

Project Title : PROPOSED PLAN SHOWING CONSTRUCTION OF COMMERCIAL DEVELOPMENT ON PLOT NO. 2, R.S. NO. 344/PAIKY-1, MOJE : MADHAPAR, TALUKA : BHUJ, DISTRICT : KUTCH.OWNER : M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI, KIRTI MANIL THACKER , CHETAN MANIL THACKER

Application No. : 1123BDP20210360 Development Permission No. : 1123BP20210396



Inward No	ODPS/2021/008717	Sheet	1
Inward Date		Scale	1:100
PROJECT DETAIL :			
VERSION NO.: 1.0.32			
VERSION DATE: 01/02/2021			
AREA STATEMENT			
Site Address: PLOT NO. 2, R.S. NO. 344/PAIKY-1, VILLAGE: MADHAPAR, MEASURING 2118.52 Sq.Mt. (as per a/c BHUJ-KUTCH, R.C.C. FRAME STRUCTURE.			
Authority: Bhuj Area Development Authority			
Authority Class: D3			
Authority Grade: Area Development Authority			
Project Type: Building Permission			
Nature of Development: NEW			
Development Area: Non TP Area			
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: PLOT NO. 2, R.S. NO. 344/PAIKY-1, VILLAGE: MADHAPAR, MEASURING 2118.52 Sq.Mt. (as per a/c BHUJ-KUTCH, R.C.C. FRAME STRUCTURE.			
AREA DETAILS:			
1. Area of Plot As per record			
Sale Deed			
As per site condition			
Area of Plot Considered			
2. Deduction for			
(a) Proposed roads			
b) Other reservations			
Total (a + b)			
3. Net Area of plot (1 - 2) AREA OF PLOT			
4. % of Common Plot (Road)			
% of Common Plot (Prop)			
Balance area of Plot (1 - 4)			
Plot Area For Coverage			
Plot Area For FSI			
Perm. FSI Area (1.80)			
5. Total Perm. FSI area			
6. Total Built up area permissible at			
a. Ground Floor			
Proposed Coverage Area (89.22 %)			
Total Prop. Coverage Area (89.22 %)			
Balance coverage area (> %)			
Proposed Area at:			
Proposed Built up			
Existing Built up			
Proposed F.S.I			
Existing F.S.I			
Basement Floor			
Ground Floor			
First Floor			
Second Floor			
Terrace Floor			
Total Area			
Total FSI Area			
Total Built up Area:			
Proposed F.S.I. consumed:			
Tenement Statement			
Tenement Proposed At:			
G.F.			
All Floors			
Total Tenements (3 + 4)			
Parking Statement			
1. Parking Space Required as per Regulations:			
2. Proposed Parking Space:			

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)	

Buildingwise Floor FSI Details

Floor Name	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	1534.85	0.00	1534.85	0.00
Ground Floor	1477.40	0.00	1477.40	0.00
First Floor	1398.86	1347.81	1398.86	1347.81
Second Floor	1177.41	1129.78	1177.41	1129.78
Terrace Floor	22.00	0.00	22.00	0.00
Total	5610.52	3808.05	5610.52	3808.05

Building Conditions Checks

No	Condition
1	For A (COMMERCIAL) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

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.)	Star Case	Star Lobby	Lift Lobby	Ramp	Covered Area	Parking	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
A (COMMERCIAL)	1	5618.80	8.28	5610.52	81.49	44.75	42.33	44.69	193.12	84.22	1311.86	3808.05	43
Grand Total	1	5618.80	8.28	5610.52	81.49	44.75	42.33	44.69	193.12	84.22	1311.86	3808.05	43

Required Parking

Building Name	Type	SubUse	Area	Units	Required Parking Area (Sq.mt.)	Car	Other Parking
A (COMMERCIAL)	Mercantile	Shop	> 0	1	3808.05	952.02	380.81
			> 1000.01	1000	-	105.00	-
			Total		1904.03	952.02	105.00

Parking Check (Table 7b)

Use Type	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.
Commercial	Rept.	Prop.	Rept.	Prop.	Rept.	Prop.	Rept.	Prop.	Rept.	Prop.	Rept.	Prop.	Rept.	Prop.
	952.02	952.02	0	0	105.00	105.00	4	4	380.81	487.07	0	2	0.00	26.16
Total	952.02	952.02	0	0	105.00	105.00	4	4	380.81	487.07	0	2	0.00	26.16

