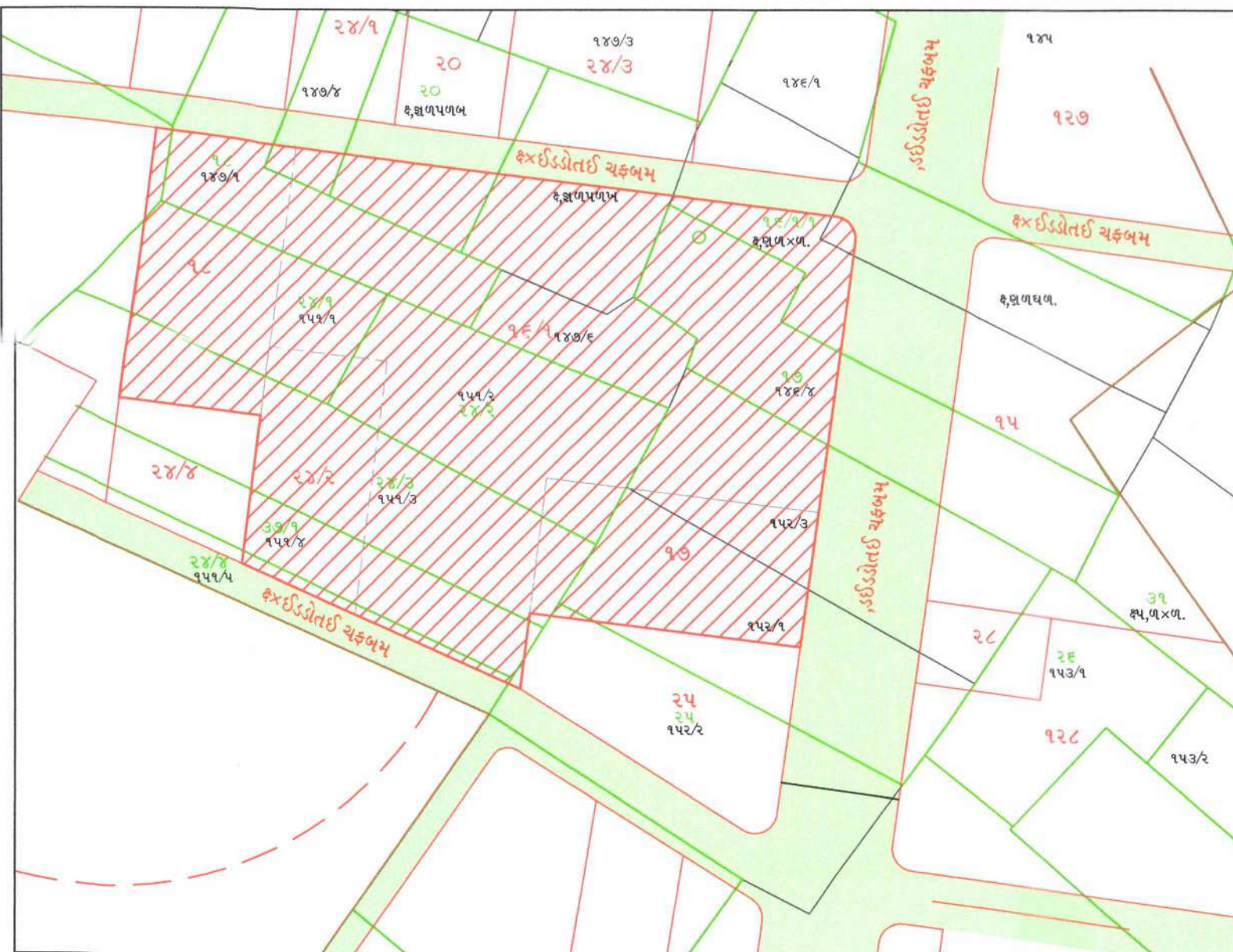


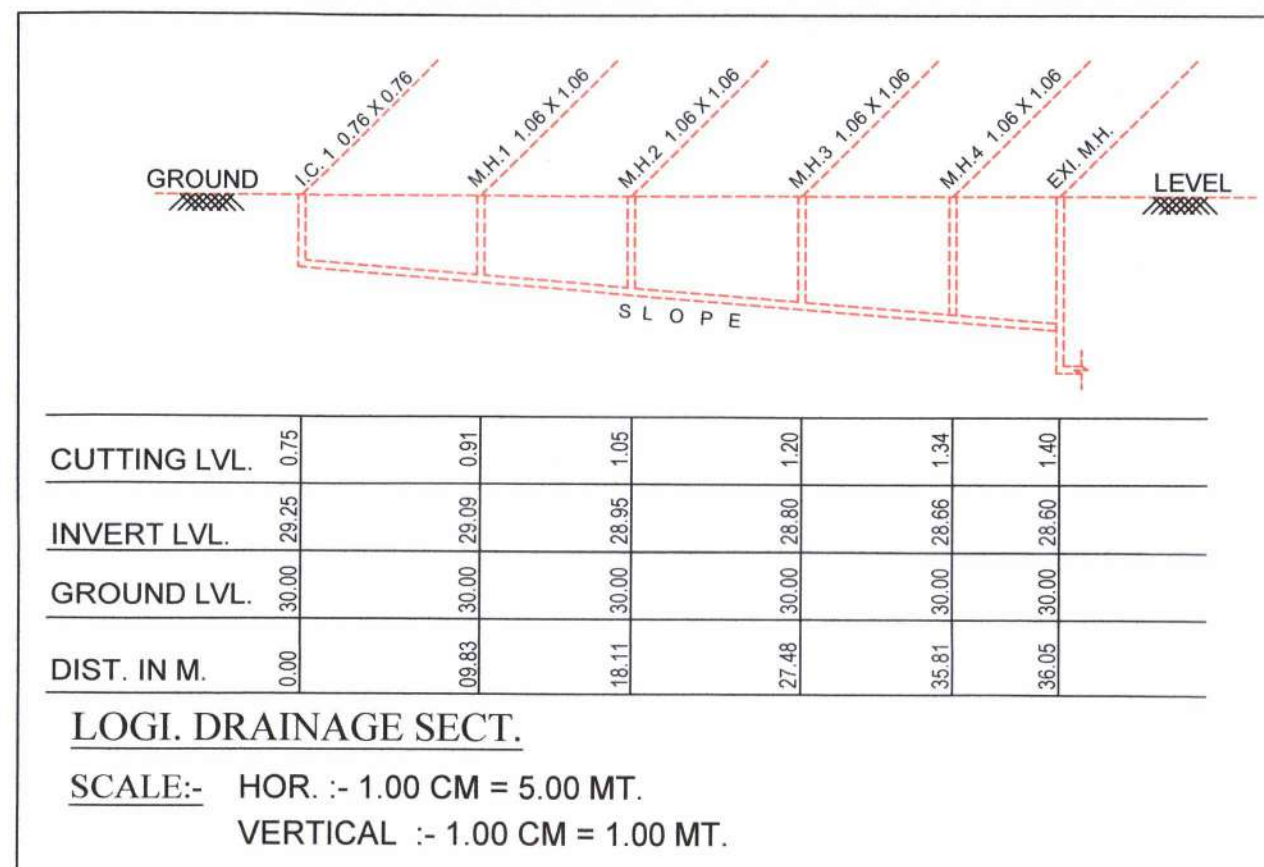


KEY PLAN

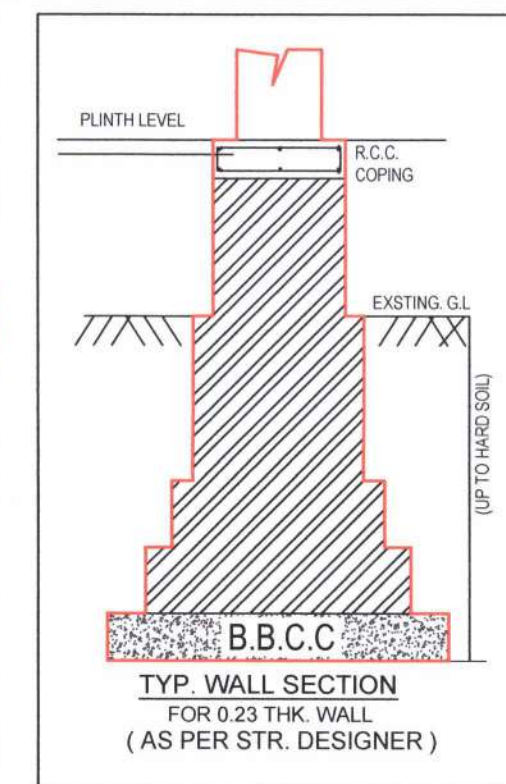
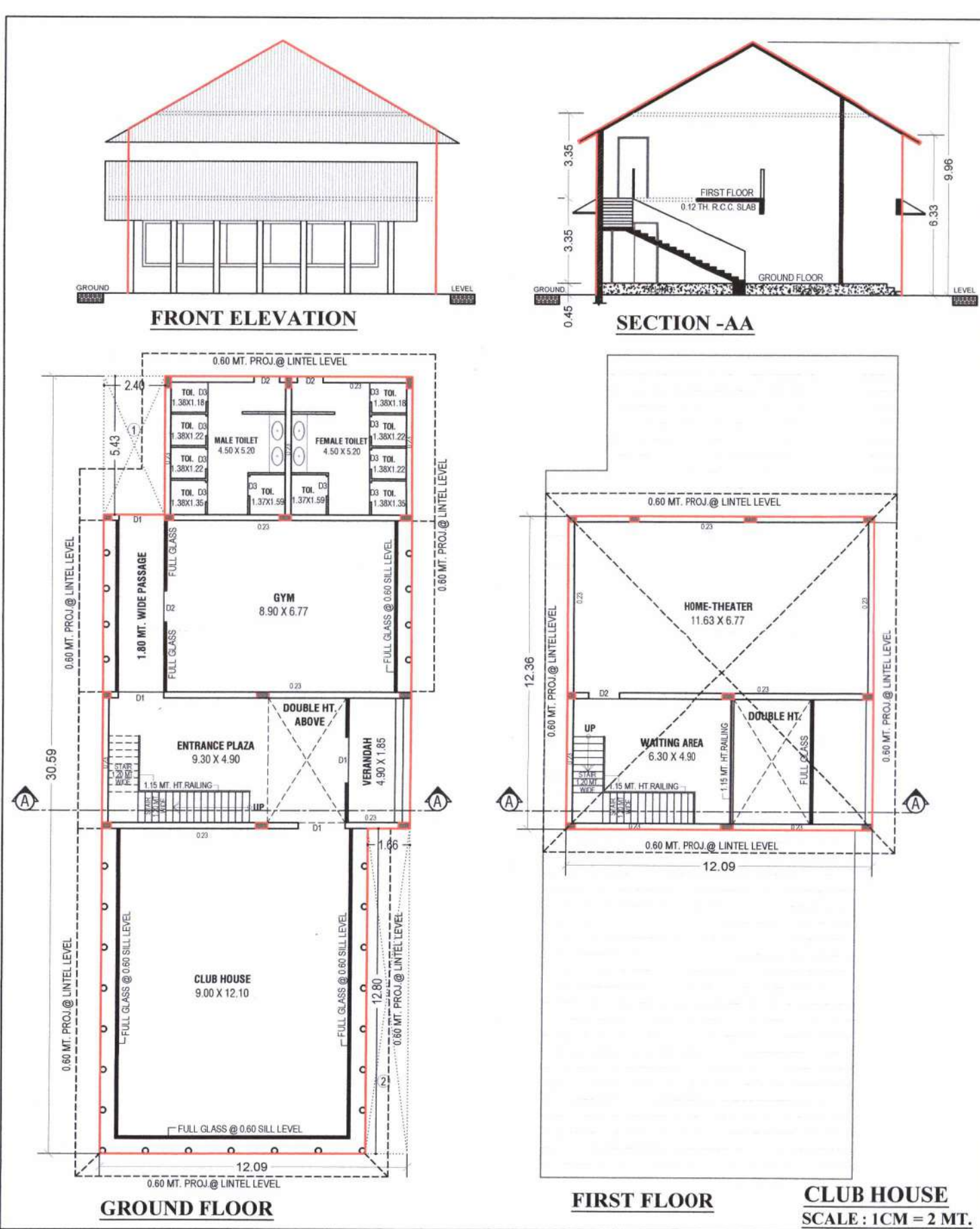
SCALE :- 1.00 CM. = 20.00 MT.

GENERAL NOTES :

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINLINE IS VERIFIED ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R. - 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R. - 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 PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R. - 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R. - 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.G.D.C.R. - 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. - 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO. 13.1.6 OF C.G.D.C.R. - 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO.17.2.4 & 17.2.5 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO.17.4 OF C.G.D.C.R. - 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO.17.5 OF C.G.D.C.R. - 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. - 18 OF C.G.D.C.R. - 2017.
- MAINTANCE AND UPGRADEMENT OF BUILDING IS AS PER CHAPTER NO. 19 OF C.G.D.C.R. - 2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO.17.5.1 OF C.G.D.C.R. - 2017.



COMMON PLOT AREA CALC :-
 COMMON PLOT-1
 20.30 X 149.00 = 3024.70 SQ. MT.
 LESS
 4(3.00 X 3.00 X 0.215) = 7.74 SQ. MT.
 NET COMMON PLOT = 3016.96 SQ. MT.
 COMMON PLOT-2
 10.03 X 6.15 X 1/2 = 30.84 SQ. MT.
 09.92 X 51.95 = 515.34 SQ. MT.
 51.94 X 15.87 X 1/2 = 412.14 SQ. MT.
 = 958.32 SQ. MT.
 TOTAL COMMON PLOT AREA
 3016.96 + 958.32 = 3975.28 SQ. MT.



REFUSE AREA CALCUL.

