



Inward No	1831322	Sheet	1
Inward Date		Scale	1:100

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.)						Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)			Stair/Case	Stair Lobby	Lift	Lift Machine	Lift Lobby	Parking	Resi.			
A (BUILDING)	1	2331.23		53.44	2277.79	162.62	65.79	78.33	5.22	113.12	304.65	1726.92	1726.92	24	
Grand Total :	1	2331.23		53.44	2277.79	162.62	65.79	78.33	5.22	113.12	304.65	1726.92	1726.92	24	

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
A (BUILDING)	Residential	Apartment	0.0 - 80	1		1726.94	345.39	172.70
			> 80.0	-				
			0 - 0	-				
Total:						345.39	172.70	34.54

Parking Check (Table 7b)

Use Type	Car		Visitor's Car Parking		Total Parking Area	
	Area	No.	Area	No.	Area	No.
Residential	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
	172.70	314.54	0	0	34.54	35.00
Total	172.70	314.54	0	0	34.54	35.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (BUILDING)	Residential	Apartment	Dwelling-3 (DW3)	24	PARKING FLOOR PLAN	Residential	Apartment	-	-	-
					TYPICAL - 1-6 FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment
					TERRACE FLOOR PLAN	Residential	Apartment	-	-	-

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	12/11/2018	6563/2018

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT NO - 14 TO 17	Tree	20	20

2.	Deduction for	
(a)Proposed roads		0.00
(b)Any reservations		0.00
Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	
% of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
4.	Balance area of Plot(1 - 4)	
Plot Area For Coverage		678.50
Plot Area For FSI		678.50
Perm. Paid FSI Area (1.80)		1221.30
Perm. Paid FSI Area (0.90)		610.65
5.	Total Perm. FSI area with Paid FSI (2.70)	
Total Perm. FSI area		1831.95
Total Paid Proposed FSI Area		505.64
6.	Total Built up area permissible at:	
a. Ground Floor		0.00
Proposed Coverage Area (50.64 %)		343.59
Total Prop. Coverage Area (50.64 %)		343.59
Balance coverage area (- %)		0.00

	Proposed Built up	Proposed Area at:		Existing/ Approved F.S.I	Existing/ Approved F.S.I
		Existing/ Approved BUA	Proposed F.S.I		
Parking Floor	331.72	0.00	0.00	0.00	0.00
First Floor	315.75	0.00	287.82	0.00	0.00
Second Floor	315.75	0.00	287.82	0.00	0.00
Third Floor	315.75	0.00	287.82	0.00	0.00
Fourth Floor	315.75	0.00	287.82	0.00	0.00
Fifth Floor	315.75	0.00	287.82	0.00	0.00
Sixth Floor	315.75	0.00	287.82	0.00	0.00
Terrace Floor	51.57	0.00	0.00	0.00	0.00
Total Area:	2277.79	0.00	1726.92	0.00	0.00
Total FSI Area:					1726.94
Total BuiltUp Area:					2277.77
Proposed F.S.I. consumed:					2.55

8.	Tenement Statement	
1.	Tenement Proposed At:	
All Floors		24.00
2.	Total Tenements (3 + 4)	
24		24
C.	Parking Statement	
1.	Parking Space Required as per Regulations:	
345.39		345.39
2.	Proposed Parking Space:	
349.55		349.55

Color Notes

COLOR INDEX

PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRIANAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Buildingwise Floor FSI Details

Floor Name	Building Name		Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Parking Floor	331.72	0.00	331.72	0.00	0.00
First Floor	315.75	287.82	315.75	287.82	0.00
Second Floor	315.75	287.82	315.75	287.82	0.00
Third Floor	315.75	287.82	315.75	287.82	0.00
Fourth Floor	315.75	287.82	315.75	287.82	0.00
Fifth Floor	315.75	287.82	315.75	287.82	217.80
Sixth Floor	315.75	287.82	315.75	287.82	287.82
Terrace Floor	51.57	0.00	51.57	0.00	0.00
Total:	2277.79	1726.92	2277.79	1726.92	505.62

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- 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.
- 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.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - 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.
- The applicant, as specified in CGDCR, 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 CGDCR.
- 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.

