

Project Title : PROPOSED LAYOUT PLAN WITH BUILDING PLAN FOR RESIDENTIAL BUILDING ON LAND BEARING R.SR.NO.276C.SR.NO.133,PLOT NO.35 &36 AT.VILLAGE : VAPI ,TALUKA VAPI,DIST : VALSAD.FOR,M/S. MANGALAM CORPORETION

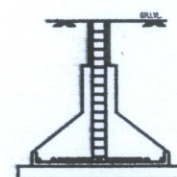
Inward No 1228477 Sheet 1
Inward Date Scale 1:100

Permission for Sub division/Amalgamation/Conversion of land as per provision of the Gujarat Town Planning And Urban Development Act - 1976 is granted for the land bearing of moje No. VAPI C.S.No / R.No. 133, PLOT NO. 35, 36 as per the attached plans and permission letter (Rajchithi) vide outward No VADA/30-04-2019/1228477/01/000217/000070/13-20 Dated 28-05-2019

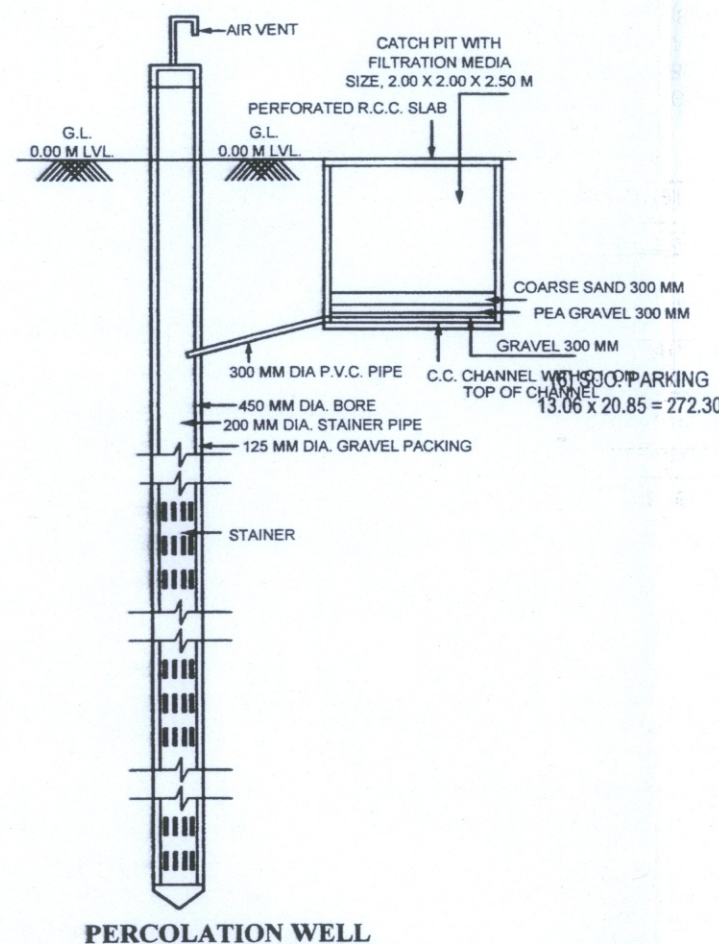
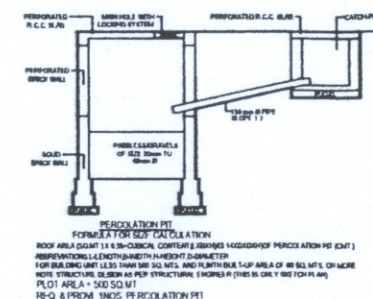
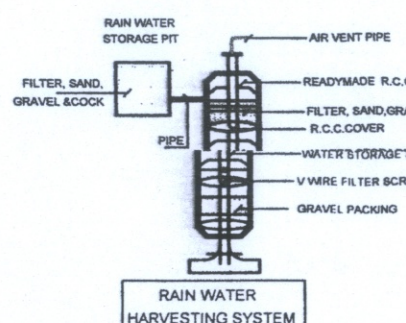
Town planner
Vapi Municipality
Chief Officer
Vapi Municipality

Planning Assistant
Vapi Municipality

Development permission is granted to the condition that the responsibility of the applicant is to get the Structural Engineer/Clerk of Works/Inspector/Supervisor on record to ensure relevant I.S. specification is followed in design to ensure safety of the building. Such structural designs are not verified. Unless renewed the validity of this permission expires on dated 27-05-2020



