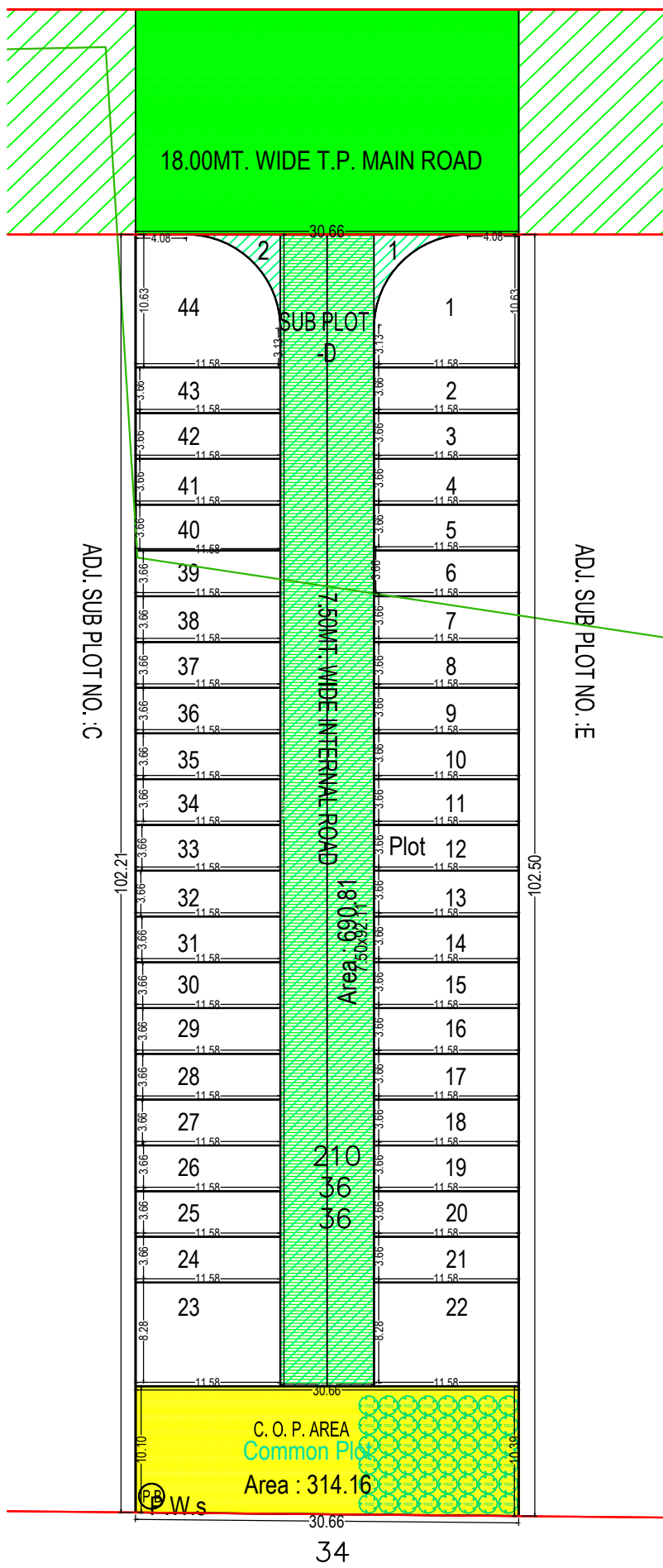


Project Title :PROPOSED LAY OUT PLAN (INDIVIDUAL SUB PLOT TYPE) PLAN FOR T.P-54 (BHESTAN), NEW R.S.NO.-210, OLD R.S.NO.- 278, OP.-36 , FP.-36, SUB PLOT NO. : D, MOJE:BHESTAN, SURAT .

