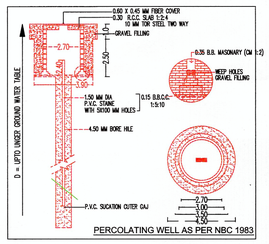


PERCOLATING WELL AS PER NBC 1983

TREE PLANTATION AREA CALCULATIONS:
REQ. TREE 5 NOS@200 SQ.MT: 97 NOS
PROPOSED TREE : 97 NOS
SOLID WASTE BINS CAL. FOR COMM.:
REQ. 80LIT BINS @400 SQ.MT : 01 NOS
PROPOSED BINS OF 80LITCAP.: 01 NOS
SOLID WASTE BINS CAL. FOR RESI.:
REQ. 80LIT BINS @10LIT/UNIT: 12 NOS
PROPOSED BINS OF 80LITCAP.: 12 NOS
P.W. AREA CALCULATIONS:
REQ. P.W. @4000 SQ.MT: 1 NOS
PROPOSED P.W. : 1 NOS

PARKING AREA TABLE FOR RESI.:(IN SQ.MTS)	
REQ. PARK. @20% OF RESI. FSI	2946.25
PROPOSED PARK.	5111.21

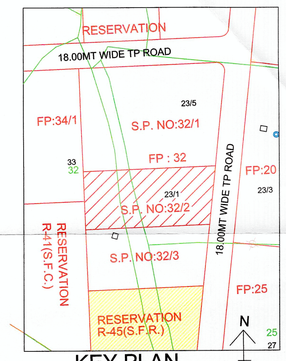
PARKING AREA TABLE(FOR RESI.)(IN SQ.MTS.)

	REQUIRED	PROPOSED
VISITOR(10%)	294.63	304.99
2-WHEELER(40%)	1178.50	1181.56
4-WHEELER(50%)	1473.13	3624.66
TOTAL	**2946.25**	**5111.21**

VISITOR PARKING				
IN CP-	16.184 x 10.68 x 1	=	172.85	
IN HP BL-B	9.51 x 3.97 x 1	=	37.75	
	2.17 x 24.65 x 1	=	53.49	
	5.21 x 7.85 x 1	=	40.90	
NET AREA OF VISITOR PARKING			**304.99**	

TWO WHEELER PARKING				
IN 1ST BASEMENT FL				
TOTAL PARKING IN 1ST BASEMENT FL			2436.39	
LESS: FOUR WHEEL PARK.IN BASEMENT				
	20.17 x 37.04 x -1	=	-747.10	
	14.49 x 35.04 x -1	=	-507.73	
TOTAL TWO WHEELER PARKING			**1181.56**	
FOUR WHEELER PARKING				
IN 1ST BASEMENT FL				
	20.17 x 37.04 x 1	=	747.10	
	14.49 x 35.04 x 1	=	507.73	
IN 2ND BASEMENT FL NET PARKING			2369.83	
TOTAL FOUR WHEEL. PARKING FOR RESI.			**3624.66**	

NOTES :-
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGINE.
- THE DEPTH AND POSITION OF EXISTING MUNICIPAL MAINHOLE IS VERYFIDE ME ON SITE AND PREMISES CAN GET DRAINAGE CONNECTION.
- IT IS CERTIFY THAT ACCORDING TO GDCR ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
- IT IS CERTIFY THAT ACCORDING TO THE CGDCR-2017, THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMES OF THE INDIAN STANDARDS.
- DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- LIFT IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
- ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CGDCR-2017
- DRAINAGE FACILITY IS PROVIDED AS PER CGDCR-2017
- SIGNAGES OF THE PARKING PLACE IS TO BE PROVIDED AS PER THE CGDCR-2017
- ENTRANCE OF THE BUILDING IS PROVIDED AS PER THE CGDCR-2017
- THE PAVING OF BUILDING UNIT/FINL PLOT AS PER THE PROVISION OF THE CGDCR-2017
- THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE INDIAN STANDRAD AND TAKE NACESSARY ACTION FOR THE STRUCTRAL SAFETY DURING THE CONSTRUCTION.
- RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CGDCR-2017
- COMMUNITY BIN PROVIDED AS PER THE PROVISION OF THE CGDCR-2017
- TREE PLANTATION IS PROVIDED AS PER THE CGDCR-2017
- PROVIDED LIFT CAPACITY AS PER CGDCR-2017
- MAINTANANCE AND UPGRADATION OF BUILDING IS AS PER THE CGDCR-2017



KEY PLAN
(SCALE: 1.0CM: 20.00MT)

