

	કાર્યપાલક ઇજનેરશ્રી ની કચેરી, ગુજરાત હાઉસીંગ બોર્ડ, પંડિત દીન દયાળ નગર, રંગોલી પાર્ક કોલોની, નવા ૧૫૦ ફૂટ રીંગ રોડ-૨ પાસે,કોસ્મોપ્લેક્સ સિનેમા સામે, કાલાવડ રોડ,મોટામવા, રાજકોટ - ૩૬૦૦૦૫	
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No. GHB/EE/RAJ/173

Date: 24/02/2021

To,
The Secretary
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul, Sector-11,
Gandhinagar-382010

Subject: Clarification regarding the queries raised against project registration Application

**Ref.: Project Registration Application Number: PR/JUNAGADH/KESHOD/JUNAGADH
TPO/210204/010355**

Dear Sir,

With reference to above mentioned registration application number, we have received an email from the authority regarding some discrepancies in the application.

Query 1 : Carpet Area mismatch in Plan and Form 3.

In this regard, We hereby clarify that the carpet area mentioned in the plan is total area of the unit i.e. total of Carpet Area and Wash area. However, total carpet area as per RERA is of each unit 27.05 square meters and wash area measurement is 1.45 Square Meter and the same is mentioned in Form 3. We request you to consider the carpet area given in the form 3 as final carpet area.

Query 2 : Area Under Registration

The project planning is done on the whole land area of 4814.00 Sq. Mtrs. However as of now considering the demand in the area, Gujarat Housing Board has decided to develop EWS 1 block only. The rest of the blocks will be developed in future depending on the Demand in the area and the same we will register with the rera whenever the work of the same is commenced.

Calculation of Land Area under Registration

Total Land Area of Layout	4814 Sq. Mtrs.
Total FSI Proposed to be Utilised	4471.68 Sq. Mtrs
FSI Utilised in current phase	1117.92 Sq. Mtrs
<u>Land Area under Registration</u>	1203.50 Sq. Mtrs [(1117.92*4814)/4471.68]

Query 3 : Bifurcation of Fund Allocation for Execution of the Project.

The said project is developed for EWS category of the society and the same is proposed to be developed from the following funding mechanism:

Particulars	Amount
State Government	Rs. 1,50,000
Central Government	Rs. 1,50,000
Allottee	Rs. 3,00,000

We request you to take out clarifications on record and proceed for registration.

Thanking You,

Yours' Faithfully,

For, Gujarat Housing Board



Executive Engineer – GHB - Rajkot
Authorised Signatory



SITE PLAN
(Scale - 1:500)

Building -EWS (BUILDING)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI Area in Sq.mt.	Proposed Area (Sq.mt.)	FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
Ground Floor	345.96	32.82	313.65	279.48	279.48	08
First Floor	345.96	32.82	313.65	279.48	279.48	08
Second Floor	345.96	32.82	313.65	279.48	279.48	08
Third Floor	345.96	32.82	313.65	279.48	279.48	08
Terrace Floor	45.08	45.08	0.00	0.00	0.00	00
Total	1428.92	176.36	134.64	1117.92	1117.92	32
Total Number of Same Buildings	4					
Total	5715.68	705.44	538.56	4471.68	4471.68	128

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
EWS (BUILDING)	TYPICAL - GROUND	0.72	2.10	26
	1-3 FLOOR PLAN	0.72	2.10	32
	TERACE FLOOR PLAN	0.67	2.10	16
	TERACE FLOOR PLAN	0.67	2.10	16

Staircase Checks (Table 8a-1)				
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
EWS (BUILDING)	TYPICAL - GROUND	1.50	0.25	0.18
	1-3 FLOOR PLAN	1.50	0.25	0.18
	TERACE FLOOR PLAN	1.50	0.25	0.00
	TERACE FLOOR PLAN	1.50	0.25	0.00

