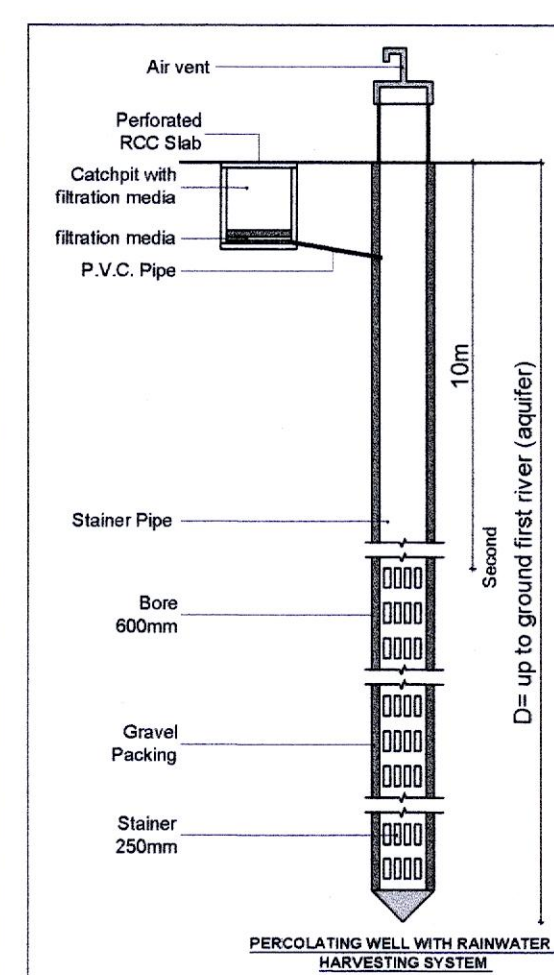
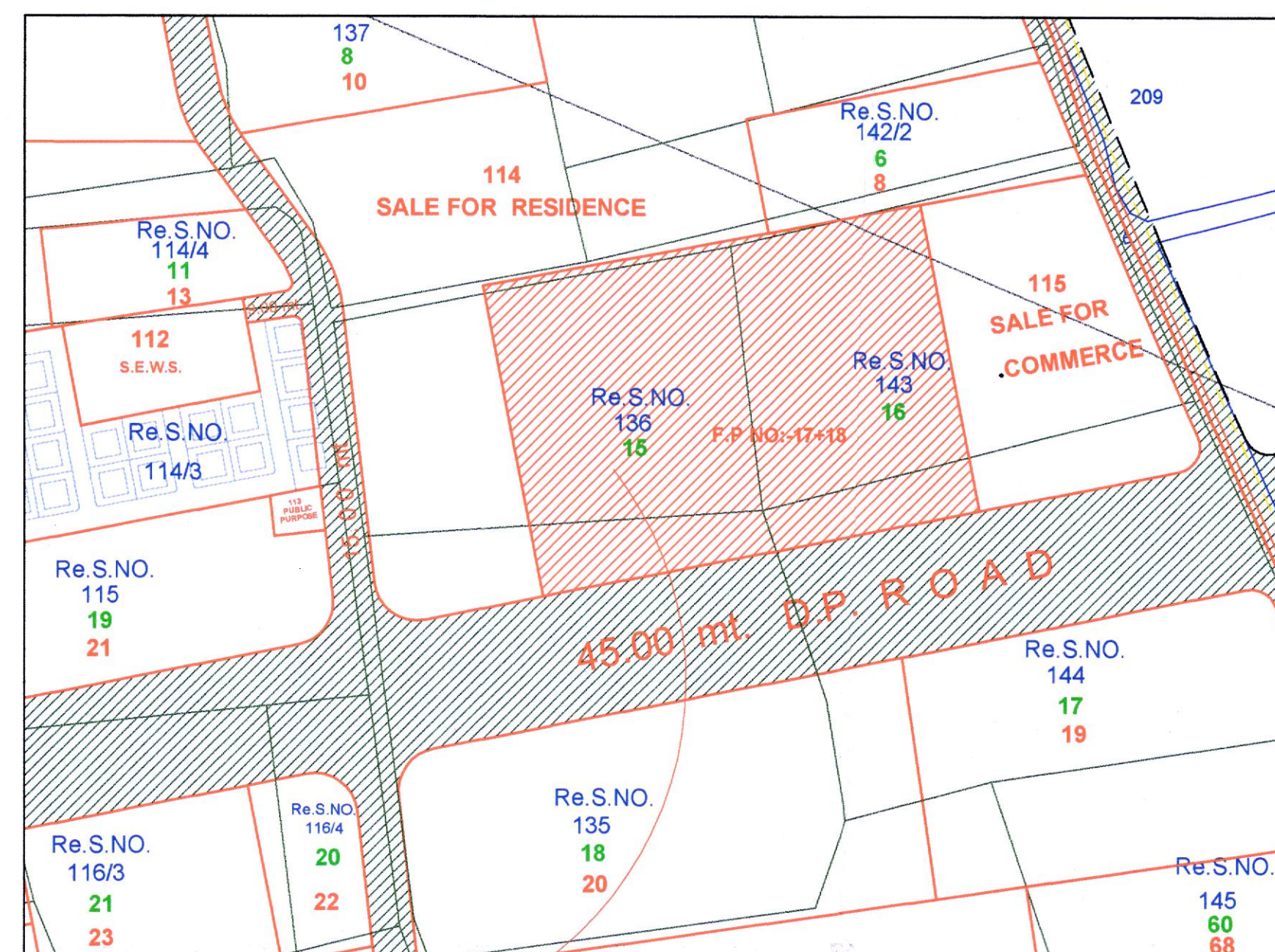




