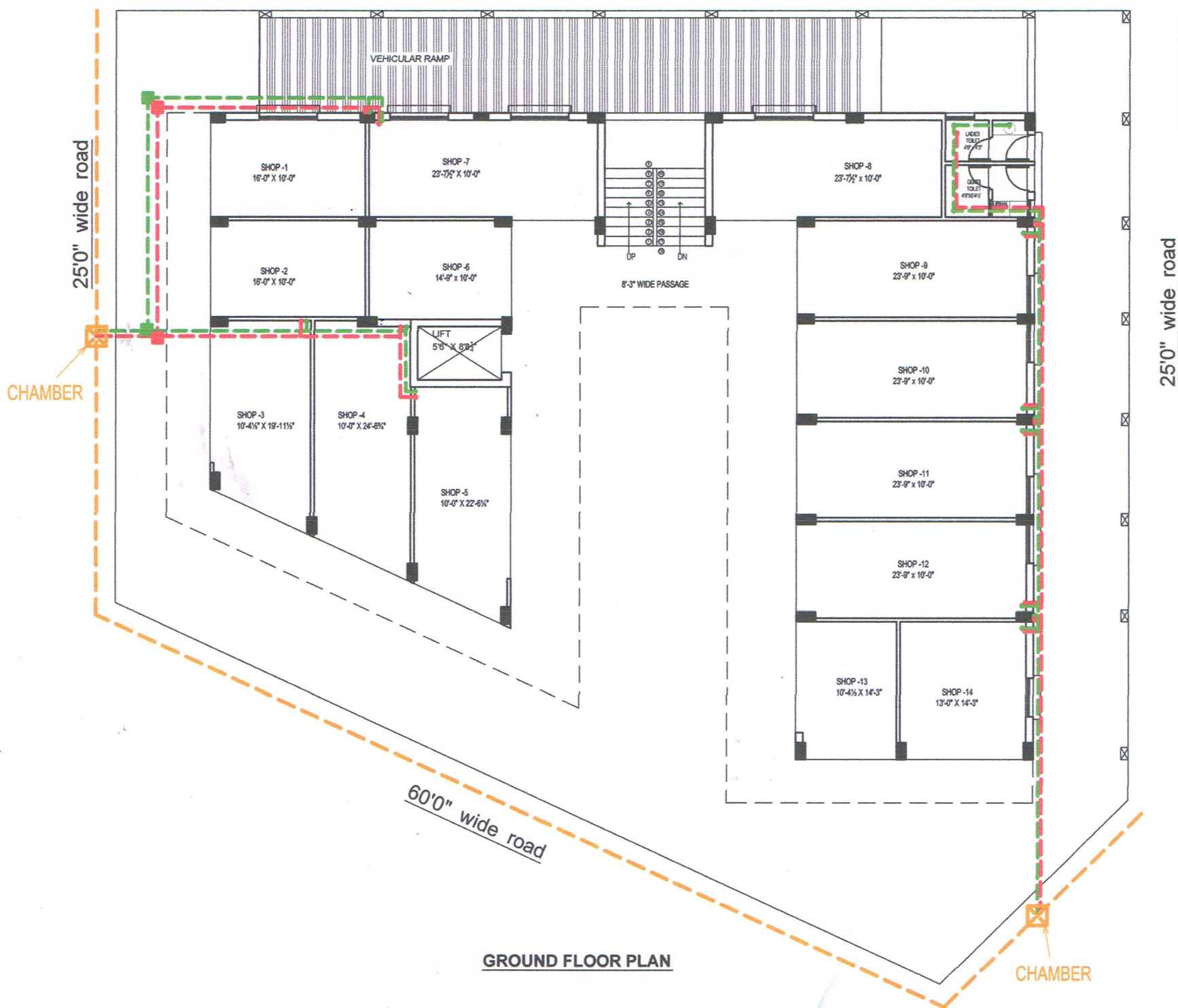
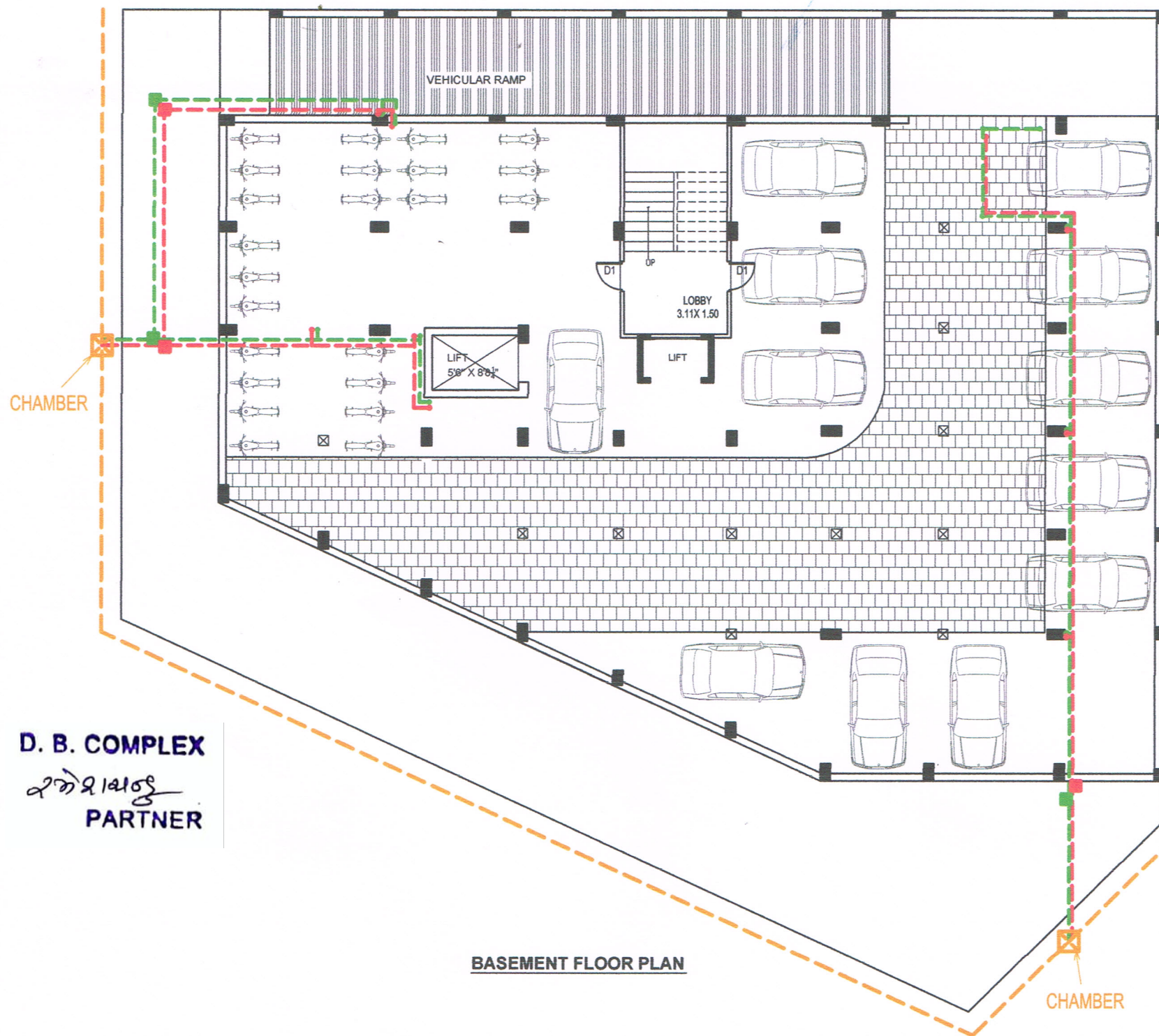
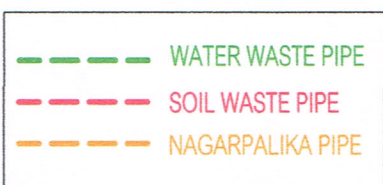




