

AREA TABLE FOR SUB-DIVISION PLOT.

SR. NO	FP. NO.	SUB PLOT NO.	AREA	NET AREA	REQ. C.O.P. (10 %)	PROP. C.O.P.	BALANCE AREA
1	132	1	2591.00	2591.00	259.10	260.40	2330.60
2		2	2577.00	2577.00	257.70	258.93	2318.07
TOTAL			5168.00	5168.00	516.80	519.33	4648.67

F.P. AREA CALCULATION :-

F.P. NO - 163/S.P.NO.-1

1) $(24.75 \times 17.95) = 444.26 \text{ sq mt.}$
 2) $\frac{1}{2} (25.45 + 25.56) \times 65.49 = 1670.32 \text{ sq mt.}$
 3) $\frac{1}{2} (6.44 + 6.24) \times 75.07 = 475.94 \text{ sq mt.}$
TOTAL = 2590.52 sq mt.
 SAY..... = 2591.00 sq mt.

F.P. NO - 163/S.P.NO.- 2

1) $\frac{1}{2} (30.60 + 31.72) \times 82.69 = 2576.62 \text{ sq mt.}$
TOTAL = 2576.62 sq mt.
 SAY..... = 2577.00 sq mt.

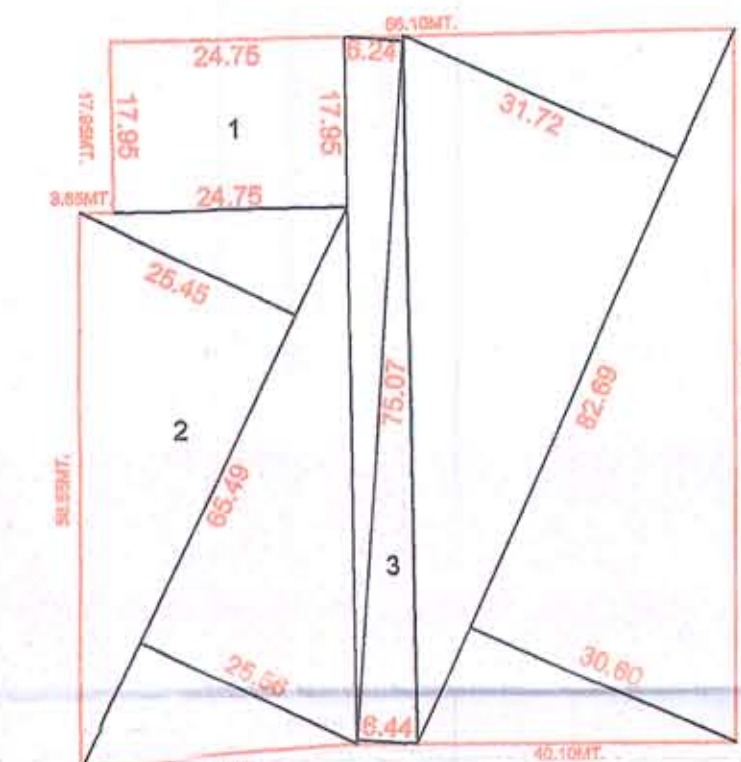
SUB PLOT - 1 + SUB PLOT - 2

= 2591.00 + 2577.00

= 5168.00 SQ.MT.