સહર ડ્રાફ્ટ ટી. પી. સ્ત્રીમમાં યનાર તમામ
ફેરફાર તમોને બંધનકર્તા રહેશે. આ શરતે
આ પ્રસ્તાવની આપનામાં આવે છે.

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. 30/5/2022.

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. of Ward No. of T.D.O./D.P. No. as per the attached plans and permission letter (Rajschitra) vide outward No. T.D.O./D.P. dated 31.12.2011.

Date- 31/05/2021
I/C. Town Planner,
Surat Municipal Corporation

C.O.P. AREA CALCULATION							
SR. NO.	AREA						SQ.MT.
1	20.80	X	39.17	X	1	=	814.74
2	10.00	X	22.03	X	1	=	220.30
TOTAL AREA						=	1035.04



PROPOSED SITE



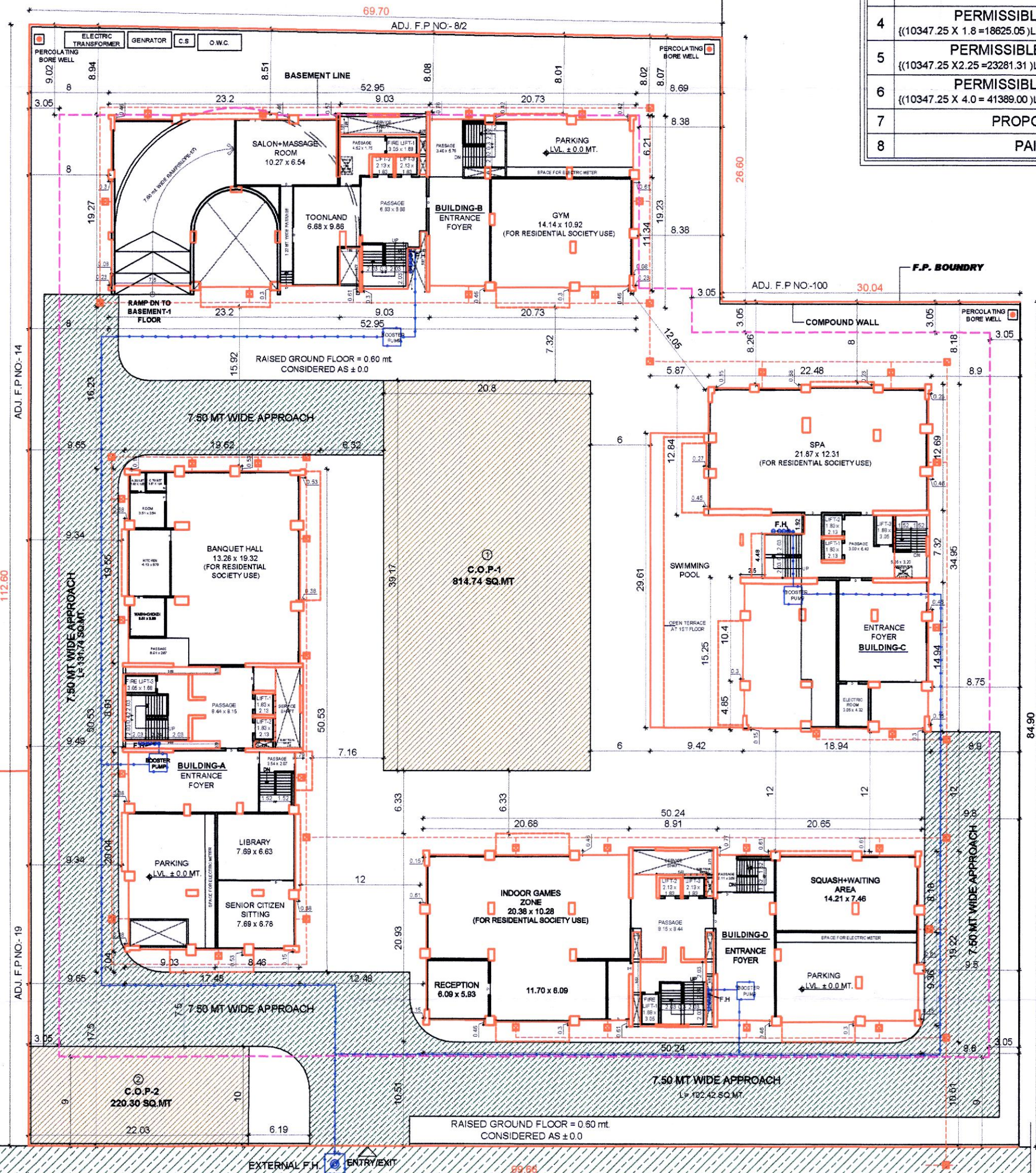
KEY PLAN (AS PER DRAFT)
SCALE : 1 CM = 20 MT

BUILT UP AREA PROPOSED ON EACH FLOOR (FLOOR WISE SUMMERY) (SQ.MT.)					
FLOOR	PROPOSED BUILDING				TOTAL
	BUILDING-A	BUILDING-B	BUILDING-C	BUILDING-D	
