PROPOSED LAYOUT FOR RESI. HIGH RISE BLDG. ON T.P.SCHEME. NO :- 18 (MOTA VARACHHA), BLOCK NO.: 14+79, O.P. NO. 12+25, F. P.NO.: 13+26(DRAFT), 15+95(T.R.),SUB PLOT NO.-04, MOJE.: MOTA VARACHHA, TAL. : ADAJAN, DIST. :SURAT.

LAY OUT PLAN

CALCULATION KEY PLAN

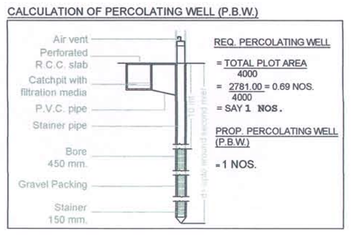
PLOT AREA AS / RECORD	= 2781.00 SQ. MT.
PLOT AREA AS/ SITE	= 2781.00 SQ. MT.
NET PLOT AREA	= 2781.00 SQ. MT.
REQD C.O. P. (10% OF 2781.00) (or Minimum 200 sq.mt.)	= 278.10 SQ. MT.
PROP. C.O.P.	= 278.39 SQ. MT
BALANCE PLOT AREA	= 2502.61 SQ. MT.
PROP. BUILT UP AREA @ GR.FL.	= 651.39 SQ.MT
PERMI. F . S. I. (2.70) (2781.00 X 2.70 - LESS 15% OF C.O.P.) (7508.70 - 41.76)	=7466.94 SQ. MT.
PROP. F.S.I	=7463.82 SQ.MT.
F. S. I. CONSUMED	= 2.68

C.O.P. AREA CALCULATION

= 26.64 X 10.45 = 278.39 sq.mt.

PAID F.S.I. = CONSUMED F.S.I - PERMI.F.S.I. @1.80 (LESS 15% OF C.O.P.)
= 7463.82 - (5005.80 - 41.76)
=7463.82 - 4964.04
= 2499.78 SQ.MT.

CALCULATION OF PERCOLATING WELL (P.B.W.)



REQ. PERCOLATING WELL
= TOTAL PLOT AREA / 4000
= 2781.00 / 4000 = 0.69 NOS.
= SAY 1 NOS.

PROP. PERCOLATING WELL (P.B.W.)
= 1 NOS.

B.A. AREA CALC. TABLE

FLOOR	BLDG : A	BLDG : B	BLDG : C	TOTAL
BASEMENT FL.	0	0	0	2012.40
GR FL./PARK.	217.13	217.13	217.13	651.39
1st FLOOR	221.43	221.43	221.43	664.29
2nd FLOOR	217.13	217.13	217.13	651.39
3rd FLOOR	217.13	217.13	217.13	651.39
4th FLOOR	217.13	217.13	217.13	651.39
5th FLOOR	217.13	217.13	217.13	651.39
6th FLOOR	217.13	217.13	217.13	651.39
7th FLOOR	217.13	217.13	217.13	651.39
8th FLOOR	217.13	217.13	217.13	651.39
9th FLOOR	217.13	217.13	217.13	651.39
10th FLOOR	217.13	217.13	217.13	651.39
11th FLOOR	217.13	217.13	217.13	651.39
12th FLOOR	217.13	217.13	217.13	651.39
13th FLOOR	217.13	217.13	217.13	651.39
14th FLOOR	217.13	217.13	217.13	651.39
STAIR & LIFT M/C	46.71	46.71	46.71	140.13
TOTAL	3307.96	3307.96	3307.96	11936.28