FIRE EXTINGUISHING FACILITIES
FIRE SYSTEM SHALL BE PROVIDED AS PER NATIONAL BUILDING CODE AND GUJARAT FIRE PREVENTION AND LIFE SAFETY REGULATION 2016



PERCOLATION WELL

FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M.
& PART THERE OF IT.
NOTE - STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)

Buildingwise Floor FSI Details

Floor Name	A (TYPE BLDG)		Total		Total Paid FSI Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	
Parking Floor	368.95	0.00	368.95	0.00	0.00
First Floor	368.95	329.47	368.95	329.47	0.00
Second Floor	368.95	329.47	368.95	329.47	0.00
Third Floor	368.95	329.47	368.95	329.47	0.00
Fourth Floor	368.95	329.47	368.95	329.47	113.64
Fifth Floor	368.95	329.47	368.95	329.47	329.47
Terrace Floor	29.74	0.00	29.74	0.00	0.00
Total	2243.44	1647.35	2243.44	1647.35	443.11

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units
A (TYPE BLDG)	Residential	Affordable Housing				25

Buildingwise Tenement/Unit Details

Building Name	Residential Dwelling Unit upto 50 sq.mt.				Residential Dwelling Unit more than 50 sq.mt. and upto 66 sq.mt.				Residential Dwelling Unit more than 66 sq.mt. and upto 80 sq.mt.				Commercial FSI			
	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	F.S.I.
A (TYPE BLDG)	00	0.00	0.00	0.00	15	981.42	59.58	264.00	10	665.95	40.43	179.14	0.00	0.00	0.00	0.00
Total	00	0.00	0.00	0.00	15	981.42	59.58	263.99	10	665.95	40.43	179.14	0.00	0.00	0.00	0.00

FSI & Tenement Details

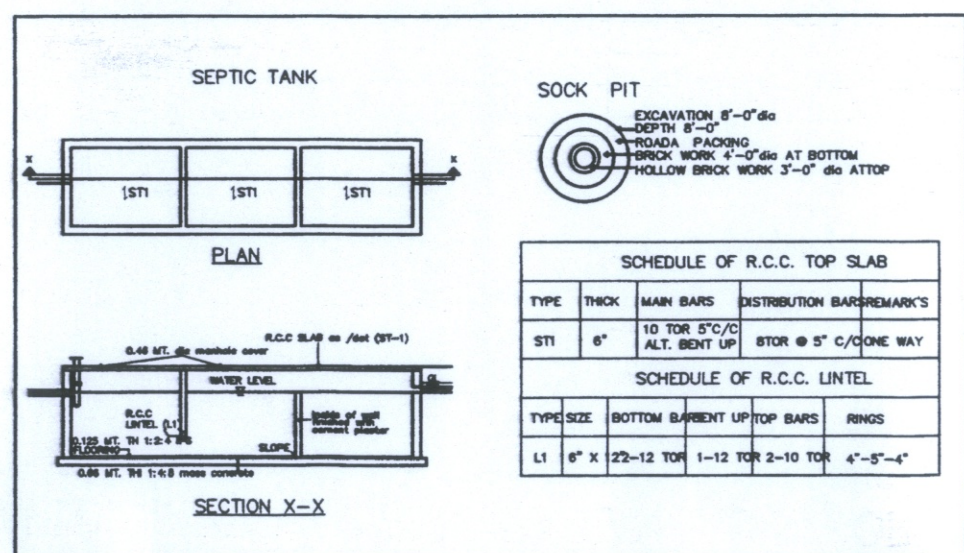
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
					Stair/Case	Lift	Lift Machine	Lift Lobby	Passage	Parking	Resi.			
A (TYPE BLDG)	1	2270.74	27.30	2243.44	116.33	27.30	4.55	53.95	44.75	349.21	1647.35	1647.35	1647.35	25
Grand Total	1	2270.74	27.30	2243.44	116.33	27.30	4.55	53.95	44.75	349.21	1647.35	1647.35	1647.35	25

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			
A (TYPE BLDG)	Residential	Affordable Housing	0 - 66	1	981.39	164.73	82.36	16.47
			> 66.01	-	665.93	164.73	82.36	16.47
Total:						164.73	82.36	16.47

Parking Check (Table 7b)

Use Type	Car		Visitor's Car Parking		Total Parking Area	
	Area	No.	Area	No.	Area	No.
Reqd.	164.73	82.36	164.73	82.36	164.73	82.36
Prop.	164.73	82.36	164.73	82.36	164.73	82.36
Residential	82.36	309.43	0	0	164.73	309.43
Total	82.36	309.43	0	0	164.73	309.43