RESI. UNITS :- 47 UNITS
 1 UNITS / 10 LTS.
 47 UNITS / 470 LTS.
 470 / 80 = 5.87 SAY 6 NOS. CONT.
 PROVI. 480 LTS. (80 X 6)
 TOTAL PROVI. 480 LTS. (80 X 6)

BUILT UP AREA TABLE	TYPE-A	TYPE-B	TOTAL
BUILT UP AREA ON GROUND FLOOR	155.56 X 40 NOS. = 6222.40	155.40 X 7 NOS. = 1087.80	7310.20
BUILT UP AREA ON FIRST FLOOR	107.35 X 40 NOS. = 4294.00	107.00 X 7 NOS. = 749.00	5043.00
BUILT UP AREA ON STAIR CABIN	25.45 X 40 NOS. = 1018.00	25.45 X 7 NOS. = 178.15	1196.15
BUILT UP AREA ON O.H.W.T.	10.77 X 40 NOS. = 430.80	10.77 X 7 NOS. = 75.39	506.19
BUILT UP AREA ON CLUB HOUSE			484.98
BUILT UP AREA ON GAZIBO			65.63
BUILT UP AREA ON SEC. CABIN			16.00
BUILT UP AREA TOTAL	11965.20	2090.34	14622.15

F.S.I. AREA TABLE	TYPE-A	TYPE-B	TOTAL
F.S.I. AREA ON GROUND FLOOR	132.27 X 40 NOS. = 5290.80	132.11 X 7 NOS. = 924.77	6215.57
F.S.I. AREA ON FIRST FLOOR	78.09 X 40 NOS. = 3123.60	77.44 X 7 NOS. = 542.08	3665.68
F.S.I. AREA TOTAL	8414.40	1466.85	9881.25

FLOOR AREA TABLE												
FLOOR	USE				TENAMENT				FLOOR AREA (SQ. MTS)			
	APP.	PROP.			APP.	PROP.			APP.	PROP.		
	RESI.	A	B	TOTAL	47	A	B	TOTAL	6225.62	5290.80	924.77	6215.57
GROUND	RESI.	RESI.	RESI.	RESI.	---	---	---	---	3643.44	3123.60	542.08	3665.68
FIRST	RESI.	RESI.	RESI.	RESI.	---	---	---	---	3643.44	3123.60	542.08	3665.68
TOTAL	RESI.	RESI.	RESI.	RESI.	47	40	07	47	9869.06	8414.40	1466.85	9881.25

EARLIER APPROVED CASE NO. :-
PRM / GMC / 448 / BHAT - 239 / 07 / 2022 / 16212
Dated :- 22/8/2022

REQ. PERCOLATING WELL
PLOT AREA :- 32979.00 SQ. MTS.
1500 TO 4000 SQ. MTS. = 1 P.W. WELL
32979 / 4000.00 = 8.24 P.W. SAY 9 P.W.
PROVI. 9 PERCO. WELL.

EARLIER APPROVED CASE NO. :-
 PRM / GMC / 448 / BHAT - 239 / 07 / 2022 / 16212
 Dated - 22/8/2022

REQ. PERCOLATING WELL
 PLOT AREA :- = 32979.00 SQ. MTS.
 1500 TO 4000 SQ. MTS. = 1 P. WELL
 32979 / 4000.00 = 8.24 P.W. SAY 9 P.W.
 PROVI. 9 PERCO. WELL.

PARKING AREA CAL.
REQ. PARKING REQ. 1 CAR PARKING - FOR MORE THAN 80 SMT. AND UP TO 300 SMT. OF PLINTH AREA PER UNIT. PLINTH AREA OF EACH UNIT = 155.56 (TYPE-A) SQ. MTS = 155.40 (TYPE-B) SQ. MTS REQ. 1 CAR PROVI. PARKING PROVI. 1 CAR AT EACH UNIT (SIZE = 2.50 X 5.50)
TREE PLANTATION PLOT AREA :- = 32979.00 SQ. MT. REQUIRED TREES 200.00 SMT P. A. = 5 TREES (32979 X 5) / 200 = 824.47 TREE SAY 825 TREES PROVI. 825 TREES

CLUB HOUSE :-
PROF. B.AREA & F.S.I. AREA CALC. ON GR. FL. :- 12.09 X 30.59 = 369.83 SQ. MT. LESS (1) 2.40 X 6.43 = 15.33 SQ. MT. (2) 1.86 X 12.80 = 23.83 SQ. MT. TOTAL = 34.28 SQ. MT. NET B.AREA & F.S.I. AREA ON GR. FL. = 355.55 SQ. MT. PROF. B.AREA & F.S.I. AREA CALC. ON 1ST. FL. :- 12.09 X 12.36 = 149.43 SQ. MT. TOTAL B.U.P. AREA OF CLUB HOUSE = 355.55 + 149.43 = 484.98 SQ. MT.
GAZIBO :-
PROF. B.AREA AREA CALC. ON GR. FL. :- 10.16 X 6.46 = 65.63 SQ. MT. PERMI. BUILT UP AREA ON GR. FL. & 1ST. FL. @ 15% OF C.P. AREA C.P.-1 AREA = 3016.96 SQ. MTS. THEN (3016.96 X 0.15) = 452.54 SQ. MT. (1ST. FL.) THEN (3016.96 X 0.15) = 452.54 SQ. MT. (1ST. FL.) PROVIDED B.AREA ON GR. FL. IN C.P. AREA = 355.55 + 65.63 = 401.18 SQ. MT. PROVIDED B.AREA ON 1ST. FL. IN C.P. AREA = 149.43 SQ. MT.

REVISE PLAN SHOWING FOR RESI. BUILDING NO. 1 TO 47 ON R.S. NO :- 146/1, 146/2/P, 146/3/P, 147/5-B, 147/6, 152/1, 152/3, 153/2, 146/4, 147/1, 151/2, O.P. NO. :- 16/1/1, 16/1/2, 17, 18, 24/2 OF F.P. NO. :- 16/1, 17, 18, 24/2 OF T.P.S. NO. :- 239 (BHAT) (DRAFT SANCTIONED), AT BHAT, TALUKA - GANDHINAGAR DISTRICT - GANDHINAGAR

SCALE :- 1.00 CM = 1.00 MT.

ZONE : RESI. III (R3)

USE : RESI.

