

GANESH HEIGHTS

3BHK APARTMENTS & SHOPS

Developer

GANESH INFRA

Architect

MANU PATEL

Engineer

PRASHANT SHAH

$$= \frac{1}{2} \times 37.36 \times (12.89 + 5.16) = 337.17 \text{ SQ.MT.}$$

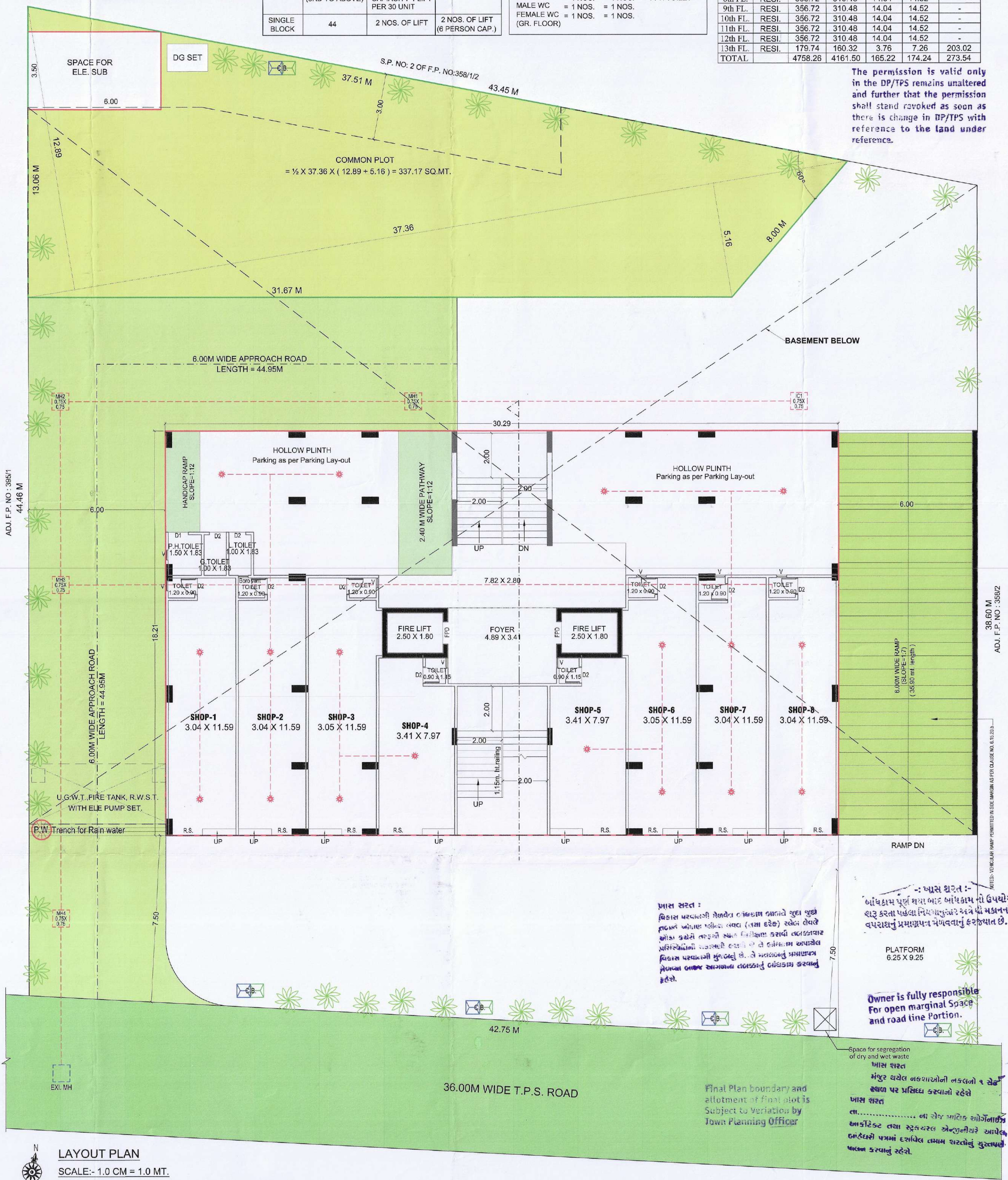
TREE PLANTATION REQD.
PLOT AREA = 1773.00 SQ.MT.
TREE PLANTATION REQD. UP TO 500.00 SQ.MT. = 12 NOS.
1773.00 - 500.00 = 1273.00 X 5 / 200 = 31.82 SAY = 32 NOS.
TOTAL TREE PLANTATION REQD. = 44 NOS.
TREE PLANTATION PROVIDED = 44 NOS.

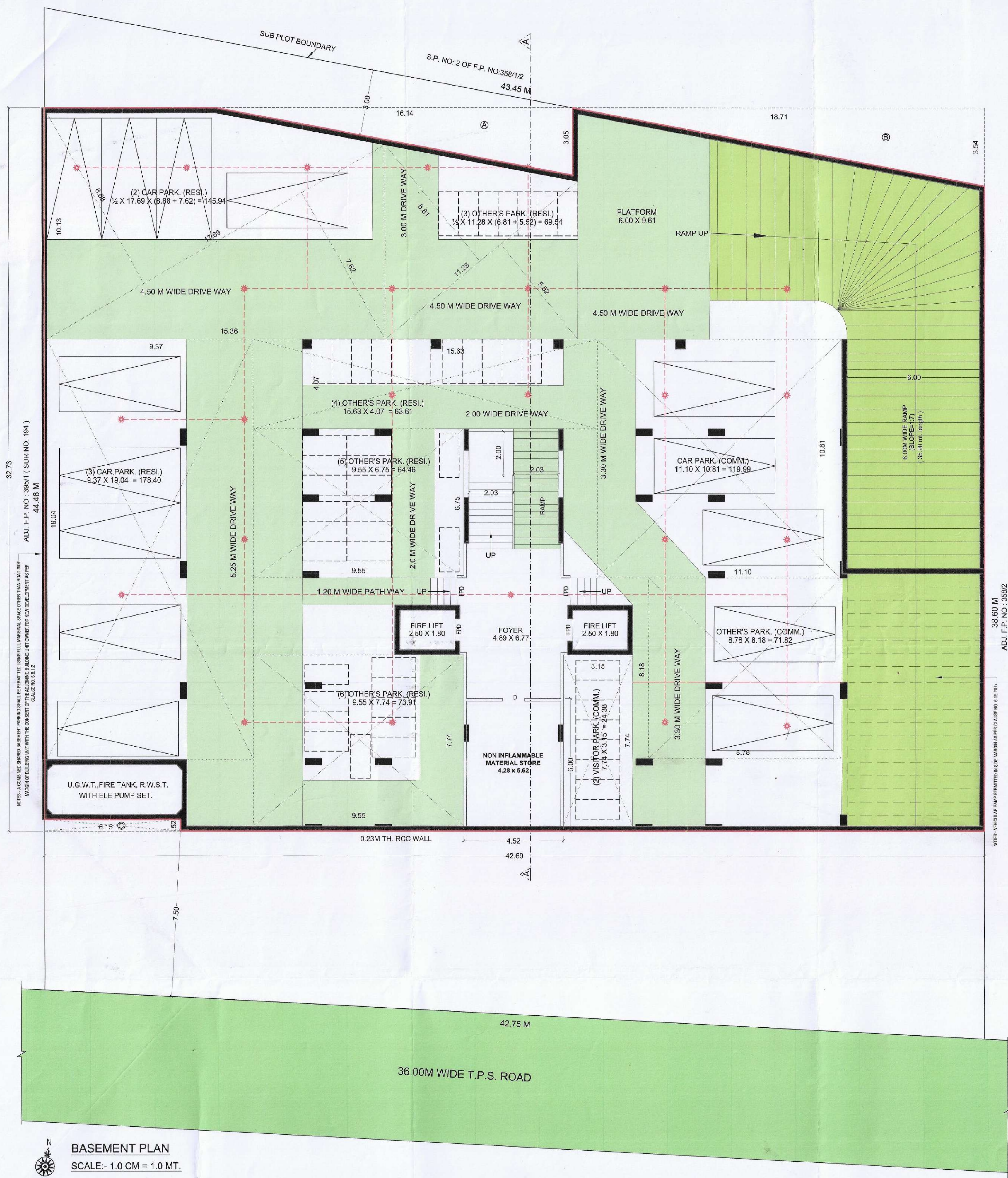
BLOCK	TOTAL UNIT (3RD TO ABOVE)	REQ. 6 PERSON CAPACITY 1 LIFT PER 30 UNIT	PROVIDE LIFT
SINGLE BLOCK	44	2 NOS. OF LIFT	2 NOS. OF LIFT (6 PERSON CAP.)

	<u>REQD.</u>	<u>PROVI.</u>	
URINAL	= 1 NOS.	= 1 NOS.	+ 1 PH TOILET
MALE WC	= 1 NOS.	= 1 NOS.	
FEMALE WC	= 1 NOS.	= 1 NOS.	
(GR. FLOOR)			

RERA AREA TABLE			IN SQ. MTS.			
FLOOR		UNIT AREA	CARPET AREA	WASH AREA	BAL. AREA	TERRACE AREA
GR.FL.	SHOPS	280.28	267.32	-	-	-
1st. FL.	SHOPS	195.96	163.34	-	-	
	RESI.	178.36	155.24	7.02	7.26	33.32
2nd FL.	RESI.	356.72	310.48	14.04	14.52	37.20
3rd FL.	RESI.	356.72	310.48	14.04	14.52	-
4th FL.	RESI.	356.72	310.48	14.04	14.52	-
5th FL.	RESI.	356.72	310.48	14.04	14.52	-
6th FL.	RESI.	356.72	310.48	14.04	14.52	-
7th FL.	RESI.	356.72	310.48	14.04	14.52	-
8th FL.	RESI.	356.72	310.48	14.04	14.52	-
9th FL.	RESI.	356.72	310.48	14.04	14.52	-
10th FL.	RESI.	356.72	310.48	14.04	14.52	-
11th FL.	RESI.	356.72	310.48	14.04	14.52	-
12th FL.	RESI.	356.72	310.48	14.04	14.52	-
13th FL.	RESI.	179.74	160.32	3.76	7.26	203.02
TOTAL		4758.26	4161.50	165.22	174.24	273.54

The permission is valid only in 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 under reference.





BASEMENT PLAN
SCALE:- 1.0 CM = 1.0 MT.