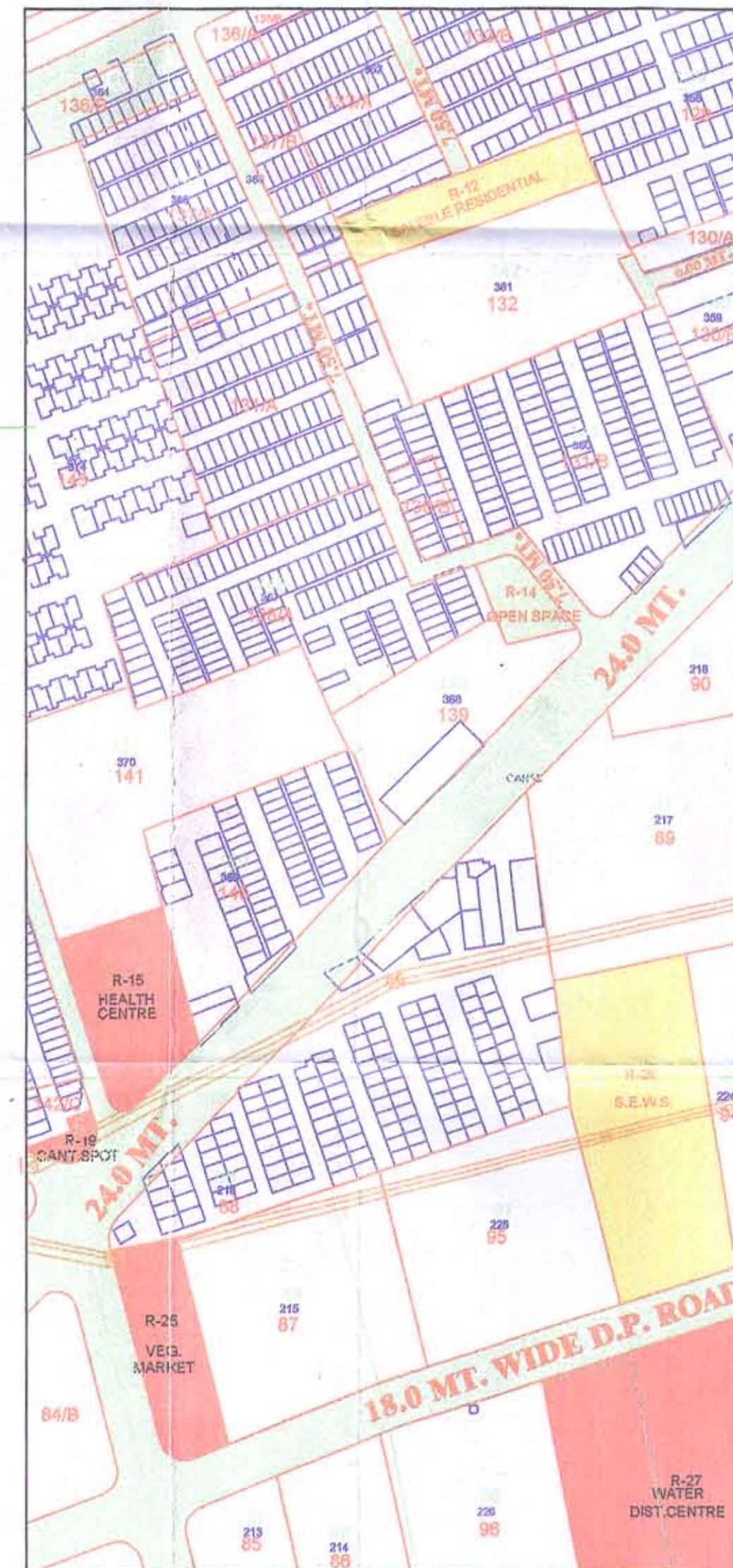
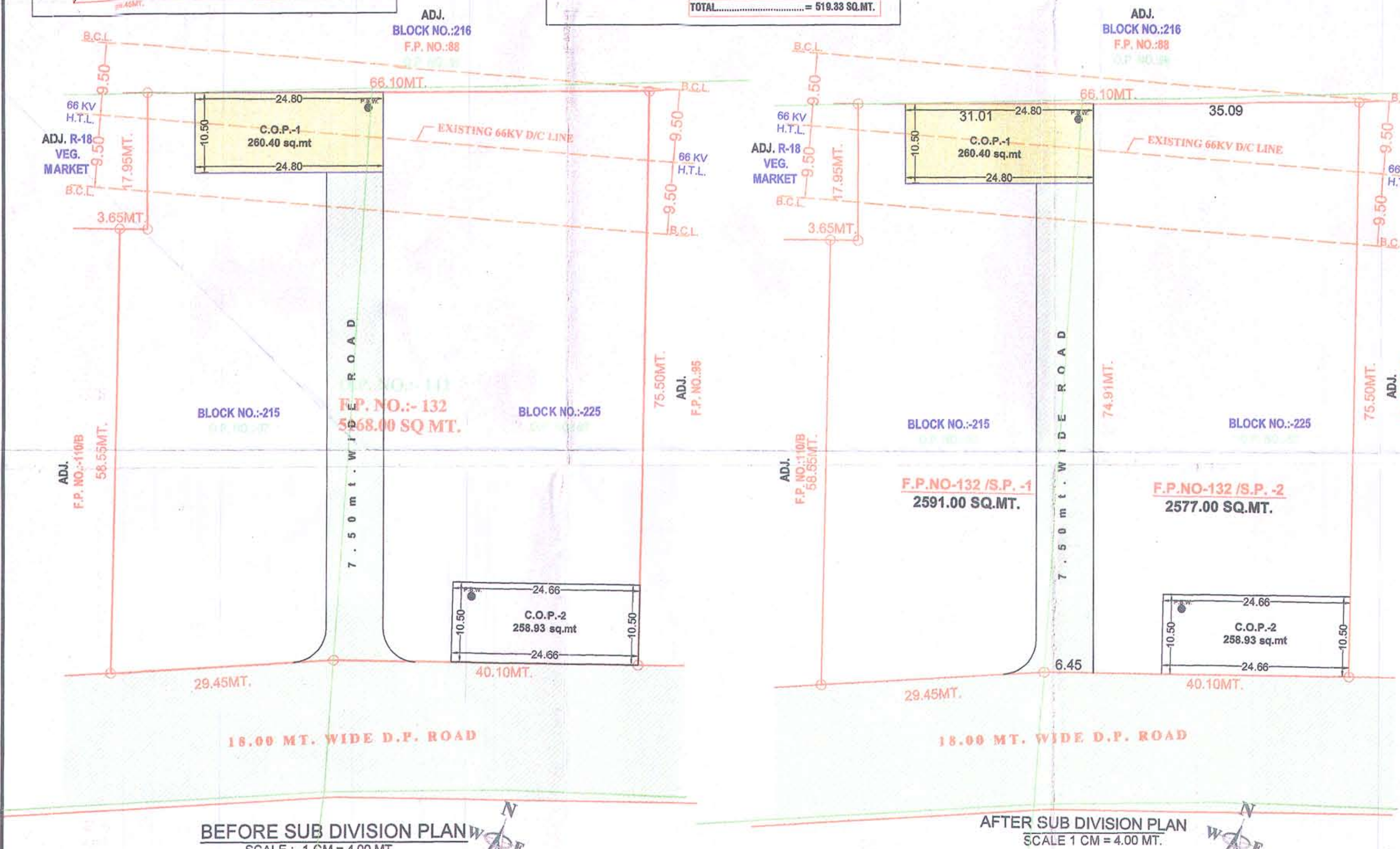
COLOUR NOTES

