PROP. LAYOUT FOR COMMERCIAL BUILDING ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217 , F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 , O.P. NO- 91,MOJE.:- PUNA, TAL :- CITY DIST.- SURAT.

Development permission 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. 14/10/2021

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.89/Sub Plot-2/Notional plot-1 of Ward No./Moje T.P.S. No...60 (Puna)..... .....as per the plan/sad plans and permission letter (Rajachitthi) vide outward No. T.D.O./DP/1903.....dated..15/10/2021

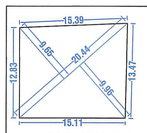
Date 15/10/2021

I/C. Town Planner,
Surat Municipal Corporation

AREA STATMENT	SQ.MT.
PLOT AREA AS / RECORD	= 1242.00 SQ. MT.
PLOT AREA AS/ SITE	= 1242.00 SQ. MT.
NET PLOT AREA	= 1242.00 SQ. MT.
REQD C.O. P. (10 % OF 1242.00)	= 200.00 SQ. MT.
PROP. C.O.P.	= 200.41 SQ. MT
BALANCE PLOT AREA	=1041.59 SQ. MT.
PROP. BUILT UP AREA @ GR.FL.	= 465.99 SQ.MT
PERMI. F . S. I. (2.70) (1242.00 X 2.70)	= 3353.40 SQ.MT
PROP. F.S.I	= 3306.63 SQ.MT.
F. S. I. CONSUMED	= 2.66

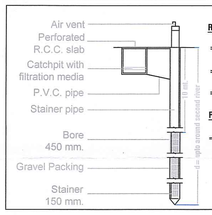
FLOOR	BUILT UP	F.S.I.
LOWER BASEMENT FL.	688.59	-----
UPPER BASEMENT FL.	734.67	
GR FL./PARK.	465.99	426.42
1st FLOOR	431.08	391.51
2nd FLOOR	431.08	391.51
3rd FLOOR	431.08	391.51
4th FLOOR	465.99	426.42
5th FLOOR	465.99	426.42
6th FLOOR	465.99	426.42
7th FLOOR	465.99	426.42
STAIR & LIFT M/C	41.00	0
TOTAL	5087.45	3306.63

PAID F.S.I.= CONSUMED F.S.I - PERMI.F.S.I. @1.80
= 3306.63 - (1242.00 X 1.80)
= 3306.63 - 2235.60
= 1071.03 sq.mt.



C.O.P. AREA CALCULATION
1). ½(9.65 + 9.96) X 20.44 = 200.41
TOTAL = 200.41 SQ.MT.

CALCULATION OF PERCOLATING WELL (P.B.W.)

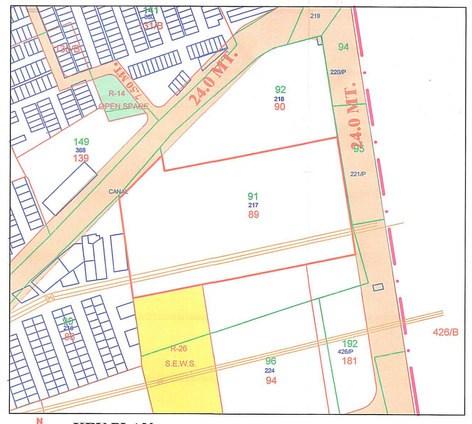


REQ. PERCOLATING WELL
= TOTAL PLOT AREA / 4000
= 1242.00 / 4000 = 0.31 NOS.
= SAY 1 NOS .

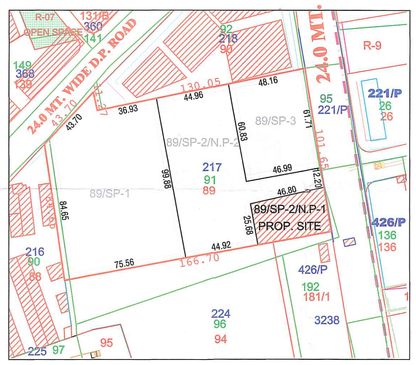
PROP. PERCOLATING WELL (P W)
= 1 NOS.

COLOUR NOTES

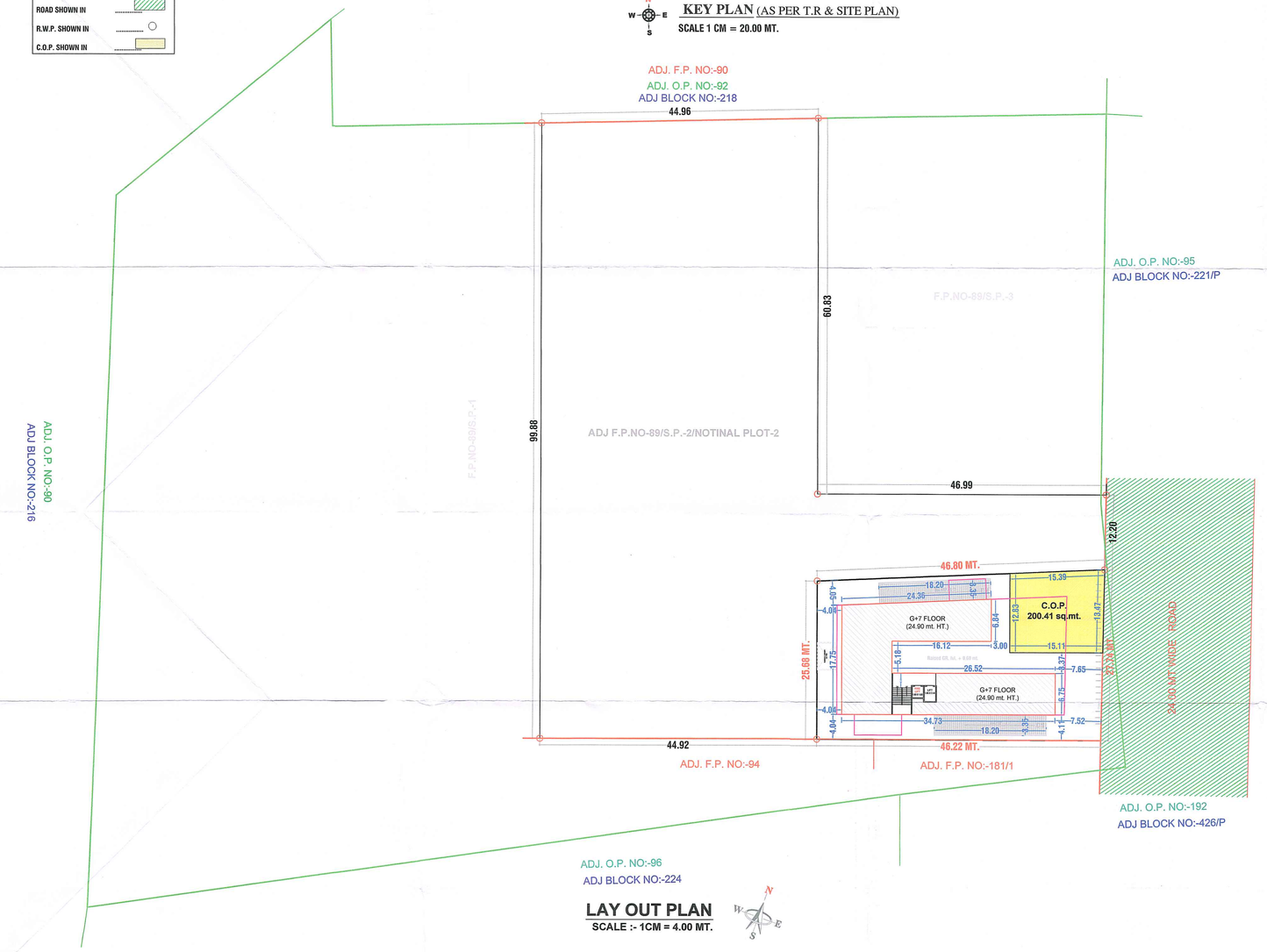
F.P. BOUNDARY	.....
O.P. BOUNDARY	.....
PROP. CONST SHOWN IN	.....
DRAINAGE LINE	.....
ROAD SHOWN IN	.....
R.W.P. SHOWN IN	.....
C.O.P. SHOWN IN	.....



KEY PLAN (AS PER DRAFT)
SCALE 1 CM = 20.00 MT.



KEY PLAN (AS PER T.R & SITE PLAN)
SCALE 1 CM = 20.00 MT.



LAY OUT PLAN
SCALE :- 1CM = 4.00 MT.

