

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.

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

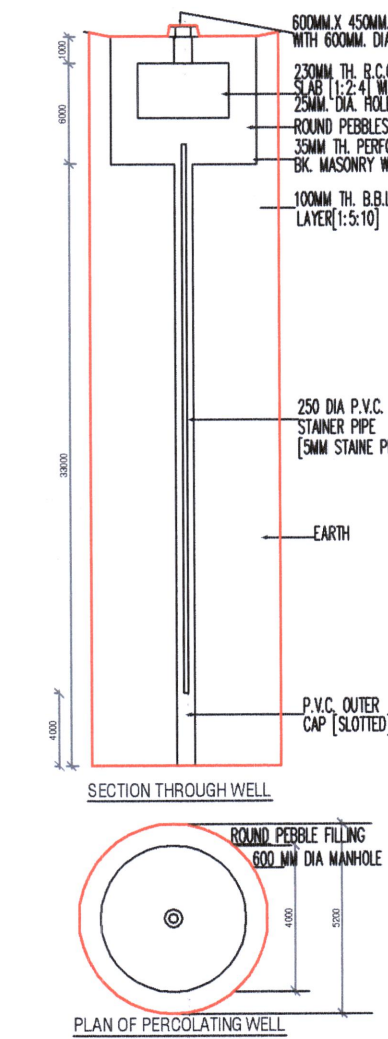
B.U.P. AREA TABLE				SQ.MTRS.	
	BLOCK-A	BLOCK-B	AMINITY	TOTAL	
1st BASEMENT			3878.08	3878.08	
2nd BASEMENT			3878.08	3878.08	
GR. FLOOR ON HP	611.95	621.10	---	1233.05	
GR. FLOOR ON SP	510.61	318.26	81.34	910.21	
1st FLOOR	1115.13	931.59	30.90	2077.62	
2nd FLOOR	1115.13	931.59	---	2046.72	
3rd FLOOR	1115.13	931.59	---	2046.72	
4th FLOOR	1115.13	931.59	---	2046.72	
5th FLOOR	1115.13	931.59	---	2046.72	
6th FLOOR	1115.13	931.59	---	2046.72	
7th FLOOR	1115.13	931.59	---	2046.72	
8th FLOOR	1115.13	931.59	---	2046.72	
9th FLOOR	1115.13	931.59	---	2046.72	
10th FLOOR	1115.13	931.59	---	2046.72	
11th FLOOR	523.91	335.80	---	859.71	
STAIR/LIFT/M.ROOM	261.38	220.45	---	481.83	
TOTAL	13059.15	10811.51	7868.40	31739.06	

FSI. AREA TABLE				SQ.MTRS.	
	BLOCK-A	BLOCK-B	TOTAL		
GR. FLOOR ON SP	473.06	280.64	753.70		
1st FLOOR	953.97	787.54	1741.51		
2nd FLOOR	953.97	787.54	1741.51		
3rd FLOOR	953.97	787.54	1741.51		
4th FLOOR	953.97	787.54	1741.51		
5th FLOOR	953.97	787.54	1741.51		
6th FLOOR	953.97	787.54	1741.51		
7th FLOOR	953.97	787.54	1741.51		
8th FLOOR	953.97	787.54	1741.51		
9th FLOOR	953.97	787.54	1741.51		
10th FLOOR	921.81	787.54	1709.35		
11th FLOOR	329.52	191.74	521.26		
TOTAL	10310.12	8347.78	18657.90		

Common Plot Area Calculation
REQ. COMMON PLOT AREA 10% OF PLOT AREA
REQ. 5184.00 X 0.10 = 518.40 SQ.MTS.
PROPOSED COMMON PLOT 1
32.54 X 16.18 = 526.50
TOTAL PROPOSED C.O.P. = 526.50

LIFT CALCULATION

REQ. 1 LIFT PER 30 UNIT EXCLUDING G+2 STORY
REQ. = 56 UNITS (BLOCK A,B)
REQ. 1.87 LIFT SAY 2.00 NOS. (FOR BLOCK A,B)
PROVIDED = 9 NOS OF LIFT (6 Per Capacity Each Lift)



