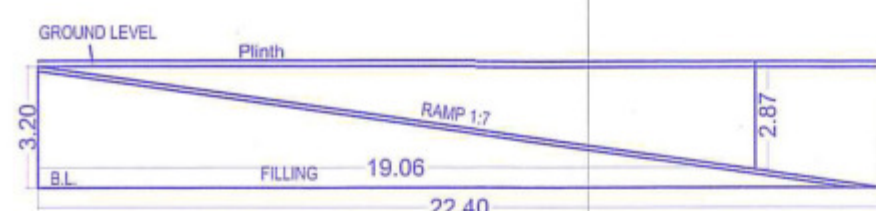
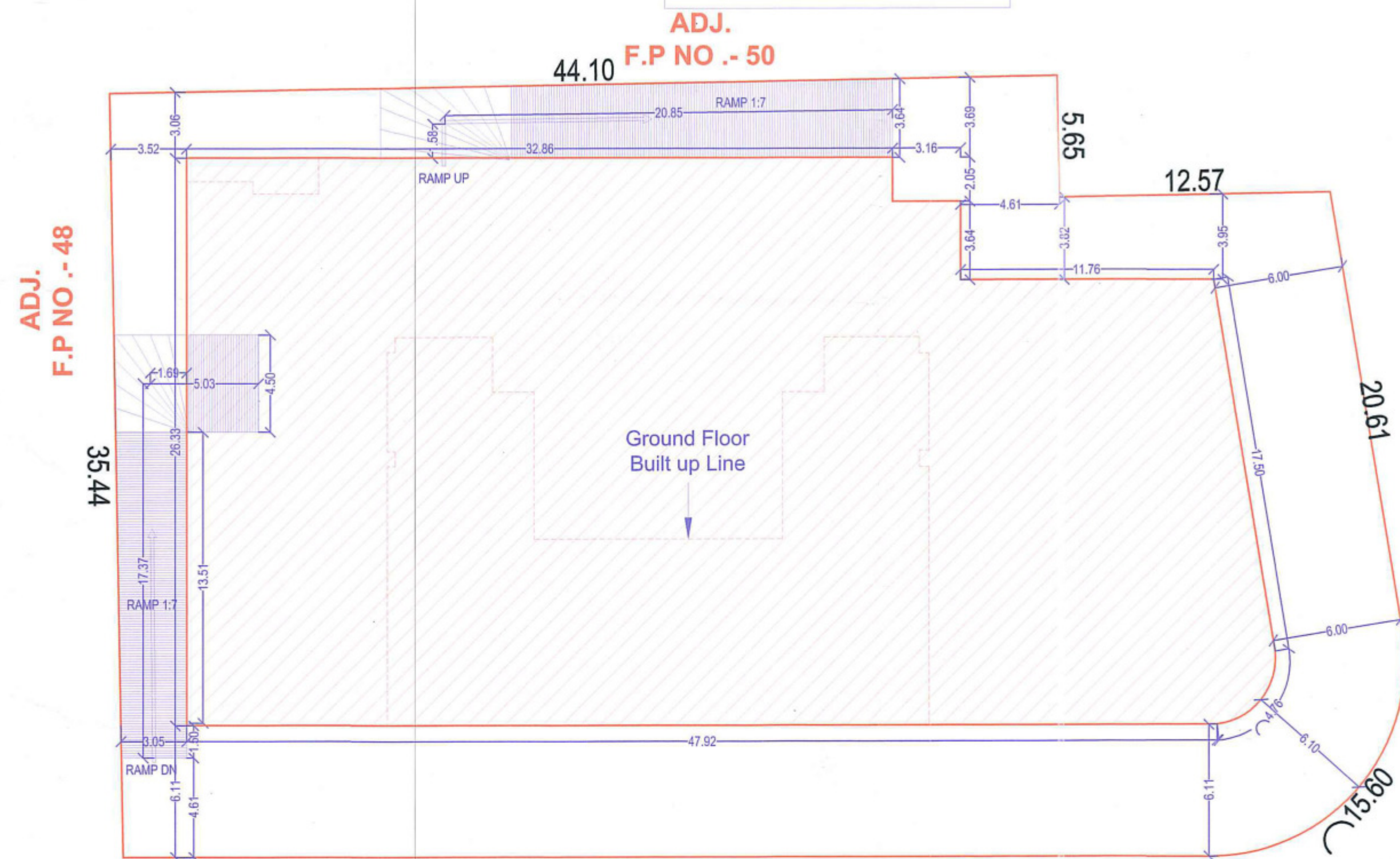


