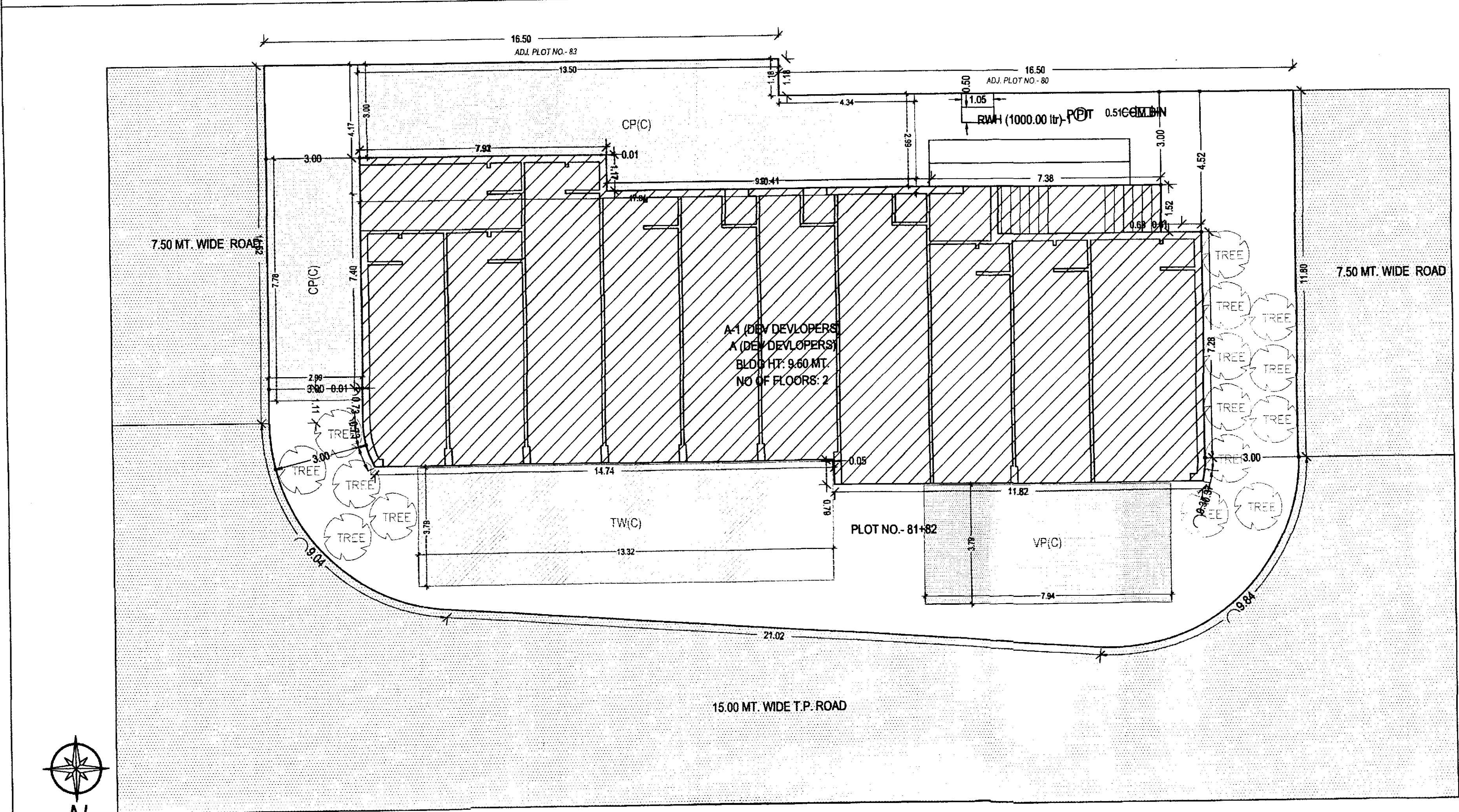
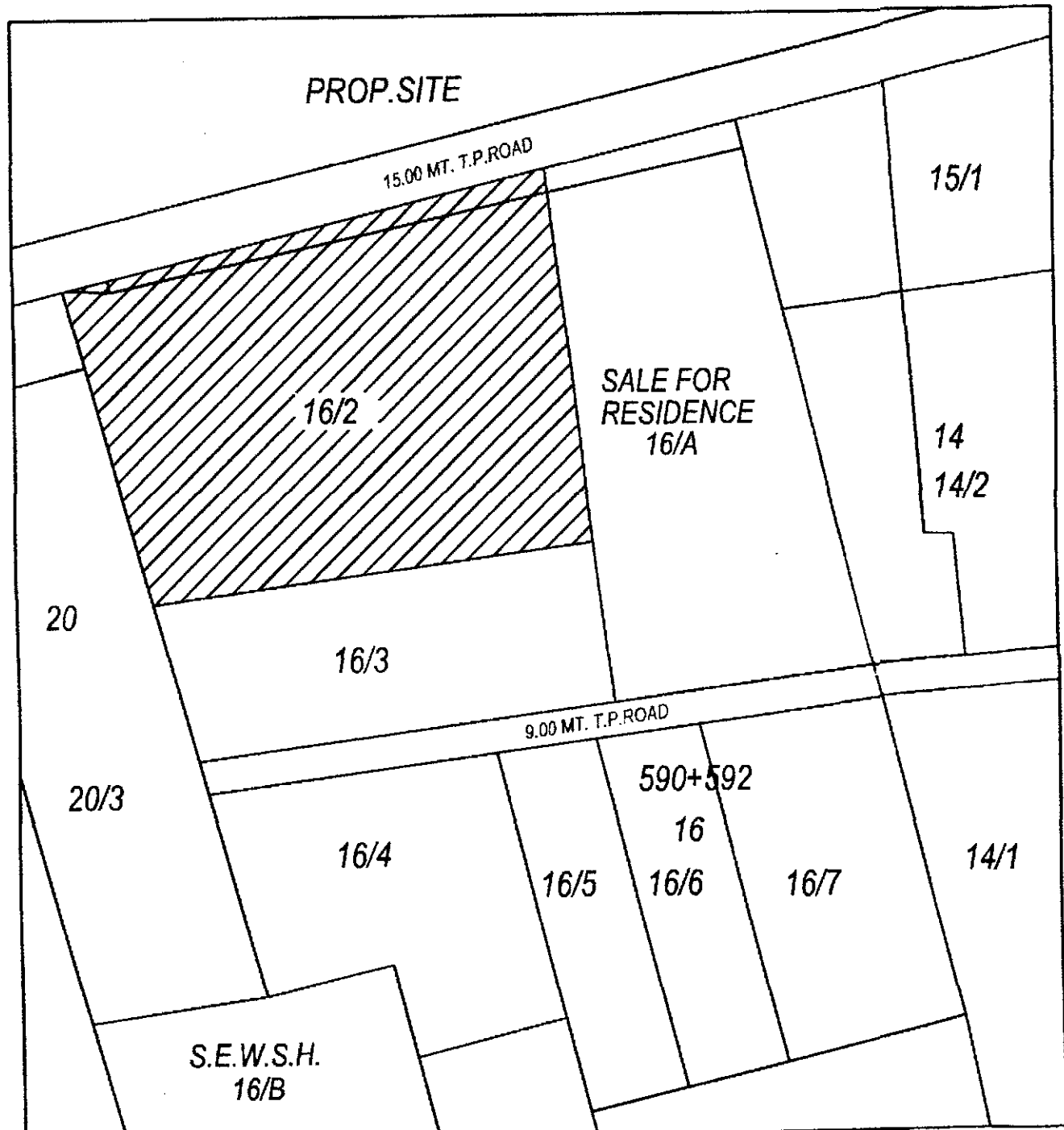