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

RERA CARPET AREA TABLE						SQ.MTRS.	
FLOOR	BLOCK-A		BLOCK-B		TOTAL		
	CARPET AREA UNIT	WASH & BALCONY	CARPET AREA UNIT	WASH & BALCONY	CARPET AREA UNIT	WASH & BALCONY	
FIRST FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
SECOND FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
THIRD FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
FOURTH FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
FIFTH FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
SIXTH FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
SEVENTH FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
EIGHTH FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
NINTH FLOOR	785.48	115.04	650.04	89.87	1435.52	204.91	
TENTH FLOOR	1021.72	141.90	755.57	102.72	1777.29	244.62	
ELEVENTH FLOOR	---	---	---	---	---	---	
TOTAL	8091.04	1177.26	6605.93	911.55	14696.97	2088.81	

FLOOR AREA & TENA. TABLE						TOTAL	
FLOOR	USE	BLOCK-A	BLOCK-B	EQ. TENA.			
G. FL.	AMINITY	---	---	---			
1ST. FL.	RESI.	04	03	07			
2ND. FL.	RESI.	04	03	07			
3RD. FL.	RESI.	04	03	07			
4TH. FL.	RESI.	04	03	07			
5TH. FL.	RESI.	04	03	07			
6TH. FL.	RESI.	04	03	07			
7TH. FL.	RESI.	04	03	07			
8TH. FL.	RESI.	04	03	07			
9TH. FL.	RESI.	04	03	07			
10TH. FL.	RESI.	04	03	07			
11TH. FL.	RESI.	00	00	00			
TOTAL UNIT	RESI.	40	30	70-RESI.			

AMINITY B.U.P. AREA CALCULATION
GROUND FLOOR (SECURITY OFFICE)
PROPOSED GROUND FL. B.U.P. AREA
2.30 X 2.17 = 4.99
GROUND FLOOR (COMMUNITY HALL)
PROPOSED GROUND FL. B.U.P. AREA
7.50 X 10.18 = 76.35
PROPOSED FIRST FL. B.U.P. AREA
7.50 X 4.12 = 30.90
= 112.24

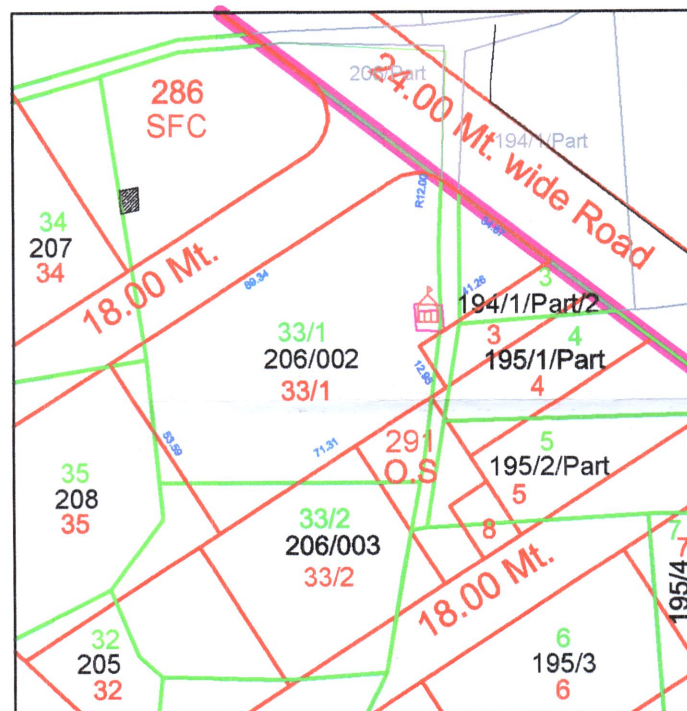
METER ROOM B.U.P. AREA CALCULATION
BLOCK-A
PROPOSED GROUND FL. B.U.P. AREA
6.89 X 5.45 = 37.55
BLOCK-B
PROPOSED GROUND FL. B.U.P. AREA
6.89 X 5.46 = 37.62
= 75.17