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No. Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (COMMERCIAL)	Mercantile	Shop	Mercantile-1 (M1)	43	BASEMENT FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
					FIRST FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
					SECOND FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
					THIRD FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
					TERRACE FLOOR PLAN	Mercantile	Shop	-	-	-

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	Yes	Yes	11/19/2019	BHJLUB/P1672208/176342 TO 6343

Tree Details (Table 3h)

Pkt	Name	No. Of Trees
PLOT	Rept.	55
	Prop.	55

OWNER'S NAME AND SIGNATURE

M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI
KIRTI MANIL THACKER
CHETAN MANIL THACKER

ARCHITECT'S NAME AND SIGNATURE

Salish K. Davda
1123ER03082300067
SUPERVISOR'S NAME AND SIGNATURE

DATE OF APPROVAL

05/02/2021

DESIGNATION OF APPROVER

STRUCTURE ENGINEER



Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

Project Title : PROPOSED PLAN SHOWING CONSTRUCTION OF COMMERCIAL DEVELOPMENT ON PLOT NO. 2, R.S. NO. 344/ PAIKY-1, MOJE : MADHAPAR, TALUKA : BHUJ, DISTRICT : KUTCH.OWNER : Ms. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI, KIRTI MANILAL THACKER , CHETAN MANILAL THACKER

