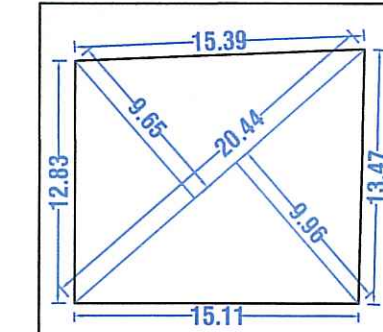


PROP. LAYOUT FOR COMMERCIAL BUILDING ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217, F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1, O.P. NO- 91, MOJE:- PUNA, TAL :- CITY DIST.- SURAT.

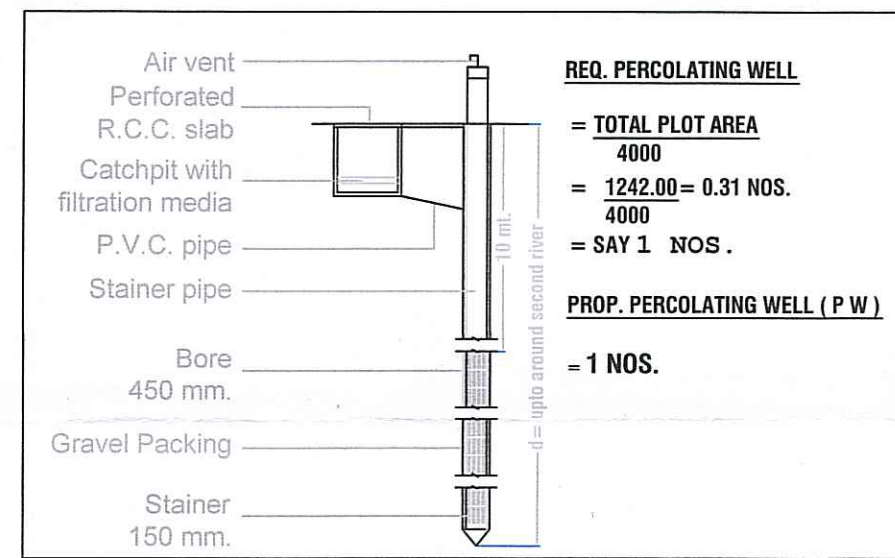
AREA STATEMENT	
AREA AS / RECORD	1242.00 SQ. MT.
AREA AS / SITE	1242.00 SQ. MT.
NET PLOT AREA	1242.00 SQ. MT.
REQD C.O.P. (10% OF 1242.00)	200.00 SQ. MT.
PROP. C.O.P.	200.41 SQ. MT.
BALANCE PLOT AREA	1041.59 SQ. MT.
PROP. BUILT UP AREA @ GR.FL.	465.99 SQ. MT.
PERMI. F. S. I. (2.70)	3306.63 SQ. MT.
PROP. F.S.I	3306.63 SQ. MT.
F. S. I. CONSUMED	2.66

FLOOR	BUILT UP	F.S.I.
LOWER BASEMENT FL.	688.59	---
UPPER BASEMENT FL.	734.67	---
GR FL./PARK.	465.99	426.42
1st FLOOR	431.08	391.51
2nd FLOOR	431.08	391.51
3rd FLOOR	431.08	391.51
4th FLOOR	465.99	426.42
5th FLOOR	465.99	426.42
6th FLOOR	465.99	426.42
7th FLOOR	465.99	426.42
STAIR & LIFT M/C	41.00	0
TOTAL	5087.45	3306.63

