PROPOSED LAY OUT PLAN FOR RESIDENTIAL HIGH RISE BUILDING ON T.P. : 29(rundh-vesu-magdalla), O.P. :44, F.P. :44,R.S. NO-364, MOJE :VESU, SURAT.

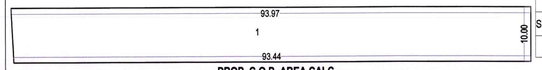
PLOT AREA =9360.00sqmt.
REQ. C.O.P. AREA 10% = 936.00sqmt.
PROP. C.O.P. AREA = 937.05sqmt.
BALANCE AREA = 8422.95sqmt.
PERMI. F.S.I. AREA 3.60 =33696.00sqmt.
PERMI. F.S.I. AREA 1.80 =16848.00sqmt.
UTILIZED PAID F.S.I. =16798.08sqmt.

TENEMENT WISE B/UP AND CARPET AREA

BLDG. TYPE	TYPE	FLAT NOS.	B/UP AREA PER TENEMENT	CARPET AREA	WASH +DECK AREA	TOTAL C .A+ WASH +DECK AREA	FLOOR	TOTAL B/UP AREA PER TENEMENT	TOTAL CARPET AREA	TOTAL WASH +DECK AREA	TOTAL C .A+ WASH +DECK AREA
A-TYPE	4BHK	2	260.66	239.62	13.13	252.75	12	6255.84	5750.88	315.12	6066.00
B-TYPE	4BHK	2	260.66	239.62	13.13	252.75	12	6255.84	5750.88	315.12	6066.00
C-TYPE	5BHK	2	356.98	324.05	23.97	348.02	10	7139.60	6481.00	479.40	6960.40
	5BHK	2	613.43	569.22	28.00	597.22	1	1226.86	1138.44	56.00	1194.44
D-TYPE	4BHK	2	260.66	239.62	13.13	252.75	12	6255.84	5750.88	315.12	6066.00
E-TYPE	4BHK	2	260.66	239.62	13.13	252.75	12	6255.84	5750.88	315.12	6066.00
TOTAL								33389.82	30622.96	1795.88	32418.84

PROP. C.O.P. AREA CALC.
1)(93.97+93.44/2X10.00= 937.05sqmt.

PROP. C.O.P. AREA :937.05sqmt. >936.00sqmt.



PROP. C.O.P. AREA CALC.

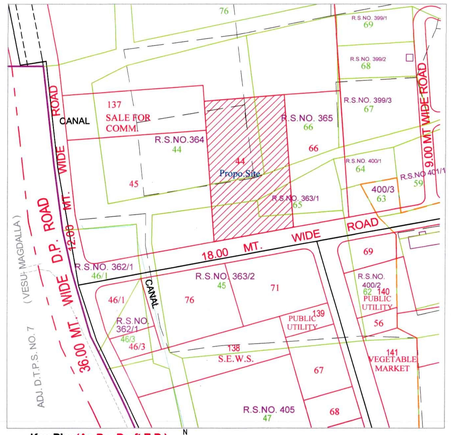
PROP. B/UP AREA

FLOOR	NO.	A-TYPE	B-TYPE	C-TYPE	D-TYPE	E-TYPE	TOTAL AREA sqmt.
LOWER BASE. FL.	1			7571.93			7571.93
UPPER BASE. FL.	1			7571.93			7571.93
GR. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
1ST. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
2ND. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
3RD. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
4TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
5TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
6TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
7TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
8TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
9TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
10TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
11TH. FL.	1	589.37	589.37	785.44	589.37	589.37	3142.92
12TH. FL.	1	589.37	589.37	603.68	589.37	589.37	2961.16
STAIR CABIN	1	65.06	65.06	114.21	65.06	65.06	374.45
TOTAL		22870.73	7726.87	10143.17	7726.87	7726.87	56194.51

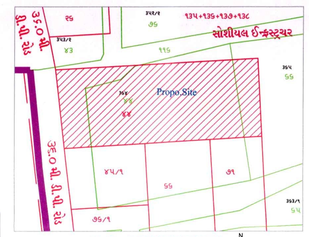
PROP. F.S.I. AREA :33646.08sqmt.<33696.00sqmt.
F.S.I. CON. :33646.08 =3.594
9360.00

