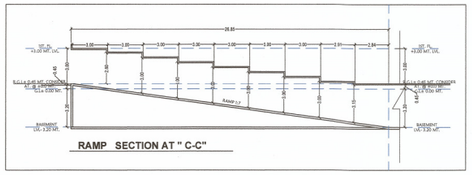
PROPOSED RESIDENTIAL BUILDING. PLAN FOR BLOCK NO:- 99, O.P. NO:-33, F.P. NO:-43, SUB PLOT NO:-2, T.P.S. NO:- 43 (BHIMRAD), SURAT.

GROUND FLOOR PARKING PLAN
BASEMENT FLOOR PARKING PLAN
& CALCULATION

TOWER	TENAMENT WISE BUILT UP AREA & CARPET AREA				
	TYPES OF FLATS	NOS. OF FLATS	BUILT-UP AREA PER TENAMENT	CARPET AREA PER TENAMENT	PROP.CAR IN NOS.
TOWER - A	1	56	85.74	79.60	----
TOWER - B	1	56	71.41	66.56	----
TOWER - C	1	56	71.41	66.56	----
TOWER - D	1	56	85.74	79.60	----
	TOTAL	224 FLATS	----	----	113 NOS.



PROP. PARKING AREA CALCULATION FOR RESIDENTIAL

FLOOR	VISITOR PARKING			CAR PARKING	SCOOTER PARKING	TOTAL
	CAR	SCT.	TOTAL			
GR. LVL.	216.23	194.52	410.75	635.34	243.11	1289.20
BASE. LVL.	----	----	----	1860.71	1500.65	3361.36
TOTAL	216.23	194.52	410.75	2496.05	1743.76	4650.56

TOTAL REQUIRED PARKING
= RESIDENTIAL.
= 3522.46SQ.MT.
=3522.46SQ.MT.

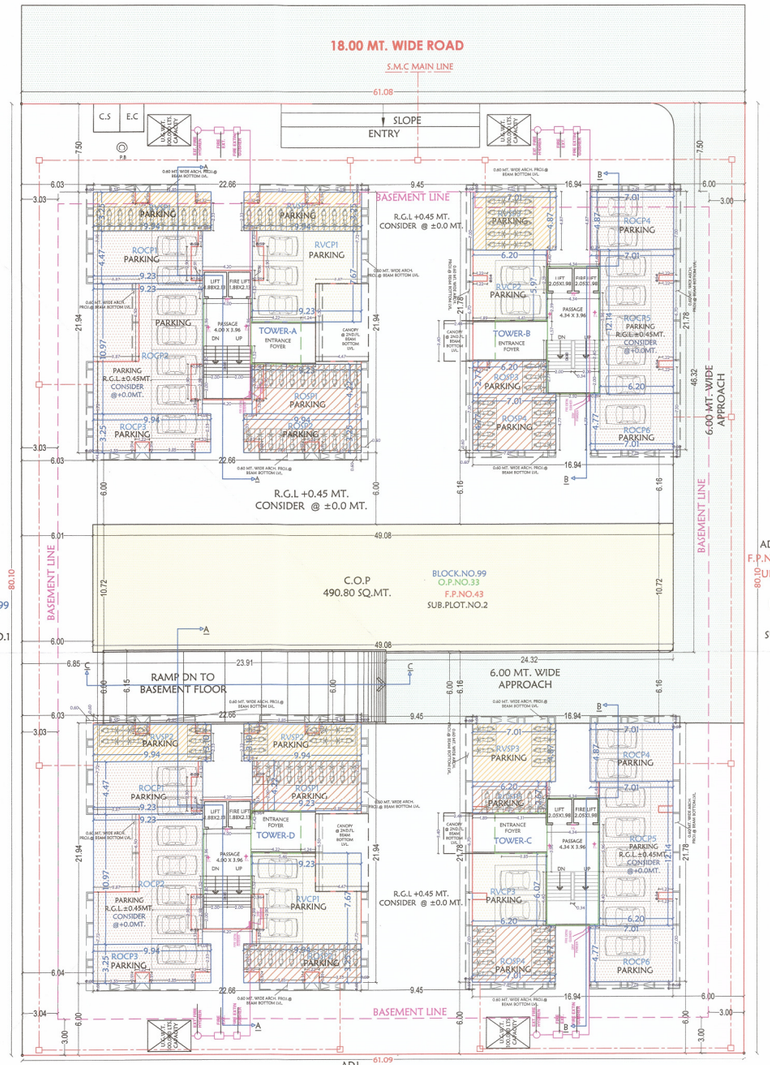
TOTAL PROPOSED PARKING
= RESIDENTIAL.
= 4650.56 SQ.MT.
= 4650.56 SQ.MT.