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	1242.00	LIST OF DRGS ATTACHED	NO. OF COPIES	
A.1	a). AREA AS PER REVENUE RECORD	1242.00	PLANS ELEVATION SECTION	5	
A.2	b). AREA AS PER TPS RECORD	-------			
A.3	c). AREA AS PER SITE CONDITION	-------			
B	DEDUCTION AREA				
B.1	a).ROADS (proposed or under process)				
B.2	b).RESERVATIONS (under TP or DP or any other statutory plan/under provision of GDR)	-------			
B.3	AREA NOT IN POSSESSION	-------			
B.4	OTHER	-------			
C	NET AREA	1242.00			

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/NOTREQUIRED
		REQUIRED	PROVIDED	
13	COMMON PLOT	200.00	200.41	
13.1	ADDITIONAL 6% FOR THICK	-------	-------	
13.2	NO. OF PERCOLATION	1.00	1.00	
13.3	NO. OF TREES	-------	-------	
14	WIDTH OF MARGIN-ROAD 18.MT	6.00	7.52	
14.1	WIDTH OF MARGIN-OTHER	-------	-------	
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 MARGIN	-------	-------	
17	TOTAL DEVELOPABLE AREA	-------	-------	
18	PERMISSIBLE FSI -BASE (AS PER NEW DP)	2235.60	2235.60	
18.1	PERMISSIBLE FSI-CHARGEABLE	1117.80	1071.03	
18.2	FSI UTILISED	3306.63 (2.66)		
19	GROUND COVERAGE	-------	465.99	

20	PROPOSED USE (as described in section c-9.3 use)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS/SHOP	DRAWINGS PROVIDED YES/NO
20.1	DWELLING	-------	-------	-------	NO
20.2	MERCANTILE	MERCANTILE	5087.45	110	YES
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	-------	5087.45	110	YES

21	FLOORS/LEVELS		NUMBERS OF UNITS	FLOOR AREA 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			BLDG- A	BLDG- A	BLDG- A	
21.1	BASEMENT	LOWER BASEMENT	-- --	688.59	-- --	
		UPPER BASEMENT	-- --	734.67	-- --	
			-- --	--		
21.2	HOLLOW PLINTH		-- --	--	-- --	
21.3	GROUND FLOOR		15	465.99	426.42	
21.4	TYPICAL FLOOR	1ST FLOOR	13	431.08	391.51	
		2ND FLOOR	13	431.08	391.51	
		3RD FLOOR	13	431.08	391.51	
		4TH FLOOR	14	465.99	426.42	
		5TH FLOOR	14	465.99	426.42	
		6TH FLOOR	14	465.99	426.42	
		7TH FLOOR	14	465.99	426.42	
		STAIRCASE CABIN	--	41.00	--	
21.5	FLOORS OTHER THAN TYPICAL FLOOR		--	--	--	
21.6	TOTAL		110	5087.45	3306.63	
21.7	TOTAL OF ALL		110	5087.45	3306.63	

22	DWELLING UNITS	NUMBERS OF UNITS	DETAILS OF UNIT AREA (size) OF INDIVIDUAL	TOTAL UNIT BUILT UP AREA (in sq.mt)
PROVIDE DETAILS FOR INDIVIDUAL BUILDING		BLDG- A	BLDG- A	BLDG- A
22.1	1BHK			
22.2 / 22.3	2BHK	--	--	--
22.4	4BHK	--	--	--
22.5	MORE THAN 4BHK	--	--	--
22.6	OTHERS (eg. studio units penthouse)	--	--	--
22.7	OTHER THAN DWELLING UNITS	--	--	--
22.8	TOTAL	--	--	--
22.9	TOTAL OF ALL BUILDINGS			

23	DWELLING UNITS	CARPET AREA OF EACH UNIT(in sq.mt)	DETAILS OF BALCONY & VERNADAH AREA	TOTAL BUILT UP AREA (sq.mt.)
		BLDG- A	BLDG- A	BLDG- A
23.1	GROUND FLOOR	--	--	--
23.2	1ST FLOOR	--	--	--
23.3	2ND FLOOR	--	--	--
23.4	3RD FLOOR	--	--	--
23.5	4TH FLOOR	--	--	--
23.6	5TH FLOOR	--	--	--
23.7	6TH FLOOR	--	--	--
23.8	7TH FLOOR	--	--	--

24	BUILDING	BUILDING HEIGHT IN METERS	NUMBER OF FLOORS
		A Bldg	A Bldg
		24.90 MT.	GR.+ 7 TH FL.

PROPOSED AREA STATEMENT FOR PARKING				
24	PARKING	AREA (in sq.mt.)		percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	1322.65		40 %
24.2	PROPOSED PARKING AREA (please specify in. / as well as area)	1363.13		41.22 %
24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (please specify in. / as well as area)	264.53		20%
24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (please specify in. / as well as area)	296.32		22.40 %
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 (including hollow plinth lvl.)	147.31	05	05
25.2	PROPOSED PARKING ON BASEMENT LVL	1215.82	177	17
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW (PLINTH)	-------	-------	-------
25.4	COVERED PARKING	-------	-------	-------
25.5	OPEN PARKING	-------	-------	-------
25.6	TOTAL	1363.13	182	22

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 THE BUILDING	
3	PERCENTAGE OF LENGTH OF BUILD-TO--LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING	

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

PROP. LAYOUT FOR COMMERCIAL BUILDING ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217 ,
F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 , O.P. NO- 91,MOJE.:- PUNA, TAL :- CITY DIST.- SURAT.

LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
LAYOUT PLAN	1		SCALE :- 1.00 CM.= 4.00 MT.	
SITE PLAN	-------		-------	
GR & BASEMENT LAYOUT	1		SCALE :- 1.00 CM.= 1.00 MT.	
DETAILED PLAN	2		SCALE :- 1.00 CM.= 1.00 MT.	
ELEVATION & SECTIONS	1		SCALE :- 1.00 CM.= 1.00 MT.	
SERVICES & AMENITIES	-------		-------	
LANDSCAPE PLAN	1		-------	
GR.& BASE. PARKING LAYOUT	1		SCALE :- 1.00 CM.= 2.00 MT.	
TOTAL	6			

REF DESCRIPTION OF LAST APPROVED PLANS	DATE
T.D.O./D.P./NO. : 242	4-02-19
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V.CERTIFICATE

CERTIFICATE

(1) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME & NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK. MANHOLE CONNECTIONIS VERIFIED BY ME

(2) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE :- -0 -201 AND THE DIMENSIONS OF SIDESETC. 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

પવિત્રા રીઆલીટી એક ભાગીદારી પેઢીના ભાગીદારો

૧) મનસુખભાઈ કરમશીભાઈ શેલડીયા
X .....

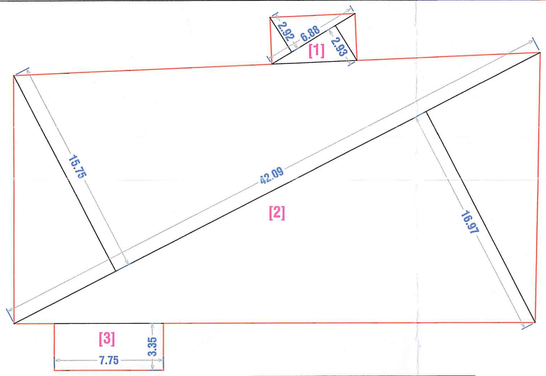
૨) વિનુભાઈ અરજણભાઈ કાનાણી
X .....

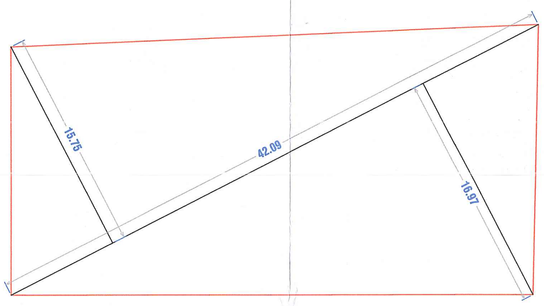
૩) હસમુખભાઈ શંભુભાઈ કાનાણી
X .....

ARCHITECT & PLANNER	SIGNATURE
MANSUKH B. KELAWALA (B.E. Civil) 3,Sidhdhanath Mahadev Society, Tadwadi, Rander Road, SURAT. TDO/STDR/181, TDO/ER/653 SUDA/ST-R/106, SUDA/ER/685	

PROP. COMMERCIAL BUILDING PLAN ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217 ,F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 , O.P. NO- 91,MOJE.:- PUNA, TAL :- CITY DIST.- SURAT.

BASEMENT FLOOR PLAN





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. 14/12/21

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.~~ 87/1/2+plot-2/Notional plot-1 of Ward No./Moje/T.P.S. No...60(Puna)..... .....as per the attached plans and permission letter (Rajachitthi) vide cyberd No. T.D.O./DP/..1/ap2.....dated..15/12/2020