F.P. BOUNDARY	---
O.P. BOUNDARY	---
PROP. CONST SHOWN IN	---
DRAINAGE LINE	---
ROAD SHOWN IN	---
R.W.P. SHOWN IN	---
C.O.P. SHOWN IN	---



C.O.P. AREA CALCULATION:-	
C.O.P.-1	(1) $24.80 \times 10.50 = 260.40$
TOTAL	= 260.40 SQ.MT.
C.O.P.-2	(1) $24.66 \times 10.50 = 258.93$
TOTAL	= 258.93 SQ.MT.
= C.O.P.-1 + C.O.P.-2	= 260.40 + 258.93
TOTAL	= 519.33 SQ.MT.

KEY PLAN (AS PER T.R.)
SCALE 1 CM = 20.00 MT.



KEY PLAN (AS PER DRAFT)
SCALE 1 CM = 20.00 MT.



SUB DIVISION PLAN

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. 132, Block No. 361, of Ward No. Moje/T.P.S. No. 60, Puna, Tal. City, Dist. Surat, as per the attached plans and permission letter (Rajachithi) vide outward No. T.D.O./DP/132 dated 16.06.2017.

Date-16/6/2017

I/C. Town Planner,
Surat Municipal Corporation

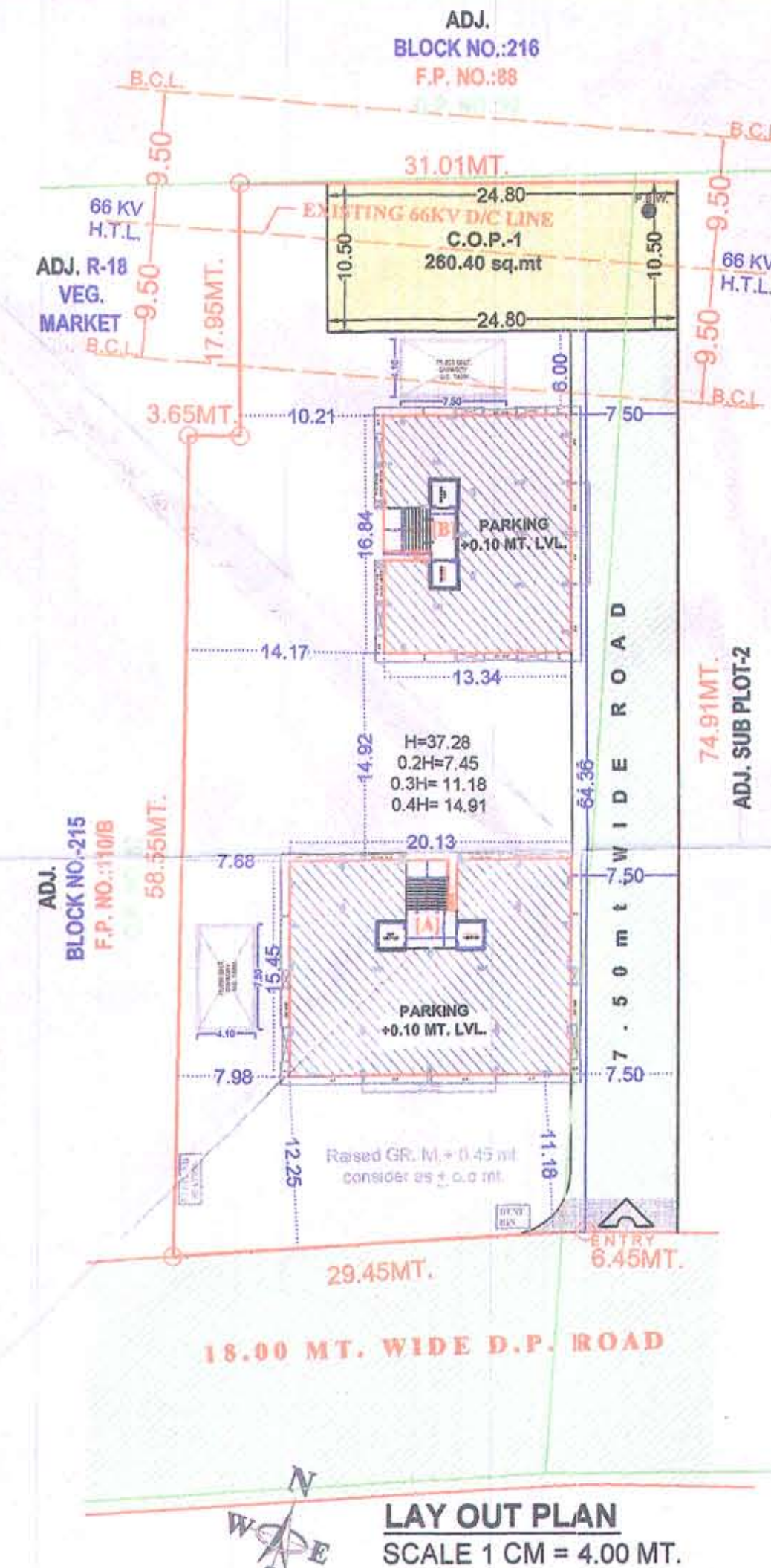
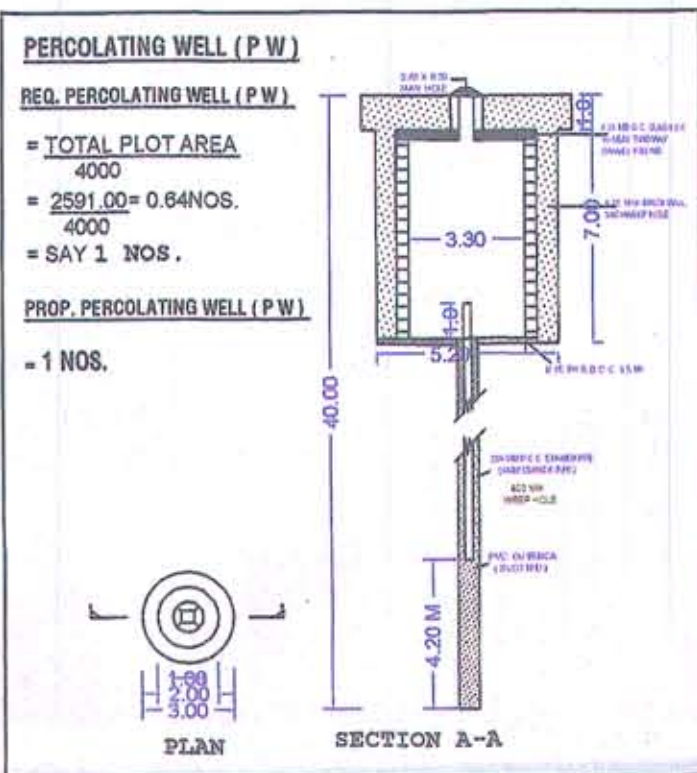
NO	AREA STATEMENT	SQ. MT.	I
1	AREA OF PLOT (a) As Per site	5168.00	List of drawings attached
