

REVISED LAY OUT PLAN FOR HIGH RISE TYPE RESIDENTIAL BUILDING ON BLOCK NO-142, O.P.NO-53, F.P.NO-53, AT T.P.S. NO - 22 (SARTHANA-VALAK) VILL : VALAK, TA : KAMREJ, DI : SURAT.

1/14
Lay out plan

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 Dt. 16/09/2019.

Permission for sub division/amalgamation development as Sanctioned by Commissioner Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1949 is granted for the 1st floor of the building on Block No. 142, O.P. No. 53, F.P. No. 53, at T.P.S. No. 22, Sarthana-Valak, Vill: Valak, Tal: Kamrej, Dist: Surat. The permission is granted for the attached plans and permission letter (Rajchitri) vide outward No. T.D.O./D.P. No. 218 dated 11/09/2018.

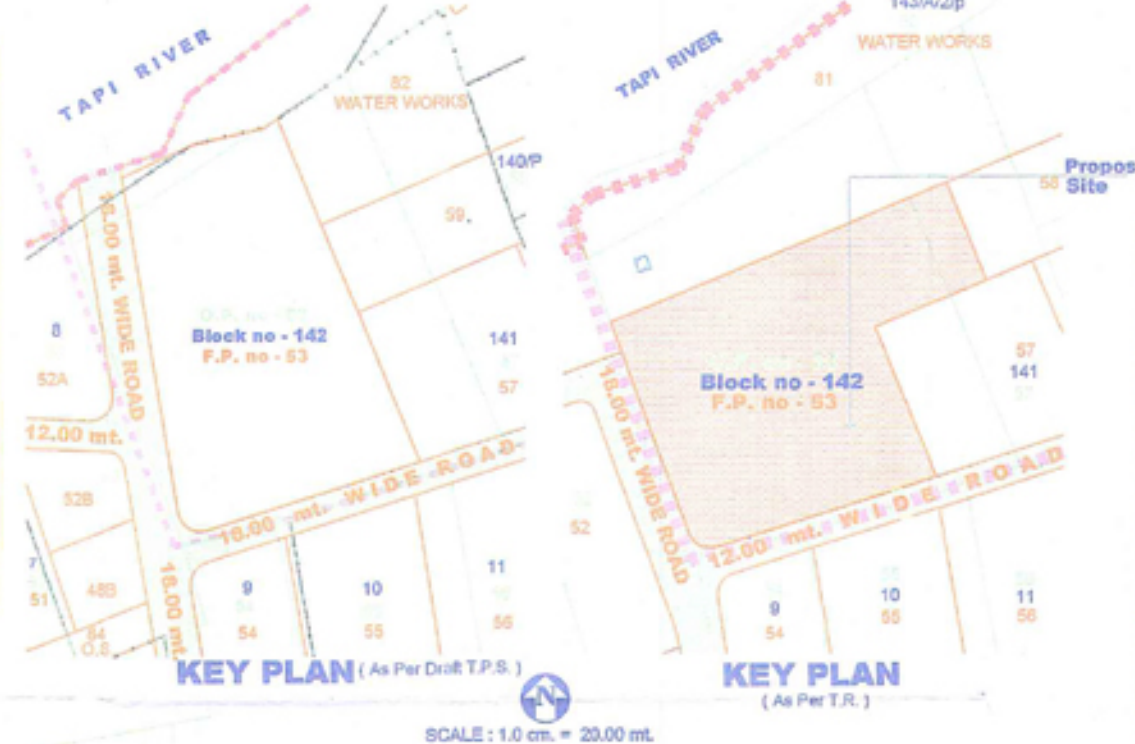
Date: 11/09/2018
I/C. Town Planner,
Surat Municipal Corporation

F. S. I. AREA TABLE :

FLOOR	Atoc Type	F.S.I. area	Nos of Bldg.	Total F.S.I. area	D&E Type	Nos of Bldg.	Total F.S.I. area	F Type	Total F.S.I. area
Basement fl.									19.80
Ground fl.	Parking	3	Parking	2	Parking	240.00	240.00		
First fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Second fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Third fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Fourth fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Fifth fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Sixth fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Seventh fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Eighth fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Ninth fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Tenth fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Eleventh fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Twelfth fl.	457.21	3	1371.03	643.69	2	1287.38	2659.01		
Total Area	5486.52	3	21946.08	7724.28	2	15448.56	246.00	32167.92	