Date-15/12/2020 I/C. Town Planner, Surat Municipal Corporation

UPPER BASEMENT AREA CALCULATION

1). ½(2.92+2.93) X 6.88	= 20.12
2). ½(15.75+16.97) X 42.09	= 688.59
3). 7.75 X 3.35X 1	= 25.96
TOTAL	**= 734.67 SQ.MT.**

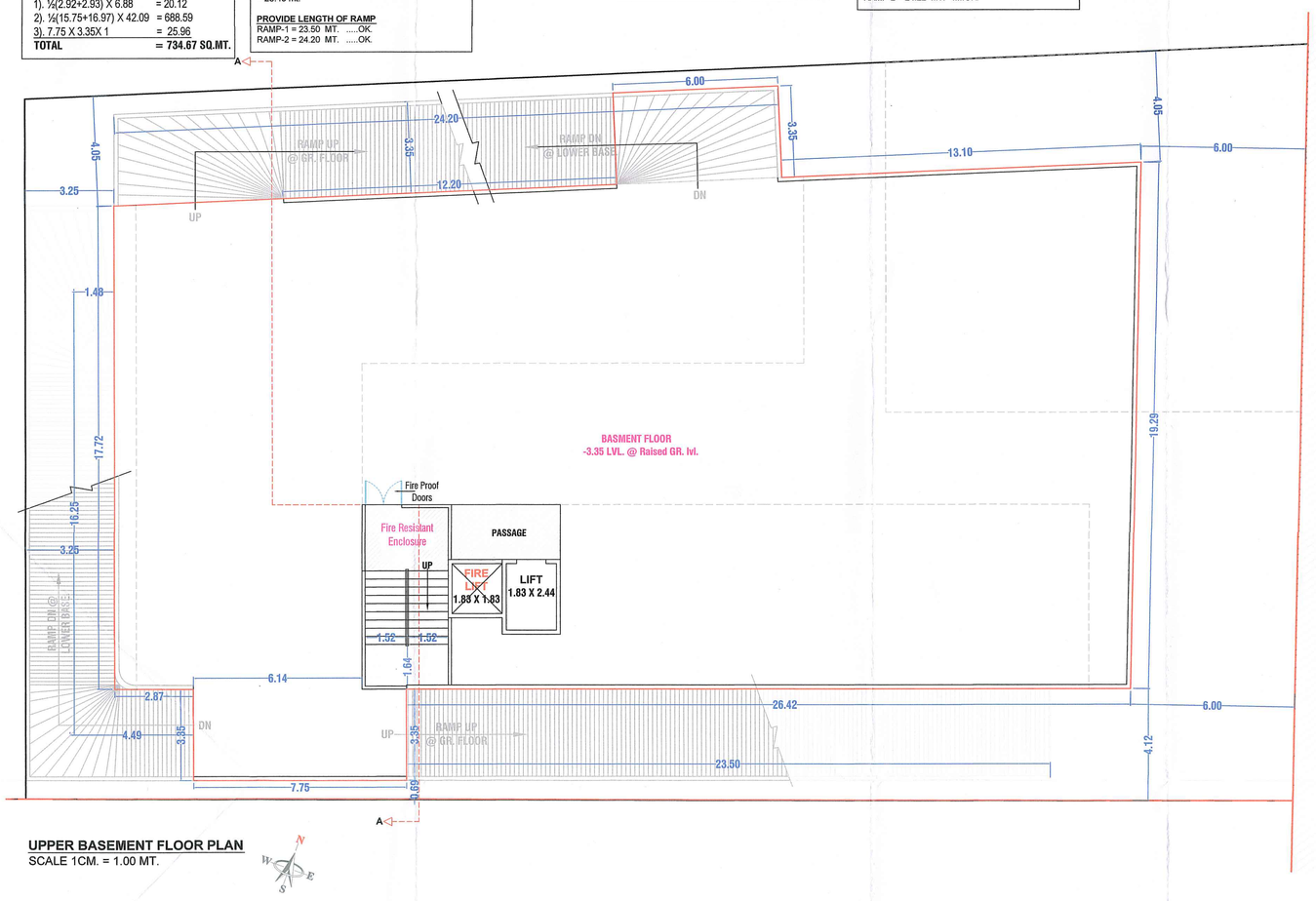
REQUIRED LENGTH OF RAMP UPPER BASE.
= depth of basement floor X 7
= 3.35 X 7
= 23.45 mt.

PROVIDE LENGTH OF RAMP
RAMP-1 = 23.50 MT. .....OK.
RAMP-2 = 24.20 MT. .....OK.

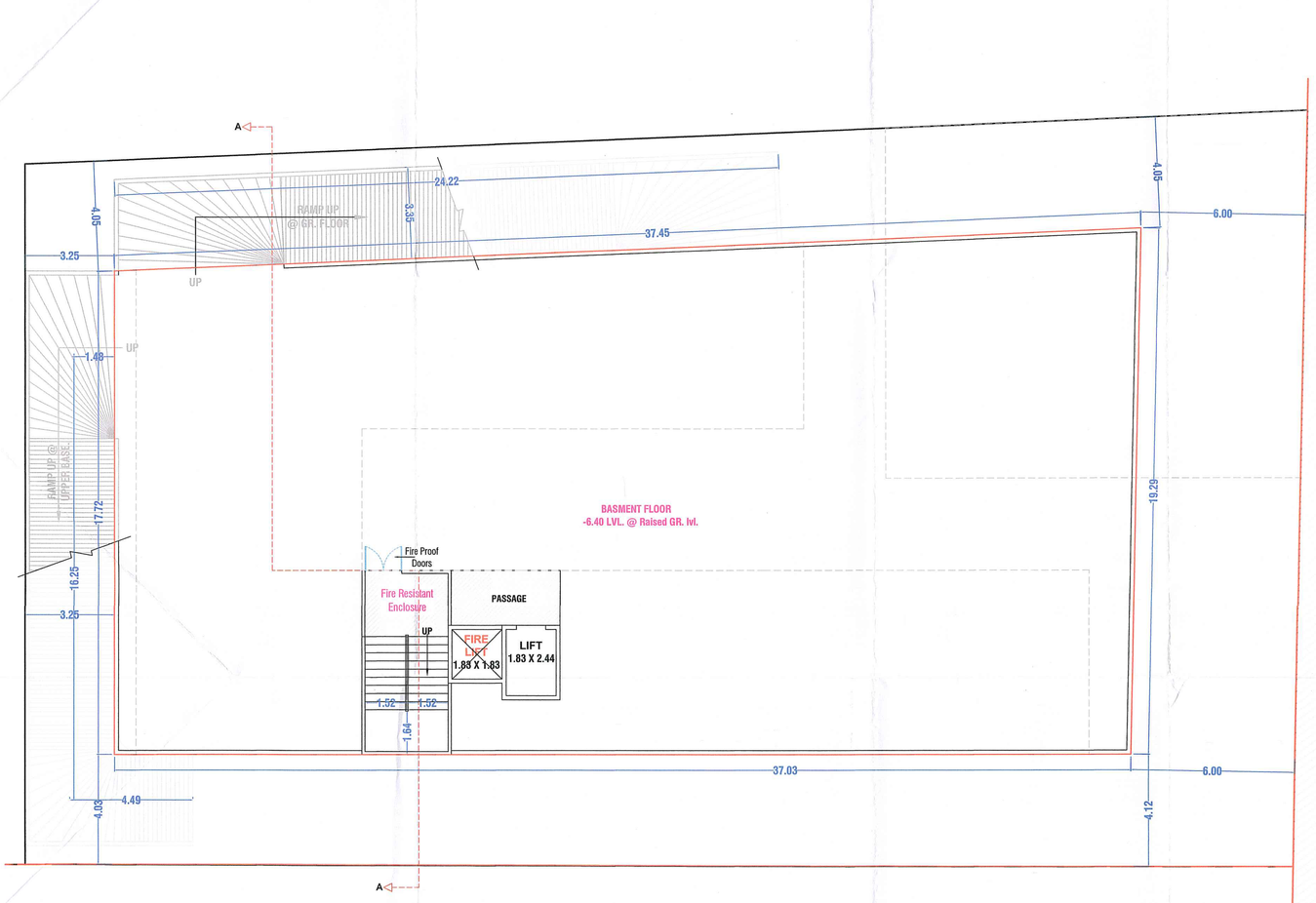
LOWER BASEMENT AREA CALCULATION
1). ½(15.75+16.97) X 42.09 = 688.59
TOTAL = 688.59 SQ.MT.

REQUIRED LENGTH OF RAMP UPPER BASE.
= depth of basement floor X 7
= 3.06 X 7
= 21.35 mt.

PROVIDE LENGTH OF RAMP
RAMP-1 = 4.49+16.25+1.48 = 22.22 MT. .....OK.
RAMP-2 = 24.22 MT. .....OK.



UPPER BASEMENT FLOOR PLAN
SCALE 1CM. = 1.00 MT.



LOWER BASEMENT FLOOR PLAN
SCALE 1CM. = 1.00 MT.

OWNER SIGNATURE

પવિત્રા રીઆલીટી એક ભાગીદારી પેઢીના ભાગીદારો

૧) મનસુખભાઈ કરમશીભાઈ કેલડીયા
X .....

૨) વિનુભાઈ અરજણભાઈ કાનાણી
X .....

૩) હસમુખભાઈ રંભુભાઈ કાનાણી
X .....

ARCHITECT & PLANNER	SIGNATURE
MANSUKH B. KELAWALA (B.E. Civil) 3,Sidhdhanath Mahadev Society, Tadwadi, Rander Road, SURAT. TDO/STDR/181, TDO/ER/653 SUDA/ST-R/106, SUDA/ER/685	

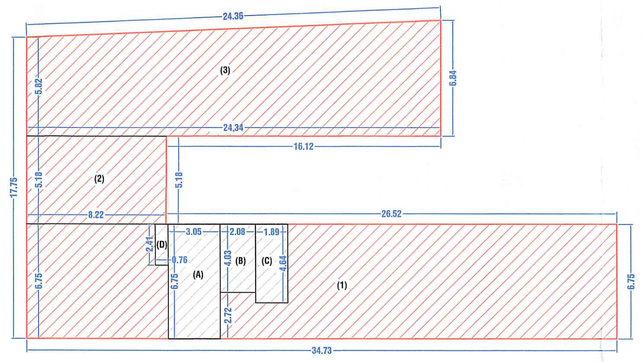
PROP. COMMERCIAL BUILDING PLAN ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217 ,F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 , O.P. NO- 91,MOJE.:- PUNA, TAL :- CITY DIST.- SURAT.