SITE PLAN
(Scale - 1:100)



KEY PLAN
D.T.P.S. NO.: 19 (RAJKOT)
O.P.NO.:16
F.P.NO.:16/2

Tree Details (Table 3h)

Plot	Name	Nos. Of Trees	
		Reqd	Prop
PLOT NO.-81+82	Tree	15	15

AREA STATEMENT		VERSION NO.: 1.0.49
PROJECT DETAIL :		VERSION DATE: 01/02/2022
Authority: Rajkot Municipal Corporation (RMC)	Plot Use: Mercantile	
AuthorityClass: D1	Plot SubUse: Shop	
AuthorityGrade: Municipal Corporation	Plot Use Group: Mercantile-1 (M1)	
Project Type: Building Permission	Plot Category: NA	
Nature of Development: NEW	Land Use Zone: Residential use Zone	
Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: R1	
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: PLOT NO.-81+82,S.R.NO.:590/592P11, SHREE RAM PARK NR.RAILNAGAR,WARD NO.: 3, CITY : RAJKOT		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record		567.63
Plot Validation Certificate		567.63
Physical area measured at site		567.63
Sale Deed		567.63
Plot area drawn as per Site		567.63
Area of Plot Considered		567.63
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		567.63
% of Common Plot (Road)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		567.63
Plot Area For Coverage		567.63
Plot Area For FSI		567.63
Perm. FSI Area (1.80)		1021.73
Total Perm. FSI area		1021.73
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (44.49 %)		252.53
Total Prop. Coverage Area (44.49 %)		252.53
Balance coverage area (- %)		0.00
Proposed Area at:		
	Proposed Built up	Existing/ Approved F.S.I
Ground Floor	262.22	0.00
First Floor	237.31	0.00
Total Area:	499.53	0.00
Total FSI Area:		479.56
Total BuiltUp Area:		499.53
Proposed F.S.I. consumed:		0.84
Tenement Statement		
1. Tenement Proposed At:		1.00
G.F.		1.00
All Floors		1.00
2. Total Tenements (3 + 4)		2
Parking Statement		
1. Parking Space Required as per Regulations:		143.87
2. Proposed Parking Space:		163.84