PROP. F.S.I AREA

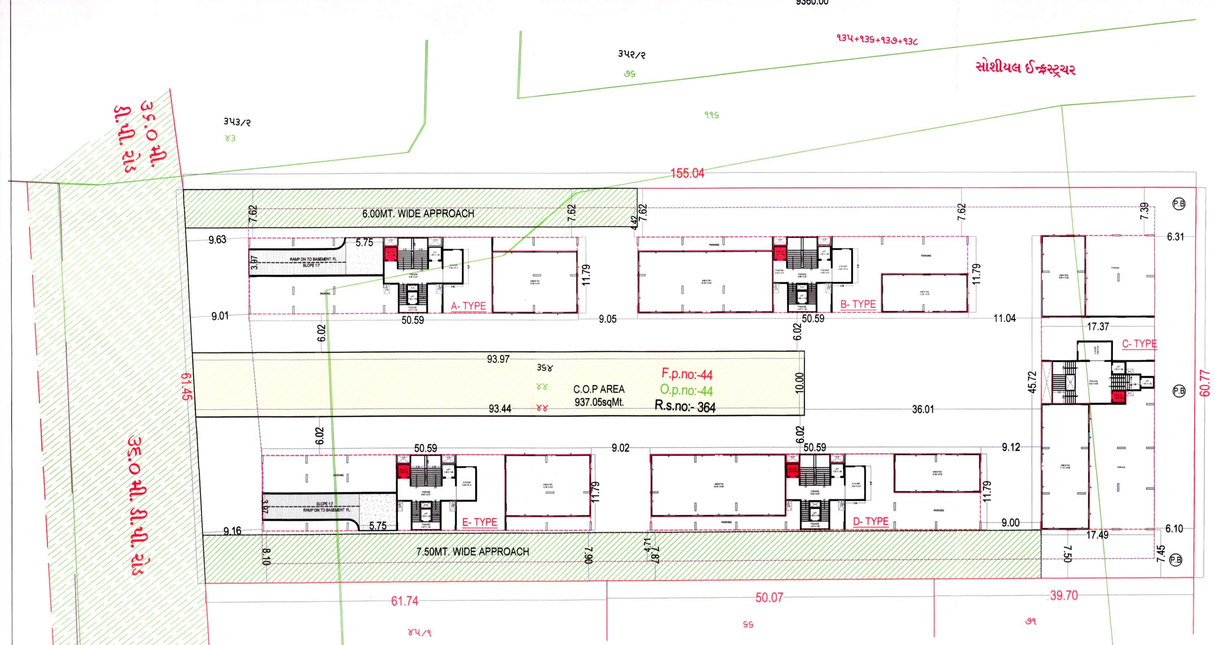
FLOOR	NO.	A-TYPE	B-TYPE	C-TYPE	D-TYPE	E-TYPE	TOTAL AREA sqmt.
LOWER BASE. FL.	1			parking			parking
UPPER BASE. FL.	1			parking			parking
GR. FL.	1	127.34	279.57	230.61	279.57	127.34	1044.43
1ST. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
2ND. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
3RD. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
4TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
5TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
6TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
7TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
8TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
9TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
10TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
11TH. FL.	1	508.92	508.92	699.91	508.92	508.92	2735.59
12TH. FL.	1	508.92	508.92	474.48	508.92	508.92	2510.16
STAIR CABIN		----	----	----	----	----	----
TOTAL		6234.38	6386.61	8404.10	6386.61	6234.38	33646.08



Key Plan(As Per Draft T.P.)
Scale : 1cm = 20.00 mt



Key Plan (As Per PRELIMINARY TP)
Scale : 1cm = 20.00 mt



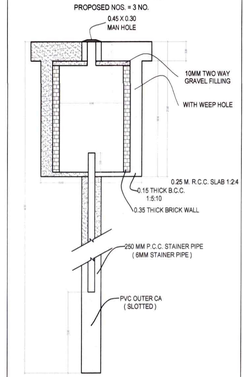
Lay Out Plan
Scale:-1cm :-4.00 mt

DETAILS OF PERCOLATING WELL :-

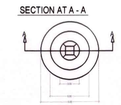
AREA STATEMENT :-

FINAL PLOT NO.	TOTAL PLOT AREA SQ.MT.	ROAD ALIGNMENT AREA SQ.MT.	NET PLOT AREA SQ.MT.
44	9360.00		9360.00

(REQUIRE PERCOLATING WELL = 1 percolating well / 4,000.00 SQ.MT.
=9360.00/ 4000.0 SQ.MT.
=2.34NOS.
SAY : 3 NO.
PROPOSED NOS. = 3 NO.