TOTAL REQD. PARKING FOR RESI. = 3522.46 SQ.MT.	TOTAL PROP. PARKING FOR RESI. = 4650.56 SQ.MT.	LVL.	NO.OF VEHICLE	COLOR NOTE
TOTAL REQD. PARKING FOR RESI. @20% PROPOSED F.S.I AREA =17612.32 SQ.MT. 17612.32 SQ.MT. X 20%= 3522.46 SQ.MT. TOTAL REQ. PARKING = 3522.46 SQ.MT.	TOTAL PROP. PARKING FOR RESI. 410.75+ 2496.05+ 1743.76 =4650.56 SQ.MT.			
VISITOR PARKING FOR RESI. @10% 3522.46SQ.MT. X 10% =352.24 SQ.MT. VISITOR'S CAR PARKING 352.24 SQ.MT. X 0.50 = 176.12 SQ.MT. VISITOR'S OTHERS PARKING 352.24 SQ.MT. X 0.50 = 176.12 SQ.MT.	VISITOR'S CAR PARKING RVCP-1) 2 X 9.23 X 7.67 =141.59 SQ.MT. RVCP-2) 1 X 6.20 X 5.97 = 37.01 SQ.MT. RVCP-3) 1 X 6.20 X 6.07 = 37.63 SQ.MT. = 216.23 SQ.MT. OTHERS PARKING RVSP-1) 2 X 9.94 X 3.25 = 64.61 SQ.MT. RVSP-2) 2 X 9.94 X 3.10 = 61.63 SQ.MT. RVSP-3) 2 X 7.01 X 4.87 = 68.28 SQ.MT. = 194.52 SQ.MT. TOTAL : 216.23+ 194.52 = 410.75 SQ.MT.	GR. LVL.	10 43	
OCCUPIER CAR PARKING @45% 3522.46 SQ.MT. X 45% =1585.11 SQ.MT.	OCCUPIER CAR PARKING ROCP-1) 2 X 9.23 X 4.47 = 82.52SQ.MT. ROCP-2) 2 X 9.23 X10.97 = 202.51 SQ.MT. ROCP-3) 2 X 9.94 X 3.25 = 64.61 SQ.MT. ROCP-4) 2 X 7.01 X 4.87 = 68.28 SQ.MT. ROCP-5) 2 X 6.20 X 12.14 = 150.54 SQ.MT. ROCP-6) 2 X 7.01 X 4.77 = 66.88 SQ.MT. ROCP-7) 1 X 27.37 X16.57 = 453.52 SQ.MT. ROCP-8) 1 X 24.23 X 6.30 = 152.65 SQ.MT. ROCP-9) 1 X 54.75 X24.64 = 1349.04 SQ.MT. (+) 2590.55 SQ.MT. LESS:- A :- 1 X 4.54 X 10.74 = 48.76 SQ.MT. B :- 1 X 4.20 X 10.89 = 45.74 SQ.MT. (-) 94.50 SQ.MT. (2590.55-94.50) = 2496.05 SQ.MT. TOTAL= 2496.05 SQ.MT.	GR. LVL. BASE. LVL.	30 73	
OCCUPIER OTHERS PARKING @45% 3522.46 SQ.MT. X 45% =1585.11 SQ.MT.	OCCUPIER OTHERS PARKING ROSP-1) 2 X 9.23 X 4.22 = 77.90SQ.MT. ROSP-2) 2 X 9.94 X 3.25 = 64.61SQ.MT. ROSP-3) 1 X 6.20 X 2.77 = 17.17 SQ.MT. ROSP-4) 2 X 7.01 X 4.77 = 66.88 SQ.MT. ROSP-5) 1 X 6.20 X 2.67 = 16.55 SQ.MT. ROSP-6) 1 X 27.37 X16.57 = 453.52 SQ.MT. ROSP-7) 1 X 25.51 X20.80 = 530.61 SQ.MT. ROSP-8) 1 X 9.45 X21.79 = 205.92 SQ.MT. ROSP-9) 1 X 19.79 X20.47 = 405.10 SQ.MT. (+) 1838.26 SQ.MT. LESS:- A :- 1 X 4.54 X 10.74 = 48.76 SQ.MT. B :- 1 X 4.20 X 10.89 = 45.74 SQ.MT. (-) 94.50 SQ.MT. (1838.26-94.50) = 1743.76SQ.MT. TOTAL= 1743.76SQ.MT.	GR. LVL. BASE. LVL.	71 258	
TOTAL REQD. PARKING:- 3522.46SQ.MT.	TOTAL PROP. PARKING :- 4650.56 SQ.MT.			