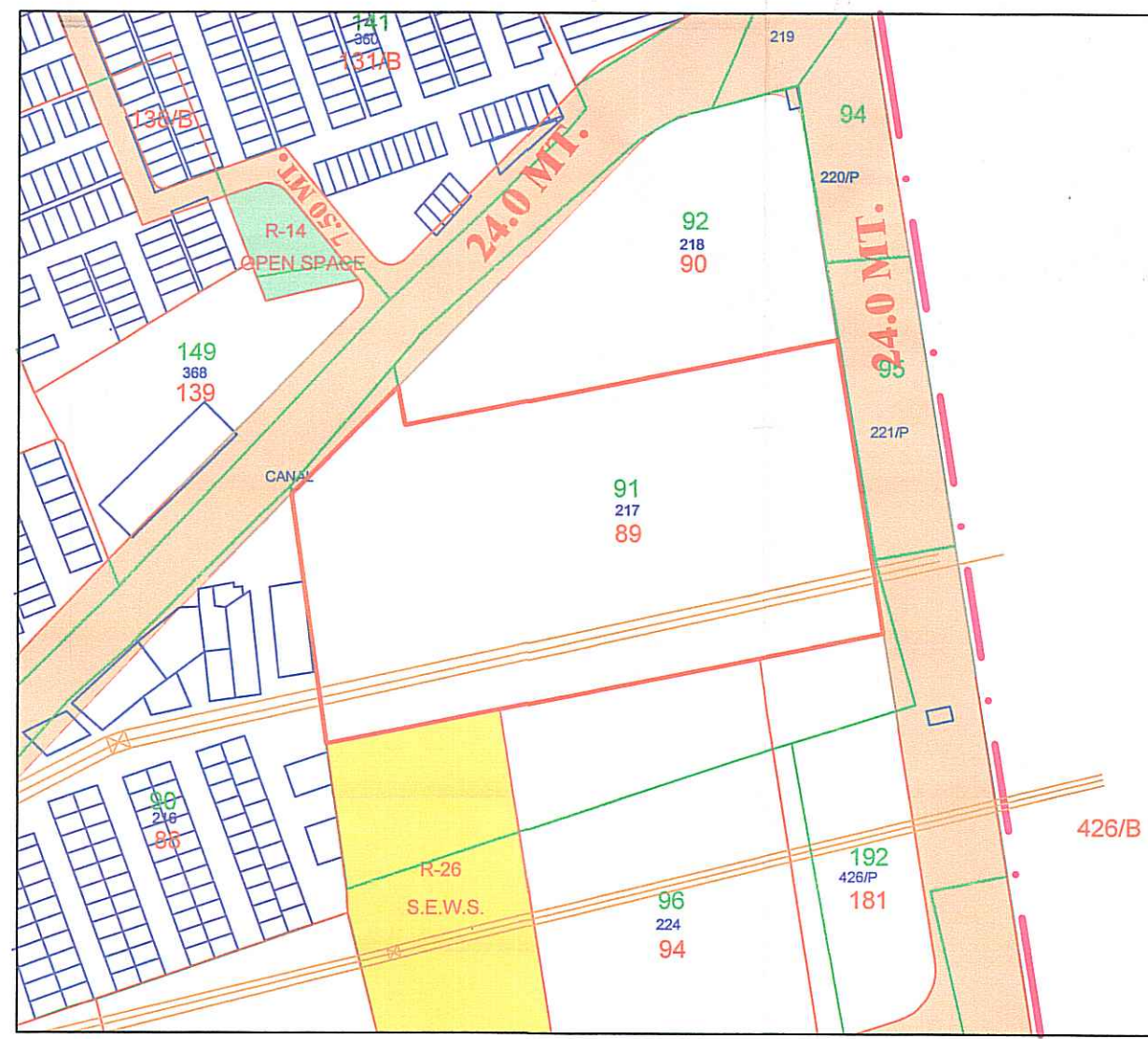


C.O.P. AREA CALCULATION
1) $\frac{1}{2}(9.65 + 9.96) \times 20.44 = 200.41$
TOTAL = 200.41 SQ. MT.

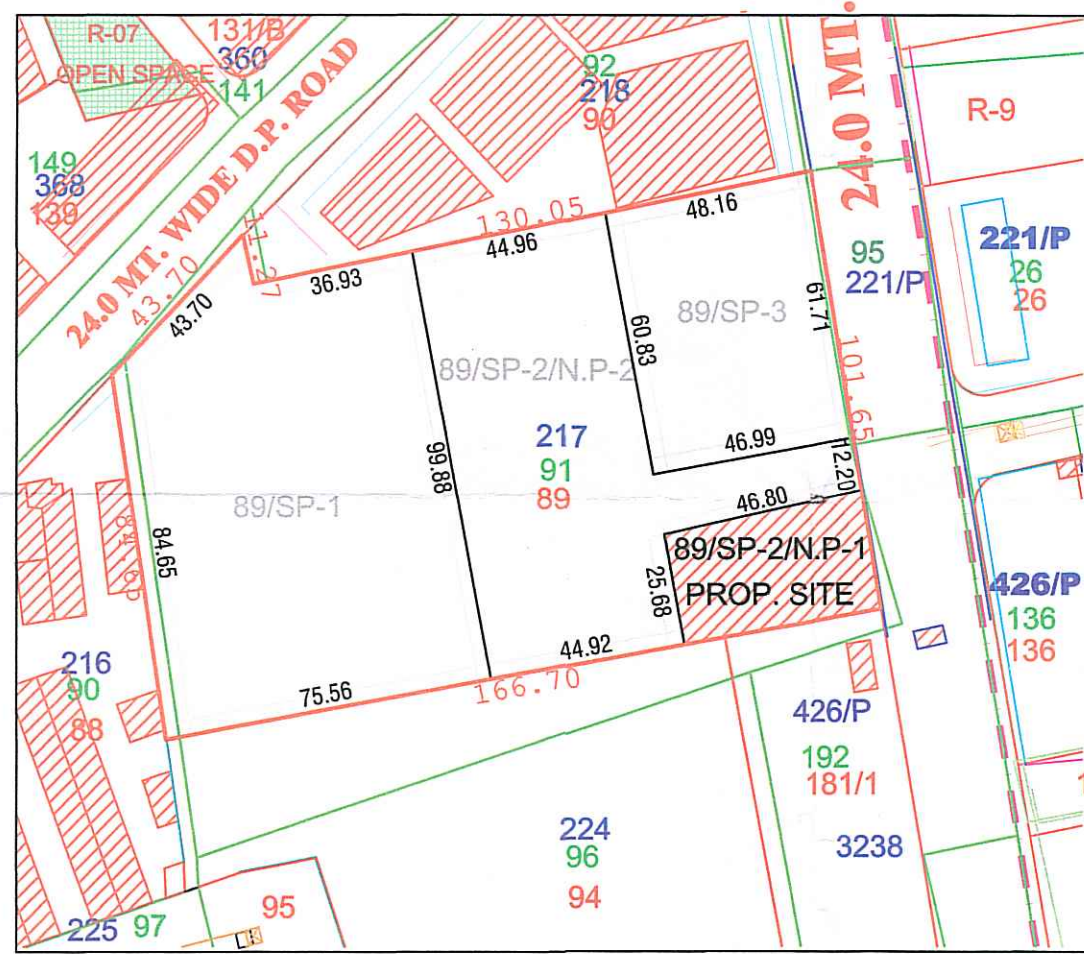
CALCULATION OF PERCOLATING WELL (P.B.W.)



