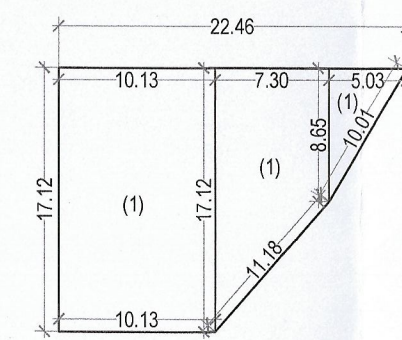
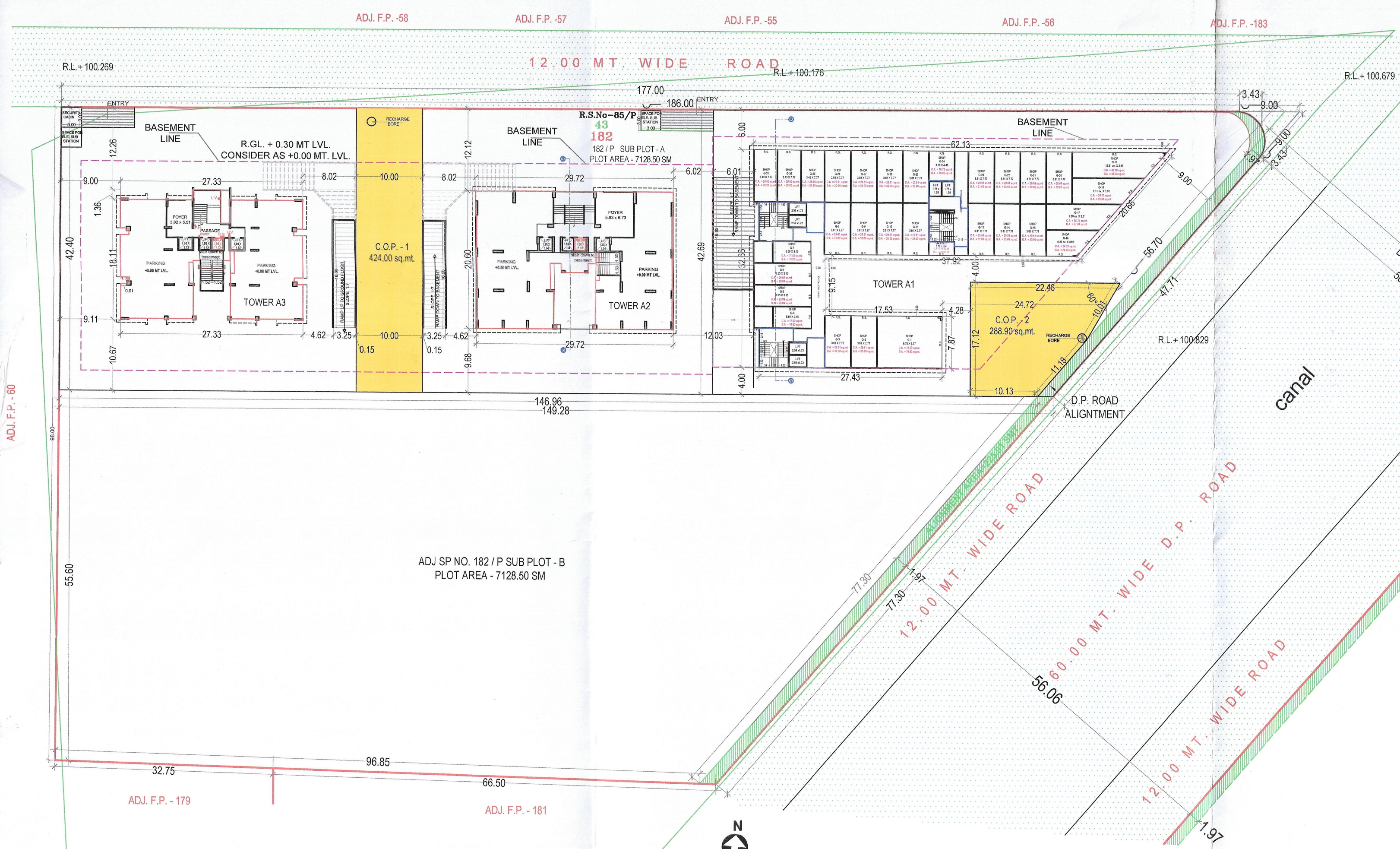


PROPOSED HIGHRISE BUILDING (COMMERCIAL & RESIDENTIAL) PLAN ON T.P. - 2 (VESU -BHARTHANA-VESU), F.P. - 182/P SUB PLOT-A, O.P. - 43, R.S. NO. - 85/P, AT - SURAT.

