

Project Title :PROPOSED RESI. APARTMENT AT "ASTHA RECIDENCY", JUNAGADH PLOT 5, R.S.NO.143

LAGU S.R.NO.144 P

PLOT NO.04

COMMAN PLOT

SITE PLAN

STILT FLOOR PLAN
(SCALE 1:100)TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)TERRACE FLOOR PLAN
(SCALE 1:100)

Building - A (PROPOSED WORK)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Area (Sq.mt.)	FSI	Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Lift	Lift Machine	Lift Lobby	Ramp	Parking	Resi.				
Stilt Floor	542.56	12.71	529.85	16.78	8.58	0.00	6.42	70.97	427.10	0.00	0.00	0.00	00
First Floor	485.75	12.71	473.04	24.45	8.58	0.00	14.62	0.00	0.00	425.39	425.39	04	04
Second Floor	485.75	12.71	473.04	24.45	8.58	0.00	14.62	0.00	0.00	425.39	425.39	04	04
Third Floor	485.75	12.71	473.04	24.45	8.58	0.00	14.62	0.00	0.00	425.39	425.39	04	04
Fourth Floor	485.75	12.71	473.04	24.45	8.58	0.00	14.62	0.00	0.00	425.39	425.39	04	04
Fifth Floor	485.75	12.71	473.04	24.45	8.58	0.00	14.62	0.00	0.00	425.39	425.39	04	04
Sixth Floor	485.75	12.71	473.04	24.45	8.58	0.00	14.62	0.00	0.00	425.39	425.39	04	04
Seventh Floor	485.75	12.71	473.04	24.45	8.58	0.00	14.62	0.00	0.00	425.39	425.39	04	04
Terrace Floor	44.49	12.71	31.78	16.78	0.00	8.58	6.42	0.00	0.00	0.00	0.00	0.00	00
Total	3987.30	114.39	3872.91	204.71	68.64	8.58	115.18	70.97	427.10	2977.73	2977.73	28	28
Total Number of Same Buildings	1												
Total	3987.30	114.39	3872.91	204.71	68.64	8.58	115.18	70.97	427.10	2977.73	2977.73	28	28

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.25	0.00
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	STAIRCASE	1.52	0.25	0.17
STILT FLOOR PLAN	STAIRCASE	1.52	0.25	0.16

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	0.91 X 3.18 X 4 X 7	81.20	199.32
Total	0.91 X 3.05 X 4 X 7	78.12	199.32

UnitBUA Table for Building - A (PROPOSED WORK)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	1010701	FLAT	103.62	103.62	5.41	98.21
	1020702	FLAT	103.62	103.62	5.63	97.99
	1030703	FLAT	103.74	103.74	7.27	96.47
	1040704	FLAT	103.63	103.63	5.40	98.23
Total Floor			414.61	414.61	23.71	390.90
Total per Floor			2902.27	2902.27	165.97	2736.30
Total			2902.27	2902.27	166.02	2736.30

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking	
				Regd.	Prop.				
A (PROPOSED WORK)	Residential	Residential Apartment Bldg	0.0 - 80	1	-	297.72	595.54	297.77	59.55
			> 80.0	-	-				
			-	-	-				
			0 - 0	-	-				
Total:						595.54	297.77	59.55	

Parking Check (Table 7b)

Use Type	Area	Car	No	Visitor's Car Parking		Total Parking Area	
				Regd.	Prop.	Area	No.
Residential	Regd.	1	Prop.	330.42	0	0	59.55
	Regd.	1	Prop.	330.42	0	0	59.55
	Regd.	1	Prop.	330.42	0	0	59.55
Total				330.42	0	0	59.55

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The remaining payments are to be made online within seven days and only thereafter the 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;
 - Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (6), (e) and (f) above.
 - The applicant, as specified in CDCR, 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 CDCR.
 - 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/revised 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. Consistent 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

Durbhahai Hiyabhai Tavethiya

ARCHENG'S NAME AND SIGNATURE

AJAYBHAI SHANTIBHAI KARKAR

EOR-41

STRUCTURE ENGINEER

sarjay gopabhai unja

s-38

Inward No	1265576	Sheet	1
Inward Date		Scale	1:100
PROJECT DETAIL		VERSION NO. 1.0.12	
Site Address: Revenue No: 143		VERSION DATE: 27/03/2019	
Authority: Junagadh Municipal Corporation (JMC)		Plot Use: Residential	
Authority/Class: D2		Plot SubUse: Residential Apartment Bldg	
Authority/Grade: Municipal Corporation		Plot Use Group: Dwelling 3 (DWS)	
CaseTrack: Regular		Land Use Zone: Residential use Zone	
Proposed 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: Revenue No: 143			
AREA DETAILS :		Sq.Mts.	
1. Area of Plot As per record		0.00	1125.00
6 Hekta Patak		0.00	1125.00
As per site condition		0.00	1125.00
Area of Plot Considered		0.00	1125.00
2. Deduction for			
(a) Proposed roads		0.00	0.00
b) Any reservations		0.00	0.00
Total (a + b)		0.00	0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		1125.00	1125.00
4. % of Common Plot (Regd.)		0.00	0.00
% of Common Plot (Prop)		0.00	0.00
Balance area of Plot (1 - 4)		1125.00	1125.00
Plot Area For Coverage		1125.00	1125.00
Plot Area For FSI		2055.00	2055.00
Perm. FSI Area (1.80)		1012.50	1012.50
Perm. Paid FSI Area (0.00)		3037.50	3037.50
5. Total Perm. FSI area with Paid FSI (2.70)		3037.50	3037.50
6. Total Paid Proposed FSI Area		362.72	362.72
Total Built up area permissible at:		0.00	0.00
a. Ground Floor		473.04	473.04
Total Prop. Coverage Area (42.05 %)		473.04	473.04
Balance coverage area (- %)		0.00	0.00
Proposed Area at:		0.00	0.00

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Stilt Floor	529.85	0.00	0.00	0.00
First Floor	473.04	0.00	425.39	0.00
Second Floor	473.04	0.00	425.39	0.00
Third Floor	473.04	0.00	425.39	0.00
Fourth Floor	473.04	0.00	425.39	0.00
Fifth Floor	473.04	0.00	425.39	0.00
Sixth Floor	473.04	0.00	425.39	0.00
Seventh Floor	473.04	0.00	425.39	0.00
Terrace Floor	31.78	0.00	0.00	0.00
Total Area	3872.91	0.00	2977.73	0.00
Total FSI Area			2977.73	
Total BuiltUp Area			3872.91	
Proposed F.S.I. consumed:			2.65	
4. Tenement Proposed At:				
All Floors			28.00	
5. Total Tenements (3 + 4)			28	
15. Parking Statement				
1. Parking Space Required as per Regulations:			595.54	
2. Proposed Parking Space			653.63	

