

Project Title :PROPOSED RESIDENTIAL FLAT BUILDING PLAN ON PLOT NO . C3225, C3226, C3226A, C3226B, C3227A,& C3227B VADVAR.S. NO.- 471/2-3-4, KALVIBID, BHAVNAGAR.



Inward No	1335818	Sheet	1
Inward Date		Scale	1:100

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)			StairCase	Lift	Lift Machine	Lift Lobby	Covered Area	Parking	Resi.		
A (BUILDING)	1	3131.55		168.77	2962.78	269.72	55.89	15.18	20.76	0.02	428.76	2172.45	2172.45	45
Grand Total :	1	3131.55		168.77	2962.78	269.72	55.89	15.18	20.76	0.02	428.76	2172.45	2172.45	45

Parking Check (Table 7b)

Use Type	Car				Visitor's Car Parking				TwoWheeler				Total Parking Area			
	Area		No.		Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	217.24	222.47	0	0	43.45	49.36	0	2	0.00	252.90	0	0	434.49	524.73	-	-
Total	217.24	222.47	0	0	43.45	49.36	0	2	0.00	252.90	0	0	434.49	524.73	-	-

Layout Approved Details

Layout Approved	Common COP Provided	Common Parking Provided
Yes	No	No

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	25	50

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
A (BUILDING)	Residential	Residential Apartment Bldg	0.0 - 80	1	2172.45	434.49	217.24	43.45
			> 80.0	-				
			-	-				
			0 - 0	-				
	Total:					434.49	217.24	43.45

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

AREA STATEMENT					VERSION NO : 1.0.20
PROJECT DETAIL :					VERSION DATE: 20/01/2020
Site Address: RevenueNo: 471/2-3-4, PLOT NO. C-3225 TO C-3227, SubPlotNo: C-3225 TO C-3227, CitySurveyWardNo: 471/2-3-4					Plot Use: Residential
Authority: Bhavnagar Municipal Corporation (BMC)					Plot SubUse: Residential Apartment Bldg
AuthorityClass: D2					Plot Use Group: Dwelling-3 (DW3)
AuthorityGrade: Municipal Corporation					Land Use Zone: City Area F
Project Type: Building Permission					Conceptualized Use Zone: R2
Nature of Development: NEW					
Development Area: Non TP Area					
SubDevelopment Area: Other Areas					
Special Project: NA					
Special Road: NA					
Site Address: RevenueNo: 471/2-3-4, PLOT NO. C-3225 TO C-3227, SubPlotNo: C-3225 TO C-3227, CitySurveyWardNo: 471/2-3-4					
AREA DETAILS :					Sq.Mts.
1.	Area of Plot As per record				-
	Sale Deed				864.24
	As per site condition				864.24
	Area of Plot Considered				864.24
2.	Deduction for				
	(a)Proposed roads				0.00
	(b)Any reservations				0.00
	Total(a + b)				0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT				864.24
4.	% of Common Plot (Reqd.)				0.00
	% of Common Plot (Prop)				0.00
	Balance area of Plot(1 - 4)				864.24
	Plot Area For Coverage				864.24
	Plot Area For FSI				864.24
	Perm. FSI Area (1.80)				1555.63
	Perm. Paid FSI Area (0.90)				777.82
5.	Total Perm. FSI area with Paid FSI (2.70)				2333.45
5.	Total Perm. FSI area				2333.45
	Total Paid Proposed FSI Area				616.82
6.	Total Built up area permissible at:				
	a. Ground Floor				0.00
	Proposed Coverage Area (55.85 %)				482.70
	Total Prop. Coverage Area (55.85 %)				482.70
	Balance coverage area (- %)				0.00
	Proposed Area at:				
-		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Parking Floor	482.70	0.00	0.00	0.00
	First Floor	482.70	0.00	434.49	0.00
	Second Floor	482.70	0.00	434.49	0.00
	Third Floor	482.70	0.00	434.49	0.00
	Fourth Floor	482.70	0.00	434.49	0.00
	Fifth Floor	482.70	0.00	434.49	0.00
	Terrace Floor	66.58	0.00	0.00	0.00
	Total Area:	2962.78	0.00	2172.45	0.00
	Total FSI Area:		2172.45		
	Total BuiltUp Area:		2962.78		
	Proposed F.S.I. consumed:		2.51		
C.	Tenement Statement				
4.	Tenement Proposed At:				
	All Floors		45.00		
5.	Total Tenements (3 + 4)				45
E.	Parking Statement				
1.	Parking Space Required as per Regulations:				434.49
2.	Proposed Parking Space:				524.73

CONDITIONAL REMARKS:

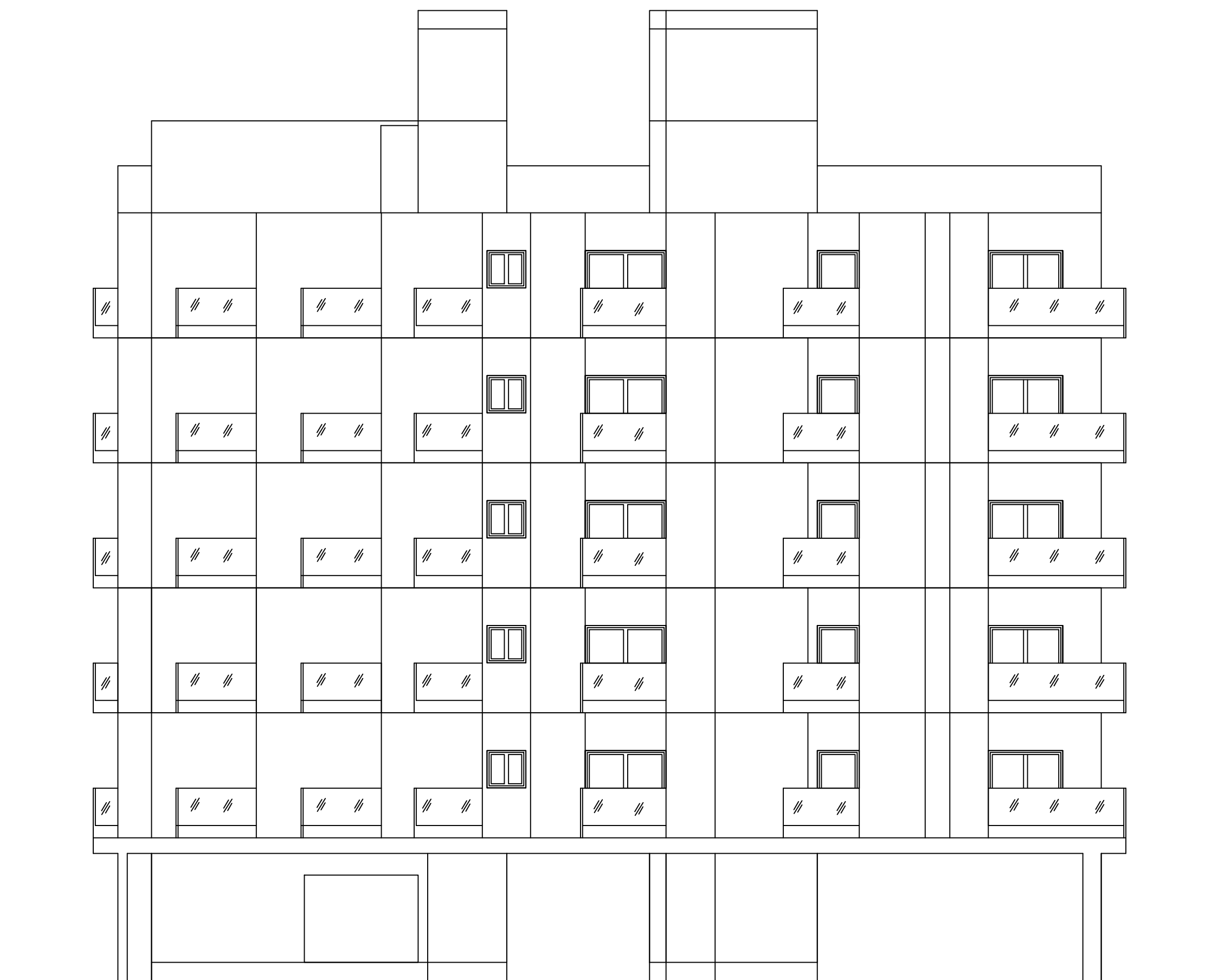
- As per Chapter 2 REGISTRATION OF REAL ESTATE PROJECT AND REGISTRATION OF REAL ESTATE AGENTS, Clause no. 3(1) of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016: No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act.
- As per CGDCR-2017, Part-3, and Chapter no. 13: Buildings and Infrastructure, the required provisions for PHYSICALLY HANDICAPPED PERSONS are allowed to be strictly implemented at the time of construction.
- Take NOC from Airport Authority and submit it.
- Provision of double button system (dual flush tank) in the toilet.
- Under the provisions of the Building and Other Construction Workers (Employment Regulation and Conditions of Employment) Act 1996, every owner should submit 30 days prior to commencement of the construction activities under the Act, Notice 4, to Construction Inspector, Assistant Director, Office of Industrial Safety and Health, T-8 / B, at Bahumali Bhavan, Police Road, Bhavnagar, and registration of construction site within 60 days of commencement of work on the website www.ifp.gujarat.gov.in has to be done on-line with the required prescribed document.
- Registration of Fire Protection Consultant at Fire and Emergency Department of Bhavnagar Municipal Corporation and fire safety provisions must be done as per N.B.C. and NOC of the Chief Fire Officer must be submitted before receiving the OC (BU approval).
- Prior to obtaining the Building Use permission, the applicant must obtain hettuler (change of use) NOC from the Revenue Department, Bhavnagar Collectorate Office.
- Provide Rain Water Harvesting System as per mentioned in CGDCR-2017 before taking Building use permission.
- Prior to receiving the Building use Permission, N.O.C by a Lift Inspector and Electric Inspector (authorized by the Government of Gujarat) must be submitted.
- As per the notification issued by the Hon'ble Commissioner dated 12/12/2018, disposal of construction and demolition waste generated during new construction and/or during demolition of old constructions should be done at the designated place as well as the proofs of such disposals (receipt showing weight of disposed waste, etc.) should be submitted to the Town Development Department before receiving the Building use permission.
- Electrical Infrastructure: Electrical Sub-station, Transformer room, Box-type transformer, Section Feeder Pillar, Auxiliary Power Back-up System and meter room according to the norms of the Competent Electric Company shall be permitted in marginal space except road side margin of the building unit.
- Provision of Roof Top Solar PV Installation and generation (CGDCR-2017, Part-3, Table no.17.3, page no. 34, 35)
- As per the confession given by the owner, existing work shown by yellow color should be demolished prior to new development in a particular plot or before 90 days.
- In case of Amalgamation / Sub-division Regulation Charges have to be paid if any type of construction has been started in advance i.e. before taking building development permission.
- In case of HT / LT Overload electric line the owner/POR must submit NOC after obtaining from the concerned department and Control line must be drawn in plan.
- Control line from Water body must be displayed in plan
- In case of falling within the limits of the railway line, the owner/POR must submit NOC after obtaining from the concerned department and Control line must be drawn in plan.
- In case of DP Kapan, the bond for such DP Kapan has to be submitted and the DP Kapan line must be shown.
- In case of construction work has been done on Nalla / Culvert, the owner/POR must obtain NOC from the Drainage and/or Water Works Department.
- of the above conditions, the applicable terms apply to the particular case.