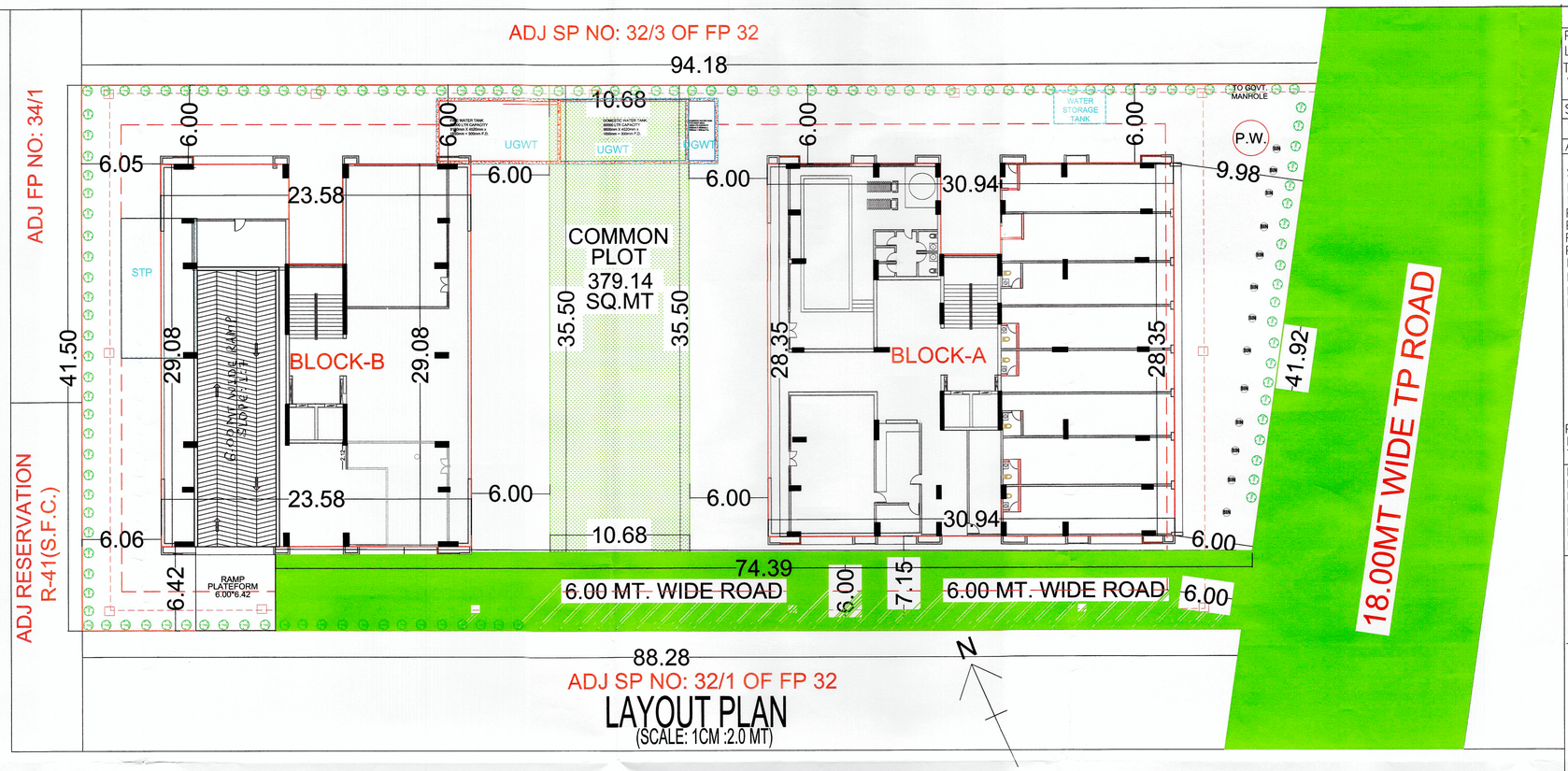
PARKING AREA TABLE FOR COMM.:(IN SQ.MT)	
REQ. PARK. @50% OF COMM. FSI	187.11
PROPOSED PARK.	243.64

PARKING AREA TABLE(FOR COMM.)(IN SQ.MT

	PROPOSED	REQUIRED
VISITOR(20%)	44.80	37.42
2-WHEELER(30%)	56.55	56.13
4-WHEELER(50%)	142.29	93.56
TOTAL	**243.64**	**187.11**

PROPOSED COMM. USE PARKING (IN SQ.MTS.)

