

જેમકે ડી. પી. સી.એમ.ના તમામ રેકૉર્ડ તથા બેંચમાર્ક રેકૉર્ડ, આ યાદે આ પરવાનગી અપવાદે આદે છે.

Development permission 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 buildings and as such structural designs are not verified Unless renewed the validity of this Permission expires on Dt. 18-11-2019

Permission for sub division/amalgamation/ 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 C. S. No./R.S. No./F.P. No. 10/P. S. No. 2/2+2/3 Subdiv of Ward No./Moje/T.P.S. No. 62 (Dindoli - Bhestan - Bhedwad) as per the attached plans and permission letter (Rajachitihill) vide outward No. T.D.O./D.P. 1.28A dated 18.11.2018

Date-14/11/2018 I/C. Town Planner, Surat Municipal Corporation

SUMMARY :-

TOTAL PLOT AREA = 3206.55 SMT.
REQ. C.O.P. AREA (10%) = 320.65 SMT.
PROP. C.O.P. = 321.93 SMT.
NET PLOT AREA = 2884.62 SMT.
PER. F.S.I AREA (1.80) = 5723.50 SMT.
(3206.55 X 1.80 = 5771.79) - (321.93 X 0.15 = 48.29)
PER. F.S.I AREA (2.70) = 8609.39 SMT.
(3206.55 X 2.70 = 8657.68) - (321.93 X 0.15 = 48.29)

PROPOSED F.S.I. AREA :-
= 8009.57 SMT. < 8609.41 SMT.

SUB PLOT NO. - 2/2+2/3 SUBDIVISION - A

PLOT AREA CALCULATION :-

[1] 1/4 X 93.26 X (30.192+29.90) = 2802.09
[2] 1/4 X 86.41 X 8.757 = 378.35
[3] 1/4 X 13.37 X 2.93 = 26.11
TOTAL = 3206.55

C.O.P. Area Calculation :-
[1] 1/4 X 37.86 X (6.47 + 2.11) = 162.42
[2] 1/4 X 37.42 X 7.13 = 133.40
[3] 1/4 X 13.37 X 2.93 = 26.11
TOTAL = 321.93

= 321.93 > 320.65 SMT.

PAID F.S.I. AREA :-
= 8009.57 - 5723.50
= 2286.07 SMT.

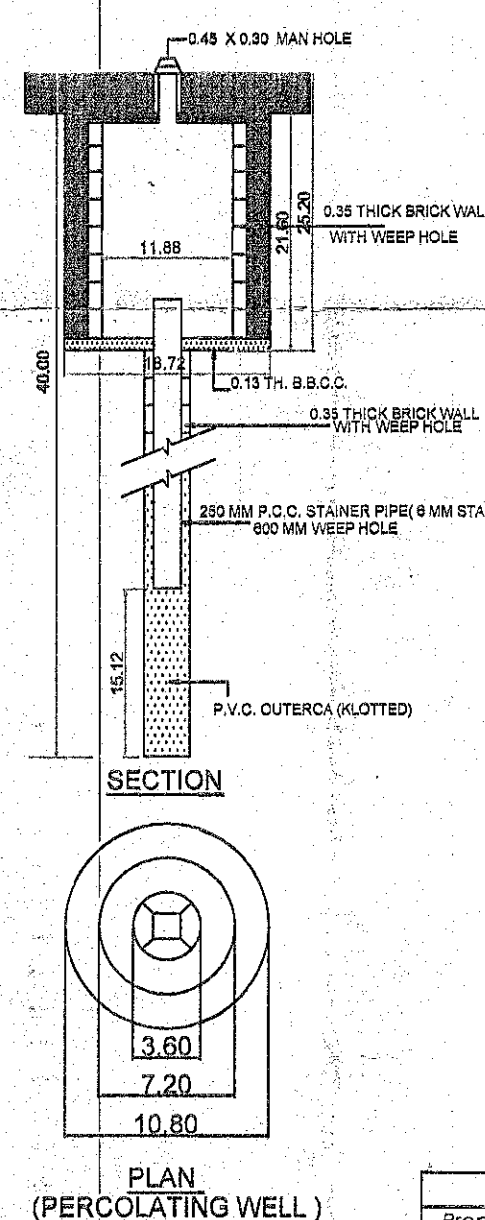
TYPE OF BUILDING	FLAT WISE BUILT UP & CARPET AREA			
	TYPES OF FLATS	NOS. OF FLOORS	BUILT UP AREA PER TENAMENTS	CARPET AREA PER TENAMENTS
A BUILD. (7 FLOOR)	1	8 FLATS X 7 FLOOR 56 FLATS	37.56 SQ.MTS.	34.39 SQ.MTS.
B BUILD. (7 FLOOR)	1	1 FLATS X 7 FLOOR 7 FLATS	60.58 SQ.MTS.	48.24 SQ.MTS.
C BUILD. (7 FLOOR)	2	5 FLATS X 7 FLOOR 35 FLATS	48.68 SQ.MTS.	44.44 SQ.MTS.
	1	4 FLATS X 26 FLATS	51.23 SQ.MTS.	46.87 SQ.MTS.
D BUILD. (8 FLOOR)	2	2 FLATS X 7 FLOOR 14 FLATS	37.56 SQ.MTS.	34.39 SQ.MTS.
	1	13 SHOP (1ST & 2ND FLOOR)	106.07 SQ.MTS.	110.80 SQ.MTS.
	3	1 HALL X 5 FLOOR 5 HALL	111.88 SQ.MTS.	116.73 SQ.MTS.
TOTAL		150 UNIT		