AREA STATEMENT

PROJECT DETAIL :	VERSION NO: 1.0.11
Site Address: Revenue No: 133, Plot No: 35 & 36	Plot Use: Residential
Authority: Vapi Area Development Authority	Plot SubUse: Affordable Housing
AuthorityClass: D7 (A)	Plot Use Group: Dwelling-3 (DW3)
AuthorityGrade: Area Development Authority	Land Use Zone: Residential Use Zone
Case Track: Regular	Conceptualized Use Zone: R1

Project Type: Building Permission	
Nature of Development: NEW	
Development Area: Non TP Area	
SubDevelopment Area: Other Areas	
Special Project: Residential Affordable Housing (RAH)	
Special Road: NA	
Site Address: Revenue No: 133, Plot No: 35 & 36	

AREA DETAILS :	Sq.Mts.
1. Area of Plot As per record	-
Property Card	689.02
As per site condition	689.90
-Area of Plot Considered	689.02

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	689.02
% of Common Plot (Reqd.)	0.00
% of Common Plot (Prop)	0.00
Balance area of Plot(1 - 4)	689.02
Plot Area For Coverage	689.02
Plot Area For FSI	689.02
Perm. FSI Area (1.80)	1204.24
Reg. FSI Area (1.80)	1204.24
Perm. Paid FSI Area (0.60)	401.41
Total Perm. FSI area with Paid FSI (2.40)	1605.65
Special Perm. FSI area (2.70)	1806.35
5. Total Perm. FSI area	1806.35
Total Paid Proposed FSI Area	443.09
6. Total Built up area permissible at:	
a. Ground Floor	0.00
Proposed Coverage Area (55.15 %)	368.95
Total Prop. Coverage Area (55.15 %)	368.95
Balance coverage area (- %)	0.00
Proposed Area at:	

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Parking Floor	368.95	0.00	0.00	0.00
First Floor	368.95	0.00	329.47	0.00
Second Floor	368.95	0.00	329.47	0.00
Third Floor	368.95	0.00	329.47	0.00
Fourth Floor	368.95	0.00	329.47	0.00
Fifth Floor	368.95	0.00	329.47	0.00
Terrace Floor	29.74	0.00	0.00	0.00
Total Area:	2243.44	0.00	1647.35	0.00

Total FSI Area:	1647.33
Total Built Up Area:	2243.44
Proposed F.S.I. consumed:	2.46
C. Tenement Statement	
4. Tenement Proposed At:	
All Floors	25.00
5. Total Tenements (3 + 4)	25
E. Parking Statement	
1. Parking Space Required as per Regulations:	164.73
2. Proposed Parking Space:	353.11

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)

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
Plot	Tree	20	20

Building :A (TYPE BLDG)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Area (Sq.mt.)	FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
				Stair/Case	Lift	Lift Machine	Lift Lobby	Passage	Parking	Resi.				
Parking Floor	372.85	3.90	368.95	15.19	4.55	0.00	0.00	0.00	349.21	0.00	0.00	0.00	0.00	00
First Floor	372.85	3.90	368.95	15.19	4.55	0.00	10.79	8.95	0.00	329.47	329.47	05	05	05
Second Floor	372.85	3.90	368.95	15.19	4.55	0.00	10.79	8.95	0.00	329.47	329.47	05	05	05
Third Floor	372.85	3.90	368.95	15.19	4.55	0.00	10.79	8.95	0.00	329.47	329.47	05	05	05
Fourth Floor	372.85	3.90	368.95	15.19	4.55	0.00	10.79	8.95	0.00	329.47	329.47	05	05	05
Fifth Floor	372.85	3.90	368.95	15.19	4.55	0.00	10.79	8.95	0.00	329.47	329.47	05	05	05
Terrace Floor	33.64	3.90	29.74	25.19	0.00	4.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2270.74	27.30	2243.44	116.33	27.30	4.55	53.95	44.75	349.21	1647.35	1647.35	25	25	25
Total Number of Same Buildings:	1													
Total:	2270.74	27.30	2243.44	116.33	27.30	4.55	53.95	44.75	349.21	1647.35	1647.35	25	25	25

