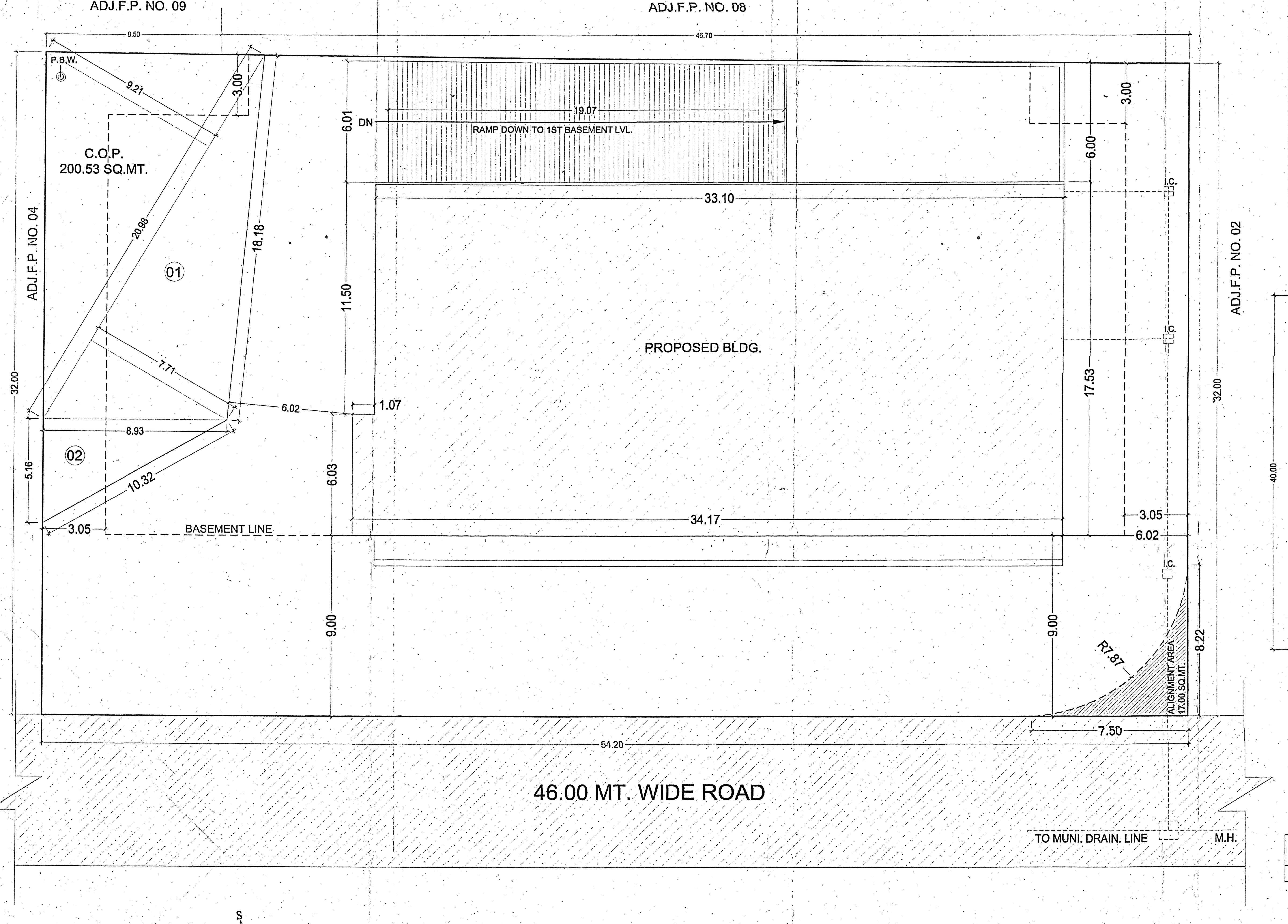
SITE PLAN (1/7)

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-3, No./R.S. No./F.P. No. 3 of Ward No./Mouje/T.P.S. No. 10 (Adajan) ....as per the attached plans and permission letter (Rajachitthi) vide outward No. T.D.O./DP/1/1228 dated 07-01-2019

