

Project Title :PROP. RESICOMM BLDG. PLAN ON C.S.NO.-:327/2,BAMROLI GANTAL,SURAT.

Inward No	1172747	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT		VERSION NO.: 1.0.12
PROJECT DETAIL :		VERSION DATE: 27/03/2019
Site Address: RevenueNo: 0, GantallNo: 327/2		Plot Use: Mercantile
Authority: Surat Municipal Corporation (SMC)		Plot SubUse: ResiComm Building
AuthorityClass: D1		Plot Use Group: Mercantile-1 (M1)
AuthorityGrade: Municipal Corporation		Land Use Zone: Gantall
CaseTrack: Regular		Conceptualized Use Zone: GM
Project Type: Building Permission		
Nature of Development: NEW		
Development Area: Non TP Area		
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: RevenueNo: 0, GantallNo: 327/2		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record	-	
Property Card		835.87
As per site condition		840.40
Area of Plot Considered		835.87
2. Deduction for		
(a)Proposed roads		10.02
Surrender Free of Cost		10.02
(b)Any reservations		0.00
Total(a + b)		10.02
3. Net Area of plot (1 - 2) AREA OF PLOT		825.85
4. % of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		825.85
Plot Area For Coverage		835.87
Plot Area For FSI		835.87
Perm. FSI Area (2.00)		1671.74
5. Total Perm. FSI area		1671.74
6. Total Built up area permissible at:		
a. Ground Floor (75.00 %)		626.90
Proposed Coverage Area (49.30 %)		412.12
Total Prop. Coverage Area (49.30 %)		412.12
Balance coverage area (25.70 %)		214.78
Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground And Parking Floor	400.65	0.00	191.76	0.00
First Floor	408.46	0.00	369.22	0.00
Second Floor	408.46	0.00	369.22	0.00
Third Floor	408.46	0.00	369.22	0.00
Fourth Floor	408.46	0.00	369.22	0.00
Terrace Floor	40.08	0.00	0.00	0.00
Total Area:	2074.57	0.00	1668.64	0.00

Total FSI Area:	1668.65
Total BuiltUp Area:	2074.57
Proposed F.S.I. consumed:	2.00

C. Tenement Statement	
4. Tenement Proposed At:	
All Floors	25.00
5. Total Tenements (3 + 4)	25
E. Parking Statement	
1. Parking Space Required as per Regulations:	372.08
2. Proposed Parking Space:	489.00

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	
CS NO. 327/2	
Tree	
Nos Of Trees	
Reqd	25
Prop	28

Buildingwise Floor FSI Details	
Floor Name	
Building Name	
Proposed Built Up Area (Sq.mt.)	
Proposed FSI Area (Sq.mt.)	
Total Proposed Built Up Area (Sq.mt.)	
Total FSI Area (Sq.mt.)	
Ground And Parking Floor	
First Floor	
Second Floor	
Third Floor	
Fourth Floor	
Terrace Floor	
Total:	

Building USE/SUBUSE Details											
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name
RESICOMM (BUILDING)	Mercantile	ResiComm Building	Mercantile-1 (M1)	-	-	24	1	GROUND AND PARKING FLOOR PLAN	Mercantile	ResiComm Building	Commercial FSI
								FIRST FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI
								TERRACE FLOOR PLAN	Mercantile	ResiComm Building	-
								TYPICAL - 24 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI

Parking Check (Table 7b)														
Use Type	Car		Visitor's Car Parking				TwoWheeler				Total Parking Area			
	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.
Residential	147.69	148.07	0	0	29.54	43.47	0	1	0.00	162.98	0	0	295.38	354.52
Commercial	38.35	81.61	0	0	15.34	22.97	0	1	0.00	29.89	0	0	76.70	134.48
Total	186.04	229.68	0	0	44.88	66.44	0	2	0.00	192.87	0	0	372.08	489.00

Required Parking									
Building Name	Type	SubUse	Area	Units	Required Parking Area(Sq.mt.)	Car	Other Parking	Visitor's Car	Parking
RESICOMM (BUILDING)	Mercantile	ResiComm Building	> 0	1	191.76	76.70	38.35	15.34	
			0 - 0						
			0 - 1000	1000					
			0.0 - 80	1					
			> 80.0		1476.88	295.38	147.69	29.54	
			0 - 0						
Total:					372.08	186.04	44.88		

FSI & Tenement Details											
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)
			Duct(Void, Duct)		StairCase	Lift	Lift Machine	Lift Lobby	Ramp	Parking	
RESICOMM (BUILDING)	1	2374.95	300.38	2074.57	150.18	26.58	10.74	27.28	2.08	189.07	1476.88
Grand Total	1	2374.95	300.38	2074.57	150.18	26.58	10.74	27.28	2.08	189.07	1476.88

