

Inward No	1142838	Sheet	1
Inward Date		Scale	1:100

PROJECT DETAIL:		VERSION NO. 1.0.11
Site Address: TPSName: TP 2 (VESU-BHARTHANA), Revenue: TP 2, P.P. No. 39/15-39/16, F.P. No. 39/15 and 39/16		Version Date: 21/03/2019
Authority: Surat Municipal Corporation (SMC)		Plot Use: Mercantile
Authority Grade: Municipal Corporation		Plot SubUse: ResComm Building
CaseTrack: Regular		Land Use Zone: Residential Use Zone
Project Type: Building Permission		Conceptualized Use Zone: R1
Nature of Development: NEW		
Development Area: Draft/Preliminary Town Planning Scheme		
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: TPSName: TP 2 (VESU-BHARTHANA), Revenue: TP 2, P.P. No. 39/15-39/16, F.P. No. 39/15 and 39/16		
AREA DETAILS:		Sq.Mts.
1. Area of Plot As per record	-	924.00
2. Deduction for		924.32
(a) Proposed roads		924.00
(b) Key reservations		0.00
Totals =		0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		924.00
4. % of Common Plot (Prop)		0.00
% of Common Plot (Prop)		0.00
Plot Area For Coverage		924.00
Plot Area For FSI		924.00
Perm. FSI Area (1.80)		1663.20
Perm. FSI Area (0.90)		831.60
5. Total Perm. FSI area with Paid FSI (2/70)		2494.80
6. Total Perm. FSI area		2494.80
Total Paid Proposed FSI Area		433.12
Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (52.78 %)		487.73
Total Prop. Coverage Area (52.78 %)		487.73
Balance coverage area (%)		0.00
Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	582.53	0.00	0.00	0.00
Ground Floor	487.74	0.00	332.97	0.00
First Floor	487.74	0.00	441.32	0.00
Second Floor	487.74	0.00	441.32	0.00
Third Floor	486.78	0.00	440.36	0.00
Fourth Floor	486.78	0.00	440.36	0.00
Terrace Floor	53.26	0.00	0.00	0.00
Total Area	3072.57	0.00	2096.33	0.00

Total FSI Area	2096.32
Total Built up Area	3072.57
Proposed F.S.I. consumed	2.27
C. Tenement Statement	
Tenement Proposed At:	2.00
G.F.	8.00
All Floors	10
5. Total Tenements (3 + 4)	10
E. Parking Statement	
Parking Space Required as per Regulations	767.05
2. Proposed Parking Space	774.30

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Tree Details (Table 3b)	
Plot	
Name	No. Of Trees
Reqd	25
Prop	27

Building USE/SUBUSE Details		Building Type	Building Subtype	Building Use Group	No. Of Residential Units	No. Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (BLDG)		Mercantile	ResComm Building	Mercantile-1 (M1)	2	8	BASEMENT FLOOR	Mercantile	ResComm Building	COMMFSI-32	Mercantile	ResComm Building
							GROUND FLOOR	Mercantile	ResComm Building	COMMFSI-87	Mercantile	ResComm Building
							FIRST FLOOR	Mercantile	ResComm Building	COMMFSI-162	Mercantile	ResComm Building
							SECOND FLOOR	Mercantile	ResComm Building	COMMFSI-285	Mercantile	ResComm Building
							THIRD FLOOR	Mercantile	ResComm Building	FSI-238	Residential Apartment Bldg	ResComm Building
							FOURTH FLOOR	Mercantile	ResComm Building	FSI-329	Residential Apartment Bldg	ResComm Building
							TERRACE FLOOR	Mercantile	ResComm Building	COMMFSI-376	Mercantile	ResComm Building

