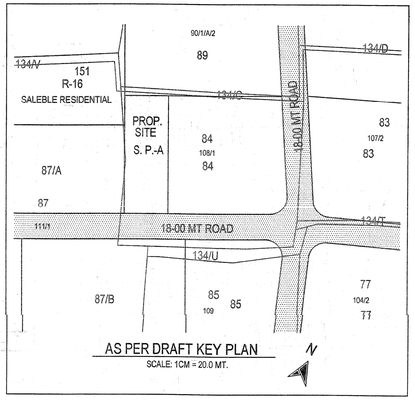
PROPOSED HIGHRISE RESIDETIAL BUILDING PLAN ON T.P.S.- 52 (VED), SUB PLOT - A OF F.P.NO.- 84 ,O.P. NO. - 84, R.S. NO.- 108/1, MOJE : VED, SURAT.

LAYOUT PLAN 1/7



AS PER DRAFT KEY PLAN

SCALE: 1CM = 20.0 MT.

KEY PLAN AS PER T.R

SCALE: 1CM = 20.0 MT.

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./R.S. No./F.P. No.....Sub plot - A, R.S.-108/1 of Ward No./Moja/T.P.S. No....52 (VED)..... .....as per the attached plans and permission letter (Rajachithi) vide outward No. T.D.O./DP/11.17.8.....dated.01/11/2018.

Date-01/11/2018

I/C. Town Planner,
Surat Municipal Corporation

AREA STATEMENT : (IN SQ.MT.)

PLOT AREA	= 2635.00
REQUIRED C.P. @ 10%	= 263.60 (PROP.)
BALANCE PLOT AREA	= 2371.40
PERMI. F.S.I @ 2.70 OF 2635.00	= 7114.50

PAID FSI CALCULATION

= PROP. FSI - PERMISS. FSI(1.80)
= 7106.68 - (2635.00 X1.80)
= 7106.68 - 4743.00
= 2363.68 SMT

COLOUR NOTE :

FP. BOUNDARY
OP. BOUNDARY
PROP. CONST.
DRAINAGE LINE
ROAD
C.O.P.

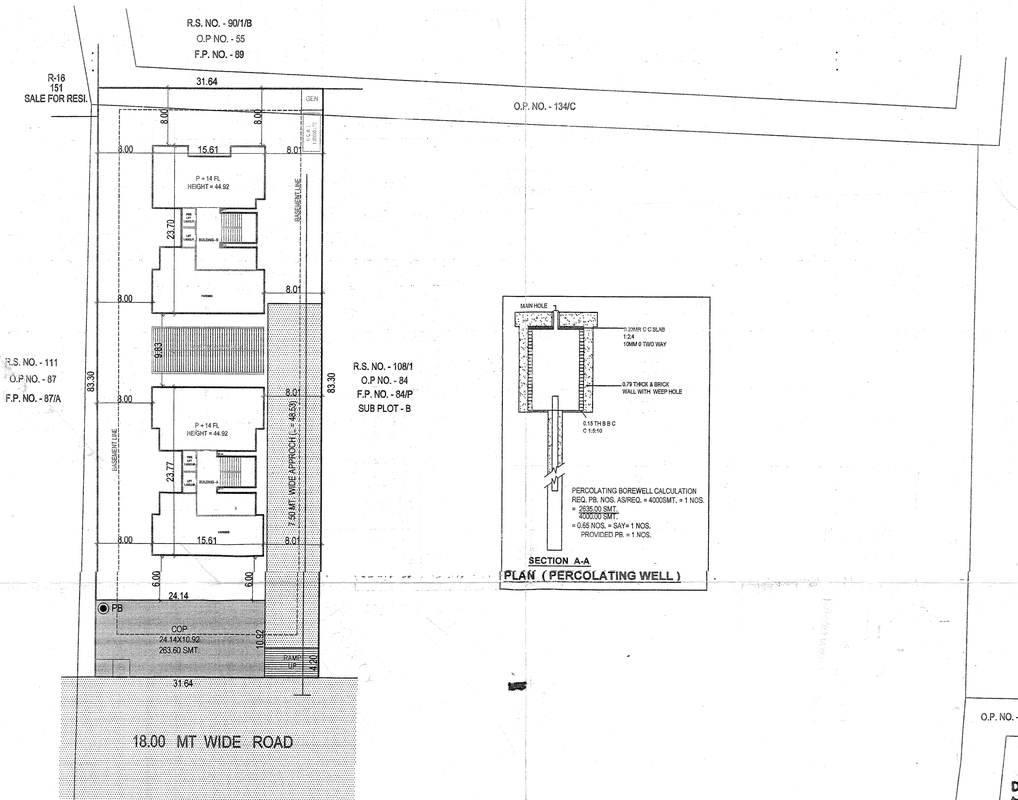
BUILT - UP AREA TABLE (IN SQ. MT.)

