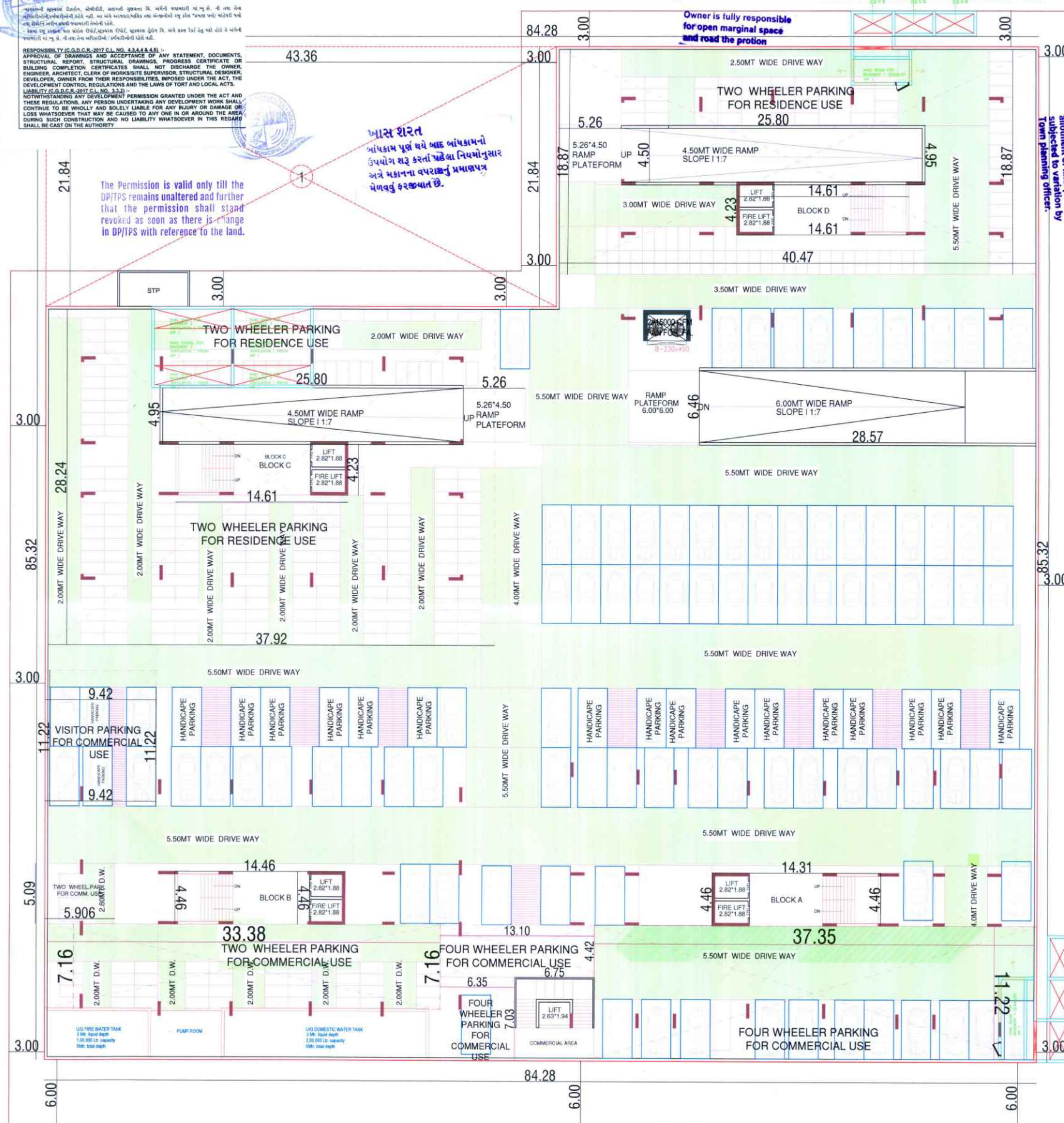
COW
BHAVIK PATEL
GUDA/SD-1/164/08/2020
B-12, Navkar Flats, Ankur Road,
Varanpura, Ahmedabad-380013

STRUCTURE DESIGNER

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter
No. PRM./G.M.C./919/2022/132/08/2022
Dated...12/10/2022... 20072

NOTE: APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation



1ST BASEMENT FLOOR PLAN