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)

Tree Details (Table 3b)

PLOT

Buildingwise Floor FSI Details

Floor Name	A (PROPOSED WORK)	Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Stilt Floor	529.85	0.00	529.85
First Floor	473.04	425.39	473.04
Second Floor	473.04	425.39	473.04
Third Floor	473.04	425.39	473.04
Fourth Floor	473.04	425.39	473.04
Fifth Floor	473.04	425.39	473.04
Sixth Floor	473.04	425.39	473.04
Seventh Floor	473.04	425.39	473.04
Terrace Floor	31.78	0.00	31.78
Total	3872.91	2977.73	3872.91

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED WORK)	D2	0.76	2.10	112
A (PROPOSED WORK)	D1	0.90	2.10	84
A (PROPOSED WORK)	G	3.20	2.10	28

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED WORK)	V	0.60	1.00	70
A (PROPOSED WORK)	V	0.70	1.00	14
A (PROPOSED WORK)	w4	0.90	1.80	28
A (PROPOSED WORK)	w3	1.00	1.20	56
A (PROPOSED WORK)	w2	1.20	1.50	28
A (PROPOSED WORK)	w4	1.60	2.00	28
A (PROPOSED WORK)	W	1.80	1.20	37
A (PROPOSED WORK)	w2	1.80	2.00	84

