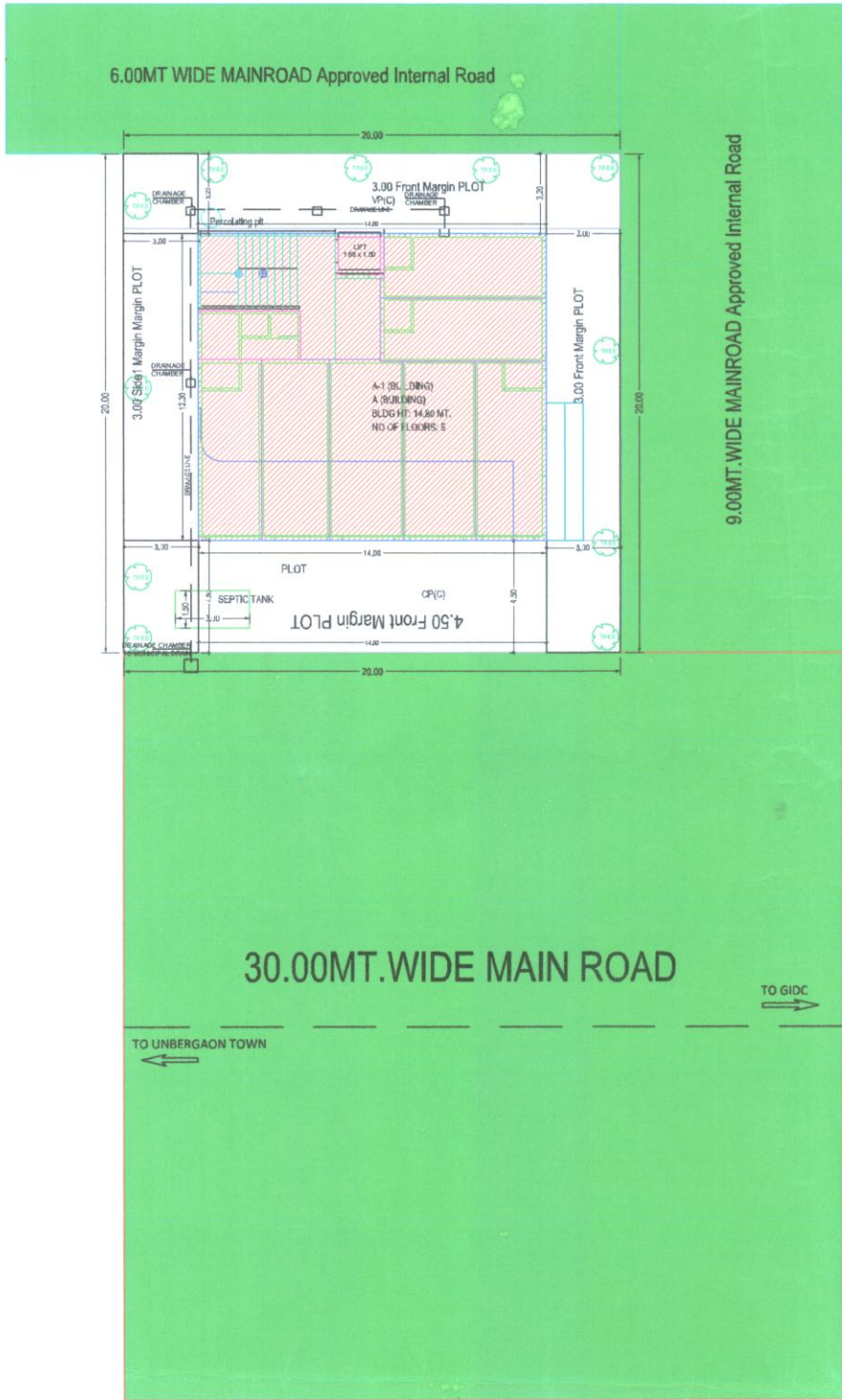


Project Title :REVISED LAY OUT & BUILDING PLAN FOR THE PURPOSE OF RESIDENTIAL & COMMERCIAL BUILDING ON NEW SR NO- 3303,OLD R.S.NO-310/A/B/15, AT-UMARGAM, TAL.UMARGAM, DIST.VALSAD.



