



PROPOSED OPEN SUBPLOTING FOR NEW SURVEY
NUMBER 50 VILLAGE DHOLERA, TALUKA DHOLERA
DISTRICT AHMEDABAD
PRELIMINARY TP SCHEME No. 2B-1 OF DSIRDA
OP No. 164 FP No. 164

ZONE: RESIDENTIAL
USE: RESIDENTIAL OPEN SUBPLOTING

DISCRIPTION	AREA IN SQ.MT.
AREA OF SURVEY No. 50	20421.00
AREA OF OP No. 164	20421.00
AREA OF FP No. 164	10211.00
AREA OF INTERNAL ROAD	2505.68
AREA OF COMMON PLOT REQUIRED AS PER GDCR @ 10%	1021.10
AREA OF COMMON PLOT PROVIDED	1041.53
AREA OF SUB-PLOTS	6863.79

FSI TABLE			
TOTAL AREA OF SUBPLOTS	6663.79	SQMT	
TOTAL PERMISSIBLE FSI	7901.62	SQMT	

CALCULATION FOR PERCOLATION WELL
1 PERCOLATION WELL / 4000 SQ.MT.
10211 / 4000 SQ.MT. = 2.55 PERCOLATION WELL REQUIRED
NUMBER OF PERCOLATION WELL PROVIDED = 3

CALCULATION FOR COMMON PLOT		
COMMON PLOT-1 :	10.50 X 30.00	= 315.00 SQMT
COMMON PLOT-2 :	(16.66 + 9.13) / 2 X 21.66	= 279.30 SQMT
COMMON PLOT-3 :		
	10.50 X 43.33	= 454.96
	LESS CURVE	= 7.73
		<u>447.23</u>
Total =		1041.53 SQMT

CALCULATION FOR TREE PLANTATION

TOTAL PLOT AREA = 10211 SQMT
TOTAL SUBPLOT AREA = 6663.79 SQMT
TOTAL TREE PLANTATION REQUIRED
 1 Tree / 100 sqmt of builtup area
 Total permissible FSI = 7901.62 sqmt
 $7901.62 / 100 = 79.01$ (Say 80 Trees)
Proposed trees = 80

LEGEND

- | | |
|--|-------------------------|
| | OP No. & Boundary |
| | FP No. & Boundary |
| | DP / TP Road |
| | Proposed Internal Roads |
| | Proposed Common Plots |
| | Proposed Sub-Plots |
| | Proposed drainage line |

OWNER(S)

DEVANG CHANDRAKANT PANDYA
HITESH CHANDRAKANT PANDYA
DIGVIJAYSINH LALUBHA CHUDASAMA
ABHISHEK PRADYUMANSINH CHUDASAMA

4820 E. 1st St. 22.

DEVANG CHANDRAKANT PANDYA

ARCHITECT

Maniar Jiten Ashokbhai
DSIRDA Reg. No. ARCHI/15
Valid upto 04/11/2023

STRUCTURE ENGINEER

UMESH M. NINAMA
305, BINALI COMPLEX,
OPP. AEC ZONAL OFFICE,
NARANPURA, AHMEDABAD-1.
REG NO.: DSIRDA-SDII/1

CLERK OF WORKS

UMESH M. NINAMA
305, BINALI COMPLEX,
OPP. AEC ZONAL OFFICE,
NARANPURA, AHMEDABAD-13
REG. NO.: DSIRDA-COW-SS-1/9

**DHOLERA SPECIAL INVESTMENT
REGIONAL DEVELOPMENT AUTHORITY**

Note Approved by C.E.O.

APPROVED
As amended by.....
(Colour) Subject to the condition
as mentioned in this office letter
No..... Dated 26-12-2020

100..... Dated 24/01/2020
 श्रीमोस.आध/आर श्रीमो/२०२०/PRM/GGC/GGC

Sundhar
Senior Town Planner
Dholera Special Investment Regional
Development Authority, Gandhinagar



SUBPLOT LAYOUT PLAN-SCALE - 1:400
All dimensions are in Meter

KEY PLAN - SCALE 1:2000

: ખાસ શરત :
તા.....ના રોજ માલિક ઓર્ગેનાઇઝ
આફિકર તથા એન્જીનીયરે આપેલ બાંહેધરી
પત્રમાં દર્શાવેલ તમામ શરતોનું ચુસ્તપણે
પાલન કરવાનું રહેશે.