BUILT AREA TABLE :

FLOOR	Atoc Type	F.S.I. area	Nos of Bldg.	Total F.S.I. area	D&E Type	Nos of Bldg.	Total F.S.I. area	F Type	Total F.S.I. area
Basement fl.									9240.24
Ground fl.	537.03	3	1611.09	719.83	2	1439.65	320.00	3370.75	
First fl.	537.03	3	1611.09	719.83	2	1439.65	3050.75		
Second fl.	537.03	3	1611.09	719.83	2	1439.65	3138.37		
Third fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Fourth fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Fifth fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Sixth fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Seventh fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Eighth fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Ninth fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Tenth fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Eleventh fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Twelfth fl.	537.03	3	1611.09	719.83	2	1439.65	2944.60		
Terrace fl.	72.63	3	217.89	93.52	2	187.04	384.93		
Total Area	6829.22	3	20407.65	9291.57	2	18593.14	320.00	48631.04	

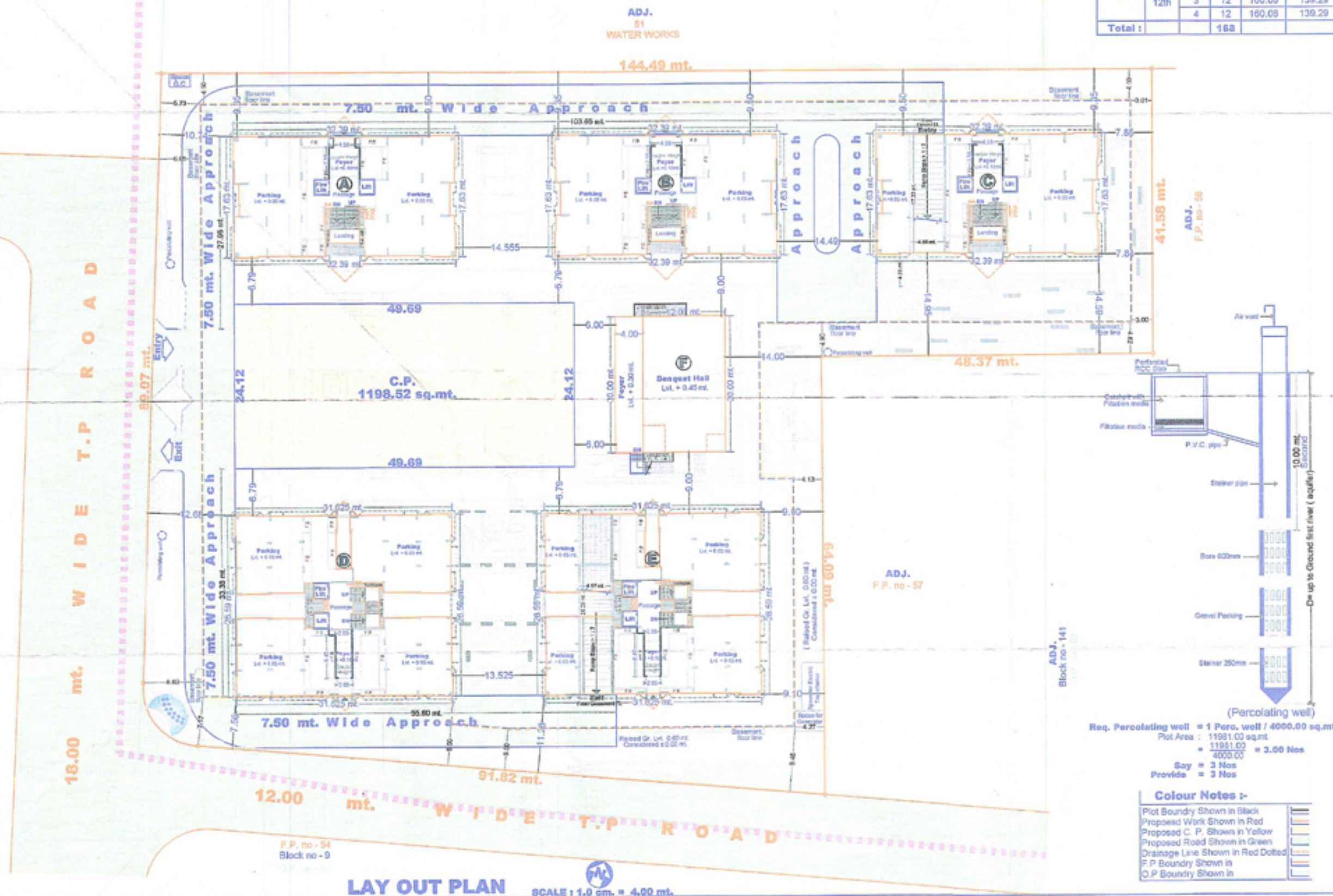