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	
DRAINAGE 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.)
Ground Floor	262.22	244.74	262.22	244.74
First Floor	237.31	234.82	237.31	234.82
Total:	499.53	479.56	499.53	479.56

FSI & Tenement Details

Building	No. of Same Bldg	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	Ramp	Covered Area			
A (DEV DEVELOPERS)	1	499.53	10.27	9.69	0.01	479.56	479.56	02
Grand Total	1	499.53	10.27	9.69	0.01	479.56	479.56	02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (DEV DEVELOPERS)	Mercantile	Shop	Mercantile-1 (M1)		2	GROUND FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
						FIRST FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car
				Reqd.	Prop.			
A (DEV DEVELOPERS)	Mercantile	Shop	> 0	1	479.56	143.87	71.93	28.77
				0 - 0	-	-	-	-
				0 - 1000	1000	-	-	-
Total:						143.87	71.93	28.77

Parking Check (Table 7b)

Use Type	Car				Visitor's Car				TwoWheeler				Total Parking Area			
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Commercial	71.93	83.27	0	0	28.77	30.09	0	1	0.00	50.48	0	0	143.87	163.84	-	-
Total	71.93	83.27	0	0	28.77	30.09	0	1	0.00	50.48	0	0	143.87	163.84	-	-

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	4/12/2016	3

OWNER'S NAME AND SIGNATURE

DEV DEVELOPERS PARTNERS (1)MIRABEN MAGNALAL DESAI (2)JAYSHREEBEN JITENDRABHAI SHAH (3)DIVYESH JENTILAL TALPADA (4)JITENDRABHAI JAYANTIBHAI SHAH

ARCHENG'S NAME & SIGNATURE

NILESH V KARIA

004ER31032300126

SUPERVISOR'S NAME & SIGNATURE

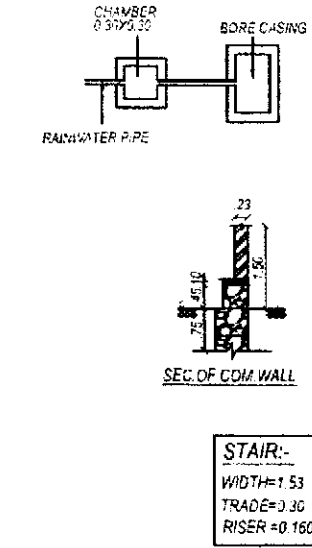
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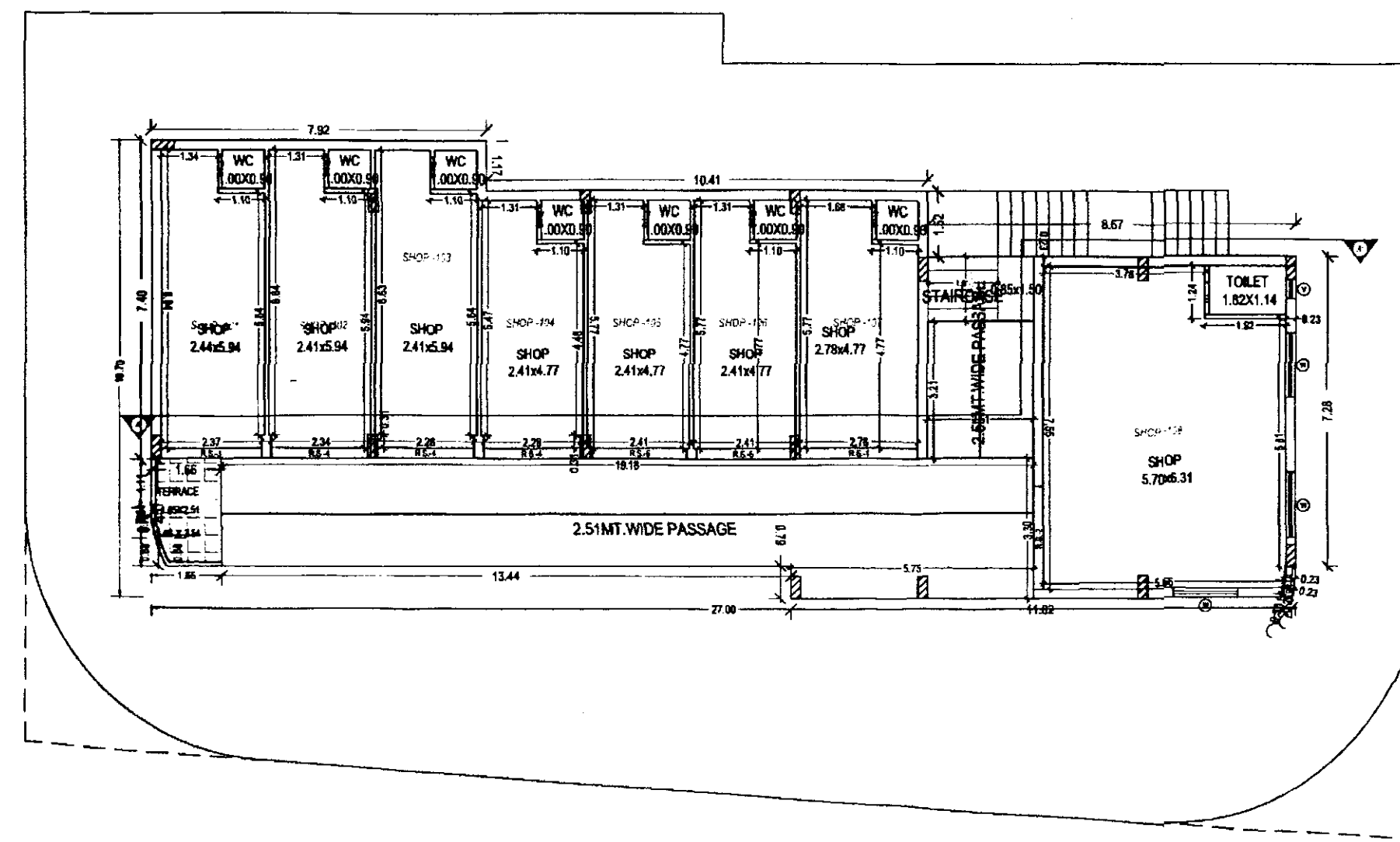
Assistant Town Planner