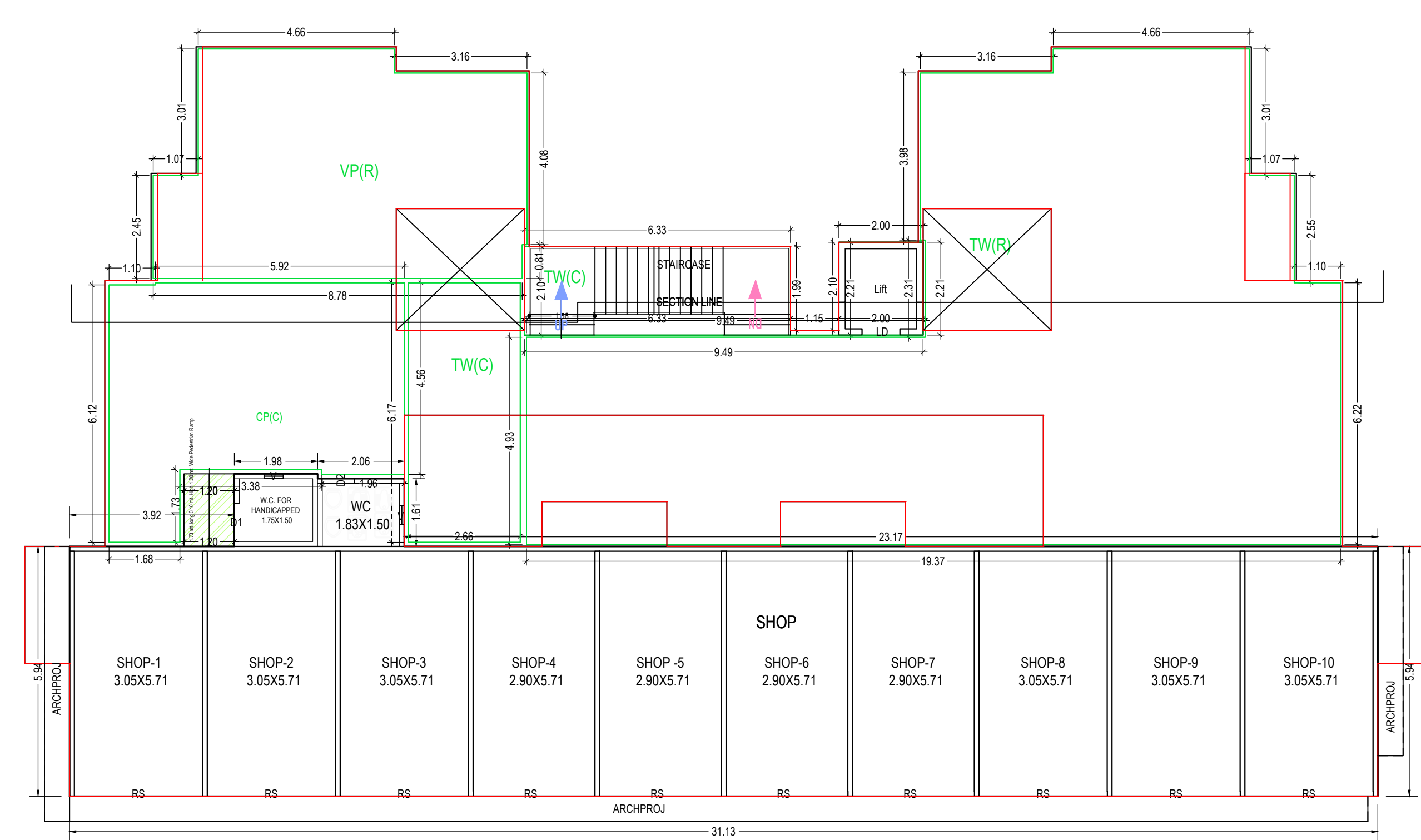
GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- 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

