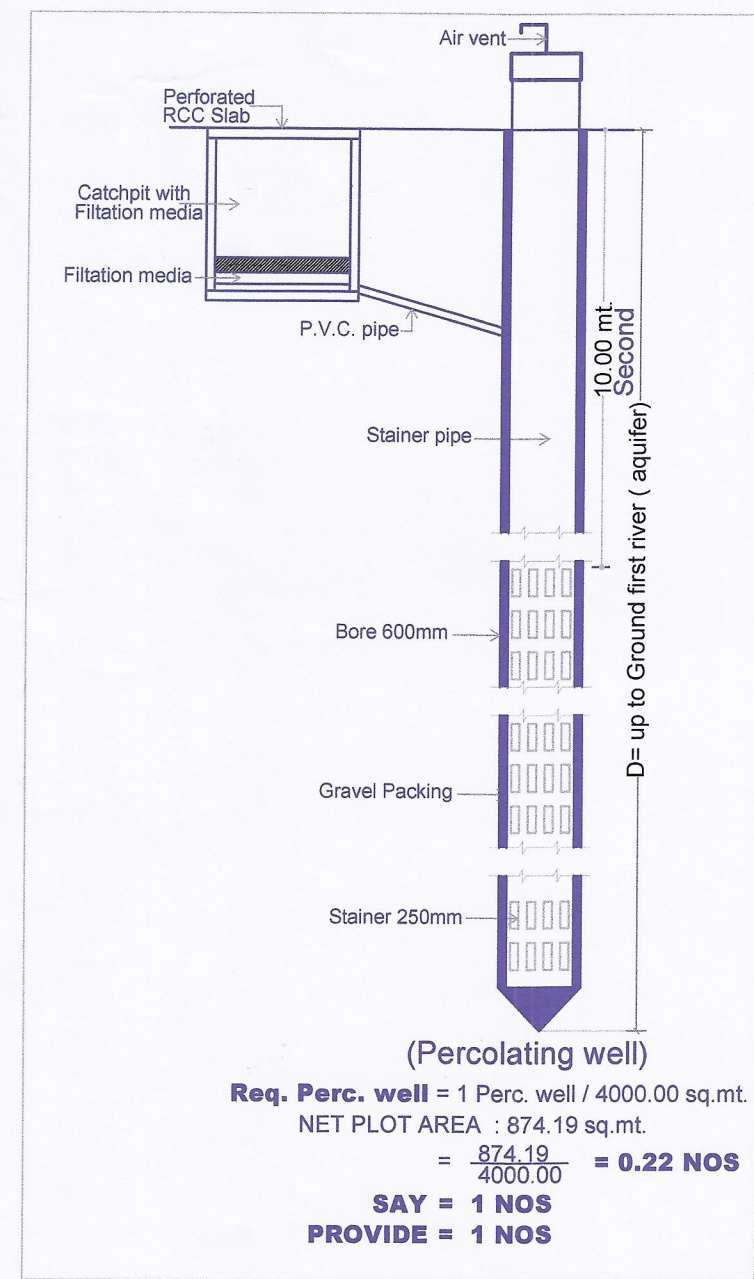


PROPOSED LAY OUT PLAN FOR COMMERCIAL BUILDING ON C.S. NO : 2550/B & C.S. NO : 2550/C, O.P.NO : 270, F.P.NO : 270p,
AT T.P.S.NO : 5 (ATHWA - UMRA), VILL. : ATHWA, TA. : MAJURA, DI. : SURAT.

