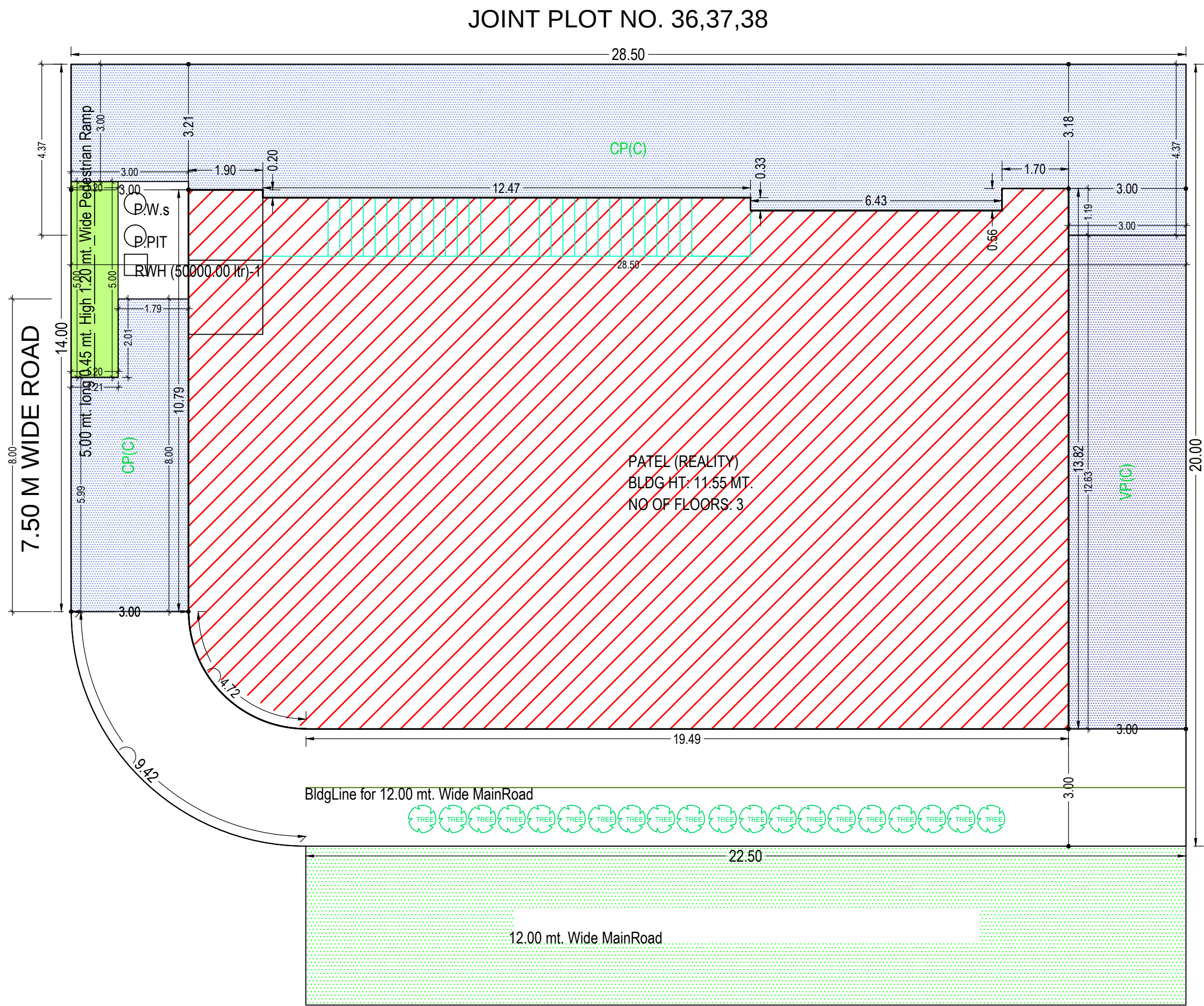


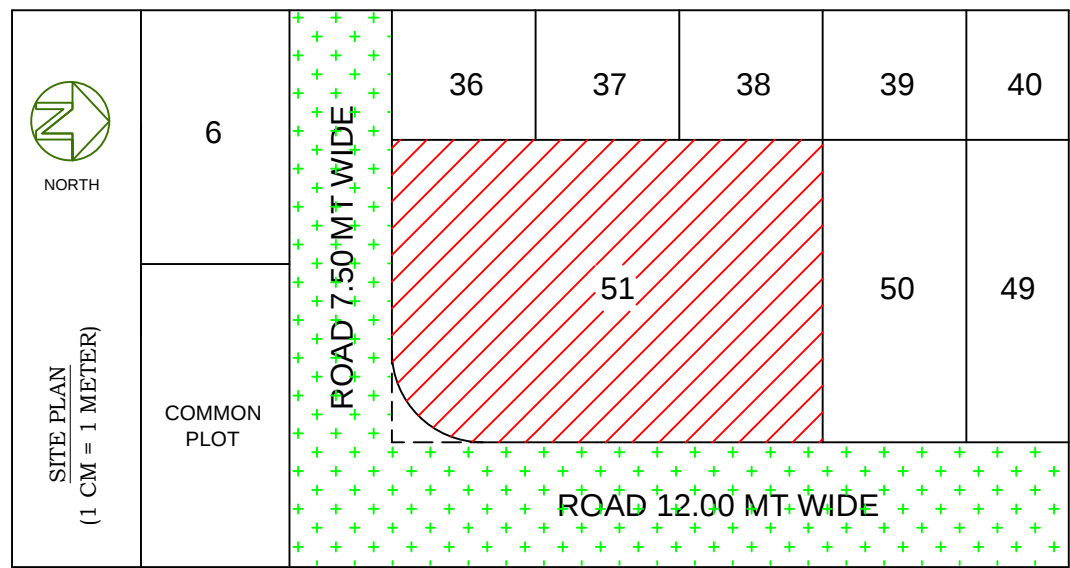
Project Title :PLAN SHOWS PROPOSED COMMERCIAL & RESIDENTIAL BUILDING DWELLING UNIL D3 (MERCANTILE - 1) TYPE ON PLAN ON PLOT NO. 51, R.S. NO. 1151/P, LALPUR ROAD, JAMNAGAR



Inward No	1462102	Sheet	1
Inward Date		Scale	1:100



SITE PLAN
(Scale - 1:100)



KEY PLAN

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
PATEL (REALITY)	Mercantile	ResiComm Building	Mercantile-1 (M1)	-	-	1	19	GROUND FLOOR PLAN	Mercantile	ResiComm Building	Commercial FSI	Mercantile	ResiComm Building
								FIRST FLOOR PLAN	Mercantile	ResiComm Building	Commercial FSI	Mercantile	ResiComm Building
								SECOND FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI	Residential	Detached Dwelling Unit
								TERRACE FLOOR PLAN	Mercantile	ResiComm Building	-	-	-

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Lift	Lift Machine	Lift Lobby	Accessory Use	Resi.	Commercial		
PATEL (REALITY)	1	711.89	87.93	7.22	3.61	17.79	8.16	56.57	530.62	587.18	20
Grand Total :	1	711.89	87.93	7.22	3.61	17.79	8.16	56.57	530.62	587.18	20

Parking Check (Table 7b)

Use Type	Car			Visitor's Car Parking			Total Parking Area		
	Area	No.		Area	No.		Area	No.	
Residential	0.00	0.00	0	0	0.00	0.00	0	0	0.00
Commercial	79.60	121.77	0	0	31.84	37.88	0	1	159.19
Total	79.60	121.77	0	0	31.84	37.88	0	1	159.19

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
PATEL (REALITY)	Mercantile	ResiComm Building	> 0	1	530.62	159.19	79.60	31.84
			-					
			0 - 0	-				
			0 - 1000	1000				
	Residential	Detached Dwelling Unit	0 - 100	1	56.57	-	-	-
			0 - 0	-				
	Total:					159.19	79.60	31.84

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	302.49	276.75	302.49	276.75
First Floor	291.64	253.86	291.64	253.86
Second Floor	99.88	56.57	99.88	56.57
Terrace Floor	17.88	0.00	17.88	0.00
Total:	711.89	587.18	711.89	587.18