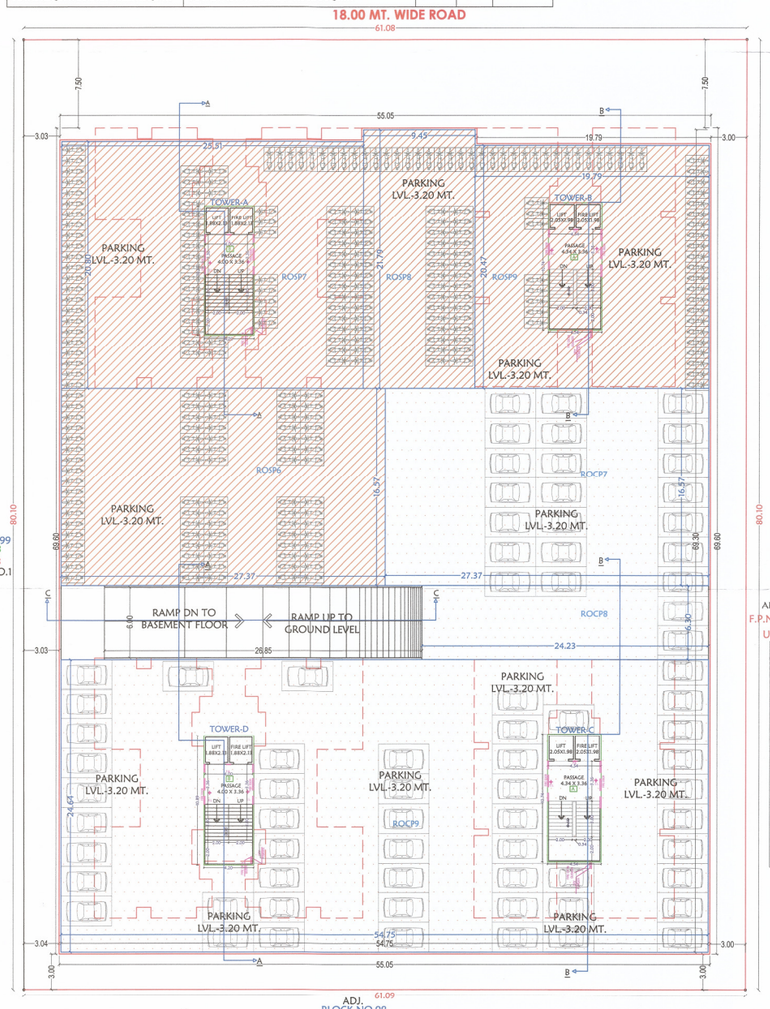
permission for sub division/amalgamation/ development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act. 1976 and the Bombay provisional Municipal Corporation Act. 1949 is granted for the Land bearing ~~C.S. No./R.S. No./F.P.~~ No. 43 P., Sub Plot No. 2 of Ward No./Moje/T.P.S. No. 43 (Bhimrad) .....as per the attached plans and permission letter (Rajachithi) vide outward FFLINE No. T.D.O./DP/.....274.....dated 31/12/2020

Date 31/12/2020 I/C. Town Planner, Surat Municipal Corporation

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 relevent 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. 30/12/2021



GROUND FLOOR PARKING PLAN
R.G.L.+0.45MT.
CONSIDER @ + 0.0 MT.,
SCALE - 1CM. = 2.00 MT.



BASEMENT FLOOR PLAN
LVL.-3.20MT.
SCALE - 1CM. = 2.00 MT.

OWNER'S SIGN.

PIONEER LUXURY CORPORATION
PARTNER
(1)
(2)
(3)
(4) Deepali Jigneshbhai

ARCHITECT/ENGINEER
SURESH N. PATEL
LIC. NO. TDO/ER/340

ARCHITECT & PLANNER

ER. SURESH N. PATEL
AR. PALAK S. PATEL
ARCHITECTS, INTERIOR DESIGNERS, ENGINEERS
204, Ruchita Complex, Athugar Street, Near Bank Of Baroda, Nanpura,Surat.
Mob. : +91 98251 13959, 88499 04609
E-Mail : snpatel1966@yahoo.com

PROPOSED RESIDENTIAL BUILDING. PLAN FOR BLOCK NO:- 99, O.P. NO:-33, F.P. NO:-43, SUB PLOT NO:-2, T.P.S. NO:- 43 (BHIMRAD), SURAT.

LAY-OUT PLAN | 1/7

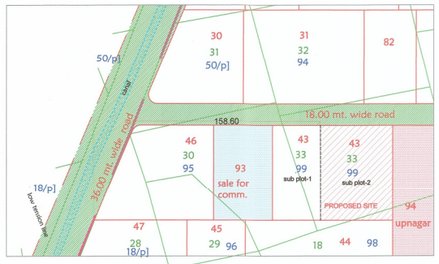
PAID F.S.I - 3.60

Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyer/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. 30/12/2021

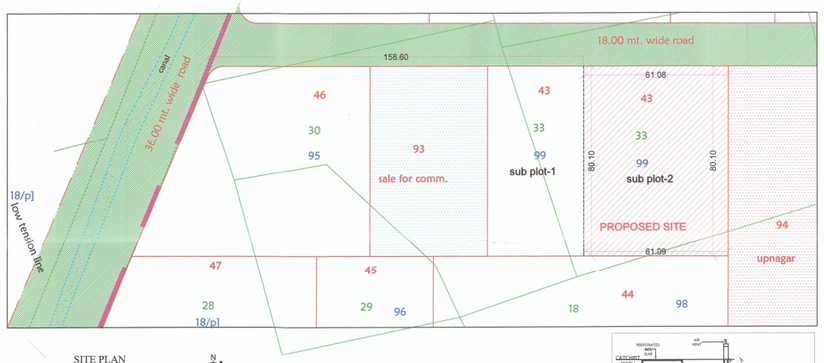
Permission for sub division/amalgamation development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay provisional Municipal Corporation Act, 1949 is granted for the Land bearing ~~C.S. No./R.S. No./F.P. No.~~ 43/1 Sub Plot No:-2 of Ward No./Moje/T.P.S. No. 43 (Bhimrad) ..... as per the attached plans and permission letter (Rajachithi) vide outward No. T.D.O./DP/ 879 dated 21/12/2020 OFFLINE