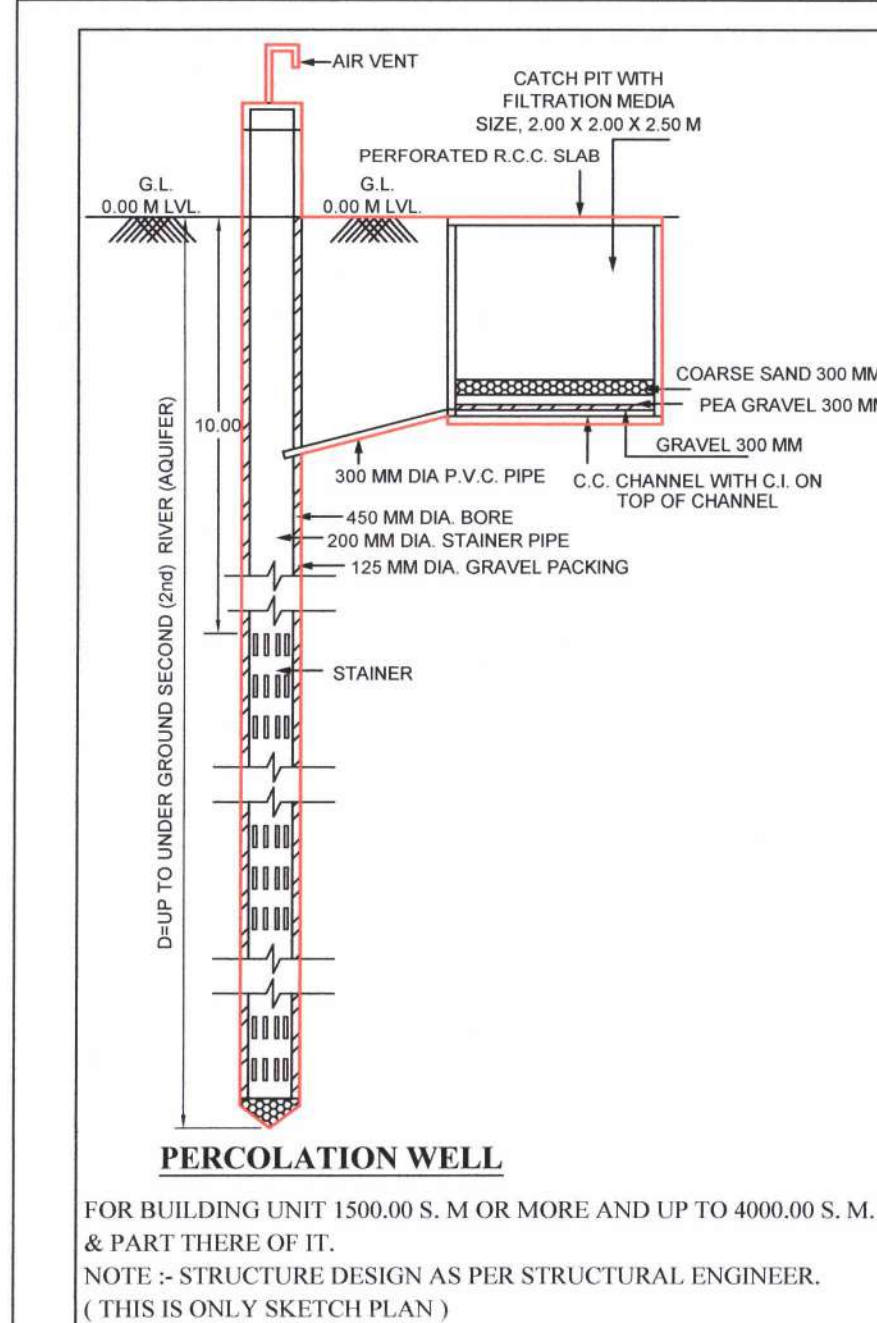
AREA TABLE	SQ. MTS.
PLOT AREA	32979.00
REQ. COMMON PLOT AREA @ 10%	3297.90
PROVIDED COMMON PLOT AREA	3300.91

BUILT UP AREA TABLE	SQ. MTS.
PROP. B.U.P. AREA ON GROUND FLOOR	7335.29
PROP. B.U.P. AREA ON FIRST FLOOR	5040.28
PROP. B.U.P. AREA ON STAIR CABIN	1205.08
PROP. B.U.P. AREA ON O.H.W.T.	500.55
PROP. B.U.P. AREA ON CLUB HOUSE	484.98
PROP. B.U.P. AREA ON GAZIBO	65.63
PROP. B.U.P. AREA ON SEC. CABIN	16.00
TOTAL PROP. BUILT UP AREA	14081.20

F.S.I. AREA TABLE	SQ. MTS.
PLOT AREA	32979.00
PERMI. F.S.I. AREA @ 30% (32979 X 0.30)	9893.70
PROP. F.S.I. AREA ON GROUND FLOOR	6225.62
PROP. F.S.I. AREA ON FIRST FLOOR	3643.44
TOTAL USED F.S.I. AREA	9869.06
BALANCE F.S.I. AREA	24.94

COLOUR NOTE :

— F.P. BOUNDARY	— PROP. WORK	△ COM.BIN.
— ROAD	— PROP. DRAINAGE	△ TREE
— APP. WORK	—	△ P.W.
— AREA NOT IN POSSESSION		



FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M & PART THERE OF IT.
 NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
 (THIS IS ONLY SKETCH PLAN.)

FOR AMRANJUN & CO.

PARTNER

OWNER

C.O.W.

ENGINEER

STR. ENGINEER

Development Charge Paid

APPROVED

(As amended by.....Colour)

Subject to the conditions as

mentioned in the office Letter

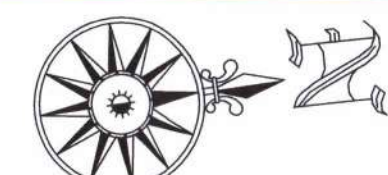
No. PRM/GMC/1448/BHAT-239/07/2022

Dated.....10.10.2022

NOTE : APPROVED BY
MUNICIPAL COMMISSIONERJunior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY

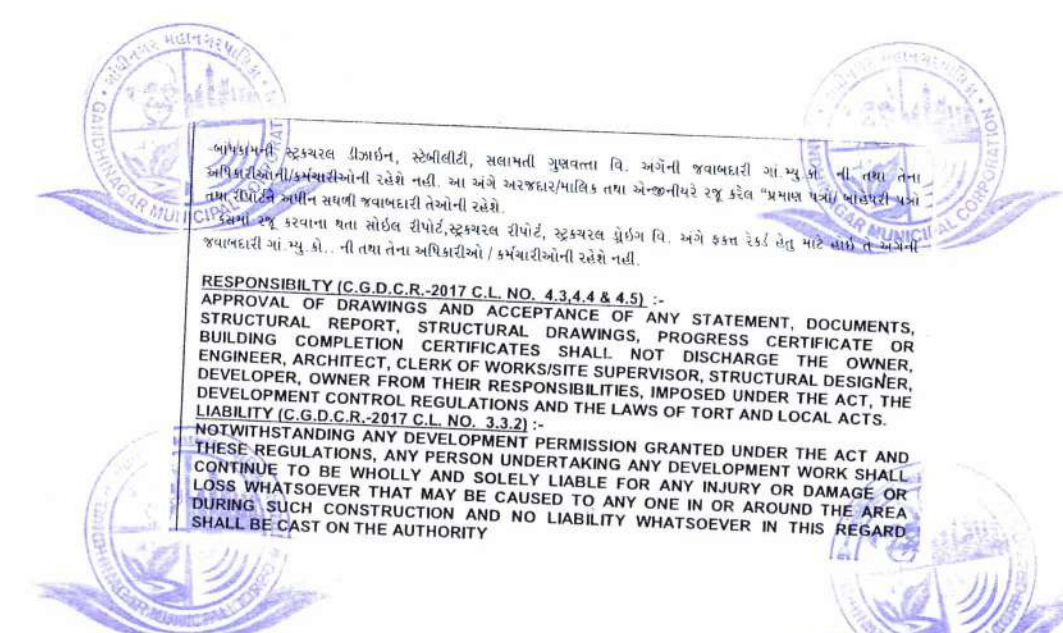
Final plan boundary and
 allotment of final plot is
 subjected to variation by
 Town planning officer.



