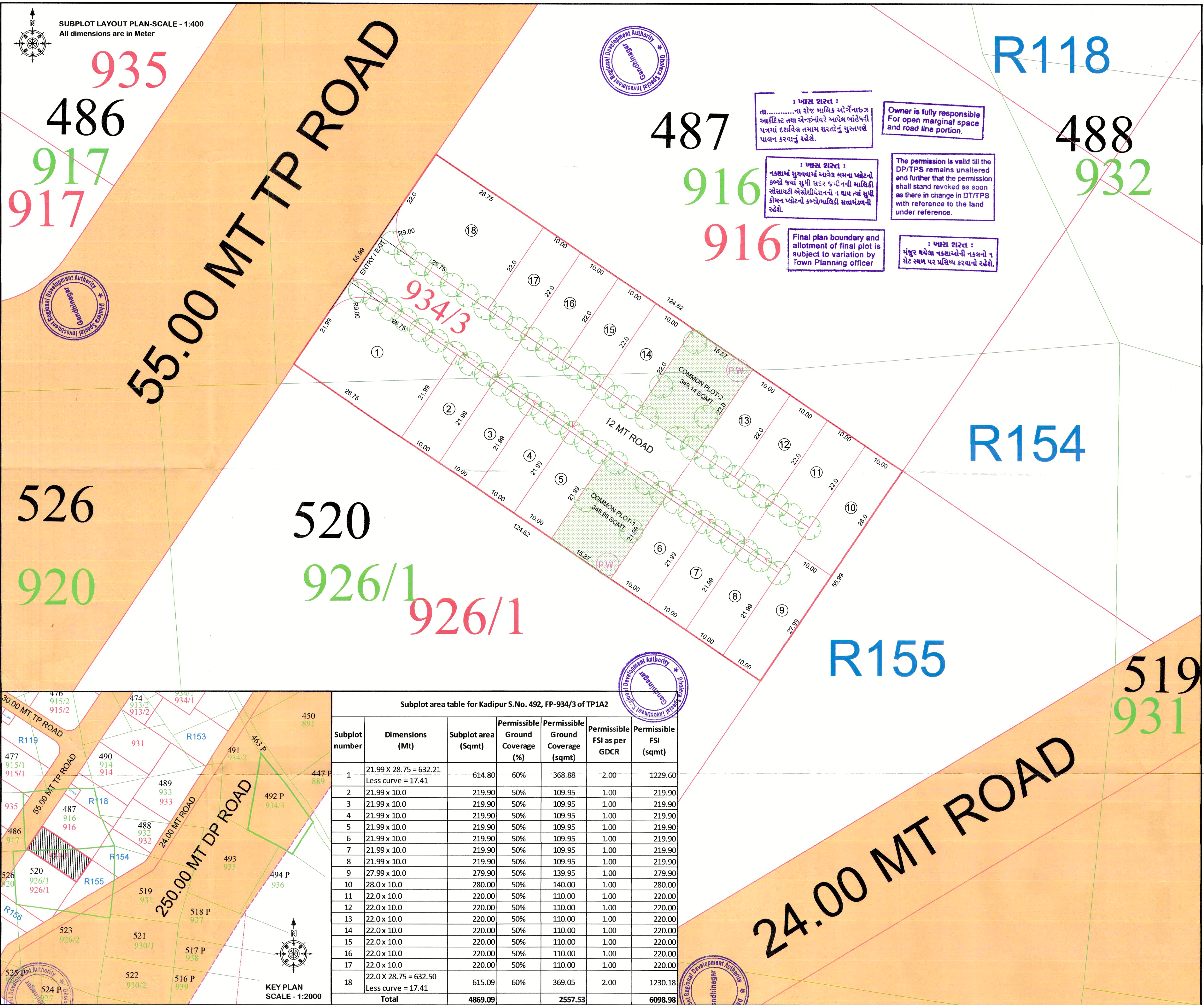




PROPOSED OPEN SUBPLOT LAYOUT FOR NEW
SURVEY NUMBER 492 VILLAGE KADIPUR,
TALUKA DHOLERA, DISTRICT AHMEDABAD
PRELIMINARY TP SCHEME No. 1A-2 OF DSIRDA
OP No. 934/3 FP No. 934/3

ZONE: RESIDENTIAL
USE: RESIDENTIAL OPEN SUBPLOT LAYOUT

DISCRIPTION	AREA IN SQ.MT.
AREA OF SURVEY No. 492	14954.00
AREA OF OP No. 934/3	13954.00
AREA OF FP No. 934/3	6977.00
AREA OF INTERNAL ROAD	1409.79
AREA OF COMMON PLOT REQUIRED	697.70
AS PER GDCR @ 10%	
AREA OF COMMON PLOT PROVIDED	698.12
AREA OF SUB-PLOTS	4869.09