Date: 21/12/2020

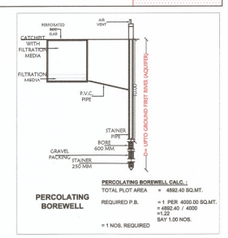
I/C. Town Planner,
Surat Municipal Corporation



KEY PLAN
SCALE - 1CM = 20.00 MT



SITE PLAN
SCALE - 1CM = 10.00 MT

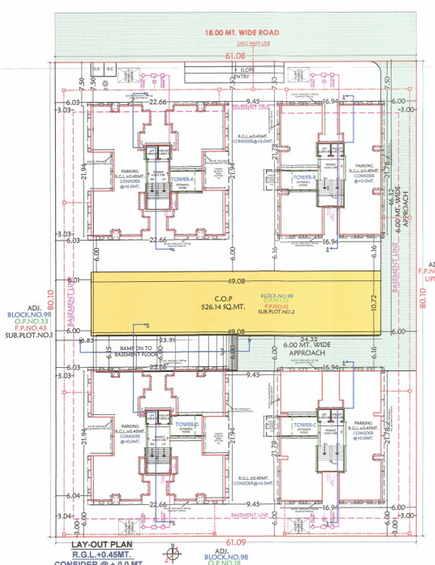


TOWER	TENAMENT WISE BUILT UP AREA & CARPET AREA				
	TYPES OF FLATS	NOS. OF FLATS	BUILT-UP AREA PER TENAMENT	CARPET AREA PER TENAMENT	PROP.CAR IN NOS.
TOWER - A	1	56	85.74	79.60	----
TOWER - B	1	56	71.41	66.56	----
TOWER - C	1	56	71.41	66.56	----
TOWER - D	1	56	85.74	79.60	----
	TOTAL	224 FLATS	----	----	113 NOS.

	COLOUR NOTE
1.	PLOT BOUNDARY - BLACK
2.	PROP. WORK - RED
3.	DRAINAGE LINE - DOTTED RED
4.	ROAD - GREEN
5.	O.P. BOUNDRY - GREEN
6.	F.P. BOUNDRY - RED
7.	C.O.P. - YELLOW

AREA STATMENT :-

PLOT AREA	=	4892.40 SQ.MT.
REQUIRED C.P. AREA (10% X 4892.40)	=	489.24 SQ.MT.
PROP. C.P. AREA	=	490.80 SQ.MT.
NET PLOT AREA	=	4401.60 SQ.MT.
PROP. BUILT UP AREA	=	1437.56 SQ.MT. (29%)
(PERMISSIBLE F.S.I. (3.60 X 4892.40)	=	17612.64 SQ.MT.
PROPOSED F.S.I. AREA	=	17612.32 SQ.MT.
PERMI. REG. F.S.I. (1.80 X4892.40)	=	8806.32 SQ.MT.
PAID F.S.I. AREA (17612.32 - 8806.32)	=	8806.00 SQ.MT.
REQD. PARKING AREA	=	3522.46 SQ.MT.
TOTAL PROP. PARKING AREA	=	4650.56 SQ.MT.
F.S.I. CONSUMED	=	3.59



LAY-OUT PLAN
R.G.L.+0.45MT.
CONSIDER @ + 0.0 MT.,
SCALE - 1CM. = 4.00 MT.

BUILT UP AREA STATEMENT

FLOOR / BUILD.	A&DTOWER (RESI.)	B&C-TOWER (RESI.)	TOTAL
BA. FL.	3610.94		3610.94
GR. FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
1st FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
2nd FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
3rd FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
4th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
5th FL.	402.28X2 = 804.56	347.08X2 =694.16	1498.72
6th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
7th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
8th FL.	402.28X2 = 804.56	347.08X2 =694.16	1498.72
9th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
10th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
11th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
12th FL.	402.28X2 = 804.56	347.08X2 =694.16	1498.72
13th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
14th FL.	387.28X2 = 774.56	332.08X2 =664.16	1438.72
STAIR CABIN	45.74X2 = 91.48	48.76X2 = 97.52	189.00
TOTAL	5854.20X2 =11708.40	5026.20X2 =10052.40	25560.74

F.S.I. AREA STATEMENT

FLOOR / BUILD.	A&DTOWER (RESI.)	B&C-TOWER (RESI.)	TOTAL
GR. FL.	4.38X2 =8.76	6.42x2 =12.84	21.60
1st FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
2nd FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
3rd FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
4th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
5th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
6th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
7th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
8th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
9th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
10th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
11th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
12th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
13th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
14th FL.	342.63X2 =685.26	285.61X2 =571.22	1256.48
TOTAL	4801.20X2 =9602.40	4004.96X2 =8009.92	17612.32

