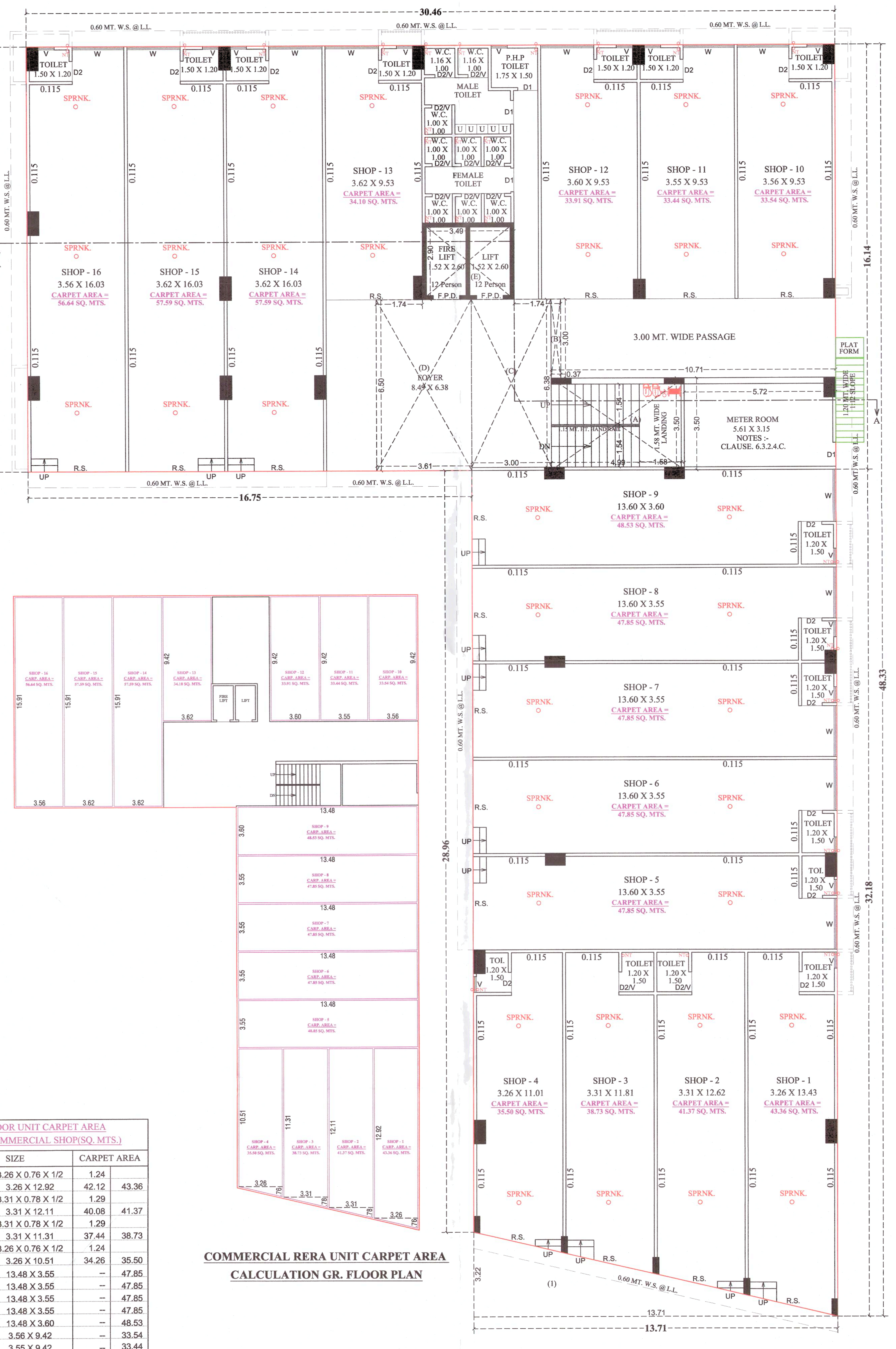