Required Parking		Building Name	Type	Subtype	Area	Reqd.	Prop.	Units	Required Parking Area(Sq.mt.)	Car	Other Parking	Visitor's Car Parking
A (BLDG)		Mercantile	ResComm Building		> 0	1	1738.92	695.57	347.79	-	-	139.11
					0-0	-	-	-	-	-	52.50	-
					> 100.01	1000	-	-	-	-	-	-
					0-0-80	1	-	-	-	-	-	-
					> 80.0	-	357.39	71.48	35.74	-	-	7.15
					0-0	-	-	-	-	-	52.50	146.26
Total:					-	-	767.05	383.53	52.50	-	-	-

Parking Check (Table 7b)		Use Type	Area	No.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential		35.74	64.68	0	0	0.00	0.00	0	0	7.15	7.95	0	1	71.48	72.83	-
Commercial		347.79	485.92	0	0	52.50	52.50	2	2	139.11	163.86	0	5	695.57	701.47	-
Total		383.53	548.90	0	0	52.50	52.50	2	2	146.26	171.80	0	6	792.06	774.30	-

FSI & Tenement Details														
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit	
			StarCase	Lift	Lift Machine	Lift Lobby	Ramp	Covered Area	Parking	Resi.	Commercial			
A (BLDG)	1	3072.57	154.58	71.34	19.86	66.22	92.59	106.50	486.60	357.40	1738.92	2096.33	10	
Grand Total	1	3072.57	154.58	71.34	19.86	66.22	92.59	106.50	486.60	357.40	1738.92	2096.33	10	

Buildingwise Floor FSI Details		Floor Name	Building Name	Total	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
A (BLDG)		Basement Floor	582.53	0.00	582.53	0.00	0.00
		Ground Floor	487.74	332.97	487.74	332.97	0.00
		First Floor	487.74	441.32	487.74	441.32	0.00
		Second Floor	487.74	441.32	487.74	441.32	0.00
		Third Floor	486.78	440.36	486.78	440.36	0.00
		Fourth Floor	486.78	440.36	486.78	440.36	0.00
		Terrace Floor	53.26	0.00	53.26	0.00	0.00
Total		3072.57	2096.33	3072.57	2096.33	433.13	

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS:

