



COMMERCIAL &  
RESIDENTIAL



#### DEVELOPERS :

FARUK GULAM KURESHI AND OTHERS

#### ARCHITECT & ENGINEER :

RITA CONSULTANT  
Er. Mitul Patel

#### SITE ADDRESS :

Kareli-Mota Road,  
Near Kareli Railway Crossing,  
Kareli, Bardoli-394310

#### CONTACT FOR BOOKING :

+91 9712222266  
+91 8629922222

#### Facilities:

##### Structure :

Well Designed RCC Frame Structure with good quality material  
as per Structural Engineer's and Architect Design Specification

##### Flooring :

2'X2' Tile In Flooring And Checkered Tile In Parking

##### Kitchen :

Granite Kitchen With Steel Sink.

##### Color :

Outside Surface Weather Shield Color In Side Birla Putty

##### Door :

Decorative Main Door, Toilet Door In PVC & Flush Door

##### Window :

Aluminium Section Window

##### Electric :

Moduler Switches With ISI Mark Wire

##### Water :

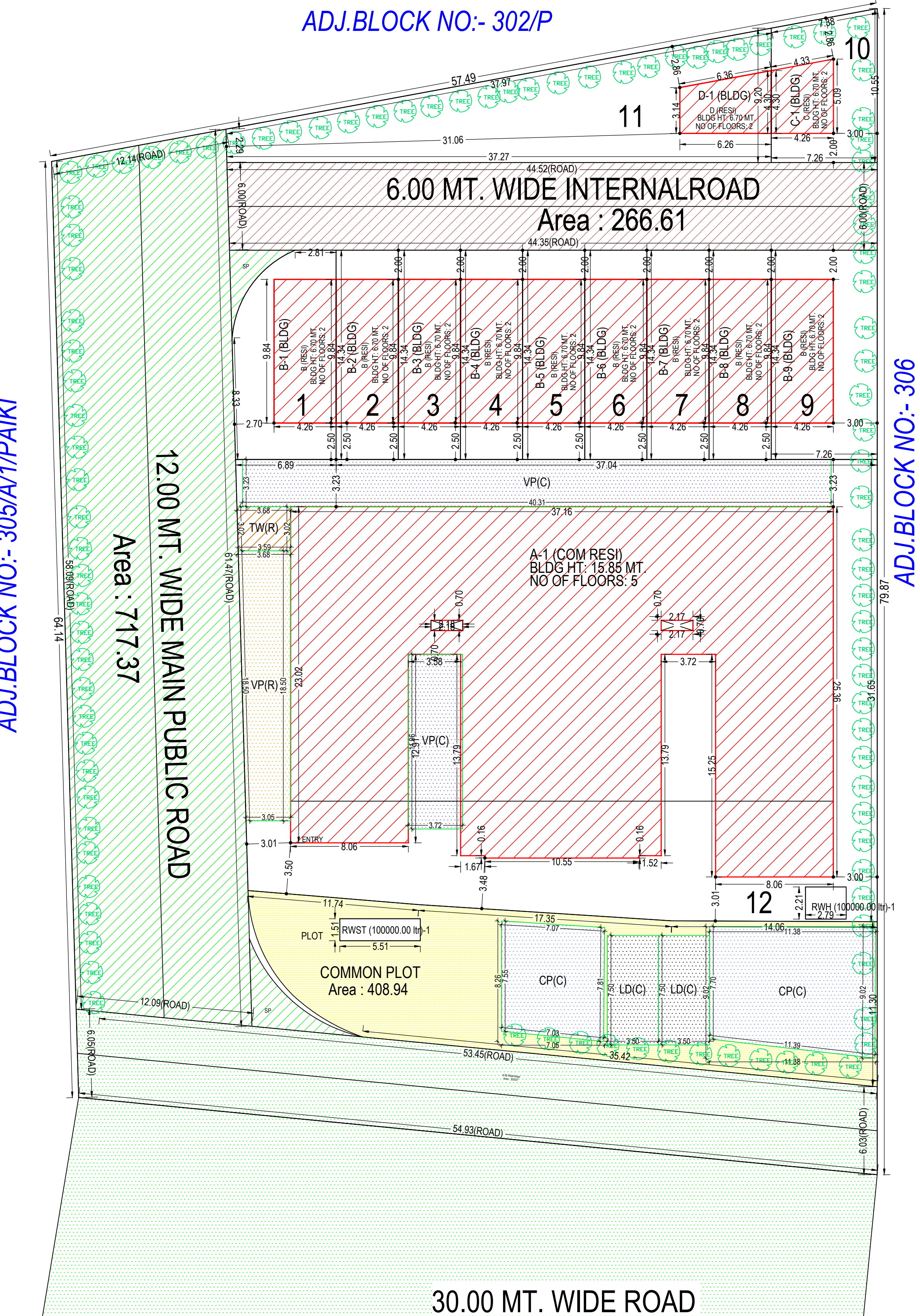
24 Hour Water Supply, Water Proofing At RCC Tank Terraces  
Rain Water re-harvesting  
U G Tank

##### Parking :

Basement Parking



COMMERCIAL & RESIDENTIAL

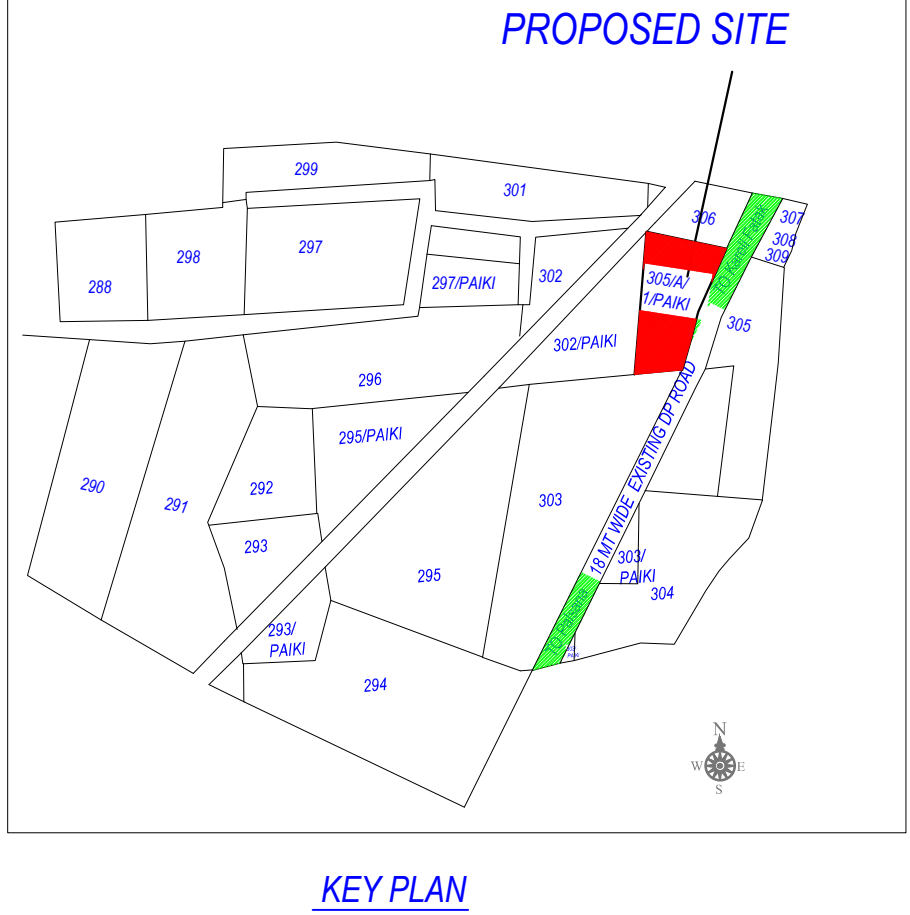
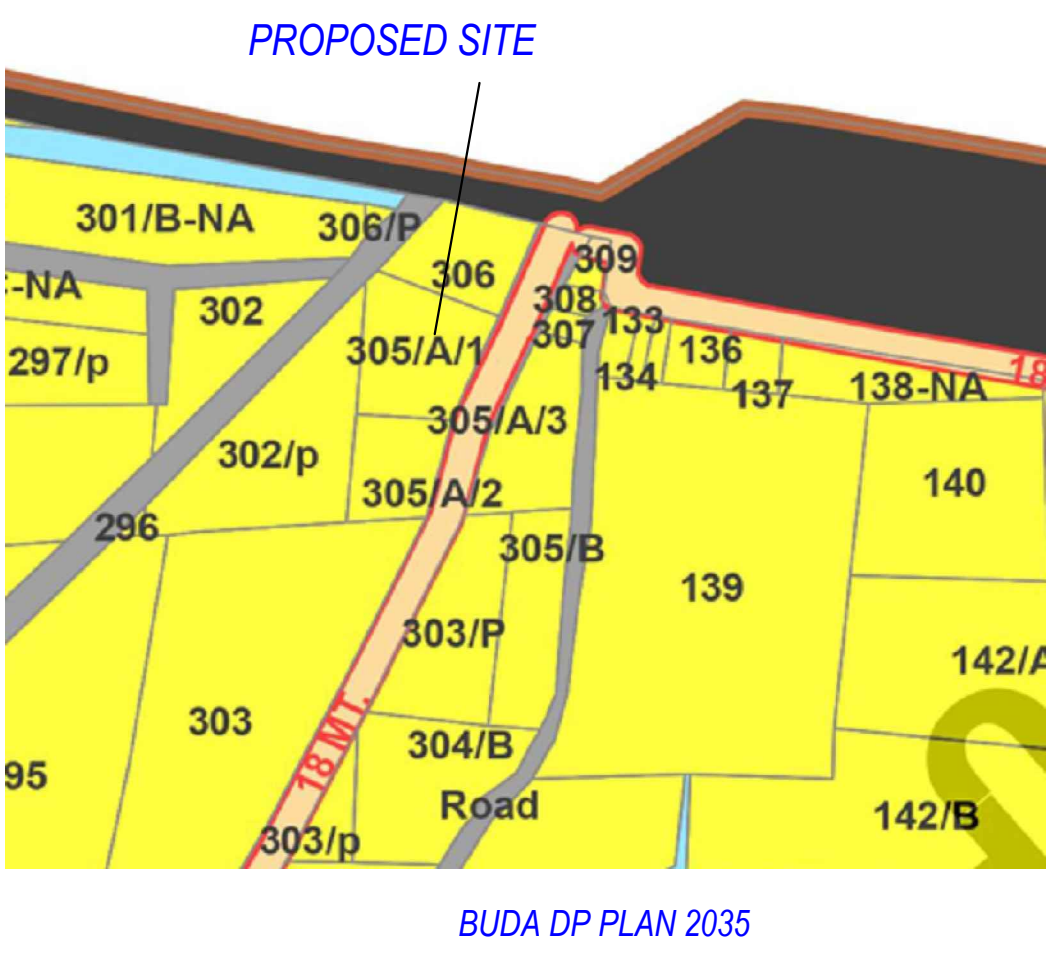


| FSI & Tenement Details |                 |                              |                                            |                              |                             |             |       |              |               |       |         |
|------------------------|-----------------|------------------------------|--------------------------------------------|------------------------------|-----------------------------|-------------|-------|--------------|---------------|-------|---------|
| Building               | No of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions From Gross BUA/Area in (Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) |             |       |              |               |       |         |
|                        |                 |                              |                                            |                              | Stair/Case                  | Stair Lobby | Lift  | Lift Machine | Accessory Use | Ramp  | Parking |
| B (BLDG)               | 9               | 889.38                       | 0.00                                       | 889.38                       | 162.00                      | 41.22       | 0.00  | 0.00         | 85.05         | 0.00  | 0.00    |
| A (COM RES)            | 1               | 4272.71                      | 41.12                                      | 4231.59                      | 167.36                      | 90.78       | 21.54 | 3.59         | 20.94         | 94.53 | 691.23  |
| D (BLDG)               | 1               | 54.52                        | 0.00                                       | 54.52                        | 16.00                       | 6.22        | 0.00  | 0.00         | 0.00          | 0.00  | 0.00    |
| C (BLDG)               | 1               | 46.01                        | 0.00                                       | 46.01                        | 15.57                       | 2.20        | 0.00  | 0.00         | 0.00          | 0.00  | 0.00    |
| Grand Total            | 12              | 5262.62                      | 41.12                                      | 5221.50                      | 362.93                      | 140.42      | 21.54 | 3.59         | 105.09        | 94.53 | 691.23  |