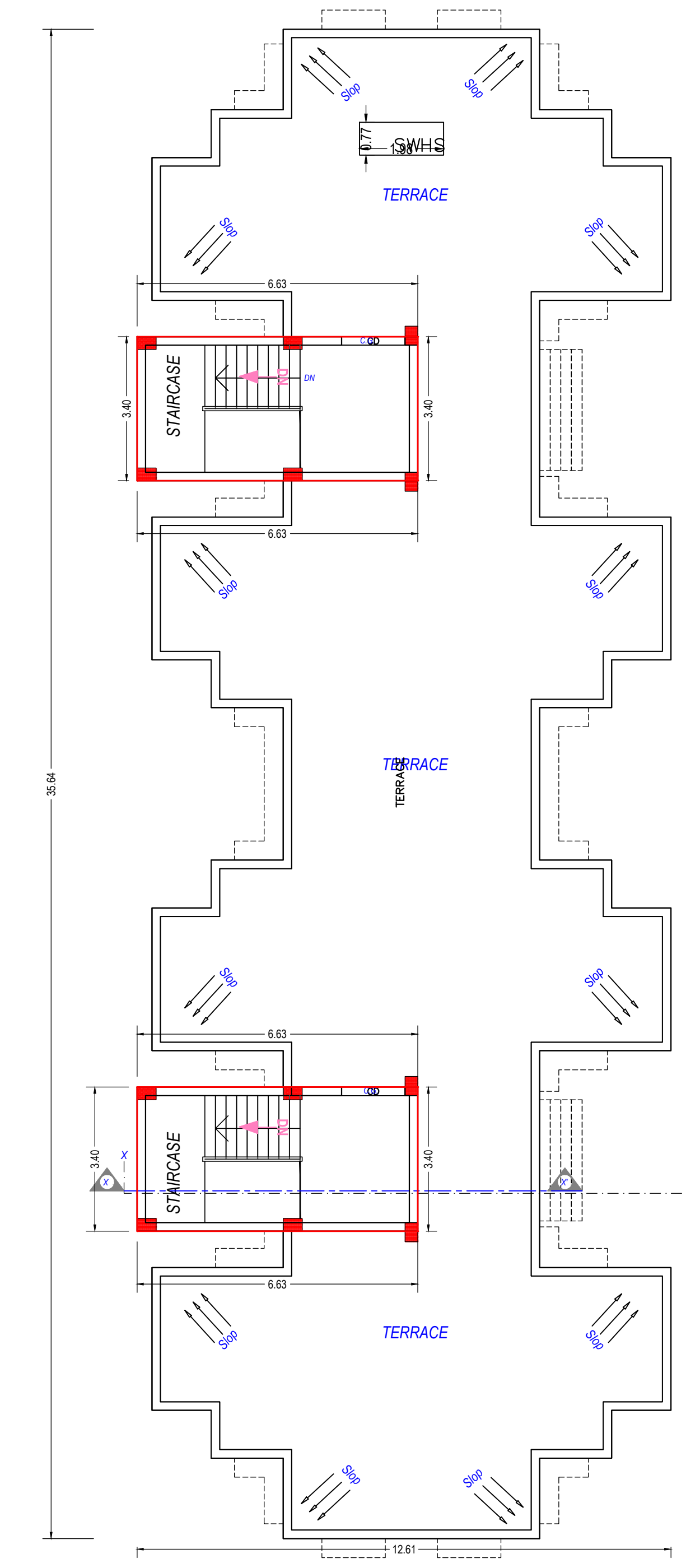
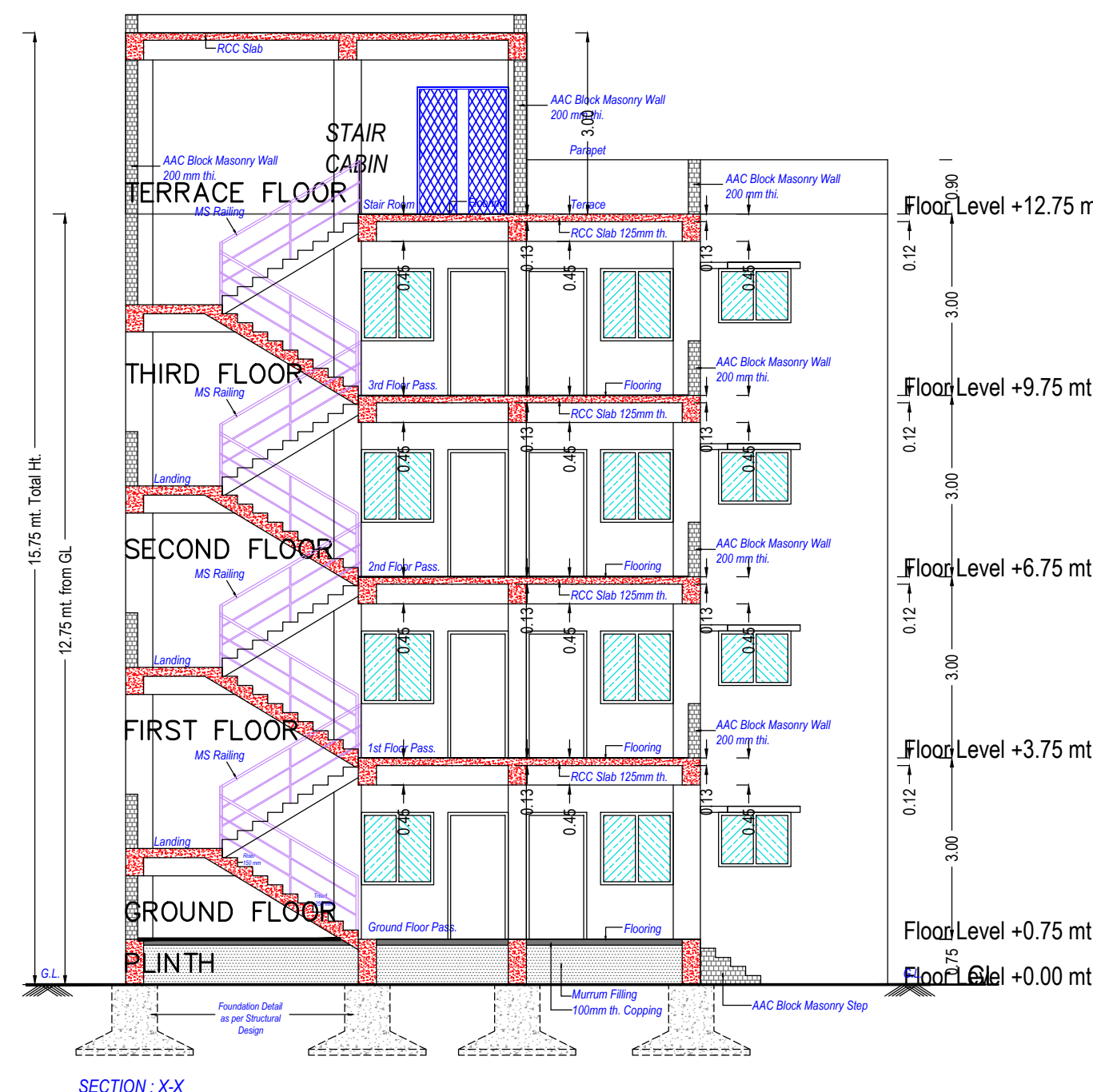
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
EWS (BUILDING)	TYPICAL - GROUND	0.60	1.00	64
	1-3 FLOOR PLAN	0.85	1.20	32
	TERACE FLOOR PLAN	0.85	1.20	32
	TERACE FLOOR PLAN	0.85	1.20	32