Building Use/SUBUSE Details

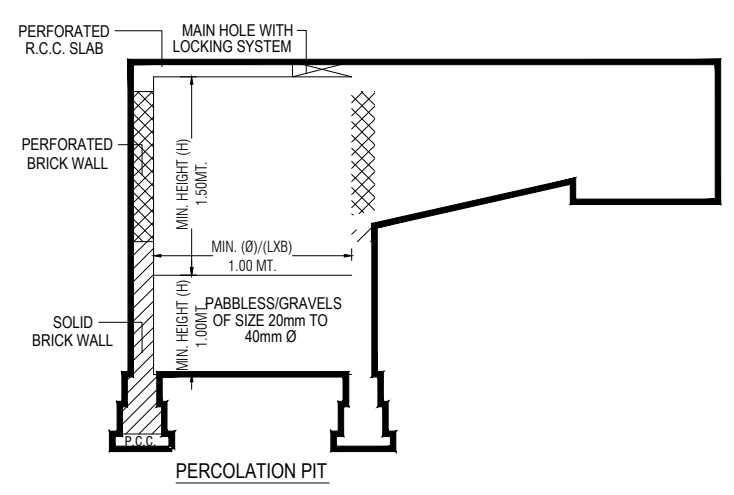
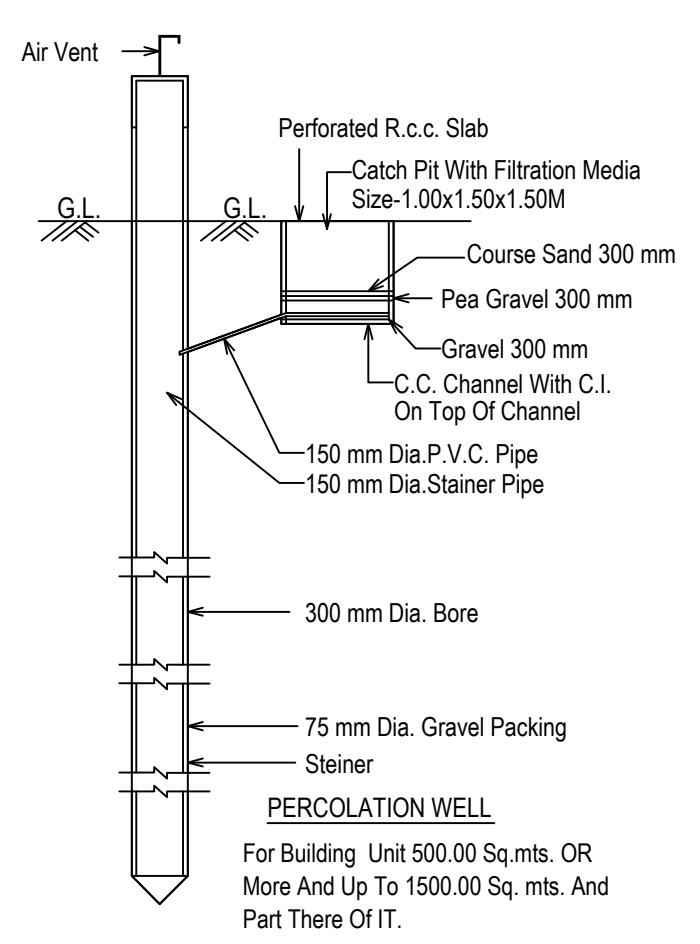
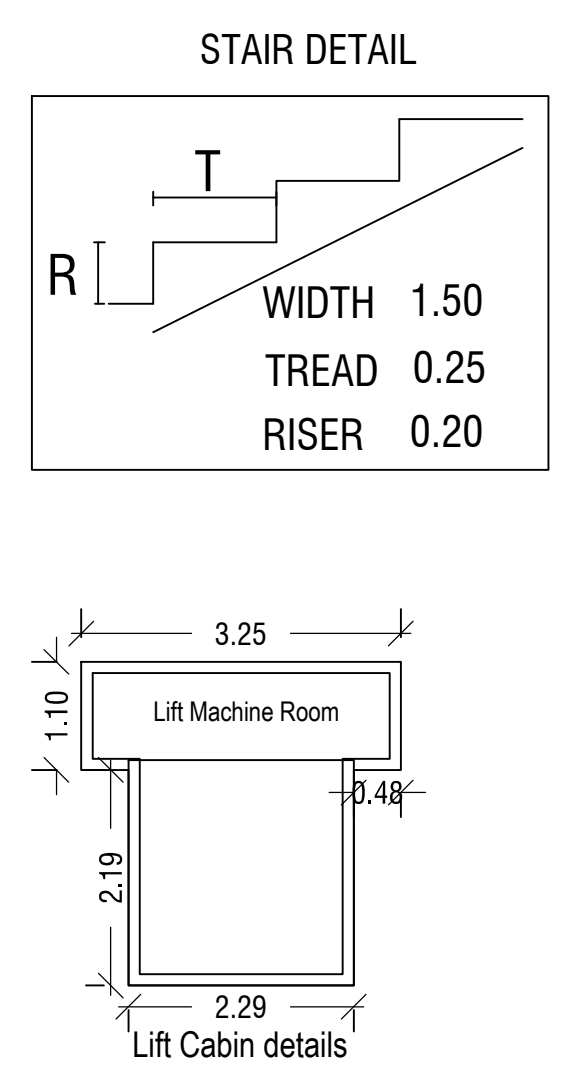
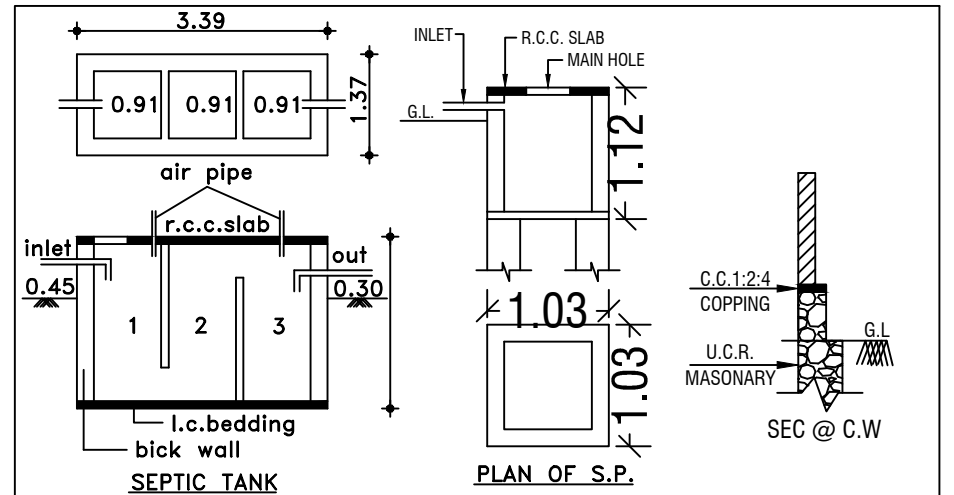
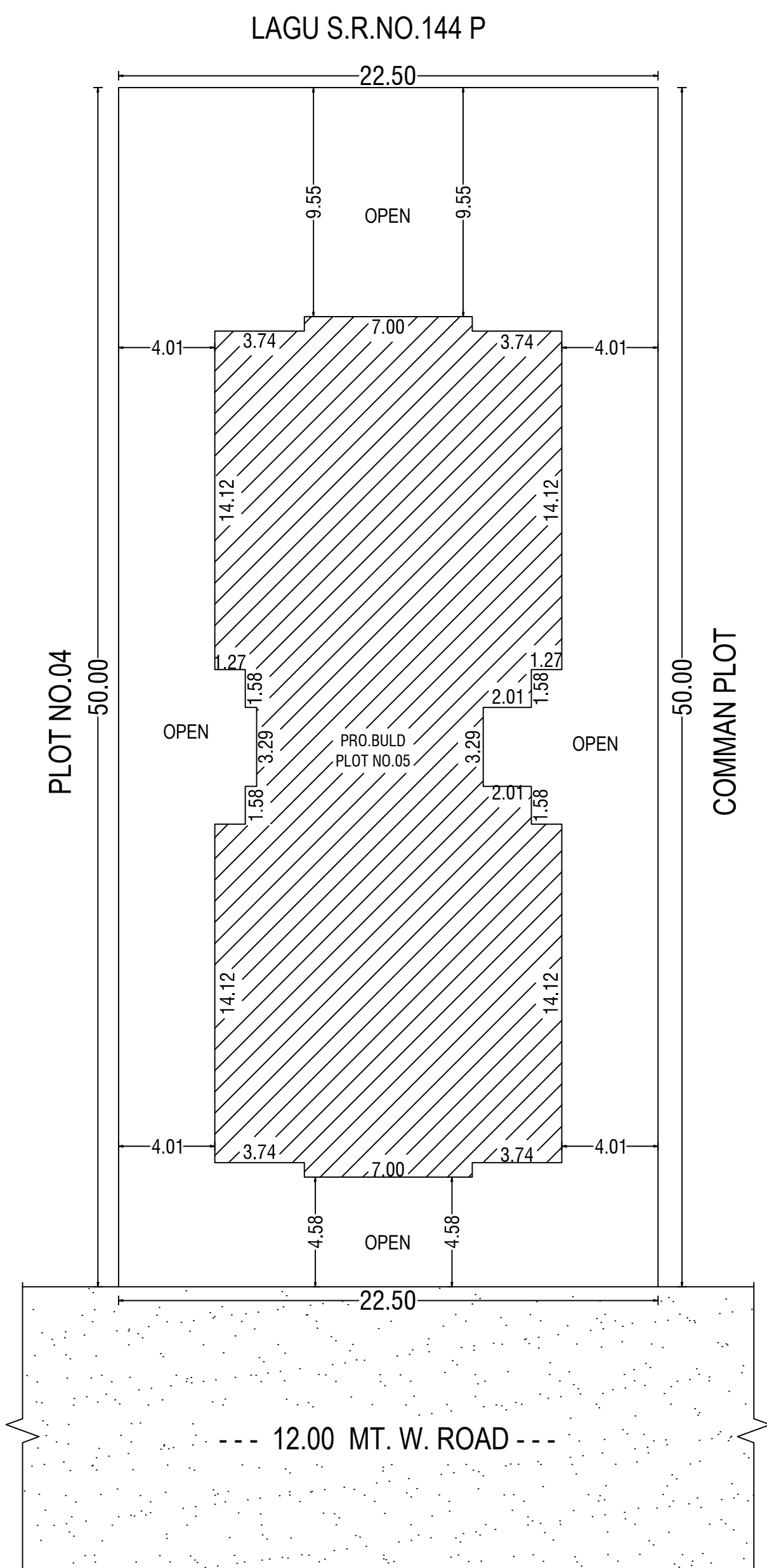
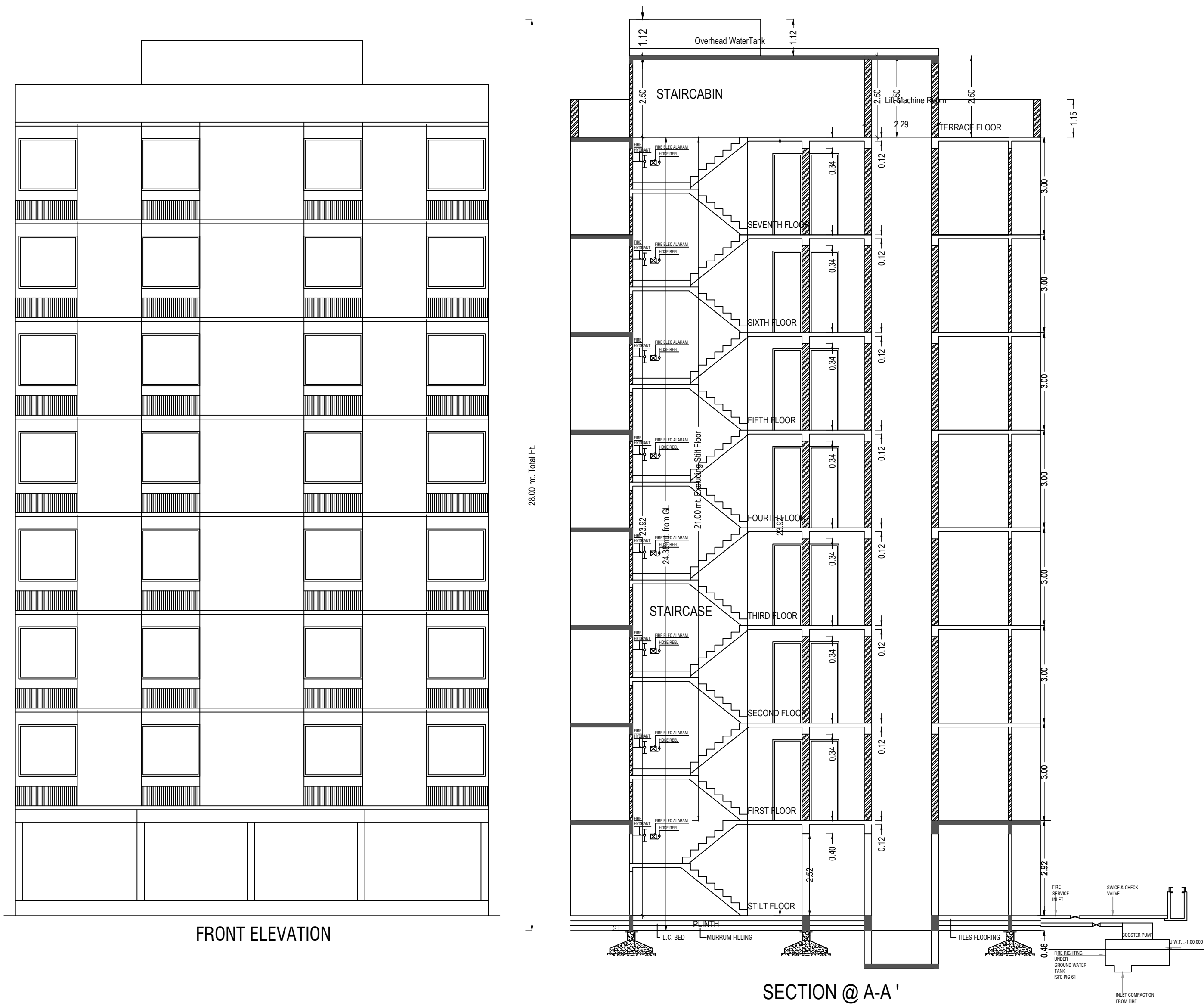
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No. of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI SubUse	FSI Name	FSI SubUse
A (PROPOSED WORK)	Residential	Residential Apartment Bldg	Dwelling-3 (DWS)		28	TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-	-
						TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg	Residential
						STILT FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-	-
						STILT FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-	-