BUILT UP AREA & F.S.I. AREA CALCULATION TABLE :-

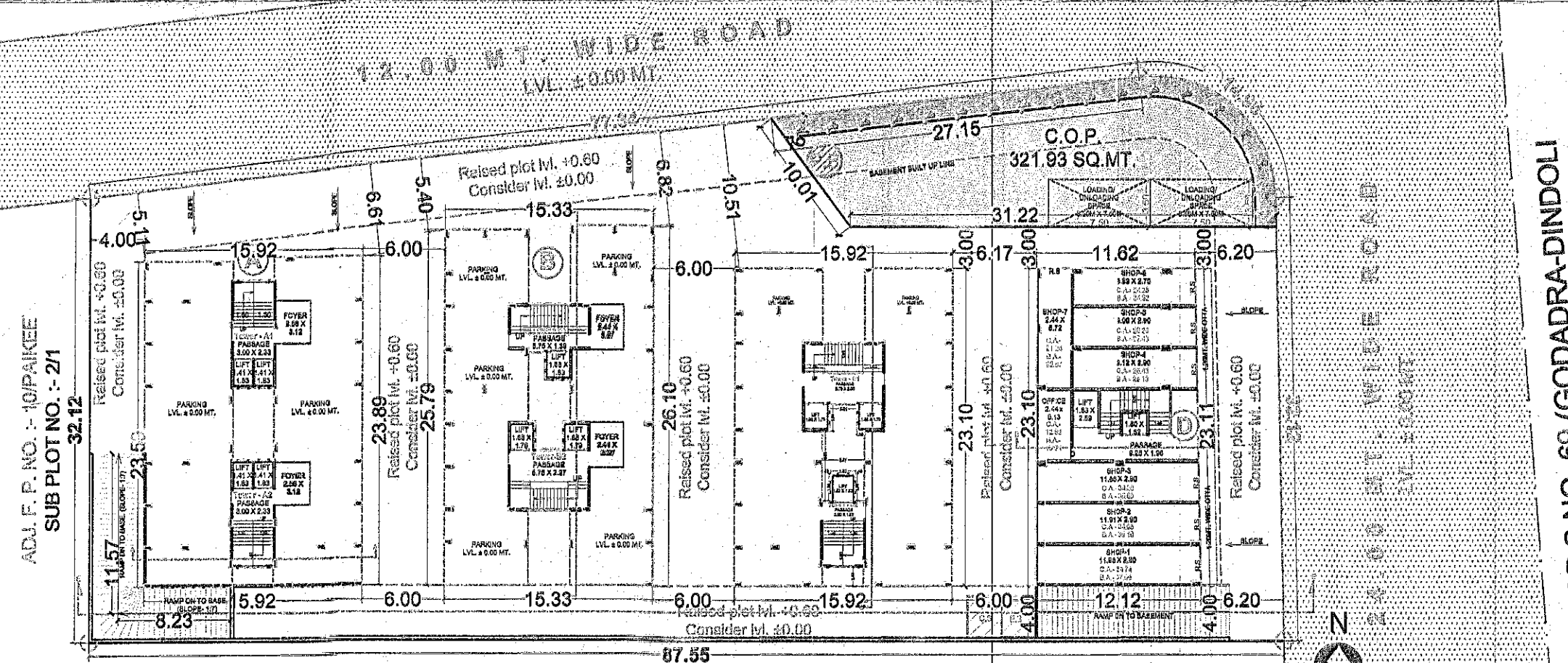
FLOOR	BUILT UP AREA					F.S.I. AREA				
	TOWER - A	TOWER - B	TOWER - C	TOWER - D	TOTAL	TOWER - A	TOWER - B	TOWER - C	TOWER - D	TOTAL
Base FL.					2246.05					2246.05
Gr. FL.	353.40	348.37	324.56	274.20	1300.53	Parking	Parking	Parking	236.91	236.91
1st FL.	353.40	348.37	324.56	274.20	1300.53	305.72	292.99	273.76	236.91	1110.38
2nd FL.	353.40	348.37	324.56	274.20	1300.53	305.72	292.99	273.76	236.91	1110.38
3rd FL.	353.40	348.37	324.56	274.20	1300.53	305.72	292.99	273.76	236.91	1110.38
4th FL.	353.40	348.37	324.56	274.20	1300.53	305.72	292.99	273.76	236.91	1110.38
5th FL.	353.40	348.37	324.56	274.20	1300.53	305.72	292.99	273.76	236.91	1110.38
6th FL.	353.40	348.37	324.56	274.20	1300.53	305.72	292.99	273.76	236.91	1110.38
7th FL.	353.40	348.37	324.56	274.20	1300.53	305.72	292.99	273.76	236.91	1110.38
STAIR CABIN	73.34	65.75	77.82	47.82	264.73					
TOTAL	2500.54	2472.71	2294.30	2251.23	12236.32	2147.04	2050.93	1915.31	1595.23	8009.57

