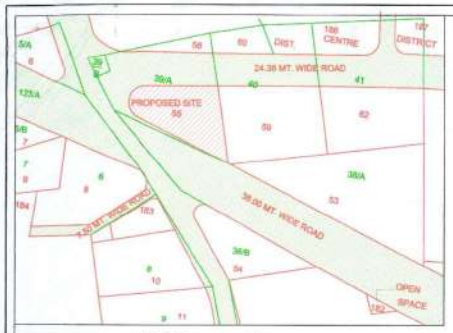
REVISED LOW RISE COMMERCIAL BLDG. ON T.P.S. NO. - 19(KATARGAM) OF R.S. NO. - 167/1/P, O.P NO. - 39/A, F.P. NO. - 55, AT - SURAT.

SHEET NO. = 1/10

SITE PLAN & KEY PLAN

SCALE :- 1.00 CM.= 4.00 MT.



KEY PLAN
SCALE :- 1.00 CM.= 20.00 MT.
(AS PER PRELIMINARY T.P.S)

SUMMRY :-

TOTAL PLOT AREA	=	2681.00 SMT.
REQ. C.O.P. AREA (10%)	=	268.10 SMT.
PROP. C.O.P.	=	269.68 SMT.
NET PLOT AREA	=	2411.32 SMT.
PER. BUILT UP (45%)	=	1206.45 SMT. (2681.00 X 0.45)
PER. F.S.I. AREA (1.80)	=	4825.80 SMT. (2681.00 X 1.80)
PER. F.S.I. AREA (2.25)	=	6032.25 SMT. (2681.00 X 2.25)

PROPOSED BUILT UP AREA :-
= 1205.63 SMT. < 1206.45 SMT.

PROPOSED F.S.I. AREA :-
= 5878.62 SMT. < 6032.25 SMT.

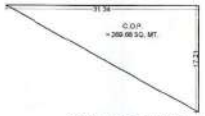
PAID F.S.I. :-
= PORPOSED F.S.I.- PERMISSIBLE F.S.I
= 5878.62 - 4825.80
= 1052.82 SMT. (PAID F.S.I.)

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. 25/09/19

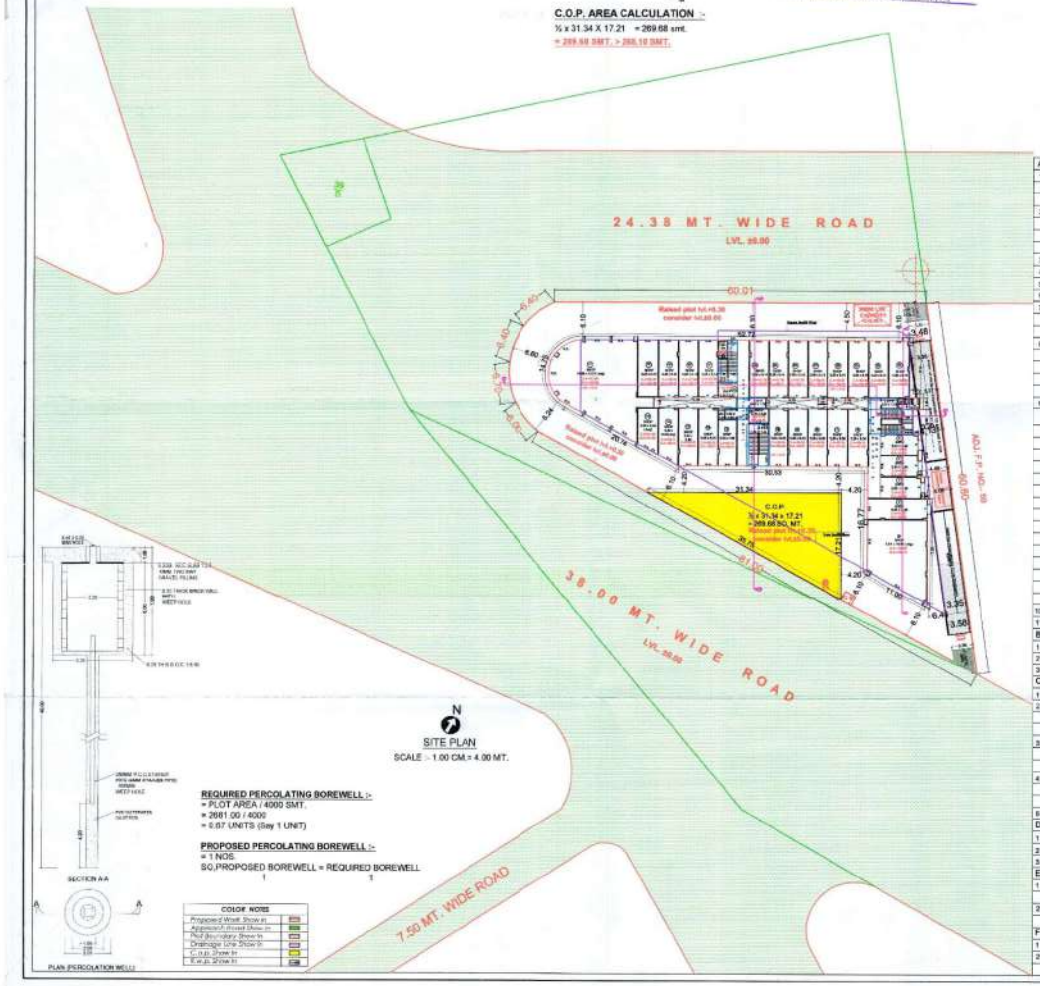
Permission for sub division/amalgamation/ development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay provisional Municipal Corporation Act, 1949 is granted for the Land bearing C. S. No./R.S. No./F.P. No. 55 of Ward No./Moje/T.P.S. No. 19 (Katargam) as per the attached plans and permission letter (Rajachithi) vide outward No. T.D.O/DP/ 336 dated 26/09/2016