Application No. : 1123BDP20210360 Development Permission No. : 1123BPD20210396

Inward No	ODPS/2021/006717	Sheet	2
Inward Date		Scale	1:100

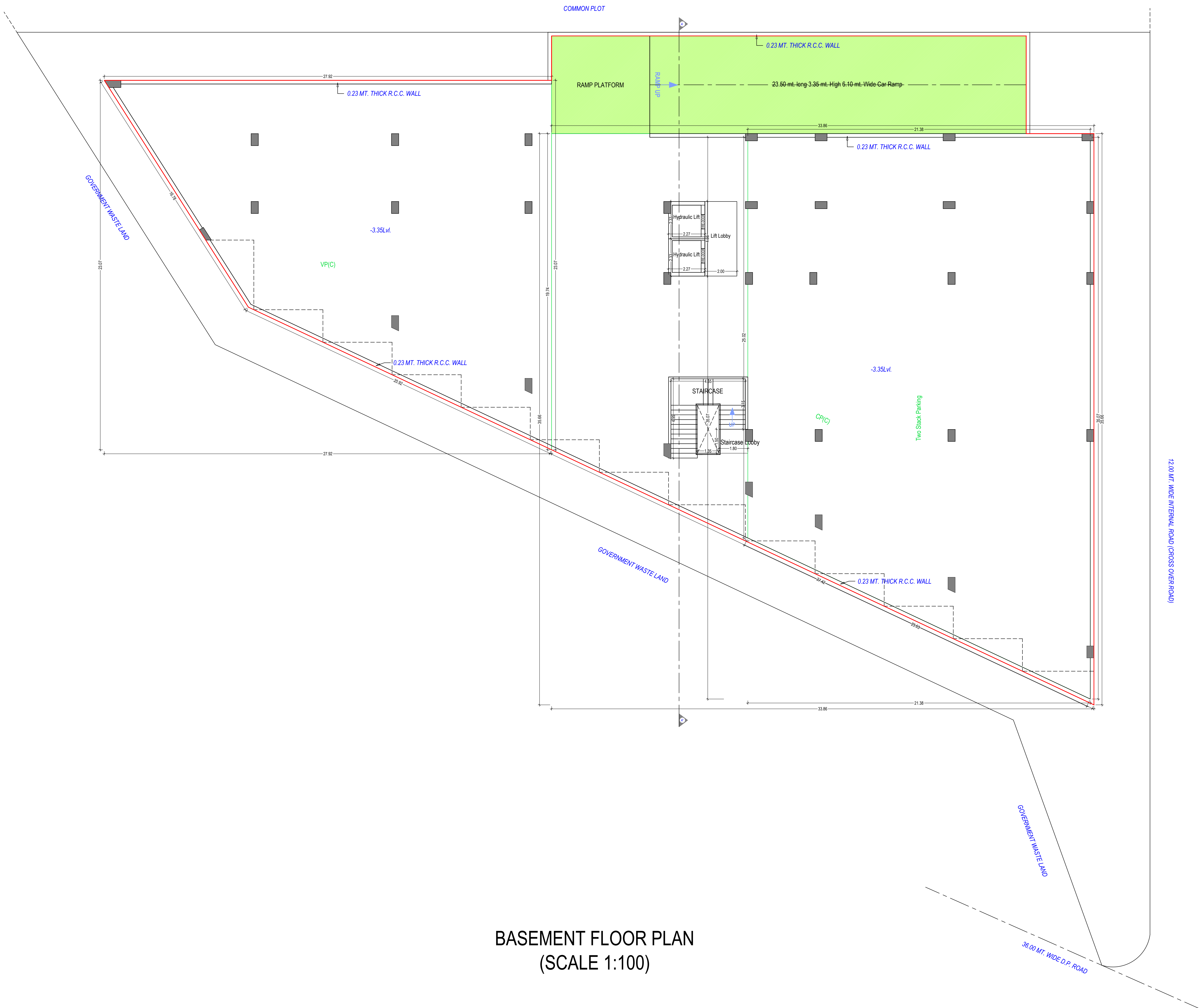
UnitBUA Table for Building A (COMMERCIAL)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No of Unit
GROUND FLOOR PLAN	SPLIT A	OTHER	103.85	22.38	0.00	81.47	4.99	48.52
	SPLIT SHOP NO. 1	OTHER	89.37	0.00	0.00	89.37	6.34	83.03
	SPLIT SHOP NO. 10	OTHER	88.20	0.00	0.00	88.20	3.70	84.50
	SPLIT SHOP NO. 11	OTHER	79.44	0.00	0.00	79.44	3.47	75.97
	SPLIT SHOP NO. 12	OTHER	70.69	0.00	0.00	70.69	3.23	67.46
	SPLIT SHOP NO. 13	OTHER	62.06	0.00	0.00	62.06	3.13	58.93
	SPLIT SHOP NO. 14	OTHER	62.11	0.00	0.00	62.11	4.89	57.22
	SPLIT SHOP NO. 2	OTHER	100.50	0.00	0.00	100.50	4.48	96.02
	SPLIT SHOP NO. 3	OTHER	103.81	0.00	0.00	103.81	7.39	96.42
	SPLIT SHOP NO. 4	OTHER	104.35	0.00	0.00	104.35	3.82	100.53
	SPLIT SHOP NO. 5	OTHER	93.37	0.00	0.00	93.37	3.19	90.18
	SPLIT SHOP NO. 6	OTHER	75.46	0.00	0.00	75.46	2.74	72.72
	SPLIT SHOP NO. 7	OTHER	73.71	0.00	0.00	73.71	4.06	69.65
	SPLIT SHOP NO. 8	OTHER	128.30	0.00	0.00	128.30	6.45	121.85
	SPLIT SHOP NO. 9	OTHER	96.96	0.00	0.00	96.96	3.94	93.02
FIRST FLOOR PLAN	Total		1332.18	22.38	0.00	1309.80	65.82	1216.02
	Total per Floor	Typical Floor = 1	1332.18	22.38	0.00	1309.80	65.82	1216.02
	SPLIT A	OTHER	214.61	22.37	0.00	192.24	3.98	188.26
	SPLIT OFFICE NO. 101	OTHER	168.36	0.00	0.00	168.36	8.76	159.60
	SPLIT OFFICE NO. 102	OTHER	93.98	0.00	0.00	93.98	3.83	90.15
	SPLIT OFFICE NO. 103	OTHER	108.55	0.00	0.00	108.55	8.66	99.89
	SPLIT OFFICE NO. 104	OTHER	96.09	0.00	0.00	96.09	3.52	92.57
	SPLIT OFFICE NO. 105	OTHER	85.12	0.00	0.00	85.12	2.89	82.23
	SPLIT OFFICE NO. 106	OTHER	67.20	0.00	0.00	67.20	2.43	64.77
	SPLIT OFFICE NO. 107	OTHER	65.37	0.00	0.00	65.37	3.61	61.76
	SPLIT OFFICE NO. 108	OTHER	114.98	0.00	0.00	114.98	5.27	109.71
	SPLIT OFFICE NO. 109	OTHER	88.70	0.00	0.00	88.70	3.63	85.07
	SPLIT OFFICE NO. 110	OTHER	79.94	0.00	0.00	79.94	3.40	76.54
	SPLIT OFFICE NO. 111	OTHER	71.19	0.00	0.00	71.19	3.17	68.02
	SPLIT OFFICE NO. 112	OTHER	144.76	0.00	0.00	144.76	8.29	136.47
SECOND FLOOR PLAN	Total		1388.85	22.37	0.00	1366.48	61.02	1285.46
	Total per Floor	Typical Floor = 1	1388.85	22.37	0.00	1366.48	61.02	1285.46
	SPLIT OFFICE NO. 201	OTHER	65.46	0.00	0.00	65.46	5.51	59.95
	SPLIT OFFICE NO. 202	OTHER	28.14	0.00	0.00	28.14	3.65	24.49
	SPLIT OFFICE NO. 203	OTHER	131.09	0.00	0.00	131.09	8.50	122.59
	SPLIT OFFICE NO. 204	OTHER	53.79	0.00	0.00	53.79	3.15	50.64
	SPLIT OFFICE NO. 205	OTHER	53.97	0.00	0.00	53.97	3.33	50.64
	SPLIT OFFICE NO. 206	OTHER	53.97	0.00	0.00	53.97	3.33	50.64
	SPLIT OFFICE NO. 207	OTHER	70.44	0.00	0.00	70.44	4.26	66.18
	SPLIT OFFICE NO. 208	OTHER	58.06	0.00	0.00	58.06	4.99	53.07
	SPLIT OFFICE NO. 209	OTHER	57.05	0.00	2.30	54.75	3.77	50.98
	SPLIT OFFICE NO. 210	OTHER	57.05	0.00	0.00	57.05	3.41	53.64
	SPLIT OFFICE NO. 211	OTHER	115.75	0.00	0.00	115.75	7.26	108.49
	SPLIT OFFICE NO. 212	OTHER	150.05	0.00	0.00	150.05	9.26	140.79
	SPLIT OFFICE NO. 213	OTHER	53.33	0.00	0.00	53.33	3.11	50.22
THIRD FLOOR PLAN	SPLIT OFFICE NO. 214	OTHER	51.00	0.00	0.00	51.00	3.03	47.97
	SPLIT OFFICE NO. 215	OTHER	53.42	0.00	0.00	53.42	4.24	49.18
	SPLIT PASSAGE	OTHER	116.55	11.79	0.00	104.76	2.12	25.26
	Total		1169.14	11.79	2.30	1155.05	72.52	25.26
	Total per Floor	Typical Floor = 1	1169.14	11.79	2.30	1155.05	72.52	25.26
	Total		3900.17	56.54	2.30	3841.33	199.36	81.89