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT NO. 51	Tree	15	20

AREA STATEMENT		VERSION NO.: 1.0.23
PROJECT DETAIL :		VERSION DATE: 18/05/2020
Site Address: TPSName: 0, RevenueNo: 1151/P, GamtalNo: 0, OPNo: 0, F.P.No: 0, SubPlotNo: 0, TenementNo: 0, CitySurveyWardNo: 0		Plot Use: Mercantile
Authority: Jamnagar Municipal Corporation (JMC)		Plot SubUse: ResiComm Building
AuthorityClass: D2		Plot Use Group: Mercantile-1 (M1)
AuthorityGrade: Municipal Corporation		Land Use Zone: City Area C
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: TPSName: 0, RevenueNo: 1151/P, GamtalNo: 0, OPNo: 0, F.P.No: 0, SubPlotNo: 0, TenementNo: 0, CitySurveyWardNo: 0		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record	-	
Sale Deed	562.26	
As per site condition	562.26	
Area of Plot Considered	562.26	
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	562.26	
4. % of Common Plot (Reqd.)	0.00	
% of Common Plot (Prop)	0.00	
Balance area of Plot(1 - 4)	562.26	
Plot Area For Coverage	562.26	
Plot Area For FSI	562.26	
Perm. FSI Area (1.80)	1012.00	
5. Total Perm. FSI area	1012.07	
6. Total Built up area permissible at:		
a. Ground Floor	0.00	
Proposed Coverage Area (53.80 %)	302.49	
Total Prop. Coverage Area (53.80 %)	302.49	
Balance coverage area (- %)	0.00	
Proposed Area at:		
-	Proposed Built up	Existing Built up
Ground Floor	302.49	0.00
First Floor	291.64	0.00
Second Floor	99.88	0.00
Terrace Floor	17.88	0.00
Total Area:	711.89	0.00
Total FSI Area:	587.18	
Total BuiltUp Area:	711.89	
Proposed F.S.I. consumed:	1.04	
C. Tenement Statement		
4. Tenement Proposed At:		
G.F.	9.00	
All Floors	11.00	
5. Total Tenements (3 + 4)	20	
E. Parking Statement		
1. Parking Space Required as per Regulations:	159.19	
2. Proposed Parking Space:	159.65	

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
- 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	
PATEL REALITY BHAGIDARI PEDHI	
ARCH/ENG'S NAME AND SIGNATURE	
SACHIN P VYAS	
JMCIA-7	
STRUCTURE ENGINEER	
SACHIN P VYAS	
JMCIA-7	

UnitBUA Table for Building -PATEL (REALTY)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.m.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SHOP 1	SHOP	28.72	28.72	3.02	25.70	09
	SHOP 2	SHOP	33.85	33.85	2.04	31.81	
	SHOP 3	SHOP	33.85	33.85	2.04	31.81	
	SHOP 4	SHOP	33.85	33.85	2.04	31.81	
	SHOP 5	SHOP	33.85	33.85	2.04	31.81	
	SHOP 6	SHOP	33.85	33.85	2.04	31.81	
	SHOP 7	SHOP	33.85	33.85	2.04	31.81	
	SHOP 8	SHOP	34.07	34.07	2.25	31.82	
	WC	SHOP	10.59	10.59	1.14	9.45	
	Total		276.48	276.48	18.65	257.83	
FIRST FLOOR PLAN	CFSH-145	FLAT	24.45	24.45	2.49	21.96	10
	PASSAGE 1	SHOP	11.17	11.17	0.05	11.12	
	PASSAGE 2	SHOP	12.69	12.69	0.00	12.69	
	SHOP 101	SHOP	24.64	24.64	1.12	23.52	
	SHOP 103	SHOP	24.64	24.64	1.12	23.52	
	SHOP 105	SHOP	24.64	24.64	1.12	23.52	
	SHOP 106	SHOP	24.64	24.64	1.12	23.52	
	SHOP 107	SHOP	24.64	24.64	1.12	23.52	
	SHOP 108	SHOP	24.64	24.64	1.12	23.52	
	Total		253.86	253.86	10.82	242.86	
SECOND FLOOR PLAN	SPLIT 1	DWELLING UNIT	56.57	56.57	6.53	50.04	01
	Total		56.57	56.57	6.53	50.04	
Total			586.73	586.73	35.99	550.73	20

Building -PATEL (REALTY)