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	4892.40	LIST OF DRGS ATTACHED		NO. OF COPIES
A.1	a). AREA AS PER REVENUE RECORD	4892.40			
A.2	b). AREA AS PER TPS RECORD	4892.40			
A.3	c). AREA AS PER SITE CONDITION	4892.40			
B	DEDUCTION AREA		PLANS ELEVATION SECTION	} 11	
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	4892.40			

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

PROPOSED				
NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
		REQUIRED	PROVIDED	
13	COMMON PLOT	489.24	526.14	
13.1	ADDITIONAL 6% FOR THICK	-------	-------	
13.2	NO. OF PERCOLATION	1.00	1.00	
13.3	NO. OF TREES	-------	-------	
14	WIDTH OF MARGIN-ON ROAD SIDE	7.50	7.50	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD	6.00	6.00	
14.2	TOTAL MARGIN AREA	-------	-------	
15	INTERNAL ROAD WIDTH	-------	-------	
15.1	INTERNAL ROAD AREA	-------	-------	
16	BUILT-UP AREA IN COMMON	-------	-------	
16.1	BUILT-UP AREA IN MARGINE	-------	-------	
17	TOTAL DEVELOPABLE	-------	-------	
18	PERMISSIBLE FSI -BASE (AS PER NEW) (1.80X4892.40=8806.32)	8806.32	8806.32	
18.1	PERMISSIBLE FSI-CHARGEABLE	8806.32	8806.00	
18.2	FSI UTILISED	17612.32 (3.59)		
19	GROUND COVERAGE	-------	1437.56 (29%)	
20	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-3	23992.28+1438.72(PARK.)	4 BUIL. / 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	DWE-3	25431.00	4 BUIL. / YES

24	BUILDING	BUILDING HEIGHT IN METERS		NUMBER OF FLOORS	
		A&D-TOWER	B&C-TOWER	A&D-TOWER	B&C-TOWER
		44.85	44.85	14	14

PROPOSED AREA STATEMENT FOR PARKING				
24	PARKING	AREA (in sq.mt.)		percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	RESI.	3522.46	20.00 %
24.2	PROPOSED PARKING AREA (IN AREA & PERCENTAGE)	RESI.	4650.56	26.42 %
24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (IN AREA & PERCENTAGE)	RESI.	176.12	5.00 %
24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (IN AREA & PERCENTAGE)	RESI.	410.75	12.00 %

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	RESI.	1289.20	114	40
25.2	PROPOSED PARKING ON BASEMENT	RESI.	3361.36	258	73
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW/	-------	-------	-------	-------
25.4	COVERED PARKING	-------	-------	-------	-------
25.5	OPEN PARKING	-------	-------	-------	-------
25.6	TOTAL		4650.56	372	113

BUILD -TO-LINE		
BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN,PLEASE PROVIDE THE FOLLOWING DETAILS.		
1	LENGTH OF BUILD-TO-LINE	
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF	
3	PERCENTAGE OF LENGTH OF BUILD-TO--LINE CO-INCIDING THE FRONT FACADE OF	

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED RESIDENTIAL BUILDING. PLAN FOR BLOCK NO:- 99, O.P. NO:-33, F.P. NO:-43, SUB PLOT NO:-2, T.P.S. NO:- 43 (BHIMRAD), SURAT.

LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
LAYOUT PLAN	1		1CM = 4.0M	
SITE PLAN	-------		-------	
DETAILED PLAN,ELEV.&SECT. ELEVATIONS	2		1CM = 1.0M	
SECTION	2		1CM = 1.0M	
SERVICES & AMENITIES	-------		-------	
LANDSCAPE PLAN	-------		-------	
PARKING PLAN	1		1CM = 2.0M	
BASEMENT PLAN	1		1CM = 2.0M	
REF DESCRIPTION OF LAST APPROVED PLANS			DATE	
SUB DIVISION PLAN RAJACHITTHI -BMC/22102019 /1309175 /01/009468			22 /10 /2019	
	-------		-------	
	-------		-------	
	-------		-------	
	-------		-------	
	-------		-------	