F.S.I. AREA CALC. TABLE

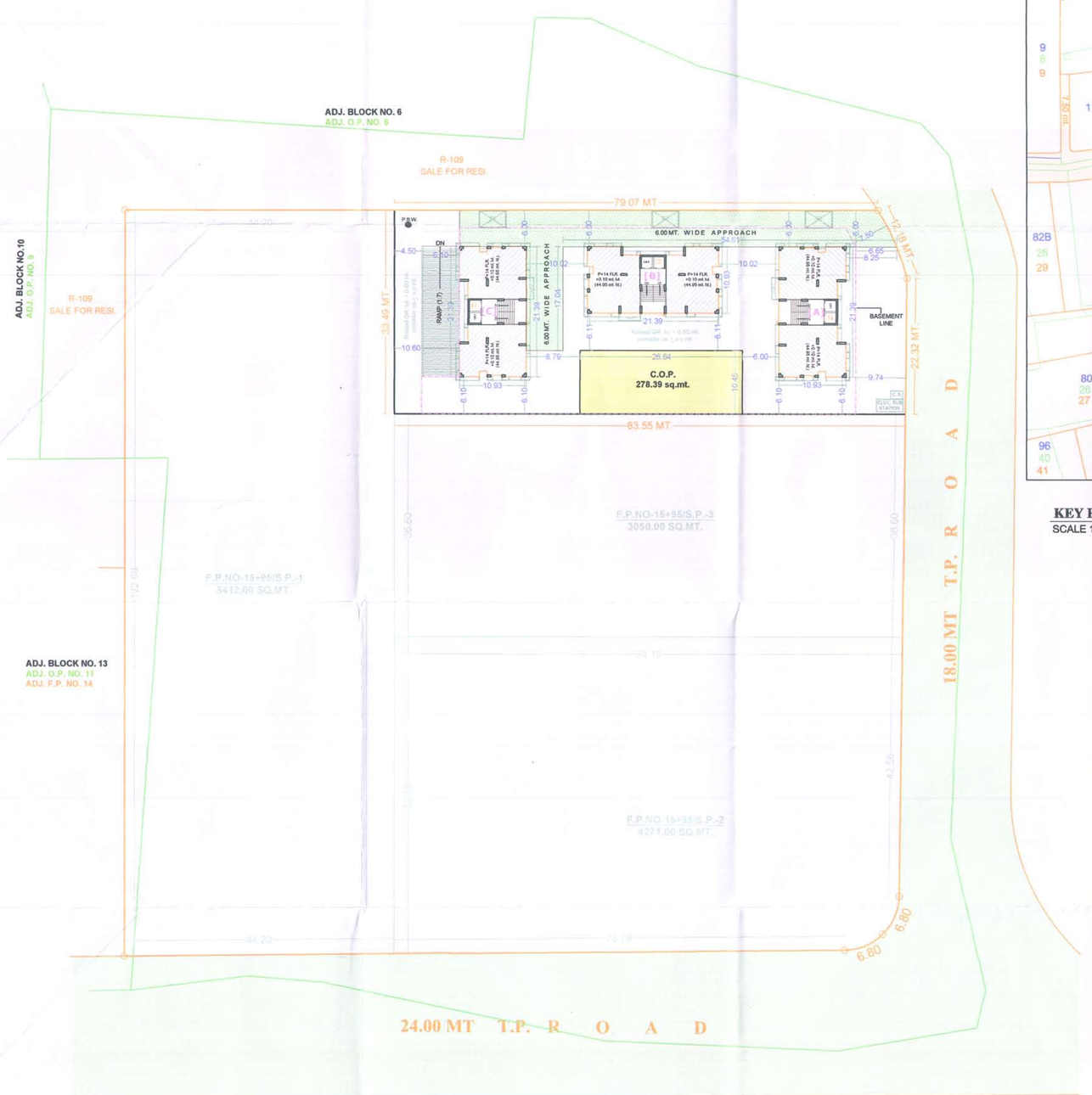
FLOOR	BLDG : A	BLDG : B	BLDG : C	TOTAL
GR FL./PARK.	0	0	0	0.00
1st FLOOR	177.71	177.71	177.71	533.13
2nd FLOOR	177.71	177.71	177.71	533.13
3rd FLOOR	177.71	177.71	177.71	533.13
4th FLOOR	177.71	177.71	177.71	533.13
5th FLOOR	177.71	177.71	177.71	533.13
6th FLOOR	177.71	177.71	177.71	533.13
7th FLOOR	177.71	177.71	177.71	533.13
8th FLOOR	177.71	177.71	177.71	533.13
9th FLOOR	177.71	177.71	177.71	533.13
10th FLOOR	177.71	177.71	177.71	533.13
11th FLOOR	177.71	177.71	177.71	533.13
12th FLOOR	177.71	177.71	177.71	533.13
13th FLOOR	177.71	177.71	177.71	533.13
14th FLOOR	177.71	177.71	177.71	533.13
TOTAL	2487.94	2487.94	2487.94	7463.82