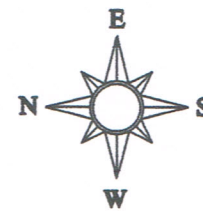
GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



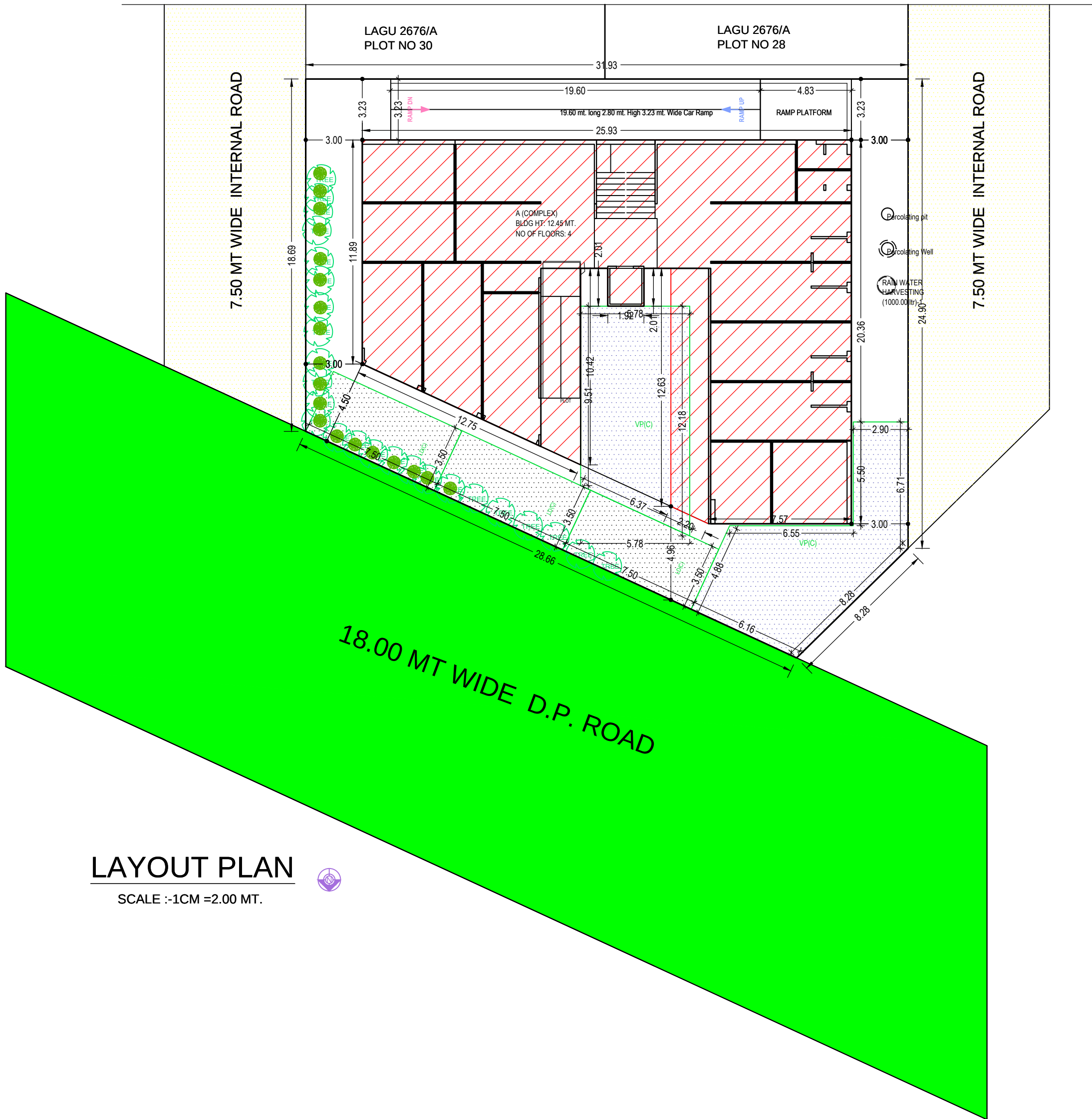
modi
modi
associates
architects, planners & interior designers-
Reg. No. GA/87/21254
207, Second floor, Chancellor Building,
Opp. R.T.O. Ring Road, Surat-395 001, Gujarat, INDIA
Ph: + 91 261 2650929, 9825129961, facsimile: + 91 261 2650929
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C. S. Modi
CHIRALKUMAR MODI
(M.tech Structure, B.Tech Civil)
LIC. No.-VPN/ENG/48/2018-19
Manuman Gali, Maliwad, Vyara. Di. Tal.

D. B. COMPLEX
2021/11/15
PARTNER

NOTE.	Sheet No.
DATE- 18 Dec 2021	1 of 1
OWNER.	
Rameshchandra Ranglaji Lakhara	
modi associates architects, planners & interior designers Reg. No. GA/87/21254 207, Second floor, Chancellor Bldg., Opp. R.T.O. Ring Road, Surat-395001 Gujarat, INDIA ph: +91 261 2650929, 9825129961, facsimile: +91 261 2650929 email: eumeshmodi@yahoo.co.in, modiassociates@zanak.com	



LAYOUT PLAN

SCALE :-1CM =2.00 MT.

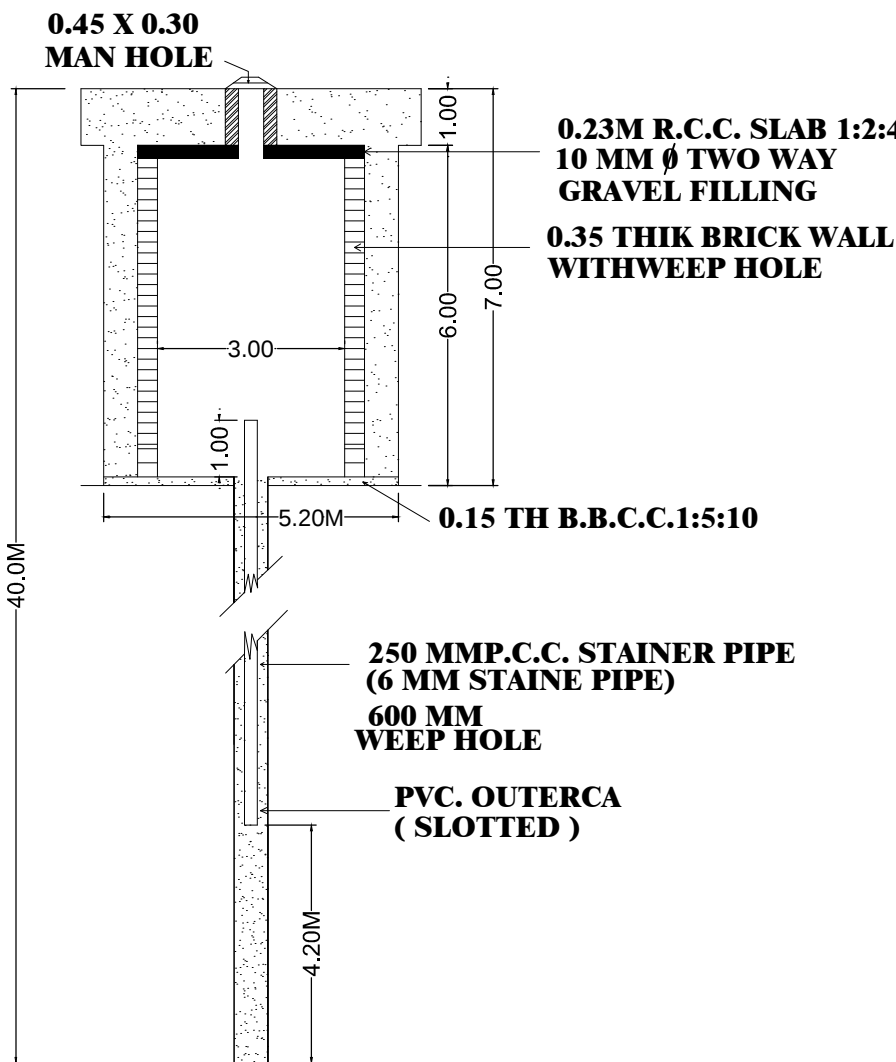
PERCOLATING WELL
REQUIRE PERCOLATING WELL =1 Percolating well / 4000.00 sq.mt.

