

REVISED BASEMENT PLAN FOR RESL. HIGH RISE BLDG. UNDER AFFORDABLE HOUSING ON T.P.S. NO: 60 (PUNA), BLOCK NO:387, F.P. NO :- 160/B,
O.P. NO-176, MOJE.: PUNA, TAL :- CITY DIST.- SURAT.

2/5

BASEMENT FLOOR PLAN

Permission for sub-division of land for development as sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1978 and the Bombay provisional Municipal Corporation Act, 1949 is granted for the Land bearing G.S. No./R.S. No./F.P. No. 160/B, Block No. 387, of Ward No. 160, T.P.S. No. 60, PUNA, as per the attached plans and permission letter (Rejection) vide outward No. T.D.O./DP/423 dated 13.11.17.

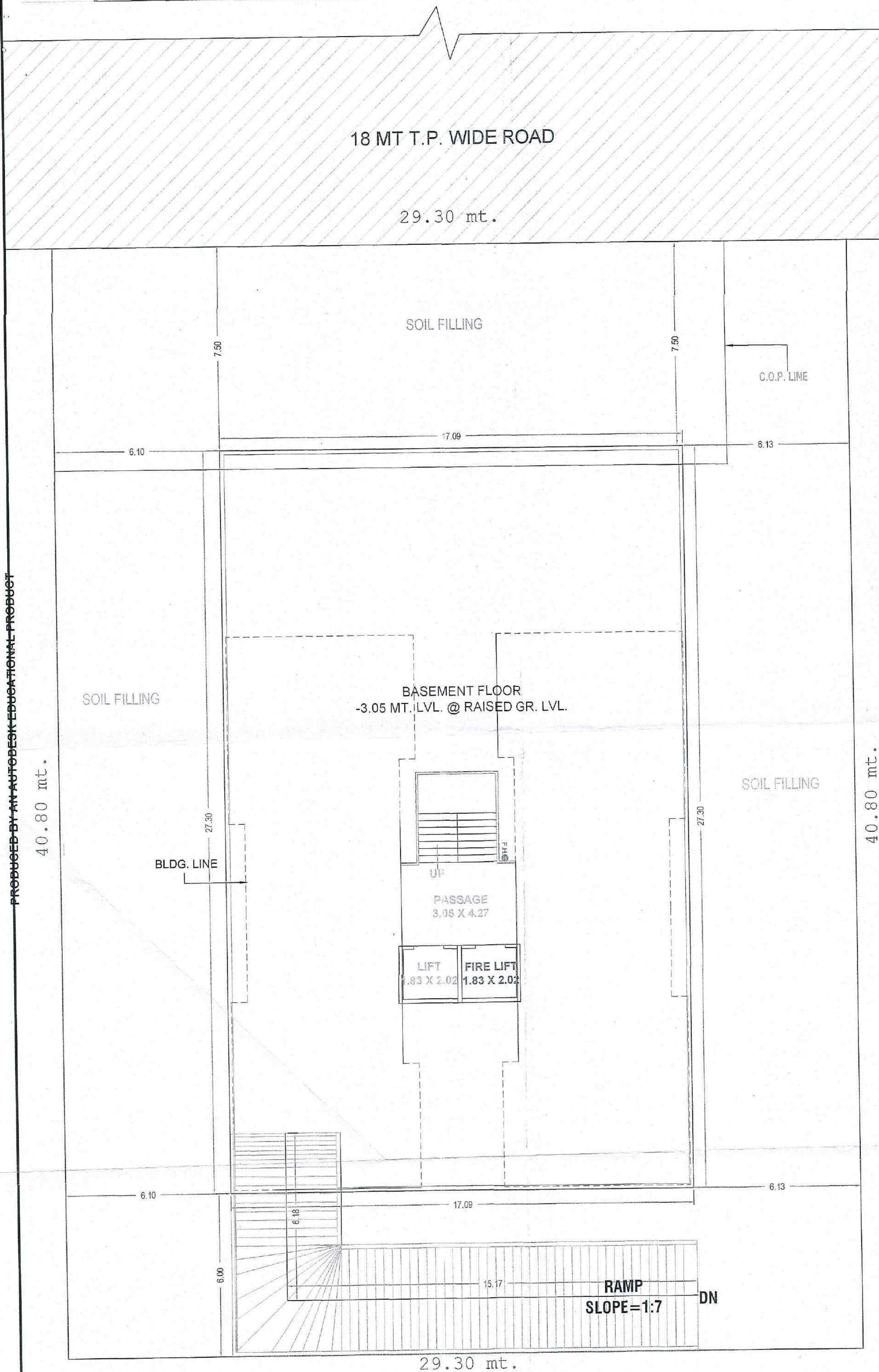
Date-7/11/2017

I/C. Town Planner,
Surat Municipal Corporation

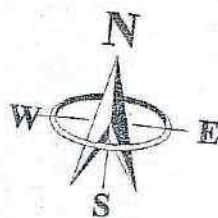
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 16-11-18

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



BASEMENT FLOOR PLAN
SCALE 1 CM = 1.00 MT.



BUILTUP AREA CAL. @ BASEMENT FL.
1) 17.09 X 27.30 = 466.55
TOTAL..... = 466.55 SQ.MT.

REQUIRED LENGTH OF RAMP
= depth of basement floor X 7
= 3.05 X 7
= 21.35 mt.
PROVIDE LENGTH OF RAMP
RAMP = 15.17 + 6.18 = 21.35 MT.OK.

OWNER SIGNATURE

(1) વિજયભાઈ નાનજીભાઈ ગોળવીયા
.....સહી.....

ARCHITECT & PLANNER

SIGNATURE

MANSUKH B .KELAWALA
(B. E. Civil)
3, Siddhant Mahadev Society,
Tadwad, Rander Road, SURAT,
TDO/STDR/181, TDO/STDR/181,
SUDA/ST-R/106, SUDA/ER/695

LIC. NO.:-
TDO./ER/
SUDA NO.:-

REVISED LAYOUT FOR RESI. HIGH RISE BLDG. UNDER AFFORDABLE HOUSING ON T.P.S. NO: 60 (PUNA), BLOCK NO:387, F.P. NO :- 160/B, MOJE.: PUNA, TAL :- CITY DIST.- SURAT.

1/5

LAY OUT PLAN

CALCULATION

KEY PLAN

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 G. S. No./R.S. No./F.P. No. 160/B, Block No. 387 of Ward No. 170, T.P.S. No. 60 (PUNA) vide order No. T.D.O./DP/1123 dated 17.11.17.

Date: 17/11/2017 I/C. Town Planner, Surat Municipal Corporation

AREA STATEMENT	SQ.MT.
PLOT AREA AS/RECORD	= 1196.00 SQ. MT.
PLOT AREA AS/ SITE	= 1196.00 SQ. MT.
NET PLOT AREA	= 1196.00 SQ. MT.
REQD C.O.P. (8% OF 1196.00)	= 95.68 SQ. MT.
PROP. C.O.P.	= 203.27 SQ. MT.
BALANCE PLOT AREA	= 992.73 SQ. MT.
PREMI. BUILT UP AREA @ GR. FL. 30% (LESS 15% OF C.O.P.=30.49)	= 328.31 SQ.MT
(1196.00 X 0.30) - 30.49	
(358.80 - 30.49)	
PROP. BUILT UP AREA @ GR.FL.	= 293.77 SQ.MT
SUPER IMPOSED BUILT UP AREA	= 305.71 SQ.MT
PERMI. F. S. I. (2.70)	
(1196.00 X 2.70 - LESS 15% OF C.O.P.= 30.49)	= 3198.71 SQ. MT.
(3229.20 - 30.49)	
PROP. F.S.I	= 3133.56 SQ.MT.
F. S. I. CONSUMED	= 2.62

BLOCK NO.	F.P. NO.	AREA
387	160/A	4186.00 Sq.Mt.
	160/B	1196.00 Sq.Mt.
TOTAL AREA :-		5382.00 Sq.Mt.

