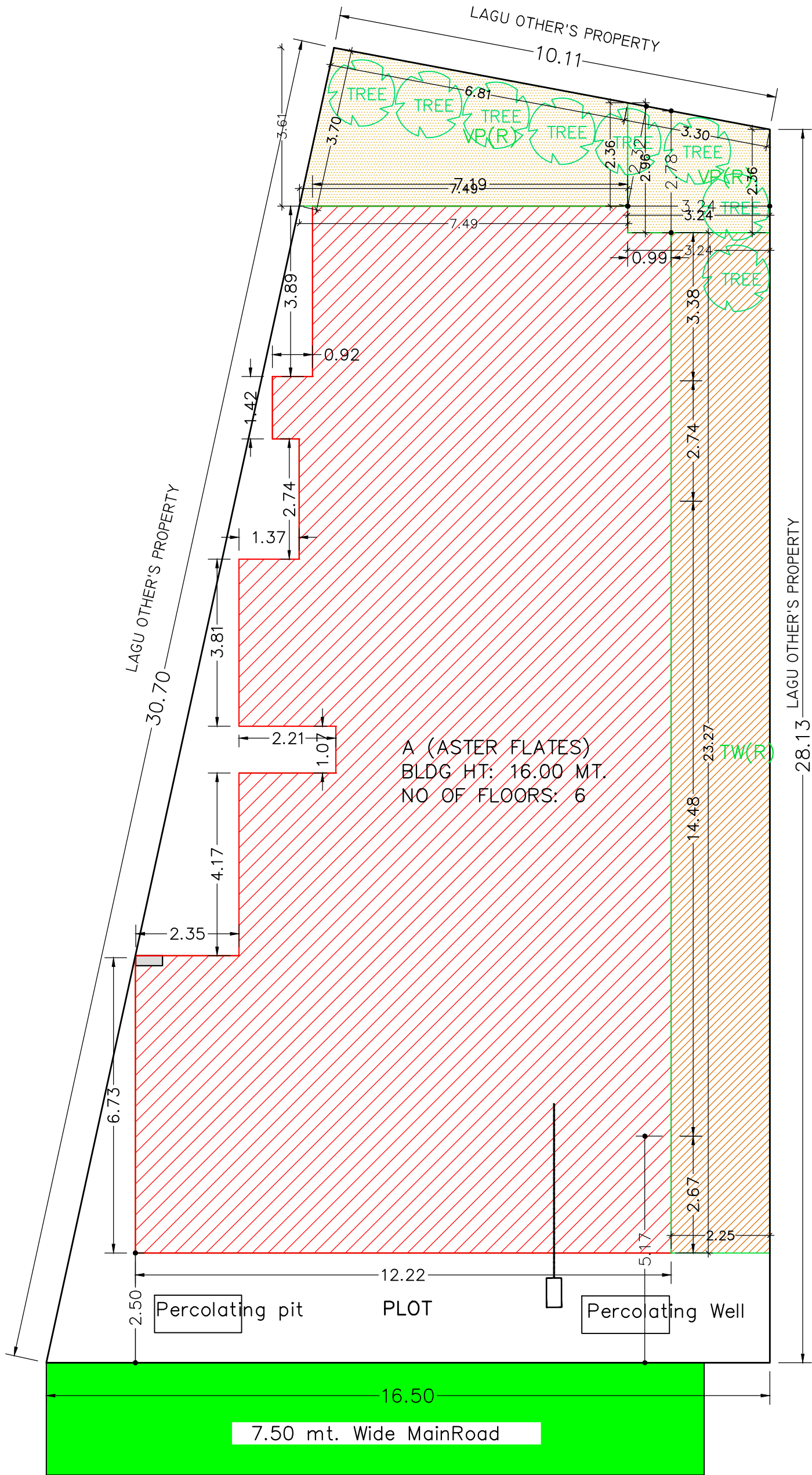
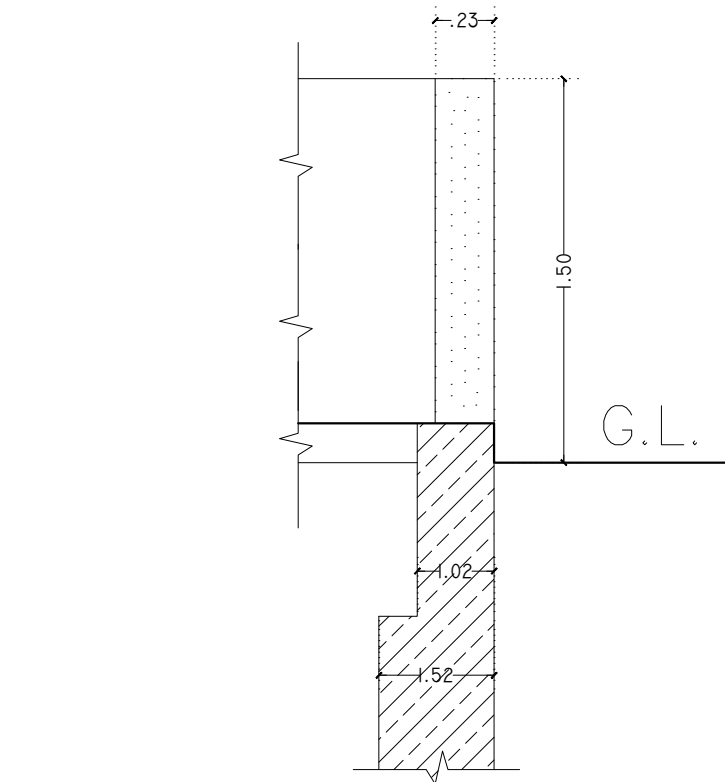