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W01	0.30	2.40	02
A (COMMERCIAL)	W02	0.40	2.90	01
A (COMMERCIAL)	W03	0.51	2.40	01
A (COMMERCIAL)	W04	0.52	2.40	01
A (COMMERCIAL)	W05	0.60	1.90	02
A (COMMERCIAL)	W06	0.67	2.40	14
A (COMMERCIAL)	W07	0.69	2.40	06
A (COMMERCIAL)	W08	1.50	2.40	03
A (COMMERCIAL)	W09	1.58	2.40	01
A (COMMERCIAL)	W10	1.73	2.40	01
A (COMMERCIAL)	W11	1.80	2.75	04
A (COMMERCIAL)	W12	1.82	2.40	01
A (COMMERCIAL)	W13	11.17	2.40	01
A (COMMERCIAL)	W14	12.29	2.40	01
A (COMMERCIAL)	W15	15.38	2.40	01
A (COMMERCIAL)	W16	16.42	3.05	01
A (COMMERCIAL)	W17	2.10	2.40	01
A (COMMERCIAL)	W18	2.34	2.40	01
A (COMMERCIAL)	W19	2.53	2.75	01
A (COMMERCIAL)	W20	2.62	2.40	01
A (COMMERCIAL)	W21	2.84	2.40	01
A (COMMERCIAL)	W22	2.64	2.40	01
A (COMMERCIAL)	W23	2.70	2.40	01
A (COMMERCIAL)	W24	2.73	2.40	01
A (COMMERCIAL)	W25	2.74	2.40	01
A (COMMERCIAL)	W26	2.75	2.90	01
A (COMMERCIAL)	W27	2.89	2.40	03
A (COMMERCIAL)	W28	2.89	2.40	03
A (COMMERCIAL)	W29	2.89	2.40	02
A (COMMERCIAL)	W30	2.89	2.75	01
A (COMMERCIAL)	W31	2.89	2.75	02
A (COMMERCIAL)	W32	2.89	2.75	01
A (COMMERCIAL)	W33	3.18	2.75	01
A (COMMERCIAL)	W34	3.38	2.40	01
A (COMMERCIAL)	W35	3.58	2.40	01
A (COMMERCIAL)	W36	3.88	2.40	01
A (COMMERCIAL)	W37	3.88	2.40	01
A (COMMERCIAL)	W38	4.50	2.75	01
A (COMMERCIAL)	W39	5.01	2.40	01
A (COMMERCIAL)	W40	5.35	2.75	01
A (COMMERCIAL)	W41	7.25	2.40	01
A (COMMERCIAL)	W42	7.45	3.05	01
A (COMMERCIAL)	W43	8.43	2.40	01
A (COMMERCIAL)	W44	9.41	2.75	01

