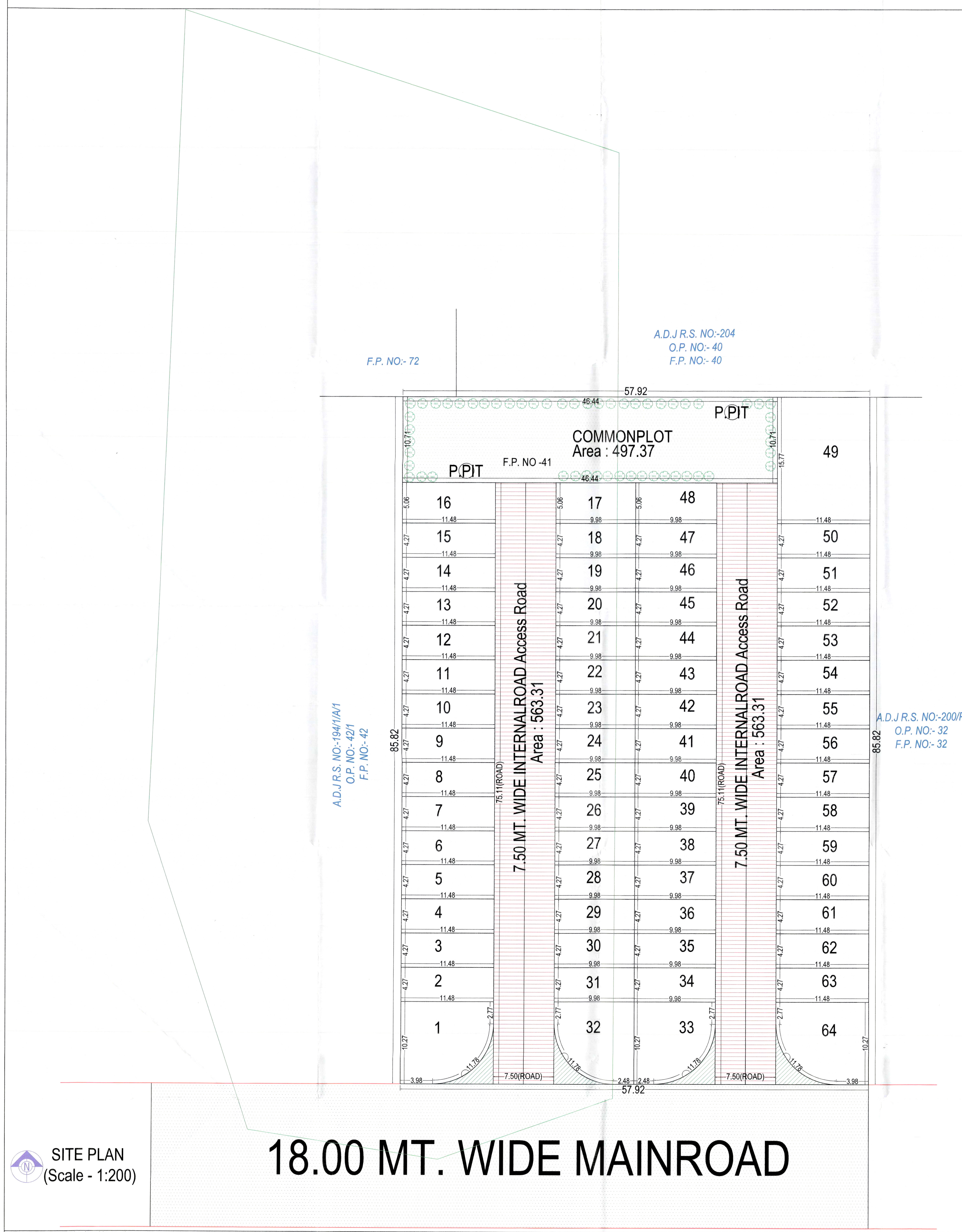
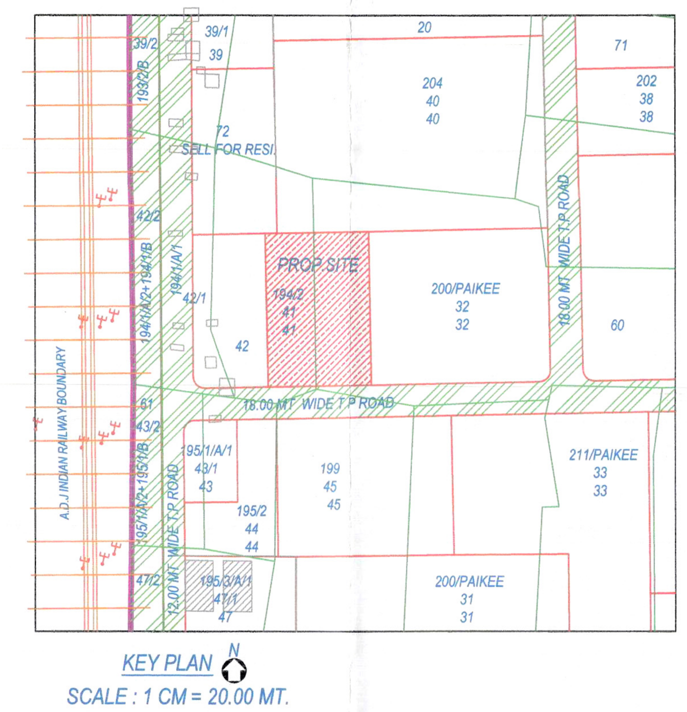
Project Title :PROPOSED RESIDENTIAL LAY-OUT PLAN (SUB-PLOT TYPE) ,(OPEN PLOT) ON OLD R.S NO.- 282 , NEW R.S NO :-194/2, PRELIMINARY T.P.S.NO. 54 (BHESTAN) ,O.P.NO. - 41, F.P. NO - 41, AT MOJE:- BHESTAN, TAL : MAJURA, DIST : SURAT.