SITE PLAN
(SCALE 1:200)
LAY OUT PLAN

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (BUILDING)	Mercantile	ResiComm Building	Mercantile-1 (M1)	-	-	9	14	BASEMENT FLOOR PLAN	Mercantile	ResiComm Building	-	-	-
								GROUND FLOOR PLAN	Mercantile	ResiComm Building	Commercial FSI	Mercantile	ResiComm Building
								FIRST FLOOR PLAN	Mercantile	ResiComm Building	Commercial FSI	Mercantile	ResiComm Building
								TYPICAL -2-4 FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI	Residential	Detached Dwelling Unit
								TERRACE FLOOR PLAN	Mercantile	ResiComm Building	-	-	-

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
A (BUILDING)	Mercantile	ResiComm Building	> 0	1	287.95	86.39	43.19	17.28
			-	-				
			0 - 0	-				
			0 - 1000	1000				
	Residential	Detached Dwelling Unit	> 80.0	1	429.40	85.88	42.94	8.59
			-	-				
			0 - 0	-				
			-	-				
			-	-				
Total:					172.27	86.13	25.87	

Layout Approved Details

Layout Approved	Common COP Provided	Common Parking Provided
Yes	No	No

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	8	11

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)	

Permission for Sub division/Amalgamation/Development Permission as Sanctioned by Chief Officer under the provisions of the Gujarat Town Planning And Urban Development Act -1976 is granted for the land bearing of Moje Umbergaon, C.S.No./ R.S.No. ~~new~~ 3303, old 310/A/B/15 as per the attached plans and Permission letter (Rajachithhi) vide outward No. 000013-03-2020/1412693/01 dated 13-03-2020



Chief Officer
Umbergaon Municipality

		Inward No	1406837	Sheet	1
		Inward Date		Scale	1:100
A	AREA STATEMENT			VERSION NO.: 1.0.20	
				VERSION DATE: 20/01/2020	
	PROJECT DETAIL :				
	Site Address: RevenueNo: 3303,OLD R.S.NO-310/A/B/15			Plot Use: Residential	
	Authority: Umargam Area Development Authority			Plot SubUse: Residential Apartment Bldg	
	AuthorityClass: DT (B)			Plot Use Group: Dwelling-3 (DW3)	
	AuthorityGrade: Area Development Authority			Land Use Zone: Residential Use Zone	
	Project Type: Building Permission			Conceptualized Use Zone: R1	
	Nature of Development: NEW				
	Development Area: Non TP Area				
	SubDevelopment Area: Other Areas				
	Special Project: NA				
	Special Road: NA				
	Site Address: RevenueNo: 3303,OLD R.S.NO-310/A/B/15				
	AREA DETAILS :			Sq.Mts.	
1.	Area of Plot As per record			-	
	7/12 or Document			400.00	
	As per site condition			389.88	
	Area of Plot Considered			400.00	
2.	Deduction for				
	(a)Proposed roads			0.00	
	(b)Any reservations			0.00	
	Total(a + b)			0.00	
3.	Net Area of plot (1 - 2) AREA OF PLOT			400.00	
4.	% of Common Plot (Reqd.)			0.00	
	% of Common Plot (Prop)			0.00	
	Balance area of Plot(1 - 4)			400.00	
	Plot Area For Coverage			400.00	
	Plot Area For FSI			400.00	
	Perm. FSI Area (1.80)			720.00	
5.	Total Perm. FSI area			720.00	
6.	Total Built up area permissible at:				
	a. Ground Floor			0.00	
	Proposed Coverage Area (43.04 %)			172.16	
	Total Prop. Coverage Area (43.04 %)			172.16	
	Balance coverage area (- %)			0.00	
	Proposed Area at:				