1 / 13
LAYOUT PLAN



COP AREA CALCULATION

COP - 1
(1) 10.13 X 17.12 = 173.42
(2) (17.12 + 8.56) X 7.30 X 1/2 = 93.73
(3) 5.03 X 8.65 X 1/2 = 21.75
= 288.90 sq.mt.

COP - 2
(1) 10.00 X 42.40 = 424.00 sq.mt.

TOTAL C.O.P. AREA
= 288.90 + 424.00 = 712.90 sq.mt.
= 712.90 sq.mt. > 712.85 sq.mt.

PROPOSED F.S.I. AREA :-
= 22340.38 sq.mt. < 28514.00 sq.mt.

AREA STATEMENT

PLOT AREA	7128.50 sq.mt.
PROPOSED ROAD ALIGNMENT	99.12 sq.mt.
NET PLOT AREA	7028.38 sq.mt.
REQ. C.O.P. AREA	7128.50 X 10% = 712.85 sq.mt.
PROPOSED C.O.P. AS PER CALCULATION	712.90 sq.mt.
PER. F.S.I. AREA : (7128.50 X 1.8) = 12831.30 sq.mt.	
LESS : C.O.P. @ 15% = 712.90 X 15% = 106.93	
= 12831.30 - 106.93 = 12724.37 sq.mt.	
PAID UP F.S.I. 2.20 X 7128.50 = 15682.70	
(15682.70 + 12831.30)	28514.00 sq.mt.
PROPO. F.S.I. AREA	22340.38 sq.mt.
PAID F.S.I. (22340.38 - 12724.37)	9616.01 sq.mt.
F.S.I. CONSUMED	3.13
PER RECHARGING BORE WELL : 7128.50 / 4000.00 = 1.75 SAY 2 UNIT.	
PROPO. RECHARGING BORE WELL	2 nos.

AREA STATEMENT

No.	Title	Details (Area in meter)	Supporting Documents Provided Yes/ No/ Not Required
A	Building - unit Area		
A.1	(a) as per Revenue Record	7128.50	
A.2	(b) as per TPS Record	7128.50	
A.3	(b) per site condition	7128.50	
B	Deduction Area		
B.1	(a) Roads (Proposed or under process)		
B.2	(b) reservations (under TP or DP or any other Statutory Plans/ under provision of govt.)	99.12	
B.3	Area not in possession		
B.4	Other		
C	Net Area	7028.38	

No.	Title	Details (Area in sq.mt. / Nos. / mt.)	Supporting Documents Provided Yes/ No/ Not Required
1	Common Plot	712.85 sq.mt. / 713.53 sq.mt.	
2	Width of Road Side Margin	3.00 mt. / 13.50 mt.	
2.1	Width of Other than Road Side Margin	8.00 mt. / 9.00 mt.	
2.2	Total Marginal Area		
3	Width of Internal Road side margin		
3.1	Internal Road Area		
4	Total Permissible Ground - Coveage		
5	Permissible FSI - Base (as per old DP)	12831.30 sq.mt.	
6	Permissible FSI - Chargeable	3207.82 sq.mt.	
7	FSI Consumed		
8	Ground Coverage		