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE BLDG)	D2	0.76	2.10	95
A (TYPE BLDG)	OPEN	0.91	2.10	20
A (TYPE BLDG)	D1	0.91	2.10	50
A (TYPE BLDG)	D	1.07	2.10	25
A (TYPE BLDG)	s.f.d	1.52	2.10	05
A (TYPE BLDG)	OPEN	1.78	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE BLDG)	V	0.61	1.00	50
A (TYPE BLDG)	W1	1.28	1.20	05
A (TYPE BLDG)	W1	1.32	1.20	05
A (TYPE BLDG)	W1	1.36	1.20	05
A (TYPE BLDG)	W1	1.44	1.20	05
A (TYPE BLDG)	W1	1.52	1.20	05
A (TYPE BLDG)	W	1.83	1.20	16
A (TYPE BLDG)	W	1.98	1.20	10
A (TYPE BLDG)	W	2.90	1.20	20
A (TYPE BLDG)	W2	3.05	1.20	15
A (TYPE BLDG)	W2	5.38	1.20	10

UnitBUA Table for Building :A (TYPE BLDG)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Toilets	Walls		
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN	FLAT NO.01	FLAT	66.59	66.59	4.77	2.79	58.03	05
	FLAT NO.02	FLAT	65.97	65.97	4.77	2.64	58.56	
	FLAT NO.03	FLAT	64.34	64.34	4.43	2.78	57.13	
	FLAT NO.04	FLAT	65.97	65.97	4.77	2.30	58.90	
	FLAT NO.05	FLAT	66.59	66.59	4.77	2.80	59.02	
	Total:		329.45	329.45	23.51	13.31	292.64	05
Total per Floor:								
Total:			1647.30	1647.30	117.52	66.55	1463.20	25

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.52	0.25	0.16
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN	STAIRCASE	1.52	0.25	0.16
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.25	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, 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

MANGALAM CORPORETION (PARTNER) PRAKASH JASMATBHAI MARADIA, PIYUSHKUMAR PRAVINCHANDRA PATEL,VIPUL KANUBHAI KAKDIYA

ARCH/ENG'S NAME AND SIGNATURE

MANISH A SHAH
VM/ENR/02/04

STRUCTURE ENGINEER

DIPALI M. DESAI
VM/STR/11/04



Project Title : PROPOSED LAYOUT PLAN WITH BUILDING PLAN FOR RESIDENTIAL BUILDING ON LAND BEARING R.SR.NO.276C.SR.NO.133,PLOT NO.35 &36 AT.VILLAGE : VAPI ,TALUKA VAPI,DIST : VALSAD.FOR,M/S. MANGALAM CORPORETION

Inward No	1228477	Sheet	2
Inward Date		Scale	1:100

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 No. 133, Plot No. 35, 36 as per the attached plans and permission letter (Rajachithi) vide outward No. VASDA/35-01-2019/1228477/02 dated 21.7.2019 dated 28.05.2019

