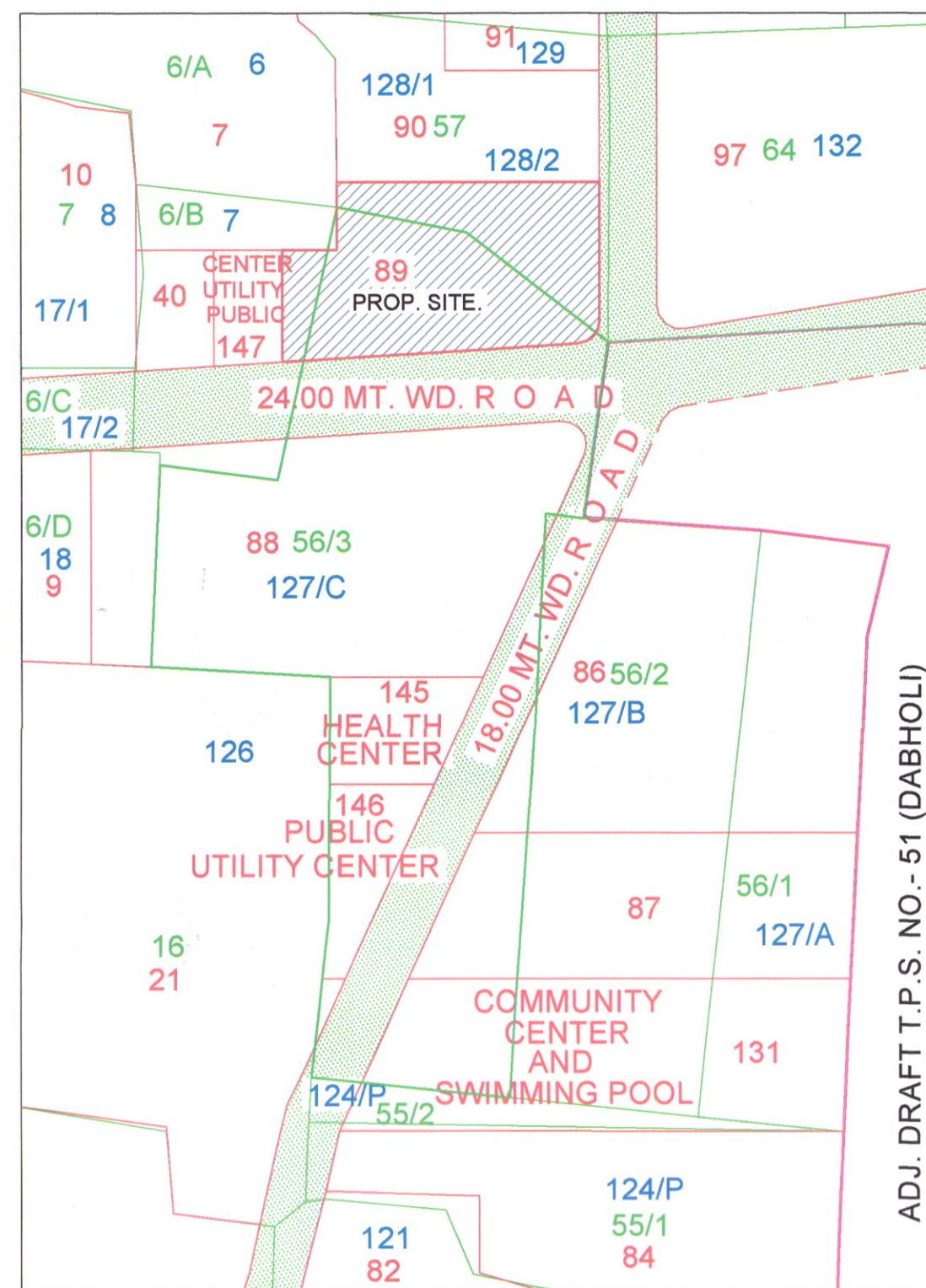


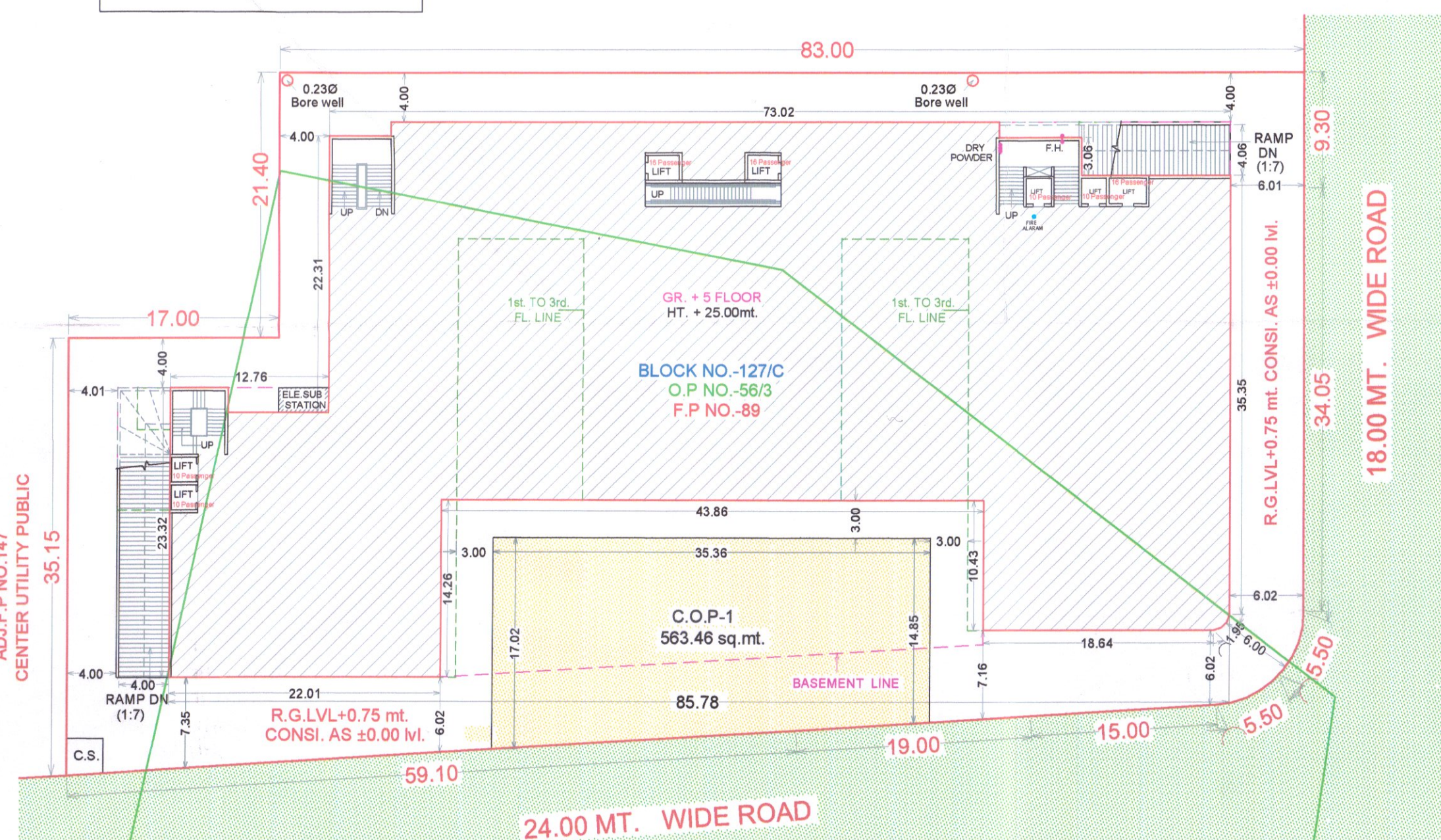
