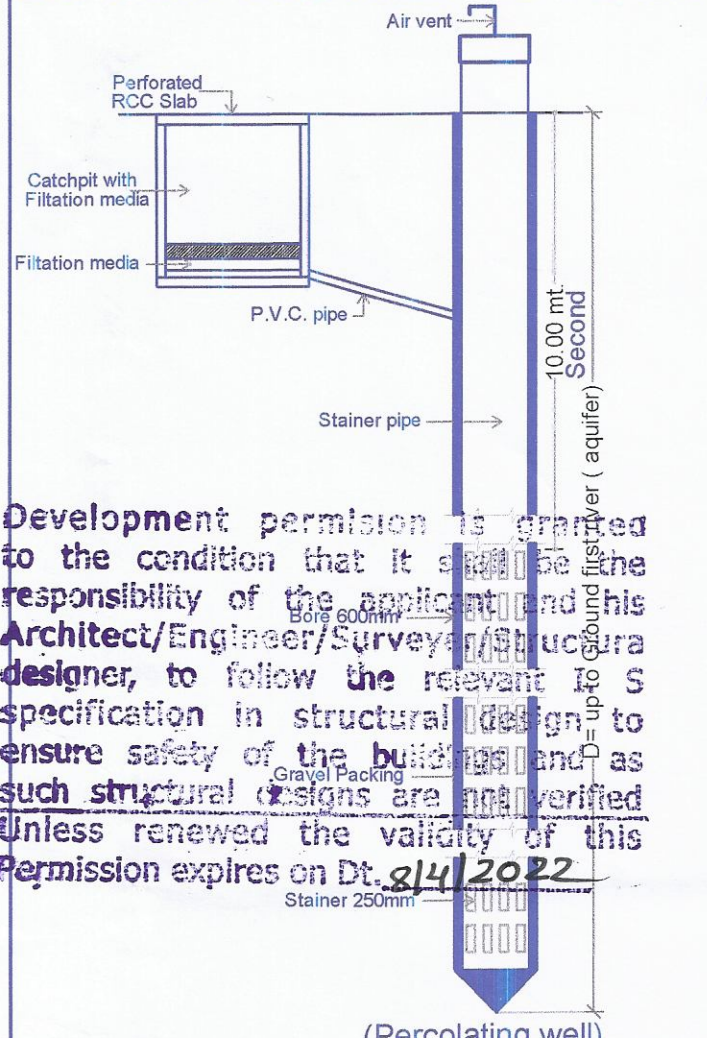


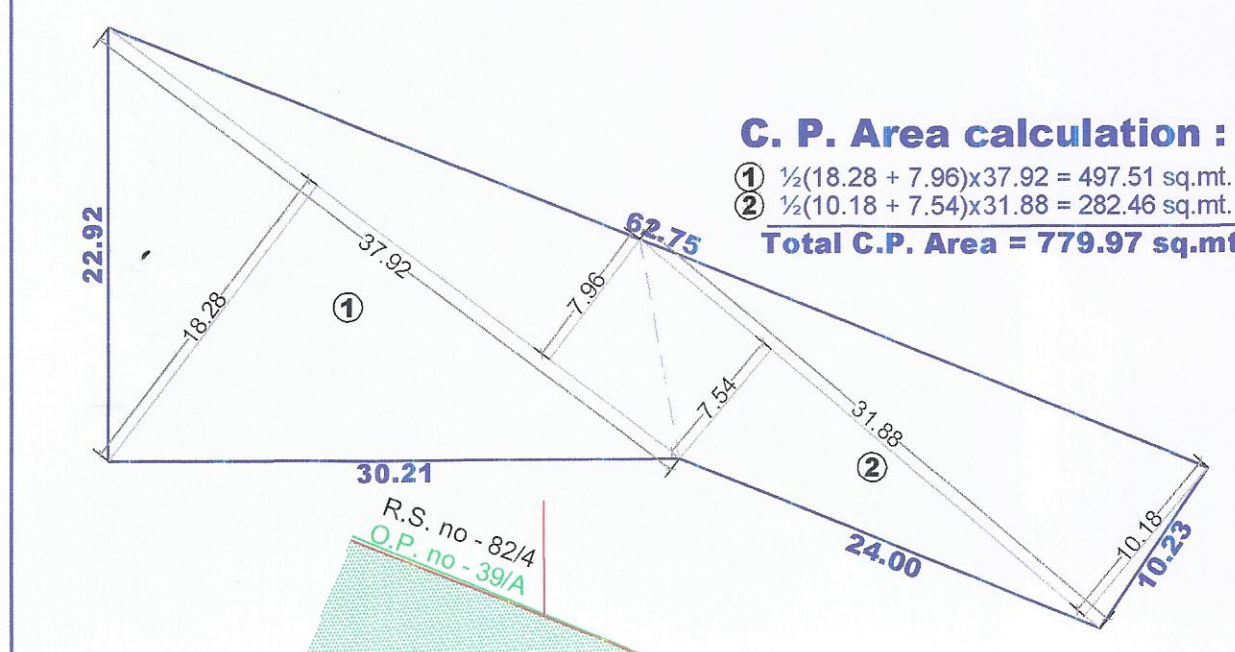
PROPOSED LAY OUT PLAN FOR HIGH RISE TYPE COMMERCIAL (Multiplex) BUILDING ON AS PER DRAFT R.S.NO: 91/3, O.P.NO: 55/A + 55/B, DRAFT F.P.NO: 55, AS PER T.R. R.S. NO : 91/3/P, O.P.NO : 55/A + 55/B, T.R. F.P.NO : 87, AT T.P.S.NO : 49 (KATARGAM), VILL. : KATARGAM, TA. : KATARGAM, DI. : SURAT.