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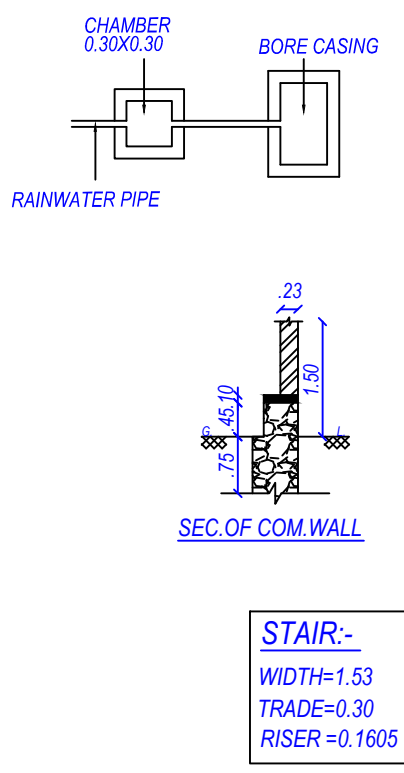
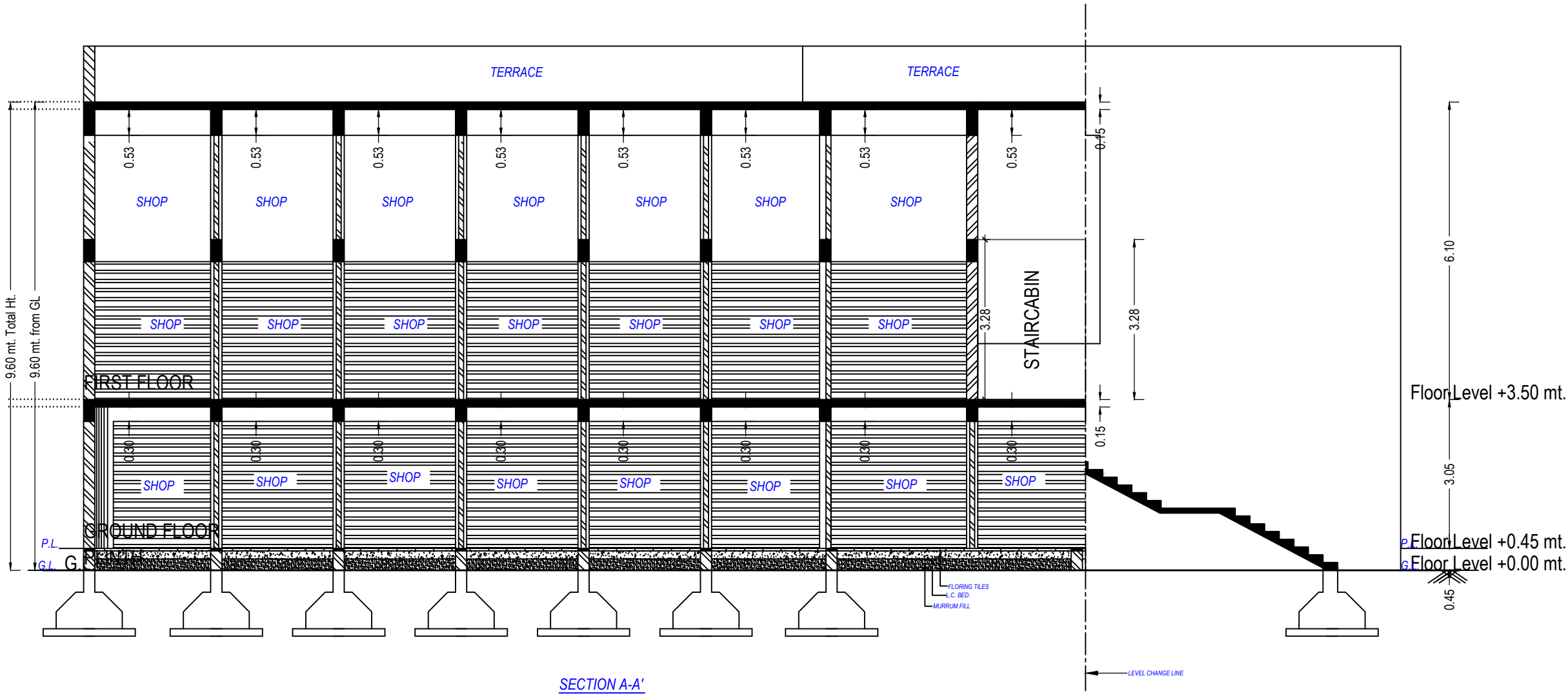