	(b) As Per record	5168.00	No of copies
2	DEDUCTION FOR: (c) proposed INTERNAL road FOR S.P. -2		1
	(d) any reservation		
	total (a + b)		
3	Net area of plot (1 - 2)	5168.00	Ref. And description of last approved plans if any
4	Consolidate open plot	519.33	Date
5	Balanced area of plot (3-4)	4648.67	
6	Permissible built up area 45%	-----	descriptions of proposed property
7	Permissible F.S.I.X 2.25	-----	
	Total: built up permissible	-----	
	Existing floor area	-----	
	F S I	-----	
	Notes S.P.- 1 AREA= 2591.00 SQ.MT. S.P.- 2 AREA= 2577.00 SQ.MT. TOTAL= 5168.00 SQ.MT.		
	Architect / Engineer / Surveyor Signature		
	Signature		
	(1) જયેશભાઈ મગનભાઈ પોતે તેમજ અનુ. નં. (2) શ્રી (ર) ના કુ.મુ. તરીકે (X) જયેશભાઈ મગનભાઈ (2) મગનભાઈ છીતાભાઈ (3) લક્ષ્મીબેન મગનભાઈ (4) વિનોદભાઈ મગનભાઈ		
	ARCHITECT & PLANNER		
	SIGNATURE		
	MANSHUKH B. KELAWALA (B. E. CIVIL) 3, Siddhant Mahadev Society, Tadewadi, Rander Road, SURAT. TDO/STDR/181, TDO/ER/653 SUDA/ST-R/106, SUDA/ER/655		
	LIC. NO:-		
	TDO/ER/		
	SUDA NO:-		