FLOOR PLAN CALCULATION

Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structura designer, to follow the relevant I. S specification in structural design to ensure safety of the building and its such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 14/2/2023

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.P. No./R.S. No./F.P. No. 217/Sub-Plot-2 Notional Plot-1 of Ward-No./Moje/T.P.S. No.-60(PUNA)..... .....as per the attached plans and permission letter (Relachithi) vide outward No. T.D.O./DP/1-1/693.....dated 15/12/2020.

Date-15/12/2020 I/C. Town Planner, Surat Municipal Corporation



BUILT UP AREA & F.S.I AREA CAL. DIA. @ 1st. to 3rd. FLOOR

BUILT UP AREA CAL. @ 1st. TO 3rd. FL.

1).34.73 X 6.75 X 1	= 234.43
2).8.22 X 5.18 X 1	= 42.58
3). ½(5.82 + 6.84) X 24.34	= 154.07
TOTAL.....	= 431.08 SQ.MT
TOTAL BUILTUP AREA	**= 431.08 sq.mt.**

F.S.I. AREA CAL. @GR., 1st. TO 3rd. FLOOR

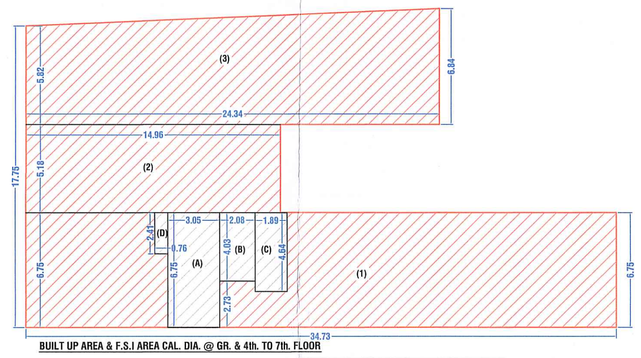
NET B.A. GR.FL. =431.08 SQ.MT.

LESS (STAIR & LIFT)

A). 3.05 X 6.75 X 1	= 20.59
B). 2.08 X 4.03 X 1	= 8.38
C). 1.89 X 4.64 X 1	= 8.77
D). 0.76 X 2.41 X 1	= 1.83
TOTAL.....	= 39.57 SQ.MT.
NET F.S.I. AREA	
= 431.08 - 39.57	**=391.51 SQ.MT.**

BUILT UP AREA @ STAIR CABIN ,LIFT M/C ROOM

X). 3.28 X 6.75 X 1	= 22.14
Y). 3.97 X 4.75 X 1	= 18.86
TOTAL.....	=41.00 SQ.MT.



BUILT UP AREA & F.S.I AREA CAL. DIA. @ GR. & 4th. TO 7th. FLOOR

BUILT UP AREA CAL. @ GR.4th. TO 7th. FLOOR

1).34.73 X 6.75 X 1	= 234.43
2).14.96 X 5.18 X 1	= 77.49
3). ½(5.82 + 6.84) X 24.34	= 154.07
TOTAL.....	= 465.99 SQ.MT
TOTAL BUILTUP AREA	**= 465.99 sq.mt.**

F.S.I. AREA CAL. @ GR.4th. TO 7th. FLOOR

NET B.A. GR.FL. =465.99 SQ.MT.

LESS (STAIR & LIFT)

A). 3.05 X 6.75 X 1	= 20.59
B). 2.08 X 4.03 X 1	= 8.38
C). 1.89 X 4.64 X 1	= 8.77
D). 0.76 X 2.41 X 1	= 1.83
TOTAL.....	= 39.57 SQ.MT.
NET F.S.I. AREA	
= 465.99 - 39.57	**= 426.42 SQ.MT.**

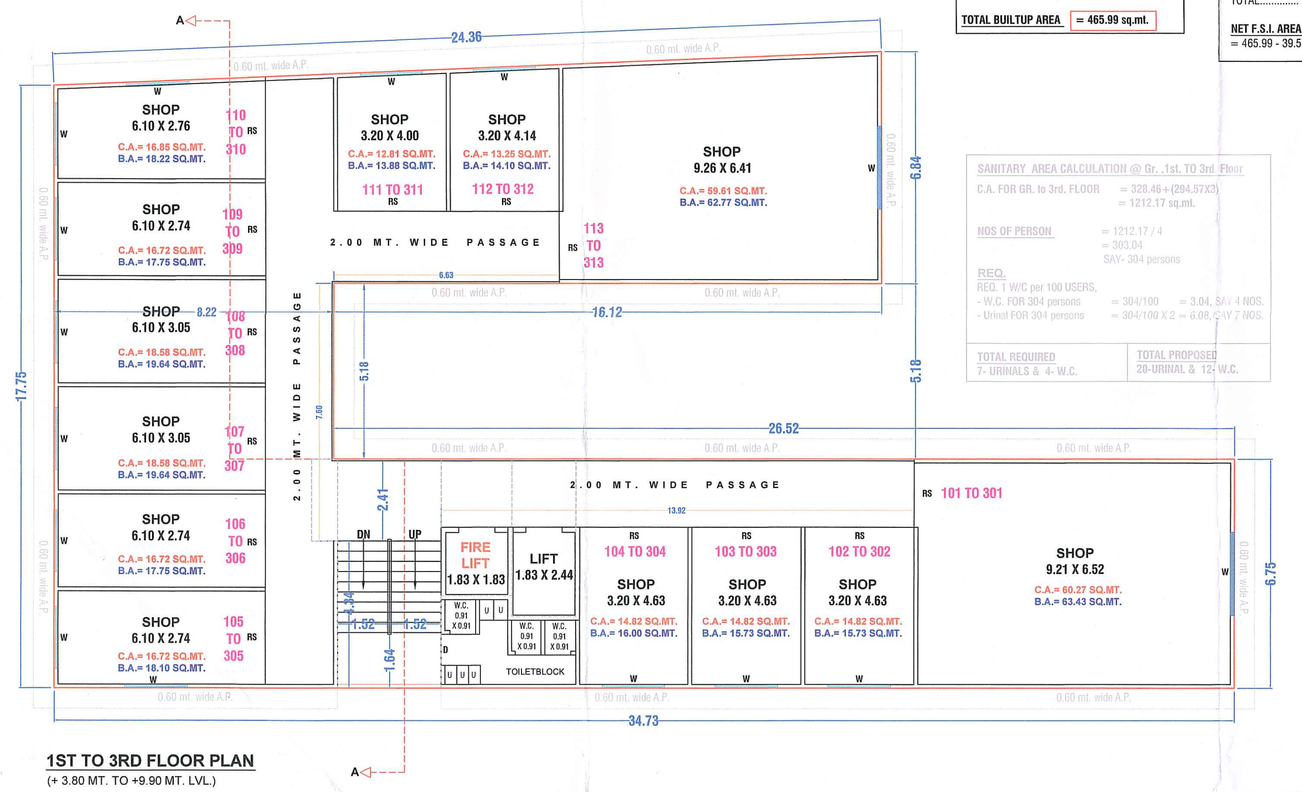
AREA TABLE

(1ST TO 3RD FLOOR)

SHOP NO.	C. AREA (sq.mt.)	B/UP AREA (sq.mt.)
101 TO 301	60.27	63.43
102 TO 302	14.82	15.73
103 TO 303	14.82	15.73
104 TO 304	14.82	16.00
105 TO 305	16.72	18.10
106 TO 306	16.72	17.75
107 TO 307	18.58	19.64
108 TO 308	18.58	19.64
109 TO 309	16.72	17.75
110 TO 310	16.85	18.22
111 TO 312	12.81	13.88
112 TO 312	13.25	14.10
113 TO 313	59.61	62.77
TOTAL	294.57	312.74

B.UP & F.S.I. AREA CALCULATION

FLOOR	BUILT UP	F.S.I.
GR FL./PARK.	465.99	426.42
1st FLOOR	431.08	391.51
2nd FLOOR	431.08	391.51
3rd FLOOR	431.08	391.51
4th FLOOR	465.99	426.42
5th FLOOR	465.99	426.42
6th FLOOR	465.99	426.42
7th FLOOR	465.99	426.42
STAIR & LIFT M/C	41.00	0
TOTAL	3664.19	3306.63



1ST TO 3RD FLOOR PLAN
(+ 3.80 MT. TO +9.90 MT. LVL.)

SANITARY AREA CALCULATION @ Gr., 1st. TO 3rd. Floor

C.A. FOR GR. to 3rd. FLOOR = 328.46 + (294.57X3) = 1212.17 sq.mt.

NOS OF PERSON = 1212.17 / 4 = 303.04 SAY- 304 persons

REQ. REQ. 1 W/C per 100 USERS,
- W.C. FOR 304 persons = 304/100 = 3.04, SAY 4 NOS.
- Urinal FOR 304 persons = 304/100 X 2 = 6.08, SAY 7 NOS.

TOTAL REQUIRED	TOTAL PROPOSED
7- URINALS & 4- W.C.	28-URINAL & 12- W.C.

