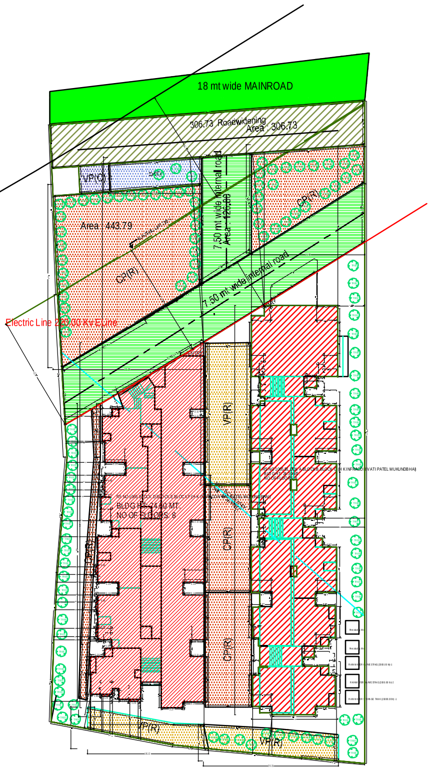
Project Title :RS NO 1065 Aarush Heights

Inward No	1466676	Sheet	1
Inward Date		Scale	1:100



SITE PLAN
(Scale - 1:400)

Common Plot Area

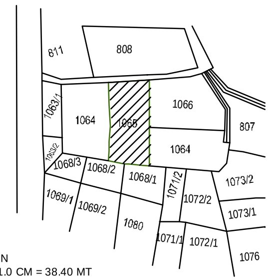
Name	Prop. Area
COMMON PLOT	443.79

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
plot	Tree	105	117

Parking Check (Table 7b)

Use Type	Car Area Reqd.	Car Area Prop.	Car No. Reqd.	Car No. Prop.	Visitor's Car Parking Area Reqd.	Visitor's Car Parking Area Prop.	Visitor's Car Parking No. Reqd.	Visitor's Car Parking No. Prop.	Total Parking Area Area Reqd.	Total Parking Area Area Prop.	Total Parking Area No. Reqd.	Total Parking Area No. Prop.
Residential	847.44	1340.25	0	0	169.49	359.03	0	4	1694.88	1699.28	-	-
Commercial	33.97	56.66	0	0	13.59	18.16	0	1	67.95	74.82	-	-
Total	881.41	1396.91	0	0	183.08	377.20	0	5	1762.83	1774.10	-	-



KEY - PLAN
SCALE :- 1.0 CM = 38.40 MT

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions: StairCase	Lift	Lift Machine	Ramp	Refuge Area	Parking	Proposed FSI Area: Resi.	Commercial	Add Area In FSI: Passage	Total FSI Area (Sq.mt.)	No. of Unit
RS NO 1065 BLOCK D BLOCK E BLOCK F (H K INFRACON VATI PATEL MUKUNDBHAI)	1	4540.74	515.21	72.24	9.03	0.00	16.14	333.56	4247.82	0.00	9.03	4256.85	82
RS NO 1065 BLOCK A BLOCK B BLOCK C (H K INFRACON VATI PATEL MUKUNDBHAI)	1	5197.53	513.04	72.26	9.05	9.00	0.00	176.24	4226.58	135.90	0.00	4362.47	93
Grand Total :	2	9738.27	1028.25	144.50	18.08	9.00	16.14	509.80	8474.40	135.90	9.03	8619.32	175

Buildingwise Floor FSI Details

Floor Name	RS NO 1065 BLOCK D BLOCK E BLOCK F (H K INFRACON VATI PATEL MUKUNDBHAI) Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	RS NO 1065 BLOCK A BLOCK B BLOCK C (H K INFRACON VATI PATEL MUKUNDBHAI) Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Ground And Parking Floor	16.13	262.09	679.81	371.98	695.94	634.07	0.00
First Floor	636.11	569.39	635.80	570.07	1271.91	1139.46	0.00
Second Floor	636.11	569.39	635.80	570.07	1271.91	1139.46	0.00
Third Floor	636.11	569.39	635.80	570.07	1271.91	1139.46	0.00
Fourth Floor	636.11	569.39	635.80	570.07	1271.91	1139.46	0.00
Fifth Floor	636.11	569.39	635.80	570.07	1271.91	1139.46	0.00
Sixth Floor	636.11	569.39	635.80	570.07	1271.91	1139.46	102.94
Seventh Floor	636.11	569.39	635.80	570.07	1271.91	1139.46	1139.46
Terrace Floor	71.84	9.03	67.12	0.00	138.96	9.03	9.03
Total:	4540.74	4256.85	5197.53	4362.47	9738.27	8619.32	1251.43