Project Title :M/S AVNIS BUILDER PARTS. SHRI CHATURBHAI R PATEL & ETC.LOCATION : – AMBIKA PARK MAVDI RAJKOT.REV. SR. NO. : – 251 T.P.S. NO. : – 28 MAVDI PLOT NO. : – 1 O.P. NO. : –1ELE. WARD NO. : –11

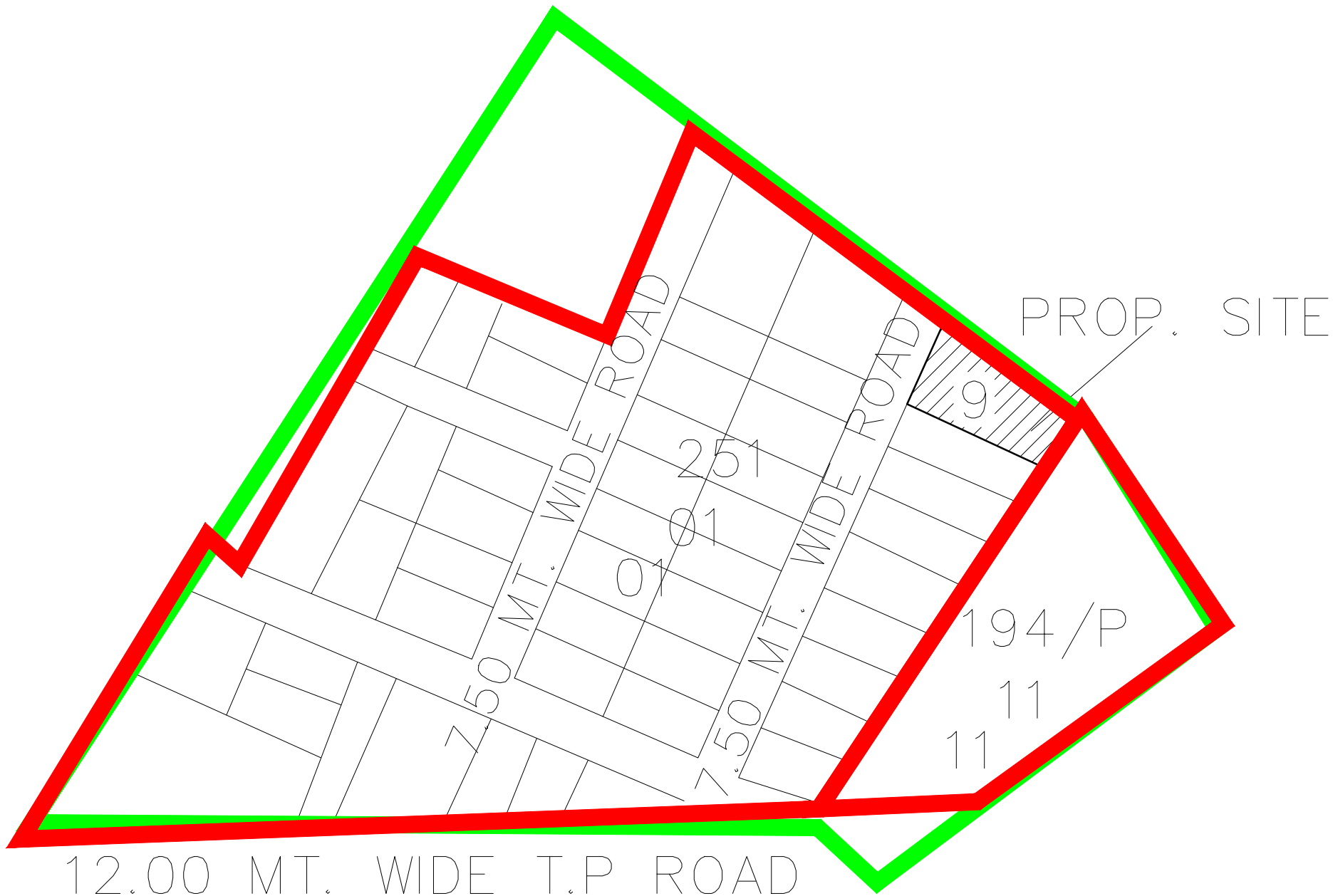
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Inward Date		Scale	1:100