PROPOSED LOW RISE COMMERCIAL BUILDING PLAN ON BLOCK NO:- 1162/2, PRELIMINARY T.P.S. NO - 37 (VARIAV), F.P. NO - 49, MOJE:-VARIAV, TA. CITY,DIST.SURAT

Lay out + Key Plan
Area Table
1/4

BASMENT AREA CALCULATION
 = plot area = 2010.00sq. mt.
 = built up area x 2
 = 873.42 x 2 = 1746.84 sq. mt.
 2010.00 sq mt. or 1746.84sq. mt.
 = 1746.84 sq mt. > 1216.72 sq. mt.
 ok

Ramp Calculation
 = 22.40
 = 22.40 / 3.20
 = 7.00 ok
 = 7.00 > 7



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

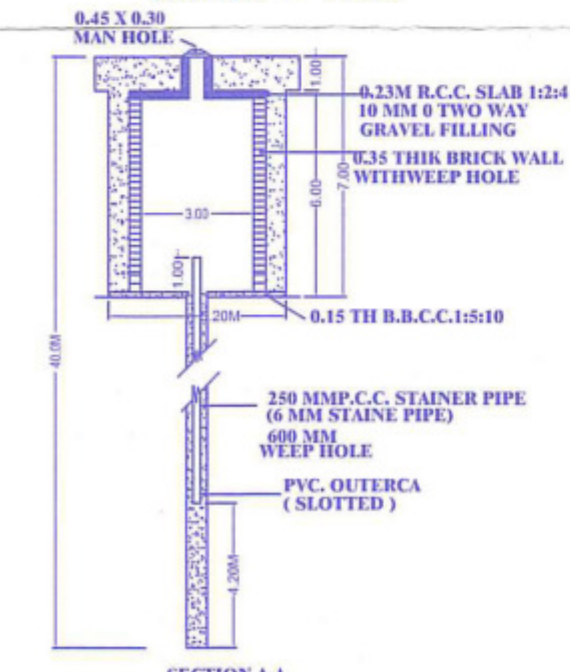
Built-up Area Table	F.S.I Area
Floor	Sq mt.
Bas. FL	1216.72
GR FL	873.42
1st FL	873.42
2nd FL	873.42
3rd FL	873.42
4th FL	873.42
Stair Cabin	53.41
Total	5637.23

Area Statement

PLOT AREA	2010.00 Sq.mt
REQ.COMMON PLOT 10%	225.00 Sq.mt
PRO.COMMON PLOT	225.76 Sq.mt
PERMI. BUILT-UP AREA 45%	904.50 Sq.mt
PERMI. F.S.I AREA (2010 x 2.25)	4522.50 Sq.mt
PROPO.BUILT-UP AREA (AS PER CALC.)	873.42 Sq.mt
PROPO. F.S.I AREA (AS PER CALC.)	4034.72 Sq.mt
F. S. I CONSUMED	2010.00 = 2.01
C.O.P Area Cal.	
C.O.P - 1	(1) 19.23 x 11.74
	225.76 Sq.mt.

Permi. F.s.i (1.80) Area Calculation:
 2010.00 x 1.80 = 3618.00 Sq.mt.
 Total = 3618.00 Sq.mt.....(A)
 Paid F.s.i Area Calculation
 Proposed F.S.I = 4034.72 Sq.mt.
 Less
 (A) = 3618.00 Sq.mt.
 Total Paid F.S.I Area :- 416.72 Sq.mt.