| Building Use/SUBUSE Details |              |                                                  |                    |                         |                             |                     |             |                                                  |                 |             |                                                  |
|-----------------------------|--------------|--------------------------------------------------|--------------------|-------------------------|-----------------------------|---------------------|-------------|--------------------------------------------------|-----------------|-------------|--------------------------------------------------|
| Building Name               | Building Use | Building SubUse                                  | Building Use Group | No Of Residential Units | No Of Non-Residential Units | Floor Name          | Floor Use   | Floor SubUse                                     | FSI Name        | FSI Use     | FSI SubUse                                       |
| B (BLDG)                    | Residential  | Residential Building (More than one side common) | Dwelling-2 (DW2)   | 1                       | 0                           | GROUND FLOOR PLAN   | Residential | Residential Building (More than one side common) | Residential FSI | Residential | Residential Building (More than one side common) |
|                             |              |                                                  |                    |                         |                             | FIRST FLOOR PLAN    | Residential | Residential Building (More than one side common) | Residential FSI | Residential | Residential Building (More than one side common) |
|                             |              |                                                  |                    |                         |                             | TERRACE FLOOR PLAN  | Residential | Residential Building (More than one side common) | -               | -           | -                                                |
| A (COM RES)                 | Residential  | Apartment                                        | Dwelling-3 (DW3)   | 20                      | 56                          | BASEMENT FLOOR PLAN | Residential | Apartment                                        | -               | -           | -                                                |
|                             |              |                                                  |                    |                         |                             | GROUND FLOOR PLAN   | Mercantile  | Shop                                             | Commercial FSI  | Mercantile  | Shop                                             |
|                             |              |                                                  |                    |                         |                             | FIRST FLOOR PLAN    | Mercantile  | Shop                                             | Commercial FSI  | Mercantile  | Shop                                             |
|                             |              |                                                  |                    |                         |                             | FOURTH FLOOR PLAN   | Residential | Apartment                                        | Residential FSI | Residential | Apartment                                        |
| D (BLDG)                    | Residential  | Residential Building (More than one side common) | Dwelling-2 (DW2)   | 1                       | 0                           | GROUND FLOOR PLAN   | Residential | Residential Building (More than one side common) | Residential FSI | Residential | Residential Building (More than one side common) |
|                             |              |                                                  |                    |                         |                             | FIRST FLOOR PLAN    | Residential | Residential Building (More than one side common) | Residential FSI | Residential | Residential Building (More than one side common) |
|                             |              |                                                  |                    |                         |                             | TERRACE FLOOR PLAN  | Residential | Residential Building (More than one side common) | -               | -           | -                                                |
| C (BLDG)                    | Residential  | Residential Building (More than one side common) | Dwelling-2 (DW2)   | 1                       | 0                           | GROUND FLOOR PLAN   | Residential | Residential Building (More than one side common) | Residential FSI | Residential | Residential Building (More than one side common) |
|                             |              |                                                  |                    |                         |                             | FIRST FLOOR PLAN    | Residential | Residential Building (More than one side common) | Residential FSI | Residential | Residential Building (More than one side common) |
|                             |              |                                                  |                    |                         |                             | TERRACE FLOOR PLAN  | Residential | Residential Building (More than one side common) | -               | -           | -                                                |

| Required Parking |             |           |           |       |         |                               |        |                   |                       |        |  |
|------------------|-------------|-----------|-----------|-------|---------|-------------------------------|--------|-------------------|-----------------------|--------|--|
| Building Name    | Type        | SubUse    | Area      | Units |         | Required Parking Area(Sq.mt.) | Car    | Other Parking     |                       |        |  |
|                  |             |           |           | Reqd. | Prop.   |                               |        | Loading/Unloading | Visitor's Car Parking |        |  |
| A (COM RES)      | Mercantile  | Shop      | > 0       | 1     |         | 1318.85                       | 659.42 | 329.71            | -                     | 131.88 |  |
|                  |             |           | 0-0       | -     | -       | -                             | -      | -                 | -                     |        |  |
|                  |             |           | > 1000.01 | 1000  | -       | -                             | -      | 52.50             | -                     |        |  |
|                  | Residential | Apartment | 0.0- 80   | 1     |         |                               |        |                   |                       |        |  |
|                  |             |           | > 80.0    | -     | 1823.69 | 364.74                        | 182.37 | -                 | 36.47                 |        |  |
|                  |             |           | 0-0       | -     |         |                               |        |                   |                       |        |  |
| Total:           |             |           |           |       | 1024.16 | 512.08                        | 52.50  | 166.35            |                       |        |  |

| Parking Check (Table 7b) |        |        |       |                   |       |                       |       |             |        |                    |       |
|--------------------------|--------|--------|-------|-------------------|-------|-----------------------|-------|-------------|--------|--------------------|-------|
| Use Type                 | Area   | Car    |       | Loading/Unloading |       | Visitor's Car Parking |       | Two/Wheeler |        | Total Parking Area |       |
|                          |        | Reqd.  | Prop. | Reqd.             | Prop. | Reqd.                 | Prop. | Reqd.       | Prop.  | Reqd.              | Prop. |
| Residential              | 182.37 | 389.55 | 0     | 0                 | 0.00  | 0.00                  | 0     | 0           | 36.47  | 61.42              | 0     |
| Commercial               | 329.71 | 440.56 | 0     | 0                 | 52.50 | 52.50                 | 2     | 2           | 131.88 | 174.67             | 0     |
| Total                    | 512.08 | 830.11 | 0     | 0                 | 52.50 | 52.50                 | 2     | 2           | 168.35 | 236.10             | 0     |



| Buildingwise Floor FSI Details |                                 |                            |                                 |                            |                                 |                            |                                 |                            |                                 |                            |                                 |                            |                         |                         |
|--------------------------------|---------------------------------|----------------------------|---------------------------------|----------------------------|---------------------------------|----------------------------|---------------------------------|----------------------------|---------------------------------|----------------------------|---------------------------------|----------------------------|-------------------------|-------------------------|
| Floor Name                     | B (BLDG)                        |                            |                                 |                            | A (COM RES)                     |                            |                                 |                            | D (BLDG)                        |                            |                                 |                            | Total                   |                         |
|                                | Proposed Built Up Area (Sq.mt.) | Proposed FSI Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Proposed FSI Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Proposed FSI Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Proposed FSI Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Proposed FSI Area (Sq.mt.) | Proposed Built Up Area (Sq.mt.) | Proposed FSI Area (Sq.mt.) | Total FSI Area (Sq.mt.) | Total FSI Area (Sq.mt.) |
| Basement Floor                 | 0.00                            | 0.00                       | 843.93                          | 0.00                       | 0.00                            | 0.00                       | 0.00                            | 0.00                       | 0.00                            | 0.00                       | 0.00                            | 843.93                     | 0.00                    | 0.00                    |
| Ground Floor                   | 364.86                          | 310.86                     | 674.09                          | 611.78                     | 23.26                           | 15.15                      | 19.97                           | 14.12                      | 1082.18                         | 951.91                     | 951.91                          | 951.91                     | 951.91                  | 951.91                  |
| First Floor                    | 364.86                          | 290.25                     | 771.90                          | 707.07                     | 23.26                           | 15.15                      | 19.97                           | 14.12                      | 1179.99                         | 1028.59                    | 1028.59                         | 1028.59                    | 1028.59                 | 1028.59                 |
| Second Floor                   | 0.00                            | 0.00                       | 776.31                          | 751.82                     | 0.00                            | 0.00                       | 0.00                            | 0.00                       | 776.31                          | 751.82                     | 751.82                          | 751.82                     | 751.82                  | 751.82                  |
| Third Floor                    | 0.00                            | 0.00                       | 776.31                          | 751.82                     | 0.00                            | 0.00                       | 0.00                            | 0.00                       | 776.31                          | 751.82                     | 751.82                          | 751.82                     | 751.82                  | 751.82                  |
| Fourth Floor                   | 0.00                            | 0.00                       | 344.52                          | 320.04                     | 0.00                            | 0.00                       | 0.00                            | 0.00                       | 344.52                          | 320.04                     | 320.04                          | 320.04                     | 320.04                  | 320.04                  |
| Terrace Floor                  | 159.66                          | 0.00                       | 44.53                           | 0.00                       | 8.00                            | 0.00                       | 6.07                            | 0.00                       | 218.26                          | 0.00                       | 0.00                            | 0.00                       | 0.00                    | 0.00                    |
| Total                          | 889.38                          | 601.11                     | 4231.59                         | 3142.53                    | 54.52                           | 30.30                      | 46.01                           | 28.24                      | 5221.50                         | 3802.18                    | 3802.18                         | 3802.18                    | 3802.18                 | 3802.18                 |

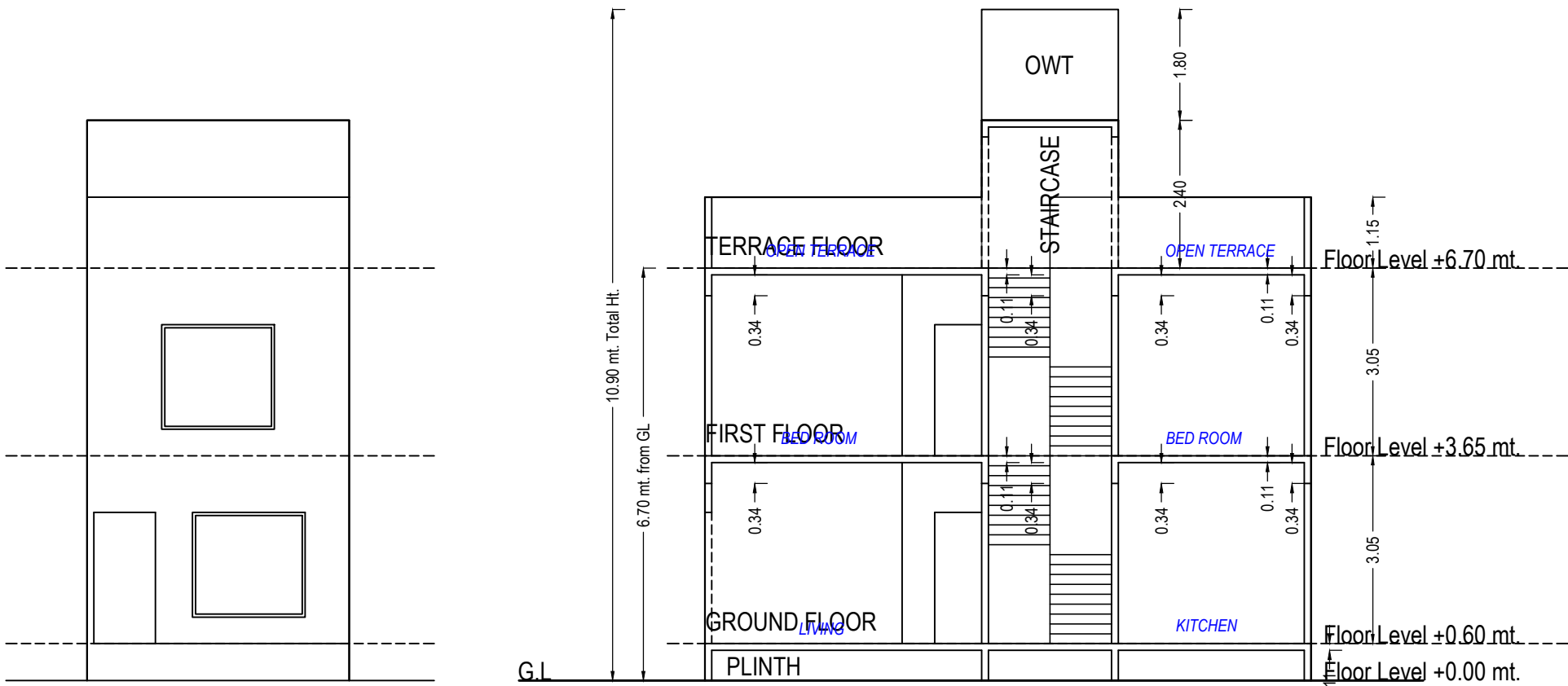
| Individual Plot Area |                                 |           |       |          |       |          |       |          |        |         |         |
|----------------------|---------------------------------|-----------|-------|----------|-------|----------|-------|----------|--------|---------|---------|
| Plot No.             | Abutting Road                   | Plot Area |       | Frontage |       | Coverage |       | FSI Area |        | Prop    | Total   |
|                      |                                 | Reqd.     | Prop. | Reqd.    | Prop. | Factor   | Perm. | Prop.    | Perm.  |         |         |
| 1                    | 12.00 MT. WIDE MAIN PUBLIC ROAD | -         | -     | 93.49    | -     | 8.33     | 0.00  | -        | 41.87  | 188.28  | 66.79   |
| 2                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 61.02    | -     | 4.26     | 0.00  | -        | 41.87  | 109.94  | 66.79   |
| 3                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 61.02    | -     | 4.26     | 0.00  | -        | 41.87  | 109.94  | 66.79   |
| 4                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 61.02    | -     | 4.26     | 0.00  | -        | 41.87  | 109.94  | 66.79   |
| 5                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 61.02    | -     | 4.26     | 0.00  | -        | 41.87  | 109.94  | 66.79   |
| 6                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 61.02    | -     | 4.26     | 0.00  | -        | 41.87  | 109.94  | 66.79   |
| 7                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 61.02    | -     | 4.26     | 0.00  | -        | 41.87  | 109.94  | 66.79   |
| 8                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 61.02    | -     | 4.26     | 0.00  | -        | 41.87  | 109.94  | 66.79   |
| 9                    | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 104.04   | -     | 7.26     | 0.00  | -        | 41.87  | 187.27  | 66.79   |
| 10                   | 6.00 MT. WIDE INTERNALROAD      | -         | -     | 71.66    | -     | 7.26     | 0.00  | -        | 19.97  | 128.99  | 28.24   |
| 11                   | 12.00 MT. WIDE MAIN PUBLIC ROAD | -         | -     | 214.49   | -     | 39.56    | 0.00  | -        | 23.26  | 386.08  | 30.31   |
| 12                   | 12.00 MT. WIDE MAIN PUBLIC ROAD | -         | -     | 1345.75  | -     | 29.53    | 0.00  | -        | 790.75 | 3229.80 | 3142.54 |