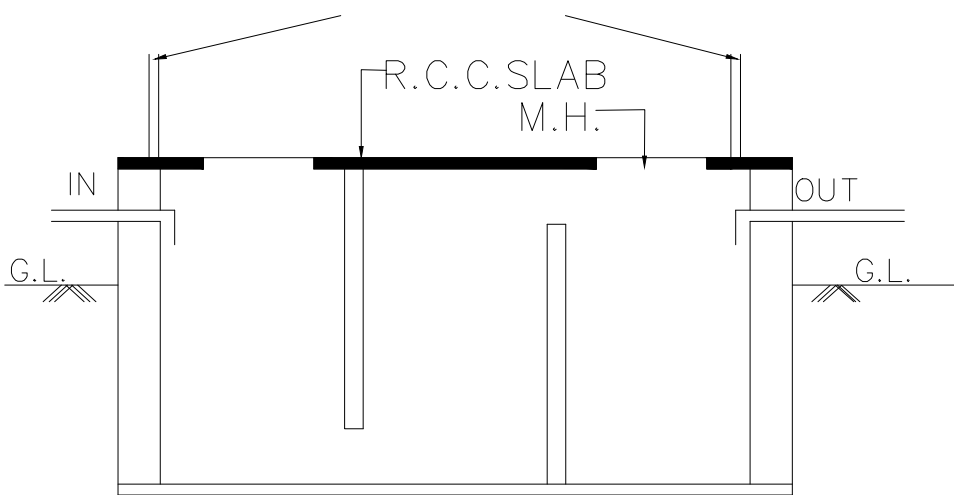
SITE PLAN
SCALE 1:100



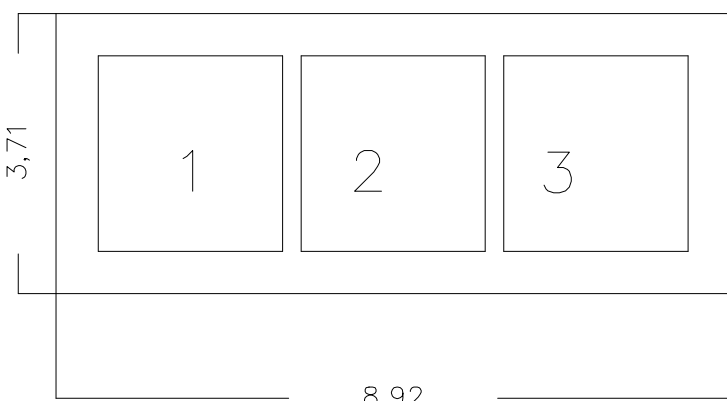
COMPOUND WALL



T.P.S. NO. :- 28 MAVDI
O.P. NO. :- I
F.P. NO. :- I



SECTION AT "BB"



SEPTIC TANK

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	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	8	8

Buildingwise Floor FSI Details

Floor Name	Building Name	Total		
A (ASTER FLATES)				
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Parking Floor	237.05	0.00	237.05	0.00
First Floor	237.03	209.50	237.03	209.50
Second Floor	237.03	209.50	237.03	209.50
Third Floor	237.03	209.50	237.03	209.50
Fourth Floor	237.03	209.50	237.03	209.50
Fifth Floor	229.88	202.35	229.88	202.35
Terrace Floor	30.94	0.00	30.94	0.00
Total:	1445.99	1040.35	1445.99	1040.35

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
A (ASTER FLATES)	Residential	Residential Apartment Bldg	Dwelling-3	-	-

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car	Visitor's Car Parking
				Reqd.	Prop.			
A (ASTER FLATES)	Residential	Residential Apartment Bldg	0.0 - 80	1	-	1040.33	208.07	104.04
			> 80.0	-	-			
			0 - 0	-	-			
Total:						208.07	104.04	20.81

Parking Check (Table 7b)

Use Type	Car			Visitor's Car			TwoWheeler			Total Parking Area		
	Area	No.	Prop.	Area	No.	Prop.	Area	No.	Prop.	Area	No.	Prop.
Residential	104.04	219.20	0	20.81	30.02	0	0.00	52.32	0	208.07	301.54	-
Total	104.04	219.20	0	20.81	30.02	0	0.00	52.32	0	208.07	301.54	-

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	Lift	Lift Machine	Lobby	Parking			
A (ASTER FLATES)	1	1445.99	122.60	31.62	5.27	26.95	219.20	1040.35	1040.35	10
Grand Total	1	1445.99	122.60	31.62	5.27	26.95	219.20	1040.35	1040.35	10

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

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- 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

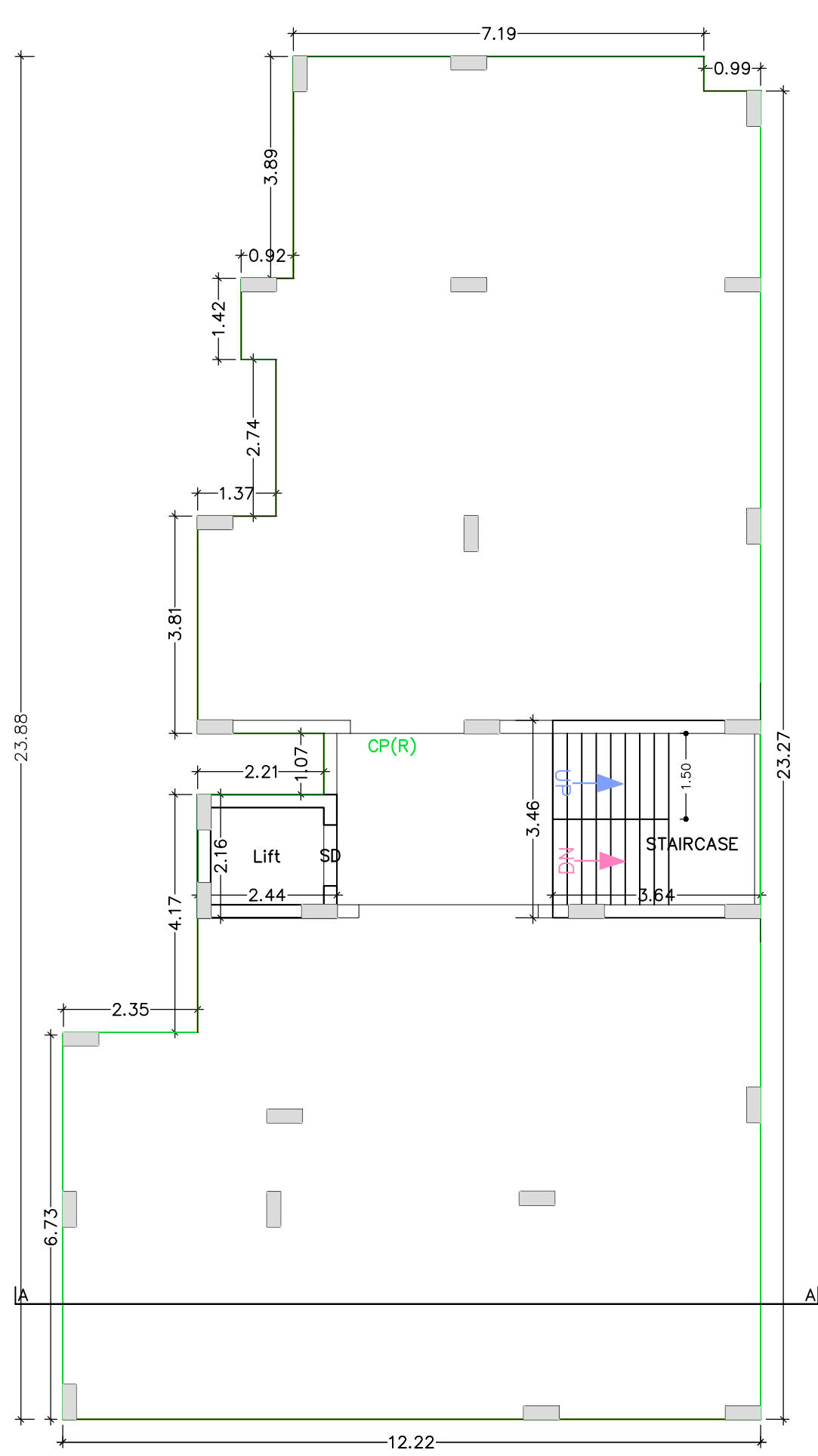
In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized 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.

