

1034 SUB

SURVEY.NO. 140
F.P. NO. 20/1

12.00 MT. TP. ROAD

8.00 MT. W. ROAD

30 TO 38

6.00 MT. WIDE ROAD

AMALGAMATED PLOT 30 TO 38

આ નકશા ટાઉન પ્લાનીંગ વિભાગની રજા ચીઝી નં... ૩૭... તારીખ... ૨૮/૧૧/૧૮
અંદાજિત લઘુમતે શરતોને આધીન મંજૂર કરવામાં આવે છે.

શરત - આપેલ ઇન્ફોર્મર ડેવલપમેન્ટ અંગેની કબુલાતનો સુસ્તપણે સ્પષ્ટ કરાવવાની શરતે મંજૂરી આપવામાં આવે છે.

અવાલવાળા પ્લોટમાં બેટરમેન્ટ ચાર્જ ડીપોઝીટ રૂ. ૧૫૦૦૦/-
પંહોચ નં. ૩૩૫૨૪... તા. ૬/૧૧/૧૮
શી વસુલ લેવામાં આવેલ છે.

12.00 MT. TP. ROAD

8.00 MT. W. ROAD

30 TO 38 / 1 30 TO 38 / 2 30 TO 38 / 3 30 TO 38 / 4 30 TO 38 / 5 30 TO 38 / 6 30 TO 38 / 7 30 TO 38 / 8 30 TO 38 / 9 30 TO 38 / 10 30 TO 38 / 11 30 TO 38 / 12

6.00 MT. WIDE ROAD

PROP. SUB. PLOT OF 30 TO 38



TITLE OF WORK
:- PROPOSED RESI. SUBDIVISION PLAN

SITE ADDRESS
:- PLOT NO 30 TO 38, SUR. NO. 141, T.P. NO. 8 (RUVA),
O.P. NO. 21, F.P. NO. 21/PAIKY,
AT RUVA, DIST. BHAVNAGAR

OWNER'S NAME. SAIYAM DEVELOPERS
- KIRTIKUMAR PRANLAL SAKHPARA PARTNER

:- AREA DETAIL :-

TOTAL PLOT AREA (30 to 38) AS PER RECORD	1033.47 SQ.MT.
TOTAL PLOT AREA (30 to 38) AS PER CALCUL.	1034.15 SQ.MT.

:- AREA TABLE :-	
PLOT NO.	AREA IN SQ. MT.
30 to 38 / 1	128.35
30 to 38 / 2	79.48
30 to 38 / 3	79.48
30 to 38 / 4	79.48
30 to 38 / 5	79.48
30 to 38 / 6	79.48
30 to 38 / 7	79.48
30 to 38 / 8	79.48
30 to 38 / 9	79.48
30 to 38 / 10	79.48
30 to 38 / 11	79.48
30 to 38 / 12	111.00
	1034.15

COLOUR NOTE
● PLOT BOUNDARY
● SUBDIVISION LINE

SCALE
1:100

NORTH
N

DRAWING BY milan gohel 7500223555

DRIVER
MR. JIGAR P. TRIVEDI
E.O.R.
BMC LIC No. 372

ENGINEER.

H.A. Gohel 28/11/2018

અધિક મદદનીશ ઇજનેર
ટાઉન પ્લાનીંગ વિભાગ,
મહાનગરપાલિકા ભાવનગર.

આર. ટાઉન પ્લા. ઓફીસર
ટાઉન પ્લાનીંગ વિભાગ,
મહાનગરપાલિકા ભાવનગર.

કાર્ડ પ્લાનીંગ ઓફીસર
ટાઉન પ્લાનીંગ વિભાગ,
મહાનગરપાલિકા ભાવનગર.

