



Office of the Executive Engineer, Gujarat Housing Board,
Khatodara Colony, First Floor, Surat - 395002
Phone No: 0261 - 2341453

Date : 28.09.2017

Subject : Regarding Revision in Rajachitthi for Navsari Project of Gujarat Housing Board at Surat

It is to be note that this office has sumitted the request to get revised development permission of the project from Navsari Municipal Corporation on 24/07/2017. Revised planning and other details will be submitted once again after revised planning will be approved by the Navsari Municipal Corporation.

Regards,

Executive Engineer,
Gujarat Housing Board,
Surat

નં/ ડા.ઇ./ફા.ડી./સુરત 2017-18/465

કાર્યપાલક ઇજનેરશ્રી ની કચેરી,

ગુજરાત હાઉસીંગ બોર્ડ,

ખટોદરા કોલોની પહેલે માળે.

સુરત-364002

ફોન નં :- 0259-

2389843

તા- 24/07/17

પ્રતિ,

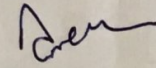
ચીફ ઓફિસરશ્રી,
નવસારી, નગરપાલિકા

વિષય :- મોજ-નવસારી, તા. જી. - નવસારીના રે.સ.નં 39 થી 40 પૈકી વાળી જમીનમાં રહેણાંક
તથા વાણીજ્ય હેતુ માટેના રિવાઈઝ પ્લાનની મંજૂરી બાબત

સંદર્ભ :- ૧) નવસારી નગરપાલિકા, નવસારી વિકાસ સત્તા મંડળ, નવસારીની વિકાસ માટે રજાચિઠ્ઠી
તા. 03/૧૨/૨૦૧૫

સાહેબશ્રી,

ઉપરોક્ત વિષય હેઠળ જણાવવાનું કે સંદર્ભ-૧ હેઠળ નવસારી નગરપાલિકા, નવસારી વિકાસ
સત્તા મંડળ, નવસારી દ્વારા "વિકાસ માટે રજાચિઠ્ઠી" તા. 03/૧૨/૨૦૧૫થી ગુજરાત હાઉસીંગ બોર્ડના
નવસારી ખાતેની યોજનાને આપવામાં આવેલ છે. નવસારી ખાતેની યોજનામાં લાભાર્થીઓની સંખ્યા
પૂરતી પ્રમાણમાં આવેલ ન હોવાથી, સંદર્ભ-૧ હેઠળની વિકાસ માટેની રજાચિઠ્ઠી રિવાઈઝ કરાવવાની
શાય તે જે અન્વયે આ સાથે સામેલ રિવાઈઝ રજાચિઠ્ઠી માટેના જરૂરી પ્લાનની નકલ સામેલ છે જે
અન્વયે જરૂરી મંજૂરી આપવા વિનંતી છે.