LAY OUT PLAN

SCALE :- 1.00 CM. = 4.00 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.



PROP. BUILT UP AREA CALC. GROUND FL :-
8.16 X 21.62 = 176.42 SQ. MT.

LESS (1) 0.58 X 0.63 = 0.04 SQ. MT.
 (2) 0.47 X 0.61 = 0.27 SQ. MT.
 (3) 2.50 X 0.46 = 0.85 SQ. MT.
 (4) 1.72 X 0.48 = 0.86 SQ. MT.
TOTAL = 21.02 SQ. MT.
NET BUILT UP AREA ON GROUND FLOOR
= 155.40 SQ. MT.

PROP. F.S.I. AREA CALC. GROUND FLOOR :-
NET BUILT UP AREA ON GROUND FLOOR
= 155.40 SQ. MT.

LESS (A) 3.93 X 2.74 = 10.77 SMT
 (B) 1.86 X 1.78 = 0.31 SMT
 (C) 1.50 X 6.14 = 0.91 SMT
TOTAL = 23.29 SMT

NET F.S.I. AREA ON GROUND FLOOR
= 132.11 SQ. MT.

PROP. B. AREA CALC. (STAIR CABIN) :-

5.66 X 2.74 = 15.51 SQ. MT.
3.59 X 1.78 = 0.63 SQ. MT.
3.55 X 1.00 = 0.35 SQ. MT.
= 25.45 SQ. MT.

PROP. BUILT UP AREA CALC. ON O.H.W.T. :-
3.93 X 2.74 = 10.77 SQ. MT.

PROP. BUILT UP AREA CALC. FIRST FL :-
7.70 X 16.64 = 128.13 SQ. MT.

LESS (1) 0.11 X 0.63 = 0.08 SQ. MT.
 (2) 2.04 X 10.27 = 20.95 SQ. MT.
TOTAL = 21.13 SQ. MT.
NET BUILT UP AREA ON FIRST FLOOR
= 107.00 SQ. MT.

PROP. F.S.I. AREA CALC. FIRST FLOOR :-
NET BUILT UP AREA ON FIRST FLOOR
= 107.00 SQ. MT.

LESS (A) 3.93 X 2.74 = 10.77 SMT
 (B) 1.86 X 1.78 = 0.31 SMT
 (C) 1.50 X 7.33 = 10.99 SMT
 (D) 1.85 X 2.43 = 0.49 SMT
TOTAL = 29.56 SMT

NET F.S.I. AREA ON FIRST FLOOR
= 77.44 SQ. MT.

**Owner is fully responsible
 for open marginal space
 and road the protion**

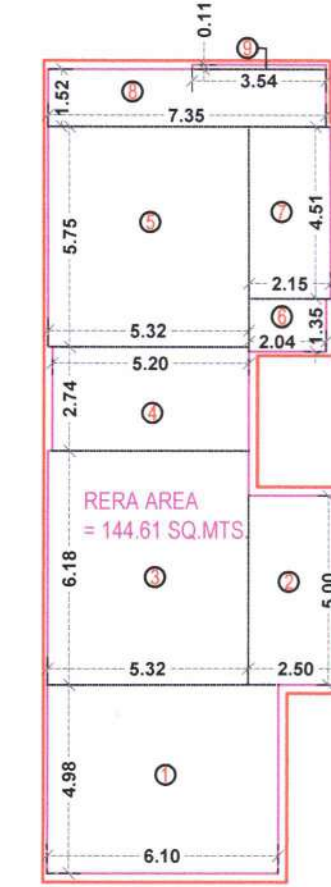
CARPET AREA (RERA) CALC. :

GROUND FLOOR
 (1) 6.10 X 4.98 = 30.38
 (2) 2.50 X 5.00 = 12.50
 (3) 5.32 X 6.18 = 32.88
 (4) 5.20 X 2.74 = 14.25
 (5) 5.32 X 5.75 = 30.59
 (6) 2.04 X 1.35 = 0.275
 (7) 2.15 X 4.51 = 0.970
 (8) 7.35 X 1.52 = 11.17
 (9) 3.54 X 0.11 = 0.039
TOTAL = 144.61

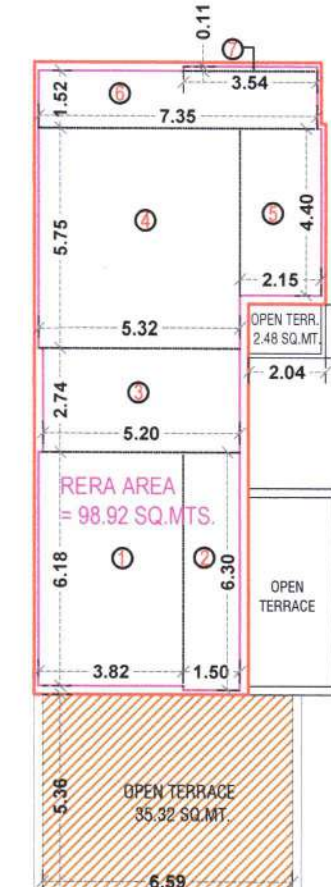
CARPET AREA (RERA) CALC. :

FIRST FLOOR
 (1) 3.82 X 6.18 = 23.61
 (2) 1.50 X 6.30 = 0.945
 (3) 5.20 X 2.74 = 14.25
 (4) 5.32 X 5.75 = 30.59
 (5) 2.15 X 4.40 = 0.946
 (6) 7.35 X 1.52 = 11.17
 (7) 3.54 X 0.11 = 0.039
TOTAL = 98.92

TERRACE AREA
 6.59 X 5.36 = 35.32
 2.04 X 1.35 = 2.75
= 38.07



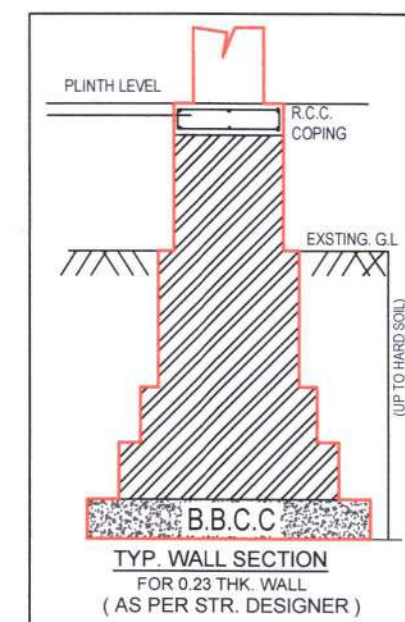
GROUND FLOOR PLAN
CARPET AREA (RERA) CALC. PLAN
SCALE :- 1.00 CM. = 2.00 MT.