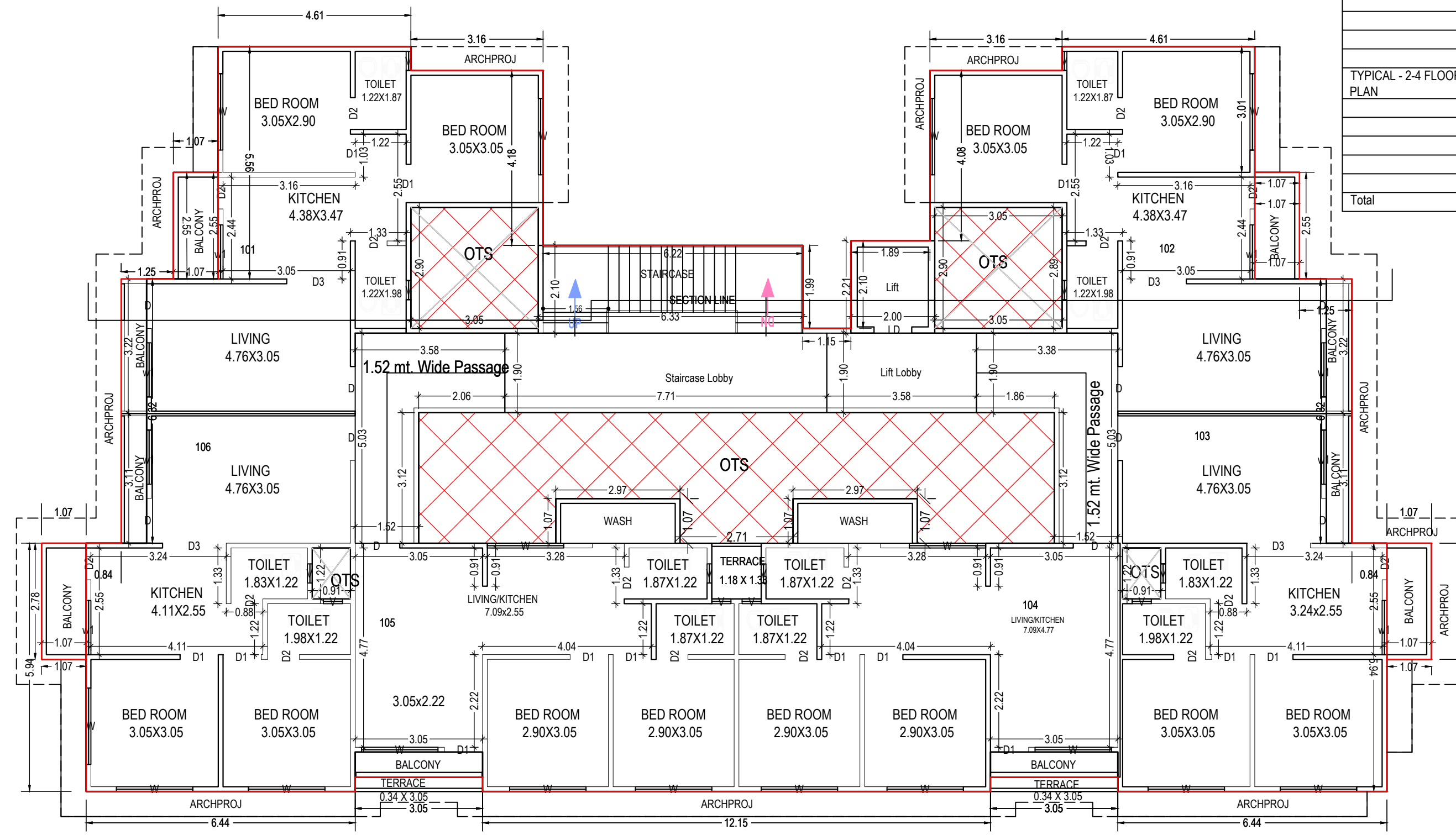
In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized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

OWNER'S NAME AND SIGNATURE	
Kishorbhaj Gandall Gamlawala himself and others Partners of Sai Shradha Enterprise	
ARCH/ENG'S NAME AND SIGNATURE	
Ashishkumar Shantil Manjrawala	
TDO/ER/913	
STRUCTURE ENGINEER	
Ashishkumar Shantil Manjrawala	
TDO/ER/913	





