SHEET. NO.:– 1/6

# PROPOSED PLAN SHOWING RESI.+COMM. BUILD. LAYOUT ON S.P.NO:32/3/1, FP NO:32 TPS NO:08(SARGASAN), SURNO:33, VILL:SARGASAN, TA–DIST: GANDHINAGAR.

SCALE : 1 cm. = 2 mt.

ZONE:C–3(COMMECIAL),USE:RESI.+COMM.

| AREA TABLE : – | Sq.mt. |
|---|---|
| AREA OF FP NO:32/3/1 | 4047.00 |
| REQUIRED COMMON PLOT@10% | 0404.70 |
| PROPOSED COMMON PLOT | 0433.55 |
| PROP. BUILTUPAREA IN 2ND BASEMENT | 2959.63 |
| PROP. BUILTUPAREA IN 1ST BASEMENT | 3072.57 |
| PROP. BUILTUP AREA OF CLUBHOUSE | 0125.66 |
| PROP BUILT UP AREA ON HP | 0778.31 |
| PROP BUILTUP AREA ON GROUND FL. | 0877.38 |
| PROP. B.A. ON FIRST FLOOR | 1365.89 |
| PROP. B.A. ON SECOND FLOOR | 1414.72 |
| PROP. B.A. ON THIRD FLOOR | 1414.72 |
| PROP. B.A. ON FOURTH FLOOR | 1414.72 |
| PROP. B.A. ON FIFTH FLOOR | 1414.72 |
| PROP. B.A. ON SIXTH FLOOR | 1414.72 |
| PROP. B.A. ON SEVENTH FLOOR | 1414.72 |
| PROP. B.A. ON EIGHTH FLOOR | 1414.72 |
| PROP. B.A. ON NINETH FLOOR | 1414.72 |
| PROP. B.A. ON TENTH FLOOR | 1414.72 |
| PROP. B.A. ON 11TH FLOOR | 1414.72 |
| PROP. B.A. ON 12TH FLOOR | 1414.72 |
| PROP. B.A. ON 13TH FLOOR | 0804.81 |
| PROP. B.A. ON ST. CABIN FLOOR | 0186.99 |
| PROP. B.A. OF OHWT ABOVE CABIN | 0048.55 |
| TOTAL PROPOSED B.A. | 25781.71 |

| FSI AREA TABLE: | |
|---|---|
| PERMISSIBLE BASE FSI @1:1.25 | 5058.75 |
| PERMISSIBLE CHARGABLE FSI @1:2.75 | 11129.25 |
| PERMISSIBLE TOTAL FSI @1:4.00 | 16188.00 |
| PROPOSED FSI | 16172.30 |
| BALANCE FSI | 0015.70 |
| FSI REQUIRED TO BE PURCHASE | 11113.55 |

COLOUR NOTE : –
PROP. WORK =
PROP. DRAIN =
ROAD =
PLOT BOUN. =
FINAL PLOT
C.P. =
BASEMENT LINE

MADHAV INFRA
PARTNER
OWNER :–

SUBHASHKUMAR K. PATEL (B.E. CIVIL)
GUDA/ENG/521/07/2021
GUDA/COW/SSI/215/07/2021
NAVAPURA VAS, MANIPURA, VIJAPUR - 382870
M:7567007891
ENGINEER

U. J. PATEL (B.E.CIVIL)
STRUCTURAL DESIGNER
REGI. NO.: GUDA/SD-I/072/09/2009
203, PARISHRAM ELEGANT, SOLA ROAD,AHMEDABAD-380060
STRUCTURE ENGINEER

SUBHASHKUMAR K. PATEL (B.E. CIVIL)
GUDA/ENG/521/07/2021
GUDA/COW/SSI/215/07/2021
NAVAPURA VAS, MANIPURA, VIJAPUR - 382870
M:7567007891
COW

