

REVL. RESL. ROW -HOUSE TYPE BLDG. LAY OUT PLAN ON R.S.NO:-152, T.P.S. NO:- 55(BHESTAN), O.P. NO:- 15, F.P.NO:- 15,
MOJE:- BHESTAN, TA.- SURAT CITY, DIST- SURAT.

DRW.NO:-1/2
LAY OUT PLAN

PLOT NOS.	TYPE	UNITS	PLOT SIZE	PLOT AREA		PERMI. G.F. BUILT UP AREA 60%		PERMI. F.S.I. AREA @ 1.80		PROPOSED BUILT UP AREA		PROPOSED F.S.I. AREA						TOTAL
				ONE UNIT	ALL UNIT	ONE UNIT	ALL UNIT	ONE UNIT	ALL UNIT	GR. FL.		GR. FL.		1ST FL.		2ND FL.		
										ONE UNIT	ALL UNIT	ONE UNIT	ALL UNIT	ONE UNIT	ALL UNIT	ONE UNIT	ALL UNIT	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
159	A	2	(7.68 X 12.69) - 1.93 CURV. X 2	93.60	187.20	56.16	112.32	168.48	336.96	34.49	68.98	17.97	35.94	34.49	68.98	34.49	68.98	173.90
2 TO 7, 95 TO 98	A	10	5.64 X 12.69	71.57	715.70	42.94	429.42	128.83	1288.26	34.49	344.90	17.97	179.70	34.49	344.90	34.49	344.90	869.50
8	A	1	8.68 X 12.69	110.15	110.15	66.09	66.09	198.27	198.27	34.49	34.49	17.97	17.97	34.49	34.49	34.49	34.49	86.95
9, 24	A	2	8.68 X 10.69	92.79	185.58	55.67	111.35	167.02	334.04	34.49	68.98	17.97	35.94	34.49	68.98	34.49	68.98	173.90
10 TO 15, 18 TO 23 43 TO 46, 49 TO 52	A	20	5.64 X 10.69	60.29	1205.80	36.17	723.48	108.52	2170.44	34.49	689.80	17.97	359.40	34.49	689.80	34.49	689.80	1739.00
16, 17, 47, 48	A	4	(7.68 X 10.69) - 1.93 CURV.	80.17	320.68	48.10	192.41	144.31	577.22	34.49	137.96	17.97	71.88	34.49	137.96	34.49	137.96	347.80
25, 41	A	2	8.68 X 11.20	97.22	194.44	58.33	116.66	175.00	349.99	34.49	68.98	17.97	35.94	34.49	68.98	34.49	68.98	173.90
26 TO 30, 33 TO 40	A	13	5.64 X 11.20	63.17	821.21	37.90	492.73	113.71	1478.18	34.49	448.37	17.97	233.61	34.49	448.37	34.49	448.37	1130.35
31, 32	A	2	(8.16 X 11.20) - 1.93 CURV.	89.46	178.92	53.68	107.35	161.03	322.06	34.49	68.98	17.97	35.94	34.49	68.98	34.49	68.98	173.90
42, 53	A	2	8.80 X 10.69	94.07	188.14	56.44	112.88	169.33	338.65	34.49	68.98	17.97	35.94	34.49	68.98	34.49	68.98	173.90
54	A	1	8.80 X 12.69	111.67	111.67	67.00	67.00	201.01	201.01	34.49	34.49	17.97	17.97	34.49	34.49	34.49	34.49	86.95
TOTAL		59			4219.49		2531.69		7595.08		2034.91		1060.23		2034.91		2034.91	5130.05

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified. Unless renewed the validity of this permission expires on 15-01-2018.

Permission for sub division/amalgamation/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1948 is granted for the Land bearing C. S. No./R.S. No./F.P. No. 15 (As per T.P.S. No. 55 of Ward No./Moje/T.P.S. No. 55 (BHESTAN) as per the attached plans and permission letter (Rajasthan) vide outward No. T.D.O./DP/4-75 dated 14-01-2018.