PLOT AREA : 809.93 sq.mt.

$$221.74 : \frac{809.93}{4000.00} = 0.20 \text{ NOS.}$$

REQUIRED = 1 NOS.

PROVIDED = 1 NOS.

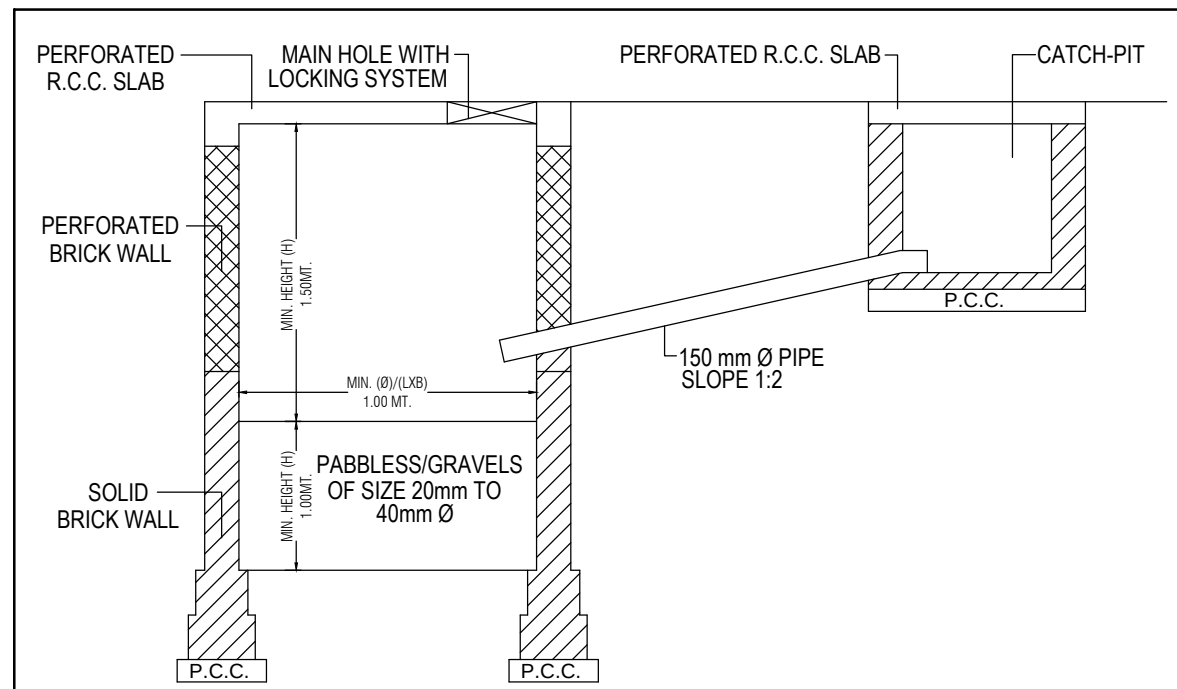


SECTION A-A

PLAN (PERCOLATING WELL)

SCALE : 1.00 CM. = 2.50 MT.

PERCOLATING WELL CALCULATION :



PERCOLATION PIT

FORMULA FOR SIZE CALCULATION

ROOF AREA (SQ.MT.) X 0.05=CUBICAL CONTENT(LXBXH)/(3.14XDXDH)OF PERCOLATION PIT (CMT.)
ABBREVIATIONS: L-LENGTH B-WIDTH H-HEIGHT D-DIAMETER
FOR BUILDING UNIT LESS THAN 500 SQ. MTS. AND PLINTH BUILT-UP AREA OF 80 SQ. MTS. OR MORE
NOTE:STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER (THIS IS ONLY SKETCH PLAN)
PLOT AREA < 500 SQ.MT.
REQ. & PROVI. 1NOS. PERCOLATION PIT

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
			StairCase	Lift	Lift Machine	Ramp	Parking			
A (COMPLEX)	1	2004.17	126.97	16.28	4.07	11.39	430.86	1414.62	1414.60	41
Grand Total	1	2004.17	126.97	16.28	4.07	11.39	430.86	1414.62	1414.60	41

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
A (COMPLEX)	Mercantile	Shop	Mercantile-1	-	-

Required Parking

Building Name	Type	SubUse	Units		Required Parking Area (Sq.mt.)	Car	Other Parking		
			Reqd.	Prop.			Loading/Unloading	Visitor's Car Parking	
A (COMPLEX)	Mercantile	Shop	> 0	-	1414.62	565.85	282.92	52.50	113.17
			0 - 0	-	-	-	-	-	-
			0	1000	-	565.85	282.92	52.50	113.17
			Total:				565.85	282.92	52.50

Parking Check (Table 7b)

Use Type	Car		Loading/Unloading				Visitor's Car Parking				Total Parking Area			
	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Prop.	No.
Commercial	282.92	413.11	0	0	52.50	78.75	2	3	113.17	130.37	0	2	565.85	622.23
Total	282.92	413.11	0	0	52.50	78.75	2	3	113.17	130.37	0	2	565.85	622.23

AREA STATEMENT		VERSION NO.: 1.0.10
PROJECT DETAIL :		VERSION DATE: 09/10/2018
Site Address: RevenueNo: C.S.NO - 2676/A PLOT NO. 29	Plot Use: Mercantile	
Authority: Mandvi(Surat) Area Development Authority	Plot SubUse: Shop	
AuthorityClass: D7 (B)	Plot Use Group: Mercantile-1	
AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone	
CaseTrack: Regular	Conceptualized Use Zone: R1	
Project Type: Building Permission		
Nature of Development: NEW		
Development Area: Non TP Area		
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: RevenueNo: C.S.NO - 2676/A PLOT NO. 29		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot As per record	-	
Property Card	809.93	
As per site condition	806.73	
Area of Plot Considered	809.93	
2. Deduction for		
(a)Proposed roads	0.00	
(b)Any reservations	0.00	
Total(a + b)	0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT	809.93	
% of Common Plot (Reqd.)	0.00	
% of Common Plot (Prop)	0.00	
Balance area of Plot(1 - 4)	809.93	
Plot Area For Coverage	809.93	
Plot Area For FSI	809.93	
Perm. FSI Area (1/80)	1457.87	
5. Total Perm. FSI area	1457.87	
6. Total Built up area permissible at:		
a. Ground Floor	0.00	
Proposed Coverage Area (49.25 %)	398.89	
Total Prop. Coverage Area (49.25 %)	398.89	
Balance coverage area (- %)	0.00	
Proposed Area at:		