: ખાસ શરત :
નકશામાં મુજવતામાં આવેલ કામના પ્લોટનો કબજો જ્યાં સુધી સદર જમીનની માલિકી સોંપાયતી એસોસિયેશનની ન વાય ત્યાં સુધી કોઇન પ્લોટનો કબજો/માલિકી સત્તામંડળની રહેશે.

: ખાસ શરત :
મંજૂર થયેલા નકશાઓની નકલનો ૧
સેટ સ્થળ પર પ્રસિધ્ધ કરવાનો રહેશે.

Final plan boundary and allotment of final plot is subject to variation by Town Planning officer

Owner is fully responsible
For open marginal space
and road line portion.

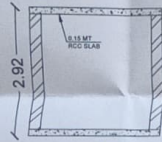
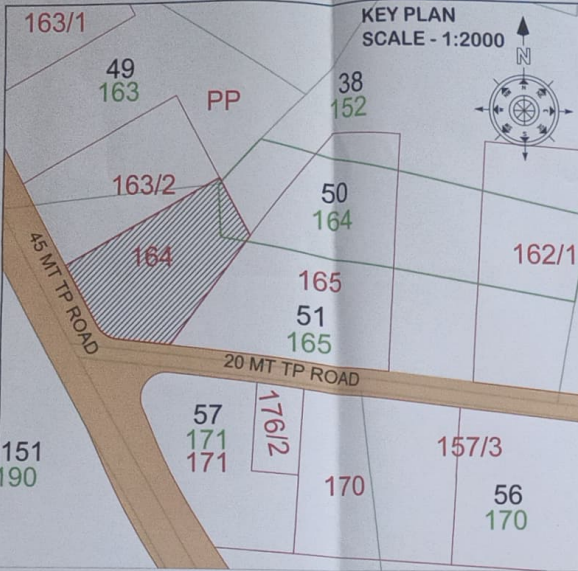
The permission is valid till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land under reference.

20 MT TP ROAD

57
171
171

151
190

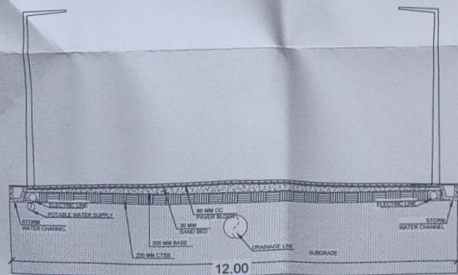
Subplot area table for FP-164 of TP2B1 of DSIRDA						
Subplot No.	Dimensions (mt)	Subplot area in sqmt	Permissible ground coverage as per GDCR (%)	Permissible ground coverage as per GDCR (sqmt)	Permissible FSI as per GDCR	Permissible FSI (sqmt)
1	(7.59+16.36)/2 X 45.0 =538.87 (26.52/2) X 5.9 = 78.23	617.1	50%	308.55	1.00	617.10
2	(19.97+9.16)/2 X 52.44 = 763.79 (7.29+5.84)/2 X 35.01 = 229.84 Less curve = 17.04	976.59	60%	585.95	1.50	1464.89
3	21.35 X 47.61 = 1016.47 Less curve = 17.41	999.06	60%	599.44	1.50	1498.59
4	(15.22+15.26)/2 X 33.95 = 517.41 Less curve = 17.41	500	60%	300.00	1.50	750.00
5	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
6	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
7	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
8	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
9	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
10	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
11	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
12	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
13	18.0 X 11.12	200.16	50%	100.08	1.00	200.16
14	19.0 X 10.97 = 208.43 Less Curve = 7.73	200.7	50%	100.35	1.00	200.70
15	(15.83+8.07)/2 X 20.98 = 250.71	250.71	50%	125.36	1.00	250.71
16	(17.56+10.37)/2 X 22.67 = 316.58	316.58	50%	158.29	1.00	316.58
17	19.0 X 10.53	200.07	50%	100.04	1.00	200.07
18	19.0 X 10.97 = 208.43 Less Curve = 7.73	200.7	50%	100.35	1.00	200.70
19	19.0 X 10.97 = 208.43 Less Curve = 7.73	200.7	50%	100.35	1.00	200.70
20	19.0 X 10.53	200.07	50%	100.04	1.00	200.07
21	19.0 X 10.53	200.07	50%	100.04	1.00	200.07
	Total	6663.79		3579.46		7901.61