Floor Name	Total Built Up Area (Sq.mt.)	Staircase	Lift	Lift Lobby	Accessory Use	Proposed Use	FSI Area	Total FSI	No. of Unit
Ground Floor	302.49	18.71	3.61	0.00	3.42	0.00	276.75	276.75	09
First Floor	291.64	27.40	3.61	0.00	6.77	0.00	253.86	253.86	10
Second Floor	98.88	32.10	0.00	3.61	7.60	0.00	56.57	56.57	01
Terrace Floor	17.88	9.72	0.00	0.00	0.00	0.00	8.16	0.00	0.00
Total	711.89	87.93	7.22	3.61	17.79	8.16	530.62	587.18	20
Total Number of Same Buildings	1								
Total	711.89	87.93	7.22	3.61	17.79	8.16	530.62	587.18	20

Staircase Checks (Table 8a-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.50	0.00	0.16
FIRST FLOOR PLAN	STAIRCASE	1.50	0.30	0.12
SECOND FLOOR PLAN	STAIRCASE	1.50	0.30	0.16
TERRACE FLOOR PLAN	STAIRCASE	1.20	0.30	0.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PATEL (REALTY)	D2	0.60	2.10	06
PATEL (REALTY)	D2	0.75	2.10	12
PATEL (REALTY)	RS	0.60	2.10	01
PATEL (REALTY)	D1	0.90	2.10	02
PATEL (REALTY)	G	1.00	2.10	01
PATEL (REALTY)	MD	1.00	2.10	01
PATEL (REALTY)	RS	1.80	2.10	15

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PATEL (REALTY)	V	0.34	1.00	06
PATEL (REALTY)	V	0.38	1.00	01
PATEL (REALTY)	V	0.60	1.00	03
PATEL (REALTY)	W1	1.00	1.20	01
PATEL (REALTY)	W	1.20	1.20	01
PATEL (REALTY)	W	1.50	1.20	04
PATEL (REALTY)	W	1.80	1.20	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.92 X 22.11 X 1 X 1	32.45	32.45
Tot#	-	-	32.45

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The continuing 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 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/plot 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 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 upon submitted 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 on 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
PATEL REALTY BHAGIDARI PEDHI