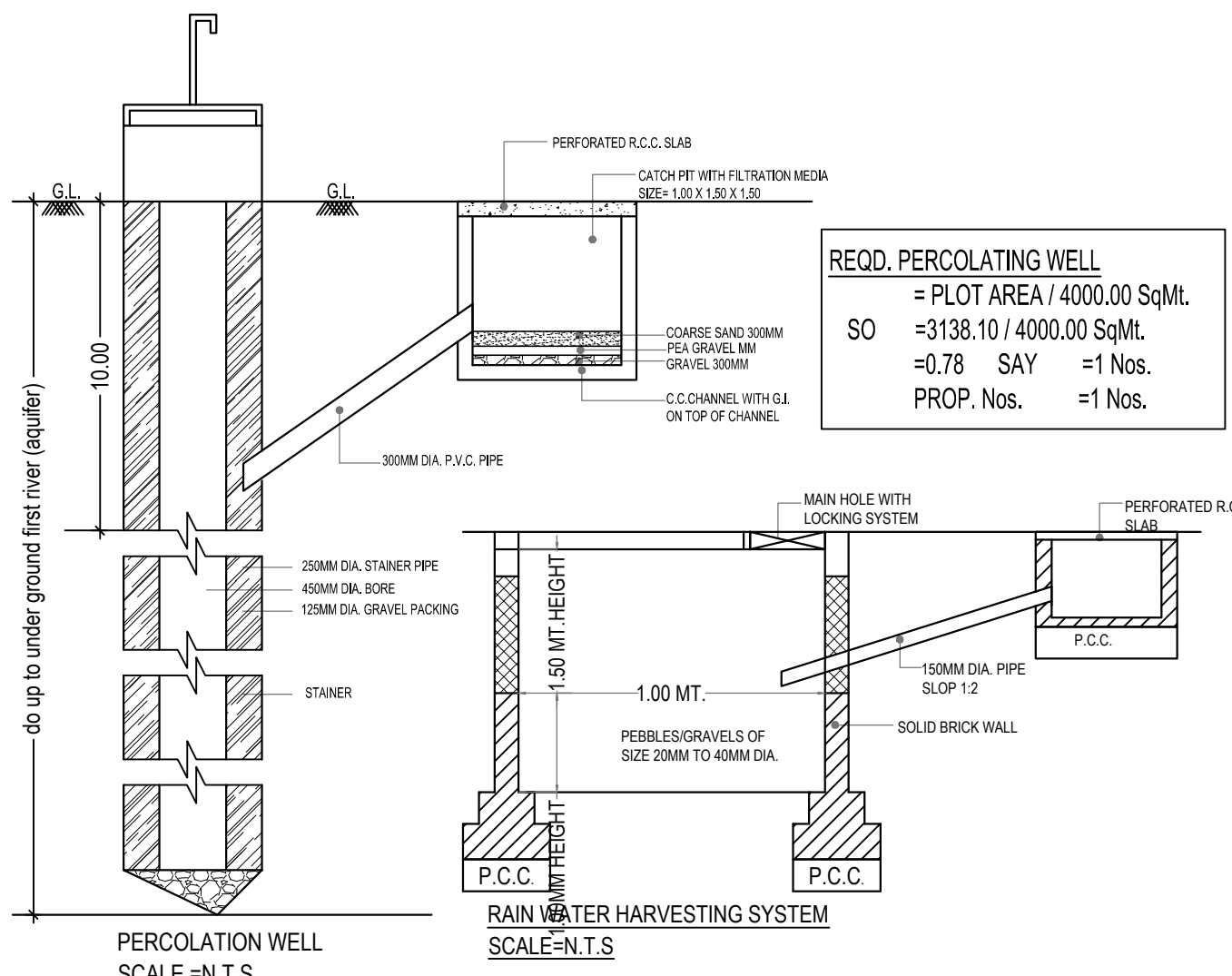
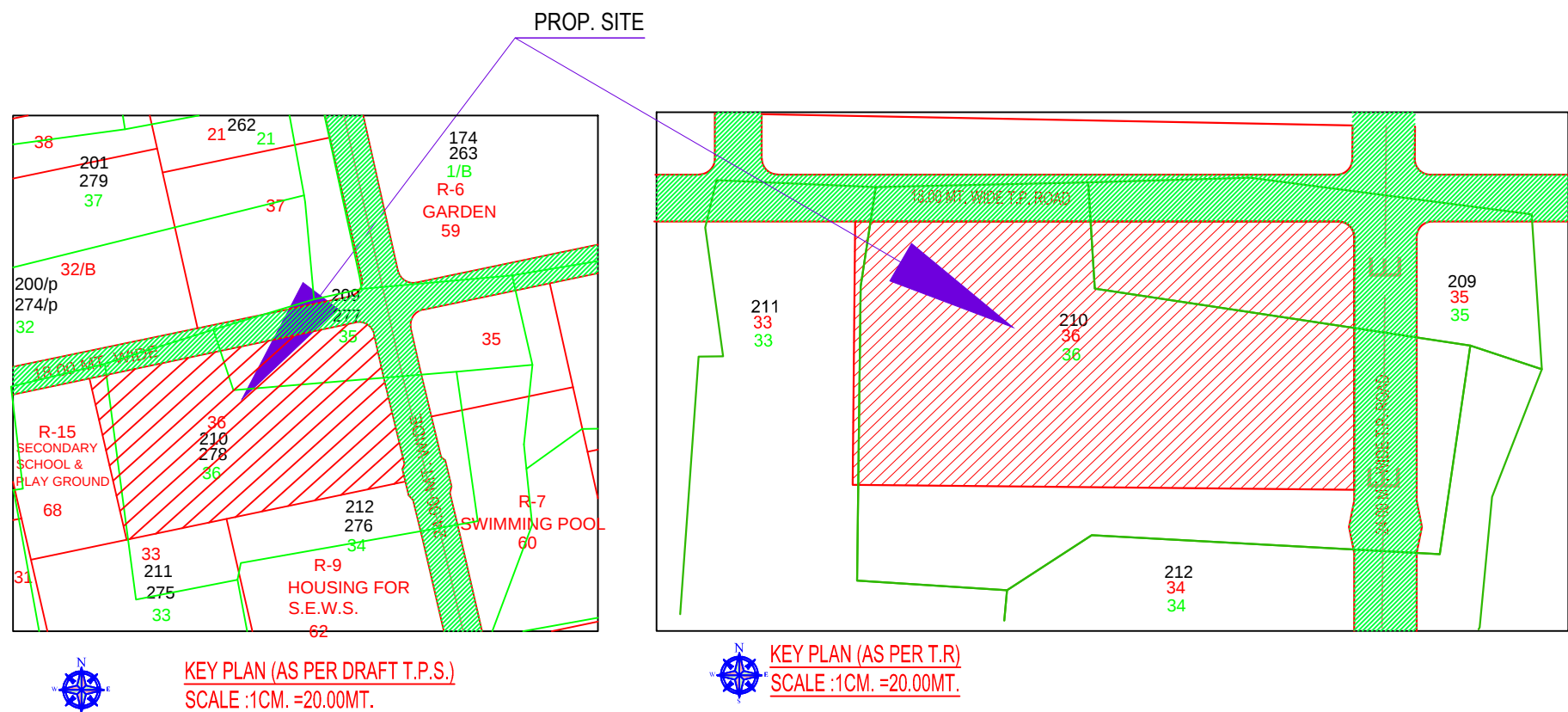