FLOOR	A-BLDG.	B-BLDG.	TOTAL
BASEMENT	1892.30		1892.30
Gr. FL.	376.08	377.47	753.55
1st FL.	376.08	377.47	753.55
2nd FL.	326.10	328.49	654.59
3rd FL.	326.10	328.49	654.59
4th FL.	326.10	328.49	654.59
5th FL.	326.10	328.49	654.59
6th FL.	326.10	328.49	654.59
7th FL.	326.10	328.49	654.59
8th FL.	326.10	328.49	654.59
9th FL.	326.10	328.49	654.59
10th FL.	326.10	328.49	654.59
11th FL.	326.10	328.49	654.59
12th FL.	326.10	328.49	654.59
13th FL.	326.10	328.49	654.59
14th FL.	347.08	351.06	698.14
TERR. FL.	62.17	60.11	122.28
TOTAL	5074.61	5107.99	12074.90

FSI AREA TABLE (IN SQ. MT.)

FLOOR	A-BLDG.	B-BLDG.	TOTAL
BASEMENT	PARKING		PARKING
Gr. FL.	PARKING		PARKING
1st FL.	252.41	255.21	507.62
2nd FL.	252.41	255.21	507.62
3rd FL.	252.41	255.21	507.62
4th FL.	252.41	255.21	507.62
5th FL.	252.41	255.21	507.62
6th FL.	252.41	255.21	507.62
7th FL.	252.41	255.21	507.62
8th FL.	252.41	255.21	507.62
9th FL.	252.41	255.21	507.62
10th FL.	252.41	255.21	507.62
11th FL.	252.41	255.21	507.62
12th FL.	252.41	255.21	507.62
13th FL.	252.41	255.21	507.62
14th FL.	252.41	255.21	507.62
TOTAL	3533.74	3572.94	7106.68

< 7114.50
PERMI.



LAYOUT PLAN

SCALE: 1CM = 4.0 MT.

SECTION A-A

PLAN (PERCOLATING WELL)

Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structura 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. 31/10/2019

A	AREA STATEMENT AREA STATEMENT FOR LAND		
NO	TITLE	DETAILS (AREA IN SQ.MT./NOS.MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
A	BUILDING-UNIT AREA		
A.1	a) AREA AS PER REVENUE RECORD R.S NO. - 108/1	13356.00	
A.2	b) AREA AS PER TPS RECORD S. PLOT NO - A OF FP NO - 84	2635.00	
A.3	c) AREA AS PER SITE CONDITION	2635.00	
B	DEDUCTION AREA		
B.1	a).ROADS (proposed or under process)	——	
B.2	b).RESERVATIONS (under TP or DP or any other statutory plans/Under provision of CDR)	——	
B.3	AREA NOT IN POSSESION	——	
B.4	OTHER	——	
C	NET AREA	2635.00	

EXISTING

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS.MT) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
1	1 TO 12.4			NOT APPLICABLE

