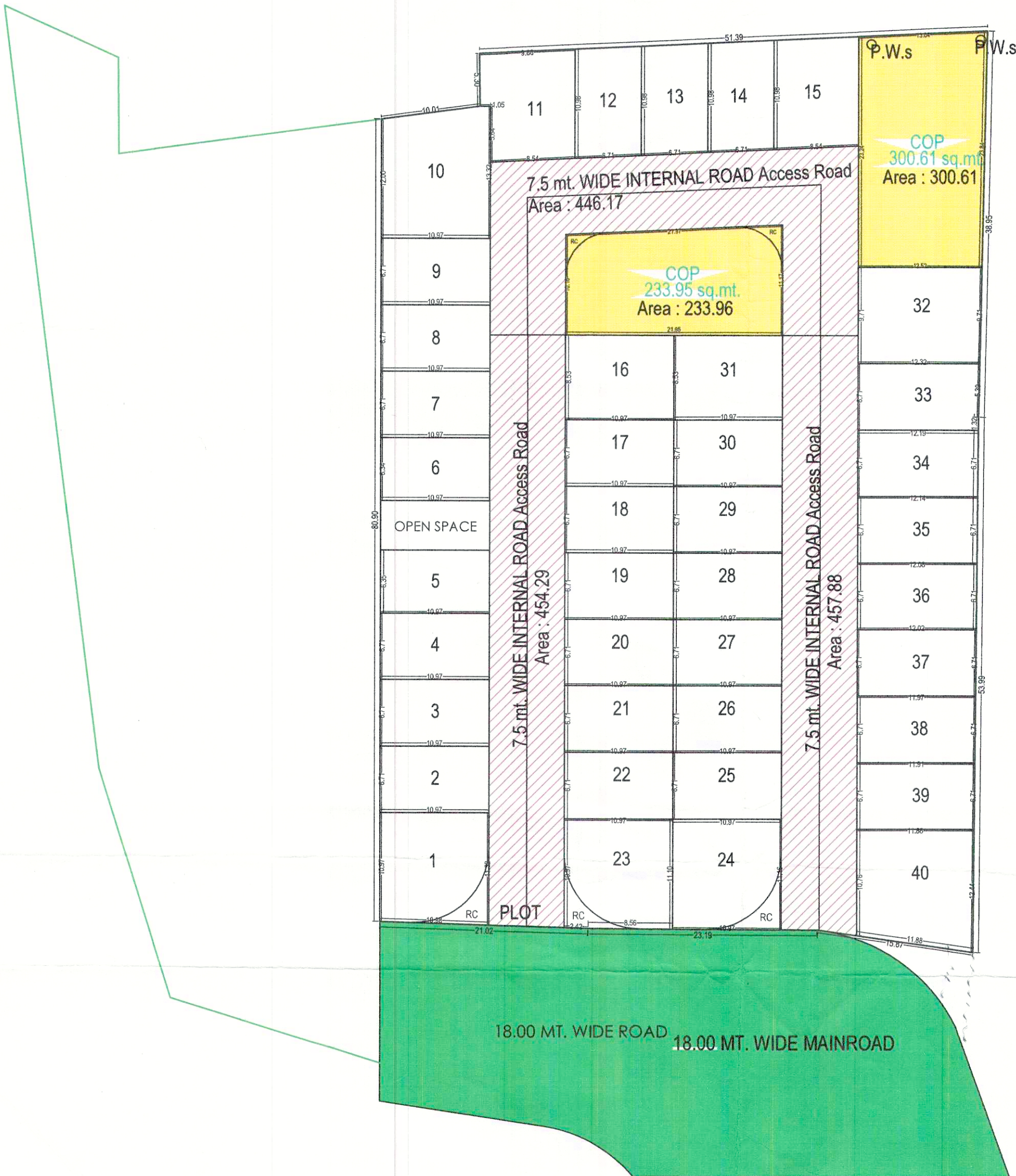
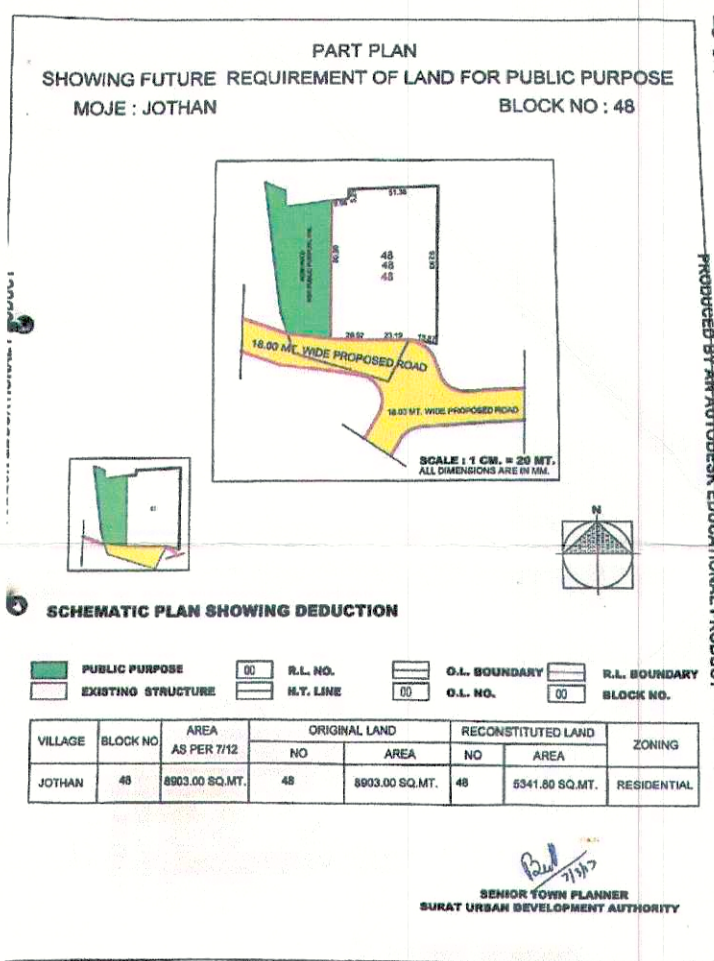