No.	Title	Details (Area in sq.mt. / Nos. / mt.)	Supporting Documents Provided Yes/ No/ Not Required
14	Common Plot	712.85 sq.mt. / 712.90 sq.mt.	
14.1	Additional 6% for Thick		
14.2	No. of Percolation	2.00 / 2.00	
14.3	No. of Trees		
15	Width of margin Road	9.00 mt. / 12.12 mt.	
15.1	Width of margin Other than Road	8.00 mt. / 9.00 mt.	
15.2	Total Margin Road		
16	Internal Road Width		
16.1	Internal Road Area		
17	Built-up Area in Common plot		
17.1	Built-up Area in Margins		
18	Total Developable Area		
19	Permissible FSI - Base (as per new DP)	12831.30 sq.mt. / 12831.30 sq.mt.	
19.1	Permissible FSI Chargeable	15682.70 sq.mt. / 9509.08 sq.mt.	
19.2	FSI Utilised	4.00 / (22340.38) 3.13	
20	Ground Coverage		
21	Proposed Use (as described in Section C 29 Use Classification table)	Use Sub - type	
21.1	Dwelling	residential highrise	
21.2	Mercantile	office building	
21.3	Business		
21.4	Educational		
21.5	Assembly		
21.6	Institutional		
21.7	Religious		
21.8	Hospitality		
21.9	Sports & Leisure		
21.10	Parks		
21.11	Service		
21.12	Industrial		
21.13	Storage		
21.14	Transport		
21.15	Agriculture		
21.16	Temporary Use		
21.17	Public Utility		
21.18	Public		
21.19	Total	35738.50 sq.mt.	
22	Floors / Levels	Numbers of units	
22.1	Basement		
22.2	Hollow Plinth		
22.3	Ground Floor	1 / 1028.59 sq.mt.	
22.4	Typical Floor	40 / 21311.79sq.mt.	
22.5	Floors other than typical(stair cabin)		
22.6	Total		
22.7	Total of all buildings	22340.38 sq.mt.	
23	Dwelling Units	Numbers of	
23.1	1 BHK		
23.2	2 BHK		
23.3	3 BHK		
23.4	4 BHK		
23.5	More than 4BHK		
23.6	Others (eg. Studio units penthouse)		
23.7	Others than Dwelling Units		
23.8	Total		
23.9	Total of all buildings		
24	Dwelling Units	Carpet Area of each Unit (sq.mt.)	
24.1	Ground Floor		
24.2	First Floor		
25	Building	Building Height in meters	
25.1	Commercial Building A-1	24.75 mt.	
25.2	Residential Building tower A-2	57.34 mt.	
25.3	Residential Building tower A-3	57.20 mt.	

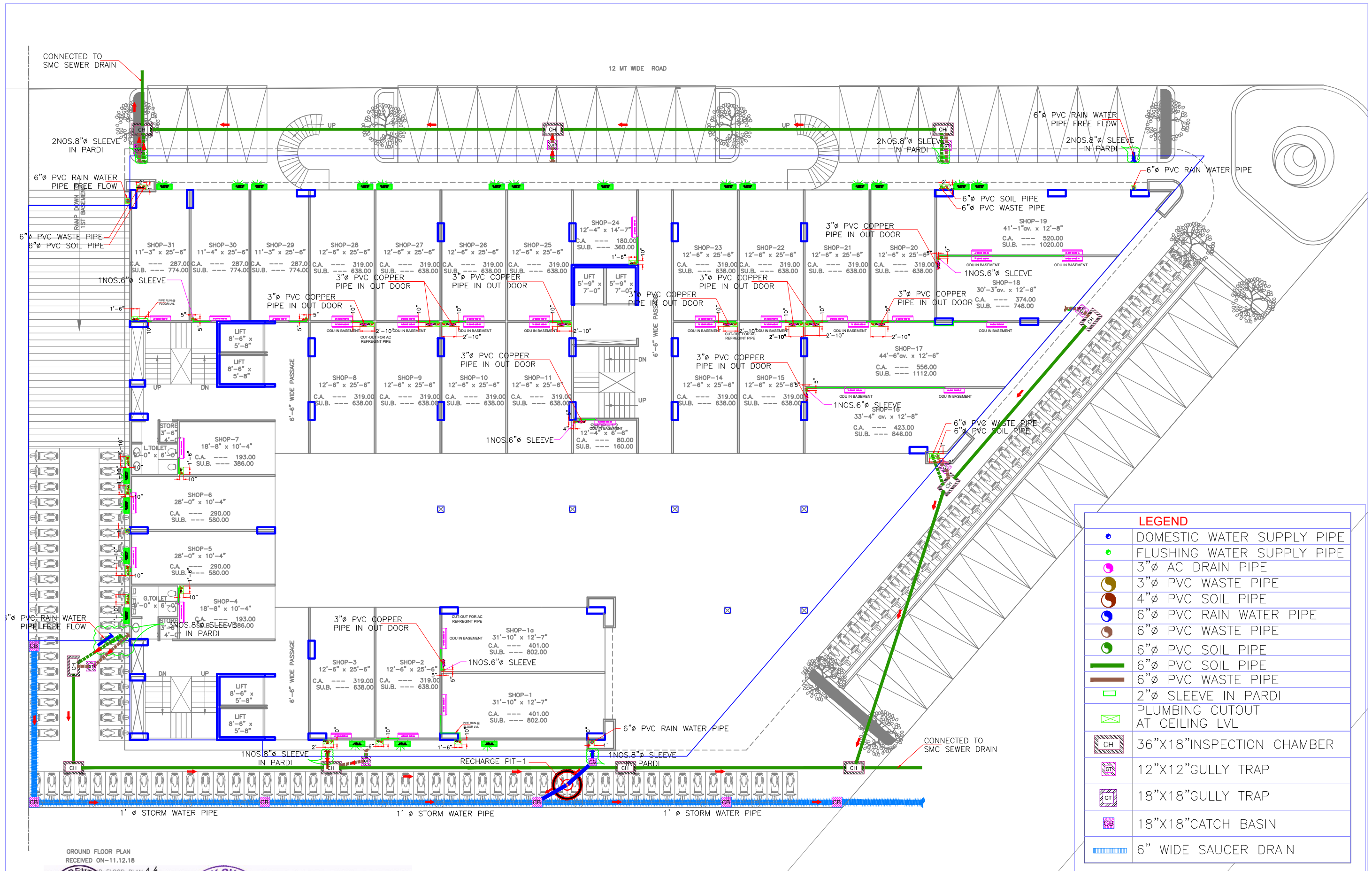
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on 07/04/2026.