VISITOR PARKING AREA CAL:				
FRONT MARGINS	5.59 x 9.06 x 0.5	=	25.32	
	4.3 x 9.06 0 0.5	=	19.48	
TOTAL PROP. VISITOR PARK. AREA			**44.80**	
TWO WHEELER PARKING AREA CAL:				
FRONT MARGINS	4.3 x 19.30 x 0.5	=	41.50	
	1.56 x 19.30 x 0.5	=	15.05	
TOTAL TWO WHEELER PARKING FOR COMM.			**56.55**	
FOUR WHEELER PARKING AREA CAL:				
FRONT MARGINS	6.44 x 6.00 x 0.5	=	19.32	
	5.59 x 6.00 x 0.5	=	16.77	
SIDE MARGINS	17.7 x 6.00 x 1	=	106.20	
NET AREA OF FOUR WHEEL. PARKING COMM.			**142.29**	



LAYOUT PLAN
(SCALE: 1CM :2.0 MT)

PARKING PLAN
(SCALE: 1CM :2.0 MT)

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

બાંધકામ પૂર્ણ થયે બાદ બાંધકામનો ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર અત્રે મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

BUILT-UP AREA TABLE:

FLOOR	BLOCK-A				BLOCK-B		TOTAL RESI.		TOTAL	
USE	COMMERCIAL		RESIDENCE		RESIDENCE		RESIDENCE		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
2ND BASEMENT	2868.08						2868.08	0	2868.08	0
1ST BASEMENT	2868.08						2868.08	0	2868.08	0
HOLLOWPLINT	0	0	471.6	0	654.46	0	1126.06	0	1126.06	0
GROUND FL.	374.22	8			0	0	0.00	0	374.22	8
1ST FL.			741.75	4	584.49	4	1326.24	8	1326.24	8
2ND FL			741.75	4	584.49	4	1326.24	8	1326.24	8
3RD FL			741.75	4	584.49	4	1326.24	8	1326.24	8
4RTH FL			741.75	4	584.49	4	1326.24	8	1326.24	8
5TH FL			741.75	4	584.49	4	1326.24	8	1326.24	8
6TH FL			741.75	4	584.49	4	1326.24	8	1326.24	8
7TH FL			741.75	4	584.49	4	1326.24	8	1326.24	8
8TH FL			741.75	4	584.49	4	1326.24	8	1326.24	8
9TH FL			741.75	4	584.49	4	1326.24	8	1326.24	8
10TH FL			741.75	4	584.49	4	1326.24	8	1326.24	8
11TH FL			688.2	4	584.49	4	1272.69	8	1272.69	8
12TH FL			587.16	2	567.22	4	1154.38	6	1154.38	6
13TH FL					491.97	2	491.97	2	491.97	2
ST CABIN	0		65.83		70.19		136.02	0	136.02	0
OHWT			24.3		24.3		48.60	0	48.60	0
TOTAL	374.22	8	9254.59	46	8237.53	50	17492.12	96	23602.50	104

FSI AREA CALCULATIONS:

FLOOR	BLOCK-A				BLOCK-B		TOTAL RESI.		TOTAL	
USE	COMMERCIAL		RESIDENCE		RESIDENCE		RESIDENCE		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
HPAMINITIES			242.57		132.55		375.12	0	375.12	0
GROUND FL.	374.22	8					0.00	0	374.22	8
1ST FL.			663.46	4	517.09	4	1180.55	8	1180.55	8
2ND FL			663.46	4	517.09	4	1180.55	8	1180.55	8
3RD FL			663.46	4	517.09	4	1180.55	8	1180.55	8
4RTH FL			663.46	4	517.09	4	1180.55	8	1180.55	8
5TH FL			663.46	4	517.09	4	1180.55	8	1180.55	8
6TH FL			663.46	4	517.09	4	1180.55	8	1180.55	8
7TH FL			663.46	4	517.09	4	1180.55	8	1180.55	8
8TH FL			663.46	4	517.09	4	1180.55	8	1180.55	8
9TH FL			663.46	4	517.09	4	1180.55	8	1180.55	8
10TH FL			663.46	4	517.09	4	1180.55	8	1180.55	8
11TH FL			609.91	4	517.09	4	1127.00	8	1127.00	8
12TH FL			498.41	2	499.82	4	998.23	6	998.23	6
13TH FL					425.39	2	425.39	2	425.39	2
TOTAL	374.22	8	7985.49	46	6745.75	50	14731.24	96	15105.46	104

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

COMMON PLOT AREA CALCULATIONS:(IN SQ.MTS)				
	35.5 x	10.68 x	1 =	379.14
TOTAL AREA OF COMMON PLOT				**379.14**

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.

DEPTH OF CUTTING	0.00	0.60	6.00	0.75	11.00	0.85	16.00	0.90
INVERT LEVEL	30.00	29.40	30.00	29.25	30.00	29.15	30.00	29.05
GROUND LEVEL								
DIST. IN MTS.								