ARCHENG'S NAME AND SIGNATURE

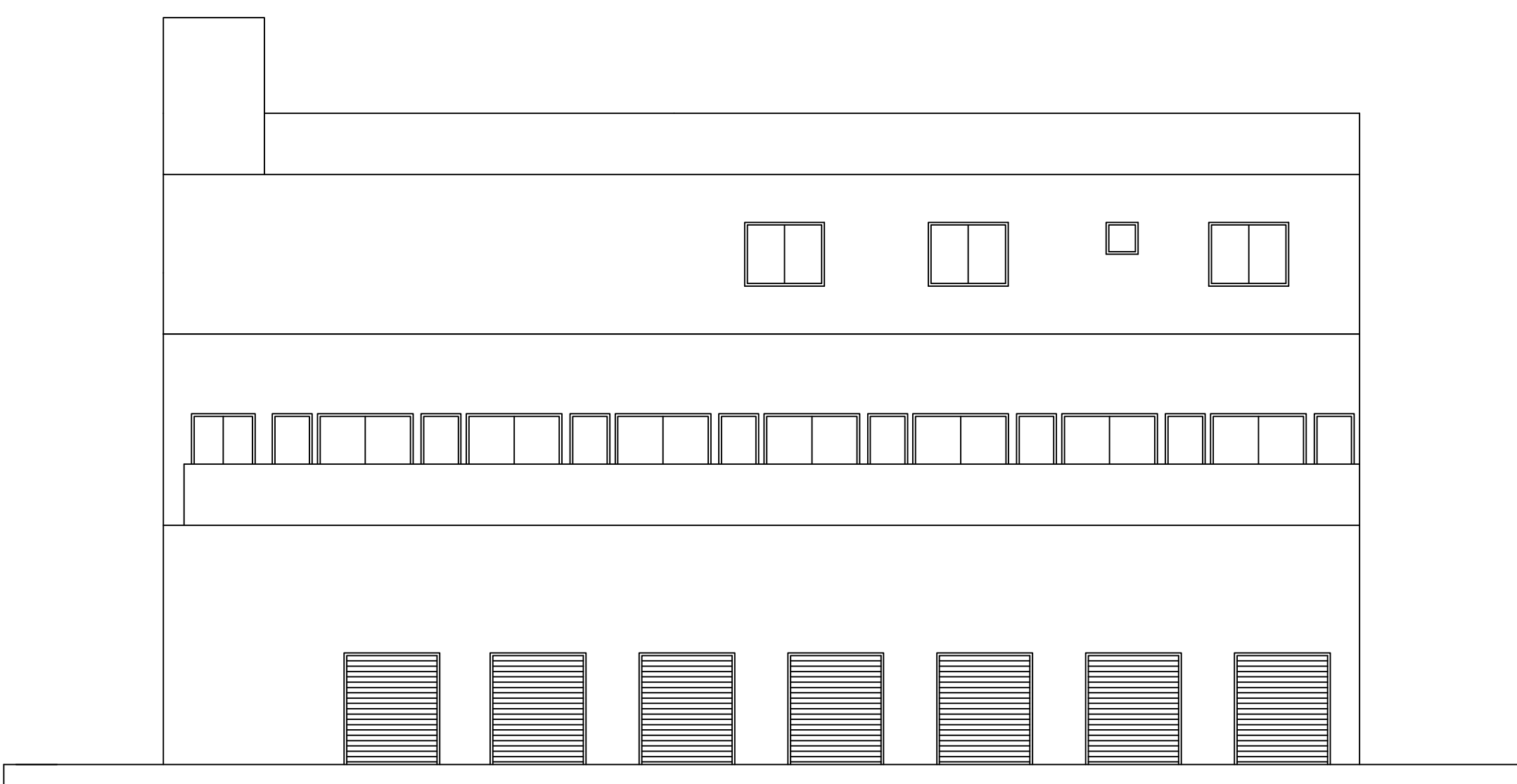
SACHIN P VYAS

JMCA-7

