

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. 141/46-49-279
of Ward No./Moj./T.P.S. No. 50 (PUNH)
as per the enclosed plans
and permission letter (Rate/Challan) vide outward
No. T.D.O./JDP/ 65 dated 23-1-19

Date-23/01/2019 I/C. Town Planner,
Surat Municipal Corporation

AREA TABLE CALCULATION :-

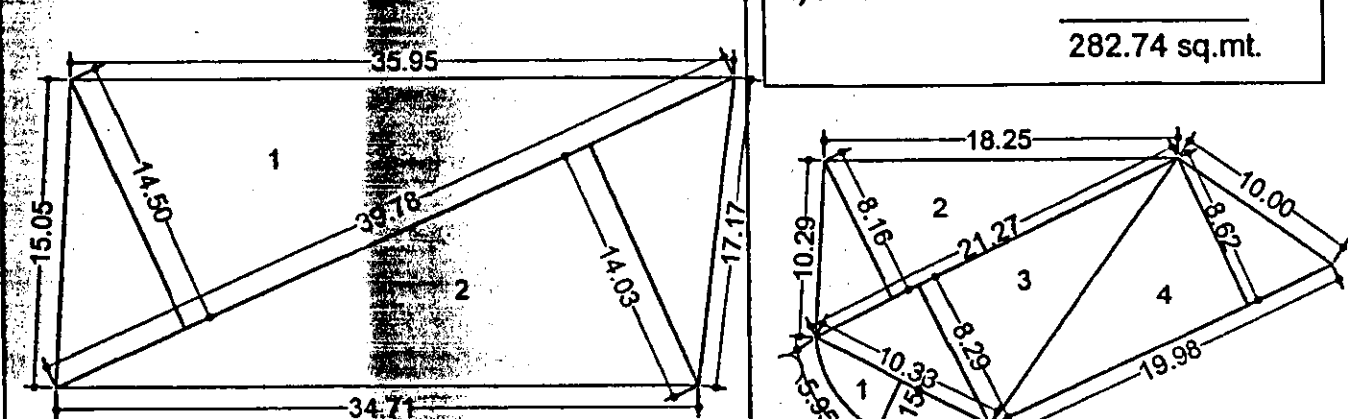
C.O.P. - 2

1) $\frac{2}{3} \times 10.33 \times 3.15 = 21.69$

2) $\frac{1}{2} \times 21.27 \times 8.16 = 86.78$

3) $\frac{1}{2} \times 21.27 \times 8.29 = 88.16$

4) $\frac{1}{2} \times 19.98 \times 8.62 = 86.11$



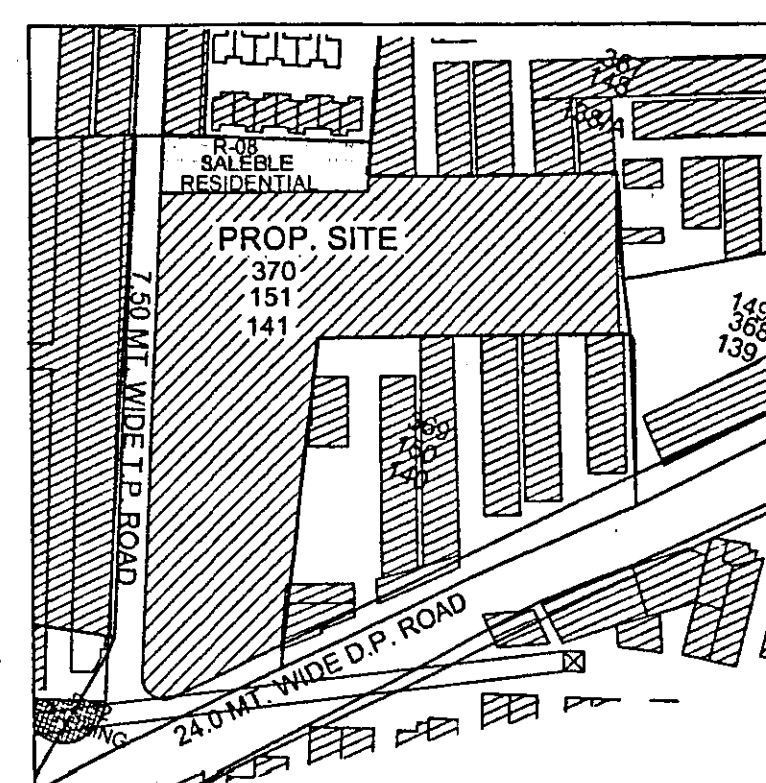
TOTAL AREA = 567.47 + 282.74 = 850.21 Sq.Mt.