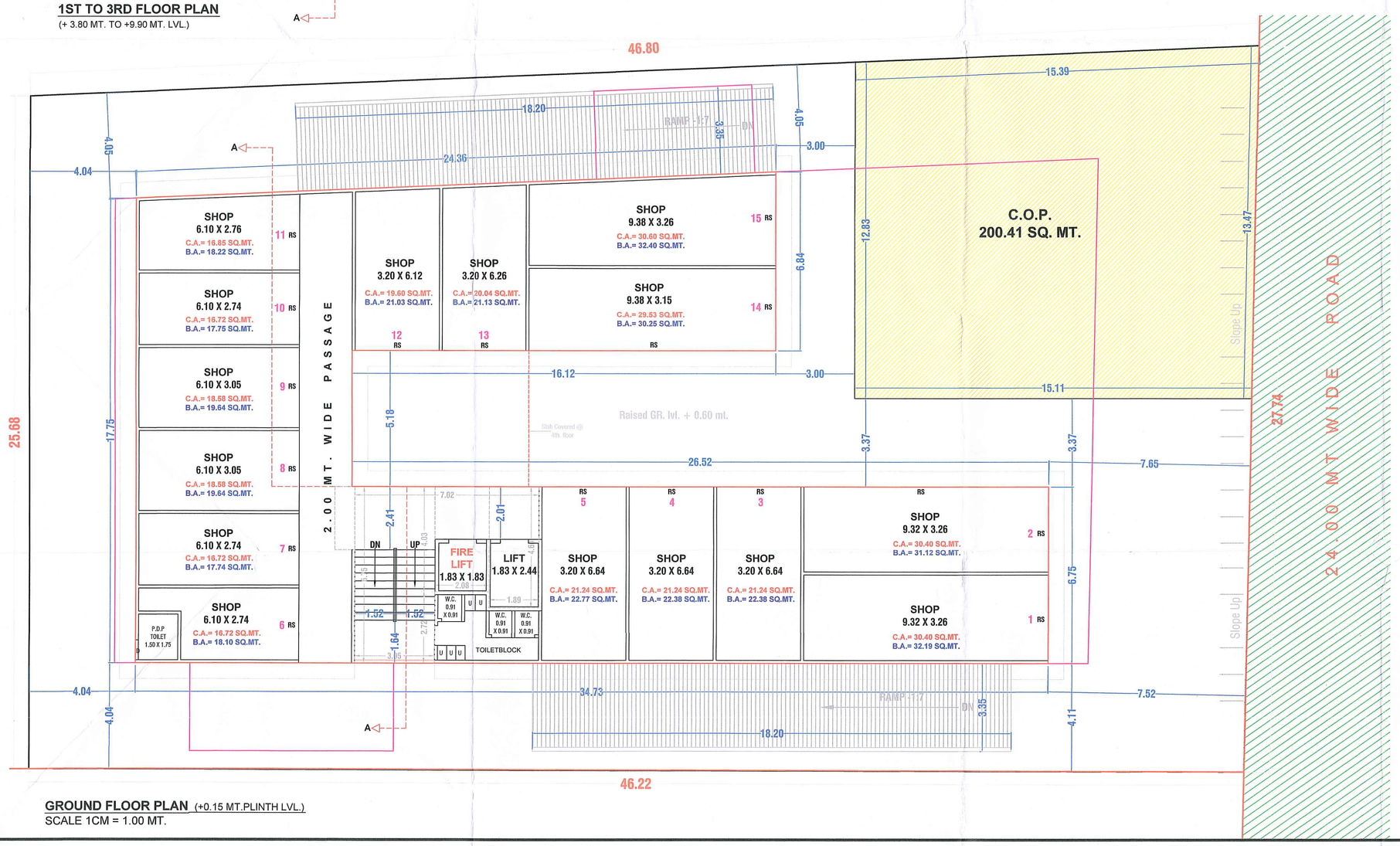
SANITARY AREA CALCULATION @

C.A. FOR 4th. to 7th. FLOOR = (328.16X4) = 1312.64 sq.mt.

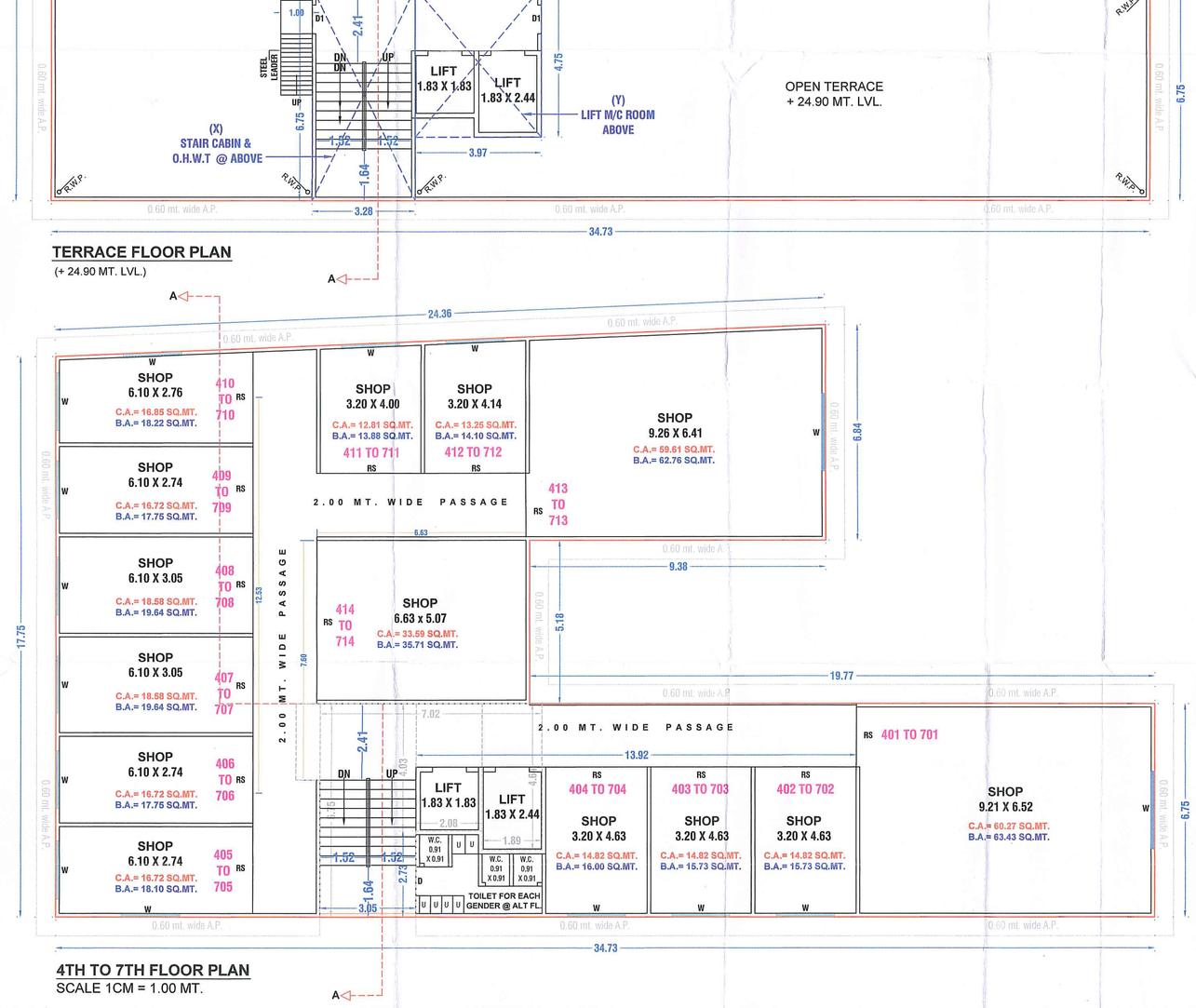
NOS OF PERSON = 1312.64 / 4 = 328.16 SAY- 329 persons

REQ. REQ. 1 W/C per 100 USERS,
- W.C. FOR 329 persons = 329/100 = 3.29, SAY 4 NOS.
- Urinal FOR 329 persons = 329/100 X 2 = 6.58, SAY 7 NOS.

TOTAL REQUIRED	TOTAL PROPOSED
7- URINALS & 4- W.C.	28-URINAL & 12- W.C.



GROUND FLOOR PLAN (+0.15 MT.PLINTH LVL.)
SCALE 1CM = 1.00 MT.



TERRACE FLOOR PLAN
(+ 24.90 MT. LVL.)

4TH TO 7TH FLOOR PLAN
SCALE 1CM = 1.00 MT.

AREA TABLE

(GROUND FLOOR)

SHOP NO.	C. AREA (sq.mt.)	B/UP AREA (sq.mt.)
1	30.40	32.19
2	30.40	31.12
3	21.24	22.38
4	21.24	22.38
5	21.24	22.77
6	16.72	18.10
7	16.72	17.74
8	18.58	19.64
9	18.58	19.64
10	16.72	17.75
11	16.85	18.22
12	19.60	21.03
13	20.04	21.13
14	29.53	30.25
15	30.60	32.40
TOTAL	328.46	346.74

AREA TABLE

(4TH TO 7TH FLOOR)

SHOP NO.	C. AREA (sq.mt.)	B/UP AREA (sq.mt.)
401 TO 701	60.27	63.43
402 TO 702	14.82	15.73
403 TO 703	14.82	15.73
404 TO 704	14.82	16.00
405 TO 705	16.72	18.10
406 TO 706	16.72	17.75
407 TO 707	18.58	19.64
408 TO 708	18.58	19.64
409 TO 709	16.72	17.75
410 TO 710	16.85	18.22
411 TO 711	12.81	13.88
412 TO 712	13.25	14.10
413 TO 713	59.61	62.76
414 TO 714	33.59	35.71
TOTAL	328.16	348.44

OWNER SIGNATURE

પવિત્રા રીઆલીટી એક ભાગીદારી પેઢીના ભાગીદારો

૧) મનસુખભાઈ કરમશીભાઈ શેલડીયા

X .....