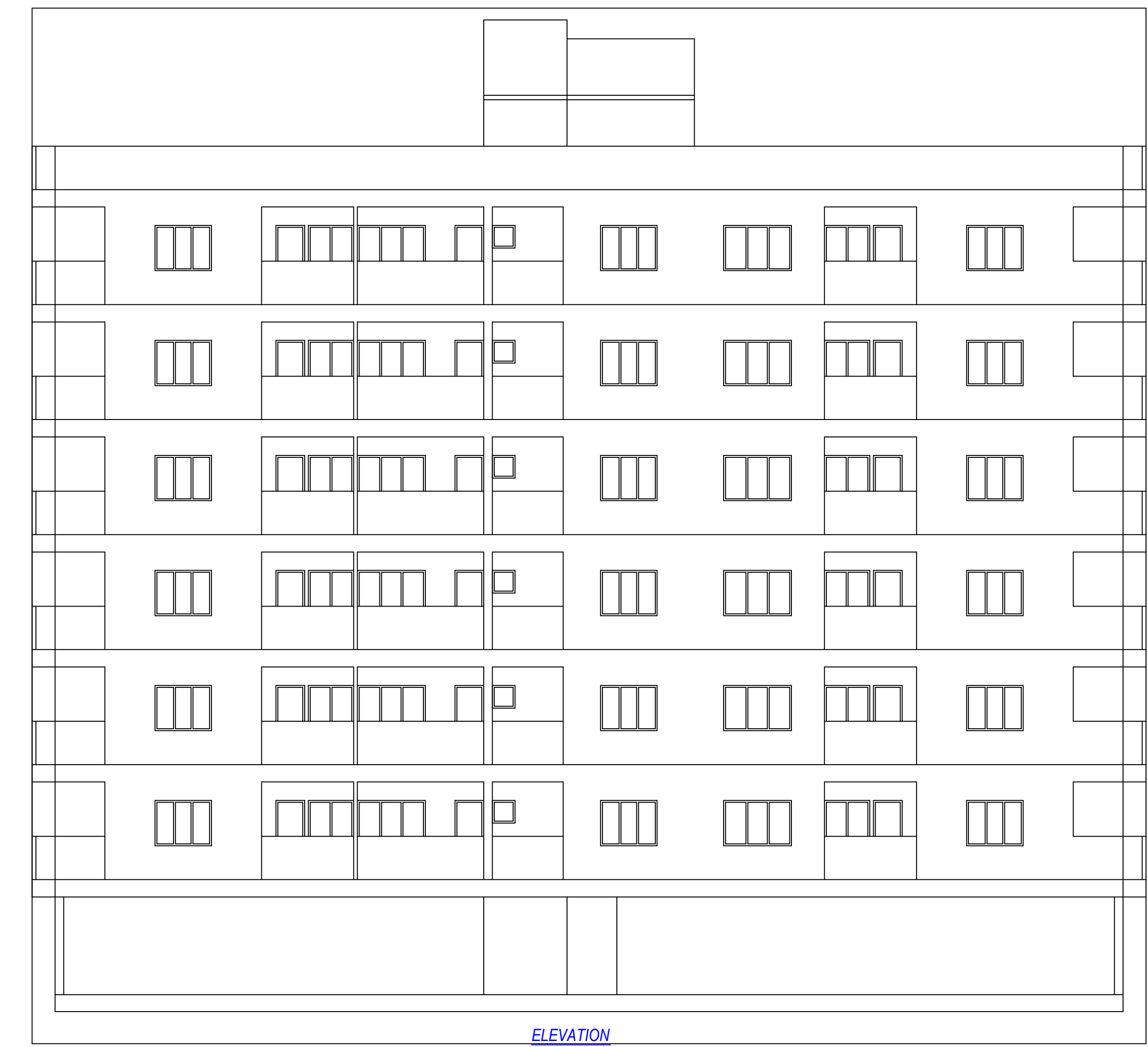
OWNER'S NAME AND SIGNATURE

JAYANTILAL GOPALDAS GODHANI AND DINESHBHAI J TRAMBADIA AND KISHORBHAI B DEDANIA AND RATILAL D HINGRAJIYA AND LALJIBHAI T BHADJA AND DHIRAJLAL S ODIYA AND ABHISHEKBHAI R PATEL AND HEMRAJBHAI G DALSANIA AND ABHISHEK R SAPRIYA AND HARILAL S CHAPLA