SECTION AT A - A



PLAN (PERCOLATING WELL)

A. AREA STATEMENT

NO.	TITLE	DETAILS (AREA IN sq.mt./Nos./mt.)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
	AREA STATEMENT FOR LAND		
A	BUILDING UNIT AREA	9360.00	LIST OF DRGS. ATTECHED
A.1	a) AREA AS PER REVENUE RECORD	0.00	
A.2	b) AREA AS PER T.P.S. RECORD	0.00	
A.3	c) AREA AS PER SITE CONDITION	0.00	
B	DEDUCTION AREA		
B.1	a) ROADS (proposed or under process)	0.00	
B.2	b) RESERVATIONS (under TP or DP or any other statutory)	0.00	
B.3	c) AREA NOT IN	0.00	
B.4	d) OTHER	0.00	
C	NET AREA	9360.00	

NOS. OF COPIES

NO.	TITLE	EXISTING DETAILS (AREA in sq.mt. / Nos. / mt.) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
1	1 to 12.4	NOT APPLICABLE		

NO.	TITLE	PROPOSED DETAILS (AREA in sq.mt. / Nos. / mt.) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
13	COMMON PLOT	936.00	937.05	
13.1	ADDITIONAL 6% FOR THICK	-----	-----	
13.2	NOs. OF PERCOLATION	-----	-----	
13.3	NOs. OF TREE	-----	-----	
14	WIDTH OF MARGIN ROAD	9.00	9.26	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD	6.00	6.10	
14.2	TOTAL MARGIN AREA	-----	-----	
15	INTERNAL ROAD WIDTH	-----	-----	
15.1	INTERNAL ROAD AREA	-----	-----	
16	BUILT-UP AREA IN COMMON	-----	-----	
16.1	BUILT-UP AREA IN MARGIN	-----	-----	
17	TOTAL DEVELOPABLE	-----	-----	
18	PERMISSIBLE F.S.I.-BASE (as per new)(1.80)	16848.00	16848.00	
18.1	PERMISSIBLE F.S.I.- CHARGEABLE (3.60)	16848.00	16798.08	
18.2	F.S.I. UTILISED	-----	3.594	
19	GROUND COVERAGE	-----	3142.92	
20	PROPOSED USE (as describe in section c 9.3 use)	USE SUB TYPE	BUILT-UP AREA IN SQ.MT.	NOs. OF UNITS / DRAWINGS PROVIDED YES/NO
20.1	DWELLING	DWELLING -3	56194.51	5 / YES
20.2	MERCANTILE	-----	-----	----- / NO
20.3	BUSINESS	-----	-----	----- / NO
20.4	EDUCATIONAL	-----	-----	----- / NO
20.5	ASSEMBLY	-----	-----	----- / NO
20.6	INSTITUTIONAL	-----	-----	----- / NO
20.8	RELIGIOUS	-----	-----	----- / NO
20.9	HOSPITALITY	-----	-----	----- / NO
20.10	SPORTS & LEISURE	-----	-----	----- / NO
20.11	PARKS	-----	-----	----- / NO
20.12	SERVICE	-----	-----	----- / NO
20.13	INDUSTRIAL	-----	-----	----- / NO
20.14	STORAGE	-----	-----	----- / NO
20.15	TRANSPORT	-----	-----	----- / NO
20.16	AGRICULTURE	-----	-----	----- / NO
20.17	TEMPORARY USE	-----	-----	----- / NO
20.18	PUBLIC UTILITY	-----	-----	----- / NO
20.19	PUBLIC	-----	-----	----- / NO
20.20	TOTAL	DWELLING -3	56194.51	5 / NO

