

LAY OUT PLAN
KEY PLAN
AREA STATEMENT

Permission for sub-division of land for development as sanctioned by Government under the provisions of the Gujarat Town Planning and Urban Development Act, 1978 and the Bombay Provincial Municipal Corporation Act, 1949 is granted in the land bearing G-40, B.No.-350, of Ward No. 10, of the City District, Surat. The area of the land is 12.02-20.50 Sq. Mt. and permission is granted for the proposed plans and permission is granted for the proposed plans and permission is granted for the proposed plans.

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Builder/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 varied. Unless renewed the validity of this permission expires on 11-02-2025.

COLOUR NOTES
F.P. BOUNDARY
O.P. BOUNDARY
PROP. CONST. SHOWN IN
DRAINAGE LINE
ROAD SHOWN IN
R.W.P. SHOWN IN
C.O.P. SHOWN IN

AREA STATEMENT	SQ. MT.
PLOT AREA AS/RECORD	= 5732.00 SQ. MT.
PLOT AREA AS/ SITE	= 5732.00 SQ. MT.
NET PLOT AREA	= 5732.00 SQ. MT.
REQD C.O.P. (10% OF 5732.00)	= 573.20 SQ. MT.
PROP. C.O.P. 10%	= 574.49 SQ. MT.
BALANCE PLOT AREA	= 5157.51 SQ. MT.
PREMI. BUILT UP AREA @ GR. FL. 45% (LESS 15% OF C.O.P. = 86.17)	= 2493.23 SQ. MT.
PROP. BUILT UP AREA @ GR. FL.	= 2484.73 SQ. MT.
PERMI. F. S. I. (2.25) (LESS 15% OF C.O.P. = 86.17)	= 12810.83 SQ. MT.
PROP. F.S.I	= 11255.91 SQ. MT.
F. S. I. CONSUMED	= 1983

C.O.P. AREA CALCULATION: (1) 1/10.50 + 20.42 X 37.16	= 574.49
TOTAL.....	= 574.49 SQ. MT.

PAID F.S.I. = CONSUMED F.S.I. - PERMI F.S.I. @ 1.80 (LESS 15% OF C.O.P.)
= 11255.91 - 10231.43
= 1024.48 SQ. MT.

TOTAL SHOPS	TOTAL FLATS
37 (NOS)	167 (NOS)

BUILT UP AREA CAL.		F.S.I AREA CAL.				
FLOOR	BLDG. A-B	BLDG. C	BLDG. D-E	BLDG. F-G	BLDG. H-I	TOTAL
GR. F.P.	376.29	104.28	176.53	242.75	901.85	901.85
1st FLOOR	541.33	223.29	445.88	541.33	485.17	2237.00
2nd FLOOR	541.33	223.29	445.88	541.33	485.17	2237.00
3rd FLOOR	541.33	223.29	445.88	541.33	485.17	2237.00
4th FLOOR	541.33	223.29	445.88	541.33	485.17	2237.00
5th FLOOR	197.10	125.12	445.88	394.21	242.75	1406.06
STAR & LIFT MC	---	---	---	---	---	---
TOTAL	2738.71	1123.56	2229.40	2738.06	2426.18	11255.91

AS PER TENTATIVE RECONSTITUTION PROPOSAL				
BLOCK NO	O.P. NO.	O.P. AREA	F.P. NO.	F.P. AREA
350 (MOTA VARACHHA)	40	5498.09 - 49.00	40	5732.00 sq.mt.

A	AREA STATEMENT	SQ. MT.	I
1	AREA OF PLOT		LIST OF DRAWINGS ATTACHED
	(a) AS PER RECORD	5732.00	PLANS
	(b) AS PER SITE	5732.00	ELEVATION
2	DEDUCTION FOR:		SECTION
	(a) PROPOSED ROAD ALLI	NILL	11
	(b) ANY RESERVATIONS	-----	
	TOTAL (a + b)	-----	
3	NET AREA OF PLOT (1 - 2)	5732.00	REF. AND DESCRIPTION OF LAST
4	RECREATION GROUND/C.O.P. 10%	574.49	APPROVED PLANS (IF ANY)
5	BALANCED AREA OF PLOT (3-4)	5157.51	Date
6	PERMISSIBLE F.S.I. (2.25 X 5732.00) (LESS 15% OF C.O.P. = 86.17)	12810.83	
7	TOTAL BUILT UP PERMISSIBLE AT		
	(a) GROUND FLOOR 45% = 5732.00 (LESS 15% OF C.O.P. = 86.17)	2493.23	
	(b) ALL FLOORS		
	EXISTING FLOOR AREA		
	PROPOSED AREA AT GROUND FLOOR		
	B.A.	F.S.I.	DESCRIPTIONS OF PROPOSED PROPERTY
	GR.FL/ PARKING	2484.73	901.85
	1st FLOOR	2397.15	2237.00
	2nd FLOOR	2397.15	2237.00
	3rd FLOOR	2397.15	2237.00
	4th FLOOR	2397.15	2237.00
	5th FLOOR	1566.21	1406.06
	NORTH LINE		REMARK
	SCALE		
	AS	SHOWN	IN PLAN
	V		