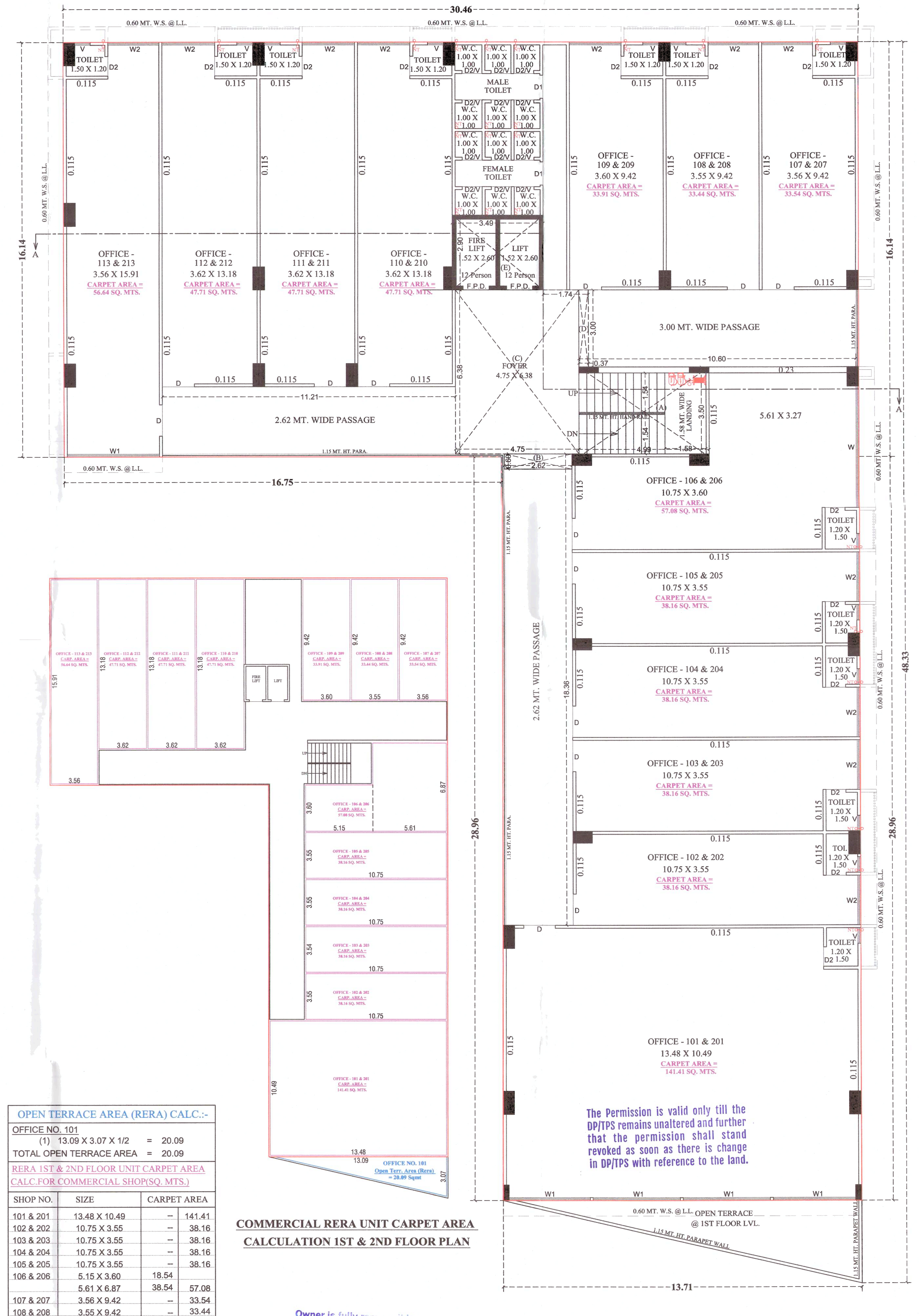