PARKING AREA TABLE FOR RESIDENCE				
PROP. F.S.I. AREA FOR RESIDENCE		18657.90		
REQUIRED PARKING AREA@ 20%		3731.58		
PROVIDED PARKING AREA		6139.73		
PARKING AREA STATEMENT		PROVIDED PARKING		
VEHICAL	PERCENT BREAKUP	BASMENT	HOLLOW PLINTH GL. LV.	TOTAL
CAR PARKING	50 % OF REQ PARK 1865.79 SQ.MTS	3938.46	158.29	4096.75
VISTOR'S PARKING	10 % OF REQ PARK 373.16 SQ.MTS	---	375.21	375.21
OTHER'S PARKING	40 % OF REQ PARK 1492.63 SQ.MTS	1412.13	255.64	1667.77
TOTAL PARKING	3731.58 SQ.MTS	5350.59	789.14	6139.73

PROVIDED CAR PARKING			
C1	28.24 X (5.77+5.44)/1/2 =	158.29 (GROUND)	
C2	21.35 X 6.48 X 1 =	138.35 (BASEMENT-1)	
C3	9.22 X 18.63 X 1 =	171.77 (BASEMENT-1)	
C4	12.80 X 15.10 X 1 =	193.28 (BASEMENT-1)	
C5	9.43 X 20.55 X 1 =	193.79 (BASEMENT-1)	
C6	24.37 X 16.63 X 1 =	405.27 (BASEMENT-2)	
C7	10.56 X 6.30 X 1 =	66.53 (BASEMENT-1)	
C8	31.96 X ((13.59+4.44)/1/2) =	288.11 (BASEMENT-2)	
C9	15.40 X 30.99 X 1 =	477.25 (BASEMENT-2)	
C10	55.02 X 15.10 X 1 =	830.80 (BASEMENT-2)	
C11	30.85 X 12.21 X 1 =	374.24 (BASEMENT-2)	
C12	48.05 X 16.63 X 1 =	799.07 (BASEMENT-2)	
TOTAL		4096.75 (GROUND+BASEMENT 1 & 2)	

PROVIDED VISITOR'S PARKING			
V1	6.06 X 5.60 X 1 =	33.94 (HOLLOW PLINTH BLOCK-A)	
V2	9.22 X 16.87 X 1 =	155.54 (HOLLOW PLINTH BLOCK-A)	
V3	5.61 X 6.17 X 1 =	34.61 (HOLLOW PLINTH BLOCK-B)	
V4	2.95 X 12.85 X 1 =	37.91 (HOLLOW PLINTH BLOCK-B)	
V5	38.77 X 2.92 X 1 =	113.21 (HOLLOW PLINTH BLOCK-B)	
TOTAL		375.21 (HOLLOW PLINTH BLOCK-A & B)	

PROVIDED OTHER'S PARKING			
O1	25.41 X 9.22 X 1 =	234.28 (HOLLOW PLINTH BLOCK-B)	
O2	1.52 X 2.42 X 1 =	3.68 (HOLLOW PLINTH BLOCK-B)	
O3	2.42 X 1.76 X 1 =	4.26 (HOLLOW PLINTH BLOCK-B)	
O4	6.78 X 1.98 X 1 =	13.42 (HOLLOW PLINTH BLOCK-B)	
O5	7.10 X 18.22 X 1 =	129.36 (BASEMENT-1)	
O6	20.85 X 5.87 X 1 =	122.39 (BASEMENT-1)	
O7	32.79 X 15.79 X 1 =	517.75 (BASEMENT-1)	
O8	40.24 X 15.97 X 1 =	642.63 (BASEMENT-1)	
TOTAL		1667.77 (HOLLOW PLINTH BLOCK B +BASEMENT-1)	



KEY PLAN
SCALE : 1:00 CM = 20.00 MT

ખાસ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો
ઉપયોગ શરૂ કરતાં પહેલાં નિયમોનુસાર
અને મકાનના વપરાશનું પ્રમાણપત્ર
મેળવવું ફરજિયાત છે.

