

**PROPOSED DRAINAGE PLAN FOR
RESIDENTIAL FLAT BUILDING
ON PLOT : 635/ B-1, WARD NO. 5,
CITY SUR.NO. 4802, SHEET NO.138,
AT BORDI GATE, DERI ROAD,
BHAVNAGAR.**

OWNER'S NAME & SIGN
SMT. DARSHNABEN PANKAJKUMAR SHAH

22/01/2012

- NOTES :**
- SHOWS PROPOSED WORK
 - SHOWS EXISTING WORK
 - M.H. : 0.60 / 0.90 x 0.45 m.
 - R.M.H.
 - G.T. : 0.30 x 0.30 m.
 - N.T. : 0.075 m.
 - ALL DRAINAGE PIPE ARE 150 mm Ø S.W.P.

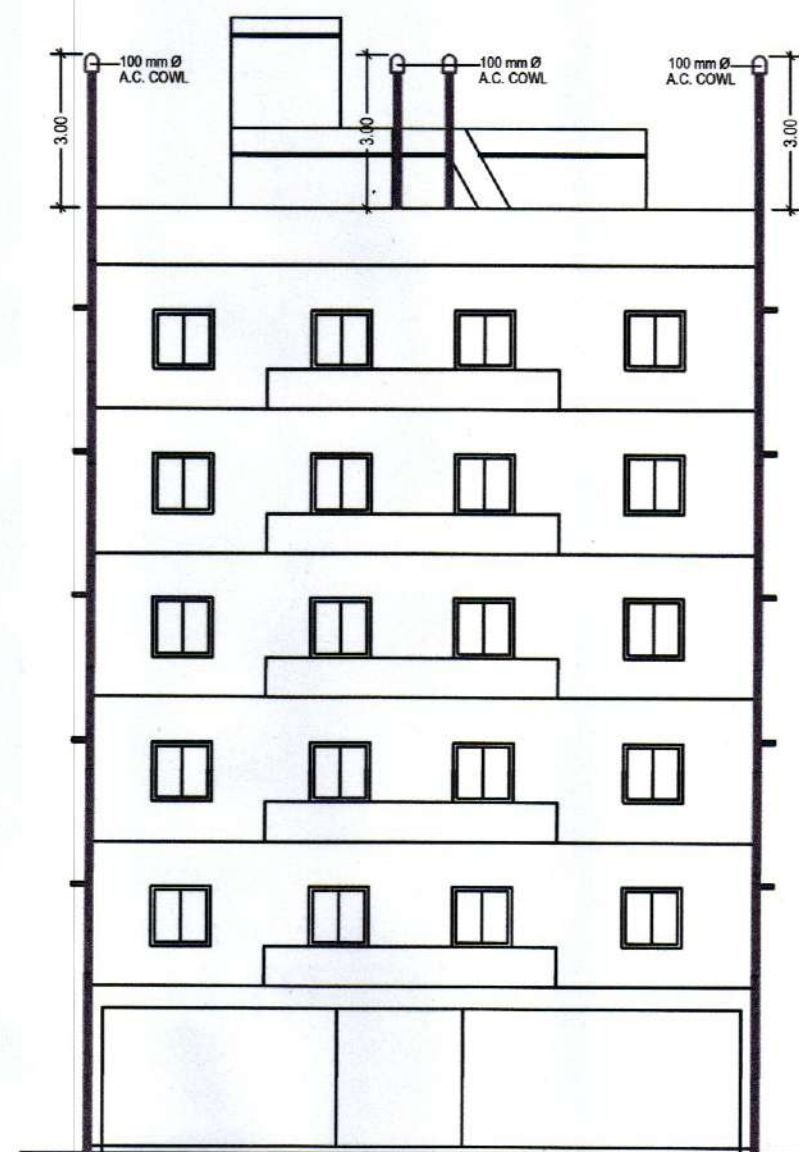
PLUMBER
DRN BY : Jeet (9374837447, 9428678079) DRN NO. K/DR/020/26032022

ARCHITECT: HEMAL BHATT
(B.Arch, Member of COA) M: 9825665337
Email: xyzcorridor@gmail.com
Plot No: 983/A, Dawn Area,
Opp. Mahatma School, Bhavnagar.