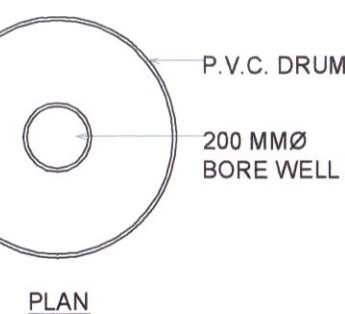
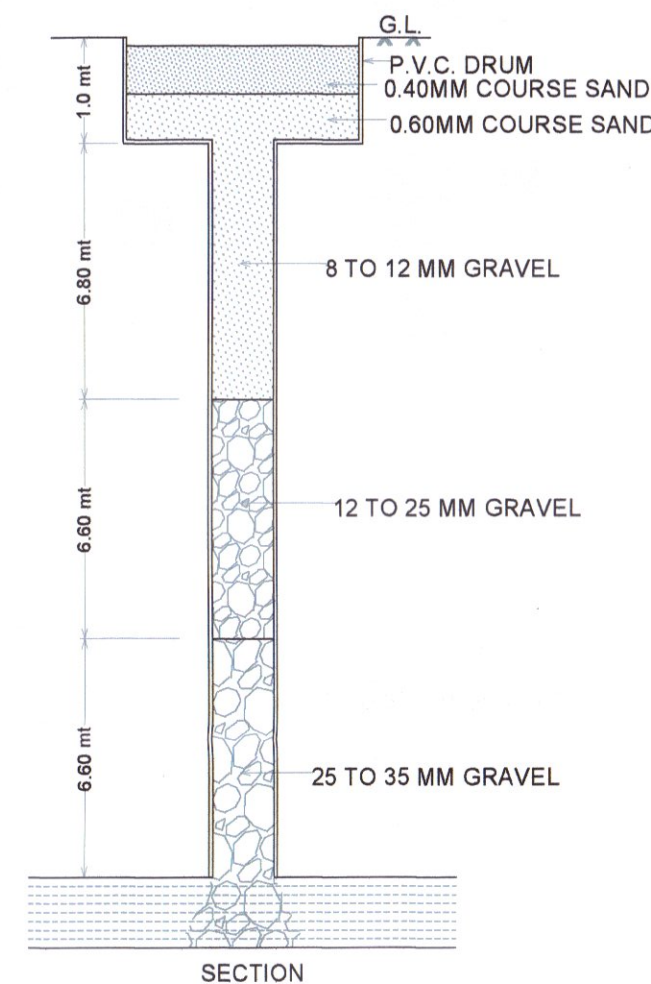
KEY PLAN
(SCALE = 1cm=20.0 mt.)