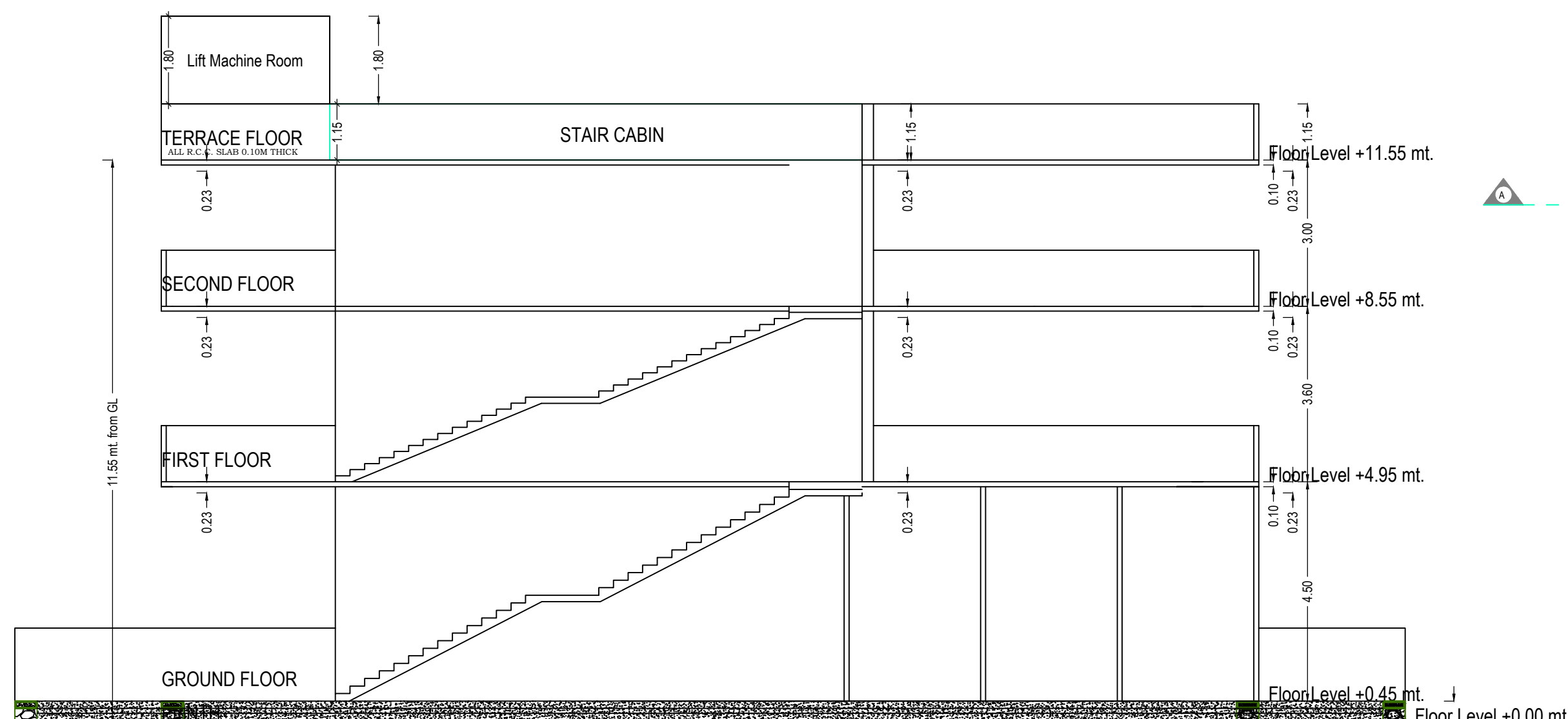
STRUCTURE ENGINEER

SACHIN P VYAS

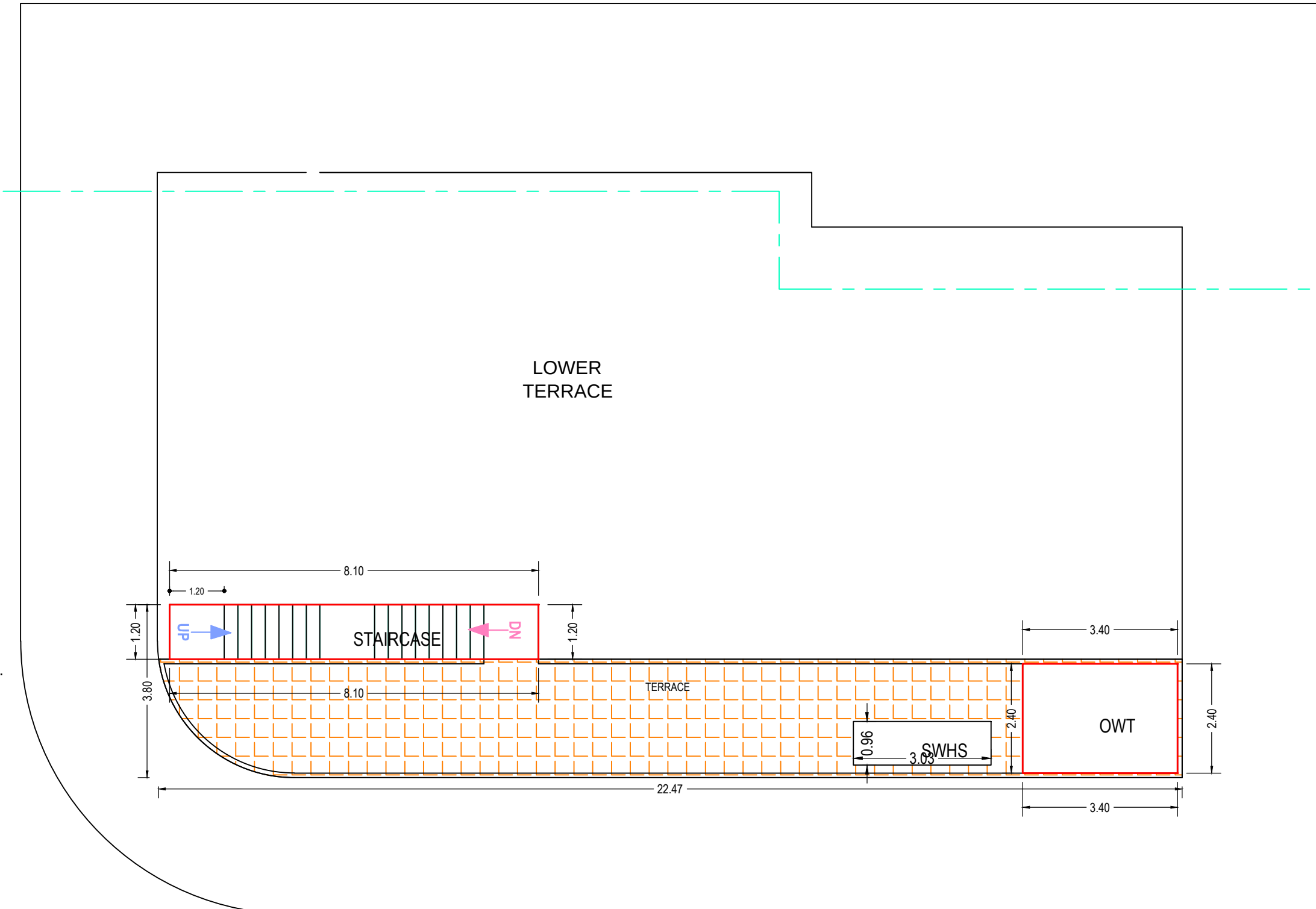
JMCA-7