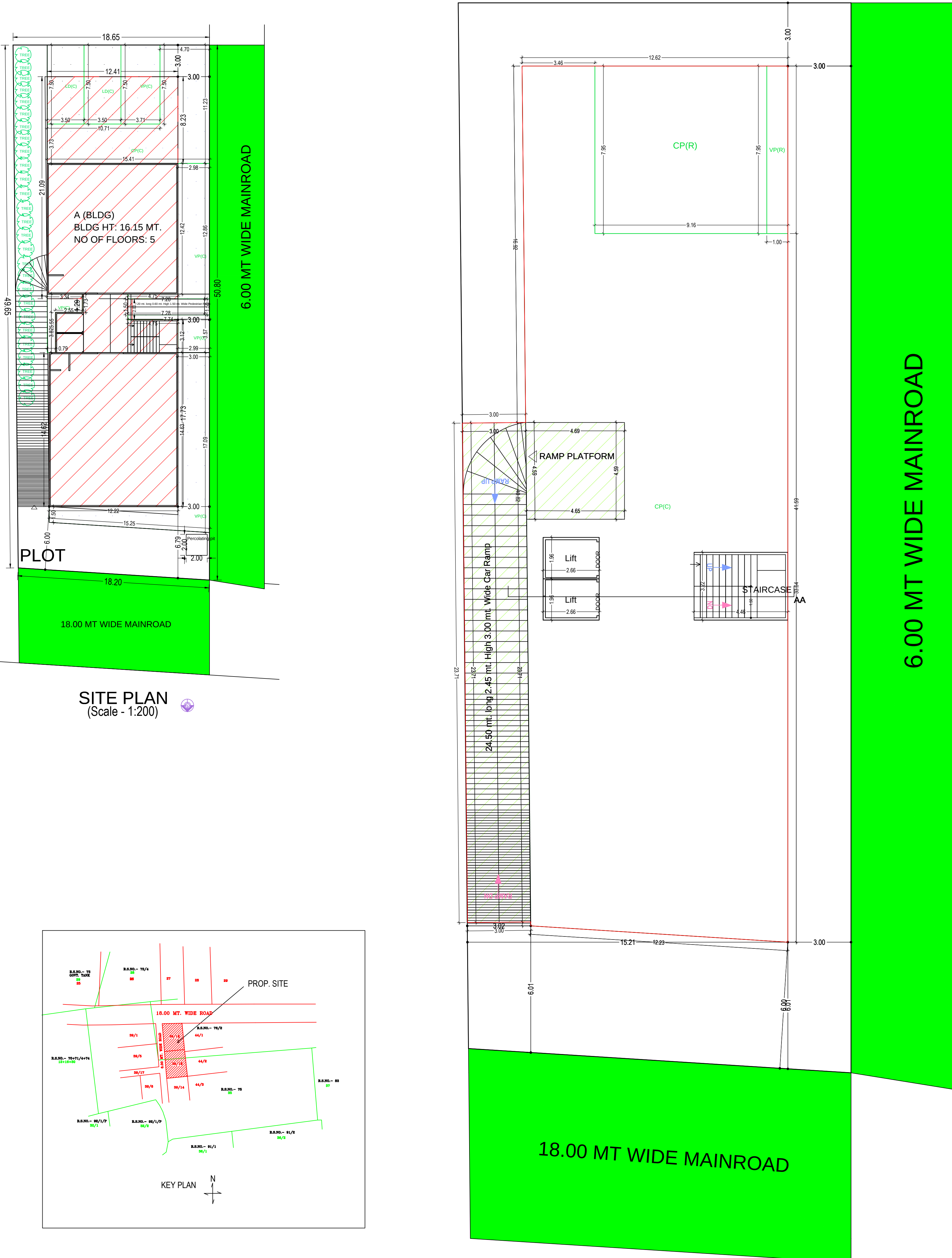
- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- The permission granted does not absolve the owner from any of the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - a. Title, ownership, and easement rights of the Building/Plot for which the building is proposed.
 - b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - c. Correctness of demarcation of the plot on site.
 - d. Workmanship, soundness of material and structural safety of the proposed building.
 - e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c), (d), (e) and (f) above.
- The applicant, as specified in CGDR, shall submit:
 - a. Structural drawings and related reports, before the commencement of the construction.
 - b. Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGDR.
- The permission has been granted relying upon the submitted submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017.

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and / or the use of building, and / or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNERS NAME AND SIGNATURE
Bharatnash Narsinh Chauhan And Rajendrasinh Narsinh Chauhan