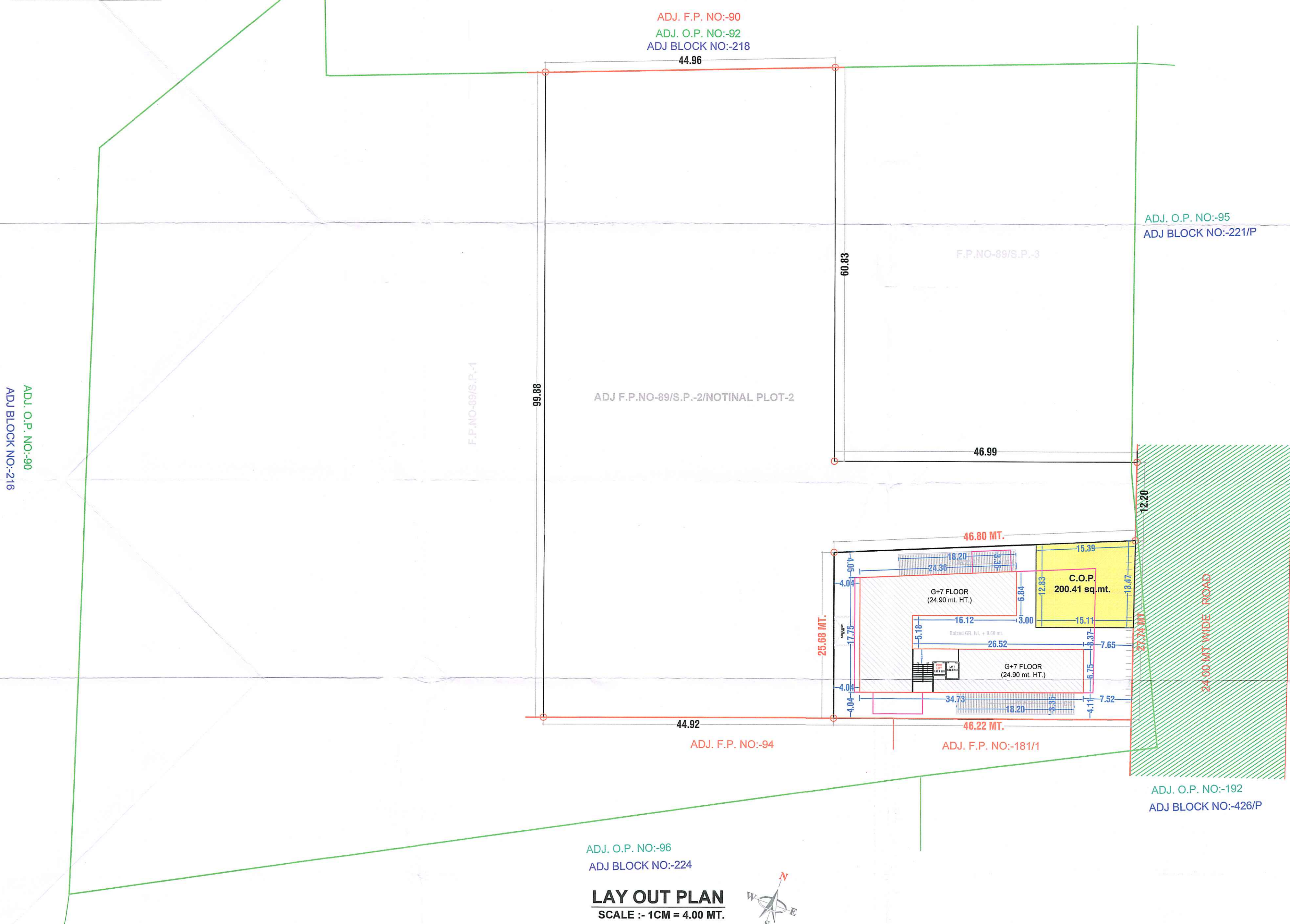
COLOUR NOTES	
F.P. BOUNDARY	---
O.P. BOUNDARY	---
PROP. CONST SHOWN IN	---
DRAINAGE LINE	---
ROAD SHOWN IN	---
R.W.P. SHOWN IN	---
C.O.P. SHOWN IN	---



KEY PLAN (AS PER DRAFT)
SCALE 1 CM = 20.00 MT.



KEY PLAN (AS PER T.R & SITE PLAN)
SCALE 1 CM = 20.00 MT.



Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural Designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 14/10/2021

Permission for sub-division/amalgamation/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1948 is granted for the Land bearing G-8 No.F.S. No./F.P. No.89/Sub Plot-2/Notional Plot-1 of Ward No./Mojet P.S. No.60/C.P. No.200.41 as per the attached plans and permission letter (Rajachh) vide upward No. T.D.O./DP/1/1022 dated 15/10/2022