DRAINAGE SECTION
(SCALE: 1.0CM:2.0MT)

SANITORY FACILITIES CALCULATIONS:	
TOTAL FL/FSI AREA OF COMM. USE	374.22 SQ.M
NOS OF PERSONS @4 SQ.MT	94 NOS
NOS OF TOILETS REQUIRED	04NOS
PROPOSED NOS OF TOILET PROPOSED	08 NOS
NOS OF COMMON TOILETS REQ.	01 NOS
NOS OF COMMON TOILETS PROPOSED	02 NOS

ROOF TOP SOLAR PENEL CALCULATIONS:
1ST METHOD:
TOTAL CONNECTING LOAD : 270 KWP
5% OF TOTAL LOAD : 13.50 KWP
2ND METHOD:
70% TERRACE AREA : 1057.21 SQ.MT
(1827.8-317.5)*0.7
LOAD BASED ON TERRACE AREA:227.52 KWP
(20*10.76*1057.21)
LOAD BASED ON TERRACE AREA:227.52 KWP
5% OF TOTAL LOAD : 11.375 KWP
LOWEST OF ABOVE TWO : 11.375 KWP
PROPOSED SOLAR PENEL : 12 KWP
PROPOSED AREA : 12*12 : 144 SQ.MT

COLOUR NOTE : -			
PROP. WORK	=	FINAL PLOT	
PROP. DRAIN	=	C.P. =	
ROAD	=	BASEMENT LINE	
PLOT BOUN.	=		

SHEET. NO.:- 1/7

PROPOSED PLAN SHOWING RESI.+COMM. BUILD. LAYOUT ON S.P.NO:32/2,OP/FP NO:32, TPS NO:08(SARGASAN), SURNO:33, VILL:SARGASAN, TA-DIST: GANDHINAGAR.

SCALE : 1 cm. = 2 mt.

ZONE:C-3(COMMECIAL),USE:RESI.+COMM.

AREA TABLE : -	Sq.mt.
SUBPLOT NO:32/2 OF FP NO:32	3785.98
REQUIRED COMMON PLOT@10%	0378.60
PROPOSED COMMON PLOT	0379.14
PROP. BUILTUPAREA IN 2ND BASEMENT	2868.08
PROP. BUILTUPAREA IN 1ST BASEMENT	2868.08
PROP BUILT UP AREA ON HP	1126.06
PROP BUILTUP AREA ON GROUND FL.	0374.22
PROP. B.A. ON FIRST FLOOR	1326.24
PROP. B.A. ON SECOND FLOOR	1326.24
PROP. B.A. ON THIRD FLOOR	1326.24
PROP. B.A. ON FOURTH FLOOR	1326.24
PROP. B.A. ON FIFTH FLOOR	1326.24
PROP. B.A. ON SIXTH FLOOR	1326.24
PROP. B.A. ON SEVENTH FLOOR	1326.24
PROP. B.A. ON EIGHTH FLOOR	1326.24
PROP. B.A. ON NINETH FLOOR	1326.24
PROP. B.A. ON TENTH FLOOR	1326.24
PROP. B.A. ON 11TH FLOOR	1272.69
PROP. B.A. ON 12TH FLOOR	1154.38
PROP. B.A. ON 13TH FLOOR	0491.97
PROP. B.A. ON ST. CABIN FLOOR	0136.02
PROP. B.A. OF OHWT ABOVE CABIN	0048.60
TOTAL PROPOSED B.A.	23602.50

FSI AREA TABLE:	
PERMISSIBLE BASE FSI @1:1.25	4732.48
PERMISSIBLE CHARGABLE FSI @1:2.75	10411.44
PERMISSIBLE TOTAL FSI @1:4.00	15143.92
PROPOSED FSI	15105.46
BALANCE FSI	0038.46
FSI REQUIRED TO BE PURCHASE	10372.98

OWNER :-

KALPESH A. PRAJAPATI
Civil Engineer
AT. BAPUPURA, TA. MANSA,
DIST. GANDHINAGAR
GUDA/ENG/411/07/17
Mo. : 8980855976
ENGINEER

JIGAR G. SHAH
REG. AS A GRAD-1
REG. NO. GUDA SD-1/003/05/2003
A-8, ARYAN FLATS,
NR. SANTKABIR SCHOOL,
NARANPURA, AHMEDABAD-13.
STRUCTURE ENGINEER

KALPESH A. PRAJAPATI
Civil Engineer
AT. BAPUPURA, TA. MANSA,
DIST. GANDHINAGAR
GUDA/COW/SSI/132/07/17
Mo. : 8980855976
COW

Development Charge Paid
APPROVED
(As amended by.....Colour)
Subject to the conditions as mentioned in the office Letter
No. PRM/Gmc/113/Sargasan-8/04/21/1137/22
Dated.....19/01/2022.....

NOTE APPROVED BY
MUNICIPAL COMMISSIONER

AUTHOURITY

Junior Town Planner
Gandhinagar Municipal Corporation