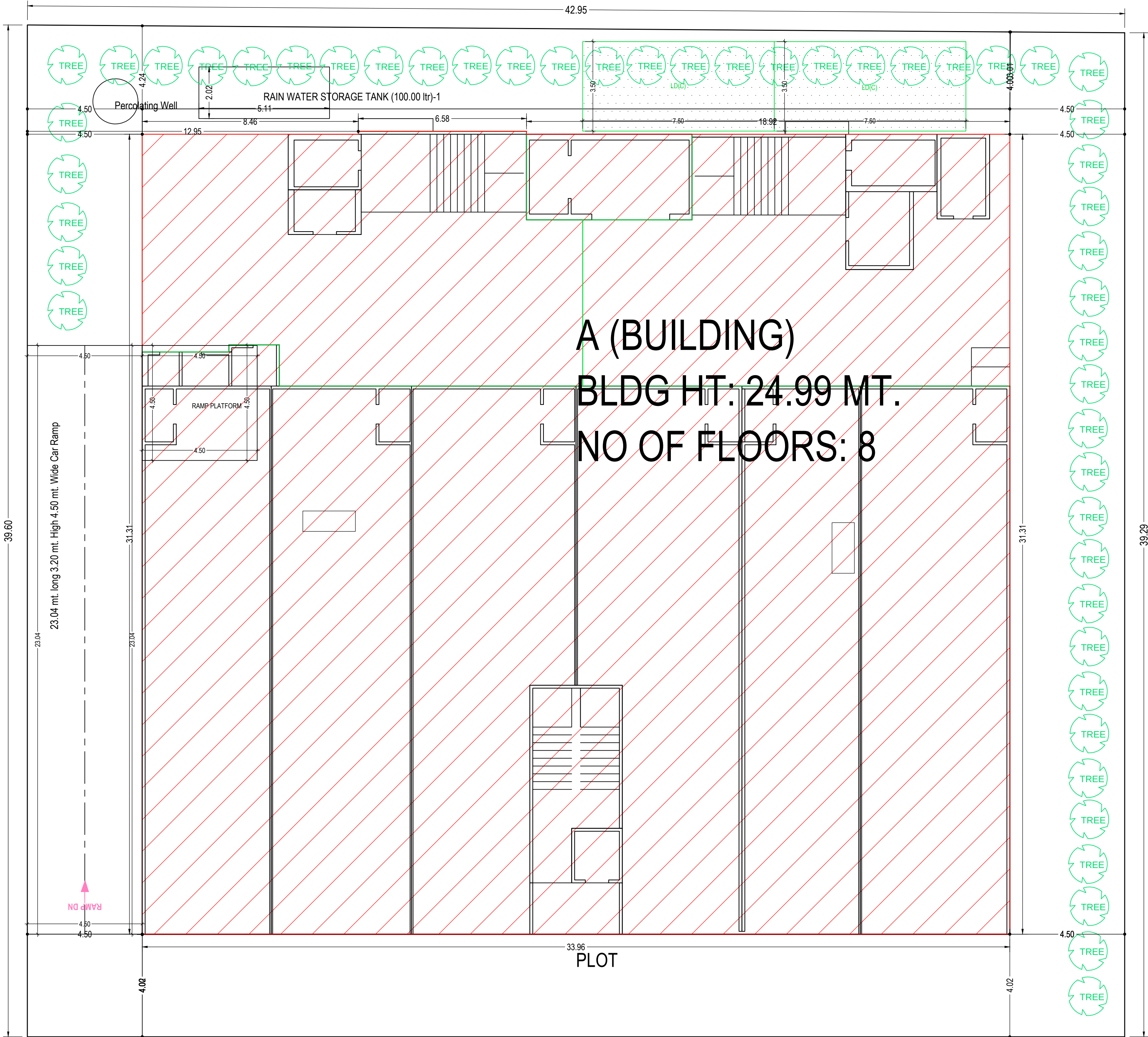


Project Title :PROPOSED RESI + COM BUILDING PLAN AT PLOT NO - 29, C.S.NO - 1827/3, SHEET NO-242, WARD NO - 7, SATYANARAYAN ROAD, BHAVNAGAR.