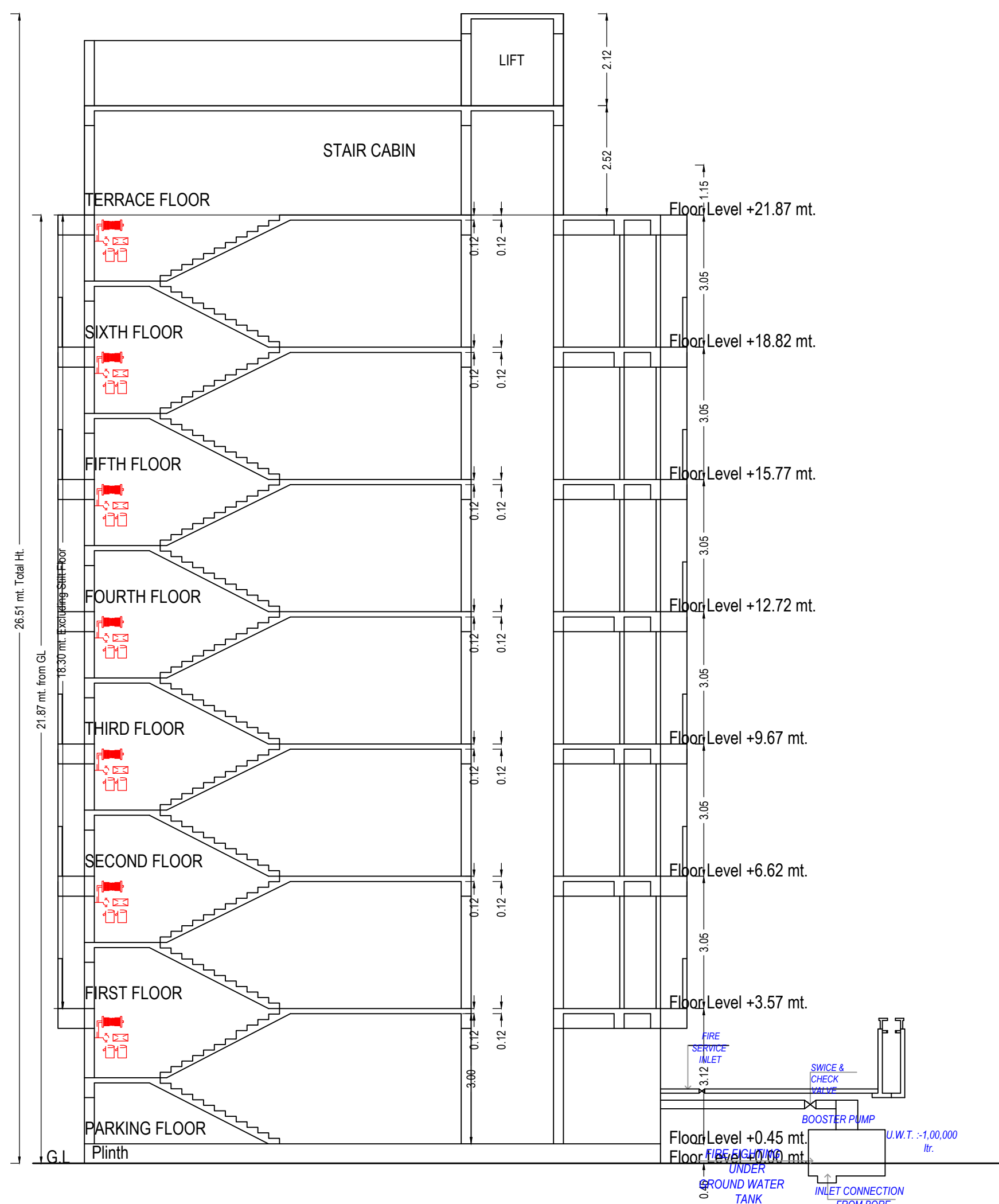
ARCH/ENG'S NAME AND SIGNATURE

AMITBHAI ARVINDBHAI GHARDESIA
EOR-11
STRUCTURE ENGINEER
CHETANBHAI BHAGVANJIBHAI SAYANI
SEOR-2-Category-1-11
SUPERVISOR'S NAME AND SIGNATURE
NA