AREA STATEMENT		VERSION NO.: 1.0.9	
PROJECT DETAIL :		VERSION DATE: 10/08/2018	
Site Address: TPSName: 28 MAVDI, RevenueNo: 251/P, OPNo: 1, F.P.No:		Plot Use: Residential	
Authority: Rajkot Municipal Corporation (RMC)		Plot SubUse: Residential Apartment Bldg	
AuthorityClass: D1		Plot Use Group: NA	
AuthorityGrade: Municipal Corporation		Land Use Zone: Residential use Zone	
CaseTrack: Regular		Conceptualized Use Zone: R1	
Project Type: Building Permission			
Nature of Development: NEW			
Development Area: Draft/Preliminary Town Planning Scheme			
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: TPSName: 28 MAVDI, RevenueNo: 251/P, OPNo: 1, F.P.No:			
AREA DETAILS :		Sq.Mts.	
1. Area of Plot As per record	-		
Sale Deed		388.15	
Proportionate Plot Area		387.19	
As per site condition		387.19	
Area of Plot Considered		387.19	
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		387.19	
4. % of Common Plot (Reqd.)		0.00	
% of Common Plot (Prop)		0.00	
Balance area of Plot(1 - 4)		387.19	
Plot Area For Coverage		387.19	
Plot Area For FSI		387.19	
Perm. FSI Area (1.80)		696.94	
Perm. Paid FSI Area (0.90)		348.47	
Total Perm. FSI area with Paid FSI (2.70)		1045.41	
5. Total Perm. FSI area		1045.41	
Total Paid Proposed FSI Area		343.39	
6. Total Built up area permissible at:			
a. Ground Floor		0.00	
Proposed Coverage Area (61.23 %)		237.06	
Total Prop. Coverage Area (61.23 %)		237.06	
Balance coverage area (- %)		0.00	
Proposed Area at:			
-	Proposed Built up	Existing Built up	Proposed F.S.I
Parking Floor	237.05	0.00	0.00
First Floor	237.03	0.00	209.50
Second Floor	237.03	0.00	209.50
Third Floor	237.03	0.00	209.50
Fourth Floor	237.03	0.00	209.50
Fifth Floor	229.88	0.00	202.35
Terrace Floor	30.94	0.00	0.00
Total Area:	1445.99	0.00	1040.35
Total FSI Area:			1040.33
Total BuiltUp Area:			1445.99
Proposed F.S.I. consumed:			2.69
C. Tenement Statement			
4. Tenement Proposed At:			
All Floors		10.00	
5. Total Tenements (3 + 4)		10	
E. Parking Statement			
1. Parking Space Required as per Regulations:			208.07
2. Proposed Parking Space:			301.54