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-6, No. R.S. No. F.P. No. 132/S.P.-1, Block No. 361, of Ward No. 140/T.P.S. No. 60 (PUNA) as per the attached plans and permission letter (Rajachitihij) vide outward No. T.D.O./DP/121 dated 16.06.2017.

Date-16/6/2017 I/C. Town Planner,
Surat Municipal Corporation

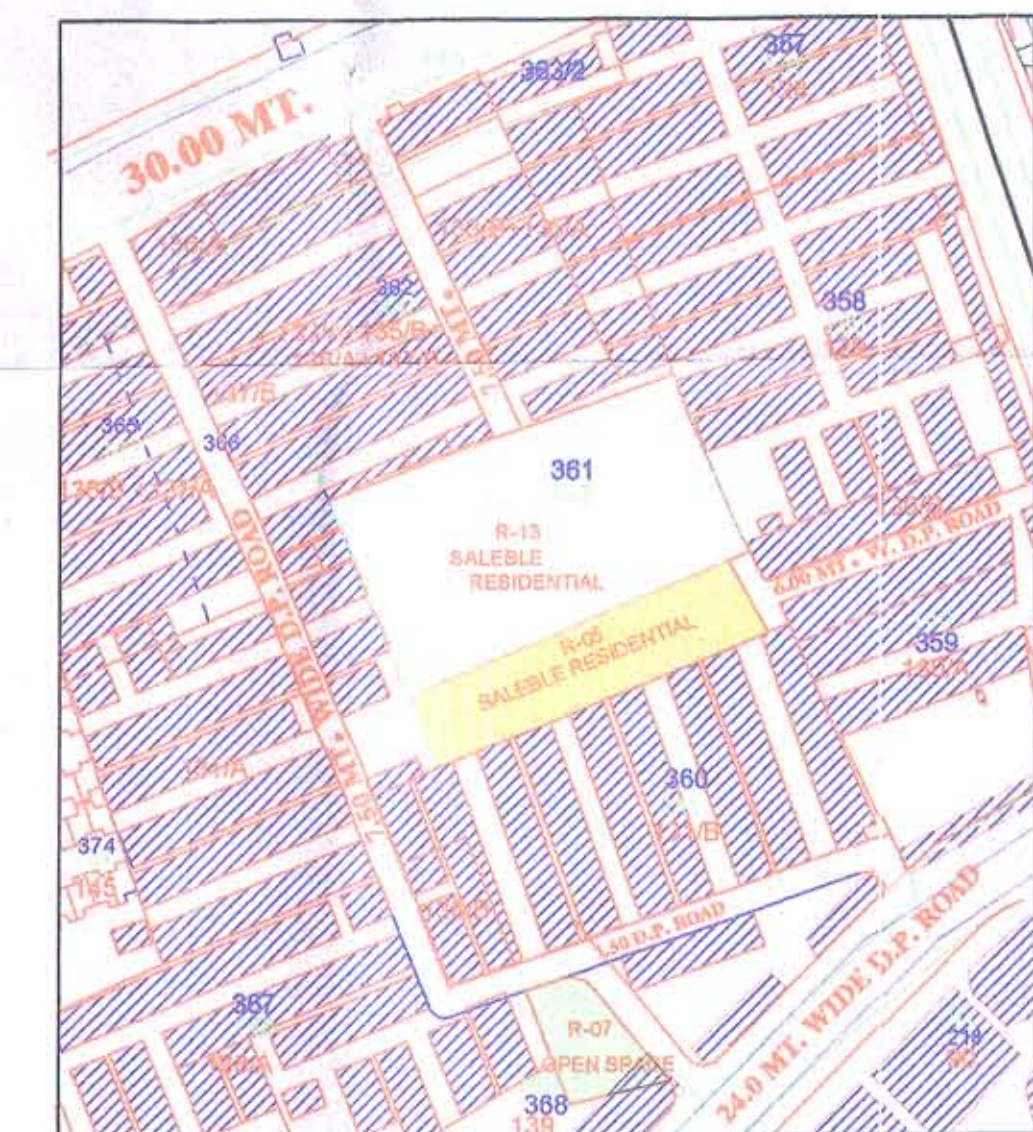
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 15-6-18

AREA STATMENT	SQ.MT.
PLOT AREA AS / RECORD	= 2591.00 SQ. MT.
PLOT AREA AS/ SITE	= 2591.00 SQ. MT.
NET PLOT AREA	= 2591.00 SQ. MT.
REQD C.O.P. (10% OF 2591.00)	= 259.10 SQ. MT.
PROP. C.O.P.	= 260.40 SQ. MT.
BALANCE PLOT AREA	= 2330.60 SQ. MT.
PREMI. BUILT UP AREA @ GR. FL. 30% (LESS 15% OF C.O.P.=39.06) (2591.00 X 0.30) - 39.06 (777.30 - 39.06)=738.24	= 738.24 SQ.MT
PROP. BUILT UP AREA @ GR.FL.	= 551.67 SQ.MT
PERMI. F. S.I. (2.25) (2591.00X2.25 - LESS 15% OF C.O.P.=39.06) (5829.75 - 39.06) = 5790.69	= 5790.69 SQ. MT.
PROP. F.S.I.	= 5740.68 SQ.MT.
F. S.I. CONSUMED	= 2.215