21	FLOORS/LEVELS		NUMBERS OF UNITS		BUILT- UP AREA (in sq.mt)		FLOOR AREA F.S.I. AREA (In sq.mt)		PAYMENT FSI (in sq.mt)
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A&D-TOWER	B&C-TOWER	A&D-TOWER	B&C-TOWER	A&D-TOWER	B&C-TOWER	
21.1	BASEMENT				3610.94		-- --	-- --	8805.59
21.2	HOLLOW PLINTH		--	--	--	--			
21.3	GROUND FLOOR		1+1 =2	1+1 =2	387.28X2 =774.56	332.08X2 =664.16	4.38X2 = 8.76	6.42X2= 12.84	
21.4	TYPICAL FLOOR	1ST FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		2ND FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		3RD FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		4TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		5TH FLOOR	4+4 =8	4+4 =8	402.28X2 =804.56	347.08X2 =694.16	342.63X2 =685.26	285.61X2 =571.22	
		6TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		7TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		8TH FLOOR	4+4 =8	4+4 =8	402.28X2 =804.56	347.08X2 =694.16	342.63X2 =685.26	285.61X2 =571.22	
		9TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		10TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		11TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		12TH FLOOR	4+4 =8	4+4 =8	402.28X2 =804.56	347.08X2 =694.16	342.63X2 =685.26	285.61X2 =571.22	
		13TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		14TH FLOOR	4+4 =8	4+4 =8	387.28X2 =774.56	332.08X2 =664.16	342.63X2 =685.26	285.61X2 =571.22	
		----	--	--	--	--	--	--	
		TERRACE FLOOR	--	--	45.74X2 =91.48	48.76X2 =97.52	--	--	
21.5	FLOORS OTHER THAN TYPICAL		--	--	--	--	--	--	
21.6	TOTAL (FLAT)		56+56=112	56+56=112	5899.94X2 =11799.88	5074.96X2 =10149.92	4801.20X2 =9602.40	4004.96X2 =8009.92	
21.7	TOTAL OF ALL (SHOP + FLAT)		224		25560.74		17612.32		
22	DWELLING UNITS		NUMBERS OF UNITS		DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt)		TOTAL UNIT BUILT UP AREA (in sq.mt)		
	PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A&D-TOWER	B&C-TOWER	A&D-TOWER	B&C-TOWER	A&D-TOWER	B&C-TOWER	
22.1	1BHK		--	--	--	--	--	--	
22.2	2BHK		--	56X2=112	--	85.74	--	9602.88	
22.3	3BHK		56X2 =112	--	71.41	--	7997.92	--	
			--	--	--	--	--	--	
			--	--	--	--	--	--	
			--	--	--	--	--	--	
22.4	4BHK		--	--	--	--	--	--	
			--	--	--	--	--	--	
22.5	MORE THAN 4BHK		--	--	--	--	--	--	
22.6	OTHERS (eg. studio units penthouse)		--	--	--	--	--	--	
22.7	OTHER THAN DWELLING UNITS (MERCAN-1)		--	--	--	--	--	--	
			--	--	--	--	--	--	
			--	--	--	--	--	--	
22.8	TOTAL				71.41	85.74	7997.92	9602.88	
22.9	TOTAL OF ALL BUILDINGS				157.15		17600.80		

23	DWELLING UNITS	CARPET AREA OF EACH UNIT(In sq.mt)		DETAILS OF BALCONY & WASH AREA		PROPORTIONATE COMMON AMINITIES AREA (in sq.mt.)	TOTAL CARPET AREA (sq.mt.)
		A&D-TOWER	B&C-TOWER	A&D-TOWER	B&C-TOWER		
23.1	GROUND FLOOR	-------	-------	-------	-------	-------	-------
23.2	1ST FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.3	2ND FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.4	3RD FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.5	4TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.6	5TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.7	6TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.8	7TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.9	8TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.10	9TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.11	10TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.12	11TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.13	12TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.14	13TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64
23.15	14TH FLOOR	308.04X2=616.08	254.32X2=508.64	17.48X2=34.96	18.48X2=36.96	-------	1196.64

V.CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE **30 - 01 - 2020** 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.

SURESH N. PATEL
SIGNATURE LIC. NO. TDO/ER/340
ARCHITECT / ENGNEER / SURVEYOR

VI.SIGNATORIES

SIGNATORY,NAME AND ADDRESS WITH REGN.NO.

OWNER /DEVELOPER

PIONEER LUXURY CORPORATION

PARTNER

(1).....

(2).....

(3).....

(4).....

ARCHITECT

ER. SURESH N. PATEL
AR. PALAK S. PATEL

ARCHITECTS, INTERIOR DESIGNERS, ENGINEERS

204, Ruchita Complex, Athugar Street, Near Bank Of Baroda, Nanpura,Surat. 3 9 5 0 0 1
Mob. : +91 98251 13959, 88499 04609
E-Mail : snpatel1966@yahoo.com