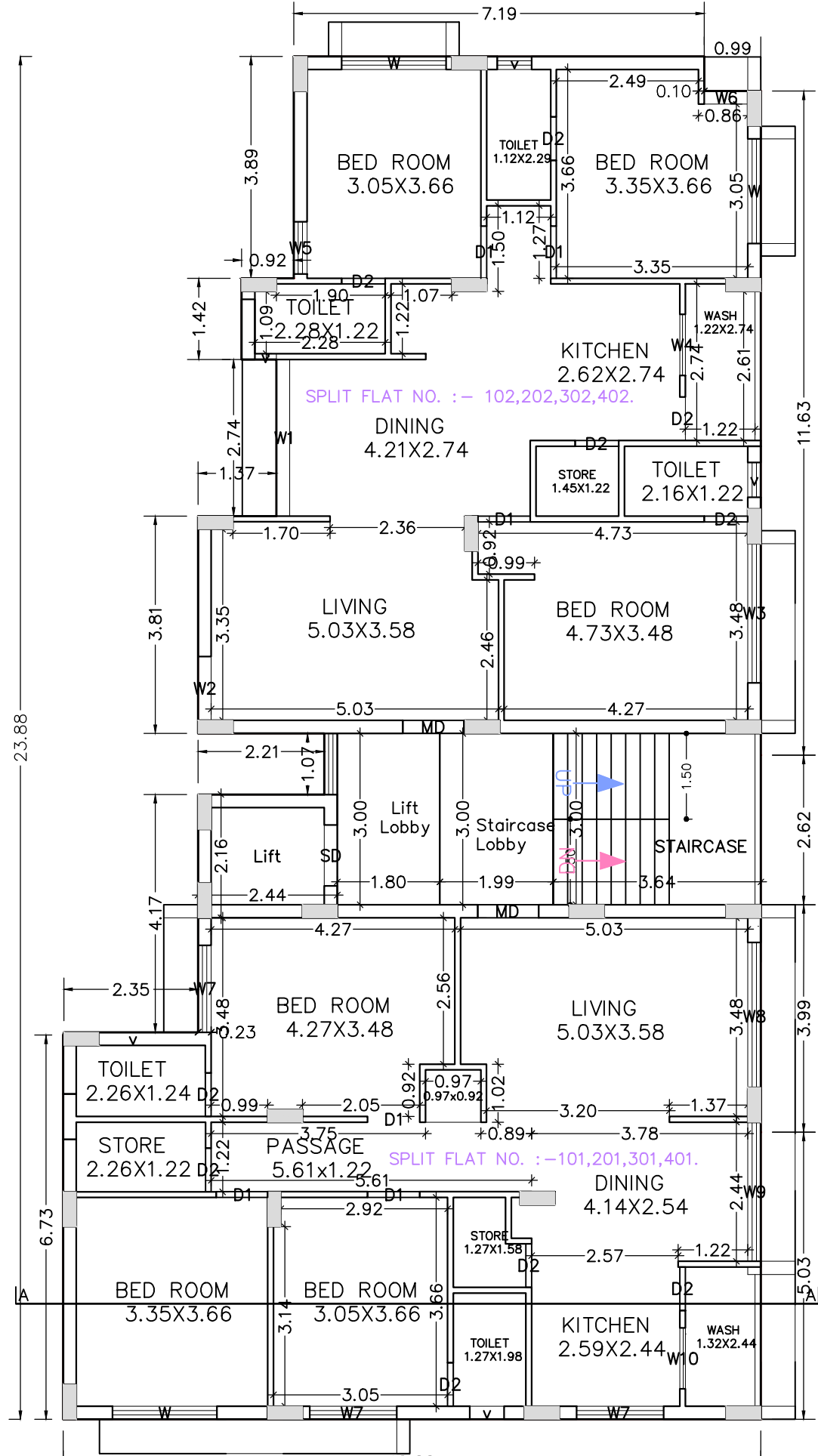
OWNER'S NAME AND SIGNATURE	
CHATURBHAI RAMJIBHAI PATEL	
ARCH/ENG'S NAME AND SIGNATURE	
vaghela shreyas Rajkot/733922	
STRUCTURE ENGINEER	
bhimani hitesh kanjibhai RMC/S/56	

