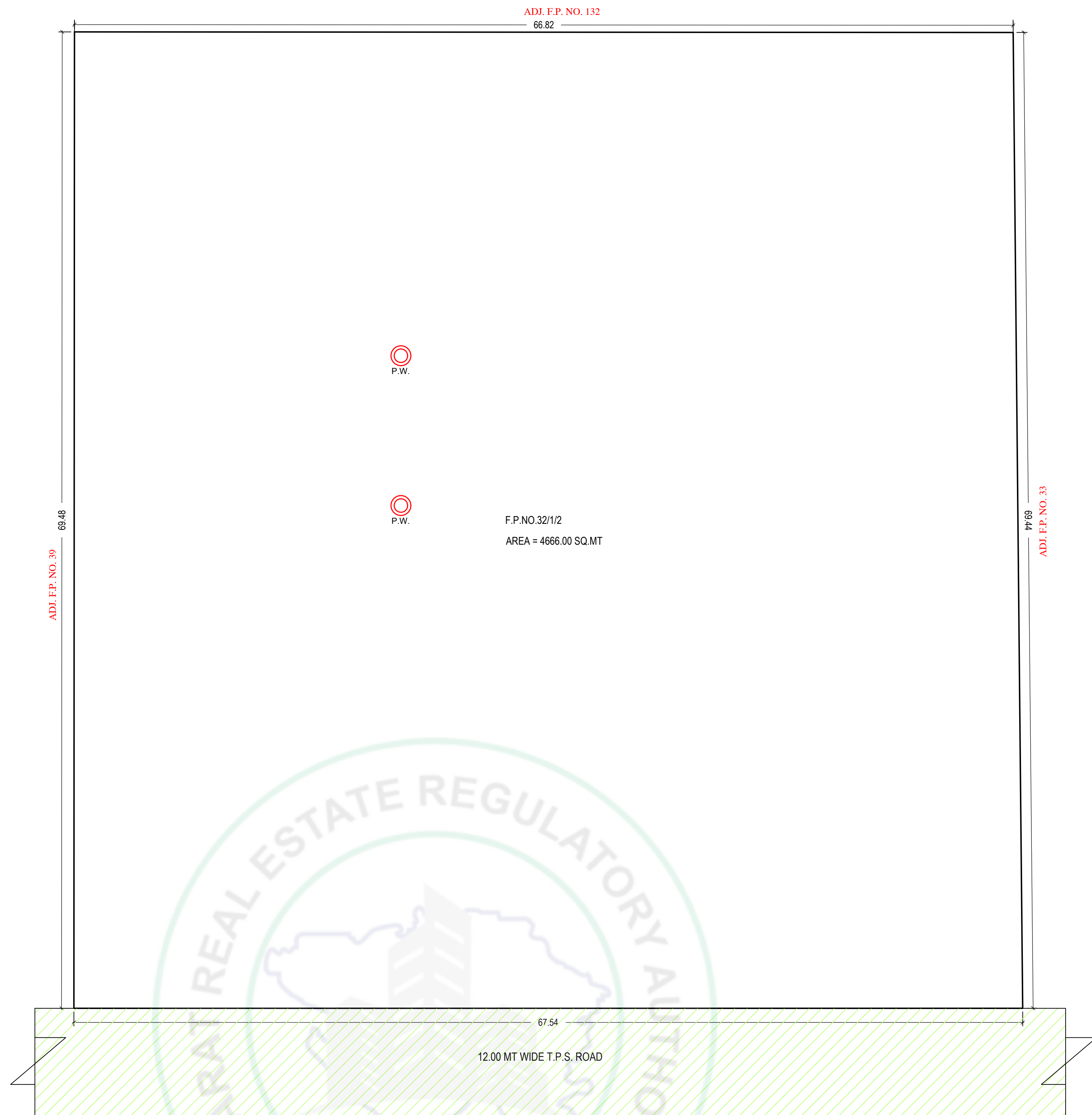




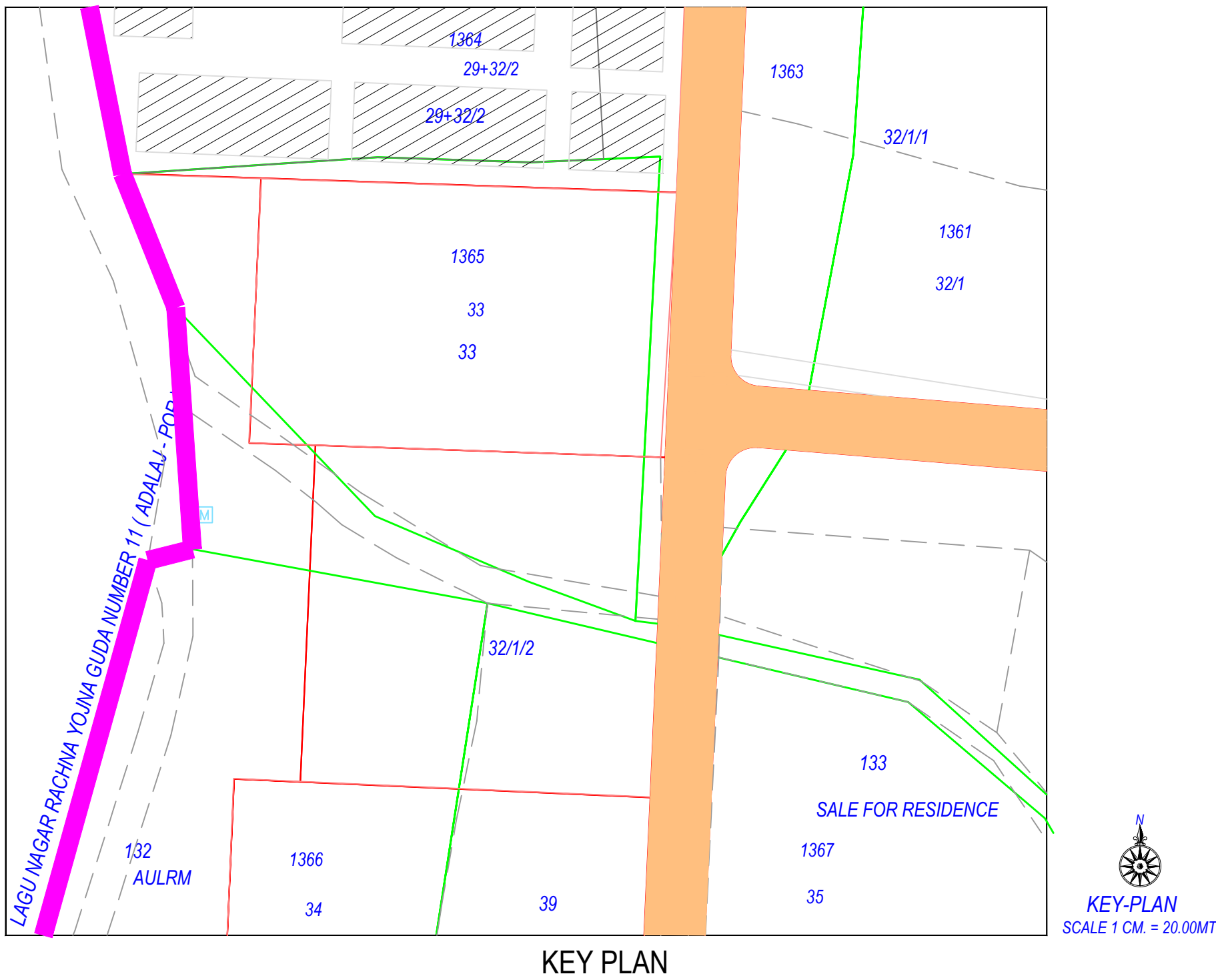
Project Title :PLAN SHOWING PROPOSED SUB PLOTING OF F.P.NO.32/1/2, OF T.P.S. NO.-10 (ADALAJ-POR), [(REVENUE SURVEY NO. 1361), (O.P.NO.32/1)], OF MOJE-ADALAJ, TALUKA. GANDHINAGAR, DISTRICT. GANDHINAGAR.



AFTER SITE PLAN
(Scale - 1:200)



BEFORE Sub PLAN
SCALE: 1.00 CM = 1.00 MT.