COLOUR NOTE

1. PLOT BOUNDARY
2. EXISTING STREET
3. ALIGNMENT AREA
4. PERMISSIBLE LINE
5. OPEN SPACE
6. EXISTING WORK
7. TO BE DEMOLISHED
8. PROPOSED WORK
9. WORK WITHOUT PERMISSION IF STARTED ON SITE
10. DRAINAGE LINE

C.O.P. AREA CALCULATION

$$\frac{1}{2} (17.02 + 14.85) \times 35.36 = 563.46 \text{ sq.mt.}$$



LAY OUT PLAN

(SCALE = 1cm = 4.0 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. 11-11-2020

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 G.S. No./R.S. No./F.P. No. 26 of Ward No./Mojas T.P.S. No. 26, Singanpore, as per the attached plans and permission letter (Rajachithi) vide outward OFFLINE No. T.D.O./DP/002 dated 04-04-2019

Date: 12/11/2020

I/C. Town Planner,
Surat Municipal Corporation

A AREA STATEMENT					BUILDING HEIGHT IN METERS		NUMBER OF FLOORS	
AREA STATEMENT FOR LAND					BUILDING	HEIGHT	BUILDING	FLOOR
NO	TITLE	DETAILS (AREA IN SQ.MT./NOS.MT.)	LIST OF DRAWINGS PLANS	NO OF DRAWINGS				
A	BUILDING-UNIT AREA		LAYOUT PLAN	1	A	24.70 MT.	A	GR. + 1 TO 5 FL.
A.1	a). AREA AS PER REVENUE RECORD	4980.00	GR & BASEMENT LAYOUT	3	PROPOSED AREA STATEMENT FOR PARKING			
A.2	b). AREA AS PER TPS RECORD	4980.00	DETAILED PLAN	2	24	PARKING	AREA (in sq.mt.)	percentage (%)
A.3	c). AREA AS PER SITE CONDITION	4980.00	ELEVATION & SECTIONS	1	24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	6706.55	50%
B	DEDUCTION AREA		GR & BASE. PARKING LAYOUT	2	24.2	PROPOSED PARKING AREA (please specify in. / as well as area)	8700.51	64.87%
B.1	a). ROADS (proposed or under process)		TOTAL DRAWINGS PLANS	9	24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (please specify in. / as well as area)	1341.31	20%
B.2	b). RESERVATIONS (under TP or DP or any other statutory plan/under provision of GDR)				24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (please specify in. / as well as area)	1437.70	21.44%
B.3	AREA NOT IN POSSESSION				25	PARKING	AREA (in sq.mt.)	NO. OF PARKING SPACES FOR 2-WHEELERS
B.4	OTHER				25.1	PROPOSED PARKING ON GROUND (including hollow plinth lvl.)		NO. OF PARKING SPACES FOR 4-WHEELERS
C	NET AREA	4980.00			25.2	GROUND LEVEL (OPEN PARKING)	674.51	96
EXISTING :- N.A.					25.3	PROPOSED PARKING ON BASEMENT LVL	8026.00	527
NO	TITLE	REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED	25.4	PROPOSED PARKING ON OTHER LVL		
1	1 TO 12.4			NOT APPLICABLE	25.5	PROPOSED LOADING & UNLOADING AREA		
PROPOSED					25.6	TOTAL	8700.51	623
NO	TITLE	REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED	25.7	BUILD -TO-LINE		
13	COMMON PLOT	498.00	563.46		BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN, PLEASE PROVIDE THE FOLLOWING DETAILS.			
13.1	ADDITIONAL 6% FOR THICK				1	LENGTH OF BUILD-TO-LINE		85.78 mt.
13.2	NO. OF PERCOLATION	2.00	2.00		2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING		
13.3	NO. OF TREES				3	PERCENTAGE OF LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING		
14	WIDTH OF MARGIN-ROAD	6.00	6.01		PROPOSAL DETAILS			