BASEMENT-01	8103.58				8103.58
BASEMENT-02	8103.58				8103.58
GROUND FLOOR	886.96	888.22	939.03	891.15	3605.36
1st FLOOR	806.14	867.53	860.07	825.75	3359.49
2nd FLOOR	852.38	887.37	898.48	856.91	3295.14
3rd FLOOR	852.38	887.37	898.48	856.91	3295.14
4th FLOOR	852.38	903.47	898.48	876.71	3331.04
5th FLOOR	872.78	887.37	718.98	856.91	3336.04
6th FLOOR	852.38	887.37	898.48	856.91	3295.14
7th FLOOR	852.38	903.47	898.48	876.71	3331.04
8th FLOOR	872.78	887.37	718.98	856.91	3336.04
9th FLOOR	852.38	887.37	898.48	856.91	3295.14
10th FLOOR	852.38	903.47	898.48	876.71	3331.04
11th FLOOR	872.78	887.37	718.98	856.91	3336.04
12th FLOOR	852.38	887.37	898.48	856.91	3295.14
13th FLOOR	801.92	849.36	898.48	816.71	3166.47
14th FLOOR	0.00	0.00	673.95	0.00	673.95
STAIR CABIN	155.32	161.16	121.61	155.32	593.41
TOTAL	12087.72	12575.64	11037.92	12174.34	64082.78

