PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. - 9 (PALANPOR-BHESAN) BLOCK NO.- 19, O.P. NO. - 73, F.P. NO. - 110, AT- SURAT.

SITE PLAN & KEY PLAN

1/5

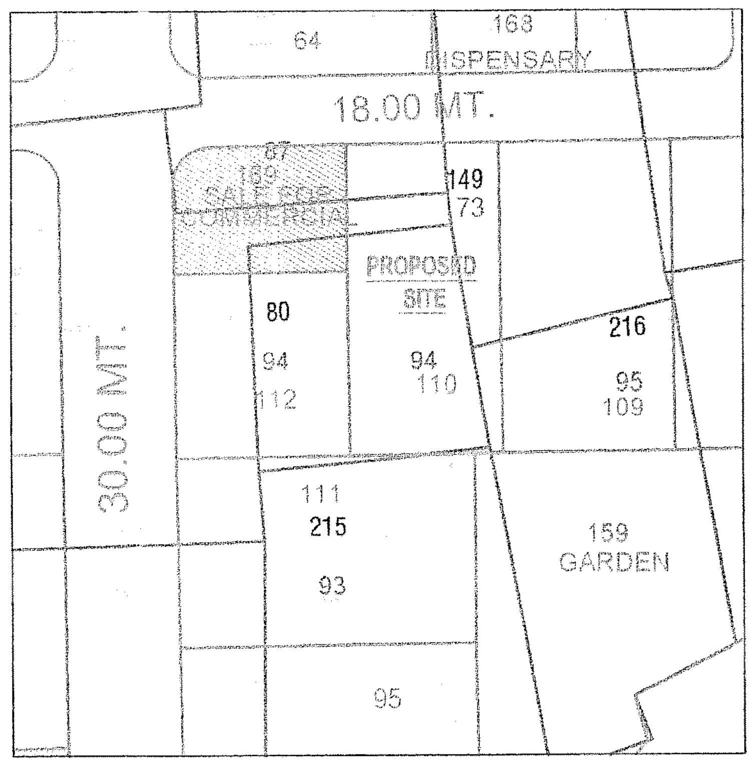
scale :- 1.00 cm. = 4.00 mt.

Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyer/Structura 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. 04/11/2019

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. 110 Bno.149 of ~~Ward No./~~Moje/T.P.S. No. 9 (Palanpor-Bhesan) as per the attached plans and permission letter (Rajachithhi) vide outward No. T.D.O./DP/.1/.186.....dated.05/11/2018.

Date-05/11/2018

I/C. Town Planner,
Surat Municipal Corporation



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

SUMMRY :-

TOTAL PLOT AREA	= 3260.00 SMT.
REQ. C.O.P. AREA (10%)	= 326.00 SMT.
PROP. C.O.P.	= 326.52 SMT.
NET PLOT AREA	= 2933.48 SMT.
PER. F.S.I. AREA (1.80)	= 5819.02 SMT. (3260.00 X 1.80 = 5868.00) - (326.52 X 0.15 = 48.98)
PAID F.S.I. AREA (2.70)	= 8753.02 SMT. (3260.00 X 2.70 = 8802.00) - (326.52 X 0.15 = 48.98)

PROPOSED BUILT UP AREA :-
BLDG. - A & B = 979.46 SQ.MT.
(489.73 X 2 BLDG.)

C.O.P. AREA CALCULATION :-
1) 30.95 X 10.55 = 326.52 SQ.MT.
= 326.52 SQMT. > 326.00 SQMT.

PROPOSED F.S.I. AREA :-
BLDG. - A & B = 8751.58 SQ.MT.
(4375.79 X 2 BLDG.)
= 8751.58 SQ.MT. < 8753.02 SQ.MT.