UnitBUA Table for Building -EWS (BUILDING)						
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area
TYPICAL - GROUND, 1-3 FLOOR PLAN	101-401	FLAT	34.25	34.25	5.75	28.50
	102-402	FLAT	34.25	34.25	5.75	28.50
	103-403	FLAT	33.95	33.95	5.45	28.50
	104-404	FLAT	33.95	33.95	5.45	28.50
TERRACE FLOOR PLAN	105-405	FLAT	33.95	33.95	5.45	28.50
	106-406	FLAT	33.95	33.95	5.45	28.50
	107-407	FLAT	34.25	34.25	5.75	28.50
	108-408	FLAT	34.25	34.25	5.75	28.50
Total			272.80	272.80	44.80	228.00
Total per Floor			1091.20	1091.20	179.20	912.00
Total			1091.20	1091.20	179.20	912.00

OWNER'S NAME AND SIGNATURE
KESHOD NAGAR SEVA SADAN

ARCHITECT'S NAME AND SIGNATURE
Nirankur Gokulbhai Malakia
ksd/muib/eg/A-01

STRUCTURE ENGINEER
NA



AREA STATEMENT			
Version No.	1.0.29	Sheet	1
Version Date	23/12/2020	Scale	1:500
PROJECT DETAIL			
Site Address: Revenue No. 447	Plot Use: Residential	Plot Sub-Use: Affordable Housing	
Authority: Keshod Area Development Authority	Plot Use Group: D1 (A)	Plot Use Group: D1 (A)	
Authority Grade: Area Development Authority	Land Use Zone: Residential Use Zone	Land Use Zone: Residential Use Zone	
Project Type: Building Permission	Consequential Use Zone: R1	Consequential Use Zone: R1	
Nature of Development: REVOCATION			
Development Area Non TP Area			
Sub-Development Area: Other Areas			
Special Project: Residential Affordable Housing (RAH)			
Under PMAY			
Special Road: NA			
Site Address: Revenue No. 447			
AREA DETAILS:			
Area of Plot As per record		Sq.Mts	
BA		4814.00	
As per site condition		4810.87	
Area of Plot Considered		4814.00	
Deduction for			
(a) Proposed roads		0.00	
(b) Key reservations		0.00	
Total (a + b)		0.00	
Net Area of plot (1 - 2) AREA OF PLOT		4814.00	
% of Common Plot (Res.)		228.67	
Common Plot		228.67	
Balance area of Plot (1 - 4)		4585.33	
Plot Area For Coverage		4814.00	
Plot Area For FSI		4814.00	
Perm. FSI Area (1/50)		8665.20	
Reg. FSI Area (1/80)		8665.20	
Total Perm. FSI area		8665.20	
Total Built up area permissible at:			
a. Ground Floor		1000	
Proposed Coverage Area (27.64 %)		1330.55	
Total Prop. Coverage Area (27.64 %)		1330.55	
Balance coverage area (1 - 5)		0.00	
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Ground Floor	1383.84	0.00	1117.92
First Floor	1383.84	0.00	1117.92
Second Floor	1383.84	0.00	1117.92
Third Floor	1383.84	0.00	1117.92
Terrace Floor	180.32	0.00	0.00
Total Area	5715.68	0.00	4471.68
Total FSI Area:			4471.68
Total Built up Area:			5715.68
Proposed F.S.I. Consumed			0.80
B. Tenement Statement			
1. Tenement Proposed At:			
G.F.			128.00
2. Total Tenements (3 + 4)			128
C. Parking Statement			
1. Parking Space Required as per Regulations:			447.17
2. Proposed Parking Space:			801.51

COLOR INDEX	
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	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	1383.84	1117.92	1383.84	1117.92
First Floor	1383.84	1117.92	1383.84	1117.92
Second Floor	1383.84	1117.92	1383.84	1117.92
Third Floor	1383.84	1117.92	1383.84	1117.92
Terrace Floor	180.32	0.00	180.32	0.00
Total:	5715.68	4471.68	5715.68	4471.68

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
EWS (BUILDING)	4	5715.68	705.44	538.56	4471.68	128
Grand Total	4	5715.68	705.44	538.56	4471.68	128