14.1	WIDTH OF MARGIN-OTHER THAN ROAD SIDE	4.00	4.00		DESCRIPTION OF PROPOSED PROPERTY			
14.2	TOTAL MARGIN AREA		1487.12		REVISED COMMERCIAL BLDG. PLAN ON PRELIMINARY SCHEME T.P.S.NO.26 (SINGANPORE), BLOCK NO.-127/C, O.P. NO.-56/3, F.P.NO.-89, SURAT.			
15	INTERNAL ROAD WIDTH				REF DESCRIPTION OF LAST APPROVED PLANS			
15.1	INTERNAL ROAD AREA	N.A.			T.D.O./DP / 002			
16	BUILT-UP AREA IN COMMON				DATE			
16.1	BUILT-UP AREA IN MARGINE				OWNER'S SIGN:-			
17	PERMISSIBLE FSI 1.80 X 4980.00	8964.00	8964.00		For ASHTALAXMI DEVELOP. Co. Partner			
18	PERMISSIBLE FSI-CHARGEABLE (0.90) X 4980.00	4482.00	4449.10		DEVELOPER CERTIFICATE			
18.1	TOTAL PERMISSIBLE FSI (2.70)	13446.00	13413.10		THIS IS TO CERTIFY THAT THE SIGNATURE OF LAND OWNER /OWNERS ON PLANS, APPLICATION AND ALL DOCUMENTS ARE DONE IN MY PRESENCE. I KNOW PERSONALLY LAND OWNER / OWNERS. IT IS MY RESPONSIBILITY FOR SIGN OF LAND OWNER / OWNERS. :-			
18.2	FSI UTILISED	2.70	2.693		DEVELOPER'S NAME:- PANKAJBHAI B. LANIYA			
19	GROUND COVERAGE		2929.42		REGISTRATION NO. - TDO-DEVR -2453			
20	PROPOSED USE (as described in section c-9.3 use)	USE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DEVELOPER'S SIGN:-			
20.1	DWELLING				CERTIFICATE			
20.2	MERCANTILE		22404.37	217	(1) EXISTING STRUCTURE AND ADJOINING PROPERTY IS SEEN BY ME & NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DAMAGE TO EXISTING WORK. MANHOLE CONNECTION IS POSSIBLE & IS VERIFIED BY ME.			
20.3	BUSINESS				(2) CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEY BY ME ON DATED : 20/08/2018 AND DIMENSIONS OF SIDES ETC. OF PLOTS STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/P.RECORD			
20.4	EDUCATIONAL				SIGNATURE : ARCHITECT			
20.5	ASSEMBLY				CHD BY :-			
20.6	INSTITUTIONAL				DRN BY :- SAZMIN			
20.7	RELIGIOUS				DATE :-			
20.8	HOSPITALITY				Ar. Haresh Mahadevswala BARCH			
20.9	SPORTS & LEISURE				AAYOJAN			
20.10	PARKS				0261-266066			
20.11	SERVICE				A2 Houses, 3rd Floor, Opp. Surya Kitan, Appt. Tanihi, Jewellers Lane, Ghod Dood Road, Surat-395007			
20.12	INDUSTRIAL				www.aayojanarchitect.com			
20.13	STORAGE				SMC/TDO/AR/12, SUDA / AR NO: 46, COA-83-7707			
20.14	TRANSPORT				465			
20.15	AGRICULTURE							
20.16	TEMPORARY USE							
20.17	PUBLIC UTILITY							
20.18	PUBLIC							
20.19	TOTAL		22404.37	217				
21	FLOORS/LEVELS	NUMBERS OF UNITS	FLOOR AREA					
PROVIDE DETAILS FOR INDIVIDUAL BUILDING			BUILT-UP AREA (in sq.mt)	F.S.I. AREA (in sq.mt)	CARPET AREA OF ALL UNIT (in sq.mt)	BUILT UP AREA OF ALL UNIT (sq.mt.)		
21.1	BASEMENT	1ST BASEMENT	3521.84					
21.3	GROUND FLOOR	2ND BASEMENT	3521.84					
21.4	TYPICAL FLOOR	1ST FLOOR	48	2497.30	2268.87	1743.49	1819.81	
		2ND FLOOR	48	2497.30	2268.87	1743.49	1819.81	
		3RD FLOOR	48	2497.30	2268.87	1743.49	1819.81	
		4TH FLOOR	17	2929.42	2725.77	2280.68	2351.78	
		5TH FLOOR	06	2011.65	1864.78	1628.59	1694.74	
21.5	TOTAL	STAIRCASE CABIN		146.85				
			217 UNITS	22404.37	13413.10	10845.37	11284.61	