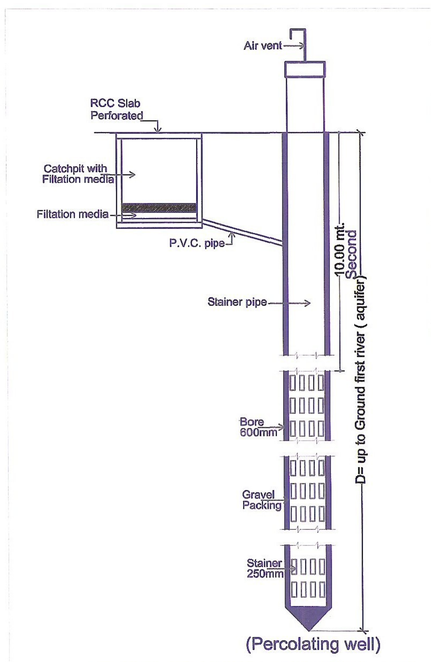
PROPOSED LAY OUT PLAN FOR RESIDENTIAL EWS - II PMAY HIGH RISE TYPE BUILDING ON F.P. NO : 85, (R- S.E.W.S.) AT PRELIMINARY T.P.S. NO. 48 (BHESTAN), VILL. : BHESTAN , TA : MAJURA , DI : SURAT.

T.D.O./DP/No.: 017
Date 13 - 11 -2020

I/c. Town Planner,
Surat Municipal Corporation

KEY PLAN
SCALE : 1.0 cm. = 20.00 mt.



Req. Perc. well = 1 Perc. well / 4000.00 sq.mt.
Plot Area : 4709.00 sq.mt.
4709.00 / 4000.00 = 1.18 Nos
Provide = 2 Nos

Colour Notes :-
- Plot Boundary Shown in Black
- Propoesd Work Shown in Red
- Proposed C. P. Shown in Yellow
- Proposed Road Shown in Green
- Drainage Line Shown in Red Dotted
- F.P Boundary Shown in
- O.P Boundary Shown in

AREA STATEMENT	AREA IN sq.mt.
PLOT AREA AS PER RECORD	4709.00
NET PLOT AREA	4709.00
REQUIRE C.P AREA 10%	470.90
PROPOSED C.P AREA	471.00
BALANCE PLOT AREA	4238.00
PERMISSIBLE BUILT-UP AREA ON GROUND FL.	----------
PROPOSED BUILT-UP AREA ON GROUND FLOOR	1282.34
PERMISSIBLE F. S. I. AREA 3.00 % (3.00 x 4709.00 = 14127.00)	14127.00
PROPOSED F. S. I. AREA	14101.74
F. S. I. CONSUMED (23651.75/ 8339.34)	2.995

Built up & Carpet Area

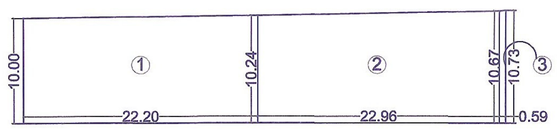
Type of Building	Floor	Type Of Flat	Nos Of Flat	Built up Area sq.mt.	Carpet Area sq.mt.
A	1st to 14th	1,6,7,12	56	42.75	35.24
		2,5,8,11	56	42.36	35.24
		3,4,9,10	56	43.01	35.24
B	1st to 14th	1,6,7,12	56	42.75	35.24
		2,5,8,11	56	42.36	35.24
		3,4,9,10	52	43.01	35.24
Total :			332		

Built up Area Table :