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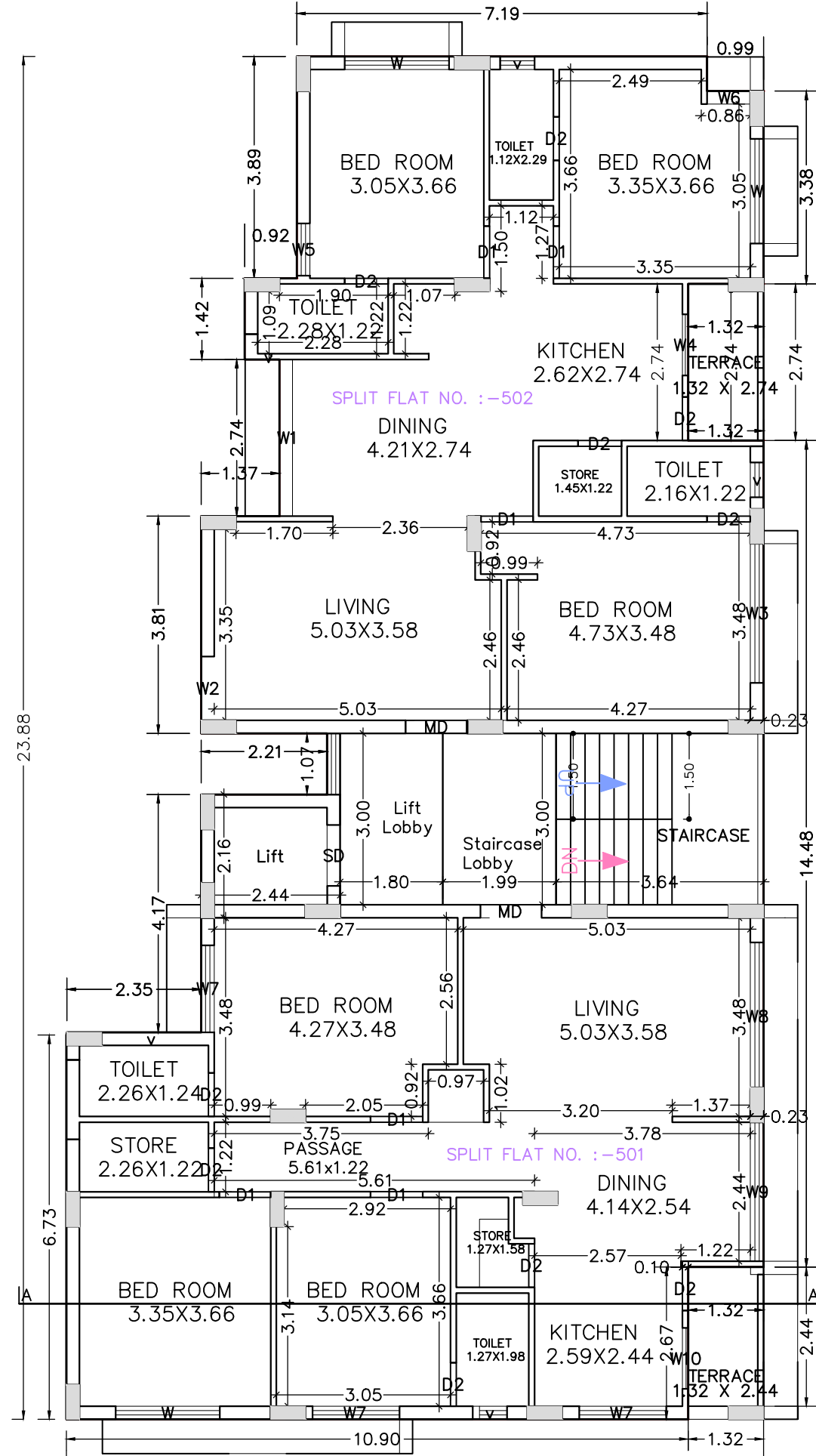
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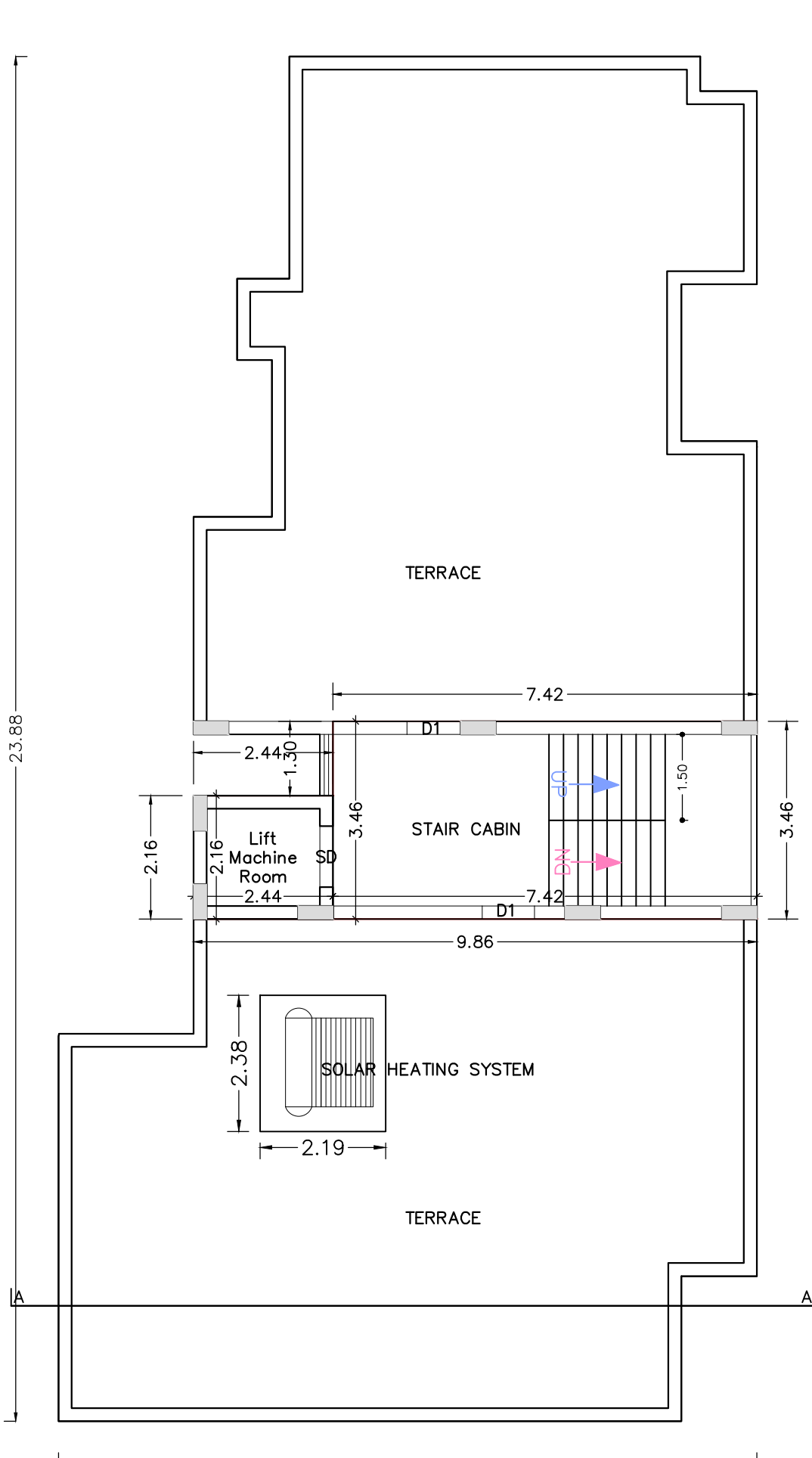
PARKING FLOOR PLAN
(SCALE 1:100)