1/13
Layout plan

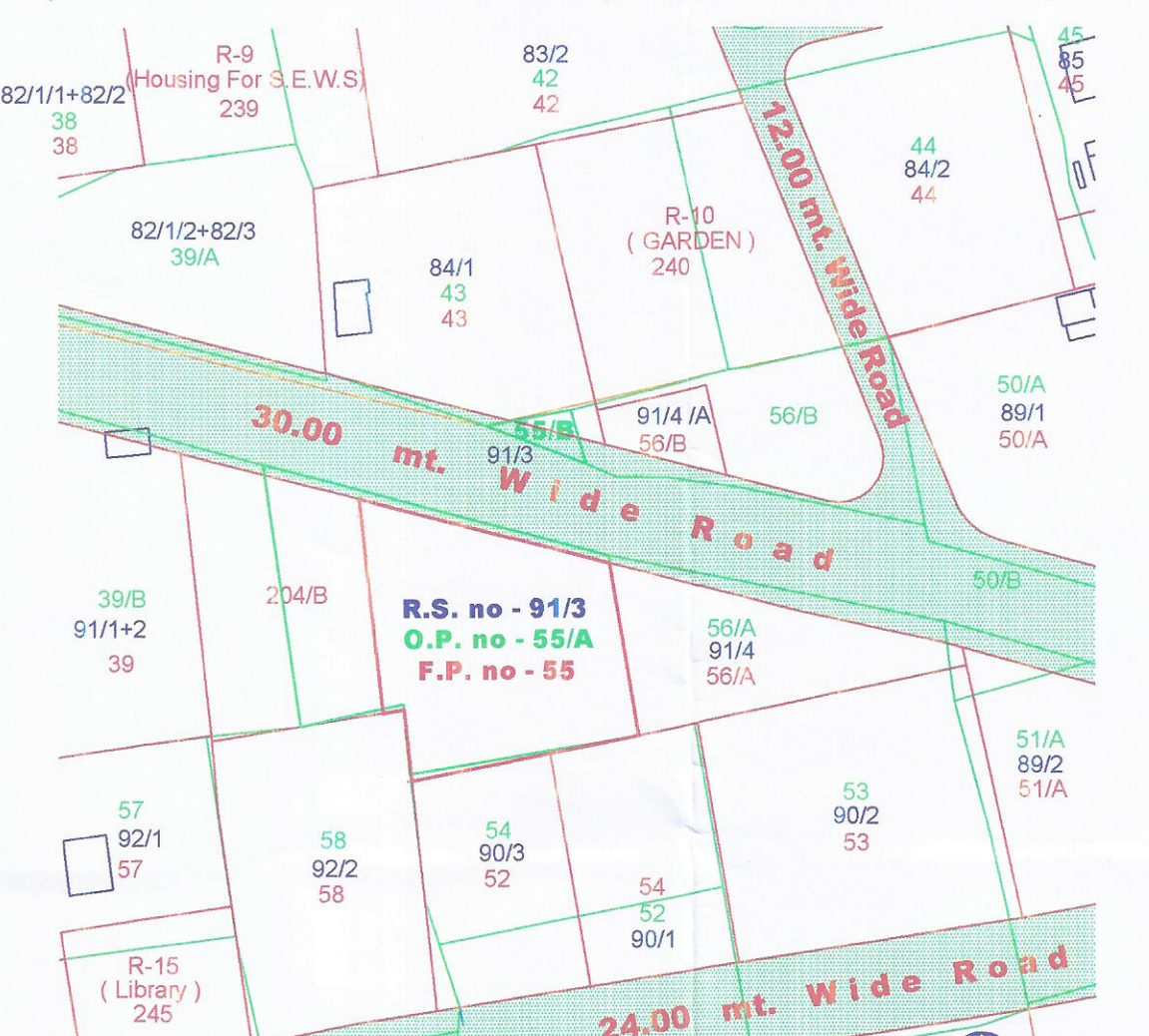


Req. Perc. well = 1 Perc. well / 4000.00 sq.mt.
NET PLOT AREA : 3895.00 sq.mt.
= 3895.00 / 4000.00 = 0.97 NOS
SAY = 1 NOS
PROVIDE = 1 NOS

C. P. Area calculation :



C. P. Area calculation :
① 1/2 (18.28 + 7.96) x 37.92 = 497.51 sq.mt.
② 1/2 (10.18 + 7.54) x 31.88 = 282.46 sq.mt.
Total C.P. Area = 779.97 sq.mt.