AREA STATEMENT	AREA IN sq.mt.
PLOT AREA AS PER RECORD	11981.00
PLOT AREA AS PER SITE	1198.10
REQUIRED C.P. AREA 10%	1198.30
BALANCE PLOT AREA	10782.70
PERMISSIBLE BUILTUP AREA ON GROUND FL 30% (10.30 x 10782.70 = 11106.38 sq.mt.)	3144.55
PERMISSIBLE BUILTUP AREA ON GROUND FLOOR	2957.60
PERMISSIBLE F.S.I. AREA (Per F.S.I. 1.80 x 1611.09 = 2900.00 sq.mt.)	32168.95
PERMISSIBLE F.S.I. AREA (Per F.S.I. 1.80 x 1611.09 = 2900.00 sq.mt.)	32167.92
PERMISSIBLE F.S.I. AREA (Per F.S.I. 1.80 x 1611.09 = 2900.00 sq.mt.)	32167.92
Additional F.S.I. Area : (32167.92 - 21986.08) = 10181.84	

C.P. Area calculation :
49.09 x 24.12 = 1198.52 sq.mt.
Total C.P. Area : 1198.52 sq.mt.

Tenant Wise Built up & Carpet Area :

Type of Building	Floor	Type of Flat	Nos of Flat	Built up area sq.mt.	Carpet area sq.mt.	Wash area sq.mt.	Balcony area sq.mt.
A	1st to 12th	1	12	229.30	191.55	2.97	21.25
B	1st to 12th	2	12	229.30	191.55	2.97	21.25
C	1st to 12th	3	12	229.30	191.55	2.97	21.25
D	1st to 12th	4	12	229.30	191.55	2.97	21.25
E	1st to 12th	5	12	229.30	191.55	2.97	21.25
Total			168				