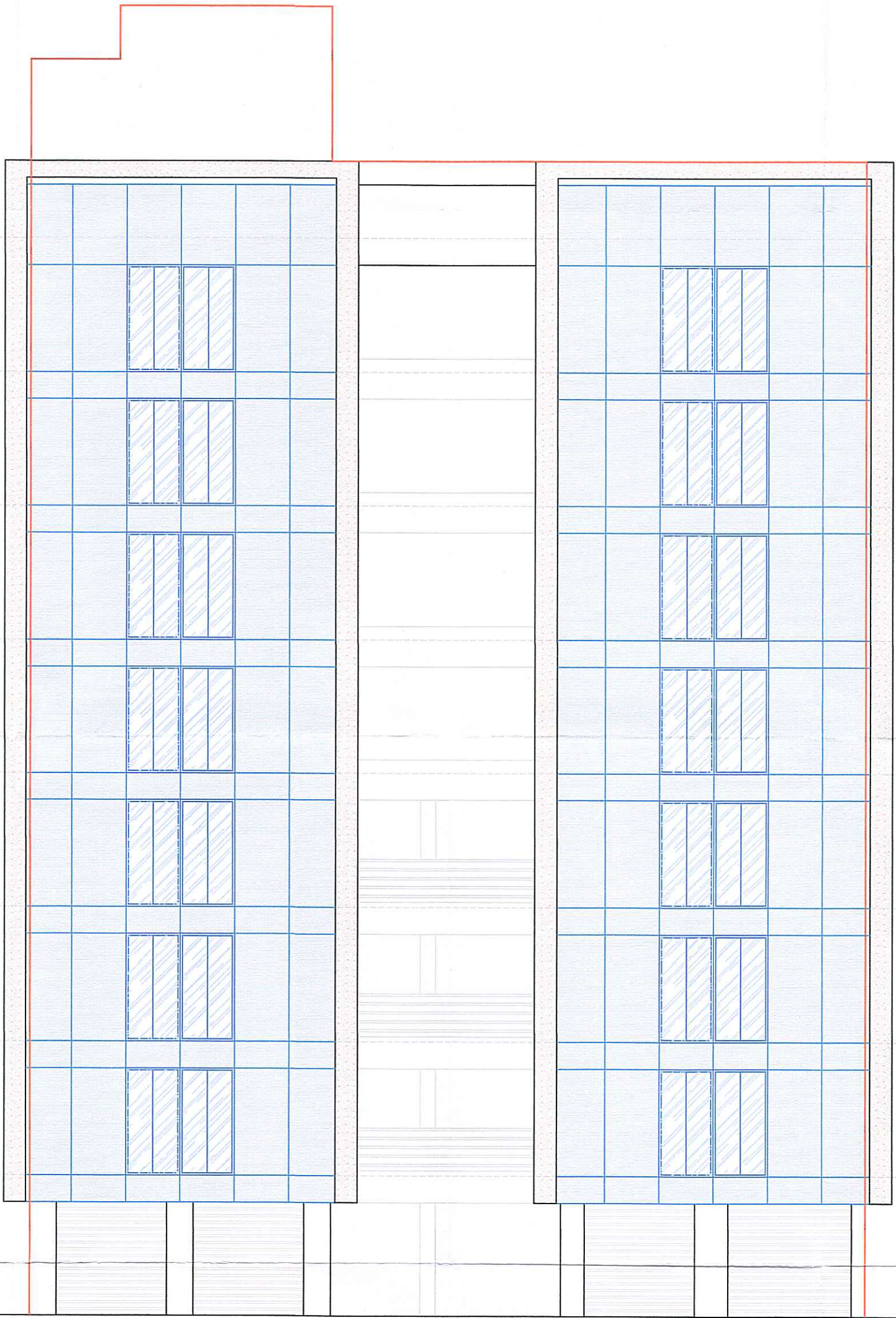
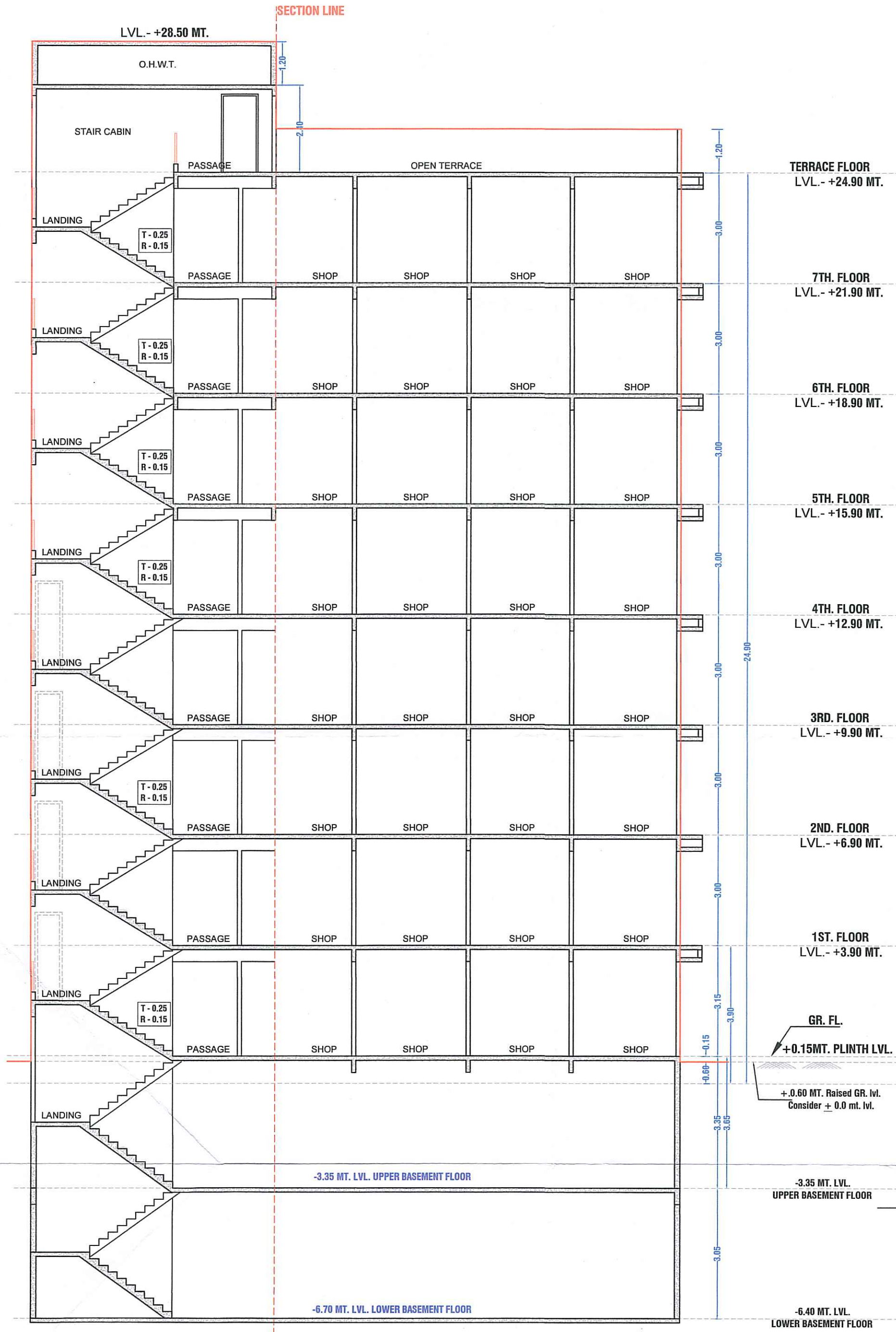
Date 15/10/2022 I/C. Town Planner, Surat Municipal Corporation