Date- 26/09/2016

I/C. Town Planner,
Surat Municipal Corporation



C.O.P. AREA CALCULATION :-
½ x 31.34 X 17.21 = 269.68 smt.
= 269.68 SMT. > 268.10 SMT.



REQUIRED PERCOLATING BOREWELL :-
= PLOT AREA / 4000 SMT.
= 2681.00 / 4000
= 0.67 UNITS (Say 1 UNIT)

PROPOSED PERCOLATING BOREWELL :-
= 1 NOS.
SQ.PROPOSED BOREWELL = REQUIRED BOREWELL
1 1

A	AREA STATEMENT		SQ.MTS.
1	AREA OF PLOT		
	(a) AS PER RECORD		2681.00
	(b) AS PER SITE		
2	DEDUCTION FOR		
	(a) PROPOSED ROADS		
	(b) ANY RESERVATIONS		
	TOTAL (a+b)		
3	NET AREA OF PLOT (1-2)		2681.00
4	RECREATION GROUND/C.O.P. (Req.= 268.10) (Prop.)		269.68
5	BALANCE AREA OF PLOT (3-4)		2411.32
6	PERMISSIBLE F.S.I. (2681.00 X 2.25)		6032.25
7	TOTAL BUILT UP PERMISSIBLE AT		
	(a) GROUND FLOOR (2681.00 X 0.45)		1206.45
	(b) ALL FLOORS		
8	EXISTING FLOOR AREA AT		
	(a) GROUND FLOOR		
	(b) FIRST FLOOR		
	(c) SECOND FLOOR		
	(D) THIRD FLOOR		
9	PROPOSED AREA AT F.S.I.		
	FLOOR	BUILT UP	F.S.I.
	2nd basa. fl.	1555.17	PARKING
	1st basa. fl.	1555.17	235.00
	Gr. FL.	1205.63	1118.64
	1st FL.	1205.63	1120.17
	2nd FL.	1205.63	1117.33
	3rd FL.	1205.63	1143.24
	4th FL.	1205.63	1143.24
	Stair Cabin	128.25	---
	TOTAL	8266.74	5878.62
10	TOTAL F.S.I. AREA PROPOSED		
11	F.S.I. CONSUMED		2.19
B	BALCONY AREA		
1	PERMISSIBLE BALCONY AREA/FLOOR		
2	PROPOSED BALCONY AREA/FLOOR		
3	EXCESS BALCONY AREA (TOTAL)		
C	TENEMENT STATEMENT		
1	AREA OF TENAMENT		
2	TENENTS PERMISSIBLE AT		
	GROUND FLOOR		
	ALL FLOORS		
3	TENEMENTS EXISTING AT		
	GROUND FLOOR		
	ALL FLOORS		
4	TENEMENTS PROPOSED AT		
	GROUND FLOOR		
	ALL FLOORS		
5	TOTAL TENENTS (3+4)		
D	TENEMENTS PERTICULERS		
1	NOS. OF ROOMS/TENEMENT		
2	TOILETS PROVIDED FOR TENEMENT		
3	TENEMENT FLOOR AREA		
E	PARKING STATEMENT		
1	PARKING REQUIRED BY REGULATIONS		1763.55
2	PROPOSED PARKING FOR		2926.35
F	LOADING UNLOADING		
1	LOADING & UNLOADING REQUIRED		
2	TOTAL LOADING UNLOADING PROVIDED		