Inward No	ODPS/2021/008717	Sheet	3
Inward Date		Scale	1:100



BASEMENT FLOOR PLAN
(SCALE 1:100)

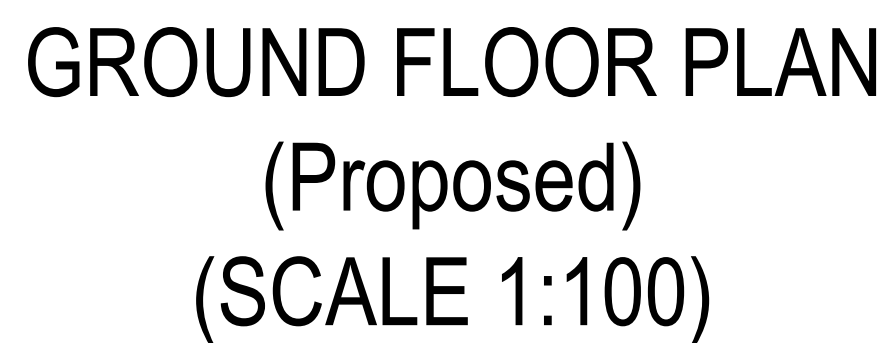
OWNER'S NAME AND SIGNATURE	
Ms. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI KIRTI MANILAL THACKER CHETAN MANILAL THACKER	
ARCHENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Salish K. Davda	JIGARKUMAR GHANSHYAMBHAI SHAH
1123ER03082300067	001SE200323000231
SUPERVISOR'S NAME AND SIGNATURE	

DATE OF APPROVAL	DESIGNATION OF APPROVER
05/02/2021	
	

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

UserDefinedMetric (1189.00 x 841.00MM)

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless, in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application Contents highlighted in magenta color are not verified Texts printed in 'Italic' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