| Individual Plot Margin |               |                                 |       |       |       |      |       |      |      |        |          |               |
|------------------------|---------------|---------------------------------|-------|-------|-------|------|-------|------|------|--------|----------|---------------|
| Plot No.               | Pwork-Bldg    | Abutting Road                   | Front |       | Side1 |      | Side2 |      | Rear |        | Coverage | FSI Area Prop |
|                        |               |                                 | Reqd  | Prop  | Reqd  | Prop | Reqd  | Prop | Reqd | Prop   |          |               |
| 1                      | B-1 (BLDG)    | 12.00 MT. WIDE MAIN PUBLIC ROAD | 2.50  | 2.70  | 0.00  | -    | 0.00  | -    | 2.50 | 41.87  | 66.79    |               |
| 2                      | B-2 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 0.00  | -    | 0.00  | 1.00 | 2.50 | 41.87  | 66.79    |               |
| 3                      | B-3 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 0.00  | -    | 0.00  | 1.00 | 2.50 | 41.87  | 66.79    |               |
| 4                      | B-4 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 0.00  | -    | 0.00  | 1.00 | 2.50 | 41.87  | 66.79    |               |
| 5                      | B-5 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 0.00  | -    | 0.00  | 1.00 | 2.50 | 41.87  | 66.79    |               |
| 6                      | B-6 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 0.00  | -    | 0.00  | 1.00 | 2.50 | 41.87  | 66.79    |               |
| 7                      | B-7 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 0.00  | -    | 0.00  | 1.00 | 2.50 | 41.87  | 66.79    |               |
| 8                      | B-8 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 0.00  | -    | 0.00  | 1.00 | 2.50 | 41.87  | 66.79    |               |
| 9                      | B-9 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 3.00  | -    | 0.00  | 1.50 | 2.50 | 41.87  | 66.79    |               |
| 10                     | C-1 (BLDG)    | 6.00 MT. WIDE INTERNAL ROAD     | 2.00  | 2.00  | 2.99  | -    | 0.01  | 1.00 | 2.86 | 19.97  | 28.24    |               |
| 11                     | D-1 (BLDG)    | 12.00 MT. WIDE MAIN PUBLIC ROAD | 2.50  | 31.06 | 0.00  | -    | 0.00  | 2.00 | 2.86 | 23.26  | 30.31    |               |
| 12                     | A-1 (COM RES) | 12.00 MT. WIDE MAIN PUBLIC ROAD | 3.00  | 3.01  | 3.00  | 3.23 | 3.00  | 3.01 | 3.00 | 790.75 | 3142.54  |               |

Project Title :PROPOSED LAY-OUT DEVELOPMENT PLAN FOR RESIDENTIAL CUM. COMMERCIAL APARTMENT (DW3) & SEMI DETACHED (DW2) ON BLOCK NO.- 305-A-1-Paikee(AREA :- 4000.00 SQ.MT), MOJE :- KARELI, TAL.:- PALSANA, DIST:- SURAT.

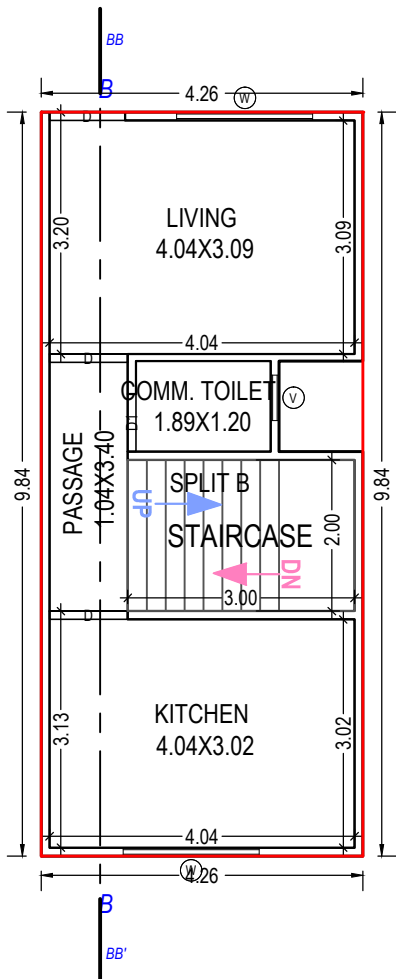


|             |                  |       |       |
|-------------|------------------|-------|-------|
| Inward No   | ODPS/2021/084819 | Sheet | 2     |
| Inward Date |                  | Scale | 1:100 |

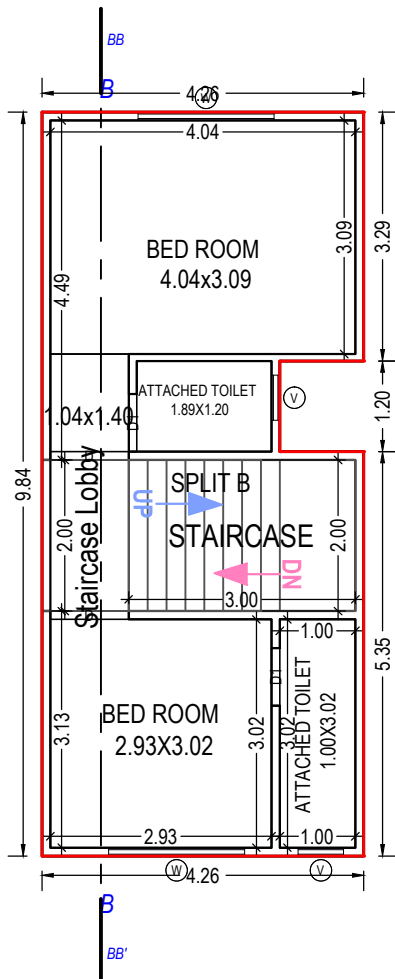


ELEVATION-B

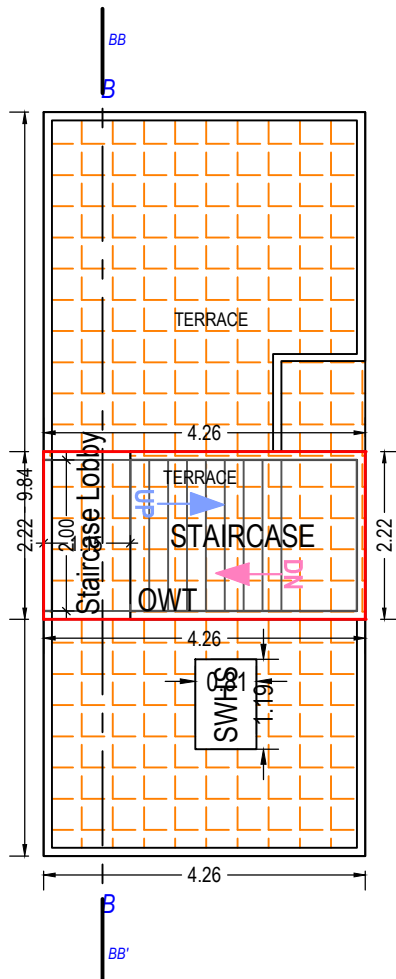
SECTION-B



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



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



TERRACE FLOOR  
PLAN  
(SCALE 1:100)

Staircase Checks (Table 8a-1)

| Floor Name         | StairCase Name | Flight Width | Tread Width | Riser Height |
|--------------------|----------------|--------------|-------------|--------------|
| GROUND FLOOR PLAN  | STAIRCASE      | 1.00         | 0.25        | 0.17         |
| FIRST FLOOR PLAN   | STAIRCASE      | 1.00         | 0.25        | 0.17         |
| TERRACE FLOOR PLAN | STAIRCASE      | 1.00         | 0.25        | 0.00         |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| B (BLDG)      | D1   | 0.76   | 2.10   | 03  |
| B (BLDG)      | D    | 1.00   | 2.10   | 01  |
| B (BLDG)      | D    | 1.04   | 2.10   | 04  |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| B (BLDG)      | V    | 0.60   | 1.00   | 03  |
| B (BLDG)      | W    | 1.80   | 1.20   | 04  |

Building :B (BLDG)