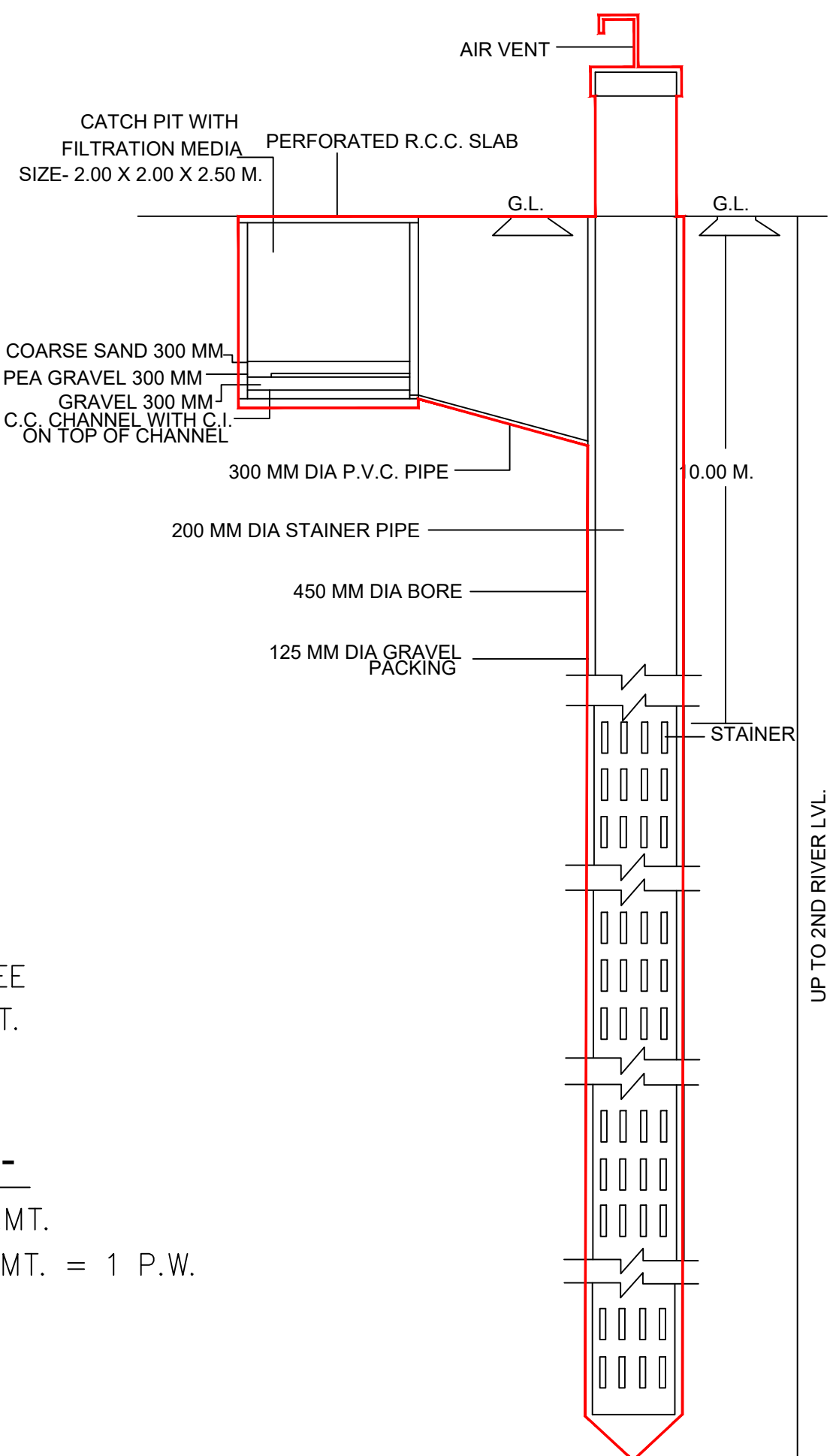


TREE PLANTATION :-

REQUIRED - 200 SQ.MT. = 5 TREE
PLOT AREA - 4666.00 SQ.MT.
4666.00 X 5 / 200 = 116.65
PROVIDED - 117.00 NOS. TREE

PERCOLATING WELL CALC. :-

TOTAL PLOT AREA = 4666.00 SQ.MT.
REQUIRED 1500.00 TO 4000.00 SQ.MT. = 1 P.W.
REQUIRED = 2 P.W.
PROVIDED = 2 P.W.



