

PROPOSED COMMERCIAL LOWRISE BUILDING PLAN ON T.P.S. NO. 44 (Jahangirabad), BLOCK NO.141, O.P. NO. 47, F.P.NO. 51, AT JAHANGIRABAD, SURAT.

LAY-OUT PLAN & KEY PLAN 16

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 01/01/2017.

Permission for sub division/alteration/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1949 is granted for the Land bearing G-97, No.141, Block No. 141, at Ward No.10, T.P.S. No.44, (Jahangirabad), Surat. This permission is valid for a period of 10 years from the date of issue of this permission. The permission is valid for a period of 10 years from the date of issue of this permission. The permission is valid for a period of 10 years from the date of issue of this permission.



KEY PLAN (AS/PER PRELIM)
SCALE : 1 CM. = 20 MT.



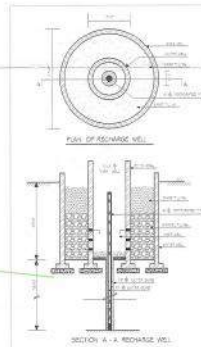
KEY PLAN (AS PER DRAFT)
SCALE : 1 CM. = 20 MT.

SANITARY AREA CALCULATION	
PROPOSED FSI AREA	= 3691.31
NO. OF PERSON (3691.31 / 5)	= 738
REQUIRED URINAL	= (100 / 25) + (638 / 30)
= 4 + 21	= 25
REQUIRED WATER CLOSET	= (500 / 50) + (238 / 100)
= 10 + 2	= 12
PROPOSED URINAL	= 30
PROPOSED WATER CLOSET	= 20

COLOUR NOTE	
PLOT BOUNDARY SHOWN IN	BLACK
G.P. BOUNDARY SHOWN IN	GREEN
P.P. BOUNDARY SHOWN IN	RED
C.O.P. SHOWN IN	YELLOW
PROPOSED WORK SHOWN IN	RED
PROPOSED DRAINAGE WORK SHOWN IN	RED DOTTED
RAIN WATER PIPE SHOWN IN	BLUE
ROAD SHOWN IN	GREEN

AREA PROPOSED ON EACH FLOOR		
FLOOR	BUILT UP AREA	FSI AREA
BASEMENT FLOOR	1096.92	
GROUND FLOOR	813.10	723.07
1st FLOOR	813.10	723.07
2nd FLOOR	813.10	723.07
3rd FLOOR	813.10	723.07
4th FLOOR	813.10	723.07
TERRACE FLOOR	84.30	
GRAND TOTAL	5226.92	3691.31

PAID FSI AREA CALCULATION	
= PROPOSED FSI - REGULAR FSI	
= 3691.31 - (1807.00 X 1.8)	
= 3691.31 - 3252.60	
= 438.71 sq.mt. paid fsi	



A	AREA STATEMENT	S. Q. MTS.	I
1	AREA OF PLOT		
	a). AREA AS PER RECORD	1807.00	
	b). AREA AS PER SITE	1807.00	
2	DEDUCTION FOR		
	a). PROPOSED ROADS		
	b). ANY RESERVATIONS		
	TOTAL (a + b)		
3	NET AREA OF PLOT (1-2)	1807.00	
4	RECREATION GROUND / C.O.P. (10 % of plot area)		
5	BALANCE AREA OF PLOT (3-4 OF PART A)		
6	PERMISSIBLE F.S.I. (1.8 X 1807.00)	3252.60	
	PAID F.S.I. (1807 X 0.25)	4065.75	
7	TOTAL BUILT UP PERMISSIBLE AT 45% (0.45 X 1807)	813.15	
	a). GROUND FLOOR	813.15	
	b). ALL FLOORS	3252.60	
	EXISTING FLOOR AREA AT		
	GROUND FLOOR	NIL	
	TYPICAL FLOOR (1 TO 10)	NIL	
	PROPOSED AREA AT (F.S.I.)		
	GROUND FLOOR	723.07	
	1st FLOOR	723.07	
	2nd FLOOR	723.07	
	3rd FLOOR	723.07	
	4th FLOOR	723.07	
	TOTAL F.S.I. AREA PROPOSED	3691.31	
	F.S.I. CONSUMED	2.042	
B	BALCONY AREA		
1	PERMISSIBLE BALCONY AREA / FLOOR		
2	PROPOSED BALCONY AREA / FLOOR		
3	EXCESS BALCONY AREA (TOTAL)		
C	TENEMENT STATEMENT		
1	AREA FOR TENEMENT		
2	TENEMENTS PERMISSIBLE AT		
	GROUND FLOOR		
	ALL FLOORS		
3	TENEMENTS PROPOSED AT		
	GROUND FLOOR		
	ALL FLOORS		
	TOTAL TENEMENTS (3 + 4)		
	TENEMENT PARTICULARS		
	NO. OF ROOMS / TENEMENT		
	TOILET PROVIDED FOR TENEMENT		
	TENEMENT FLOOR AREA		
	PARKING STATEMENT		
	PARKING REQUIRED BY REGULATIONS	1107.39	
	PROPOSED PARKING	1250.06	
	LOADING UNLOADING		
	LOADING & UNLOADING REQUIRED	N.A.	
	TOTAL LOADING & UNLOADING PROVIDED	N.A.	