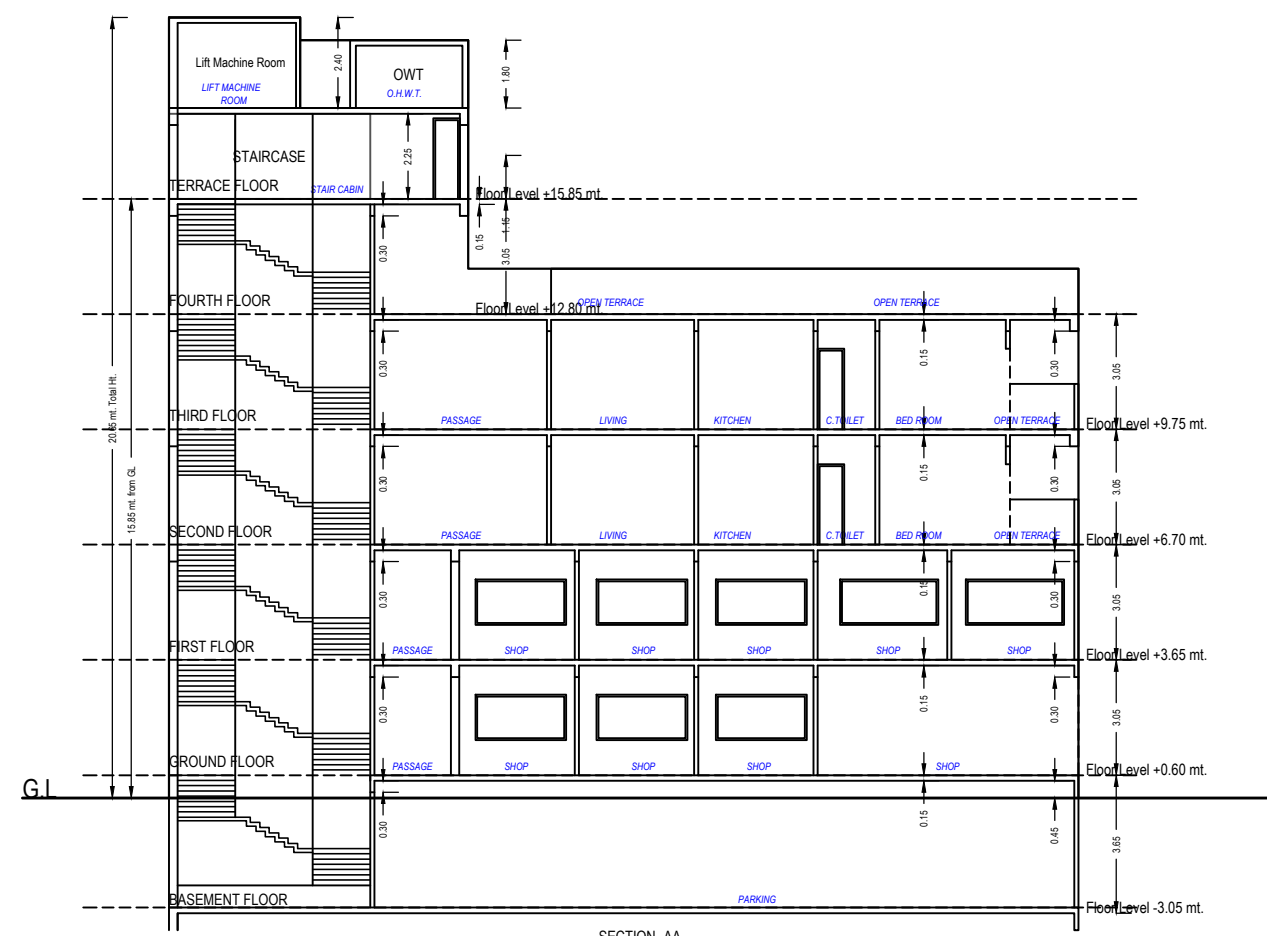
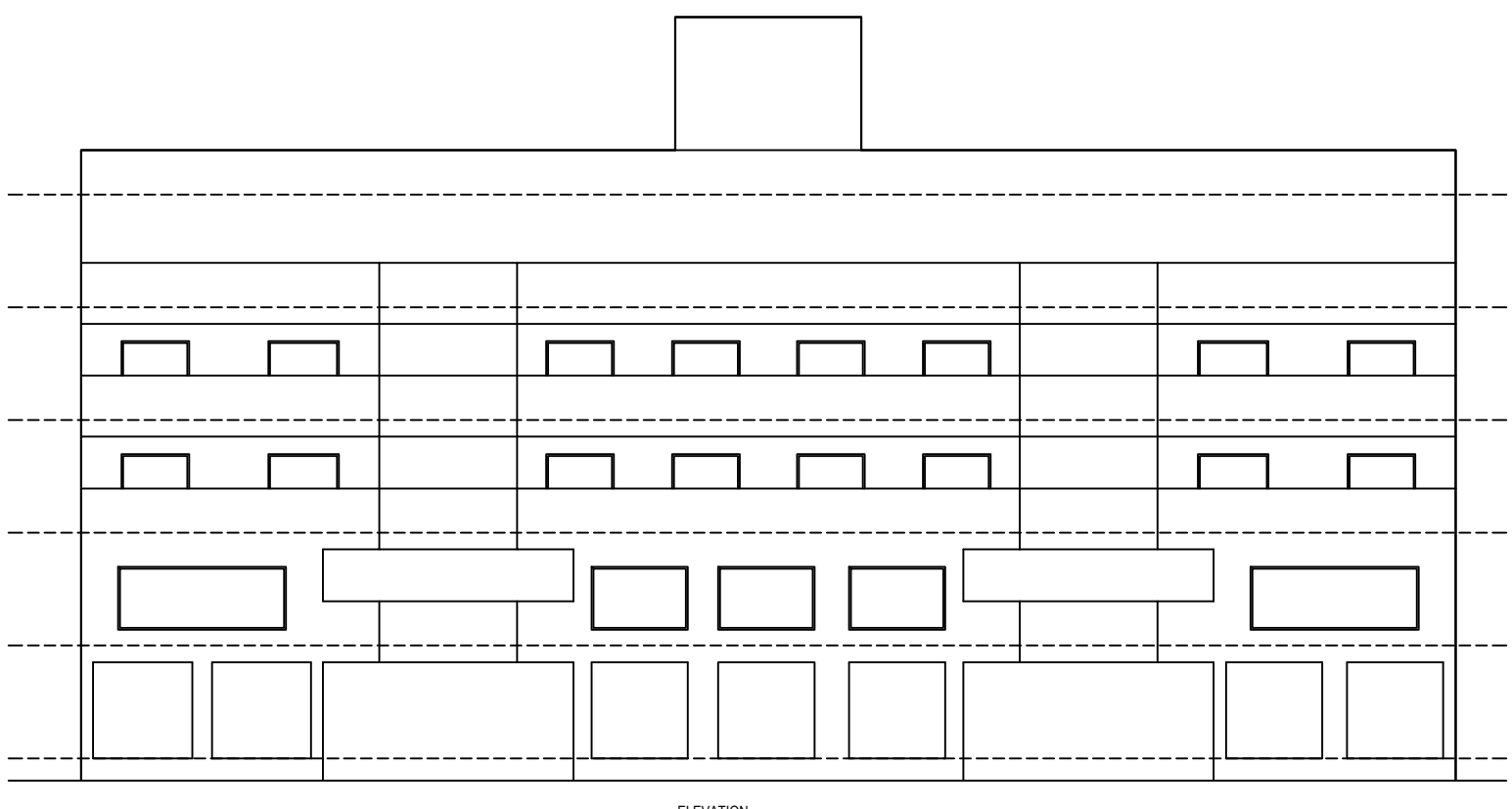
| Floor Name                      | Total Built Up Area (Sq.mt.) | Deductions from FSI(Area in Sq.mt.) |             |               | Proposed FSI Area (Sq.mt.) Resi. | Total FSI Area (Sq.mt.) | No. of Unit |
|---------------------------------|------------------------------|-------------------------------------|-------------|---------------|----------------------------------|-------------------------|-------------|
|                                 |                              | StairCase                           | Stair Lobby | Accessory Use |                                  |                         |             |
| Ground Floor                    | 40.54                        | 6.00                                | 0.00        | 0.00          | 34.54                            | 34.54                   | 01          |
| First Floor                     | 40.54                        | 6.00                                | 2.29        | 0.00          | 32.25                            | 32.25                   | 00          |
| Terrace Floor                   | 17.74                        | 6.00                                | 2.29        | 9.45          | 0.00                             | 0.00                    | 00          |
| Total:                          | 98.82                        | 18.00                               | 4.58        | 9.45          | 66.79                            | 66.79                   | 01          |
| Total Number of Same Buildings: | 9                            |                                     |             |               |                                  |                         |             |
| Total:                          | 889.38                       | 162.00                              | 41.22       | 85.05         | 601.11                           | 601.11                  | 09          |

UnitBUA Table for Building :B (BLDG)

| Floor             | Name              | UnitBUA Type | Gross UnitBUA Area | UnitBUA Area | Deductions (Area in Sq.mt.) |            | Carpet Area | No. of Unit |
|-------------------|-------------------|--------------|--------------------|--------------|-----------------------------|------------|-------------|-------------|
|                   |                   |              |                    |              | Wall                        | Stair Case |             |             |
| GROUND FLOOR PLAN | SPLIT B           | FLAT         | 40.54              | 40.54        | 3.92                        | 6.00       | 30.62       | 01          |
|                   | Total per Floor:  |              | 40.54              | 40.54        | 3.92                        | 6.00       | 30.62       | 01          |
|                   | Typical Floor = 1 |              |                    |              |                             |            |             |             |
| FIRST FLOOR PLAN  | SPLIT B           | FLAT         | 40.54              | 40.54        | 4.28                        | 8.29       | 27.97       | 00          |
|                   | Total per Floor:  |              | 40.54              | 40.54        | 4.28                        | 8.29       | 27.97       | 00          |
|                   | Typical Floor = 1 |              |                    |              |                             |            |             |             |
| -                 |                   |              |                    |              |                             |            |             |             |
| Total:            | -                 | -            | 81.08              | 81.08        | 8.20                        | 14.29      | 58.59       | 01          |

|                                               |                    |
|-----------------------------------------------|--------------------|
| OWNER'S NAME AND SIGNATURE                    |                    |
| Kashish Faruk Kureshi And Faruk Gulam kureshi |                    |
| ARCH/ENG'S NAME & SIGNATURE                   | STRUCTURE ENGINEER |
| mitulkumar bhadresbhai patel                  |                    |
| 1003ERL1702261008                             |                    |
| SUPERVISOR'S NAME & SIGNATURE                 | DATE OF APPROVAL   |
|                                               | 31/12/2021         |
| DESIGNATION OF APPROVER : Senior Town Planner |                    |
|                                               |                    |

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Building -A (COM RES)

| Floor Name                     | Gross Builtup Area | Deductions From Gross BUA/Area in Sq.mt. |         | Total Built Up Area (Sq.mt.) | Deductions From FSI/Area in Sq.mt. |             |              |               |       |         | Proposed FSI Area (Sq.mt.) |            | Total FSI Area (Sq.mt.) | No. of Unit |    |
|--------------------------------|--------------------|------------------------------------------|---------|------------------------------|------------------------------------|-------------|--------------|---------------|-------|---------|----------------------------|------------|-------------------------|-------------|----|
|                                |                    | Duct/Void, Duct, Chawk                   |         |                              | Stair/Case                         | Stair Lobby | Lift Machine | Accessory Use | Ramp  | Parking | Resi.                      | Commercial |                         |             |    |
| Basement Floor                 | 843.93             | 0.00                                     | 843.93  | 37.50                        | 17.08                              | 3.59        | 0.00         | 0.00          | 0.00  | 94.53   | 691.23                     | 0.00       | 0.00                    | 0.00        |    |
| Ground Floor                   | 674.09             | 0.00                                     | 674.09  | 38.81                        | 19.91                              | 3.59        | 0.00         | 0.00          | 0.00  | 0.00    | 0.00                       | 611.78     | 611.78                  | 28          |    |
| First Floor                    | 771.90             | 0.00                                     | 771.90  | 38.81                        | 22.43                              | 3.59        | 0.00         | 0.00          | 0.00  | 0.00    | 0.00                       | 707.07     | 707.07                  | 28          |    |
| Second Floor                   | 790.01             | 13.70                                    | 776.31  | 13.06                        | 7.84                               | 3.59        | 0.00         | 0.00          | 0.00  | 0.00    | 751.82                     | 0.00       | 751.82                  | 08          |    |
| Third Floor                    | 790.01             | 13.70                                    | 776.31  | 13.06                        | 7.84                               | 3.59        | 0.00         | 0.00          | 0.00  | 0.00    | 751.82                     | 0.00       | 751.82                  | 08          |    |
| Fourth Floor                   | 358.24             | 13.72                                    | 344.52  | 13.06                        | 7.84                               | 3.59        | 0.00         | 0.00          | 0.00  | 0.00    | 320.04                     | 0.00       | 320.04                  | 04          |    |
| Terrace Floor                  | 44.53              | 0.00                                     | 44.53   | 13.06                        | 7.84                               | 0.00        | 3.59         | 0.00          | 20.04 | 0.00    | 0.00                       | 0.00       | 0.00                    | 0.00        |    |
| Total                          | 4272.69            | 41.12                                    | 4231.57 | 167.36                       | 90.78                              | 21.54       | 3.59         | 0.00          | 20.04 | 94.53   | 691.23                     | 1823.68    | 1318.85                 | 3142.53     | 76 |
| Total Number of Same Buildings | 1                  |                                          |         |                              |                                    |             |              |               |       |         |                            |            |                         |             |    |
| Total                          | 4272.69            | 41.12                                    | 4231.57 | 167.36                       | 90.78                              | 21.54       | 3.59         | 0.00          | 20.04 | 94.53   | 691.23                     | 1823.68    | 1318.85                 | 3142.53     | 76 |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (COM RES)   | D2   | 0.76   | 2.10   | 52  |
| A (COM RES)   | FD   | 0.76   | 2.10   | 01  |
| A (COM RES)   | D    | 0.90   | 2.10   | 12  |
| A (COM RES)   | D1   | 0.91   | 2.10   | 26  |
| A (COM RES)   | FD   | 0.91   | 2.10   | 01  |
| A (COM RES)   | D1   | 0.99   | 2.10   | 06  |
| A (COM RES)   | D    | 1.00   | 2.10   | 16  |
| A (COM RES)   | D    | 1.20   | 2.10   | 08  |
| A (COM RES)   | SFD  | 1.37   | 2.10   | 01  |
| A (COM RES)   | SFD  | 1.42   | 2.10   | 04  |
| A (COM RES)   | SFD  | 1.83   | 2.10   | 14  |
| A (COM RES)   | SFD  | 1.91   | 2.10   | 02  |
| A (COM RES)   | SFD  | 2.12   | 2.10   | 01  |
| A (COM RES)   | SFD  | 2.20   | 2.10   | 05  |
| A (COM RES)   | R.S. | 2.37   | 2.44   | 02  |
| A (COM RES)   | SFD  | 2.45   | 2.10   | 08  |
| A (COM RES)   | R.S. | 2.50   | 2.44   | 39  |
| A (COM RES)   | R.S. | 2.67   | 2.44   | 03  |
| A (COM RES)   | R.S. | 2.68   | 2.44   | 03  |
| A (COM RES)   | R.S. | 3.02   | 2.44   | 02  |
| A (COM RES)   | R.S. | 4.48   | 2.44   | 02  |
| A (COM RES)   | R.S. | 5.02   | 2.44   | 02  |
| A (COM RES)   | R.S. | 5.30   | 2.44   | 01  |