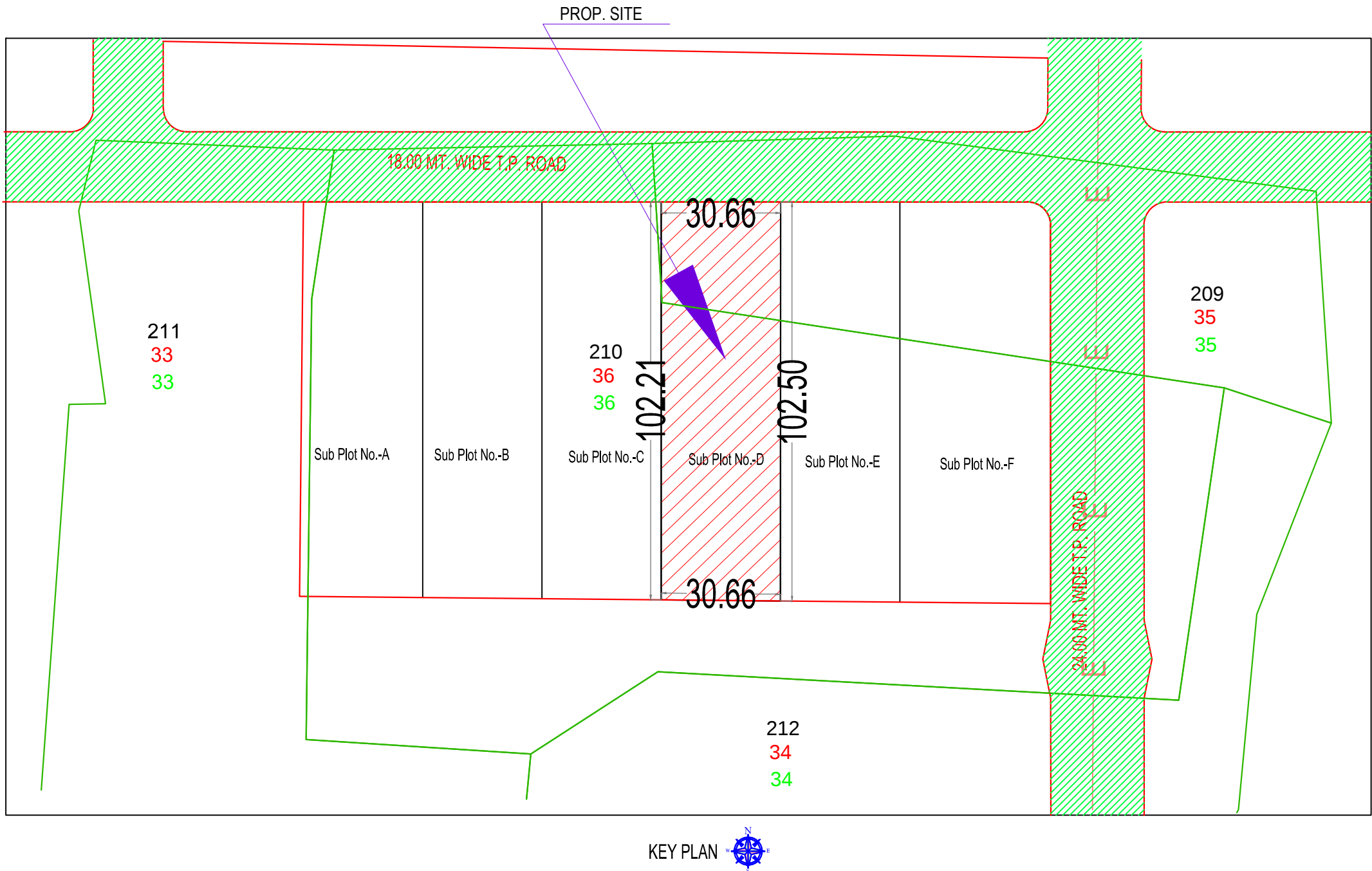
PROPOSED LAY OUT PLAN (INDIVIDUAL SUB PLOT TYPE) PLAN FOR T.P-54 (BHESTAN), NEW R.S.NO.-210, OLD R.S.NO.- 278, OP.-36 , FP.-36, SUB PLOT NO. : D, MOJE:BHESTAN, SURAT .