PROPOSED

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS.MT) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
13	COMMON PLOT	263.50	263.60	
13.1	ADDITIONAL 6% FOR THICK PLANTATION	——	——	
13.2	NO. OF PERCOLATION WELLS	1.00	1.00	
13.3	NO. OF TREES	——	——	
14	WIDTH OF MARGIN-ROAD SIDE	6.00	16.92	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD SIDE	8.00	8.00	
14.2	TOTAL MARGIN AREA	——	1253.88	
15	INTERNAL ROAD WIDTH	7.50	7.50	
15.1	INTERNAL ROAD AREA	——	363.97	
16	BUILT-UP AREA IN COMMON PLOT	——	——	
16.1	BUILT-UP AREA IN MARGINS	——	——	
17	TOTAL DEVELOPABLE AREA	——	2635.00	
18	PERMISSIBLE FSI -BASE 1.8 (AS PER NEW DP)	4743.00	4743.00	
18.1	PERMISSIBLE FSI-CHARGEABLE 0.9	2371.50	2363.68	
18.2	FSI UTILISED	7114.50	7106.68 (2.69)	
19	GROUND COVERAGE	——	753.55	

20	PROPOSED USE (as described in section c-9.3 use Classification Table)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DRAWINGS PROVIDED YES/NO
20.1	DWELLING	DWELLING-3	12074.90	98	YES
20.2	MERCANTILE				NO
20.3	BUSINESS				NO
20.4	EDUCATIONAL				NO
20.5	ASSEMBLY				NO
20.6	INSTITUTIONAL				NO
20.8	RELIGIOUS				NO
20.9	HOSPITALITY				NO
20.10	SPORTS & LEISURE				NO
20.11	PARKS				NO
20.12	SERVICE ESTABLISHMENT				NO
20.13	INDUSTRIAL				NO
20.14	STORAGE				NO
20.15	TRANSPORT				NO
20.16	AGRICULTURE				NO
20.17	TEMPORARY USE				NO
20.18	PUBLIC UTILITY				NO
20.19	PUBLIC INSTITUTIONAL				NO
20.20	TOTAL	DWELLING-3	12074.90	98	YES

21	FLOORS/LEVELS		NUMBERS OF UNITS A	B	FLOOR AREA BUILT- UP AREA (in sq.mt) A-Bldg	B-Bldg	TOTAL	F.S.I. AREA (in sq.mt) A-Bldg	B-Bldg	TOTAL
PROVIDE DETAILS FOR INDIVIDUAL BUILDING										
21.1	BASEMENT	LOWER BASEMENT	–		–		–	–		
		UPPER BASEMENT	–		1892.30		1892.30	PARKING		
21.2	HOLLOW PLINTH		–		–		–	–		
21.3	GROUND FLOOR		–		376.08	377.47	753.55	PARKING		
21.4	TYPICAL FLOOR	1ST FLOOR	4	3	376.08	377.47	753.55	252.41	255.21	507.62
		2ND FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		3RD FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		4TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		5TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		6TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		7TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		8TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		9TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		10TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		11TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		12TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		13TH FLOOR	4	3	326.10	328.49	654.59	252.41	255.21	507.62
		14TH FLOOR	4	3	347.08	351.06	698.14	252.41	255.21	507.62
		15TH FLOOR	–	–	–	–	–	–	–	–
		TERRACE FLOOR	–	–	62.17	60.11	122.28	–	–	–
21.5	FLOORS OTHER THAN TYPICAL		–	–	–	–	–	–	–	–
21.6	TOTAL		56	42	5074.61	5107.99	12074.90	3533.74	3572.94	7106.68
21.7	TOTAL OF ALL BUILDING		98				12074.90			7106.68

22	DWELLING UNITS	NUMBERS OF UNITS A	B	DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT A -Bldg	B -Bldg	TOTAL UNIT AREA (in sq.mt) A -Bldg	B -Bldg
PROVIDE DETAILS FOR INDIVIDUAL BUILDING							
22.1	1BHK	–	–	–	–	–	
22.2	2BHK	4	2	1,2,3,4 - 63.10	1, 2 - 65.85	252.41	131.70
22.3	3BHK	–	1	–	3 - 123.50	–	123.50
22.4	4BHK	–	–	–	–	–	
22.5	MORE THAN 4BHK	–	–	–	–	–	
22.6	OTHERS (eg. studio units penthouse etc)	–	–	–	–	–	
22.7	OTHER THAN DWELLING UNITS	–	–	–	–	–	
22.8	TOTAL	56	42	–	–	–	–
22.9	TOTAL OF ALL BUILDINGS	98		–	–	–	