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	450.11	0.00	0.00	0.00
Ground Floor	361.62	0.00	324.40	0.00
First Floor	388.87	0.00	363.40	0.00
Second Floor	388.87	0.00	363.40	0.00
Third Floor	388.87	0.00	363.40	0.00
Terrace Floor	25.83	0.00	0.00	0.00
Total Area:	2004.17	0.00	1414.60	0.00

Total FSI Area:	1414.62
Total BuiltUp Area:	2004.17
Proposed F.S.I. consumed:	1.75

C. Tenement Statement	
4. Tenement Proposed At:	
G.F.	14.00
All Floors	27.00
5. Total Tenements (3 + 4)	41
E. Parking Statement	
1. Parking Space Required as per Regulations:	565.85
2. Proposed Parking Space:	622.23

COLOR INDEX

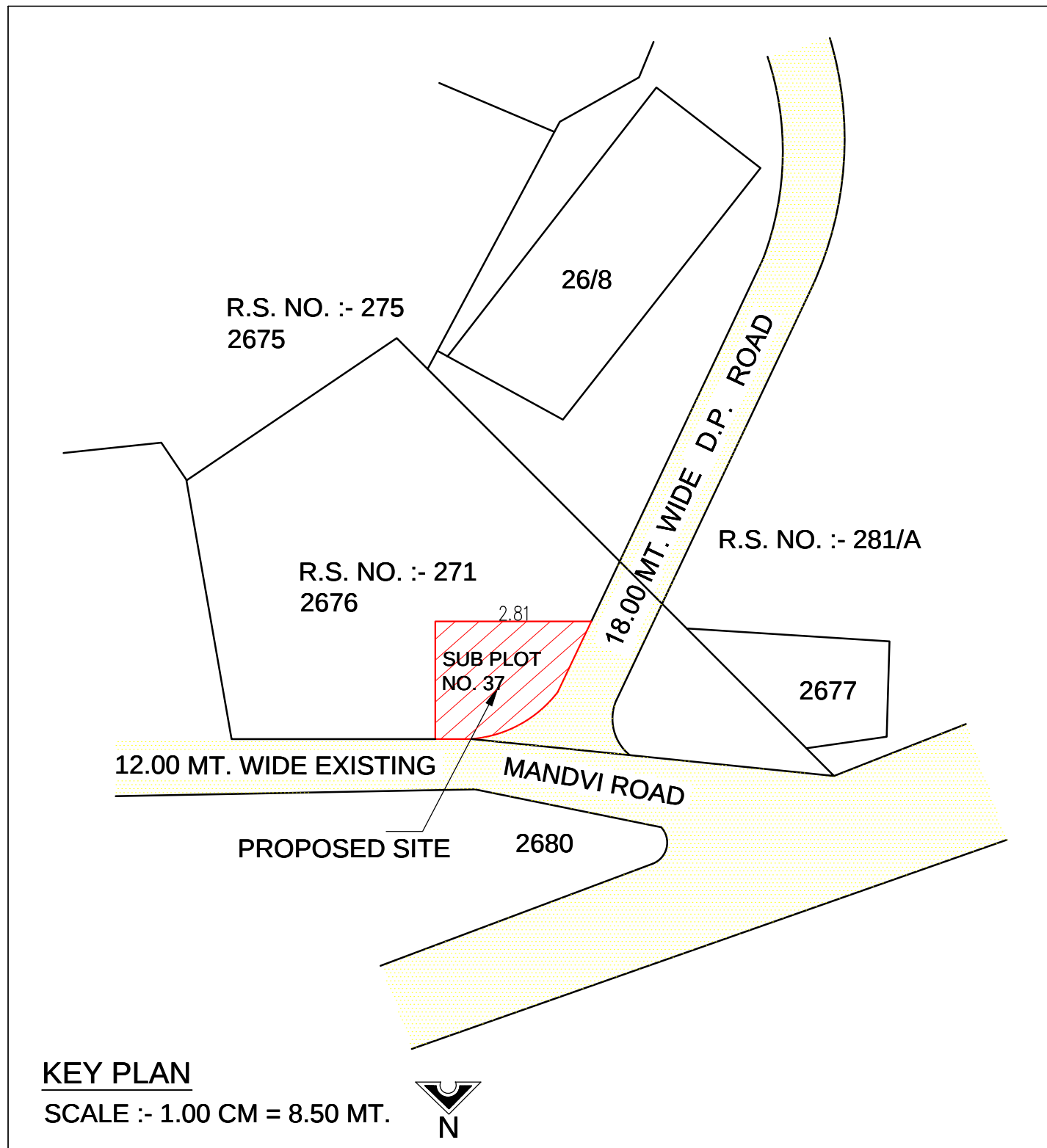
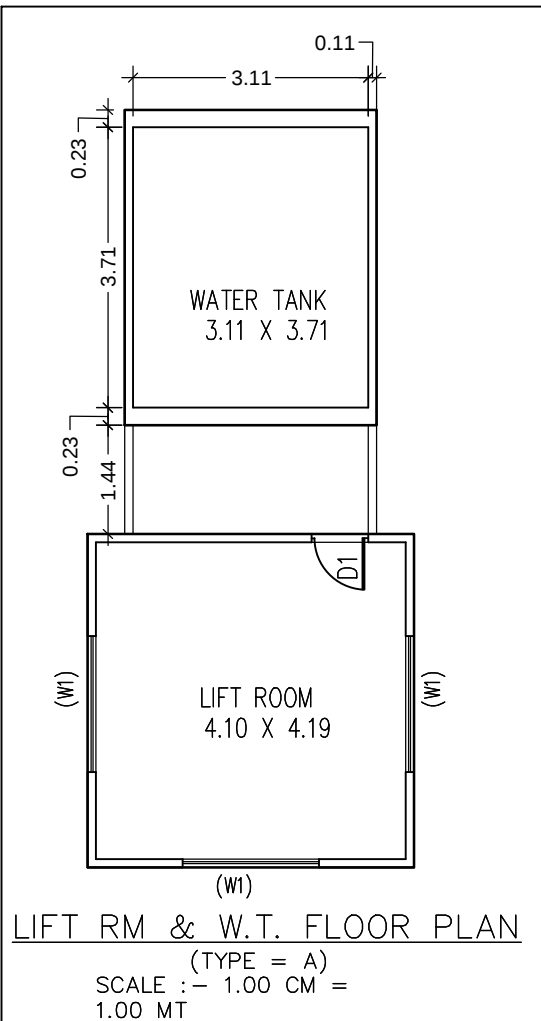
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P-SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	25	25

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Basement Floor	450.11	0.00	450.11	0.00
Ground Floor	361.62	324.40	361.62	324.40
First Floor	388.87	363.40	388.87	363.40
Second Floor	388.87	363.40	388.87	363.40
Third Floor	388.87	363.40	388.87	363.40
Terrace Floor	25.83	0.00	25.83	0.00
Total:	2004.17	1414.60	2004.17	1414.60