A AREA STATEMENT		BUILDING HEIGHT IN METERS		NUMBER OF FLOORS	
AREA STATEMENT FOR LAND		A Bldg		A Bldg	
NO TITLE		24.1		24.2	
A BUILDING UNIT AREA		1242.00		1242.00	
A.1 AREA AS PER REVENUE RECORD		1242.00		1242.00	
A.2 AREA AS PER T.P.S. RECORD		1242.00		1242.00	
A.3 AREA AS PER SITE CONDITION		1242.00		1242.00	
B DEDUCTION AREA		1242.00		1242.00	
B.1 ROADS (proposed or under process)		1242.00		1242.00	
B.2 RESERVATIONS (under TP or DP or any other statutory provision or order)		1242.00		1242.00	
B.3 AREA NOT IN POSSESSION		1242.00		1242.00	
B.4 OTHER		1242.00		1242.00	
C NET AREA		1242.00		1242.00	
EXISTING		1242.00		1242.00	
NO TITLE		25.1		25.2	
1 1 TO 12.4		1242.00		1242.00	
PROPOSED		1242.00			

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 14/10/2021

Permission for sub-division and development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay provisional Municipal Corporation Act, 1949 is granted for the Land bearing G- S. No./R.S. No./F.P. No. 89/Subplot-2/Notional Plot-1 of Ward No./Mnje/TPS. No. 60.C.P.E. No. 2 as per the attached plans and permission letter (Rajachitani) vide outward No. T.D.O./DPI. 1/003 dated 15/10/2020

Date-15/10/2020 I/C. Town Planner,
Surat Municipal Corporation



OWNER SIGNATURE	ARCHITECT & PLANNER	SIGNATURE
પવિત્રા રીઆલીટી એક ભાગીદારી પેઢીના ભાગીદારો ૧) મનસુખભાઈ કરમશીભાઈ શેલડીયા X <u>Sheladhiya</u> ૨) વિનુભાઈ અરજણભાઈ કાનાણી X <u>Kanani</u> ૩) હસમુખભાઈ શંભુભાઈ કાનાણી X <u>Kanani</u>	<u>Mansukh B. Kelawala</u> (B.E. Civil) 3,Sidhdhanath Mahadev Society, Tadwadi, Rander Road, SURAT. TDO/STDR/181, TDO/ER/653 SUDA/ST-R/106, SUDA/ER/685	<u>Mansukh B. Kelawala</u>

PARKING LAY-OUT PLAN

Permission for sub-division/amalgamation/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay provisional Municipal Corporation Act, 1949 is granted for the Land bearing G-6, No./R.S. No./F.P. No.89/Sub-plot-2/Notional plot-1 of Ward No./Mote/T.P.S. No.60(C.P.1992).....as per the attached plans and permission letter (Rajachitaji) vide outward No. T.D.O./DP/1.1/66-3 dated 15/10/2020

Date-15/10/2020 I/C. Town Planner, Surat Municipal Corporation

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 14/10/2022

TOTAL PROP. PARKING	
OCCUPIERS CAR PARKING	= 531.94
OCCUPIERS OTHER PARKING	= 534.87
	= 1066.81 sq.mt.
VISITORS CAR PARKING	= 134.61
VISITORS OTHER PARKING	= 161.71
	= 296.32 sq.mt.
TOTAL.....	= 1363.13 SQ.MT.
	> 1322.65 SQ.MT.

PARKING AREA STATMENT (COMMERCIAL)						
Parking Detail		Total Req. Parking (sq.mt)	Total Prop. Parking (sq.mt)	Nos. of Units	Parking Prop. in Nos. of Car	Parking Prop. in Nos. of Scooter
Prop. F.S.I. Area (sq.mt.)	Req. Parking @ 50% of F.S.I.	3	4	5	6	7
3306.63	1322.65	1322.65	1363.13	110 NOS.	22 NOS.	182 NOS.

REQUIRED CAR PARKING FOR PHYSICALLY DISABLE PEOPLE:-

TOTAL PROPOSED CAR PARKING AREA = 531.94 + 134.61 = 666.55 SQ.MT.

NOS OF CAR PARKING PROPOSED = 666.55/(2.50 X 5.50 = 13.75) = 48.47, SAY- 49 NOS.