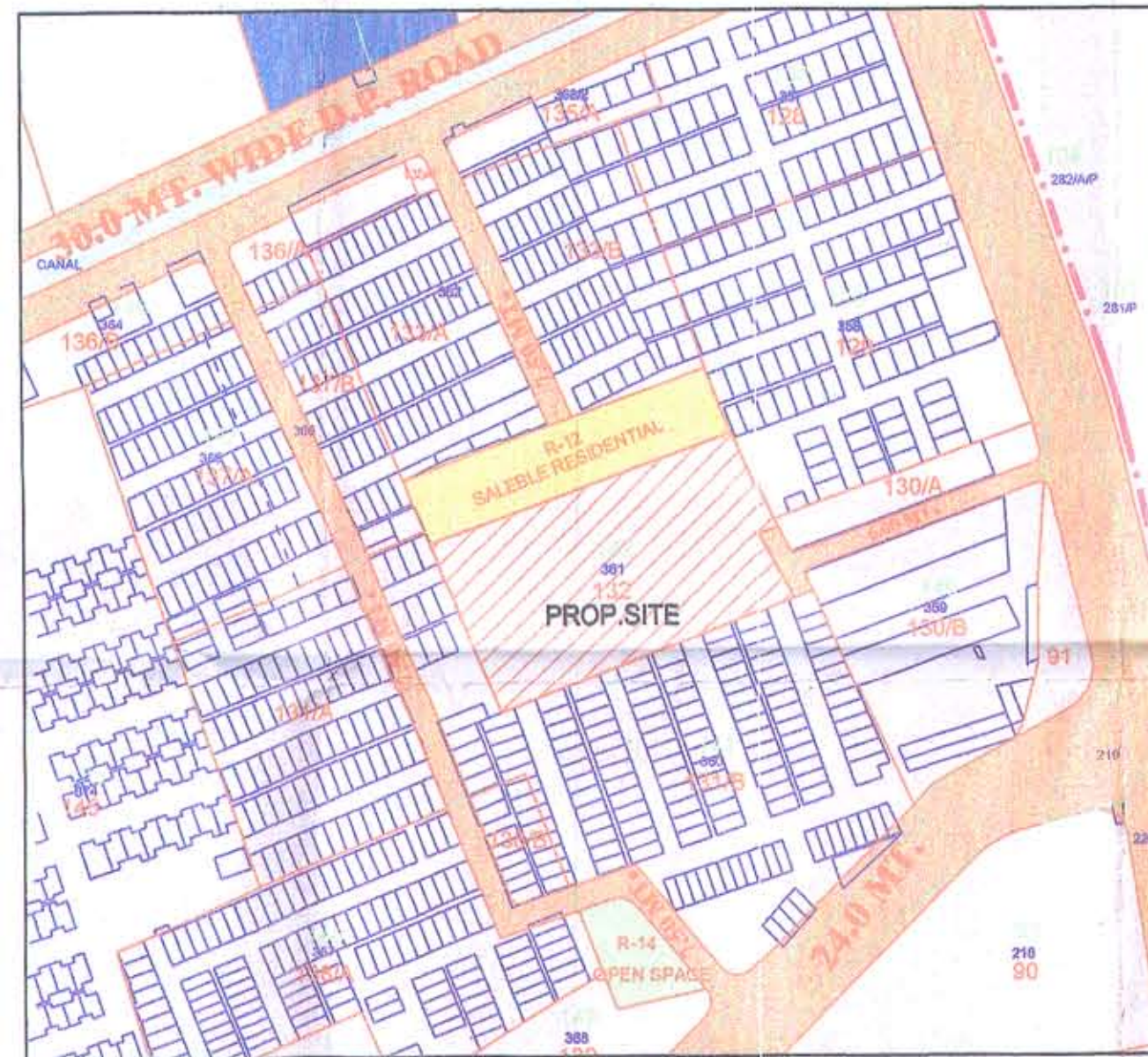


PAID F.S.I. = CONSUMED F.S.I. - PERMI.F.S.I. @ 1.80 (LESS 15% OF C.O.P.) = 5740.68 - (4663.80 - 39.06) = 5740.68 - 4624.74 = 1115.94 SQ.MT.
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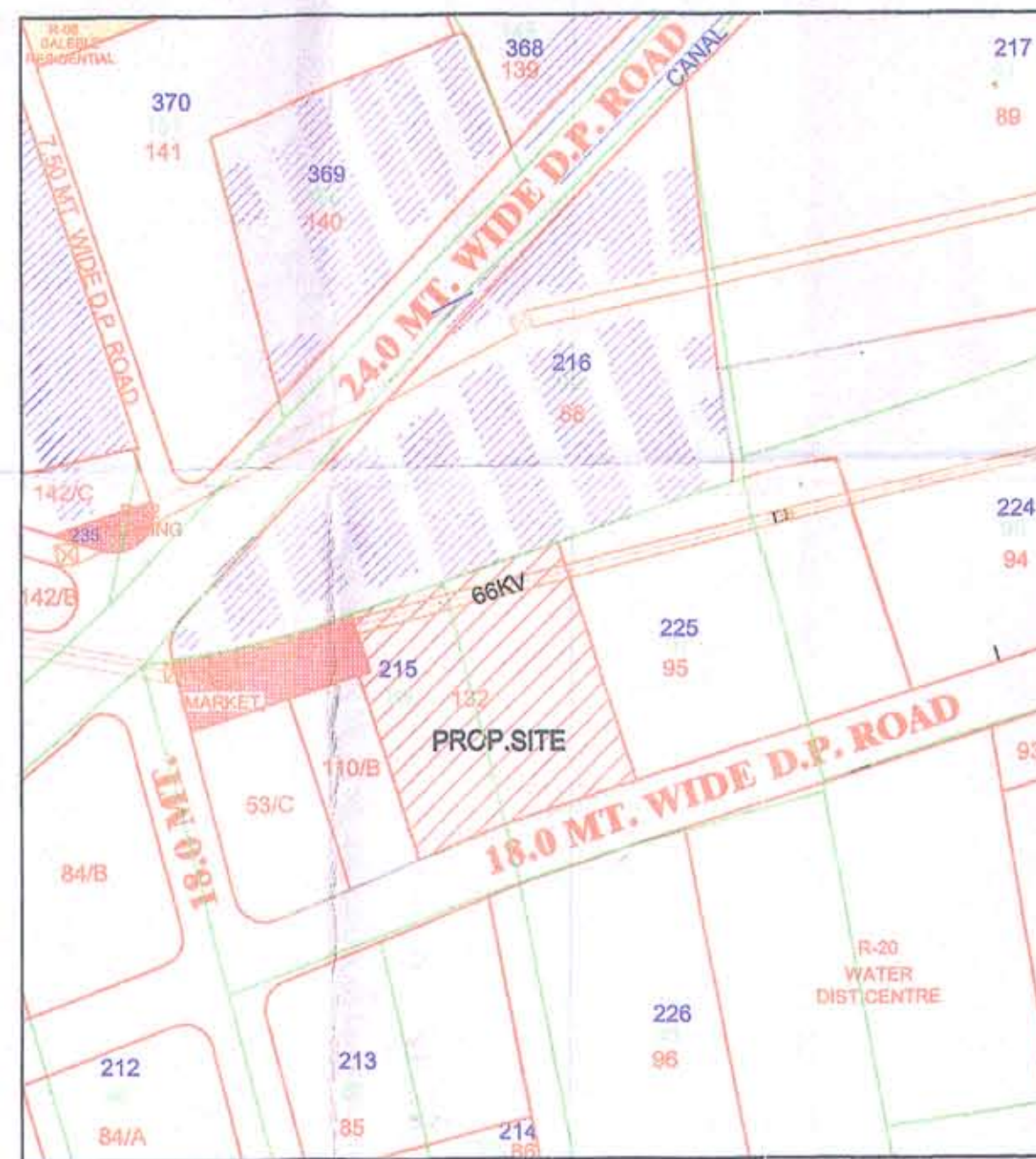
COLOUR NOTES	
F.P. BOUNDARY	---
O.P. BOUNDARY	---
PROP. CONST SHOWN IN	---
DRAINAGE LINE	---
ROAD SHOWN IN	---
R.W.P. SHOWN IN	---
C.O.P. SHOWN IN	---