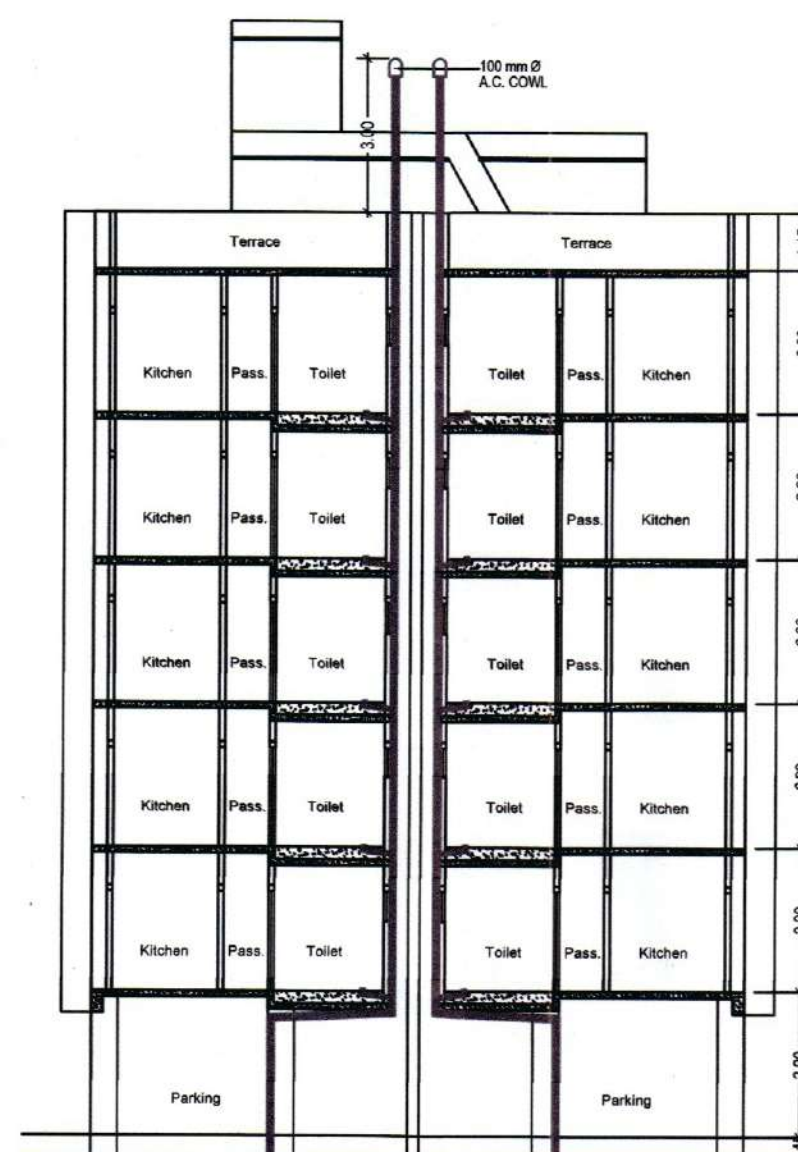
Hemal Bhatt

Rajan K. Shah
B.E. (Civil)
B.M.C. Lic. No.E/275
B.A.D.A.Lic.No.E/111

