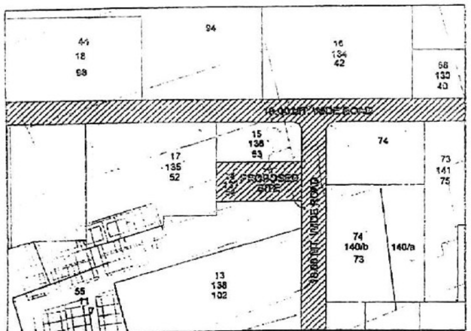
PROPOSED LAYOUT PLAN FOR HIGHRISE RESIDENTIAL BUILDING ON BLOCK NO: 137, PRELIMINARY T.P.S. NO.- 43 (BHIMRAD), F.P. NO : 54,O.P.:14, DIST.- SURAT.

LAYOUT PLAN



AS PER PRELIMINARY T.P.SCHEME

KEY PLAN

SCALE 1cm. = 20.0 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. 08/04/18

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./R.S.No./~~F.P.No.: 54, B.No.-137 of ~~Ward No./Moje/~~T.P.S.No.:-43 (Bhimrad) ...as per the attached plans and permission letter (Rajachitthi) vide outward No.T.D.O./DP/...02...dated 09/04/17

Date-09/04/2017

Town Development Officer,
Surat Municipal Corporation.

BUILT UP AREA TABLE

FLOOR	BUILDING : A
BASEMENT FLOOR	572.95
GROUND FLOOR	420.93
FIRST FLOOR	420.93
SECOND FLOOR	420.93
THIRD FLOOR	420.93
FOURTH FLOOR	420.93
FIFTH FLOOR	420.93
SIX FLOOR	420.93
SEVEN FLOOR	420.93
EIGHT FLOOR	420.93
NINE FLOOR	420.93
TEN FLOOR	420.93
ELEVEN FLOOR	333.30
TWELWE FLOOR	270.62
STAIR CABIN	37.60
TOTAL	5844.70

F.S.I. AREA TABLE

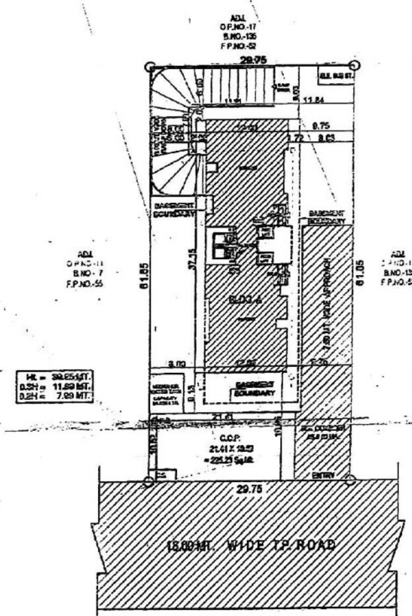
FLOOR	BUILDING : A
GROUND FLOOR	PARKING
FIRST FLOOR	357.73
SECOND FLOOR	357.73
THIRD FLOOR	357.73
FOURTH FLOOR	357.73
FIFTH FLOOR	357.73
SIX FLOOR	357.73
SEVEN FLOOR	357.73
EIGHT FLOOR	357.73
NINE FLOOR	357.73
TEN FLOOR	357.73
ELEVEN FLOOR	294.35
TWELWE FLOOR	233.02
TOTAL	4104.67

AREA STATEMENT :

PLOT AREA	= 1841.00 SQ.MT.
REQ. C.O.P.	= 225.00 SQ.MT.
PROP. C.O.P.	= 225.23 SQ.MT.
PERM B-UP (30%)	= 552.30 SQ.MT.
- (225.23X15%)	= 33.78 SQ.MT.
NET PERM B-UP	= 518.52 SQ.MT.
PROP. B-UP	= 420.93 SQ.MT.
PERM F.S.I(2.25)	= 4142.25 SQ.MT.
- (225.23X15%)	= 33.78 SQ.MT.
NET PERM F.S.I.	= 4108.47 SQ.MT.
PROP. F.S.I	= 4104.67 SQ.MT.
F.S.I CONSUMED	= 2.23

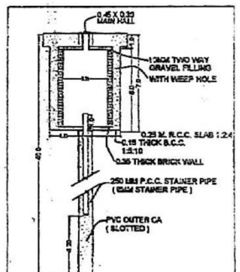
COLOUR NOTE:

PROP.CONST.
DRAINAGE LINE
COP
ROAD
F.P. BOUNDARY
O.P. BOUNDARY



LAYOUT PLAN

SCALE 1cm. = 4.0 mt.



SECTION AT A - A

PLAN (PERCOLATING WELL)

AREA STATEMENT :-

B.NO.	TOTAL PLOT AREA SQ.MT.
137	1841.00

(REQUIRE PERCOLATING WELL = 1 percolating well / 4,000.00 SQ.MT. = 1841.00/ 4000.0 SQ.MT. = 0.46 NOS.