23	DWELLING UNITS	CARPET AREA OF EACH UNIT A - Bldg	B - Bldg	DETAILS OF (Balcony&Vernadah&wash&Terrace) A - Bldg	B - Bldg	PROPORTIONATE COMMON AMINITIES AREA	TOTAL BUILTUP AREA
23.1	GROUND FLOOR	–	–	–	–	–	753.55
23.2	1ST FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	753.55
23.3	2ND FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.4	3RD FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.5	4TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.6	5TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.7	6TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.8	7TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.9	8TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.10	9TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.11	10TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.12	11TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.13	12TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.14	13TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	654.59
23.15	14TH FLOOR	1 TO 4 - 55.90	1,2-58.00 3- 111.80	1 TO 4 - 3.30	1,2 - 3.65 3- 3.50	–	698.14
23.16	15TH FLOOR	–	–	–	–	–	–

BUILDING	BUILDING HEIGHT IN METERS A & B - Bldg	NUMBER OF FLOORS A & B - Bldg
	44.92	14

PROPOSED AREA STATEMENT FOR PARKING

24	PARKING	AREA (in sq.mt.)	percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (Please specify in % as well as area)	1422.90	100 %
24.2	PROPOSED PARKING AREA (Please specify in % as well as area)	2001.00	140.62 %
24.3	VISITORS PARKING AREA REQUIRED AT GR. LVL (Please specify in % as well as area)	142.30	10 %
24.4	VISITORS PARKING AREA PROVIDED AT GR. LVL (Please specify in % as well as area)	186.78	13.12%

25	PARKING	AREA (in sq.mt)	NO.OF PARKING SPACES FOR 2-WHEELERS	NO.OF PARKING SPACES FOR 4-WHEELERS
25.1	PROPOSED PARKING ON GROUND(tduding hollow plinth)	777.92	163	6
25.2	PROPOSED PARKING ON BASEMENT	1223.08	66	53
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW			
25.4	COVERED PARKING			
25.5	OPEN PARKING			
25.6	TOTAL	2001.00	229	59

BUILD -TO-LINE

BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN,PLEASE PROVIDE THE FOLLOWING DETAILS.

1	LENGTH OF BUILD-TO-LINE	A, B, - Bldg	A-23.77 & B - 23.70 MT.
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING	A, B, - Bldg	15.61 MT.
3	PERCENTAGE OF LENGTH OF BUILD-TO--LINE CO-INCLUDING THE FRONT FACADE OF THE BUILDING		

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED HIGHRISE RESIDETIAL BUILDING PLAN ON T.P.S.- 52 (VED), SUB PLOT - A OF F.P.NO.- 84 ,O.P. NO. - 84, R.S. NO.- 108/1, MOJE : VED, SURAT.

LIST OF DRAWINGS	NO OF DRAWINGS	SCALE OF DRAWING	REMARKS
PLANS	——	——	
LAYOUT PLAN	1	1CM = 4.0MT	
SITE PLAN	——	——	
DETAILED PLAN	3	1CM = 1.0MT	
SECTIONS	1	——	
ELEVATIONS	1	1CM = 1.0MT	
SERVICES & AMENITIES	——	——	
LANDSCAPE PLAN	——	——	
PARKING PLAN	1	1CM = 2.0MT	

NORTH

REF DESCRIPTION OF LAST APPROVED PLANS	DATE
TDO/DP-1/NO. 60	29/06/2018

PAYMENT FSI (in sq.mt)	V
2363.68	

CERTIFICATE

(1) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME AND NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK MANHOLE CONNECTION VERIFIED BY ME SEEN BY ME AND NECESSARY PRECAUTIONS

(2) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVED BY ME ON DATE: 14 / 02 / 18 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 DOCUMENT OF OWNERSHIP/T.P RECORD

SIGNATURE
ARCHITECT/ENGINEER/SURVEYOR

OWNER SIGNATURE

FOR AAPAGIGA DEVELOPERS

PARTNER

ARCHITECT / ENGINEER

SURESH B. MODIYA
B.E. (CIVIL)
CONSULTING ENGINEER
F/18, Shivam Complex,
New Gujarat Gas Road,
Adajan, Surat.
MUNI. LIC. NO. TDO/ER/445
SUDA LIC. NO. SUDA-L-ER-440