KEY PLAN

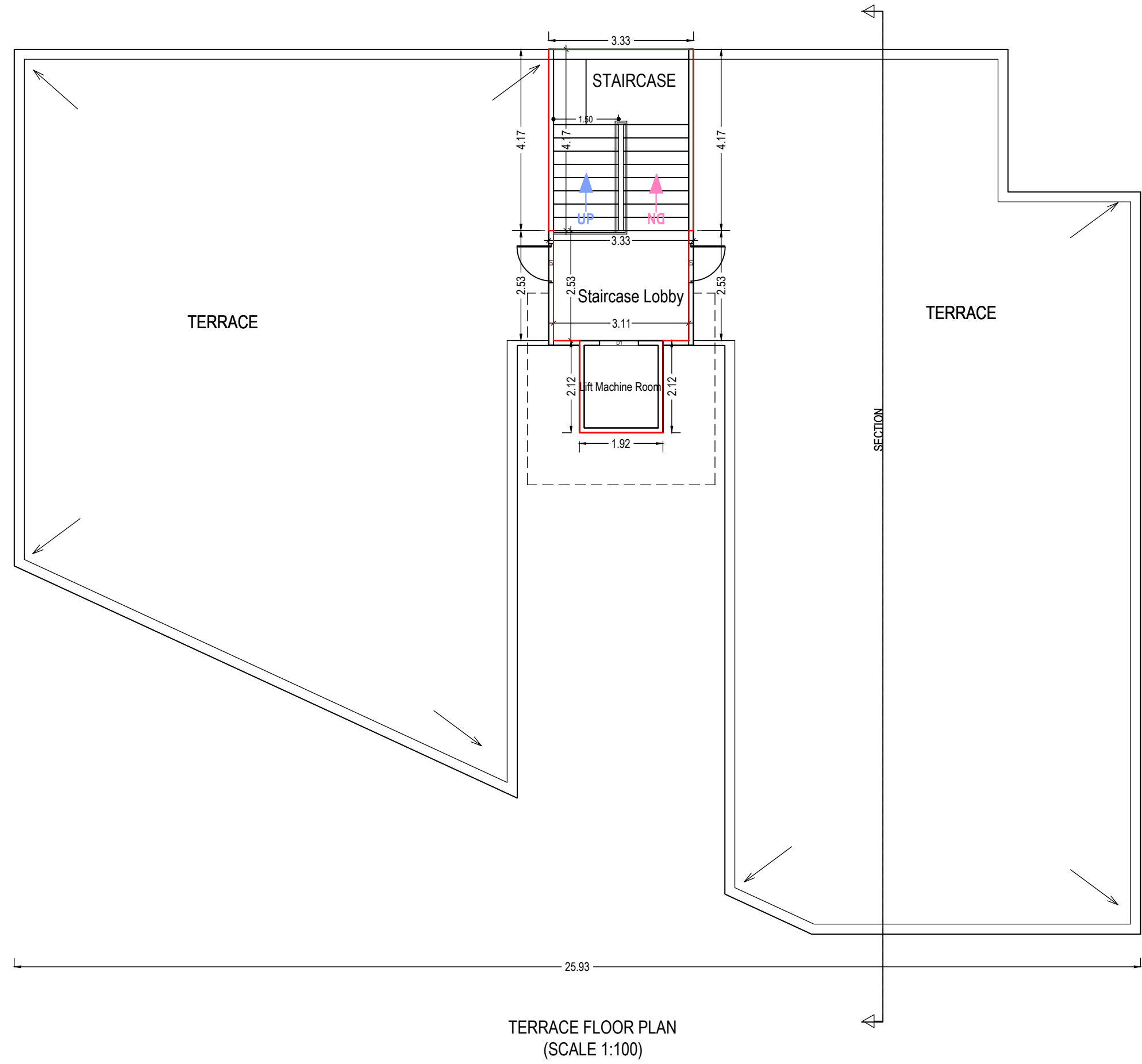
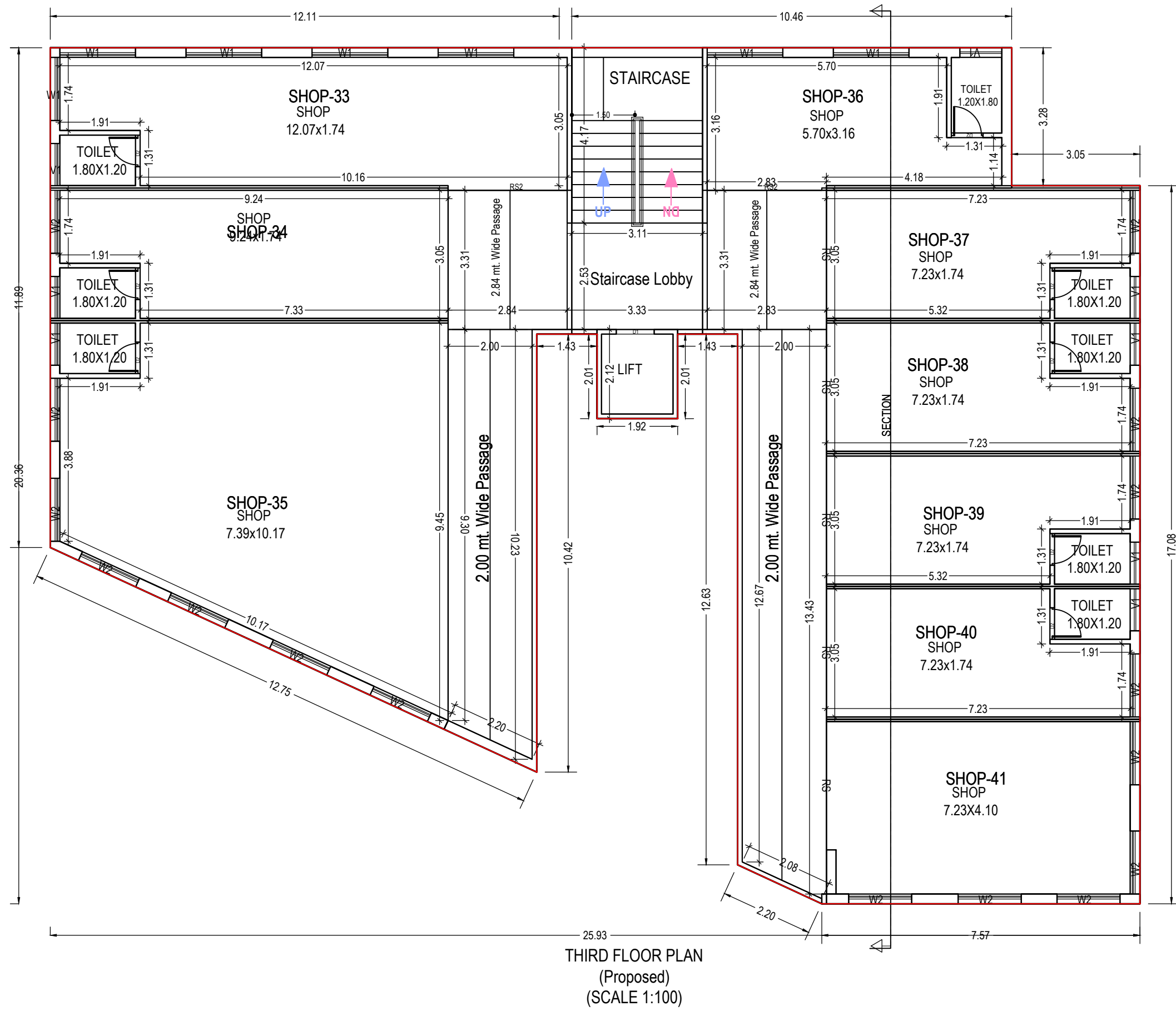
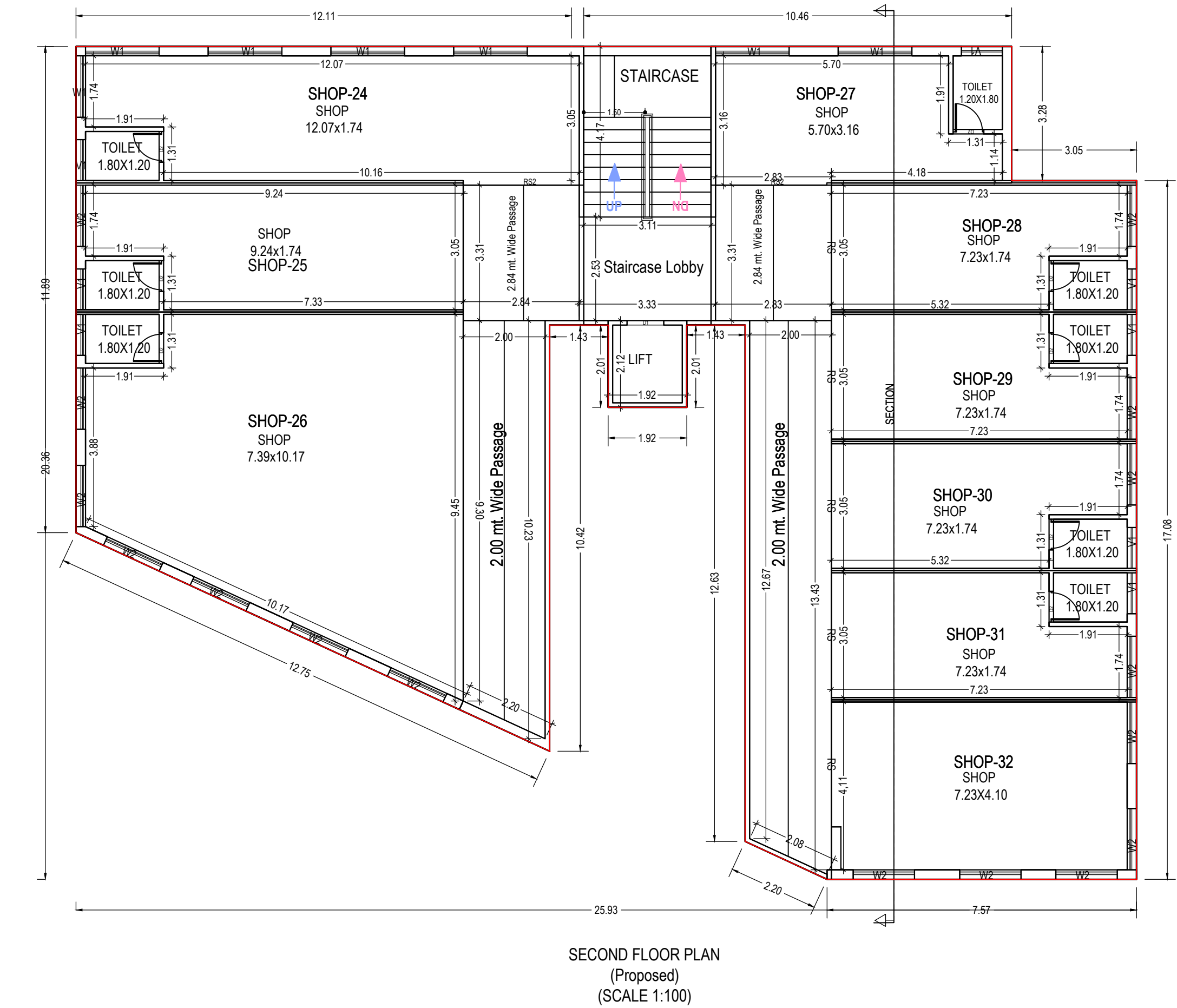
SCALE :- 1.00 CM = 8.50 MT.