GROUND FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

RERA G.F FLOOR UNIT CARPET AREA CALC.FOR COMMERCIAL SHOP(SQ. MTS.)

SHOP NO.	SIZE	CARPET AREA	
1	3.26 X 0.76 X 1/2	1.24	
	3.26 X 12.92	42.12	43.36
2	3.31 X 0.78 X 1/2	1.29	
	3.31 X 12.11	40.08	41.37
3	3.31 X 0.78 X 1/2	1.29	
	3.31 X 11.31	37.44	38.73
4	3.26 X 0.76 X 1/2	1.24	
	3.26 X 10.51	34.26	35.50
5	13.48 X 3.55	--	47.85
6	13.48 X 3.55	--	47.85
7	13.48 X 3.55	--	47.85
8	13.48 X 3.55	--	47.85
9	13.48 X 3.60	--	48.53
10	3.56 X 9.42	--	33.54
11	3.55 X 9.42	--	33.44
12	3.60 X 9.42	--	33.91
13	3.62 X 9.42	--	34.10
14	3.62 X 15.91	--	57.59
15	3.62 X 15.91	--	57.59
16	3.56 X 15.91	--	56.64
TOTAL			705.70



1ST & 2ND FLOOR PLAN

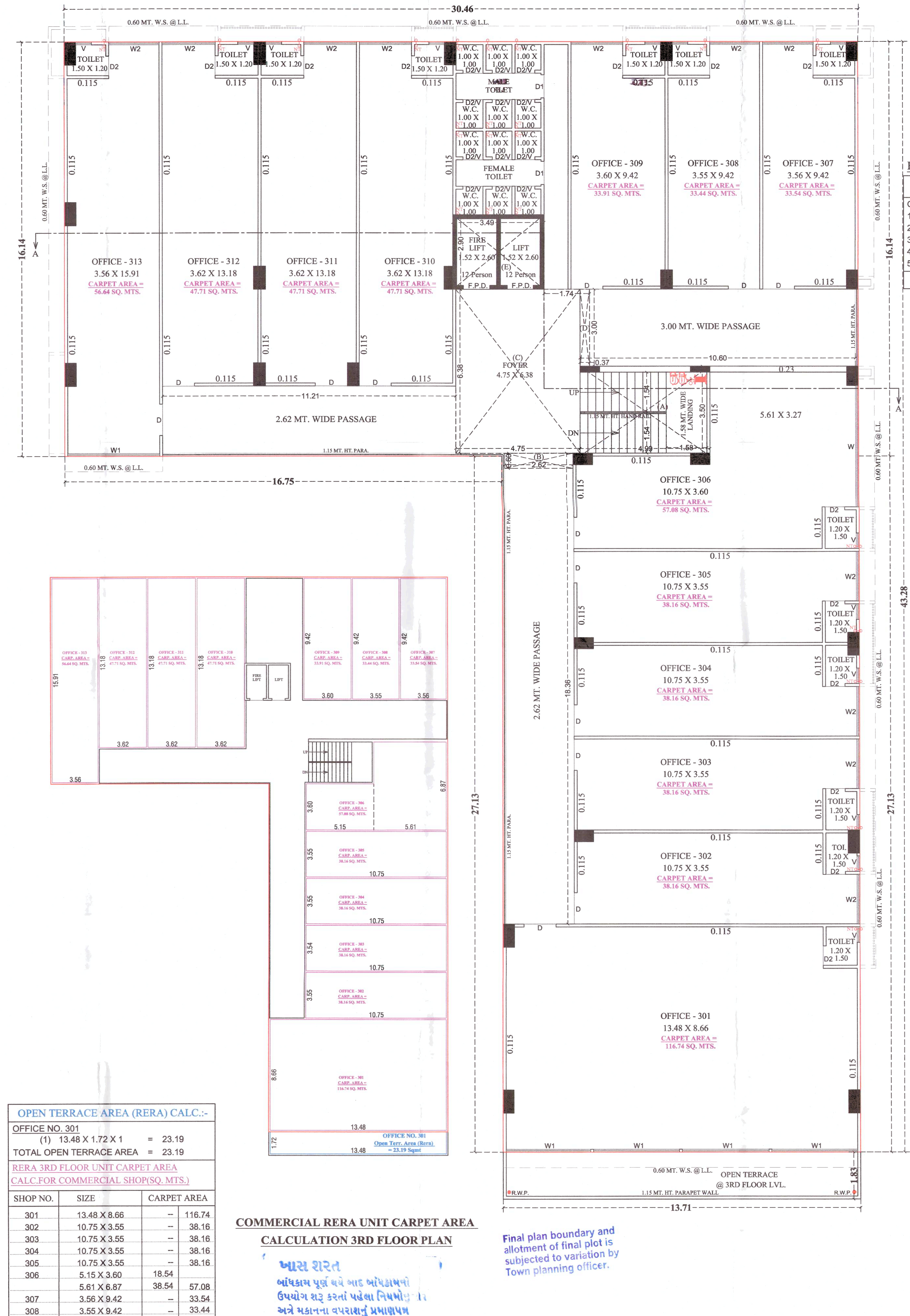
NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

OPEN TERRACE AREA (RERA) CALC.:-

OFFICE NO. 101
(1) 13.09 X 3.07 X 1/2 = 20.09
TOTAL OPEN TERRACE AREA = 20.09

RERA 1ST & 2ND FLOOR UNIT CARPET AREA CALC.FOR COMMERCIAL SHOP(SQ. MTS.)

SHOP NO.	SIZE	CARPET AREA	
101 & 201	13.48 X 10.49	--	141.41
102 & 202	10.75 X 3.55	--	38.16
103 & 203	10.75 X 3.55	--	38.16
104 & 204	10.75 X 3.55	--	38.16
105 & 205	10.75 X 3.55	--	38.16
106 & 206	5.15 X 3.60	18.54	
	5.61 X 6.87	38.54	57.08
107 & 207	3.56 X 9.42	--	33.54
108 & 208	3.55 X 9.42	--	33.44
109 & 209	3.60 X 9.42	--	33.91
110 & 210	3.62 X 13.18	--	47.71
111 & 211	3.62 X 13.18	--	47.71
112 & 212	3.62 X 13.18	--	47.71
113 & 213	3.56 X 15.91	--	56.64
TOTAL			651.79



3RD FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

OPEN TERRACE AREA (RERA) CALC.:-

OFFICE NO. 301
(1) 13.48 X 1.72 X 1 = 23.19
TOTAL OPEN TERRACE AREA = 23.19

RERA 3RD FLOOR UNIT CARPET AREA CALC.FOR COMMERCIAL SHOP(SQ. MTS.)