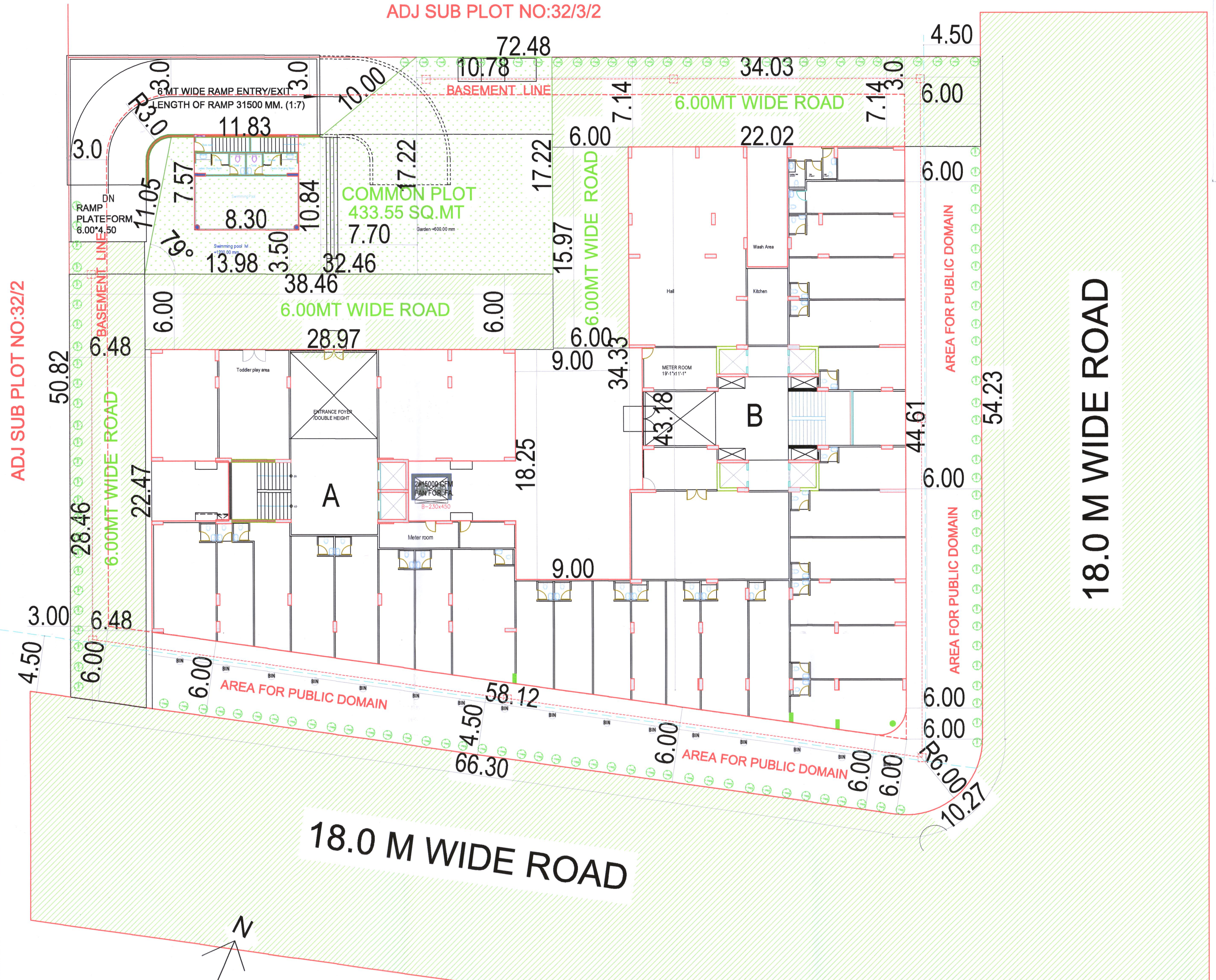
Development Charge Paid
APPROVED
(As amended by..............Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/GMC/406/2021/2021-08/06/2022 22625
Dated 23/11/2022

