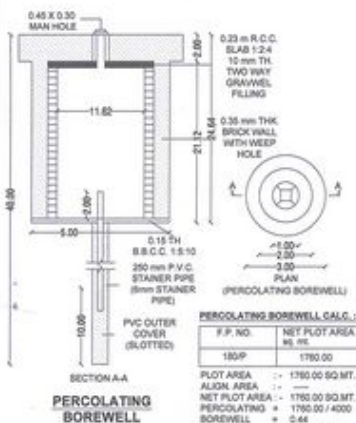


FLOOR	PRO. BUILT UP	PROPOSED F.S.I.
BASEMENT FL.	1023.33 SQ.MT.	---
GROUND FL.	791.32 SQ.MT.	716.15 SQ.MT.
1ST FLOOR	791.32 SQ.MT.	719.36 SQ.MT.
2ND FLOOR	791.32 SQ.MT.	719.36 SQ.MT.
3RD FLOOR	791.32 SQ.MT.	749.58 SQ.MT.
4TH FLOOR	791.32 SQ.MT.	738.88 SQ.MT.
STAIR CABIN	41.74 SQ.MT.	---
TOTAL	5021.67 SQ.MT.	3643.33 SQ.MT.



KEY PLAN
AS PER T.R. SCHEME
(SCALE: 1CM = 20.00 MT.)

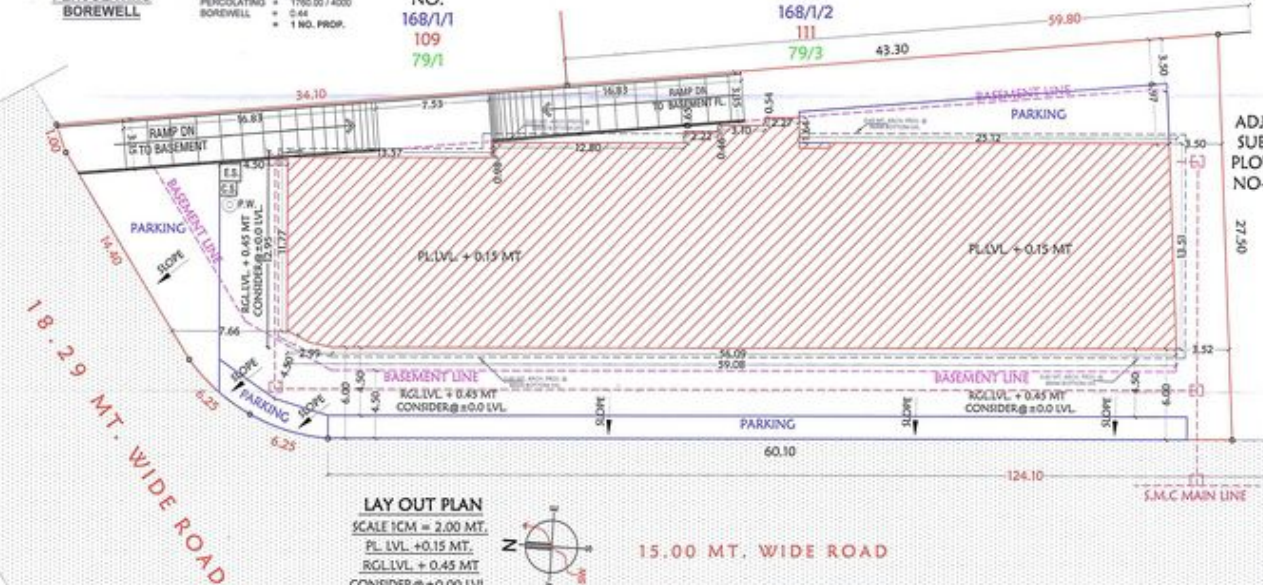


AREA STATEMENT:-
PLOT AREA
REQD. C.P. AREA (10%)
PROP. C.P. AREA
NET PLOT AREA
PERM BUP WITH ALIGNMENT (45% X 1760)
PROPOSED BUP AREA AT GR. FL.
PERM. F.S.I (1.80 X 1760.00)
PERM. F.S.I (2.25 X 1760.00)
PROPOSED F.S.I. AREA
TOTAL PAID F.S.I. AREA (3643.33 - 3168.00)
REQUIRED PARKING
PROPOSED PARKING
F.S.I CONSUMED

1760.00 SQ. MT.
NIL
1760.00 SQ. MT.
792.00 SQ. MT.
791.32 SQ. MT.
3168.00 SQ. MT.
3660.00 SQ. MT.
3643.33 SQ. MT.
475.33 SQ. MT.
1093.00 SQ. MT.
1145.00 SQ. MT.
2.07

Colour Notes :