SHOP NO.	SIZE	CARPET AREA	
301	13.48 X 8.66	--	116.74
302	10.75 X 3.55	--	38.16
303	10.75 X 3.55	--	38.16
304	10.75 X 3.55	--	38.16
305	10.75 X 3.55	--	38.16
306	5.15 X 3.60	18.54	
	5.61 X 6.87	38.54	57.08
307	3.56 X 9.42	--	33.54
308	3.55 X 9.42	--	33.44
309	3.60 X 9.42	--	33.91
310	3.62 X 13.18	--	47.71
311	3.62 X 13.18	--	47.71
312	3.62 X 13.18	--	47.71
313	3.56 X 15.91	--	56.64
TOTAL			627.12

B.A. AREA CALC. ON 1ST & 2ND FLOOR:-

(1) 13.71 X 28.96 X 1 = 397.04 SQ. MT.
(2) 30.46 X 16.14 X 1 = 491.62 SQ. MT.
TOTAL = 888.66 SQ. MT.
NET B.A. AREA ON 1ST & 2ND FLOOR :- = 888.66 SQ. MT.

F.S.I. AREA CALC. ON 1ST & 2ND FLOOR:-

NET B.A. ON 1ST & 2ND FL. = 888.66 SQ. MT.
LESS :-
(A) 4.99 X 3.50 X 1 = 17.47 (STAIR)
(B) 2.62 X 0.60 X 1 = 1.57 (PASSAGE)
(C) 4.75 X 6.38 X 1 = 30.31 (FOYER)
(D) 0.37 X 3.00 X 1 = 1.11 (FOYER)
(E) 3.49 X 2.90 X 1 = 10.12 (LIFT)
TOTAL = 60.58 SQ. MT.
NET F.S.I.AREA ON 1ST & 2ND FLOOR = 828.08 SQ.MTS.

FLOOR AREA TABLE

FLOOR	USE	NO. OF UNIT	FLOOR AREA (SQ.MTS.)
GROUND FLOOR	SHOP	16	839.43
1ST FLOOR	OFFICE	13	828.08
2ND FLOOR	OFFICE	13	828.08
3RD FLOOR	OFFICE	13	802.99
4TH FLOOR	OFFICE	07	794.91
5TH FLOOR	OFFICE	07	782.15
TOTAL	SHOP/ OFFICE	69	4875.64

B.A. AREA CALC. ON GR. FLOOR:-

(1) 13.71 X 32.18 X 1 = 441.19 SQ. MT.
(2) 30.46 X 16.14 X 1 = 491.62 SQ. MT.
TOTAL = 932.81 SQ. MT.
LESS :-
(1) 13.71 X 3.22 X 1/2 = 22.07 SQ. MT.
NET B.A. AREA ON GR. FLOOR :- = 910.74 SQ. MT.

F.S.I. AREA CALC. ON GR. FLOOR:-

NET B.A. ON GR. FLOOR = 910.74 SQ. MT.
LESS :-
(A) 4.99 X 3.50 X 1 = 17.47 (STAIR)
(B) 0.37 X 3.00 X 1 = 1.11 (PASSAGE)
(C) 3.00 X 6.38 X 1 = 19.14 (FOYER)
(D) 3.61 X 6.50 X 1 = 23.47 (FOYER)
(E) 3.49 X 2.90 X 1 = 10.12 (LIFT)
TOTAL = 71.31 SQ. MT.
NET F.S.I.AREA ON GR. FLOOR = 839.43 SQ.MTS.

B.A. AREA CALC. ON 3RD FLOOR:-

(1) 13.71 X 27.13 X 1 = 371.95 SQ. MT.
(2) 30.46 X 16.14 X 1 = 491.62 SQ. MT.
TOTAL = 863.57 SQ. MT.
NET B.A. AREA ON 3RD FLOOR :- = 863.57 SQ. MT.

F.S.I. AREA CALC. ON 3RD FLOOR:-

NET B.A. ON 3RD FL. = 863.57 SQ. MT.
LESS :-
(A) 4.99 X 3.50 X 1 = 17.47 (STAIR)
(B) 2.62 X 0.60 X 1 = 1.57 (PASSAGE)
(C) 4.75 X 6.38 X 1 = 30.31 (FOYER)
(D) 0.37 X 3.00 X 1 = 1.11 (FOYER)
(E) 3.49 X 2.90 X 1 = 10.12 (LIFT)
TOTAL = 60.58 SQ. MT.
NET F.S.I.AREA ON 3RD FLOOR = 802.99 SQ.MTS.

LIFT CALCULATION

Total Built-up Area 3rd to 5th Floor. = 2561.79 Sq.mts
[Excluding Gorund, 1st & 2nd Floor]
1000.00 Sq.mts Built-up Area : Required 1nos. Lift of 6 Person Capacity
Total B. A. = 2561.79 / 1000 = Required 2.56 Nos Lift(Says 3 Nos. lift)
Required 3 Nos of Lift of 6 Person Capacity.
Provide 2 Lift GR. to 5th OF 12 Person Capacity.