NOTE RELATED TO CGDCR-2017

- NOTES-CGDCR-2017
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED BY ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO CGDCR-2017 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 3.5.3 OF 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 CLAUSE NO. 23.1.12 AND 21.1.12, 21.1.14 & 22.8 OF CGDCR-2017.
- PEDESTRIANS RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.1.5 OF CGDCR-2017.
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 21.6 OF CGDCR-2017.
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER CLAUSE NO. 22.21 OF CGDCR-2017.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 21.11.
- LIFT SHALL BE PROVIDED AS PER CLAUSE. 21.1.12 & 22.8 & CGDCR-2017.
- SEWAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CLAUSE NO. 21.7 OF THE CGDCR-2017.
- THE PAVING OF BUILDING UNIT/FIN. PLOT AS PER THE PROVISION OF THE CLAUSE NO. 21.1.4 OF CGDCR-2017.
- THE STRUCTURE OF THE BUILDING IS 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 THE CLAUSE NO. 23.2 OF CGDCR-2017.
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 25.3 OF CGDCR-2017.
- TREE PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 25.5 OF CGDCR-2017.
- POLLUTION CONTROL SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 26 OF CGDCR-2017.
- MAINTANANCE AND UPGRADATION OF BUILDING SHALL BE DONE AS PER CHAPTER NO. 27 OF CGDCR-2017.
- ROOF TOP SOLAR INSTALLATION AND GENERATION SHALL BE PROVIDED AS PER CLAUSE NO. CGDCR-2017.
- MARGINAL SPACE AND CALLAR SLAB SHALL HAVE LOAD BEARING CAPACITY OF 40 TONNES PER SQUARE METER AS PER CLAUSE NO. 22.3 OF CGDCR-2017.

Individual Plot Area		Plot Area		Frontage		Coverage		FSI Area			
Plot No.	Abutting Road	Rept	Perm	Prop	Rept	Prop	Factor	Perm	Prop	Perm	Prop
Sub PLOT (01)	6.00mt. Approved Internal Road	40.00	-	141.68	-	10.33	0.00	-	0.00	-	0.00
Sub PLOT (02)	6.00mt. Approved Internal Road	40.00	-	88.23	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (03)	6.00mt. Approved Internal Road	40.00	-	88.20	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (04)	6.00mt. Approved Internal Road	40.00	-	88.17	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (05)	6.00mt. Approved Internal Road	40.00	-	88.12	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (06)	6.00mt. Approved Internal Road	40.00	-	88.15	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (07)	6.00mt. Approved Internal Road	40.00	-	88.10	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (08)	6.00mt. Approved Internal Road	40.00	-	88.07	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (09)	6.00mt. Approved Internal Road	40.00	-	88.05	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (10)	6.00mt. Approved Internal Road	40.00	-	109.27	-	2.28	0.00	-	0.00	-	0.00
Sub PLOT (11)	6.00mt. Approved Internal Road	40.00	-	145.87	-	10.33	0.00	-	0.00	-	0.00
Sub PLOT (12)	6.00mt. Approved Internal Road	40.00	-	90.34	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (13)	6.00mt. Approved Internal Road	40.00	-	89.95	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (14)	6.00mt. Approved Internal Road	40.00	-	89.55	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (15)	6.00mt. Approved Internal Road	40.00	-	89.15	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (16)	6.00mt. Approved Internal Road	40.00	-	88.75	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (17)	6.00mt. Approved Internal Road	40.00	-	88.36	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (18)	6.00mt. Approved Internal Road	40.00	-	87.96	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (19)	6.00mt. Approved Internal Road	40.00	-	87.56	-	6.40	0.00	-	0.00	-	0.00
Sub PLOT (20)	6.00mt. Approved Internal Road	40.00	-	107.70	-	2.28	0.00	-	0.00	-	0.00
Sub PLOT (21)	6.00mt. Approved Internal Road	40.00	-	125.09	-	9.15	0.00	-	0.00	-	0.00
Sub PLOT (22)	6.00mt. Approved Internal Road	40.00	-	125.09	-	9.15	0.00	-	0.00	-	0.00
Sub PLOT (23)	6.00mt. Approved Internal Road	40.00	-	77.69	-	5.65	0.00	-	0.00	-	0.00
Sub PLOT (24)	6.00mt. Approved Internal Road	40.00	-	77.69	-	5.65	0.00	-	0.00	-	0.00
Sub PLOT (25)	6.00mt. Approved Internal Road	40.00	-	77.52	-	6.88	0.00	-	0.00	-	0.00
Sub PLOT (26)	6.00mt. Approved Internal Road	40.00	-	77.52	-	6.88	0.00	-	0.00	-	0.00
Sub PLOT (27)	6.00mt. Approved Internal Road	40.00	-	97.96	-	1.48	0.00	-	0.00	-	0.00
Sub PLOT (28)	6.00mt. Approved Internal Road	40.00	-	98.08	-	1.48	0.00	-	0.00	-	0.00
Sub PLOT (29)	6.00mt. Approved Internal Road	40.00	-	101.41	-	7.38	0.00	-	0.00	-	0.00
Sub PLOT (30)	6.00mt. Approved Internal Road	40.00	-	101.41	-	7.38	0.00	-	0.00	-	0.00
Sub PLOT (31)	6.00mt. Approved Internal Road	40.00	-	77.03	-	28.36	0.00	-	0.00	-	0.00
Sub PLOT (32)	6.00mt. Approved Internal Road	40.00	-	77.03	-	17.27	0.00	-	0.00	-	0.00
Sub PLOT (33)	6.00mt. Approved Internal Road	40.00	-	80.79	-	5.88	0.00	-	0.00	-	0.00
Sub PLOT (34)	6.00mt. Approved Internal Road	40.00	-	80.78	-	5.87	0.00	-	0.00	-	0.00

