

Project Title :PROPOSE PLAN OF RESIDENTIAL APPARTMENTS IN PLOT.NO.4+5+6+7 OF R.S.NO.633 AT -TA = PALANPUR, DIST :BANASKANTHA



Inward No	1361495	Sheet	1
Inward Date		Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.24 VERSION DATE: 09/07/2020
	PROJECT DETAIL :	
	Site Address: RevenueNo: 633/1P, TenementNo: 1,2,3 AND 4	Plot Use: Residential
	Authority: Palanpur Area Development Authority	Plot SubUse: Residential Apartment Bldg
	AuthorityClass: D7 (A)	Plot Use Group: Dwelling-3 (DW3)
	AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Conceptualized Use Zone: R1
	Nature of Development: NEW	
	Development Area: Non TP Area	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: RevenueNo: 633/1P, TenementNo: 1,2,3 AND 4	

	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	7/12 or Document	714.25
	As per site condition	714.17
	Area of Plot Considered	714.25
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	714.25
4.	% of Common Plot (Reqd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	714.25
	Plot Area For Coverage	714.25
	Plot Area For FSI	714.25
	Perm. FSI Area (1.80)	1286.00
	Perm. Paid FSI Area (0.60)	428.55
5.	Total Perm. FSI area with Paid FSI (2.40)	1714.20
5.	Total Perm. FSI area	1714.20
	Total Paid Proposed FSI Area	418.90
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (46.26 %)	330.38
	Total Prop. Coverage Area (46.26 %)	330.38
	Balance coverage area (- %)	0.00

	Proposed Area at:			
-				
	Parking Floor	330.39	0.00	0.00
	First Floor	330.38	0.00	284.09
	Second Floor	330.38	0.00	284.09
	Third Floor	330.38	0.00	284.09
	Fourth Floor	330.38	0.00	284.09
	Fifth Floor	330.38	0.00	284.09
	Sixth Floor	330.38	0.00	284.09
	Terrace Floor	36.20	0.00	0.00
	Total Area:	2587.85	0.00	1704.54
	Total FSI Area:			1704.55
	Total BuiltUp Area:			2587.85
	Proposed F.S.I. consumed:			2.39
C.	Tenement Statement			
4.	Tenement Proposed At:			
	All Floors		48.00	
5.	Total Tenements (3 + 4)		48	
E.	Parking Statement			
1.	Parking Space Required as per Regulations:			340.91
2.	Proposed Parking Space:			565.46

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.)	Total Paid FSI Area (Sq.mt.)
Parking Floor	330.39	0.00	330.39	0.00	0.00
First Floor	330.38	284.09	330.38	284.09	0.00
Second Floor	330.38	284.09	330.38	284.09	0.00
Third Floor	330.38	284.09	330.38	284.09	0.00
Fourth Floor	330.38	284.09	330.38	284.09	0.00
Fifth Floor	330.38	284.09	330.38	284.09	134.80
Sixth Floor	330.38	284.09	330.38	284.09	284.09
Terrace Floor	36.20	0.00	36.20	0.00	0.00
Total:	2587.85	1704.54	2587.85	1704.54	418.89

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
			Stair/Case	Lift	Lift Machine	Lift Lobby	Ramp	Covered Area			
NILKANTH (HEIGHTS)	1	2587.85	283.67	36.48	2.06	55.19	76.74	0.88	471.85	1704.54	48
Grand Total :	1	2587.85	283.67	36.48	2.06	55.19	76.74	0.88	471.85	1704.54	48

Parking Check (Table 7b)

Use Type	Car		Visitor's Car Parking				Total Parking Area			
	Area	No.	Area	No.	Area	No.	Reqd.	Prop.	Reqd.	Prop.
Residential	170.46	471.85	0	0	34.09	93.60	0	1	340.91	565.46
Total	170.46	471.85	0	0	34.09	93.60	0	1	340.91	565.46