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	202.58	0.00	0.00	0.00
Ground Floor	180.41	0.00	143.76	0.00
First Floor	172.16	0.00	144.19	0.00
Second Floor	170.09	0.00	143.13	0.00
Third Floor	170.09	0.00	143.13	0.00
Fourth Floor	170.09	0.00	143.13	0.00
Terrace Floor	19.80	0.00	0.00	0.00
Total Area:	1085.22	0.00	717.34	0.00
Total FSI Area:			717.34	
Total BuiltUp Area:			1085.22	
Proposed F.S.I. consumed:			1.79	
C.	Tenement Statement			
4.	Tenement Proposed At:			
	G.F.	7.00		
	All Floors	16.00		
5.	Total Tenements (3 + 4)		23	
E.	Parking Statement			
1.	Parking Space Required as per Regulations:			172.27
2.	Proposed Parking Space:			214.68

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Basement Floor	202.58	0.00	202.58	0.00
Ground Floor	180.41	143.76	180.41	143.76
First Floor	172.16	144.19	172.16	144.19
Second Floor	170.09	143.13	170.09	143.13
Third Floor	170.09	143.13	170.09	143.13
Fourth Floor	170.09	143.13	170.09	143.13
Terrace Floor	19.80	0.00	19.80	0.00
Total:	1085.22	717.34	1085.22	717.34

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.)		Total FSI Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)			StairCase	Lift	Lift Machine	Lift Lobby	Ramp	Parking	Resi.	Commercial		
A (BUILDING)	1	1093.50	8.28		1085.22	118.59	21.36	3.56	36.94	73.22	108.21	429.39	287.95	717.34	23
Grand Total :	1	1093.50	8.28		1085.22	118.59	21.36	3.56	36.94	73.22	108.21	429.39	287.95	717.34	23

Parking Check (Table 7b)

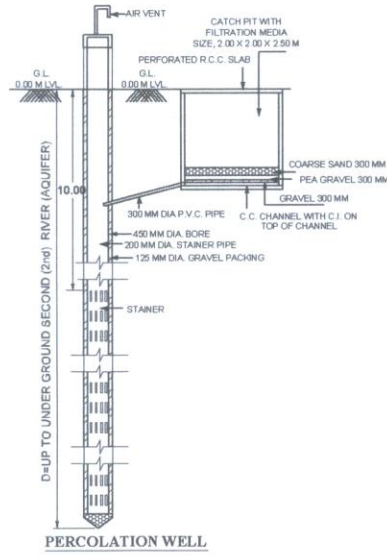
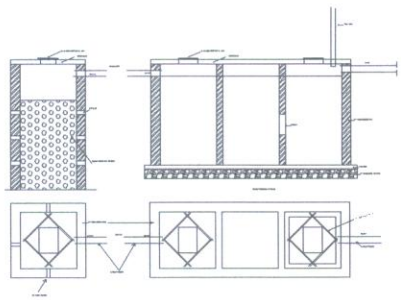
Use Type	Car		Visitor's Car Parking				Total Parking Area			
	Area	No.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	42.94	73.31	0	0	8.59	33.63	0	1	85.88	106.95
Commercial	43.19	62.94	0	0	17.28	44.79	0	1	86.39	107.73
Total	86.13	136.25	0	0	25.87	78.42	0	2	172.27	214.68

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	
ARIF UMAR MEMON	
ARCHENG'S NAME AND SIGNATURE	
PRAMOD THAKORBHAI BHANDARI	
VNP/EOR/04	
STRUCTURE ENGINEER	
Ankit Anilbhai Thakkar	
VNP/SEOR-1/CATE-2/104	