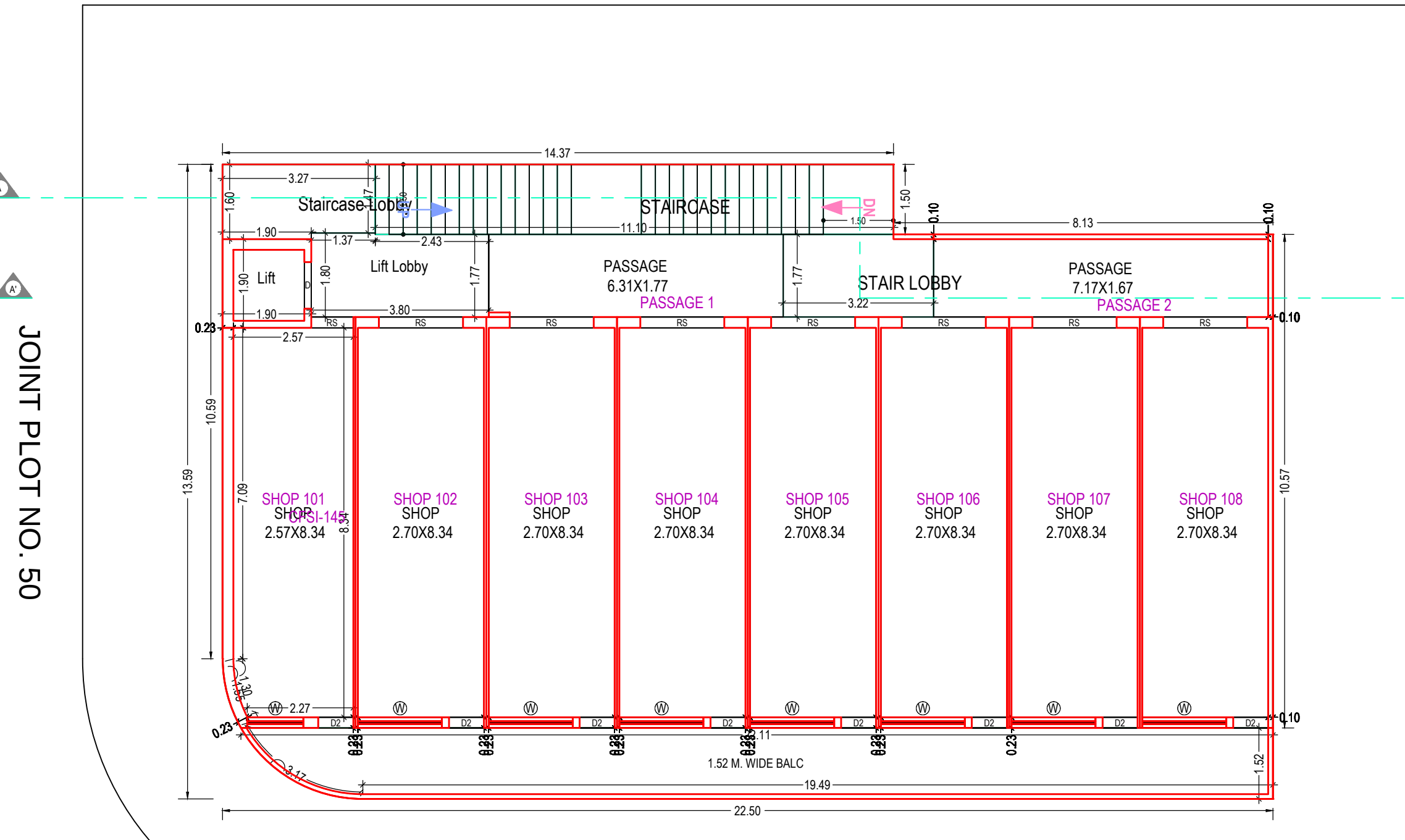
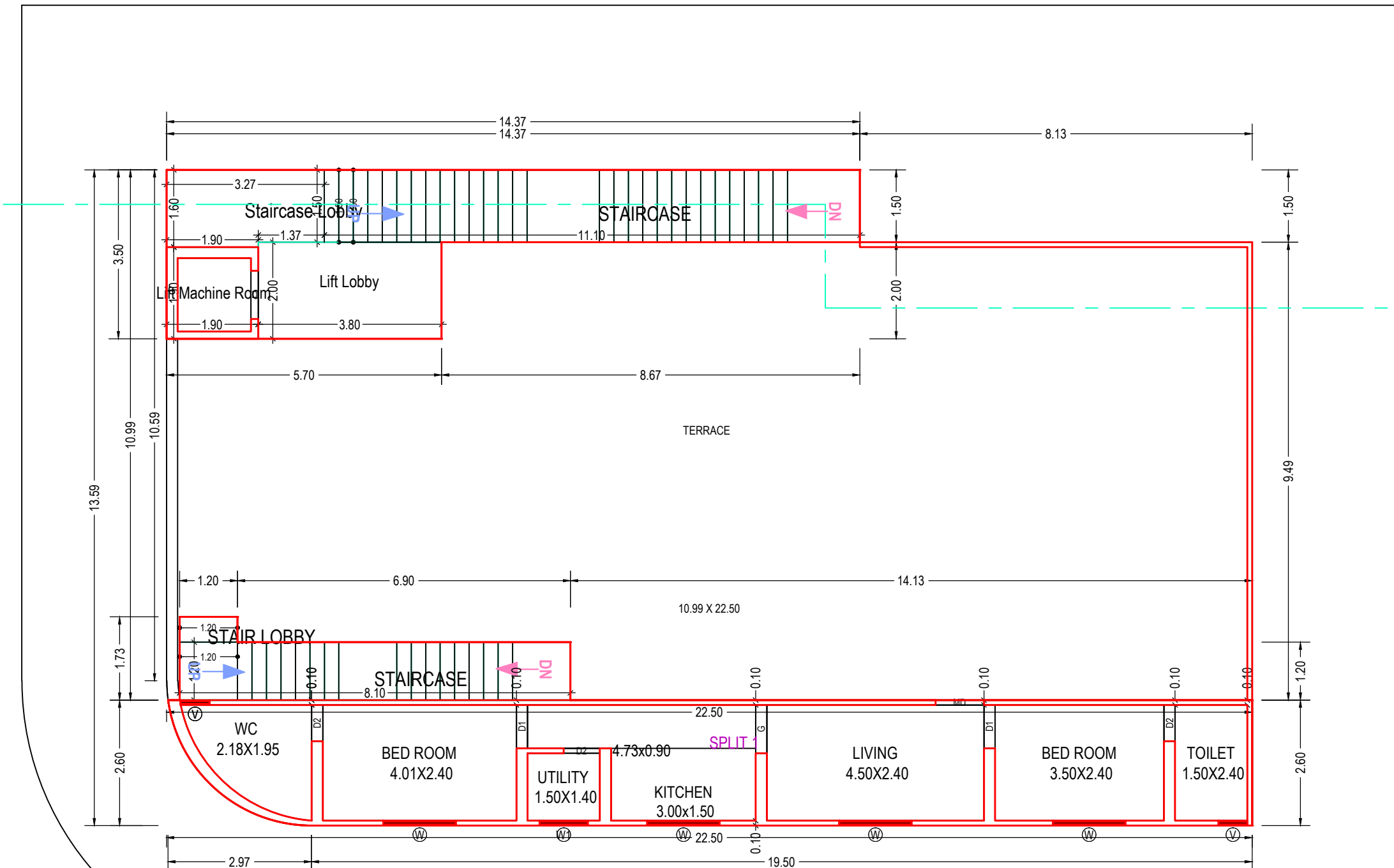
ELEVATION



SECTION - OM

TERRACE FLOOR PLAN
(SCALE 1:100)

JOINT PLOT NO. 36,37,38

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)