NOTE : APPROVED BY MUNICIPAL COMMISSIONER

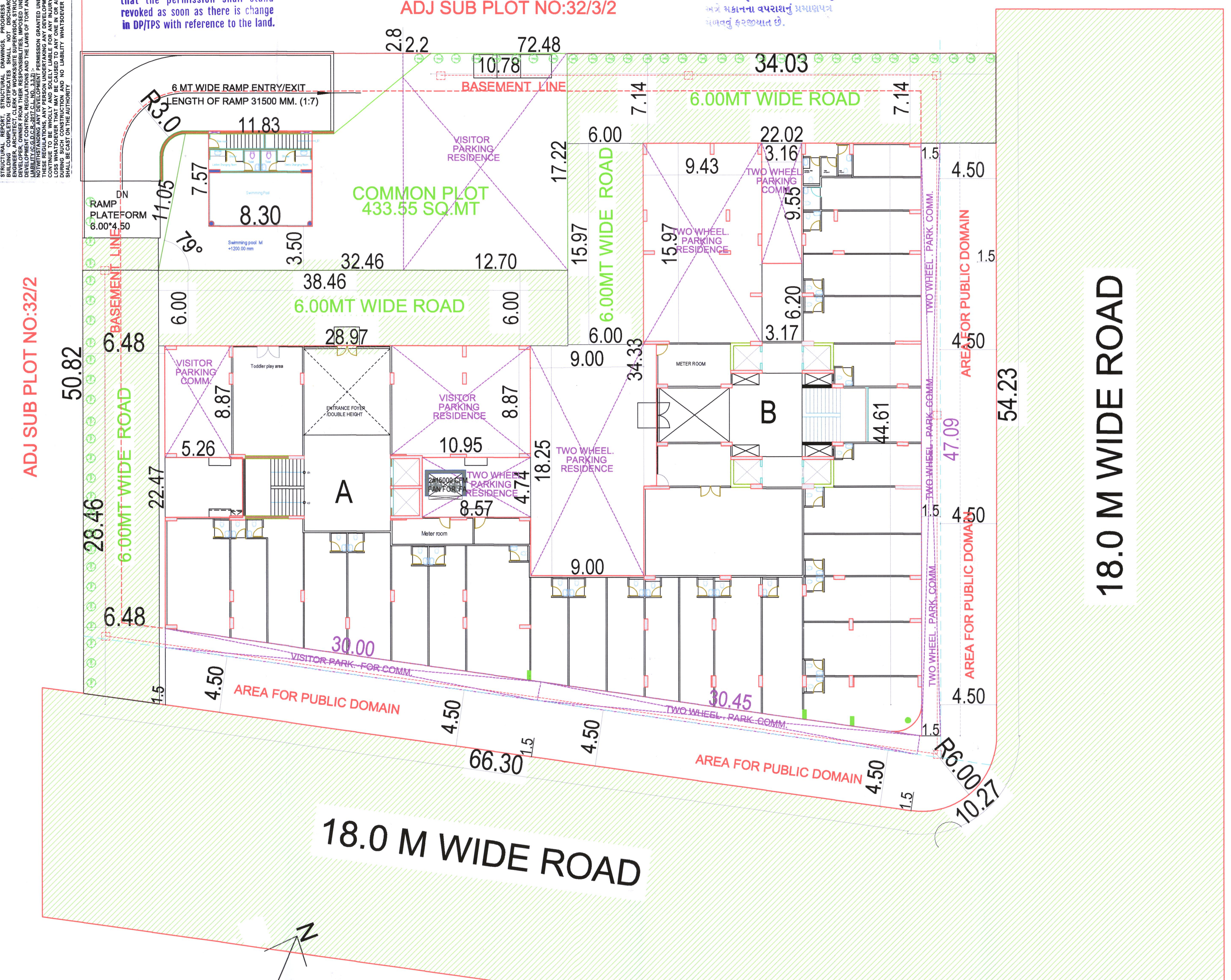
AUTHOURITY :–
Junior Town Planner
Gandhinagar Municipal Corporation

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.