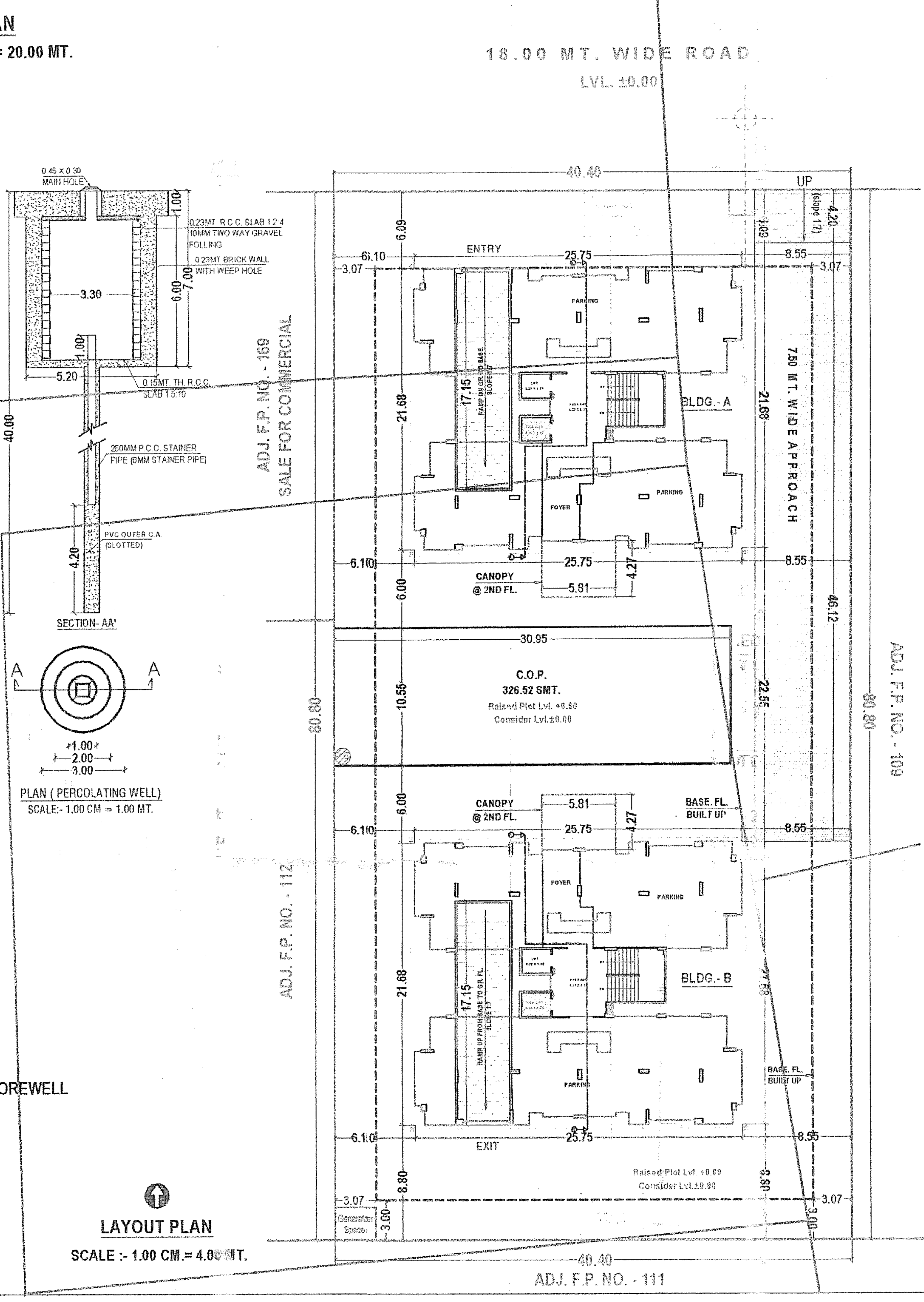
PAID F.S.I. AREA CALCULATION :-
= PRO. F.S.I. - REQ. F.S.I. (1.80)
= 8751.58 - 5819.02
= 2932.56 SQ.MT.

BUILT UP AREA CALCULATION		
FLOOR	BLDG.- A & B	TOTAL
Base. Floor	—	1697.18
Ground Floor	446.11 X 2	892.22
1st Floor	446.11 X 2	892.22
2nd Floor	470.92 X 2	941.84
3rd Floor	446.11 X 2	892.22
4th Floor	446.11 X 2	892.22
5th Floor	446.11 X 2	892.22
6th Floor	446.11 X 2	892.22
7th Floor	446.11 X 2	892.22
8th Floor	446.11 X 2	892.22
9th Floor	446.11 X 2	892.22
10th Floor	446.11 X 2	892.22
11th Floor	446.11 X 2	892.22
12th Floor	489.73 X 2	979.46
Terrace Floor	75.83 X 2	151.66
Total	5497.58 X 2	13584.56

F.S.I. AREA CALCULATION		
FLOOR	BLDG.- A & B	TOTAL
Ground Floor	—	Park.
1st Floor	380.35 X 2	760.70
2nd Floor	380.35 X 2	760.70
3rd Floor	380.35 X 2	760.70
4th Floor	380.35 X 2	760.70
5th Floor	380.35 X 2	760.70
6th Floor	380.35 X 2	760.70
7th Floor	380.35 X 2	760.70
8th Floor	380.35 X 2	760.70
9th Floor	380.35 X 2	760.70
10th Floor	380.35 X 2	760.70
11th Floor	380.35 X 2	760.70
12th Floor	191.94 X 2	383.88
Total	4375.79 X 2	8751.58

REQUIRED PERCOLATING BOREWELL :-
= PLOT AREA / 4000 SMT.
= 3260.00 / 4000
= 0.82 UNITS (SAY 1 UNIT)
PROPOSED PERCOPATING BOREWELL :-
= 1 NOS.
SO,PROPOSED BOREWELL = REQUIRED BOREWELL
1 1

COLOR NOTES	
Proposed Work Show In	
Approach Road Show In	
Plot Boundary Show In	
Drainage Line Show In	
C.o.p. Show In	
R.w.p. Show In	



LAYOUT PLAN
SCALE :- 1.00 CM.= 4.00 MT.