SITE PLAN
(Scale - 1:200)

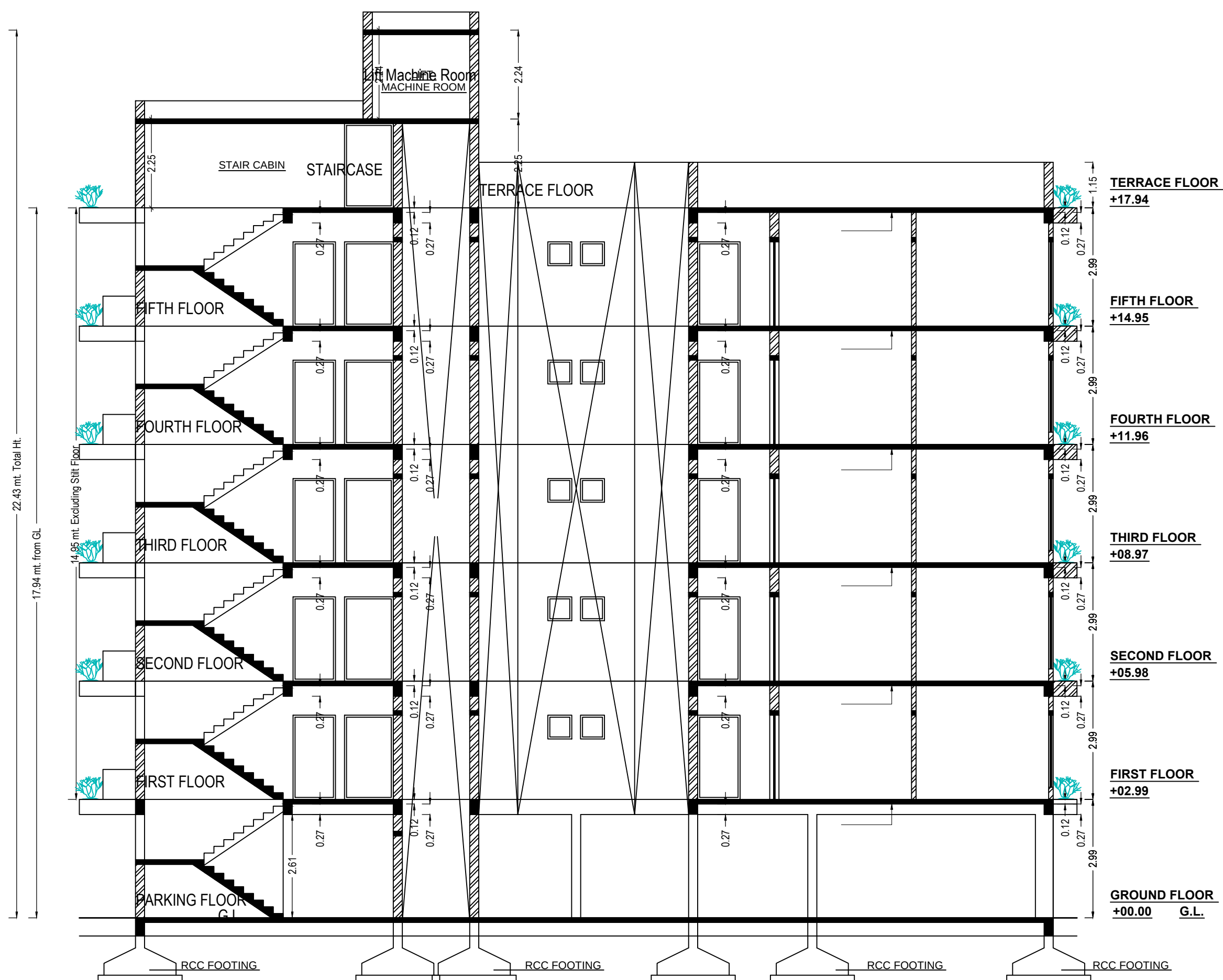


ISO_A2_(594.00_x_420.00_MM)

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless, in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed. contents highlighted in magenta color are not verified. The correctness and accuracy of contents is a responsibility of POR/owner.