AREA STATEMENT		VERSION NO. : 1.0.72
PROJECT DETAIL		VERSION DATE: 16/10/2025
Authority: Gandhinagar Urban Development Authority	Plot Use: Residential	
Authority/Class: D1	Plot SubUse: Row House	
Authority/Grade: Urban Development Authority	Plot Use Group: Dwelling-2 (DW2)	
Project Type: Layout Development	Plot Category: NA	
Nature of Development: NEW	Land Use Zone: Residential Zone V	
Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: R1	
Sub-Development Area: Other Areas		
Special Project: NA		
Site Address: PERAL OCEAN, NEAR PARSHWANATH ENERALD, ADALAJ HIGHWAY, ADALAJ, GANDHINAGAR, 382024		
AREA DETAILS:		Sq.Mts
1. Area of Plot As per record	-	4666.00
Plot Validation Certificate	-	4666.00
Physical area measured at site	-	4666.00
7/12 or Document	-	4666.00
Plot area drawn as per Site	-	4666.12
Area of Plot Consistent	-	4666.00
2. Deduction for		
(a) Proposed roads	-	0.00
(b) Any reservations	-	0.00
Total (a + b)	-	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT	-	4666.00
% of Common Plot (Rept)	-	466.60
% of Common Plot (Prop)	-	467.50
Common Plot	-	467.50
Balance area of Plot (1 - 4)	-	4198.50
Plot Area For Coverage	-	4666.00
Plot Area For FSI	-	4666.00
Perm. FSI Area (1.50)	-	6999.00
Total Perm. FSI area	-	6999.00
4. Total Built up area permissible at:		
a. Ground Floor (60.00 %)	-	2799.60
Proposed Coverage Area (%)	-	0.00
Total Prop. Coverage Area (%)	-	0.00
Balance coverage area (60.00 %)	-	2799.60
Proposed Area at		
Proposed Built up	-	0.00
Existing Approved BUArea	-	0.00
Proposed F.S.I	-	0.00
Existing F.S.I	-	0.00
Total Area	-	0.00
Total FSI Area	-	0.00
Total BuiltUp Area	-	0.00
Proposed F.S.I. consumed:	-	0.00
5. Tenement Proposed At:		
1. Tenement Proposed At:		

Color Index	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	3196.32	68.50
Road Area	934.53	20.03
Public Open Space	467.50	10.02
Other Area	67.65	1.45
Total net layout	4666.00	100.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees
F.P.NO.32/1/2	Tree	Prop
		168

Common Plot Area

Name	Prop. Area
COMMON PLOT	467.50

OWNER'S NAME AND SIGNATURE

PARTNERS OF OCEAN INFRACON AYAYUSH YATIN DUBBAL

ARCHENG'S NAME & SIGNATURE

PARMAR PRASHANTKUMAR BABULAL

111HERH0204291337

SUPERVISOR'S NAME & SIGNATURE DATE OF APPROVAL

DESIGNATION OF APPROVER:-



Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

PROJECT BY :



OCEAN
INFRACON

Innovate Inspire Create



KAJAL PATEL
ARCHITECTS