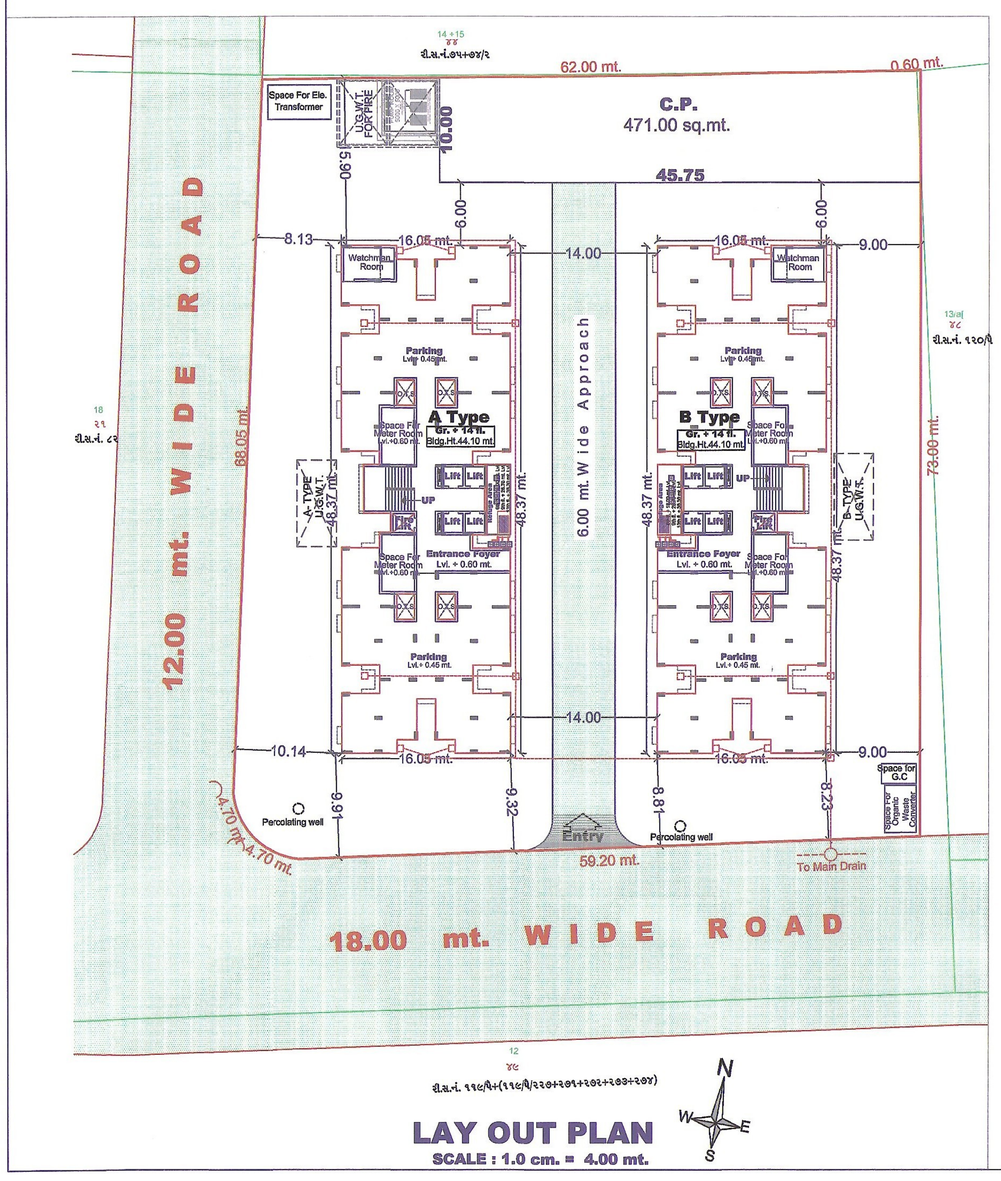
FLOOR	A Type Built up area sq.mt.	B Type Built up area sq.mt.	Total Built up area sq.mt. (A to B Type)
Ground floor	641.17	641.17	1282.34
First floor	641.17	641.17	1282.34
Second floor	641.17	641.17	1282.34
Third floor	641.17	641.17	1282.34
Fourth floor	641.17	641.17	1282.34
Fifth floor	641.17	641.17	1282.34
Sixth floor	656.61	656.61	1313.22
Seventh floor	641.17	641.17	1282.34
Eighth floor	641.17	641.17	1282.34
Ninth floor	656.61	656.61	1313.22
Tenth floor	641.17	641.17	1282.34
Eleventh floor	641.17	641.17	1282.34
Twelfth floor	641.17	641.17	1282.34
Thirteenth fl.	656.61	656.61	1313.22
Fourteenth fl.	641.17	464.40	1105.57
Terrace floor	90.46	90.46	180.92
Total Area :	9754.33	9577.56	19331.89

F.S.I. Area Table :

FLOOR	A Type F.S.I. area sq.mt.	B Type F.S.I. area sq.mt.	Total F.S.I. area sq.mt. (A to B Type)
Ground floor	Parking	Parking	Parking
First floor	509.72	509.72	1019.44
Second floor	509.72	509.72	1019.44
Third floor	509.72	509.72	1019.44
Fourth floor	509.72	509.72	1019.44
Fifth floor	509.72	509.72	1019.44
Sixth floor	509.72	509.72	1019.44
Seventh floor	509.72	509.72	1019.44
Eighth floor	509.72	509.72	1019.44
Ninth floor	509.72	509.72	1019.44
Tenth floor	509.72	509.72	1019.44
Eleventh floor	509.72	509.72	1019.44
Twelfth floor	509.72	509.72	1019.44
Thirteenth fl.	509.72	509.72	1019.44
Fourteenth fl.	509.72	339.30	849.02
Total Area :	7136.08	6965.66	14101.74



C.P. Area Calculation :
Sub Plot no - 1
① ½(10.00 + 10.24) x 22.20 = 224.65 sq.mt.
② ½(10.24 + 10.67) x 22.96 = 240.04 sq.mt.
③ ½(10.67 + 10.73) x 0.59 = 6.31 sq.mt.
Total Area = 471.00 sq.mt.