LENGHT OF ROAD AREA CAL:-
= 87.33 + 62.36 = 149.69 sq.mt.

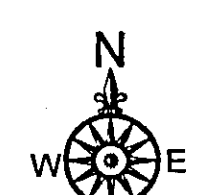
(1) PLOT AREA	AS PER RECORD	= 8498.00 SQ.MT.
	AS PER SITE	= 8498.00 SQ.MT.
(2) ANY RESERVATION OR ROAD ALIGNMENT		= NIL
(3) NET AREA OF PLOT (1) - (2)		= 8498.00 SQ.MT.
(4) REQUIRED AREA OF C.P. @ 10%		= 849.80 SQ.MT.
(5) PROPOSED AREA OF C.P.		= 853.17 SQ.MT.
(6) BALANCE AREA OF PLOT (3) - (5)		= 7644.83 SQ.MT.
(7) PROPOSED BUILT UP AREA		= 2153.42 SQ.MT.
(8) PERMISSIBLE F.S.I. @ 1.80		= 15326.40 SQ.MT.
RESERVED F.S.I. @ 15% OF C.P. = (15/100) X 853.17		= 127.98 SQ.MT.
NET PERMISSIBLE F.S.I. = 15298.40 - 127.98		= 15168.42 SQ.MT.
(9) PERMISSIBLE F.S.I. @ 2.70		= 22944.60 SQ.MT.
RESERVED F.S.I. @ 15% OF C.P. = (15/100) X 853.17		= 127.98 SQ.MT.
NET PERMISSIBLE F.S.I. = 22944.60 - 127.98		= 22816.62 SQ.MT.
(10) PROPOSED F.S.I. AREA		= 22797.94 SQ.MT.
(11) PAIDUP F.S.I. AREA (22797.94 - 15168.42)		= 7629.52 SQ.MT.
(12) F.S.I. CONSUMED = 22797.94 / 853.17		= 2.682

COLOUR NOTATIONS:-

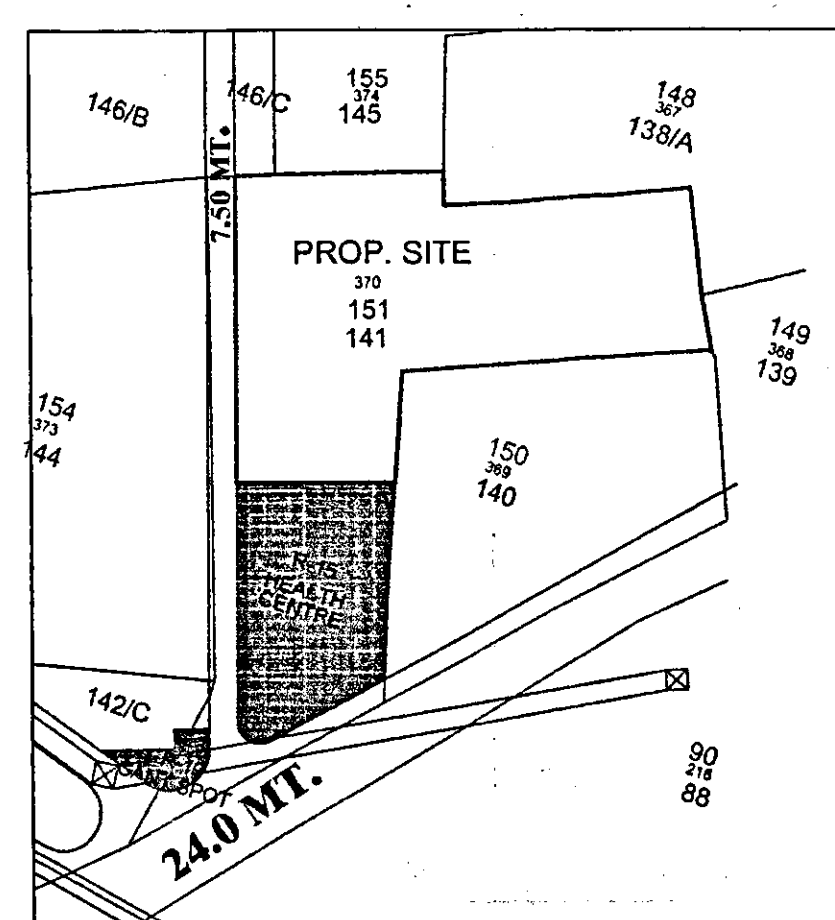
PLOT BOUNDARY AS PER SITE	_____
FINAL PLOT BOUNDARY	_____
OPEN PLOT BOUNDARY	_____
PROPOSED WORK	_____
EXISTING ROAD SHOWN	_____
PROPOSED ROAD SHOWN	_____
DRAINAGE LINE SHOWN	_____