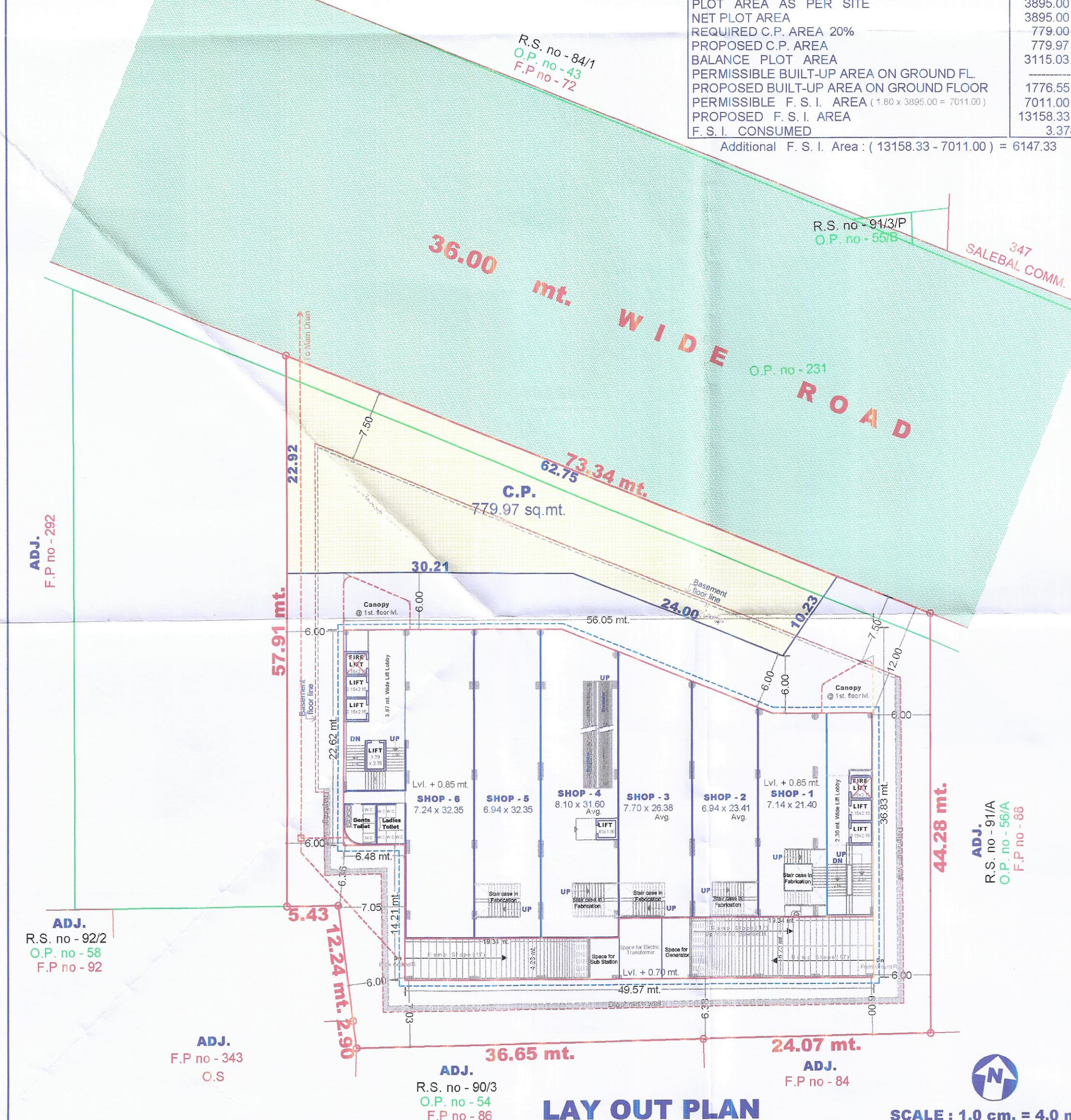


Key Plan (As Per Draft) Scale: 1.0 cm. = 20.00 mt.

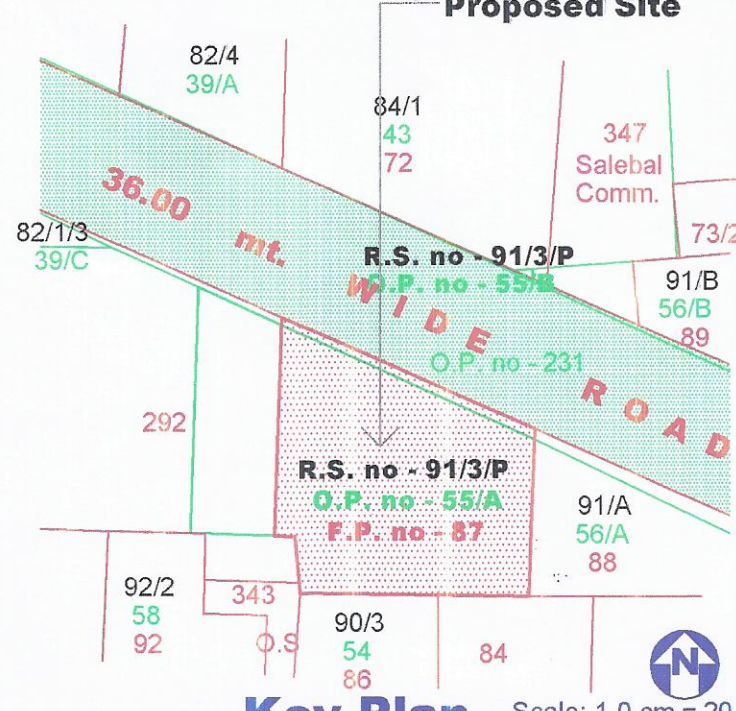
Built up & F.S.I. Area Calculation :

Floor	Built up area	F.S.I. area
Basement fl.	2810.95 Sq. mt.	.....
1st. Basement fl.	2810.95 II II	.....
2nd. Basement fl.	2810.95 II II	.....
3rd. Basement fl.	2810.95 II II	.....
Ground fl.	1776.55 II II	1330.74 Sq. mt.
First fl.	1832.49 II II	1605.93 II II
Second fl.	1776.55 II II	1602.70 II II
Third fl.	1807.10 II II	1602.70 II II
Fourth fl.	(1845.58 + 1195.93) (1430.48 + 915.00)	.....
Lower Lvl. + Upper Lvl.	3041.51 II II	2345.48 II II
Fifth fl.	(1845.58 + 1195.93) (1460.92 + 915.00)	.....
Lower Lvl. + Upper Lvl.	3041.51 II II	2375.92 II II
Sixth fl.	(1845.58 + 1054.29) (1435.35 + 859.51)	.....
Lower Lvl. + Upper Lvl.	2899.87 II II	2294.86 II II
Terrace fl.	288.18 II II	.....
Total area :	24896.61 Sq.mt.	13158.33 Sq.mt.

AREA STATEMENT	AREA IN sq.mt.
PLOT AREA AS PER RECORD	3895.00
PLOT AREA AS PER SITE	3895.00
NET PLOT AREA	3895.00
REQUIRED C.P. AREA 20%	779.97
PROPOSED C.P. AREA	779.97
BALANCE PLOT AREA	3115.03
PERMISSIBLE BUILT-UP AREA ON GROUND FL.	1776.55
PROPOSED BUILT-UP AREA ON GROUND FLOOR	7011.00
PERMISSIBLE F. S. I. AREA (1.80 x 3895.00 = 7011.00)	13158.33
PROPOSED F. S. I. AREA	13158.33
F. S. I. CONSUMED	3.378
Additional F. S. I. Area : (13158.33 - 7011.00) = 6147.33	.....