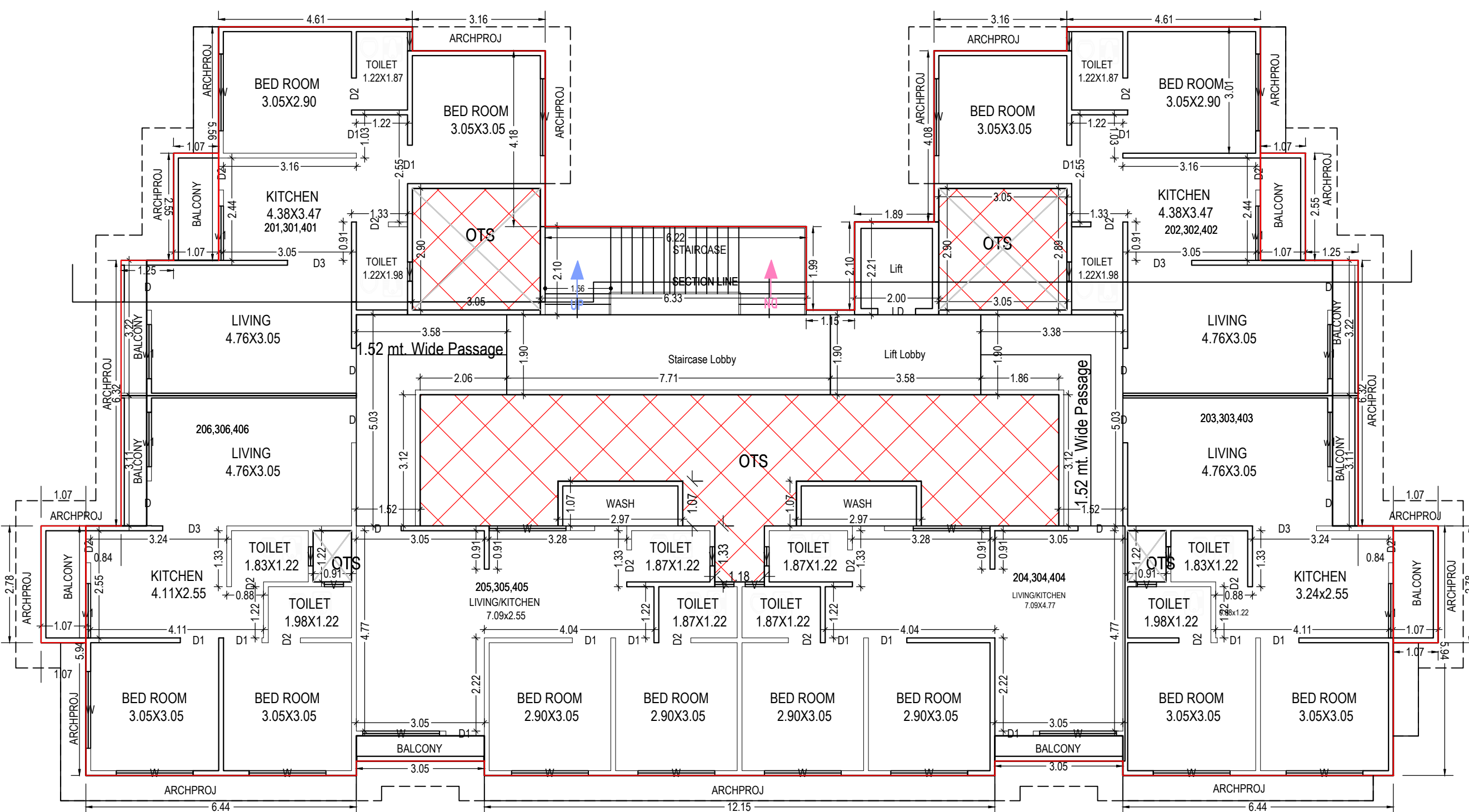
GROUND AND PARKING FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.07 X 2.97 X 2 X 1	6.34	29.12
	1.07 X 2.55 X 2 X 1	5.48	
	1.07 X 2.78 X 2 X 1	5.94	
	0.60 X 3.05 X 2 X 1	3.66	
	0.61 X 3.22 X 2 X 1	3.92	
	0.61 X 3.11 X 2 X 1	3.78	
	1.07 X 2.97 X 2 X 3	19.02	
TYPICAL - 2-4 FLOOR PLAN	1.07 X 2.55 X 2 X 3	16.44	87.36
	1.07 X 2.78 X 2 X 3	17.82	
	0.60 X 3.05 X 2 X 3	10.98	
	0.61 X 3.22 X 2 X 3	11.76	
	0.61 X 3.11 X 2 X 3	11.34	
	-	-	
	-	-	
Total	-	-	116.48



TYPICAL - 2-4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

Building :RESICOMM (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Area (Sq.mt.)	FSI	Total FSI Area (Sq.mt.)	No. of Unit
				StairCase	Lift	Lift Machine	Lift Lobby	Ramp	Parking				
Ground And Parking Floor	400.65	0.00	400.65	13.31	4.43	0.00	0.00	2.08	189.07	0.00	191.76	191.76	01
First Floor	467.28	58.82	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Second Floor	468.85	60.39	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Third Floor	468.85	60.39	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Fourth Floor	468.85	60.39	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Terrace Floor	100.47	60.39	40.08	24.91	4.43	10.74	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2374.95	300.38	2074.57	150.18	26.58	10.74	27.28	2.08	189.07	1476.88	191.76	1668.64	25
Total Number of Same Buildings:	1												
Total	2374.95	300.38	2074.57	150.18	26.58	10.74	27.28	2.08	189.07	1476.88	191.76	1668.64	25

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESICOMM (BUILDING)	D2	0.76	2.10	65
RESICOMM (BUILDING)	D1	0.91	2.13	57
RESICOMM (BUILDING)	D	1.07	2.13	40
RESICOMM (BUILDING)	D3	1.52	2.10	16
RESICOMM (BUILDING)	RS	2.90	2.10	04
RESICOMM (BUILDING)	RS	3.05	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESICOMM (BUILDING)	V	0.46	1.00	50
RESICOMM (BUILDING)	w1	1.30	1.20	32
RESICOMM (BUILDING)	W	1.83	1.20	68

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND AND PARKING FLOOR PLAN	STAIRCASE	1.56	0.25	0.15
FIRST FLOOR PLAN	STAIRCASE	1.56	0.25	0.15
TERRACE FLOOR PLAN	STAIRCASE	1.56	0.25	0.00
TYPICAL - 2-4 FLOOR PLAN	STAIRCASE	1.56	0.25	0.15

