REVISED HIGH RISE RESIDENTIAL BLDG. ON T.P.S.NO. - 81(DUMAS), F.S. NO. - 105, F.P.NO. - 93, MOJE - DUMAS, SURAT.

SHEET NO. = 1/8

Site Plan & Key Plan

સર્વ સુજ્ઞ ટી. પી. સ્કીમમાં અનામત તમામ રેકર્ડમાં તમોને બોલાવવામાં આવે છે. આ સાથે આ પરવાનગી આપવામાં આવે છે.

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 C.S. No./F.P.No. 93 of Moje Dumas/T.P.No. 81 (Dumas) subject to the attached plans and particulars. Nagar Gnan Commissioner, Surat Municipal Corporation

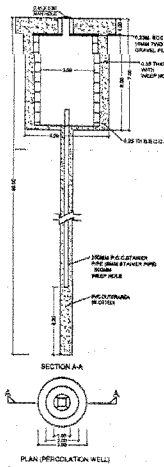
No.T.D.O./D.P./

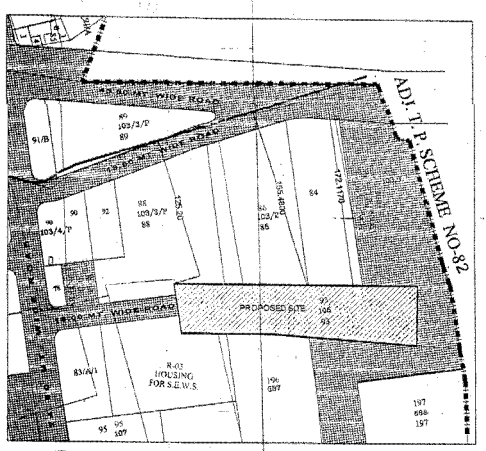
Date- 07/05/2014

Town Development Officer,
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. specifications in structural design to ensure safety of the buildings and as such structural designs are not vetted.

Unless renewed the validity of this permission expires on T/L





N
KEY PLAN
SCALE :- 1.00 CM.= 20.00 MT.

SUMMRY :-

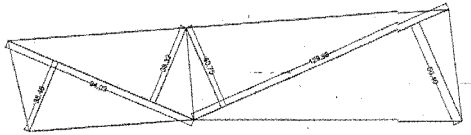
TOTAL PLOT AREA	=	9393.00 SMT.
REQ. C.O.P. AREA (10%)	=	939.30 SMT.
PROP. C.O.P.	=	941.56 SMT.
NET PLOT AREA	=	8451.44 SMT.
PER. BUILT UP (30%)	=	2676.67 SMT. (9393.00 x 0.30 = 2817.90) - (941.56 x 0.15 =141.23)
PER. F.S.I. AREA (2.25)	=	20,993.02 SMT. (9393.00 x 2.25 = 21,134.25) - (941.56 x 0.15 =141.23)

PROPOSED BUILT UP AREA :-
BLDG. - A,B & C = 783.51 X 3 BLDG.
= 2350.52 SMT. < 2676.67 SMT.

PROPOSED F.S.I. AREA :-
BLDG. - A,B & C = 8997.22 X 3BLDG.
= 20,991.65 SMT. < 20,993.02 SMT.

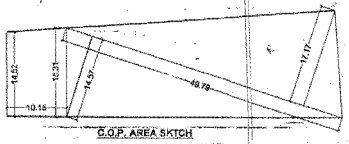
REQUIRED PERCOLATING BOREWELL :-
= PLOT AREA / 4000 SMT.
= 9393.00 / 4000
= 2.35 UNITS (SAY 3 UNIT)

PROPOSED PERCOLATING BOREWELL :-
= 3 NOS.
SO,PROPOSED BOREWELL = REQUIRED BOREWELL
3 3



PLOT AREA CALCULATION
1) ½ X (35.46+36.32) X 94.03 = 3468.17
2) ½ X (40.75 + 50.40) X 109.86 = 5924.49
TOTAL = 9392.66 SMT.