TENAMENT WISE BUILTUP & CARPET AREA

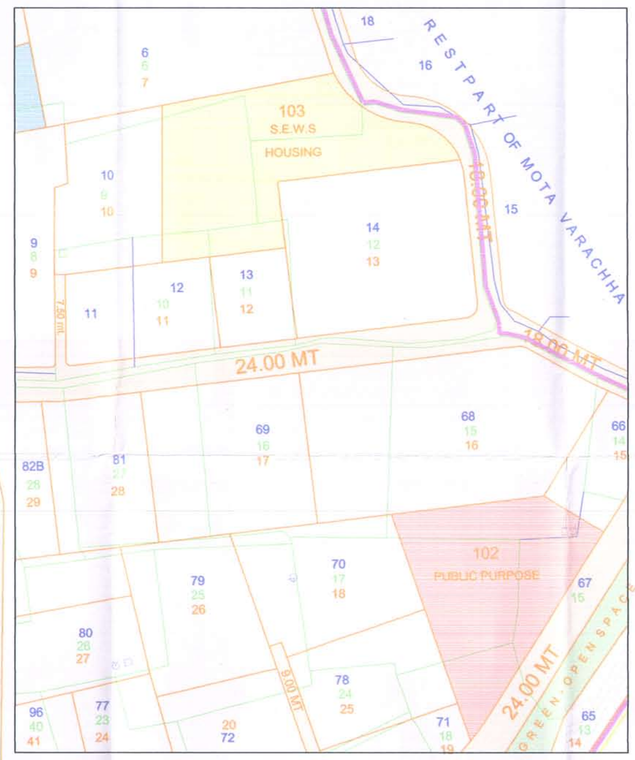
BLDG. TYPE	FLAT TYPE	NOS. OF FLAT	B.A. PER TENAMENT	C.A. PER TENAMENT
A	1	14	88.81	81.53
	2	14	88.81	81.53
B	1	14	88.81	81.53
	2	14	88.81	81.53
C	1	14	88.81	81.53
	2	14	88.81	81.53
TOTAL		84 nos.	------	------

COLOUR NOTES

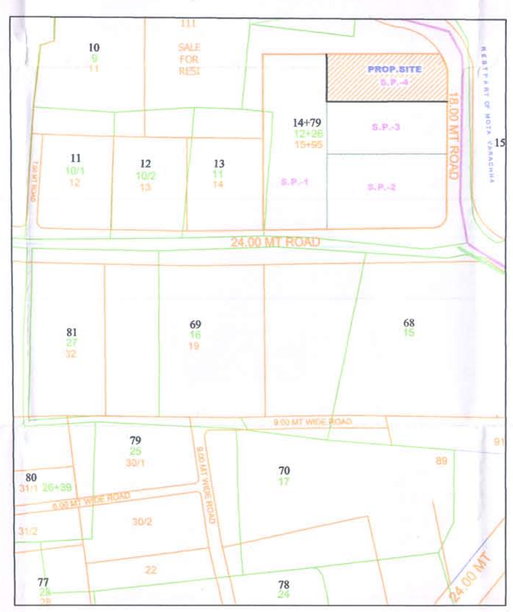
F.P. BOUNDARY	
O.P. BOUNDARY	
PROP. CONST SHOWN IN	
DRAINAGE LINE	
ROAD SHOWN IN	
R.W.P. SHOWN IN	
C.O.P. SHOWN IN	



LAY OUT PLAN
SCALE = 1 C.M. = 4.00 M.T.



KEY PLAN (AS PER DRAFT)
SCALE 1 CM = 20.00 MT.



KEY PLAN (AS PER T.R.)
SCALE 1 CM = 20.00 MT.

Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyer/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. 04/11/19

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.13+26(DRAFT),15+95(T.R.),SUB PLOT NO.-04 of ~~Ward No./Moje/~~T.P.S. No...18 (Mota Varachha) .....Nr.no. 14+79.....as per the attached plans and permission letter (Rajachitthi) vide outward No. T.D.O./DP/.1.1.5.4.....dated..05/11/18..

Date-05/11/2018

I/C. Town Planner,
Surat Municipal Corporation

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	2781.00	LIST OF DRGS ATTACHED	NO. OF COPIES
A.1	a) AREA AS PER REVENUE RECORD	2781.00		
A.2	b) AREA AS PER TPS RECORD	2781.00		
A.3	c) AREA AS PER SITE CONDITION	2781.00	PLANS ELEVATION SECTION	5
B	DEDUCTION AREA			
B.1	a) ROADS (proposed or under process)	------		
B.2	b) RESERVATIONS (under TP or DP or any other statutory plan/under provision of GDR)	------		
B.3	AREA NOT IN POSSESSION	------		
B.4	OTHER	------		
C	NET AREA	2781.00		

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/NOTREQUIRED
13	COMMON PLOT	278.10	278.39	
13.1	ADDITIONAL 6% FOR THICK	------	------	
13.2	NO. OF PERCOLATION	1.00	1.00	
13.3	NO. OF TREES	------	------	
14	WIDTH OF MARGIN-ROAD 18.MT	6.00	7.50	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD SIDE	------	------	
14.2	TOTAL MARGIN AREA	------	------	
15	INTERNAL ROAD WIDTH	**6.00**	**6.00**	
15.1	INTERNAL ROAD AREA	------	------	
16	BUILT-UP AREA IN COMMON	------	------	
16.1	BUILT-UP AREA IN MARGIN	------	------	
17	TOTAL DEVELOPABLE AREA	------	------	
18	PERMISSIBLE FSI -BASE (AS PER NEW DP)	4964.04	4964.04	
18.1	PERMISSIBLE FSI-CHARGEABLE	2508.90	2499.78	
18.2	FSI UTILISED	7463.82(2.68)		
19	GROUND COVERAGE	------	546.48	
20	PROPOSED USE (as described in section c-9.3 use)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS / DRAWINGS PROVIDED YES/NO
20.1	DWELLING	DWELLING-3	11,936.97	84 / 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	------	------	------ / 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	------	------	------ / NO
20.	TOTAL	------	11,936.97	84 / YES

NO	TITLE	BUILDING HEIGHT IN METERS	NUMBER OF FLOORS
24	BUILDING	A, B & C-Bldg	A, B & C-Bldg
		44.95	GR.+14TH

PROPOSED AREA STATEMENT FOR PARKING

24	PARKING	AREA (in sq.mt.)	percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	1492.76	12.50 % of total built-up area
24.2	PROPOSED PARKING AREA (please specify in. / as well as area)	2008.96	16.83 % of total built-up
24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (please specify in. / as well as area)	149.26	10 % of total parking
24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (please specify in. / as well as area)	172.60	11.56 % of total parking

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 (including hollow plinth M.)	729.76	68	32
25.2	PROPOSED PARKING ON BASEMENT LVL	1279.85	99	52
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW (PLINTH)	------	------	------
25.4	COVERED PARKING	------	------	------
25.5	OPEN PARKING	------	------	------
25.6	TOTAL	2009.61	167	84

BUILD -TO-LINE

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

1	LENGTH OF BUILD-TO-LINE	21.39 MT.
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING	34.50 MT.
3	PERCENTAGE OF LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING	62.00 %

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED LAYOUT FOR RESI. HIGH RISE BLDG. ON T.P.SCHEME. NO :- 18 (MOTA VARACHHA), BLOCK NO.: 14+79 , O.P. NO. 12+25, F. P.NO.:13+26(DRAFT),15+95(T.R.), SUB PLOT NO.-04, MOJE.: MOTA VARACHHA, TAL. : ADAJAN, DIST. :SURAT.

LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
LAYOUT PLAN	1		SCALE - 1:00 CM = 4.00 MT.	
SITE PLAN	------		------	
GR & BASEMENT LAYOUT	1		SCALE - 1:00 CM = 2.00 MT.	
DETAILED PLAN	2		SCALE - 1:00 CM = 1.00 MT.	
ELEVATION & SECTIONS	2		SCALE - 1:00 CM = 1.00 MT.	
SERVICES & AMENITIES	------		------	
LANDSCAPE PLAN	------		------	
GR & BASE. PARKING LAYOUT	1		SCALE - 1:00 CM = 2.00 MT.	

REF DESCRIPTION OF LAST APPROVED PLANS	DATE
T.D.O./D.P./NO. :	
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21	FLOORS/LEVELS		NUMBERS OF UNITS	FLOOR AREA BUILT- UP AREA (in sq.mt)	FLOOR AREA F.S.I. AREA (in sq.mt)	PAYMENT FSI (in sq.mt)
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING		BLDG- A, B & C	BLDG- A,B & C	BLDG- A, B & C	
21.1	BASEMENT	1ST BASEMENT	-- --	2012.40	-- --	
		2ND BASEMENT	-- --		-- --	
21.2	HOLLOW PLINTH		-- --	--	-- --	
21.3	GROUND FLOOR		-- --	217.13 X 3 = 651.39	-- --	
21.4	TYPICAL FLOOR	1ST FLOOR	2 X 3 = 6	221.43 X 3 = 664.29	177.71 X 3 = 533.13	
		2ND FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		3RD FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		4TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		5TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		6TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		7TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		8TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		9TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		10TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		11TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		12TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		13TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
		14TH FLOOR	2 X 3 = 6	217.13 X 3 = 651.39	177.71 X 3 = 533.13	
			--	--	--	
		STAIRCASE CABIN	--	46.71 X 3 = 140.13	--	
21.5	FLOORS OTHER THAN TYPICAL FLOOR		--	--	--	
21.6	TOTAL		28 X 3 =84	11,936.28	7,463.82	
21.7	TOTAL OF ALL		84	11,936.28	7,463.82	

22	DWELLING UNITS	NUMBERS OF UNITS	DETAILS OF UNIT AREA (size) OF INDIVIDUAL	TOTAL UNIT BUILT UP AREA (in sq.mt)
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING	BLDG- A,B & C	BLDG- A,B & C	BLDG- A, B & C
22.1	1BHK		--	--
22.2	2BHK		--	--
22.3	3BHK	28	81.53	88.81
22.4	4BHK	--	--	--
22.5	MORE THAN 4BHK	--	--	--
22.6	OTHERS (eg. studio units penthouse)	--	--	--
22.7	OTHER THAN DWELLING UNITS	--	--	--
22.8	TOTAL	28	81.53	88.81
22.9	TOTAL OF ALL BUILDINGS	28 X 3 = 84	81.53 X 84 =6848.52	88.81X 84 = 7460.04

23	DWELLING UNITS	CARPET AREA OF EACH UNIT(in sq.mt)	DETAILS OF BALCONY & VERNADAH AREA	PROPORTIONATE COMMON AMINITIES AREA (in sq.mt.)	TOTAL BUILT UP AREA (sq.mt.)
		BLDG- A, B & C	BLDG- A, B & C	BLDG- A, B & C	BLDG- A, B & C
23.1	GROUND FLOOR	--	--	--	--
23.2	1ST FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.3	2ND FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.4	3RD FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.5	4TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.6	5TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.7	6TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.8	7TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.9	8TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.10	9TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.11	10TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.12	11TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.13	12TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.14	13TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6
23.15	14TH FLOOR	75.30 X 6	6.23 X 6	--	88.81 X 6

V.CERTIFICATE

CERTIFICATE

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

(2) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE :- - 0 -201 AND THE DIMENSIONS OF SIDESETC. 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

દ્વારકેશ ડેવલોપર્સ ભાગીદારી પેઢી વતી
(૪) પારૂલબાઈ ચીમનભાઈ ભાલાળા

ARCHITECT & PLANNER	SIGNATURE
MANSUKH B .KELAWALA (B. E. Civil) 3, Sidhdhanath Mahadev Society, Tadwadi, Ramder Road, SURAT TDO/STDR/161, TDO / ER / 653 SUDA/ST-R/108, SUDA/ ER / 885	