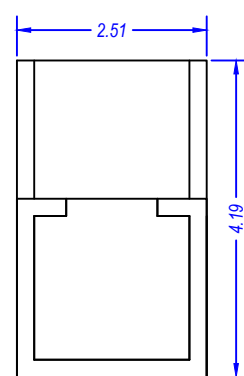




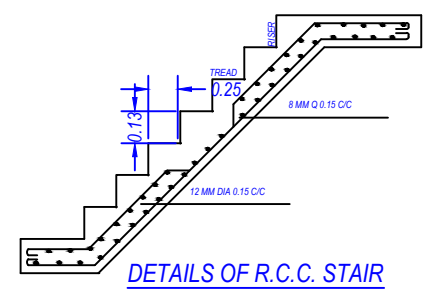
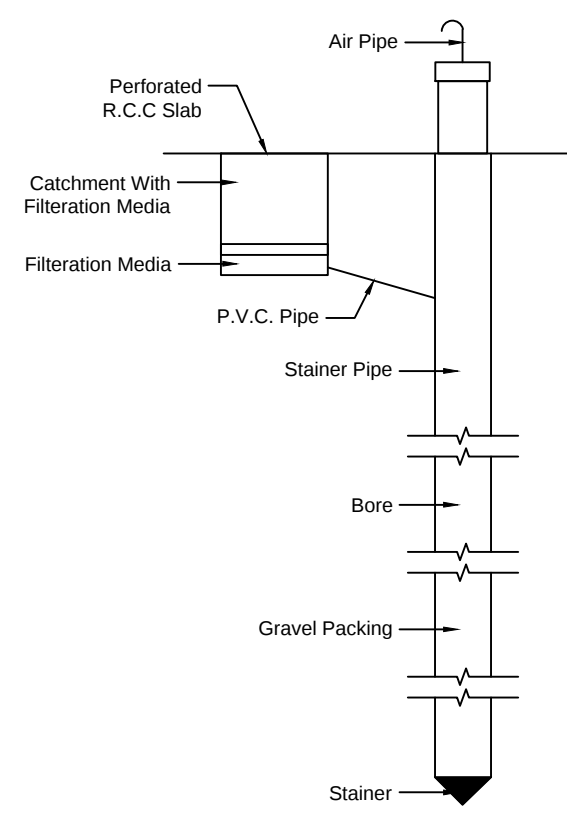
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