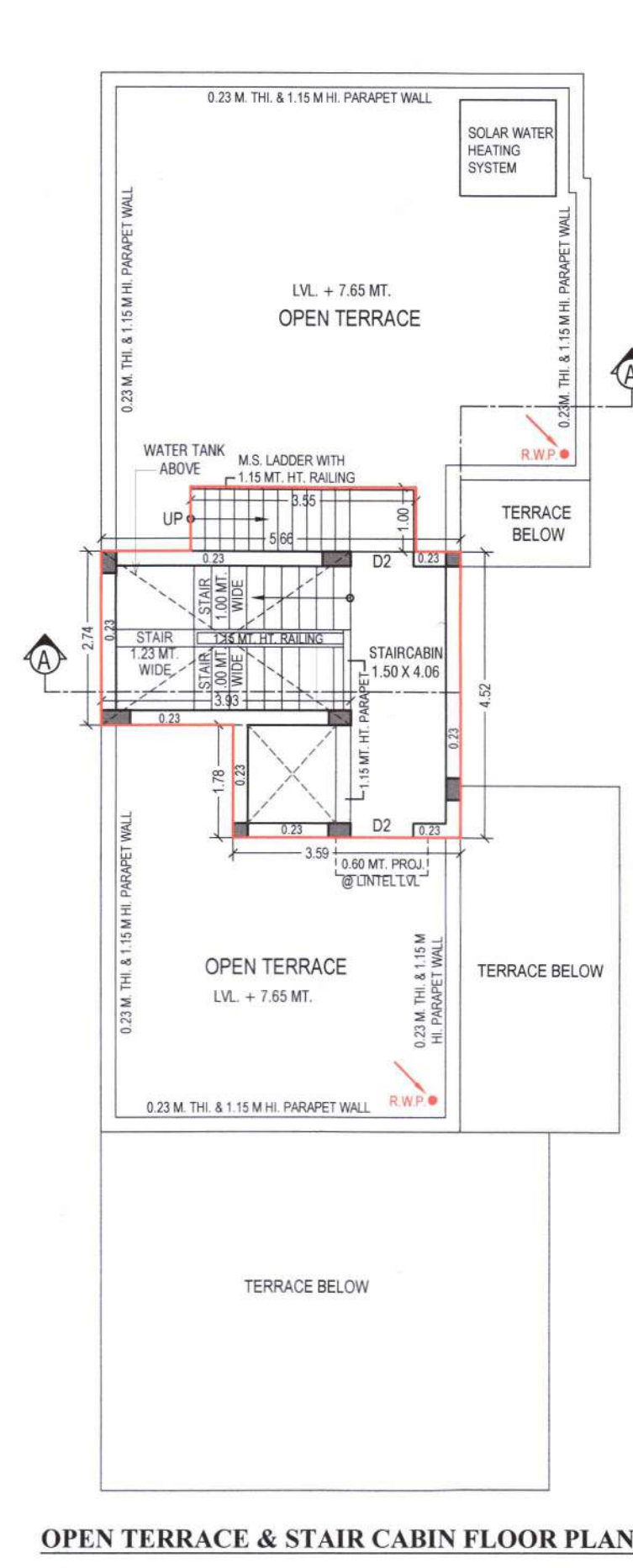
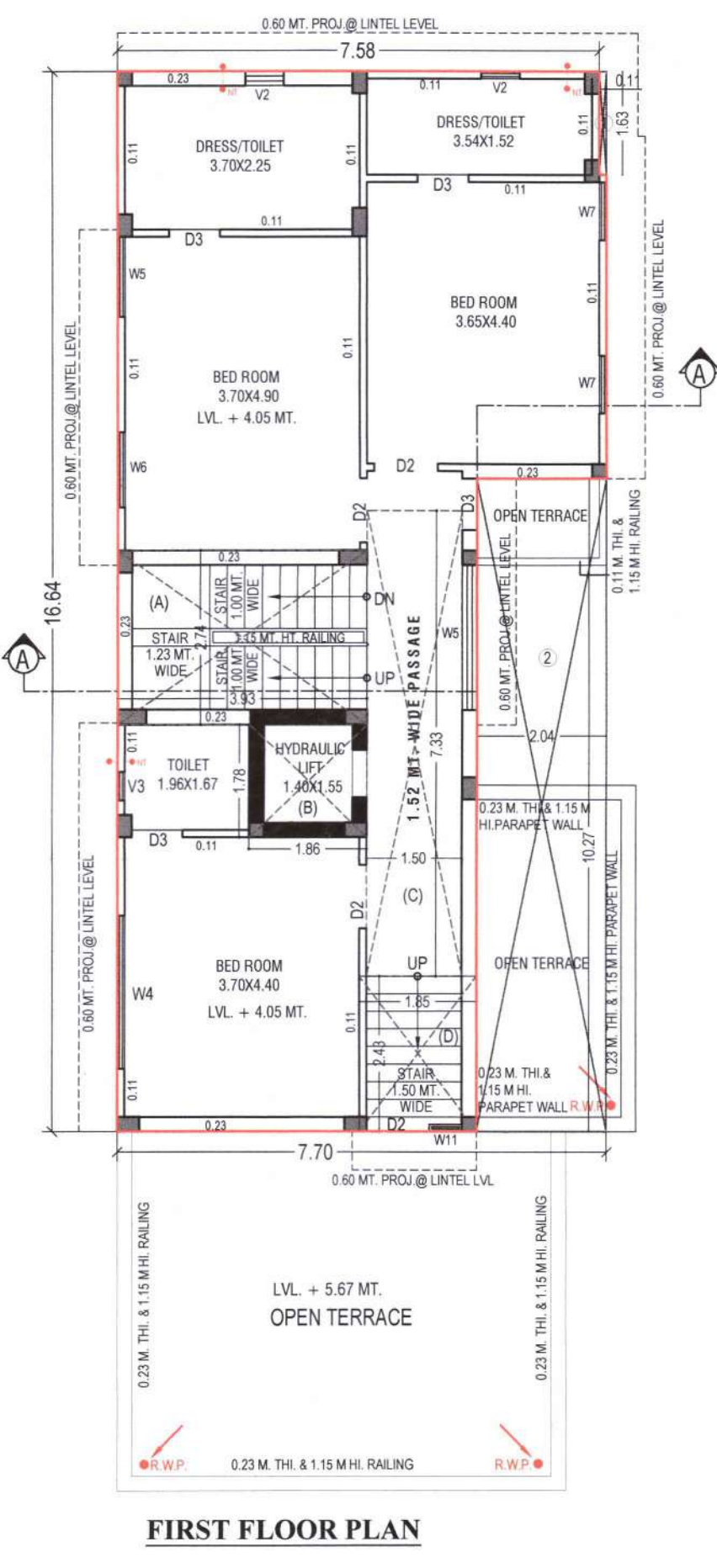
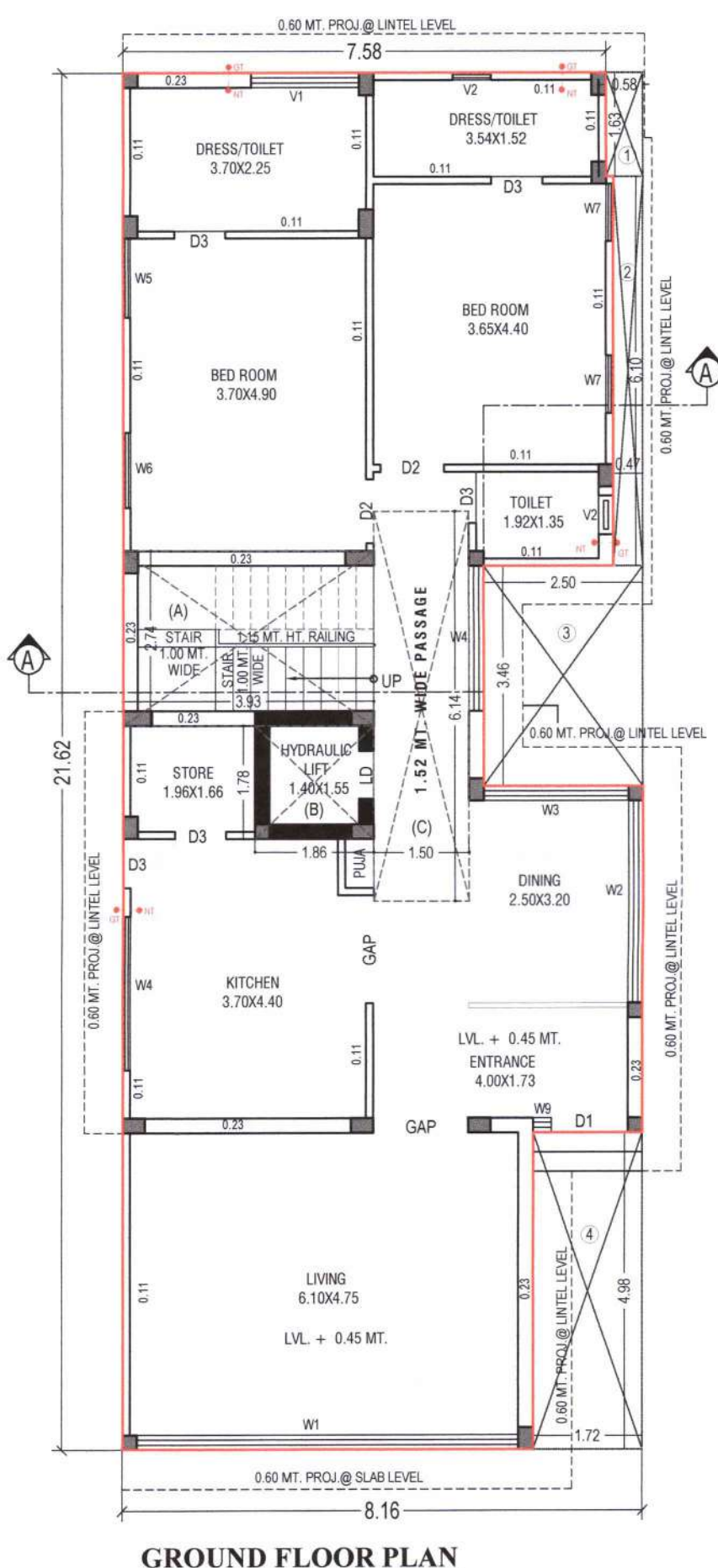
