REVISED RESIDENTIAL BUILDING PLAN IN FINAL T.P.S. NO. - 1(VESU) F.P. NO. -7,O.P NO. - 8, R.S. NO.- 4 / 3, AT - SURAT.

SHEET NO. = 1/13

SITE PLAN & KEY PLAN

Development permision 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. 28/08/2020

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 C. S. No./R.S. No./F.P. No. 07 of Ward No./Moje/T.P.S. No. 1 (Vesu) as per the attached plans and permission letter (Rajachithhi) vide outward No. T.D.O./DP/ No.-83 dated 29/08/2019 OFF LINE

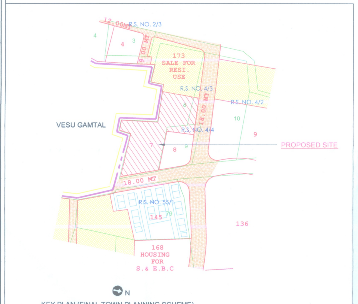
Date- 29/08/2019 I/C. Town Planner, Surat Municipal Corporation

SUMMRY :-

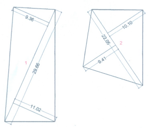
TOTAL PLOT AREA = 5163.00 SMT.
REQ. C.O.P. AREA (10%) = 516.30 SMT.
PROP. C.O.P. = 517.34 SMT.
NET PLOT AREA = 4645.66 SMT.
PER. F.S.I. AREA (1.80) = 9215.80 SMT.
(5163.00 X 1.80 = 9293.40) - (517.34 X 0.15 = 77.60)
PER. F.S.I. AREA (2.70) = 13,862.50 SMT.
(5163.00 X 2.70 =13,940.10) - (517.34 X 0.15 = 77.60)

PROPOSED BUILT UP AREA :-
BLDG.-A = 721.02 SMT.
BLDG.-B = 460.88 SMT.
BLDG.-C = 379.53 SMT.
TOTAL = 1561.43 SMT.
= 1561.43 SMT. (30.24%)

PROPOSED F.S.I. AREA :-
BLDG.-A = 6053.52 SMT.
BLDG.-B = 4383.24 SMT.
BLDG.-C = 3417.24 SMT.
TOTAL = 13854.00 SMT.
= 13,854.00 SMT (2.683) < 13,862.54 SMT.

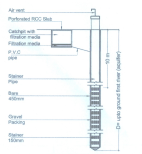


KEY PLAN (FINAL TOWN PLANNING SCHEME)
SCALE :- 1.00 CM.= 20.00 MT.



C.O.P. AREA SKETCH

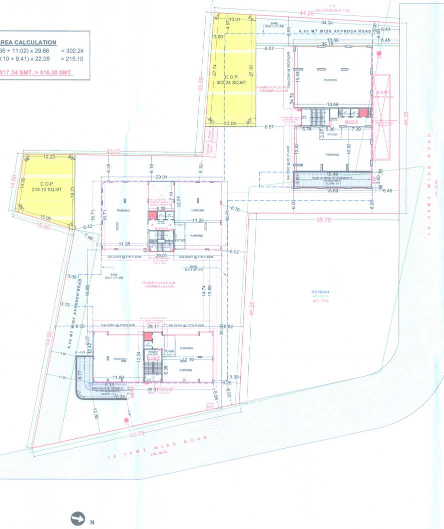
C.O.P. AREA CALCULATION
1) ½ x (9.36 + 11.02) x 29.66 = 302.24
2) ½ x (10.10 + 9.41) x 22.05 = 215.10
= 517.34 SMT. > 516.30 SMT.



PLAN (PERCOLATION WELL)

REQUIRED PERCOLATING BOREWELL :-
= 5163.00 / 4000
= 1.29 UNITS (SAY 2 UNIT)

PROPOSED PERCOLATING BOREWELL :-
= 2 NOS.
SO,PROPOSED BOREWELL = REQUIRED BOREWELL
2 2



SITE PLAN
SCALE :- 1.00 CM.= 4.00 MT.