FSI & Tenement Details

Building	No. of Same Bldg	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	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	Ramp	Parking	Resi.			
A (PROPOSED WORK)	1	3987.30	114.39	3872.91	204.71	68.64	8.58	115.18	70.97	427.10	2977.73	2977.73	28	
Total	1	3987.30	114.39	3872.91	204.71	68.64	8.58	115.18	70.97	427.10	2977.73	2977.73	28	

Project Title :PROPOSED RESI. APARTMENT AT "ASTHA RECIDENCY", JUNAGADH PLOT 5, R.S.NO.143

Inward No	1260576	Sheet	1
Inward Date		Scale	1:100



- GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
1. 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.
 2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
 3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - a. Title, ownership, and easement rights of the Building/unit for which the building is proposed;
 - b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - c. Correctness of demarcation of the plot on site.
 - d. Workmanship, soundness of material and structural safety of the proposed building;
 - e. 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.
 4. The applicant, as specified in CGDCR, shall submit:
 - a. Structural drawings and related reports, before the commencement of the construction,
 - b. Progress reports.
 5. Follow the requirements for construction as per regulation no 5 of CGDCR.
 6. 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	
Durlabbhai Hiribhai Tavethiya	
ARCH/ENG'S NAME AND SIGNATURE	
AJAYBHAI SHANTIBHAI KARKAR	
EOR-41	
STRUCTURE ENGINEER	
sanjay gopalbhai unija	
s-38	