21	FLOORS / LEVELS	NUMBERS OF UNITS A & E	B & D	C	F	FLOOR AREA / BUILT-UP / F.S.I. AREA IN SQ.MT. A, B, C, D & E				PAYMENT F.S.I. IN SQ.MT.
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING									
21.1	BASEMENT -1& 2	2	2	2	0	7571.93	7571.93	0.00	0.00	
21.2	HOLLOW PLINTH	0	0	0	0	0.00	0.00	0.00	0.00	
21.3	GROUND FLOOR	1	1	1	0	3142.92				
21.4	TYPICAL FLOOR	12	12	12	0	37533.28				
21.5	FLOORS OTHER THAN TYPICAL	0	0	0	0	374.45				
21.6	TOTAL	15	15	15	0	7571.93	7571.93	0.00	0.00	
21.7	TOTAL OF ALL					56194.51				

22	DWELLING UNITS	NUMBERS OF UNITS A & E	B & D	C	F	TOTAL UNIT BUILT-UP AREA IN SQ.MT. A & E	B & D	C	F	DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt.)
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING									
22.1	1 BHK	0	0	0	0	0.00	0.00	0.00	0.00	
22.2	2 BHK	0	0	0	0	0.00	0.00	0.00	0.00	
22.3	3 BHK	0	0	0	0	0.00	0.00	0.00	0.00	
22.4	4 BHK	24	24	0	0	12511.88	12511.88	7139.60	0.00	
22.5	MORE THAN 4 BHK	0	0	22	0	0.00	0.00	1226.86	0.00	
22.6	OTHERS (eg. studio units penthouse)	0	0	2	0	0.00	0.00	0.00	0.00	
22.7	OTHER THAN DWELLING UNITS	0	0	0	0	0.00	0.00	0.00	0.00	
22.8	TOTAL	24	24	24	0	12511.88	12511.88	8366.46	0.00	
22.9	TOTAL OF ALL BUILDINGS	72				33389.82				

23	DWELLING UNITS	CARPET AREA OF EACH UNIT (IN SQ.MT.)	DETAILS OF BALCONY & VERANDAH AREA	PROPORTIONATE COMMON AMENITIES (IN SQ.MT.)	TOTAL BUILT-UP AREA (IN SQ.MT.)
23.1	GROUND FLOOR	0.00	-----		
23.2	FIRST FLOOR	3703.50	208.98		
23.3	SECOND FLOOR TO 12TH. FLOOR	26919.46	1586.90		
23.4			-----		

24.A	BUILDING	BUILDING HEIGHT IN METERS			NUMBERS OF FLOOR				DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt.)
		A & E	B & D	C	A & E	B & D	C		
		42.78	42.78	42.78	0.00	12	12	12	0

PROPOSED AREA STATEMENT FOR PARKING

24.8	PARKING	AREA (IN SQ.MT.)	PERCENTAGE (%)
24.1	PARKING AREA REQUIRED AS PER AS WELL AS AREA	6729.21 -----	
24.2	PROPOSED PARKING AREA (PLEASE SPECIFY IN %)	13612.16 -----	
24.3	VISITORS PARKING AREA REQUIRED AT GROUND LEVEL (PLEASE SPECIFY IN %)	672.92 -----	
24.4	VISITORS PARKING AREA PROPOSED AT GROUND LEVEL (PLEASE SPECIFY IN %)	701.82	

25	PARKING	AREA (IN SQ.MT.)	NO. OF PARKING SPACES FOR 2-WHEELER	NO. OF PARKING SPACES FOR 4-WHEELER
25.1	PROPOSED PARKING ON GROUND	1266.39	----	----
25.2	PROPOSED PARKING ON BASEMENT -1&2	12345.77		----
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW			
25.4	COVERED PARKING			
25.5	OPEN PARKING			
25.6	TOTAL	13612.16		

BUILD - TO - LINE

BUILDING UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN; PLEASE PROVIDE THE FOLLOWING DETAILS.

1	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF	IN METERS
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF	IN METERS
3	PERCENTAGE OF LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF	IN %

PROPOSAL DETAILS
DESCRIPTION OF PROPOSED PROPERTY

PROPOSED LAY OUT PLAN FOR RESIDENTIAL HIGH RISE BUILDING ON T.P. : 29(vesu-rundh-magdalla), O.P. :44, F.P. :44,R.S. NO-364, MOJE :VESU, SURAT.

