

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

આપકામ પૂર્ણ થયા બાદ બાંધકામનો ઉપલેખ શરૂ કરવા પહેલાં ગિયાનુસાર અંગ્રેજી મકાનના વપરાશીક સમાવેશને મેળવવાનું કરવાનું છે.

(RESIDENTIAL PARKING AREA TABLE

ALL APARTMENT BUILTUP AREA
TOTAL RESI FSI AREA FOR PARKING= 10978.13-434.27 =10543.86
REQ PARKING AREA 10543.86 x 20 % =2108.77 smt
PROVI. RESIDENTIAL PARKING AREA = 3558.11SQ. MTS.
TOTAL 1. BASEMENT -PARKING = 1487.59
TOTAL 2. BASEMENT -PARKING = 1529.58
(Resi.)BLOCK-B H.P = 420.50 - 48.55+76.98 = 294.97
REAR PARKING = 3.28 X 23.47 =76.98
PARKING = 28.88 X 3.15 =90.97
PARKING = 28.57 X 6.01 = 171.70
LESS COMMERCIAL - 93.68
TOTAL PARKING =3558.11

VISITOR PARKING

REQ PARKING 20 % 2108.77 X20 % =421.75 smt
PROVIDE PARKING ALL GROUND FL. 294.97+ 171.70 = 466.67

CAR PARKING

REQ 50 % CAR 0=2108.77 X 50 % =1054.38
PROVIDE AT ALL BASEMENT1:1(453.82+2(347.35+3(56.70+4(248.77
=1106.64
BASEMENT:2 :1(461.75+2(347.35+3(55.80+4(246.99 +10(91.75 = 1203.64
= 2310.28

PARKING LAYOUT PLAN

6/7

LAY-OUT PLAN SHOWING REVISED DEVELOPMENT

PERMISSION FOR PROPOSED RESIDENTIAL & COMMERCIAL BUILDINGS ON F.P.NO:22,11/1, O.P.No.: 22,11,B/ SR No.:24/3,14,of T.P.S.NO.: 8 (SARGASAN)

VILLAGE: SARGASAN TA.& DIST.: GANDHINAGAR

SCALE : 1:00 CM = 2.00 MT

ZONE :C3 USE : RESIDENTIAL & Commercial

COLOUR NOTE

O.P. BOUNDRY	COMMON PLOT
F.P. BOUNDRY	PROP. WORK
EXI.ROAD	PROP. DRAINAGE
PROP. ROAD	PERCOLATING WELL

SKJ INFRAPROJECTS LLP
Designated Partner

OWNER

M. Kanani
16, Padma Bunglow II,
Opp. Arpan Bunglow,
Shukan Xroad,
Nikol, Ahmedabad-382358
GUDA/ENGG/244
GUDA/COW/ST-PAK

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C.O.W.

Nelson N. Macwan
STR. ENG. LIC. NO. SD0448210520(GRADE-1)
Shop No. 11/B, Mangal Tirth,
Hr. Sharda Society, Paldi, Ahmedabad-7

st engineer

PARKING LAYOUT PLAN

SCALE :- 1Cm = 2.00 Meter



Final plant boundary and allotment of final plot is subjected to Variation by Town Planning Officer.

Owner is fully responsible For open marginal Space and road the Proton.