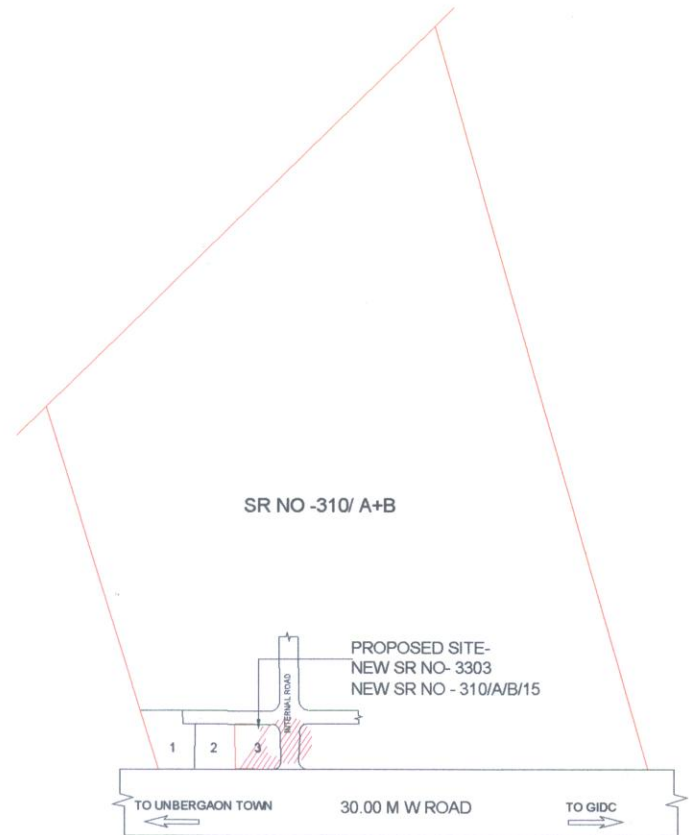




ELEVATION
SCALE 1:100 CM=1.00 MT.



