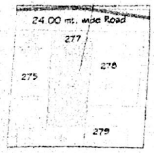
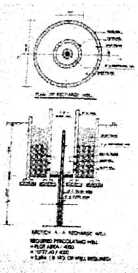
PROPOSED RESIDENTIAL HIGH RISE BUILDING PLAN IN AFFORDABLE HOUSING SCHEME ON T.P.S. NO. 24 (MOTAVARACHHA-UTRAN), BLOCK NO. 277, O.P. NO. 134, F.P.NO.134, AT - MOTAVARACHHA, SURAT.

LAY-OUT PLAN, KEY PLAN & AREA CALCULATION (1/9)

PROPOSED SITE



KEY PLAN (As per preliminary)
SCALE : 1 CM. = 20 MT.



COLOUR NOTE	
PLOT BOUNDARY SHOWN IN	BLACK
C.O.P. BOUNDARY SHOWN IN	GREEN
P.R. ZONE SHOWN IN	RED
C.O.P. SHOWN IN	YELLOW
PROPOSED ROAD SHOWN IN	RED
PROPOSED DRAINAGE WORK SHOWN IN	RED DOTTED
RAIN WATER PIPE SHOWN IN	BLUE
ROAD SHOWN IN	GREY

PAID FSI AREA CALCULATION

= PROPOSED FSI (I) FSI @ 1.8 - (-) 10% OF COP (II)
= 12373.42 -[(4613.00 X 1.8) - (461.36 X 0.15)]
= 12373.42 - [(8303.40 - 69.20)]
= 12373.42 - 8234.20
= **4139.42** sq.mt

C.O.P. AREA CALCULATION

SR.NO	AREA					SQ.MT.
01	41.79	X	11.04	X	1	= 461.36
TOTAL COP AREA						= **461.36**

BUILTUP AREA PROPOSED ON EACH FLOOR
(FLOOR WISE SUMMARY) (SQ.MT.)

FLOOR	BLDG-A	BLDG-B,C	BLDG-D	TOTAL
BASEMENT	-	-		2688.00
GROUND FLOOR	310.63	601.84	310.63	1223.10
1st FLOOR	310.63	601.84	310.63	1223.10
2nd FLOOR	310.63	601.84	310.63	1223.10
3rd FLOOR	310.63	601.84	310.63	1223.10
4th FLOOR	310.63	601.84	310.63	1223.10
5th FLOOR	310.63	601.84	310.63	1223.10
6th FLOOR	310.63	601.84	310.63	1223.10
7th FLOOR	310.63	601.84	310.63	1223.10
8th FLOOR	310.63	601.84	310.63	1223.10
9th FLOOR	310.63	601.84	310.63	1223.10
10th FLOOR	310.63	601.84	310.63	1223.10
11th FLOOR	310.63	601.84	310.63	1223.10
12th FLOOR	310.63	471.90	310.63	1093.16
(STAIR CABIN)	43.60	86.49	43.60	173.69
GRAND TOTAL	4081.79	7780.47	4081.79	18032.05

FSI AREA PROPOSED ON EACH FLOOR
(FLOOR WISE SUMMARY) (SQ.MT.)

FLOOR	BLDG-A	BLDG-B,C	BLDG-D	TOTAL
GROUND FLOOR	0	0	0	0.00
1st FLOOR	264.70	265.73	264.70	795.13
2nd FLOOR	264.70	523.19	264.70	1052.59
3rd FLOOR	264.70	523.19	264.70	1052.59
4th FLOOR	264.70	523.19	264.70	1052.59
5th FLOOR	264.70	523.19	264.70	1052.59
6th FLOOR	264.70	523.19	264.70	1052.59
7th FLOOR	264.70	523.19	264.70	1052.59
8th FLOOR	264.70	523.19	264.70	1052.59
9th FLOOR	264.70	523.19	264.70	1052.59
10th FLOOR	264.70	523.19	264.70	1052.59
11th FLOOR	264.70	523.19	264.70	1052.59
12th FLOOR	264.70	523.19	264.70	1052.59
GRAND TOTAL	3176.40	6000.82	3176.40	12373.62

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 as such structural designs are not verified. Unless renewed the validity of this Permission expires on Dt. 24/12/2018.

Permission for [illegible] under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and Act, 1949 to grant [illegible] Municipal Corporation [illegible] of Ward No. [illegible] and permission letter [illegible] vide [illegible] plans No. T.D.O/VP. [illegible]