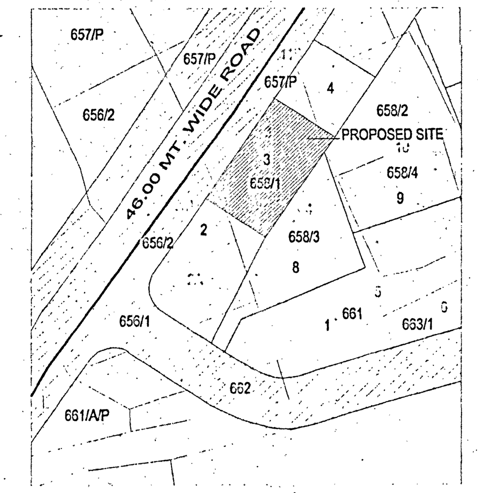
Date-07/01/2019 I/C. Town Planner, Surat Municipal Corporation

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural 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. 06-01-2020



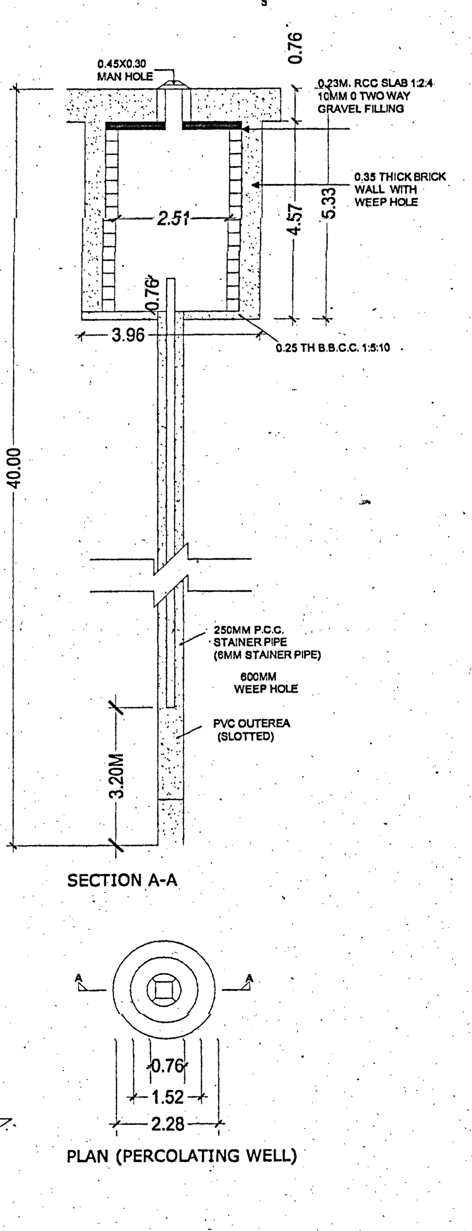
SITE PLAN

SCALE :-1CM = 1.00 MT.



KEY PLAN

SCALE :-1CM = 20.00 MT.



PLOT AREA :- 1802 .00 SQ.MT.
ALIGNMENT AREA :- 17.00 SQ.MT.
BALANCE AREA OF PLOT :- 1785.00 SQ.MT.
C.O.P. AREA :- 200.53 SQ.MT.
F.S.I. AREA 1.8 :- 3243.60 SQ.MT.
F.S.I. AREA 4.00 :- 7208.00 SQ.MT.
PROPOSED F.S.I. AREA :- 6663.16 SQ.MT.
F.S.I. CONSUMED :- 3.69

PROPOSED C.O.P. AREA :-

(01) $\frac{9.21 + 7.71}{2} \times 20.98$ = 177.49 SQ.MT.

(02) $\frac{8.93 \times 5.16}{2}$ = 23.04 SQ.MT.

TOTAL = 200.53 SQ.MT.

PARKING AREA STATEMENT

PARKING REQUIRED = 50% OF PROPOSED F.S.I. (FOR COMMERCIAL)

PARKING REQUIRED = 6663.16 SQ.MT. X 50%
REQUIRED PARKING AREA = 3331.58 SQ.MT.

PROPOSED PARKING

(1) PLOT LVL. = 429.45 SQ.MT.
(2) 1ST BASEMENT FLOOR LVL. = 684.96 SQ.MT.
(3) 2ND BASEMENT FLOOR LVL. = 835.05 SQ.MT.
(4) 3RD BASEMENT FLOOR LVL. = 883.53 SQ.MT.
(5) TERRACE FLOOR LVL. = 513.50 SQ.MT.
TOTAL = 3346.49 SQ.MT.

R.S. NO.	TOTAL PLOT SQ.MT.	ROAD ALIGNMENT AREA SQ.MT.	NET PLOT AREA SQ.MT.
658/1	1802.00	-	1802.00

TOTAL PLOT AREA = 1802.00 SQ.MT.