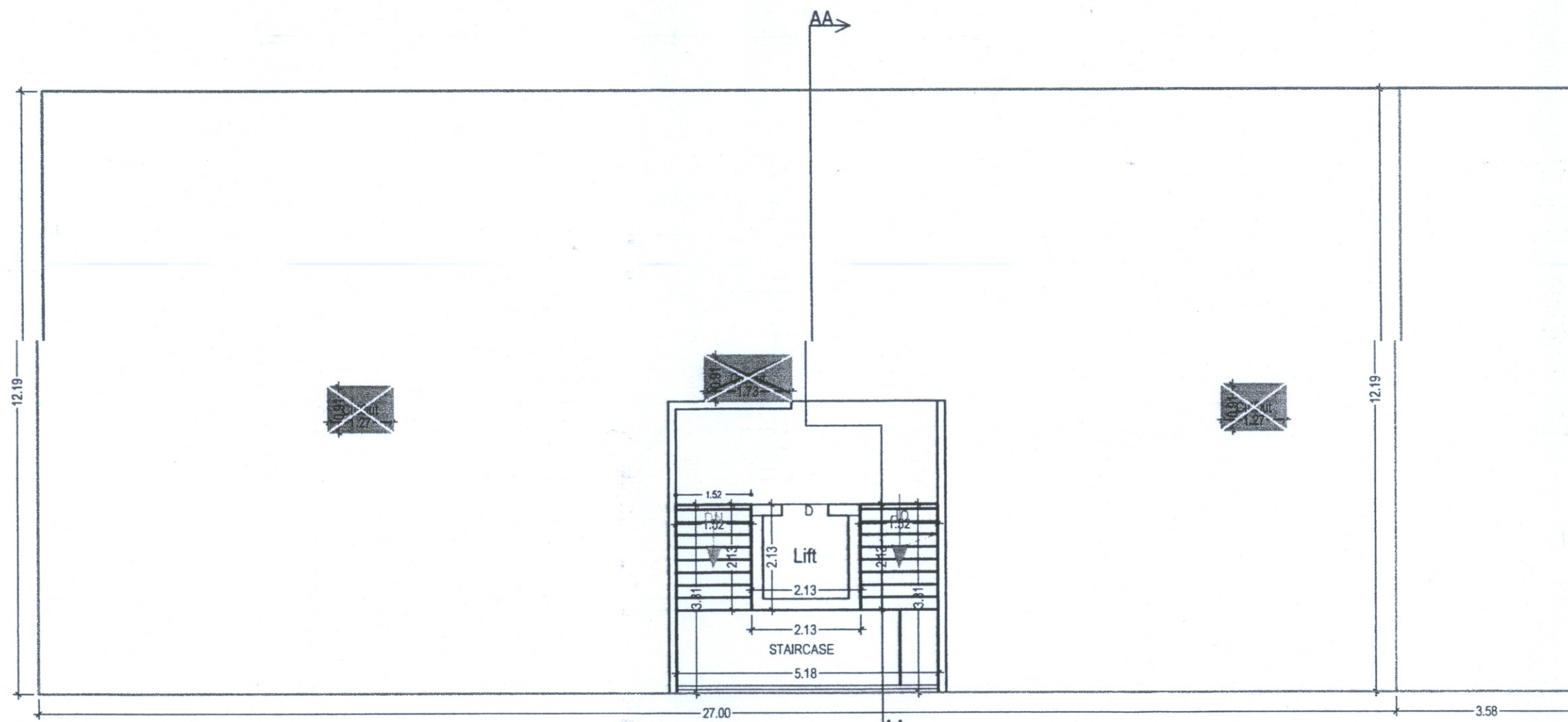
Town planner
Vapi Municipality



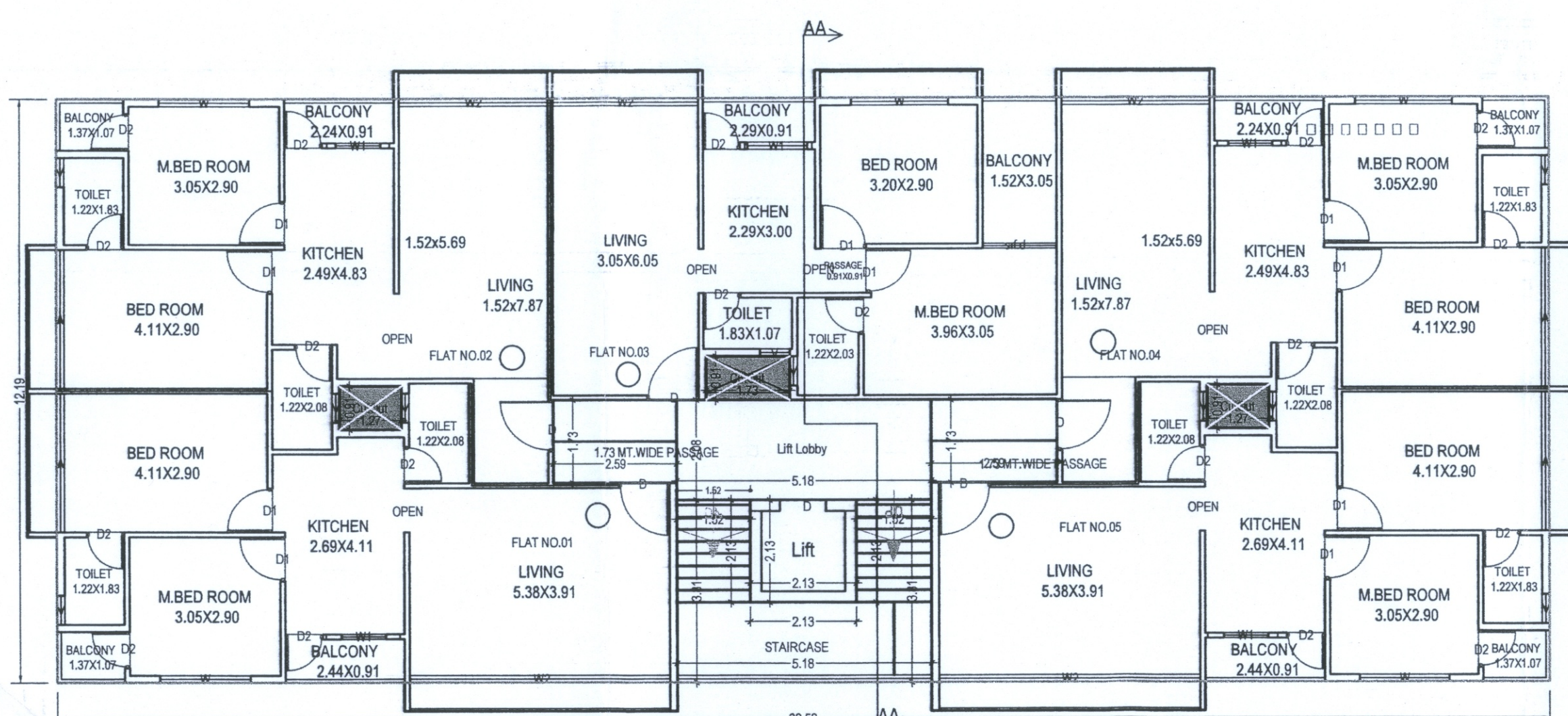
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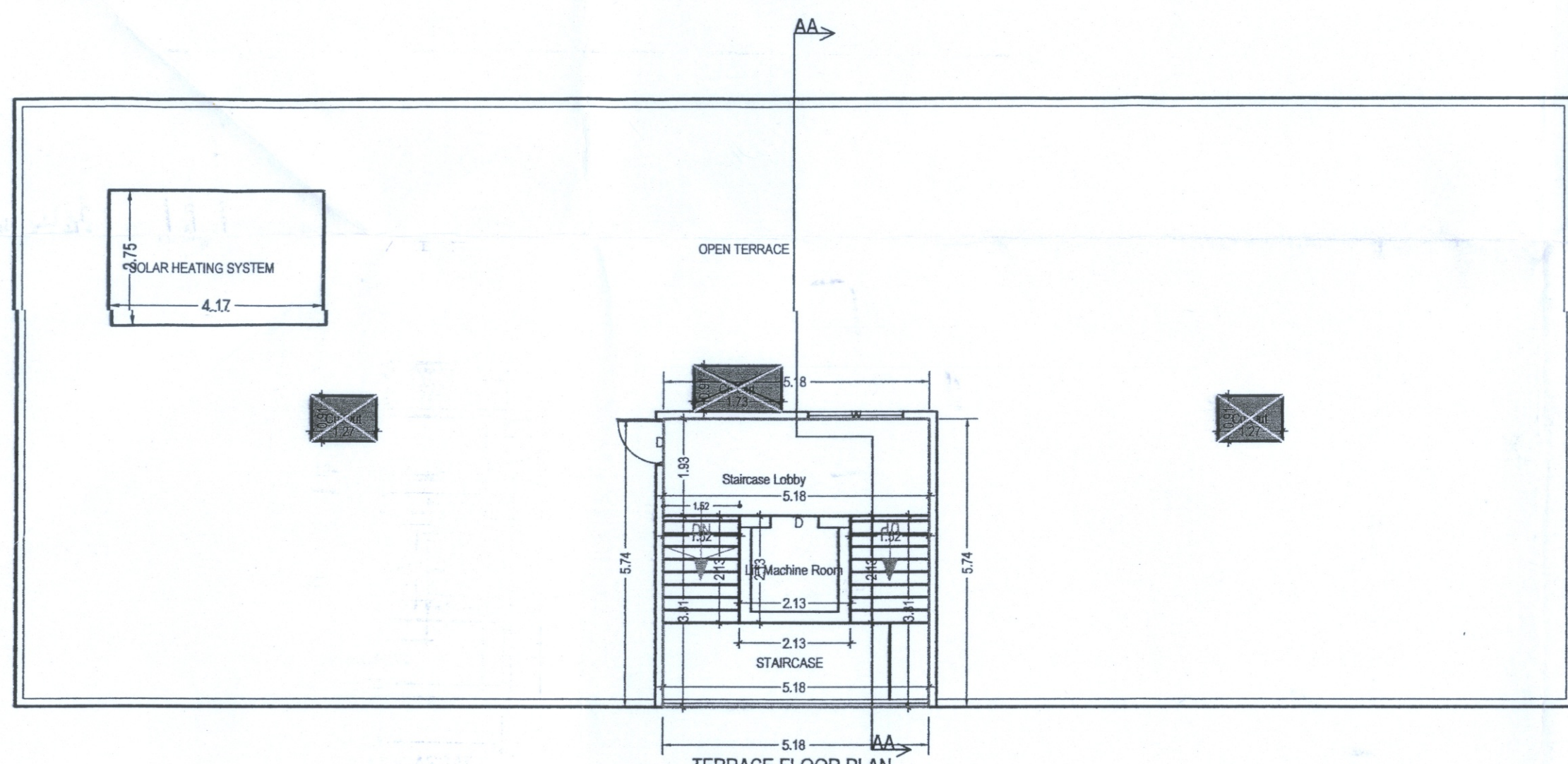
Development permission is granted to the condition that it shall be the responsibility of the applicant and the Architect/Structural Engineer/Clerk/Inspector and Supervisor on record to ensure compliance with relevant I.S. specification in the design to ensure safety of the building. If such structural designs are not verified, the validity of this permission expires on dated. 27.05.2020