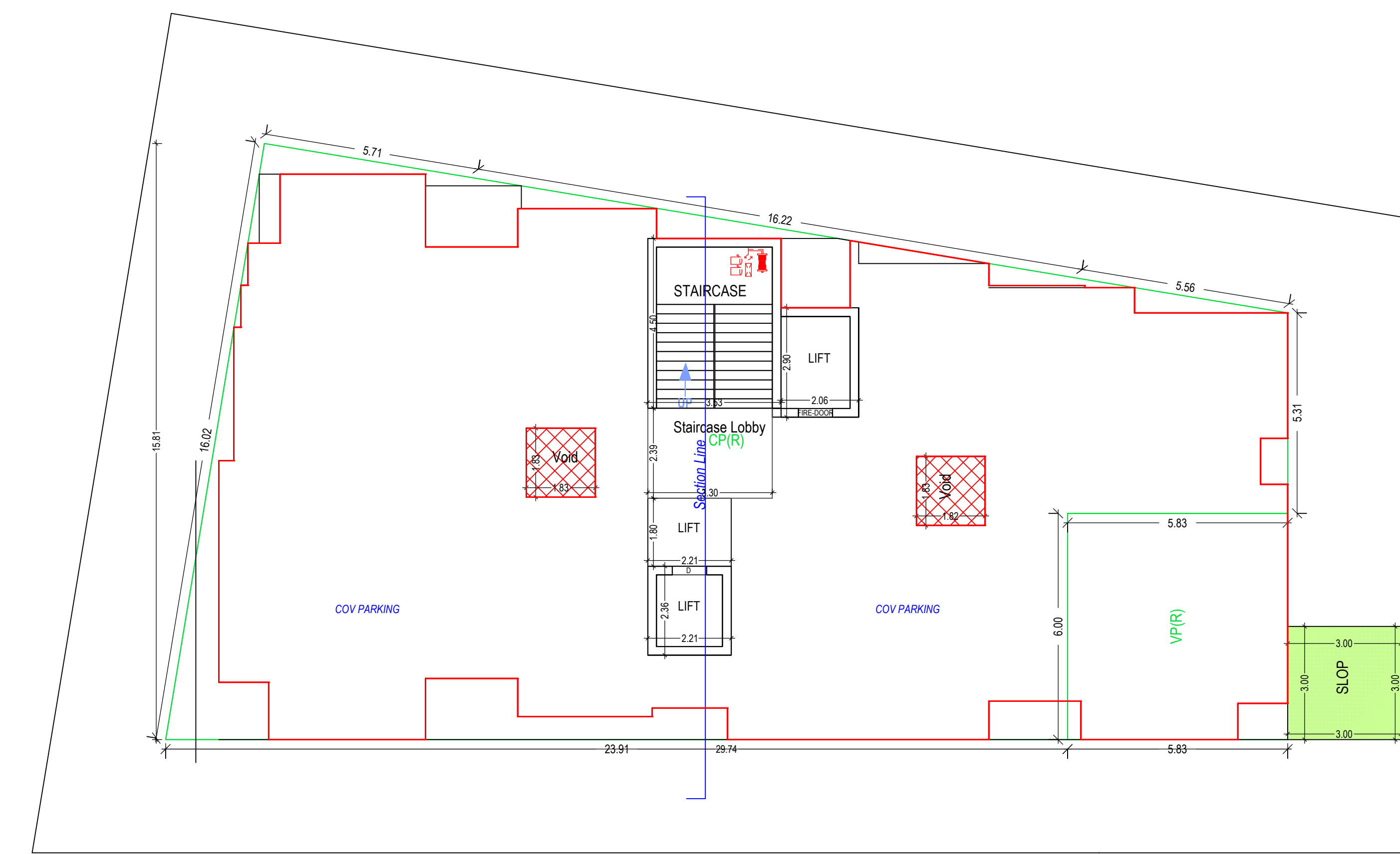
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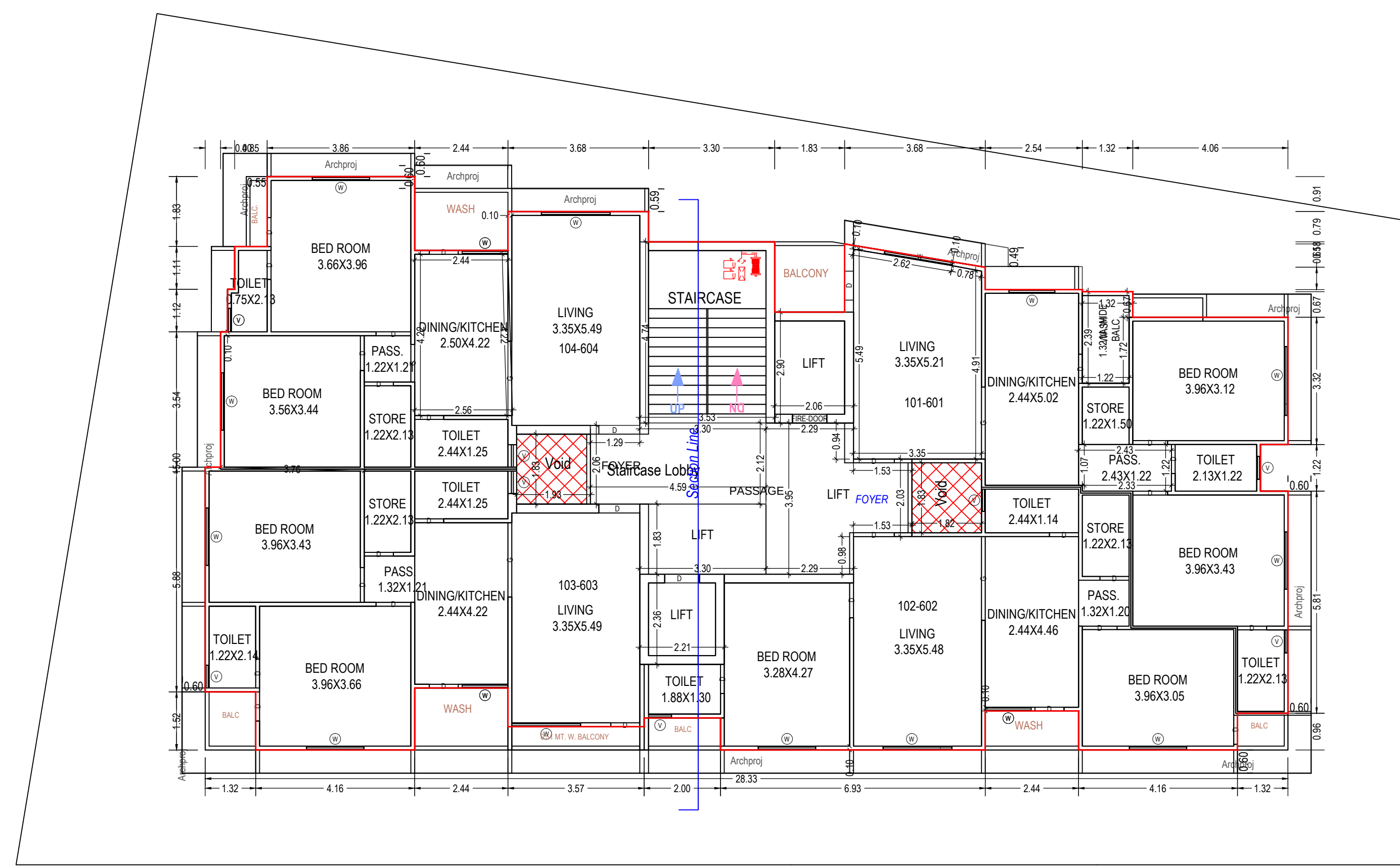
Lift Cabin details