OWNER'S NAME AND SIGNATURE

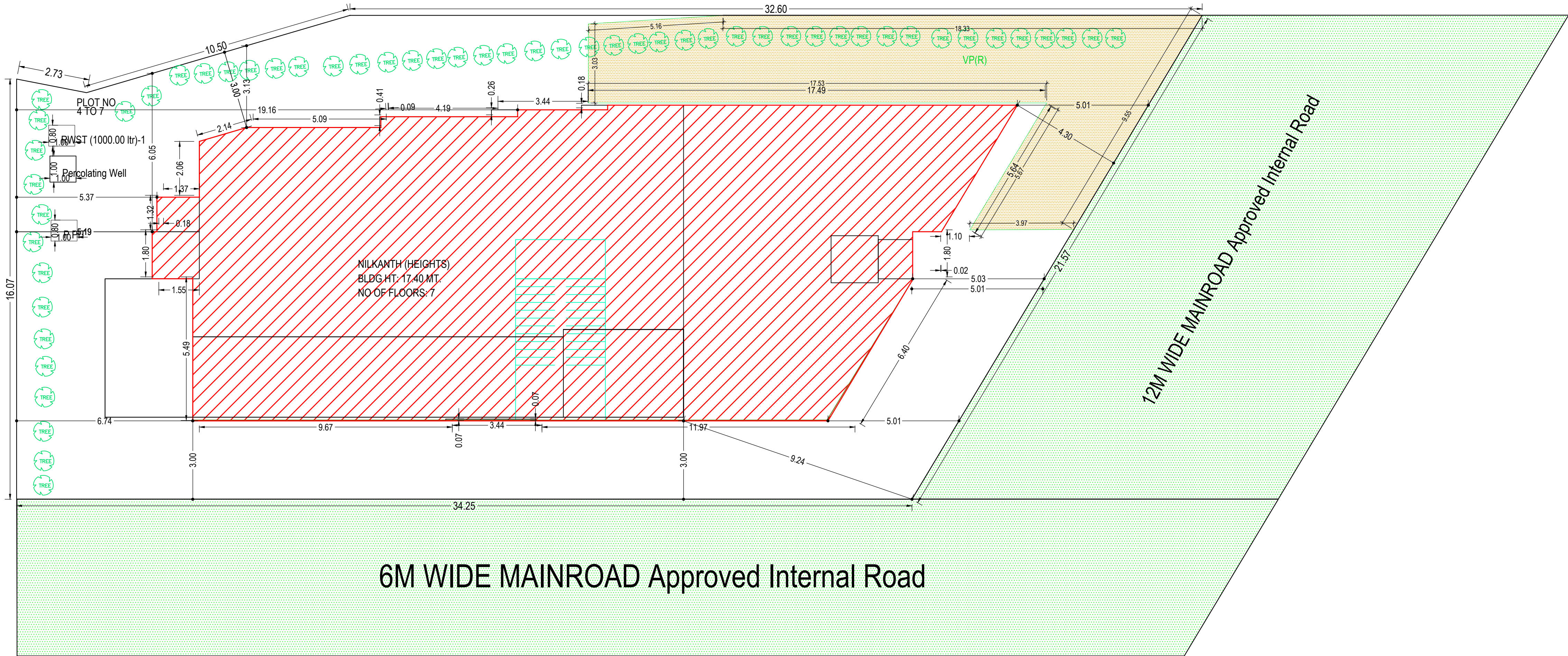
JAYESHKUMAR NARSINHBHAI PATEL

ARCH/ENG'S NAME AND SIGNATURE

STRUCTURE ENGINEER



NALIYA MARAG

SITE PLAN
(Scale - 1:100)

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 NO 4 TO 7	Tree	20	54

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
NILKANTH (HEIGHTS)	Residential	Residential Apartment Bldg	0.0 - 80	1	-	1704.55	340.91	170.46
			> 80.0	-	-			
			0 - 0	-	-			
Total:						340.91	170.46	34.09

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- 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