PROP. B. AREA CALC. METER ROOM :-

(1) 05.72 X 03.50 X 1 = 20.02 SQ. MT.
NET B.A. METER ROOM = 20.02 SQ. MT.
NOES:- CLAUSE 6.3.2.4.C. IN CASE ELE.MTR.ROOM PROV. IN H.P. & IF TOTAL AREA DOES NOT EXCEED 50.00 SQ.MTR. THIS AREA SHALL NOT BE COUSIDERED TOWARDS THE COMPUTATION OF FSI.

GR. TO 3RD FLOOR PLAN

SHEET NO :- 3/5

PLAN SHOWING PROP. COMMERCIAL BUILDING ON F.P. NO. 68 OF T.P.S.NO. 2 (KOBA - KUDASAN)
[R.SUR.NO. 120/1/1 (O. P. NO. 68) OF
MOJE :- KOBA , TA.: GANDHINAGAR , DIST: GANDHINAGAR.

SCALE :- 1.00 CM = 1.00 MT. | BLOCK :- A

USE : COMMERCIAL

ZONE :- RESIDENTIAL -4 (R4)

B.AREA TABLE	SQ. MTS.
PROP. B.AREA ON 2ND BASEMENT	= 1552.98 SQ. MTS.
PROP. B.AREA ON 1ST BASEMENT	= 1464.02 SQ. MTS.
PROP. B.AREA ON GROUND FL	= 910.74 SQ. MTS.
PROP. B.AREA ON 1 ST FLOOR	= 888.66 SQ. MTS.
PROP. B.AREA ON 2 ND FLOOR	= 888.66 SQ. MTS.
PROP. B.AREA ON 3 RD FLOOR	= 863.57 SQ. MTS.
PROP. B.AREA ON 4 TH FLOOR	= 855.49 SQ. MTS.
PROP. B.AREA ON 5 TH FLOOR	= 842.73 SQ. MTS.
PROP. B.AREA ON STAIR CABIN	= 59.11 SQ. MTS.
PROP. B.AREA ON LIFT MACHINE ROOM	= 31.08 SQ. MTS.
PROP. B.AREA TOTAL	= 8357.04 SQ. MTS.

F.S.I. AREA TABLE	SQ. MTS.
F.S.I. ON GROUND FLOOR	= 839.43 SQ. MTS.
F.S.I. ON 1 ST FLOOR	= 828.08 SQ. MTS.
F.S.I. ON 2 ND FLOOR	= 828.08 SQ. MTS.
F.S.I. ON 3 RD FLOOR	= 802.99 SQ. MTS.
F.S.I. ON 4 TH FLOOR	= 794.91 SQ. MTS.
F.S.I. ON 5 TH FLOOR	= 782.15 SQ. MTS.
TOTAL F.S.I. AREA	= 4875.64 SQ. MTS.

SCHEDULE OF DOOR & WINDOW

DOOR
D = 1.22 X 2.13
D1 = 0.91 X 2.13
D2 = 0.76 X 2.13
R.S. = 3.26 X 2.44
F.P.D.= 1.20 X 2.13

WINDOW / VENT
W = 4.73 X 1.22
W1 = 3.31 X 1.22
W2 = 1.93 X 1.22
(W, W1, W2: WITH SAFETY GRILL)
V = 0.61 X 0.61

R.C.C. STAIR DETAILS

WIDTH :- 1.54 MT.
TREAD :- 0.30 MT.
RISER :- 0.16 MT.

COLOUR NOTE :

PROP. WORK
PROP. DRAINAGE

LIFT DETAIL

MINIMUM CAPACITY 6 PERSONS.
DOOR MINIMUM WIDTH 0.90 MTS.
1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

GOPNATH DEVELOPERS PRIVATE LIMITED
DIRECTOR

OWNER:

SAHIL K. VEKARIYA
203, Signature Royal, Opp. Sahi Kutir Bunglow, Nikol, Ahmedabad - 382350
GUDA/ENGG./1115ERH1002261008
GUDA/COW/1115CW1002261001

ENGINEER:

SUMIT A.PATEL
D-410, Swapnil Arcade,Nr.Sardar Party Plot, 108 Road,Sp Ring Road, Hanspura.Ahmedabad-30
GU.../SDI/167/12/2020

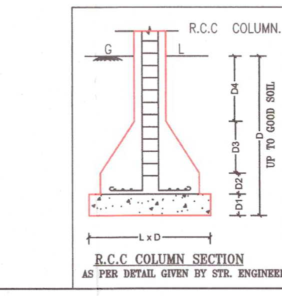
STR. ENGINEER:

SAHIL K. VEKARIYA
203, Signature Royal, Opp. Sahi Kutir Bunglow, Nikol, Ahmedabad - 382350
GUDA/ENGG./1115ERH1002261008
GUDA/COW/1115CW1002261001

C.O.W.:

GENERAL NOTES [AS PER CGDCRV 2017]