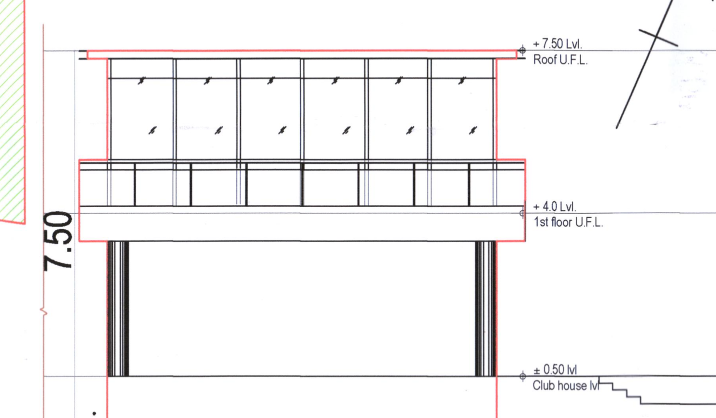
Final plan boundary and allotment of final plot is subjected to variation by Town planning officer.



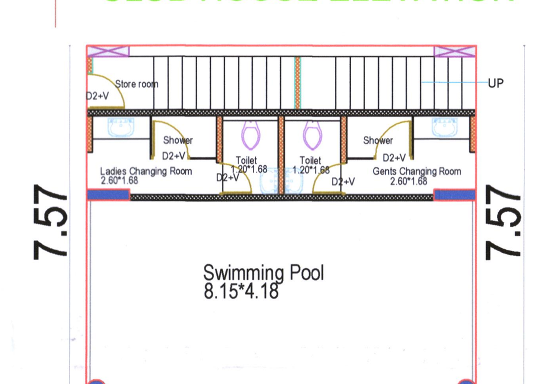

# LAYOUT PLAN
(SCALE: 1:2)



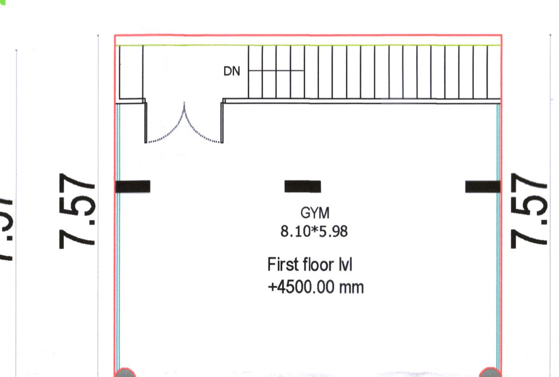

# PARKING LAYOUT
(SCALE: 1:2)



CLUB HOUSE ELEVATION




CLUB HOUSE PLAN G.F.




CLUB HOUSE PLAN F.F.

| BUILT-UP AREA TABLE: | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FLOOR | BLOCK-A+B | | BLOCK-A | | BLOCK-B | | TOTAL | | TOTAL | |
| USE | COMMERCIAL | | RESIDENCE | | RESIDENCE | | RESIDENCE | | RESI.+COMM. | |
| | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS |
| 2ND BASEMENT | 0 | | 2959.63 | | | | 2959.63 | 0 | 2959.63 | 0 |
| 1ST BASEMENT | | | 3072.57 | | | | 3072.57 | 0 | 3072.57 | |
| CLUB HOUSE | | | 125.66 | | | | 125.66 | | 125.66 | |
| HOLLOWPLINTH | 0 | 0 | 778.31 | | | | 778.31 | 0 | 778.31 | 0 |
| GROUND FL. | 877.38 | 27 | | | | | 0 | 0 | 877.38 | 27 |
| 1ST FL. | | 0 | 537.14 | 4 | 828.75 | 4 | 1365.89 | 8 | 1365.89 | 8 |
| 2ND FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 3RD FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 4RTH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 5TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 6TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 7TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 8TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 9TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 10TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 11TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 12TH FL | | | 585.97 | 4 | 828.75 | 4 | 1414.72 | 8 | 1414.72 | 8 |
| 13TH FL | | | 330.89 | 2 | 473.92 | 2 | 804.81 | 4 | 804.81 | 4 |
| ST CABIN | | | 71.36 | | 115.63 | | 186.99 | 0 | 186.99 | 0 |
| OHWT | | | 24.75 | | 23.8 | | 48.55 | 0 | 48.55 | 0 |
| TOTAL | 877.38 | 27 | 14345.98 | 50 | 10558.35 | 50 | 24904.33 | 100 | 25781.71 | 127 |