BLDG. TYPE	FLAT TYPE	NOS. OF FLAT	B.A. PER TENAMENT	C.A. PER TENAMENT
A	1	12	64.96	60.11
	2	12	64.96	60.11
	3	12	64.96	60.11
	4	12	64.96	60.11
TOTAL		48 NOS.		

COLOUR NOTES

F.P. BOUNDARY
O.P. BOUNDARY
PROP. CONST SHOWN IN
DRAINAGE LINE
ROAD SHOWN IN
R.W.P. SHOWN IN

PAID F. S. I.

= CONSUMED F.S.I - PERMI.F.S.I. @1.80-15%OF C.O.P.
= 3133.56 - ((1196.00 X 1.80) - 30.49)
= 3133.56 - (2152.80 - 30.49)
= 3133.56 - 2122.31
= 1011.25 SQ.MT.

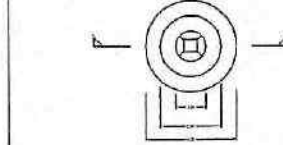
PERCOLATING WELL (P.W.)

REQ. PERCOLATING WELL (P.W.)

= TOTAL PLOT AREA
4000
= 1196.00 = 0.29 NOS.
4000
= SAY 1 NOS.

PROP. PERCOLATING WELL (P.W.)

= 1 NOS.



SECTION A-A

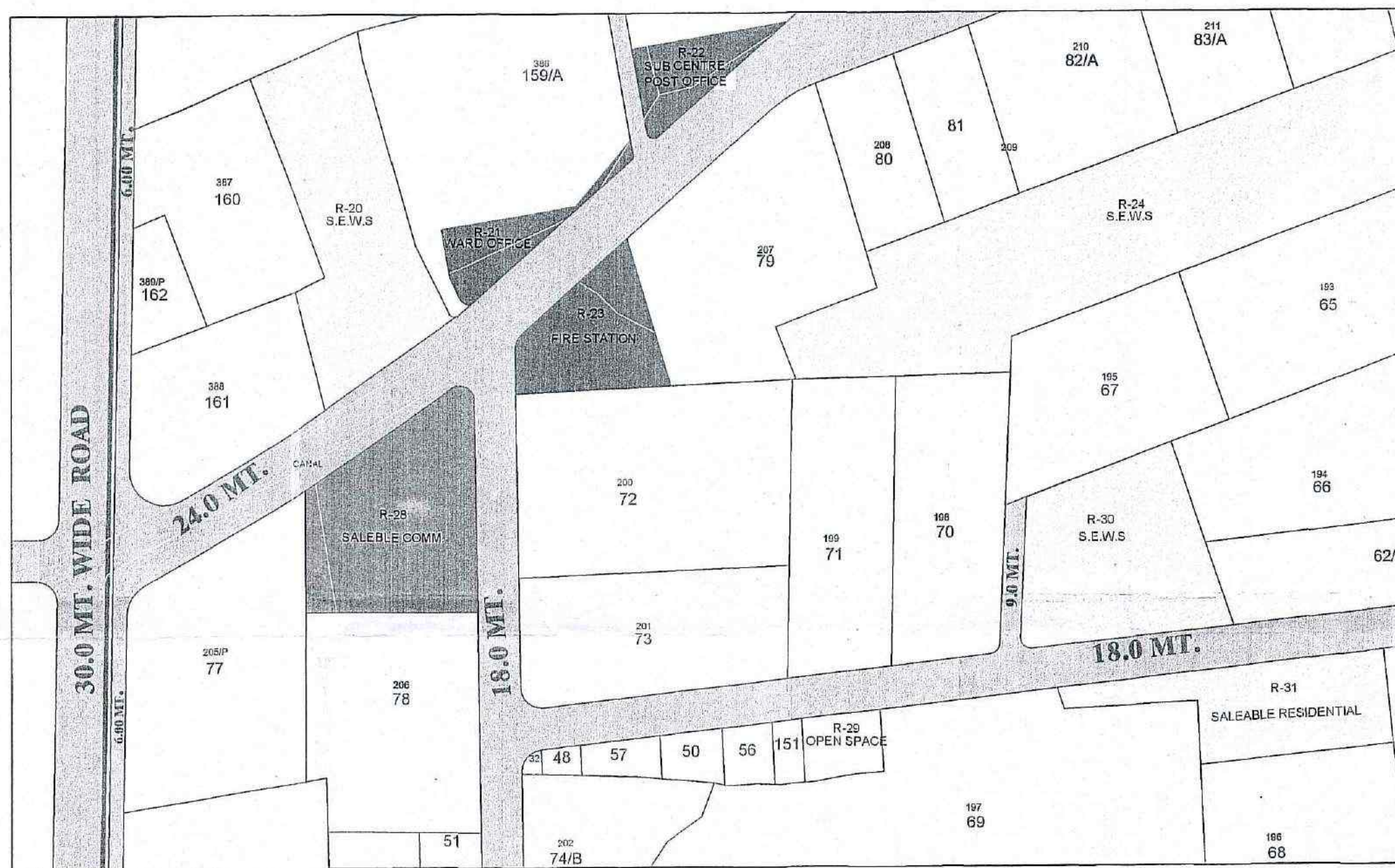
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified unless renewed the validity of this permission expires on Dt. 16-11-18.

BLDG. - A		
FLOOR	BUILT UP AREA CALCULATION	F.S.I. AREA CALCULATION
BASEMENT FL	466.55	
GR.	293.77	
1st.	305.71	261.13
2nd.	293.77	261.13
3rd.	293.77	261.13
4th.	293.77	261.13
5th.	293.77	261.13
6th.	293.77	261.13
7th.	293.77	261.13
8th.	293.77	261.13
9th.	293.77	261.13
10th.	293.77	261.13
11th.	293.77	261.13
12th.	293.77	261.13
STAIR-CASIN & LIFT M/C ROOM	42.92	
TOTAL	4340.42	3133.56