FSI TABLE	
TOTAL AREA OF SUBPLOTS	4869.09 SQMT
TOTAL PERMISSIBLE FSI	6098.98 SQMT

CALCULATION FOR PERCOLATION WELL
1 PERCOLATION WELL / 4000 SQ.MT.
6977 / 4000 SQ.MT. = 1.74 PERCOLATION WELL REQUIRED
NUMBER OF PERCOLATION WELL PROVIDED = 2

CALCULATION FOR COMMON PLOT
COMMON PLOT-1 : 21.99 X 15.87 = 348.98 SQMT
COMMON PLOT-2 : 22.00 X 15.87 = 349.14 SQMT
TOTAL AREA OF COMMON PLOT = 698.12 SQMT

CALCULATION FOR TREE PLANTATION
TOTAL PLOT AREA = 6977 SQMT
TOTAL SUBPLOT AREA = 4869.09 SQMT
TOTAL TREE PLANTATION REQUIRED
1 Tree / 100 sqmt of builtup area
Total permissible FSI = 6098.98 sqmt
6098.98 / 100 = 60.98 (Say 61 Trees)
Proposed trees = 61

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

OWNER(S)
BHAVESHKUMAR C. HAKANI
AMBRISHKUMAR T. PARAJIYA
AMBRISHKUMAR T. PARAJIYA

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

STRUCTURE ENGINEER
UMESH M. NINAMA
305, BINALI COMPLEX,
OPP. AEC ZONAL OFFICE,
NARANPURA, AHMEDABAD-13
REG. NO. DSIRDA-SD/11

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

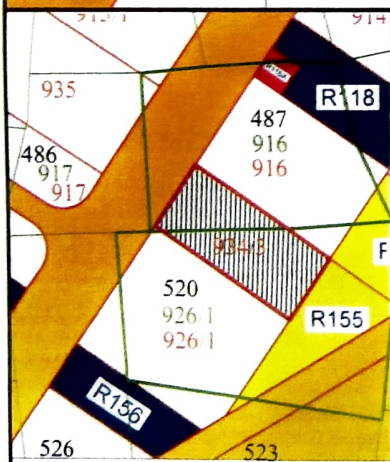
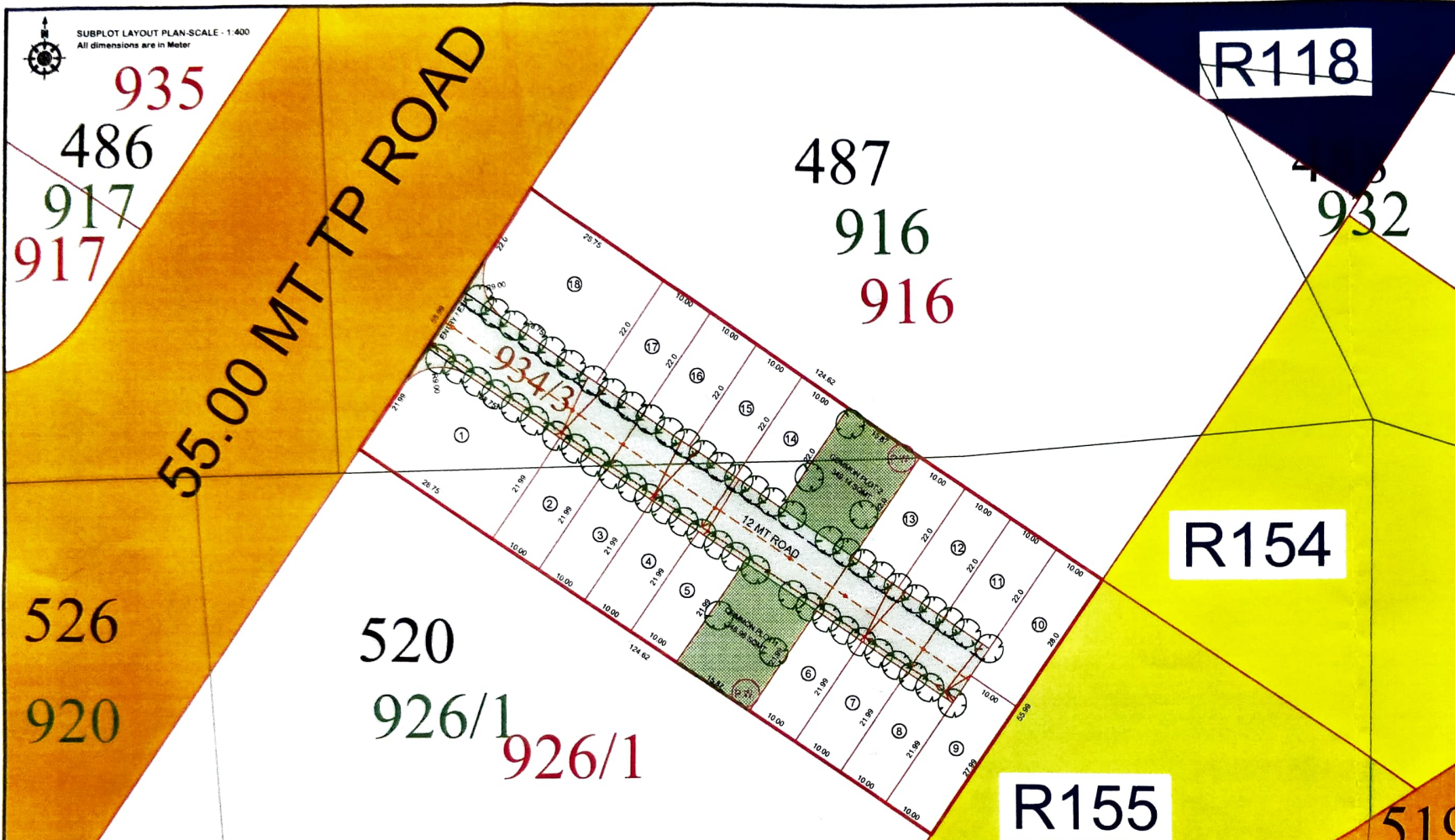
Note Approved by C.E.O.