SECTION



PLAN
PERCOLATION WELL DETAILS



TYPICAL ROAD SECTION - 12 MT ROAD

Subplot area table for PP-504 of 1978/1 of DSIRDA

Subplot No.	Dimensions (m)	Subplot area in sqm	Permissible ground coverage as per GDCR (%)	Permissible ground coverage at per GDCR (sqm)	Permissible FSI as per GDCR	Permissible FSI (sqm)
1	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
2	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
3	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
4	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
5	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
6	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
7	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
8	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
9	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
10	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
11	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
12	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
13	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
14	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
15	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
16	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
17	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
18	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
19	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
20	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
21	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
22	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
23	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
24	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
25	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
26	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
27	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
28	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
29	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
30	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
31	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
32	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
33	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
34	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
35	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
36	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
37	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
38	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
39	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
40	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
41	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
42	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
43	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
44	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
45	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
46	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
47	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
48	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
49	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
50	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
51	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
52	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
53	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
54	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
55	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
56	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
57	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
58	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
59	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
60	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
61	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
62	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
63	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
64	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
65	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
66	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
67	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
68	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
69	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
70	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
71	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
72	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
73	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
74	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
75	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
76	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
77	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
78	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
79	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
80	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
81	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
82	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
83	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
84	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
85	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
86	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
87	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
88	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
89	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
90	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
91	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
92	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
93	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
94	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
95	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
96	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
97	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
98	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
99	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87
100	(7.59+16.30)/2 X 45.0 = 538.87	538.87	50%	269.44	1.00	538.87



PROPOSED SITE SERVICES / UTILITIES PLAN
FOR OPEN SUBPLOT FOR NEW SURVEY
NUMBER 50 VILLAGE DHOLERA, TALUKA DHOLERA
DISTRICT AHMEDABAD
PRELIMINARY TP SCHEME No. 2B-1 OF DSIRDA
OP No. 164 FP No. 164

ZONE: RESIDENTIAL
USE: RESIDENTIAL OPEN SUBPLOT

AREA TABLE

DISCUSSION	AREA IN SQ.MT.
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AREA OF FP No. 164	10211.00
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REQUIRED AS PER GDCR @ 10%	1021.10
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AREA OF SUB-PLOTS	6663.79

FSI TABLE

TOTAL AREA OF SUBPLOTS	6663.79	SQMT
TOTAL PERMISSIBLE FSI	7901.62	SQMT

CALCULATION FOR PERCOLATION WELL

1 PERCOLATION WELL / 4000 SQ.MT.

10211 / 4000 SQ.MT. = 2.55 PERCOLATION WELL REQUIRED

NUMBER OF PERCOLATION WELL PROVIDED = 3

CALCULATION FOR COMMON PLOT

COMMON PLOT-1 : 10.50 X 30.00 = 315.00 SQMT

COMMON PLOT-2 : (16.66 + 9.13) / 2 X 21.66 = 279.30 SQMT

COMMON PLOT-3 :

10.50 X 43.33	= 454.96
LESS CURVE	= 7.73
	447.23

Total = 1041.53 SQMT

LEGEND

H	OP No. & Boundary
N	FP No. & Boundary
DP	TP Road
Proposed Internal Roads	
Proposed Common Plots	
Proposed Sub-Plots	
Proposed drainage line	
Proposed water supply line	
Proposed storm water collection line	
Proposed Light poles	