ENGINEER/CLARK OF WORK/SITE SUPERVISIOR

FOR OPINION / N.O.C / PERMISSION PURPOSE ONLY

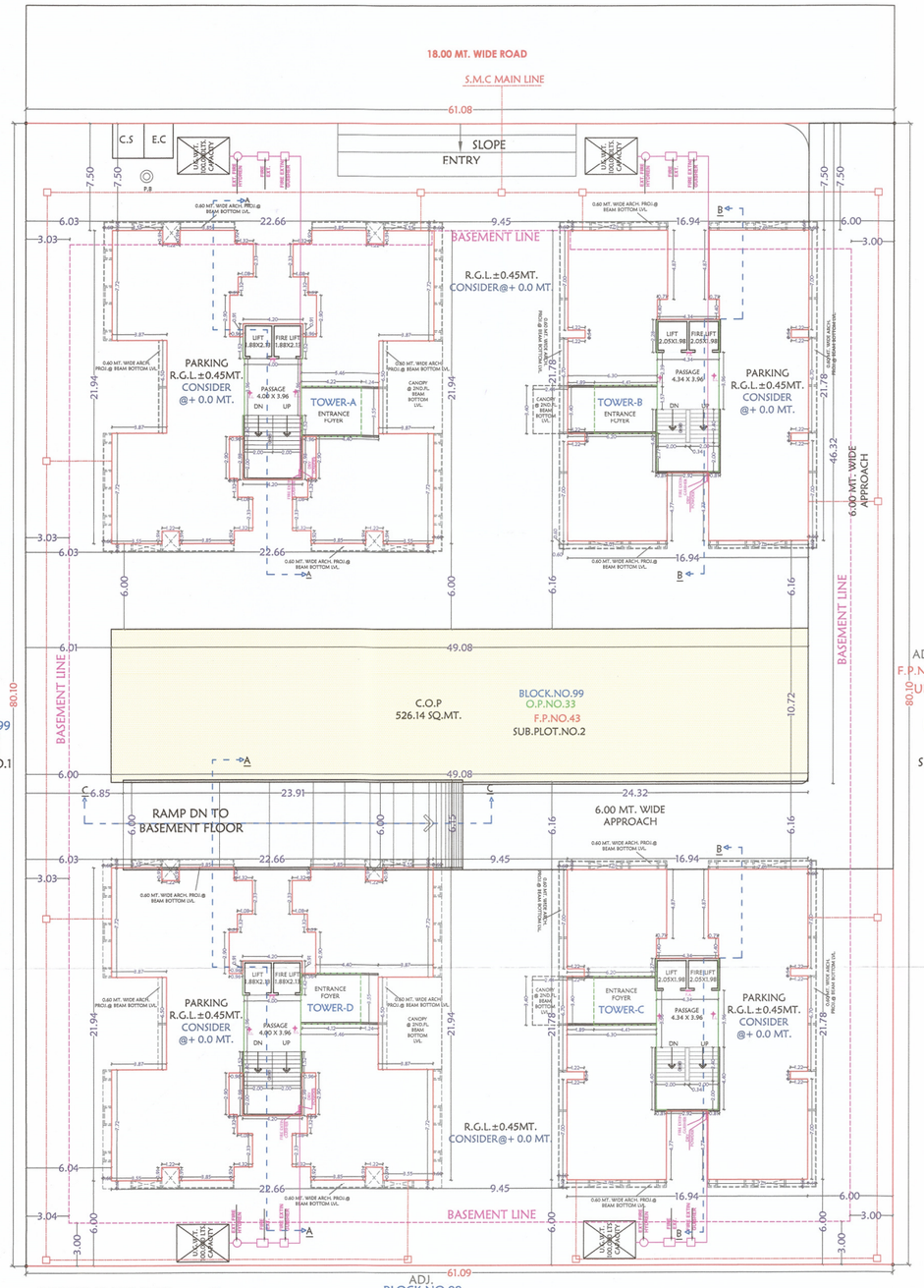
PROPOSED RESIDENTIAL BUILDING. PLAN FOR BLOCK NO:- 99, O.P. NO:-33, F.P. NO:-43, SUB PLOT NO:-2, T.P.S. NO:- 43 (BHIMRAD), SURAT.