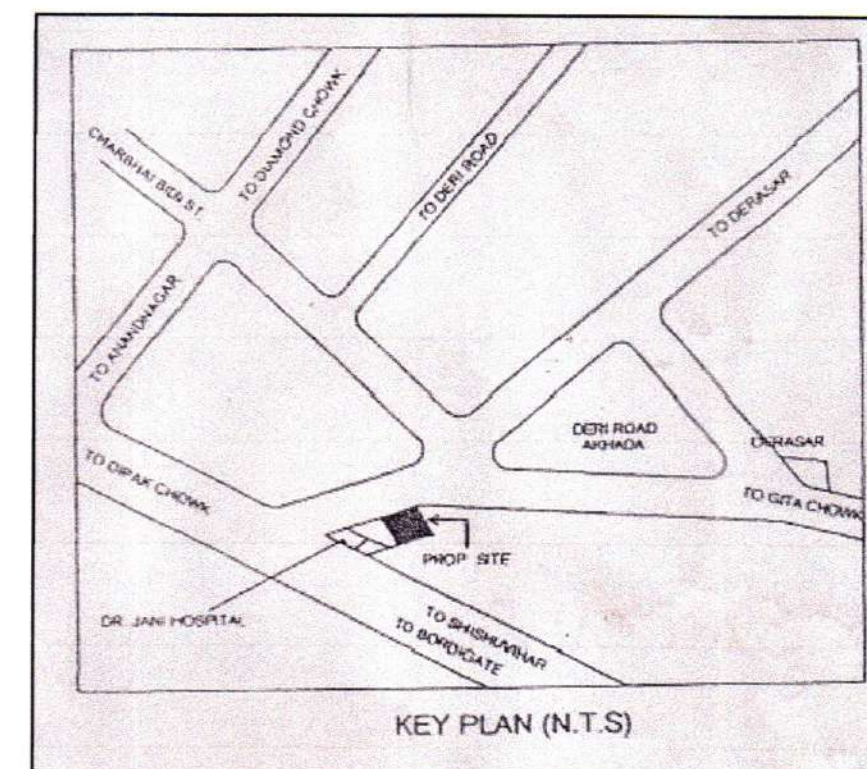
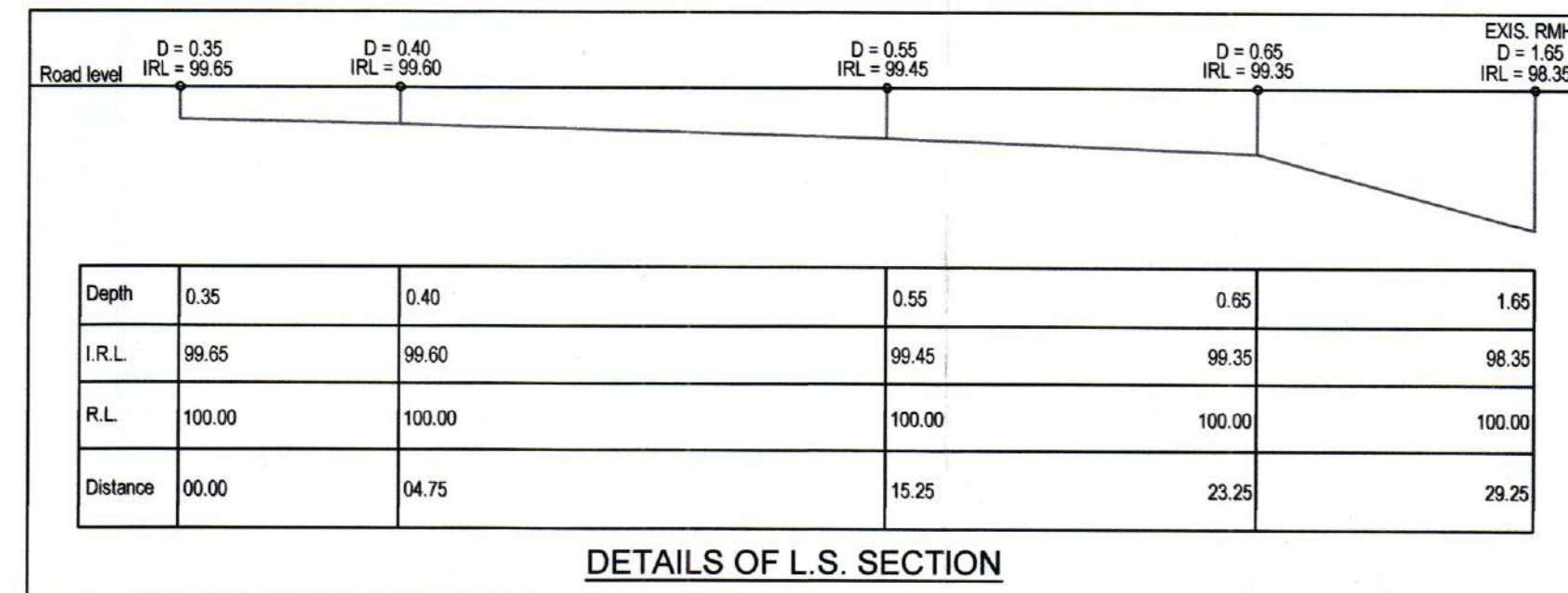
AUTORISED DRAINAGE DEPARTMENT