ARCHENG'S NAME AND SIGNATURE
Jaymin Shantish Kantharia
TDOR/1558

STRUCTURE ENGINEER
ANIL NAROTTAMBAHAI PATEL
TDOST/DR06



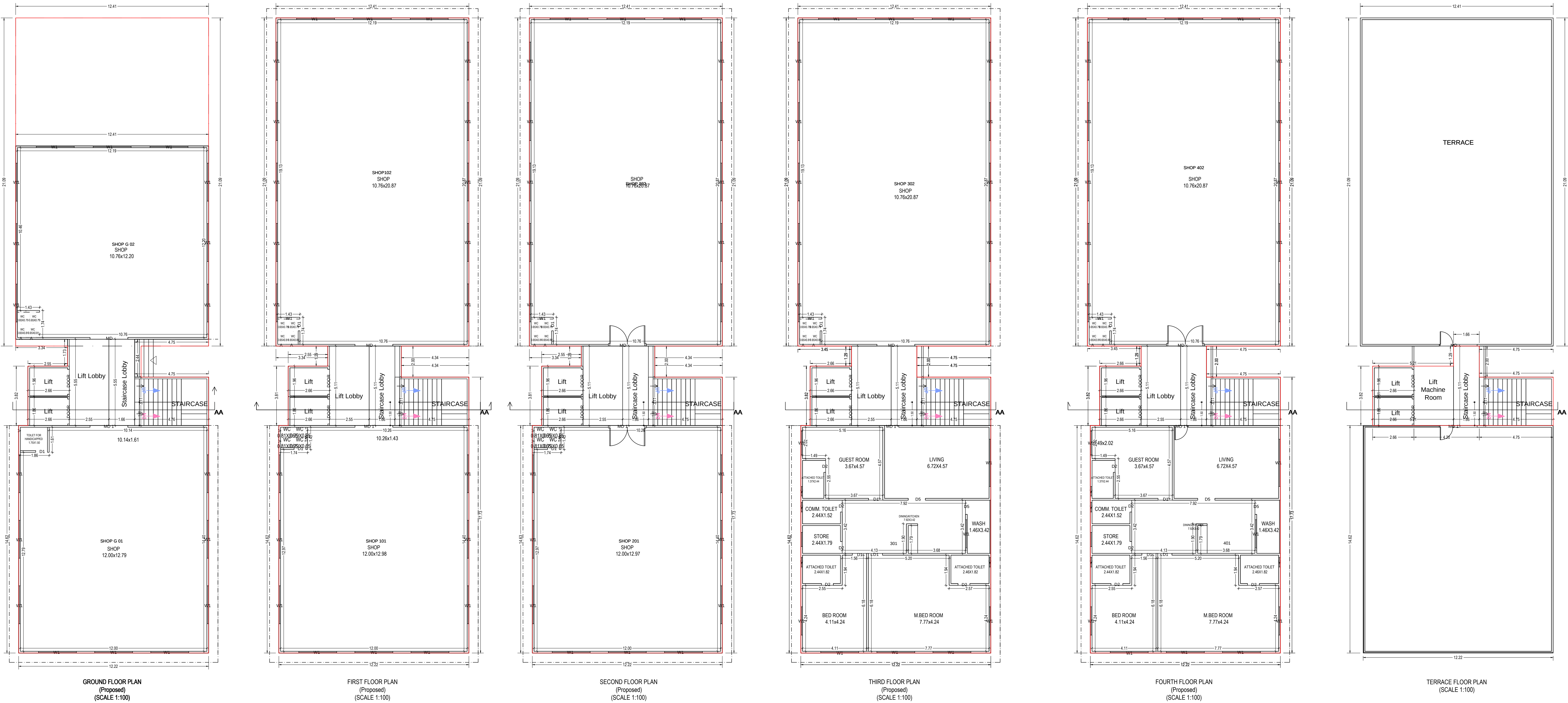
Building -A (BLDG)		Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed Area (Sq.mt.)	FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Basement Floor	582.53	14.36	10.44	0.00	92.59	0.00
		Ground Floor	487.74	23.98	10.15	0.00	14.14	106.50
		First Floor	487.74	23.25	10.15	0.00	13.02	0.00
		Second Floor	487.74	23.25	10.15	0.00	13.02	0.00
		Third Floor	486.78	23.25	10.15	0.00	13.02	0.00
		Fourth Floor	486.78	23.25	10.15	0.00	13.02	0.00
		Terrace Floor	53.26	23.25	10.15	19.86	0.00	0.00
Total		3072.57	154.58	71.34	19.86	66.22	92.59	106.50
Total Number of Same Buildings:		1						
Total		3072.57	154.58	71.34	19.86	66.22	92.59	106.50

SCHEDULE OF DOOR:						
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS		
A (BLDG)	D	0.65	2.10	14		
A (BLDG)	D2	0.76	2.10	10		
A (BLDG)	D1	0.88	2.10	01		
A (BLDG)	D5	0.91	2.10	02		
A (BLDG)	D1	0.91	2.10	06		
A (BLDG)	MD 1	0.91	2.10	02		
A (BLDG)	D5	1.10	2.10	02		
A (BLDG)	D1	1.63	2.10	07		
A (BLDG)	MD 1	2.43	2.10	03		
A (BLDG)	MD	2.43	2.10	06		