Note Approved By C.E.A. GUDA

Development Charge Paid

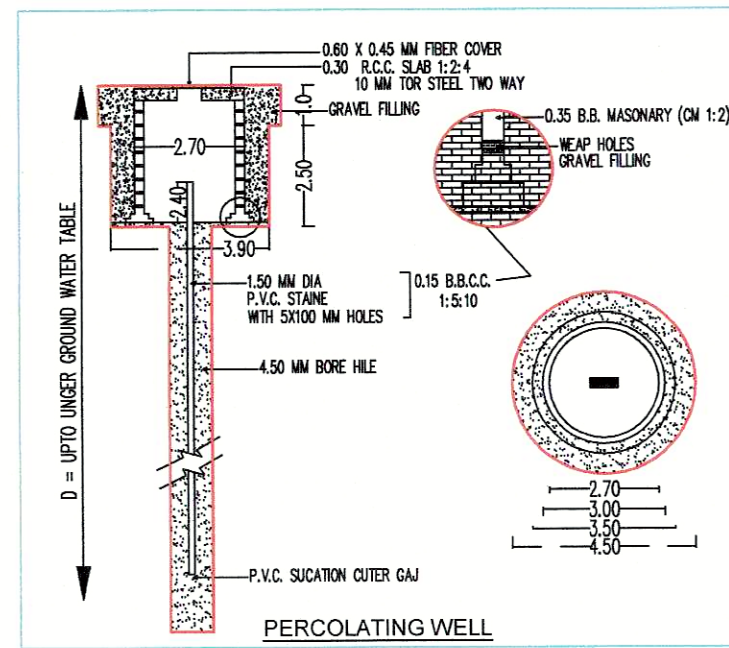
APPROVED

(As amended by..... Colour)
Subject to the conditions as mentioned
in the Office Letter No. PRW. 23/11/2011 / 178/5/19
Date: 11/5/21 29/4/21



AUTHORITY

Junior Town Planner
Gandhinagar Urban Development Authority
Gandhinagar.



PERCOLATING WELL CALC:-
REQ. 1500 TO 4000 SMT= 1 NOS.
2750.00/ 4000.00 = 0.69 NOS.
SAY REQ. P.WELL = 01 NOS.
PROVI. P.WELL = 01 NOS.

TREE PLANTATION CALCULATION
REQ. TREES 200 SQ.MTS. PER 05 NOS.
2750.00 / 200.00 X 5 = 68.75
PRO. TREES 73 NOS.

BUILT UP AREA TABLE				IN SQ MTS
	BASEMENT	BLOCK: A	BLOCK: B	TOTAL
1, BASEMENT	2031.15	-----	-----	2031.15
2, BASEMENT	2031.15	-----	-----	2031.15
GROUND FLOOR		280.33+241.61 521.94	436.81	958.75
FIRST FLOOR		523.73	420.50	944.23
SECOND FLOOR		513.03	420.50	933.53
THIRD FLOOR		513.03	420.50	933.53
FOURTH FLOOR		513.03	420.50	933.53
STAIR CABIN		81.91	48.55	130.46
5 FLOOR		513.03	420.50	933.53
6 FLOOR		513.03	420.50	933.53
7 FLOOR		513.03	420.50	933.53
8 FLOOR		513.03	420.50	933.53
9 FLOOR		513.03	420.50	933.53
10 FLOOR		513.03	420.50	933.53
11 FLOOR		513.03	420.50	933.53
12 FLOOR		513.03	420.50	933.53
13 FLOOR		513.03	420.50	933.53
14 FLOOR		-----	328.37	328.37
TOTAL BUILT UP AREA	4062.30	7283.94	6280.23	17626.47

TOTAL BUILTUP COMMERCIAL
GROUND-FIRST FLOOR
242.59+238 = 480.59.

F.S.I. AREA TABLE			IN SQ MTS
	BLOCK: A	BLOCK: B	TOTAL
GROUND FLOOR(SHOP)	212.86	-----	212.86
FIRST FLOOR	414.80	374.43	789.23
SECOND FLOOR	433.40	374.43	807.83
THIRD FLOOR	433.40	374.43	807.83
FOURTH FLOOR	433.40	374.43	807.83
5 FLOOR	433.40	374.43	807.83
6 FLOOR	433.40	374.43	807.83
7 FLOOR	433.40	374.43	807.83
8 FLOOR	433.40	374.43	807.83
9 FLOOR	433.40	374.43	807.83
10 FLOOR	433.40	374.43	807.83
11 FLOOR	433.40	374.43	807.83
12 FLOOR	433.40	374.43	807.83
13 FLOOR	433.40	374.43	807.83
14 FLOOR	-----	281.57	281.57
PROP TOTAL F.S.I.	5828.46	5149.16	10977.62

SOLID WASTE BIN FOR RESIDENTIAL
REQ 1 DWELLING : 10 LITERS
130 DWELLING : 1300 LITERS
80 LITERS : 1 NOS DUSTBIN
1300 LITERS : 17 NOS DUSTBIN
PROVIDE 17 NOS SOLID WASTE BIN