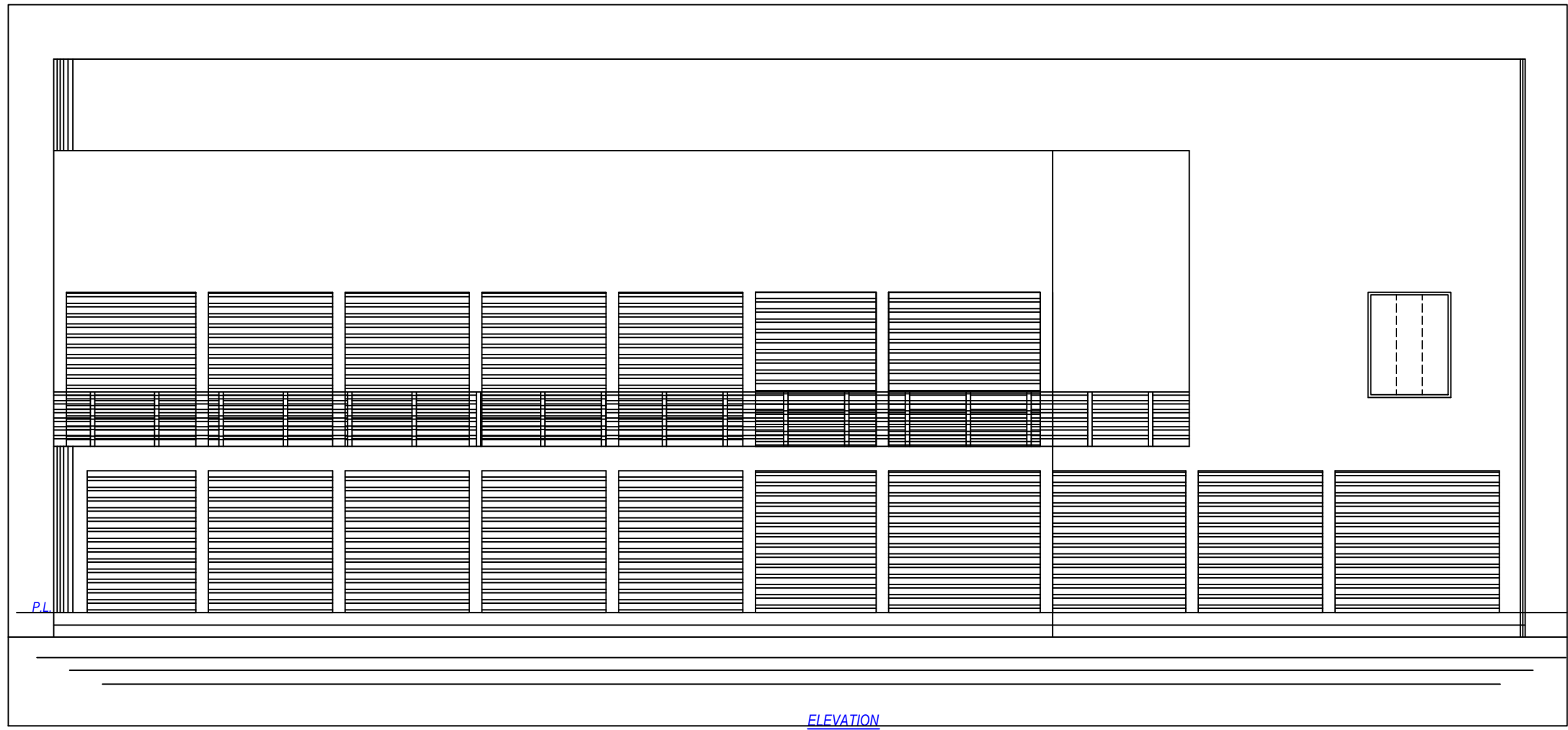
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RISER=0.160