૨) વિનુભાઈ અરજણભાઈ કાનાણી

X .....

૩) હસમુખભાઈ સંતુભાઈ કાનાણી

X .....

ARCHITECT & PLANNER	SIGNATURE
MANSUKH B. KELAWALA (B.E. Civil) 3,Sidhdhanath Mahadev Society, Tadwadi, Rander Road, SURAT. TDO/STDR/181, TDO/ER/653 SUDA/ST-R/106, SUDA/ER/685	

\\ffsr-pc\acts-cad\2 SMC\2019\PUNA- 217\Puna (57)\Puna as per FCC Elevation Change.dwg

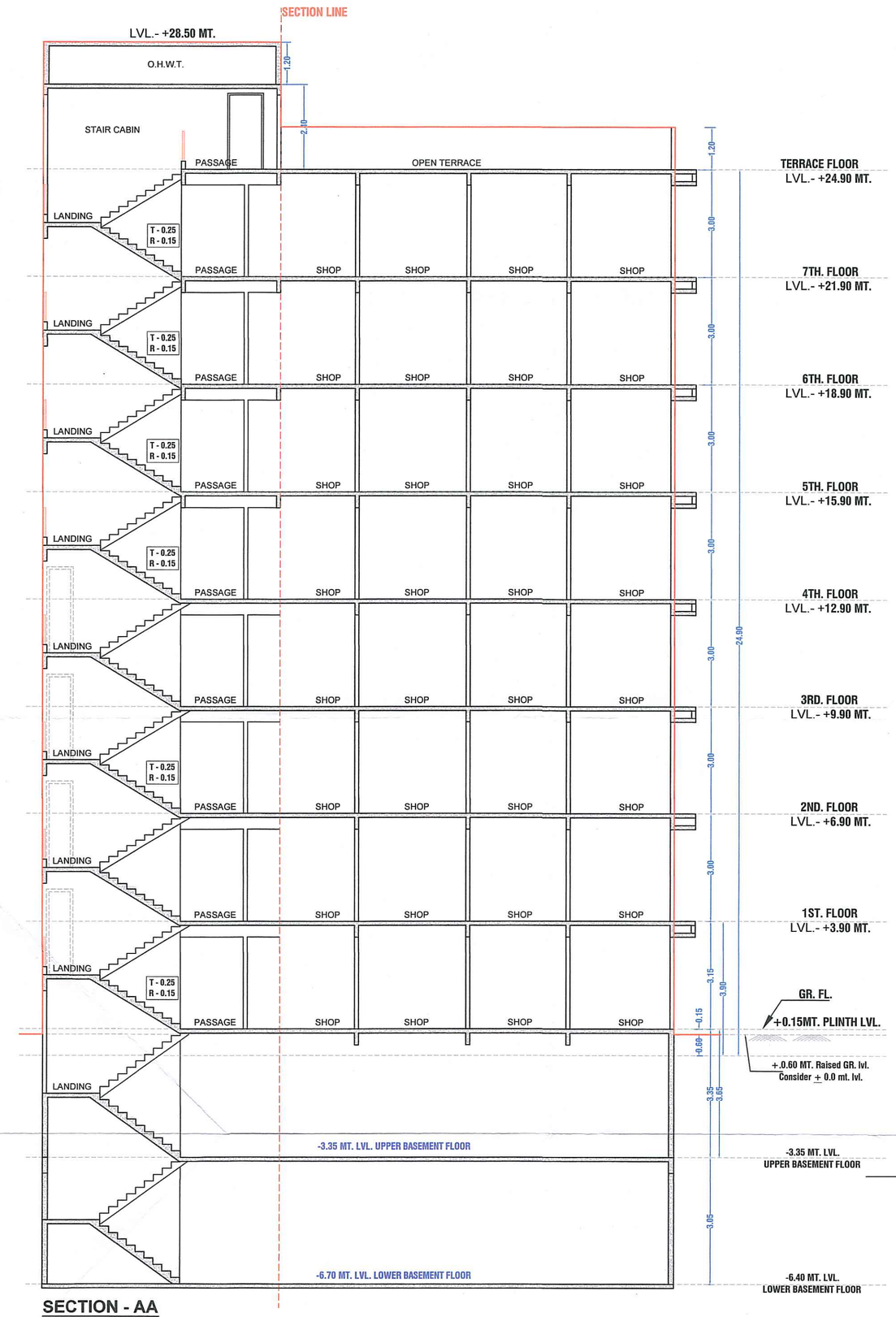
PROP. COMMERCIAL BUILDING PLAN ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217 ,F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 , O.P. NO- 91,MOJE.:- PUNA, TAL :- CITY DIST.- SURAT.

4/5
ELEVATION
SECTION

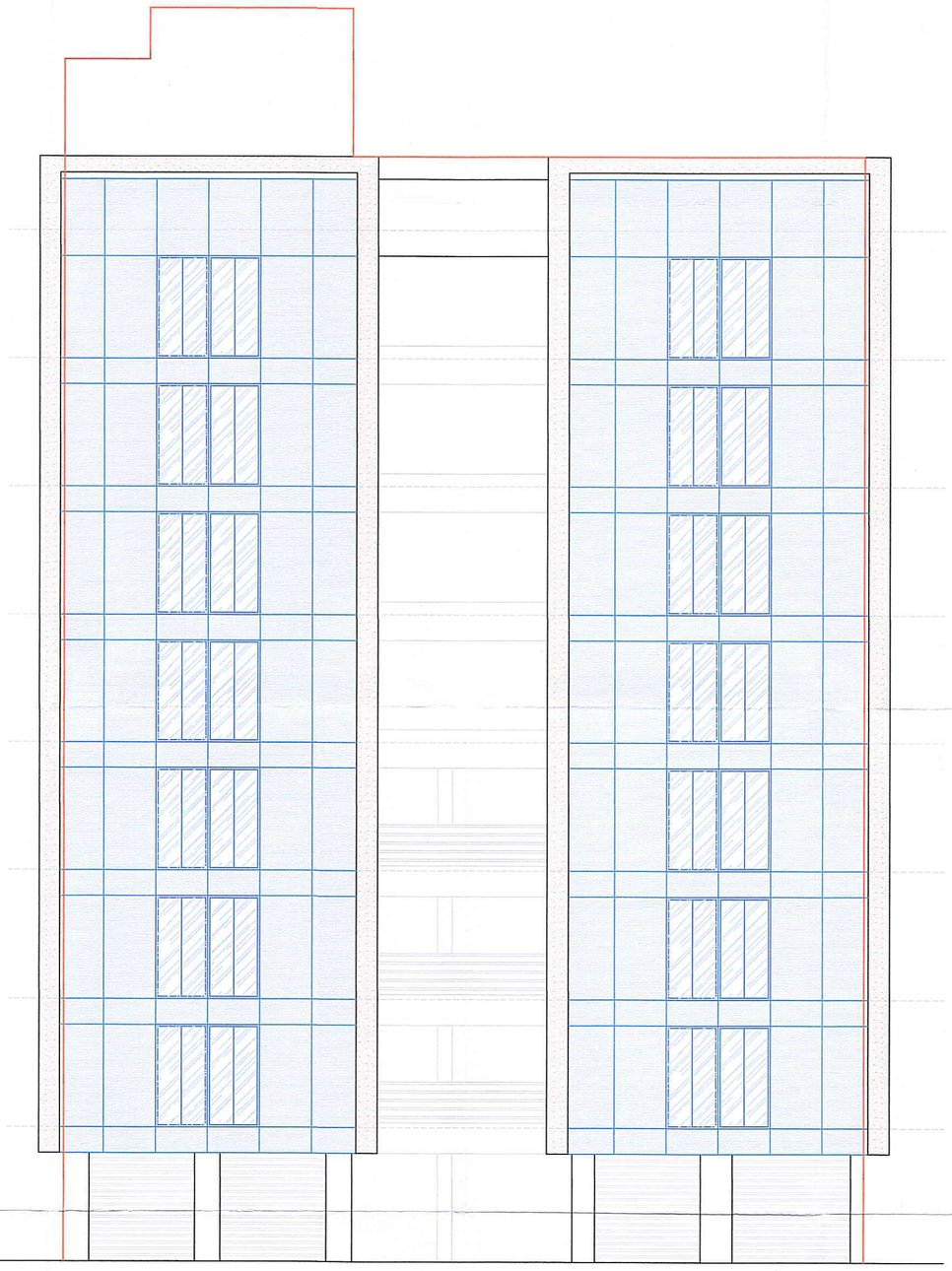
Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyer/Structura designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified. Unless renewed the validity of this Permission expires on Dt. 14/10/2021

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 G.S. No./~~R.S. No./~~F.P. No.89/Subplot-2/Notional plot-1 of ~~Ward No./~~Moje/T.P.S. No...60 (PAL/179)..... .....as per the attached plans and permission letter (Rajachitthi) vide outward No. T.D.O./DP/1/003.....dated. 15/10/2020

Date-15/10/2020 I/C. Town Planner, Surat Municipal Corporation



SECTION - AA
SCALE 1CM = 1.00 MT.