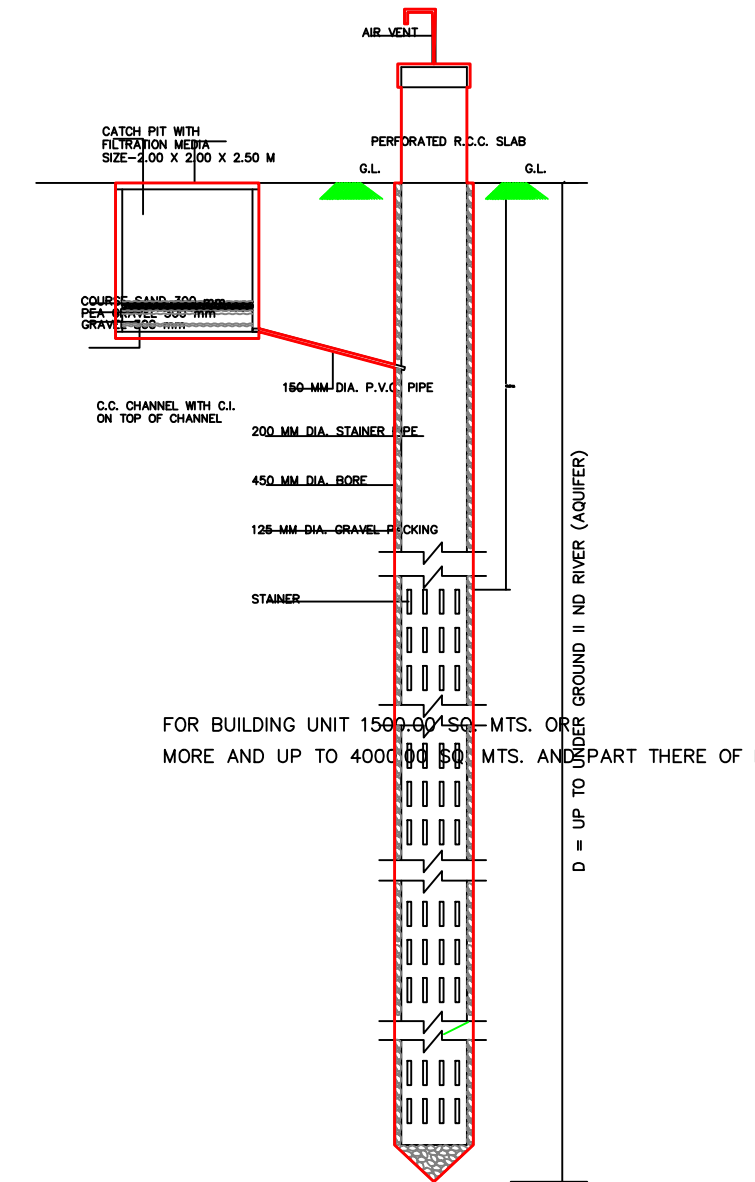
In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized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