LAY OUT PLAN SCALE: 1.0 cm. = 4.0 mt.



Key Plan (As Per Before Award) Scale: 1.0 cm. = 20.00 mt.

Colour Notes :-
Plot Boundry Shown in Black
Proposed Work Shown in Red
Proposed C. P. Shown in Yellow
Proposed Road Shown in Green
Drainage Line Shown in Red Dotted
Road Alignment Shown in Green Hatch
F.P. Boundry Shown in
O.P. Boundry Shown in

Minimum Nos Of Lift Calculation:
Require Nos. of Lift : 1 Nos./1000 Sq.mt. Of Bldg. Up
(As per D.C.R. Clause no 13-12-2) (As per N.B.C. Table no.12)
(Excluding Built Up area On Ground Floor & 2 Upper Floor)
Built Up area : (Third Fl. To Sixth Fl.)
(1807.10 + 3041.51 + 3041.51 + 2899.87 : 10789.99 Sq.mt.)
1000
10789.99 = 10.79 = say 11 Nos Lift Of 6 Passenger
(Lift Size : 1.90 x 1.70) 11 Lift x 6 Passenger = 66 Passenger
Total Lift Require For 66 Passenger
Total Proposed Nos. of Lift :
(As per N.B.C. Table no.12)
(Req. Lift Size : 1.90 x 2.15) (Proposed Lift Size : 2.15 x 2.15)
(6 Nos. Lift Of 10 Passenger + Nos. Of 1 Service Lift)
(7 Lift x 10 Passenger = 70 Passenger)
Total Lift Proposed For 70 Passenger

FORM 6A AREA STATEMENT			
Area Statement For Land			
No	Title	Details Area in sq.mt.	Supporting Documents Yes / No / Not Required / Provided
A Building Unit Area			
A.1	(a) As Per Revenue Record	3895.00	.....
A.2	(b) As Per T.P.S. Record	3895.00	.....
A.3	(c) As Per Site Condition	3895.00	.....
B Deduction Area			
B.1	(a) Road (Proposed or under process)	.....	.....
B.2	(b) Reservations (Under T.P. or D.P. or Any Other Statutory plans / Under Provision of G.D.C.R.)	.....	.....
B.3	Area not in possession	.....	.....
B.4	Others	.....	.....
C Net Area			
Proposed		3895.00	.....
No	Title	Details (Area in sq.mt. Nos / mt.)	Supporting Documents Yes / No / Not Required / Provided
13	Common Plot	779.00 779.97	.....
13.1	Additional 6% for Thick Plantation	.....	.....
13.2	Nos of Percolation wells	1 1	As Per Plan
13.3	Nos of Trees	.....	.....
14	Width of Margin Road side	36.00 mt. Side Road	12.00 12.00 (Min.) As Per Plan
14.1	Width of Margin Other Than Road side	6.00 6.00 (Min.)	As Per Plan
14.2	Total Margin Area	1338.48	As Per Plan
15	Internal Road Width	6.00 6.00	.....
15.1	Internal Road Area	.....	.....
16	Built up Area in Common Plot	.....	.....
16.1	Built up Area in Margins	.....	.....
17	Total Developable Area	1776.48	As Per Plan
18	Permissible F.S.I. Base (As per New D.P.)	(1.80) 7011.00 (1.80) 7011.00	As Per Plan
18.1	Permissible F.S.I. Chargeable	(1.80) 7011.00 (1.578) 6147.33	As Per Plan
18.2	F.S.I. Utilized	3.60 13158.33 (3.378)	As Per Plan
19	Ground Coverage	1776.55	As Per Plan
Proposed Use			
20	(As Described in Section C-9.3 Use Classification Table)	Use Sub Type	Built up Area in sq.mt. Nos of Units Drawings Provided Yes / No
20.1	Dwelling	Commercial	24896.61 1 (Bldg.)
20.2	Mercantile	.....	.....
20.3	Business	.....	.....
20.4	Educational	.....	.....
20.5	Assembly	.....	.....
20.6	Institutional	.....	.....
20.7	Religious	.....	.....
20.8	Hospitality	.....	.....
20.9	Sports & Leisure	.....	.....
20.10	Parks	.....	.....
20.11	Service Establishment	.....	.....
20.12	Industrial	.....	.....
20.13	Storage	.....	.....
20.14	Transport	.....	.....
20.15	Agriculture	.....	.....
20.16	Temporary Use	.....	.....
20.17	Public Utility	.....	.....
20.18	Public Institutional	.....	.....
20.19	Total	Commercial Building	24896.61 1 (Bldg.) Yes