SCHEDULE OF WINDOW/VENTILATION:						
BUILDING NAME		NAME	LENGTH	HEIGHT	NOS	
A (BLDG)		V	0.45	1.00	15	
A (BLDG)		V	0.61	1.00	08	
A (BLDG)		W1	1.43	1.20	07	
A (BLDG)		W1	1.70	1.20	01	
A (BLDG)		W1	1.82	1.20	04	
A (BLDG)		W1	2.02	1.20	02	
A (BLDG)		W1	2.15	1.20	01	
A (BLDG)		W1	2.26	1.20	01	
A (BLDG)		W1	2.44	1.20	01	
A (BLDG)		W1	2.51	1.20	02	
A (BLDG)		W1	3.04	1.20	02	

UnitBUA Table for Building A (BLDG)		Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN		SHOP G 01	SHOP		178.70	178.70	5.88	172.82	02
		SHOP G 02	SHOP		154.08	154.08	5.30	148.78	02
		Total per Floor			332.78	332.78	11.18	321.60	02
FIRST FLOOR PLAN		SHOP 101	SHOP		177.09	177.09	0.25	176.84	02
		SHOP 102	SHOP		261.65	261.65	7.31	254.34	02
		Total per Floor			438.74	438.74	7.56	431.18	02
SECOND FLOOR PLAN		SHOP 201	SHOP		178.70	178.70	5.88	172.82	02
		SHOP 202	SHOP		261.65	261.65	7.31	254.34	02
		Total per Floor			440.35	440.35	13.16	427.19	02
THIRD FLOOR PLAN		301	FLAT		178.70	178.70	11.38	167.32	02
		SHOP 302	SHOP		261.65	261.65	7.31	254.34	02
		Total per Floor			440.35	440.35	18.69	421.66	02
FOURTH FLOOR PLAN		401	FLAT		178.70	178.70	11.38	167.32	02
		SHOP 402	SHOP		261.65	261.65	7.31	254.34	02
		Total per Floor			440.35	440.35	18.69	421.66	02
Total		-	-	-	2092.57	2092.57	69.27	2023.29	10

Staircase Checks (Table 8a-1)		Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN		STARCASE	1.50	0.30	0.00	
GROUND FLOOR PLAN		STARCASE	1.50	0.60	0.15	
FIRST FLOOR PLAN		STARCASE	1.50	0.60	0.14	
SECOND FLOOR PLAN		STARCASE	1.50	0.60	0.14	
THIRD FLOOR PLAN		STARCASE	1.50	0.60	0.14	
FOURTH FLOOR PLAN		STARCASE	1.50	0.60	0.14	
TERRACE FLOOR PLAN		STARCASE	1.50	0.60	0.00	



Building 'A' (BLDG)													
Floor Name	Total Built Up Area (Sq.mt.)	StarCase	Lift	LR Machine	Lift Lobby	Ramp	Covered Area	Parking	Red.	Commercial	Proposed Area (Sq.mt.)	FSI Area (Sq.mt.)	No. of Unit
Basement Floor	582.53	14.35	10.44	0.00	0.00	92.59	0.00	486.60	0.00	0.00	0.00	0.00	00
Ground Floor	487.74	23.98	10.15	0.00	14.14	0.00	106.90	0.00	0.00	332.97	332.97	02	
First Floor	487.74	23.25	10.15	0.00	13.02	0.00	0.00	0.00	0.00	441.32	441.32	02	
Second Floor	487.74	23.25	10.15	0.00	13.02	0.00	0.00	0.00	0.00	441.32	441.32	02	
Third Floor	486.78	23.25	10.15	0.00	13.02	0.00	0.00	0.00	178.70	261.65	440.36	02	
Fourth Floor	486.78	23.25	10.15	0.00	13.02	0.00	0.00	0.00	178.70	261.65	440.36	02	
Terrace Floor	53.25	23.25	10.15	19.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3072.97	154.58	71.34	19.86	66.22	92.59	106.90	486.60	357.40	1738.92	2096.33	10	
Total Number of Same Buildings	1												