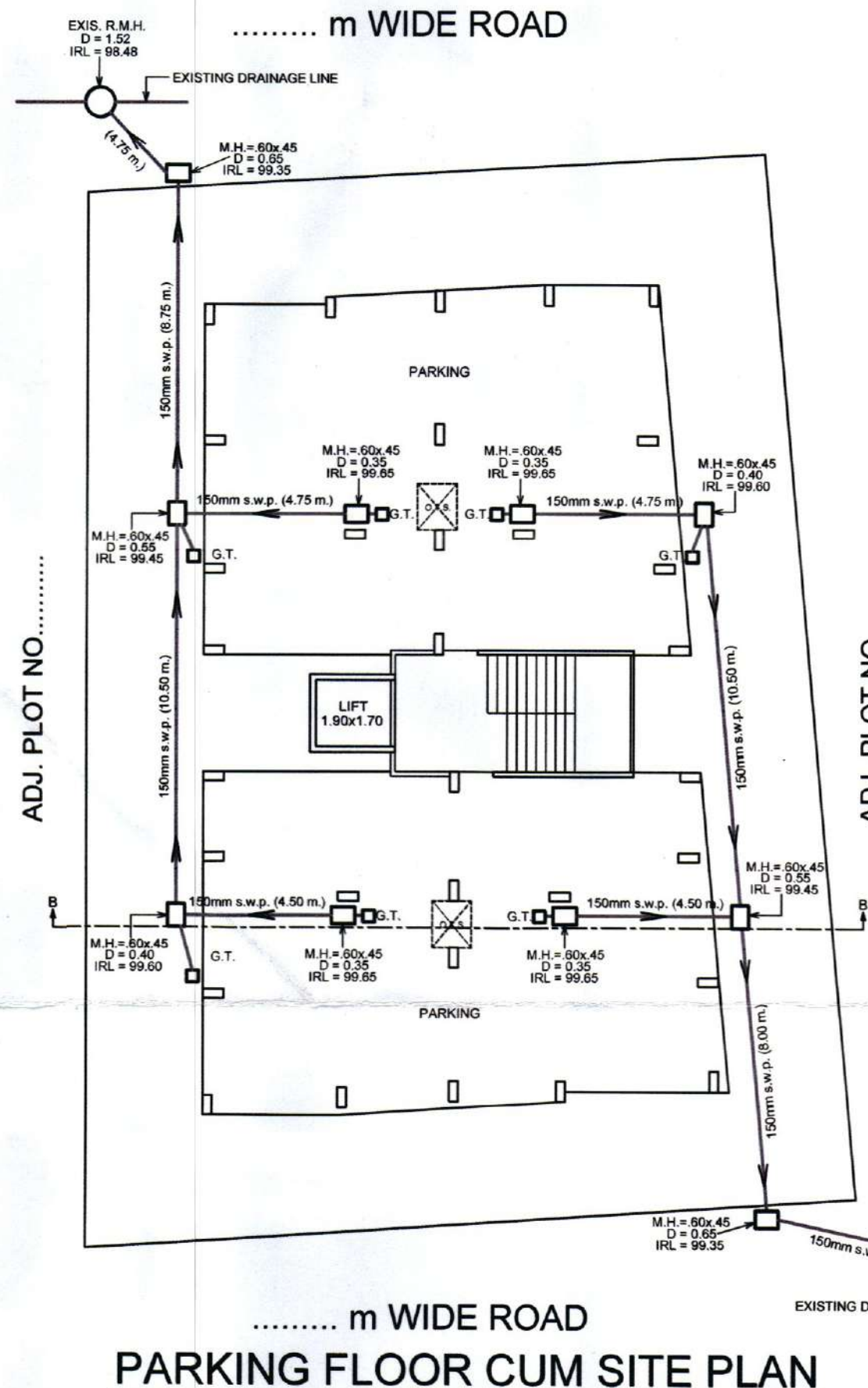
FRONT ELEVATION