- (1) PLOT BOUNDARY SHOWN IN
- (2) PROPOSED WORK
- (3) R O A D
- (4) DRAINAGE LINE
- (5) RAIN WATER PIPE
- (6) O. P. LINE
- (7) F. P. LINE
- (8) PARKING



A	AREA STATEMENT	SQ. MT.	I
1	AREA OF PLOT	---	LIST OF DRGS ATTACHED
	(a) AS PER RECORD	1760.00	PLANS
	(b) AS PER SITE	1760.00	LAYOUT, FLOOR PLAN, ELEVATION
2	DEDUCTION FOR	---	SECTION & PARKING PLAN
	(a) PROPOSED ROAD ALIGNMENT AREA	---	REF DESCRIPTION OF LAST
	(b) ABSENCE LAND	---	DATE
	TOTAL (a + b)	1760.00	APPROVED PLANS (IF ANY)
3	NET AREA OF PLOT (1.2)	1760.00	T.D.O. NO 179
4	RECREATION GROUND / C.P. (20%)	---	SUB DIVISION
5	BALANCE AREA OF PLOT (3-4)	1760.00	---
6	TOTAL PERM. F.S.I. (1.80 X 1760.00)	3168.00	DESCRIPTION OF PROPOSED PROPERTY
	(2.25 X 1760.00)	3960.00	---
7	TOTAL BUILT UP PERM. AT	---	PROPOSED LOWRISE COMM. LAY OUT & BUILDING PLAN ON R.S NO:- 121.O.P NO:-69, F.P.NO:-108/P, SUB PLOT-B.T.P.S. NO:-32 (ADAJAN), SURAT.
	(a) GROUND FLOOR (45 % of X 1760.00)	792.00	---
	(b) ALL FLOORS	3168.00	---
	EXISTING FLOOR AREA AT	---	IV
	GROUND FLOOR	---	NORTH LINE
	FIRST FLOOR	---	SCALE
8	PROPOSED BUILT UP AREA AT	790.21	AS SHOWN IN PLAN
9	PROPOSED AREA AT	BUILT UP F.S.I	V
	BASEMENT FLOOR	1023.33	CERTIFICATE
	GROUND FLOOR	791.32	1) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK. MANHOLE CONNECTIONS VERIFIED BY ME.
	1ST. FLOOR	791.32	2) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE: 13/06/2015 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE ARE SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.
	2ND. FLOOR	791.32	---
	3RD. FLOOR	791.32	---
	4TH. FLOOR	791.32	---
	STAIR CABIN	41.74	---
	TOTAL PROPOSED F.S.I. AREA	5021.67	---
	TOTAL PAID F.S.I. AREA (3643.33 - 3168.00)	475.33	---
	F.S.I CONSUMED	2.07	ARCHITECT / ENGINEER
B	BALCONY AREA	---	SURESH N. PATEL U.C. NO. TDD/20140
1	PERMISSIBLE BALCONY AREA / FLOOR	---	VI
2	PROPOSED BALCONY AREA / FLOOR	---	CERTIFICATE
3	EXCESS BALCONY AREA (TOTAL)	---	THIS IS TO CERTIFY THAT THE SIGNATURE OF LAND OWNERS/OWNERS ON PLANS APPLICATION AND ALL DOCUMENTS ARE DONE IN MY PRESENCE AND MY PERSONALLY TO THE ALL LAND OWNERS/OWNERS IT IS MY RESPONSIBILITY FOR SIGN OF LAND OWNERS/OWNERS.
C	TENEMENT STATEMENT	---	DEVELOPER'S NAME:-
1	AREA FOR TENEMENT	---	REGISTRATION NO. TDD-Dev:-
2	TENEMENTS PERMISSIBLE AT	---	OWNER SIGNATURE
	GROUND FLOOR	---	---
	ALL FLOORS	---	---
3	TENEMENTS EXISTING AT	---	---
	GROUND FLOOR	---	---
	ALL FLOORS	---	---
4	TENEMENTS PROPOSED AT	---	---
	GROUND FLOOR	---	---
	ALL FLOORS	---	---
	TOTAL TENEMENTS (3 + 4)	---	---
D	TENEMENT PARTICULARS	---	---
1	NOS OF ROOMS / TENEMENT	---	---
2	TOILETS PROVIDED FOR TENEMENT	---	---
3	TENEMENT FLOOR AREA	---	---
	TOTAL TENEMENTS (3 + 4)	---	---
E	PARKING STATEMENT	---	ARCHITECT & PLANNER/ENGINEER
1	TOTAL REQUIRED PARKING	1093.00	---
2	TOTAL PROPOSED PARKING	1145.00	---
F	LOADING UNLOADING	---	---
1	LOADING & UNLOADING REQUIRED	---	---
2	TOTAL LOADING UNLOADING PROVIDED	---	---

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, 1948 is granted for the Land bearing G-8, No. R.S.-No. P.P. No. 121, F.P. No. 108/P, Sub Plot-B.T.P.S. No. 32, Adajan, Surat. The permission is valid for a period of 10 years from the date of issue of this permission letter (Rajchit) vide outward No. T.O.D/DP/15/16 dated 23.05.2016.