કાર્યપાલક ઇજનેર

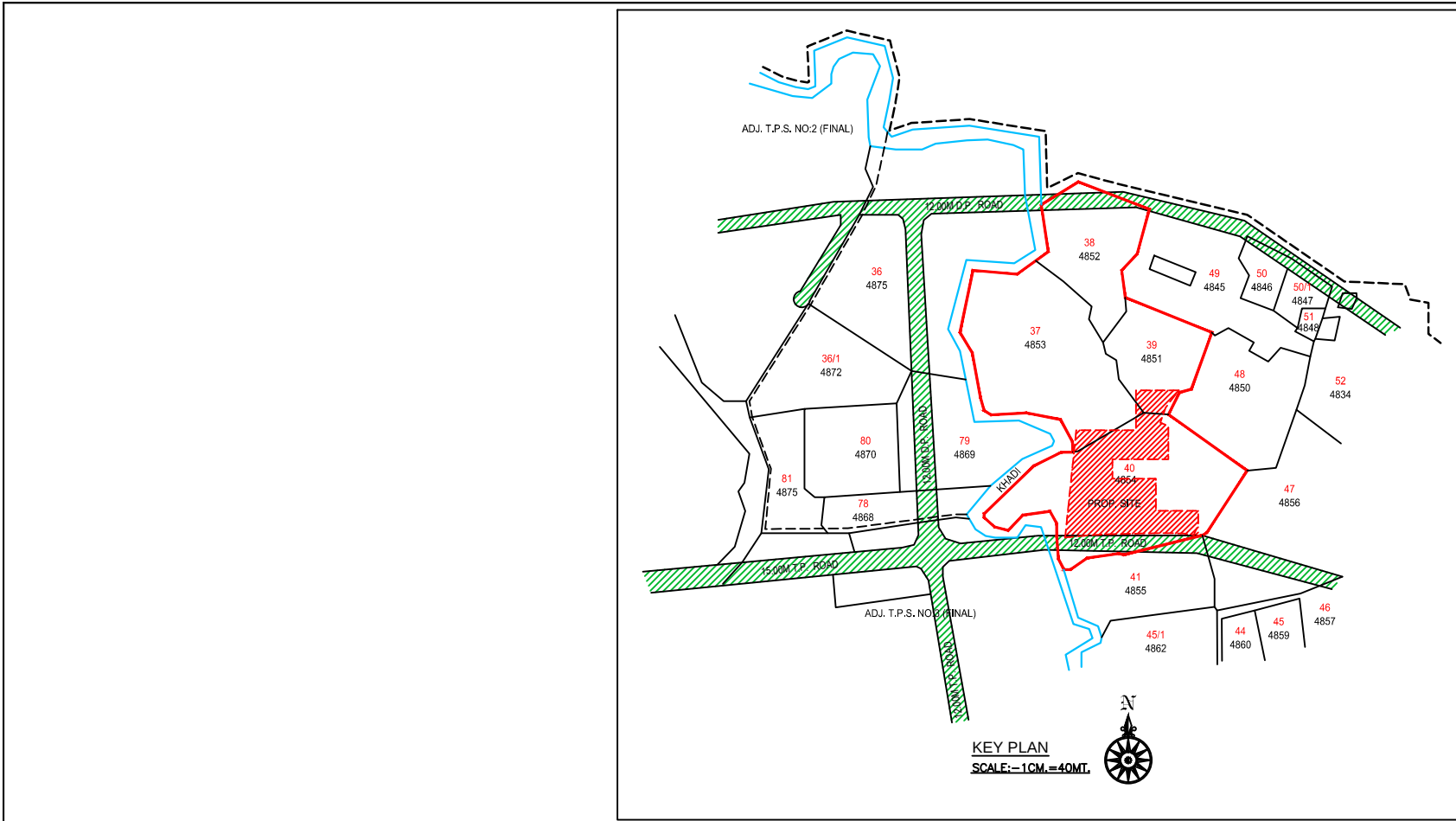
ગુજરાત હાઉસીંગ બોર્ડ

સુરત

નકલ સાથે રવાના :

(૧) પ્રતી, અધિક્ષક ઇજનેરશ્રી-૧, ગુજરાત હાઉસીંગ બોર્ડ, અમદાવાદ તરફ જાણ સારું

અરજી મળી છે
તા. 24/7/2017
ગારનીસી/સીડ
નવસારી નગરપાલિકા



PARKING AREA CALCULATION			
GR. LVL.	= 38303.94 SQ.MT.		
VEHICLES PARK. (COMM.)	= 2833.64 SQ.MT.		
(A) 1/20(152+46.70)X12.00	= 349.32		
CAR PARK. (COMM.)	= 806.27		
(B) 1/20(51.03+46.70)X16.50	= 806.27		
OTHERS PARK. (COMM.)	= 456.00		
(C) 38.00X12.00	= 456.00		
PARK AREA PROV. @ G.L. (COMM.)	= 1611.59 SQ.MT.		

PARKING AREA TABLE			
TOTAL F.S.I. AREA USED			
COMM. F.S.I. AREA USED			
RES. F.S.I. AREA USED			
REQUIRED PARKING AREA			
PROVIDED PARKING AREA			
COMM.	RES.	TOTAL	COMM.
0.50%	0.11%	TOTAL	GR. LVL.
2833.64 X 0.50%	3537.30 X 0.11%	38303.94	GR. LVL.
1416.82	389.10	1805.92	1150.16
VEHICLE PARK. / LOT	293.36	707.40	1805.92
CAR. 50% / 50%	733.41	1768.52	2901.83
OTHER. 30% / 40%	440.25	1414.81	1805.96
TOTAL	1460.82	3890.73	5357.55
COMM. F.S.I. AREA CAL. (G.F.)			
BLOCK-A			
G.F.			
L.F.			
S.F.			
= 2833.64 SQ.MT.			