ELEVATION

OWNER SIGNATURE	ARCHITECT & PLANNER	SIGNATURE
પવિત્રા રીઆલીટી એક ભાગીદારી પેઢીના ભાગીદારો ૧) મનસુખભાઈ કરમશીભાઈ શેલડીયા X ..... ૨) વિનુભાઈ અરજણભાઈ કાનાણી X ..... ૩) હસમુખભાઈ શંભુભાઈ કાનાણી X	**MANSUKH B. KELAWALA** (B.E. Civil) 3,Sidhdhanath Mahadev Society, Tadwadi, Rander Road, SURAT. TDO/STDR/181, TDO/ER/653 SUDA/ST-R/106, SUDA/ER/685	

PROP. PARKING LAYOUT FOR COMMERCIAL BUILDING PLAN ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217 ,F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 , O.P. NO- 91,MOJE.:- PUNA, TAL :- CITY DIST.- SURAT.

PARKING LAY-OUT PLAN

TOTAL PROP. PARKING

OCCUPIERS CAR PARKING	= 531.94
OCCUPIERS OTHER PARKING	= 534.87
	= 1066.81 sq.mt.
VISITORS CAR PARKING	= 134.61
VISITORS OTHER PARKING	= 161.71
	= 296.32 sq.mt.
TOTAL.....	= 1363.13 SQ.MT.
	> 1322.65 SQ.MT.

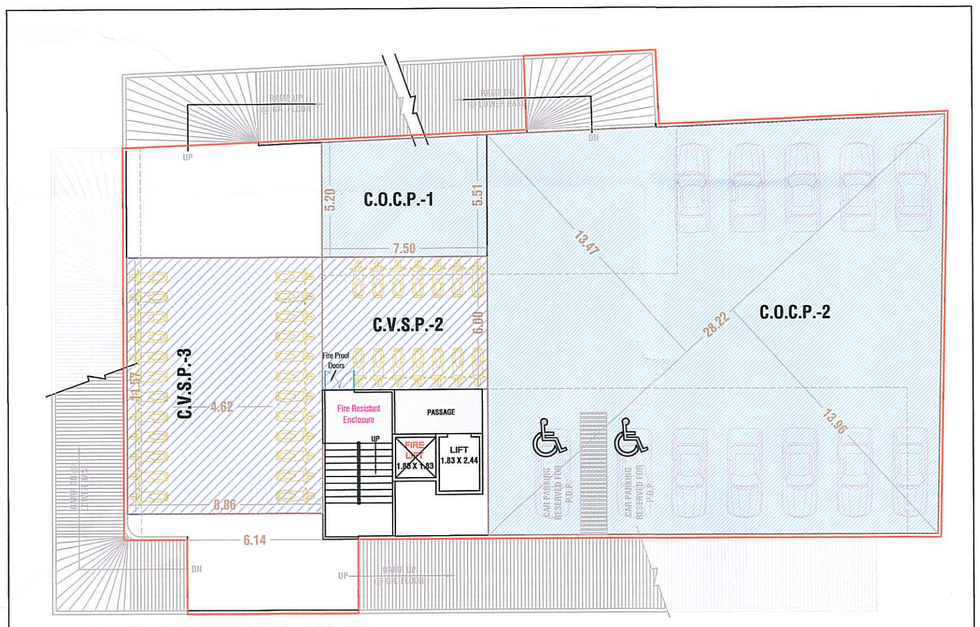
PARKING AREA STATMENT (COMMERCIAL)

Parking Detail		Total Req. Parking (sq.mt)	Total Prop. Parking (sq.mt)	Nos. of Units	Parking Prop. in Nos. of Car	Parking Prop. in Nos. of Scooter
Prop. F.S.I. Area (sq.mt.)	Req. Parking @ 50% of F.S.I.					
1	2	3	4	5	6	7
3306.63	1322.65	1322.65	1363.13	110 NOS.	22 NOS.	182 NOS.

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. 14/10/2022 .

Permission for ~~sub division/amalgemation/~~ 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.~~ 89/subplot-2/Notional plot-1 of ~~Ward No./Moje/~~T.P.S. No...60(PUNA).....as per the attached plans and permission letter (Rajachitthi) vide outward No. T.D.O./DP/1/003.....dated 15/10/2020

Date-15/10/2020 I/C. Town Planner, Surat Municipal Corporation



UPPER BASEMENT PLAN

SCALE :- 1CM = 2.00 MT.

REQUIRED CAR PARKING FOR PHISICALLY DISABLE PEOPLE:-

TOTAL PROPOSED CAR PARKING AREA
= 531.94+134.61
= 666.55 SQ.MT.

NOS OF CAR PARKING PROPOSED
= 666.55/(2.50 X 5.50 = 13.75)
= 48.47, SAY- 49 NOS.

PER EVERY 25 CAR PARKING 2 CAR PARKING

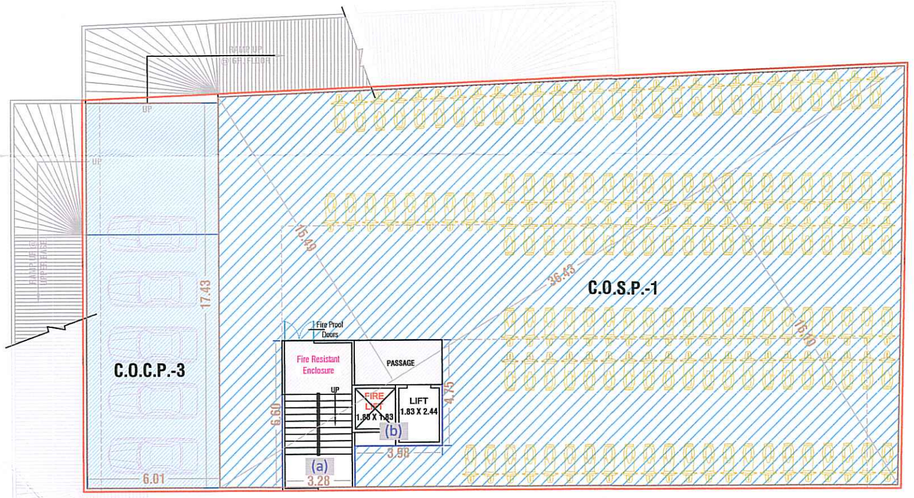
REQ FOR PHISICALLY DISABLE PEOPLE
= (49/25) X 2
= 3.92, SAY- 4 NOS.

PROPOSED CAR PARKING FOR PHISICALLY DISABLE PEOPLE
= 4 NOS.

Req. Loading & Unloading Space
= 3.50 x 7.50 mt. loading & unloading size area @ every 1000.00 sq.mt. com. floor area

Prop. Loading & Unloading Space
= Total Com. carpet area = 2643.02 sq.mt.
So, Required loading & unloading
= 2643.02/1000 = 2.64
SAY = 3 Nos.

so, provided (3 - UNIT),
3.50 x 7.50 mt. loading & unloading size area



LOWER BASEMENT PLAN

SCALE :- 1CM = 2.00 MT.

PARKING @ LVL.	OCCUPIERS CAR	OCCUPIERS OTHER	VISITOR CAR	VISITOR OTHER	TOTAL
GROUND LVL.	--------	--------	134.61	12.70	147.31
BASEMENT LVL.	531.94	534.87	--------	149.01	1215.82
TOTAL	531.94	534.87	134.61	161.71	1363.13

COMMERCIAL PARKING:-

COMM. F.S.I.= 3286.36 sq.mt.

Total Req. Occupiers Parking = 40% of PERMI. F.S.I.
= 0.40 X 3306.63
= 1322.65 sq.mt.

Req. Occupiers Car Parking = 40% of Total Req. Parking
= 0.40 X 1322.65
= 529.06 sq.mt.

CAR PARKING

(C.O.C.P.-1). ½(5.20+5.51) X 7.50	= 40.16 @ Upper Base.
(C.O.C.P.-2). ½(13.47+13.96) X 28.22	= 387.03 @ Upper Base.
(C.O.C.P.-3). 6.01 X 17.43	= 104.75 @ Lower Base
TOTAL.....	**= 531.94 sq.mt.**
	> 529.06 sq.mt.

Req. Occupiers Others Parking = 40% of Total Req. Parking
= 0.40 X 1322.65
= 529.06 sq.mt.

OTHERS PARKING

(C.O.S.P.-1). ½(15.49+16.10) X 36.43	= 575.41 @ Lower Base.
TOTAL.....	= 575.41 sq.mt.
Less	
a) 3.28 X 6.60 X 1	= 21.64
B) 3.98 X 4.75 X 1	= 18.90
TOTAL.....	= 40.54 sq.mt.
NET AREA = 575.41 - 40.54	**= 534.87 sq.mt.**
	> 529.06 sq.mt.

TOTAL OCCUPIERS PARKING

= 531.94 + 534.87	= 1066.81
TOTAL.....	**= 1066.81 sq.mt.**
	> 1058.12 sq.mt.

Total Req. Visitors Parking = 20% of Total Req. Parking
= 0.20 X 1322.65
= 264.53 sq.mt.

Req. Visitors Car Parking = 0.50 X 264.53
= 132.265 sq.mt.

CAR PARKING

(C.V.C.P.-1). ½(5.87+5.74) X 15.18 X 1	= 88.11 @ GR. Lvl.
(C.V.C.P.-2). 7.50 X 6.20 X 1	= 46.50 @ GR. Lvl.
TOTAL.....	**= 134.61 sq.mt.**
	> 132.265 sq.mt.