SOLID WASTE BIN FOR RESIDENTIAL
REQ 100 SQMTR : 20 LITERS
480.59 SQMTR : 96.12 LITERS
80 LITERS : 1 NOS DUSTBIN
96.12 LITERS : 2 NOS DUSTBIN
PROVIDE 2 NOS SOLID WASTE BIN

APARTMENT USE & UNIT TABLE			
FLOOR	USE	EQ. FLAT	
		BLOCK: A	BLOCK: B
		UNIT TOTAL	
GROUND FLOOR	comm.	07	07
FIRST FLOOR	comm./RESI.	07+3	04
SECOND FLOOR	RESI.	06	04
THIRD FLOOR	RESI.	06	04
FOURTH FLOOR		06	04
5 FLOOR		06	04
6 FLOOR		06	04
7 FLOOR		06	04
8 FLOOR		06	04
9 FLOOR		06	04
10 FLOOR		06	04
11 FLOOR		06	04
12 FLOOR		06	04
13 FLOOR		06	04
14 FLOOR	RESI.	00	03
TOTAL		89	55
		14+75=89	comm=14 RESI=130

NOTES :

- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO 21.11 OF CGDCR-2017.
- DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER THE CLAUSE NO 21.6.2 OF CGDCR-2017.
- DRAINAGE FACILITY IS PROVIDED AS PER THE CLAUSE NO. 21.10 OF CGDCR-2017.
- SIGNAGES OF THE PARKING PLASE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR-2017.
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO 21.1.7 OF CGDCR-2017.
- THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGDCR-2017.
- THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDERD AND NECESSARY ACTION SHALL BE TAKEN FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 25.2 OF CGDCR-2017.
- COMMUNITY BIN PROVIDED AS PER PROVISION OF THE CLAUSE NO 25.3 OF CGDCR-2017.
- TREE PLANTATION IS PROVIDED AS PER CLAUSE NO 25.5 OF CGDCR-2017.
- SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO 25.6 OF CGDCR-2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 28 OF CGDCR-2017.
- FIRE SAFETY SYSTEM IS PROVIDED AS PER CHAPTER NO. 26 OF CGDCR-2017.
- FIRE SAFETY PROVISIONS SHALL BE MADE AS PER FIRE PREVENTION AND LIFE SAFETY MEASURES REGULATION-2016 AND FIRE PREVENTION AND LIFE SAFETY MEASURES ACT - 2013.
- MAINTANCE AND UPGADATION OF BUILDING IS AS PER CHAPTER NO. 27 OF CGDCR-2017.
- MARGINAL SPACE & CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40/60 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CHAPTER NO. 22.3 OF CGDCR-2017.
- ROOF TOP SOLAR ENERGY INSTALLATION & GENERATION SHALL BE PROVIDED AS PER CLAUSE NO 25.6.1 OF CGDCR-2017.
- THE GLAZED SURFACE AREA OF THE EXTERNAL FACADE SHALL BE NON REFLECTIVE AND PROVIDED UP TO MAX OF 50% OF THE TOTAL SURFACE AREA OF EACH FACADE WITH THE PROVISION OF SAFETY RAILLING UP TO SILL LEVEL AS PER CGDCR CLAUSE NO.21.13.

NOTES :

- IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY ME AND THE DIMENTIONS 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 ME ON SITE AND PERMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR-2017 ALL REQUIREMENT OF THE BUILDING ARE CHECKED AND NECESSARY ACTION ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF THE CGDCR-2017. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF THE CLAUSE NO. 21.1.12 AND 21.1.14 AND 22.6 OF CGDCR-2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.15 OF CGDCR-2017.
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.12 AND 22.8 OF CGDCR-2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR-2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIRMENT PROVIDED AS PER CHAPTER NO. 22.21 OF CGDCR-2017.

APPROVED BUILT UP AREA TABLE				IN SQ MTS
	BASEMENT	BLOCK: A	BLOCK: B	TOTAL
1, BASEMENT	2031.15	-----	-----	2031.15
2, BASEMENT	2031.15	-----	-----	2031.15
GROUND FLOOR		278.36+242.59 520.97	420.50	941.47
FIRST FLOOR		520.24	420.50	940.74
SECOND FLOOR		509.54	420.50	930.04
THIRD FLOOR		509.54	420.50	930.04
FOURTH FLOOR		509.54	420.50	930.04
STAIR CABIN		79.05	48.55	127.60
TOTAL BUILT UP AREA	4062.30	2648.88	2151.05	8862.23

ROOF TOP SOLAR CALC.