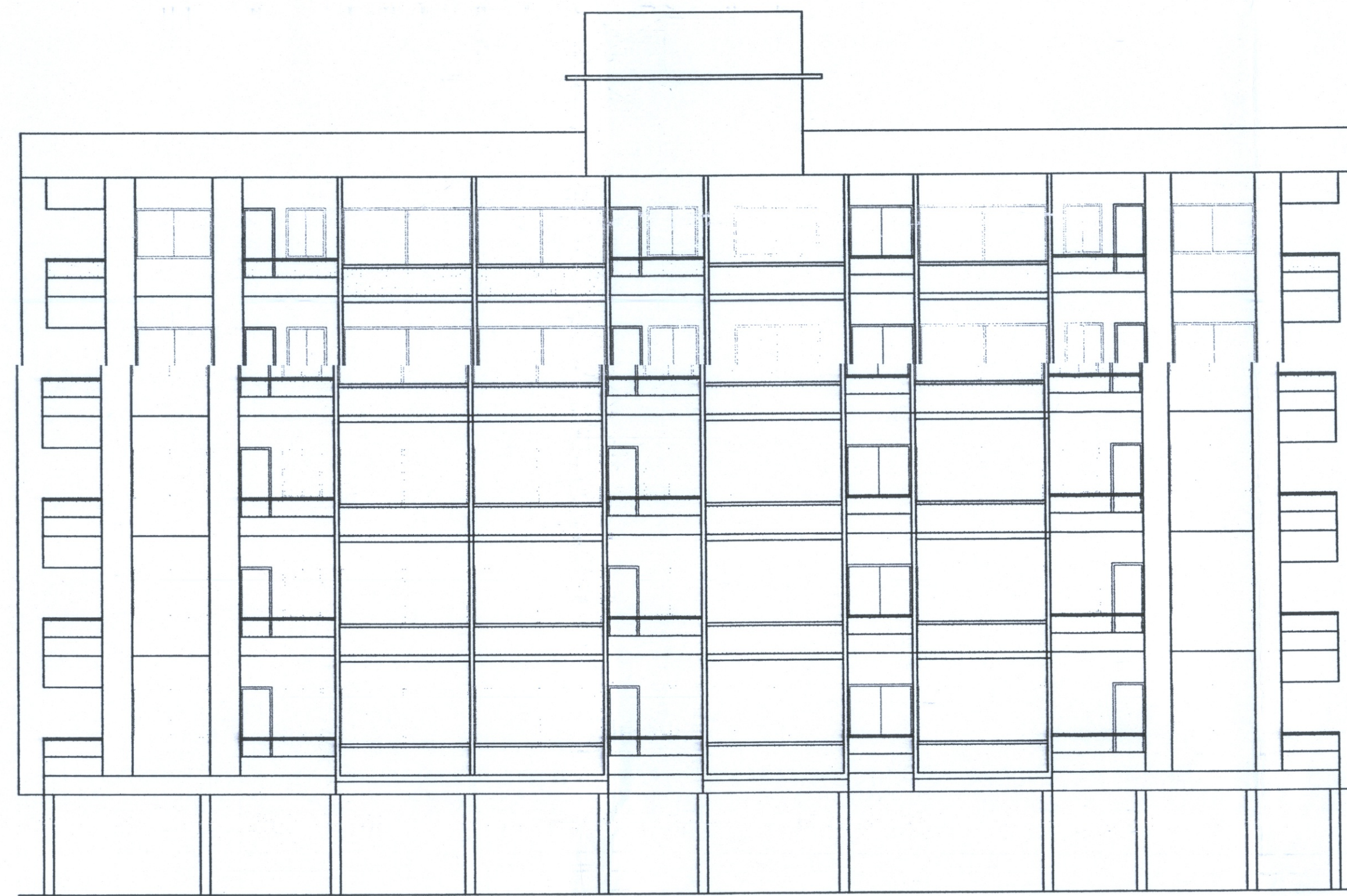
PARKING FLOOR PLAN
(SCALE 1:100)