UnitBUA Table for Building :RESICOMM (BUILDING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND AND PARKING FLOOR PLAN	SHOP	SHOP	191.76	0.00	191.76	10.85	180.91	01
	Total :		191.76	0.00	191.76	10.85	180.91	01
	Total per Floor :	Typical Floor = 1						
FIRST FLOOR PLAN	101	FLAT	55.83	0.00	55.83	2.74	53.09	06
	102	FLAT	55.83	0.00	55.83	3.23	52.60	
	103	FLAT	56.44	1.11	55.33	2.39	52.94	
	104	FLAT	54.04	0.00	54.04	1.44	52.60	
	105	FLAT	54.04	0.00	54.04	0.78	53.26	
	106	FLAT	56.44	1.11	55.33	1.38	53.95	06
	Total :	Typical Floor = 1	332.62	2.22	330.40	11.96	318.44	
TYPICAL - 2-4 FLOOR PLAN	201,301,401	FLAT	55.83	0.00	55.83	2.74	53.09	06
	202,302,402	FLAT	55.83	0.00	55.83	3.23	52.60	
	203,303,403	FLAT	56.44	1.11	55.33	2.39	52.94	
	204,304,404	FLAT	54.04	0.00	54.04	1.44	52.60	
	205,305,405	FLAT	54.04	0.00	54.04	0.78	53.26	
	206,306,406	FLAT	56.44	1.11	55.33	1.38	53.95	06
	Total :	Typical Floor = 3	332.62	2.22	330.40	11.96	318.44	
Total :			997.86	2.22	991.20	35.88	955.32	18
-								
Total :			1522.24	8.92	1513.36	58.68	1454.67	25

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- Follow the requirements for construction as per regulation no 5 of CGDCR.
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OWNER'S NAME AND SIGNATURE

Kishorhai Gandali Gamlawala himself and others Partners of Sai Shradha Enterprise