Date: 20/04/2017
I.C. Town Planner,
Surat Municipal Corporation



VISTAR
Vishal Infrastructure and Town Planning
SURESH N. PATEL
U.C. NO. TDD/16/1940

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 such structural designs are not verified. Unless, renewed the validity of this permission expires on 12-02-16.

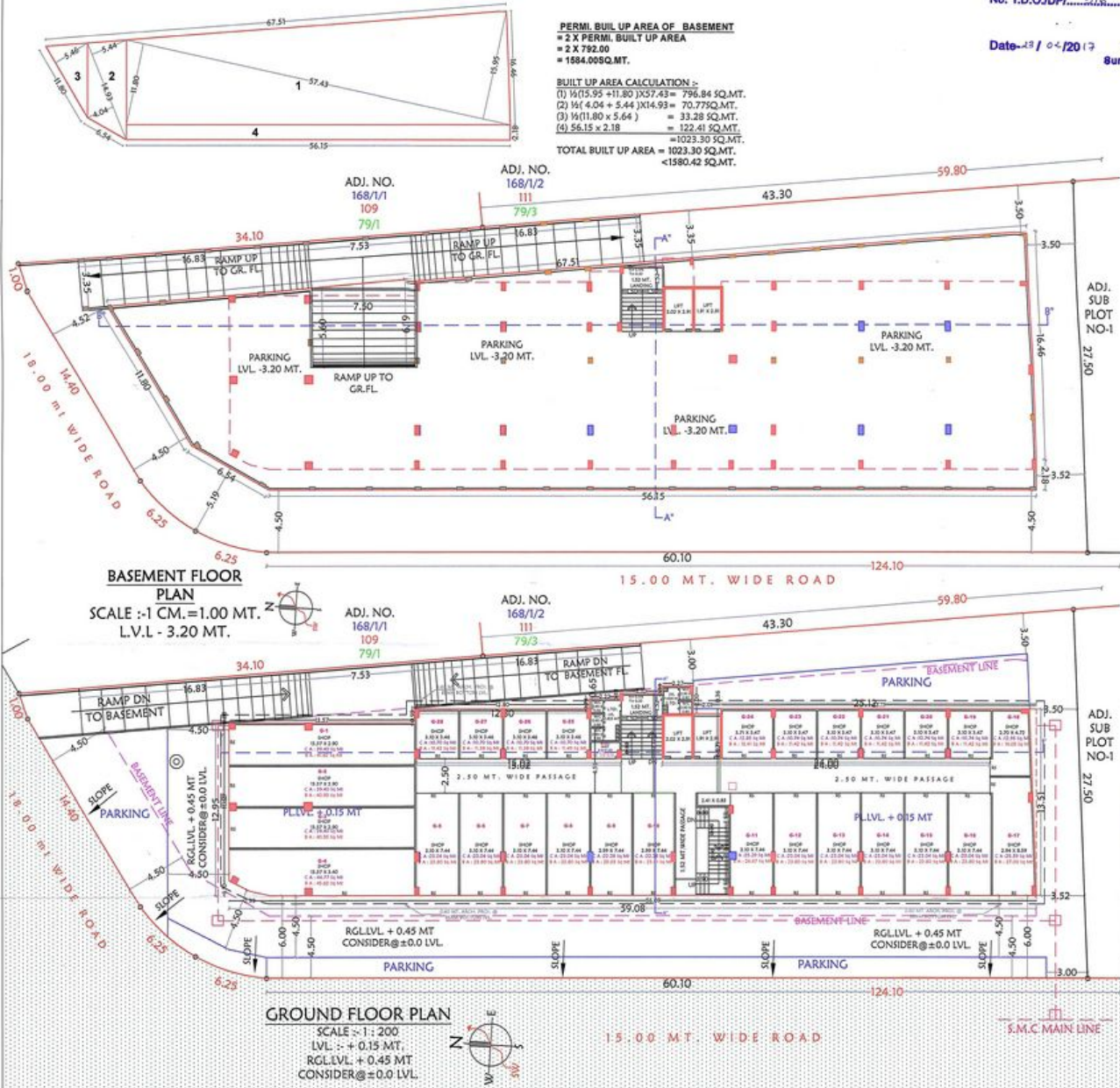
Permission for sub division/amalgamation developed as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay provisional Municipal Corporation Act, 1949 is granted for the Land bearing G.S. No./R.S. No./F.P. No./B.L. No. 121.O.P. No. 69, F.P. No. 108/P, Sub Plot-B.T.P.S. No. 32, Adajan, Ward No./Moj/T.P.S. No. 23, 24, Adajan, as per the attached plans and permission letter (Rajachithi) vide outward No. T.D.O./DP/ 23.02.13 dated 23-02-13.