Date: 19/1/2017
I/C. Town Planner,
Surat Municipal Corporation

TYPE	SIZE	PROPOSED BUILT UP AREA
GR. FL.	2ND FL.	TOTAL
A	AS DIAGRAM	59 34.49 2034.91
59	34.49	2034.91

REDS:-
= (R X R) - 1/4 X R X R
= (3 X 3) - 1/4 X 3.00 X 3.00
= 9 - 7.07
= 1.93 SQ.MT

ADJ.
R.S. NO:-148/2/P
O.P. NO:-41
R-4

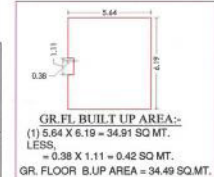
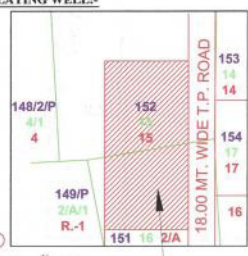
C.O.P. AREA CALCULATION:-
(1) 16.27 X 39.80 = 647.55 SQ.MT

REQ. PERCOLATING WELL:-
= 4000.00 SQ.MT / 1 PERCOLATING WELL
= 6440.00 SQ.MT / ?
= 6440.00 / 4000.00
= 1.61 NOS.
PROP. PERCOLATING WELL:-
= 2 NOS.

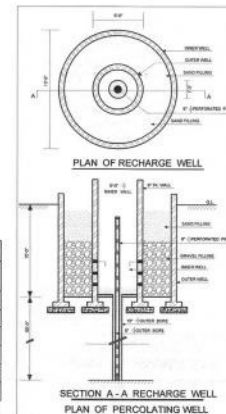
TYPE	UNIT	GR. FL.	1ST FL.	2ND FL.	ONE UNIT	ALL UNIT	TOTAL
A	59	34.49	34.49	34.49	6.27	369.93	109.74
59						369.93	6474.66

SUMMARY :-
TOTAL PLOT AREA = 6440.00 SQ.MT.
REQ. C.O.P. @ 10% = 644.00 SQ. MT.
PROPOSED C.O.P. AREA = 647.55 SQ. MT.
NET PLOT AREA = 5792.45 SQ. MT.
PERMISSIBLE BUILT UP (6440.00 X 45% = 2898.00) - (647.55 X 0.15 = 97.13) = 2800.87 SQ.MT.
PROPOSED BUILT UP = 2034.91 SQ.MT.
PERMISSIBLE F.S.I. = 11494.87 SQ.MT.
(6440.00 X 1.8 = 11592.00) - (647.55 X 0.15 = 97.13) = 11494.87 SQ.MT.
PROPOSED F.S.I. = 5130.05 SQ.MT

ADJ.
R.S. NO:-149/P
O.P. NO:-2/A/1
R-1

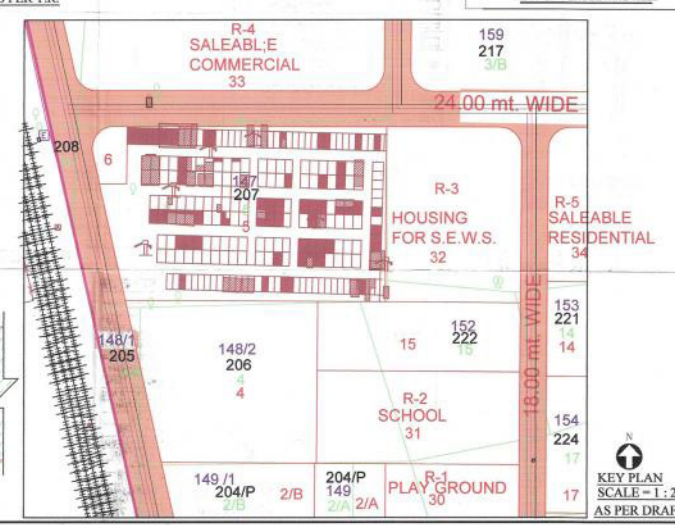
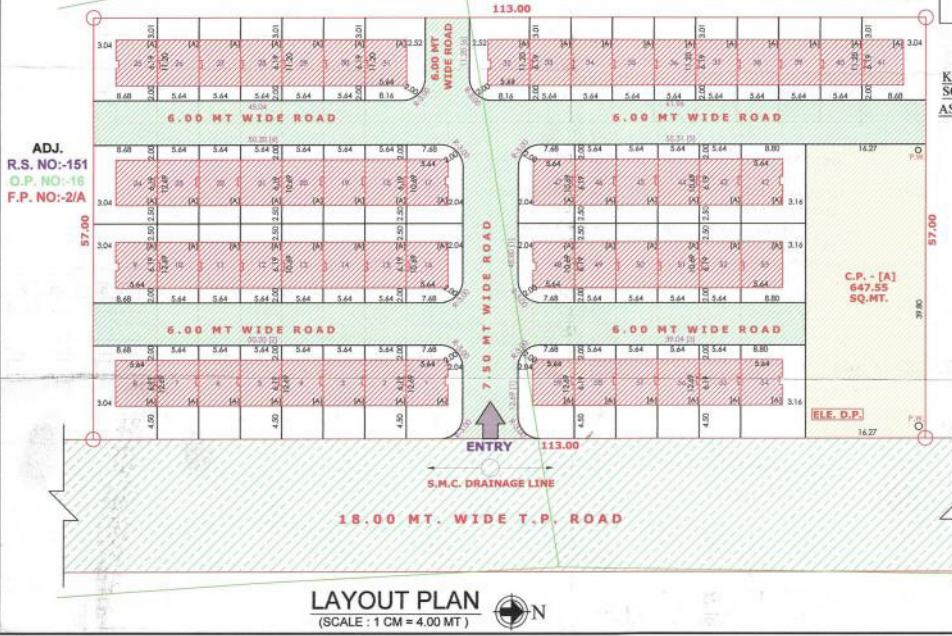