BHAVNAGAR MUNICIPAL CORPORATION

ટા. પ્લા. મં. નં. ૩૮૨
તા. ૨૮/૧૧/૧૮

983-87 ૧૫૩

12.00 MT. TP. ROAD

6.00 MT. WIDE ROAD

8.00 MT. W. ROAD

12.00 MT. TP. ROAD

6.00 MT. WIDE ROAD

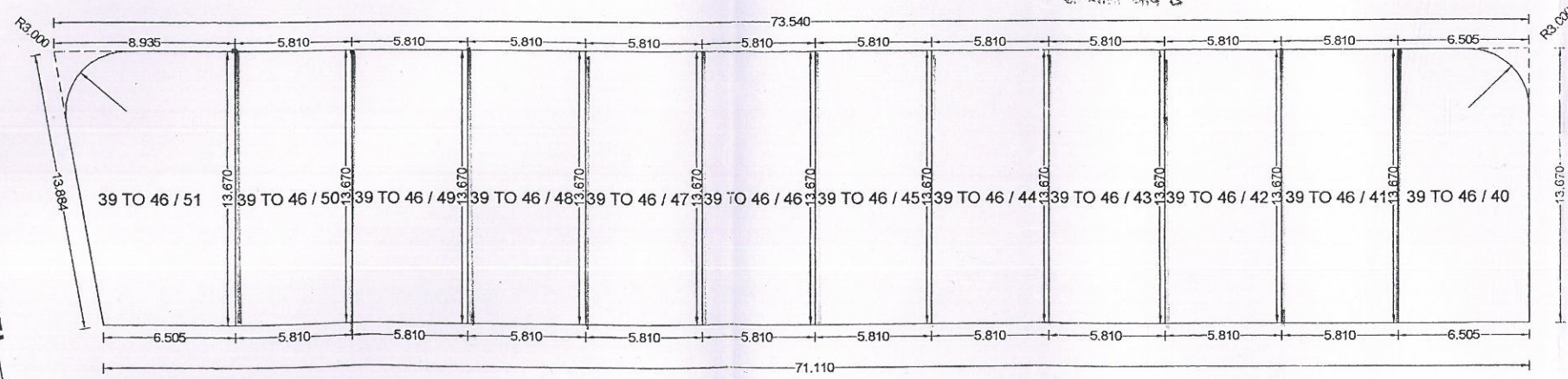
8.00 MT. W. ROAD

39 to 46

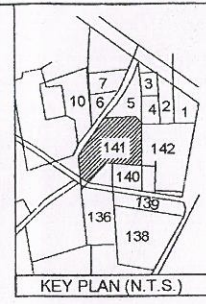
AMALGAMATED PLOT 39 TO 46

આ નકશા ટાઉન પ્લાનિંગ વિભાગની રજા ચીઝી નં. ૨૧૬૫૨/૧૯૯૧/૧૧/૧૫ અને જમીન સંપત્તિ નં. ૭૧૧૧૧/૧૧/૧૫ મંજૂર કરવામાં આવે છે.

શરત :- આપેલ ઈન્ફ્રાસ્ટ્રક્ચર ડેવલપમેન્ટ અંગેની કમ્યુનિટી સુરક્ષા પાલન મુજબની શરતો સંજુલિ કરવામાં આવે છે.



PROP. SUB. PLOT OF 39 TO 46



TITLE OF WORK
:- PROPOSED RESI. SUBDIVISION PLAN

SITE ADDRESS
:- PLOT NO 39 TO 46, SUR. NO. 141, T.P. NO. 8 (RUVA), O.P. NO. 21, F.P. NO. 21/PAIKY, AT RUVA, DIST. BHAVNAGAR

OWNER'S NAME
:- KIRTIKUMAR PRANLAL SAKHIPARA

PARTNER
:- SATYAM DEVELOPERS

AREA DETAIL :-

TOTAL PLOT AREA (39 to 46) AS PER RECORD	984.83 SQ.MT.
TOTAL PLOT AREA (39 to 46) AS PER CALCUL.	983.87 SQ.MT.

AREA TABLE :-

PLOT NO.	AREA IN SQ. MT.
39 to 46 / 40	86.99
39 to 46 / 41	79.42
39 to 46 / 42	79.42
39 to 46 / 43	79.42
39 to 46 / 44	79.42
39 to 46 / 45	79.42
39 to 46 / 46	79.42
39 to 46 / 47	79.42
39 to 46 / 48	79.42
39 to 46 / 49	79.42
39 to 46 / 50	79.42
39 to 46 / 51	102.65
TOTAL	983.87



સવાલવાળા પ્લોટમાં બેટરમેન્ટ ચાર્જ કોપીઝીટ રૂ. ૧૦૫.૨૬૫૫/- પંદોચ નં. ૨૬૫૨/૧૯૯૧/૧૧/૧૫ થી વસુલ લેવામાં આવેલ છે.

COLOUR NOTE
● PLOT BOUNDARY
● SUBDIVISION LINE

SCALE
1:100

NORTH
N

DRAWING BY milan gohel 7600223555

ER. JIGAR P. TRIVEDI
E.O.R.
BMC LIC No. 372

ENGINEER.