REQUIRE PERCOLATING WELL
 PLOT AREA : 2010.00 sq.mt.
 NET PLOT AREA : 2010.00 sq.mt.
 = 2010.00 / 4000.00 = 0.50 NOS.
 PROVIDE = 1 NOS.



SECTION A-A
 PLAN (PERCOLATING WELL)
 SCALE : 1.00 CM. = 2.00 MT.

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. 10/12/18

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 Provincial Municipal Corporation Act, 1949 is granted for the Land bearing E-S. No./169 No./P.P. No. 49 as per the attached plans and permission letter (Rajachikiti) vide outyard No. T.D.O./DP/464 dated 11/12/17

Date: 11/12/2017 I/C. Town Planner, Surat Municipal Corporation

COLOUR NOTE

PLOT BOUNDARY : ROAD :
 PROPOSED WORK : F.P. BOUNDARY :
 DRAINAGE LINE : O.P. BOUNDARY :
 R.W.P. : EXISTING WORK :

Area Statement	SQ Mts.	I	List of Drawings attached	No. of copies.
1. area of plot			Plans	4
(a) As per Record	2010.00		Elevation	
(b) As per site	2010.00		Section	
2. Deduction for:			Ref. and Discription of Last approved plans if any	Date:
(a) REVISED road				
(b) Any Reservations				
Total : (a + b)				
3. Net area of plot (1-2)	2010.00			
4. Recreation Ground (C.O.P. 10 %)	225.76			
5. Balance area of plot (3-4)	1784.50			
6. Permissible F. S. I. (2010.00 x 2.25)	4522.50			
7. Permissible Built-up				
(a) Ground Floor (2010.00 x 45 %)	904.50			
(b) All Floors	3618.00			
Existing floor area At				
Ground Floor				
1st Floor				
2nd Floor				
Proposed area at				
Built up Area				
F.S.I Area				
Bas. FL	1216.72			
Gr. FL	873.42			
1st. FL	873.42			
2nd. FL	873.42			
3rd. FL	873.42			
4th. FL	873.42			
Stair Cabin	53.41			
Total area Proposed	5637.23			
F.S.I Consumed	2.01			
Balcony area				
1. Permissible balcony area/floor				
2. REVISED balcony area/floor				
3. Excess balcony area (Total)				
Tenement statement				
1. Area for Tenement				
2. Tenement permissible at				
Ground floor				
All floors				
3. Tenement Existing at				
Ground floor				
All floors				
4. Tenement REVISED at				
Ground floor				
All floors				
5. Total tenement (3+4)				
Tenement particulars				
1. Nos of Rooms/Tenement				
2. Toilets provided for tenement				
3. Tenement Floor area				
Parking Statement				
1. Parking required by regulations	1210.42			
2. Proposed parking for	1373.19			
Loading Unloading				
1. Loading & Unloading Required				
2. Total Loading unloading provided				

ARCHITECT & PLANNER
 HITECH B. DHORAJIA
 Call : 9879409977
ARCHITECT
 805, Shubh Square, Patelwadi, Above Sadguru Automobiles, Lal Darwaja-Katargam Road, Surat.
 E-Mail: buldtecharch_ert@yahoo.com