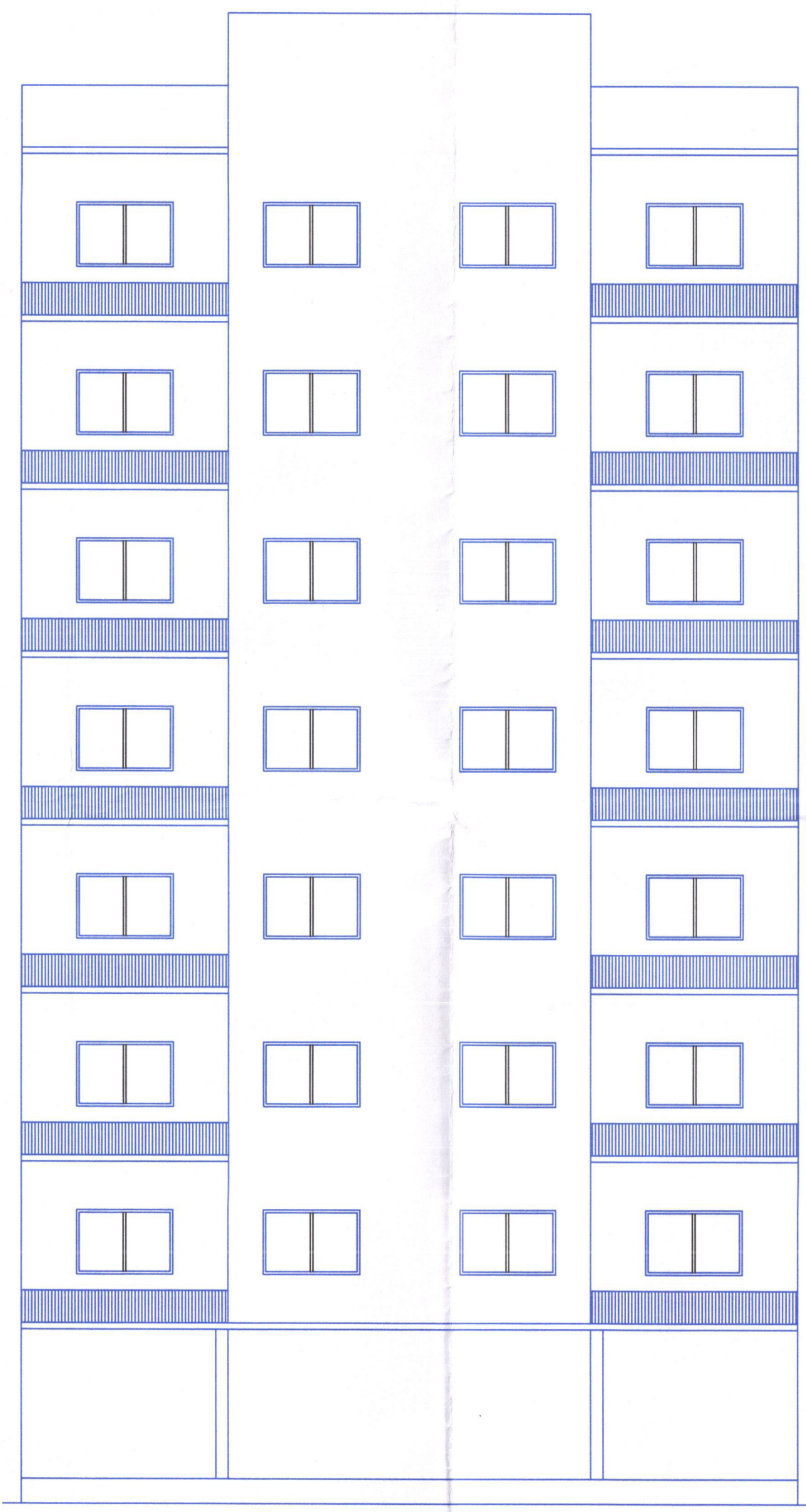
Project Title :PROPOSED RESI. APARTMENT AT "ASTHA RECIDENCY", JUNAGADH PLOT 5, R.S.NO.143