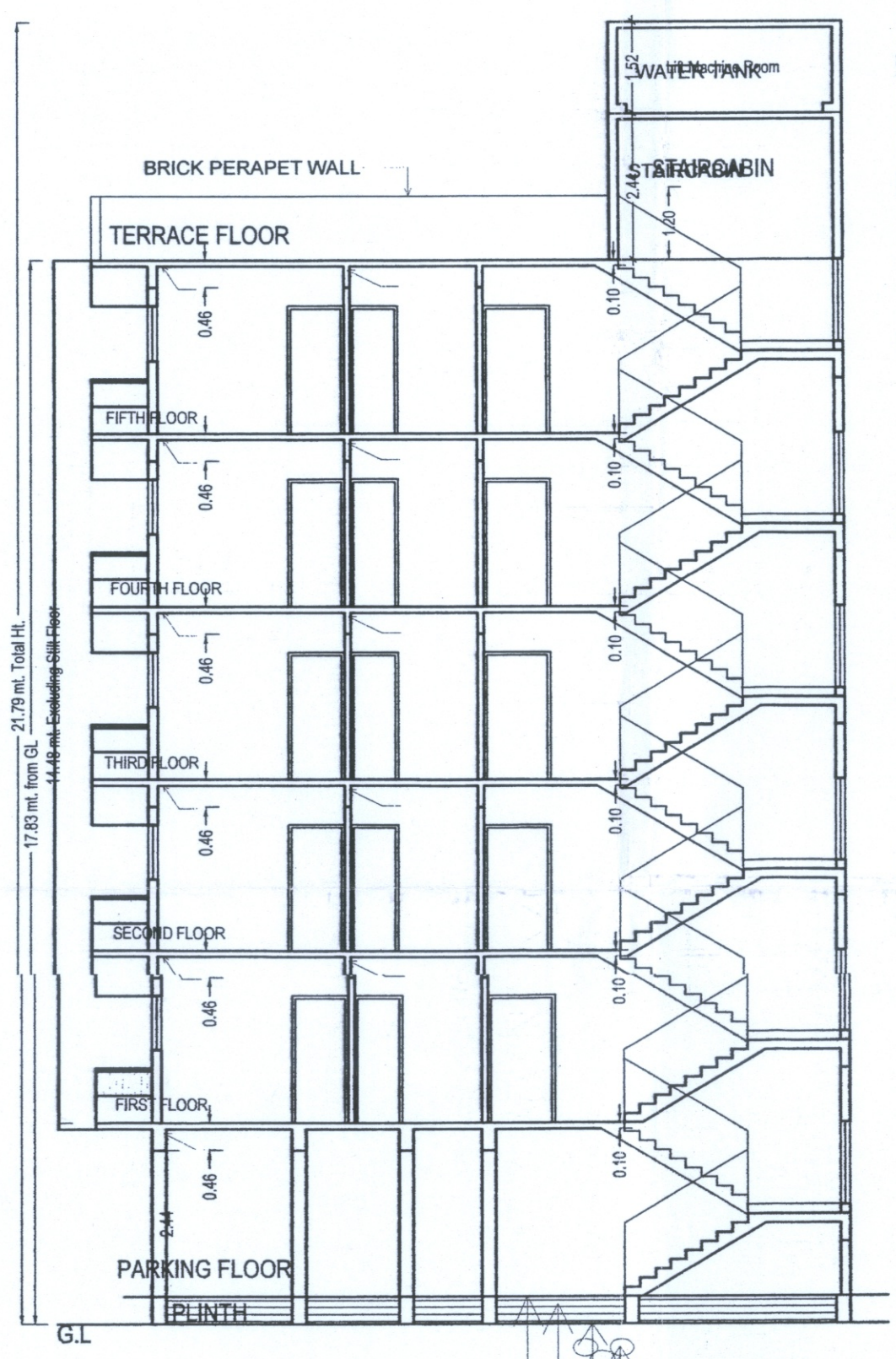
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



ELEVATION



SECTION A-A

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.
4. Workmanship, soundness of material and structural safety of the proposed building;
5. 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 GDCOS, 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 GDCOS.
6. The permission has been granted relying on the submitted submissions, understandings, 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 to be 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. New time limits or applicants shall have no right to have any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE

MANGALAM CORPORETION (PARTNER) PRAKASH JASMATBHAI
MARADIA, PIYUSHKUMAR PRAVINCHANDRA PATEL,VIPUL
KANUBHAI KAKDIYA

ARCHITECT'S NAME AND SIGNATURE

MANISH A SHAH
VMENG02/04

STRUCTURE ENGINEER

DIPALI M. DESAI
VMSTRV11/04