C.O.P. AREA CALCULATION

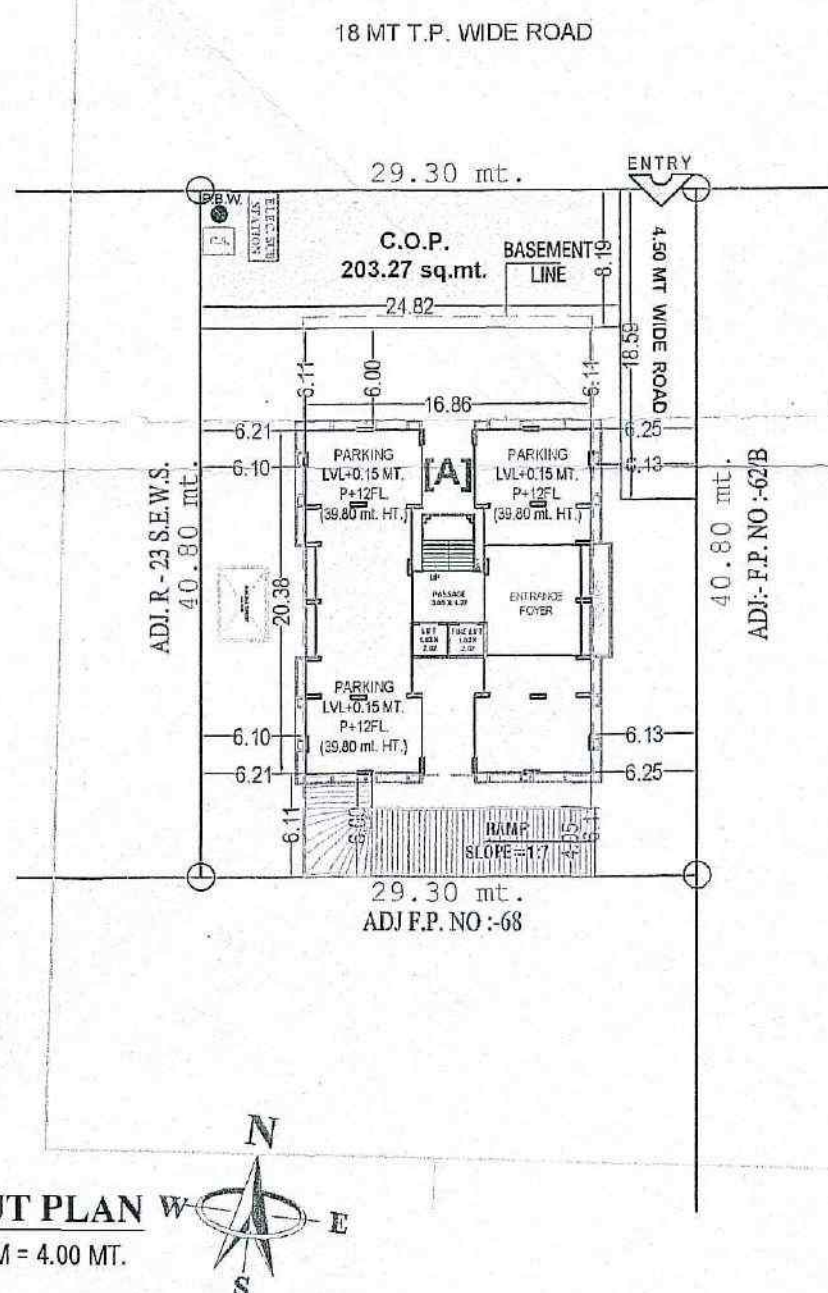
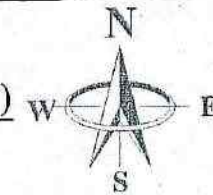
(1) 24.82 X 8.19 = 203.27 SQ.MT.
TOTAL = 203.27 SQ.MT.

TOAL C.O.P. AREA = 203.27 SQ.MT.



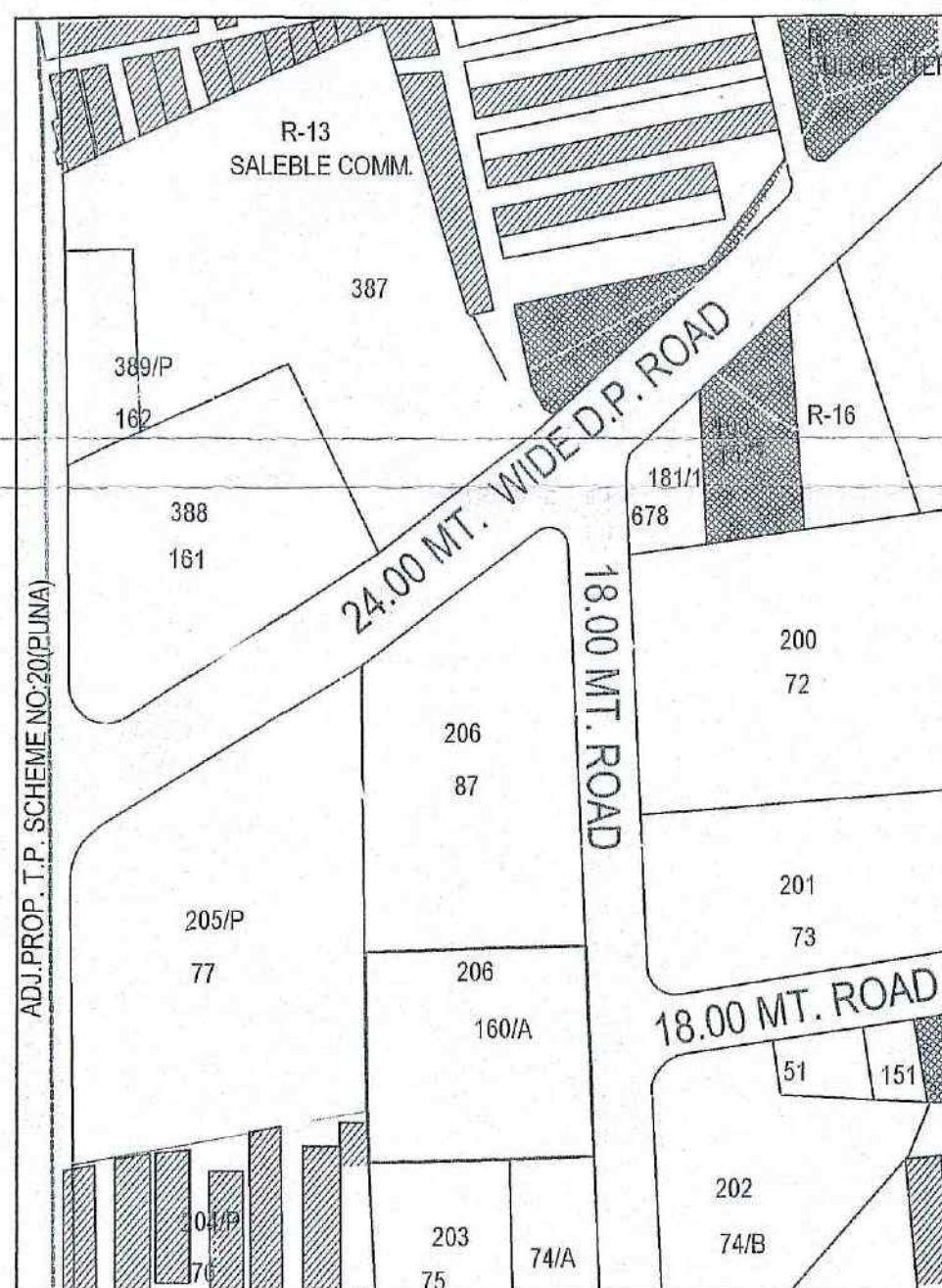
KEY PLAN (AS PER DRAFT)

SCALE 1 CM = 20.00 MT.



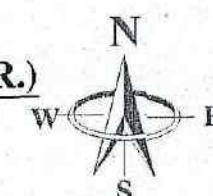
LAY OUT PLAN

SCALE 1 CM = 4.00 MT.



KEY PLAN (AS PER T.R.)

SCALE 1 CM = 20.00 MT.