H.A. Patel
28/11/2018

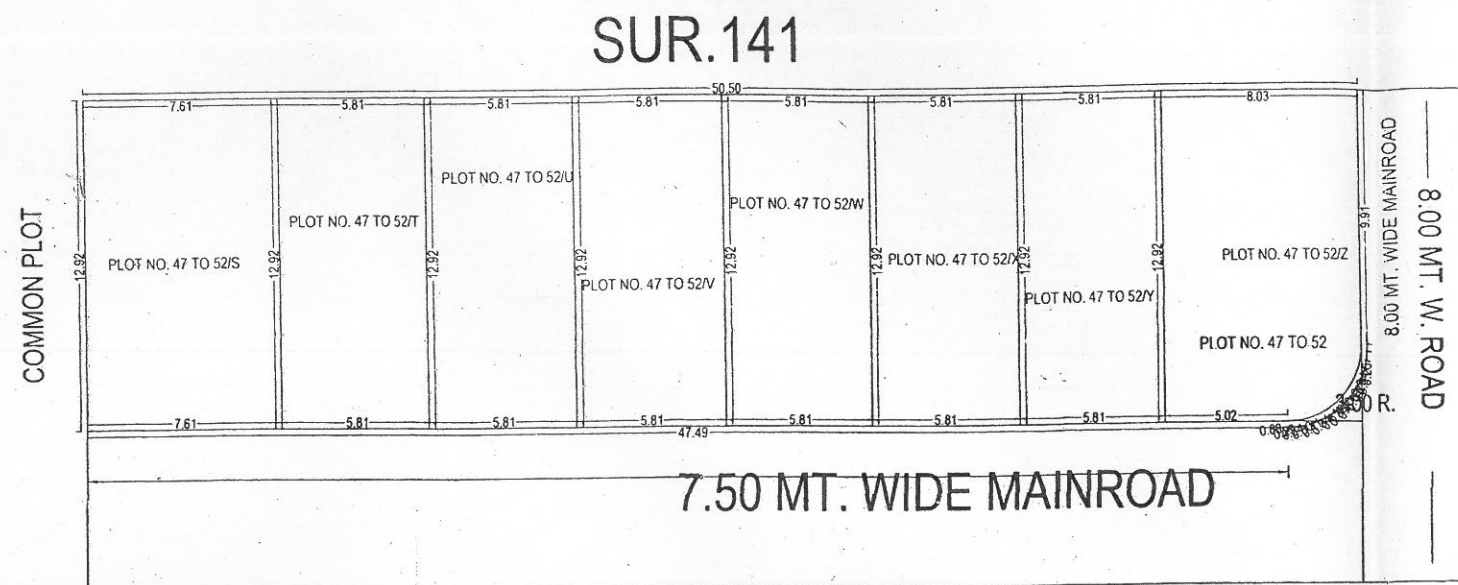
અધિક મદદનીશ ઇજનેર
ટાઉન પ્લાનિંગ વિભાગ,
મહાનગરપાલિકા ભાવનગર.

સહિત ટાઉન પ્લાનિંગ વિભાગ,
મહાનગરપાલિકા ભાવનગર.

સહિત ટાઉન પ્લાનિંગ વિભાગ,
મહાનગરપાલિકા ભાવનગર.

BHAVNAGAR MUNICIPAL CORPORATION

Project Title : PROPOSED RESIDENTIAL SUBDIVISION PLAN ON PLOT NO. 47 TO 52, SUR. NO. 141, T.P. NO. 8 (RUVA) O.P. NO. 21, F.P. NO. 21/PAIKYAT RUVA, DIST. BHAVNAGAR