ARCH/ENG'S NAME AND SIGNATURE

Ashishkumar Shantil Manjrawala

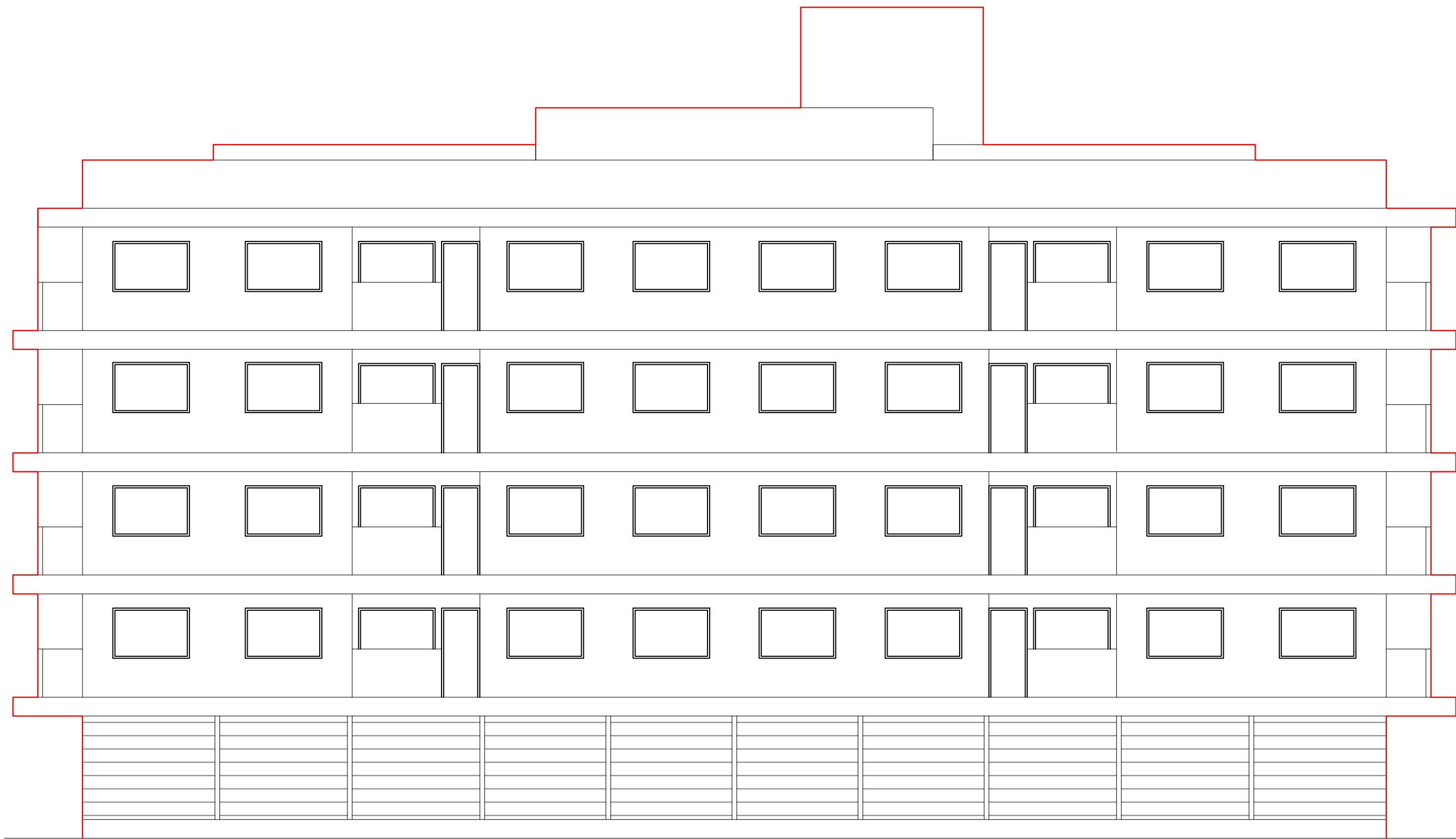
TDO/ER/913

STRUCTURE ENGINEER

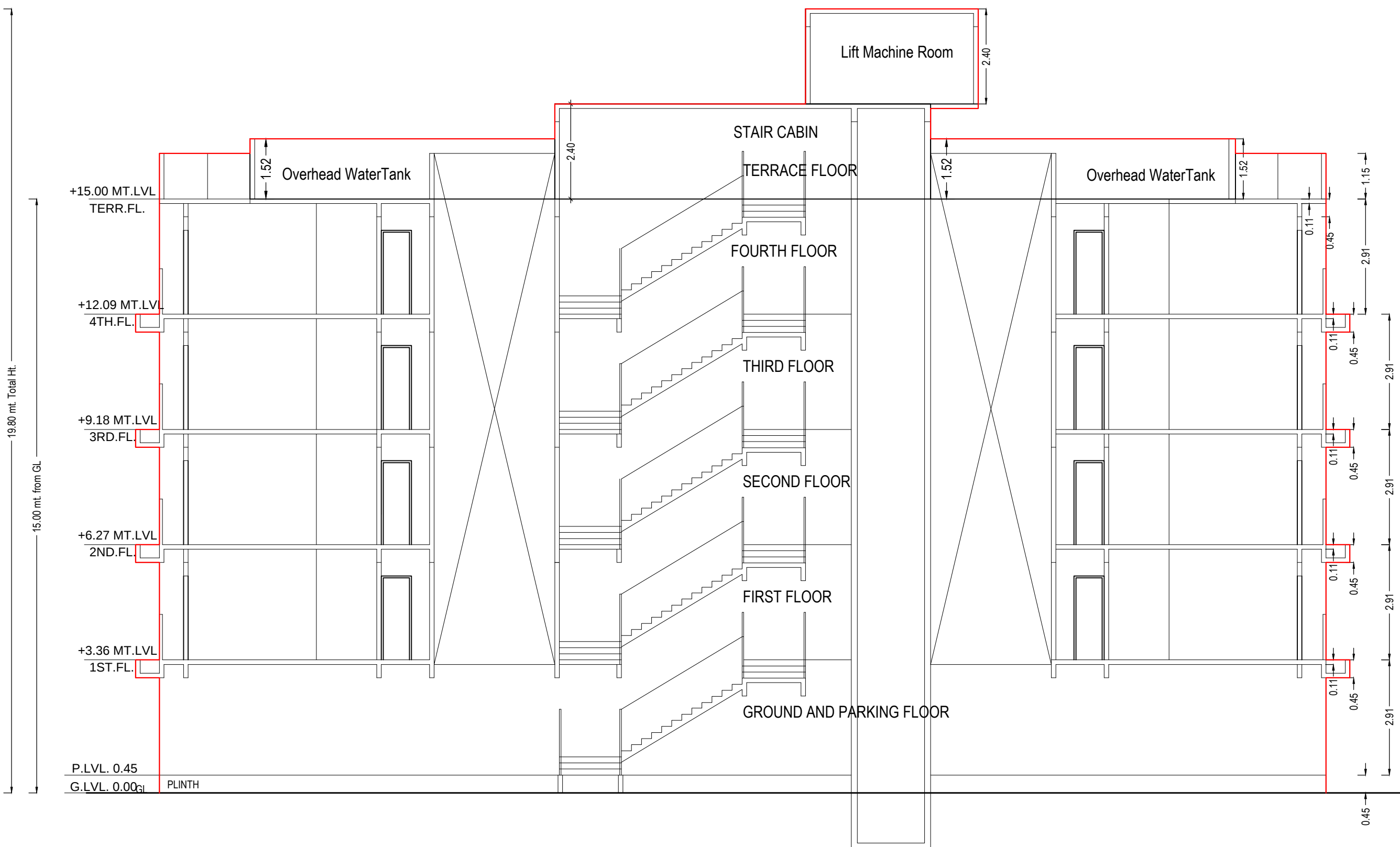
Ashishkumar Shantil Manjrawala

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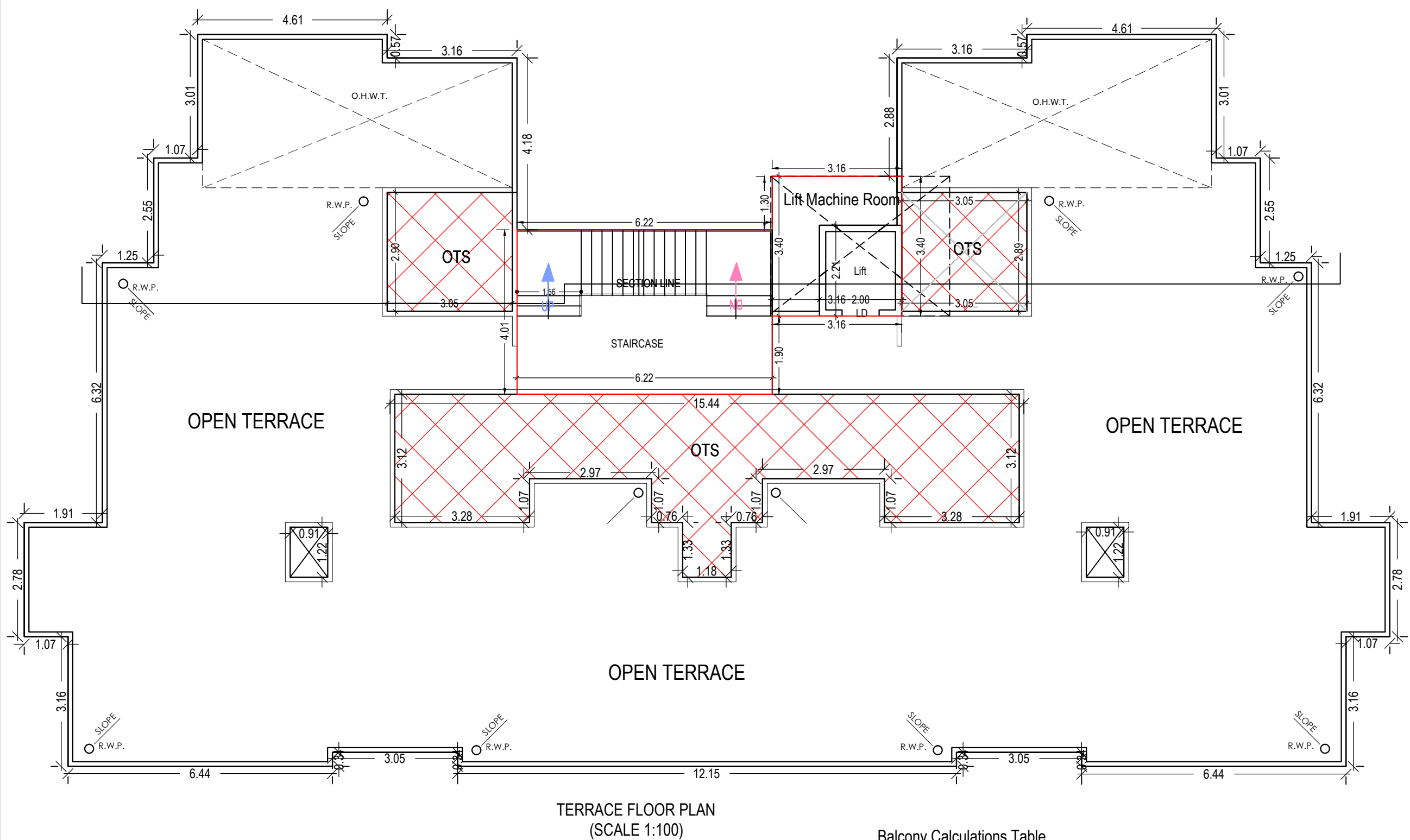




ELEVATION



SECTION



TERRACE FLOOR PLAN
(SCALE 1:100)

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.07 X 2.97 X 2 X 1	6.34	29.12
	1.07 X 2.55 X 2 X 1	5.48	
	1.07 X 2.78 X 2 X 1	5.94	
	0.60 X 3.05 X 2 X 1	3.66	
	0.61 X 3.22 X 2 X 1	3.92	
	0.61 X 3.11 X 2 X 1	3.78	
TYPICAL - 2-4 FLOOR PLAN	1.07 X 2.97 X 2 X 3	19.02	87.36
	1.07 X 2.55 X 2 X 3	16.44	
	1.07 X 2.78 X 2 X 3	17.82	
	0.60 X 3.05 X 2 X 3	10.98	
	0.61 X 3.22 X 2 X 3	11.76	
	0.61 X 3.11 X 2 X 3	11.34	
Total	-	-	116.48