I

LIST OF DRGS. ATTECHED	NOS. OF COPIES
PLANS, ELEVATION, SECTION	10

II

REF DESCRIPTION OF LAST	DATE
APPROVED PLANS (IF ANY)	
TDO / DP/ NO- 156	22 / 10 / 2002
TDO / DP/ NO- 438	13 / 01 / 2014

DESCRIPTION OF PROPOSED PROPERTY

REVISED LOW RISE COMMERCIAL BLDG. ON T.P.S. NO. - 19 (KATARGAM) OF R.S. NO. - 167/1/P, O.P NO. - 39/A, F.P. NO. - 55, AT - SURAT.

IV

NORTH LINE	SCALE	REMARKS
AS	SHOWN	IN PLAN

V

CERTIFICATE

(I) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTION WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK,MANHOLE CONNECTION IS VERYFIED BY ME.

(II) VERIFIED THAT THE PLOT UNDER REFRENCE WAS SURVEYED BY ME ON DT :- 11-08-2016 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP/T.P.RECORD

ARCHITECT SIGNATURE

OWNER SIGNATURE

FOR ZEEL CORPORATION

Yogesh Hiranand

(1) PUNABHAI VALLABHBHAI MALAVIA

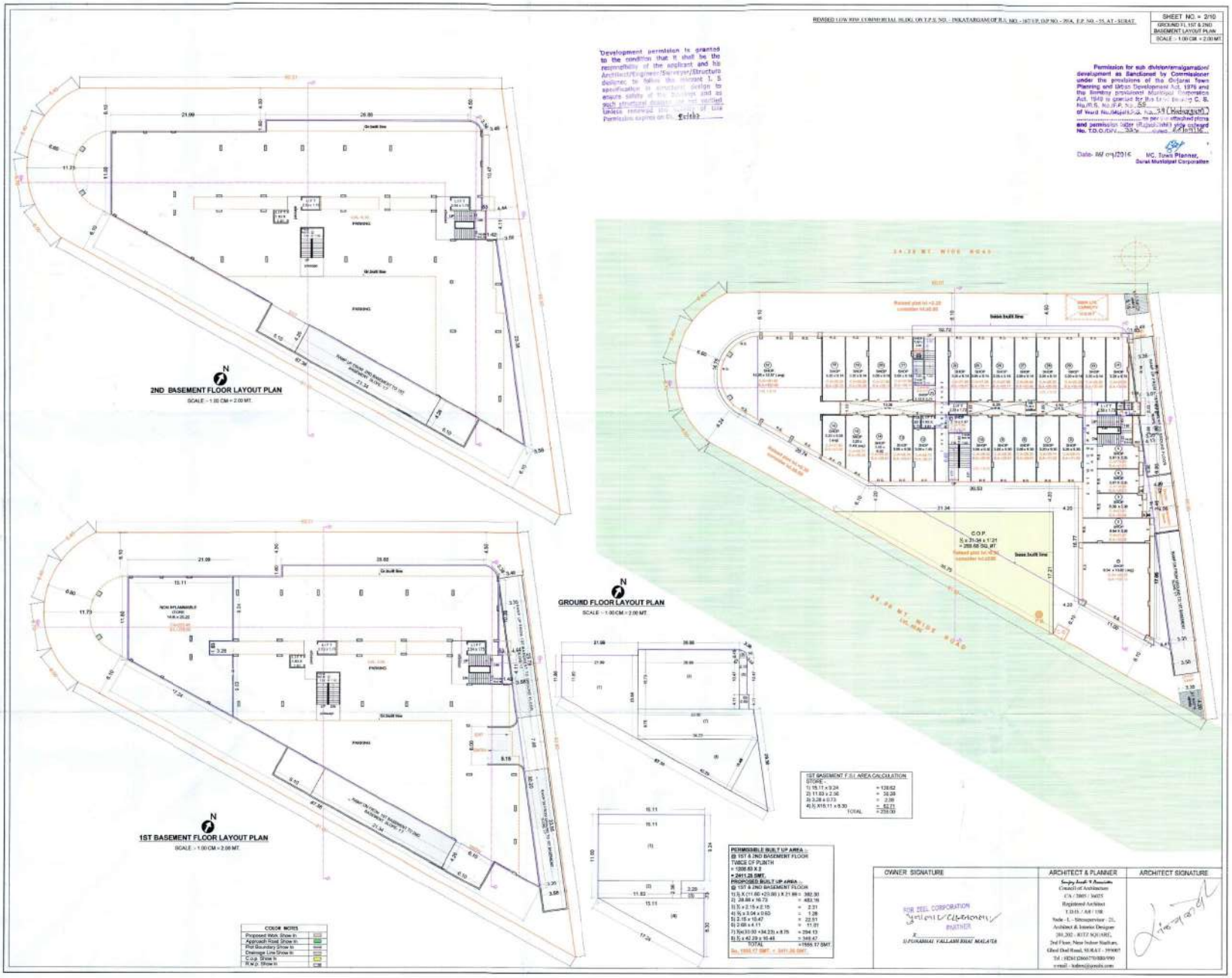
ARCHITECT SIGNATURE

ARCHITECT & PLANNER

Sanjay Joshi & Associates

Council of Architecture
CA / 2005 / 36825
Registered Architect
T.D.O. / AR / 158

Sofa - I, - Sitnaipervaar - 21,
Architect & Interior Designer
201,202 - RITZ SQUARE,
2nd Floor, Near Indoor Stadium,
Ghod Dod Road, SURAT - 395007
Tel.: (0261)2666770/880/990
e-mail - sadesai@ajoshi.com


REVISED 11/PA RTH COMMERCIAL BLDG. ON T.P.S. NO. - INKATARGAM OF R.S. NO. - 167/1/P, DP NO. - 29/A, F.P. NO. - 55, AT - SURAT.
SHEET NO. = 2/10
GROUND FL 1ST & 2ND BASEMENT LAYOUT PLAN
SCALE - 1:00 CM = 2:00 MT.
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structure designer to follow the relevant I. S. specification in structural design to ensure safety of the buildings and as such structural drawings are not verified. Unless renewed the validity of this Permission expires on