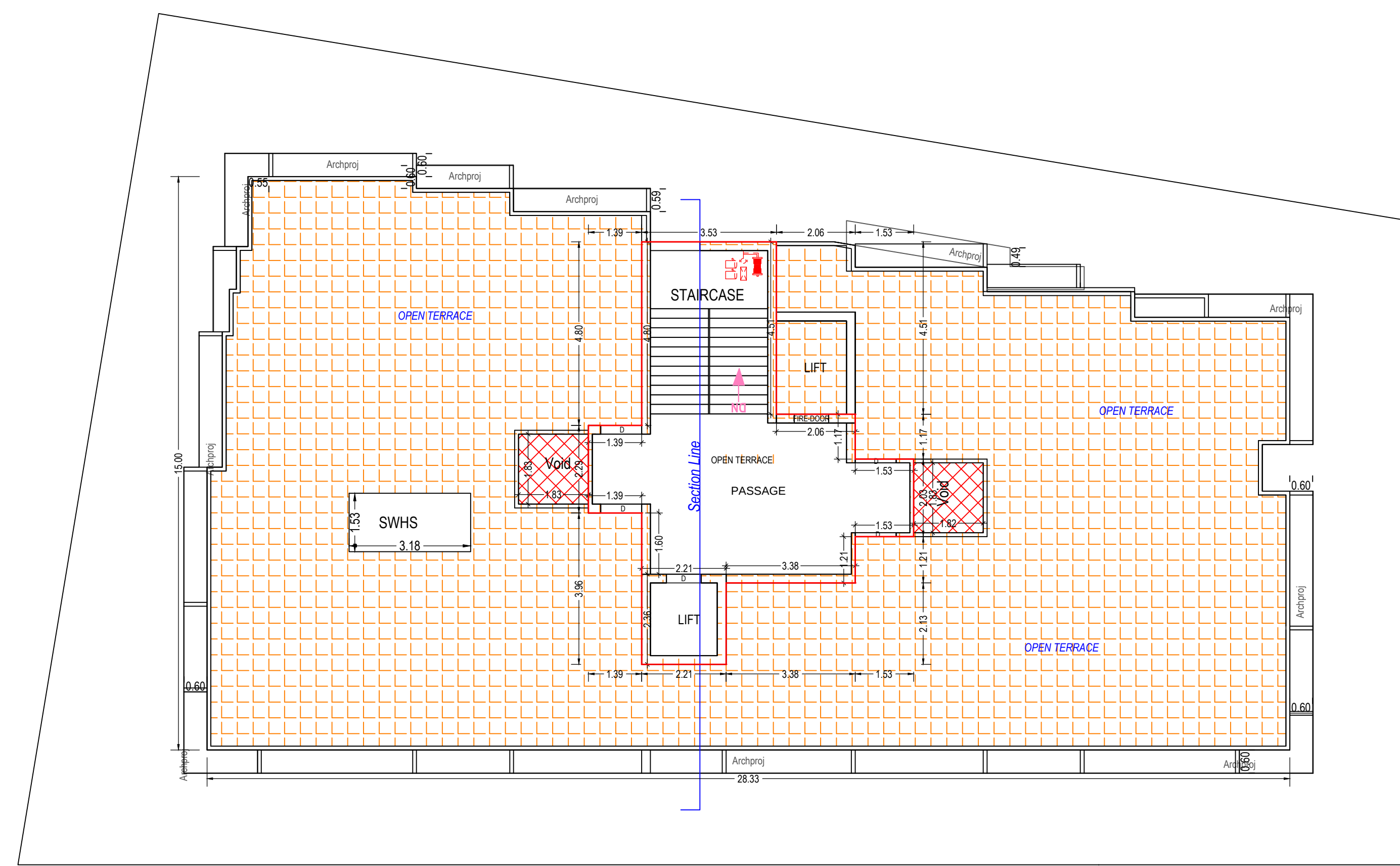
DETAILS OF R.C.C. STAIR



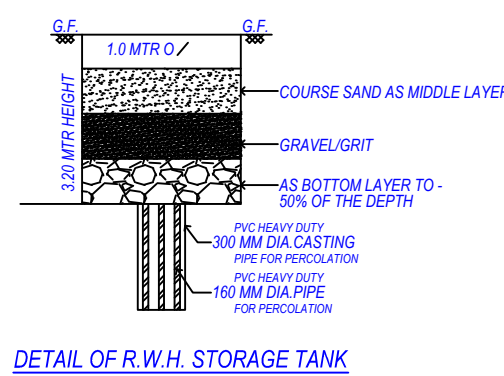
PARKING PLAN
1 : 100
PARKING FLOOR PLAN
(SCALE 1:100)



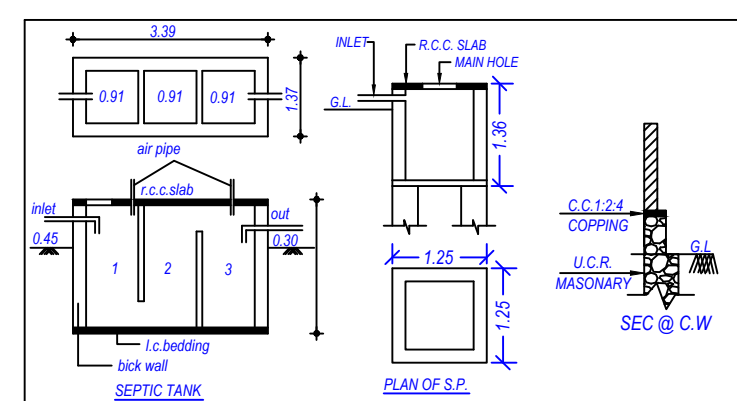
TYPICAL 1ST TO 6TH FLOOR PLAN
1 : 100
TYPICAL - 1 - 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