| FSI AREA CALCULATIONS: | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| FLOOR | BLOCK-A+B | | BLOCK-A | | BLOCK-B | | BLOCK-A+B+C | | TOTAL | |
| USE | COMMERCIAL | | RESIDENCE | | RESIDENCE | | RESIDENCE | | RESI.+COMM. | |
| | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS | AREA IN SQ.MT | UNIT IN NOS |
| GROUND FL. | 877.38 | 27 | 212.76 | | | | 212.76 | | 1090.14 | 27 |
| 1ST FL. | | | 445.8 | 4 | 715.29 | 4 | 1161.09 | 8 | 1161.09 | 8 |
| 2ND FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 3RD FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 4RTH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 5TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 6TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 7TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 8TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 9TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 10TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 11TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 12TH FL | | | 494.63 | 4 | 715.29 | 4 | 1209.92 | 8 | 1209.92 | 8 |
| 13TH FL | | | 251.74 | 2 | 360.21 | 2 | 611.95 | 4 | 611.95 | 4 |
| TOTAL | 877.38 | 27 | 6138.47 | 50 | 8943.69 | 50 | 15294.92 | 100 | 16172.3 | 127 |

| PARKING AREA TABLE FOR RESI.: | |
|---|---|
| REQ. PARK. @20% OF RESI. FSI | 3058.98 |
| PROPOSED PARK. | 5511.36 |

**PARKING AREA TABLE(FOR RESI.)**

| | REQUIRED | PROPOSED |
|---|---|---|
| VISITOR(10%) | 305.90 | 315.82 |
| 2-WHEELER(40%) | 1223.59 | 1300.56 |
| 4-WHEELER(50%) | 1529.49 | 3894.98 |
| TOTAL | 3058.98 | 5511.36 |

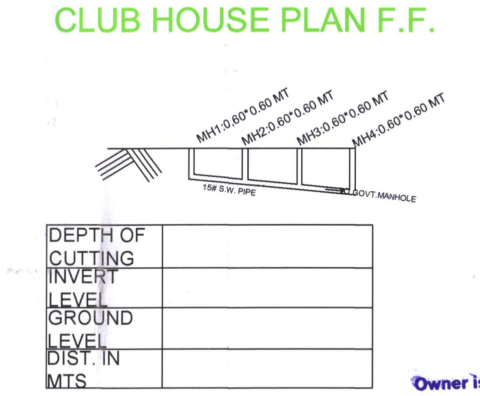
| PROPOSED PARKING AREA CALCULATIONS: FOR RESI. | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| VISITOR PARKING | | | | | | | | |
| OPEN SPACE -B | 2.8 | x | 2.2 | x | 0.5 | = | 3.08 |
| IN COMMON PLOT | 12.7 | x | 17.22 | x | 1 | = | 218.69 |
| | 2.8 | x | 2.2 | x | -0.5 | = | -3.08 |
| TOTAL PARKING IN CP | | | | | | | 215.61 |
| IN HP OF BL-A | 10.95 | x | 8.87 | x | 1 | = | 97.13 |
| NET AREA OF VISITOR PARKING | | | | | | | 315.82 |
| TOTAL PROPOSED PARKING FOR RESI. | | | | | | | 5511.36 |