LIST OF DRAWINGS	NO OF DRAWING	SCALE OF DRAWINGS	REMARKS
PLANS			
LAY OUT PLAN	1	1 CM = 4.0 MT.	
SITE / KEY PLAN	1	1 CM = 20.0 MT.	
DETAILED PLAN	1	1 CM = 1.0 MT.	
SECTIONS	1	1 CM = 1.0 MT.	
ELEVATIONS	1	1 CM = 1.0 MT.	
PARKING LAY OUT	1	1 CM = 2.0 MT.	
SERVICES & AMENITIES			
LANDSCAPE PLAN			

REF. DESCRIPTION OF LAST APPROVED PLANS | DATE

V. CERTIFICATE

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT. 02/11/2020 AND THE DIMENSIONS OF THE SIDES ETC. OF PLOT STATE ON PLAN ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

ARCHITECT / ENGINEER'S SIGNATURE

VI. SIGNATORIES

SIGNATORY NAME AND ADDRESS WITH REGN. NO.

OWNRE / DEVELOPER'S

શ્રી સંજયભાઈ જુંજાભાઈ પટેલ
દ્વારા રેપલી ટ્રસ્ટના ટ્રસ્ટી
(૧) શ્રી પુષ્કર હસિયન દ્વારા
(૨) શ્રી નિયન હસિયન દ્વારાનાં
કુલમુખત્યાર તરીકે

ARCHITECT / ENGINEER

SHILP SADHANA
DIPAK M. HARSORA
S.M.C. Lic. No. TDO / ER / 468
SUDA Lic. No. SUDA - L - ER - 444
"Ashirvad", 6/2233, Hawada Shari,
Mahidhar Pura, Surat - 395 003
(O). 90999 84559 , 98241-80804

CLERK OF WORKS / SITE SUPERVISOR

SMC / TDO / ER /
SMC / TDO / STR /
SUDA / L / EOR /

શ્રી સંજયભાઈ જુંજાભાઈ પટેલ
પોતે તથા
(૧) મગનભાઈ ગેલાભાઈ દેસાઈ
(૨) કેદાર સુરેશચંદ્ર જાગીરદાર
(૩) દલસુખ મગનભાઈ દેસાઈ
(૪) હીરાલ હાલાભાઈ દેસાઈ
(૫) રોનેલ હાલાભાઈ દેસાઈ
(૬) રાકેશ ગજાનંદ અગ્રવાલ
(૭) પ્રમોદ ગજાનંદ અગ્રવાલ
(૮) મીનાબેન સંજયભાઈ પટેલ
(૯) અનુરાગ જૈનકુમાર જૈન
તમામનાં કુલમુખત્યાર તરીકે

સુરત ડ્રાફ્ટ ટી. પી. સ્કીમમાં અનામત તમામ કેરાર તમોને અંધકાર રહેશે. આ શરતે આ પરવાનગી આપવામાં આવે છે.

LAY OUT PLAN
1 / 10

Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyer/Structura designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 02/06/2023

Permission for ~~sub-division/amalgamation~~ development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act. 1976 and the Bombay provisional Municipal Corporation Act. 1949 is granted for the Land bearing ~~C. S. No./R.S. No./F.P. No.~~ 44 ~~of Ward No./Moje/T.P.S. No.~~ 29 (RUNDH - VESU - MAGDALLA) as per the attached plans and permission letter (Rajachithi) vide outward

OFFLINE No. T.D.O./DP/..... 0 CC ..... dated.. 03/06/2022

Date: 03/06/2022

I/C Town Development Officer,
Surat Municipal Corporation

PROPOSED LAY OUT PLAN FOR RESIDENTIAL HIGH RISE BUILDING ON T.P. : 29(rundh-vesu-magdalla), O.P. :44, F.P. :44, R.S. NO-364, MOJE :VESU, SURAT.