RESI. PARKING AREA TABLE			
RESI. F.S.I. USED = 4309.14 SQ.MT.			
REQUIRED RESI. PARKING = 861.83 sq.mt. (20%)			
PROVIDED RESI. PARKING = 879.68 sq.mt.			
PARKING FOR RESI.	REQUIRED	PROVIDED	PARKING PROVIDED ON
A CAR (50%)	430.92	431.79	MARGIN+BASEMENT
B OTHERS (40%)	344.73	350.76	BASEMENT
C VISITORS (10%)	86.18	97.13	H.P. + BASEMENT
TOTAL	861.83	879.68	

PARKING AREA CALCULATION - RESI.

(A) Car = (1) $\frac{1}{2} \times 17.29 \times (8.56 + 3.87) = 107.45$ (Common plot)
(2) $\frac{1}{2} \times 17.69 \times (8.88 + 7.62) = 145.94$ (Basement)
(3) $9.37 \times 19.04 = 178.40$ sq.mt (Basement)
Total car parking = 431.79 sq.mt

(B) Other = (1) $9.59 \times 6.50 = 62.33$ (H.P.)
(2) $3.33 \times 5.08 = 16.91$ (H.P.)
(3) $\frac{1}{2} \times 11.28 \times (6.81 + 5.52) = 69.54$ (Basement)
(4) $15.63 \times 4.07 = 63.61$ (Basement)
(5) $9.55 \times 6.75 = 64.46$ (Basement)
(6) $9.55 \times 7.74 = 73.91$ (Basement)
Total other parking = 350.76 sq.mt

(C) Visitor = (1) $\frac{1}{2} \times 10.96 \times (5.67 + 5.00) = 58.47$ (Common plot)
(2) $8.93 \times 4.33 = 38.66$ sq.mt (H.P.)
Total visitor parking = 97.13 sq.mt

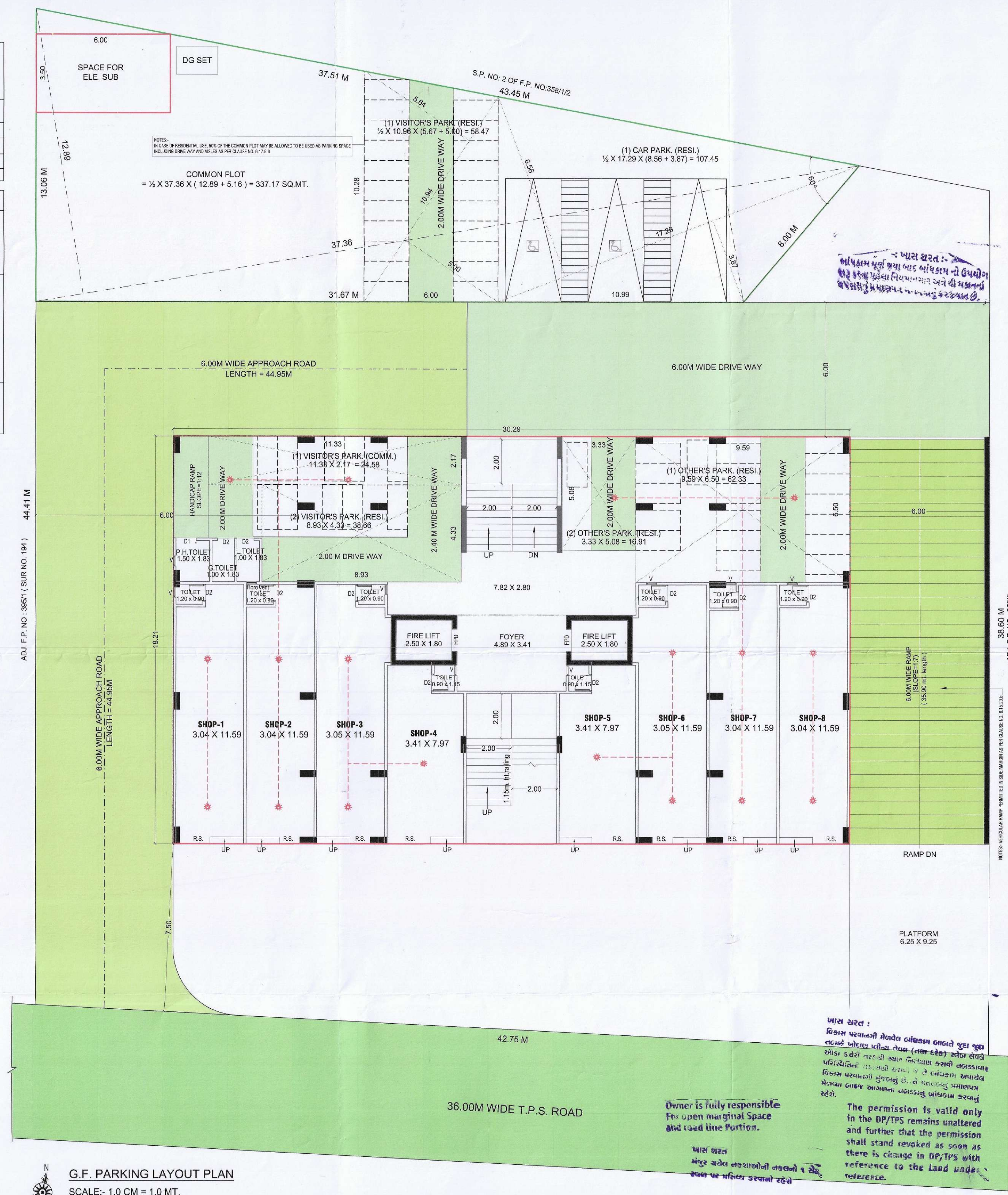
COMM. PARKING AREA TABLE			
COMM. F.S.I. USED = 476.24 SQ.MT.			
REQUIRED COMM. PARKING = 238.12 sq.mt. (50%)			
PROVIDED COMM. PARKING = 240.77 sq.mt.			
PARKING FOR COMM.	REQUIRED	PROVIDED	PARKING PROVIDED ON
A CAR (50%)	119.06	119.99	BASEMENT
B OTHERS (30%)	71.44	71.82	BASEMENT
C VISITORS (20%)	47.62	48.96	FRONT SIDE + BASEMENT
TOTAL	238.12	240.77	

PARKING AREA CALCULATION - COMM.

(A) Car = $11.10 \times 10.81 = 119.99$ sq.mt (Basement)

(B) Other = $8.78 \times 8.18 = 71.82$ sq.mt (Basement)

(C) Visitor = (1) $11.33 \times 2.17 = 24.58$ sq.mt (H.P.)
(2) $7.78 \times 3.15 = 24.38$ sq.mt (Basement)
Total visitor parking = 48.96 sq.mt



G.F. PARKING LAYOUT PLAN
SCALE:- 1.0 CM = 1.0 MT.

Owner is fully responsible for open marginal Space and road line Portion.