CERTIFICATE
(1) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK MANHOLE CONNECTIONS VERIFIED BY ME.
(2) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 18-02-11 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 DOCUMENT OF OWNERSHIP / T.P. RECORD.

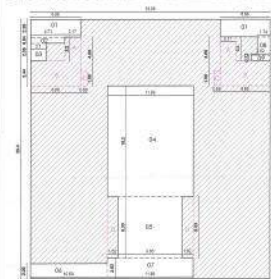
SIGNATURE
ARCHITECT / ENGINEER / SURVEYOR
OWNER SIGNATURE

DHAVAL GOVINDBHAI CHOLIA
DAXESH ARAVINDHAI PATEL
CHINTAN GHANSHYAMBAH BOGHARA

ARCHITECT & PLANNER SIGNATURE
MISHRA M. FALAKIYA
Reg. No. CA/2009/20442 (S.A.01)
A/5001, Ascon plaza, Anand mahal road, Adajan, Surat, 395005
LIC. NO. TDO JAR/ 214 SUDA NO.

LAY-OUT PLAN
SCALE : 1 CM. = 2 MT.

GROUND FLOOR PLAN	2
FIRST FLOOR PLAN	6

[illegible]

GROUND & 1ST STAIR & LIFT DEDUCTION						
DR NO		AREA				STAFF
A	2.17	8	3.2	X	2	= 19.09
B	6.08	8	3.44	X	2	= 47.33
C	0.86	8	1.58	X	2	= 3.48
D	1.52	8	0.20	X	2	= 25.20
TOTAL						= 90.05

2nd, 3rd & 4th STAIR & LIFT DEDUCTION						
DR NO		AREA				STAFF
A	2.17	8	3.2	X	2	= 19.09
B	6.08	8	3.44	X	2	= 47.33
C	0.86	8	1.58	X	2	= 3.48
TOTAL						= 69.90

PSI AREA CALCULATION	
1	BUILDUP AREA 815.10 sq.mt
2	GROUND & 1st FLOOR PSI AREA
2.1	BUILDUP AREA - STAIR & LIFT DEDUCTIONS 2.1 (813.32 - 10.00) 2.1 793.32 1440.14 sq.mt
3	TYPEVA 009 TO 4th FLOOR PSI AREA
3.1	BUILDUP AREA - STAIR & LIFT DEDUCTIONS 3.1 (813.32 - 44.71) 3.1 748.61 2245.17 sq.mt
TOTAL PSI AREA = 3681.31 sq.mt.	