Date-13/02/2013

I/C. Town Planner,
Surat Municipal Corporation

PERM. BUILT UP AREA OF BASEMENT
= 2 X PERM. BUILT UP AREA
= 2 X 792.00
= 1584.00 SQ.MT.

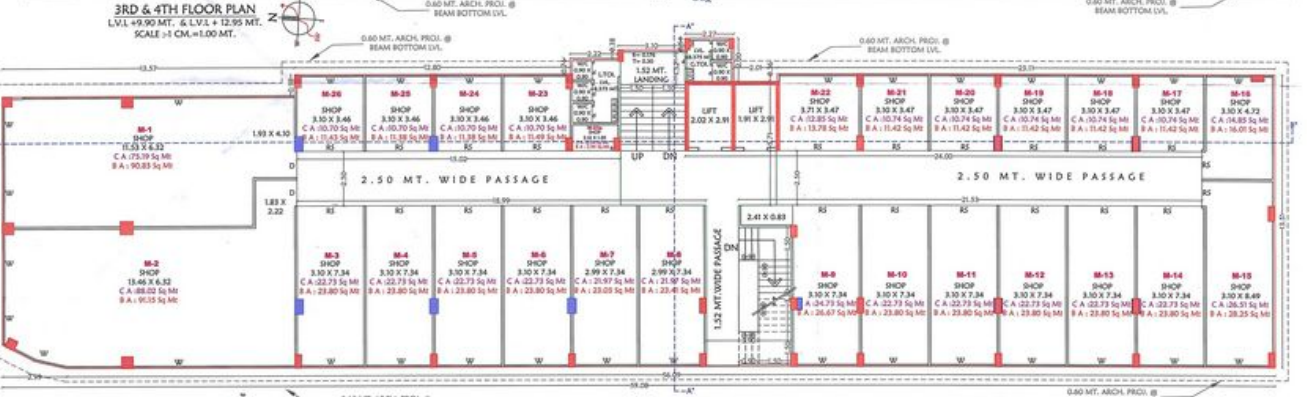
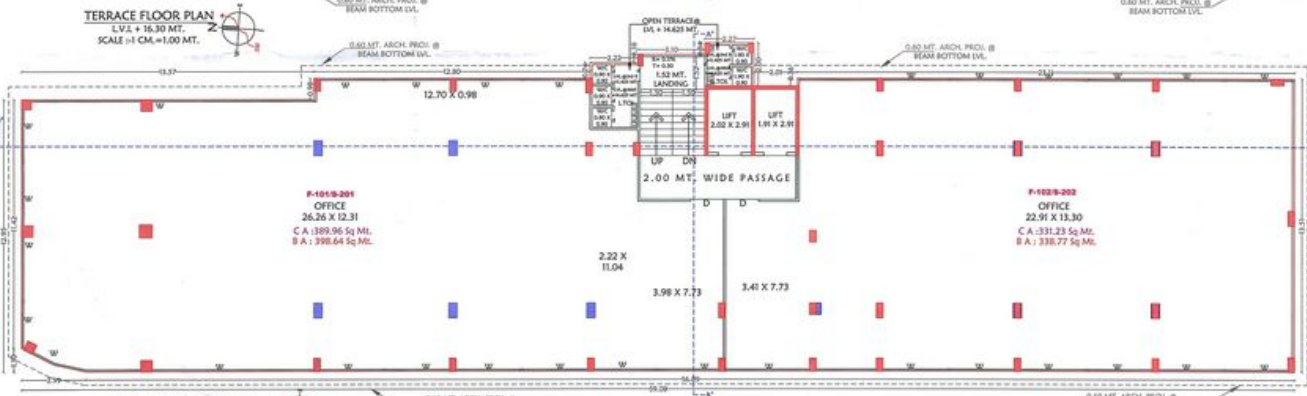
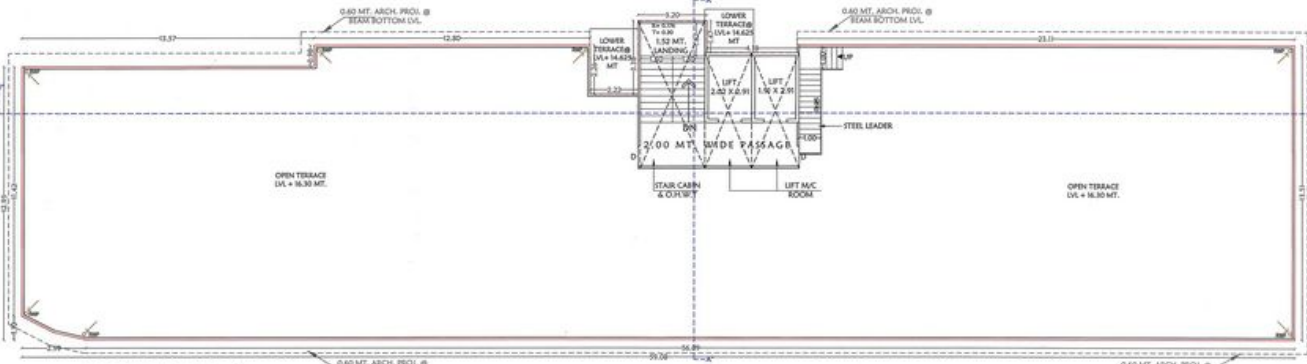
BUILT UP AREA CALCULATION :-
(1) $\frac{1}{2}(15.95 + 11.80) \times 57.43 = 796.84 \text{ SQ.MT.}$
(2) $\frac{1}{2}(4.04 + 5.44) \times 14.93 = 70.77 \text{ SQ.MT.}$
(3) $\frac{1}{2}(11.80 \times 5.64) = 33.28 \text{ SQ.MT.}$
(4) $56.15 \times 2.18 = 122.41 \text{ SQ.MT.}$
= 1023.30 SQ.MT.
TOTAL BUILT UP AREA = 1023.30 SQ.MT.
< 1580.42 SQ.MT.