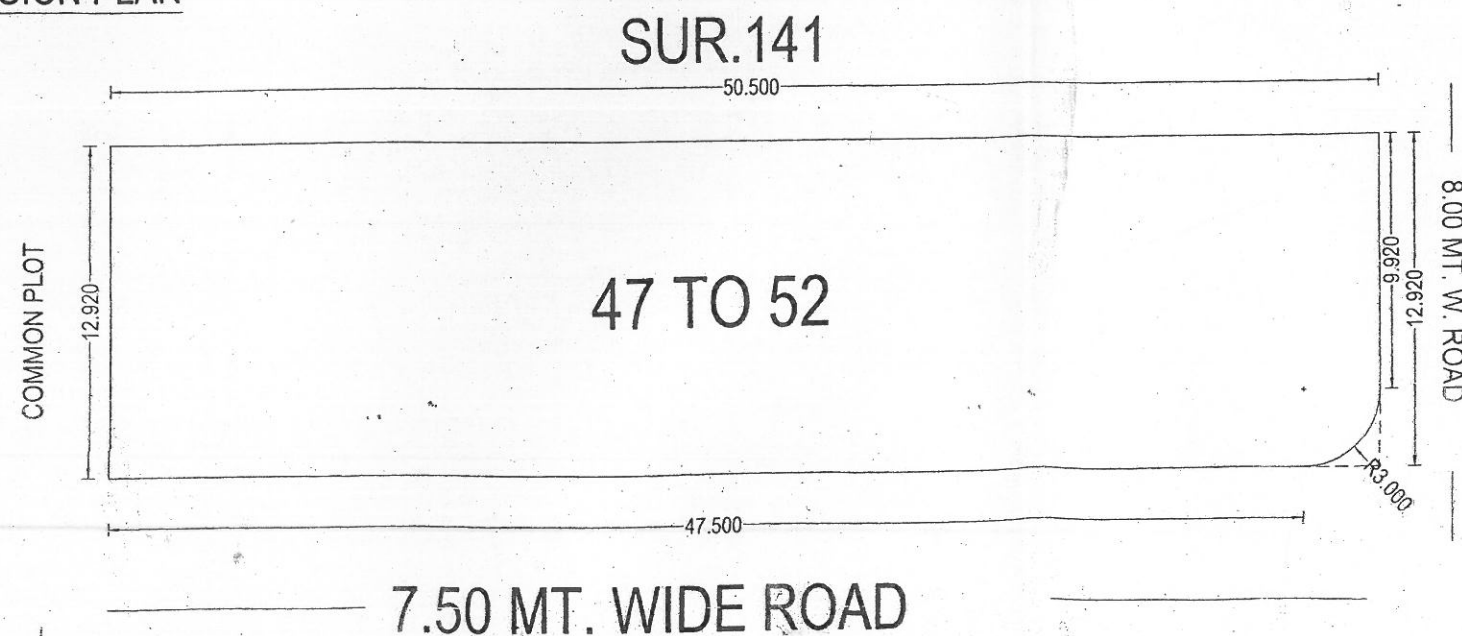


SITE PLAN
(Scale - 1:100)

PROPOSED RESIDENTIAL
SUBDIVISION PLAN



BEFORE
SUBDIVISION PLAN



AREA STATEMENT (Bhavangar Municipal Corporation (BMC))	VERSION NO: 1.0.24
PROJECT DETAIL:	VERSION DATE: 09/07/2020
Site Address: TPSName: RUVA-141, RevenueNo: 141, GamlaNo: NA, OPNo: 21, F.P.No: 21/P, SubPlotNo: 47 TO 52, TenementNo: NA, CitySurveyWardNo: NA	Plot Use: Residential
Authority: Bhavnagar Municipal Corporation (BMC)	Plot SubUse: Semidetached Dwelling
AuthorityClass: D2	Plot Use Group: NA
AuthorityGrade: Municipal Corporation	Land Use Zone: City Area F
Project Type: SubDivision	Conceptualized Use Zone: R2
Nature of Development: NEW	
Development Area: Draft/Preliminary Town Planning Scheme: -	
SubDevelopment Area: Other Areas	
Special Project: NA	
Site Address: TPSName: RUVA-141, RevenueNo: 141, GamlaNo: NA, OPNo: 21, F.P.No: 21/P, SubPlotNo: 47 TO 52, TenementNo: NA, CitySurveyWardNo: NA	
A. AREA DETAILS:	Sq.Mts.
1. Area of Plot As per record	650.52
6 Hacks Patrak	650.50
As per site condition	650.52
Area of Plot Considered	650.52
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)	650.52
4. Common Plot (Regd.)	0.00
Common Plot (Prop)	0.00
Balance area of Plot (3 - 4)	650.52
Notes:	

Color Notes	
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)	---

Plot(s)	Min Area Considered (m2)	Division Area Considered (m2)	Deductions (m2)	Net Developable Area (m2)	Deductions (m2)	Plot Area (m2)
PLOT NO. 47 TO 52/S	98.32	98.32	-	98.32	-	98.32
PLOT NO. 47 TO 52/T	75.07	75.07	-	75.07	-	75.07
PLOT NO. 47 TO 52/V	75.07	75.07	-	75.07	-	75.07
PLOT NO. 47 TO 52/W	75.07	75.07	-	75.07	-	75.07
PLOT NO. 47 TO 52/Y	75.07	75.07	-	75.07	-	75.07
PLOT NO. 47 TO 52/Z	75.07	75.07	-	75.07	-	75.07
PLOT NO. 47 TO 52	101.79	101.79	-	101.79	-	101.79
Grand Total	650.50	650.52	-	650.52	-	650.52

Plot(s)	Plot Area As Per Document	Plot Area As Per Drawing	Plot Area (Considered Min)	Deduction From Plot	Net Plot Area	Deduction From Net Plot	Plot Area
PLOT NO. 47 TO 52	650.52	650.50	650.52	-	650.52	-	650.52
Grand Total	650.52	650.50	650.52	-	650.52	-	650.52

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	9/3/2020	BMC/18-08-2020/1486448/01/002014

Condition -
(1) According to provisions of Real Estate Regulatory Authority (RERA) Section-3 of 2016, No any promoters of the state are Proceedings for the sale, marketing, booking or offer of sale of any real estate project such as plot, apartment or building or part thereof without registration in the office of the Real Estate Regulatory Authority (RERA)

OWNER'S NAME AND SIGNATURE	
KIRTIKUMAR PRAKASH SANKHARIA	
ARCHITECT'S NAME AND SIGNATURE	
Gaurang R. ANTIKHA	
BMC-ER-180	
STRUCTURE ENGINEER	