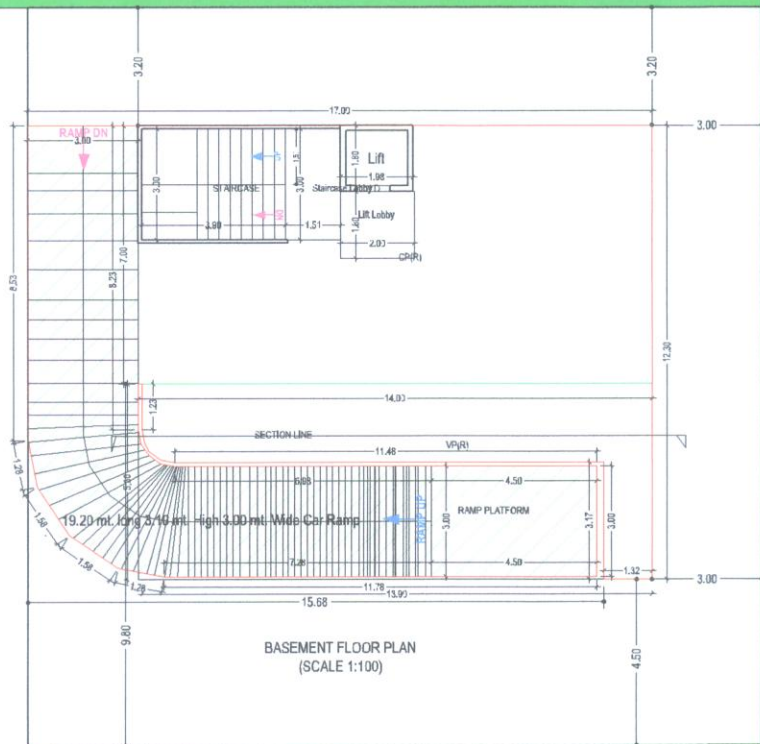
SECTION



SR NO -310/ A+B

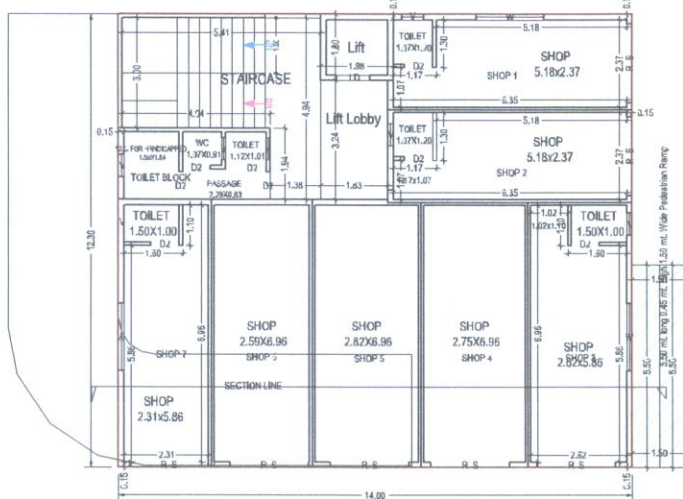
PROPOSED SITE-
NEW SR NO- 3303
NEW SR NO - 310/A/B/15

6.00MT WIDE MAINROAD Approved Internal Road

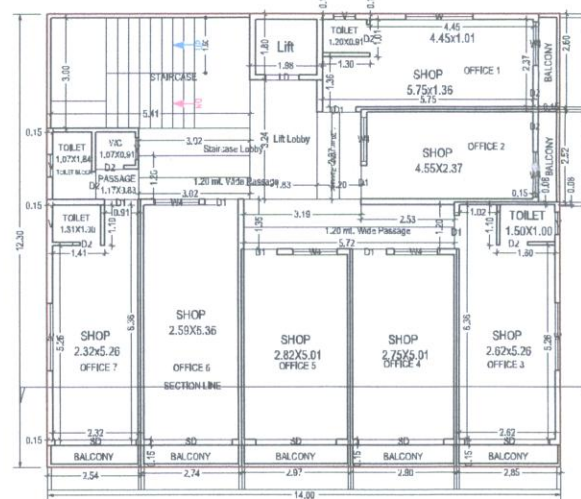


BASEMENT FLOOR PLAN
(SCALE 1:100)

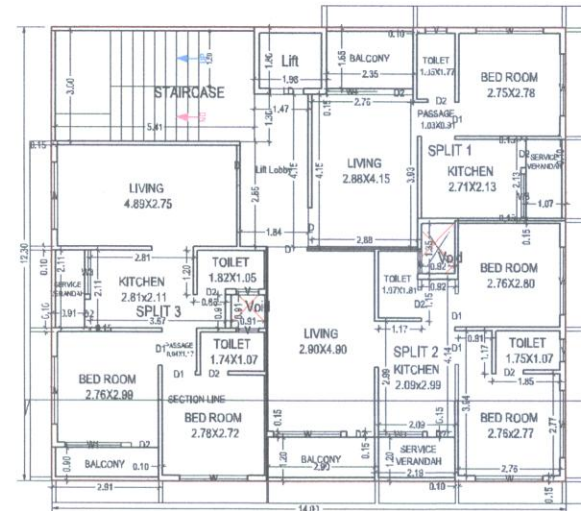
9.00MT.WIDE MAINROAD Approved Internal Road



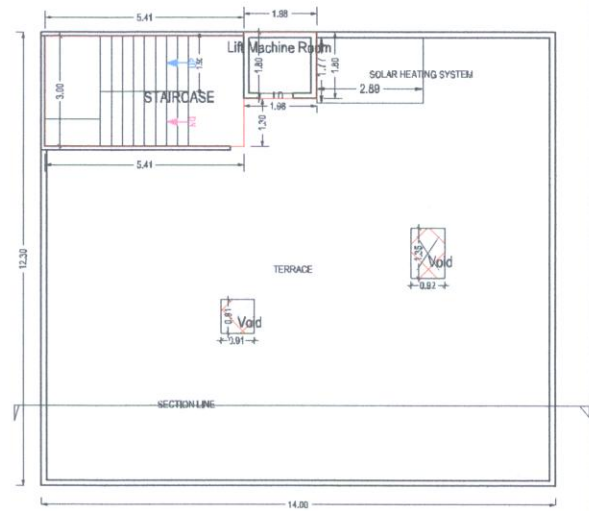
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL 3-4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