Staircase Checks (Table 6a-1)

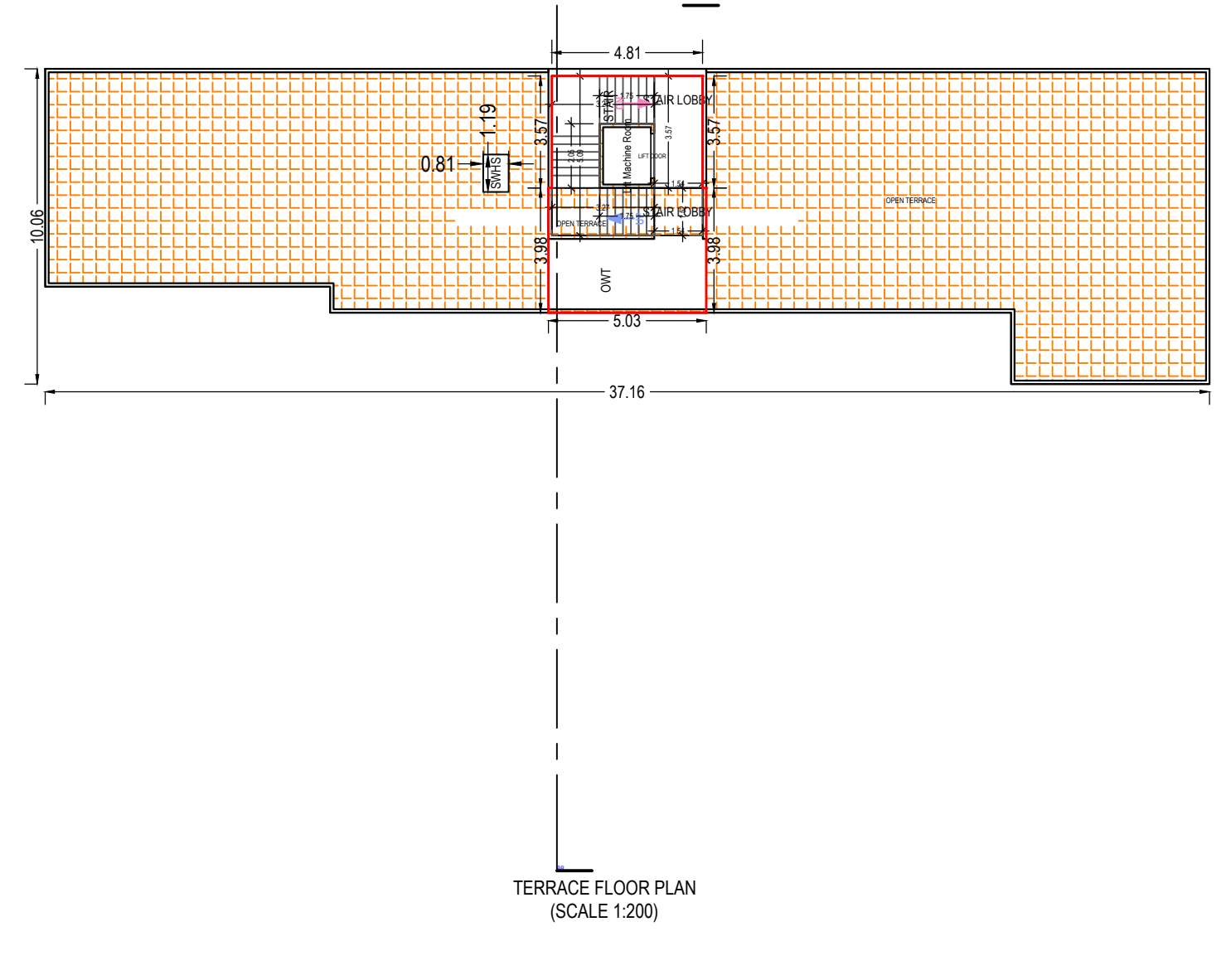
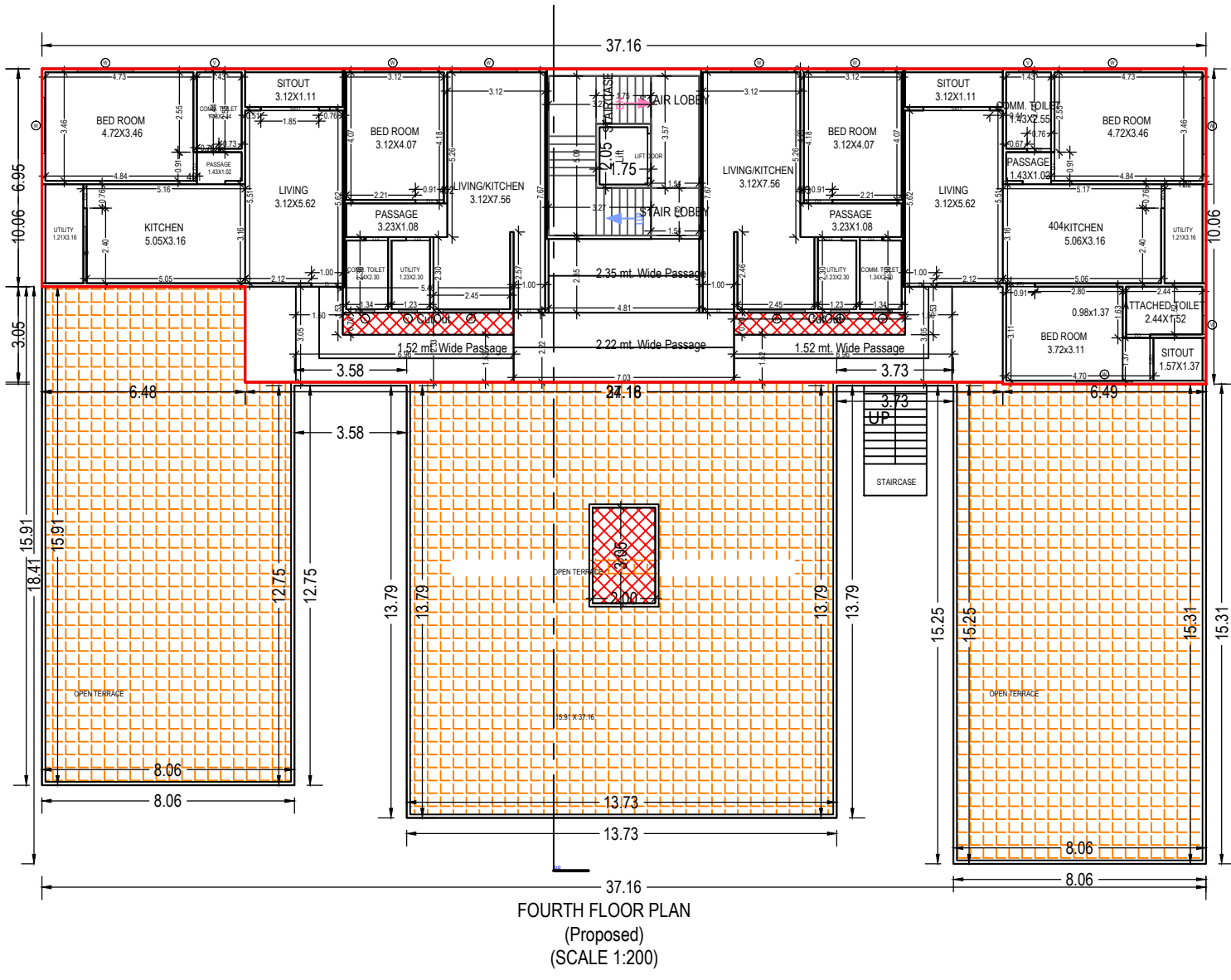
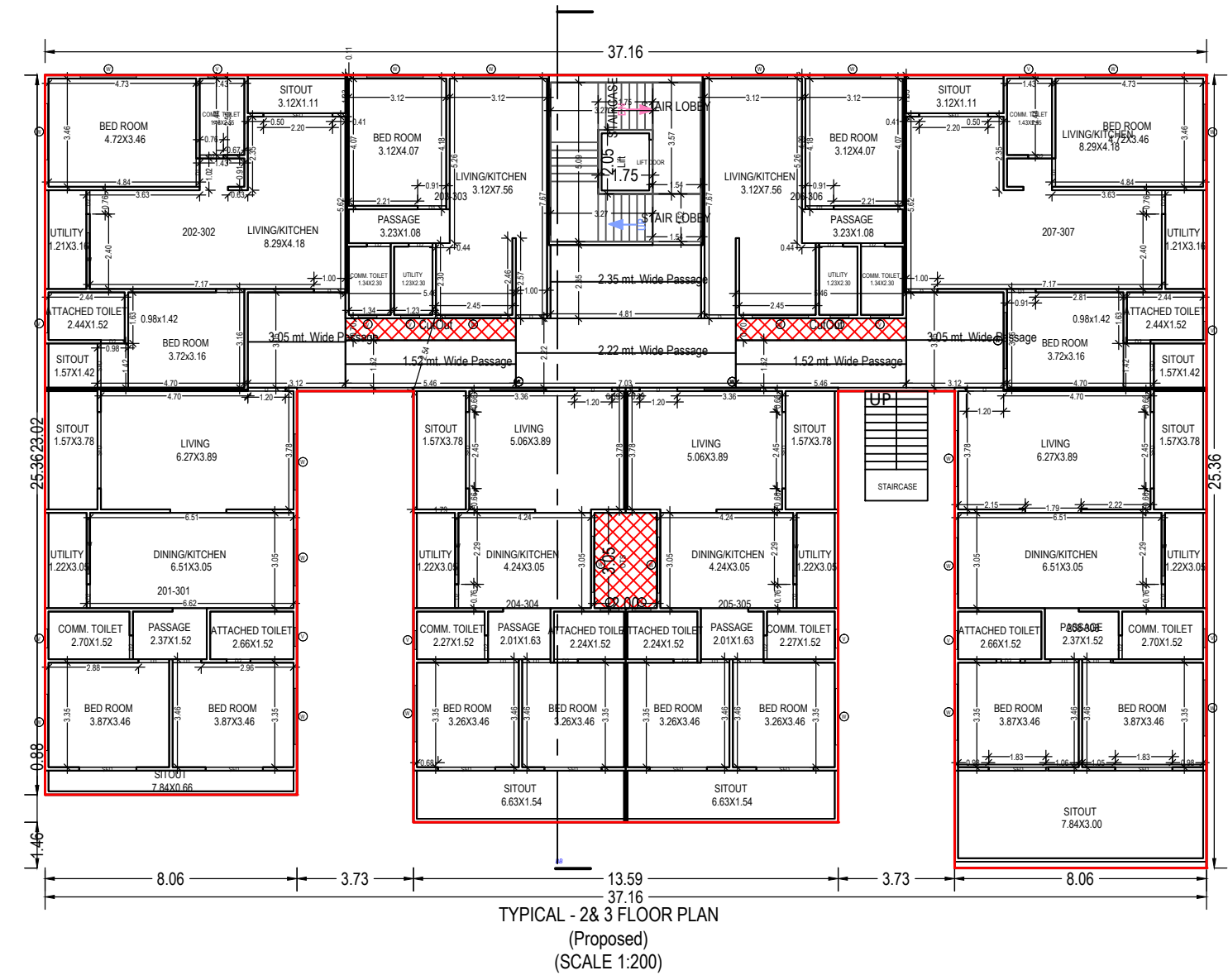
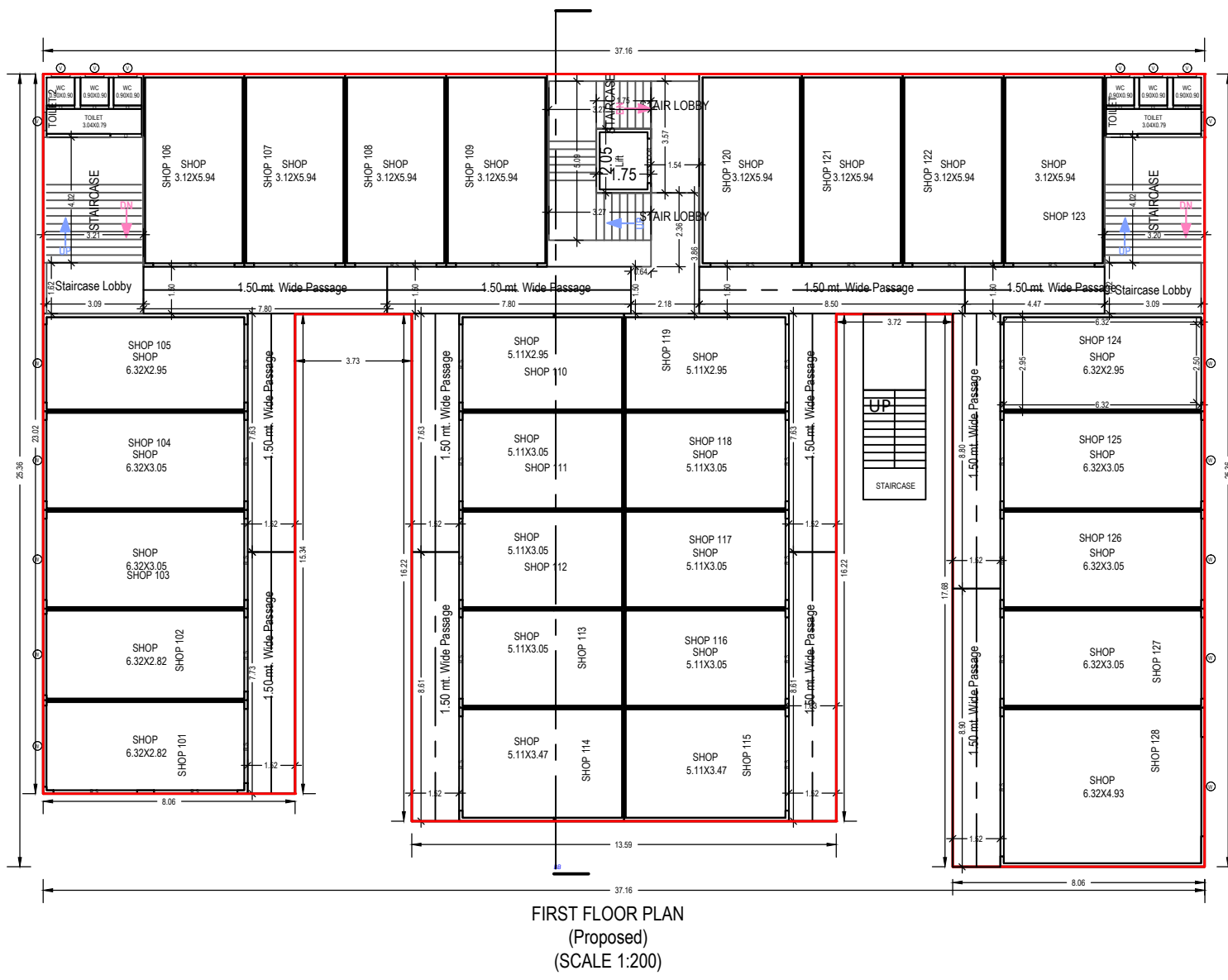
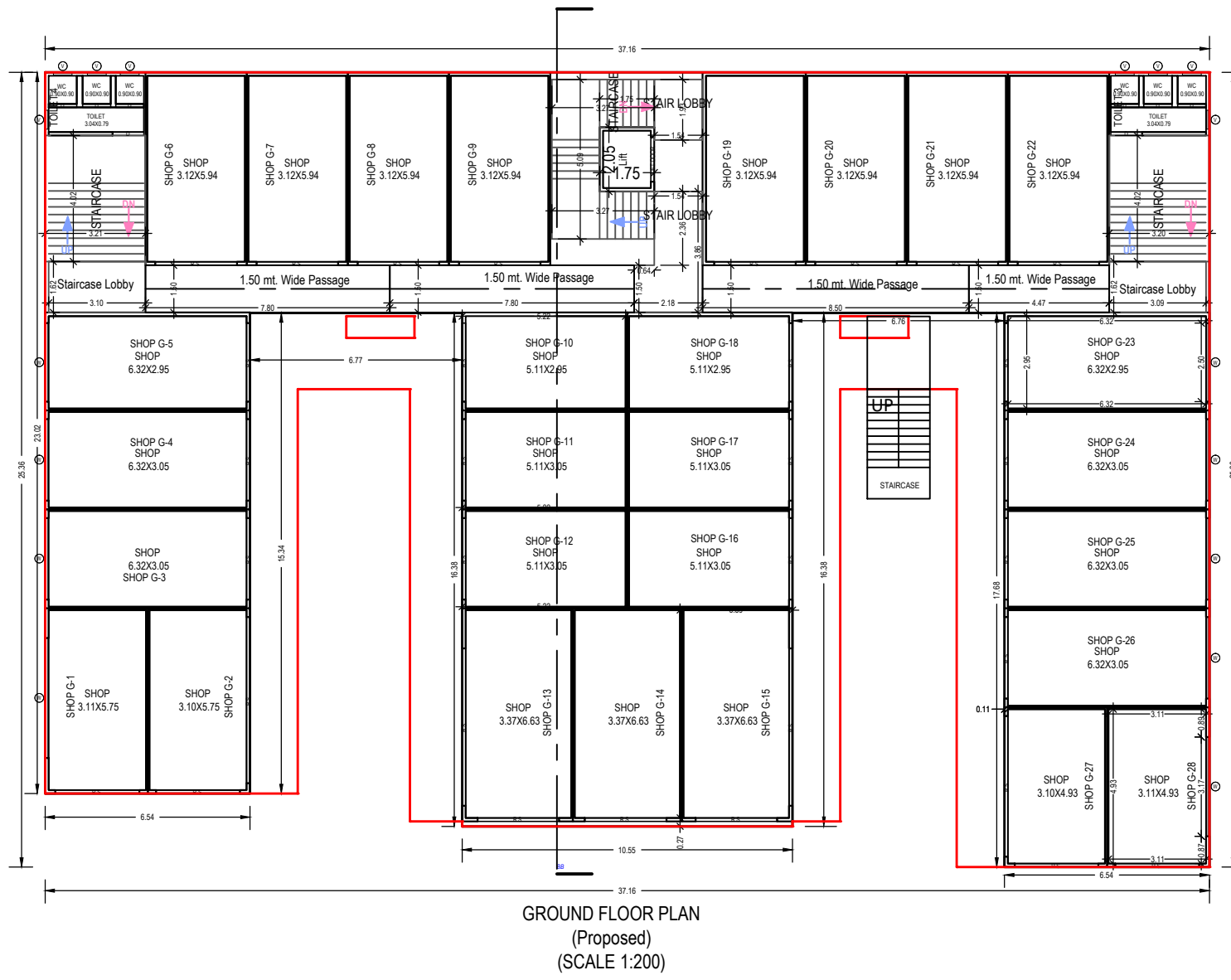
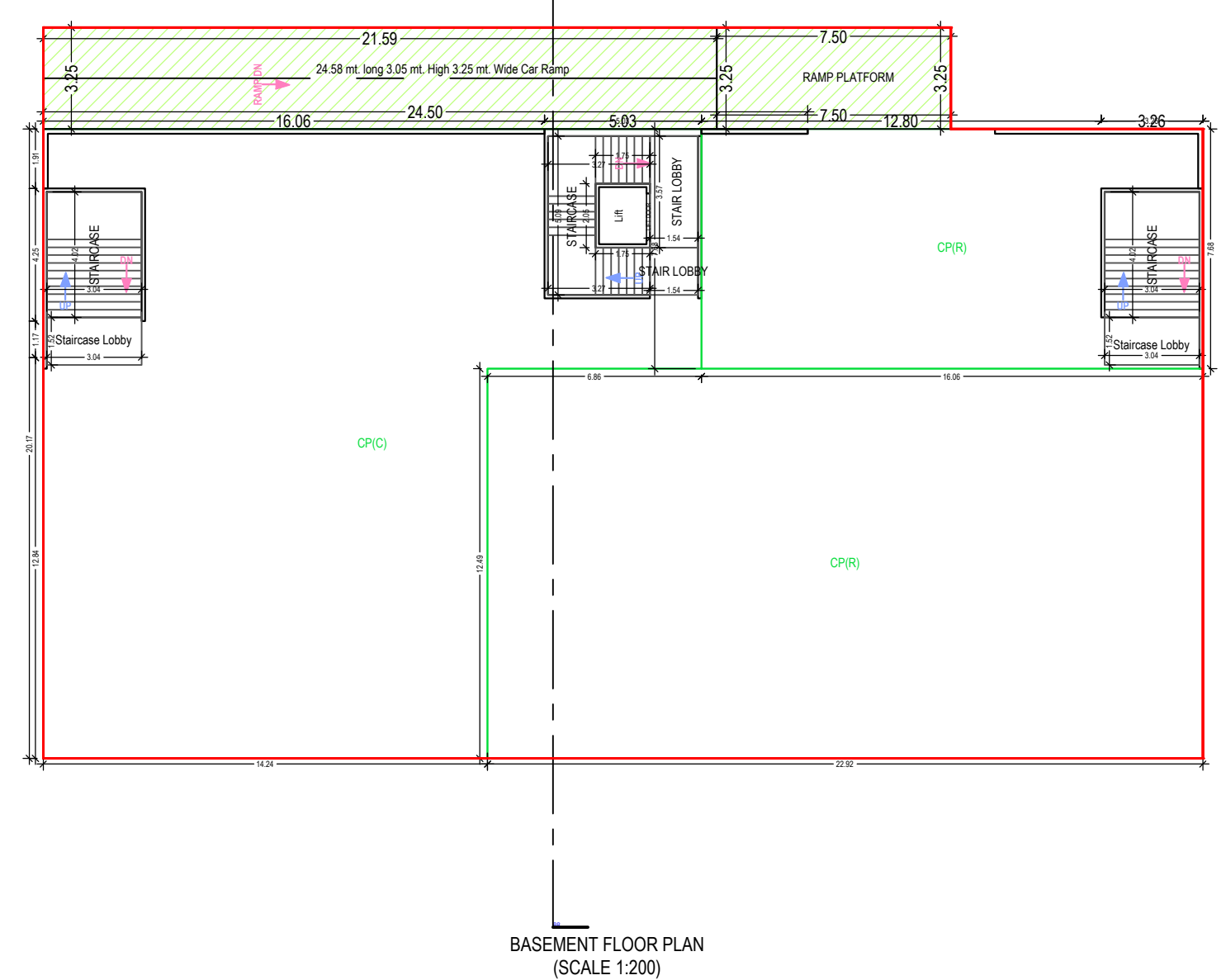
| Floor Name              | Stair/Case Name | Flight Width | Tread Width | Riser Height |
|-------------------------|-----------------|--------------|-------------|--------------|
| BASEMENT FLOOR PLAN     | STAIRCASE       | 1.52         | 0.25        | 0.00         |
|                         | STAIRCASE       | 1.52         | 0.25        | 0.00         |
| GROUND FLOOR PLAN       | STAIRCASE       | 1.52         | 0.25        | 0.14         |
|                         | STAIRCASE       | 1.52         | 0.25        | 0.14         |
| FIRST FLOOR PLAN        | STAIRCASE       | 1.52         | 0.25        | 0.14         |
|                         | STAIRCASE       | 1.52         | 0.25        | 0.14         |
| TYPICAL -2&3 FLOOR PLAN | STAIRCASE       | 1.52         | 0.25        | 0.14         |
|                         | STAIRCASE       | 1.52         | 0.25        | 0.14         |
| FOURTH FLOOR PLAN       | STAIRCASE       | 1.52         | 0.25        | 0.14         |
|                         | STAIRCASE       | 1.52         | 0.25        | 0.00         |
| TERRACE FLOOR PLAN      | STAIRCASE       | 1.52         | 0.25        | 0.00         |
|                         | STAIRCASE       | 1.52         | 0.25        | 0.00         |