APPROVED
As amended by.....
(Colour) Subject to the condition
as mentioned in this office letter
No..... Dated.....
31/01/2024

Senior Town Planner
Dholera Special Investment Region
Development Authority, Gandhinagar



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



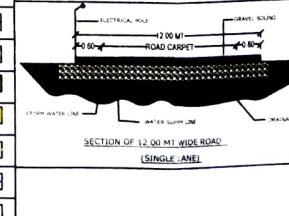
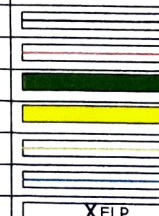
KEY PLAN
SCALE - 1:2000

Subplot area table for Kadipur S.No. 492, FP-934/3 of TP1A2

Subplot number	Dimensions (Mt)	Subplot area (Sqmt)	Permissible Ground Coverage (%)	Permissible Ground Coverage (sqmt)	Permissible FSI as per GDCR	Permissible FSI (sqmt)
1	21.99 x 28.75 = 632.21 Less curve = 17.41	614.80	60%	368.88	2.00	1229.60
2	21.99 x 10.0	219.90	50%	109.95	1.00	219.90
3	21.99 x 10.0	219.90	50%	109.95	1.00	219.90
4	21.99 x 10.0	219.90	50%	109.95	1.00	219.90
5	21.99 x 10.0	219.90	50%	109.95	1.00	219.90
6	21.99 x 10.0	219.90	50%	109.95	1.00	219.90
7	21.99 x 10.0	219.90	50%	109.95	1.00	219.90
8	21.99 x 10.0	219.90	50%	109.95	1.00	219.90
9	27.99 x 10.0	279.90	50%	139.95	1.00	279.90
10	28.0 x 10.0	280.00	50%	140.00	1.00	280.00
11	22.0 x 10.0	220.00	50%	110.00	1.00	220.00
12	22.0 x 10.0	220.00	50%	110.00	1.00	220.00
13	22.0 x 10.0	220.00	50%	110.00	1.00	220.00
14	22.0 x 10.0	220.00	50%	110.00	1.00	220.00
15	22.0 x 10.0	220.00	50%	110.00	1.00	220.00
16	22.0 x 10.0	220.00	50%	110.00	1.00	220.00
17	22.0 x 10.0	220.00	50%	110.00	1.00	220.00
18	22.0 x 28.75 = 632.50 Less curve = 17.41	615.09	60%	369.05	2.00	1230.18
Total		4869.09		2557.53		6098.98

COLOUR NOTES:-

1. PLOT BOUNDARY SHOWN IN
2. DRAINAGE LINE SHOWN IN
3. ROAD SHOWN IN
4. PROP. C.O.P SHOWN IN
5. STORM WATER LINE
6. WATER SUPPLY
7. ELECTRIC POLE



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Proposed Internal Roads
Proposed Common Plots
Proposed Sub-Plots
Proposed drainage line

ONEERA INFRAWELL PVT. LTD.

BRUNESHKUMAR T. PARAJIYA
AMBUSHKUMAR T. PARAJIYA
DIRECTOR

ARCHITECT
Nrupesh V. Shah
A-315, Siddhivinayak Towers,
Makarba-380053.

License Type:- ENGINEER at (GUDA)
STRUCURE NUMBER: GUDA/1115ER290125100

REGISTERED
REG. NO. 62473
DHOLERA SPECIAL INVESTMENT
REGIONAL DEVELOPMENT AUTHORITY