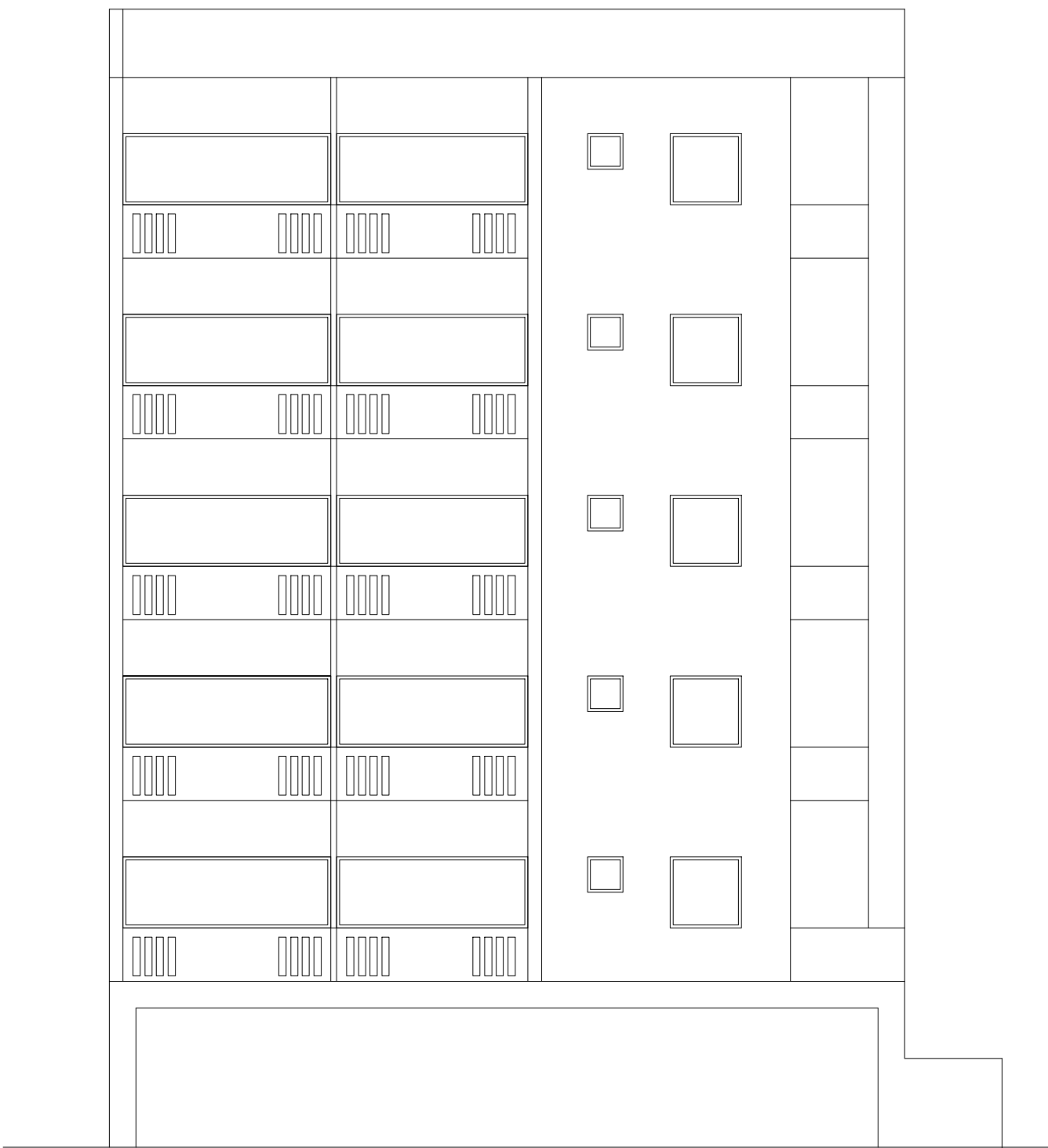
TYPICAL – 1– 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



