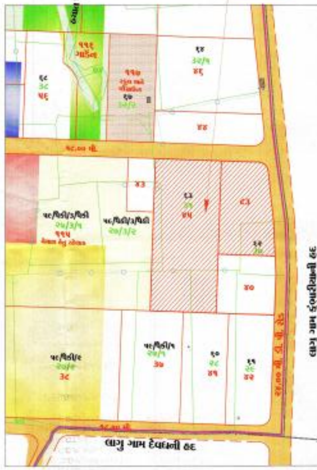
PROPOSED COMMERCIAL HIGH RISE BLDG. PLAN ON R.S. NO :-63 + 75/P, F.P.NO:- 45 + 83, O.P.NO:-31 + 59/1,T.P.S.NO:-19 (PARVAT-MAGOB) @ SURAT.

SHEET NO. = 1/13

SITE PLAN & KEY PLAN



KEY PLAN
AS PER SANCTION PRELIMINARY
SCALE :- 1.00 CM = 20.00 MT.

KEY PLAN
AS PER DRAFT
SCALE :- 1.00 CM = 20.00 MT.

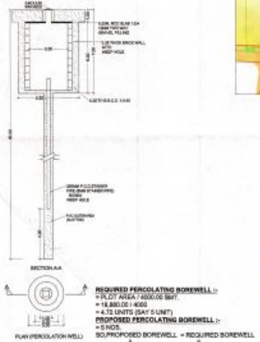
C.M.-46 DISTRIC CENTRE (SUDA)

ADJ. VILLAGE DEVADH

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. 45+83 .... as per the attached plans and permission letter ... vide outward No. T.D.O./DP/ 125 ... dated 25-07-2018

Date 25/07/2018 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/Surveyer/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. 24-07-2019



REQUIRED PERCOLATING BOREWELL :-
= PLOT AREA / 4000.00 SMT.
= 18,880.00 / 4000
= 4.72 UNITS (SAY 5 UNIT)
PROPOSED PERCOLATING BOREWELL :-
= 5 NOS.
SO, PROPOSED BOREWELL = REQUIRED BOREWELL
5 = 5

SUMMRY :-

TOTAL PLOT AREA = 18,880.00 SMT.
REQ. C.O.P. AREA (10%) = 1888.00 SMT.
PRO.C.O.P. AREA = 1891.09 SMT.
NET PLOT AREA = 16,991.45 SMT.
PER. BUILT UP (45%) = 8,496.00 SMT.
PER. F.S.I. AREA (1.80) = 33,984.00 SMT.

PROPOSED BUILT UP AREA :-
= 8,477.77 SMT. < 8,496.00 MT.

PROPOSED F.S.I. AREA :-
= 68,919.93 SMT. (3.65 %)

C.O.P. AREA CALCULATION
= 33.64 X 56.14 = 1888.55
= 1888.55 SMT. > 1888.00 SMT.

C.O.P. AREA SKTCH

SITE LAYOUT PLAN
SCALE :- 1.00 CM = 4.00 MT.

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED COMMERCIAL HIGH RISE BLDG. PLAN ON R.S. NO :-63 + 75/P, F.P.NO:- 45 + 83, O.P.NO:-31 + 59/1,T.P.S.NO:-19 (PARVAT-MAGOB) @ SURAT.

A	AREA STATEMENT			SQ.MTS.
1	AREA OF PLOT			
	(a) AS PER RECORD			18,880.00
	(b) AS PER SITE			
2	DEDUCTION FOR			
	(a) PROPOSED ROADS			——
	(b) ANY RESERVATIONS			——
	TOTAL (a+b)			——
3	NET AREA OF PLOT (1-2)			18,880.00
4	RECREATION GROUND/C.O.P. (18,880.00X10%=1888.00)			1888.55
5	BALANCE AREA OF PLOT (3-4)			16,991.45
6	BUILT UP PERMISSIBLE AREA			
	(a) GROUND FLOOR (18,880.00 X 0.45 = 10,437.20)			8,496.00
7	PERMISSIBLE F.S.I. : (18,880.00 X 1.80 = 41,749.20)			33,984.00
8	PROPOSED F.S.I. AREA			
		FLOOR	BUILT UP	F.S.I.
		2ND BASEMENT	16,275.11	PARKING
		1ST BASEMENT	16,275.11	PARKING
		GR. FL.	8,477.77	7657.77
		1ST FL.	8,477.77	7657.77
		2ND FL.	8,477.77	7657.77
		3RD FL.	8,477.77	7657.77
		4TH FL.	8,477.77	7657.77
		5TH FL.	8,477.77	7657.77
		6TH FL.	8,477.77	7657.77
		7TH FL.	8,477.77	7657.77
		8TH FL.	8,477.77	7657.77
		STAIR CABIN	995.02	——
		TOTAL	1,09,816.07	68,919.93
10	TOTAL F.S.I. AREA PROPOSED			68,919.93
11	F.S.I. CONSUMED			3.65
12	PAID F.S.I. AREA = TOTAL F.S.I. AREA - 1.80 F.S.I.			
	(______) - (______) F.S.I.			
	NET PAID F.S.I. AREA			
13	PARKING STATEMENT			
	REQUIRED PARKING AREA			20,875.98
	PROPOSED PARKING AREA			24,183.61

I	REF. DISCRIPTION OF LAST	DATE
	APPROVED PLANS (IF ANY)	

II	LIST OF DRGS. ATTACHED	NOS. OF COPIES
	LAYOUT PLAN	
	BASEMENT & GROUND FLOOR	
	TYPICAL PLANS & CALCULATION	
	SECTION & ELEVATION	
	BASEMENT & GR. FL. PARKING	
	TOTAL	

III

CERTIFICATE

(I) EXISTING STRUCTURE AND ADJACENT PROPERTY HAS BEEN SEEN BY ME & NECESSARY INSTRUCTION HAS BEEN GIVEN TO CLIENT FOR PRECAUTIONARY MEASURES. MANHOLE CONNECTION IS VERIFIED.

(II) VERIFIED THAT THE PLOT UNDER REFRENCE WAS SURVEYED ON DT. 18/11/2017 AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLY WITH AREA STATED IN DOCUMENTS OF T.P. SCHEME RECORD.

ARCHITECT SIGNATURE

NORTH	DRAWN BY	DATE	SCALE
N	MAYUR	05-09-2017	SCALE :- 1.00 CM = 4.00 MT.

COLOR NOTES	
Proposed Work Show In	
Approach Road Show In	
Plot Boundary Show In	
Drainage Line Show In	
C.o.p. Show In	
R.o.p. Show In	

SCHEDULE OF OPENING			
sr.no.	particular		size
1	Door	MD	1.50 X 2.10
2	Door	D1	0.91 X 2.10
3	Door	D2	0.76 X 2.10
4	WINDOW	W	3.00 X 1.20
5	WINDOW	W1	1.20 x 1.20
6	Ventilation	V	0.60 X 0.60

OWNER SIGNATURE

For Avanta Developers

Partner

ARCHITECT SIGNATURE

ARCHITECT & PLANNER

SANJAY PATEL
CIVIL PROJECT CONSULTANT, & GOVT APPROVED VALUER
Office no.4, 5th floor, VIP Plaza, Nr.Khatushyam Temple, VIP Road, Vesu, Surat-7
SUDA/L - 485, STR - 45, SMC/T.D.O / ER - 614, ST DR - 94