RESPONSIBILITY (CGDCR-2017) CL NO. 4.3.4 & 4.3.5 :-
APPROVAL OF DRAWINGS AND ACCEPTANCE OF ANY STATEMENT, DOCUMENTS, STRUCTURAL REPORT, STRUCTURAL DRAWINGS, PROGRESS CERTIFICATE OR BUILDING COMPLETION CERTIFICATE SHALL NOT DISCHARGE THE OWNER, ENGINEER, ARCHITECT, CLERK OF WORKS/SITE SUPERVISOR, STRUCTURAL DESIGNER, DEVELOPER, OWNER FROM THEIR RESPONSIBILITIES IMPOSED UNDER THE ACT, THE DEVELOPMENT CONTROL REGULATIONS AND THE LAWS OF TORY AND LOCAL ACTS.
LIABILITY (CGDCR-2017) CL NO. 4.3.3 :-
NOTWITHSTANDING ANY DEVELOPMENT PERMISSION GRANTED UNDER THE ACT AND THESE REGULATIONS, ANY PERSON UNDERTAKING ANY DEVELOPMENT WORK SHALL BE WHOLLY AND SOLELY LIABLE FOR ANY INJURY OR DAMAGE OR LOSS OF LIFE OR PROPERTY THAT MAY BE CAUSED TO ANY ONE IN OR AROUND THE AREA DURING SUCH CONSTRUCTION AND NO LIABILITY WHATSOEVER IN THIS REGARD SHALL BE CAST ON THE AUTHORITY

18.00 MT. WIDE ROAD

PARKING LAY-OUT PLAN
SCALE 1 : 4.0

18.00 MT. WIDE ROAD

LAY-OUT PLAN
SCALE 1 : 4.0

NOTES:-

- # ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CGDCR-2017
- # DRINKING WATER FACILITY FOR DISABLED PERSONS IS PROVIDED AS PER CGDCR-2017
- # DRAINAGE FACILITY IS PROVIDED AS PER CGDCR-2017
- # SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER OF THE CGDCR-2017
- # ENTRANCE OF THE BUILDING IS PROVIDED AS PER CGDCR-2017
- # THE PAVING OF BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF CGDCR-2017
- # THE STRUCTURE OF THE BUILDING IS DESIGNED AS PER THE NORMS SPECIFIED IN THE INDIAN STANDARD 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 CGDCR-2017
- # COMMUNITY BIN PROVIDED AS PER PROVISION OF CGDCR-2017
- # TREE PLANTATION IS PROVIDED AS PER CGDCR-2017
- # SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER CGDCR-2017
- # POLLUTION CONTROL SYSTEM IS PROVIDED AS PER CGDCR-2017
- # FIRE SAFETY SYSTEM IS PROVIDED AS PER 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
- # MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER CGDCR-2017
- # MARGINAL SPACE AND CELLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 4080 TONNES PER SQUARE METER SHALL BE PROVIDED AS PER CGDCR-2017
- # ROOF TOP SOLAR ENERGY INSTALLATION AND GENERATION SHALL BE PROVIDED AS PER 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 RAILING UP TO SILL LEVEL AS PER CGDCR

NOTES:-

- # IT IS CERTIFIED THAT PLOT UNDER REFERENCE IS SURVEYED BY AND THE DIMENSION 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 PREMISES 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 OF THE CGDCR-2017. THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE INDIAN STANDERS.
- # DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER PROVISION OF CGDCR-2017.
- # PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF CGDCR-2017.
- # LIFT IS PROVIDED AS PER THE PROVISION OF CGDCR-2017.
- # WATER TANK IS PROVIDED AS PER THE PROVISION OF CGDCR-2017.
- # SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- # WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CGDCR-2017.

