

SHEET. NO:- 2/7

PROPOSED PLAN SHOWING RESI.+COMM.
BUILDING LAYOUT ON BLOCK NO: 112/A,B
OP/FP NO:45/1+45/2, TPS NO:06(KUDASAN)
VILLAGE:KUDASAN,TA-DIST:GANDHINAGAR

SCALE : 1 cm. = 4 mt.

ZONE : R-4(RESIDENCE) USE:RESI.+COMM.

AREA TABLE : - Sq.mt.

PLOT AREA OF BLOCK NO:112/A,B	11059.00
PLOT AREA OF OP NO: 45/1+45/2	11059.00
PLOT AREA OF FP NO: 45/1+45/2	07189.00
REQUIRED COMMON PLOT@10%	0718.90
PROPOSED COMMON PLOT	0720.16
PER. BUILT UP AREA ON G.F.- 45%	3235.50
PROPOSED BUILTUP AREA ON G.F.	1489.37
PROP. BUILTUP AREA IN BASEMENT	2400.76
PROP BUILT UP AREA ON HP	0721.77
PROP. B.A. ON FIRST FLOOR	1489.37
PROP. B.A. ON SECOND FLOOR	1463.89
PROP. B.A. ON THIRD FLOOR	1463.89
PROP. B.A. ON FOURTH FLOOR	1204.27
PROP. B.A. ON ST. CABIN FLOOR	0163.83
TOTAL PROPOSED B.A.	10397.15

FSI AREA TABLE:

PERMISSIBLE FSI @1:1.80	12940.20
PROPOSED FSI	
PROPOSED FSI ON G.F.	1328.19
PROPOSED FSI ON F.F.	1328.19
PROPOSED FSI ON S.F.	1357.19
PROPOSED FSI ON T.F.	1357.19
PROPOSED FSI ON F.F.	1094.91
TOTAL PROPOSED FSI OF ALL FLOORS	6465.67
BALANCE FSI	6474.53

COLOUR NOTE : - FINAL PLOT ☐
 PROP. WORK = ☐ PARKING ☐
 PROP. DRAIN = ☐ C.P. = ☐
 ROAD = ☐ AREA NOT IN ☐
 OP BOUNDRY ☐ PUZZESION ☐

OWNER :-

ENGINEER

COW

STRUCTURE DESIGNER

Development Charge Paid

Note Approved By C.E.A. GUDA

APPROVED

(As amended by Colour)

Subject to the conditions as mentioned

in the Office Letter No. PRW/Kudasan/195/2014

Dated: 4 JUN 2018

Junior Town Planner

Gandhinagar Urban Development Authority

Gandhinagar.



AUTHORITY :-

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

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

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

AREA NOT IN PUZZESION
BLOCK NO:114,OP:47
AREA:594.39 SQ.MT

AREA NOT IN PUZZESION
BLOCK NO:119,OP:52
AREA:700.64 SQ.MT

LAYOUT PLAN
(SCALE: 1.0CM: 4.00MT)

PARKING AREA PROPOSED FOR COMM.

CAR PARKING:
FRONT 30.MT ROAD SIDE MARGINS: 30*9.16(AVG): 274.80 SQ.MT
VISITOR PARKING
FRONT 30.0MT ROAD SIDE MARGINS: (44.93-30)*9.16(AVG): 136.76 SQ.MT
TWO WHEELER PARKING
FRONT 12.0MT ROADSIDE MARGINS: (55.36-9-3.5)*4.50: 192.87 SQ.MT

COMMON PLOT AREA CALCULATIONS:
C.P.-1:(10.59*34.00)*1.00=360.06 SQ.MT
C.P.-2:(10.59*34.00)*1.00=360.06 SQ.MT
TOTAL PROPOSED COMMON PLOT:720.12 SQ.MT

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

TREE PLANTATION AREA CALCULATIONS:
REQ. TREE 3 NOS@200 SQ.MT:108 NOS
PROPOSED TREE : 108 NOS

PARKING AREA TABLE FOR COMM. USE

	REQUIRED	PROPOSED
TOTAL PARKING	460.56	604.43
FOUR WHEELER(50%)	230.3	274.8
VISITOR (20%)	92.1	136.76
TWO WHEELER(30%)	138.16	192.87

PARKING AREA TABLE FOR RESI. USE

	REQUIRED	PROPOSED
TOTAL PARKING	836.34	2798.48
FOUR WHEELER(50%)	418.17	1666.33
VISITOR (20%)	167.3	489.02
TWO WHEELER(30%)	250.87	643.13