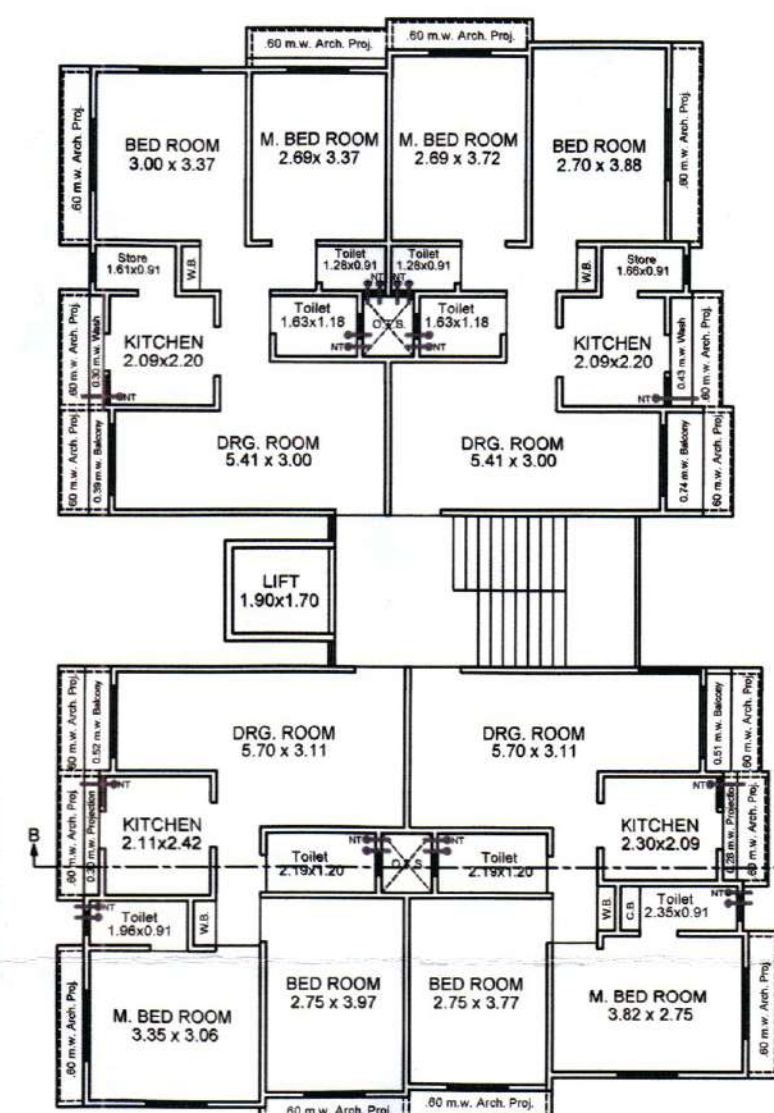
SECTION : B - B