FLOOR AREA TABLE						
FLOOR	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	TOTAL
GROUND	923.00	-	-	-	-	923.00
FIRST	667.00	228.00	228.00	324.00	324.00	2095.00
SECOND	667.00	228.00	228.00	324.00	324.00	2095.00
THIRD	-	228.00	228.00	324.00	324.00	1428.00
FOURTH	-	228.00	228.00	324.00	324.00	1428.00
FIFTH	-	228.00	228.00	324.00	324.00	1428.00
SIXTH	-	228.00	228.00	324.00	324.00	1428.00
SEVENTH	-	228.00	228.00	324.00	324.00	1428.00
TOTAL	2257.00	1596.00	1596.00	2268.00	2268.00	12253.00

USE & NOS. OF UNIT TABLE						
FLOOR	USE	BLOCK A	BLOCK B	BLOCK C	BLOCK D	TOTAL
GROUND	SHOP+PARK.	26 + -	-	-	-	26 + -
FIRST	SHOP+RES.	26 + -	4	4	8	8
SECOND	SHOP+RES.	26 + -	4	4	8	8
THIRD	RES.	-	4	4	8	8
FOURTH	RES.	-	4	4	8	8
FIFTH	RES.	-	4	4	8	8
SIXTH	RES.	-	4	4	8	8
SEVENTH	RES.	-	4	4	8	8
TOTAL		78 + -	28	28	56	56

BUILT UP AREA TABLE						
FLOOR	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	TOTAL
GROUND	1068.07	329.78	329.78	530.17	530.17	3316.14
FIRST	1068.07	329.78	329.78	530.17	530.17	3316.14
SECOND	1068.07	329.78	329.78	530.17	530.17	3316.14
THIRD	-	329.78	329.78	530.17	530.17	2250.07
FOURTH	-	329.78	329.78	530.17	530.17	2250.07
FIFTH	-	329.78	329.78	530.17	530.17	2250.07
SIXTH	-	329.78	329.78	530.17	530.17	2250.07
SEVENTH	-	329.78	329.78	530.17	530.17	2250.07
STAR CABIN	100.27	34.74	34.74	36.50	36.50	285.25
L.M.R. & G.H.W.T.	34.94	28.00	28.00	30.77	30.77	183.25
TOTAL	3542.42	2700.98	2700.98	4310.63	4310.63	21676.27

F.S.I. AREA TABLE						
FLOOR	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	TOTAL
GROUND	977.88	-	-	-	-	977.88
FIRST	977.88	303.78	303.78	437.11	437.11	2886.77
SECOND	977.88	303.78	303.78	437.11	437.11	2886.77
THIRD	-	303.78	303.78	437.11	437.11	1918.89
FOURTH	-	303.78	303.78	437.11	437.11	1918.89
FIFTH	-	303.78	303.78	437.11	437.11	1918.89
SIXTH	-	303.78	303.78	437.11	437.11	1918.89
SEVENTH	-	303.78	303.78	437.11	437.11	1918.89
TOTAL	2933.64	2126.44	2126.44	3059.17	3059.17	16365.87

LAYOUT PLAN		1 / 4
AFFORDABLE HOUSING PROJECT (MIG-1/UG-2)		
PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON		
SUR. NO : 37/P + 39/P + 40,		
MOJIE: NAVSARI, TAL.: , DIST: NAVSARI.		
SCALE : 1 : 250		
ZONE : RES-I		
USE OF CONSTRUCTION : RESI+COMM.		
AREA TABLE :-		IN SQ.MT.
PLOT AREA OF SUR. NO: 37,39,39.40		52787.44
USED PLOT AREA		11696.38
REQUIRED C.P. @ 10%		1169.63
PROVIDED C.P. AREA		1187.99
THICK PLANTATION REQD. @ 6%		701.78
THICK PLANTATION PROVI. (324.50+331.48+71.11+71.09)		798.18
B.A. ON GR. FLOOR		3319.14
OPEN PLOT AREA		8377.24
F.S.I. AREA TABLE		IN SQ.MT.
PERMI. F.S.I. AREA @ 3 AS PER POLICY		35089.14
TOTAL F.S.I. AREA USED		16365.87
BALANCE F.S.I.		18723.27