LAY OUT PLAN
SCALE : 1.0 cm. = 4.00 mt.

FORM 6A AREA STATEMENT				
Area Statement For Land				
No	Title	Details Area in sq.mt.	Supporting Documents Yes / No / Not Required	Provided
A	Building Unit Area			
A.1	(a) As Per Revenue Record	4709.00	----------	
A.2	(b) As Per T.P.S. Record	4709.00	----------	
A.3	(c) As Per Site Condition	4709.00	----------	
B	Deduction Area			
B.1	(a) Road (Area Under Encroachment)	----------		
B.2	(b) Reservations (Under T.P. or D.P. or Any Other Statutory plans / Under Provision of G.D.C.R.)			
B.3	Area not in possession			
B.4	Others			
C	Net Area	4709.00	----------	
	Proposed			

No	Title	Details (Area in sq.mt. Nos / mt.) Required	Provided	Supporting Documents Yes / No / Not Required	Provided
13	Common Plot	470.90	471.00		
13.1	Additional 6% for Thick Plantation				
13.2	Nos of Percolation wells	2	2	As Per Plan	
13.3	Nos of Trees				
14	Width of Margin Road side				
	18.00 mt. Side Road	6.00	6.00 (Min.)	As Per Plan	
		----------	----------		
14.1	Width of Margin Other Than Road side	6.00	6.00 (Min.)		
14.2	Total Margin Area				
15	Internal Road Width	6.00	6.00	As Per Plan	
15.1	Internal Road Area		384.51		
16	Built up Area in Common Plot				
16.1	Built up Area in Margins	----------	----------		
17	Total Developable Area			As Per Plan	
18	Permissible F.S.I. Base (As per New D.P.)	(1.80) 8476.20	(1.80) 8476.20	As Per Plan	
18.1	Permissible F.S.I. Chargable	(1.20) 5650.80	(1.194) 5625.74	As Per Plan	
18.2	F.S.I. Utilized	3.00	(2.994) (14101.74)	As Per Plan	
19	Ground Coverage	----------	1312.26	As Per Plan	

20	Proposed Use (As Described in Section C-9.3 Use Classification Table)	Use Sub Type	Built up Area in sq.mt.	Nos Of Units	Drawings Provided Yes / No
20.1	Dwelling	Residential	19331.89	2 (Bldg.)	
20.2	Mercantile	----------	----------	----------	----------
20.3	Business	----------	----------	----------	----------
20.4	Educational	----------	----------	----------	----------
20.5	Assembly	----------	----------	----------	----------
20.6	Institutional	----------	----------	----------	----------
20.7	Religious	----------	----------	----------	----------
20.8	Hospitality	----------	----------	----------	----------
20.9	Sports & Leisure	----------	----------	----------	----------
20.10	Parks	----------	----------	----------	----------
20.11	Service Establishment	----------	----------	----------	----------
20.12	Industrial	----------	----------	----------	----------
20.13	Storage	----------	----------	----------	----------
20.14	Transport	----------	----------	----------	----------
20.15	Agriculture	----------	----------	----------	----------
20.16	Temporary Use	----------	----------	----------	----------
20.17	Public Utility	----------	----------	----------	----------
20.18	Public Institutional	----------	----------	----------	----------
20.19	Total	Residential Building	19331.89	2 (Bldg.)	Yes

21	Floor / Levels	Nos Of	Floor Area Built up / F.S.I	Payment F.S.I. Area in sq.mt.
	Provided Details For Individual Building			
21.1	Upper Basement Floor	------	------	
	Basement Floor	------	------	
21.2	Hollow Plinth	------	------	
21.3	Ground floor	------	------	
21.4	Typical floor	------	------	
	First floor	2	1019.44	
	Second floor	2	1019.44	
	Third floor	2	1019.44	
	Fourth floor	2	1019.44	
	Fifth floor	2	1019.44	
	Sixth floor	2	1019.44	
	Seventh floor	2	1019.44	
	Eighth floor	2	1019.44	
	Ninth floor	2	1019.44	
	Tenth floor	2	1019.44	
	Eleventh floor	2	1019.44	
	Twelfth floor	2	1019.44	
	Thirteenth floor	2	1019.44	
	Fourteenth floor	2	849.02	
21.5	Floor Other Than Typical Floor			
			Total F.S.I (1.80)	Paid F.S.I (1.191)
21.6	Total	28	14101.74	8476.20 / 5625.74
21.7	Total Of All Buildings	28	14101.74	8476.20 / 5625.74