DEVELOPER

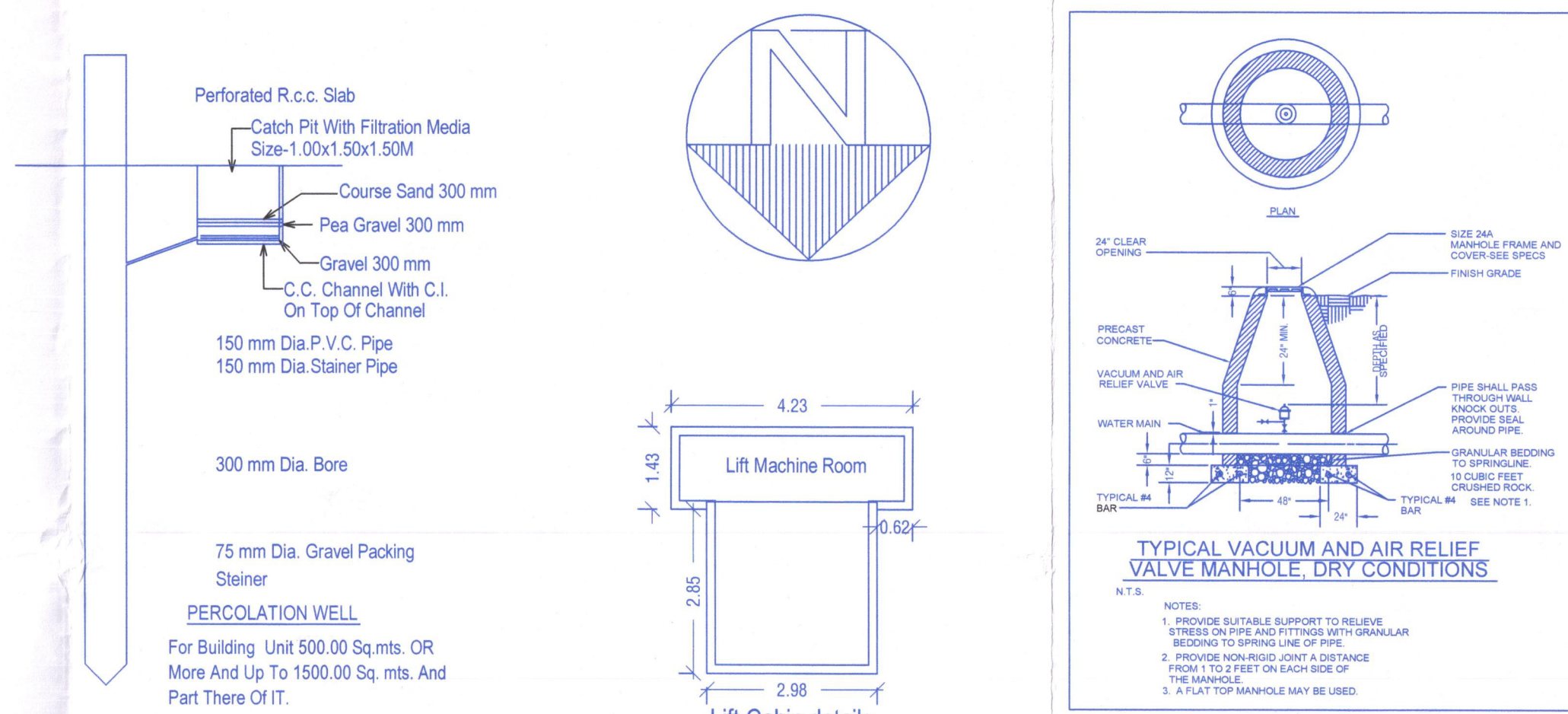
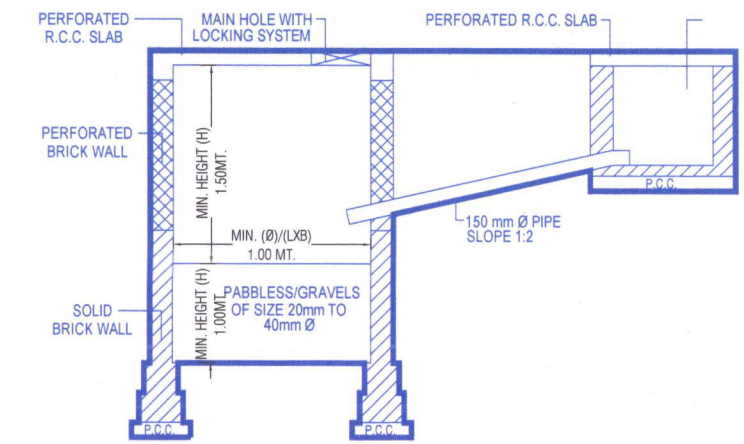
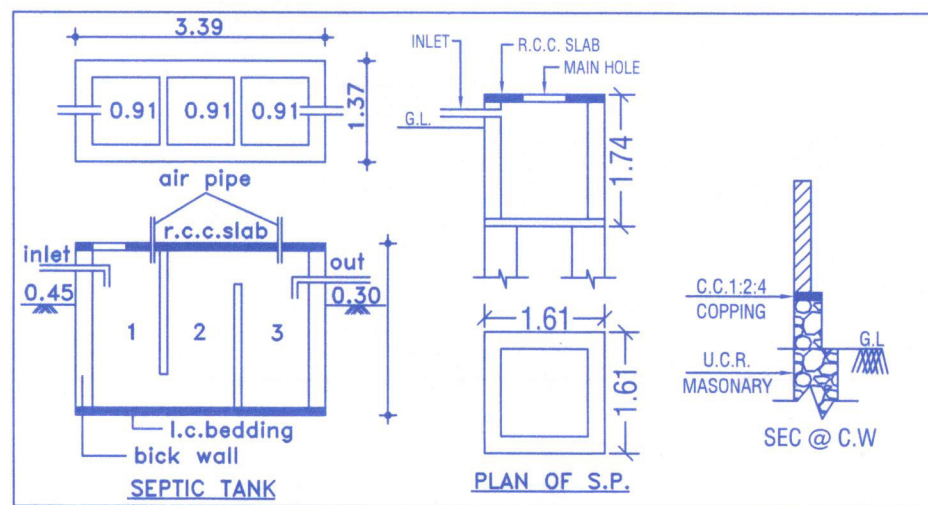
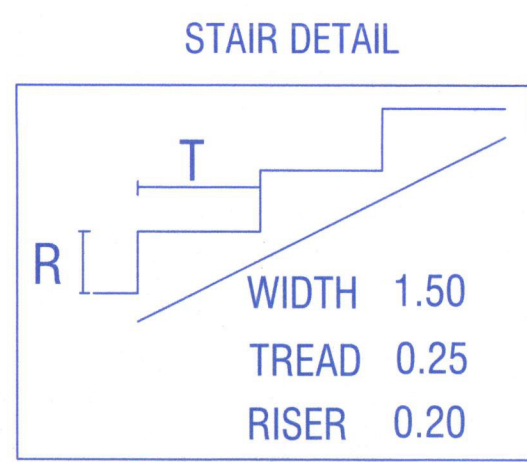
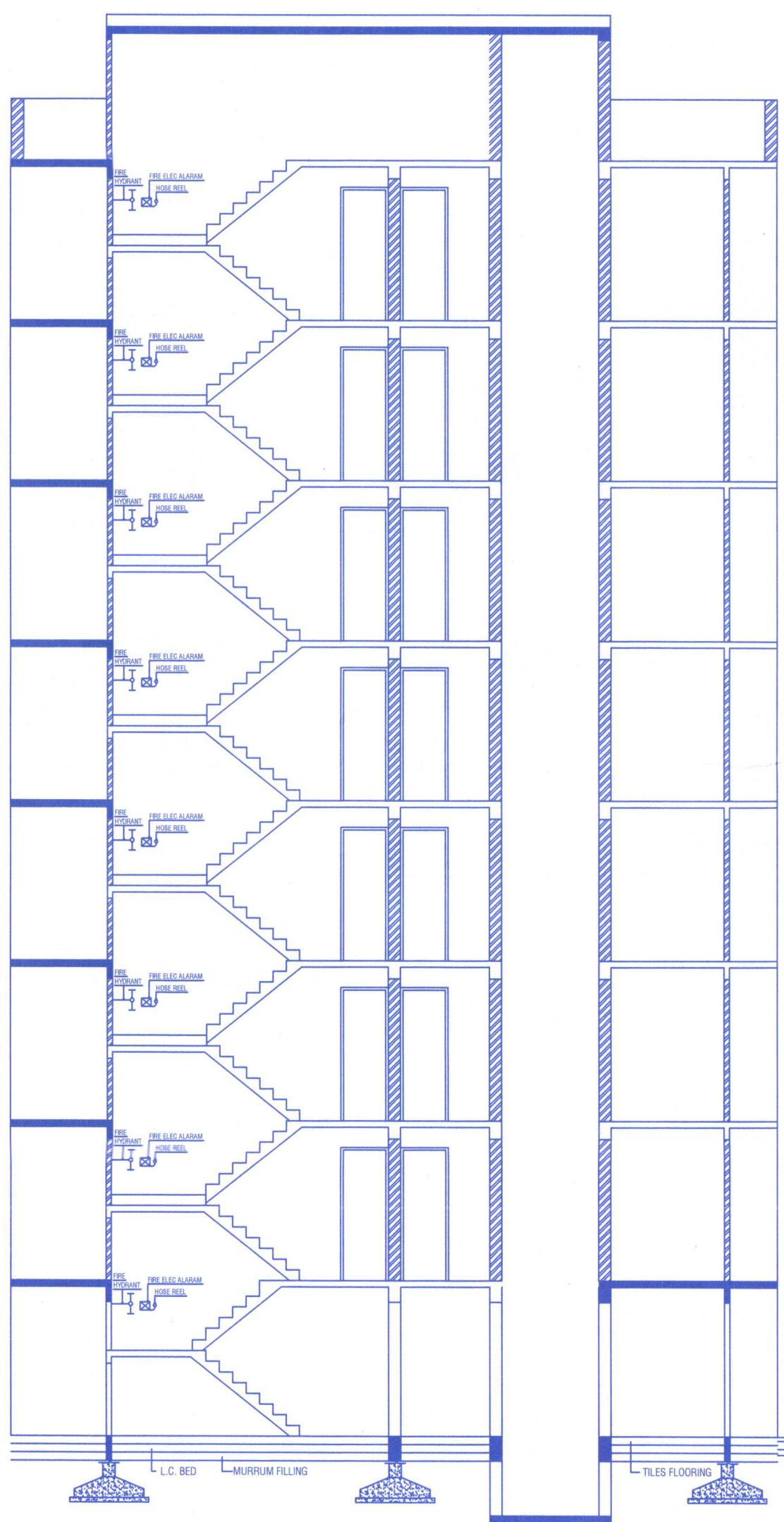
C.O.W.