A AREA STATEMENT

AREA STATEMENT FOR LAND

NO	TITLE	DETAILS (AREA IN SQ.MT./ NOS./MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED	
A	BUILDING-UNIT AREA	3260.00	LIST OF DRGS ATTACHED	NO. OF COPIES
A.1	a). AREA AS PER REVENUE RECORD	3260.00	PLANS, ELEVATION, SECTION } 05	
A.2	b). AREA AS PER TPS RECORD	3260.00		
A.3	c). AREA AS PER SITE CONDITION	3260.00		
B	DEDUCTION AREA			
B.1	a).ROADS (proposed or under process)	—		
B.2	b).RESERVATIONS (under TP or DP or any other statutory)	—		
B.3	AREA NOT IN	—		
B.4	OTHER	—		
C	NET AREA	3260.00		

EXISTING

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
1	1 TO 12.4	NOT APPLICABLE		

PROPOSED

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
13	COMMON PLOT	326.00	326.52	
13.1	ADDITIONAL 6% FOR THICK	—	—	
13.2	NO. OF PERCOLATION	1	1	
13.3	NO. OF TREES	—	—	
14	WIDTH OF MARGIN-ROAD	6.00	6.00	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD	6.00	6.00	
14.2	TOTAL MARGIN AREA	—		
15	INTERNAL ROAD WIDTH	7.50	7.50	
15.1	INTERNAL ROAD AREA	—	345.92	
16	BUILT-UP AREA IN COMMON	—	—	
16.1	BUILT-UP AREA IN MARGINE	—	—	
17	TOTAL DEVELOPABLE	—		
18	PERMISSIBLE FSI -BASE (AS PER NEW) (5868.00 - 48.98)	5819.02	5819.02	
18.1	PERMISSIBLE FSI-CHARGEABLE (3260.00 X 0.90)	2934.00	2932.56	
18.2	FSI UTILISED	8751.58 (2.68)		
19	GROUND COVERAGE	—	941.84	

NO	PROPOSED USE (as described in section c-9.3 use)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DRAWINGS PROVIDED YES/NO
20.1	DWELLING	DWELLING-2	13,584.56	92	YES
20.2	MERCANTILE	—	—	—	NO
20.3	BUSINESS	—	—	—	NO
20.4	EDUCATIONAL	—	—	—	NO
20.5	ASSEMBLY	—	—	—	NO
20.6	INSTITUTIONAL	—	—	—	NO
20.8	RELIGIOUS	—	—	—	NO
20.9	HOSPITALITY	—	—	—	NO
20.10	SPORTS & LEISURE	—	—	—	NO
20.11	PARKS	—	—	—	NO
20.12	SERVICE	—	—	—	NO
20.13	INDUSTRIAL	—	—	—	NO
20.14	STORAGE	—	—	—	NO
20.15	TRANSPORT	—	—	—	NO
20.16	AGRICULTURE	—	—	—	NO
20.17	TEMPORARY USE	—	—	—	NO
20.18	PUBLIC UTILITY	—	—	—	NO
20.19	PUBLIC	—	—	—	NO
20.	TOTAL	DWELLING-2	13,584.56	92	YES

NO	FLOORS/LEVELS (PROVIDE DETAILS FOR INDIVIDUAL BUILDING)		NUMBERS OF UNITS A-Bldg	NUMBERS OF UNITS B-Bldg	BUILT-UP AREA (in sq.mt) A-Bldg	BUILT-UP AREA (in sq.mt) B-Bldg	F.S.I. AREA (sq.mt) A-Bldg	F.S.I. AREA (sq.mt) B-Bldg	PAYMENT FSI (in sq.mt)
21.1	BASEMENT	LOWER BASEMENT	--	--	--	--	--	--	
		UPPER BASEMENT	--	--	1697.18		--	--	
21.2	HOLLOW PLINTH		--	--		--	--	--	
21.3	GROUND FLOOR		--	--	446.11	446.11	--	--	
21.4	TYPICAL FLOOR	1ST FLOOR	4	4	446.11	446.11	380.35	380.35	2932.56
		2ND FLOOR	4	4	470.92	470.92	380.35	380.35	
		3RD FLOOR	4	4	446.11	446.11	380.35	380.35	
		4TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		5TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		6TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		7TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		8TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		9TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		10TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		11TH FLOOR	4	4	446.11	446.11	380.35	380.35	
		12TH FLOOR	2	2	489.73	489.73	191.94	191.94	
							433.75	433.75	
		TERRACE FLOOR	--	--	75.83	75.83	--	--	
21.5	FLOORS OTHER THAN TYPICAL		--	--	--	--	--	--	
21.6	TOTAL		46	46	5943.69	5943.69	4375.79	4375.79	
21.7	TOTAL OF ALL		92		13,584.56		8751.3		