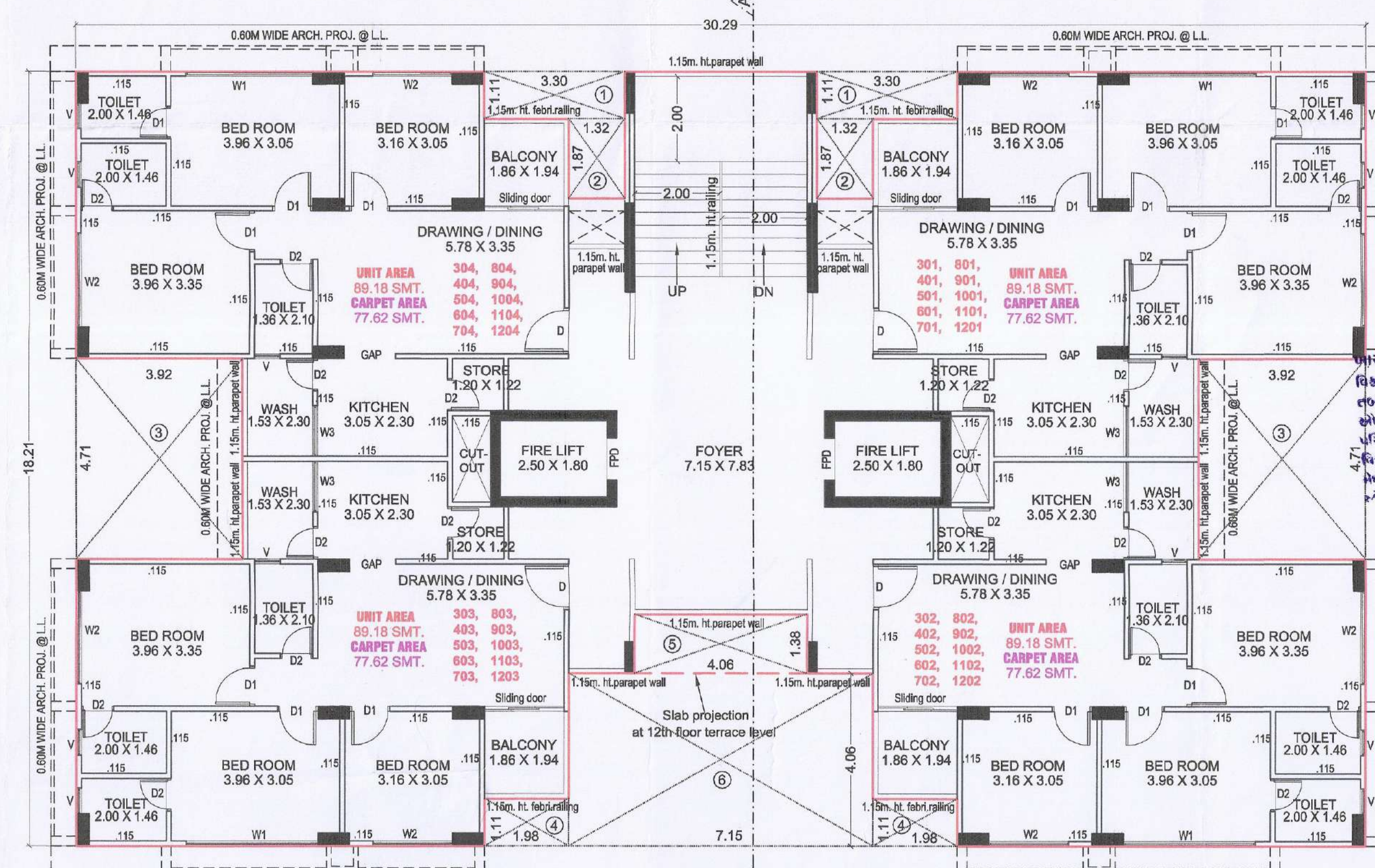
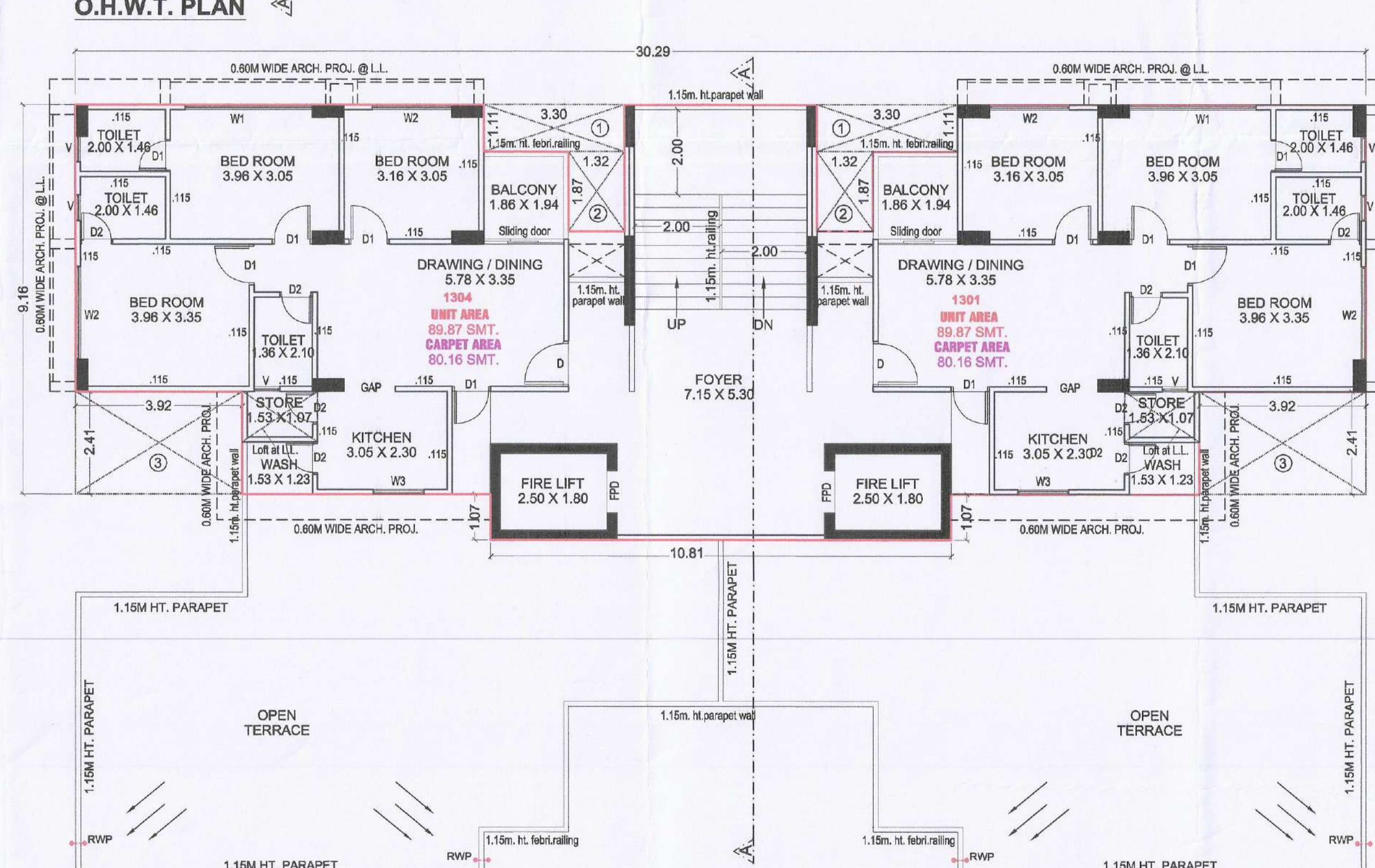
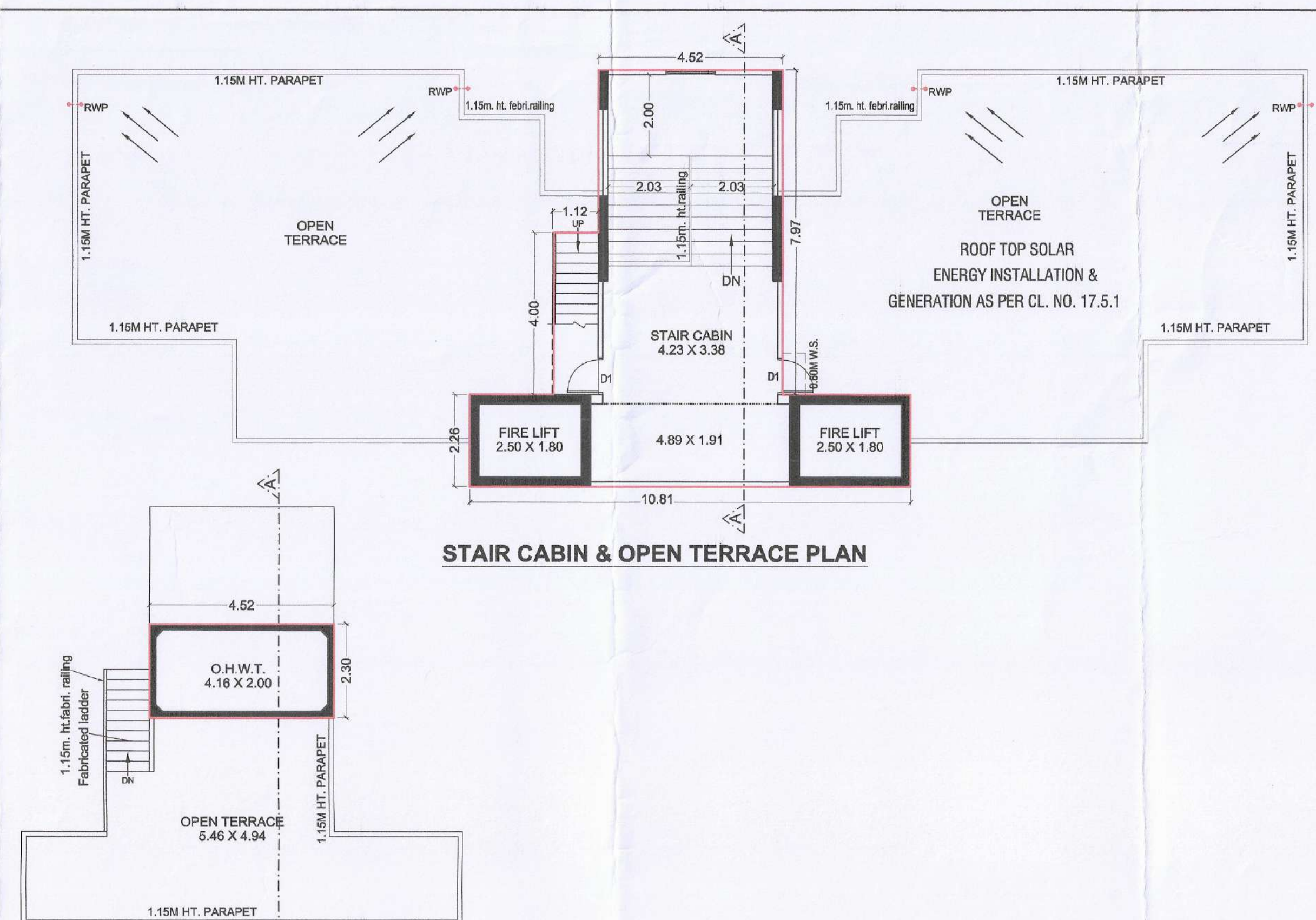
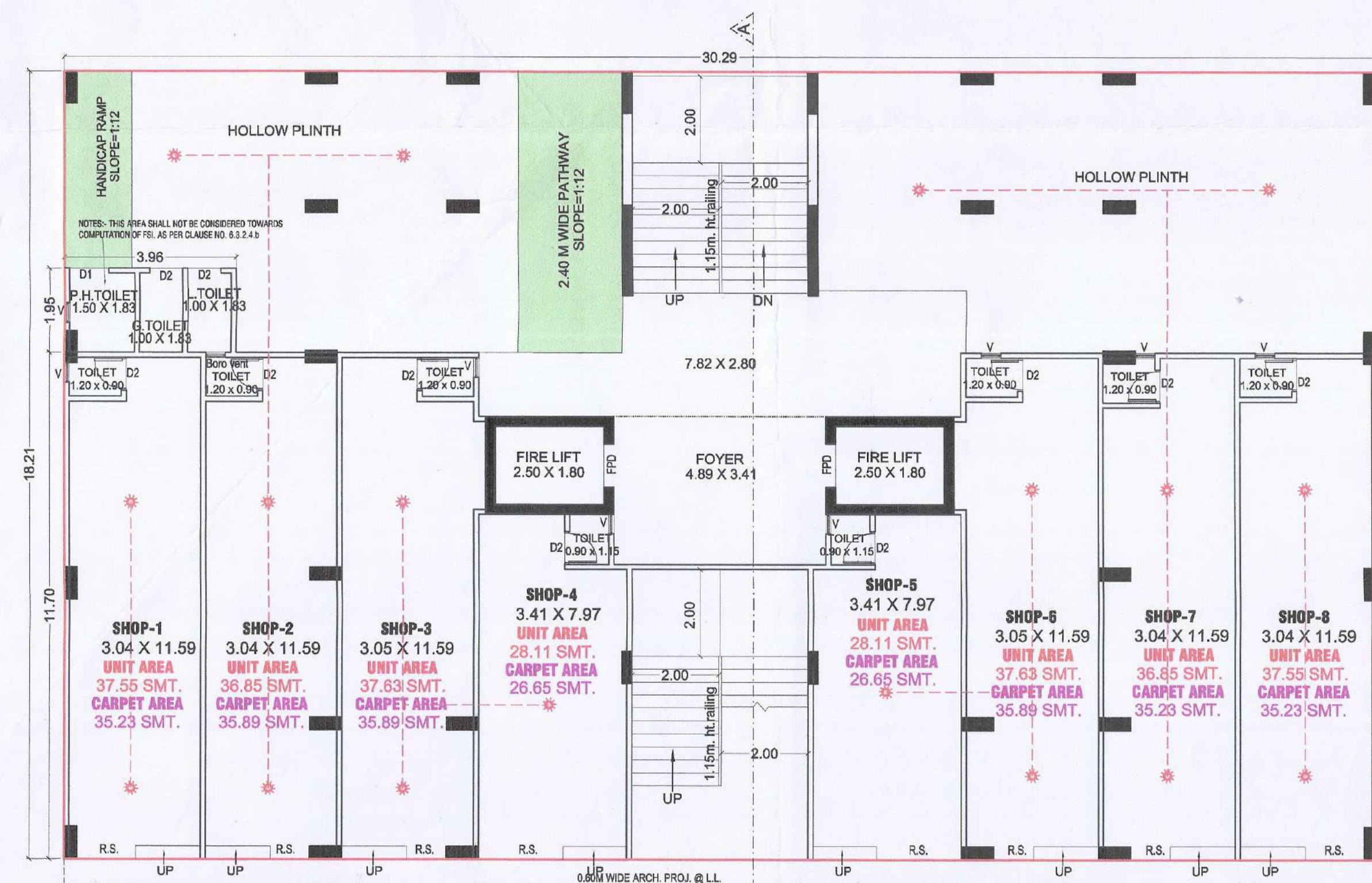