A	AREA STATEMENT	SQ. MT.	I
1	AREA OF PLOT		LIST OF DRAWINGS ATTACHED
	(a) AS PER RECORD	1196.00	PLANS
2	(b) AS PER SITE	1196.00	ELEVATION
	DEDUCTION FOR:		SECTION
	(a) PROPOSED ROAD ALLI	NILL	II
	(b) ANY RESERVATIONS	-----	REF. AND DESCRIPTION OF LAST
3	TOTAL (a + b)	-----	APPROVED PLANS (IF ANY)
4	NET AREA OF PLOT (1 - 2)	1196.00	T.D.O./DP NO.-54
5	RECREATION GROUND/C.O.P.	203.27	29/04/2017
6	BALANCED AREA OF PLOT (3-4)	992.73	III
7	PERMISSIBLE F.S.I.(2.70 X 1196.00) (LESS 15% OF C.O.P.= 30.49)	3198.71	DESCRIPTIONS OF PROPOSED PROPERTY
	TOTAL BUILT UP PERMISSIBLE AT		REVISED LAYOUT FOR RESI. HIGH RISE BLDG. UNDER AFFORDABLE HOUSING ON T.P.S. NO: 60 (PUNA), BLOCK NO:387, F.P. NO :- 160/B, MOJE.: PUNA, TAL :- CITY DIST.- SURAT.
	(a) GROUND FLOOR 30% OF 1196.00 (LESS 15% OF C.O.P.= 30.49)	328.31	
	(b) ALL FLOORS		
	EXISTING FLOOR AREA		
	PROPOSED AREA AT GROUND FLOOR		
	B.A.	F.S.I.	
	BASEMENT	492.19	
	GR.FL/ PARKING	293.77	
	1st FLOOR	305.71	261.13
	2nd FLOOR	293.77	261.13
	3rd FLOOR	293.77	261.13
	4th FLOOR	293.77	261.13
	5th FLOOR	293.77	261.13
	6th FLOOR	293.77	261.13
	7th FLOOR	293.77	261.13
	8th FLOOR	293.77	261.13
	9th FLOOR	293.77	261.13
	10th FLOOR	293.77	261.13
	11th FLOOR	293.77	261.13
	12th FLOOR	293.77	261.13
	STAIR-CASIN & LIFT M/C ROOM	42.92	
	TOTAL	4340.42	3133.56
	F.S.I. CONSUMED	2.62	
B	BALCONY AREA		IV
1	PERMISSIBLE BALCONY AREA/FLOOR		NORTH LINE
2	PROPOSED BALCONY AREA/FLOOR		SCALE
3	EXCESS BALCONY AREA (TOTAL)		REMARK
C	TENEMENT STATEMENT		AS SHOWN IN PLAN
1	AREA FOR TENEMENT		
2	TENEMENTS PERMISSIBLE AT		
	GROUND FLOOR		
	ALL FLOOR		
3	TENEMENTS EXISTING AT		
	GROUND FLOOR		
	ALL FLOOR		
4	TENEMENTS PROPOSED AT		
	GROUND FLOOR (SHOPS)		
	ALL FLOOR		
D	TENEMENT PARTICULARS		
1	NOS OF ROOMS/TENEMENT		
2	TOILETS PROVIDED FOR TENEMENT		
3	TENEMENT FLOOR AREA		
E	PARKING STATEMENT		
1	PARKING REQUIRED BY REGULATIONS	344.68	
2	PROVIDED PARKING FOR	438.18	
F	LOADING UNLOADING		
1	LOADING & UNLOADING REQUIRED		
2	TOTAL LOADING UNLOADING PROVIDED		

ARCHITECT/ENGINEER/SURVEYOR
SIGNATURE

OWNER SIGNATURE

(1) विजयलाल नानखलाल गेलविया
महाराष्ट्र, कोलकाता, 20/10/2017

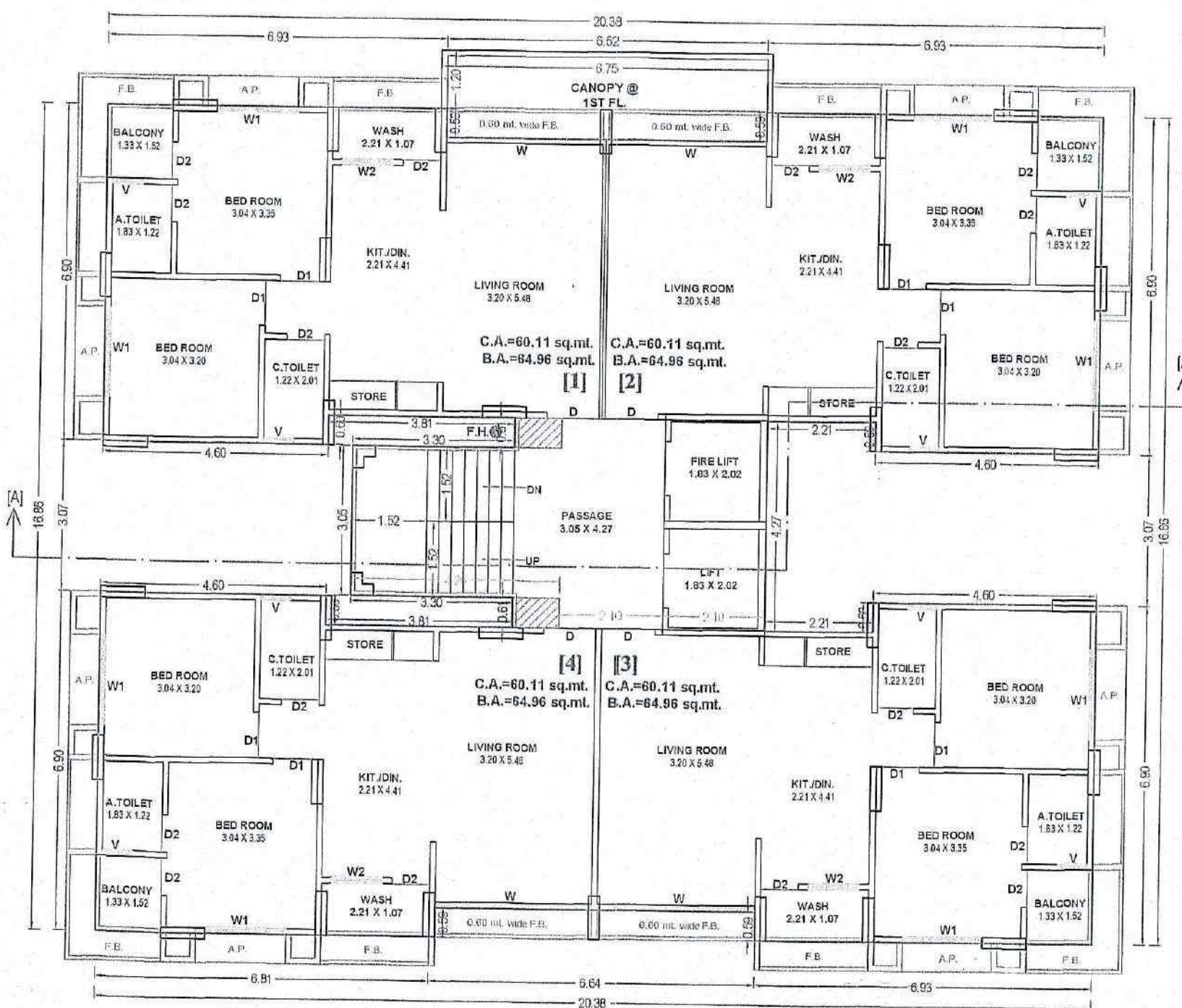
ARCHITECT & PLANNER
SIGNATURE
MANSUKH B. KELAWALA
(B. E. CIVIL)
3, Siddhanath Mahadev Society
Tadodi, Rander Road, SURAT.
TDO/STDR/81, TDO/PR/16
SUDA/ST/106, SUDA/ER/16
LIC. NO.:-
TDO/ER/
SUDA NO:-

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, 1948 is granted for the Land bearing S. No. R.S. No./F.P. No. 160/B, Block No. 387, FLOOR PLAN of Ward No. Moje./T.P.S. No. 60 (PUNA) as per the attached plans and permission letter (Rajachitani) vide outward No. T.D.O./DP/1/23 dated 12.11.17.

3/5

BLDG. :A

Date: 17/11/2017 I/C. Town Planner, Surat Municipal Corporation



BUILT UP AREA CAL. @ 1ST. FL.
 = 16.86 X 20.38 X 1 = 343.60 SQ.MT.
 LESS
 1) 6.52 X 0.59 X 2 = 7.69
 2) 4.60 X 3.07 X 2 = 28.24
 3) 0.51 X 3.05 X 1 = 1.55
 4) 3.81 X 0.61 X 2 = 4.64
 5) 2.21 X 4.27 X 1 = 9.43
TOTAL = 51.55 SQ.MT.