PER EVERY 25 CAR PARKING 2 CAR PARKING

REQ FOR PHYSICALLY DISABLE PEOPLE = (49/25) X 2 = 3.92, SAY- 4 NOS.

PROPOSED CAR PARKING FOR PHYSICALLY DISABLE PEOPLE = 4 NOS.

Req. Loading & Unloading Space = 3.50 x 7.50 mt. loading & unloading size area @ every 1000.00 sq.mt. com. floor area
Prop. Loading & Unloading Space = Total Com. carpet area = 2643.02 sq.mt.
So, Required loading & unloading = 2643.02/1000 = 2.64
SAY = 3 Nos.

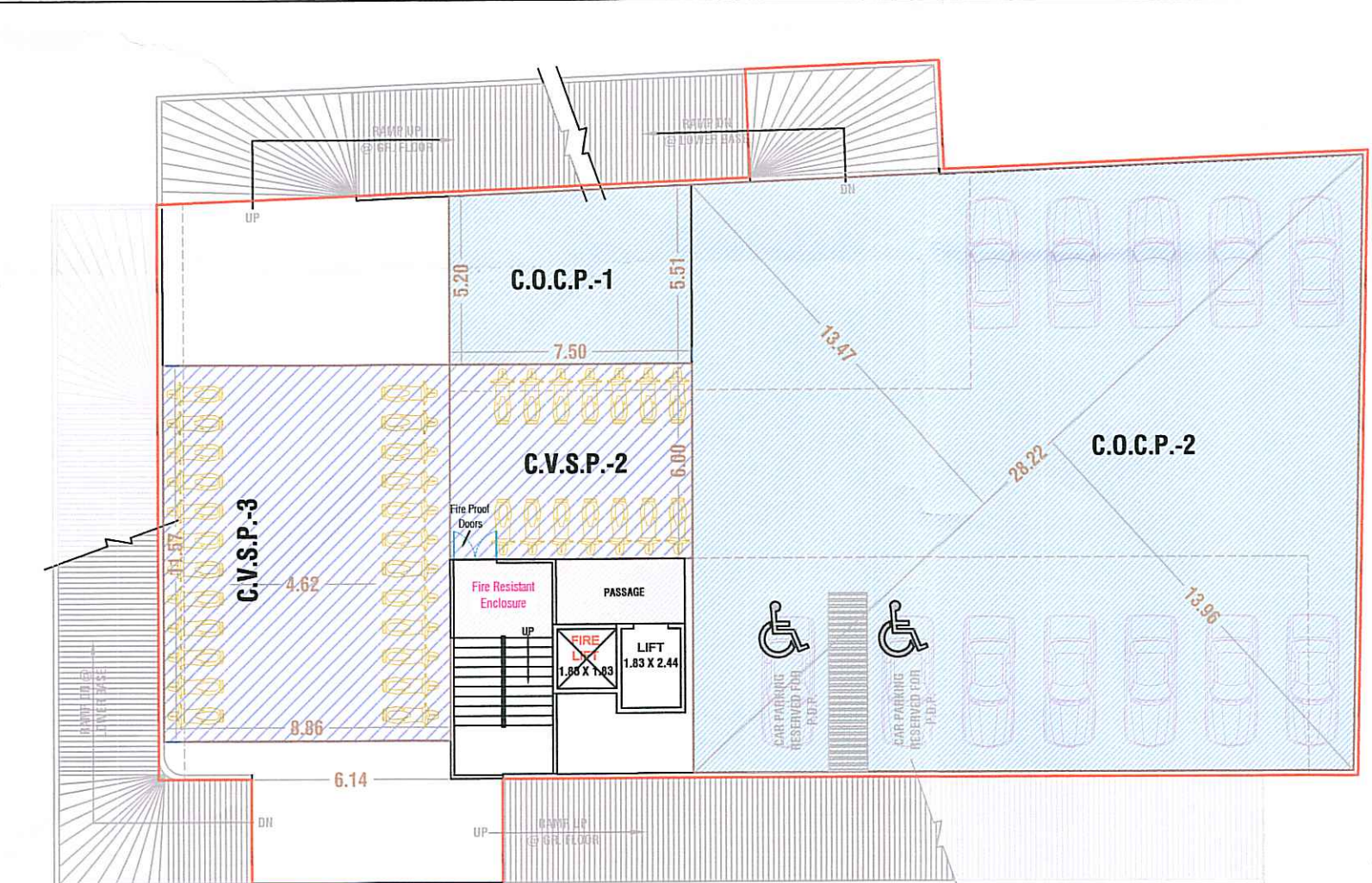
so, provided (3 - UNIT), 3.50 x 7.50 mt. loading & unloading size area

PARKING @ LVL.	OCCUPIERS CAR	OCCUPIERS OTHER	VISITOR CAR	VISITOR OTHER	TOTAL
GROUND LVL.	-----	-----	134.61	12.70	147.31
BASEMENT LVL.	531.94	534.87	-----	149.01	1215.82
TOTAL	531.94	534.87	134.61	161.71	1363.13