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

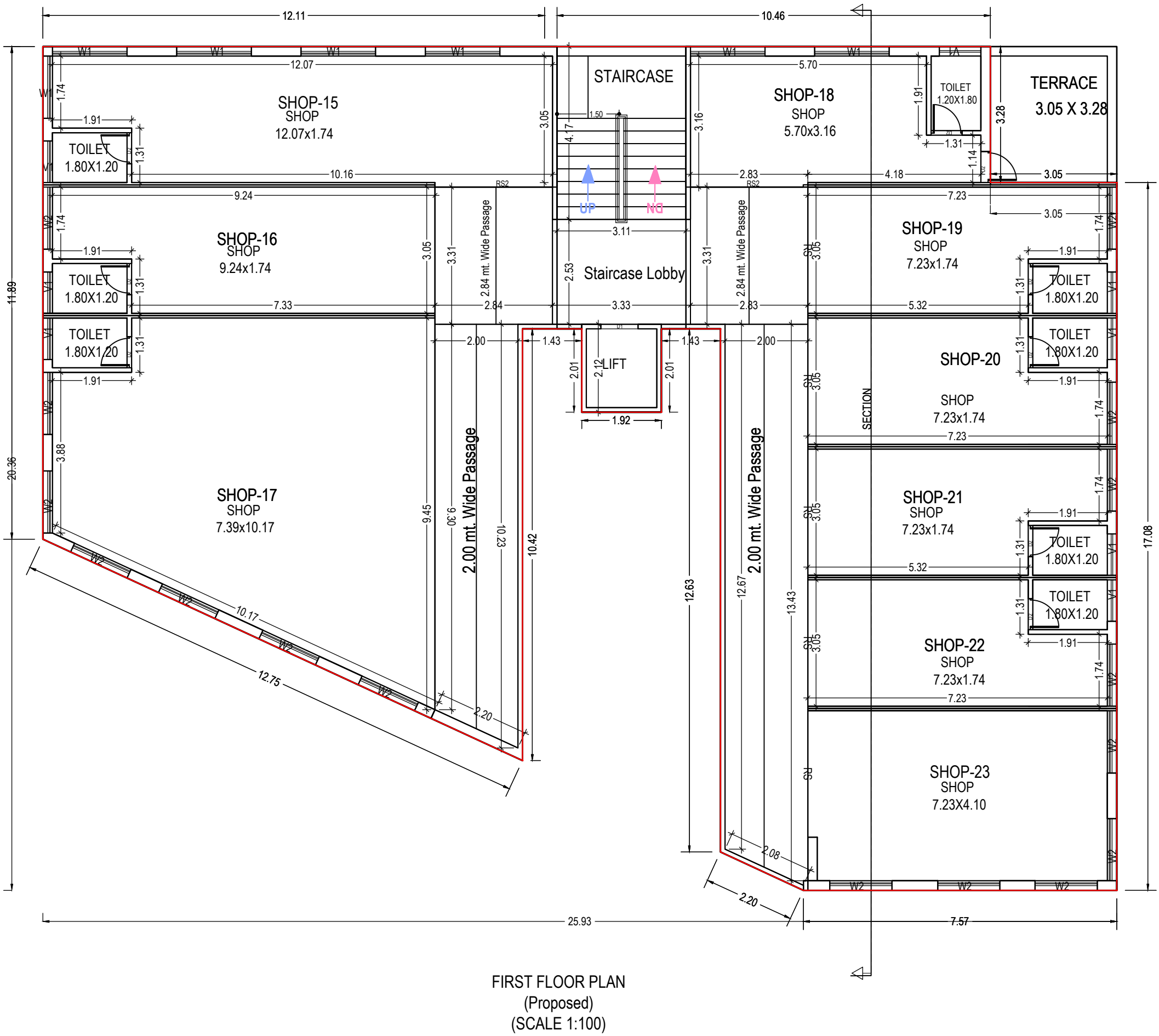
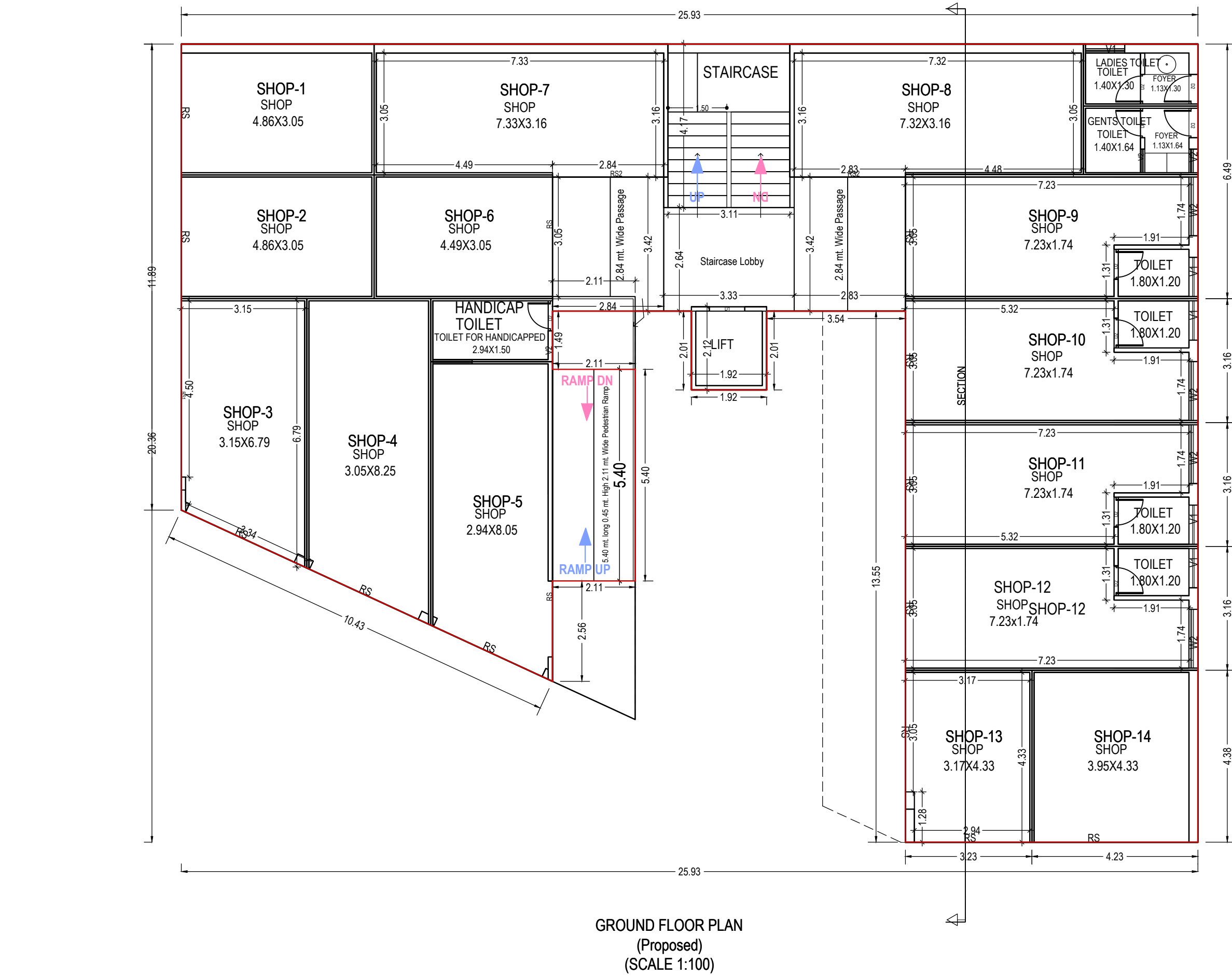
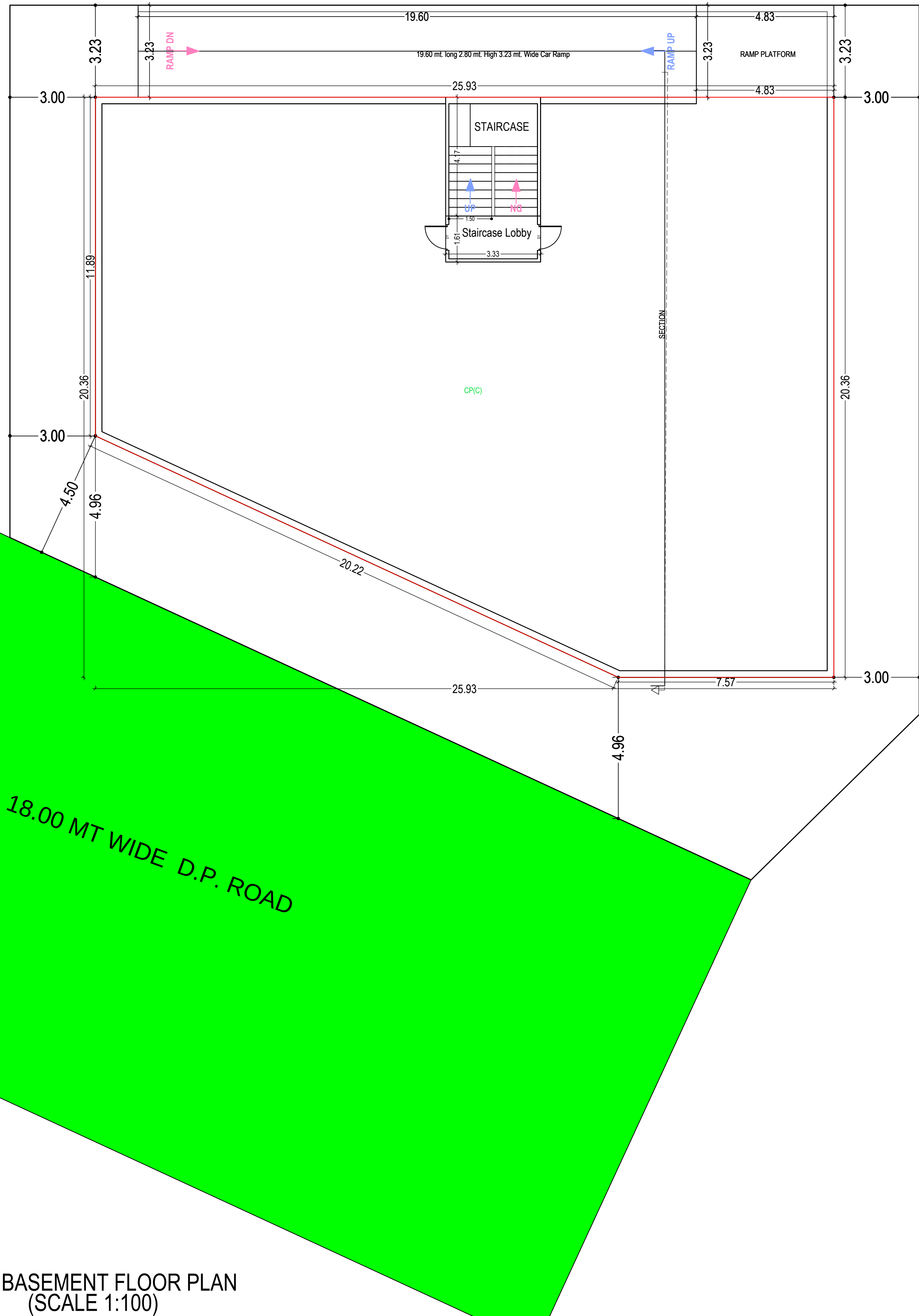
- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the Building/Unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate 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 CGDCR, 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 CGDCR.
- The permission has been granted relying uploaded 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.