15.24 MT WIDE MAINROAD

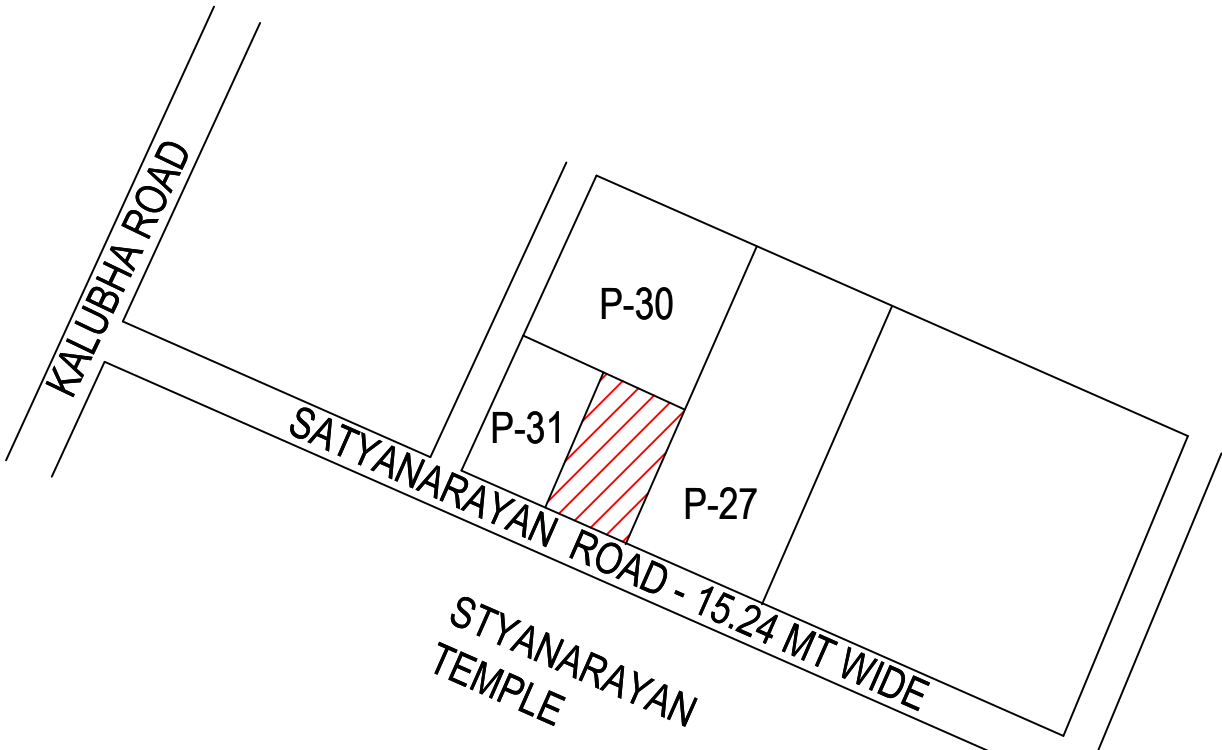
SITE PLAN



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.)
Basement Floor	1066.08	0.00	1066.08	0.00
Ground And Parking Floor	1066.08	722.62	1066.08	722.62
First Floor	973.95	632.28	973.95	632.28
Second Floor	627.67	537.21	627.67	537.21
Third Floor	627.67	537.21	627.67	537.21
Fourth Floor	627.67	537.21	627.67	537.21
Fifth Floor	627.67	537.21	627.67	537.21
Sixth Floor	627.67	537.21	627.67	537.21
Seventh Floor	627.67	537.21	627.67	537.21
Terrace Floor	137.93	0.00	137.93	0.00
Total:	7041.36	4577.40	7041.36	4577.40

Building USE/SUBUSE Details											
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name
A (BUILDING)	Mercantile	ResiComm Building	Mercantile-1 (MT)	-	-	24	12	BASEMENT FLOOR PLAN	Mercantile	ResiComm Building	Residential FSI
								GROUND AND PARKING FLOOR PLAN	Mercantile	ResiComm Building	Residential FSI
								FIRST FLOOR PLAN	Mercantile	ResiComm Building	Commercial FSI
								SECOND FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI
								THIRD FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI
								TYPICAL - 5th FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI
								TYPICAL - 4th & 6th FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI
								TYPICAL - 7th FLOOR PLAN	Mercantile	ResiComm Building	-
								TYPICAL - 8th FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI
								TYPICAL - 9th FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI
								TYPICAL - 10th FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI
								TYPICAL - 11th FLOOR PLAN	Residential	Detached Dwelling Unit	Residential FSI

FSI & Tenement Details											
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						No. of Unit
					StarCase	Lift	Lift Machine	Lift Lobby	Ramp	Parking	
A (BUILDING)	1	7116.98	75.62	7041.36	622.22	302.23	38.64	7.26	2.25	1491.36	36
Grand Total	1	7116.98	75.62	7041.36	622.22	302.23	38.64	7.26	2.25	1491.36	36



KEY PLAN

Parking Check (Table 7b)															
Use Type	Car			Loading/Unloading			Visitor's Car Parking			TwoWheeler			Total Parking Area		
	Area	No.	Prop.	Area	No.	Prop.	Area	No.	Prop.	Area	No.	Prop.	Area	No.	Prop.
Residential	0.00	491.43	0	0	0.00	0.00	0	0.00	146.31	0	0.00	251.55	0	0.00	889.28
Commercial	266.63	282.60	0	0	52.50	52.50	2	2	106.65	123.89	0	1	0.00	533.26	658.19
Total	266.63	774.02	0	0	52.50	52.50	2	2	106.65	270.20	0	3	0.00	1332.66	1547.47

- 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.