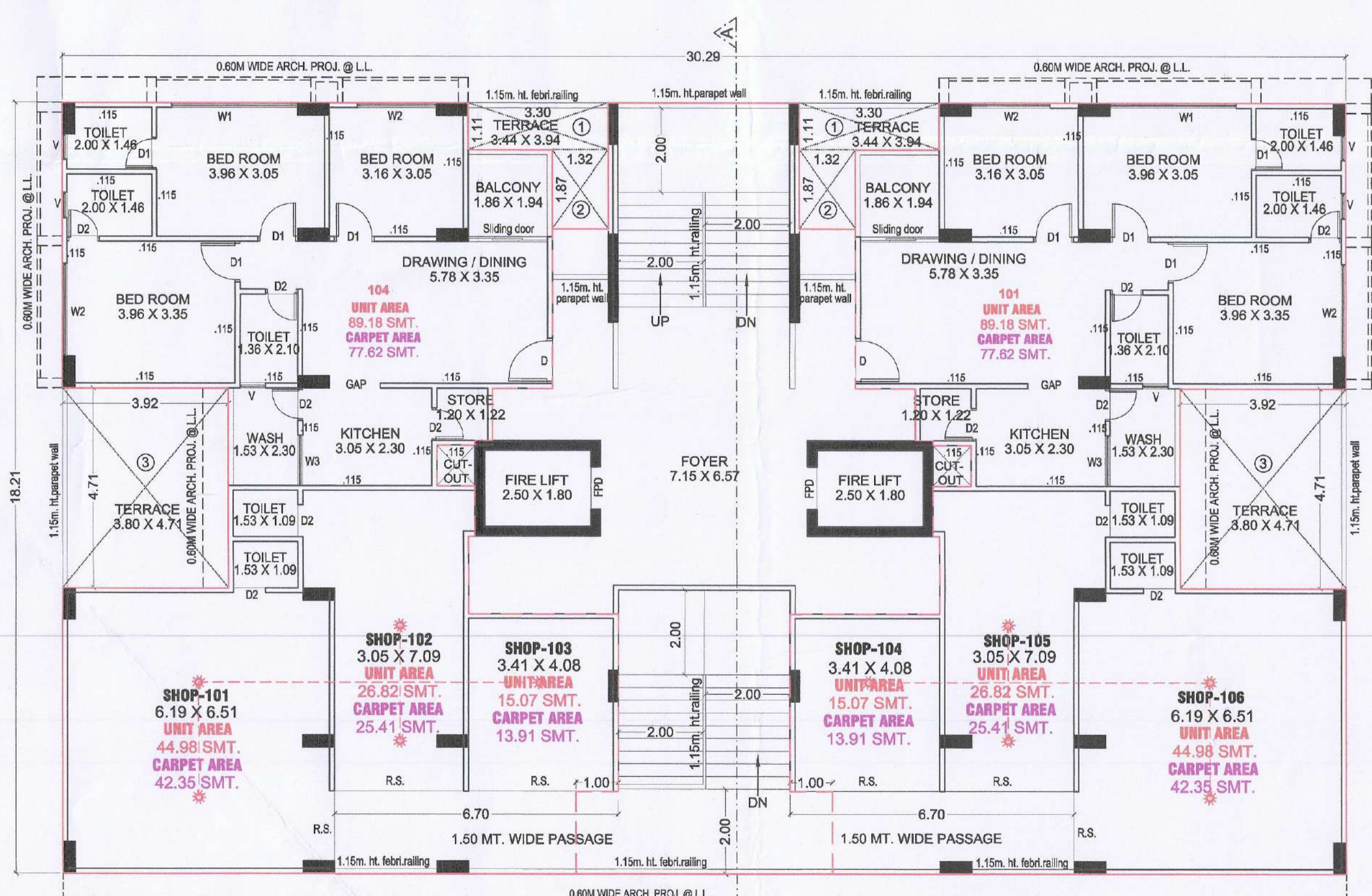
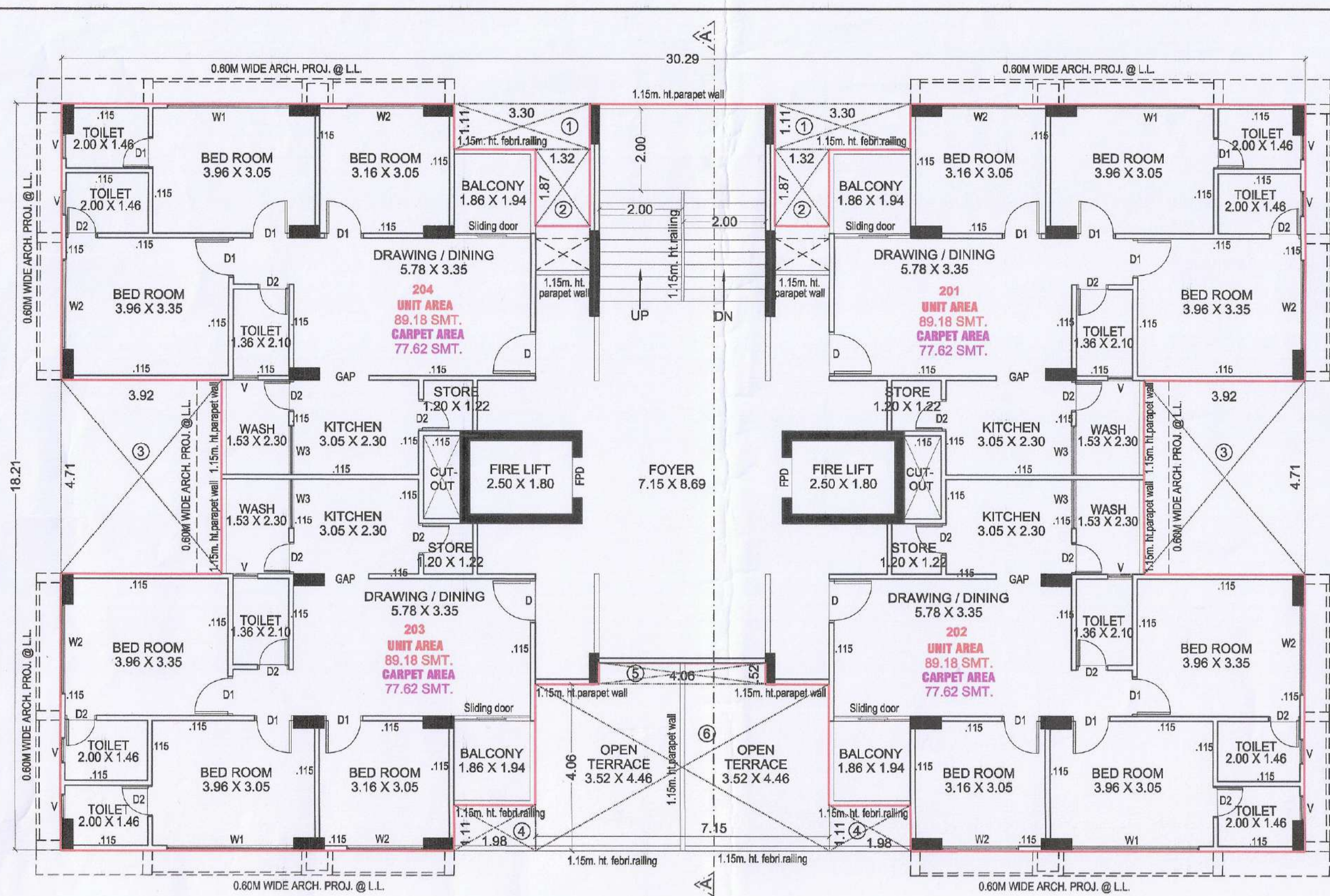
પાસ કરત
મંજૂર કરેલ નકશાઓની તપસવી થશે
જોવા પદ અનિવર્ય કરવાનો રહેશે