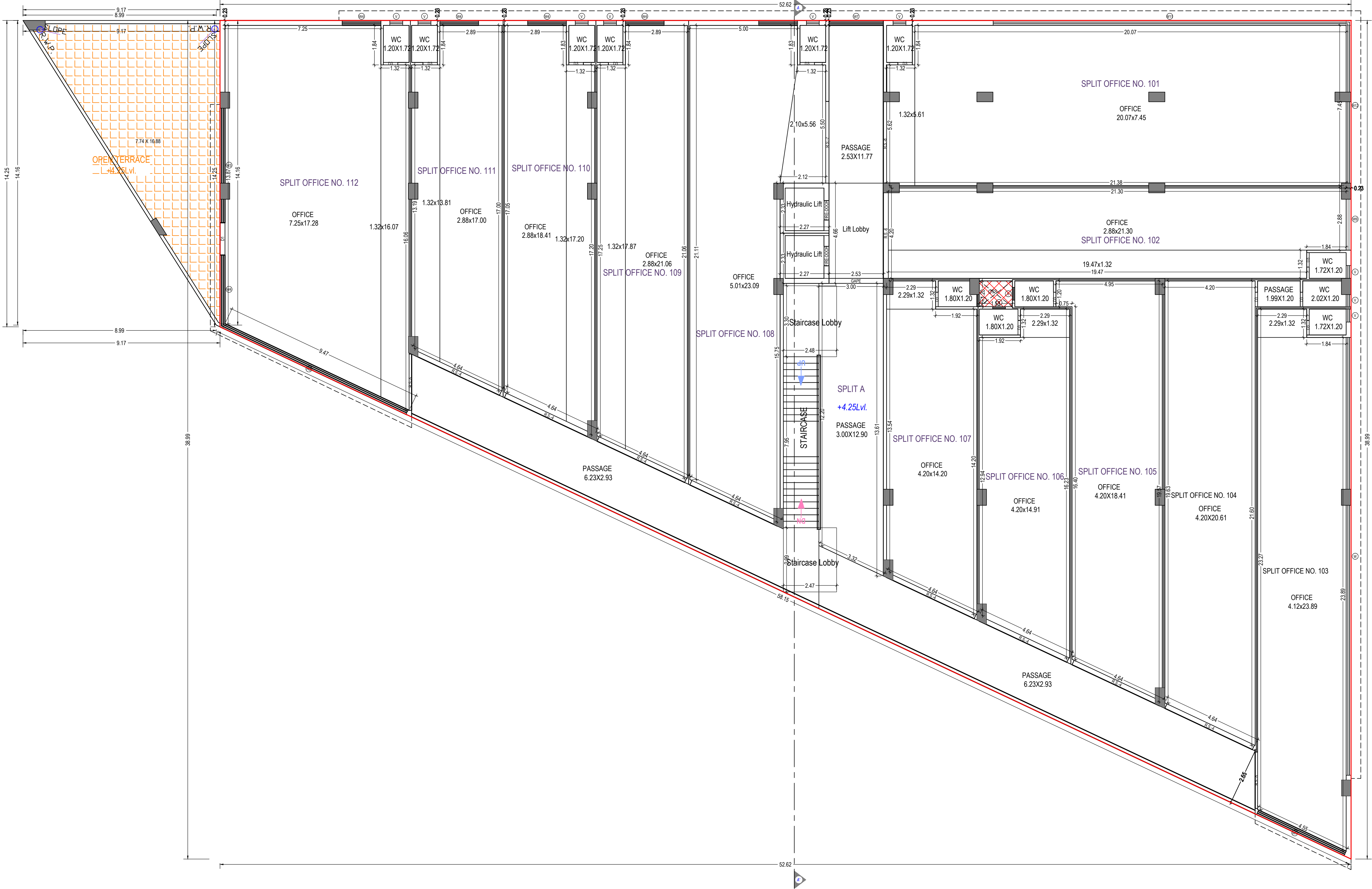
DATE OF APPROVAL	DESIGNATION OF APPROVER
------------------	-------------------------



Project Title : PROPOSED PLAN SHOWING CONSTRUCTION OF COMMERCIAL DEVELOPMENT ON PLOT NO. 2, R.S. NO. 344/ PAIKY-1, MOJE : MADHAPAR, TALUKA : BHUJ, DISTRICT : KUTCH.OWNER : M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI, KIRTI MANILAL THACKER , CHETAN MANILAL THACKER