ENGINEER

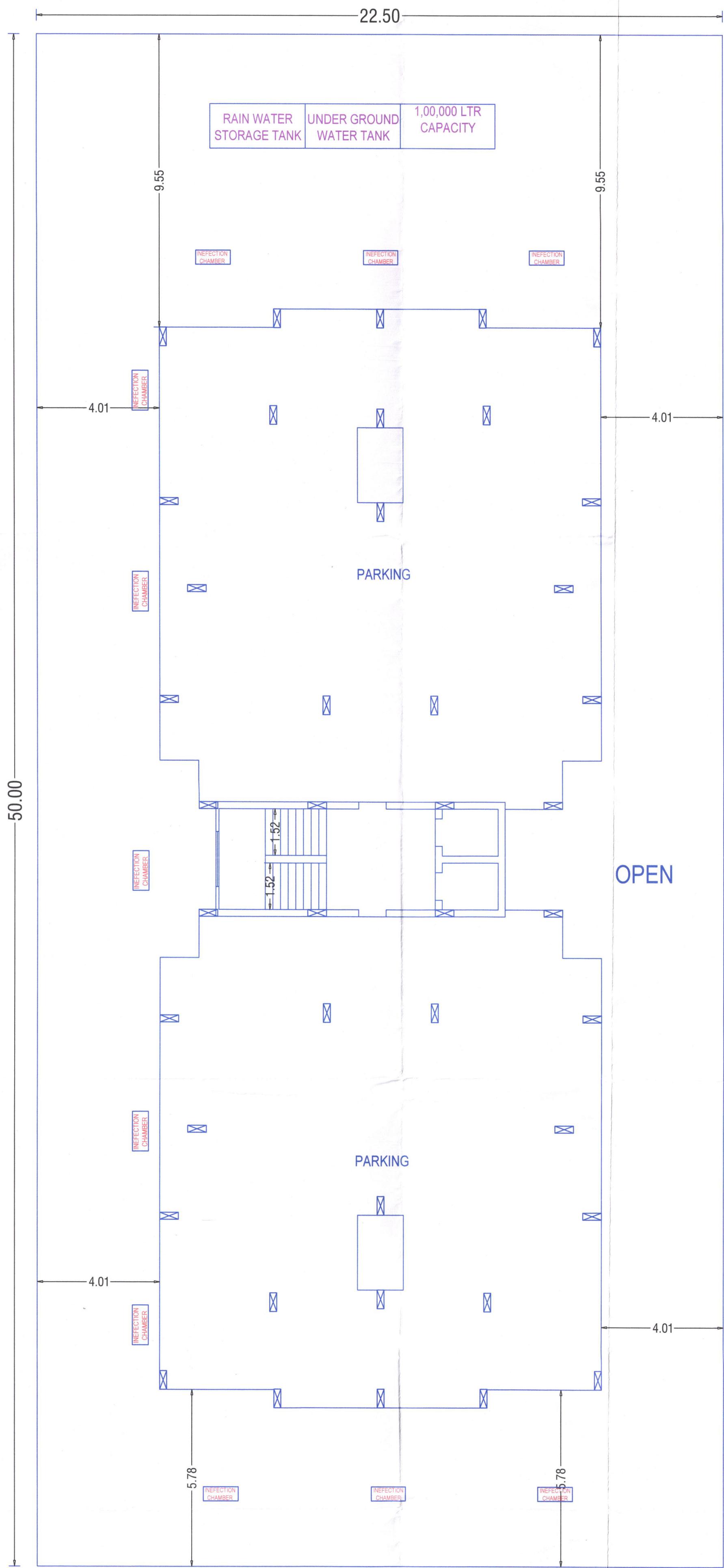
STRUCTURE ENGINEER



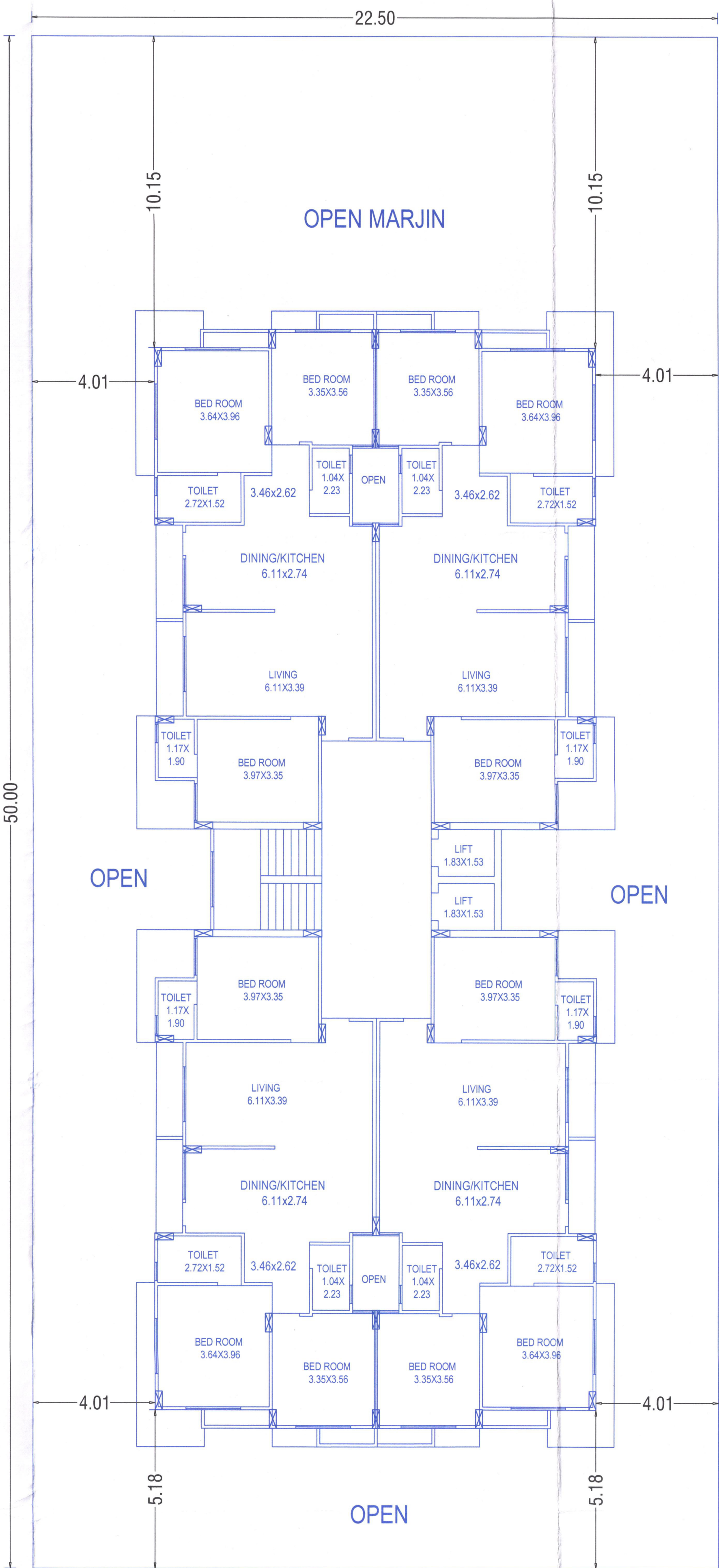
FRONT ELEVATION



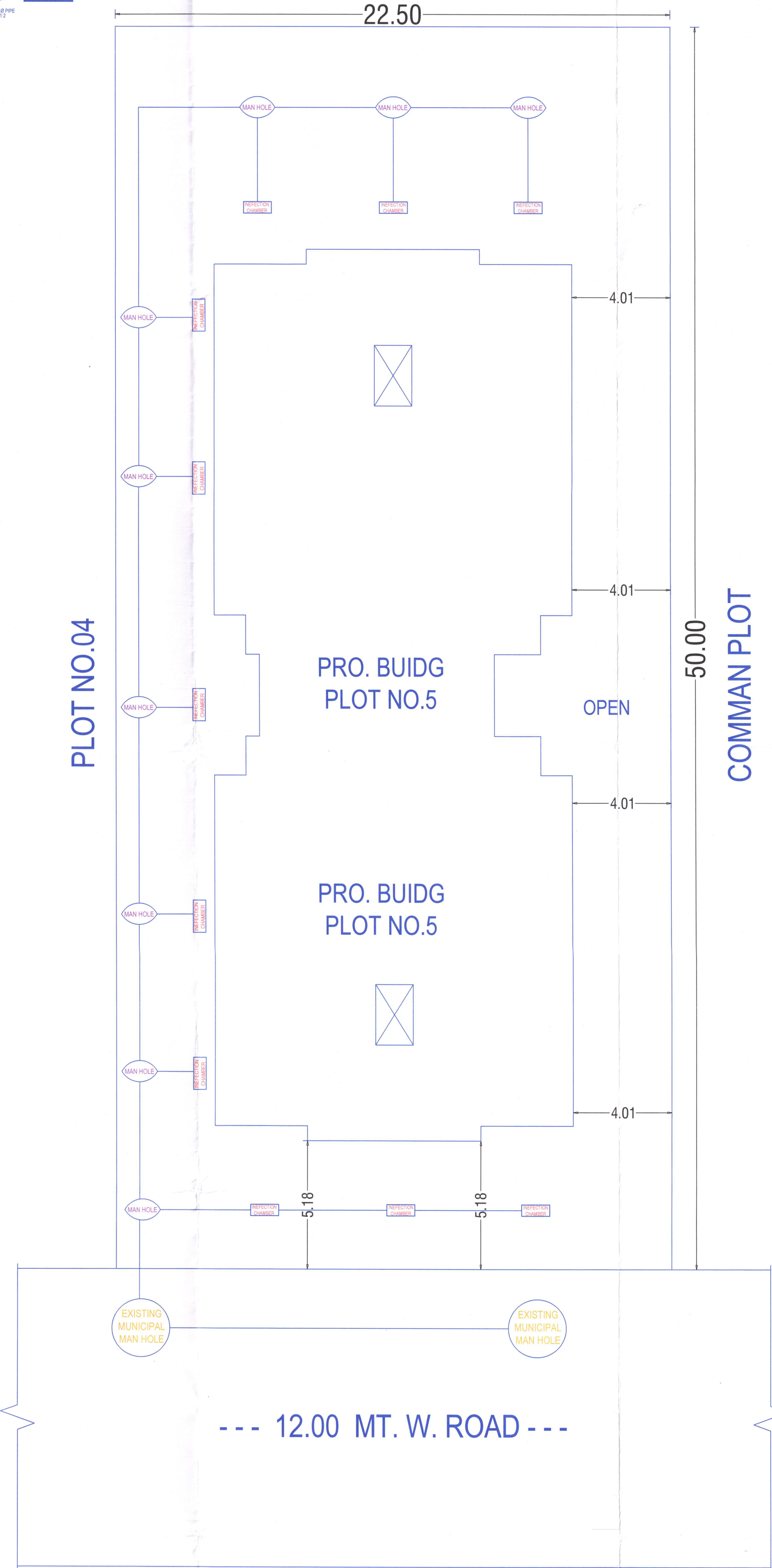
LAGU S.R.NO.144 P



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1st To 7th)



SITE PLAN
SCALE (1:200)

BELLA INFERA
PAINTER

SHAMJUKUMAR C. DONGA
COA REG. NO. CA / 2018 / 91408
VALID UNTIL : 31 / DEC / 2019

AJAY KARKAR
Civil Eng. Consultant
(L.C. No. ENG-440) And.

SANJAY UNJIA
Structural Engineer
37th-322, Laxmi Nagar,
Bhopal - 462018, Madhya Pradesh,
India. Phone: 91-97277 55884
E-Mail: 91-97277 55884
JMC Lic. No. SEOR-2 (C-1) 19