Required Parking

Building Name	Type	SubUse	Area	Units Reqd.	Units Prop.	Required Parking Area(Sq.mt.)	Car	Other Parking: Visitor's Car Parking
RS NO 1065 BLOCK D BLOCK E BLOCK F (H K INFRACON VATI PATEL MUKUNDBHAI)	Residential	Residential Apartment Bldg	0.0 - 80	1	4247.83	849.57	424.79	84.96
			> 80.0	-				
			-					
			0 - 0	-				
RS NO 1065 BLOCK A BLOCK B BLOCK C (H K INFRACON VATI PATEL MUKUNDBHAI)	Residential	Residential Apartment Bldg	0.0 - 80	1	4226.55	845.31	422.65	84.53
			> 80.0	-				
			-					
			0 - 0	-				
	Mercantile	Shop	> 0	1	135.90	67.95	33.97	13.59
			-					
			0 - 0	-				
			0 - 1000	1000	-	-	-	-
	Total:					1762.83	881.41	183.08

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
RS NO 1065 BLOCK D BLOCK E BLOCK F (H K INFRACON VATI PATEL MUKUNDBHAI)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)	-	-	82	0	GROUND AND PARKING FLOOR PLAN	Residential	Residential Apartment Bldg	BLOCK D / BLOCK E / BLOCK F	Residential	Residential Apartment Bldg
								TYPICAL - 1-7 FLOOR PLAN	Residential	Residential Apartment Bldg	BLOCK D / BLOCK E / BLOCK F	Residential	Residential Apartment Bldg
								TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
RS NO 1065 BLOCK A BLOCK B BLOCK C (H K INFRACON VATI PATEL MUKUNDBHAI)	Mercantile	ResiComm Building	Mercantile-1 (M1)	-	-	89	4	GROUND AND PARKING FLOOR PLAN	Mercantile	Shop	BLOCK A / BLOCK B / BLOCK C / Commercial	Residential / Mercantile	Residential Apartment Bldg / Shop
								TYPICAL - 1-7 FLOOR PLAN	Residential	Residential Apartment Bldg	BLOCK A / BLOCK B / BLOCK C	Residential	Residential Apartment Bldg
								TERRACE FLOOR PLAN	Mercantile	ResiComm Building	-	-	-

A AREA STATEMENT

VERSION NO.: 1.0.23
VERSION DATE: 18/05/2020

	PROJECT DETAIL :	
	Site Address: RevenueNo: 1065	Plot Use: Mercantile
	Authority: Mahesana Area Development Authority	Plot SubUse: ResiComm Building
	AuthorityClass: D7 (A)	Plot Use Group: Mercantile-1 (M1)
	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: 1065	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Property Card	4400.00
	As per site condition	4369.48
	Area of Plot Considered	4400.00
2.	Deduction for	
	(a)Proposed roads	306.73
	Road Widening Area	306.73
	(b)Any reservations	0.00
	Total(a + b)	306.73
3.	Net Area of plot (1 - 2) AREA OF PLOT	4093.27
4.	% of Common Plot (Reqd.)	409.33
	% of Common Plot (Prop)	443.79
	Road Widening Area	306.73
	Common Plot	443.79
	Balance area of Plot(1 - 4)	3649.48
	Plot Area For Coverage	4093.27
	Plot Area For FSI	4093.27
	Perm. FSI Area (1.80)	7368.00
	Perm. Paid FSI Area (0.60)	2455.96
5.	Total Perm. FSI area with Paid FSI (2.40)	9823.85
5.	Total Perm. FSI area	9823.85
	Total Paid Proposed FSI Area	1251.41
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (33.68 %)	1378.64
	Total Prop. Coverage Area (33.68 %)	1378.64
	Balance coverage area (- %)	0.00
	Proposed Area at:	

-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground And Parking Floor	695.94	0.00	634.07	0.00
	First Floor	1271.91	0.00	1139.46	0.00
	Second Floor	1271.91	0.00	1139.46	0.00
	Third Floor	1271.91	0.00	1139.46	0.00
	Fourth Floor	1271.91	0.00	1139.46	0.00
	Fifth Floor	1271.91	0.00	1139.46	0.00
	Sixth Floor	1271.91	0.00	1139.46	0.00
	Seventh Floor	1271.91	0.00	1139.46	0.00
	Terrace Floor	138.96	0.00	9.03	0.00
	Total Area:	9738.27	0.00	8619.32	0.00

	Total FSI Area:	8619.30
	Total BuiltUp Area:	9738.27
	Proposed F.S.I. consumed:	2.11
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	14.00
	All Floors	161.00
5.	Total Tenements (3 + 4)	175
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	1762.83
2.	Proposed Parking Space:	1774.10

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)

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
MUKUNDBHAI AMBALAL PATEL

ARCH/ENG'S NAME AND SIGNATURE
HARESH V.JOSHI
MSN/EOR/06

STRUCTURE ENGINEER
PATEL PRATIK PRAVINKUMAR
MSN/SEOR/02

ISO_A1_(841.00_x_594.00_MM)

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless; in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed.Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application.Contents highlighted in magenta color are not verified.