Inward No	ODPS/2021/006717	Sheet	5
Inward Date		Scale	1:100



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

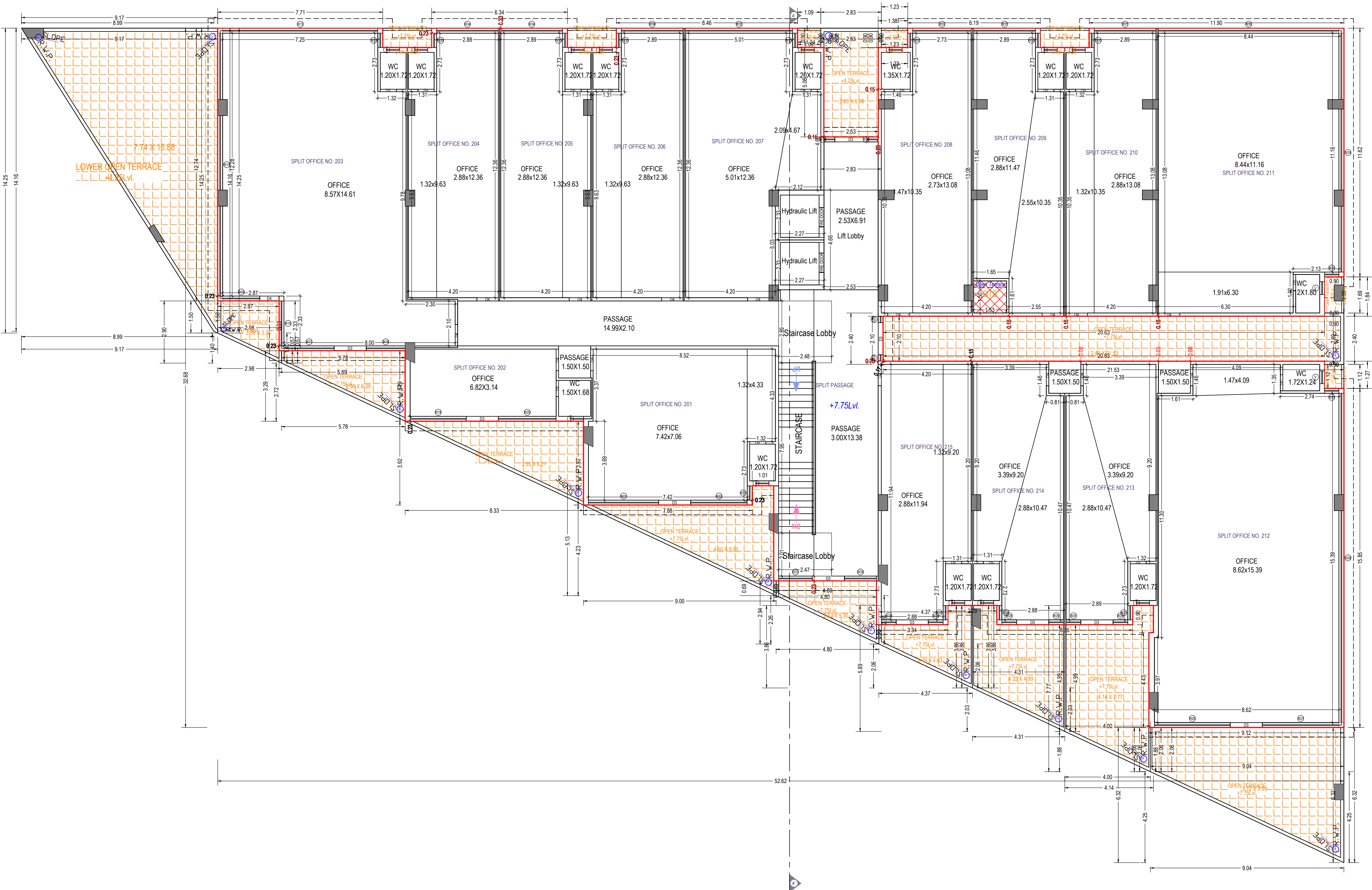
OWNER'S NAME AND SIGNATURE	
M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI KIRTI MANILAL THACKER CHETAN MANILAL THACKER	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Satish K. Davda 1123ER03082300067	JIGARKUMAR GHANSHYAMBHAI SHAH 001SE20032300231
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER
05/02/2021	
	

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

Project Title : PROPOSED PLAN SHOWING CONSTRUCTION OF COMMERCIAL DEVELOPMENT ON PLOT NO. 2, R.S. NO. 344/ PAIKY-1, MOJE : MADHAPAR, TALUKA : BHUJ, DISTRICT : KUTCH.OWNER : M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI, KIRTI MANILAL THACKER , CHETAN MANILAL THACKER