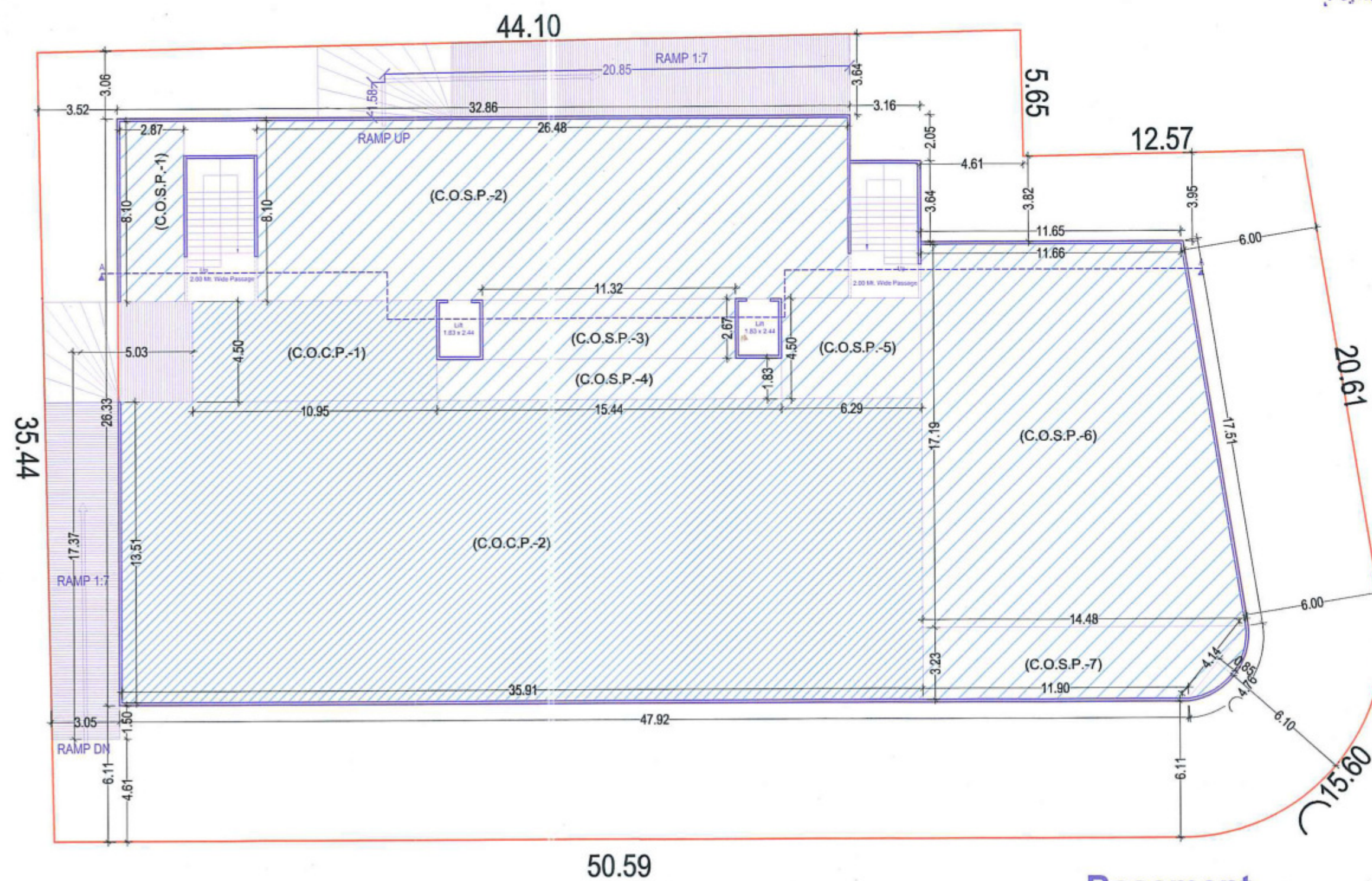
		VISITOR CAR	VISITOR SCOOTER	OCCUPIER CAR	OCCUPIER SCOOTER	TOTAL
GROUND + BASEMENT	COMMERCIAL	121.99	122.63	534.42	594.15	1373.19
	TOTAL	121.99	122.63	534.42	594.15	1373.19

AREA OF ROAD CURVATURE
203 X 0.85 X 4.14 = 2.35
NET AREA = 2.35

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. 10/12/18

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. 1162/2, F.P. No. 49, Moje:-VARIAV, Ta. City, Dist. Surat. The permission is granted on the basis of the attached plans and permission letter (Rajachitri) vide outward No. T.D.O.JDP/1162/2 dated 11/12/17.