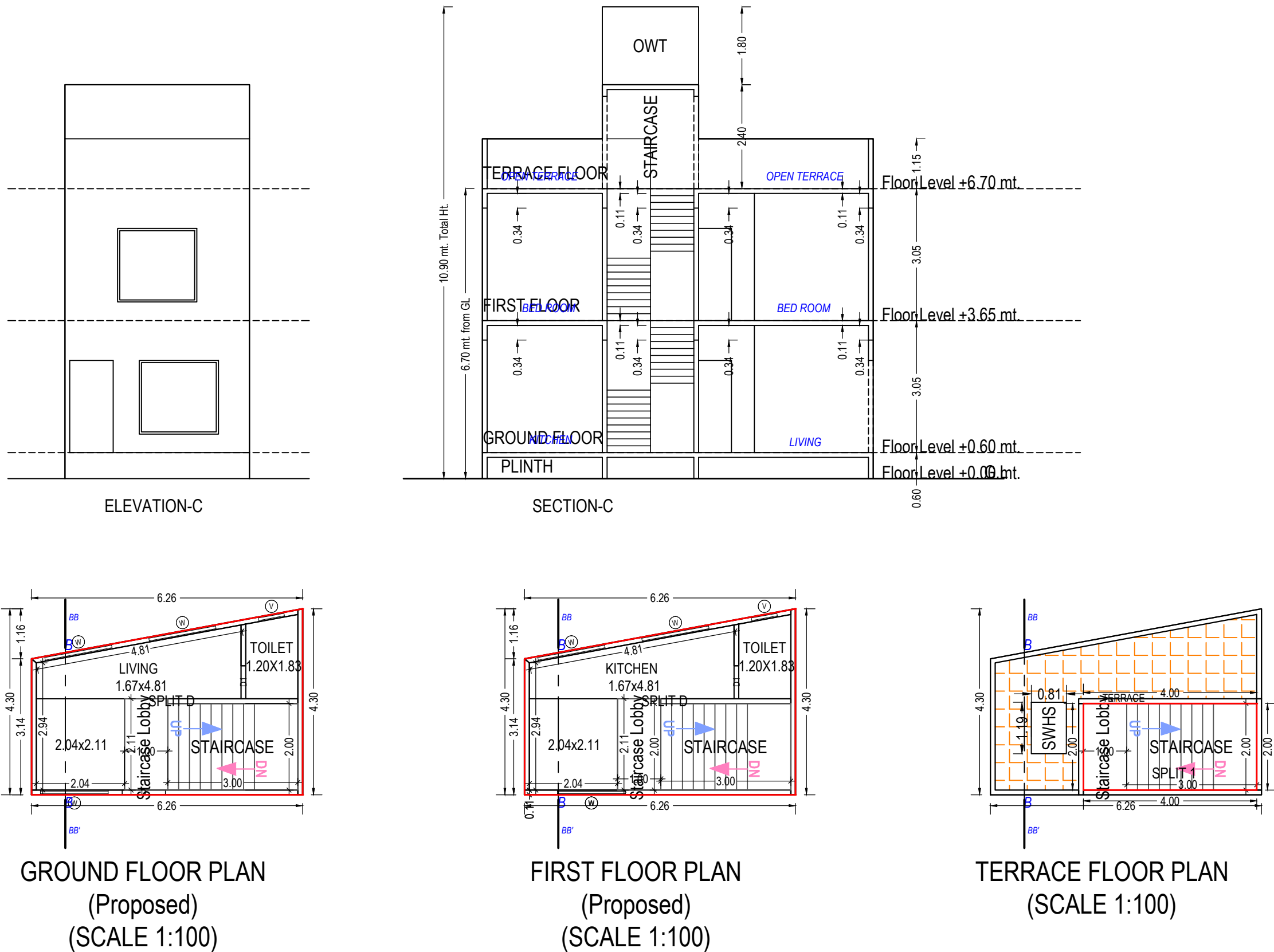
SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (COM RES)   | V    | 0.60   | 1.00   | 55  |
| A (COM RES)   | W    | 1.80   | 1.20   | 72  |
| A (COM RES)   | W    | 2.50   | 1.20   | 04  |
| A (COM RES)   | W    | 2.60   | 1.20   | 12  |
| A (COM RES)   | W    | 3.17   | 1.20   | 02  |
| A (COM RES)   | W    | 3.83   | 1.20   | 01  |

UnitBUA Table for Building -A (COM RES)

| Floor                   | Name             | UnitBUA Type      | Gross UnitBUA Area | UnitBUA Area (Area in Sq.mt.) | Deductions (Area in Sq.mt.) | Carpet Area | No. of Unit |
|-------------------------|------------------|-------------------|--------------------|-------------------------------|-----------------------------|-------------|-------------|
| GROUND FLOOR PLAN       | SHOP G-1         | SHOP              | 19.37              | 19.37                         | 0.77                        | 18.60       |             |
|                         | SHOP G-10        | SHOP              | 16.48              | 16.48                         | 0.75                        | 15.73       |             |
|                         | SHOP G-11        | SHOP              | 16.98              | 16.98                         | 0.80                        | 15.86       |             |
|                         | SHOP G-12        | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP G-13        | SHOP              | 24.01              | 24.01                         | 0.84                        | 23.17       |             |
|                         | SHOP G-14        | SHOP              | 23.64              | 23.64                         | 1.02                        | 22.62       |             |
|                         | SHOP G-15        | SHOP              | 24.01              | 24.01                         | 0.84                        | 23.17       |             |
|                         | SHOP G-16        | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP G-17        | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP G-18        | SHOP              | 16.48              | 16.48                         | 1.13                        | 15.35       |             |
|                         | SHOP G-19        | SHOP              | 20.25              | 20.25                         | 1.44                        | 18.81       |             |
|                         | SHOP G-2         | SHOP              | 19.31              | 19.31                         | 0.61                        | 18.70       |             |
|                         | SHOP G-20        | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP G-21        | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP G-22        | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP G-23        | SHOP              | 20.44              | 20.44                         | 1.24                        | 19.20       |             |
|                         | SHOP G-24        | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP G-25        | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP G-26        | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP G-27        | SHOP              | 16.69              | 16.69                         | 0.62                        | 16.07       |             |
|                         | SHOP G-28        | SHOP              | 16.64              | 16.64                         | 0.66                        | 15.98       |             |
|                         | SHOP G-3         | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP G-4         | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP G-5         | SHOP              | 20.44              | 20.44                         | 1.24                        | 19.20       |             |
|                         | SHOP G-6         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP G-7         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP G-8         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP G-9         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | TOILET 3         | OTHER             | 0.00               | 0.00                          | 0.00                        | 0.00        |             |
|                         | TOILET 4         | OTHER             | 0.00               | 0.00                          | 0.00                        | 0.00        |             |
|                         | Total            |                   | 546.98             | 546.98                        | 29.02                       | 520.96      | 28          |
|                         | Total per Floor: | Typical Floor = 1 |                    |                               |                             |             | 28          |
|                         | Total            |                   | 546.98             | 546.98                        | 29.02                       | 520.96      | 28          |
| FIRST FLOOR PLAN        | SHOP 101         | SHOP              | 19.51              | 19.51                         | 0.56                        | 18.95       |             |
|                         | SHOP 102         | SHOP              | 19.16              | 19.16                         | 0.79                        | 18.37       |             |
|                         | SHOP 103         | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP 104         | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP 105         | SHOP              | 20.44              | 20.44                         | 1.24                        | 19.20       |             |
|                         | SHOP 106         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP 107         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP 108         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP 109         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP 110         | SHOP              | 16.48              | 16.48                         | 1.13                        | 15.35       |             |
|                         | SHOP 111         | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP 112         | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP 113         | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP 114         | SHOP              | 19.17              | 19.17                         | 1.11                        | 18.06       |             |
|                         | SHOP 115         | SHOP              | 19.17              | 19.17                         | 1.11                        | 18.06       |             |
|                         | SHOP 116         | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP 117         | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP 118         | SHOP              | 16.66              | 16.66                         | 0.80                        | 15.86       |             |
|                         | SHOP 119         | SHOP              | 16.48              | 16.48                         | 1.13                        | 15.35       |             |
|                         | SHOP 120         | SHOP              | 20.25              | 20.25                         | 1.44                        | 18.81       |             |
|                         | SHOP 121         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP 122         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP 123         | SHOP              | 19.89              | 19.89                         | 1.08                        | 18.81       |             |
|                         | SHOP 124         | SHOP              | 20.44              | 20.44                         | 1.24                        | 19.20       |             |
|                         | SHOP 125         | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP 126         | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP 127         | SHOP              | 20.67              | 20.67                         | 0.82                        | 19.85       |             |
|                         | SHOP 128         | SHOP              | 33.33              | 33.33                         | 1.32                        | 32.01       |             |
|                         | TOILET           | OTHER             | 0.00               | 0.00                          | 0.00                        | 0.00        |             |
|                         | TOILET 2         | OTHER             | 0.00               | 0.00                          | 0.00                        | 0.00        |             |
|                         | Total            |                   | 546.97             | 546.97                        | 27.53                       | 519.44      | 28          |
|                         | Total per Floor: | Typical Floor = 1 |                    |                               |                             |             | 28          |
|                         | Total            |                   | 546.97             | 546.97                        | 27.53                       | 519.44      | 28          |
| TYPICAL -2&3 FLOOR PLAN | 201-301          | FLAT              | 104.57             | 104.57                        | 5.77                        | 98.80       |             |
|                         | 202-302          | FLAT              | 87.30              | 87.30                         | 5.27                        | 82.03       |             |
|                         | 203-303          | FLAT              | 50.41              | 50.41                         | 3.91                        | 46.50       |             |
|                         | 204-304          | FLAT              | 91.37              | 91.37                         | 5.00                        | 86.37       |             |
|                         | 205-305          | FLAT              | 91.37              | 91.37                         | 5.00                        | 86.37       |             |
|                         | 206-306          | FLAT              | 50.41              | 50.41                         | 3.91                        | 46.50       |             |
|                         | 207-307          | FLAT              | 87.30              | 87.30                         | 5.27                        | 82.03       |             |
|                         | 208-308          | FLAT              | 123.46             | 123.46                        | 5.77                        | 117.69      |             |
|                         | Total            |                   | 686.19             | 686.19                        | 39.90                       | 646.29      | 08          |
|                         | Total per Floor: | Typical Floor = 2 |                    |                               |                             |             | 16          |
|                         | Total            |                   | 1372.38            | 1372.38                       | 79.80                       | 1292.58     | 16          |
| FOURTH FLOOR PLAN       | 401              | FLAT              | 67.13              | 67.13                         | 4.18                        | 62.95       |             |
|                         | 402              | FLAT              | 50.41              | 50.41                         | 3.92                        | 46.49       |             |
|                         | 403              | FLAT              | 50.41              | 50.41                         | 3.92                        | 46.49       |             |
|                         | 404              | FLAT              | 87.30              | 87.30                         | 5.63                        | 81.67       |             |
|                         | Total            |                   | 255.25             | 255.25                        | 17.65                       | 237.60      | 04          |
|                         | Total per Floor: | Typical Floor = 1 |                    |                               |                             |             | 04          |
|                         | Total            |                   | 255.25             | 255.25                        | 17.65                       | 237.60      | 04          |
|                         | Total            |                   | 2721.58            | 2721.58                       | 150.96                      | 2570.58     | 76          |





UnitBUA Table for Building :D (BLDG)

| Floor             | Name             | UnitBUA Type      | Gross UnitBUA Area | UnitBUA Area | Deductions (Area in Sq.mt.) |            | Carpet Area | No. of Unit |
|-------------------|------------------|-------------------|--------------------|--------------|-----------------------------|------------|-------------|-------------|
|                   |                  |                   |                    |              | Wall                        | Stair Case |             |             |
| GROUND FLOOR PLAN | SPLIT D          | FLAT              | 23.26              | 23.26        | 2.59                        | 8.11       | 12.56       | 01          |
|                   | Total per Floor: | Total :           | 23.26              | 23.26        | 2.59                        | 8.11       | 12.56       | 01          |
|                   |                  | Typical Floor = 1 |                    |              |                             |            |             |             |
| FIRST FLOOR PLAN  | SPLIT D          | FLAT              | 23.26              | 23.26        | 2.59                        | 8.11       | 12.56       | 00          |
|                   | Total per Floor: | Total :           | 23.26              | 23.26        | 2.59                        | 8.11       | 12.56       | 00          |
|                   |                  | Typical Floor = 1 |                    |              |                             |            |             |             |
| -                 |                  |                   |                    |              |                             |            |             |             |
| Total:            | -                | -                 | 46.52              | 46.52        | 5.18                        | 16.22      | 25.12       | 01          |