BUILT UP AREA
 = 343.60 - 51.55 = 292.05 SQ.MT.

ADD COLUMN & CANOPY
 (1) 0.90 X 0.11 X 12 = 1.18
 (2) 0.23 X 0.61 X 2 = 0.28
 (3) 0.11 X 0.60 X 4 = 0.26
 (X) 6.75 X 1.20 X 1 = 8.10 (CANOPY)
 (X1) 6.52 X 0.59 X 1 = 3.84
TOTAL = 13.66 SQ.MT.

NET BUILT UP AREA
 = 292.05 + 13.66 = 305.71 SQ.MT.

BUILT UP AREA CAL. @ GR., 2ND TO 12th. FL.
 = 16.86 X 20.38 X 1 = 343.60 SQ.MT.
 LESS
 1) 6.52 X 0.59 X 2 = 7.69
 2) 4.60 X 3.07 X 2 = 28.24
 3) 0.51 X 3.05 X 1 = 1.55
 4) 3.81 X 0.61 X 2 = 4.64
 5) 2.21 X 4.27 X 1 = 9.43
TOTAL = 51.55 SQ.MT.

BUILT UP AREA
 = 343.60 - 51.55 = 292.05 SQ.MT.

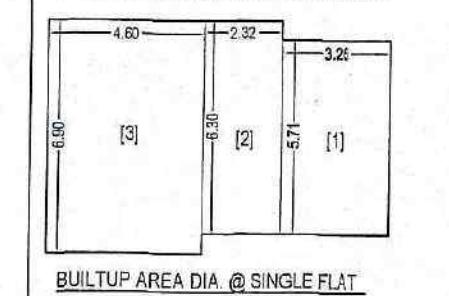
ADD COLUMN
 (1) 0.90 X 0.11 X 12 = 1.18
 (2) 0.23 X 0.61 X 2 = 0.28
 (3) 0.11 X 0.60 X 4 = 0.26
TOTAL = 1.72 SQ.MT.

NET BUILT UP AREA
 = 292.05 + 1.72 = 293.77 SQ.MT.

DOOR/WINDOW SIZE
 D = DOOR - 1.07 X 2.10
 D1 = DOOR - 0.91 X 2.10
 d = DOOR - 0.76 X 2.10
 W = WINDOW - 3.20 X 2.00
 W1 = WINDOW - 1.83 X 1.80
 W2 = WINDOW - 1.83 X 1.20
 V = VENTILATION - 0.60 X 0.60

BUILT UP AREA OF SINGLE DWELLING UNIT (EACH FLAT)
 1) 3.26 X 5.71 = 18.61
 2) 2.32 X 6.30 = 14.61
 3) 4.60 X 6.90 = 31.74
TOTAL = 64.96 SQ.MT.

NOTE:- All Flats Builtup Area are same



B.A. & F.S.I. AREA CAL. DIA. @ 1ST. TO 12TH. FLOOR

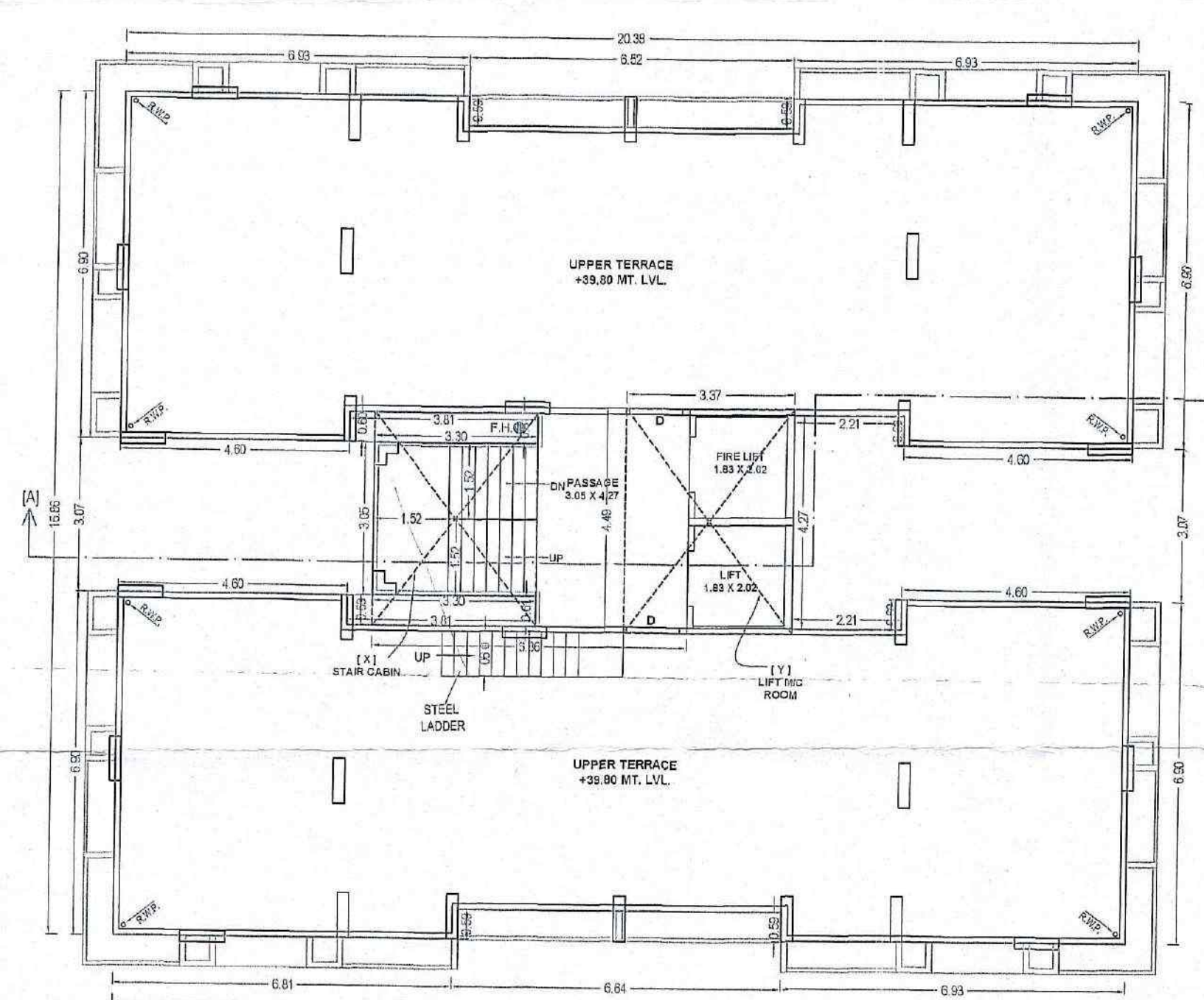
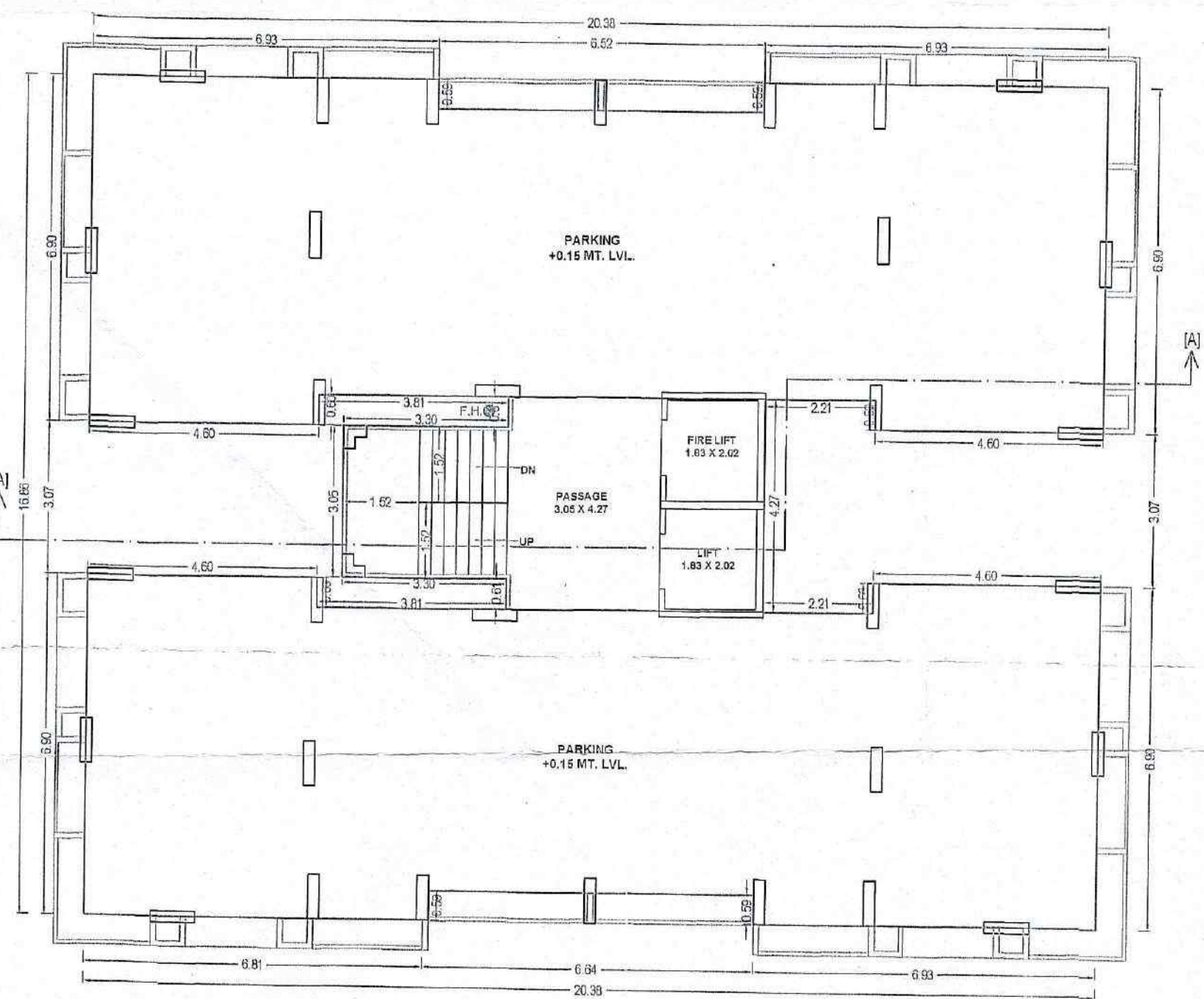
BUILT UP AREA CAL STAIR, LIFT M/C
 X) 6.36 X 4.49 X 1 = 28.55
 Y) 3.37 X 4.27 X 1 = 14.38
TOTAL = 42.93 SQ.MT.