Final Plan boundary and allotment of final plot is Subject to Variation by Town Planning Officer

પાસ કરત :
વિગત પરવાનગી મેળવેલ બાંધકામ બાંધકામ શરૂ કરવા
પરમિટ મેળવવાની જવાબદારી વહીવટી અધિકારીની છે.
પરમિટ મેળવવાની જવાબદારી વહીવટી અધિકારીની છે.
પરમિટ મેળવવાની જવાબદારી વહીવટી અધિકારીની છે.

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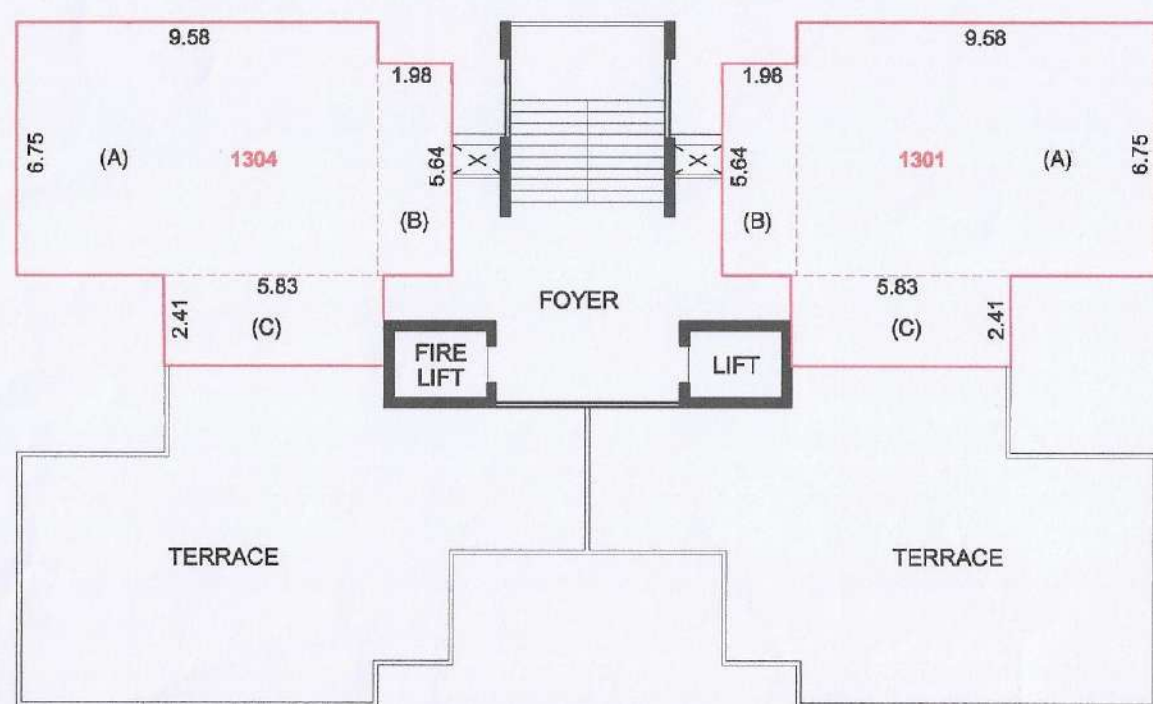
પાસ કરત
આ રીતે અનિવર્ય બોલેલામાં
આવેલો તપસ કરવાનો અધિકાર
અધિકારી પાસમાં રાખેલો હોવાથી
અનિવર્ય રહેશે.



Final Plan boundary and allotment of final plot is Subject to Variation by Town Planning Officer

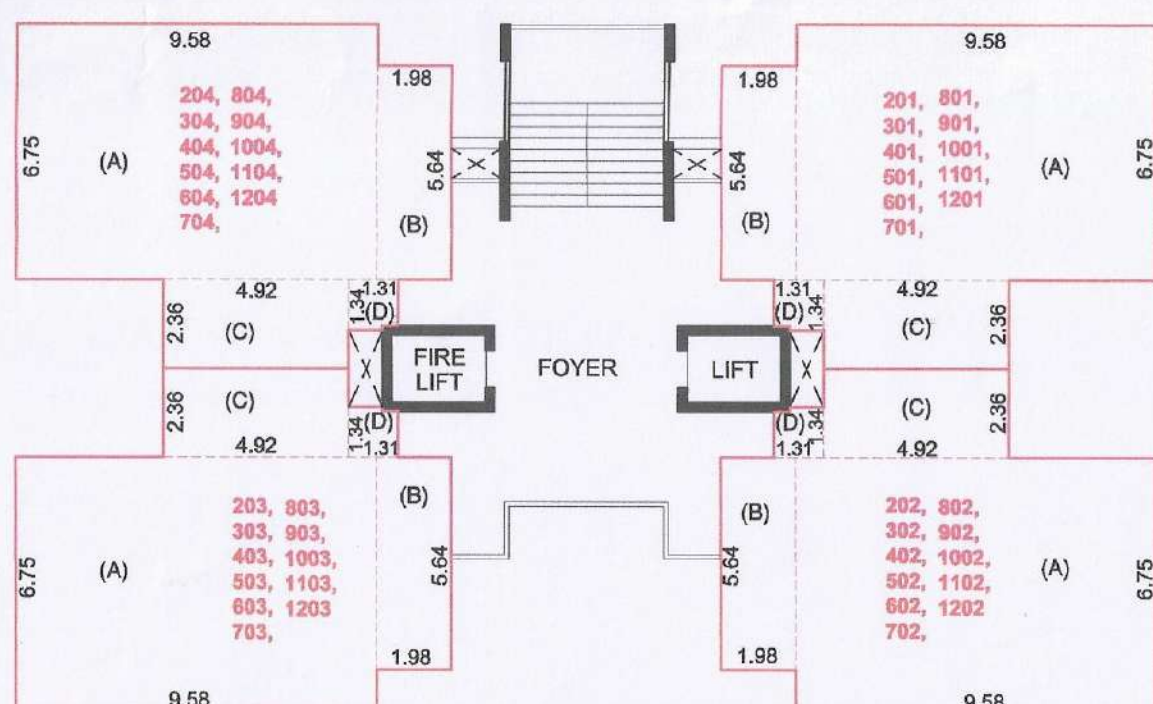
भाषा शस्त्र

તા.....ના સેજ માલિક ઓર્ગેનાઈઝ
આર્કીટેક તથા ફેડરલ એજન્સીયર રમપેલ
બાંહેદસે પામ્યાં દર્શાવેલ તમામ શરતોનું સુલ્કપા
પાલન કરવાનું રહે.



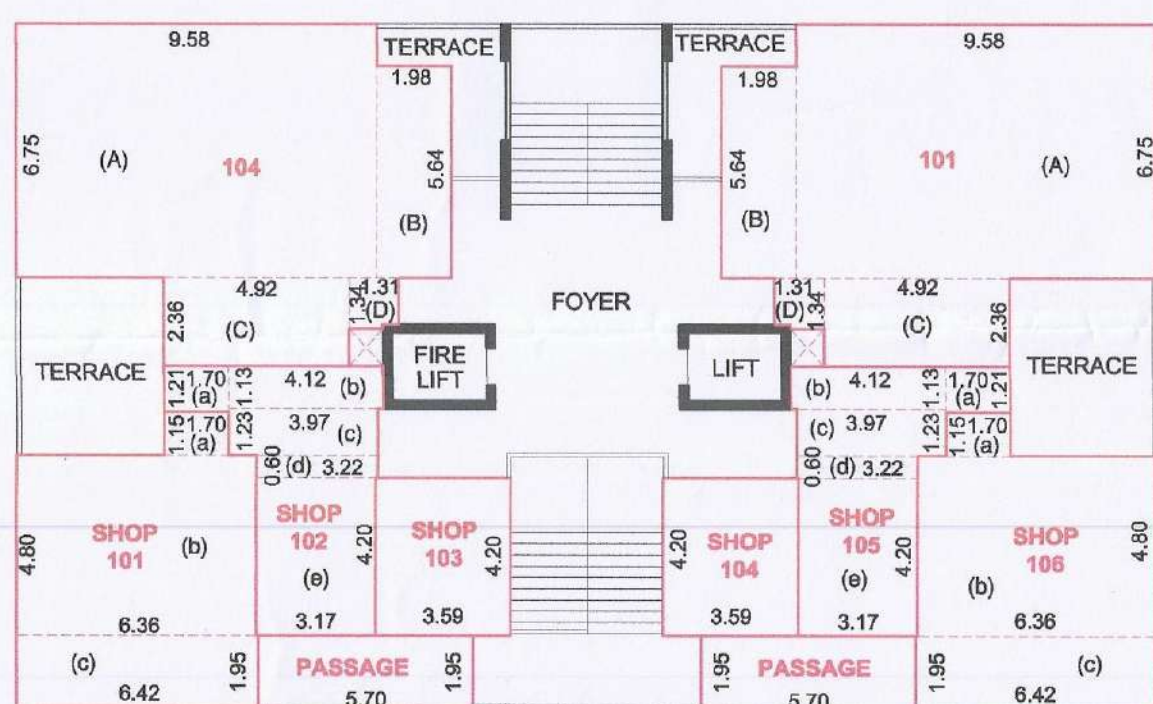
UNIT AREA PLAN - 13th FLOOR

SCALE :- 1.00 CM. = 2.00 MT.



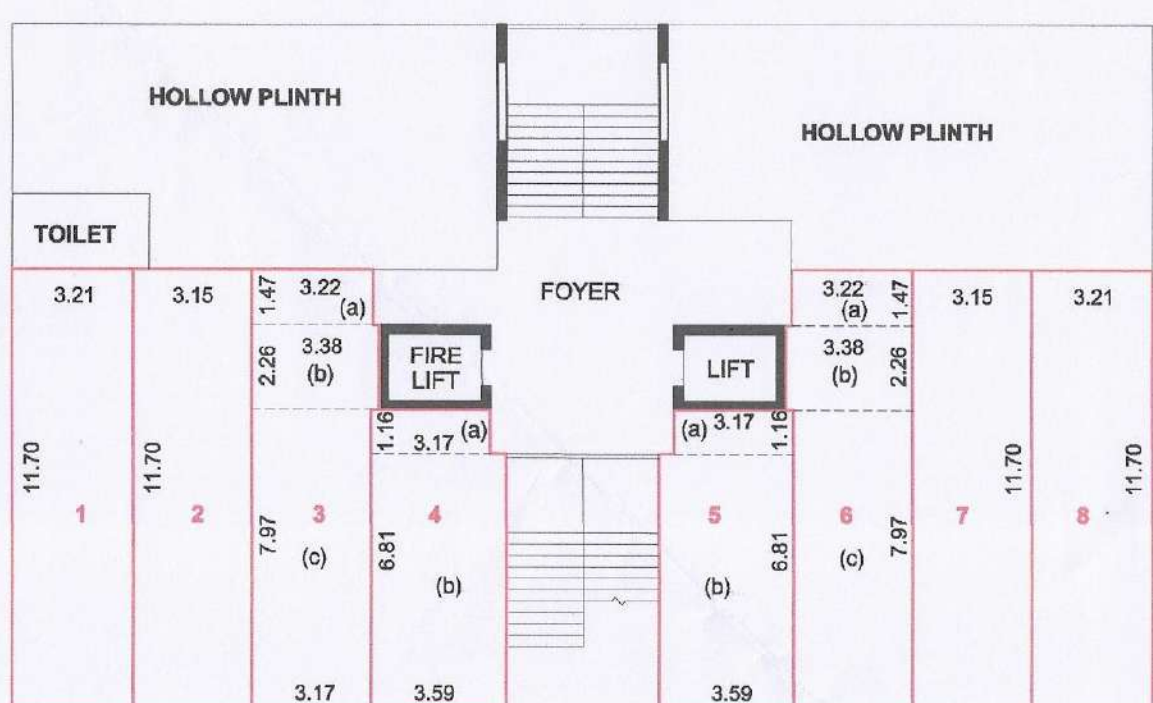
UNIT AREA PLAN - TYPICAL FLOOR (2nd to 12th floor)

SCALE :- 1.00 CM. = 2.00 MT.