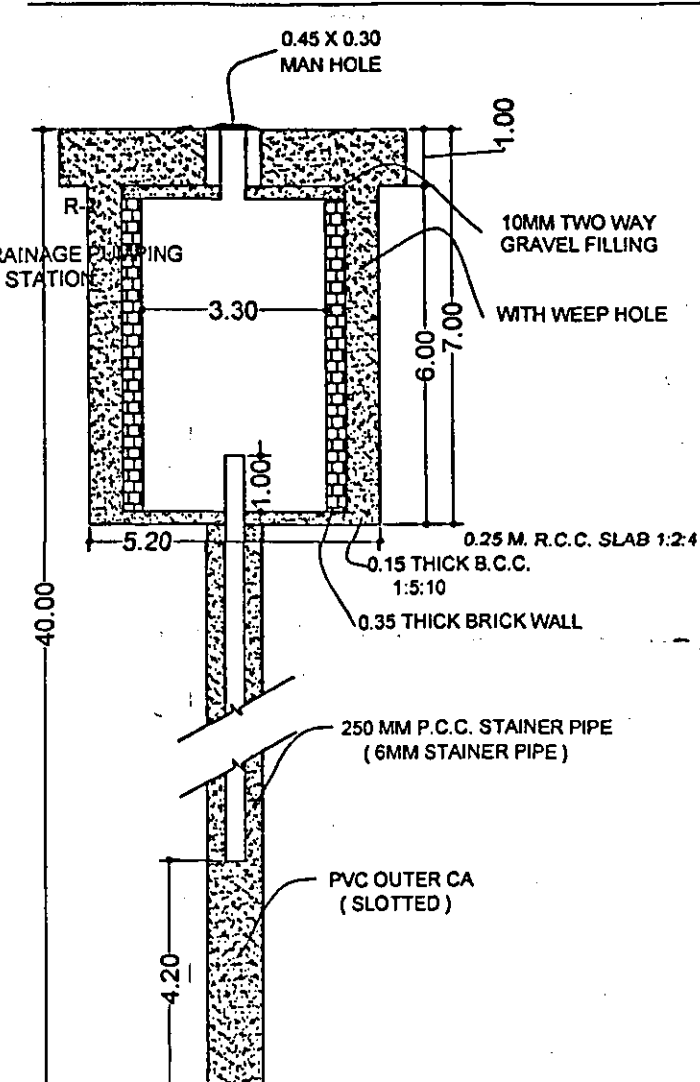
Key Plan
(As per T.R. T.P.S.)



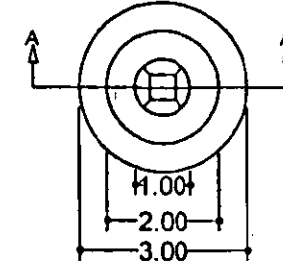
BLDG TYPE	TENEMENT WISE BUILT UP AREA & CARPET AREA			
	TYPE	NOS	B.A. OF TENEMENT	C.A. OF TENEMENT
A1	1,2,3,4	56	79.78	71.09
B1	1,2,3,4	56	79.78	71.09
A	1,2,3,4	56	65.80	60.29
B	1,2,3,4	52	65.80	60.27
C	1,2,3,4	52	65.80	60.29
D	1,2,3,4	51	65.80	60.29



Key Plan:
(As per Draft T.P.S.)