Building :RESICOMM (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.) Duct(Void, Duct, Chowk)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
				Stair/Case	Lift	Lift Machine	Lift Lobby	Ramp	Parking	Resi.	Commercial		
Ground And Parking Floor	400.65	0.00	400.65	13.31	4.43	0.00	0.00	2.08	189.07	0.00	191.76	191.76	01
First Floor	467.28	58.82	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Second Floor	468.85	60.39	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Third Floor	468.85	60.39	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Fourth Floor	468.85	60.39	408.46	27.99	4.43	0.00	6.82	0.00	0.00	369.22	0.00	369.22	06
Terrace Floor	100.47	60.39	40.08	24.91	4.43	10.74	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	2374.95	300.38	2074.57	150.18	26.58	10.74	27.28	2.08	189.07	1476.88	191.76	1668.64	25
Total Number of Same Buildings:	1												
Total:	2374.95	300.38	2074.57	150.18	26.58	10.74	27.28	2.08	189.07	1476.88	191.76	1668.64	25

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESICOMM (BUILDING)	D2	0.76	2.10	65
RESICOMM (BUILDING)	D1	0.91	2.13	57
RESICOMM (BUILDING)	D	1.07	2.13	40
RESICOMM (BUILDING)	D3	1.52	2.10	16
RESICOMM (BUILDING)	RS	2.90	2.10	04
RESICOMM (BUILDING)	RS	3.05	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESICOMM (BUILDING)	V	0.46	1.00	50
RESICOMM (BUILDING)	w1	1.30	1.20	32
RESICOMM (BUILDING)	W	1.83	1.20	68

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND AND PARKING FLOOR PLAN	STAIRCASE	1.56	0.25	0.15
FIRST FLOOR PLAN	STAIRCASE	1.56	0.25	0.15
TERRACE FLOOR PLAN	STAIRCASE	1.56	0.25	0.00
TYPICAL - 2-4 FLOOR PLAN	STAIRCASE	1.56	0.25	0.15

UnitBUA Table for Building :RESICOMM (BUILDING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Chowk	Wall		Wall			
GROUND AND PARKING FLOOR PLAN	SHOP	SHOP	191.76	0.00	191.76	10.85	180.91	01		
		Total :	191.76	0.00	191.76	10.85	180.91	01		
		Typical Floor = 1								
FIRST FLOOR PLAN	101	FLAT	55.83	0.00	55.83	2.74	53.09			
		FLAT	55.83	0.00	55.83	3.23	52.60			
		FLAT	56.44	1.11	55.33	2.39	52.94			
		FLAT	54.04	0.00	54.04	1.44	52.60			06
		FLAT	54.04	0.00	54.04	0.78	53.26			
		FLAT	56.44	1.11	55.33	1.38	53.95			
		Total :	332.62	2.22	330.40	11.96	318.44	06		
TYPICAL - 2-4 FLOOR PLAN	101	FLAT	55.83	0.00	55.83	2.74	53.09			
		FLAT	55.83	0.00	55.83	3.23	52.60			
		FLAT	56.44	1.11	55.33	2.39	52.94			
		FLAT	54.04	0.00	54.04	1.44	52.60			06
		FLAT	54.04	0.00	54.04	0.78	53.26			
		FLAT	56.44	1.11	55.33	1.38	53.95			
		Total :	332.62	2.22	330.40	11.96	318.44	06		
TYPICAL - 2-4 FLOOR PLAN	101	FLAT	55.83	0.00	55.83	2.74	53.09			
		FLAT	55.83	0.00	55.83	3.23	52.60			
		FLAT	56.44	1.11	55.33	2.39	52.94			
TYPICAL - 2-4 FLOOR PLAN	101	FLAT	54.04	0.00	54.04	1.44	52.60			
		FLAT	54.04	0.00	54.04	0.78	53.26			
		FLAT	56.44	1.11	55.33	1.38	53.95			
TYPICAL - 2-4 FLOOR PLAN	101	FLAT	54.04	0.00	54.04	0.78	53.26			
		FLAT	56.44	1.11	55.33	1.38	53.95			
		Total :	997.86	2.22	991.20	35.88	955.32	18		
Total:	-	-	1522.24	8.92	1513.36	58.68	1454.67	25		

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 - Workmanship, soundness of material and structural safety of the proposed building;
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 - 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.

OWNER'S NAME AND SIGNATURE

Kishorbhai Gandlal Gamlawala himself and others Partners of Sai Shradha Enterprise

ARCH/ENG'S NAME AND SIGNATURE

Ashishkumar Shantil Manjrawala

TDO/ER/913

STRUCTURE ENGINEER

Ashishkumar Shantil Manjrawala

TDO/ER/913