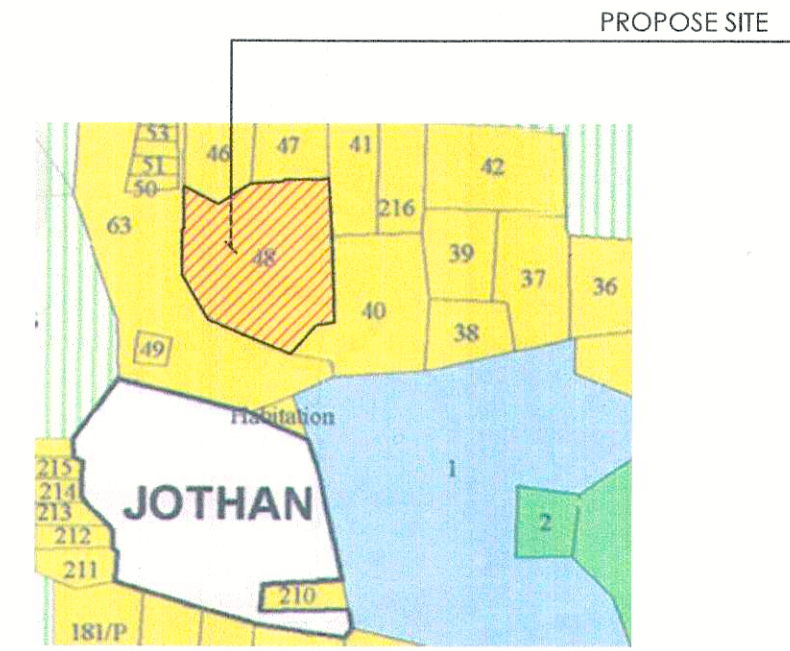
SITE PLAN
(Scale - 1:400)