TOTAL TERRACE AREA = A+B=(433.40+374.43) =807.83 SMT.
= 8692.25 SFT.

MINI.REQ. 20W PER 1Sq.Ft.

8692.25 SFT X 20 = 173845 W.

PROP.APPRO = 173845/1000 = 174 KW.

OR

WHICH OVER LESS THAN = 8KW (USE ON SITE ROOF)

REQ. ROOF TOP AREA 0.5% = 0.40KW X 100 = 400W

=400 X 20 = 800 Sq.Ft. (800/10.76 = 74.35 SMT.)

PROV. ROOF TOP AREA + 75 SMT.

SKJ INFRA PROJECTS LLP
Designated Partner

OWNER

ENGINEER/architect

C.O.W.

STR. ENGINEER

LAYOUT PLAN

01/7

LAY-OUT PLAN SHOWING REVISED DEVELOPMENT

PERMISSION FOR PROPOSED RESIDENTIAL &
COMMERCIAL BUILDINGS ON F.P.NO:22+11/1,
O.P.No.: 22,11,B/ SR No.:24/3,14,of T.P.S.NO.: 8

(SARGASAN)

VILLAGE: SARGASAN TA.& DIST.: GANDHINAGAR

SCALE : 1.00 CM = 2.00 MT

UNIT : comm:+RESI =144

ZONE :C3 USE : RESIDENTIAL & Commercial

AREA TABLE	BUILT UP AREA in sqmtr
AREA OF SR/BLOCK No.:24/3	3211.00
AREA OF SR/BLOCK No.:14	13319.00
AREA OF O.P. No.: 22	3211.00
AREA OF O.P. No.:11	13319.00
AREA OF F.P.NO.: 22	2087.00
AREA OF F.P.NO.: 11/1	663.00
TOTAL AREA OF F.P.NO.: 22+11/1	2750.00
REQ.COMMON PLOT @ 10 %	275.00
PROVIDED COMMON PLOT	291.76
BUILTUP AREA TABLE	TOTAL
PROP 1,BASEMENT	2031.15
PROP 2,BASEMENT	2031.15
PROP GROUND FL.&HOLLOW PLINTH	942.44
PROP FIRST FLOOR	944.23
PROP SECOND FLOOR	933.53
PROP THIRD FLOOR	933.53
PROP FOURTH FLOOR	933.53
PROP 5 FLOOR	933.53
PROP 6 FLOOR	933.53
PROP 7 FLOOR	933.53
PROP 8 FLOOR	933.53
PROP 9 FLOOR	933.53
PROP 10 FLOOR	933.53
PROP 11 FLOOR	933.53
PROP 12 FLOOR	933.53
PROP 13 FLOOR	933.53
PROP 14 FLOOR	328.37

TOTAL PROPOSED STAIR CABIN	130.46	130.46
TOTAL PROPOSED B.UP. AREA	8880.53	8730.14
		17610.16
MAX. PER. F.S.I. AREA @ 2750.00 X 4.00		11000.00
TOTAL PROPOSED F.S.I. AREA		10977.62
TOTAL BALANCE F.S.I. AREA		21.38
PER BASE F.S.I 2750.00 x 1.25		3437.50
CHARGABLE F.S.I (10977.62 - 3437.50)		7540.12

Mamul Kanani
16, Padma Bungalow II,
Opp. Arpan Bungalow,
Shukan Kroad,
Nikol, Ahmedabad-382356
GUDA/ENG/244
GUDA/COW/347000

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Nikol, Ahmedabad-382356
GUDA/ENG/244
GUDA/COW/347000