22	Dwelling Units	Nos Of Unit	Total Unit Area in sq.mt.	Details Of Unit Area (Size) Individual Unit Area in sq.mt.
	Provided Details For Individual Building			
22.1	1 BHK.	------	------	------
		112	4788.00	42.75 x 112
		112	4744.32	42.36 x 112
		108	4645.08	43.01 x 108
22.2	2 BHK.	------	------	------
22.3	3 BHK.	------	------	------
22.4	4 BHK.	------	------	------
22.5	More Than 4 BHK.	------	------	------
22.6	Other (eg. Studio Units, Penthouse , Etc.)	------	------	------
22.7	Other Than Dwelling Units	------	------	------
22.8	Total	------	------	------
22.9	Total Of All Buildings	332	14177.40	As Per Plan

23	Dwelling Units	Carpet Area Of Each Unit in sq.mt.	Details Of Balcony & Verandah Individual Unit Area in sq.mt.	Proportionate Common Amenities Area in sq.mt.	Total Built up Area in sq.mt.
23.1	Ground floor	----------	----------	----------	1282.34
23.2	A Type	35.24	2.14	----------	9022.70
23.3	B Type	35.24	2.14	----------	8845.93
	Terrace Floor	----------	----------	----------	180.92

Building	Building Height in sq.mt.	Nos of Floors
A Type (Bldg.)	44.10 mt.	Ground + 14th. Floor
B Type (Bldg.)	44.10 mt.	Ground + 14th. Floor

Proposed Parking Area Statement

24	PARKING	Area in sq.mt.	Percentage (%)
24.1	Parking area Required As Per Regulation (Please Specify in % As Well As Area)	1551.19	11% Of Total F.S.I Area
24.2	Proposed Parking area (Please Specify in % As Well As Area)	1802.59	12.78% Of Total F.S.I Area
24.3	Visitors Parking area Required @ Ground Level (Please Specify in % As Well As Area)	155.12	10% Of Total Parking Area
24.4	Visitors Parking area Provided @ Ground Level (Please Specify in % As Well As Area)	178.20	11.49% Of Total Parking Area

25	PARKING	Area in sq.mt.	Nos of Parking Space For 2 Wheelers	Nos of Parking Space For 4 Wheelers
25.1	Proposed Parking on Ground Level (Including Hollow Plinth)	1551.19	----	----
25.2	Proposed Parking on Basement Level	----	----	----
25.3	Proposed Parking on Levels Above Hollow Plinth	----		
25.4	Covered Parking Area			
25.5	Open Parking Area			
25.6	Total Parking Area	1551.19	----	----

Build to Line

Building Unit (Plot) As Mensioned in Local Area Plan
Please Provided the Following Details

1	Length of Build to Line	
2	Length of Build to Line co-inciding the Front Facade of the Building	in mts.
3	Percentage of Length of Build to Line co-inciding The Front Facade of the Building	0 %

Proposal Details

Description of Proposed Property.

List of Drawing	Nos of Copy	North	Scale	Remarks
Plan	6		----------	
Lay out Plan	1		1.0 cm.= 4.0 mt.	
Site Plan / Key Plan	----------		1.0 cm.= 20.0 mt.	
Detailed Plan	3		1.0 cm.= 1.0 mt.	
Section / Elevation	2		1.0 cm.= 1.0 mt.	
Services & Amenities Plan	----------		----------	
Land Scape Plan	----------		----------	

Ref. Discription of Last Approved Plans (if any)	Date

I CERTIFICATE
(i) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTION WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK. MANHOLE CONNECTION IS VERYFIED BY ME.
(ii) VERYFIED THAT THE PLOT UNDER REFRENCE WAS SURVEYED BY ME ON DATE 18 / 08 / 2019 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP / T.P.RECORD.

SIGNATURE.
~~ARCHITECT~~ / ENGINEER / ~~SURVEYOR~~

II CERTIFICATE
THIS IS TO CERTIFY THAT THE SIGNATURE OF LAND OWNER / OWNERS ON PLANS, APPLICATION AND ALL DOCUMENTS ARE DONE IN MY PRESENCE. I KNOW PERSONALLY TO THE ALL LAND OWNER / OWNERS. IT IS MY RESPONSIBILITY FOR SIGN OF LAND OWNER / OWNERS.

x

Developer's Name :

Registration No.

OWNER SIGNATURE	~~ARCHITECT~~ / ENGINEER	SIGNATURE
Executive Engineer, Slum Upgradation Dept., Surat Municipal Corporation.	NILESH J . PATEL (B. E. Civil) O/11, Mezzanine floor Panchratna Tower, Lambe Hanuman Road, Surat 6 , PIN. 395 006. Ph. (O) 2555929.	LIC. NO : TDO. / ER / 414 SUDA NO :- 206

Drawn by - Chetan. Server \ Data \ Project 2018 \ E.W.S. \ T.P.S - 48 (Bhestan) \ F.P. - 85 \ Passing Drawing \ Parking Layout Plan