DETAIL OF R.W.H. STORAGE TANK



Building -A (BUILDING)												
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.)		No. of Units
		Duct/VOID, Duct, Chawk)	Star/Case		Star Lobby	Lift	Lift Machine	Lift Lobby	Parking	Resi.	Total FSI Area (Sq.mt.)	
Parking Floor	338.40	6.68	331.72	15.89	7.89	11.19	0.00	3.98	304.65	0.00	0.00	00
First Floor	322.43	6.68	315.75	16.73	9.65	11.19	0.00	18.19	0.00	287.82	287.82	04
Second Floor	322.43	6.68	315.75	16.73	9.65	11.19	0.00	18.19	0.00	287.82	287.82	04
Third Floor	322.43	6.68	315.75	16.73	9.65	11.19	0.00	18.19	0.00	287.82	287.82	04
Fourth Floor	322.43	6.68	315.75	16.73	9.65	11.19	0.00	18.19	0.00	287.82	287.82	04
Fifth Floor	322.43	6.68	315.75	16.73	9.65	11.19	0.00	18.19	0.00	287.82	287.82	04
Sixth Floor	322.43	6.68	315.75	16.73	9.65	11.19	0.00	18.19	0.00	287.82	287.82	04
Terrace Floor	58.25	6.68	51.57	46.35	0.00	0.00	5.22	0.00	0.00	0.00	0.00	00
Total	2331.21	53.44	2277.77	162.82	66.79	78.33	5.22	113.12	304.65	1726.92	1726.92	24
Total Number of Same Buildings	1											
Total	2331.21	53.44	2277.77	162.82	66.79	78.33	5.22	113.12	304.65	1726.92	1726.92	24

UnitBUA Table for Building -A (BUILDING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area (Area in Sq.mt.)	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
TYPICAL - 1 - 6 FLOOR PLAN	101-601	FLAT	73.98	73.98	4.01	69.97	04
	102-602	FLAT	69.63	69.63	2.33	67.30	
	103-603	FLAT	71.97	71.97	3.54	68.43	
	104-604	FLAT	69.70	69.70	3.70	66.00	
	Total		285.28	285.28	13.58	271.70	
	Total		1711.68	1711.68	81.48	1630.20	24

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	0.76	2.10	120
	D	0.91	2.10	48
	G	0.96	2.10	06
	D	1.07	2.10	12
	G	1.88	2.10	06
A (BUILDING)	G	1.95	2.10	12
	G	2.19	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.58	1.00	06
	V	0.59	1.00	12
	V	0.80	1.00	24
	V	0.61	1.00	06
	W	1.20	1.20	24
A (BUILDING)	W	1.50	1.20	54
	W	1.80	1.20	18

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1 - 6 FLOOR PLAN	1.32 X 2.40 X 1 X 6	17.94	17.94
Total	-	-	17.94

Staircase Checks (Table 8a-1)

Floor Name	StarCase Name	Fight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.52	0.25	0.13
TYPICAL - 1 - 6 FLOOR PLAN	STAIRCASE	1.52	0.25	0.13
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.25	0.00

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OWNER'S NAME AND SIGNATURE

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ARCHITECT'S NAME AND SIGNATURE