SR. NO.	ITEM	COLOUR
1.	PROP. WORK	
2.	PLOT BOUNDARY	
3.	ROAD ABUTS	
4.	ALIGNMENT / SET BACK	
5.	RAIN WATER PIPE	
6.	DRAINAGE LINE	



A. AREA STATEMENT	SQ.MTS.	I.
1. AREA OF PLOT (a) AS PER RECORD	6440.00	
(b) AS PER SITE SURVEY	6440.00	
2. DEDUCTION FOR (a) PROPOSED ROADS (b) ANY RESERVATIONS		
TOTAL (a+b)	6440.00	
3. NET AREA OF PLOT (1-2)	6440.00	
4. RECREATION GROUND / C.O.P	647.55	
5. BALANCE AREA OF PLOT (3-4)	5792.45	
6. PERMISSIBLE F.S.I. (6440 X 1.8 = 11592) - (647.55 X 0.15 = 97.13)	11494.87	
7. TOTAL BUILT UP PERMISSIBLE AT (a) GROUND FLOOR (6440 X 45% = 2898.00) (b) ALL FLOORS (647.55 X 0.15 = 97.13)	2800.87	
EXISTING FLOOR AREA AT:	8694.00	
EXT. GROUND FLOOR		
PROPOSED AREA AT:		
GROUND FLOOR	2034.91	
FIRST FLOOR	2034.91	
SECOND FLOOR	2034.91	
STAIR CABIN	369.93	
TOTAL AREA PROPOSED	6474.66	
F.S.I. CONSUMED	5130.05	
F.S.I. REMAINING	0.796	

B. BALCONY AREA	SQ.MTS.	I.
1. PERMISSIBLE BALCONY AREA/FLOOR		
2. PROPOSED BALCONY AREA/FLOOR		
3. EXCESS BALCONY AREA (TOTAL)		
C. TENEMENT STATEMENT		
1. AREA OF TENEMENT		
2. TENANTS PERMISSIBLE AT GROUND FLOOR		
3. TENEMENTS EXISTING AT GROUND FLOOR		
4. TENEMENTS PROPOSED AT GROUND FLOOR		
TOTAL TENEMENTS (3+4)		
D. TENEMENT PARTICULARS		
1. NOS OF ROOMS/TENEMENTS		
2. TOILETS PROVIDED FOR TENEMENT		
3. TENEMENT FLOOR AREA		
E. PARKING STATEMENT		
1. PARKING REQUIRED BY REGULATIONS 15% VISITORS		
CARS		
OTHERS		
2. PROPOSED PARKING FOR VISITORS		
CARS		
OTHERS		
F. LOADING UNLOADING		
1. LOADING & UNLOADING REQUIRED		
TOTAL LOADING UNLOADING PROVIDED		



LAYOUT PLAN
(SCALE : 1 CM = 4.00 MT)

KEY PLAN
SCALE = 1 : 20
AS PER DRAFT

CERTIFICATE
(1) EXISTING STRUCTURE AND ADJOINING PROPERTY IS SEEN BY ME. NECESSARY PRECAUTIONS WILL BE TAKEN FOR EXISTING WORKING AND NECESSARY TO BE TAKEN WORK. MINOR CORRECTIONS IS POSSIBLE AND IS NOTIFIED BY ME ON DATE: / / 2017.
(2) CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE: / / 2017 AND THE DIMENSIONS OF PLOTS AND OF PLOTS STATED ON PLAN ARE AS RECORDED ON SITE AND THE AREA SO INDICATED TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.
SIGNATURE
ARCHITECT/ENGINEER/SURVEYOR
OWNER SIGNATURE:-
SIGNATURE
ARCHITECT & PLANNER
SIGNATURE
ER. KALPESH DEVANI
(RA. CIVIL)
109, LAXMI SOCIETY,
B/H GAJERA SCHOOL,
KATARGAM, SURAT.
LIC. NO.
T.D.O. / RA/192
SUDA NO.