- It is certified that plot under reference is surveyed by me and dimensions of all side of plot and plot area as and shown in plan are measured by engineer on record and in accordance with ownershio / revenue record.
- Engineer is fully responsible for leaving open marginal space and margin.
- The depth and position of existing municipal manhole is veryfied by me on site and premises can get drainage connection.
- It is certify that according to CGDCR 2017 all 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 norms of the indian standards.
- Design of staircase and railing is provided as per the provision of the CGDCR 2017.
- Pedesttrians ramp is provided as per the provision of 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.
- letter box for each unit shall be provided at ground level for each unit.
- Water tank for fire safety requirement provided as per fire prevention and fire safety act 2016.
- Electrical infrastructure shall be provided as per CGDCR 2017.
- Drinking Water Facility for disabiled persons is provided as per CGDCR 2017.
- Drainage facility is provided as per the 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/final 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 standard and necessary action shall be taken for the structural safety during construction.
- Rain water storage tank and rain water harvesting system shall be provided as per the CGDCR 2017.
- Community bin provided as per the provision of the CGDCR 2017.
- Grey Water Recycling System & dual plumbing System is Provided As Per CGDCR 2017.
- Tree plantation is provided as per the CGDCR 2017.
- Fire safety system is provided as per CGDCR 2017.
- Fire Safety Provision Shall Be made As Per Fire prevention And life safety measures regulation-2016 and fire prevention and life safety measures regulation-2013
- Maintenance and upgradation of building is as per CGDCR 2017.
- Marginal space & basement slab shall have load bearing capacity of 40/60 tonnes per square meter shall be provided as per CGDCR 2017 and fire prevention And fire safety act-2016.
- Fire Safety Provision Shall Be Provided As Per G.M.C. Fire And Emergency Service Department Opinion Letter No. , Date : .



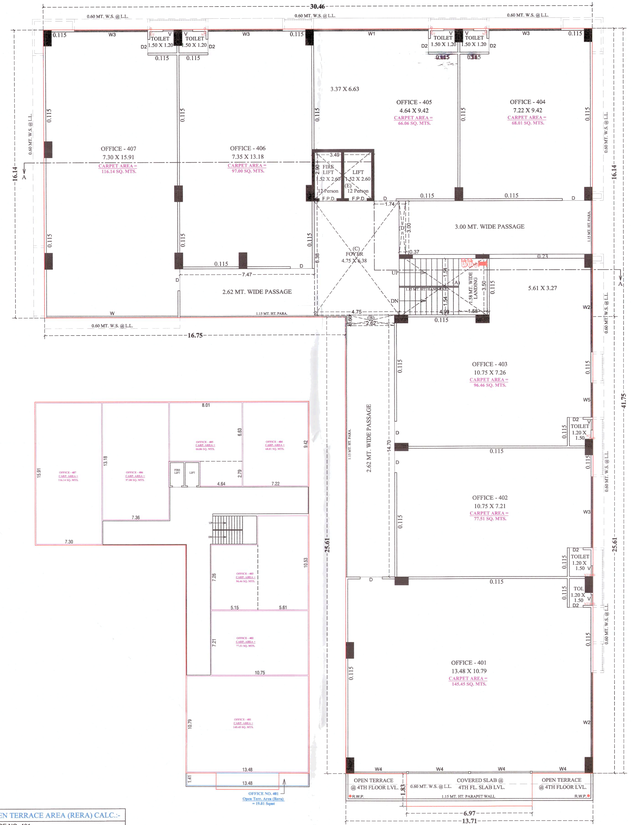
R.C.C. COLUMN SECTION
AS PER DETAIL GIVEN BY STR. ENGINEER

Development Charge Paid
APPROVED
(As amended by..............Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM. GMC/ 88/ ...-02/2022 8054
Dated. 13/04/2022

NOTE APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation

AUTHORITY:



OPEN TERRACE AREA (RERA) CALC.:-		
OFFICE NO. 401		
(1) 13.48 X 1.41 X 1	=	19.01
TOTAL OPEN TERRACE AREA	=	19.01

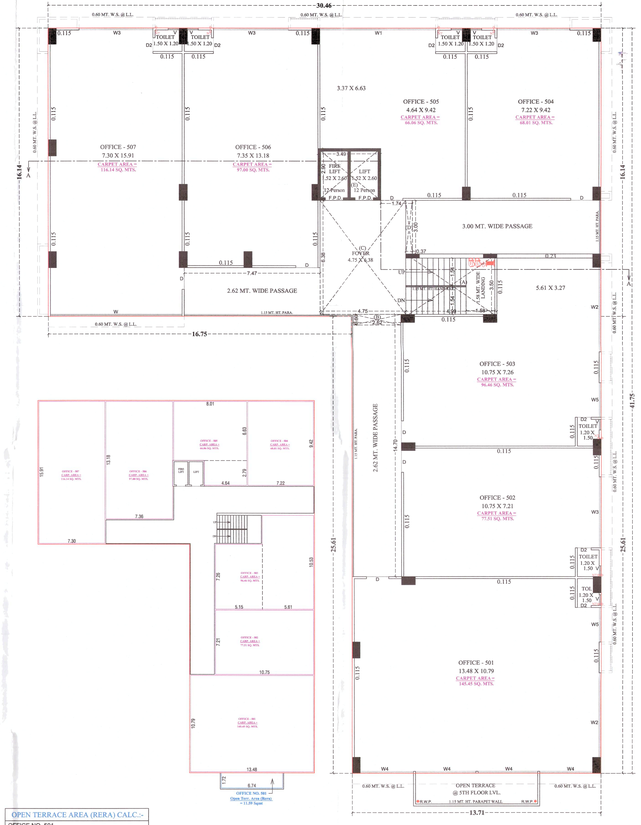
RERA 4TH FLOOR UNIT CARPET AREA CALC FOR COMMERCIAL SHOP(SQ. MTS.)