Req. Visitors **Others** Parking = 0.50 X 264.53
= 132.265 sq.mt.

OTHERS PARKING

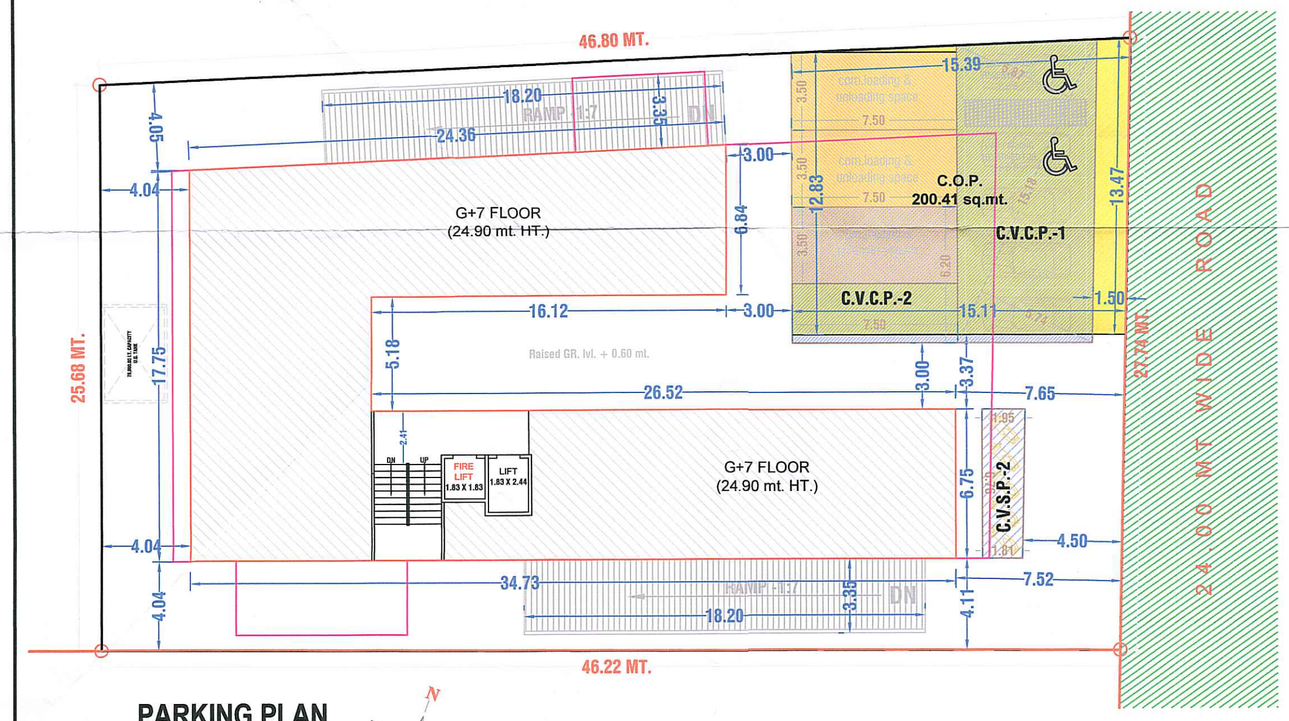
(C.V.S.P.-1). ½(1.95+1.81) X 6.76	= 12.70 @ GR. Lvl.
(C.V.S.P.-2). 7.50 X 6.20	= 46.50 @ Upper Base.
(C.V.S.P.-3). 8.86 X 11.57	= 102.51 @ Upper Base.
TOTAL.....	**= 161.71 sq.mt.**
	> 132.265 sq.mt.

TOTAL VISITORS PARKING

= 134.61 + 161.71	= 296.32
TOTAL.....	**= 296.32 sq.mt.**
	> 264.53 sq.mt.

Total Req. Parking for Resi.
= 1322.65 sq.mt.

Total Prop. Parking for Resi.
= 1066.81 + 296.32
= 1363.13 sq.mt.



PARKING PLAN

SCALE :- 1CM = 2.00 MT.

OWNER NAME

પવિત્રા રીઆલીટી એક ભાગીદારી પેઢીના ભાગીદારો

૧) મનસુખભાઈ કરમશીભાઈ શેલડીયા

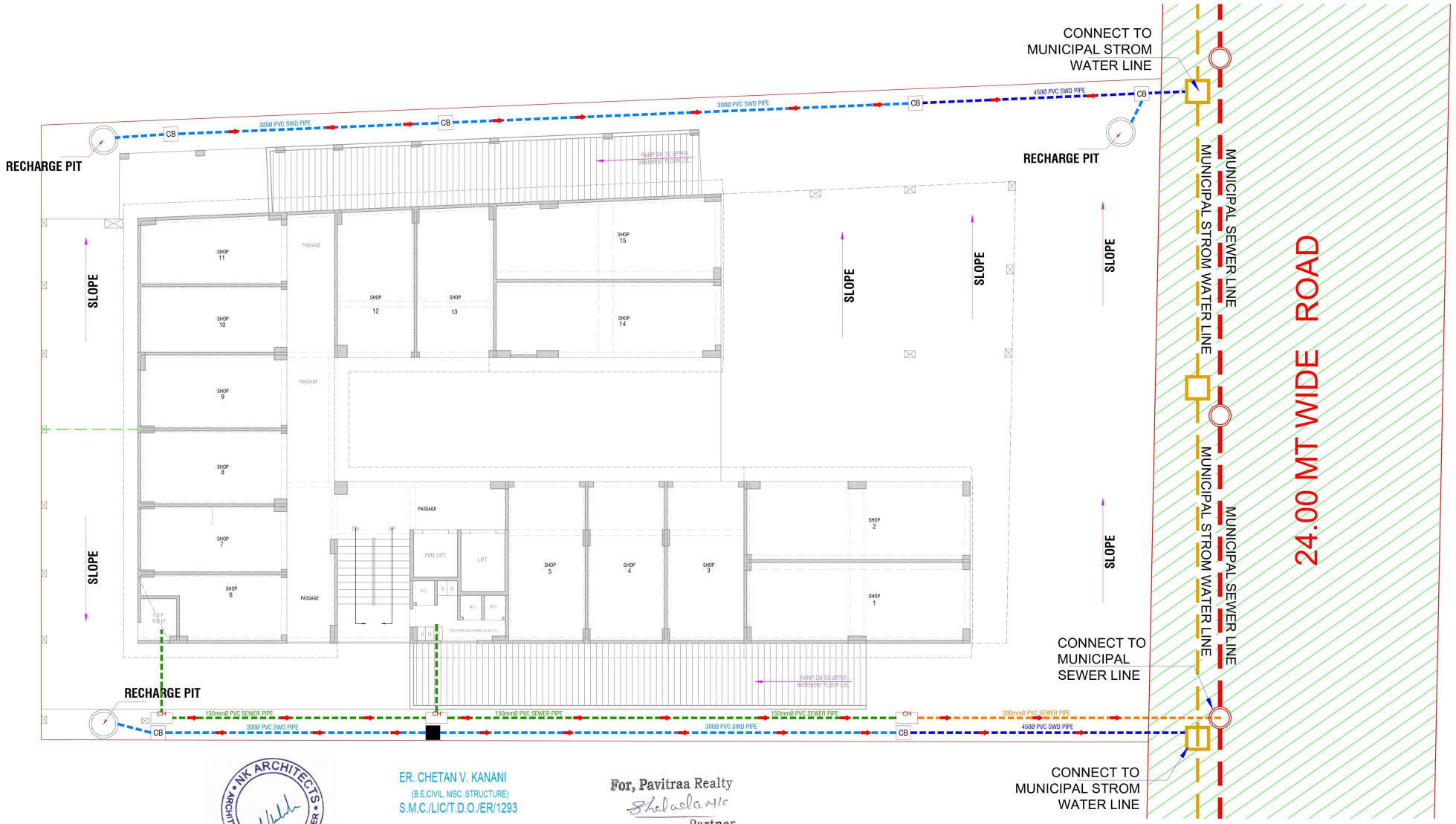
૨) વિનુભાઈ અરજણભાઈ કાનાણી

૩) હસમુખભાઈ શંભુભાઈ કાનાણી

ARCHITECT & PLANNER

MANSUKH B. KELAWALA
(B.E. Civil)
3,Sidhdhanath Mahadev Society,
Tadwadi, Rander Road, SURAT.
TDO/STDR/181, TDO/ER/653
SUDA/ST-R/106, SUDA/ER/685

DRAINAGE PLAN COM. LOW RISE BUILDING PLAN ON T.P.S. NO: 60 (PUNA), BLOCK NO:- 217 ,F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 , O.P. NO- 91,MOJE.:- PUNA, TAL :- CITY DIST.- SURAT.



NK ARCHITECTS ARCHITECT & INTERIOR DESIGNER

ER. CHETAN V. KANANI
(B.E.CIVIL, MSC. STRUCTURE)
S.M.C./LIC/T.D.O./ER/1293

For, Pavitraa Realty
Partner

PROJECT:-

T.P.S. NO: 60 (PUNA),
BLOCK NO:- 217 ,
F.P. NO :- 89/SUB PLOT-2/NOTIONAL PLOT-1 ,
O.P. NO- 91,

DRG. TITLE

DRAINAGE LAYOUT PLAN