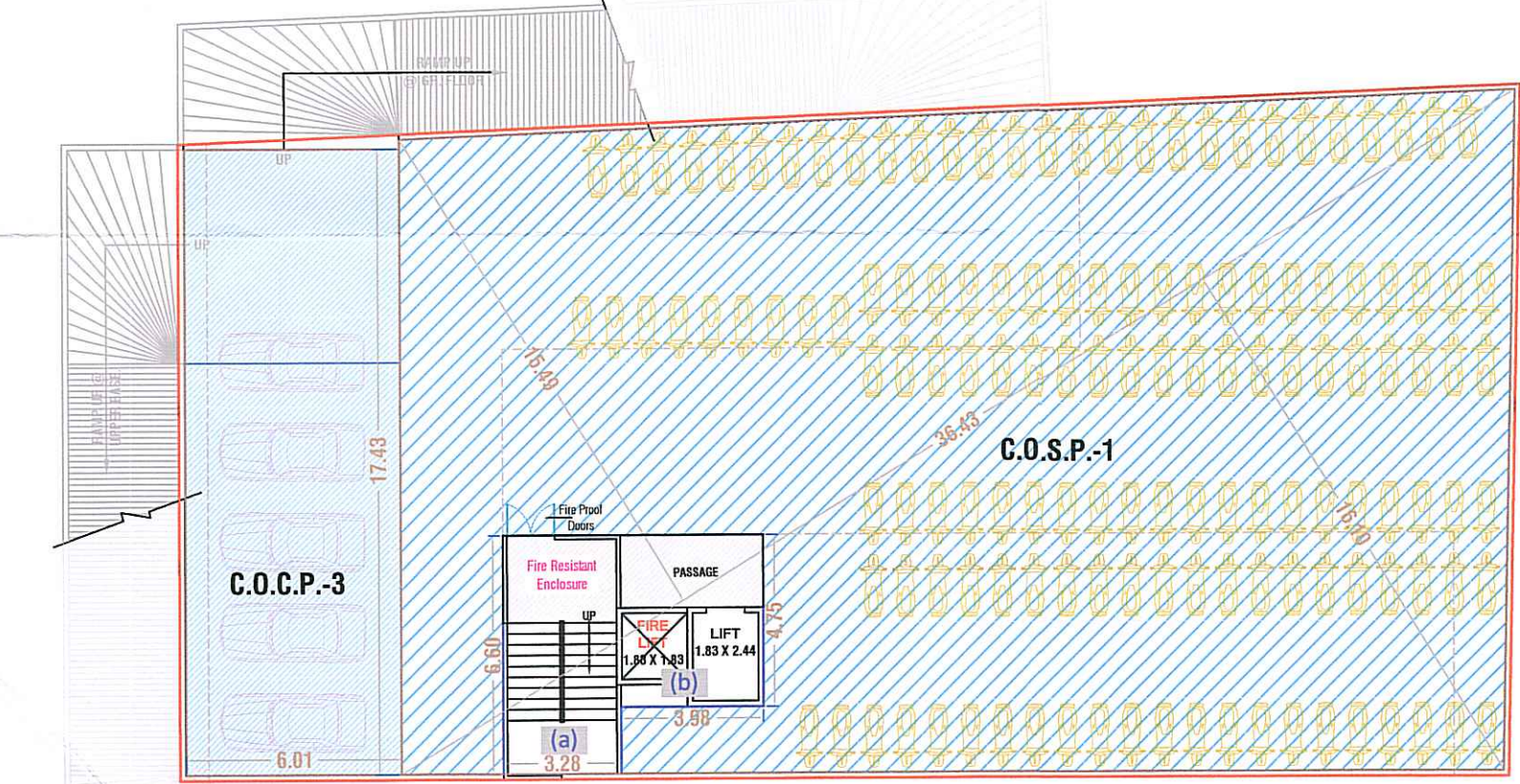
COMMERCIAL PARKING:-

COMM. F.S.I.= 3286.36 sq.mt. Total Req. Occupiers Parking		= 40% of PERMI. F.S.I. = 0.40 X 3306.63 = 1322.65 sq.mt.	
Req. Occupiers Car Parking	= 40% of Total Req. Parking = 0.40 X 1322.65 = 529.06 sq.mt.	CAR PARKING (C.O.C.P.-1). 1/4(5.20+5.51) X 7.50 = 40.16 @ Upper Base. (C.O.C.P.-2). 1/4(13.47+13.96) X 28.22 = 387.03 @ Upper Base. (C.O.C.P.-3). 6.01 X 17.43 = 104.75 @ Lower Base TOTAL..... = 531.94 sq.mt. > 529.06 sq.mt.	
Req. Occupiers Others Parking	= 40% of Total Req. Parking = 0.40 X 1322.65 = 529.06 sq.mt.	OTHERS PARKING (C.O.S.P.-1). 1/4(15.49+16.10) X 36.43 = 575.41 @ Lower Base. TOTAL..... = 575.41 sq.mt. Less a) 3.28 X 6.60 X 1 = 21.64 b) 3.98 X 4.75 X 1 = 18.90 TOTAL..... = 40.54 sq.mt. NET AREA = 575.41 - 40.54 = 534.87 sq.mt. > 529.06 sq.mt.	
TOTAL OCCUPIERS PARKING = 531.94 + 534.87 = 1066.81 TOTAL..... = 1066.81 sq.mt. > 1058.12 sq.mt.			
Total Req. Visitors Parking		= 20% of Total Req. Parking = 0.20 X 1322.65 = 264.53 sq.mt.	
Req. Visitors Car Parking	= 0.50 X 264.53 = 132.265 sq.mt.	CAR PARKING (C.V.C.P.-1). 1/4(5.87+5.74) X 15.18 X 1 = 88.11 @ GR. Lvl. (C.V.C.P.-2). 7.50 X 6.20 X 1 = 46.50 @ GR. Lvl. TOTAL..... = 134.61 sq.mt. > 132.265 sq.mt.	
Req. Visitors Others Parking	= 0.50 X 264.53 = 132.265 sq.mt.	OTHERS PARKING (C.V.S.P.-1). 1/4(1.95+1.81) X 6.76 = 12.70 @ GR. Lvl. (C.V.S.P.-2). 7.50 X 6.20 = 46.50 @ Upper Base. (C.V.S.P.-3). 8.86 X 11.57 = 102.51 @ Upper Base. TOTAL..... = 161.71 sq.mt. > 132.265 sq.mt.	
TOTAL VISITORS PARKING = 134.61 + 161.71 = 296.32 TOTAL..... = 296.32 sq.mt. > 264.53 sq.mt.			
Total Req. Parking for Resi. = 1322.65 sq.mt.		Total Prop. Parking for Resi. = 1066.81 + 296.32 = 1363.13 sq.mt.	