F.S.I. AREA CAL. @ 1st. TO 14th. FL.
NET BUILT UP AREA = 292.05 SQ.MT.

LESS (STAIR & LIFT)
 A) 4.20 X 4.27 X 1 = 17.93
 B) 4.26 X 3.05 X 1 = 12.99
TOTAL = 30.92 SQ.MT.

NET F.S.I. AREA
 = 292.05 - 30.92 = 261.13 SQ.MT.

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 specification in structural design to ensure safety of the buildings and as such structural designs are not voided unless renewed the validity of this Permission expires on 16-11-17



BLDG. - A		
FLOOR	BUILT UP AREA CALCULATION	F.S.I. AREA CALCULATION
GR.	293.77	---
1st.	305.71	261.13
2nd.	293.77	261.13
3rd.	293.77	261.13
4th.	293.77	261.13
5th.	293.77	261.13
6th.	293.77	261.13
7th.	293.77	261.13
8th.	293.77	261.13
9th.	293.77	261.13
10th.	293.77	261.13
11th.	293.77	261.13
12th.	293.77	261.13
STAIR-CABIN & LIFT M/C ROOM	42.92	---
TOTAL	3873.87	3133.56

OWNER SIGNATURE
 (1) दिशयनाथ नानजनाथ गोमदीया
 ARCHITECT & PLANNER
 MANSUKH B. KELAWALA (P.E. CIVIL)
 3, Siddhant Mahadev Society,
 Tadmadi, Rander Road, SURAT
 TDO/STDR/181, TDO/1/653
 SUDA/ST-R/106, SUDA/1/R/695
 LIC. NO.:-
 TDO/ER/
 SUDA NO.:-

BLDG. : A

ELEVATION

SECTION

development as sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1975 and the Bombay provincial Municipal Corporation Act, 1949 is granted for the land bearing G-5, No. 19, S. No. 1/F, No. 150/16, 96 P. 2, 3, 87, of Ward No. 10, Rajpura S. No. 60, P. 10/10, as per the attached plans and permission letter (legitimately) vide outward No. T.D.O./Bpl. 423, dated, 17.11.73.