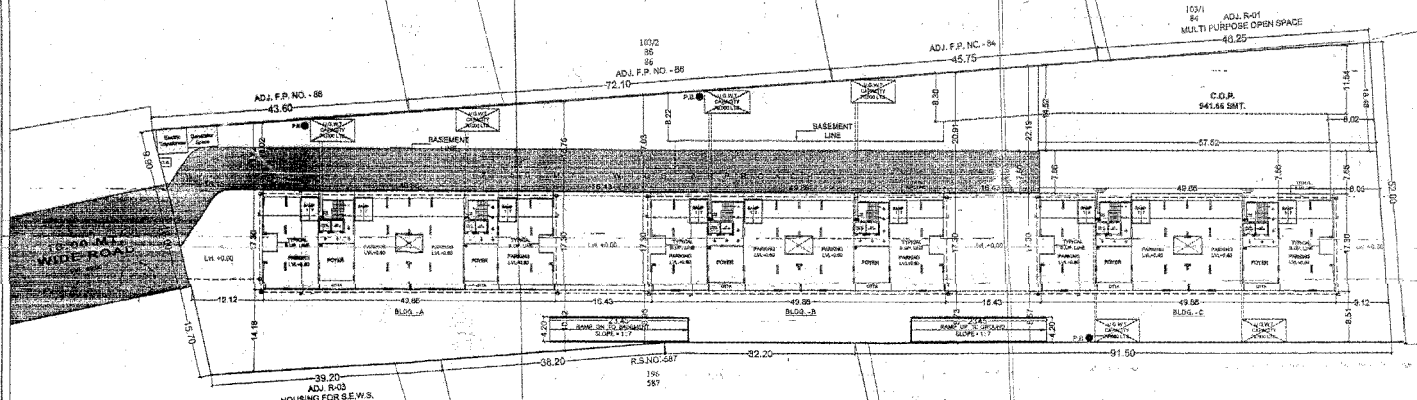
SAY = 9393.00 SQ.MT



C.O.P. AREA SKTCH

C.O.P. AREA CALCULATION :-
C.O.P.-1
½ X (14.52 + 15.31) X 10.15 = 151.39
½ X (14.57 + 17.17) X 49.79 = 790.17
TOTAL = 941.56 SMT.
= 941.56 SMT. > 939.30 SMT.

BUILT UP AREA TABLE			
FLOOR	BLDG.- A T.O.C		TOTAL
BASE.FL	4777.76		4777.76
Gr. FL.	715.93 X 3		2200.99
1st FL.	660.13 X 3		1980.39
2nd FL.	660.13 X 3		1980.39
3rd FL.	660.13 X 3		1980.39
4th FL.	660.13 X 3		1980.39
5th FL.	660.13 X 3		1980.39
6th FL.	660.13 X 3		1980.39
7th FL.	695.46 X 3		2086.38
8th FL.	846.46 X 3		2539.38
9th FL.	697.12 X 3		2091.36
10th FL.	697.12 X 3		2091.36
11th FL.	707.84 X 3		2122.52
12th FL.	660.13 X 3		1980.39
Over Head	98.33 X 3		294.99
TOTAL			31,889.57



N
SITE PLAN
SCALE :- 1.00 CM.= 4.00 MT.

A	AREA STATEMENT		SQ.MTS.
1	AREA OF PLOT		
	(a) AS PER RECORD		9393.00
	(b) AS PER SITE		
2	DEDUCTION FOR		
	(a) PROPOSED ROADS		
	(b) ANY RESERVATIONS		
	TOTAL (a+b)		
3	NET AREA OF PLOT (1-2)		9393.00
4	RECREATION GROUND(C.O.P. (Req.= 939.30) (Prop.)		941.56
5	BALANCE AREA OF PLOT (3-4)		8451.44
6	PERMISSIBLE F.S.I. (9393.00 X 2.25 = 21,134.25) - (941.56 X 0.15 = 141.23)		20,993.02
7	TOTAL BUILT UP PERMISSIBLE AT		
	(a) GROUND FLOOR (9393.00 X 0.30 = 2817.90) - (941.56 X 0.15 = 141.23)		2676.67
	(b) ALL FLOORS		
8	EXISTING FLOOR AREA AT		
	(a) GROUND FLOOR		
	(b) FIRST FLOOR		
	(c) SECOND FLOOR		
	(d) THIRD FLOOR		
9	PROPOSED AREA AT		