Required Parking						
Building Name	Type	Sub-Use	Area	Units	Required Parking Area (Sq.mt.)	Other Parking
EWS (BUILDING)	Residential	Affordable Housing	> 66.01	0 - 65	1	
				66 - 131		
				132 - 197		
				198 - 263		
Total					447.17	223.99

Parking Check (Table 7b)						
Use Type	Area	Prop.	No.	Visitor's Car Parking	Total Parking Area	No.
Residential	Area	Prop.	No.	Area	Prop.	No.
	223.99	645.43	0	44.72	156.08	0
	223.99	645.43	0	44.72	156.08	0
	223.99	645.43	0	44.72	156.08	0

Building USE/SUBUSE Details						
Building Name	Building Use	Building Sub-Use	No. of Residential Units	Floor Name	Floor Use	Floor Sub-Use
EWS (BUILDING)	Residential	Affordable Housing	32	TYPICAL - GROUND, 1-3 FLOOR PLAN	Residential	Affordable Housing
				TERACE FLOOR PLAN	Residential	Affordable Housing
				TERACE FLOOR PLAN	Residential	Affordable Housing
				TERACE FLOOR PLAN	Residential	Affordable Housing

Layout Approved Details				
Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	7/8/1969	R.L.L.S.G./10-217-E55-56

Tree Details (Table 3h)				
PLOT	Name	Regd.	Nos. Of Trees	Prop.
PLOT	Tree		125	125

Common Plot Area		
Name	Prop. Area	
COMMON PLOT	228.67	

KESHOD MUNICIPALITY PROPOSED LAY-OUT PLAN

NAME OF WORK : CONSTRUCTION OF
128 EWS1 DU's FLAT TYPE G+3 RCC FRAME
STRUCTURE BUILDINGS INCLUDING ON SITE
DEVELOPMENT WITH ALL INFRASTRUCTURE
SERVICES AT KESHOD, SURVEY NO. 447

SCHEME : PRADHAN MANTRI AAVAS YOJNA

A.H.P. - EWS-1

SCALE : NOT TO SCALE

LEGEND

PLOT BOUNDARY	
COMPOUND WALL	
EWS - I TYPE BLOCK	
COMMON PLOT (C.P.)	
OPEN / PAVERBLOCK	
ROAD	
PROPOSED 150mm Ø RCC PIPE	
PROPOSED MANHOLE	
FLOW DIRECTION	

CARPET AREA : 28.50 Sq. Mt. (Per Unit)

BUILT-UP AREA : 34.21 Sq. Mt. (Per Unit)

EWS I C.A. 28.50 Sq. Mt. 1 BLOCK 32 UNITS

32 x 4 = 128, TOTAL : 128 UNITS

AREA TABLE (SQ. MT.)