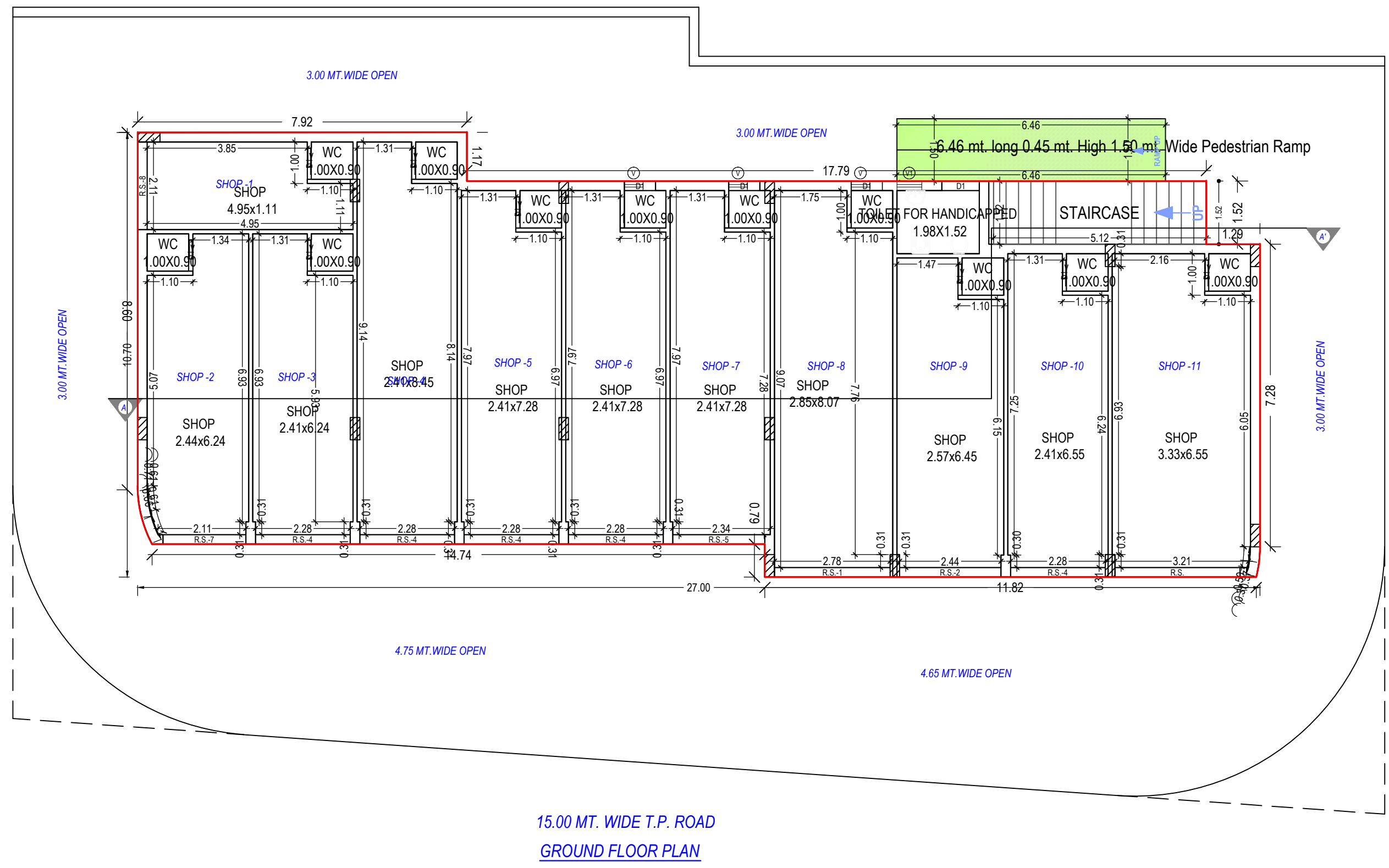
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