OWNER'S NAME AND SIGNATURE	
Rameshchandra Ranglaji Lakhara	
ARCH/ENG'S NAME AND SIGNATURE	
sumesh modi CA/97/21254	
STRUCTURE ENGINEER	
RITI U SHROFF VNP/STD/09/05-06	



UnitBUA Table for Building :A (COMPLEX)							
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	GENTS TOILET	OTHER	0.00	0.00	0.00	0.00	14
	HANDICAP TOILET	OTHER	0.00	0.00	0.00	0.00	
	TOILET	OTHER	0.00	0.00	0.00	0.00	
	SHOP-1	SHOP	16.39	16.39	1.97	14.82	
	SHOP-10	SHOP	23.57	23.57	1.21	22.36	
	SHOP-11	SHOP	23.57	23.57	1.21	22.36	
	SHOP-12	SHOP	23.57	23.57	1.21	22.36	
	SHOP-13	SHOP	14.15	14.15	0.71	13.44	
	SHOP-14	SHOP	18.56	18.56	1.47	17.09	
	SHOP-2	SHOP	15.53	15.53	0.71	14.82	
	SHOP-3	SHOP	19.62	19.62	0.71	18.91	
	SHOP-4	SHOP	24.01	24.01	1.07	22.94	
	SHOP-5	SHOP	23.09	23.09	1.26	21.83	
	SHOP-6	SHOP	14.38	14.38	0.67	13.71	
SECOND FLOOR PLAN	SHOP-7	SHOP	25.16	25.16	1.49	23.67	09
	SHOP-8	SHOP	26.09	26.09	2.45	22.64	
	SHOP-9	SHOP	23.63	23.63	1.26	22.37	
	SHOP-24	SHOP	41.55	41.55	1.79	39.76	
	SHOP-25	SHOP	29.91	29.91	0.91	29.00	
	SHOP-26	SHOP	71.70	71.70	2.05	69.65	
	SHOP-27	SHOP	24.68	24.68	1.81	22.87	
	SHOP-28	SHOP	23.57	23.57	0.80	22.77	
	SHOP-29	SHOP	23.57	23.57	1.21	22.36	
	SHOP-30	SHOP	23.57	23.57	1.21	22.36	
	SHOP-31	SHOP	23.57	23.57	1.21	22.36	
	SHOP-32	SHOP	32.73	32.73	1.59	31.14	
	SHOP-33	SHOP	41.55	41.55	1.79	39.76	
	SHOP-34	SHOP	29.91	29.91	0.91	29.00	
THIRD FLOOR PLAN	SHOP-35	SHOP	71.70	71.70	2.05	69.65	09
	SHOP-36	SHOP	24.68	24.68	1.81	22.87	
	SHOP-37	SHOP	23.57	23.57	0.80	22.77	
	SHOP-38	SHOP	23.57	23.57	1.21	22.36	
	SHOP-39	SHOP	23.57	23.57	1.21	22.36	
	SHOP-40	SHOP	23.57	23.57	1.21	22.36	
	SHOP-41	SHOP	32.73	32.73	1.59	31.14	
	SHOP-15	SHOP	41.55	41.55	1.79	39.76	
	SHOP-16	SHOP	29.91	29.91	0.91	29.00	
	SHOP-17	SHOP	71.70	71.70	2.05	69.65	
	SHOP-18	SHOP	24.68	24.68	1.81	22.87	
	SHOP-19	SHOP	23.57	23.57	1.21	22.36	
	SHOP-20	SHOP	23.57	23.57	1.21	22.36	
	SHOP-21	SHOP	23.57	23.57	1.21	22.36	
FIRST FLOOR PLAN	SHOP-22	SHOP	23.57	23.57	1.21	22.36	09
	SHOP-23	SHOP	32.73	32.73	1.59	31.14	
Total	-	-	1174.87	1174.87	55.89	1118.89	41



Building :A (COMPLEX)									
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Area (Sq.mt.)	FSI	Total FSI Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Ramp	Parking	Commercial		No. of Unit
Basement Floor	450.11	19.25	0.00	0.00	0.00	430.86	0.00	0.00	00
Ground Floor	361.62	21.76	4.07	0.00	11.39	0.00	324.40	324.40	14
First Floor	388.87	21.40	4.07	0.00	0.00	0.00	363.40	363.40	09
Second Floor	388.87	21.40	4.07	0.00	0.00	0.00	363.40	363.40	09
Third Floor	388.87	21.40	4.07	0.00	0.00	0.00	363.40	363.40	09
Terrace Floor	25.83	21.76	0.00	4.07	0.00	0.00	0.00	0.00	00
Total	2004.17	126.97	16.28	4.07	11.39	430.86	1414.62	1414.62	41
Total Number of Same Buildings	1								
Total	2004.17	126.97	16.28	4.07	11.39	430.86	1414.62	1414.62	41

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMPLEX)	D2	0.75	2.10	34
A (COMPLEX)	RS	1.94	2.10	01
A (COMPLEX)	RS2	2.83	2.10	04
A (COMPLEX)	RS2	2.84	2.10	04
A (COMPLEX)	RS	2.94	2.10	01
A (COMPLEX)	NS	1.50	2.10	26
A (COMPLEX)	RS	3.95	2.10	01
A (COMPLEX)	RS1	4.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMPLEX)	V2	0.60	1.00	03
A (COMPLEX)	V1	1.00	1.00	29
A (COMPLEX)	W2	1.50	1.20	52
A (COMPLEX)	W1	1.50	1.20	03
A (COMPLEX)	W1	1.80	1.20	18

Staircase Checks (Table BS-11)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	
GROUND FLOOR PLAN	STAIRCASE	1.50	0.30	0.17	
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.30	0.00	
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.30	0.00	
SECOND FLOOR PLAN	STAIRCASE	1.50	0.30	0.17	
THIRD FLOOR PLAN	STAIRCASE	1.50	0.30	0.17	
FIRST FLOOR PLAN	STAIRCASE	1.50	0.30	0.17	

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OWNER'S NAME AND SIGNATURE

Rameshchandra Rangli Lakhara

ARCHENG'S NAME AND SIGNATURE

sumesh modi
CA/97/2/254

STRUCTURE ENGINEER

RITU U SHROFF
VNP/STD/09/05-06