1/7

Layout plan



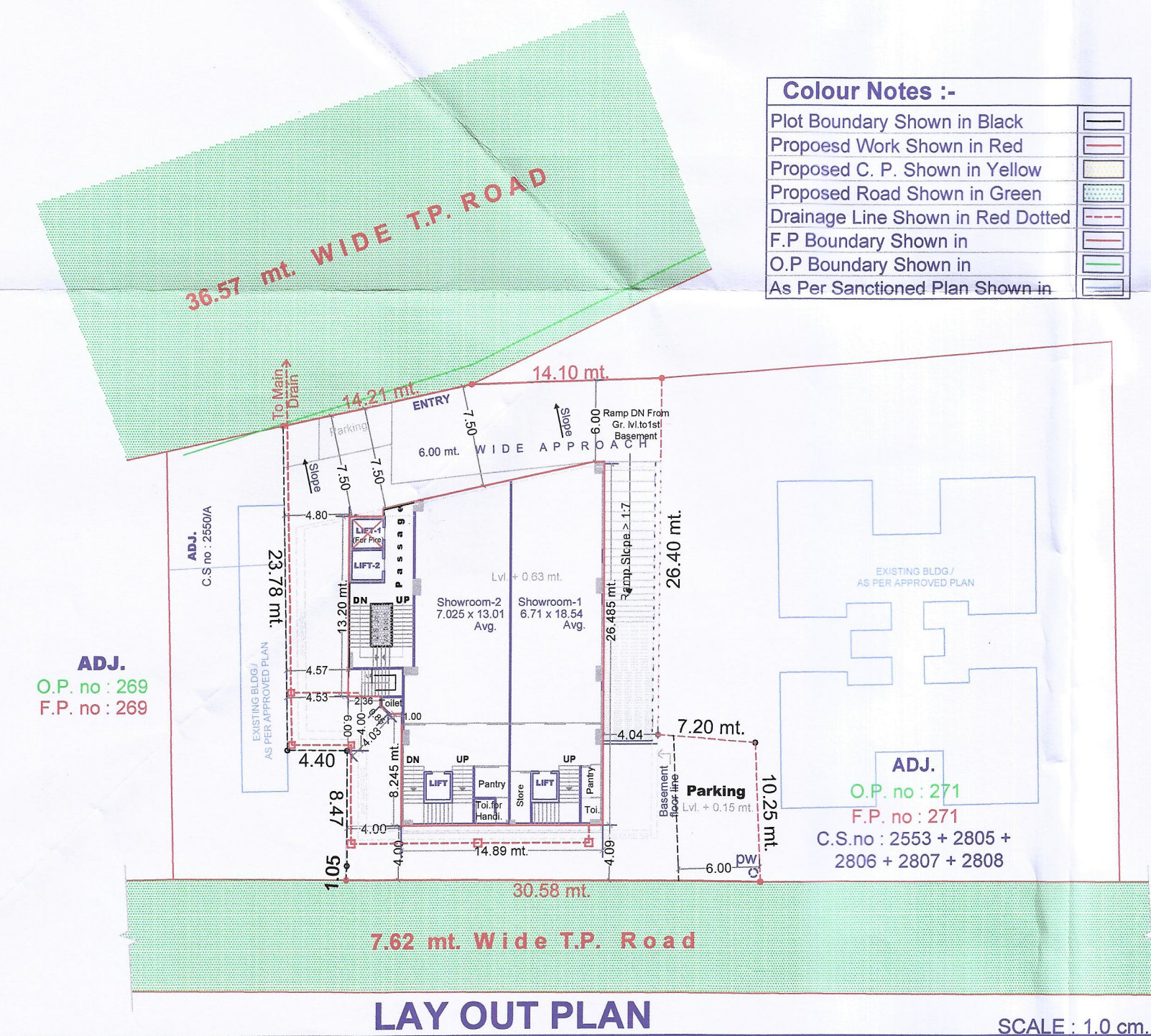
Key Plan

SCALE : 1.0 cm. = 20.00 mt.

F.P. NO	F.P. Area As Per B-form (in sq. mt.)
270	1244.9936
271	1160.5448
Total Area	2405.54

T.P.S. 5 (ATHWA - UMRA), F.P.270 + 271

SR. Building NO.	Building Type	CONSUMED F.S.I. (sq. mt.) As Per Sanctioned Plan	CONSUMED BUILT UP (sq. mt.) As Per Sanctioned Plan Gr. Coverage	PLOT AREA AS PER consumed F.S.I. Area (sq. mt.)	PLOT AREA As Per Sanctioned Plan & built up (sq. mt.) PERMISSIBLE	PLOT AREA As Per F.P. & Built up Consumed (sq. mt.)	PLOT AREA As Per City Survey Record (sq. mt.)	PLOT AREA / CONSUMED F.S.I. 1.687 (sq. mt.) As per sanction plan
1	A	2249.00	346.00	1332.53	1155.49 (P.A.)	1262.71	1223.00	-----
2	C	214.20	71.40	126.91	238.45 (B.U.)	120.27	308.35	-----
TOTAL 1		2463.20	417.40	1459.44	1393.94	1362.98	1531.35	1531.35 Maximum
3	B	1638.08	216.45	-----	-----	-----	-----	-----
4	D	183.19	36.29	-----	-----	-----	-----	-----
5	PARKING	0.00	90.00	-----	-----	-----	-----	-----
TOTAL 2		1821.27	342.74	1079.10	1144.60	1022.56	1027.27	874.19 Minimum
TOTAL 1+2		4284.47	760.14	2538.54	2538.54	2405.54	2558.62	2405.54



LAY OUT PLAN

SCALE : 1.0 cm. = 4.00 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. 02/12/2022

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 C.S. No. 2550/B & C.S. No. 2550/C of Ward No. 5 of Athwa - Umra Taluka of Rajkot District vide outward of plan No. T.D.O./DPI/151 dated 02.12.2021.