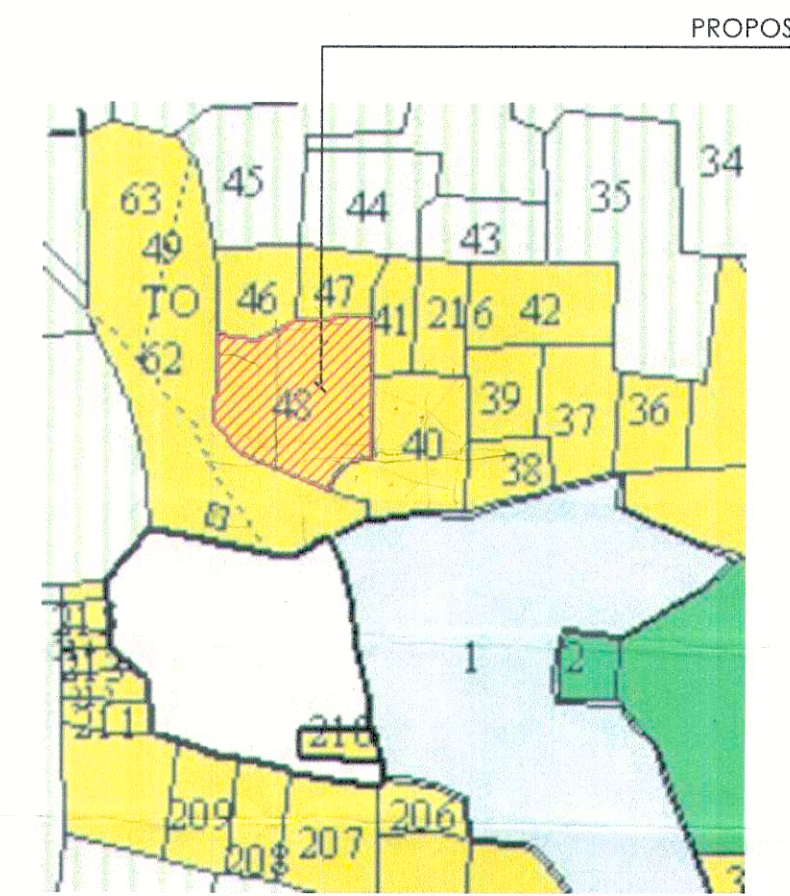
AMENITIES SPACE OPINION

Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FSI Area	
		Reqd	Perm	Reqd	Prop	Factor	Perm	Perm	Prop
1	18.00 MT. WIDE MAINROAD	40.00	-	122.32	-	10.98	0.00	-	0.00
2	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
3	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
4	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
5	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	69.66	-	6.35	0.00	-	0.00
6	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	69.56	-	6.34	0.00	-	0.00
7	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
8	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
9	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
10	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	139.64	-	7.69	0.00	-	0.00
11	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	99.51	-	8.54	0.00	-	0.00
12	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.66	-	6.71	0.00	-	0.00
13	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.66	-	6.71	0.00	-	0.00
14	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.66	-	6.71	0.00	-	0.00
15	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	93.74	-	8.54	0.00	-	0.00
16	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	93.65	-	8.53	0.00	-	0.00
17	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
18	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
19	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
20	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
21	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
22	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
23	18.00 MT. WIDE MAINROAD	40.00	-	121.36	-	10.97	0.00	-	0.00
24	18.00 MT. WIDE MAINROAD	40.00	-	122.11	-	10.97	0.00	-	0.00
25	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
26	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
27	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
28	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
29	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
30	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	73.58	-	6.71	0.00	-	0.00
31	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	93.65	-	0.00	0.00	-	0.00
32	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	120.62	-	0.00	0.00	-	0.00
33	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	82.12	-	0.00	0.00	-	0.00
34	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	81.56	-	6.71	0.00	-	0.00
35	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	81.19	-	6.71	0.00	-	0.00
36	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	80.82	-	6.71	0.00	-	0.00
37	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	80.45	-	6.71	0.00	-	0.00
38	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	80.08	-	6.71	0.00	-	0.00
39	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	79.71	-	6.71	0.00	-	0.00
40	7.5 mt. WIDE INTERNAL ROAD Access Road	40.00	-	136.99	-	10.76	0.00	-	0.00



D.P. 2035 KEY PLAN
SCALE : 1 CM. = 79.76 MT.



D.P. 2004 KEY PLAN
SCALE : 1 CM. = 79.76 MT.

AREA STATEMENT		VERSION NO. : 1.0.24	
PROJECT DETAIL :		VERSION DATE : 09/07/2020	
Site Address: RevenueNo: 48	Plot Use: Residential		
Authority: Surat Urban Development Authority (SUDA)	Plot SubUse: Row House		
AuthorityClass: D1	Plot Use Group: Dwelling-2 (DW2)		
AuthorityGrade: Urban Development Authority	Land Use Zone: Residential use Zone		
Project Type: Layout Development	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: 48			
AREA DETAILS :	Sq.Mts.		
1. Area of Plot As per record			
7/12 or Document		5341.80	
As per site condition		5341.83	
Area of Plot Considered		5341.80	
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		5341.80	
% of Common Plot (Reqd.)		534.18	
% of Common Plot (Prop)		534.57	
Common Plot		534.57	
Balance area of Plot(1 - 4)		4807.23	
Plot Area For Coverage		5341.80	
Plot Area For FSI		5341.80	
Perm. FSI Area (1.80)		9615.00	
TDR area		5341.80	
5. Total Perm. FSI area		14957.04	
6. Total Built up area permissible at:			
a. Ground Floor (60.00 %)		3205.08	
Proposed Coverage Area (- %)		0.00	
Total Prop. Coverage Area (- %)		0.00	
Balance coverage area (60.00 %)		3205.08	
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Total Area:	0.00	0.00	0.00
Total FSI Area:			0.00
Total BuiltUp Area:			0.00
Proposed F.S.I. consumed:			0.00
C. Tenement Statement			
4. Tenement Proposed At:			

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)	

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	5/9/2018	SUDA/VPA/U-4/0262/16-17/4224

Common Plot Area

Name	Prop. Area
COP	233.96
COP	233.96 sq.mt.
COP	300.61 sq.mt.