SHOP NO.	SIZE		CARPET AREA
401	13.48 X 10.79	–	145.45
402	10.75 X 7.21	–	77.51
403	5.15 X 7.26	37.39	
	5.61 X 10.53	59.07	96.46
404	7.22 X 9.42	–	68.01
405	4.64 X 2.79	12.95	
	8.01 X 6.63	53.11	66.06
406	7.36 X 13.18	–	97.00
407	7.30 X 15.91	–	116.14
TOTAL			666.63

COMMERCIAL RERA UNIT CARPET AREA CALCULATION 4TH FLOOR PLAN

4TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL



OPEN TERRACE AREA (RERA) CALC.:-		
OFFICE NO. 501		
(1) 6.74 X 1.72 X 1	=	11.59
TOTAL OPEN TERRACE AREA	=	11.59

RERA 5TH FLOOR UNIT CARPET AREA CALC FOR COMMERCIAL SHOP(SQ. MTS.)

SHOP NO.	SIZE		CARPET AREA
501	13.48 X 10.79	–	145.45
502	10.75 X 7.21	–	77.51
503	5.15 X 7.26	37.39	
	5.61 X 10.53	59.07	96.46
504	7.22 X 9.42	–	68.01
505	4.64 X 2.79	12.95	
	8.01 X 6.63	53.11	66.06
506	7.36 X 13.18	–	97.00
507	7.30 X 15.91	–	116.14
TOTAL			666.63

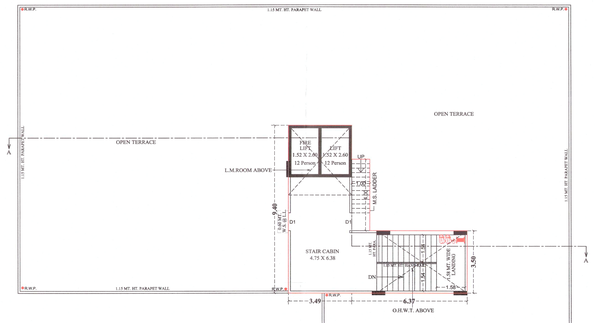
COMMERCIAL RERA UNIT CARPET AREA CALCULATION 5TH FLOOR PLAN

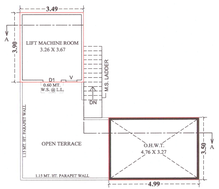
5TH FLOOR PLAN

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

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

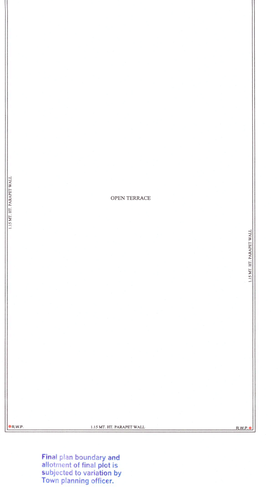
The Permission is valid only till the DP/TPS remains unaltered and further that the permission shall stand revoked as soon as there is change in DP/TPS with reference to the land.





LIFT MACHINE ROOM & O.H.W.T PLAN

OPEN TERRACE



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

OPEN TERRACE PLAN (STAIR CABIN, LIFT MACH.ROOM&O.H.W.T.)

NOTE :- ALL OUTER & INTERNAL WALL ARE OF 0.115 MT. TH. B/K WALL

B.A. AREA CALC. ON 5TH FLOOR:-		
(1) 13.71 X 25.61 X 1	=	351.11 SQ. MT.
(2) 30.46 X 16.14 X 1	=	491.62 SQ. MT.
TOTAL	=	842.73 SQ. MT.
NET B.A. AREA ON 5TH FLOOR :-	=	842.73 SQ. MT.

F.S.I. AREA CALC. ON 5TH FLOOR:-

NET B.A. ON 5TH FL.	=	842.73 SQ. MT.
LESS :-		
(A) 4.99 X 3.50 X 1	=	17.47 (STAIR)
(B) 2.62 X 0.60 X 1	=	1.57 (PASSAGE)
(C) 4.75 X 6.38 X 1	=	30.31 (FOYER)
(D) 0.37 X 3.00 X 1	=	1.11 (FOYER)
(E) 3.49 X 2.90 X 1	=	10.12 (LIFT)
TOTAL	=	60.58 SQ. MT.
NET F.S.I.AREA ON 5TH FLOOR	=	782.15 SQ.MTS.