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. PRV/2332/2017/78

Dated: 19/8/2017

29/4/2017

Junior Town Planner

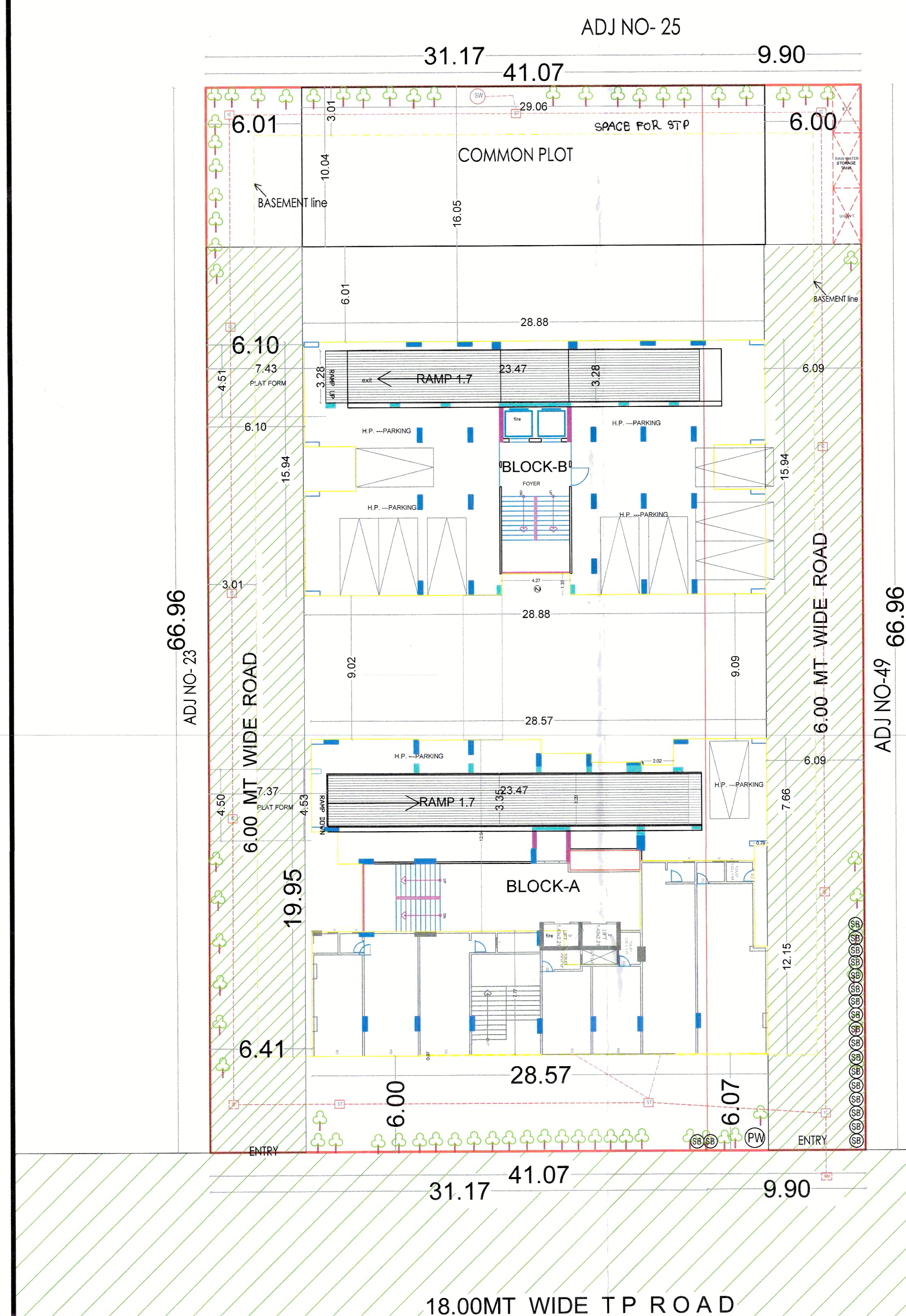
Gandhinagar Urban Development Authority

Gandhinagar.

AUTHORITY

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Shop No. 11/8, Mangal Tirth,
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STR. ENGINEER



LAYOUT PLAN
SCALE :- 1Cm = 2.00 Meter



SOLID WASTE BIN SB

COLOUR NOTE

O.P. BOUNDRY		COMMON PLOT	
F.P. BOUNDRY		PROP. WORK	
Approved WORK		PROP. DRAINAGE	
PROP. ROAD		PERCOLATING WELL	