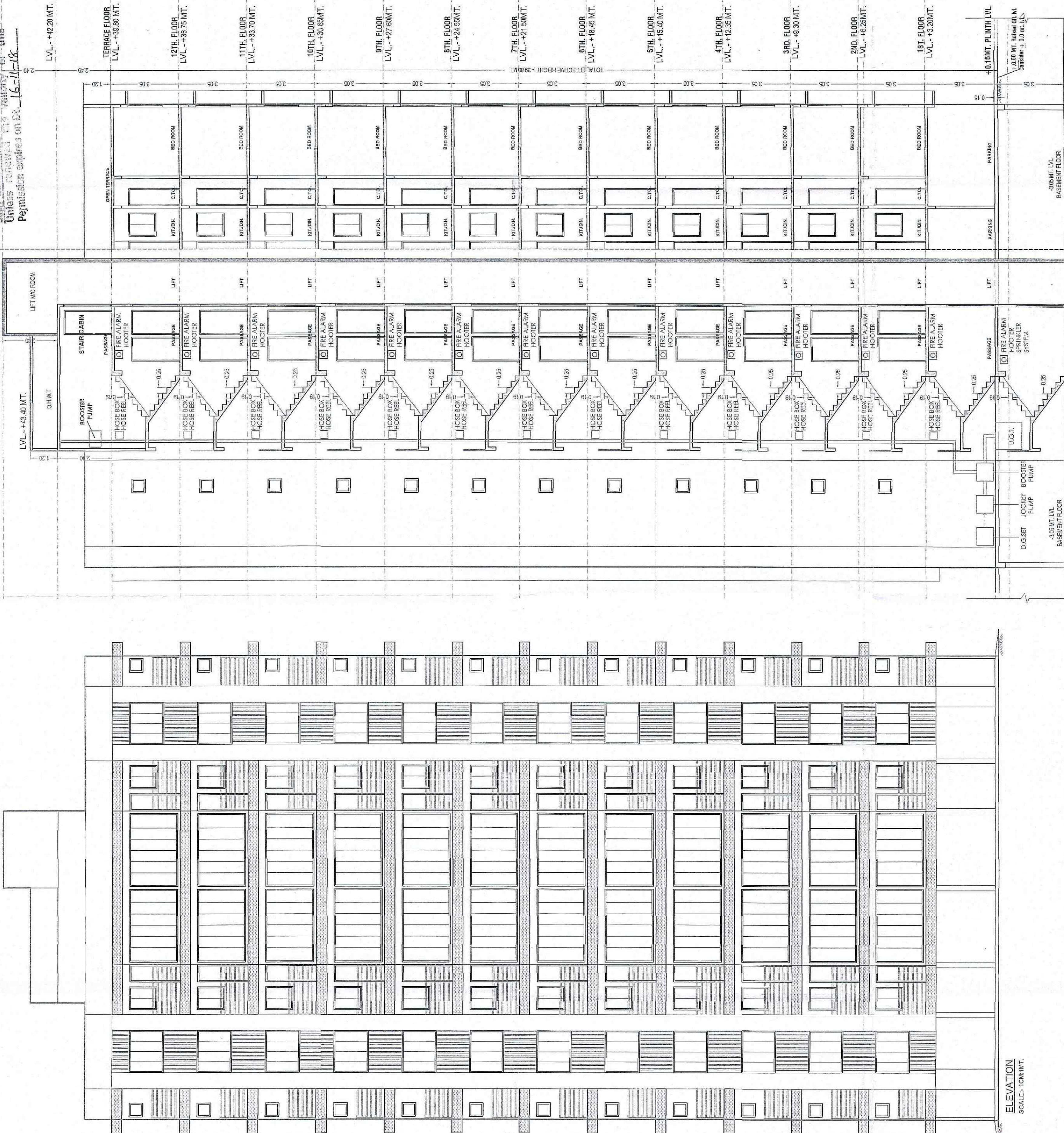
Date-17-11-2017-

I/C. Town Planner.

I/C. Town Planner.

Development permission is granted to the applicant and his responsibility of the buildings and structures 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. specification in structural design and ensure safety of the buildings and structures. Such structural designs are not valid unless reviewed by the authority of this University. Reviewed on 01.16.11/18

Unless renewed the validity of this
permission expires on Dec. 16-11-18



ELEVATION
SCALE:- 1CM:1MT.

SECTION
SCALE:- 1CM:1MT.

OWNER SIGNATURE

(૧) વિજયભાઈ નાનજીભાઈ ગોસ્વમીયા

7. Mathematical.....2050.....2050

ARCHITECT & PLANNER

SIGNATURE

MANSUKH B KEI AWAI

3. Sidhhanath Mahadev Society,
Tadwadi, Rander Road, SURAT.
TDO/STDR/181, TDO/ER/553
SUDA/ST-R/106, SUDA/ER/685

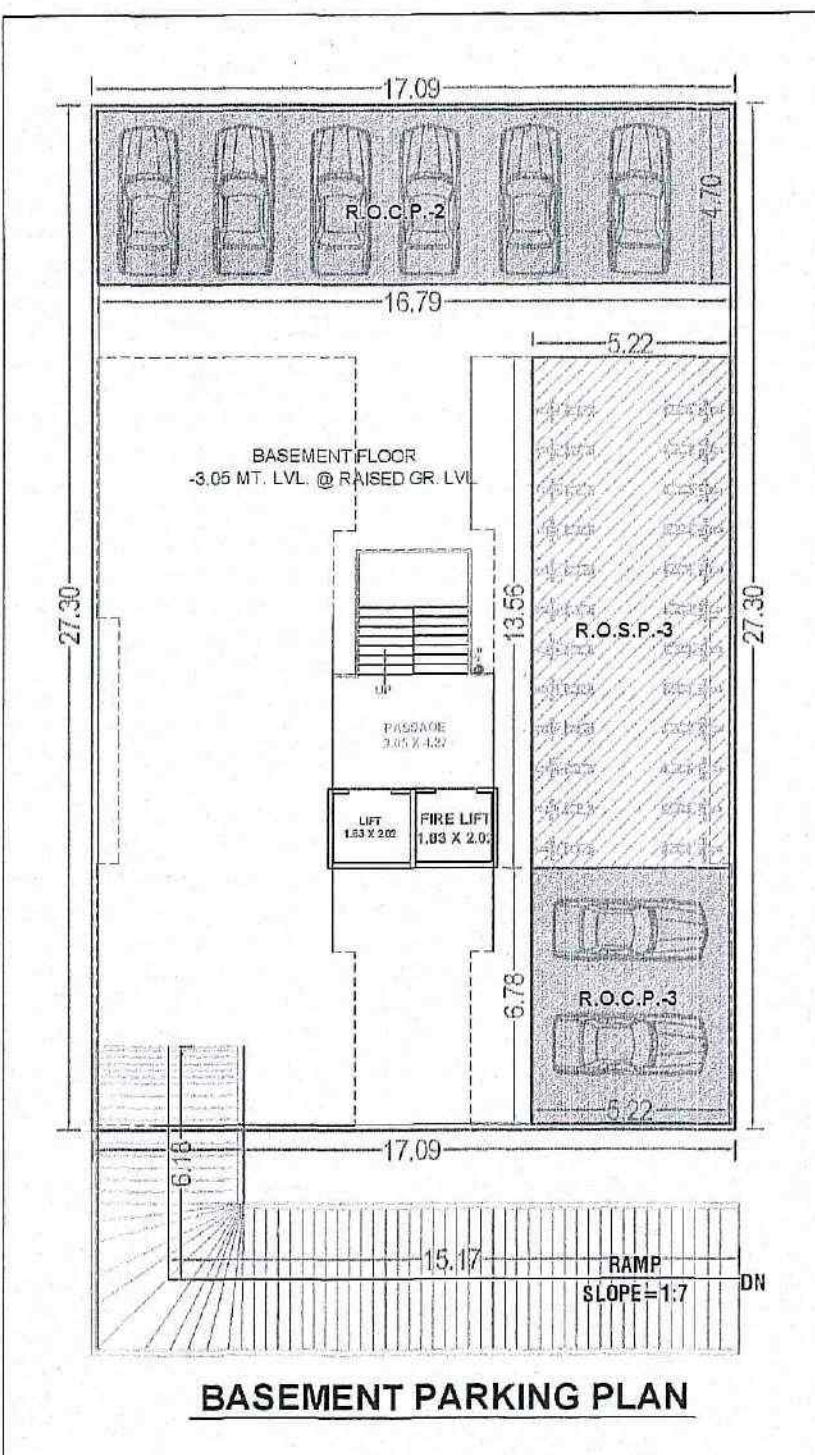
LIC. NO. :-

TDO./ER/

SUDA NO:

REVISED PARKING PLAN FOR RESI. HIGH RISE BLDG. UNDER AFFORDABLE HOUSING ON T.P.S. NO: 60 (PUNA), BLOCK NO:387, F.P. NO :- 160/B, C.P. NO-170,
MOJE.: PUNA, TAL :- CITY DIST.- SURAT.

5/5



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 specification in structural design to ensure safety of the building and as such structural designs are not verified unless for and the validity of this Permission of plans on Dt. 16-11-15

PARKING PLAN
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 G.S. No./R.S.-No./F.P. No.160/B.....86.22.387..... of Ward No./Moje/T.P.S. No.60/PUNA..... as per the attached plans and permission letter (Rajachitani) vide outward No. T.D.O./DP/.....1123.....dated.....11/11/15.....