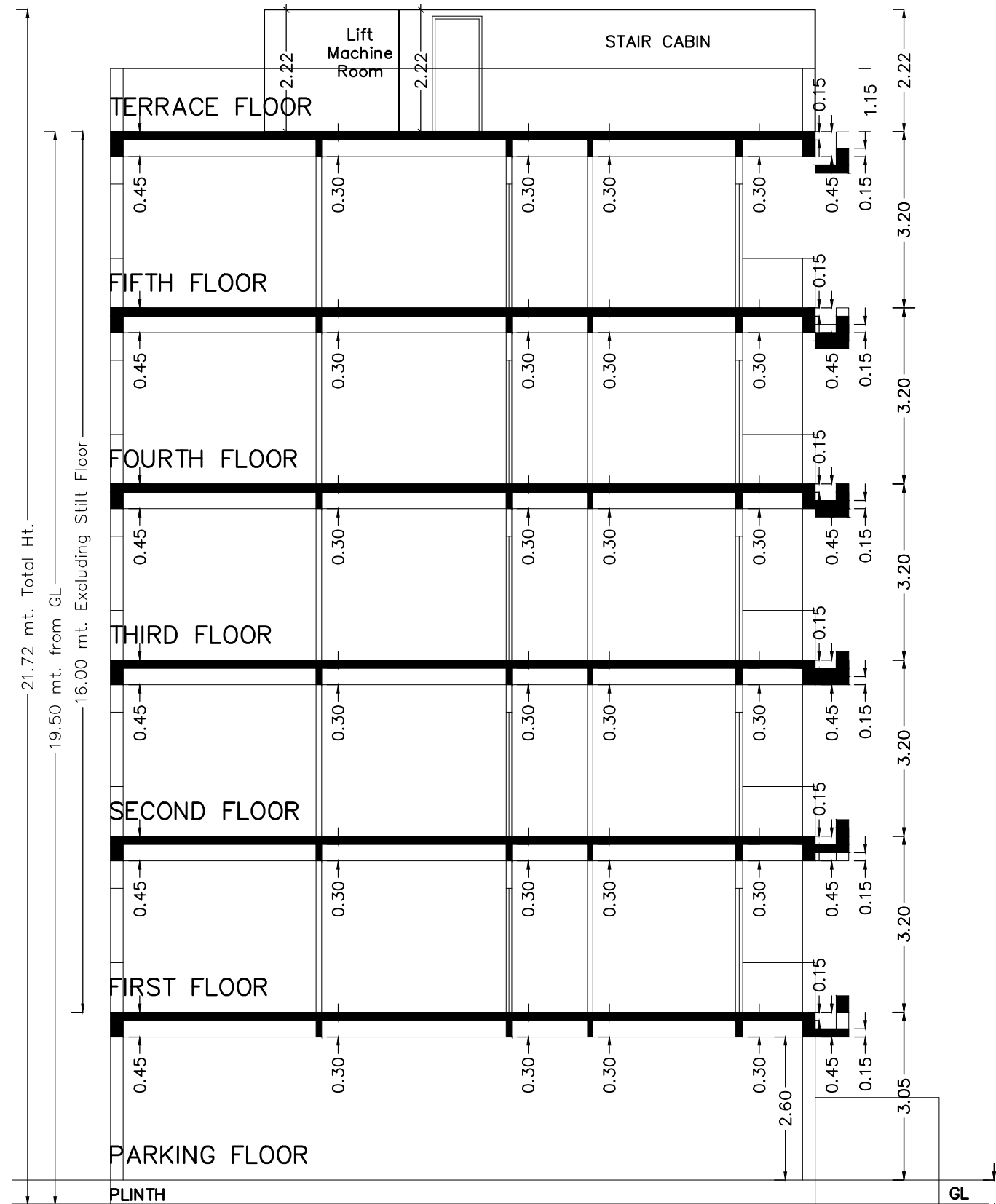
FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



ELEVATION



SECTION A–A

Building : A (ASTER FLATES)									
Floor Name	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	Lift	Lift Machine	Lift Lobby	Parking			
Parking Floor	237.05	12.58	5.27	0.00	0.00	219.20	0.00	0.00	00
First Floor	237.03	16.87	5.27	0.00	5.39	0.00	209.50	209.50	02
Second Floor	237.03	16.87	5.27	0.00	5.39	0.00	209.50	209.50	02
Third Floor	237.03	16.87	5.27	0.00	5.39	0.00	209.50	209.50	02
Fourth Floor	237.03	16.87	5.27	0.00	5.39	0.00	209.50	209.50	02
Fifth Floor	229.88	16.87	5.27	0.00	5.39	0.00	202.35	202.35	02
Terrace Floor	30.94	25.67	0.00	5.27	0.00	0.00	0.00	0.00	00
Total:	1445.99	122.60	31.62	5.27	26.95	219.20	1040.35	1040.35	10
Total Number of Same Buildings:	1								
Total:	1445.99	122.60	31.62	5.27	26.95	219.20	1040.35	1040.35	10

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ASTER FLATES)	D2	0.76	2.10	50
A (ASTER FLATES)	D1	0.90	2.10	05
A (ASTER FLATES)	D1	0.91	2.10	24
A (ASTER FLATES)	D1	0.92	2.10	01
A (ASTER FLATES)	MD	1.07	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ASTER FLATES)	v	0.38	1.00	05
A (ASTER FLATES)	v	0.60	1.00	15
A (ASTER FLATES)	v	0.61	1.00	05
A (ASTER FLATES)	W6	0.76	1.20	05
A (ASTER FLATES)	W5	0.91	1.20	05
A (ASTER FLATES)	W4	1.07	1.20	05
A (ASTER FLATES)	W10	1.07	1.20	05
A (ASTER FLATES)	W2	1.12	1.50	05
A (ASTER FLATES)	W7	1.52	1.20	15
A (ASTER FLATES)	W	1.83	1.20	15
A (ASTER FLATES)	W3	2.44	1.20	05
A (ASTER FLATES)	W9	2.44	1.20	05
A (ASTER FLATES)	W8	2.59	1.20	05
A (ASTER FLATES)	W1	2.74	1.20	05

Staircase Checks (Table 8a–1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.50	0.25	0.17
TYPICAL – 1– 4 FLOOR PLAN	STAIRCASE	1.50	0.25	0.17
FIFTH FLOOR PLAN	STAIRCASE	1.50	0.51	0.18
TERRACE FLOOR PLAN	STAIR CABIN	1.50	0.00	0.00

UnitBUA Table for Building : A (ASTER FLATES)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
TYPICAL – 1– 4 FLOOR PLAN	SPLIT FLAT NO. : 101,201,301,401.	FLAT	104.87	104.87	8.63	96.24	02
	SPLIT FLAT NO. : 102,202,302,402.	FLAT	104.94	104.94	9.05	95.89	
FIFTH FLOOR PLAN	SPLIT FLAT NO. : –501	FLAT	101.35	101.35	8.32	93.03	02
	SPLIT FLAT NO. : –502	FLAT	101.31	101.31	8.81	92.50	
Total:	–	–	1041.90	1041.90	87.86	954.05	10

OWNER'S NAME AND SIGNATURE

CHATURBHAI RAMJIBHAI PATEL

ARCH/ENG'S NAME AND SIGNATURE

vaghela shreyas
RMC/S/56

STRUCTURE ENGINEER

bhimani hitesh kanjibhai
RMC/S/56

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