KEY PLAN (AS PER T.R.)
SCALE 1 CM = 20.00 MT.



KEY PLAN (AS PER DRAFT)
SCALE 1 CM = 20.00 MT.



A	AREA STATEMENT	SQ. MT.	I
1	AREA OF PLOT		LIST OF DRAWINGS ATTACHED
	(a) AS PER RECORD	2591.00	PLANS
	(b) AS PER SITE	2591.00	ELEVATION
2	DEDUCTION FOR:		SECTION
	(a) PROPOSED ROAD ALI	NILL	
	(b) ANY RESERVATIONS	-----	
	TOTAL (a + b)	-----	II
3	NET AREA OF PLOT (1 - 2)	2591.00	REF. AND DESCRIPTION OF LAST
4	RECREATION GROUND/C.O.P. 10%	260.40	APPROVED PLANS (IF ANY)
5	BALANCED AREA OF PLOT (3-4)	2330.60	
6	PERMISSIBLE F.S.I.(2.25 X 2591.00) = 5829.75.00 (LESS 15% OF C.O.P.=39.06)	5790.69	
7	TOTAL BUILT UP PERMISSIBLE AT		
	(a) GROUND FLOOR 30%=2591.00 (LESS 15% OF C.O.P.= 39.06)	738.24	
	(b) ALL FLOORS		
	EXISTING FLOOR AREA		
	PROPOSED AREA AT GROUND FLOOR		III
			DESCRIPTIONS OF PROPOSED PROPERTY
	BASEMENT FL.		
	GR.FL/ PARKING	551.46	
	1st FLOOR	531.46	
	2nd FLOOR	551.67	
	3rd FLOOR	531.46	
	4th FLOOR	531.46	
	5th FLOOR	531.46	
	6th FLOOR	531.46	
	7th FLOOR	531.46	
	8th FLOOR	531.46	
	9th FLOOR	531.46	
	10th FLOOR	531.46	
	11th FLOOR	531.46	
	12th FLOOR	531.46	
	TOTAL	7009.57 sq. mt.	
	F.S.I. CONSUMED	2.215	
B	BALCONY AREA		
1	PERMISSIBLE BALCONY AREA/FLOOR		
2	PROPOSED BALCONY AREA/FLOOR		
3	EXCESS BALCONY AREA (TOTAL)		
C	TENEMENT STATEMENT		
1	AREA FOR TENEMENT		
2	TENEMENTS PERMISSIBLE AT		
	GROUND FLOOR		
	ALL FLOOR		
3	TENEMENTA EXISTING AT		
	GROUND FLOOR		
	ALL FLOOR		
4	TENEMENTS PROPOSED AT		
	GROUND FLOOR (SHOPS)		
	ALL FLOOR		
D	TENEMENT PARTICUARS		
1	NOS OF SHOPS/FLATS		
2	TOILETS PROVIDED FOR TENEMENT		
3	TENEMENT FLOOR AREA		
E	PARKING STATEMENT		
1	PARKING REQUIRED BY REGULATIONS	860.07	
2	PROVIDED PARKING FOR	866.13	
F	LOADING UNLOADING		
1	LOADING & UNLOADING REQUIRED		
2	TOTAL LOADING UNLOADING PROVIDED		

SIGNATURE
ARCHITECT/ENGINEER/SURVEYOR

OWNER SIGNATURE

(1) જયેશભાઈ મગનભાઈ પોતે તેમજ
અનુ. નં. (2) થી (૪) ના કુ.મુ. તરીકે
(X)જયેશભાઈ મગનભાઈ પોતે તેમજ
(2) મગનભાઈ છીતાભાઈ
(3) લક્ષ્મીબેન મગનભાઈ
(4) વિનોદભાઈ મગનભાઈ

For VASTU CORPORATION

PARTNER

ARCHITECT & PLANNER

SIGNATURE

MANJUKH B. KELAWALA

(B.E. Civil)