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 Provincial Municipal Corporation Act, 1949 is granted for the Land bearing No. R.S. No. 85/P, AT - SURAT, as per the attached plans and permission letter (Rajachitani) vide out ward No. T.D.O./DP/1.1.1.1.1 dated 07/04/2026.

Date: 08/04/2024 I/C. Town Planner, Surat Municipal Corporation

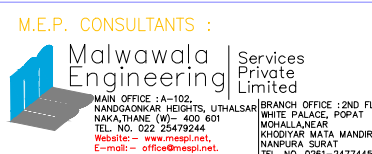
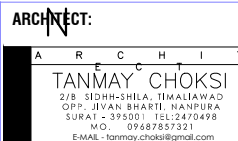
BUILT UP AREA CALCULATION

FLOOR	TOWER-A1 commercial	TOWER-A2 residential	TOWER-A3 residential	TOTAL
3rd BASEMENT	1903.99	-----	-----	1903.99
2nd BASEMENT	1903.99	-----	-----	1903.99
1st BASEMENT	1903.99	2865.83	-----	4869.82
GROUND	1177.71	547.67	436.55	2161.93
1st	1177.71	547.67	436.55	2161.93
2nd	1177.71	547.67	436.55	2161.93
3rd	1177.71	547.67	436.55	2161.93
4th	1177.71	547.67	436.55	2161.93
5th	1177.71	547.67	436.55	2161.93
6th	1177.71	547.67	436.55	2161.93
7th	1177.71	547.67	436.55	2161.93
8th	-----	547.67	436.55	984.22
9th	-----	547.67	436.55	984.22
10th	-----	547.67	436.55	984.22
11th	-----	547.67	436.55	984.22
12th	-----	547.67	436.55	984.22
13th	-----	547.67	436.55	984.22
14th	-----	547.67	436.55	984.22
15th	-----	547.67	436.55	984.22
16th	-----	547.67	436.55	984.22
17th	-----	547.67	436.55	984.22
18th	-----	547.67	-----	547.67
STAIR CABIN@ TERRACE	174.50	92.25	72.86	339.61
		9590.31	7494.21	
TOTAL	15308.15	20430.35		35738.50



LEGEND	
	DOMESTIC WATER SUPPLY PIPE
	FLUSHING WATER SUPPLY PIPE
	3"Ø AC DRAIN PIPE
	3"Ø PVC WASTE PIPE
	4"Ø PVC SOIL PIPE
	6"Ø PVC RAIN WATER PIPE
	6"Ø PVC WASTE PIPE
	6"Ø PVC SOIL PIPE
	6"Ø PVC SOIL PIPE
	6"Ø PVC WASTE PIPE
	2"Ø SLEEVE IN PARDI
	PLUMBING CUTOUT AT CEILING LVL
	36"X18"INSPECTION CHAMBER
	12"X12"GULLY TRAP
	18"X18"GULLY TRAP
	18"X18"CATCH BASIN
	6" WIDE SAUCER DRAIN

GROUND FLOOR PLAN
RECEIVED ON-11.12.18



PROJECT	
ECO COMMERZ	
CLIENT :	

NO	DATE	REVISION	BY

PRINT SZ.	A2
SCALE	NTS
DATE	24.12.2018
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CHK. BY	SBY
APPRD. BY	SM
REF. DWG.	ADVANCE COPY

DWG TITLE	
GROUND FLOOR DRAINAGE PLAN	
DWG. NO.-MESPL/PLU/EC/GF/DP/00	REV.-00