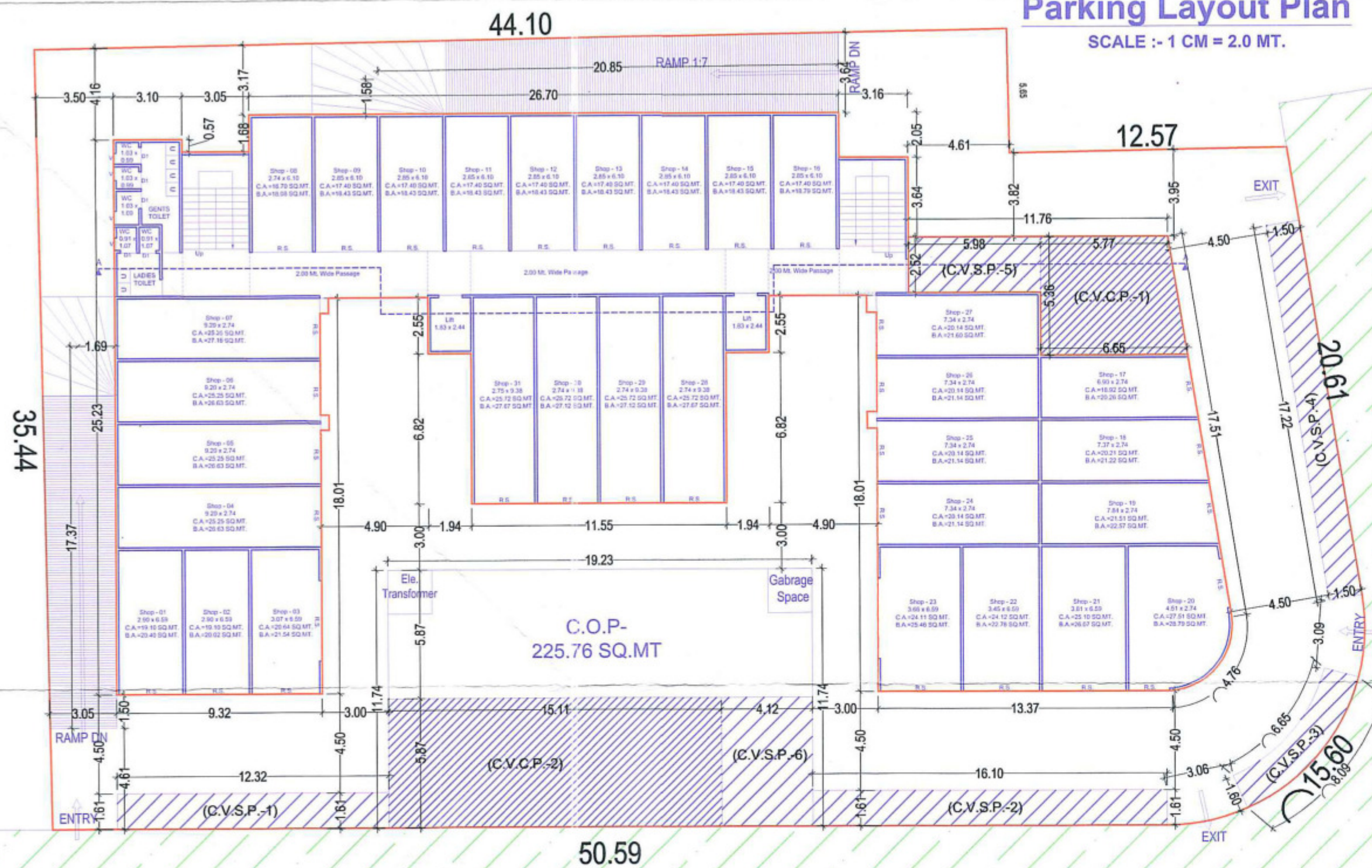
Date-11/12/2017

I/C. Town Planner,
Surat Municipal Corporation

**Basement
Parking Layout Plan**

SCALE :- 1 CM = 2.0 MT.