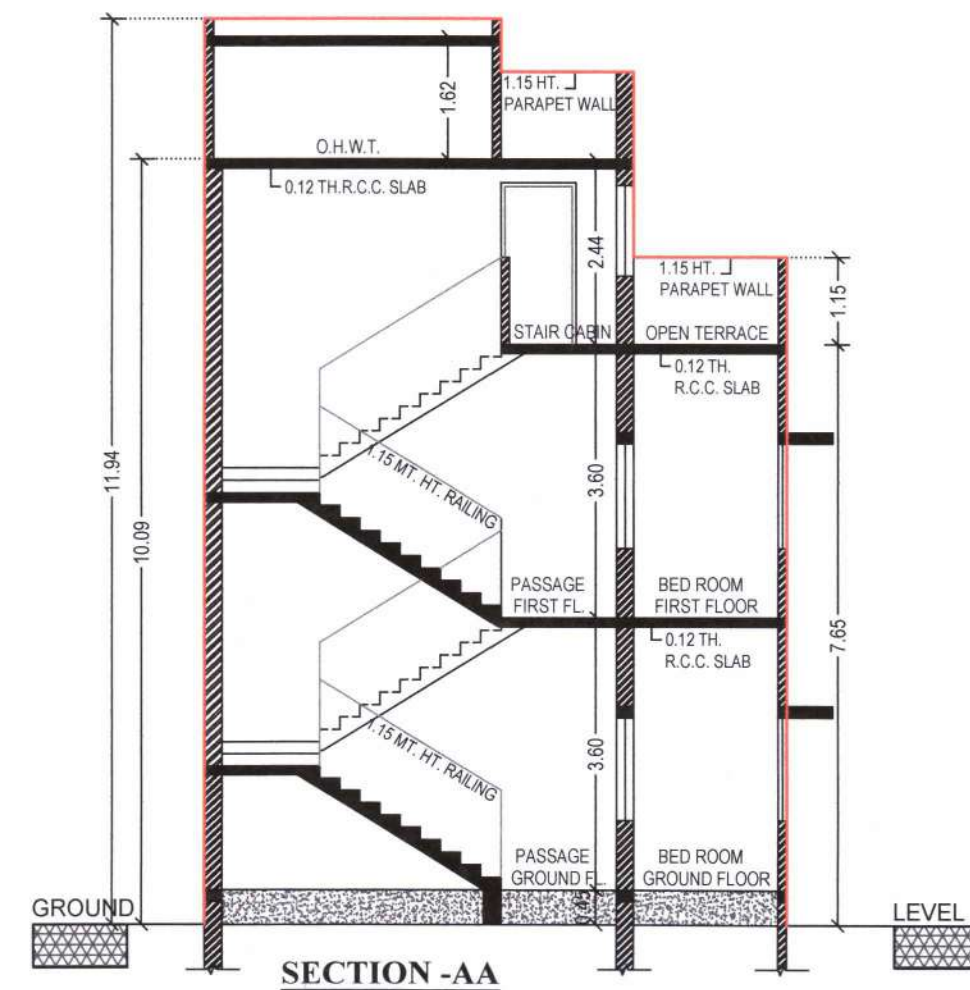
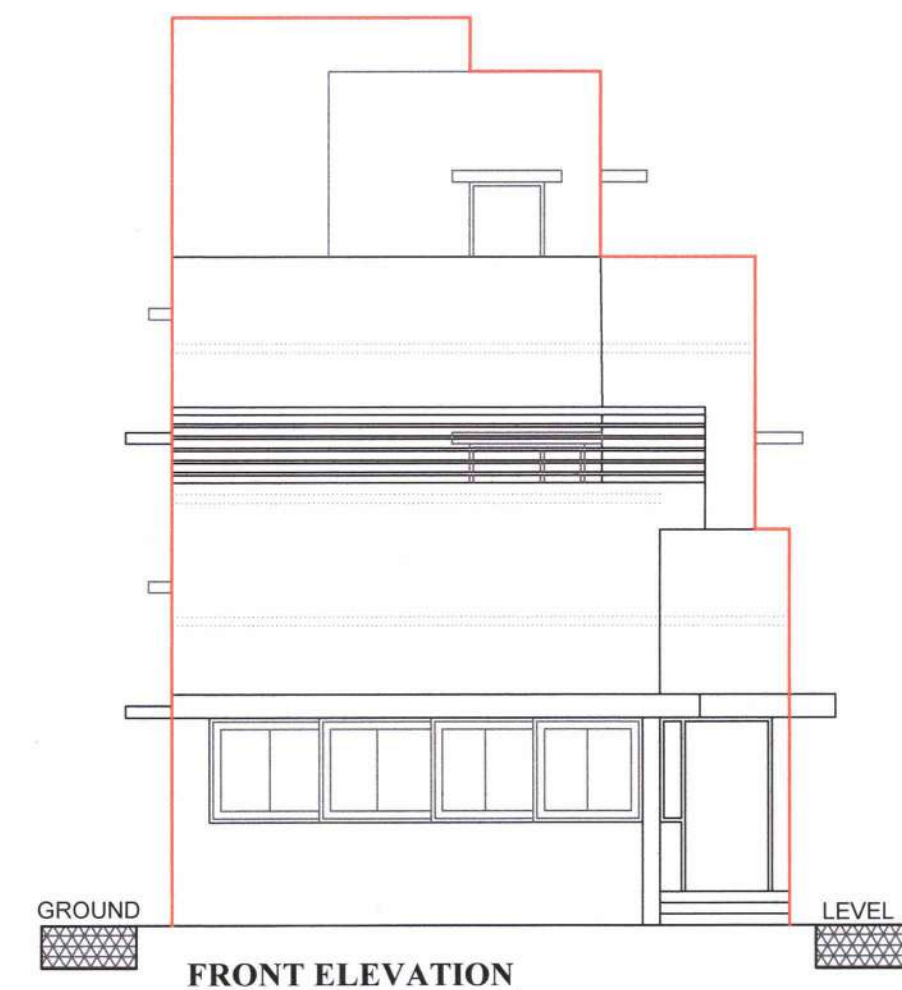
FIRST FLOOR PLAN
CARPET AREA (RERA) CALC. PLAN
SCALE :- 1.00 CM. = 2.00 MT.