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLDG)	d	0.65	2.10	14
A (BLDG)	d2	0.76	2.10	10
A (BLDG)	D1	0.88	2.10	01
A (BLDG)	D5	0.91	2.10	02
A (BLDG)	D1	0.91	2.10	06
A (BLDG)	MD1	0.91	2.10	02
A (BLDG)	D5	1.10	2.10	02
A (BLDG)	D1	1.63	2.10	07
A (BLDG)	MD1	2.43	2.10	03
A (BLDG)	MD	2.43	2.10	05

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLDG)	V	0.45	1.00	15
A (BLDG)	d	0.61	1.00	08
A (BLDG)	W1	1.43	1.20	07
A (BLDG)	W1	1.70	1.20	01
A (BLDG)	W1	1.82	1.20	04
A (BLDG)	W1	2.02	1.20	02
A (BLDG)	W1	2.15	1.20	01
A (BLDG)	W1	2.26	1.20	01
A (BLDG)	W1	2.44	1.20	01
A (BLDG)	W1	2.51	1.20	02
A (BLDG)	W1	3.04	1.20	02

UnitBUA Table for Building 'A' (BLDG)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
GROUND FLOOR PLAN	SHOP G 01	SHOP	178.70	178.70	5.88	172.82	02		
	SHOP G 02	SHOP	154.08	154.08	5.30	148.78	02		
	Total		332.78	332.78	11.18	321.60	02		
	Typical Floor = 1		332.78	332.78	11.18	321.60	02		
FIRST FLOOR PLAN	SHOP 101	SHOP	177.09	177.09	0.25	176.84	02		
	SHOP 102	SHOP	261.65	261.65	7.31	254.34	02		
	Total		438.74	438.74	7.56	431.18	02		
	Typical Floor = 1		438.74	438.74	7.56	431.18	02		
SECOND FLOOR PLAN	SHOP 201	SHOP	178.70	178.70	5.88	172.82	02		
	SHOP 202	SHOP	261.65	261.65	7.31	254.34	02		
	Total		440.35	440.35	13.19	427.19	02		
	Typical Floor = 1		440.35	440.35	13.19	427.19	02		
THIRD FLOOR PLAN	301	FLAT	178.70	178.70	11.38	167.32	02		
	SHOP 302	SHOP	261.65	261.65	7.31	254.34	02		
	Total		440.35	440.35	18.69	421.66	02		
	Typical Floor = 1		440.35	440.35	18.69	421.66	02		
FOURTH FLOOR PLAN	401	FLAT	178.70	178.70	11.38	167.32	02		
	SHOP 402	SHOP	261.65	261.65	7.31	254.34	02		
	Total		440.35	440.35	18.69	421.66	02		
	Typical Floor = 1		440.35	440.35	18.69	421.66	02		
Total	-	-	2092.57	2092.57	69.27	2023.29	10		

Staircase Checks (Table 8a-1)				
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.30	0.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.60	0.15
FIRST FLOOR PLAN	STAIRCASE	1.50	0.60	0.14
SECOND FLOOR PLAN	STAIRCASE	1.50	0.60	0.14
THIRD FLOOR PLAN	STAIRCASE	1.50	0.60	0.14
FOURTH FLOOR PLAN	STAIRCASE	1.50	0.60	0.14
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.60	0.00

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the building/hunt for which the building is proposed;
 - The area, dimensions and other properties of the plot which violates the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c), (d), (e) and (f) above.
- The applicant, as specified in CGOIR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction,
 - Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGOIR.
- The permission has been granted relying uploaded submission, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to put down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE		
Bharatish Narsinh Chauhan And Rajendrasinh Narsinh Chauhan		
ARCHENG'S NAME AND SIGNATURE		
Jaymin Shantilal Kantharia		
TD0ER1558		
STRUCTURE ENGINEER		
ANIL NANOTTAMSHAI PATEL		
TD0ST DRIVE		