DOOR WINDOW SCHEDULE		
TYPE/CLAS	LGTH	WID
DOOR	D1	3.90 x 2.21
	D2	0.76 x 2.21
WINDOW	W1	4.4 x 2.3
	W2	4.0 x 2.3
	W3	3.65 x 2.3
	W4	3.29 x 2.3
	W5	2.74 x 2.3
VENTILATOR	V	0.61 x 0.61
POOLING EQUIPMENT	RS	A3 PER SHOP

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Engineer/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. 07/03/12

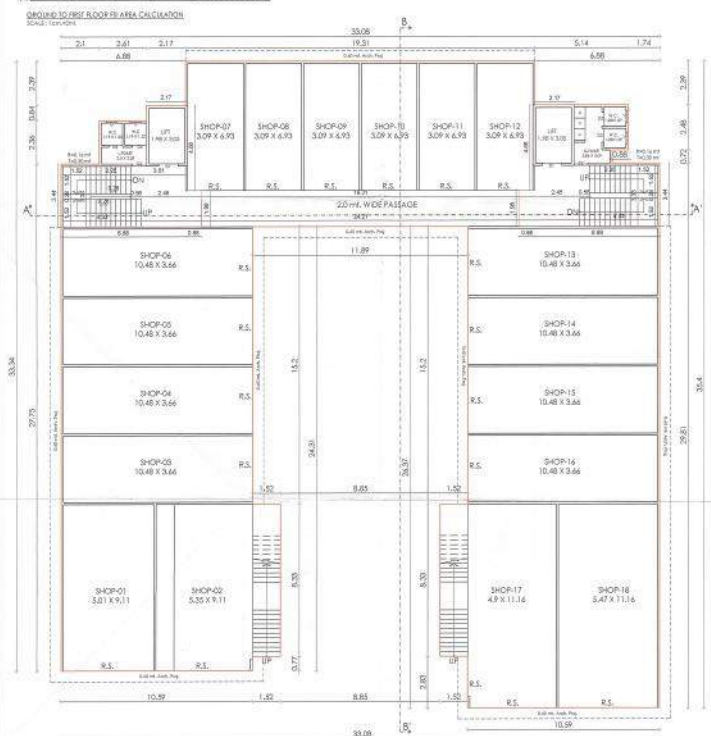
Permission for sub-dividing/marginal development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1948 is granted for the Land bearing No. N-10/2-A, No. P.S. No. [unclear] at Ward-No./Majra/P.S. No. [unclear].

[Signature]

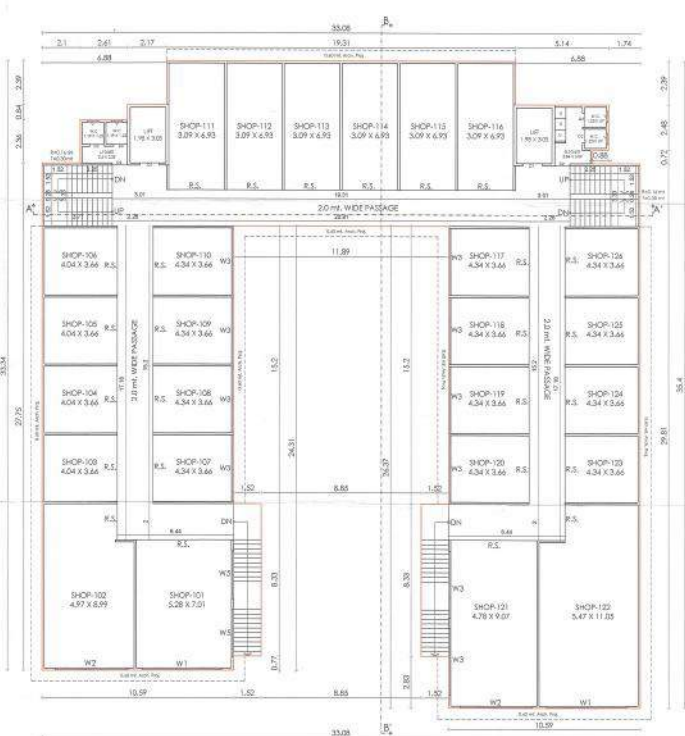
No. T.D.O.P.M. [unclear]

Date: 14/09/2006

UC Town Planner,
Bural Municipality Corporation



GROUND FLOOR PLAN
SCALE: 1 CM. = 1 MT.