30.00MT.WIDE MAIN ROAD

Unit/BUA Table for Building 'A' (BUILDING)						
Floor	Name	Unit/BUA Type	Gross Unit/BUA Area	Unit/BUA Area	Exclusions Area in Sq.mts	No. of Unit
GROUND FLOOR PLAN	SHOP 1	SHOP	17.00	17.00	1.41	15.59
	SHOP 2	SHOP	16.77	16.77	1.42	15.35
	SHOP 3	SHOP	26.44	26.44	1.70	18.74
	SHOP 4	SHOP	29.94	29.94	1.98	19.96
	SHOP 5	SHOP	21.49	21.49	1.55	19.94
	SHOP 6	SHOP	19.89	19.89	1.55	18.34
	SHOP 7	SHOP	18.45	18.45	1.50	16.95
FIRST FLOOR PLAN	OFFICE 1	OFFICE	17.00	17.00	1.41	15.59
	OFFICE 2	OFFICE	16.77	16.77	1.42	15.35
	OFFICE 3	OFFICE	26.44	26.44	1.70	18.74
	OFFICE 4	OFFICE	29.94	29.94	1.98	19.96
	OFFICE 5	OFFICE	21.49	21.49	1.55	19.94
	OFFICE 6	OFFICE	19.89	19.89	1.55	18.34
	OFFICE 7	OFFICE	18.45	18.45	1.50	16.95
TYPICAL 3-4 FLOOR PLAN	FLAT 1	FLAT	34.04	34.04	1.83	32.21
	FLAT 2	FLAT	49.58	49.58	2.70	46.88
	FLAT 3	FLAT	48.33	48.33	3.82	44.51
	FLAT 4	FLAT	51.95	51.95	6.45	45.50
	FLAT 5	FLAT	36.65	36.65	2.35	34.30
	FLAT 6	FLAT	36.65	36.65	2.35	34.30
	FLAT 7	FLAT	36.65	36.65	2.35	34.30
Total						
			655.42	655.42	45.36	610.06

Staircase Checks (Table 6a-1)

Staircase Name	Flight Width	Tread Width	Riser Height
STAIRCASE 1	1.50	0.30	0.20
STAIRCASE 2	1.50	0.30	0.20
STAIRCASE 3	1.50	0.30	0.20
STAIRCASE 4	1.50	0.30	0.20
STAIRCASE 5	1.50	0.30	0.20
STAIRCASE 6	1.50	0.30	0.20
STAIRCASE 7	1.50	0.30	0.20

Building 'A' (BUILDING)

Floor Name		Deductions From Gross BUA/Area in Sq.mts		Total Built Up Area (Sq.mts)		Deductions (Area in Sq.mts)		Proposed Area (Sq.mts)		FBI		Total FSI Area (Sq.mts)		No. of Unit	
		Duct/Vent. Duct. Chime		Area (Sq.mts)		Staircase		Lift		Ramp		Total			
Basement Floor		282.86		0.00		16.24		3.55		0.00		298.65		0.00	
Ground Floor		180.41		0.00		18.91		3.55		0.00		202.86		0.00	
First Floor		172.16		0.00		18.48		3.55		0.00		194.19		0.00	
Second Floor		172.16		0.00		18.48		3.55		0.00		194.19		0.00	
Third Floor		172.16		0.00		18.48		3.55		0.00		194.19		0.00	
Fourth Floor		172.16		0.00		18.48		3.55		0.00		194.19		0.00	
Terrace Floor		21.67		0.00		18.90		3.56		0.00		43.13		0.00	
Total		1083.59		0.00		1083.59		21.36		3.56		1083.59		21.36	
Total		1		1083.59		21.36		3.56		36.94		1083.59		21.36	