REQUIRE PERCOLATING WELL = 1 PERCOLATING WELL/4000.00 sqmt

= $\frac{1802.00}{4000.00}$ NOS.

= 0.45 NOS. SAY 01 NO. < 1 NOS.

A AREA STATEMENT

AREA STATEMENT FOR LAND

NO	TITLE	DETAILS (AREA IN SQ.MT/NOS./MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED – LIST OF DRGS ATTACHED	NO. OF COPIES
A	BUILDING-UNIT AREA	1802.00		
A.1	a). AREA AS PER REVENUE RECORD	1802.00		
A.2	b). AREA AS PER TPS RECORD	1802.00		
A.3	c). AREA AS PER SITE CONDITION	1802.00		
B	DEDUCTION AREA			
B.1	a) ROADS (proposed or under process)	17.00	PLANS ELEVATION SECTION	05
B.2	b) RESERVATIONS (under TP or DP or any other statutory)	—		
B.3	AREA NOT IN	—		
B.4	OTHER	—		
C	NET AREA	1785.00		

EXISTING

NO	TITLE	DETAILS REQUIRED	DETAILS PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
1	1 TO 12.4			NOT APPLICABLE

PROPOSED

NO	TITLE	DETAILS REQUIRED	DETAILS PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED	
13	COMMON PLOT	200.00	200.53		
13.1	ADDITIONAL 6% FOR THICK	—	—		
13.2	NO. OF PERCOLATION	1.00	2.00		
13.3	NO. OF TREES	—	—		
14	WIDTH OF MARGIN-ROAD	9.00	9.00		
14.1	WIDTH OF MARGIN-OTHER THAN ROAD	6.00	6.00		
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 MARGINE	—	—		
17	TOTAL DEVELOPABLE	—	—		
18	PERMISSIBLE FSI -BASE (AS PER NEW)	3243.60	3243.60		
18.1	PERMISSIBLE FSI-CHARGEABLE	3964.40	3419.56		
18.2	FSI UTILISED	6663.16 (3.69)			
19	GROUND COVERAGE		703.22		
20	PROPOSED USE (as described in section c-9.3 use)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DRAWINGS PROVIDED YES/NO
20.1	DWELLING	—	—	—	NO
20.2	MERCANTILE	MERCANTILE	11255.43	01	YES
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
20.35	HEALTH - 3	—	—	—	NO

21	FLOORS/LEVELS		NUMBERS OF UNITS	FLOOR AREA – BUILT-UP AREA (in sq.mt)	FLOOR AREA – F.S.I. AREA (in sq.mt)	PAYMENT FSI (in sq.mt)
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING					
21.1	BASEMENT	1ST BASEMENT	01	1161.82	PARKING	3419.56
		2ND BASEMENT	01	1161.82	PARKING	
		3RD BASEMENT	01	1161.82	PARKING	
21.2		HOLLOW PLINTH	-		-	
21.3		GROUND FLOOR	01	703.22	485.66	
21.4		1ST FLOOR	01	583.88	485.66	
21.5	TYPICAL FLOOR	2ND FLOOR	01	583.88	517.44	
		3RD FLOOR	01	583.88	517.44	
		4TH FLOOR	01	583.88	517.44	
		5TH FLOOR	01	583.88	517.44	
		6TH FLOOR	01	583.88	517.44	
		7TH FLOOR	01	583.88	517.44	
		8TH FLOOR	01	583.88	517.44	
		9TH FLOOR	01	583.88	517.44	
		10TH FLOOR	01	583.88	517.44	
		11TH FLOOR	01	583.88	517.44	
		12TH FLOOR	01	583.88	517.44	
		STAIR CABIN		60.19		
21.6	FLOORS OTHER THAN TYPICAL		—	—	—	
21.7	TOTAL		13	11255.43	6663.16	
21.8	TOTAL OF ALL		13	11255.43	6663.16	
22	DWELLING UNITS		NUMBERS OF UNITS	DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt)	TOTAL UNIT BUILT UP AREA (in sq.mt)	
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING					
22.1	1BHK		—			
22.2	2BHK		—			
22.3	3BHK		—			
22.4	4BHK		—	—	—	
22.5	MORE THAN 4BHK		—			
22.6	OTHERS (eg. studio units penthouse)		—			
22.7	OTHER THAN DWELLING UNITS		—			
22.8	TOTAL					
22.9	TOTAL OF ALL BUILDINGS		—	—	—	