Permit to plan is given on the condition that it shall be the responsibility of the applicant and his Architect / Engineer / Structural Designer, to follow the relevant I. S. specifications in structural design to ensure safety of the buildings and its work structural design etc. and maintain the validity of the permission expires on 11-11-2013.

Permission for sub development/development as sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1949 is granted for the Land bearing G-6, North-West P.P. No. 11111, Sub Plot B.T.P.S. of Ward No. 108/P.T.P.S. No. 32, Adajan, Surat. as per the attached plans and permission letter (Hapurthi) vide outward No. T.O.O/CP/11111 dated 22.04.2013.

Date: 22/04/2013 U.C. Town Planner, Surat Municipal Corporation



OWNERS SIGN:
X go Patel
X Chandra Mohan Dhangra
X Dhanraj Rao
X Ramnarayan Chavhan Dhangra
X Mithesh Ramnarayan Dhangra

ARCHITECT/ENGINEER

ARCHITECT & PLANNER

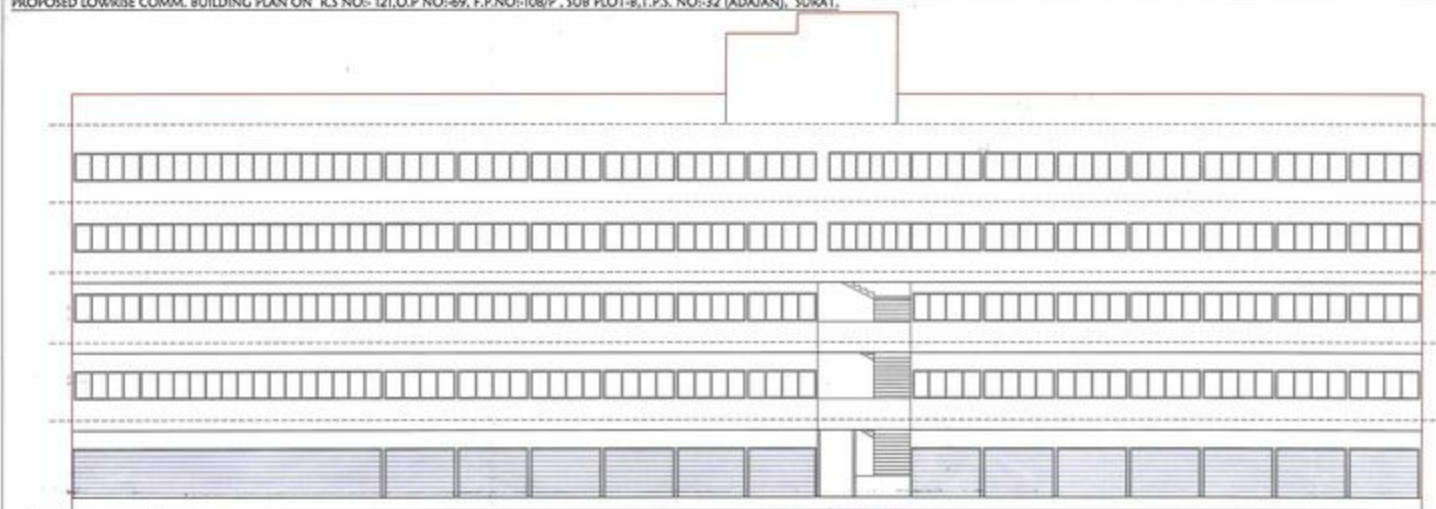


Permission for sub-division/development/development as sanctioned by Commission under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation A.C. 1948 is granted for the Land bearing G-6, H-10/5-10/F-1, No. 10/12/12, Sub-plot No. 1, of Vard North Municipal P.S. No. 35. (Added)