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 provincial Municipal Corporation Act, 1949 is granted for the proposed C. B. No./R.S. No./F.P. No. 55 of Ward No./Mojej/Sim. No. 34 (Inkatargam) as per the attached plans and permission letter (Rajpatra/NM) vide reference No. T.D.O./SR/..... dated
Date- /04/2014
Dy. Town Planner, Surat Municipal Corporation
2ND BASEMENT FLOOR LAYOUT PLAN
SCALE - 1:00 CM = 2:00 MT.
1ST BASEMENT FLOOR LAYOUT PLAN
SCALE - 1:00 CM = 2:00 MT.
GROUND FLOOR LAYOUT PLAN
SCALE - 1:00 CM = 2:00 MT.
24.38 MT. WIDE ROAD
1ST BASEMENT F.S.I. AREA CALCULATION
STORE -
1) 15.11 x 9.24 = 139.62
2) 11.83 x 2.98 = 35.26
3) 3.28 x 0.73 = 2.39
4) 5.15/11 x 5.30 = 62.71
TOTAL = 239.98
PERMISSIBLE BUILT UP AREA :-
@ 1ST & 2ND BASEMENT FLOOR
TWICE OF PLINTH
= 1208.63 X 2
= 2411.26 SMT.
PROPOSED BUILT UP AREA :-
@ 1ST & 2ND BASEMENT FLOOR
1) 5.X (11.60 +23.00) X 21.09 = 382.30
2) 28.08 x 16.73 = 469.16
3) 5.x 2.15 x 2.15 = 2.31
4) 5.x 3.04 x 0.63 = 1.28
5) 2.15 x 10.47 = 22.51
6) 2.68 x 4.11 = 11.01
7) 5x(30.00 +34.23) x 8.75 = 284.13
8) 5.x 42.29 x 16.46 = 348.47
TOTAL = 1555.17 SMT.
So, 1555.17 SMT. < 2411.26 SMT.
COLOR NOTES
Proposed Work Show In
Approach Road Show In
Plot Boundary Show In
Drainage Line Show In
C.o.p. Show In
R.w.p. Show In
OWNER SIGNATURE
FOR ZEEL CORPORATION
PARTNER
U-PUKHRAJ VALLABH BHAI MALATER
ARCHITECT & PLANNER
Sanjay Anil V Associates
Council of Architecture
CA / 2005 / 16025
Registered Architect
T.D.O. / AR / 198
Scale - I, - Siteupervisor - 2L
Architect & Interior Designer
201,202 - JEET SQUARE,
2nd Floor, Near Indoor Stadium,
Ghod Dod Road, SURAT - 395007
Tel : (0261)2667070/880/990
e-mail - kalim@jyoti.com
ARCHITECT SIGNATURE