A AREA STATEMENT

AREA STATEMENT FOR LAND

NO	TITLE	DETAILS (AREA IN SQ.MT./ NOS./MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED	
A	BUILDING-UNIT AREA	5163.00	LIST OF DRGS ATTACHED	NO. OF COPIES
A.1	a). AREA AS PER REVENUE RECORD	5163.00	PLANS / ELEVATION / SECTION } 13	13
A.2	b). AREA AS PER TPS RECORD	5163.00		
A.3	c). AREA AS PER SITE CONDITION	5163.00		
B	DEDUCTION AREA			
B.1	a).ROADS (proposed or under process)	-------		
B.2	b).RESERVATIONS (under TP or DP or any other statutory plan/under provision of GDR)	-------		
B.3	AREA NOT IN POSSESSION	-------		
B.4	OTHER	-------		
C	NET AREA	5163.00		

EXISTING

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
1	1 TO 12.4	NOT APPLICABLE		

PROPOSED

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
13	COMMON PLOT	516.30	517.34	
13.1	ADDITIONAL 6% FOR THICK	-------	-------	
13.2	NO. OF PERCOLATION	2.00	2.00	
13.3	NO. OF TREES	-------	-------	
14	WIDTH OF MARGIN-ROAD	6.00	6.02	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD SIDE	6.00	6.00	
14.2	TOTAL MARGIN AREA	-------	-------	
15	INTERNAL ROAD WIDTH	6.00	6.00	
15.1	INTERNAL ROAD AREA	-------	-------	
16	BUILT-UP AREA IN COMMON	-------	-------	
16.1	BUILT-UP AREA IN MARGINE	-------	-------	
17	TOTAL DEVELOPABLE AREA	-------	-------	
18	PERMISSIBLE FSI -BASE (AS PER NEW DP)	9293.40	9293.40	
18.1	PERMISSIBLE FSI-CHARGEABLE	4646.70	4638.20	
18.2	FSI UTILISED	13854.00 (2.68)		
19	GROUND COVERAGE	1561.43 (30.24%)		

NO	PROPOSED USE (as described in section c-9.3 use)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DRAWINGS PROVIDED YES/NO
20.1	DWELLING	DWELLING-3	23801.20	3	YES
20.2	MERCANTILE	-------	-------	-------	NO
20.3	BUSINESS	-------	-------	-------	NO
20.4	EDUCATIONAL	-------	-------	-------	NO
20.5	ASSEMBLY	-------	-------	-------	NO
20.6	INSTITUTIONAL	-------	-------	-------	NO
20.8	RELIGIOUS	-------	-------	-------	NO
20.9	HOSPITALITY	-------	-------	-------	NO
20.10	SPORTS & LEISURE	-------	-------	-------	NO
20.11	PARKS	-------	-------	-------	NO
20.12	SERVICE	-------	-------	-------	NO
20.13	INDUSTRIAL	-------	-------	-------	NO
20.14	STORAGE	-------	-------	-------	NO
20.15	TRANSPORT	-------	-------	-------	NO
20.16	AGRICULTURE	-------	-------	-------	NO
20.17	TEMPORARY USE	-------	-------	-------	NO
20.18	PUBLIC UTILITY	-------	-------	-------	NO
20.19	PUBLIC	-------	-------	-------	NO
20.	TOTAL	DWELLING-3	23801.20	3	YES