N  FIRST FLOOR PLAN
SCALE: 1 CM. = 1 MT.

[illegible]

Permission for sub division/intermediate development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1978 and the Bombay Provincial Municipal Corporation Act, 1948 is granted for the land bearing C-6/2240/PS-Mo.F.P. No. 101/1978-79.

Attested by the undersigned authority of Ward No. 10, Mo.F.P. No. 101/1978-79.

Dated 10/12/2016

LC, Town Planner,
Bopal Municipal Corporation



OWNER SIGNATURE
[Signature]
DILIP K. JAYARAMAN
DATE: 10/04/2024

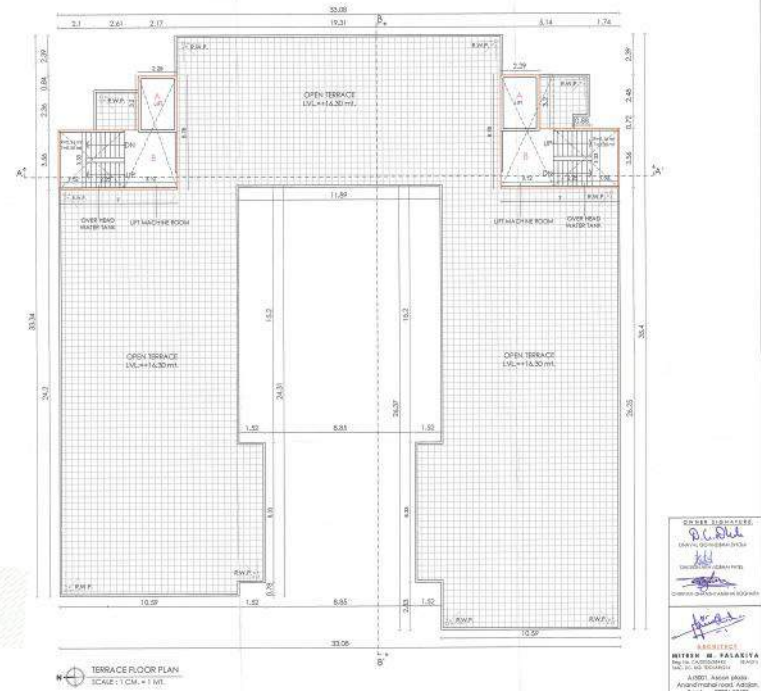
ARCHITECT
[Signature]
HITESH M. PALAKIV
REG. NO. CA200509402 (Bridal)
SAC: (C) NO. 10040204

AJITH: As per photo.
Anand: As per photo. A date
SAC: 10/04/2024



Development permission is granted
on the condition that it shall be the
responsibility of the applicant and his
Architect/Engineer/Surveyor/Structural
Designer, to follow the relevant BS
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 01.01.2017

Permission for sale/distribution/development as sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1948 is granted for the Land bearing No. 16, Housdar, Khar, P. No. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905



PROPOSED COMMERCIAL LOWRISE BUILDING PLAN ON T.P.S. NO. 44 (Jahangirabad), BLOCK NO.141, O.P. NO. 47.F.P.NO. 51, AT JAHANGIRABAD, SURAT.