SUB PLOT -D AREA =3138.10sqmt.
PERMIL C.O.P. AREA 10% =313.82sqmt.
PERMIL F.S.I AREA 1.80 =5648.58sqmt.



SITE PLAN
(Scale - 1:500)

Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FSI Area	
		Reqd	Perm	Reqd	Prop	Factor	Perm	Prop	Perm
1	18.00MT. WIDE T.P. MAIN ROAD	-	-	110.98	-	4.08	0.00	-	0.00
2	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
3	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
4	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
5	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
6	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
7	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
8	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
9	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
10	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
11	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
12	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
13	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
14	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
15	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
16	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
17	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
18	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
19	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
20	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
21	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
22	7.50MT. WIDE INTERNAL ROAD	-	-	95.90	-	8.28	0.00	-	0.00
23	7.50MT. WIDE INTERNAL ROAD	-	-	95.90	-	8.28	0.00	-	0.00
24	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
25	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
26	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
27	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
28	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
29	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
30	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
31	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
32	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
33	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
34	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
35	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
36	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
37	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
38	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
39	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
40	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
41	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
42	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
43	7.50MT. WIDE INTERNAL ROAD	-	-	42.38	-	3.66	0.00	-	0.00
44	18.00MT. WIDE T.P. MAIN ROAD	-	-	110.98	-	4.08	0.00	-	0.00



GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- 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.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the Building/unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - 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.
- The applicant, as specified in CGDCR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction,
 - Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGDCR.
- 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 and/or 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
SANJAYBHAI LABHUBHAI LAKHANI PARTNER OF DIVINE MURTI INFRA A PARTNERSHIP FIRM

ARCH/ENG'S NAME AND SIGNATURE
HARSORA DIPAKKUMAR MANHARLAL

STRUCTURE ENGINEER
DIPAKKUMAR MANHARLAL HARSORA

TDO/STD/34

		Inward No 1488070	Sheet Scale		1 1:500
A	AREA STATEMENT		VERSION NO.: 1.0.28 VERSION DATE: 30/11/2020		
	PROJECT DETAIL :				
	Site Address: TPSName: 54(BHESTAN), RevenueNo: OLD R.S NO.- 278, NEW R.S NO.- 210, OPNo: 36, F.P.No: 36, SubPlotNo: D		Plot Use: Residential		
	Authority: Surat Municipal Corporation (SMC)		Plot Sub/Use: Semidetached Dwelling		
	AuthorityClass: D1		Plot Use Group: Dwelling-2 (DW2)		
	AuthorityGrade: Municipal Corporation		Land Use Zone: Residential use Zone		
	Project Type: Layout Development		Conceptualized Use Zone: R1		
	Nature of Development: NEW				
	Development Area: Draft/Preliminary Town Planning Scheme				
	SubDevelopment Area: Other Areas				
	Special Project: NA				
	Special Road: NA				
	Site Address: TPSName: 54(BHESTAN), RevenueNo: OLD R.S NO.- 278, NEW R.S NO.- 210, OPNo: 36, F.P.No: 36, SubPlotNo: D				
	AREA DETAILS :				Sq.Mts.
1.	Area of Plot As per record		-		
	7/12 or Document			3138.10	
	As per site condition			3138.20	
	Area of Plot Considered			3138.10	
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			3138.10	
	% of Common Plot (Reqd.)			313.81	
	% of Common Plot (Prop)			314.16	
	Common Plot			314.16	
	Balance area of Plot(1 - 4)			2823.94	
	Plot Area For Coverage			3138.10	
	Plot Area For FSI			3138.10	
	Perm. FSI Area (1.80)			5649.00	
	Total Perm. FSI area			5648.58	
6.	Total Built up area permissible at:				
	a. Ground Floor			0.00	
	Proposed Coverage Area (- %)			0.00	
	Total Prop. Coverage Area (- %)			0.00	
	Balance coverage area (- %)			0.00	
	Proposed Area at:				
-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Total Area:	0.00	0.00	0.00	0.00
	Total FSI Area:	0.00			
	Total BuiltUp Area:	0.00			
	Proposed F.S.I. consumed:	0.00			
B.	Tenement Statement				
1.					

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

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	7/1/2020	SMC/01-07-2020/1388760/01/013420

Tree Details (Table 3h)		Nos Of Trees	
Plot	Name	Reqd	Prop
Plot	Tree	-	48

Common Plot Area	
Name	Prop. Area
Common Plot	314.16