FLOOR	BLDG.- A T.O.C		TOTAL
BASE.FL	Parking		Parking
Gr. FL.	Parking		Parking
1st FL.	566.66 X 3		1700.98
2nd FL.	566.66 X 3		1700.98
3rd FL.	566.66 X 3		1700.98
4th FL.	566.66 X 3		1700.98
5th FL.	566.66 X 3		1700.98
6th FL.	566.66 X 3		1700.98
7th FL.	594.22 X 3		1782.66
8th FL.	594.22 X 3		1782.66
9th FL.	605.98 X 3		1817.94
10th FL.	605.98 X 3		1817.94
11th FL.	616.40 X 3		1849.20
12th FL.	566.66 X 3		1700.98
TOTAL	8997.22 X 3		26,991.66

10	TOTAL F.S.I. AREA PROPOSED	
11	F.S.I. CONSUMED	2.23
B	BALCONY AREA	
1	PERMISSIBLE BALCONY AREA/FLOOR	
2	PROPOSED BALCONY AREA/FLOOR	
3	EXCESS BALCONY AREA (TOTAL)	
C	TENEMENT STATEMENT	
1	AREA OF TENAMENT	
2	TENEMENTS PERMISSIBLE AT	
	GROUND FLOOR	
	ALL FLOORS	
3	TENEMENTS PROPOSED AT	
	GROUND FLOOR	
	ALL FLOORS	
4	TENEMENTS PROPOSED AT	
	GROUND FLOOR	
	ALL FLOORS	
5	TOTAL TENENTS (3+4)	
D	TENEMENTS PERTICULERS	
1	NOS. OF ROOMS/TENEMENT	
2	TOILETS PROVIDED FOR TENEMENT	
3	TENEMENT FLOOR AREA	
E	PARKING STATEMENT	
1	PARKING REQUIRED BY REGULATIONS	3149.75
2	PROPOSED PARKING FOR	6579.25
F	LOADING UNLOADING	
1	LOADING & UNLOADING REQUIRED	
2	TOTAL LOADING UNLOADING PROVIDED	

LIST OF DRGS. ATTACHED	NOS. OF COPIES
PLANS, ELEVATION, SECTION — 3 SET	6

REF. DISCRIPTION OF LAST	DATE
APPROVED PLANS (IF ANY)	
SUDA / U.A / VPA-731/2007 T.D.O. / D.P. / NO.-145	30/06/2007 11/06/2012

DESCRIPTION OF PROPOSED PROPERTY
REVISED HIGH RISE RESIDENTIAL BLDG. ON T.P.S.NO. - 81(DUMAS), F.S. NO. - 105, F.P.NO. - 93, MOJE - DUMAS, SURAT.

NORTH LINE	SCALE	REMARKS
AS	SHOWN	IN PLAN

CERTIFICATE

(I) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & INDEMNITY PROCEDURE WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK, MANHOLE CONNECTION IS VERIFIED BY ME

(II) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 10/7/2011 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/RECORD

ARCHITECT SIGNATURE

OWNER SIGNATURE

ARCHITECT SIGNATURE

ARCHITECT & PLANNER

Sanjay Gandhi & Associates
Council of Architecture
CA / 2005 / 30025
Registered Architect
T.D.O. / AR / 158
Sub - L - Superviser - 2
Architect & Interior Designer
201,202 - RITZ SQUARE,
2nd Floor, Near Indoor Stadium,
Ghod Dod Road, SURAT - 395007
Tel : (0261) 2466710/990
e-mail : sandesh@sgaa.com