3, Siddhant Mahadev Society,

Telwadi, Rander Road, SURAT,

TDO/STDR/181, TDO/ER/683

SUDA/ST-R/106, SUDA/ER/685

LIC. NO.:-

TDO/ER/

SUDA NO:-

PARKING PLAN

Permission for sub-division/amalgamation/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1970 and the Bombay provisional Municipal Corporation Act, 1949 is granted for the Land bearing G. S. No./R.S. No./F.P. No.132/S.P.-1, Block-361 of Ward-No./Mojer/T.P.S. No.60 (PUNA) as per the attached plans and permission letter (Rajchithil) vide outward No. T.D.O./DP/131 dated.16-6-17

Date-16/6/2017 I/C. Town Planner, Surat Municipal Corporation

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 Dt. 15-6-18

TOTAL PROP. PARKING:-

VISITORS CAR PARKING = 45.11
VISITORS OTHER PARKING = 43.47
= 88.58 sq.mt.
OCCUPIERS CAR PARKING = 388.21
OCCUPIERS OTHER PARKING = 389.34
= 777.55 sq.mt.
(88.58 + 777.55) = 866.13 sq.mt.
TOTAL.....=866.13 sq.mt.
>860.07 sq.mt.

REQ. PARKING IN C.O.P.:-

= C.O.P.AREA
2
= 260.40
2
= 130.20 SQ.MT.

PROP. PARKING IN C.O.P.:-

= 12.32 X 10.51
= 129.48 SQ.MT.
<130.20 SQ.MT.

.....HENCE OK.

Total Required Parking for Residential. @ 15% Consumed, F.S.I. = 5740.68 sq.mt. Req. Parking = 5740.68 X 0.15 = 861.10 sq.mt.		Total Prop. Parking for Resi. = 866.13 sq.mt.	
Visitor Parking @ 10% (R.V.C.P.-1) 8.24 X 3.02 = 24.88 sq.mt. (R.V.C.P.-2) 3.07 X 6.59 = 20.23 sq.mt. TOTAL.....= 45.11 sq.mt. >43.00sq. MT.		CAR PARKING (R.V.C.P.-1) 8.24 X 3.02 = 24.88 sq.mt. (R.V.C.P.-2) 3.07 X 6.59 = 20.23 sq.mt. TOTAL.....= 45.11 sq.mt. >43.00sq. MT.	
Visitor's Car Parking = 86.11 X 0.50 = 43.05 sq.mt.		OTHER PARKING (R.V.S.P.-1) (3.48 + 1.50) X 5.82 = 14.49 sq.mt. (R.V.S.P.-2) 2.90 X 3.02 = 8.75 sq.mt. (R.V.S.P.-3) 3.07 X 6.59 = 20.23 sq.mt. TOTAL.....= 43.47 sq.mt. >43.00sq. MT. TOTAL = 45.11 + 43.47.....= 88.58 sq.mt. >86.00 sq.mt.	
Occupiers Car Parking @ 45% = 0.45 X 861.10 = 387.49 sq.mt. CAR PARKING= 387.49 sq.mt.		CAR PARKING (R.O.C.P.-1) 3.84 X 3.02 = 11.60 (R.O.C.P.-2) (6.23 + 6.28) X 25.71 = 160.82 (R.O.C.P.-3) (2.74 + 2.76) X 7.40 = 20.35 (R.O.C.P.-4) (10.51 + 10.55) X 18.56 = 195.44 TOTAL.....= 388.21 sq.mt. >387.03 SQ.MT.	
Occupiers Other Parking @ 45% = 0.45 X 861.10 = 387.49 sq.mt. OTHER PARKING= 387.49 sq.mt.		OTHER PARKING (R.O.S.P.-1) 1.50 X 3.02 X 1 = 4.53 (R.O.S.P.-2) 8.24 X 5.91 X 2 = 97.40 (R.O.S.P.-3) 6.15 X 2.13 X 2 = 26.20 (R.O.S.P.-4) 8.24 X 4.38 X 2 = 72.16 (R.O.S.P.-5) 3.66 X 9.04 X 1 = 33.08 (R.O.S.P.-6) 4.86 X 6.59 X 2 = 64.05 (R.O.S.P.-7) 2.13 X 4.51 X 2 = 19.21 (R.O.S.P.-8) 3.28 X 6.59 X 2 = 43.23 (R.O.S.P.-9) 8.05 X 3.66 X 1 = 29.46 TOTAL.....= 389.34sq.mt. >387.03 SQ.MT. TOTAL = 388.21 + 389.34.....= 777.55sq.mt. >774.06sq.mt.	
TOTAL PARKING.....= 861.08 sq.mt.		TOTAL PARKING.....= 866.13 sq.mt.	

OWNER SIGNATURE / (૧) જયેશભાઈ મગનભાઈ પોતે તેમજ અનુ. નં. (૨) થી (૪) ના કુ.મુ. તરીકે (X) જયેશભાઈ મગનભાઈ પોતે (૨) મગનભાઈ છીતાભાઈ (૩) લક્ષ્મીબેન મગનભાઈ (૪) વિનોદભાઈ મગનભાઈ	ARCHITECT & PLANNER MANSUKH B. KELAWALA (B. E. Civil) 3, Sidhpur with Mahadev Society Tadwer, under Road, SURAT. TDO/ER/1181, TDO/ER/653 SUDA/STR/106, SUDA/ER/655	SIGNATURE LIC. NO:- TDO./ER/ SUDA NO:-
For VASTU CORPORATION		PARTNER

PARKING PLAN
SCALE 1 CM = 2.00 MT.