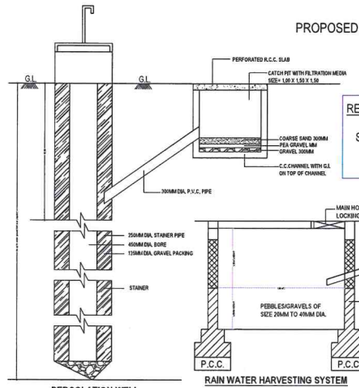
SERVICE PLAN

PLOT AREA =9360.00sqmt.
REQ. C.O.P. AREA 10% = 936.00sqmt.
PROP. C.O.P. AREA = 937.05sqmt.
BALANCE AREA = 8422.95sqmt.
PERMI. F.S.I. AREA 3.60 =33696.00sqmt.
PERMI. F.S.I. AREA 1.80 =16848.00sqmt.
UTILIZED PAID F.S.I. =16798.08sqmt.

TREE PLANTATION AREA CALC.:-
TOTAL LAND AREA =9360.00sqmt.
UP TO 500.00 sqmt. 8NO. OF TREE REQUIRED
(9360.00 -500.00)=8860.00sqmt.
LAND AREA =8860.00 / 200
=44.30 UNITS
PER UNIT OF 200 sqmt. = 5TREES REQUIRED
TREES REQUIRED =(44.30 X 5)+8
=229.50
SAY=230TREES
PROPOSED TREE :-230 TREES

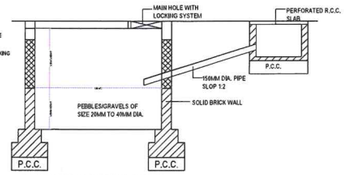
A-TYPE	B-TYPE	C-TYPE	D-TYPE	E-TYPE	TOTAL NOS. OF DWELLING UNIT
24 DWELLING UNIT	24 DWELLING UNIT	22 DWELLING UNIT	24 DWELLING UNIT	24 DWELLING UNIT	118 FLAT

Capacity of STP
1 unit have 4 person
118 x 6 person = 708
Total 708 Person
Required Capacity = 145 lts. per person
708 x 145 = 1,02,660 ltr
Proposed Capacity = 5,00,000 ltr

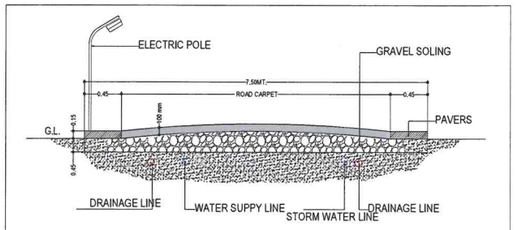


PERCOLATION WELL
SCALE =N.T.S

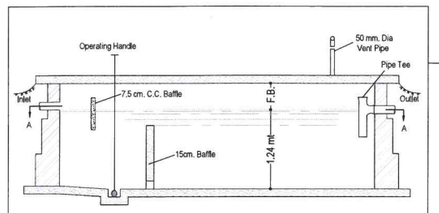
REQD. PERCOLATING WELL
= PLOT AREA / 4000.00 SqMt.
SO =9360.00 / 4000.00 SqMt.
=2.34 SAY =3 Nos.
PROP. Nos. =3 Nos.



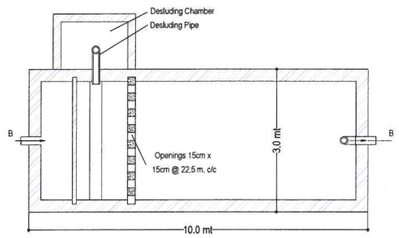
RAIN WATER HARVESTING SYSTEM
SCALE=N.T.S



Section of 7.50 mt Wide Road
(Single Lane)

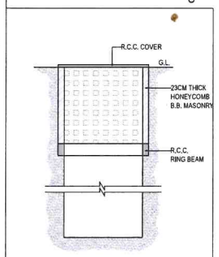


Sectional Elevation B - B

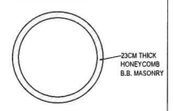


ALL DIMENSIONS ARE AS DERIVED BY CALCULATIONS OF REQUIREMENT.