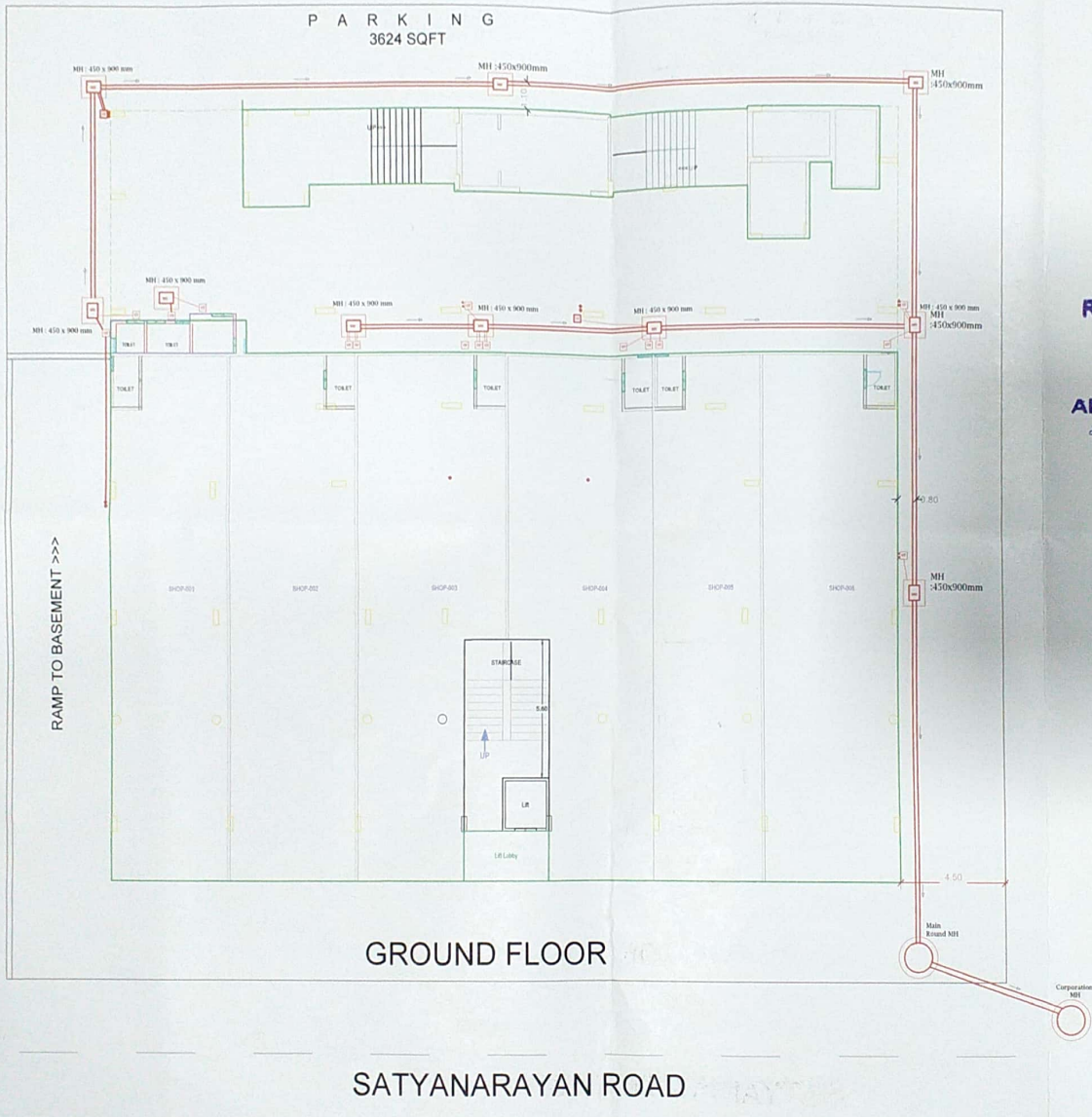
Inward No		1266020	Sheet	1
Inward Date			Scale	1:100
AREA STATEMENT		VERSION NO.: 1.0.11		
PROJECT DETAIL		VERSION DATE: 27/03/2019		
Site Address: RevenueNo: C.S.NO - 1827/3, CitySurveyWardNo: WARD NO - 7, SHEET NO-242		Plot Use: Mercantile		
Authority: Bhavnagar Municipal Corporation (BMC)		Plot SubUse: ResiComm Building		
Authority/Class: C2		Plot Use Group: Mercantile-1 (MT)		
Authority/Grade: Municipal Corporation		Land Use Zone: Residential Zone I		
Case/Track: Regular		Conceptualized Use Zone: R1		
Project Type: Building Permission				
Nature of Development: NEW				
Development Area: Non T.P. Area				
SubDevelopment Area: Other Areas				
Special Project: NA				
Special Road: NA				
Site Address: RevenueNo: C.S.NO - 1827/3, CitySurveyWardNo: WARD NO - 7, SHEET NO-242				
AREA DETAILS:		Sq.Mts.		
1. Area of Plot As per record		-		
Property Card		1695.38		
As per site condition		1694.25		
Area of Plot Considered		1695.38		
2. Deduction for				
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Total		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		1695.38		
4. % of Common Plot (Prop)		0.00		
Balance area of Plot (1 - 4)		1695.38		
Plot Area For Coverage		1695.38		
Plot Area For FSI		1695.38		
Perm. FSI Area (2.00)		3390.76		
Perm. Paid FSI Area (0.70)		1186.77		
5. Total Perm. FSI area with Paid FSI (2.70)		4577.53		
Total Perm. FSI area		4577.53		
Total Paid Proposed FSI Area		1186.63		
6. Total Built up area permissible at:		0.00		
a. Ground Floor		0.00		
Proposed Coverage Area (62.75 %)		1063.84		
Total Prop. Coverage Area (62.75 %)		1063.84		
Balance coverage area (1 - %)		0.00		
Proposed Area at:				