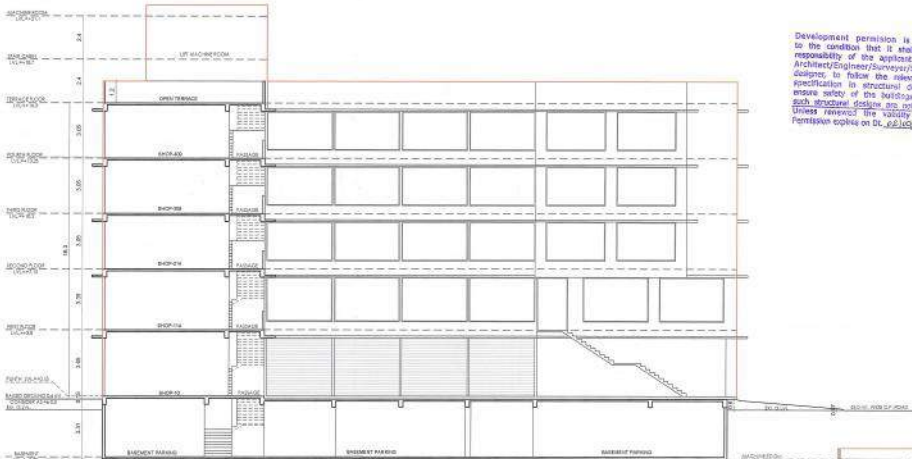
SECTION
ELEVATION

5
6

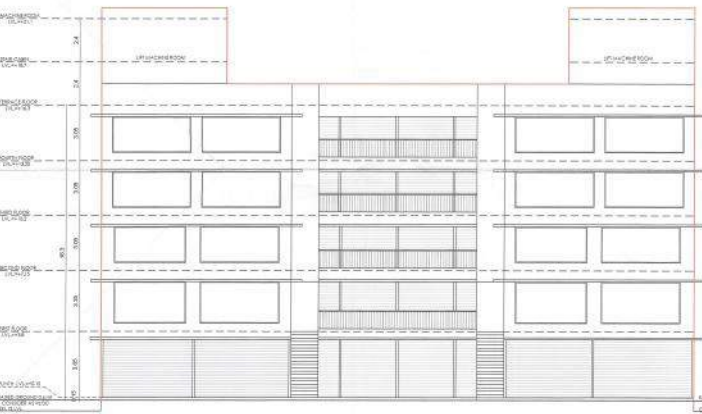
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structure Engineer to follow the relevant I.S. Specification in structural design to ensure safety of the building and as such structural details are not verified. Unless reviewed the validity of this Permission applies on 01.06.2017.

Permission for sub-division/alteration/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1979 as per the final approved Master Plan/Corporate Plan is granted for the Land (containing 40.40 acres) in T.P.S. No. 44, Block No. 141, O.P. No. 47, F.P. No. 51, at Jahangirabad, Surat. The permission is granted for the period of 10 years from the date of issue of this permission. The permission is not to be used for any other purpose than the one for which it is granted. The permission is subject to the condition that the applicant shall comply with the conditions of the permission. The permission is subject to the condition that the applicant shall comply with the conditions of the permission. The permission is subject to the condition that the applicant shall comply with the conditions of the permission.

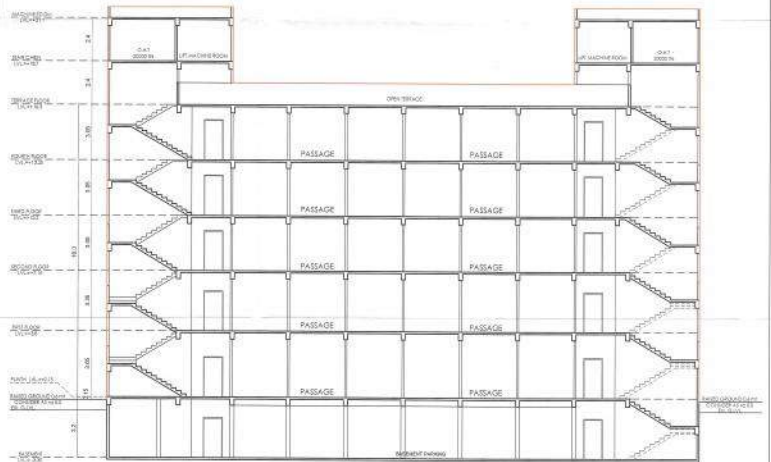
Date: 3/04/2016 U.C. Town Planner, Surat Municipal Corporation



SECTION-BB
SCALE: 1 CM = 1 MT



ELEVATION
SCALE: 1 CM = 1 MT



SECTION-AA
SCALE: 1 CM = 1 MT

SIGNATURE
R. K. Kulkarni
DATE: 03/04/2016
U.C. Town Planner
Surat Municipal Corporation

SIGNATURE
MITESH H. TALAKIYA
DATE: 03/04/2016
U.C. Town Planner
Surat Municipal Corporation