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	12/11/2001	NA

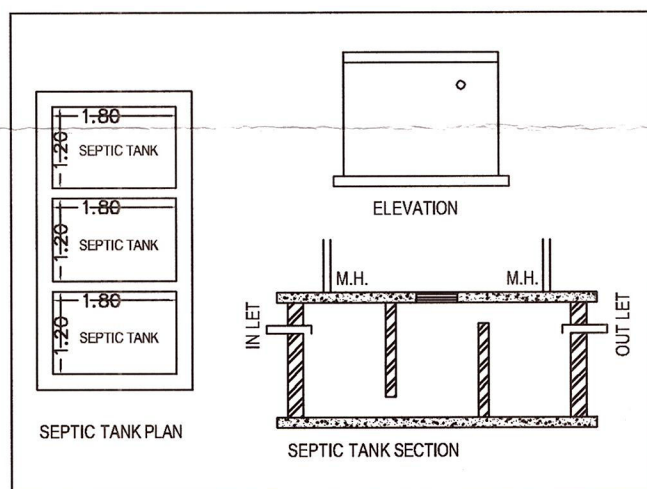
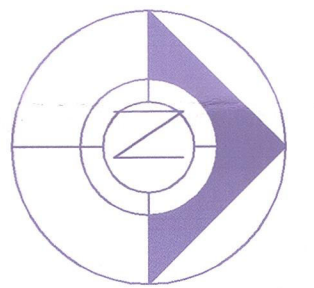
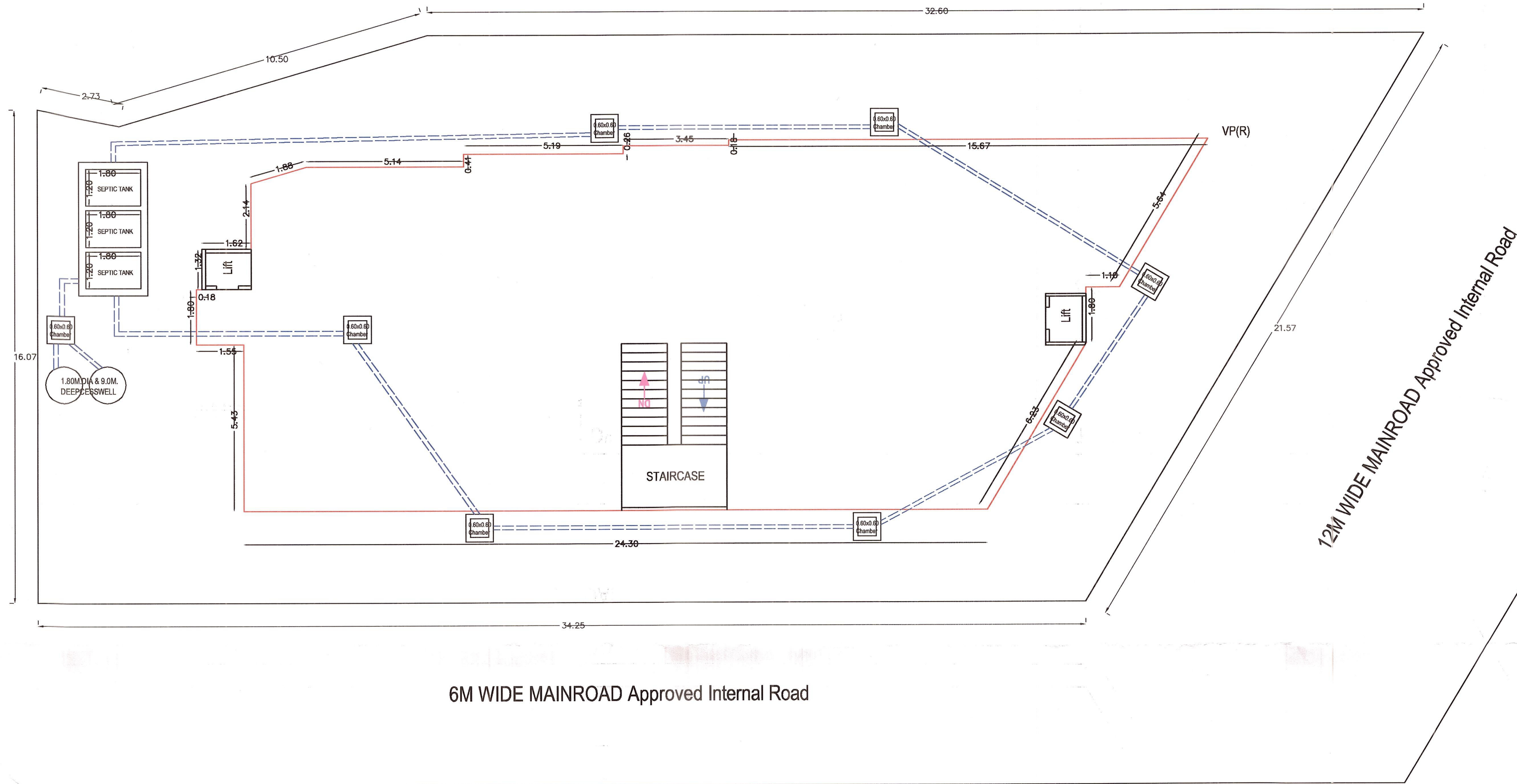
Project Title :PROPOSE PLAN OF RESIDENTIAL APPARTMENTS IN PLOT.NO.4+5+6+7 OF R.S.NO.633 AT -TA = PALANPUR, DIST :BANASKANTHA

Inward No	1361495	Sheet	2
Inward Date		Scale	1:100



PROPOSE DRAINAGE PLAN OF RESIDENTIAL APPARTMENTS IN PLOT.NO.4+5+6+7 OF R.S.NO.633 AT -TA = PALANPUR, DIST :BANASKANTHA

NALIYA MARAG



OWNER

For, Nilkanth Heights
J. N. PATEL
Partner

AUTHORITY

ENGINEERS

M. Modi
AASTHA ENGINEERS
MUKESH K. MODI
B.E. (Civil) M.I.E.
Consulting Engineer &
Govt. Regd. Valuer
Reg No. CAT-1/F-25225/2015-16
Chartered Engineer M-1894378
S-2 Second Floor, Aroma Arcade,
Opp: Jorawar Palace, Palanpur
Mo: 94260 12540
Plan No. etc. No. 32