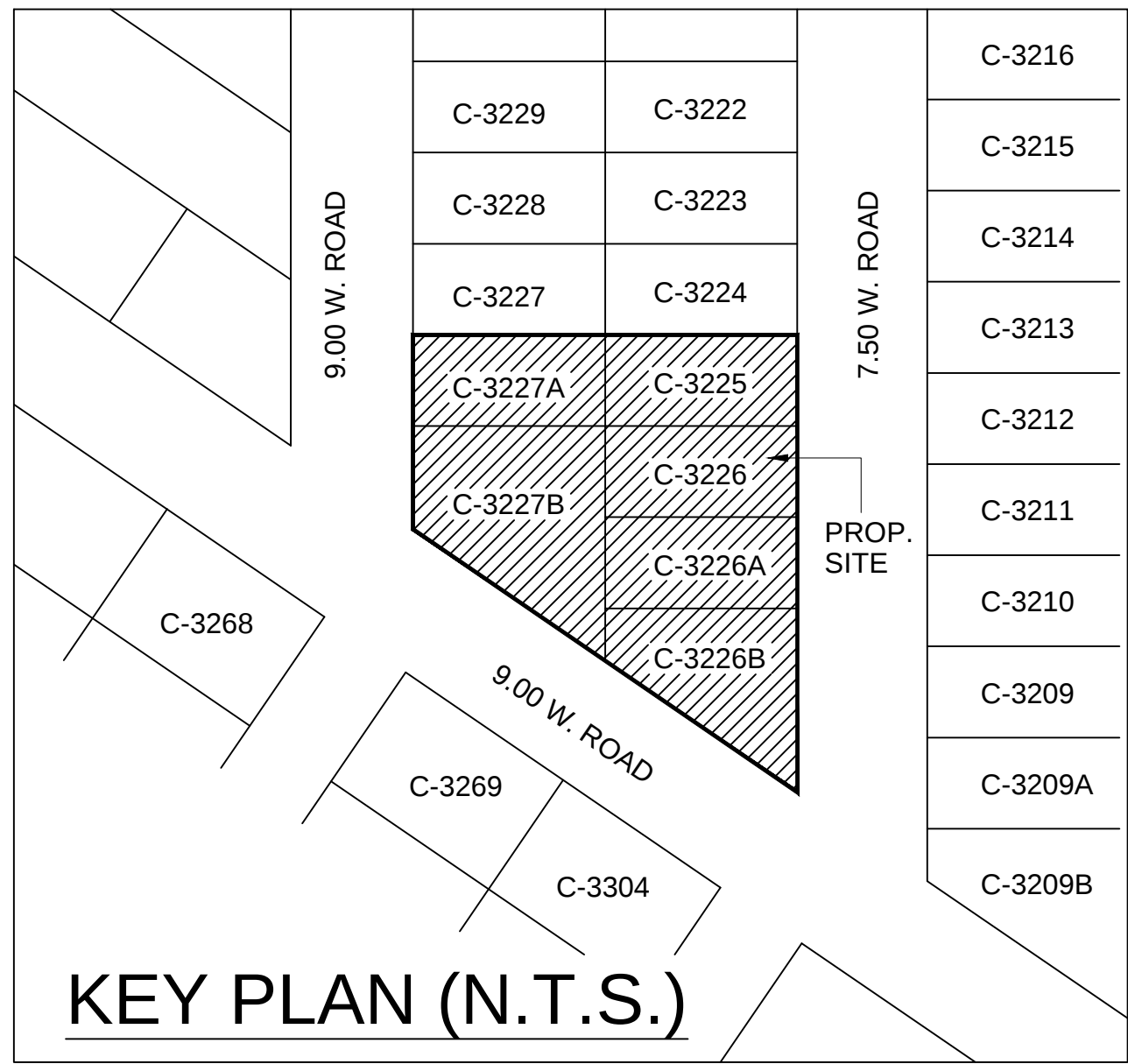


FRONT SIDE ELEVATION



SECTION AT A-A

Building 'A' (BUILDING)											
Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Resi.	Total FSI Area (Sq.mt.)
		Door/Void, Duct, Chook)	Area		StarCase	Lift	Lift Machine Room	Covered Area	Parking		
Parking Floor	596.81	24.11	482.70	41.28	9.18	0.00	3.46	0.02	428.76	0.00	0.00
First Floor	596.81	24.11	482.70	36.91	7.84	0.00	3.46	0.00	0.00	434.49	434.49
Second Floor	596.81	24.11	482.70	36.91	7.84	0.00	3.46	0.00	0.00	434.49	434.49
Third Floor	596.81	24.11	482.70	36.91	7.84	0.00	3.46	0.00	0.00	434.49	434.49
Fourth Floor	596.81	24.11	482.70	36.91	7.84	0.00	3.46	0.00	0.00	434.49	434.49
Fifth Floor	596.81	24.11	482.70	36.91	7.84	0.00	3.46	0.00	0.00	434.49	434.49
Terrace Floor	90.69	24.11	66.58	43.89	7.51	15.18	0.00	0.00	0.00	0.00	0.00
Total	3131.55	168.77	2962.78	269.72	55.89	15.18	20.76	0.02	428.76	2172.45	2172.45
Total Number of Same Buildings:	1										
Total	3131.55		2962.78	269.72	55.89	15.18	20.76	0.02	428.76	2172.45	2172.45



KEY PLAN (N.T.S.)

UnitBUA Table for Building 'A' (BUILDING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN	A-101.201.301.401.501	FLAT	37.39	37.39	5.07	32.32	09
	A-102.202.302.402.502	FLAT	36.94	36.94	4.52	32.42	
	A-103.203.303.403.503	FLAT	46.34	46.34	5.29	41.05	
	B-101.201.301.401.501	FLAT	48.46	48.46	5.59	42.87	
	B-102.202.302.402.502	FLAT	36.94	36.94	4.52	32.42	
	B-103.203.303.403.503	FLAT	42.60	42.60	4.89	37.71	
	B-104.204.304.404.504	FLAT	41.20	41.20	5.25	35.95	
	B-105.205.305.405.505	FLAT	40.89	40.89	5.42	35.47	
	B-106.206.306.406.506	FLAT	54.23	54.23	7.13	47.10	
	Total per Floor:		384.89	384.89	47.67	337.22	09
Total	Total:		1974.45	1974.45	238.35	1736.10	45
	Total:		1974.45	1974.45	238.34	1736.10	45

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.13	100
A (BUILDING)	D1	0.91	2.13	40
A (BUILDING)	GAP	0.92	2.13	20
A (BUILDING)	GAP	0.93	2.13	10
A (BUILDING)	GAP	1.00	2.13	05
A (BUILDING)	GAP	1.00	2.74	05
A (BUILDING)	D	1.02	0.23	06
A (BUILDING)	D	1.07	0.23	05
A (BUILDING)	D	1.07	2.13	40
A (BUILDING)	GAP	1.12	2.13	15
A (BUILDING)	GAP	2.47	2.74	05

SCHEDULE OF WINDOW/VENTILATION:

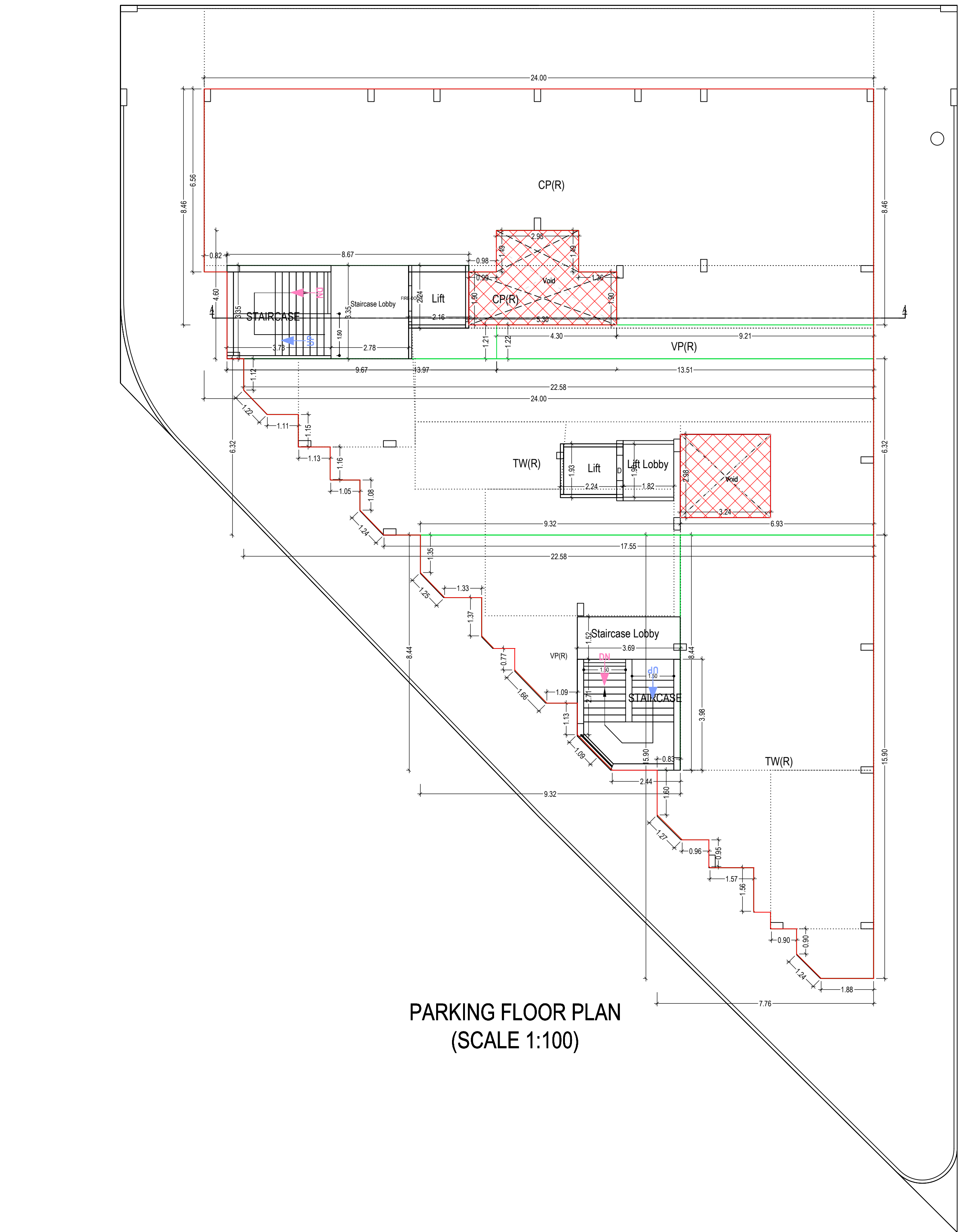
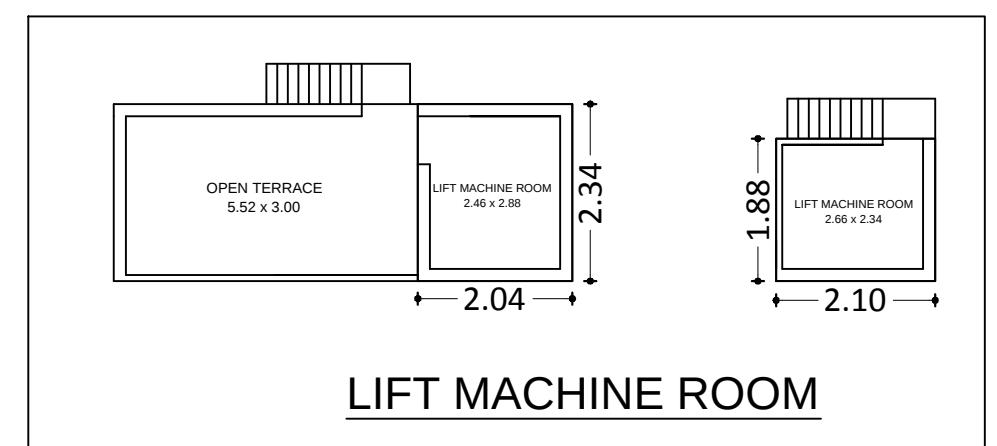
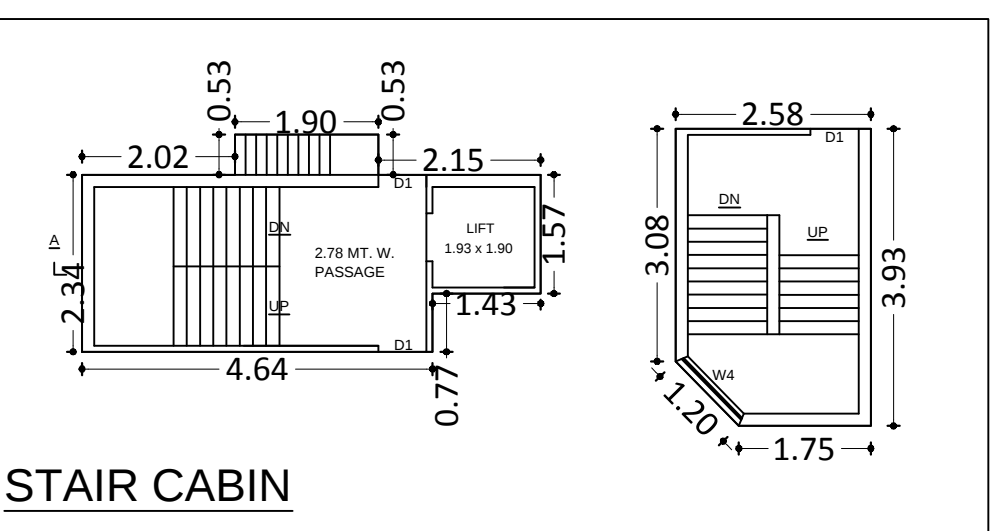
BUILDING NAME	NAME	V	LENGTH	HEIGHT	NOS
A (BUILDING)	W	0.60	1.90	1.00	50
A (BUILDING)	W1	0.76	0.91	1.00	35
A (BUILDING)	WS	0.93	1.22	0.91	05
A (BUILDING)	W1	1.07	0.91	0.91	05
A (BUILDING)	W2	1.26	1.22	1.22	10
A (BUILDING)	F.W	1.26	2.13	1.00	10
A (BUILDING)	W1	1.64	1.20	0.91	05
A (BUILDING)	F.W2	1.71	2.13	1.00	10
A (BUILDING)	W3	1.82	1.22	1.00	15
A (BUILDING)	W	1.82	1.82	0.91	05
A (BUILDING)	F.W1	1.82	2.13	1.00	10
A (BUILDING)	F.W1	1.86	2.13	0.91	05