TOTAL PLOT AREA	4814.00	A
DEVELOPMENT AREA	4814.00	B
REQ. OPEN PLOT AREA (10 %)	481.40	C

PROVIDED COMMON AREA

PROVIDED COMMON AREA	
C.P. - 1	320.97
C.P. - 2	144.23
OPEN	279.37
TOTAL	744.57
C < D = OK	

OWNER

KESHOD MUNICIPALITY
DISTRICT - JUNAGADH
STATE - GUJARAT



NAME OF AGENCY
M/s. J.P. Infrastructure Pvt. Ltd.
Rajkot - 360 001

AUTHORITY

Executive Engineer
Gujarat Housing Board - Rajkot

DRAWING DETAIL : DRAINAGE NETWORK LAY-OUT PLAN

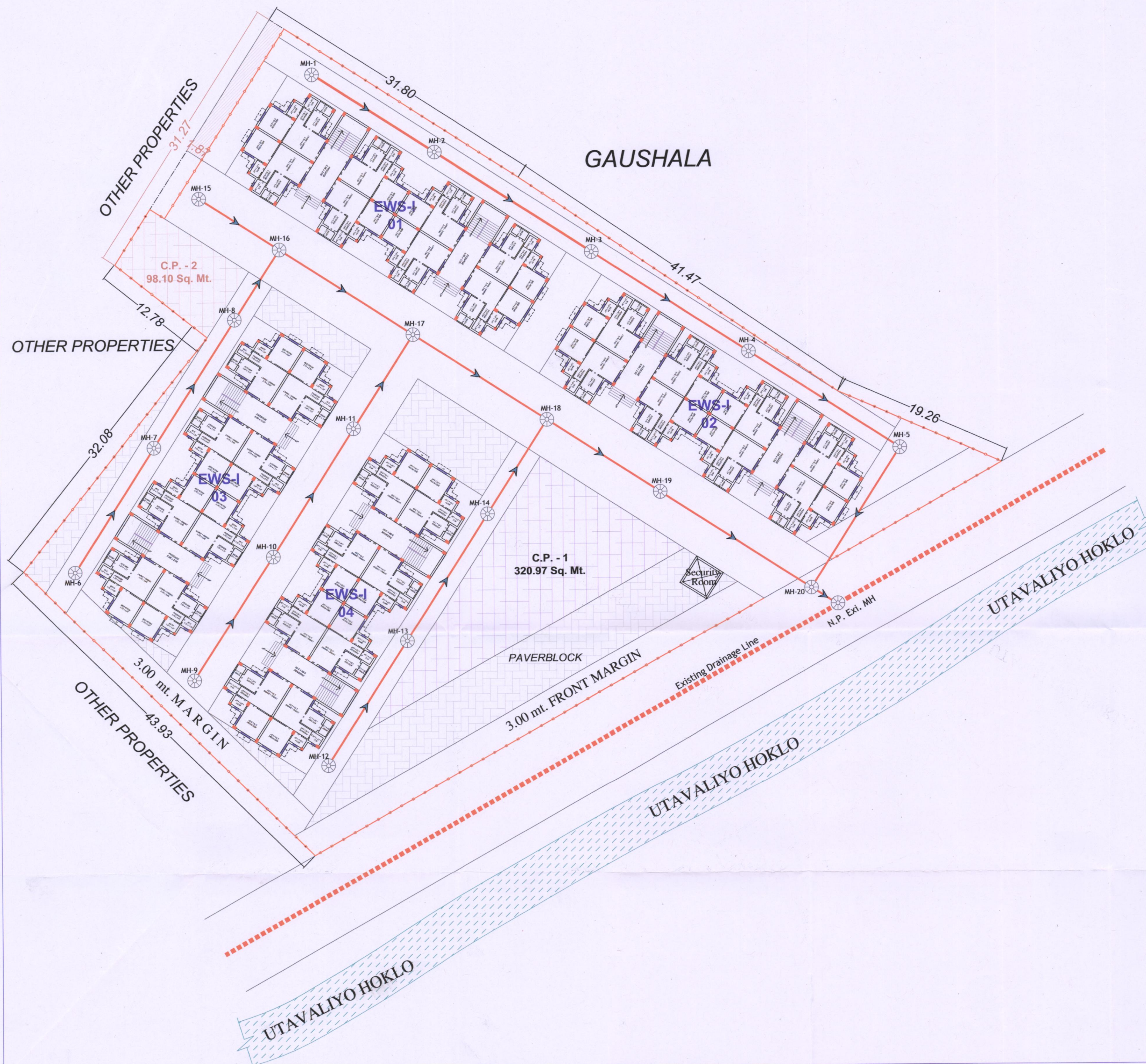
PROJECT CONSULTANT:-

SAVJANI A & E CONSULTANTS



318 - TORAL COMPLEX, OPP. S.B.I. BANK,
NEAR SHASTRI MALL, RAJKOT - 360 001
PH.: (0281) 2220300
e-mail - info.savjani@gmail.com

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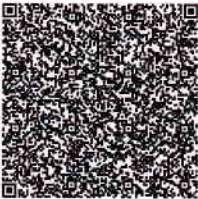