Floor Name	StairCase Name	Fight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.52	0.30	0.23
FIRST FLOOR PLAN	STAIRCASE	1.66	0.30	1.53

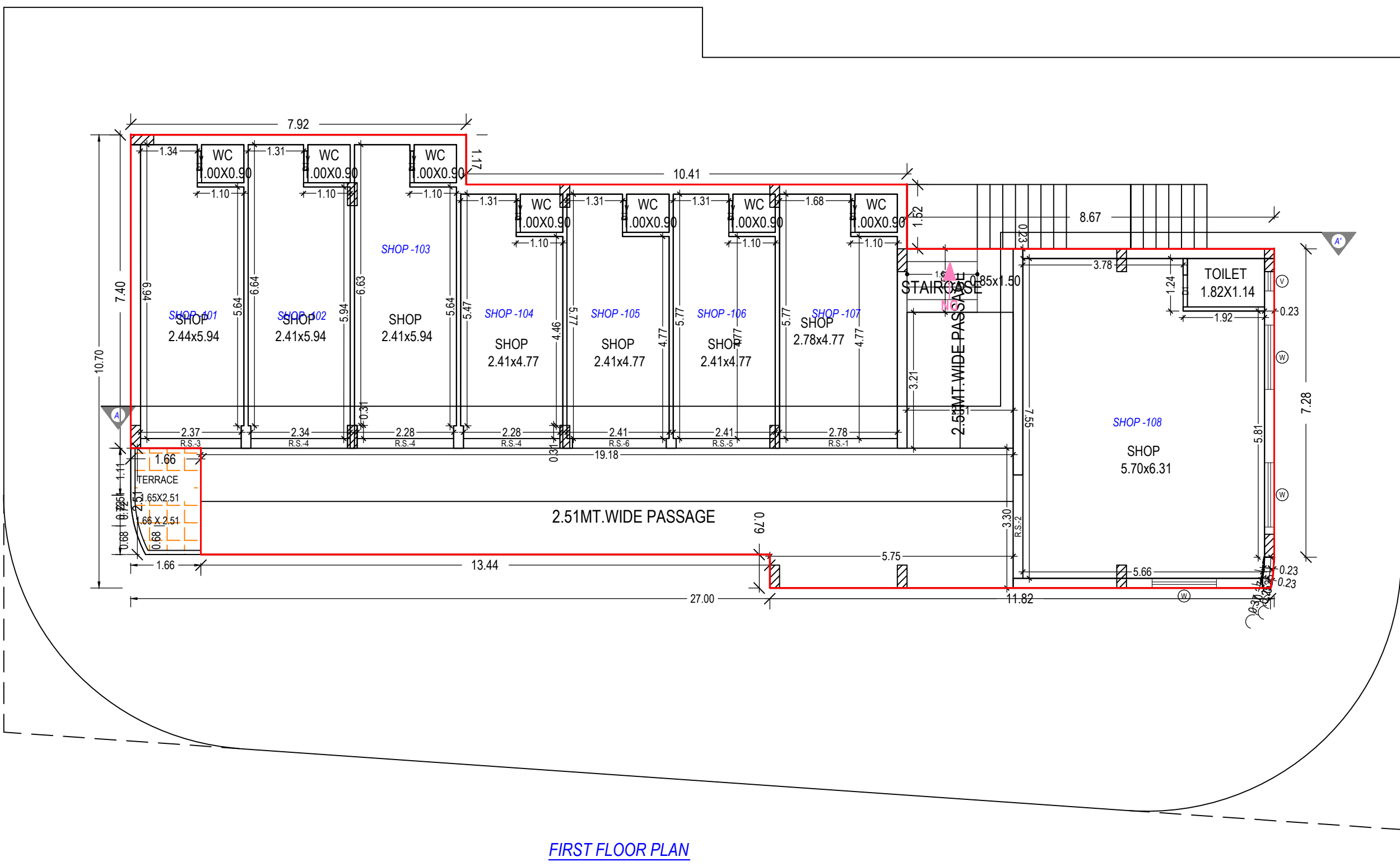
OWNERS NAME AND SIGNATURE	
DEV DEVELOPERS PARTNERS (1)MURBAN MAGANAL DESH (2)AYSHREEEN JETENDRABHA SHAI (3)DEVJENTAL TALPADA (4)JITENDRABHA JAYENTIBHA SHAI	
ARCHENOMIS NAME & SIGNATURE	STRUCTURE ENGINEER
NILESH V KARRA	BPRN RAMESHCHANDRA AKHYA
6048310323001/20	111183E1172200001
SUPPLYCHAINS NAME & SIGNATURE	DATE OF APPROVAL 7/05/2022
Assistant Town Planner	
DESIGNATION OF APPROVER :	
	