Building :D (BLDG)

| Floor Name                      | Total Built Up Area (Sq.mt.) | Deductions from FSI(Area in Sq.mt.) |             | Proposed FSI Area (Sq.mt.) | Total FSI Area (Sq.mt.) | No. of Unit |
|---------------------------------|------------------------------|-------------------------------------|-------------|----------------------------|-------------------------|-------------|
|                                 |                              | StairCase                           | Stair Lobby |                            |                         |             |
| Ground Floor                    | 23.26                        | 6.00                                | 2.11        | 15.15                      | 15.15                   | 01          |
| First Floor                     | 23.26                        | 6.00                                | 2.11        | 15.15                      | 15.15                   | 00          |
| Terrace Floor                   | 8.00                         | 6.00                                | 2.00        | 0.00                       | 0.00                    | 00          |
| Total:                          | 54.53                        | 18.00                               | 6.22        | 30.30                      | 30.30                   | 01          |
| Total Number of Same Buildings: | 1                            |                                     |             |                            |                         |             |
| Total:                          | 54.53                        | 18.00                               | 6.22        | 30.30                      | 30.30                   | 01          |

Staircase Checks (Table 8a-1)

| Floor Name         | StairCase Name | Flight Width | Tread Width | Riser Height |
|--------------------|----------------|--------------|-------------|--------------|
| GROUND FLOOR PLAN  | STAIRCASE      | 1.00         | 0.25        | 0.17         |
| FIRST FLOOR PLAN   | STAIRCASE      | 1.00         | 0.25        | 0.17         |
| TERRACE FLOOR PLAN | STAIRCASE      | 1.00         | 0.25        | 0.00         |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| D (BLDG)      | D1   | 0.76   | 2.10   | 02  |
| D (BLDG)      | D    | 1.00   | 2.10   | 01  |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| D (BLDG)      | V    | 0.60   | 1.00   | 02  |
| D (BLDG)      | W    | 1.57   | 1.20   | 06  |

OWNER'S NAME AND SIGNATURE

Kashish Faruk Kureshi And Faruk Gulam kureshi

ARCH/ENG'S NAME & SIGNATURE

STRUCTURE ENGINEER

mitulkumar bhadreshbhai patel

1003ERL1702261008

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

31/12/2021

DESIGNATION OF APPROVER : Senior Town Planner



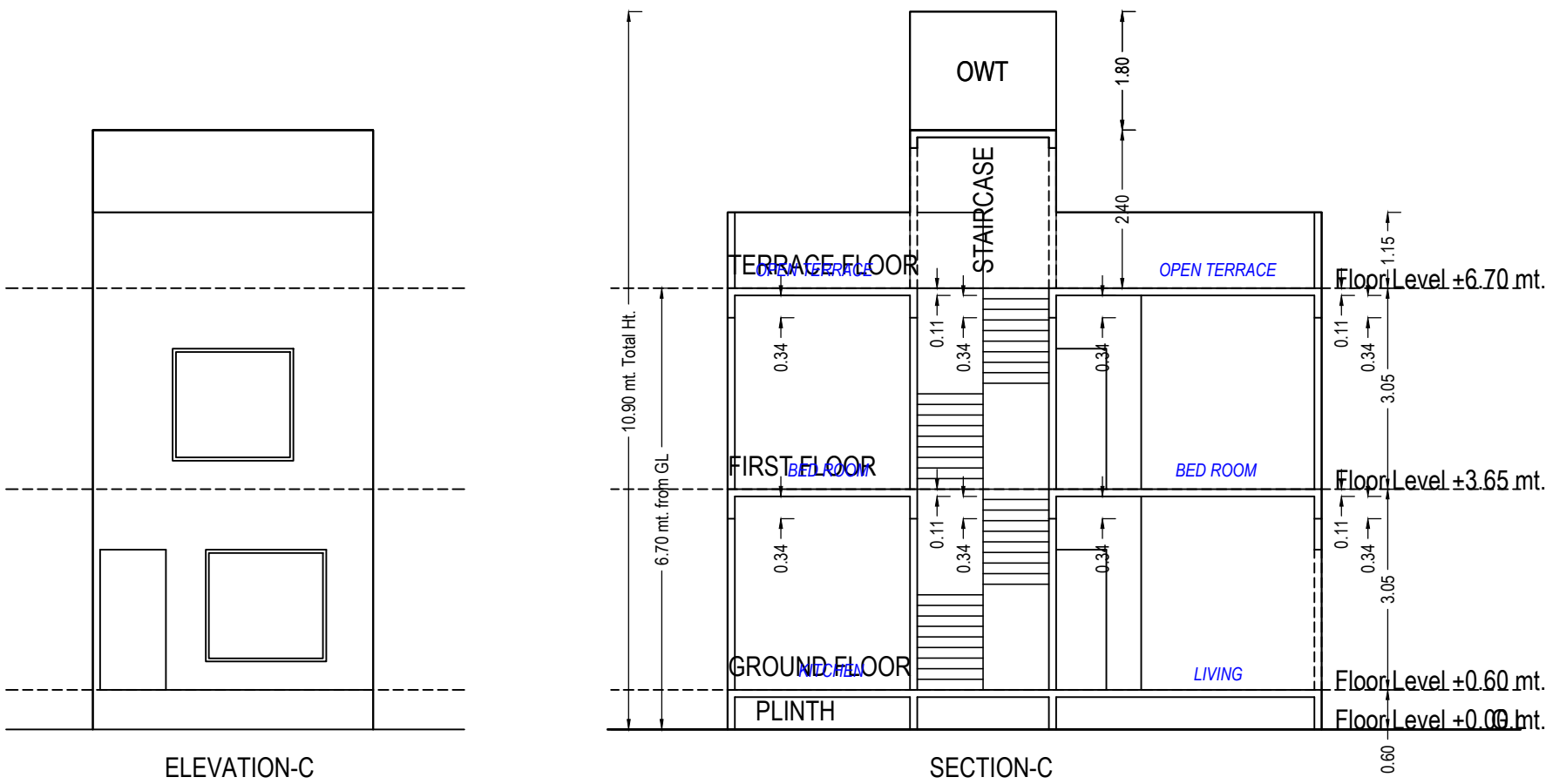


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Project Title :PROPOSED LAY-OUT DEVELOPMENT PLAN FOR RESIDENTIAL CUM. COMMERCIAL APARTMENT (DW3) & SEMI DETACHED (DW2) ON BLOCK NO.-: 305-A-1-Paikee(AREA :- 4000.00 SQ.MT), MOJE - KARELI, TAL.-: PALSANA, DIST:- SURAT.



|             |                  |       |       |
|-------------|------------------|-------|-------|
| Inward No   | ODPS/2021/084819 | Sheet | 5     |
| Inward Date |                  | Scale | 1:100 |

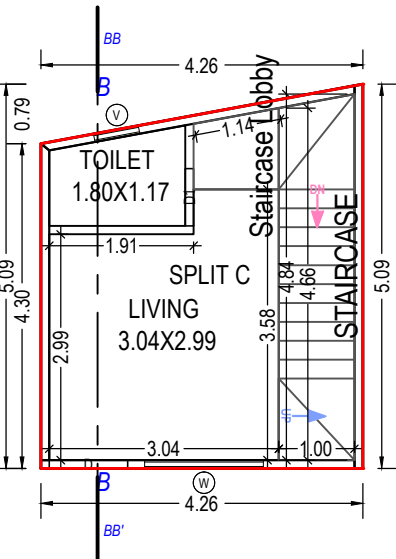


UnitBUA Table for Building :C (BLDG)

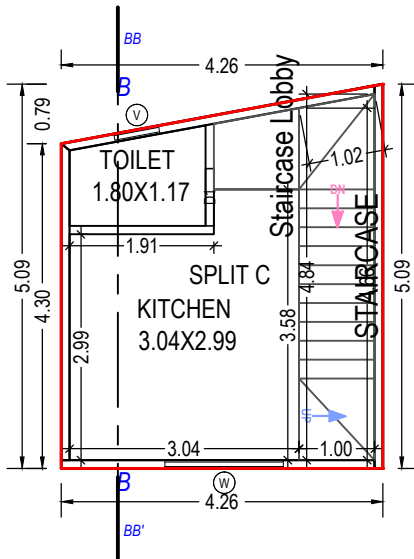
| Floor             | Name             | UnitBUA Type      | Gross UnitBUA Area | UnitBUA Area | Deductions (Area in Sq.mt.) |            | Carpet Area | No. of Unit |
|-------------------|------------------|-------------------|--------------------|--------------|-----------------------------|------------|-------------|-------------|
|                   |                  |                   |                    |              | Wall                        | Stair Case |             |             |
| GROUND FLOOR PLAN | SPLIT C          | FLAT              | 19.97              | 19.97        | 1.93                        | 5.85       | 12.19       | 01          |
|                   | Total per Floor: | Total :           | 19.97              | 19.97        | 1.93                        | 5.85       | 12.19       | 01          |
|                   |                  | Typical Floor = 1 |                    |              |                             |            |             |             |
| FIRST FLOOR PLAN  | SPLIT C          | FLAT              | 19.97              | 19.97        | 1.93                        | 5.85       | 12.19       | 00          |
|                   | Total per Floor: | Total :           | 19.97              | 19.97        | 1.93                        | 5.85       | 12.19       | 00          |
|                   |                  | Typical Floor = 1 |                    |              |                             |            |             |             |
| -                 | Total:           | -                 | 39.94              | 39.94        | 3.86                        | 11.70      | 24.38       | 01          |

Building :C (BLDG)

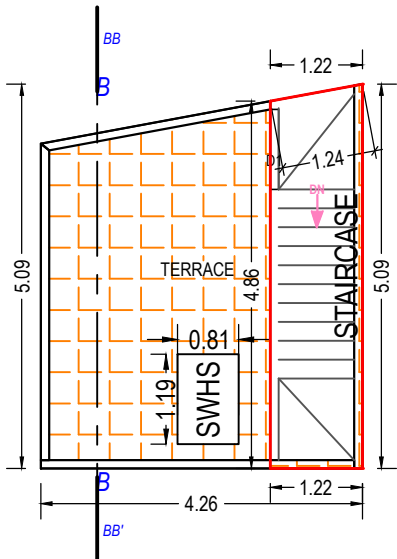
| Floor Name                      | Total Built Up Area (Sq.mt.) | Deductions from FSI(Area in Sq.mt.) |             | Proposed FSI Area (Sq.mt.) | Total FSI Area (Sq.mt.) | No. of Unit |
|---------------------------------|------------------------------|-------------------------------------|-------------|----------------------------|-------------------------|-------------|
|                                 |                              | StairCase                           | Stair Lobby |                            |                         |             |
| Ground Floor                    | 19.97                        | 4.75                                | 1.10        | 14.12                      | 14.12                   | 01          |
| First Floor                     | 19.97                        | 4.75                                | 1.10        | 14.12                      | 14.12                   | 00          |
| Terrace Floor                   | 6.07                         | 6.07                                | 0.00        | 0.00                       | 0.00                    | 00          |
| Total:                          | 46.00                        | 15.57                               | 2.20        | 28.24                      | 28.24                   | 01          |
| Total Number of Same Buildings: | 1                            |                                     |             |                            |                         |             |
| Total:                          | 46.00                        | 15.57                               | 2.20        | 28.24                      | 28.24                   | 01          |



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



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



TERRACE FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| C (BLDG)      | D1   | 0.76   | 2.10   | 02  |
| C (BLDG)      | D    | 1.04   | 2.10   | 01  |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| C (BLDG)      | V    | 0.60   | 1.00   | 02  |
| C (BLDG)      | W    | 1.57   | 1.20   | 02  |

Staircase Checks (Table 8a-1)

| Floor Name         | StairCase Name | Flight Width | Tread Width | Riser Height |
|--------------------|----------------|--------------|-------------|--------------|
| GROUND FLOOR PLAN  | STAIRCASE      | 1.00         | 0.25        | 0.20         |
| FIRST FLOOR PLAN   | STAIRCASE      | 1.00         | 0.25        | 0.20         |
| TERRACE FLOOR PLAN | STAIRCASE      | 1.00         | 0.25        | 0.00         |

|                                               |                    |
|-----------------------------------------------|--------------------|
| OWNER'S NAME AND SIGNATURE                    |                    |
| Kashish Faruk Kureshi And Faruk Gulam kureshi |                    |
| ARCH/ENG'S NAME & SIGNATURE                   | STRUCTURE ENGINEER |
| mitulkumar bhadreshbhai patel                 |                    |
| 1003ERL1702261008                             |                    |
| SUPERVISOR'S NAME & SIGNATURE                 | DATE OF APPROVAL   |
|                                               | 31/12/2021         |
| DESIGNATION OF APPROVER : Senior Town Planner |                    |
|                                               |                    |

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SHOPPING PLAN



ROW HOUSE PLAN