PARKING AREA PROPOSED FOR RESI. USE

CAR PARKING:	
BASEMENT FLOOR PARKING:	1666.33
VISITOR PARKING	
HOLLOW PLINTH OF BLOCK D+E	489.02
TWO WHEELER PARKING CAL:	
HOLLOW PLINTH OF BLOCK B+C	132.36
BASEMENT PARKING	510.77
TOTAL TWO WHEELER PARKING	643.13

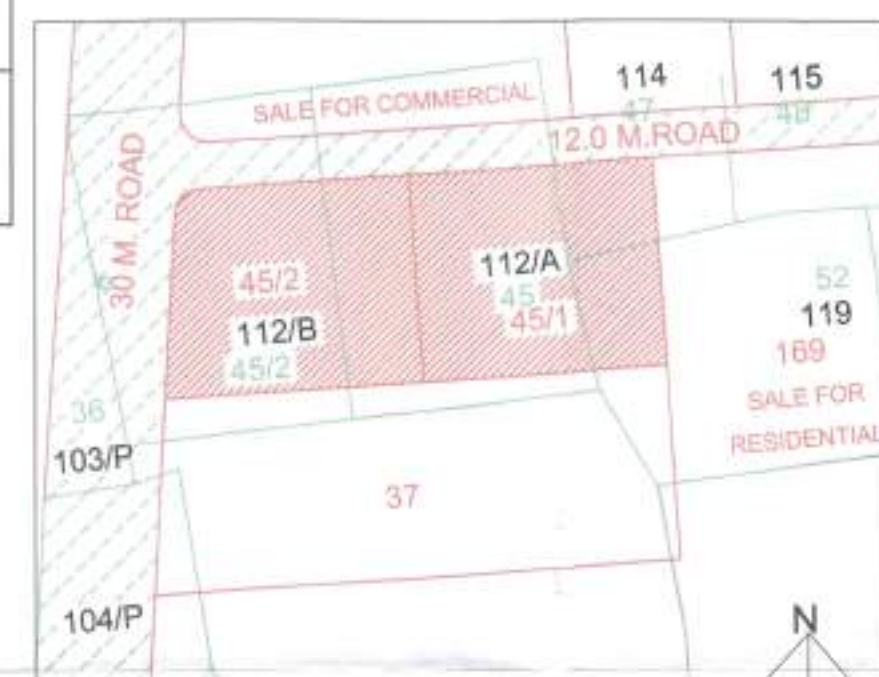
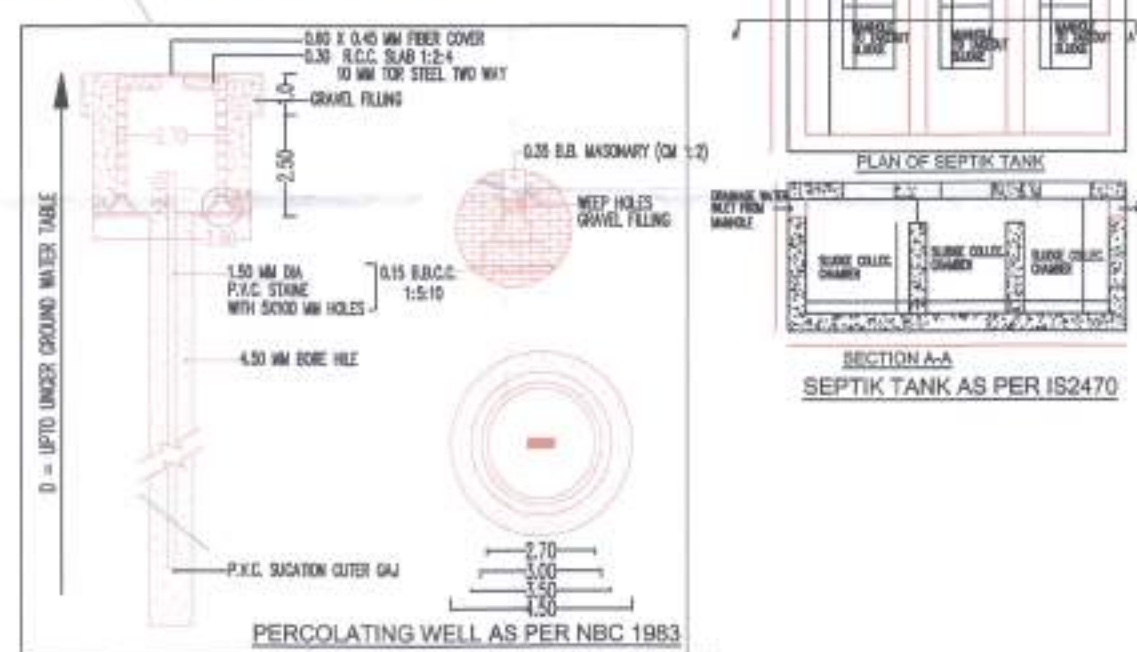
PARKING AREA CALCULATIONS:

PARKING AREA CALCULATIONS FOR RESIDENCE USE:
TOTAL PROP. B.A.: 5575.59 SQ.MT
REQUIRED PARKING AREA @15% =0836.34 SQ.MT
PROPOSED PARKING AREA = 2798.48 SQ.MT

PROPOSED PARKING AREA CALCULATIONS:
PROPOSED PARKING AREA IN HP: 621.38 SQ.MT
PROPOSED PARKING AREA IN BASEMENT:2177.10SQ.MT
TOTAL PROPOSED PARKING AREA : 2798.48 SQ.MT

PARKING AREA CALCULATIONS:

PARKING AREA CALCULATIONS FOR COMMERCIAL USE:
TOTAL PROP. B.A.:1535.20 SQ.MT
REQUIRED PARKING AREA @30% =460.56 SQ.MT
PROPOSED PARKING AREA = 604.43 SQ.MT
PROPOSED PARKING AREA CALCULATIONS:
PROPOSED PARKING AREA IN FRONT MARGINS
=(44.93*9.16(avg.)+(55.36-9-3.5)*4.5=604.43 SQ.MT
TOTAL PROPOSED PARKING AREA : 604.43 SQ.MT



KEY PLAN
(SCALE: 1.0CM: 20.00MT)

HASMUKHBHAI K. PATEL
DEVELOPER
Registration No.
GUDA/DEV./098/08/2014
Valid up to 05/06/2016
Plot No. 689/1, Sector-23,
Gandhinagar-382023.

DEVELOPER

BUILT-UP AREA TABLE:

FLOOR USE	BLOCK-A				BLOCK-B+C				BLOCK-D+E		TOTAL		TOTAL		TOTAL			
	RESIDENCE		COMMERCIAL		RESIDENCE		COMMERCIAL		RESIDENCE		RESIDENCE		COMMERCIAL		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	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS	AREA IN SQ.MT	UNIT IN NOS		
BASEMENT					2400.76								2400.76				2400.76	
H.P.	0				179.84	0			541.93		721.77	0	0	0	721.77	0		
G.F.	0	0	333.92	8	179.84	2	433.68	17	541.93	8	721.77	10	767.6	25	1489.37	35		
F.F.	0	0	333.92	8	179.84	2	433.68	17	541.93	8	721.77	10	767.6	25	1489.37	35		
S.F.	316.98	4			604.98	8			541.93	8	1463.89	20	0	0	1463.89	20		
T.F.	316.98	4			604.98	8			541.93	8	1463.89	20	0	0	1463.89	20		
F.F.	316.98	4			590.61	8			296.68	4	1204.27	16	0	0	1204.27	16		
ST CABIN	34.52				63.3				66.01		163.83	0	0	0	163.83	0		
TOTAL	985.46	12	667.84	16	2403.39	28	867.36	34	3072.34	36	6461.19	76	1535.2	50	10397.15	126		

FSI AREA CALCULATIONS:

BLOCK-A CALCULATIONS																
FLOOR	BLOCK-A				BLOCK-B+C				BLOCK-D+E		TOTAL		TOTAL		TOTAL	
USE	RESIDENCE		COMMERCIAL		RESIDENCE		COMMERCIAL		RESIDENCE		RESIDENCE		COMMERCIAL		RESI.+COMM.	
	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN	AREA IN	UNIT IN
	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS	SQ.MT	NOS
G.F.	0	0	294.03	8	138.39	2	395.43	17	500.34	8	638.73	10	689.46	25	1328.19	35
F.F.	0	0	294.03	8	138.39	2	395.43	17	500.34	8	638.73	10	689.46	25	1328.19	35
S.F.	293.32	4			563.53	8			500.34	8	1357.19	20	0	0	1357.19	20
T.F.	293.32	4			563.53	8			500.34	8	1357.19	20	0	0	1357.19	20
F.F.	293.32	4			549.16	8			252.43	4	1094.91	16	0	0	1094.91	16
TOTAL	879.96	12	588.06	16	1953	28	790.86	34	2253.79	36	5086.75	76	1378.92	50	6465.67	126