Drainage Certificate

THE DEPTH POSITION EXL MUNI. W.H. IS CHECKED AND VERIFIED PERSONALLY BY ME ON SITE PREMISES CAN GET CONNECTION AS SHOWN PLAN. EACH SEPARATE UNIT ONE LETTER BOX PROVIDED IN HOLLOW PLINTH/GR. LVL. ALL OUTER & INTERNAL WALLS ARE AS/N.B.C. CODE

Certificate

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATE ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNER SHIP L.T.P. RECORD.
Mosquito - Proof Water Tank
THAT WATER STORAGE TANK SHALL BE MAINTAINED THAT PERFECTLY MOSQUITO PROOF CONDITION BY PROVIDING A PROPERLY FITTING HINGED COVER AND EVERY TANK MORE THAN 1.50M. IN HT. SHALL BE PROVIDED WITH A PERMANENTLY FIXED IRON LADDER TO ENABLE INSPECTION BY ANTI - MALARIA STAFF.
Dust-Bin Provided Notes
FOR RESIDENTIL
Required :- per unit 10 LITTER BIN
Provided :- per unit 10 X 10 LITTER BIN = 700 LITTER
Provided :- 9 Nos. Bin (Each 80 Lts. Capacity)
Dust-Bin Provided Notes

Percolating Well Area Calc.

#Up to 4000 smt. 1 no. Req. Above 1500 smt. Plot Area = 5184.00 smt. :- 1.30 Req. :- 2 Prov.

Trees area calc.

REQ. TREES UP TO FIRST 1000MT. OF PLOT NO. OF TREE REQ. 04 NOS. FURTHER 200 SQ. MT. OR PART THEREOF AND UP TO 500 SQ.MT. REQ. 04 NOS. BEYOND THAT FOR EVERY 200 SQ.MT. AREA OR PART MINIMUM READ. 05 NOS. (5184.00) PLOT AREA/200 X 5 = 129.60 NOS= SAY 130 TREES (PROVIDED 130.00 TREE)

letter box

REQ. 1 BOX PER UNITS
70 UNITS = PROP. 70 NOS BOX

LAY OUT PLAN		SHEET NO.-1/12	
LAY OUT PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON BLOCK-NO.206/002, O.P. NO. 33/1, F.P. NO. 33/1, D.T.P.S. NO. 28,(Sargasan-Kudasan-Por) AT VILLAGE-SARGASAN, TA & DIST:-GANDHINAGAR.			
SCALE :- 1CM = 4.0 MTRS.		ZONE :- R5	
AREA TABLE		USE :- RESIDENCE (DWELLING-3)	
AREA OF BLOCK NO.- 206/002		8451.00	
AREA OF O.P. NO-33/1		8640.00	
AREA OF F.P. NO-33/1		5184.00	
REQUIRED COMMON PLOT @ 10%		518.40	
PROPOSED COMMON PLOT		526.50	
TOTAL PROPOSED B.U.P. AREA ON G.FL.		2143.26	
TOTAL PROPOSED B.U.P. AREA		31739.06	
PERMI. BASE F.S.I. @ 1.50		10886.40	
CHARGEABLE F.S.I. @ 2.10		18662.40	
PERMI. F.S.I. @ 3.60		18657.90	
TOTAL PROPOSED F.S.I. AREA		4.50	
BALANCE F.S.I. AREA		10881.90	
CHARGEABLE FSI (18657.90-7776.00)		10881.90	

COLOR NOTE	
F.P. BOUNDARY	BLOCK NO BOUNDARY
PROP. WORK	O.P. BOUNDARY
PROP. DRAINAGE	PERCOLATING WELL
COMMON PLOT	TREES
	ROAD

OWNER

Bharatsinh R. Rajput
Consulting Civil Engineer
GUDA LIC NO. ENG/412/07/2017
M : 9375485849

ENGINEER

BHAVIK PATEL
GUDA/SD-1/164/08/2020
B-12, Navkar Flats, Ankur Road,
Naranpura, Ahmedabad-380013

STR-ENGINEER

Bharatsinh R. Rajput
Consulting Civil Engineer
Lic :GUDA/COW/SSI/209/05/2022
Plot No. : 1224/2, Sector-4/E
Gandhinagar, M : 9375485849

C.O.W.

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/GMC/356/Sargasan-28/06/2021
Dated.....24/01/2023.....

NOTE : APPROVED BY
MUNICIPAL COMMISSIONER

Junior Town Planner
Gandhinagar Municipal Corporation
AUTHORITY