Date-03/12/2021 I/C. Town Planner, Surat Municipal Corporation

FORM 6A AREA STATEMENT				23			
Area Statement For Land				Dwelling Units			
No	Title	Details Area in sq. mt.	Supporting Documents Yes / No / Not Required	23.1	1st Basement Floor	Carpet Area Of Each Unit in sq. mt.	Proportionate Common Amenities Area in sq. mt.
A	Building Unit Area				2nd Basement Floor		
A.1	(a) As Per Revenue Record (Area as Per Existing Bldg) Approved Plan (F.P. 270+271)	2405.54			3rd Basement Floor		
A.2	(b) As Per T.P.S. Record				Ground floor (Showroom - 1)	172.74	
A.3	(c) As Per Site Condition				(Showroom - 2)	178.94	
B	Deduction Area				First floor (Showroom - 101)	172.74	
B.1	(a) As Per Sanctioned Plan Area (A & C Building Area) (C.S. Area)	1531.35			(Showroom - 102)	178.94	
B.2	(b) Reservations (Under T.P. or D.P. or Any Other Statutory plans / Under Provision of G.D.C.R.)				Second floor (Showroom - 201)	172.74	
B.3	Area not in possession				(Showroom - 202)	178.94	
B.4	Others				Third floor (OFFICE - 301)	354.16	
C	Net Area	874.19			Fourth floor (OFFICE - 401)	354.16	
Proposed					Fifth floor (OFFICE - 501)	165.70	
No	Title	Details (Area in sq. mt. Nos / mt.)	Supporting Documents Yes / No / Not Required		Sixth floor (OFFICE - 601)	187.08	
13	Common Plot						
13.1	Additional 6% for Thick Plantation						
13.2	Nos of Percolation wells	1	1				
13.3	Nos of Trees						
14	Width of Margin Road side						
14.1	36.57 mt. Side Road	7.50	7.50 (Min.)				
14.2	7.62 mt. Side Road	3.00	4.00 (Min.)				
14.3	Width of Margin Other Than Road side	4.00	4.00 (Min.)				
14.4	Total Margin Area						
15	Internal Road Width						
15.1	Internal Road Area						
16	Built up Area in Common Plot						
16.1	Built up Area in Margins						
17	Total Developable Area						
18	Permissible F.S.I. Base (As per New D.P.)	(1.80) 1573.54	(1.80) 1573.54				
18.1	Permissible F.S.I. Chargeable	(1.80) 1573.54	(0.908) 793.34				
18.2	F.S.I. Utilized	(3.60) 3147.08	(2.708) 2366.88				
19	Ground Coverage						
20	Proposed Use (As Described in Section C-9.3 Use Classification Table)						
20.1	Dwelling						
20.2	Mercantile						
20.3	Business						
20.4	Educational						
20.5	Assembly						
20.6	Institutional						
20.7	Religious						
20.8	Hospitality						
20.9	Sports & Leisure						
20.10	Parks						
20.11	Service Establishment						
20.12	Industrial						
20.13	Storage						
20.14	Transport						
20.15	Agriculture						
20.16	Temporary Use						
20.17	Public Utility						
20.18	Public Institutional						
20.19	Total						
21	Floor / Levels	Nos Of	Floor Area Built up / F.S.I.	Payment F.S.I. Area in sq. mt.			
Provided Details For Individual Building							
21.1	1st. Basement Floor	Parking	26.06				
21.2	2nd. Basement Floor	Parking					
21.3	3rd. Basement Floor	Parking					
21.4	Hollow Plinth						
21.5	Ground floor	1	295.46				
21.6	Typical floor						
21.7	First floor	1	288.06				
21.8	Second floor	1	288.06				
21.9	Third floor	1	367.31				
21.10	Fourth floor	1	367.31				
21.11	Fifth floor	1	367.31				
21.12	Sixth floor	1	367.31				
21.13	Seventh floor						
21.14	Eighth floor						
21.15	Ninth floor						
21.16	Tenth floor						
21.17	Eleventh floor						
21.18	Twelfth floor						
21.19	Thirteenth floor						
21.20	Fourteenth floor						
21.21	Floor Other Than Typical Floor						
21.22	Total						
21.23	Total Of All Buildings	1	2366.88	1573.54			
22	Dwelling Units	Nos Of Unit	Total Unit Area in sq. mt.	Total F.S.I. (1.80) 793.34			
Provided Details For Individual Building							
22.1	1 BHK						
22.2	2 BHK						
22.3	3 BHK						
22.4	4 BHK						
22.5	More Than 4 BHK						
22.6	Other (eg. Studio Units, Penthouse, Etc.)						
22.7	Other Than Dwelling Units						
22.8	Total						
22.9	Total Of All Buildings						
Ref. Description of Last Approved Plans (if any)							
SMC/T.D.O. NO. 876							
CERTIFICATE							
(i) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTION WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK. MANHOLE CONNECTION IS VERIFIED BY ME.							
(ii) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE / / 2020 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / T.P. RECORD.							
SIGNATURE: ARCHITECT / ENGINEER / SURVEYOR							
CERTIFICATE							
THIS IS TO CERTIFY THAT THE SIGNATURE OF LAND OWNER / OWNERS ON PLANS, APPLICATION AND ALL DOCUMENTS ARE DONE IN MY PRESENCE. I KNOW PERSONALLY TO THE ALL LAND OWNER / OWNERS. IT IS MY RESPONSIBILITY FOR SIGN OF LAND OWNER / OWNERS.							
Developer's Name :							
Registration No.							
OWNER SIGNATURE							
ARCHITECT / ENGINEER							
SIGNATURE							
FOR RAJHANS INFRACON (INDIA) PVT. LTD.							
Shivaji Jain							
DIRECTOR							
MURTUZA M. BASRAI							
4/2523, 'AL BURHANI-302' Begumpura, Amkhas, Surat							
LIC.NO: SMC							
SMC/TDO/ER/ 696							
SUDA NO- 698							