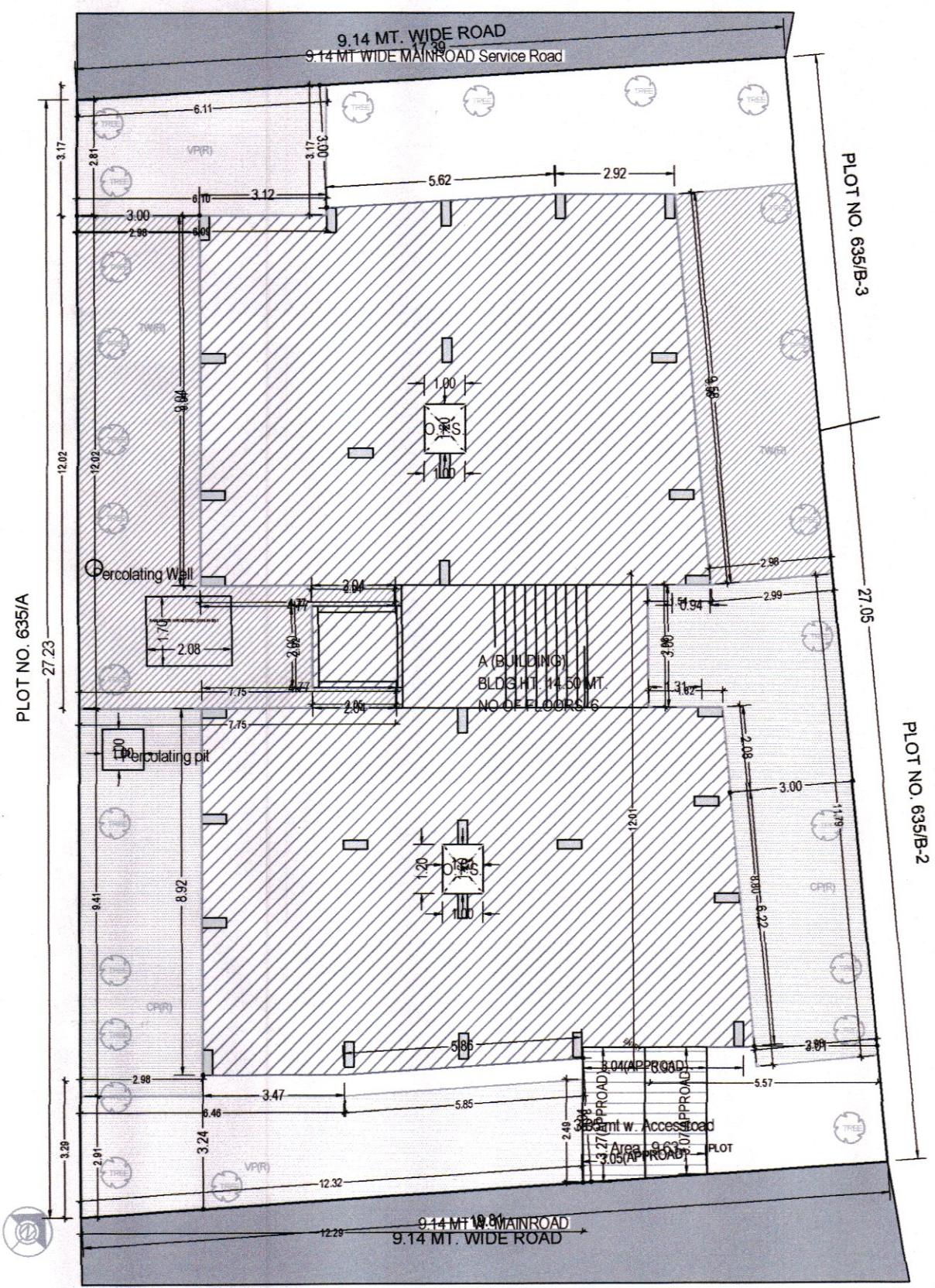
KEY PLAN (N.T.S)