NOTES :-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGINE.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIDE ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CGDCR-2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMES OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CGDCR-2017
- DRAINAGE FACILITY IS PROVIDED AS PER CGDCR-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CGDCR-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CGDCR-2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CGDCR-2017
- THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDRAD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CGDCR-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- TREE PLANTATION IS PROVIDED AS PER THE CGDCR-2017
- PROVIDED LIFT CAPACITY AS PER CGDCR-2017
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER THE CGDCR-2017

| B.A. CAL FOR THE CLUB HOUSE | | | | | | | |
|---|---|---|---|---|---|---|---|
| GROUND FLOOR | | | | | | | |
| | 8.3 | x | 7.57 | x | 1 | = | 62.83 |
| FIRST FLOOR | | | | | | | |
| | 8.3 | x | 7.57 | x | 1 | = | 62.83 |
| TOTAL BUILTUP AREA OF CLUBHOUSE | | | | | | | 125.66 |
| PERMISSIBLE CLUB HOUSE @15% OF CP | | | | | | | 65.03 |
| PROPOSED CLUBHOUSE | | | | | | | 42.55 |

| COMMON PLOT AREA CALCULATIONS: | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 13.98 | x | 10.84 | x | 0.5 | = | 75.77 |
| | 11.83 | x | 10.84 | x | 0.5 | = | 64.12 |
| | 10.84 | x | 7.7 | x | 0.5 | = | 41.73 |
| | 17.22 | x | 7.7 | x | 0.5 | = | 66.30 |
| | 10.78 | x | 17.22 | x | 1 | = | 185.63 |
| TOTAL AREA OF COMMON PLOT | | | | | | | 433.55 |

| SANITORY FACILITIES CALCULATIONS: | |
|---|---|
| TOTAL FL/FSI AREA OF COMM. USE | 877.38 SQ.M |
| NOS OF PERSONS @4 SQ.MT | 220 NOS |
| NOS OF TOILETS REQUIRED | 07NOS |
| PROPOSED NOS OF TOILET PROPOSED | 29NOS |
| NOS OF COMMON TOILETS REQ. | 02NOS |
| NOS OF COMMON TOILETS PROPOSED | 03 NOS |



DRAINAGE SECTION
(SCALE: 1.0CM:2.0MT)