Sectional Plan A - A

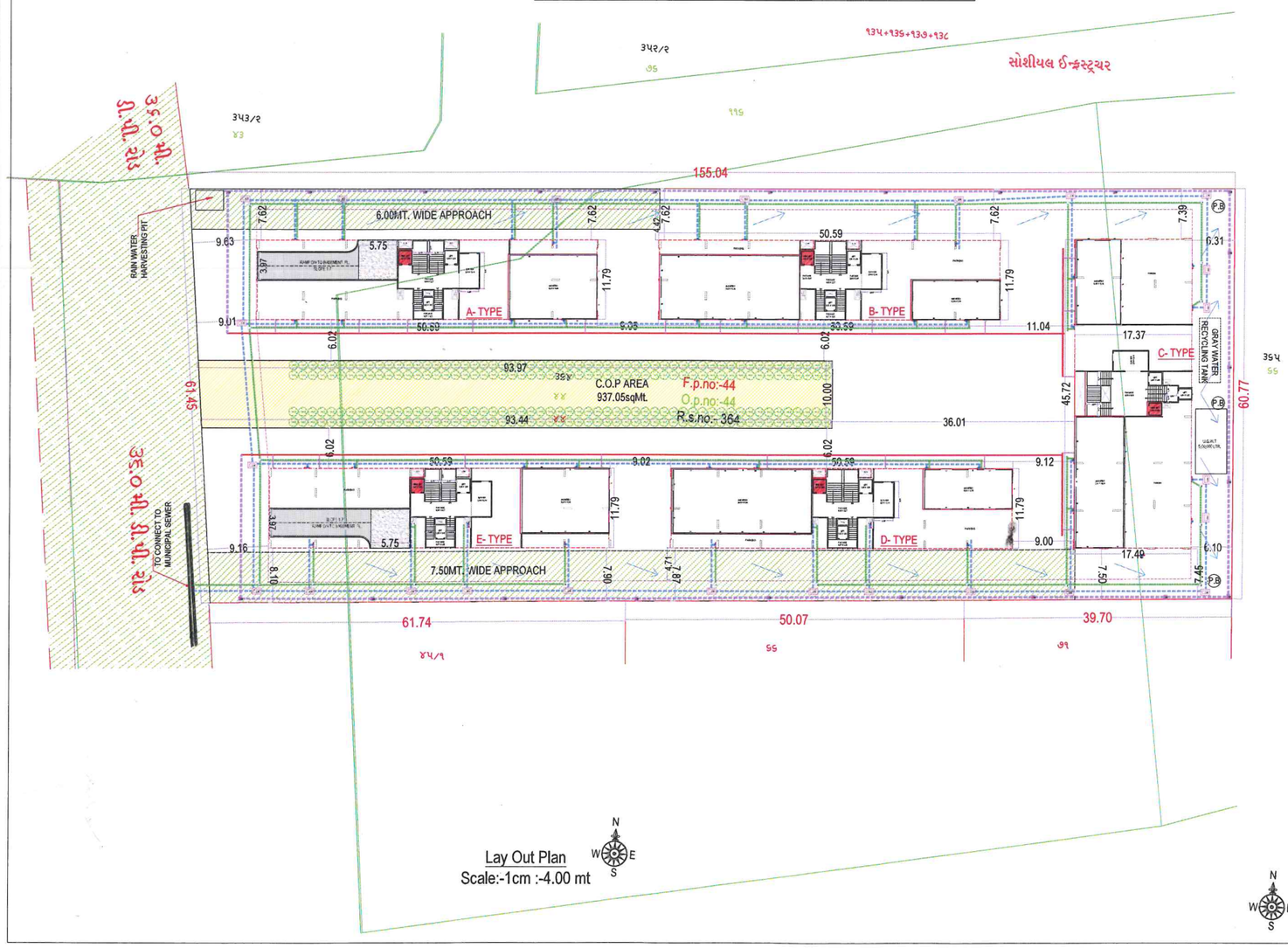


Cross Section



Plan

SOCK PIT DETAIL



Lay Out Plan
Scale:-1cm :-4.00 mt

COLOUR NOTATIONS :-

PLOT BOUNDRY	
PROPOSED WORK	
EXISTINGROAD SHOWN	
PROPOSED ROAD SHOWN	
DRAINAGE LINE SHOWN	
WATER SUPPLY LINE SHOWN	
STORM WATER LINE SHOWN	
ELECTRIC POLE SHOWN	

OWNER'S SIGNATURE
For, SP Associates
Partner

ARCHITECT'S SIGNATURE

ENGINEER'S SIGNATURE

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