SECTION AT A - A



PLAN (PERCOLATING WELL

FP NO.	TOTAL PLOT AREA SQ.MT.	ROAD ALIGNMENT AREA SQ.MT.	NET PLOT AREA SQ.MT.
141	8498.0	0.00	8498.0

(REQUIRE PERCOLATING WELL = 1 percolating well / 4,000.00 SQ.MT.
= 8498.0 / 4,000.0 SQ.MT.
= 2.12 NOS.
SAY 3 NOS.
PROPOSED NOS. = 3 NOS.

LAYOUT PLAN

SCALE = 1 : 400

BUILT UP AREA TABLE - 1							
FLOOR	A1 - BLDG RESI.	B1 - BLDG RESI.	A - BLDG RESI.	B - BLDG RESI.	C - BLDG RESI.	D - BLDG RESI.	TOTAL
BASEMENT	1083.35	1083.36	1083.36	1083.36	1083.36	1083.35	6501.0
GR. FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
1ST FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
2nd FLOOR	435.11	435.11	348.62	348.64	348.62	348.62	2264.72
3rd FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
4th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
5th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
6th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
7th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
8th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
9th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
10th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
11th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
12th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
13th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
14th FLOOR	415.03	415.03	328.50	328.52	328.50	328.50	2144.08
TERRACE	92.90	92.90	83.70	83.70	83.70	83.70	520.60
TOTAL	7421.78	7421.79	6114.68	5786.46	5786.18	5720.99	38251.88

ES1 AREA TABLE :

FLOOR	A1 - BLDG RESI.	B1 - BLDG RESI.	A - BLDG RESI.	B - BLDG RESI.	C - BLDG RESI.	D - BLDG RESI.	TOTAL
GR. FLOOR	---	---	---	---	---	---	---
1ST FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
2nd FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
3rd FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
4th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
5th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
6th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
7th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
8th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
9th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
10th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
11th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
12th FLOOR	318.71	318.71	263.01	263.03	263.01	263.01	1699.48
13th FLOOR	318.71	318.71	263.01	263.03	263.01	197.28	1623.76
14th FLOOR	318.71	318.71	263.01	---	---	---	900.43
TOTAL	4461.94	4461.94	3682.14	3419.39	3419.13	3353.40	22797.5