NO.	REQUIRED PARKING (COMMERCIAL)	PROPOSED PARKING IN SQ.MT.	REMARKS
1	PROPOSED COMM. F.S.I. AREA :- = 4034.72 SQ.MT.	---	---
2	REQUIRED PARKING @30% 4034.72 X 0.30 = 1210.422 SQ.MT.	(C.V.C. / S.P.) = 244.62 smt. (C.O.C.P.) = 534.42 smt. (C.O.S.P.) = 594.15 smt.	1373.19 smt.
3	Visitor Parking @ 20% (Gr.Lvl.) 1210.42 X 0.20 = 242.08 SQ.MT.	PROP. COMM. PARKING VISITOR'S PARKING (CAR) :- (C.V.C.P.-1) 8.77 x 5.36 = 33.29 (C.V.C.P.-2) 15.11 x 5.87 x 1 = 88.70 TOTAL = 121.99 SMT. > 121.04 SMT.	Visitor's Car Parking
3	Visitor's Car Parking 242.08 X 0.50 = 121.04 SQ.MT.	VISITOR'S PARKING (OTHERS) :- (C.V.S.P.-1) 12.32 x 0.61 x 1 = 19.84 (C.V.S.P.-2) 16.10 x 0.61 x 1 = 25.92 (C.V.S.P.-3) 6.65 x 8.09 x 1.60 = 11.79 (C.V.S.P.-4) 0.150 x 17.22 x 1 = 25.63 (C.V.S.P.-5) 05.98 x 02.52 x 1 = 15.07 (C.V.S.P.-6) 04.12 x 05.87 x 1 = 24.18 TOTAL = 122.63 SMT. > 121.04 SMT.	Visitor's Other Parking
4	Occupiers Car Parking @ 40% 1210.42 X 0.40 = 484.16 SQ.MT.	CAR PARKING :- (C.O.C.P.-1) 10.95 x 04.50 = 49.28 (C.O.C.P.-2) 35.91 x 13.51 = 485.14 TOTAL = 534.42 SMT. > 484.16 SMT.	Car Parking
5	Occupiers Other Parking @ 40% 1210.42 X 0.40 = 484.16 SQ.MT.	OTHER PARKING :- (C.O.S.P.-1) 02.87 x 08.10 = 23.25 (C.O.S.P.-2) 26.48 x 08.10 = 214.49 (C.O.S.P.-3) 11.32 x 02.67 = 30.22 (C.O.S.P.-4) 15.44 x 01.83 = 28.26 (C.O.S.P.-5) 06.29 x 04.50 = 28.31 (C.O.S.P.-6) 11.66 x 14.48 x 17.19 = 224.67 (C.O.S.P.-7) 14.48 x 11.80 x 3.23 + Cur = 44.95 TOTAL = 594.15 SMT. > 484.16 SMT.	Other Parking



36.00 Mt. Wide Road

**GROUND PARKING
LAY OUT PLAN**

SCALE :- 1 CM = 2.0 MT.



C.O.P Area Cal.

C.O.P - 1

(1) 19.23 x 11.74 :- 225.76 Sq mt.

COP in Perm. Parking 225.76 x 0.50 = 112.88 sq mt.

Proposed parking

(C.V.C.P.-2) 15.11 x 5.87 x 1 = 88.70

(C.V.S.P.-6) 04.12 x 05.87 x 1 = 24.18

112.88 sq mt.

OWNER SIGN:

[Signature]
Harsukhbhai P. Lakhani

[Signature]
Kamleshbhai P. Kapuriya

ARCHITECT & PLANNER SIGNATURE

HITESH B. DHORAJIA
(D.C.E)
Cell : 9879400977

Build tech
ARCHITECT

805, Shubh Square, Patelwadi, Above Sadguni
Auto Mobiles, Lal Darwaja-Katargam Road, Surat.
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LICNO:-
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TDO/ST.DR/
SUDA NO:-