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

DHAVALKUMAR GOVINDBHAI DHOLA AND OTHERS

ARCHITECT'S NAME AND SIGNATURE

DAVDA DHAVALKUMAR BHANUBHAI

SUDA-L-EOR-867

STRUCTURE ENGINEER

kelawalamansukhalbachubhai

SUDA-L-STR-105

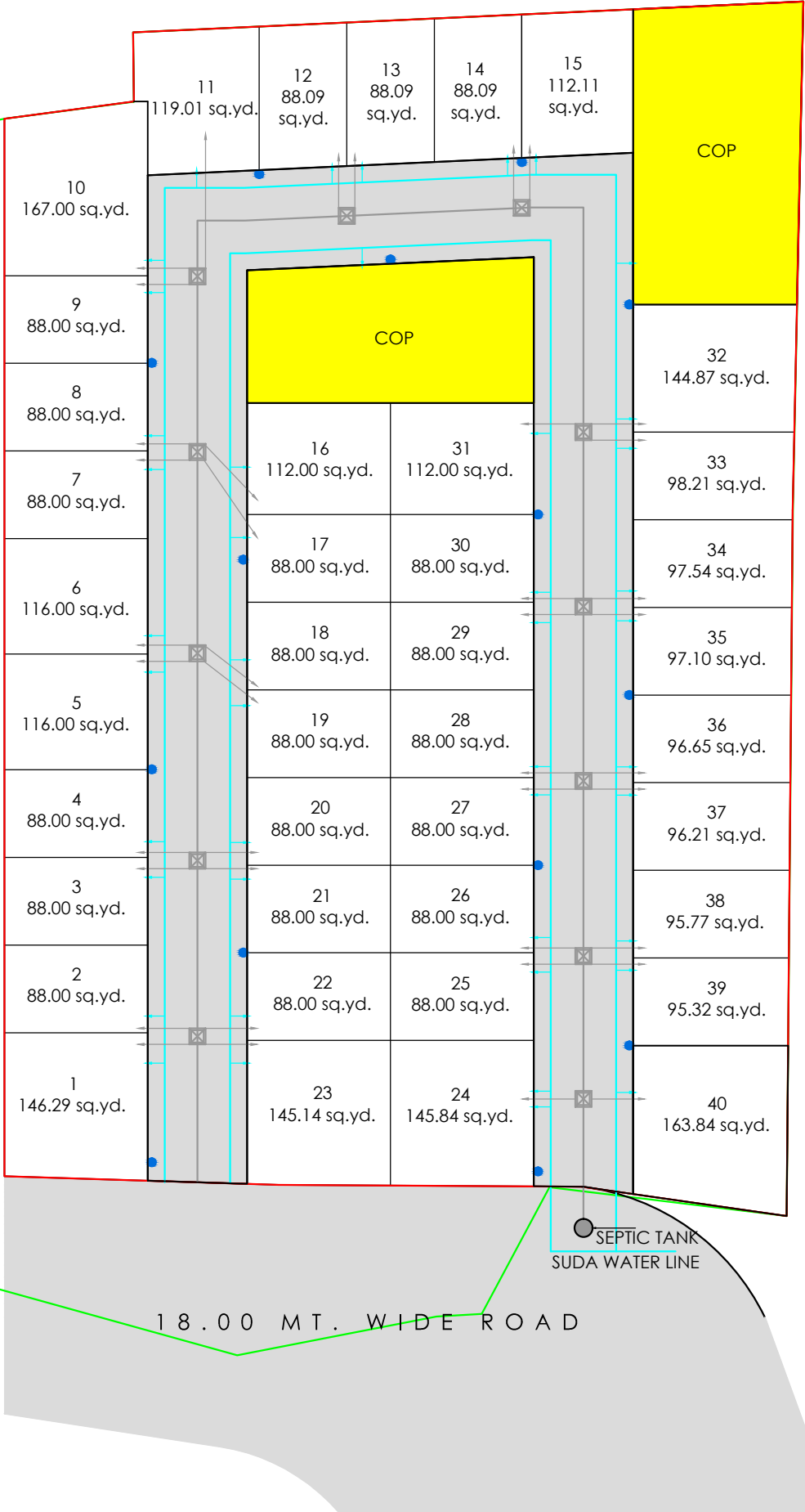


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PROPOSE OPEN PLOT LAY OUT DEVELOPMENT PLAN FOR RESIDENTIAL PURPOSE ON BLOCK NO.48 , MOJE-JOTHAN,TALUKA-OLPAD,DIST.-SURAT.



COLOR CODE	
	DRAINAGE LINE
	WATER LINE
	STREET LIGHT