23	DWELLING UNITS	CARPET AREA OF EACH UNIT (in sq.mt)	DETAILS OF BALCONY & VERNADAH AREA	PROPORTIONATE COMMON AMINITIES AREA (in sq.mt)	TOTAL BUILT UP AREA (sq.mt.)
23.1	1ST BASEMENT FLOOR	—			1161.82
23.2	2ND BASEMENT FLOOR	—			1161.82
23.3	3RD BASEMENT FLOOR	—			1161.82
23.4	GROUND FLOOR	455.64	—	—	703.22
23.5	1ST FLOOR	406.29	—	—	583.88
23.6	2ND FLOOR	436.74	—	—	583.88
23.7	3RD FLOOR	436.74	—	—	583.88
23.8	4TH FLOOR	436.74	—	—	583.88
23.9	5TH FLOOR	436.74	—	—	583.88
23.10	6TH FLOOR	436.74	—	—	583.88
23.11	7TH FLOOR	436.74	—	—	583.88
23.12	8TH FLOOR	436.74	—	—	583.88
23.13	9TH FLOOR	436.74	—	—	583.88
23.14	10TH FLOOR	436.74	—	—	583.88
23.15	11TH FLOOR	436.74			583.88
23.16	12TH FLOOR	436.74			583.88

24	BUILDING	BUILDING HEIGHT IN METERS	NUMBER OF FLOORS
		45.00 MT.	GROUND + 12TH FL.

	PROPOSED AREA STATEMENT FOR PARKING	AREA (in sq.mt.)		percentage (%)
24	PARKING			
24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	3331.58		50 %
24.2	PROPOSED PARKING AREA (IN AREA & PERCENTAGE)	3346.49		100.44 %
24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (IN AREA & PERCENTAGE)	666.32		20 %
24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (IN AREA & PERCENTAGE)	671.67		100.80%
25	PARKING	AREA (in sq.mt)	NO.OF PARKING SPACES FOR 2-WHEELERS	NO.OF PARKING SPACES FOR 4-WHEELERS
25.1	PROPOSED PARKING ON GROUND	429.45	45	11
25.2	PROPOSED PARKING ON BASEMENT	2403.54	249	35
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW (TERRACE PARKING)	513.50	147	—
25.4	COVERED PARKING	—	—	—
25.5	OPEN PARKING	—	—	—
25.6	TOTAL	3346.49	441	46
	BUILD -TO-LINE			

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

1	LENGTH OF BUILD-TO-LINE	34.17MT.
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF	17.53 MT.
3	PERCENTAGE OF LENGTH OF BUILD-TO--LINE CO-INCIDING THE FRONT FACADE OF	51.30 %

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED COMMERCIAL BUILDING PLAN ON T. P. S. NO. : 10 (ADAJAN), F. P. NO. : 3, O. P. NO.: 3, R. S. NO. 658/1, AT ADAJAN, SURAT.

LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
LAYOUT PLAN	1		1CM = 1.0M	
SITE PLAN	—		—	
DETAILED PLAN	02		1CM = 1.0M	
SECTIONS & ELEVATION	01		1CM = 1.0M	
ELEVATIONS	—		—	
SERVICES & AMENITIES	—		—	
LANDSCAPE PLAN	—		—	
GROUND LAYOUT PLAN	—		—	
PARKING LAYOUT PLAN	01		1CM = 1.5M	
REF DESCRIPTION OF LAST APPROVED PLANS	—		DATE	

V.CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 15 - 10 -2018 AND THE DIMENSIONS OD 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.

SIGNATURE
ARCHITECT / ENGNEER / SURVEYOR

VI.SIGNATORIES

SIGNATORY,NAME AND ADDRESS WITH REGN.NO.

OWNER /DEVELOPER

For Vijay Vallabh Developers
ARCHITECT SIGNATURE / Manager

ARCHITECT & PLANNER

Ar. NIMISH N. CHOKSI
Arvind Nivas, Athwagate, SURAT-1
S.M.C. Licence No. TDO/AR/108.
Suda Licence No. L/AR/512

ENGINEER/CLARK OF WORK/SITE SUPERVISIOR

FOR OPINION / N.O.C / PERMISSION PURPOSE ONLY

PROPOSED COMMERCIAL BUILDING PLAN ON T.P.S. NO.: 10 (ADAJAN), F. P. NO. : 3, O. P. NO. : 3, R. S. NO. 658/1, AT ADAJAN, SURAT.

ARCHITECT:-

NIMISH CHOKSI
GROUND FLOOR, ARVIND NIWAS,
NEAR FLY OVER BRIDGE,
ATHWAGATE, SURAT.
PHONE- OFF.-2471205, 2470248.