F.S.I. AREA PROPOSED ON EACH FLOOR (FLOOR WISE SUMMERY) (SQ.MT.)					
	PROPOSED BUILDING				
FLOOR	BUILDING-A	BUILDING-B	BUILDING-C	BUILDING-D	TOTAL
BASEMENT-01	PARKING				0.00
BASEMENT-02	PARKING				0.00
GROUND FLOOR	501.59	357.08	729.18	510.66	2098.49
1st FLOOR	717.82	773.28	776.11	735.98	3003.19
2nd FLOOR	765.87	792.66	613.82	767.14	2939.49
3rd FLOOR	765.87	792.66	613.82	767.14	2939.49
4th FLOOR	765.87	792.66	613.82	767.14	2939.49
5th FLOOR	765.87	792.66	613.82	767.14	2939.49
6th FLOOR	765.87	792.66	613.82	767.14	2939.49
7th FLOOR	765.87	792.66	613.82	767.14	2939.49
8th FLOOR	765.87	792.66	613.82	767.14	2939.49
9th FLOOR	765.87	792.66	613.82	767.14	2939.49
10th FLOOR	765.87	792.66	613.82	767.14	2939.49
11th FLOOR	765.87	792.66	613.82	767.14	2939.49
12th FLOOR	765.87	792.66	613.82	767.14	2939.49
13th FLOOR	468.27	491.55	613.82	471.05	2044.69
14th FLOOR	0.00	0.00	394.88	0.00	394.88
TOTAL	10112.25	10341.15	9266.01	10156.23	39875.64

TOTAL AREA SUMMARY		
SR NO	AREA	SQ. MTS
1	PLOT AREA	= 10347.25
2	REQUIRED C.O.P. AREA (10% of 10347.25)	= 1034.72
3	PROPOSED C.O.P	= 1035.04
4	PERMISSIBLE F.S.I. @ (1/8) (10347.25 X 1/8 = 1293.40 LESS C.O.P. (1035.04) IS = 156.26)	= 18469.79
5	PERMISSIBLE F.S.I. @ (2/25) (10347.25 X 2/25 = 33281.31 LESS C.O.P. (1035.04) IS = 156.26)	= 23126.05
6	PERMISSIBLE F.S.I. @ (4/0) (10347.25 X 4/0 = 41389.00 LESS C.O.P. (1035.04) IS = 156.26)	= 41233.74
7	PROPOSED F.S.I.	= 39875.64
8	PAID F.S.I.	= 21250.59

COLOUR NOTE	
PLOT BOUNDARY SHOWN IN	
PROPOSED WORK SHOWN IN	
DRAINAGE LINE SHOWN IN	
RAIN WATER PIPE SHOWN IN	
C.O.P. SHOWN IN	
ROAD SHOWN IN	
O.P. PLOT BOUNDARY SHOWN IN	
F.P. BOUNDARY SHOWN IN	