Permission for Sub 'division/Amalgamation/Development' Permission as Sanctioned by Chief Officer under the provisions of the Gujarat Town Planning And Urban Development Act -1976 is granted for the land bearing of moje Umbergaon Tal. Valsad Dist. R.S.No. New-3303-010-310/A/B/15 as per the attached plans and Permission latter (Rajachitthi) vide outward No 000045 dated 23-03-2021



Chief Officer
Umbergaon Municipality

SCHEDULE OF DOOR:

FLOOR	DOOR NAME	LENGTH	HEIGHT	NOS
FIRST FLOOR	A BUILDING D1	0.91	2.10	48
	A BUILDING D2	0.91	2.10	27
	A BUILDING D3	1.07	2.10	09
	A BUILDING D4	2.14	2.40	07
	A BUILDING D5	2.10	2.10	03
TYPICAL 3-4 FLOOR	A BUILDING D6	2.83	2.10	02
	A BUILDING D7	2.83	2.10	02

Balcony Calculations Table

FLOOR	DOOR NAME	SIZE	AREA	TOTAL AREA
FIRST FLOOR	A BUILDING D1	0.91 X 2.14 X 1 X 1	1.93	11.42
	A BUILDING D2	0.91 X 2.14 X 1 X 1	1.93	11.42
	A BUILDING D3	0.91 X 2.14 X 1 X 1	1.93	11.42
	A BUILDING D4	0.91 X 2.14 X 1 X 1	1.93	11.42
	A BUILDING D5	0.91 X 2.14 X 1 X 1	1.93	11.42
TYPICAL 3-4 FLOOR	A BUILDING D6	0.91 X 2.14 X 1 X 1	1.93	11.42
	A BUILDING D7	0.91 X 2.14 X 1 X 1	1.93	11.42

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 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/land 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 its BUA, GFA, GSI and FSI above.
4. The applicant, as specified in GEDCA, shall submit:
a. Structural drawings and related reports, before the commencement of the construction, to Progress reports.
5. Follow the requirements for construction as per regulation no 5 of GEDCA.
6. The permission has been granted in the approved submission, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data submitted 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/defect 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 get down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including 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

ARIF UMAR MEMON

ARCHITECT'S NAME AND SIGNATURE

PRANOD THAKURBHAI BHANDARI

VINPEOR04

STRUCTURE ENGINEER

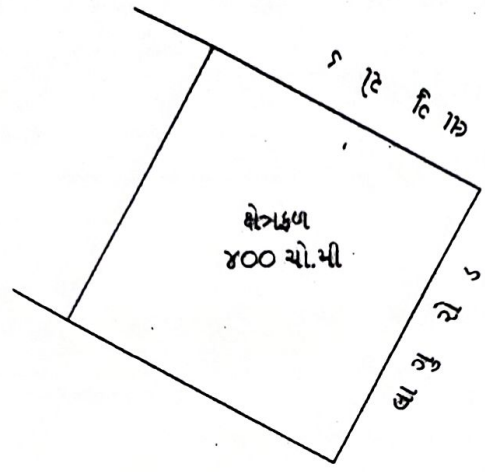
Anil Ambhal Thakur

VINPEOR1-CATE-2104



DLR sheet

પો. ઉમરગામ, તા.લુ.કો. ઉમરગામ, જી.સે. વલસાડ ની સર્વે નંબર- ૧૪૩૫૧૫૧૬ ની માપકી સીટ



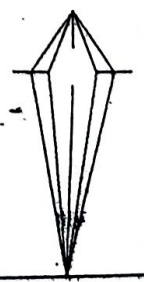
લા ગુ રો ૫ સેન્ટર

એન્ડ્રી.....
નકલ ફી.....૧૦.....
કંપેરીંગ ફી.....
પેપર ફી.....
ફોર્મ ફી.....૧૦.....