UNIT AREA PLAN - FIRST FLOOR

SCALE :- 1.00 CM. = 2.00 MT.



UNIT AREA PLAN - GROUND FLOOR

SCALE :- 1.00 CM. = 2.00 MT.

RERA AREA TABLE			IN SQ. MTS.			
FLOOR		UNIT AREA	CARPET AREA	WASH AREA	BAL. AREA	TERRACE AREA
GR.FL.	SHOPS	280.28	267.32	-	-	-
1st FL.	SHOPS	195.96	163.34	-	-	-
	RESI.	178.36	155.24	7.02	7.26	33.32
2nd FL.	RESI.	356.72	310.48	14.04	14.52	37.20
3rd FL.	RESI.	356.72	310.48	14.04	14.52	-
4th FL.	RESI.	356.72	310.48	14.04	14.52	-
5th FL.	RESI.	356.72	310.48	14.04	14.52	-
6th FL.	RESI.	356.72	310.48	14.04	14.52	-
7th FL.	RESI.	356.72	310.48	14.04	14.52	-
8th FL.	RESI.	356.72	310.48	14.04	14.52	-
9th FL.	RESI.	356.72	310.48	14.04	14.52	-
10th FL.	RESI.	356.72	310.48	14.04	14.52	-
11th FL.	RESI.	356.72	310.48	14.04	14.52	-
12th FL.	RESI.	356.72	310.48	14.04	14.52	-
13th FL.	RESI.	179.74	160.32	3.76	7.26	203.02
TOTAL		4758.26	4161.50	165.22	174.24	273.54

RERA AREA TABLE - SHOPS			
IN SQ. MTS.			
FLOOR	SHOP NO	UNIT AREA	RERA/CARPET AREA
GR. FL.	1	37.55	35.23
	2	36.85	35.89
	3	37.63	35.89
	4	28.11	26.65
	5	28.11	26.65
	6	37.63	35.89
	7	36.85	35.23
	8	37.55	35.23
	TOTAL	280.28	267.32
FR. FL.	101	44.98	42.35
	102	26.82	25.41
	103	15.07	13.91
	104	15.07	13.91
	105	26.82	25.41
	106	44.98	42.35
	PASSAGE	22.22	-----
	TOTAL	195.96	163.34

UNIT AREA CALC. FOR EACH UNIT	
GROUND FLOOR - SHOPS	IN SQ. MTS.
SHOP NO. - 1, 8	3.21 x 11.70 = 37.55
SHOP NO. - 2, 7	3.15 x 11.70 = 36.85
SHOP NO. - 3, 6	(a) 3.22 x 1.47 = 4.73 (b) 3.38 x 2.26 = 7.64 (c) 3.17 x 7.97 = 25.26 TOTAL = 37.63
SHOP NO. - 4, 5	(a) 3.17 x 1.16 = 3.67 (b) 3.59 x 6.81 = 24.44 TOTAL = 28.11
FIRST FLOOR - SHOPS	IN SQ. MTS.
SHOP NO. - 101, 106	(a) 1.70 x 1.15 = 1.95 (b) 3.36 x 4.80 = 30.52 (c) 6.42 x 1.95 = 12.51 TOTAL = 44.98
SHOP NO. - 102, 105	(a) 1.70 x 1.21 = 2.05 (b) 4.12 x 1.13 = 4.65 (c) 3.97 x 1.23 = 4.88 (d) 3.22 x 0.60 = 1.93 (e) 3.17 x 4.20 = 13.31 TOTAL = 26.82
SHOP NO. - 103, 104	3.59 x 4.20 = 15.07
PASSAGE	5.70 x 1.95 = 11.11 X 2 = 22.22
FIRST FLOOR - RESI.	IN SQ. MTS.
FLAT NO.:- 101, 104	(A) 9.58 x 6.75 = 64.66 (B) 1.98 x 5.64 = 11.16 (C) 4.92 x 2.36 = 11.61 (D) 1.31 x 1.34 = 1.75 TOTAL = 89.18
TYPICAL FLOOR - RESI. (2nd to 12th Fl.)	IN SQ. MTS.
FLAT NO. 201, 202, 203, 204, 301, 302, 303, 304, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204	(A) 9.58 x 6.75 = 64.66 (B) 1.98 x 5.64 = 11.16 (C) 4.92 x 2.36 = 11.61 (D) 1.31 x 1.34 = 1.75 TOTAL = 89.18
TYPICAL FLOOR - RESI. (13th Fl.)	IN SQ. MTS.
FLAT NO. 1301, 1304	(A) 9.58 x 6.75 = 64.66 (B) 1.98 x 5.64 = 11.16 (C) 5.83 x 2.41 = 14.05 TOTAL = 89.87

CARPET AREA CALC. FOR EACH UNIT

TYPICAL FLOOR - 2nd to 12th Floor

IN SQ. MTS.