23	Dwelling Units	Carpet Area Of Each Unit in sq.mt.	Details Of Balcony & Verandah Individual Unit Area in sq.mt.	Proportionate Common Amenities Area in sq.mt.	Total Built up Area in sq.mt.
23.1	Ground floor	1265.67	.....	.....	1776.55
23.2	First floor	1570.43	.....	.....	.....
23.2	Second floor	1365.79	.....	.....	.....
23.2	Third floor	1365.79	.....	.....	.....
23.2	Fourth floor	2386.79	.....	.....	.....
23.2	Fifth floor	2396.15	.....	.....	.....
23.2	Sixth floor	2328.39	.....	.....	.....
23.2	Terrace floor	.....	.....	.....	288.18
Total					14399.03

Proposed Parking Area Statement

24	PARKING	Area in sq.mt.	Percentage (%)
24.1	Parking area Required As Per Regulation (Please Specify in % As Well As Area)	6579.17	50 % Of Total F.S.I. Area
24.2	Proposed Parking area (Please Specify in % As Well As Area)	7388.31	56.18 % Of Total F.S.I. Area
24.3	Visitors Parking area Required @ Ground Level (Please Specify in % As Well As Area)	657.92	10 % Of Total Parking Area
24.4	Visitors Parking area Provided @ Ground Level (Please Specify in % As Well As Area)	836.00	12.71 % Of Total Parking Area
25	PARKING	Area in sq.mt.	Nos of Parking Space For 2 Wheelers Nos of Parking Space For 4 Wheelers
25.1	Proposed Parking on Ground Level (Including Hollow Plinth)	836.00	.....
25.2	Proposed Parking on Basement Level	6552.31	.....
25.3	Proposed Parking on Levels Above Hollow Plinth	.....	.....
25.4	Covered Parking Area	.....	.....
25.5	Open Parking Area	.....	.....
25.6	Total Parking Area	7388.31	.....

Building Unit (Plot) As Mentioned in Local Area Plan

1	Length of Build to Line	194.03 mt.
2	Length of Build to Line co-inciding the Front Facade of the Building in mts.	
3	Percentage of Length of Build to Line co-inciding The Front Facade of the Building	0 %

Proposal Details

Description of Proposed Property.			
List of Drawing	Nos of Copy	North	Scale
Plan	13	.....	.....
Layout Plan	1	.....	1.0 cm. = 4.0 mt.
Site Plan / Key Plan	.....	.....	1.0 cm. = 20.0 mt.
Detailed Plan	10	.....	1.0 cm. = 1.0 mt.
Section / Elevation	2	.....	1.0 cm. = 1.0 mt.
Services & Amenities Plan	.....	.....	.....
Land Scape Plan	.....	.....	.....

Ref. Description of Last Approved Plans (if any)	Date
T.D.O. / D.P. no - 122	1-11-2019

CERTIFICATE

(i) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTION 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 00 / 00 / 2018 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 / T.P. RECORD.

D. Bhandari
SIGNATURE.
ARCHITECT / ENGINEER / SURVEYOR

CERTIFICATE

THIS IS TO CERTIFY THAT THE SIGNATURE OF LAND OWNER / OWNERS ON PLANS, APPLICATION AND ALL DOCUMENTS ARE DONE IN MY PRESENCE. I KNOW PERSONALLY TO THE ALL LAND OWNER / OWNERS. IT IS MY RESPONSIBILITY FOR SIGN OF LAND OWNER / OWNERS.

x
Developer's Name: *Rajhans Cine World Pvt. Ltd*

Registration No.

OWNER SIGNATURE ARCHITECT / ENGINEER SIGNATURE

x
For *Rajhans Cine World Pvt. Ltd*
Director

D. Bhandari
Dhara K. Bhandari
(B.Arch.)
B-5, Trikannag-1,
Street No. 3, B/H Affil Tower,
Lamhe Hanuman Road,
Lic. TD / AOR / 425

LIC. NO :
TDO / AOR / 425
SUDA NO.