GROUND FLOOR PLAN
BASEMENT FLOOR PLAN
& CALCULATION

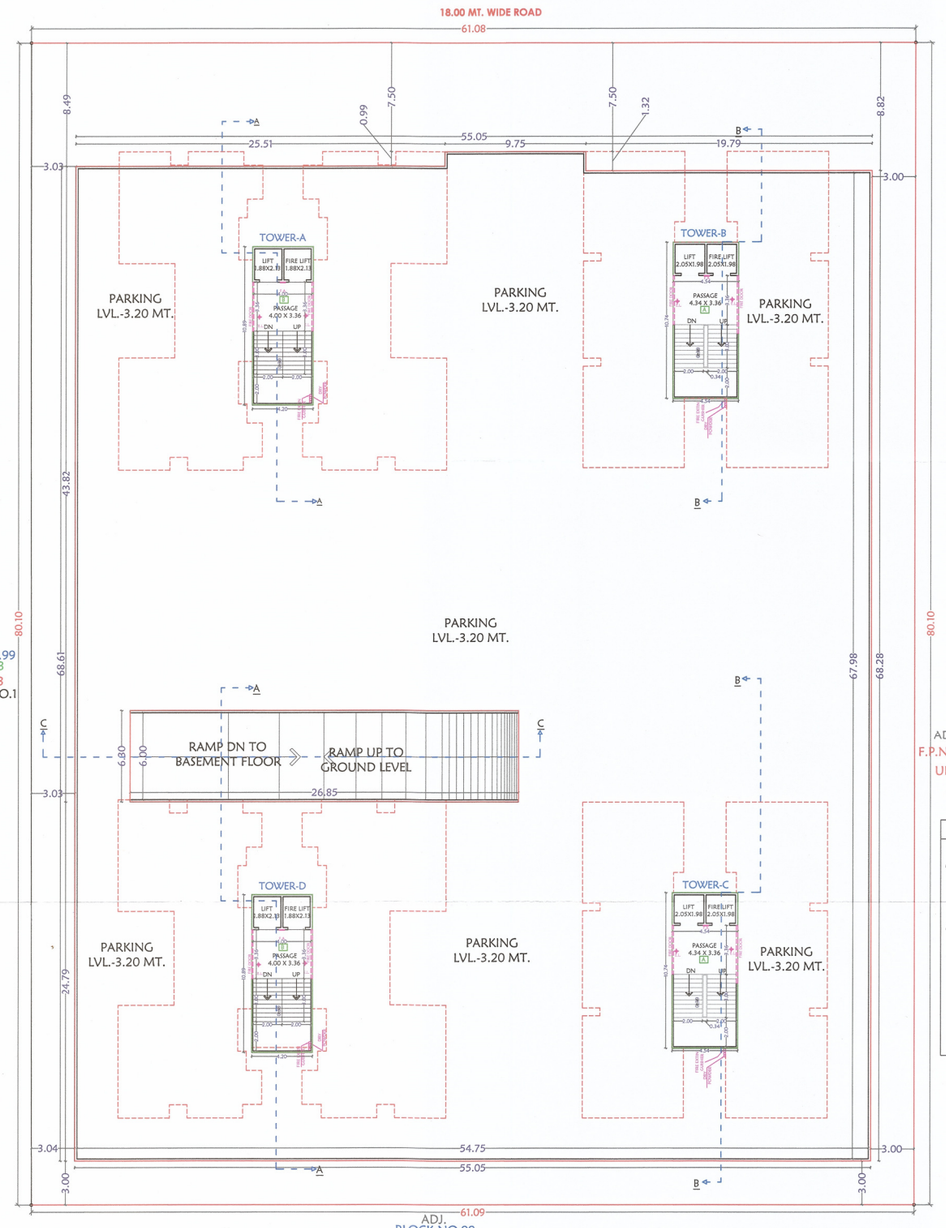
Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyer/Structura designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 30/12/2021

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.~~ 43/1 Sub Plot No. 2 of Ward No./Moje/T.P.S. No. 43 (Bhimrad) as per the attached plans and permission letter (Rajachithhi) vide outward No. T.D.O./DP/ 079 dated 31/12/2020 OFFLINE

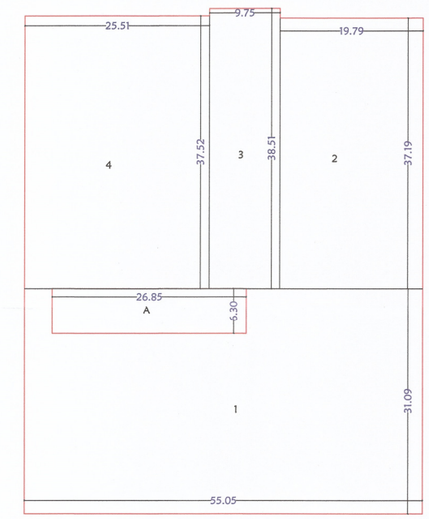
Date 31/12/2020 I/C. Town Planner, Surat Municipal Corporation



GROUND FLOOR PLAN
R.G.L.+0.45MT.
CONSIDER @ + 0.0 MT.,
SCALE - 1CM. = 2.00 MT.



BASEMENT FLOOR PLAN
LVL.-3.20MT.
SCALE - 1CM. = 2.00 MT.



BASEMENT AREA CALCULATION :-
PROP.BUILT UP AREA CALCULATION:-
AREA :-:-

1:-	1 X 55.05 X 31.09	=1711.50SQ.MT.
2:-	1 X 19.79 X 37.19	= 735.99SQ.MT.
3:-	1 X 9.75 X 38.51	= 375.47SQ.MT.
4:-	1 X 25.51 X 37.52	= 957.14SQ.MT.
TOTAL BASEMENT AREA		=3780.10 SQ.MT.

RAMP DEDUCT:-

A :-	1 X 26.85 X 6.30	(-) 169.16 SQ.MT.
(3780.10 - 169.16)		= 3610.94 SQ.MT.

OWNER'S SIGN.

હર્ષદભાઈ મોહનભાઈ પટેલના ડાબા/જમણા હાથના અંગુઠાનું નિશાન મારી રૂબરૂમાં કરેલ છે.
સુરત મહાનગરપાલિકા, સુરત.
અંગુઠાનો નિશાન

PIONEER LUXURY CORPORATION
PARTNER
(1)
(2)
(3)
(4) Deepali Hgarwar

ARCHITECT/ENGINEER
SURESH N. PATEL
LIC. NO. TDO/ER/340

ARCHITECT & PLANNER

ER. SURESH N. PATEL
AR. PALAK S. PATEL
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