Staircase Checks (Table 8a-1)

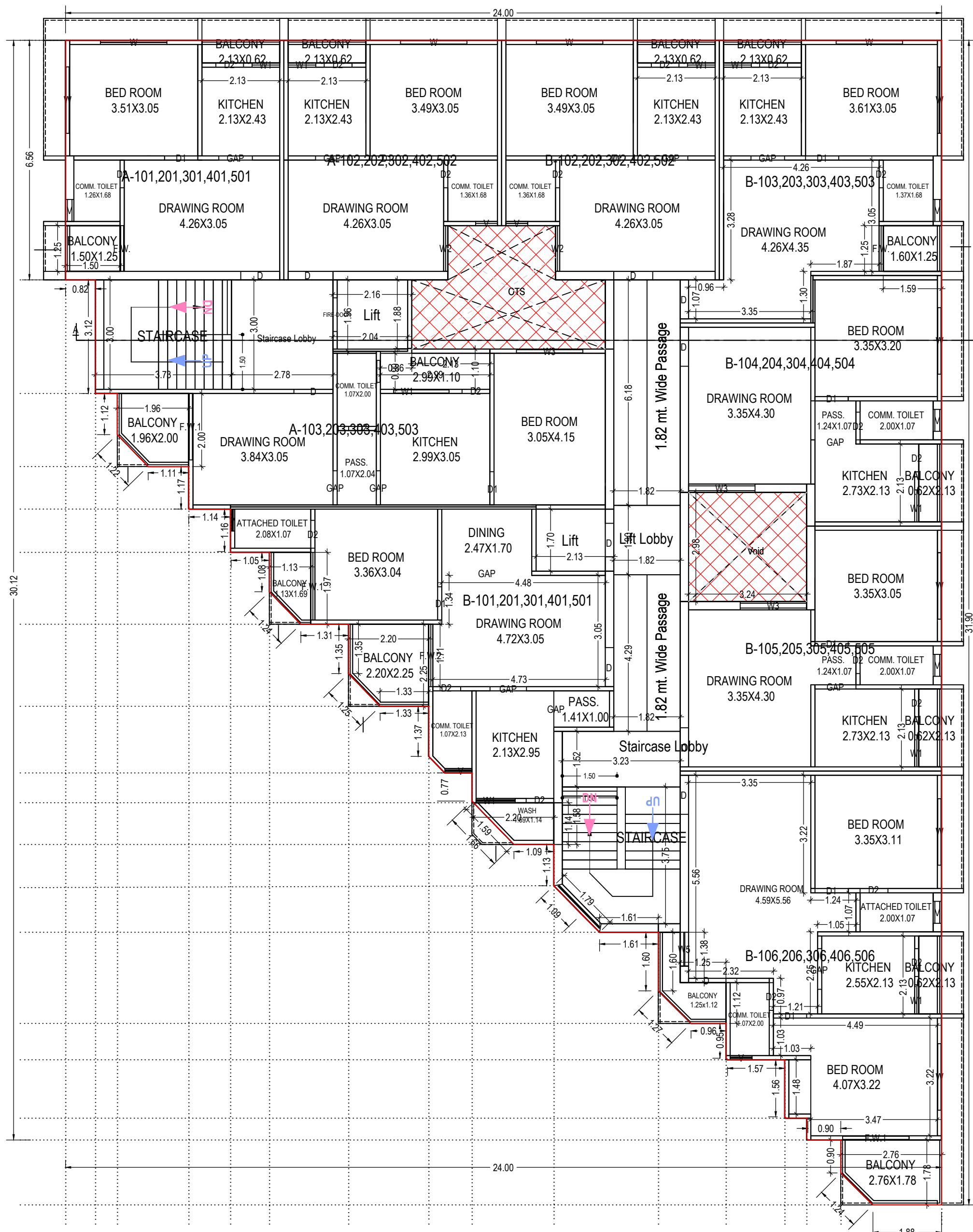
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STARCASE	1.50	0.25	0.17
First Floor	STARCASE	1.50	0.25	0.16
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN	STARCASE	1.50	0.25	0.17
Second Floor	STARCASE	1.50	0.25	0.17
Terrace Floor	STARCASE	1.50	0.25	0.00