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	1066.08	0.00	0.00	0.00
Ground And Parking Floor	1066.08	0.00	722.62	0.00
First Floor	973.95	0.00	632.28	0.00
Second Floor	627.67	0.00	537.21	0.00
Third Floor	627.67	0.00	537.21	0.00
Fourth Floor	627.67	0.00	537.21	0.00
Fifth Floor	627.67	0.00	536.83	0.00
Sixth Floor	627.67	0.00	536.83	0.00
Seventh Floor	627.67	0.00	536.83	0.00
Terrace Floor	137.93	0.00	0.00	0.00
Total Area:	7041.36	0.00	4577.40	0.00
Total FSI Area:			4577.38	
Total Building Area:			7041.36	
Proposed F.S.I. consumed:			2.70	
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors			36.00	
5. Total Tenements (3 + 4)			36	
E. Parking Statement				
1. Parking Space Required as per Regulations:			533.26	
2. Proposed Parking Space:			1547.47	

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 3h)			
Plot	Name	Reqd	Prop
PLOT	Tree	45	50

Required Parking									
Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking	
				Reqd.	Prop.			Loading/Unloading	Visitor's Car Parking
A (BUILDING)	Residential	Detached Dwelling Unit	0 - 100	1	3243.23	-	-	-	-
			0 - 0	-	-	-	-	-	-
	Mercantile	Res/Comm Building	> 0	1	1333.16	533.26	266.63	-	106.65
			0 - 0	-	-	-	-	-	-
			> 1000.01	1000	-	-	-	52.50	-
Total:					533.26	266.63	52.50	106.65	



Rohit J Vaghela
ROHIT J VAGHELA
 (Civil Engineer)
 BMC Lic No. 486

Anjaneya Infra
ANJANEYA INFRA
2 vishni aishni
PARTNER

	Main Round MH
	Manhole - 450 x 900 mm
	Drainage
	Drainage
	Drainage

ARCHITECT: HEMAL BHATT
 (B.Arch, Member of COA) Cell: 9825 665 337
 e-mail : ar.hemalbhatt@gmail.com
 Plot No. 993/A, Dawn Area,
 Opp. Mahalaxmi School, Bhavnagar.

DRAINAGE PLAN			
20-00-01	20-00-02	20-00-03	20-00-04
12-00-01	12-00-02	12-00-03	12-00-04
PROPOSED MIX DEVELOPMENT BUILDING PLAN (RESIDENCE / COMMERCIAL) ON PLOT NO.29, C.S.NO.1827/3, WARD NO.7, SATYANARAYAN ROAD, BHAVNAGAR.			