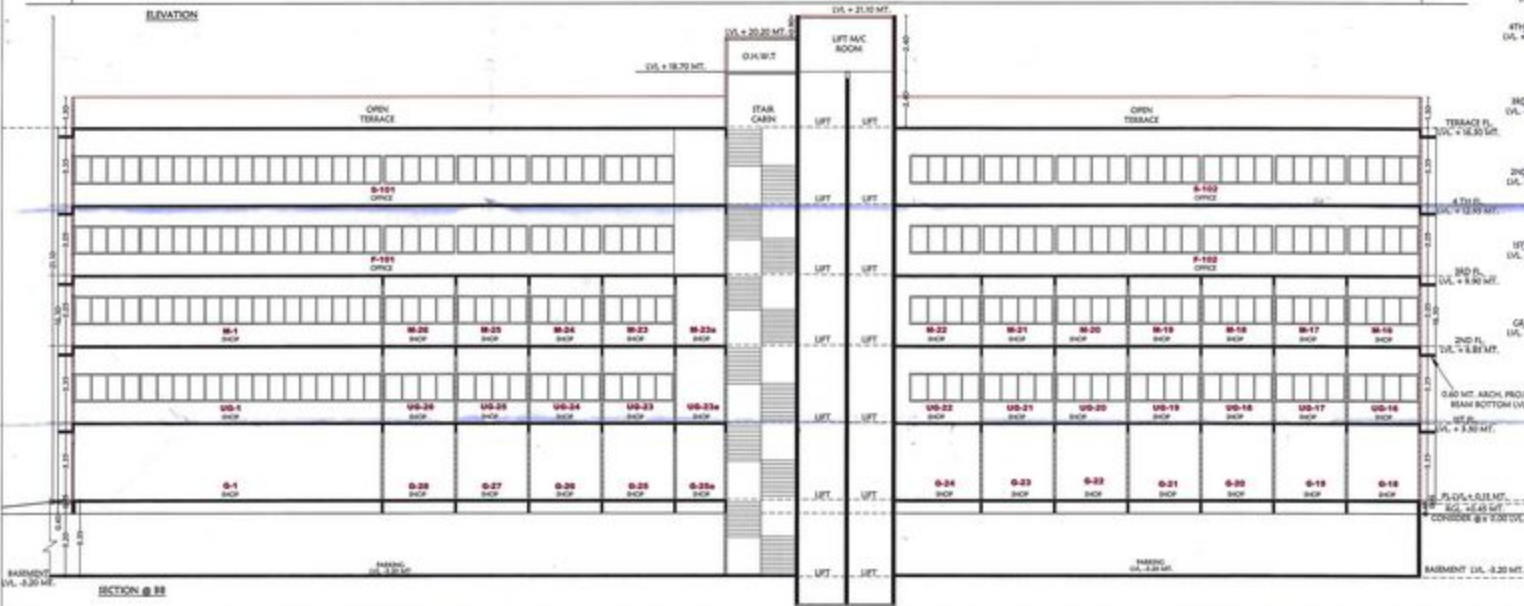
as per the attached plans and permission letter (Rajeshwari) vide order No. T.O./DUPY 518, dated 22-02-2023

Date—15 / 04 / 2017

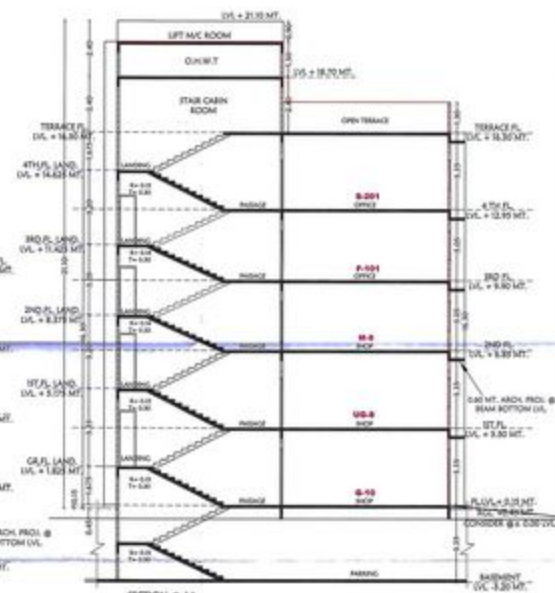
MC, Town Planner,
Burl Municipal Corporation



ELEVATION



ACTION 9.18



SECTION @ AA

OWNER'S SIGN _____

ARCHITECT/ENGINEER	ARCHITECT & PLANNER
--------------------	---------------------

X _____ 30.06.21
(1) Ghanshyambhai Odhavibhai Durgani
X _____ Durgani Ro
(2) Ramanbhai Odhavibhai Durgani
X _____ Durgani
(3) Mitesh Ramanbhai Durgani