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RAJKOT
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RAJKOT
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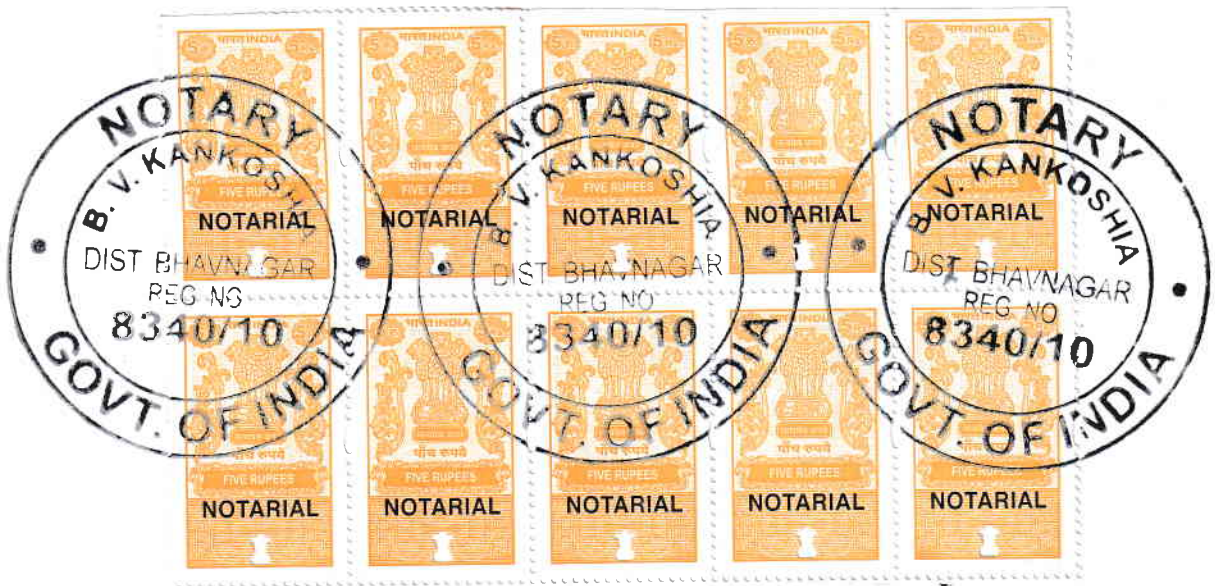
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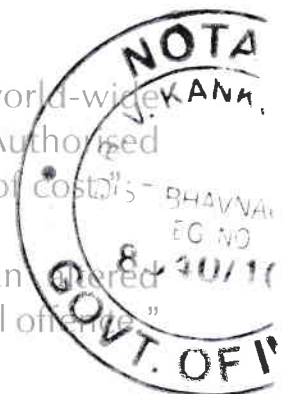


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Affidavit cum Declaration

Affidavit cum declaration of Mr. M.B. Kankosiya (Executive Engineer GHB-Rajkot) authorised signatories of Gujarat Housing Board for the project PMAY EWS at Keshod – Phase 1 on the Plot Bearing Survey No. 447, Moje- Keshod, Ta. Keshod, Dist. Junagadh PIN 362220

I/we, Mr. M.B. Kankosiya (Executive Engineer GHB-Rajkot) authorised signatories of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

Our project **PMAY EWS at Keshod – Phase 1** is in the Keshod Municipality area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network Keshod Municipality with prior permission of Keshod Municipality prior to giving possession to allottees.

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.

Deponent



SOLEMNLY AFFIRMED
BEFORE ME


B. V. KANKOSHIA
NOTARY
GOVT OF INDIA

MY COMMISSION
EXPIRES ON 20/09/2025



ભારત સરકાર

Government of India



કંકોશિયા મૌલિક ભરતકુમાર

Kankoshiya Maulik Bharatkumar

જન્મનું વર્ષ / Year of Birth : 1985

પુરુષ / Male



3647 5990 0011

આધાર - સામાન્ય મોશન અધિકાર