STAIR:-
WIDTH=1.52
TRADE=0.30
RISE=0.1605



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DEV DEVELOPERS)	D1	0.75	2.13	19
A (DEV DEVELOPERS)	D1	0.90	2.10	01
A (DEV DEVELOPERS)	R.S-7	1.99	7.00	01
A (DEV DEVELOPERS)	R.S-8	2.11	8.00	01
A (DEV DEVELOPERS)	R.S-5	2.21	5.00	01
A (DEV DEVELOPERS)	R.S-6	2.21	6.00	01
A (DEV DEVELOPERS)	R.S-5	2.22	5.00	01
A (DEV DEVELOPERS)	R.S-4	2.28	4.00	08
A (DEV DEVELOPERS)	R.S-3	2.37	3.00	01
A (DEV DEVELOPERS)	R.S-2	2.44	2.00	02
A (DEV DEVELOPERS)	R.S-1	2.78	1.00	02
A (DEV DEVELOPERS)	R.S	2.80	2.80	01

UnitBUA Table for Building :A (DEV DEVELOPERS)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT A	SHOP	252.52	252.52	20.47	7.78	224.27
			252.52	252.52	20.47	7.78	224.27
			252.52	252.52	20.47	7.78	224.27
FIRST FLOOR PLAN	CFBI-135	FLAT	176.58	176.58	18.38	2.49	155.71
			176.58	176.58	18.38	2.49	155.71
			176.58	176.58	18.38	2.49	155.71

Building :A (DEV DEVELOPERS)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
Ground Floor	252.52	7.78	9.89	244.74	01
First Floor	237.31	2.49	0.00	234.82	01
Total	489.83	10.27	9.89	479.56	02
Total Number of Same Building	1				

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DEV DEVELOPERS)	V	0.45	1.00	19
A (DEV DEVELOPERS)	V1	0.60	1.00	01
A (DEV DEVELOPERS)	W	1.52	1.22	03

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.52	0.30	0.23
FIRST FLOOR PLAN	STAIRCASE	1.66	0.30	1.53



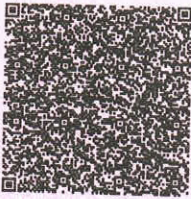
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

₹300

₹300
₹300
₹300
₹300

Certificate No. : IN-GJ65883821191593U
Certificate Issued Date : 26-Nov-2022 06:03 PM
Account Reference : IMPACC (CS)/ gj13229619/ RAJKOT/ GJ-RA
Unique Doc. Reference : SUBIN-GJGJ1322961960161477198118U
Purchased by : ADV R G CHITTALIYA
Description of Document : Article 29 Indemnity Bond
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : DEV DEVELOPERS PART FIRM
Second Party : Not Applicable
Stamp Duty Paid By : DEV DEVELOPERS PART FIRM
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ65883821191593U

JD 0025848609

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Affidavit cum Declaration

Affidavit cum declaration of **Jitendra Jayantil Shah (Partner of Dev Developers)** Promotor for the project **Fortune - 1** situated at **Shriram Park, 2/3 Corner, Opp. Rushikesh Park, Nr. Iscon Ashray Society, 50ft Main Road, Railnagar, Rajkot.**

I **Jitendra Jayantil Shah (Partner of Dev Developers)** authorized signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under:

I / we submitted and got approval of our plan / layout in which drainage layout and sewerage disposal system is not shown as per GDCR / NBC. I / 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 drainage would be as per Rule 23.10.1 of the new GDCR – 2017.

I / we further undertake that I / we will take building use permission from 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.

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

We understand that the entire responsibility for the same will be that of promoter / Architect / Engineer / Site Supervisor / Land Owner.

DEV DEVELOPERS
Jitendra J. Shah
PARTNER
Promoter

Jitendra Jayantil Shah
Designated Partner of Dev Developers

Solemnly Affirmed Before Me By
Shri. *Jitendra J. Shah*
Who Is Identified By *Self*
..... Advocate Who Is
Personally Known to Me On This
..... Day of
26/11/2022 At **Rajkot**

Rakesh. G. Chittaliya
R. G. CHITTALIYA
NOTARY

Page No. *193*
Serial No. *888*
Receipt No. *888/2022*
Date *26/11/2022*



PRINT SIZE-A3

ADJ. PLOT NO.- 83

ADJ. PLOT NO.- 80

7.50 MT. WIDE ROAD

7.50 MT. WIDE ROAD

15.00 MT. WIDE T.P. ROAD

TO RMC DRAINAGE

IC

S
E
W
N

DWG:- DRAINAGE PLAN

OWNER:-

SITE :- RAIL NAGAR

DATE:-30/11/2022

0-PC 2/SIDHDHARTHBHAI RAILNAGAR/WORKING-SIDHDHARTHBHAI RAILNAGAR



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DEV DEVELOPERS
Jitendra J. Shah
PARTNER