Inward No	ODPS/2021/006717	Sheet	5
Inward Date		Scale	1:100



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

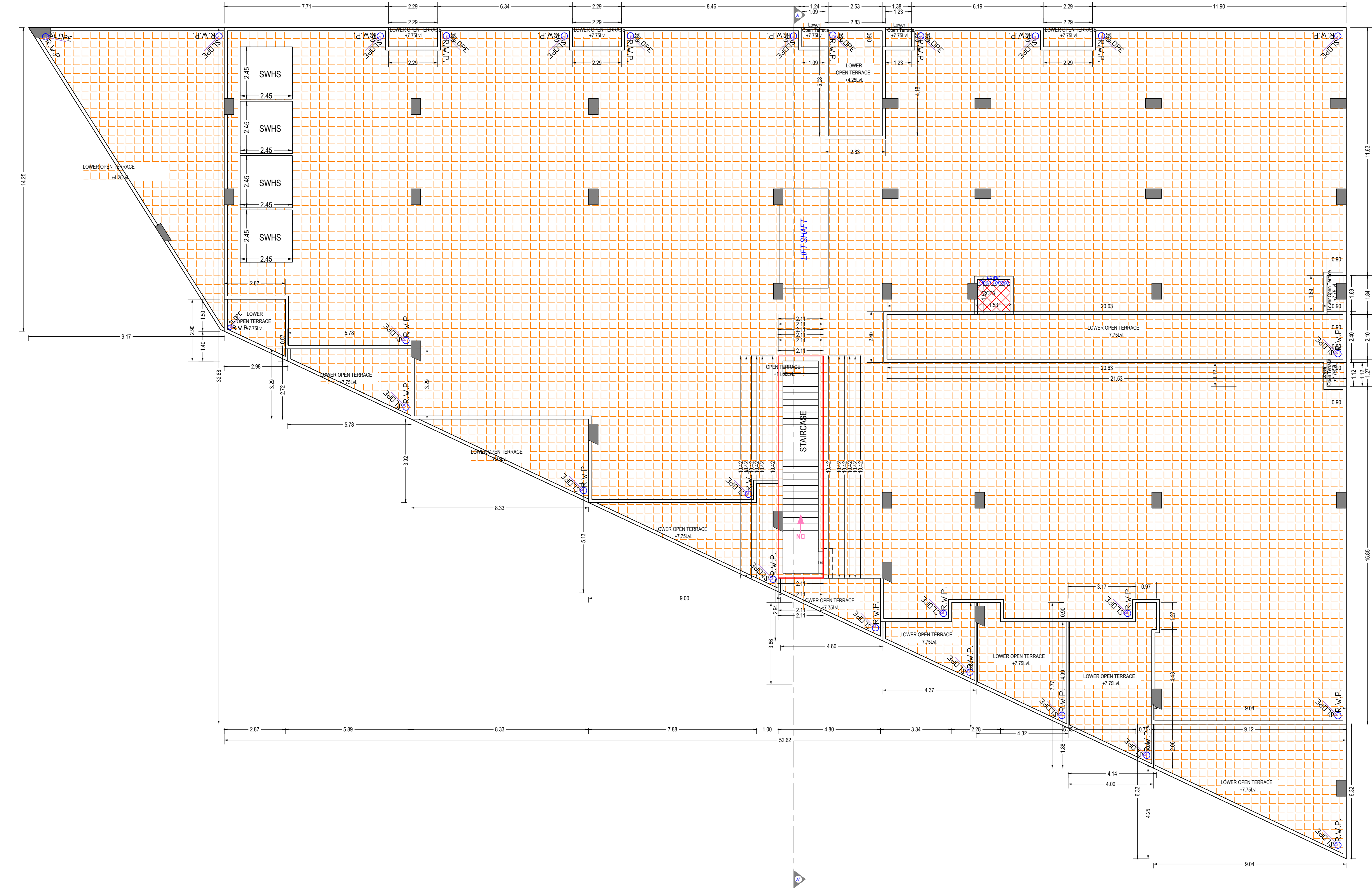
OWNER'S NAME AND SIGNATURE	
M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI KIRTI MANILAL THACKER CHETAN MANILAL THACKER	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Satish K. Dawda 1123ER03082300067	JIGARKUMAR GHANSHYAMBHAI SHAH 001SE20032300231
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER
05/02/2021	
	

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

Project Title : PROPOSED PLAN SHOWING CONSTRUCTION OF COMMERCIAL DEVELOPMENT ON PLOT NO. 2, R.S. NO. 344/ PAIKY-1, MOJE : MADHAPAR, TALUKA : BHUJ, DISTRICT : KUTCH.OWNER : M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI, KIRTI MANILAL THACKER , CHETAN MANILAL THACKER



Inward No	ODPS/2021/006717	Sheet	6
Inward Date		Scale	1:100



TERRACE FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE	
M/s. SHANTI REALITIES'S PARTNERS SUNILBHAI NAGJIBHAI DEVANI KIRTI MANILAL THACKER CHETAN MANILAL THACKER	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Satish K. Davda 1123ER03082300067	JIGARKUMAR GHANSHYAMBHAI SHAH 001SE20032300231
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER
05/02/2021	
	

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.