PARKING FLOOR CUM SITE PLAN

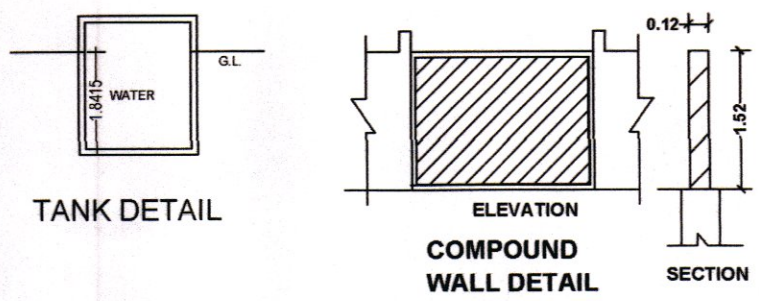


TYPICAL FLOOR PLAN
1 st, 2 nd, 3rd, 4th, 5th



SITE PLAN

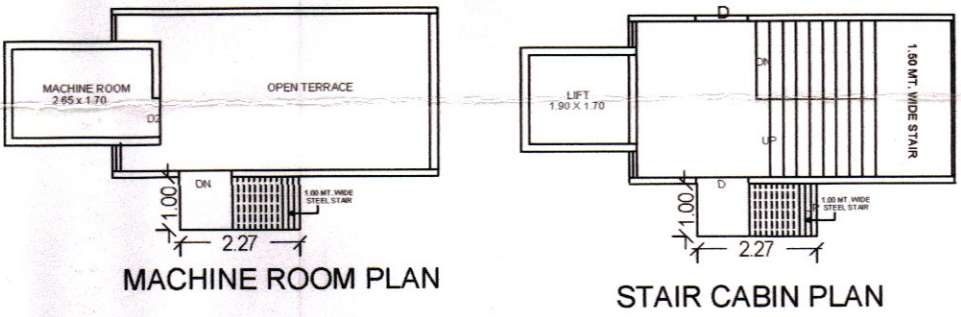
Scale-1:100



TANK DETAIL

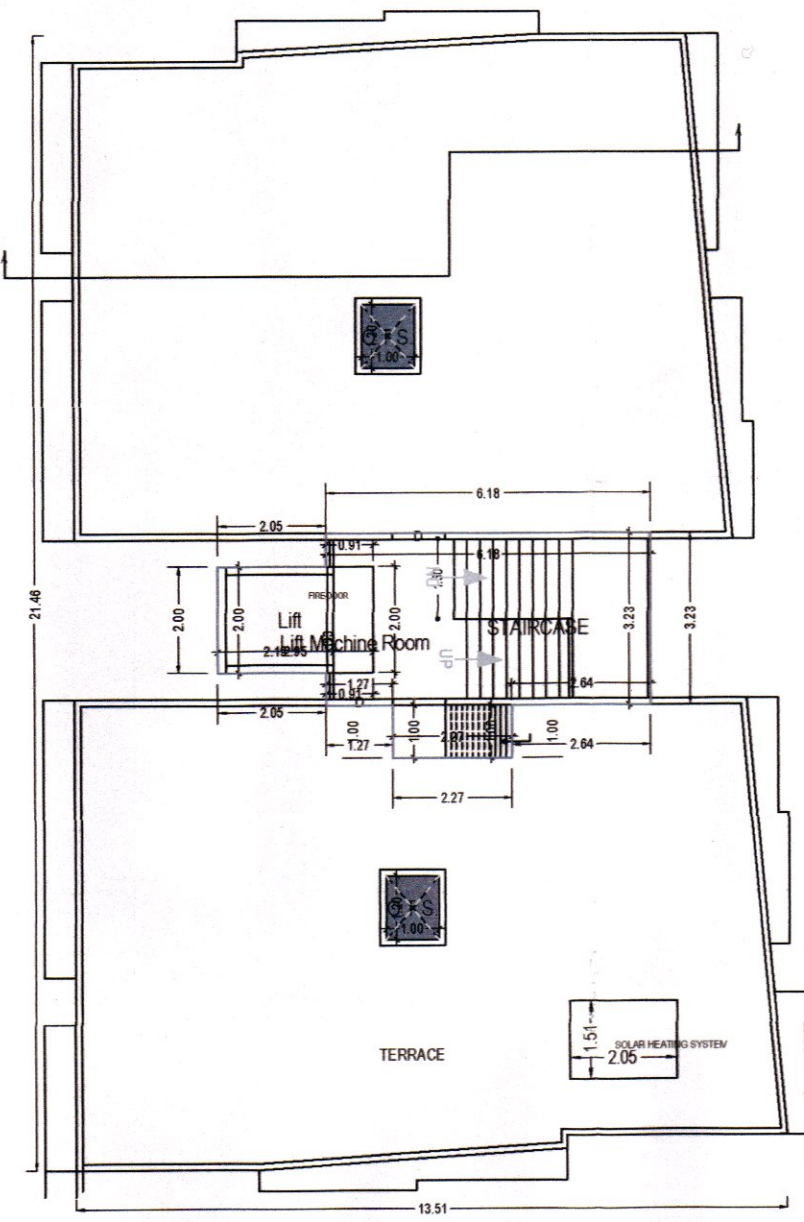
COMPOUND WALL DETAIL

SECTION



MACHINE ROOM PLAN

STAIR CABIN PLAN



TERRACE FLOOR PLAN
(SCALE 1:100)