Date: [illegible] Dy. Town Planner, Surat Municipal Corporation

A	AREA STATEMENT	SQ. MTS.
1	AREA OF PLOT	
	(a) AREA AS PER RECORD	4613.00
	(b) AREA AS PER SITE	4613.00
2	DEDUCTION FOR	
	(a) PROPOSED ROADS	—
	(b) ANY RESERVATIONS	—
	TOTAL (a + b)	—
3	NET AREA OF PLOT (1 - 2)	
4	RECREATION GROUND / C.O.P. (10% of Area)	461.36
5	BALANCE AREA OF PLOT (3 - 4)	4152.04
6	PERMISSIBLE F.S.I. AT 2.00 (2.00 x 4152.04 = 8304.08 or 8304.00 sq.mt. (max.))	12373.62
7	TOTAL BUILT UP PERMISSIBLE AT 1.00 (1.00 x 12373.62 = 12373.62 or 12373.62 sq.mt. (max.))	
	(a) GROUND FLOOR	1314.70
	(b) ALL FLOORS	11071.20
	EXISTING FLOOR AREA AT	
	GROUND FLOOR	NIL
	TYPICAL FLOOR (1 TO 12)	NIL
	PROPOSED AREA AT (F.S.I.)	
	GROUND FLOOR	—
	1ST FLOOR	795.13
	SECOND FLOOR	1052.59
	THIRD FLOOR	1052.59
	FOURTH FLOOR	1052.59
	FIFTH FLOOR	1052.59
	SIXTH FLOOR	1052.59
	SEVENTH FLOOR	1052.59
	EIGHTH FLOOR	1052.59
	NINETH FLOOR	1052.59
	TENTH FLOOR	1052.59
	ELEVENTH FLOOR	1052.59
	TWELFTH FLOOR	1052.59
	TOTAL F.S.I. AREA PROPOSED	12373.62
	F.S.I. CONSUMED	3.682
B	**BALCONY AREA**	
1	PERMISSIBLE BALCONY AREA / FLOOR	—
2	PROPOSED BALCONY AREA / FLOOR	—
3	EXCESS BALCONY AREA (TOTAL)	—
C	**TENEMENT STATEMENT**	
	AREA FOR TENEMENT	
2	TENEMENTS PERMISSIBLE AT	
	GROUND FLOOR	
	ALL FLOORS	
3	TENEMENTS PROPOSED AT	
	TOTAL TENEMENTS (3 x 4)	
	TENEMENT PARTICULARS	
	NO. OF ROOMS / TENEMENT	
	TOILET PROVIDED FOR TENEMENT	
	TENEMENT FLOOR AREA	
	PARKING STATEMENT	
	PARKING REQUIRED BY REGULATIONS — RESIDENTIAL	1237.36
	PROPOSED PARKING — RESIDENTIAL	3037.97
	LOADING UNLOADING	
	LOADING & UNLOADING REQUIRED	N.A.
	TOTAL LOADING & UNLOADING PROVIDED	N.A.

I	LIST OF DWGS ATTACHED	NO. OF COPIES
	PLANS, ELEVATION, SECTION	09

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

III DESCRIPTION OF PROPOSED PROPERTY
PROPOSED RESIDENTIAL HIGH RISE BUILDING PLAN IN AFFORDABLE HOUSING SCHEME ON T.P.S. NO. 24 (MOTAVARACHHA-UTRAN), BLOCK NO. 277, O.P. NO. 134, F.P.NO.134, AT - MOTAVARACHHA, SURAT.

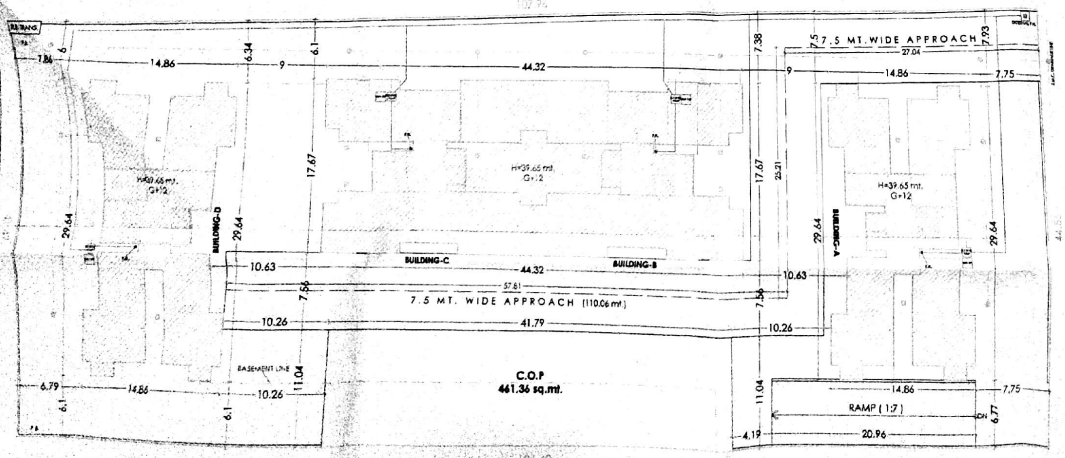
IV

NORTH LINE	SCALE	REMARKS
AS	SHOWN	IN PLAN

CERTIFICATE
(I) EXISTING STRUCTURE AND ADJOINING G STEN BY ME & NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORK AND WITHOUT DEFECT TO EXISTING WORK MANHOLE CONNECTIONS VERIFIED BY ME
(II) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 24-03-13 AND THE DIMENSIONS, CO-ORDS 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

ARCHITECT / ENGINEER / SURVEYOR
OWNER SIGNATURE
East Co. Op. Housing Society Ltd.
President

ARCHITECT & PLANNER	SIGNATURE
MITESH M. PATAKIYA	
Reg. No. CA-2010-72443	
A/5001, Ankon group, Anand mahal road, Adajan, Surat	LIC. NO. TDO / AR/ 214 SUDA NO.



SITE LAY-OUT PLAN
SCALE : 1 CM = 2 MT.

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