B.A. AREA CALC. ON 4TH FLOOR:-		
(1) 06.97 X 01.83 X 1	=	12.76 SQ. MT.
(2) 13.71 X 25.61 X 1	=	351.11 SQ. MT.
(3) 30.46 X 16.14 X 1	=	491.62 SQ. MT.
TOTAL	=	855.49 SQ. MT.
NET B.A. AREA ON 4TH FLOOR :-	=	855.49 SQ. MT.

F.S.I. AREA CALC. ON 4TH FLOOR:-

NET B.A. ON 4TH FL.	=	855.49 SQ. MT.
LESS :-		
(A) 4.99 X 3.50 X 1	=	17.47 (STAIR)
(B) 2.62 X 0.60 X 1	=	1.57 (PASSAGE)
(C) 4.75 X 6.38 X 1	=	30.31 (FOYER)
(D) 0.37 X 3.00 X 1	=	1.11 (FOYER)
(E) 3.49 X 2.90 X 1	=	10.12 (LIFT)
TOTAL	=	60.58 SQ. MT.
NET F.S.I.AREA ON 4TH FLOOR	=	794.91 SQ.MTS.

PROP. B. AREA CALC. ON STAIR CABIN:-

(1) 6.37 X 3.50 X 1	=	22.30
(2) 3.49 X 9.40 X 1	=	32.81
(3) 1.00 X 4.00 X 1	=	4.00
TOTAL	=	59.11 SQ. MT.

NET B.AREA ON STAIR CABIN, = 59.11 SQ. MT.

PROP. B. AREA CALC. :- LIFT M. ROOM & O.H.W.T.

(1) 3.49 X 3.90 X 1	=	13.61
(2) 4.99 X 3.50 X 1	=	17.47
TOTAL	=	31.08 SQ. MT.

NET B.AREA ON LIFT M. ROOM & O.H.W.T. = 31.08 SQ. MT.

SCHEDULE OF DOOR & WINDOW.

DOOR	WINDOW / VENT	
D = 1.20 X 2.13	W = 7.30 X 1.22	V = 0.61 X 0.61
D1 = 0.91 X 2.13	W1 = 6.40 X 1.22	
D2 = 0.76 X 2.13	W2 = 4.98 X 1.22	WITH SAFETY GRILL
F.P.D.= 1.20 X 2.13	W3 = 3.98 X 1.22	
	W4 = 3.31 X 1.22	
	W5 = 1.83 X 1.22	

R.C.C. STAIR DETAILS

WIDTH	=	1.54 MT.
TREAD	=	0.30 MT.
RISER	=	0.16 MT.

COLOUR NOTE :

PROP. WORK

PROP. DRAINAGE

LIFT DETAIL

MINIMUM CAPACITY 6 PERSONS.

DOOR MINIMUM WIDTH 0.90 MTS.

1.00 MTS. HEIGHT OF HANDRAIL IN LIFT CAR.

4TH & 5TH FLOOR PLAN AND OPEN TERRACE PLAN

SHEET NO :- 4/5

PLAN SHOWING PROP. COMMERCIAL BUILDING ON F.P. NO. 68 OF T.P.S.NO. 2 (KOBA - KUDASAN) [R.SUR.NO. 120/1/1 (O. P. NO. 68) OF MOJE :- KOBA , TA.: GANDHINAGAR , DIST: GANDHINAGAR.

SCALE :- 1.00 CM = 1.00 MT. BLOCK :- A

USE : COMMERCIAL

ZONE :- RESIDENTIAL -4 (R4)

GOPNATH DEVELOPERS PRIVATE LIMITED
Bonanza A Patel
DIRECTOR

OWNER:

SAMIR K. VEKARIYA
203, Signature Royal, Opp. Sahi Kutir Bunglow, Nikol, Ahmedabad - 382350
GUDA/BWDG/1115BSH/1002201008
GUDA/COW/1115COW/1002201001

SUMIT A.PATEL
D-410, Second Arcade,Nr Sanjay Park Plot, No.3 Road,Sp Ring Rd, Nehrunagar, Ahmedabad-50
GUDA/SU: 167/12/2020

ENGINEER:

STR. ENGINEER:

SAMIR K. VEKARIYA
203, Signature Royal, Opp. Sahi Kutir Bunglow, Nikol, Ahmedabad - 382350
GUDA/BWDG/1115BSH/1002201008
GUDA/COW/1115COW/1002201001

C.O.W.:

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM /ગ્રા.વિ.કે.૪૬૩૫/મોજે-૦૨/૨૦૨૨
Dated.. 16/01/2022

NOTE APPROVED BY
MUNICIPAL COMMISSIONER

AUTHORITY:

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આપેલ શેરતો
બધાજ પાળવા અને બાકી અધિકારનો ઉપયોગ થઇ કેતો પહેલા નિયમોનુસાર અને મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.