3/20/2014
SURESH N. PATEL
LIC. NO. TDC/PR/346



VISTAR

ARCHITECTS
Johannes W. Schmitt, Principal, Schmitt Associates, Inc.
10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
Tel: 310.206.1111 Fax: 310.206.1112
E-mail: jwschmitt@schmitt.com

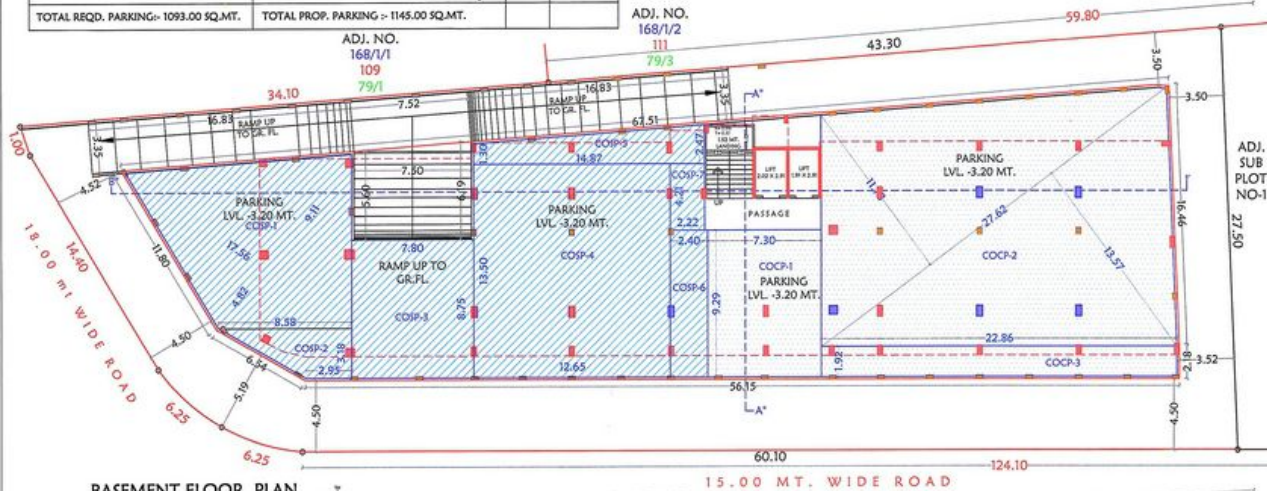
TOTAL REQD. PARKING FOR COMM. = 1093.00 SQ.MT.	TOTAL PROP. PARKING FOR COMM. = 1145.00 SQ.MT.	LVL.	COLOR NOTE
TOTAL REQD. PARKING FOR COMM. @30% 3643.33 Q.MT. X 30% = 1093.00 SQ.MT.	TOTAL PROP. PARKING FOR COMM. 243.88 + 461.79 + 439.33 = 1145.00 SQ.MT.		
1093.00 SQ.MT. X 20% = 218.60 SQ.MT.	VISITOR'S CAR PARKING CVC-1) 1/2 (2.86 + 4.64) X 10.36 = 38.85 SQ. MT. CVC-2) 1/2 (2.04 + 3.97) X 24.62 = 73.98 SQ. MT. = 112.83 SQ. MT.	GR. LVL.	
VISITOR'S CAR PARKING 218.60 SQ.MT. X 0.50 = 109.30 SQ.MT.	VISITOR'S OTHER PARKING CVP-1) 1/2 (6.73 X 10.02) = 33.72 SQ. MT. CVP-2) 1/2 (1.57 + 1.36) X 5.03 = 7.37 SQ. MT. CVP-3) 1/2 (1.50 + 1.57) X 2.81 = 4.31 SQ. MT. CVP-4) 1 X 57.10 X 1.50 = 85.65 SQ. MT. = 131.05 SQ. MT.		
VISITOR'S OTHER PARKING 218.60 SQ.MT. X 0.50 = 109.30 SQ.MT.	TOTAL : 112.83 + 131.05 = 243.88 SQ. MT.		
OCCUPIER CAR PARKING 1093.00 SQ.MT. X 40% = 437.20 SQ.MT.	OCCUPIER CAR PARKING COC-1) 1 X 7.30 X 9.29 = 67.82 SQ. MT. COC-2) 1/2 (1.78 + 1.57) X 27.62 = 350.08 SQ. MT. COC-3) 1 X 22.86 X 1.92 = 43.89 SQ. MT. = 461.79 SQ. MT.	BASE LVL.	
OCCUPIER OTHERS PARKING 1093.00 SQ.MT. X 40% = 437.20 SQ.MT.	OCCUPIER OTHER PARKING COSP-1) 1/2 (4.82 + 9.11) X 17.56 = 122.30 SQ. MT. COSP-2) 1/2 (8.58 + 2.95) X 3.18 = 18.33 SQ. MT. COSP-3) 1 X 7.80 X 8.75 = 68.25 SQ. MT. COSP-4) 1 X 12.65 X 19.50 = 170.77 SQ. MT. COSP-5) 1/2 (1.30 + 2.47) X 14.87 = 28.03 SQ. MT. COSP-6) 2.40 X 9.29 = 22.30 SQ. MT. COSP-7) 2.22 X 4.21 = 9.35 SQ. MT. = 439.33 SQ. MT.	BASE LVL.	
TOTAL REQD. PARKING:- 1093.00 SQ.MT.	TOTAL PROP. PARKING :- 1145.00 SQ.MT.		