Required Parking									
Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car	Visitor's Car Parking	
				Reqd.	Prop.				
A (BUILDING)	Residential	Residential Apartment Bldg	0.0 - 80	1	1104.94	220.99	110.50	22.10	
			> 80.0	-					
				-					
			0 - 0	-					
Total:						220.99	110.50	22.10	

Parking Check (Table 7b)																
Use Type	Car				Visitor's Car Parking				Two Wheeler				Total Parking Area			
	Area		No.		Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	110.50	181.88	0	0	22.10	50.13	0	2	0.00	187.08	0	0	220.99	419.10	-	-
Total	110.50	181.88	0	0	22.10	50.13	0	2	0.00	187.08	0	0	220.99	419.10	-	-

FSI & Tenement Details									
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)
					StairCase	Lift	Machine	Parking	
A (BUILDING)	1	1509.81	14.40	1495.41	129.85	30.73	5.91	223.97	1104.95
Grand Total	1	1509.81	14.40	1495.41	129.85	30.73	5.91	223.97	1104.95

AREA STATEMENT		VERSION NO: 1.0.9
PROJECT DETAIL :		VERSION DATE: 10/08/2018
Site Address: RevenueNo: 4802, CitySurvey/WardNo: 4802		Plot Use: Residential
Authority: Bhavnagar Municipal Corporation (BMC)		Plot SubUse: Residential Apartment Bldg
AuthorityClass: D2		Plot Use Group: NA
AuthorityGrade: Municipal Corporation		Land Use Zone: Residential use Zone
CaseTrack: Regular		Conceptualized Use Zone: R1
Project Type: Building Permission		
Nature of Development: NEW		
Development Area: Non TP Area		
SubDevelopment Area: NA		
Special Project: NA		
Special Road: NA		
Site Address: RevenueNo: 4802, CitySurvey/WardNo: 4802		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record		
Property Card		
As per site condition		
Area of Plot Considered		
2. Deduction for		
(a) Proposed roads		
(b) Any reservations		
Total(a + b)		
3. Net Area of plot (1 - 2) AREA OF PLOT		
% of Common Plot (Reqd.)		
% of Common Plot (Prop)		
Balance area of Plot(1 - 4)		
Plot Area For Coverage		
Plot Area For FSI		
Perm. FSI Area (2.00)		
Perm. Paid FSI Area (0.70)		
Total Perm. FSI area with Paid FSI (2.70)		
Total Perm. FSI area		
Total Paid Proposed FSI Area		
6. Total Built up area permissible at:		
a. Ground Floor		
Proposed Coverage Area (48.93 %)		
Total Prop. Coverage Area (48.93 %)		
Balance coverage area (- %)		
Proposed Area at:		

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Parking Floor	246.80	0.00	0.00	0.00
First Floor	243.62	0.00	220.99	0.00
Second Floor	243.62	0.00	220.99	0.00
Third Floor	243.62	0.00	220.99	0.00
Fourth Floor	243.62	0.00	220.99	0.00
Fifth Floor	243.62	0.00	220.99	0.00
Terrace Floor	30.71	0.00	0.00	0.00
Total Area:	1495.41	0.00	1104.95	0.00
	Total FSI Area:			1104.94
	Total BuiltUp Area:			1495.41
	Proposed F.S.I. consumed:			2.19
C.	Tenement Statement			
4.	Tenement Proposed At:			
	All Floors	20.00		
5.	Total Tenements (3 + 4)	20		
E.	Parking Statement:			
1.	Parking Space Required as per Regulations:			220.99
2.	Proposed Parking Space:			419.10

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	15	25

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
a. Title, ownership, and easement rights of the Building/Unit for which the building is proposed;
b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
c. Correctness of demarcation of the plot on site.
d. Workmanship, soundness of material and structural safety of the proposed building;
e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
4. The applicant, as specified in CGDCR, shall submit:
a. Structural drawings and related reports, before the commencement of the construction,
b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE
Dheerabala Devendrabhai Bhatt

ARCHITECT'S NAME AND SIGNATURE
RAJANBHAI KANAIYALAL SHAH
ER-275

STRUCTURE ENGINEER
BHAVESH K VYAS
ST-07