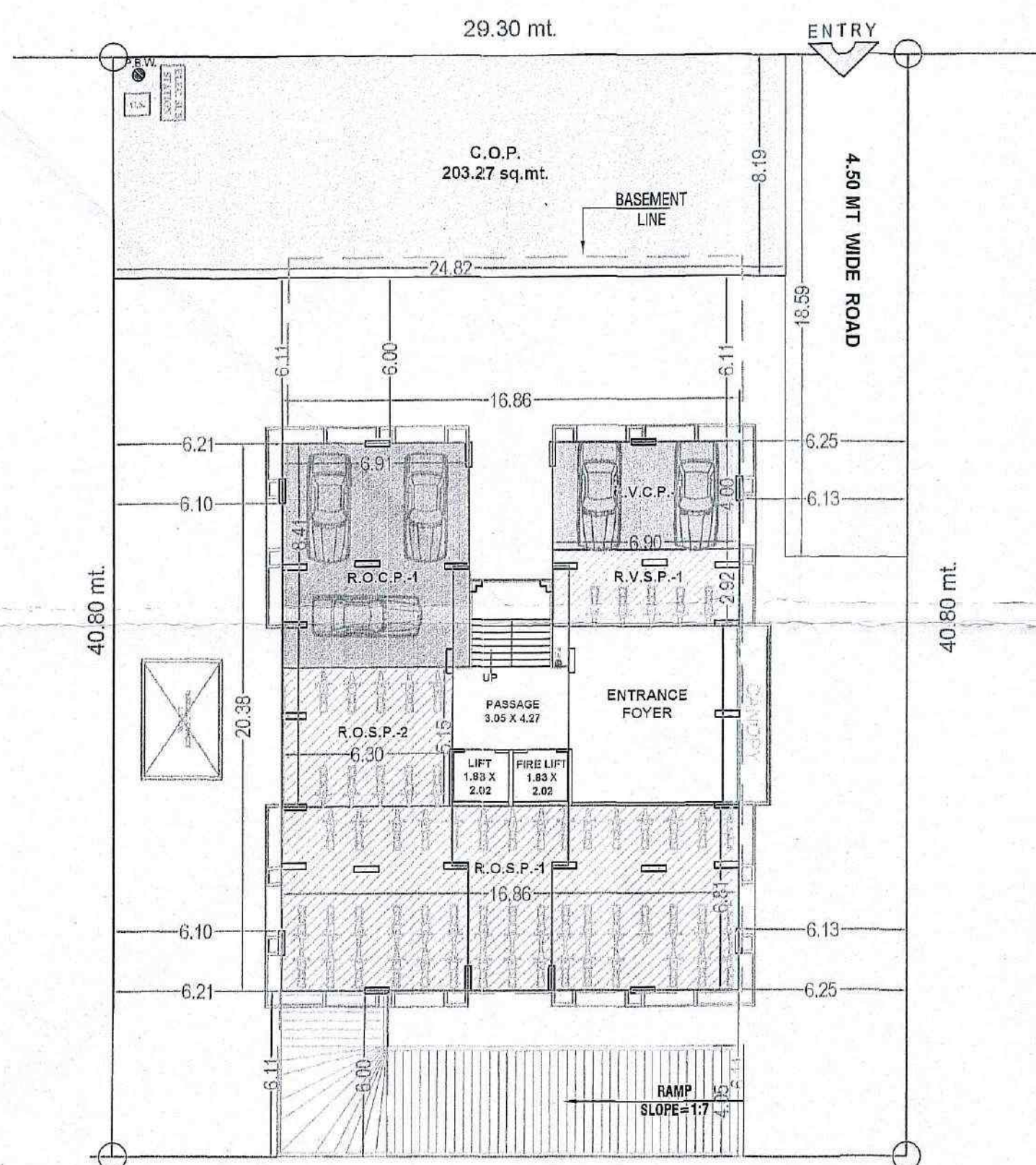
Date-17/11/2017 I/C. Town Planner,
Surat Municipal Corporation

TOTAL PROP. PARKING	
OCCUPIERS CAR PARKING	= 172.41
OCCUPIERS OTHER PARKING	= 218.03
	= 390.44 sq.mt.
VISITORS CAR PARKING	= 27.60
VISITORS OTHER PARKING	= 20.14
	= 47.74 sq.mt.
TOTAL	= 438.18 SQ.MT.
	> 344.68 SQ.MT.

NOS. OF CAR @ GR. FL.	= 5
NOS. OF CAR @ BASEMENT FL.	= 8
TOTAL	= 13 NOS.
NOS. OF SCOOTER @ GR. FL.	= 61
NOS. OF SCOOTER @ BASEMENT FL.	= 26
TOTAL	= 87 NOS.

18.00 MT T.P. WIDE ROAD

FLOOR LEVEL	VISITOR CAR (SQ.MT.)	VISITOR OTHERS (SQ.MT.)	OCCUPIER CAR (SQ.MT.)	OCCUPIER OTHER (SQ.MT.)	TOTAL (SQ.MT.)
PARKING @ BASE FLOOR	-----	-----	114.30	70.78	185.08
PARKING @ GR. FLOOR	27.60	20.14	58.11	147.25	253.10
TOTAL	27.60	20.14	172.41	218.03	438.18



PARKING PLAN
SCALE :- 1CM = 2.00 MT.



Required Occupiers Parking = 10% Proposed F.S.I. Area = 3133.56 X 0.10 = 313.35 Sq.mt.	Proposed Occupiers Parking = 390.44 Sq.mt.	COLOUR NOTATION
Required Visitors Parking = Add. 10% of Req. Occupiers Parking area = 313.35 x 0.10 = 31.33 Sq.mt.	Proposed Visitors Parking = 47.74 Sq.mt.	
Total Required Parking = 313.35 + 31.33 = 344.68 Sq.mt.	Total Proposed Parking = 390.44 + 47.74 = 438.18 Sq.mt.	
Req. Occupiers Car Parking = 50% of Req. Occupiers Parking area = 0.50 X 313.35 = 156.67 sq.mt.	CAR PARKING (R.O.C.P.-1) 6.81 X 8.41 X 1 = 56.11 (R.O.C.P.-2) 16.79 X 4.70 X 1 = 78.91 (R.O.C.P.-3) 5.22 X 6.78 X 1 = 35.39 TOTAL = 172.41 sq.mt. > 156.67 sq.mt.	
Req. Occupiers Other Parking = 50% of Req. Occupiers Parking area = 0.50 X 313.35 = 156.67 sq.mt.	OTHER PARKING (R.O.S.P.-1) 15.86 X 6.81 X 1 = 114.81 (R.O.S.P.-2) 6.30 X 5.15 X 1 = 32.44 (R.O.S.P.-3) 5.22 X 13.56 X 1 = 70.78 TOTAL = 218.03 sq.mt. > 156.67 sq.mt.	
	TOTAL = 172.41 + 218.03 = 390.44 sq.mt. > 313.35 sq.mt.	
Req. Visitors Car Parking = 50% of Req. Visitors Parking area = 0.50 X 31.33 = 15.66 sq.mt.	CAR PARKING (R.V.S.P.-1) 6.90 X 4.00 X 1 = 27.60 TOTAL = 27.60 sq.mt. > 15.66 sq.mt.	
Req. Visitors Others Parking = 50% of Req. Visitors Parking area = 0.50 X 31.33 = 15.66 sq.mt.	OTHER PARKING (R.V.S.P.-1) 6.90 X 2.92 X 1 = 20.14 TOTAL = 20.14 sq.mt. > 15.66 sq.mt.	
	TOTAL = 27.60 + 20.14 = 47.74 sq.mt. > 31.33 sq.mt.	
TOTAL PARKING = 344.68 sq.mt.	TOTAL PARKING = 438.18 sq.mt.	

OWNER SIGNATURE	
(1) વિજયભાઈ નાનજીભાઈ ગોળવીયા સહાયક મેજિસ્ટ્રેટ, સુરત	
ARCHITECT & PLANNER	SIGNATURE
MANSUKEH B. KELAWALA (B. E. Civil) 3, Sidhhanath Mahadev Society, Tadwadi, Rander Road, SURAT. TDO/STDR/181, TDO/ER/653 SUDA/ST-R/105, SUDA/ER/655	
TDO/ER/ SUDA NO:-	