A AREA STATEMENT				BUILDING HEIGHT IN METERS		NUMBER OF FLOORS			
AREA STATEMENT FOR LAND				A to F-Bldg		A to F-Bldg			
NO	TITLE	DETAILS (AREA IN SQ.MT / SQS.MT)	SUPPORTING DOCUMENTS PROVIDED YES/NOT REQUIRED	24	BUILDING				
A	BUILDING-UNIT AREA		LIST OF DRGS ATTACHED	NO. OF COPIES	44.85 sq.mt.	GR +14. FLOOR			
A.1	a). AREA AS PER REVENUE RECORD	10223.00		PROPOSED AREA STATEMENT FOR PARKING					
A.2	a). AREA AS PER T/S RECORD	8498.00		24	1 PARKING	AREA (in sq.mt.)	percentage (%)		
A.3	a). AREA AS PER SITE CONDITION	8498.00		24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	3310.93	10% 20%		
B	DEDUCTION AREA		PLANS ELEVATION SECTION	24.2	PROPOSED PARKING AREA (please specify in / as well as area)	7865.38	34.50%		
B.1	a).ROADS (proposed or under process)			24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (please specify in / as well as area)	317.22	10%		
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)	411.31	12.97%		
B.3	AREA NOT IN POSSESSION			25	PARKING	AREA	NO.OF PARKING SPACES FOR 2-WHEELERS	NO.OF PARKING SPACES FOR 4-WHEELERS	
B.4	OTHER			25.1	PROPOSED PARKING ON GROUND (Including hollow plinth M.L.)	(in sq.mt.)			
C	NET AREA	8498.00		25.2	PROPOSED PARKING ON BASEMENT LVL				
EXISTING - N.A				25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW (PLINTH)				
NO	TITLE	DETAILS (AREA IN SQ.MT AND SQ.MT)	SUPPORTING DOCUMENTS PROVIDED YES/NOT REQUIRED	25.4 <td>COVERED PARKING</td> <td></td> <td></td>	COVERED PARKING				
1	1 TO 124	REQUIRED PROVIDED	NOT APPLICABLE	25.5	OPEN PARKING				
PROPOSED				25.6	TOTAL				
NO	TITLE	DETAILS (AREA IN SQ.MT AND SQ.MT)	SUPPORTING DOCUMENTS PROVIDED YES/NOT REQUIRED	BUILD-TO-LINE					
13	COMMON PLOT	849.80	853.17	BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN,PLEASE PROVIDE THE FOLLOWING DETAILS.					
13.1	ADDITIONAL 5% FOR THICK			1	LENGTH OF BUILD-TO-LINE				
13.2	NO. OF PERCOLATION	3.00	3.00	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	8.00	6.00	PROPOSAL DETAILS					
14.1	WIDTH OF MARGIN-OTHER THAN ROAD SIDE	8.00	6.00	DESCRIPTION OF PROPOSED PROPERTY					
14.2	TOTAL MARGIN AREA			REVISED LAYOUT PLAN FOR RESIDENTIAL HIGHRISE BUILDINGS (AFFORDABLE HOUSING) ON BLOCK NO. - 370, O.P. NO. - 151, F.P. NO. - 141, T. P. S. NO. - 60 (PUNA), TAL. - SURAT CITY, DIST. - SURAT.					
15	INTERNAL ROAD WIDTH	7.50	7.50						
15.1	INTERNAL ROAD AREA								
16	BUILT-UP AREA IN COMMON								
16.1	BUILT-UP AREA IN MARGIN								
17	TOTAL DEVELOPABLE AREA								
18	PERMISSIBLE FSI -BASE (AS PER NEW DP)								
18.1	PERMISSIBLE FSI-CHARGEABLE	22816.62	22815.01						
18.2	FSI UTILISED	2.70	2.395						
19	GROUND COVERAGE	USE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DRAWINGS PROVIDED YES/NO	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
20	PROPOSED USE (as described in section c-3 use)	SUB-TYPE							
20.1	DWELLING	DWELLING-3	2153.42		YES	LAYOUT PLAN	1		SCALE - 1:500 CM + 4.00 MT.
20.2	MERCANTILE				NO	SITE PLAN			
20.3	BUSINESS				NO	GR & BASEMENT LAYOUT	1		SCALE - 1:500 CM + 3.00 MT.
20.4	EDUCATIONAL				NO	DETAILED PLAN	5		SCALE - 1:500 CM + 1.00 MT.
20.5	ASSEMBLY				NO	ELEVATION & SECTIONS			SCALE - 1:500 CM + 1.00 MT.
20.6	INSTITUTIONAL				NO	SERVICES & AMENITIES			
20.8	RELIGIOUS				NO	LANDSCAPE PLAN			
20.9	HOSPITALITY				NO	GR & BASE. PARKING LAYOUT	2		SCALE - 1:500 CM + 2.00 MT.
20.10	SPORTS & LEISURE				NO				
20.11	PARKS				NO	REF DESCRIPTION OF LAST APPROVED PLANS			
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				
20.20	TOTAL		2153.42		YES				
21 FLOORS/LEVELS		NUMBERS OF UNITS	FLOOR AREA BUILT-UP AREA (in sq.mt)	FLOOR AREA F.S.I. AREA (in sq.mt)	PAYMENT FSI (in sq.mt)	CERTIFICATE			
PROVIDE DETAILS FOR INDIVIDUAL BUILDING						(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 (2) CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SUR- VEYED BY ME ON DATED - 25/09/2018. AND DIMENSIONS OF SIDES ETC. OF PLOTS STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P.RECORD			
21.1	BASEMENT	BASEMENT END-BASEMENT	6500.15						
21.2	HOLLOW PLINTH								
21.3	GROUND FLOOR		2144.08	1689.48					
21.4	TYPICAL FLOOR	1ST FLOOR	2144.08	1689.48					
		2ND FLOOR	2294.72	1689.48					