PROPOSED NOS. = 1 NOS.

PERCOLATING WELL

PAID F.S.I. AREA TABLE

PLOT AREA	PERMISSIBLE F.S.I @ 1.80	PERMISSIBLE F.S.I @ 2.25	PROPOSED F.S.I	NET PAYEBLE F.S.I
1841.00	3313.80	4142.25	4104.67	4104.67 - 3313.80 = 790.87

A	AREA STATEMENT		S.Q. MTS.
1	AREA OF PLOT		
	(a) AS PER RECORD		1841.00
	(b) AS PER SITE		1841.00
2	DEDUCTION FOR		
	(a) PROPOSED ROAD		-
	(b) ANY RESERVATIONS		-
	TOTAL (a+b)		-
3	NET AREA OF PLOT (1-2)		1841.00
4	RECREATION GROUND C.O.P (10%)		225.23
5	BALANCE AREA OF PLOT (3-4)		1615.77
6	PERMISSIBLE F.S.I @ 2.25 (1841.00 X 2.25)		4142.25
	BUILT UP AREA FOR C.O.P. (225.23 X15%)		33.78
	NET PERMISSIBLE F.S.I. AREA (4142.25 - 33.78)		4108.47
7	TOTAL BUILT UP PERMISSIBLE (30%)		
	(a) GROUND FLOOR		552.30
	BUILT UP AREA FOR C.O.P. (225.23 X15%)		33.78
	NET PERMISSIBLE BUILT UP AREA (552.30 - 33.78)		518.52
	(b) ALL FLOORS		3539.56
	EXISTING FLOOR AREA AT		
	GROUND FLOOR		
	PROPOSED AREA AT		
		BUILT UP	F.S.I
	BASEMENT FLOOR	572.95	PARKING
	GROUND FLOOR	420.93	PARKING
	1st FLOOR	420.93	357.73
	2nd FLOOR	420.93	357.73
	3rd FLOOR	420.93	357.73
	4th FLOOR	420.93	357.73
	5th FLOOR	420.93	357.73
	6th FLOOR	420.93	357.73
	7th FLOOR	420.93	357.73
	8th FLOOR	420.93	357.73
	9th FLOOR	420.93	357.73
	10th FLOOR	420.93	357.73
	11th FLOOR	333.30	294.35
	12th FLOOR	270.62	233.02
	STAIR CABIN	37.59	—
	TOTAL BUILT UP AREA PROPOSED	5844.70	4104.67
	F.S.I CONSUMED		2.23
B	BALCONY AREA		
1	PERMISSIBLE BALCONY AREA/FLOOR		
2	PROPOSED BALCONY AREA/FLOOR		
3	EXCESS BALCONY AREA		
C	TENAMENT STATEMENT		
1	AREA FOR TENAMENT		
2	TENAMENT PERMISSIBLE AT		
	GROUND FLOOR		
	ALL FLOOR		
3	TENAMENT EXISTING AT		
	GROUND FLOOR		
	ALL FLOOR		
4	TENAMENT PROPOSED AT		
	GROUND FLOOR		
	ALL FLOOR		
	TOTAL TENAMENT (3+4)		
D	TENAMENT PARTICULARS		
1	NOS OF ROOMS/TENAMENT		
2	TOILETS PROVIDED FOR TENEMENT		
3	TENEMENT FLOOR AREA		
E	PARKING STATEMENT		
1	PARKING REQUIRED BY REGULATIONS		514.27
2	PROPOSED PARKING FOR		881.84
F	LOADING UNLOADING		
1	LOADING & UNLOADING REQUIRED		
2	TOTAL LOADING UNLOADING PROVIDED		

I	LIST OF DRGS ATTACHED	NO. OF COPIES
	PLANS ELEVATION SECTION	7

II	REF DESCRIPTION OF LAST APPROVED PLANS (IF ANY)	DATE
	—	—

III DESCRIPTION OF PROPOSED PROPERTY

PROPOSED LAYOUT PLAN FOR HIGHRISE RESIDENTIAL BUILDING ON BLOCK NO:137, PRELIMINARY T.P.S.NO.: 43 (BHIMRAD), F.P. NO : 54,O.P.:14, DIST.- SURAT.

IV	NORTH LINE	SCALE	REMARKS
	↑ AS	AS SHOWN	PER IN PLAN

V

CERTIFICATE

(1) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME AND NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK MANHOLE CONNECTION VERIFIED BY ME SEEN BY ME AND NECESSARY PRECAUTIONS

(2) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVED BY ME ON DATE: 05/01/2013 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P RECORD

SIGNATURE
ARCHITECT/ENGINEER/SURVEYOR

OWNER SIGNATURE

ARCHITECT & PLANNER	SIGNATURE
K. D. PATEL 132,133, swati chambers, golwad road, delhi gate, surat. S.M.C.-T.D.O.-28-344	LIC. NO. TDO/ SUDA NO.