REQUIRED PERCOLATING BOREWELL :-
= PLOT AREA / 4000 SMT.
= 3206.55 / 4000
= 0.80 UNITS (Say 1 UNIT)

PROPOSED PERCOLATING BOREWELL :-
= 1 NOS.
So, Proposed Borewell = Required Borewell



PLAN (PERCOLATING WELL)



GROUND FLOOR LAY OUT PLAN
SCALE :- 1.00 CM. = 2.00 MT.

A AREA STATEMENT				BUILDING HEIGHT IN METERS		NUMBER OF FLOORS	
AREA STATEMENT FOR LAND				A,B,C,D		A,B,C,D	
NO	TITLE	DETAILS (AREA IN SQ.MT./ NOS./MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED	24.60 MT.		GROUND + 7TH FL.	
A	BUILDING-UNIT AREA	3206.55	LIST OF DRGS ATTACHED				
A.1	a). AREA AS PER REVENUE RECORD	3206.55	PLANS ELEVATION SECTION 11	PROPOSED AREA STATEMENT FOR PARKING			
A.2	b). AREA AS PER TPS RECORD	3206.55		24.1 PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)		2290.46 26.80 %	
A.3	c). AREA AS PER SITE CONDITION	3206.55		24.2 PROPOSED PARKING AREA (IN AREA & PERCENTAGE)		3185.88 47.46 %	
B	DEDUCTION AREA	3206.55		24.3 VISITORS PARKING AREA REQUIRED AT GR. LEVEL (IN AREA & PERCENTAGE)		323.80 3.76 %	
B.1	a).ROADS (proposed or under process)	-----	PLANS ELEVATION SECTION 11	24.4 VISITORS PARKING AREA PROVIDED AT GR. LEVEL (IN AREA & PERCENTAGE)		472.94 5.49 %	
B.2	b).RESERVATIONS(under TP or DP or any other statutory)	-----					
B.3	AREA NOT IN	-----					
B.4	OTHER	-----					
C	NET AREA	3206.55					
EXISTING							
NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED				
1 TO 12.4		REQUIRED PROVIDED	NOT APPLICABLE				
PROPOSED							
NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT)	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED				
		REQUIRED PROVIDED					
13	COMMON PLOT	320.65 321.93					
13.1	ADDITIONAL 6% FOR THICK	-----					
13.2	NO. OF PERCOLATION	0.80 1.00					
13.3	NO. OF TREES	-----					
14	WIDTH OF MARGIN-ROAD	6.00 6.20					
14.1	WIDTH OF MARGIN-OTHER THAN ROAD	-----					
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) (3206.55 - 48.29)	8609.39 8009.57					
18.1	PERMISSIBLE FSI-CHARGEABLE	2885.89 2286.07					
18.2	FSI UTILISED	8009.57(2.50)					
19	GROUND COVERAGE	-----					
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	LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH SCALE OF DRAWING REMARKS
20.1	DWELLING	-----	-----	NO	LAYOUT PLAN	1	
20.2	MERCANTILE	-----	-----	NO	SITE PLAN	-----	
20.3	BUSINESS	-----	-----	NO	DETAILED PLAN	4	
20.4	EDUCATIONAL	-----	-----	NO	SECTIONS & ELEVATION	4	
20.5	ASSEMBLY	-----	-----	NO	ELEVATIONS	-----	
20.6	INSTITUTIONAL	-----	-----	NO	SERVICES & AMENITIES	-----	
20.8	RELIGIOUS	-----	-----	NO	LANDSCAPE PLAN	-----	
20.9	HOSPITALITY	-----	-----	NO	GROUND LAYOUT PLAN	1	
20.10	SPORTS & LEISURE	-----	-----	NO	PARKING LAYOUT PLAN	1	
20.11	PARKS	-----	-----	NO	REF DESCRIPTION OF LAST APPROVED PLANS	-----	
20.12	SERVICE	-----	-----	NO		-----	DATE
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		-----	
20.20	TOTAL	-----	-----	NO		-----	
21	FLOORS/LEVELS	NUMBERS OF UNITS		FLOOR AREA		PAYMENT FSI (In sq.mt)	
PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A-Bldg B-Bldg C-Bldg D-Bldg	BUILT-UP AREA (In sq.mt)		F.S.I. AREA (In sq.mt)		V.CERTIFICATE