45 MT. WIDE ROAD

LAY-OUT PLAN
SCALE : 1CM=4.0M

FORM 6A: AREA STATEMENT																			
AREA STATEMENT FOR LAND																			
NO		TITLE		DETAILS (AREA IN SQ.MT.)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED				25		PARKING		AREA (in sq.mt)		NO.OF PARKING SPACES FOR 2-WHEELERS		NO. OF PARKING SPACES FOR 4- WHEELER	
A		BUILDING-UNIT AREA		10347.25		LIST OF DRGS ATTACHED		NO. OF COPIES		25.1		PROPOSED PARKING ON GROUND LEVEL (including hollow plinth)		429.07		54		7	
A.1		a). AREA AS PER REVENUE RECORD		10347.25						25.2		PROPOSED PARKING ON BASEMENT LEVEL		13438.79		1746		205	
A.2		b). AREA AS PER TPS RECORD		10347.25						25.3		PROPOSED PARKING ON LEVELS ABOVE HOLLOW PLINTH		-----		-----		-----	
A.3		c). AREA AS PER SITE CONDITION		10347.25						25.4		COVERED PARKING		-----		-----		-----	
B		DEDUCTION AREA		-----		PLANS ELEVATION SECTION		} 20		25.5		OPEN PARKING		-----		-----		-----	
B.1		a).ROADS (proposed or under process)		-----						25.6		TOTAL		13867.86		1800		212	
B.2		b).RESERVATIONS (under TP or DP or any other statutory plans/under provision of GDR)		-----								BUILD -TO-LINE							
B.3		AREA -NOT IN POSSESSION		-----								BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN,PLEASE PROVIDE THE FOLLOWING DETAILS.							
B.4		OTHER		-----								1		LENGTH OF BUILD-TO-LINE		IN METERS		387.35	
C		NET AREA		10347.25								2		LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING		IN METERS		0.00	
EXISTING																			
NO		TITLE		DETAILS (AREA IN SQ.MT./NOS./MT)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED				3		PERCENTAGE OF LENGTH OF BUILD-TO-LINE CO- INCIDING THE FRONT FACADE OF THE BUILDING				0.00			
1		1 TO 12.4		REQUIRED		PROVIDED		NOT APPLICABLE				PROPOSAL DETAILS							
PROPOSED																			
NO		TITLE		DETAILS (AREA IN SQ.MT./NOS./MT)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED						REF DESCRIPTION OF LAST APPROVED PLANS		DATE					
13		COMMON PLOT		REQUIRED 1034.72 PROVIDED 1035.04		YES						TDO/DP/NO - 238		4-10-2011		V.CERTIFICATE			
13.1		ADDITIONAL 6% FOR THICK PLANTATION		-----		YES						TDO/DP/NO - 18		16-04-2012		CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 28 - 06 - 20 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.			
13.2		NO. OF PERCOLATION WELLS		2.5868		3.00		YES				TDO/DP/NO - 19		16-04-2012					
13.3		NO. OF TREES		-----		-----		NOT REQUIRED				TDO/DP/NO - 20		16-04-2012					
14		WIDTH OF MARGIN-ROAD SIDE		9.00		10.51		YES				TDO/DP/NO - 21		16-04-2012					
14.1		WIDTH OF MARGIN-OTHER THAN ROAD SIDE		8.00		8.00		YES				TDO/DP/NO - 503		21-02-2014					
14.2		TOTAL MARGIN AREA		-----		3746.49		YES				TDO/DP/NO - 504		21-02-2014					
15		INTERNAL ROAD WIDTH		-----		7.50		YES				TDO/DP/NO - 505		21-02-2014					
15.1		INTERNAL ROAD AREA		-----		1783.66		YES				TDO/DP/NO - 506		21-02-2014					
16		BUILT-UP AREA IN COMMON PLOT		-----		-----		NOT REQUIRED				TDO/DP/NO - 640		16-03-2018					
16.1		BUILT-UP AREA IN MARGINS		-----		-----		NOT REQUIRED				TDO/DP/NO - 23		14-02-2019					
17		TOTAL DEVELOPABLE AREA		-----		3605.36		YES											
18		PERMISSIBLE FSI -BASE (AS PER NEW DP)		18469.79		39875.64		YES											
18.1		PERMISSIBLE FSI-CHARGEABLE		-----		-----		NOT REQUIRED											
18.2		FSI UTILISED		-----		39875.64(@3.85)		YES											
19		GROUND COVERAGE		-----		3605.36		YES											
20		PROPOSED USE (as described in section c-9.3 use classification table)		USE SUB-TYPE		BUILT-UP AREA (in sq.mt)		NO OF UNITS		DRAWINGS PROVIDED YES/NO									