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

TREE PLANTATION AREA CALCULATIONS:
REQ. TREE 5 NOS@200 SQ.MT:102 NOS
PROPOSED TREE : 102 NOS

SOLID WASTE BINS CAL. FOR COMM.:
REQ. 80LIT BINS @400 SQ.MT : 03 NOS
PROPOSED BINS OF 80LITCAP.: 03 NOS

SOLID WASTE BINS CAL. FOR RESI.:
REQ. 80LIT BINS @10LIT/UNIT: 13 NOS
PROPOSED BINS OF 80LITCAP.: 13 NOS

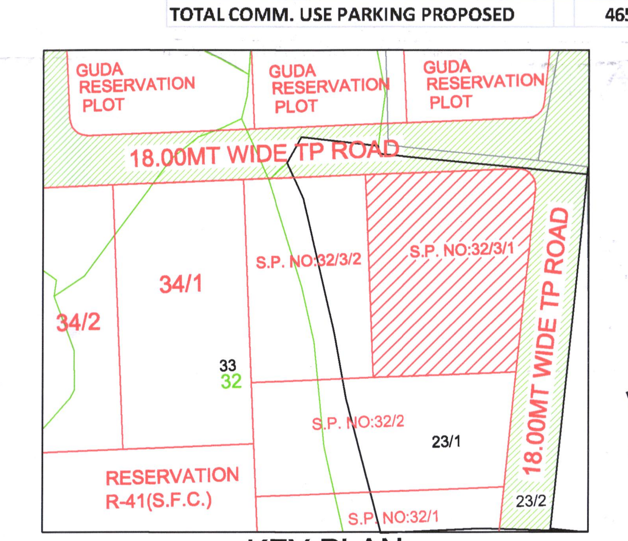
P.W. AREA CALCULATIONS:
REQ. P.W. @4000 SQ.MT: 2 NOS
PROPOSED P.W. : 2 NOS

| PARKING AREA TABLE FOR COMM.: | |
|---|---|
| REQ. PARK. @50% OF COMM. FSI | 438.69 |
| PROPOSED PARK. | 465.70 |

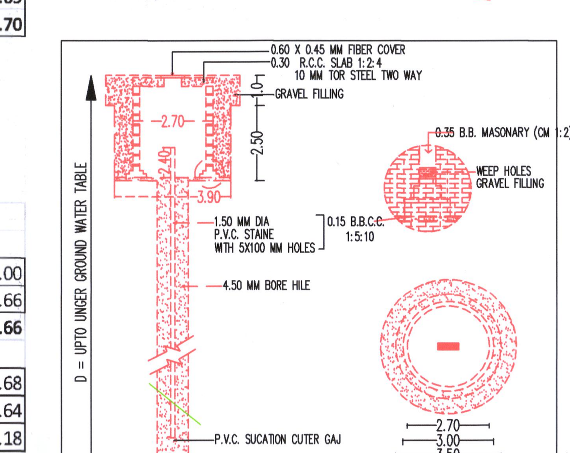
**PARKING AREA TABLE(FOR COMM.)**

| | REQUIRED | PROPOSED |
|---|---|---|
| VISITOR(20%) | 87.74 | 91.66 |
| 2-WHEELER(30%) | 131.61 | 146.49 |
| 4-WHEELER(50%) | 219.35 | 227.55 |
| TOTAL | 438.69 | 465.70 |

| PROPOSED COMM. USE PARKING | | | | | | | |
|---|---|---|---|---|---|---|---|
| VISITOR PARKING AREA CAL: | | | | | | | |
| FRONT MARGINS | 30 | x | 1.50 | x | 1 | = | 45.00 |
| hp of block-A | 5.26 | x | 8.87 | x | 1 | = | 46.66 |
| TOTAL PROP. VISITOR PARK. AREA | | | | | | | 91.66 |
| TWO WHEELER PARKING AREA CAL: | | | | | | | |
| FRONT MARGINS | 30.45 | x | 1.50 | x | 1 | = | 45.68 |
| | 47.09 | x | 1.50 | x | 1 | = | 70.64 |
| OPNE SPACE AT B | 3.16 | x | 9.55 | x | 1 | = | 30.18 |
| TOTAL TWO WHEELER PARKING FOR COMM. | | | | | | | 146.49 |
| FOUR WHEELER PARKING AREA CAL: | | | | | | | |
| IN 1ST BASEMENT | 18.5 | x | 12.30 | x | 1 | = | 227.55 |
| NET AREA OF FOUR WHEEL. PARKING COMM. | | | | | | | 227.55 |
| TOTAL COMM. USE PARKING PROPOSED | | | | | | | 465.70 |




KEY PLAN
(SCALE: 1.0CM: 20.00MT)




PERCOLATING WELL AS PER NBC 1983

| TWO WHEELER PARKING | | | | | | | |
|---|---|---|---|---|---|---|---|
| HP OF BLOCK-A | | | | | | | |
| | 8.57 | x | 4.74 | x | 1 | = | 40.62 |
| BETN A & B OS | 9 | x | 18.25 | x | 1 | = | 164.25 |
| HP OF BLOCK-B | | | | | | | |
| c | 9.43 | x | 15.97 | x | 1 | = | 150.60 |
| IN 1ST BASEMENT FL | | | | | | | |
| | 25.08 | x | 41.9 | x | 1 | = | 1050.85 |
| | 8.14 | x | 11.45 | x | -1 | = | -93.20 |
| | 2.76 | x | 4.55 | x | -1 | = | -12.56 |
| TOTAL TWO WHEELER PARKING | | | | | | | 1300.56 |
| FOUR WHEELER PARKING | | | | | | | |
| IN 1ST BASEMENT FL PARKING | | | | | | | 2437.03 |
| LESS: TWO WHEEL. RESI. PARK. | | | | | | | -945.09 |
| LESS:FOUR WHEEL. COMM. PARK. | | | | | | | -227.55 |
| IN 2ND BASEMENT FL NET PARKING | | | | | | | 2630.59 |
| TOTAL FOUR WHEELER PARKING AREA | | | | | | | 3894.98 |