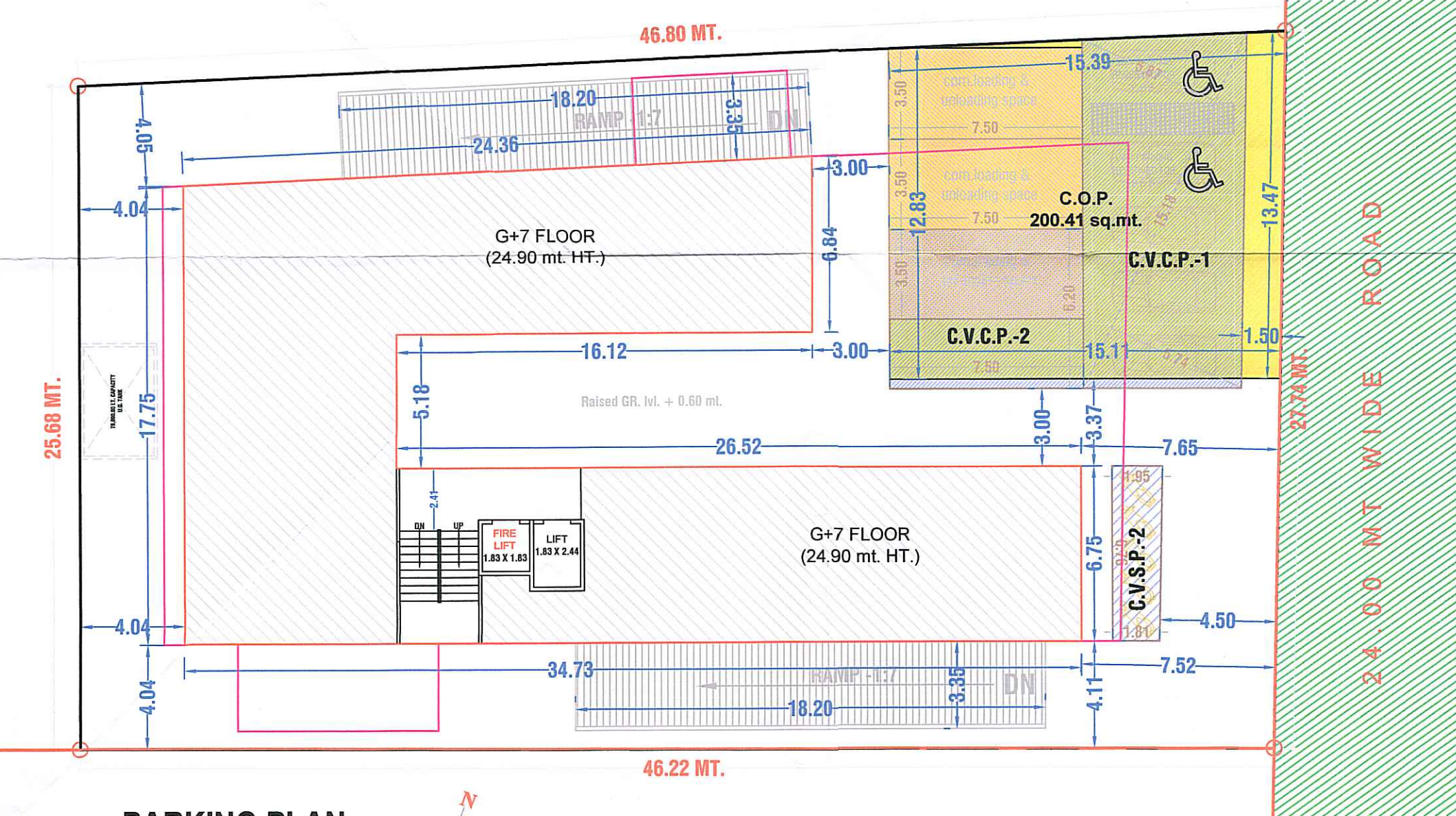
OWNER NAME	ARCHITECT & PLANNER
પવિત્રા રીઆલીટી એક ભાગીદારી પેઢીના ભાગીદારો ૧) મનસુખભાઈ કરમશીભાઈ શેલડીયા Sheladark ૨) વિનુભાઈ અરજશભાઈ કાનાણી Mannani ૩) હસમુખભાઈ શંભુભાઈ કાનાણી H...	 MANSUKH B. KELAWALA (B.E. Civil) 3,Sidhdhanath Mahadev Society, Tadwadi, Rander Road, SURAT. TD0/STDR/181, TD0/ER/653 SUDA/ST-R/106, SUDA/ER/685



UPPER BASEMENT PLAN
SCALE :- 1CM = 2.00 MT.



LOWER BASEMENT PLAN
SCALE :- 1CM = 2.00 MT.



PARKING PLAN
SCALE :- 1CM = 2.00 MT.