NO	DWELLING UNITS (PROVIDE DETAILS FOR INDIVIDUAL BUILDING)	NUMBERS OF UNITS A-Bldg	NUMBERS OF UNITS B-Bldg	DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt) A-Bldg	B-Bldg	TOTAL UNIT BUILT UP AREA (in sq.mt) A-Bldg	B-Bldg
22.1	1BHK	--	--	--	--	--	--
22.2	2BHK	--	--	--	--	--	--
22.3	3BHK	46	46	88.97	88.97	5943.69	5943.69
22.4	4BHK	--	--	--	--	--	--
22.5	MORE THAN 4BHK	--	--	--	--	--	--
22.6	OTHERS (eg. studio units penthouse)	--	--	--	--	--	
22.7	OTHER THAN DWELLING UNITS	--	--	--	--	--	--
22.8	TOTAL	46	46	88.97	88.97	5943.69	5943.69
22.9	TOTAL OF ALL BUILDINGS	92				11,87.38	

NO	DWELLING UNITS	CARPET AREA OF EACH UNIT (in sq.mt) A-Bldg	B-Bldg	DETAILS OF BALCONY & VERNADAH AREA A-Bldg	B-Bldg	PROPORIONATE COMMON AMINITIE AREA (in sq.mt.)	TOT. BUILT UP AREA (sq.mt.)
23.1	GROUND FLOOR	--	--	--	--	—	—
23.2	1ST FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.3	2ND FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.4	3RD FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.5	4TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.6	5TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.7	6TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.8	7TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.9	8TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.10	9TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.11	10TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.12	11TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.13	12TH FLOOR	82.56	82.56	6.41	6.41	—	177.94
23.14							
23.15							

24	BUILDING	BUILDING HEIGHT IN METERS A-Bldg	B-Bldg	NUMBER OF FLOORS A-Bldg	B-Bldg
		41.60	41.60	12	12

PROPOSED AREA STATEMENT FOR PARKING

NO	PARKING	AREA (in sq.mt.)	percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	1750.60	20 %
24.2	PROPOSED PARKING AREA (IN AREA & PERCENTAGE)	2789.76	36 %
24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (IN AREA & PERCENTAGE)	175.06	10 %
24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (IN AREA & PERCENTAGE)	191.78	11 %

25	PARKING	AREA (in sq.mt)	NO.OF PARKING SPACES FOR 2-WHEELERS	NO.OF PARKING SPACES FOR 4-WHEELERS
25.1	PROPOSED PARKING ON GROUND	686.47	104	28
25.2	PROPOSED PARKING ON BASE. FL.	2103.29	258	64
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW	—	—	—
25.4	COVERED PARKING	—	—	—
25.5	OPEN PARKING	—	—	—
25.6	TOTAL	2789.76	362	92

BUILD -TO-LINE

BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN,PLEASE PROVIDE THE FOLLOWING DETAILS

1	LENGTH OF BUILD-TO-LINE	97.20
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF BUILDING	
3	PERCENTAGE OF LENGTH OF BUILD-TO--LINE CO-INCIDING THE FRONT FACADE OF BUILDING	

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. - 9 (PALANPOR-BHESAN) BLOCK NO.- 149, O.P. NO. - 73, F.P. NO. - 110, AT- SURAT.

LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
LAYOUT PLAN	1		1CM = 4.0M	
SITE PLAN			—	
DETAILED PLAN	2		1CM = 1.0M	
SECTIONS	1		1CM = 1.0M	
ELEVATIONS			1CM = 1.0M	
GR. & BASE. PLAN	—		1CM = 2.0M	
LANDSCAPE PLAN	—		—	
PARKING PLAN	1		1CM = 2.0M	

REF DESCRIPTION OF LAST APPROVED PLANS	DATE
T.D.O. / DP / NO.- 556	6/02/2018
—	—
—	—
—	—
—	—
—	—
—	—
—	—
—	—

V.CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE **19 - 02 - 18** AND THE DIMENSIONS OD SIDES ETC OF PLOT STATE ON PLAN ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

Alppesh Patel
SIGNATURE
ARCHITECT / ENGINEER / SURVEYOR

OWNER/DEVELOPER

નિલેશભાઈ શંકરભાઈ પટેલ
કલાવતીબેન ... પટેલ
મહિપતભાઈ નાનુભાઈ પટેલ
કંચનબેન નાનુભાઈ પટેલ
કવિતાબેન શંકરભાઈ પટેલ
સંજય ... પટેલ

ENGINEER & PLANNER

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