21	FLOORS/LEVELS (PROVIDE DETAILS FOR INDIVIDUAL BUILDING)		NUMBERS OF UNITS A-Bldg	B-Bldg	C-Bldg	BUILT- UP AREA (in sq.mt) A-Bldg	B-Bldg	C-Bldg	TOTAL	F.S.I. AREA (in sq.mt) A-Bldg	B-Bldg	C-Bldg	TOTAL	PAYMENT FSI (in sq.mt)
21.1	BASEMENT	1ST BASEMENT					2895.67		2895.67		Parking			
		2ND BASEMENT					3001.39		3001.39		Parking			
21.2	HOLLOW PLINTH													
21.3	GROUND FLOOR		--	--	--	622.97	430.71	341.31	1394.99	--	--	--		
21.4	TYPICAL FLOOR	1ST FLOOR	2	2	2	622.97	430.71	341.31	1394.99	550.32	365.27	284.77	1200.36	4638.20
		2ND FLOOR	2	2	2	622.97	430.71	341.31	1394.99	550.32	365.27	284.77	1200.36	
		3RD FLOOR	2	2	2	721.02	430.71	341.31	1493.04	550.32	365.27	284.77	1200.36	
		4TH FLOOR	2	2	2	622.97	430.71	379.53	1433.21	550.32	365.27	284.77	1200.36	
		5TH FLOOR	2	2	2	622.97	460.68	341.31	1424.96	550.32	365.27	284.77	1200.36	
		6TH FLOOR	2	2	2	663.39	430.71	341.31	1435.41	550.32	365.27	284.77	1200.36	
		7TH FLOOR	2	2	2	622.97	430.71	341.31	1394.99	550.32	365.27	284.77	1200.36	
		8TH FLOOR	2	2	2	622.97	430.71	341.31	1394.99	550.32	365.27	284.77	1200.36	
		9TH FLOOR	2	2	2	663.39	460.68	341.31	1465.38	550.32	365.27	284.77	1200.36	
		10TH FLOOR	2	2	2	622.97	430.71	379.53	1433.21	550.32	365.27	284.77	1200.36	
		11TH FLOOR	2	2	2	622.97	430.71	341.31	1394.99	550.32	365.27	284.77	1200.36	
		12TH FLOOR	--	2	2	--	430.71	341.31	772.02		365.27	284.77	650.04	
		TERRACE FLOOR	--	--		--	--	--		--	--	--		
		STAIRCASE CABIN	--	--		76.97	--	--	76.97	--	--	--		
21.5	FLOORS OTHER THAN TYPICAL FLOOR					--	--	--		--	--	--		
21.6	TOTAL		22	24	24	7731.50	5659.17	4513.47	17904.14	6053.52	4383.24	3417.24	13854.00	
21.7	TOTAL OF ALL		70			23801.20			23801.20	13,854.00				

22	DWELLING UNITS (PROVIDE DETAILS FOR INDIVIDUAL BUILDING)	NUMBERS OF UNITS A-Bldg	B-Bldg	C-Bldg	DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt) A-Bldg	B-Bldg	C-Bldg	TOTAL UNIT BUILT UP AREA (in sq.mt) A-Bldg	B-Bldg	C-Bldg
22.1	1BHK	--	--	--	--	--	--	--	--	--
22.2	2BHK	--	--	--	--	--	--	--	--	--
22.3	3BHK	--	--	24	--	--	--	--	--	--
22.4	4BHK	22	24	--	--	--	--	--	--	--
22.5	5BHK	--	--	--	--	--	--	--	--	--
22.6	6BHK	--	--	--	--	--	--	--	--	--
22.7	OTHERS (eg. studio units penthouse)	--	--	--	--	--	--	--	--	--
22.8	OTHER THAN DWELLING UNITS	--	--	--	--	--	--	--	--	--
22.9	TOTAL	22	24	24						
22.10	TOTAL OF ALL BUILDINGS	70								

23	DWELLING UNITS	CARPET AREA OF EACH UNIT (in sq.mt) A-Bldg	B-Bldg	C-Bldg	DETAILS OF BALCONY & WASH AREA SIZE Individual unit smt. A-Bldg	B-Bldg	C-Bldg	PROPORTIONATE COMMON AMINITIES AREA (in sq.mt.)	TOTAL BUILT UP AREA (sq.mt.) A-Bldg	B-Bldg	C-Bldg
23.1	GROUND FLOOR	--	--	--	--	--	--	-------	--	--	--
23.2	1ST FLOOR	478.50	335.12	259.66	41.02	9.30	8.18	-------	550.32	365.27	284.77
23.3	2ND FLOOR	478.50	335.12	259.66	41.02	9.30	8.18	-------	550.32	365.27	284.77
23.4	3RD FLOOR	478.50	335.12	259.66	118.50	9.30	8.18	-------	550.32	365.27	284.77
23.5	4TH FLOOR	478.50	335.12	259.66	41.02	9.30	45.54	-------	550.32	365.27	284.77
23.6	5TH FLOOR	478.50	335.12	259.66	41.02	38.06	8.18	-------	550.32	365.27	284.77
23.7	6TH FLOOR	478.50	335.12	259.66	79.76	9.30	8.18	-------	550.32	365.27	284.77
23.8	7TH FLOOR	478.50	335.12	259.66	41.02	9.30	8.18	-------	550.32	365.27	284.77
23.9	8TH FLOOR	478.50	335.12	259.66	41.02	9.30	8.18	-------	550.32	365.27	284.77
23.10	9TH FLOOR	478.50	335.12	259.66	79.76	38.06	8.18	-------	550.32	365.27	284.77
23.11	10TH FLOOR	478.50	335.12	259.66	41.02	9.30	45.54	-------	550.32	365.27	284.77
23.12	11TH FLOOR	478.50	335.12	259.66	41.02	9.30	8.18	-------	550.32	365.27	284.77
23.13	12TH FLOOR	--	335.12	259.66	--	9.30	8.18	-------	--	365.27	284.77