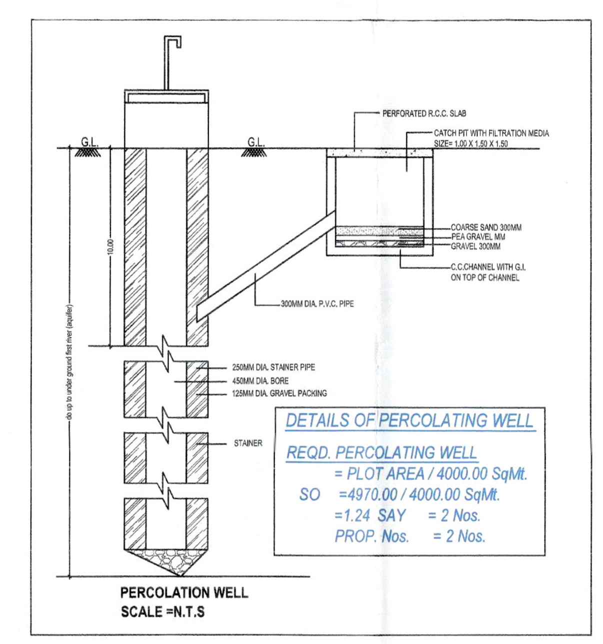
Application No. : 002BDP22231698 Development Permission No. : 002LD22230311




SITE PLAN
(Scale - 1:200)




KEY PLAN
SCALE : 1 CM = 20.00 MT.




Individual Plot Area

| Plot No. | Abutting Road | Plot Area Reqd | Plot Area Perm | Plot Area Prop | Frontage Reqd | Frontage Prop | Coverage Factor | Coverage Perm | Coverage Prop | FSI Area Perm | FSI Area Prop |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 18.00 MT. WIDE MAINROAD | - | - | 105.81 | - | 3.98 | 0.00 | - | 0.00 | - | 0.00 |
| 2 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 3 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 4 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 5 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 6 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 7 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 8 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 9 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 10 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 11 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 12 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 13 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 14 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 15 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 16 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 58.09 | - | 5.06 | 0.00 | - | 0.00 | - | 0.00 |
| 17 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 50.50 | - | 5.06 | 0.00 | - | 0.00 | - | 0.00 |
| 18 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 19 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 20 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 21 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 22 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 23 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 24 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 25 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 26 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 27 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 28 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 29 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 30 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 31 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 32 | 18.00 MT. WIDE MAINROAD | - | - | 90.41 | - | 2.48 | 0.00 | - | 0.00 | - | 0.00 |
| 33 | 18.00 MT. WIDE MAINROAD | - | - | 90.41 | - | 2.48 | 0.00 | - | 0.00 | - | 0.00 |
| 34 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 35 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 36 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 37 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 38 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 39 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 40 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 41 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 42 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 43 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 44 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 45 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 46 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 47 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 42.61 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 48 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 50.50 | - | 5.06 | 0.00 | - | 0.00 | - | 0.00 |
| 49 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 181.05 | - | 5.06 | 0.00 | - | 0.00 | - | 0.00 |
| 50 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 51 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 52 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 53 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 54 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 55 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 56 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 57 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 58 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 59 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 60 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 61 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 62 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 63 | 7.50 MT. WIDE INTERNALROAD Access Road | - | - | 49.02 | - | 4.27 | 0.00 | - | 0.00 | - | 0.00 |
| 64 | 18.00 MT. WIDE MAINROAD | - | - | 105.82 | - | 3.98 | 0.00 | - | 0.00 | - | 0.00 |

| Inward No | ODPS/2022/070319 | Sheet | 1 |
|---|---|---|---|
| Inward Date | | Scale | 1:500 |