ખર્ચ નકલ

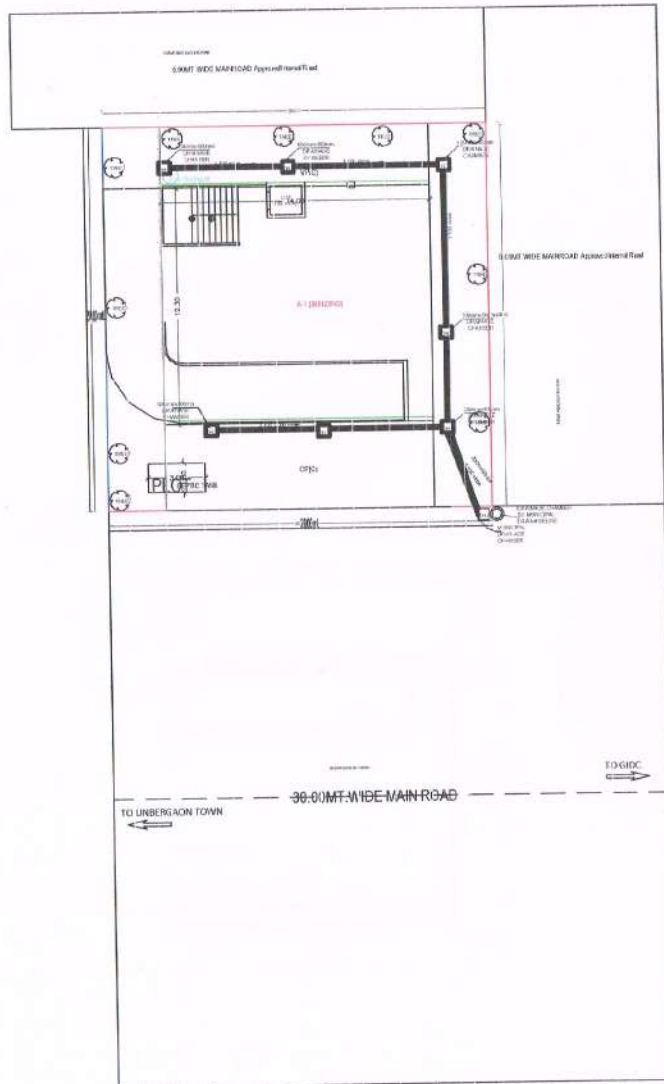
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મેન્ટેનન્સ સર્વેયર
સીટી સર્વે સુપ્રિન્ટેન્ડેન્ટ, વાપી,
નારગોલ.



સ્કેલ ૧ સે.મી. = ૫ મી.
મ.ત.લ. - ૨૪/૦૪/૨૦૧૬

Project Title :REVISED LAY OUT & BUILDING PLAN FOR THE PURPOSE OF DRAINAGE SYSTEM
ON NEW SR NO- 3303,OLD R.S.NO-310/A/B/15, AT-UMARGAM, TAL.UMARGAM, DIST.VALSAD.



LAY OUT PLAN

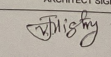
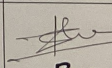
SITE PLAN

OWNER SIGNATURE	ARCHITECT SIGNATURE	

Project Title :REVISED LAY OUT & BUILDING PLAN FOR THE PURPOSE OF DRAINAGE SYSTEM
ON NEW SR NO- 3303,OLD R.S.NO-310/A/B/15, AT-UMARGAM, TAL.UMARGAM, DIST.VALSAD.



LAY OUT PLAN

OWNER SIGNATURE	ARCHITECT SIGNATURE	ENGINEER SIGNATURE
	 VIJAY J. MISTRY BARCH, A.I.A. REGISTERED ARCHITECT REGN. NO. CA/1975/02072 Z.O.N. Shopping Centre, 1st Floor, Opp. M. Gandhi Library, Stn. Road, VALSAD, Dist. Valsad, Gujarat.	 Base line CONSULTING ENGINEER Prop. by VJP & Co. (P) Ltd. 27-2nd FLOOR SHOPPING CENTER, OPP. GANDHI LIBRARY, VALSAD - 395 001 PHONE: 10332-24040