FLAT NO. 201, 202, 203, 204, 301, 302, 303, 304,

501, 502, 503, 504, 601, 602, 603, 604,

701, 702, 703, 704, 801, 802, 803, 804,

901, 902, 903, 904, 1001, 1002, 1003, 1004,

1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204

(A) 3.91 x 6.52 = 25.49

(B) 5.44 x 1.11 = 6.04

(C) 5.56 x 5.52 = 30.69

(D) 1.87 x 3.47 = 6.49

(E) 1.32 x 1.23 = 1.62

(F) 3.17 x 2.30 = 7.29

TOTAL = 77.62

WASH 1.53 x 2.30 = 3.51

BALCONY 1.87 x 1.94 = 3.63

FLAT NO. 202, 203

TERRACE (x) 1.98 x 1.00 = 1.98

(y) 1.55 x 3.95 = 6.12

(z) 1.97 x 5.33 = 10.60

TOTAL = 18.80

FLAT NO. 1301, 1304

(A) 3.91 x 6.52 = 25.49

(B) 5.44 x 1.11 = 6.04

(C) 5.56 x 5.41 = 30.08

(D) 1.87 x 3.47 = 6.49

(E) 1.53 x 1.30 = 1.99

(F) 4.18 x 2.41 = 10.07

TOTAL = 80.16

WASH 1.53 x 1.23 = 1.88

BALCONY 1.87 x 1.94 = 3.63

TERRACE (a) 9.35 x 6.52 = 60.96

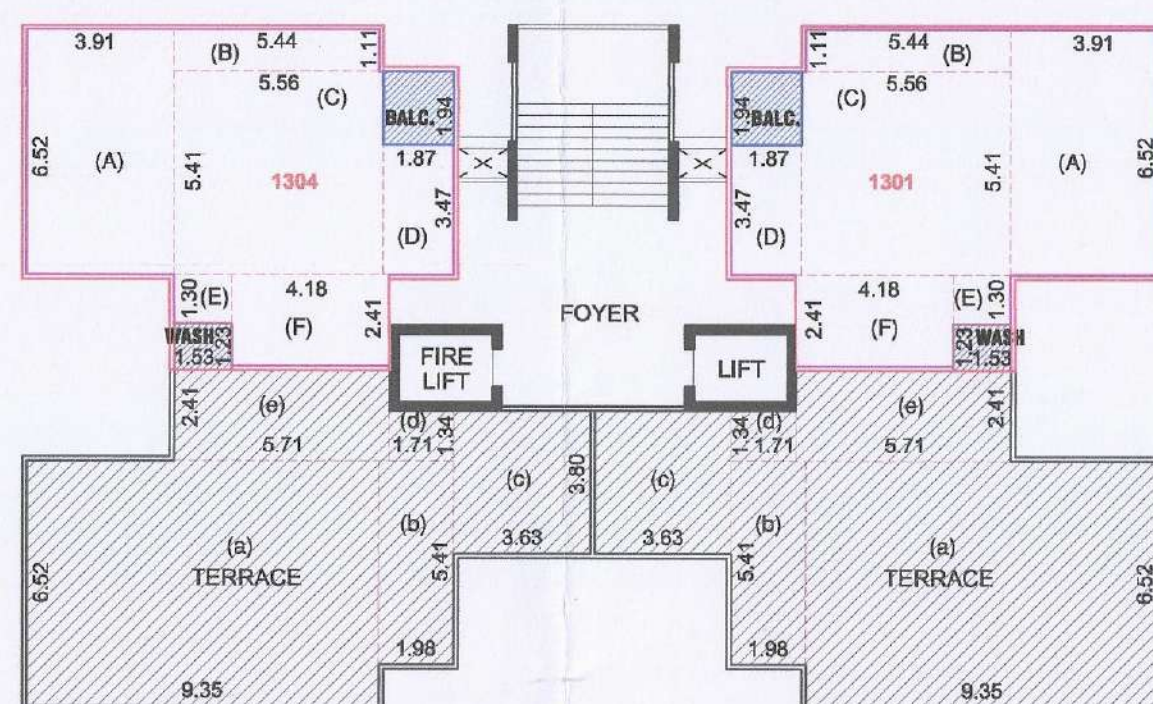
(b) 1.98 x 5.41 = 10.71

(c) 3.63 x 3.80 = 13.79

(d) 1.71 x 1.34 = 2.29

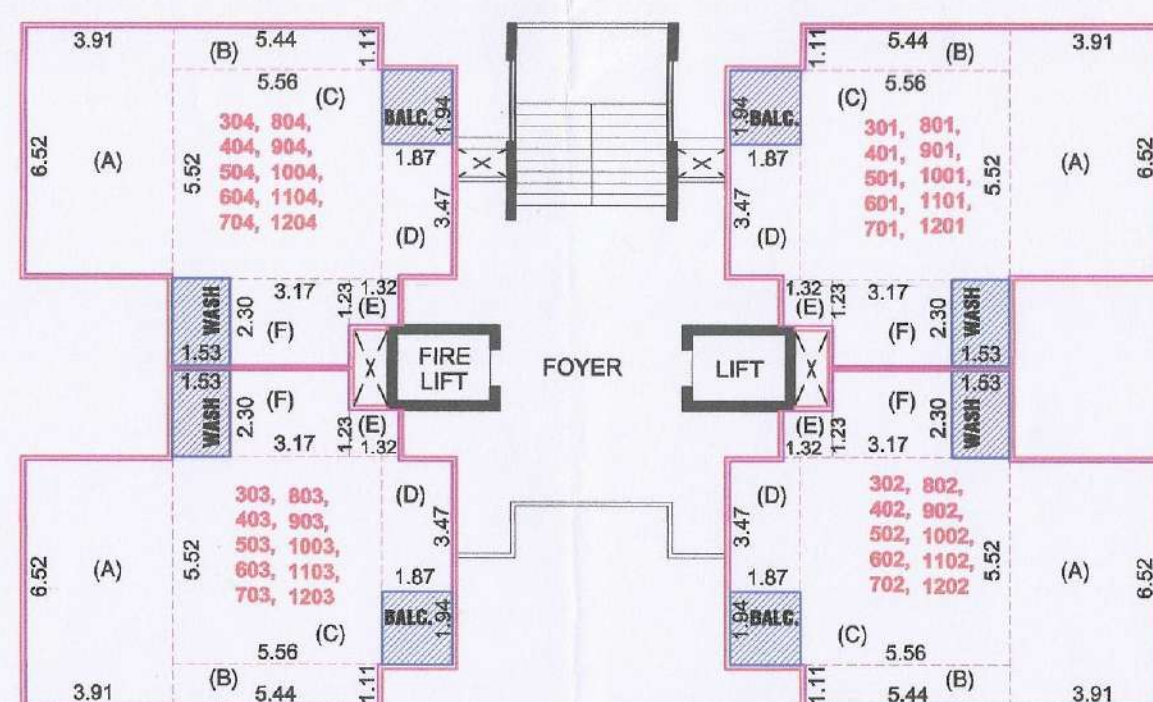
(e) 2.41 x 5.71 = 13.76

TOTAL = 101.51



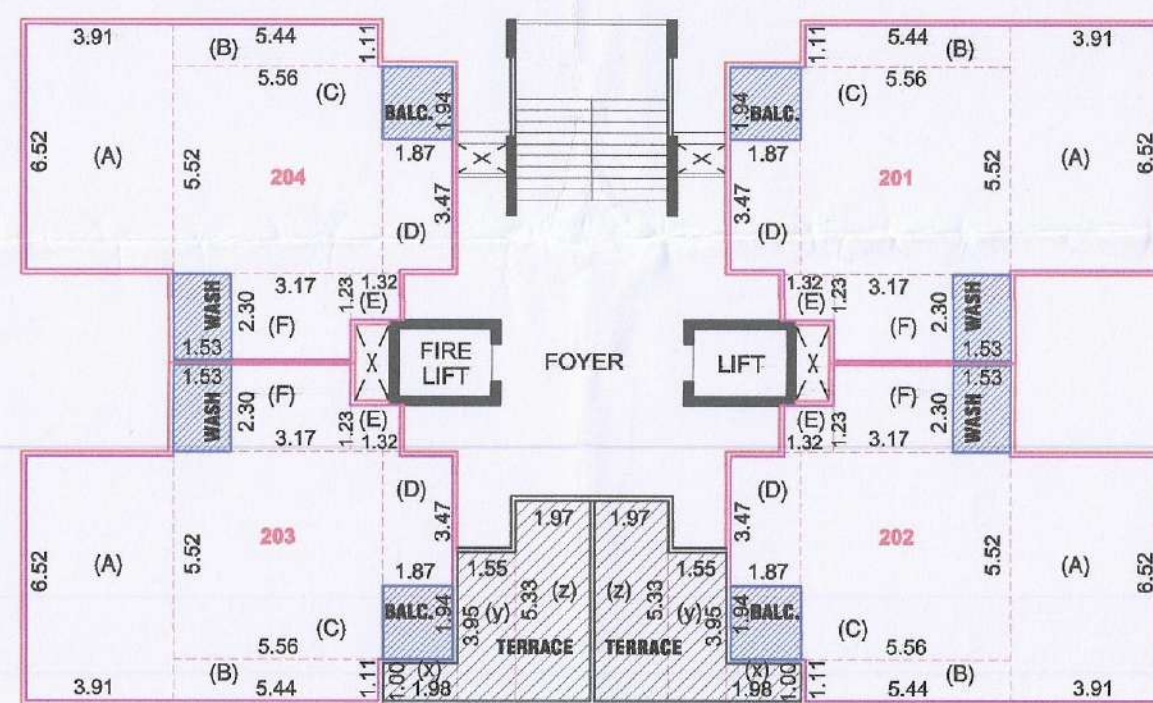
RERA CARPET AREA CAL. PLAN - 13th Floor

SCALE :- 1.00 CM. = 2.00 MT.



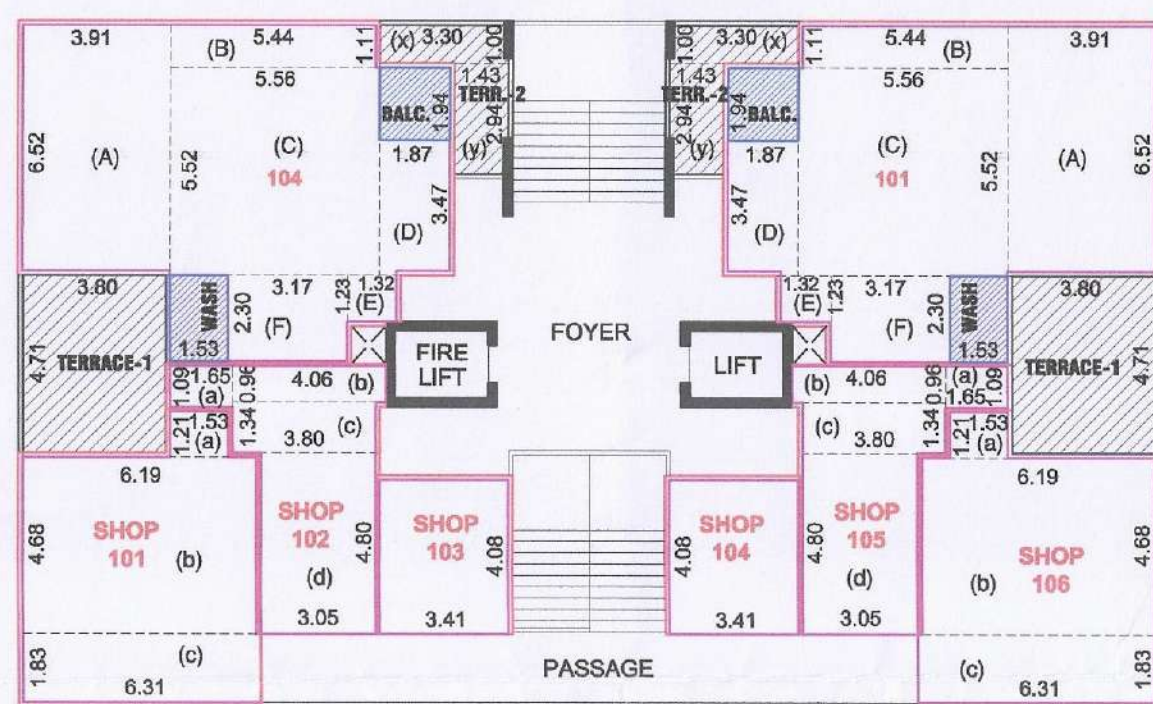
RERA CARPET AREA CAL. PLAN - TYPICAL FLOOR (3rd to 12th floor)

SCALE :- 1.00 CM. = 2.00 MT.



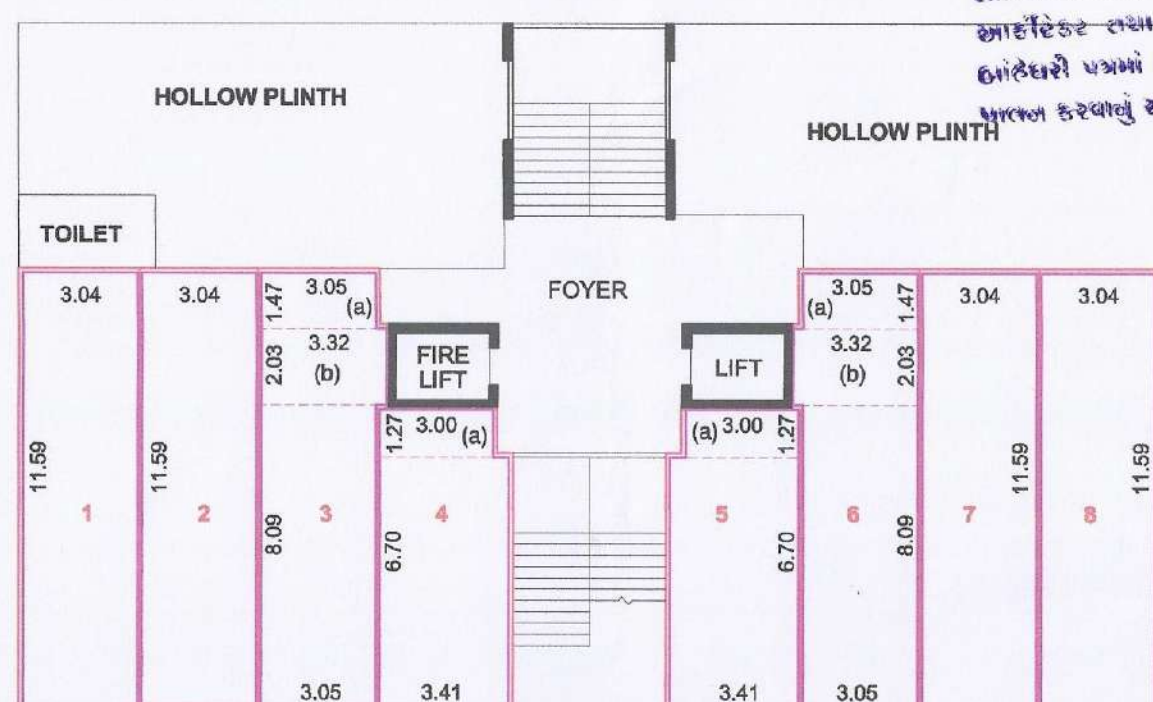
RERA CARPET AREA CAL. PLAN - 2nd FLOOR

SCALE :- 1.00 CM. = 2.00 MT.



RERA CARPET AREA CAL. PLAN - 1st FLOOR

SCALE :- 1.00 CM. = 2.00 MT.