| A | AREA STATEMENT | VERSION NO.: 1.0.50 / VERSION DATE: 19/05/2022 |
|---|---|---|
| | PROJECT DETAIL : | |
| | Authority: Surat Municipal Corporation (SMC) | Plot Use: Residential |
| | AuthorityClass: D1 | Plot SubUse: Resi. Building (More than one side common) |
| | AuthorityGrade: Municipal Corporation | Plot Use Group: Dwelling-2 (DW2) |
| | Project Type: Layout Development | Plot Category: NA |
| | Nature of Development: NEW | Land Use Zone: Residential use Zone |
| | Development Area: Draft/Preliminary Town Planning Scheme | Conceptualized Use Zone: R1 |
| | SubDevelopment Area: Other Areas | |
| | Special Project: NA | |
| | Special Road: NA | |
| | Site Address: PROPOSED LAY-OUT PLAN (SUB-PLOT TYPE) ,(OPEN PLOT) ON OLD R.S NO.- 282 , NEW R.S NO :-194/2, PRELIMINARY T.P.S.NO. 54 (BHESTAN) ,O.P.NO. - 41, F.P. NO - 41, AT MOJE:- BHESTAN, TAL : MAJURA, DIST : SURAT. | |
| | AREA DETAILS : | Sq.Mts. |
| 1. | Area of Plot As per record | - |
| | Plot Validation Certificate | 4970.00 |
| | Physical area measured at site | 4970.00 |
| | 7/12 or Document | 4970.00 |
| | Plot area drawn as per Site | 4970.66 |
| | Area of Plot Considered | 4970.00 |
| 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 | 4970.00 |
| 4. | % of Common Plot (Reqd.) | 497.00 |
| | % of Common Plot (Prop) | 497.37 |
| | Common Plot | 497.37 |
| | Balance area of Plot(1 - 4) | 4472.63 |
| | Plot Area For Coverage | 4970.00 |
| | Plot Area For FSI | 4970.00 |
| | Perm. FSI Area (1.80) | 8946.00 |
| | Total Perm. FSI area | 8946.00 |
| 6. | Total Built up area permissible at: | |
| | a. Ground Floor | 0.00 |
| | Proposed Coverage Area (- %) | 0.00 |
| | Total Prop. Coverage Area (- %) | 0.00 |
| | Balance coverage area (- %) | 0.00 |

| | Proposed Area at: | | | | |
|---|---|---|---|---|---|
| - | | Proposed Built up | Existing/ Approved BUArea | Proposed F.S.I | Existing/ Approved F.S.I |
| | Total Area: | 0.00 | 0.00 | 0.00 | 0.00 |
| | Total FSI Area: | | | | 0.00 |
| | Total BuiltUp Area: | | | | 0.00 |
| | Proposed F.S.I. consumed: | | | | 0.00 |
| B. | Tenement Statement | | | | |
| 1. | Tenement Proposed At: | | | | |

Color Notes

COLOR INDEX

- PLOT LINES
- EXISTING STREET
- FUTURE STREET, IF ANY
- PERMISSIBLE BUILDING LINE
- OPEN SPACES
- EXISTING WORKS
- WORK PROPOSED TO BE DEMOLISHED
- PROPOSED WORK
- DRIANAGE AND SEWERAGE WORK
- WATER SUPPLY WORK
- WORK WITHOUT PERMISSION IF STARTED ON SITE
- APPROVED WORK

Land use analysis/Area distribution (Table 2c)

| Area covered under | Proposed Area in sq. mt. | Percentage(%) |
|---|---|---|
| Plotted Area | 3298.37 | 66.37 |
| Road Area | 1174.91 | 23.64 |
| Public Open Space | 497.37 | 10.01 |
| Total net layout | 4970.65 | 100.01 |
| Plot area drawn into drawing should not be more than Plot area as per Document. | | |

Tree Details (Table 3h)

| Plot | Name | Nos Of Trees Reqd | Nos Of Trees Prop |
|---|---|---|---|
| F.P. NO -41 | Tree | - | 54 |

Common Plot Area

| Name | Prop. Area |
|---|---|
| COMMONPLOT | 497.37 |

OWNER'S NAME AND SIGNATURE

Balubhai Narsinhbhai Jeliben Te Lallubhai Narsinhbhai Ni Widow
Revaben Te Mulchandbhai Narsinhbhai Ni Widow
Jashuben Mulchanbhai Rameshbhai Mulchandbhai
Bhanuben Mulchandbhai Dineshbhai Mulchandbhai
Dhansukhbhai Mulchandbhai

| ARCH/ENG'S NAME & SIGNATURE | STRUCTURE ENGINEER |
|---|---|
| NIKUNJ THAKORBHAI PRAJAPATI 002ERH22052401373 | |
| SUPERVISOR'S NAME & SIGNATURE | DATE OF APPROVAL |
| | 04/08/2022 |
| DESIGNATION OF APRROVER : | TOWN PLANNER |

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UserDefinedMetric (1189.00 x 841.00MM)

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