24	BUILDING	BUILDING HEIGHT IN METERS A-Bldg	B-Bldg	C-Bldg	NUMBER OF FLOORS A-Bldg	B-Bldg	C-Bldg
		44.06	44.00	44.00	GR.+11TH	GR.+12TH	GR.+12TH

PROPOSED AREA STATEMENT FOR PARKING

24	PARKING	AREA (in sq.mt.)	percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	2770.80	20%
24.2	PROPOSED PARKING AREA (please specify in. % as well as area)	6435.31	46.45%
24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (please specify in. % as well as area)	277.08	10%
24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (please specify in. % as well as area)	1083.92	39.12%

25	PARKING	AREA (in sq.mt)	NO.OF PARKING SPACES FOR 2-WHEELERS	NO.OF PARKING SPACES FOR 4-WHEELERS
25.1	PROPOSED PARKING ON GROUND (including hollow plinth lvl.)	1083.92	126	23
25.2	PROPOSED PARKING ON BASEMENT LVL	5351.39	260	106
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW (PLINTH)	-------	-------	-------
25.4	COVERED PARKING	-------	-------	-------
25.5	OPEN PARKING	-------	-------	-------
25.6	TOTAL	6435.31	386	129

BUILD -TO-LINE

BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN,PLEASE PROVIDE THE FOLLOWING DETAILS.

1	LENGTH OF BUILD-TO-LINE	
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING	
3	PERCENTAGE OF LENGTH OF BUILD-TO--LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING	

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

REVISED RESIDENTIAL BUILDING PLAN IN FINAL T.P.S. NO. - 1(VESU) F.P. NO. -7,O.P NO. - 8, R.S. NO.- 4 / 3, AT - SURAT.

LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
LAYOUT PLAN	1	N	SCALE :- 1.00 CM.= 4.00 MT.	
SITE PLAN	-------		———	
GR & BASEMENT LAYOUT	3		SCALE :- 1.00 CM.= 2.00 MT.	
DETAILED PLAN	3		SCALE :- 1.00 CM.= 1.00 MT.	
ELEVATION & SECTIONS	3		SCALE :- 1.00 CM.= 1.00 MT.	
SERVICES & AMENITIES	-------		———	
LANDSCAPE PLAN	-------		———	
GR & BASE. PARKING LAYOUT	3		SCALE :- 1.00 CM.= 2.00 MT.	

REF DESCRIPTION OF LAST APPROVED PLANS		DATE
T.D.O./D.P./NO. :	625	09/03/2017
	-------	-------
	-------	-------
	-------	-------
	-------	-------
	-------	-------
	-------	-------
	-------	-------
	-------	-------

V.CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE **27 - 03 - 18** AND THE DIMENSIONS OD SIDES ETC OF PLOT STATE ON PLAN ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

SIGNATURE ARCHITECT / ENGINEER / SURVEYOR

VI.SIGNATORIES

OWNER SIGNATURE

FOR SAMPRATI BUILDCON
PARTNER

ARCHITECT SIGNATURE

ARCHITECT & PLANNER

Black Ink™ Sanjay Josshi

SANJAY JOSSHI
T.D.O. / AR / 158
201, Ritz Square, 2nd Floor,
Near Indoor Stadium,
SURAT - 395007