Permit is granted on 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 by the authority. This permission is valid only for the purpose mentioned and shall be void if the building is not constructed within the stipulated time.

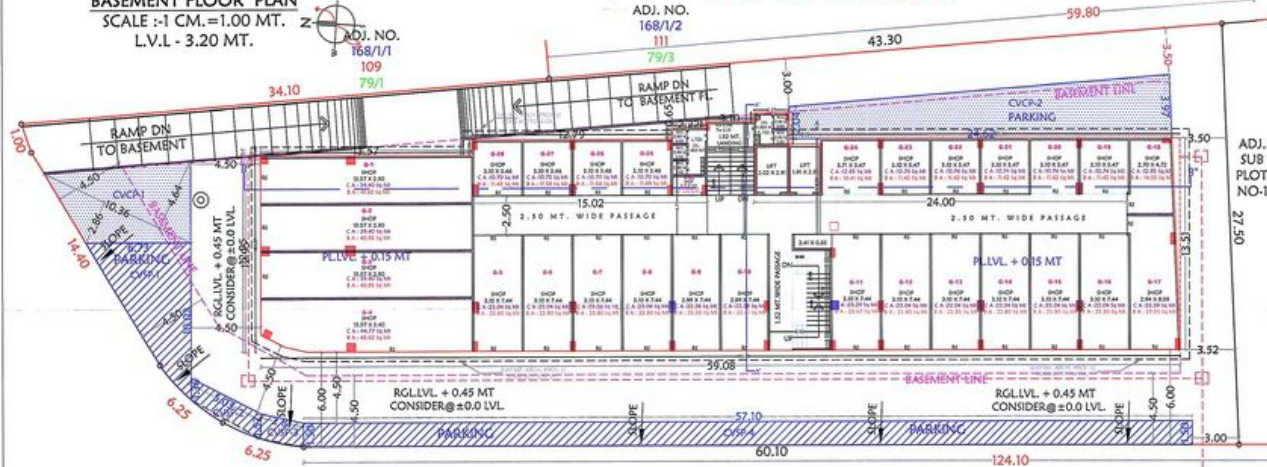
PROP. PARKING AREA CALCULATION

FLOOR	CAR 50%	SCT. 50%	TOTAL	CAR PARKING 40%	SCOOTER PARKING 40%	TOTAL	REMARK
GR. LVL.	112.83	131.05	243.88	—	—	243.88	22 %
BASE LVL.	—	—	—	461.79	439.33	901.12	82 %
TOTAL	112.83	131.05	243.88	461.79	439.33	1145.00	104 %

ADJ. NO. 168/1/2 111 79/3



BASEMENT FLOOR PLAN
SCALE :- 1 CM. = 1.00 MT.
L.V.L. - 3.20 MT.



GROUND FLOOR PLAN
SCALE :- 1 : 200
L.V.L. :- + 0.15 MT.
R.G.L.V.L. + 0.45 MT
CONSIDER @ ± 0.0 LVL.

Permission for sub division/emalgamation/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1973 and the Bombay provisional Municipal Corporation Act, 1948 is granted for the Land bearing G.S. No./R.G. No./F.P. No. 158/1/2, Sub Plot No. 32 of Ward No/Moje/T.P.S. No. 32, Adajan, Surat as per the attached plans and permission letter (Rajashihili) vide outward No. T.D.O./DP/158/1/2 dated 23.05.2017.

Date: 23/05/2017 I/C. Town Planner, Surat Municipal Corporation

OWNER'S SIGN.
X. *G. Patel*
(1) Ghaghsambhal Odhavjibhai Dugrani
X. *Dhanraj K.*
(2) Ramanbhai Odhavjibhai Dugrani
X. *P. Dhanraj*
(3) Mitesh Rahanbhai Dugrani

ARCHITECT/ENGINEER
Suresh N. Patel
SURESH N. PATEL
LIC. NO. TDCHER/340
ARCHITECT & PLANNER



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E-Mail: vistararchitect@gmail.com