Balcony Calculations Table

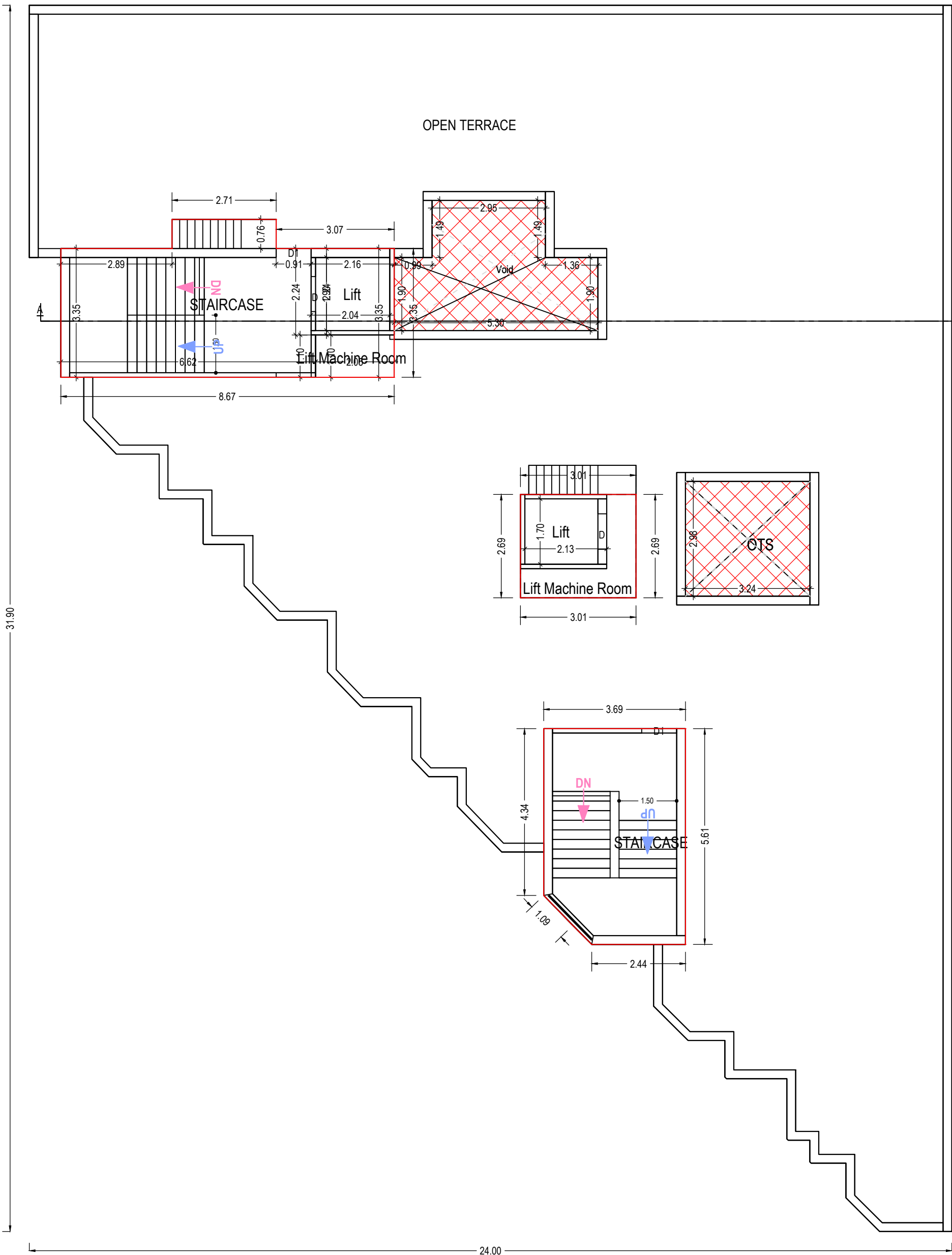
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN	1.10 X 3.00 X 1 X 1.5	16.00	175.80
	1.26 X 1.50 X 1 X 1.5	9.40	
	0.92 X 2.13 X 1 X 1.5	46.20	
	1.26 X 1.60 X 1 X 1.5	10.00	
	1.78 X 2.76 X 1 X 1.5	22.60	
	1.85 X 2.20 X 1 X 1.5	12.50	
	1.15 X 2.20 X 1 X 1.5	9.45	
	2.20 X 2.25 X 1 X 1.5	22.70	
	1.13 X 1.97 X 1 X 1.5	9.25	
	1.96 X 2.00 X 1 X 1.5	17.70	
Total			175.80



PARKING FLOOR PLAN (SCALE 1:100)



TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
a. Title, ownership, and easement rights of the building/land for which the building is proposed.
b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
c. Correctness of demarcation of the plot on site.
d. Workmanship, soundness of material and structural safety of the proposed building.
e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c), (d), (e) and (f) above.
4. The applicant, as specified in CGOCP, shall submit:
a. Structural drawings and related reports, before the commencement of the construction,
b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGOCP.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/reversed and the construction/development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and/or the use of building, and/or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE KRISHNA DEVELOPERS PARTNER SHAKTISINH NATHUBHA SARANYA	
ARCHENG'S NAME AND SIGNATURE Hitesh Undaviya	
BMC-ER-03	
STRUCTURE ENGINEER Hitesh Undaviya	
BMC-ER-03	