21.1	BASEMENT	-----	-----	2248.05		PARKING	
21.2	LOWER BASEMENT	-----	-----				
21.3	HOLLOW PLYTH	-----	-----				
21.4	GROUND FLOOR	-----	-----	353.40 348.37 324.56 274.20		PARKING PARKING PARKING 236.91	
21.5	1ST FLOOR	8 6 8 8	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.6	2ND FLOOR	8 6 8 6	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.7	3RD FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.8	4TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.9	5TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.10	6TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.11	7TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.12	8TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.13	9TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.14	10TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.15	11TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.16	12TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.17	13TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.18	14TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.19	15TH FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.20	TERRACE FLOOR	8 6 8 2	353.40 348.37 324.56 274.20	366.72 292.99 273.78 236.91			
21.21	FLOORS OTHER THAN TYPICAL	-----	-----	73.34 65.75 77.82 47.82		2147.04 2050.93 1916.32 1695.28	
21.22	TOTAL	56 42 42 24	2800.54 2872.71 2674.30 2241.22	2147.04 2050.93 1916.32 1695.28			
21.23	TOTAL OF ALL	164	12936.82	8009.57			
22	DWELLING UNITS	NUMBERS OF UNITS		TOTAL UNIT BUILT UP AREA			
PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A-Bldg B1,B2,B3	DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (In sq.mt)		A B1,B2,B3		
22.1	1BHK	-----	-----		-----		
22.2	2BHK	-----	-----		-----		
22.3	3BHK	-----	-----		-----		
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		PROPORTIONATE COMMON AMINITIES AREA (In sq.mt.)	
		A-Bldg B-Bldg C-Bldg D-Bldg					
23.1	GROUND FLOOR	-----	214.04		-----		
23.2	1ST FLOOR	277.04 268.44 256.28 178.98	-----		302.41 293.98 280.04 190.69		
23.3	2ND FLOOR	277.04 268.44 256.28 217.95	-----		302.41 293.98 280.04 227.53		
23.4	3RD FLOOR	277.04 268.44 256.28 217.95	-----		302.41 293.98 280.04 227.53		
23.5	4TH FLOOR	277.04 268.44 256.28 217.95	-----		302.41 293.98 280.04 227.53		
23.6	5TH FLOOR	277.04 268.44 256.28 217.95	-----		302.41 293.98 280.04 227.53		
23.7	6TH FLOOR	277.04 268.44 256.28 217.95	-----		302.41 293.98 280.04 227.53		
23.8	7TH FLOOR	277.04 268.44 256.28 217.95	-----		302.41 293.98 280.04 227.53		
23.9	8TH FLOOR	277.04 268.44 256.28 217.95	-----		302.41 293.98 280.04 227.53		
23.10	9TH FLOOR	-----	-----		-----		
23.11	10TH FLOOR	-----	-----		-----		
23.12	11TH FLOOR	-----	-----		-----		
23.13	12TH FLOOR	-----	-----		-----		
23.14	13TH FLOOR	-----	-----		-----		
23.15	14TH FLOOR	-----	-----		-----		
Kantilal G. Patel (Civil Engr.) Planner, Designer & Estimator 851, Prabhat Street, Katargam Surat. 395 004 "SMC" Lic. no.T.D.O. / ER/663 ENGINEER/CLARK OF WORK/SITE SUPERVISOR							
FOR OPINION/H.O.C/ PERMISSION PURPOSE ONLY							