- GENERAL NOTES
- ENGINEER IS FULLY RESPONSIBLE FOR LEAVING OPEN SPACE AND MARGIN.
 - THE DEPTH AND POSITION OF EXISTING MUNICIPAL MANHOLE IS VERIFIED ON SITE AND FRAMES CAN BEYOND CONNECTION.
 - IT IS CERTIFY THAT ACCORDING TO GOCR 2021 ALL REQUIREMENTS OF THE BUILDING ARE CHECKED AND NECESSARY ACTIONS ARE TAKEN.
 - IT IS CERTIFY THAT ACCORDING TO THE CLAUSE NO. 4.3.3 OF THE GOCR 2021 THE STRUCTURE OF THE BUILDING IS DESIGN AS PER THE NORMS OF THE ROOM SHARADERS.
 - DESIGN OF STAIRCASE AND RAILING IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.2 AND 23.1.4 AND 24.8 OF GOCR 2021.
 - PEDESTRIAN RAMP IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.5 OF GOCR 2021.
 - LIFT IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.1.2 AND 24.7 OF GOCR 2021.
 - WATER TANK IS PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 23.6 OF GOCR 2021.
 - SEPARATE LETTER BOX IS PROVIDED AT GROUND LEVEL FOR EACH UNIT.
 - WATER TANK FOR FIRE SAFETY REQUIREMENT PROVIDED AS PER THE CHAPTER NO. 24 OF GOCR 2021.
 - ELECTRICAL INFRASTRUCTURE SHALL BE PROVIDED AS PER CLAUSE NO. 23.11.
 - DRAINAGE FACILITY FOR DISABLE PERSONS IS PROVIDED AS PER CLAUSE NO. 23.6.2 OF GOCR 2021.
 - SEWERS OF THE PARKING PLACE IS TO BE PROVIDED AS PER CLAUSE NO. 23.7 OF GOCR 2021.
 - ENTRANCE OF THE BUILDING IS PROVIDED AS PER CLAUSE NO. 23.1.7 OF THE GOCR 2021.
 - THE PAVING OF THE BUILDING UNIT/FINAL PLOT AS PER THE PROVISION OF THE CLAUSE NO. 23.1.4 OF GOCR 2021.
 - THE STRUCTURE OF THE BUILDING IS AS PER THE NORMS OF THE SPECIFIED IN THE ROOM SHARADERS AND NECESSARY ACTION FOR THE STRUCTURAL SAFETY DURING THE CONSTRUCTION.
 - RAIN WATER STORAGE TANK AND RAIN WATER HARVESTING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.2 OF GOCR 2021.
 - COMMON BIN PROVIDED AS PER THE PROVISION OF THE CLAUSE NO. 27.3 OF GOCR 2021.
 - GREY WATER RECYCLING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.4 OF GOCR 2021.
 - THICK PLANTATION IS PROVIDED AS PER THE CLAUSE NO. 27.5 OF GOCR 2021.
 - SOLAR WATER HEATING SYSTEM IS PROVIDED AS PER THE CLAUSE NO. 27.6 OF GOCR 2021.
 - FIRE SAFETY SYSTEM IS PROVIDED AS PER THE CHAPTER NO. 24 OF GOCR 2021.
 - MAINTENANCE AND UPGRADATION OF BUILDING IS AS PER THE CHAPTER NO. 29 OF GOCR 2021.

COMMON PLOT AREA CAL.	
C.P.-1	= 391.88
C.P.-2	= 665.17
C.P.-3	= 130.94
= 1187.99 SQ.MT.	

SANITARY PROVISION:	
(AS PER G.D.R. CL. NO-23.3.2)	
TOTAL COMM. F.L. AREA = 2257.00 SQ.MT.	
2257.00/4 = 564.25 SAY 565 PERSON	
REQ. PER 50 PERSON 1 URINAL	
565 PERSON 12 URINAL	
REQ. PER 100 PERSON 1 W.C.	
6 PERSON 6 W.C. PER EACH GENDER.	
URINAL FOR MALE	
SANITARY REQ. 12 NOS 6 NOS	
PROV. 6 TOILET+6 W.C.+12 URINAL	
REQ. 25% COMMON SANITARY =	
2 NOS. W.C. FOR EACH GENDER +	
2 URINAL FOR MALE	
PROVISE COMMON SANITARY	
ALL SANITARY FACILITY AS COMMON.	

PERCOLATING WELL REQD.=11896.38/4000=2.92 SAY 3 NOS.
PERCOLATING WELL PROVIDED=3 NOS.
TREE PLANTATION REQD.=11896.38/300=39.33 SAY 39 NOS.
TREE PLANTATION PROVIDED=39 NOS.

COMMON BIN CALCULATION FOR RES.
COMMUNITY BIN REQUIRED 10 LT. CAPACITY PER 1 UNIT
TOTAL 224 UNIT=224 NOS.X10 LT.=2240 LT. CAPACITY COMMUNITY BIN REQD.
COMMUNITY BIN PROVIDED 80 LT. X 28 NOS.=2240 LT. CAPACITY.
FLOOR AREA
FLOOR AREA=2257.00 SQ.MT.
2257.00X20/100=451.40 SAY=452.00 LT. CAPACITY COMMUNITY BIN REQD.
COMMUNITY BIN PROVIDED 80 LT. X 6 NOS.=480 LT. CAPACITY.

COLOUR NOTE	
PLOT BOUNDARY	PERCOLATING WELL
ROAD	TREE
PROPOSED WORK	COMMUNITY BIN
PROPOSED DRAINAGE	

CLERK OF WORK

ENGINEER

STRUCTURAL ENGINEER

OWNER

DEVELOPER

AUTHORITY.