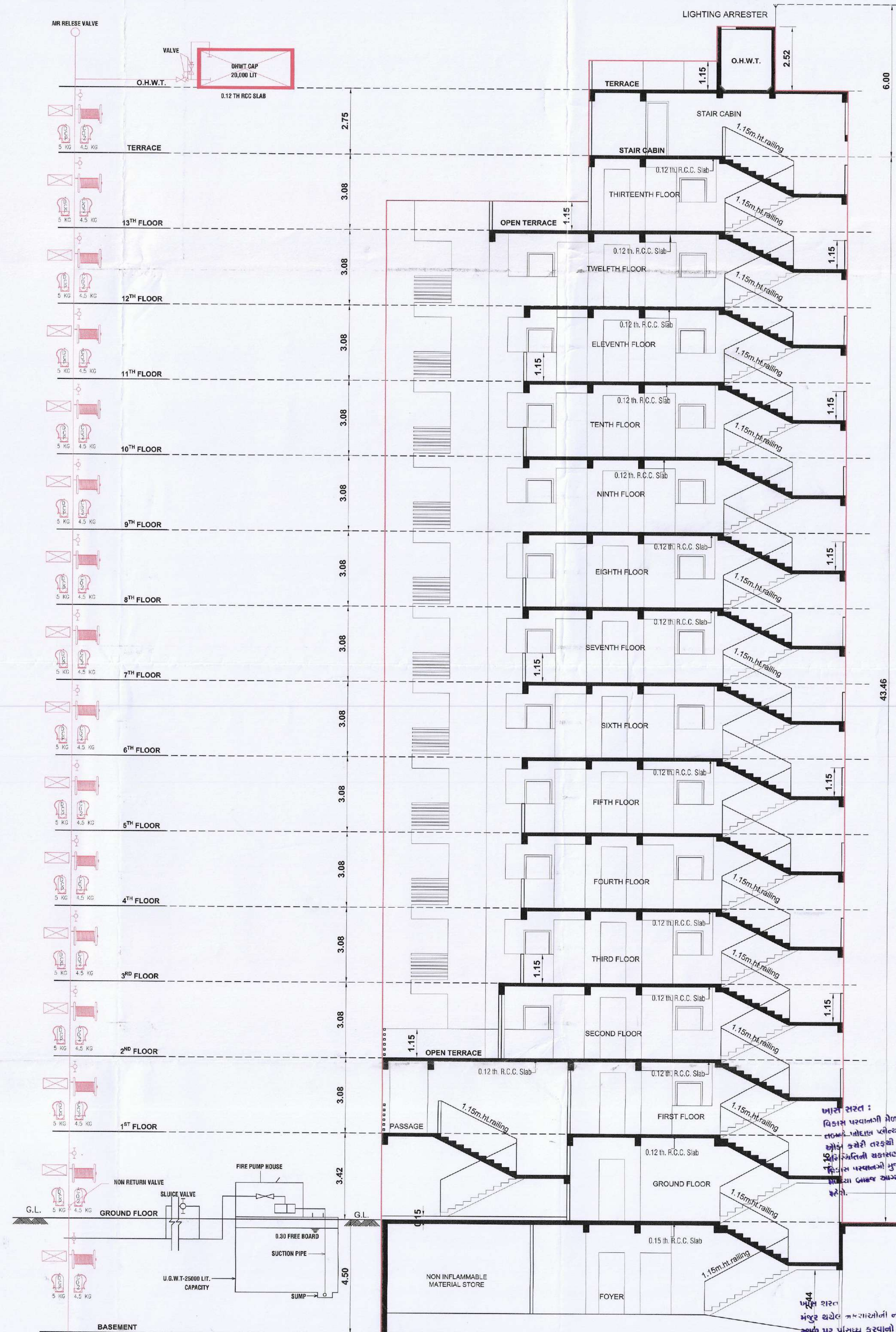
RERA CARPET AREA CAL. PLAN - GROUND FLOOR

SCALE :- 1.00 CM. = 2.00 MT.

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FRONT ELEVATION



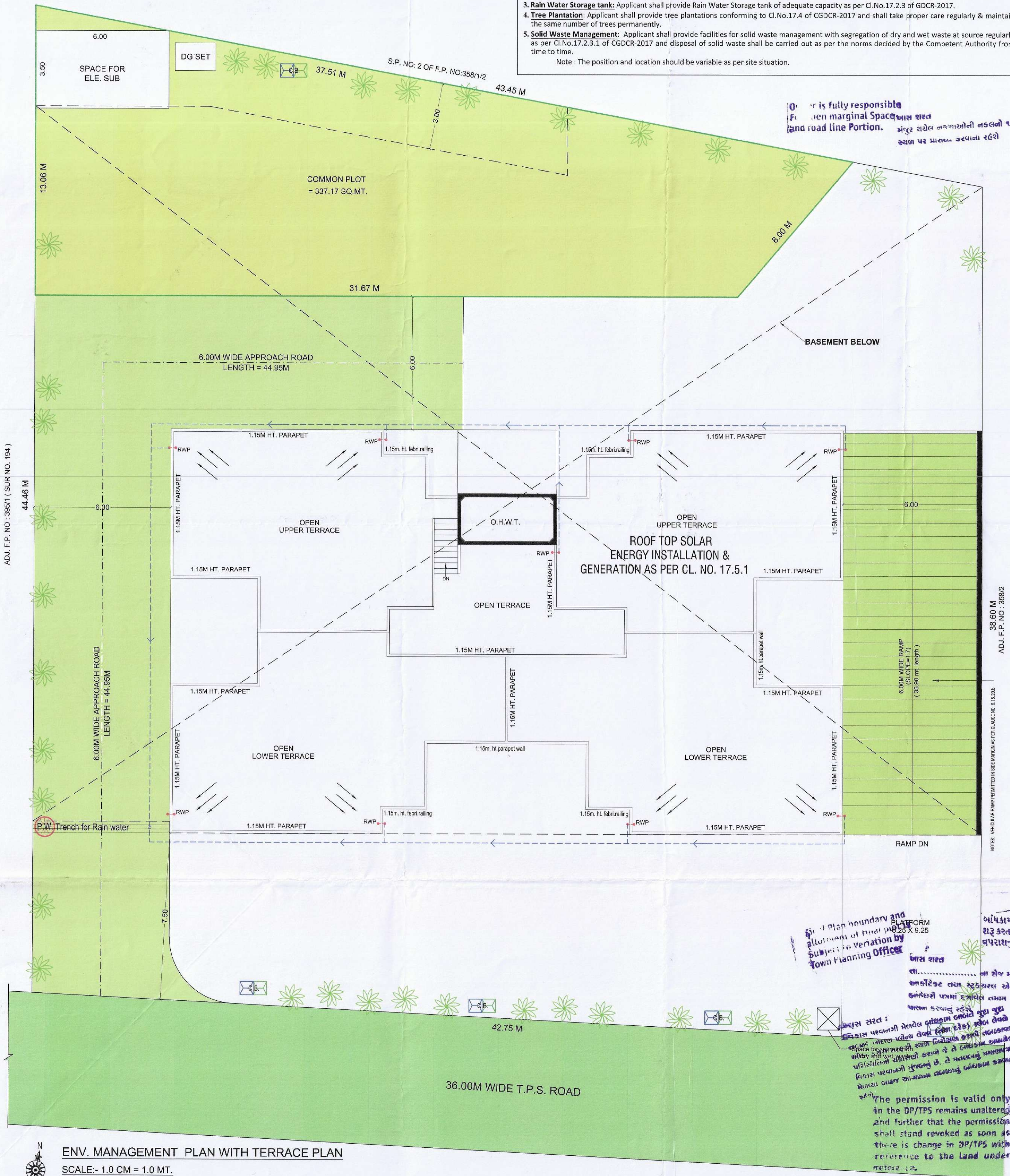
Conditions for Environmental Management Provisions as CGDCR-2017 Chapter-17

- 1. Roof Top Solar Energy Installations and Generation:** Space for Roof Top Solar Energy Installations and Generation system to be provided as per Cl.No.17.5.1, table no.17.3 of CGDCR-2017 or as per suggested by concern government authority/agency.
- 2. Rain Water Harvesting System:** Applicant shall have to make provision for Rain water harvesting system must be maintain regularly every year and rain water shall not be discharge to AMC storm water line.
- 3. Rain Water Storage tank:** Applicant shall provide Rain Water Storage tank of adequate capacity as per Cl.No.17.2.3 of GDCR-2017.
- 4. Tree Plantation:** Applicant shall provide tree plantations conforming to Cl.No.17.4 of CGDCR-2017 and shall take proper care regularly & maintain the same number of trees permanently.
- 5. Solid Waste Management:** Applicant shall provide facilities for solid waste management with segregation of dry and wet waste at source regularly as per Cl.No.17.2.3.1 of CGDCR-2017 and disposal of solid waste shall be carried out as per the norms decided by the Competent Authority from time to time.

Note : The position and location should be variable as per site situation.

Owner is fully responsible for the given marginal Space and road line Portion.

માનવ શક્તિ મંજૂર થયેલ નકશાઓની નકલનો આ સ્થળ પર માત્ર ઉપયોગ કરવાનો રહેશે



ENV. MANAGEMENT PLAN WITH TERRACE PLAN

SCALE:- 1.0 CM = 1.0 MT.

Final Plan boundary and allignment of final platf. 8.25 X 9.25 Subject to Variation by Town Planning Officer

આધિકાર પૂરું કરવા પડે છે. આધિકાર પૂરું કરવા પડે છે. આધિકાર પૂરું કરવા પડે છે.

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Specifications

Structure

Earthquake resistance RCC frame structure design

Flooring

Vitrified flooring in drawing, dining and all other rooms, China mosaic on terrace.

Kitchen

Granite Platform with S.S. Sink, Decorative glazed tiles dado up to slab level.

Electrification

Concealed ISI copper wiring & ISI Modular, electrical accessories of standardized brand and Quality with Geyser point, AC Point, water purifier & fridge point in kitchen.

Wall Finish

External wall with double coat plaster & texture with water proof paint, Internal wall with white putty.

Lift

Fully 2 automatic S.S. Lift in each block

Toilets

Decorative glazed tiles dado up to slab level, with good quality C.P. Fittings. Water Proofing treatment in toilets.

Doors & Windows

Decorative main entrance door with wooden frame and inside all flush door. All Windows in aluminum section