AMITBHAI ARVINDBHAI GHARDESIA
EOR-11
STRUCTURE ENGINEER
CHETANBHAI BHAGVANJIBHAI SAYANI

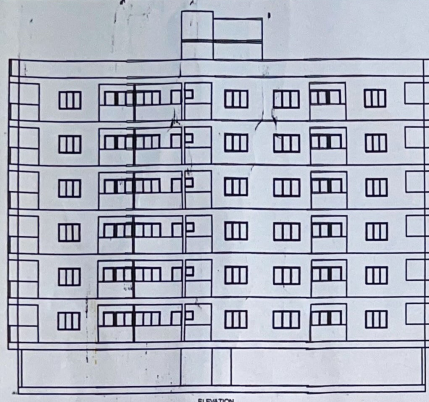
SEOR-2 Category-1-11

SUPERVISORS NAME AND SIGNATURE

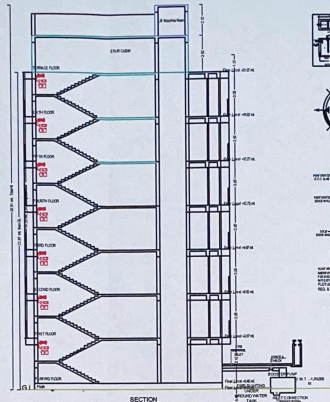
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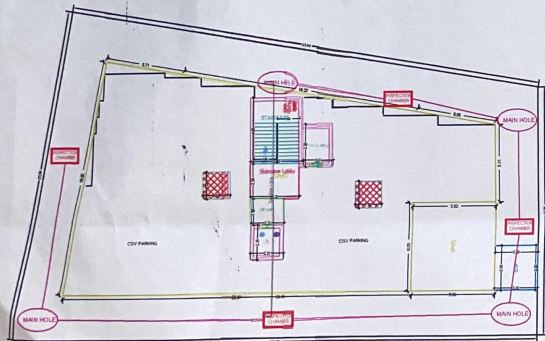
PROJECT TITLE :- PROPOSED CONSTRUCTION FOR A RESIDENTIAL APARTMENT BUILDING DRAINAGE PLAN FOR SHREE :- JAYANTILAL GOPALDAS GODHANI AND ETC. ON PLOT NO :- 14 TO 17, ON R.S.NO-90/2 PAIKI 4, AT :- SHYAM PARK, ZANZARDA, JUNAGADH, TALUKA:- JUNAGADH, DISTRICT:-JUNAGADH



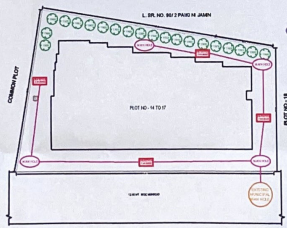
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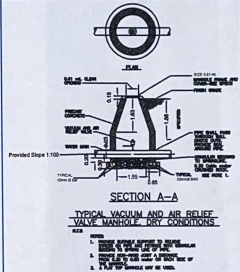
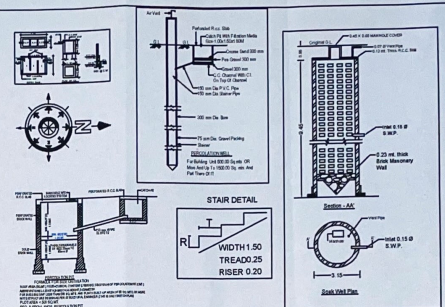
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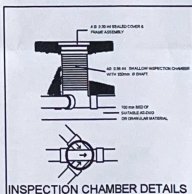
PARKING PLAN
1:100



SITE PLAN
1:200



SECTION A-A
TYPICAL VACUUM AND AIR RELIEF
VALVE MANHOLE DRY CONDITIONS



INSPECTION CHAMBER DETAILS

DEVELOPER

C.O.V.

ENGINEER

Amr Patel
AMIT A. GHARDESA
JMC Approved ENG.
JMC Lic. No.EOR-11,
211, PRIZAM COMPLEX,
OPP. S. T. BUS STAND,
JUNAGADH - 362 001

STRUCTURE ENGINEER

B. Sayani
CHETAN SAYANI
(B.E. CIVIL)
JMC APPROVED STR. ENG.
JMC STR. Lic. No.SEOR-2 (Category-I) II,
211, PRIZAM COMPLEX,
OPP. S. T. BUS STAND,
JUNAGADH - 362 001



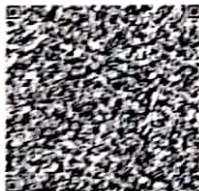
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty



Certificate No. : IN-GJ20382664848638T
Certificate Issued Date : 15-Sep-2021 12:19 PM
Account Reference : IMPACC (SV)/ gj13085204/ JUNAGADH/ GJ-JU
Unique Doc. Reference : SUBIN-GJGJ1308520475635245016074T
Purchased by : HEMRAJBHAI DALSANIA
Description of Document : Article 18 Certificate or Other Document
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : SHYAM DEVELOPERS
Second Party : GUJARAT REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : SHYAM DEVELOPERS
Stamp Duty Amount(Rs.) : 300
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Dated 01 OCT 2021



KC 0014092369

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2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL



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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. HEMRAJBHAI GOVINDBHAI DALSANIA**, an authorised signatory of **M/s. SHYAM DEVELOPERS** promoter /duly authorized by the promoter of M/s. SHYAM DEVELOPERS, FP/Survey No: R.S. No.: 90/2/paiki-4: PLOT NO. 14,15,16,17 Village: Zanzarda, City: Junagadh, situated at Taluka and District: Junagadh.

M/s. SHYAM DEVELOPERS promoter of the proposed project **SHYAM PALACE**, do hereby solemnly declare, undertake and state as under:

I submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR – 2017.

I further undertake that I will take building use permission form planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter for their record.

I also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.



I understand that the entire responsibility for the same will be that of
Promoter/Architect/Engineer/Site Supervisor/Land Owner. **M/s. SHYAM**
DEVELOPERS.

DATED : 30/09/2021

PLACE : JUNAGADH.




Deponents

Solemnly Affirmed in
Presence of witness


(B. V. PANDYA)

NOTARY
GOVT. OF INDIA
JUNAGADH (GUJARAT)

01 OCT 2021