GENERAL NOTES :

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENSIONS OF ALL SIDES OF PLOT AND PLOT AREA AS SHOWN IN PLAN AREA MEASURED BY ENGINEER ON RECORD AND IN ACCORDANCE WITH OWNERSHIP/REVENUE RECORD.
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERIFIED BY ME ON SITE AND PERMITS CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO C.G.D.C.R. - 2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.4.3 OF THE C.G.D.C.R. - 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 PROVISION OF THE CLAUSE NO. 13.1.11 AND 13.1.13 OF C.G.D.C.R. - 2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 13.6 OF C.G.D.C.R. - 2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 13.11 OF C.G.D.C.R. - 2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 13.10 OF C.G.D.C.R. - 2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO. 13.1.6 OF C.G.D.C.R. - 2017.
- THE STRUCTURE DESIGN OF BUILDING IS AS PER NORMS OF SPECIFIED IN THE INDIAN STANDARD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING CONSTRUCTION.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 17.2.4 & 17.2.5 OF C.G.D.C.R. - 2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO. 17.4 OF C.G.D.C.R. - 2017.
- SOLAR ASSISTED WATER HEATING SYSTEM SHALL BE PROVIDED AS PER THE CLAUSE NO. 17.5 OF C.G.D.C.R. - 2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. - 18 OF C.G.D.C.R. - 2017.
- MAINTANCE AND UPGRADEATION OF BUILDING IS AS PER CHAPTER NO. 19 OF C.G.D.C.R. - 2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. 17.5.1 OF C.G.D.C.R. - 2017.



ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
ઉપયોગ શરૂ કરતાં પહેલાં નિયમોનુસાર
અને મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.



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.

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

REVISE PLAN SHOWING FOR RESI. BUILDING NO.
1 TO 47 ON R.S. NO :- 146/1, 146/2/P, 146/3/P, 147/5-B,
147/6, 152/1, 152/3, 153/2, 146/4, 147/1, 151/2, O.P. NO. :-
16/1/1, 16/1/2, 17, 18, 24/2 OF F.P. NO. :- 16/1, 17, 18, 24/2
OF T.P.S. NO. :- 239 (BHAT) (DRAFT SANCTIONED),
AT BHAT, TALUKA :- GANDHINAGAR
DISTRICT :- GANDHINAGAR

SCALE :- 1.00 CM = 1.00 MT.

TYPE :- B

ZONE : RESI. III (R3)

USE : RESI.

BUILT UP AREA TABLE	SQ. MTS.
PROP. BUILT UP AREA ON GROUND FL	= 155.40 SQ. MTS.
PROP. BUILT UP AREA ON FIRST FL	= 107.00 SQ. MTS.
PROP. BUILT UP AREA ON STAIR CABIN	= 25.45 SQ. MTS.
PROP. BUILT UP AREA ON O.H.W.T.	= 10.77 SQ. MTS.
PROP. BUILT UP AREA TOTAL	= 298.62 SQ. MTS.

F.S.I. AREA TABLE	SQ. MTS.
PROP. F.S.I. AREA ON GROUND FL	= 132.11 SQ. MTS.
PROP. F.S.I. AREA ON FIRST FL	= 77.44 SQ. MTS.
TOTAL PROP. F.S.I. AREA	= 209.55 SQ. MTS.

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW	VENT
D1 = 1.22 X 2.29	W1 = 6.40 X 1.37	W7 = 0.91 X 1.37
D2 = 0.99 X 2.29	W2 = 3.00 X 1.37	W8 = 0.51 X 1.37
D3 = 0.84 X 2.29	W3 = 2.37 X 1.37	W9 = 0.39 X 1.37
	W4 = 2.28 X 1.37	
	W5 = 1.25 X 1.37	
	W6 = 1.18 X 1.37	

FLOOR AREA TABLE

FLOOR	USE	TENA.	FLOOR AREA (SQ.MTS.)
GROUND	RESI.	01	132.11
FIRST	RESI.	---	77.44
TOTAL	RESI.	01	209.55

COLOUR NOTE :

PROP. WORK
PROP. DRAINAGE

R.C.C. STAIR DETAILS

TREAD :- 0.25 MT.
RISER :- 0.18 MT.
WIDTH :- 1.00 MT., 1.52 MT.

FOR, AAMRAKUNJ & CO.

PARTNER

OWNER

S. B. Patel
A-203, Shreenath Heaven,
New Nikol, Ahmedabad-382350
M. 9925080262
LIC. No. AMC/ENG/001/ERL/07092510071
AMC/COW/112/1/07092510068
C.O.W.

S. B. Patel
A-203, Shreenath Heaven,
New Nikol, Ahmedabad-382350
M. 9925080262
LIC. No. AMC/ENG/001/ERL/07092510071
AMC/COW/112/1/07092510068

ENGINEER

PARESH M. CHAVADA
AMC SD-I 001SE22022700290
C-75, KARISHMA AVENUE,
NR. SNEH PLAZA,
IOC ROAD, CHANDKHEDA,
AHMEDABAD-382424.
STR. ENGINEER

Development Charge Paid
APPROVED

(As amended by.....Colour)
Subject to the conditions as
mentioned in the office Letter

No. PRM/GMC/1405/1012-239/07/2022

Dated.....18.11.2022.....

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER



AUTHORITY

Junior Town Planner
Gandhinagar Municipal Corporation