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	11981.00	
A.2	(b) As Per T.P.S. Record	11981.00	
A.3	(c) As Per Site Condition	11981.00	
B	Deduction Area		
B.1	(a) Road (Proposed or under process)		
B.2	(Under T.P. or D.P. or Any Other Statutory provisions / Under Provision of G.D.C.R.)		
B.3	Area not in possession		
B.4	Others		
C	Net Area	11981.00	
D	Common Plot	1198.10	1198.30
E	Additional 5% for Thick Plantation		
F	Nos of Percolation wells	3	3
G	Nos of Trees		
H	Width of Margin Road side	6.00	10.74 (Min.)
I	Width of Margin Other Than Road side	6.00	7.56 (Min.)
J	Total Margin Area		5116.50
K	Internal Road Width	7.50	7.50
L	Internal Road Area		2295.45
M	Built up Area in Common Plot		
N	Built up Area in Margins		
O	Total Developable Area	3370.75	
P	Permissible F.S.I. Base (As per New D.P.)	(1.80) (1.80)	As Per Plan
Q	Permissible F.S.I. Chargeable	(1.80) (1.80)	As Per Plan
R	F.S.I. Utilized	2.70	32167.92
S	Ground Coverage	3370.75	As Per Plan
T	Proposed Use (As Described in Section C-9.3 Use Classification Table)		
U	Use Sub Type	Built up Area in sq.mt.	Nos of Units Drawings Provided Yes / No
V	Dwelling	Residential	48631.04 6 (Bldg.) Yes
W	Mercantile		
X	Business		
Y	Educational		
Z	Assembly		
AA	Institutional		
AB	Religious		
AC	Hospitality		
AD	Sports & Leisure		
AE	Paris		
AF	Service Establishment		
AG	Industrial		
AH	Storage		
AI	Transport		
AJ	Agriculture		
AK	Temporary Use		
AL	Public Utility		
AM	Public Institutional		
AN	Total	Residential	48631.04 6 (Bldg.) Yes
AO	Floor / Levels	Nos of Units	Floor Area Built up / F.S.I. Payment F.S.I. Area in sq.mt.
AP	Lower Basement		
AQ	Upper Basement	1	19.80
AR	Hollow Plinth		
AS	Ground floor	1	240.00
AT	Typical floor		
AV	First floor	5	2659.01
AW	Second floor	5	2659.01
AX	Third floor	5	2659.01
AY	Fourth floor	5	2659.01
AZ	Fifth floor	5	2659.01
BA	Sixth floor	5	2659.01
BB	Seventh floor	5	2659.01
BC	Eighth floor	5	2659.01
BD	Ninth floor	5	2659.01
BE	Tenth floor	5	2659.01
BF	Eleventh floor	5	2659.01
BG	Twelfth floor	5	2659.01
BH	Floor Other Than Typical Floor		
BI	Total	62	32167.92 21356.05 10781.87
BJ	Total of All Buildings	62	32167.92 21356.05 10781.87
BK	Dwelling Units	Nos of Units	Total Units Details of Unit Area (Size) Individual Unit Area in sq.mt.
BL	Typical floor		
BM	First floor	5	2659.01
BN	Second floor	5	2659.01
BO	Third floor	5	2659.01
BP	Fourth floor	5	2659.01
BQ	Fifth floor	5	2659.01
BR	Sixth floor	5	2659.01
BS	Seventh floor	5	2659.01
BT	Eighth floor	5	2659.01
BU	Ninth floor	5	2659.01
BV	Tenth floor	5	2659.01
BV	Eleventh floor	5	2659.01
BV	Twelfth floor	5	2659.01
BW	Floor Other Than Typical Floor		
BX	Total	62	32167.92 21356.05 10781.87
BY	Total of All Buildings	62	32167.92 21356.05 10781.87
BZ	Dwelling Units	Nos of Units	Total Units Details of Unit Area (Size) Individual Unit Area in sq.mt.
CA	Typical floor		
CB	First floor	5	2659.01
CC	Second floor	5	2659.01
CD	Third floor	5	2659.01
CE	Fourth floor	5	2659.01
CF	Fifth floor	5	2659.01
CG	Sixth floor	5	2659.01
CH	Seventh floor	5	2659.01
CI	Eighth floor	5	2659.01
CJ	Ninth floor	5	2659.01
CK	Tenth floor	5	2659.01
CL	Eleventh floor	5	2659.01
CM	Twelfth floor	5	2659.01
CN	Floor Other Than Typical Floor		
CO	Total	62	32167.92 21356.05 10781.87
CP	Total of All Buildings	62	32167.92 21356.05 10781.87
CQ	Dwelling Units	Nos of Units	Total Units Details of Unit Area (Size) Individual Unit Area in sq.mt.
CR	Typical floor		
CS	First floor	5	2659.01
CT	Second floor	5	2659.01
CU	Third floor	5	2659.01
CV	Fourth floor	5	2659.01
CU	Fifth floor	5	2659.01
CV	Sixth floor	5	2659.01
CV	Seventh floor	5	2659.01
CV	Eighth floor	5	2659.01
CV	Ninth floor	5	2659.01
CV	Tenth floor	5	2659.01
CV	Eleventh floor	5	2659.01
CV	Twelfth floor	5	2659.01
CV	Floor Other Than Typical Floor		
CV	Total	62	32167.92 21356.05 10781.87
CV	Total of All Buildings	62	32167.92 21356.05 10781.87
CV	Dwelling Units	Nos of Units	Total Units Details of Unit Area (Size) Individual Unit Area in sq.mt.
CV	Typical floor		
CV	First floor	5	2659.01
CV	Second floor	5	2659.01
CV	Third floor	5	2659.01
CV	Fourth floor	5	2659.01
CV	Fifth floor	5	2659.01
CV	Sixth floor	5	2659.01
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