20.1		DWELLING		DWELLING-3		64082.78		4		YES									
20.2		20.2 TO 20.19		-----		-----		NOT APPLICABLE											
20.		TOTAL		DWELLING-3		64082.78		4		YES									
21		FLOORS/LEVELS		NUMBERS OF UNITS		FLOOR AREA/ BUILT- UP AREA /F.S.I. (in sq.mt)		PAYMENT FSI (in sq.mt)											
21.1		PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A B C D		A B C D													
21.1		BASEMENT		2		16207.16		-----											
21.2		HOLLOW PLINTH		1 1 1 1		86.77 60.64 0.00 115.89		-----											
21.3		GROUND FLOOR		1 1 1 1		800.19 827.58 939.03 775.26		-----											
21.4		FIRST FLOOR		1 1 1 1		806.14 867.53 860.07 825.75		-----											
21.5		2ND,3RD,4TH,6TH,7TH,9TH,10th&12th FLOOR		7 -- 8 --		5966.66 -- 5587.84 --		-----											
21.6		5TH,8TH & 11TH FLOOR		3 -- 3 --		2618.34 -- 2156.94 --		-----											
21.7		2ND,3RD,5TH,6TH,8TH,9TH & 11TH FLOOR		-- 7 -- 7		6211.59 -- 5998.37 --		-----											
21.8		4TH,7TH & 10TH FLOOR		-- 3 -- 3		2710.41 -- 2630.13 --		-----											
21.9		FLOORS OTHER THAN TYPICAL FLOOR		2 2 2 2		1654.30 1736.73 1372.43 1673.62		-----											
21.10		TOTAL		14 14 15 14		47282.21		-----											
21.11		TOTAL OF ALL BUILDINGS		--		63489.37		-----											
22		DWELLING UNITS		NUMBERS OF UNITS		TOTAL UNIT AREA (in sq.mt)		DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt)											
22.1		PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A B C D		A B C D													
22.1		1BHK		-- -- -- --		-----		-----											
22.2		2BHK		-- -- -- --		-----		-----											
22.3		3BHK		-- -- -- --		-----		-----											
22.4		4BHK		-- -- 28 --		-----		9977.28		-----									
22.5		MORE THAN 4BHK		26 26 -- 26		11045.44 11526.26 11127.87		-----											
22.6		OTHERS (eg. studio units penthouse etc.)		-- -- -- --		-----		-----											
22.7		OTHER THAN DWELLING UNITS		-- -- -- --		-----		-----											
22.8		TOTAL		26 26 28 26		11045.44 11526.26 9977.28 11127.87		-----											
22.9		TOTAL OF ALL BUILDINGS		106		43676.85		-----											
23		DWELLING UNITS		CARPET AREA OF EACH UNIT (in sq.mt)		DETAILS OF BALCONY & VERNADAH AREA (size) of individual unit sq.mt)		PROPORTIONATE COMMON AMINITIES AREA (in sq.mt.)		TOTAL BUILT UP AREA (sq. mt.)									
23.1		GROUND FLOOR		1414.87		-----													
23.2		1st FLOOR		2731.83		137.17													
23.3		2nd TO 11th FLOOR		27270.40		2429.10													
23.4		12th FLOOR		2726.91		86.48													
23.5		13th FLOOR		1900.97		16.75													
23.6		14th FLOOR		366.21		-----													
24		BUILDING HEIGHT		BUILDING HEIGHT IN METERS		NUMBER OF FLOORS													
				A B C D		A B C D													
				48.58 49.04 51.93 49.04		13 13 14 13													
PROPOSED AREA STATEMENT FOR PARKING																			
24.1		PARKING		AREA (in sq. mt.)		percentage (%)													
24.1		PARKING AREA REQUIRED AS PER REGULATION (please specify in % as well as area)		7975.13		% of total f.s.i. area - 20%													
24.2		PROPOSED PARKING AREA (please specify in % as well as area)		13867.86		% of total parking area - 34.78													
24.3		VISITORS PARKING AREA REQUIRED AT GROUND LEVEL		5% OF 797.51 = 39.87		% of total parking area - 5%													
24.4		VISITORS PARKING AREA PROVIDED AT GROUND LEVEL (please specify in % as well as area)		800.11-200.15-170.89 = 429.07		% of total parking area - 5.38													
FOR OPINION / N.O.C / PERMISSION																			