

30 MTS WIDE T.P. ROAD

FP-204

FP-70

FP-203

COMMON
PLOT AREA:
273.54
SQ. MT.

LAYOUT PLAN
SCALE 1CM= 1MTS

PROPOSED PLOT WISE AREA STATEMENT IN SQ. MT. FOR FP 70

PLOT NO.	PLOT AREA	B.AREA GR.FL.	B.AREA FIR.FL.	B.AREA SEC.FL.	B.AREA THIRD.FL.	B.AREA FOUR.FL.	B.AREA S.CABIN	B.AREA TOTAL	PERMI.(1.8)	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	PARKING REQ. (20%)	PARKING PROVIDED
01	173.42	45.52	45.52	45.52	-	-	9.62	146.18	312.15	40.39	45.52	45.52	-	-	-	-	-	-	-
02	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
03	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
04	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
05	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
06	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
07	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
08	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
09	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	-	-	-	-
10	241.21	45.65	45.65	45.65	45.65	45.65	21.06	249.31	434.17	-	45.65	45.65	45.65	45.65	45.65	-	36.52	40.60	-
11	117.59	45.52	45.52	45.52	-	-	-	9.62	146.18	211.66	40.39	45.52	45.52	-	-	-	-	-	-
12	80.25	45.52	45.52	45.52	-	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	-	-	-
13	80.25	45.52	45.52	45.52	-	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	-	-	-
14	80.25	45.52	45.52	45.52	-	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	-	-	-
15	80.25	45.52	45.52	45.52	-	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	-	-	-
16	80.25	45.52	45.52	45.52	-	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	-	-	-
17	80.25	45.52	45.52	45.52	-	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	-	-	-
18	187.39	45.52	45.52	45.52	-	-	-	9.62	146.18	337.30	40.39	45.52	45.52	-	-	-	-	-	-
TOTAL	1842.95	819.49	819.49	819.49	45.65	45.65	184.60	2734.37	3317.26	686.63	819.49	819.49	45.65	45.65	45.65	-	36.52	40.60	-

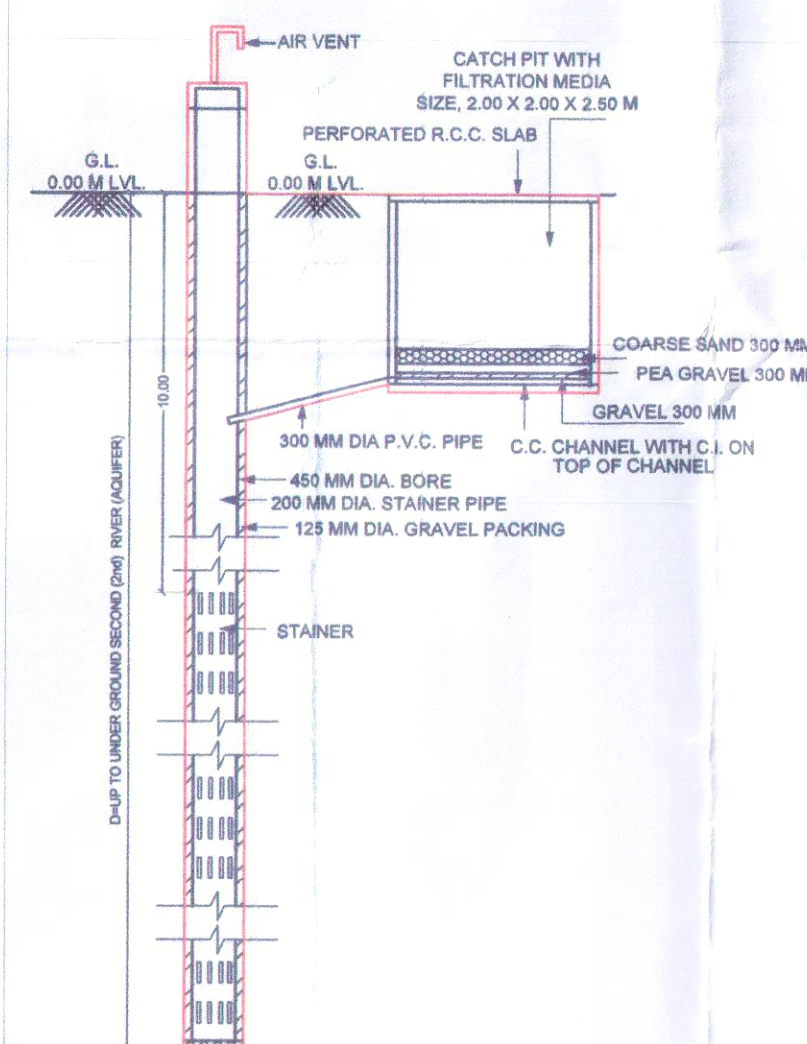
TOTAL AREA STATEMENT IN SQ. MT. FOR FP 70

TOTAL PLOT AREA: 2732.00 SQ. MT.

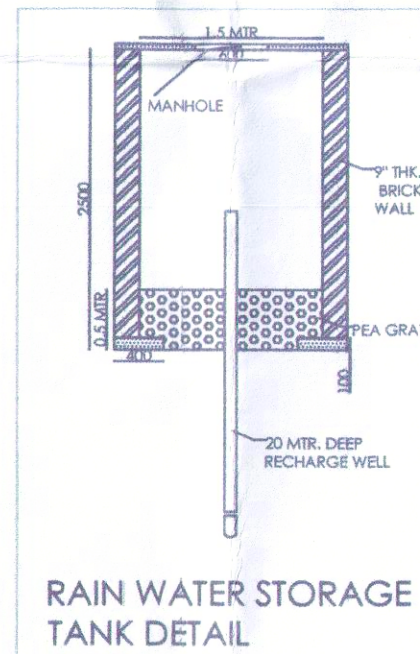
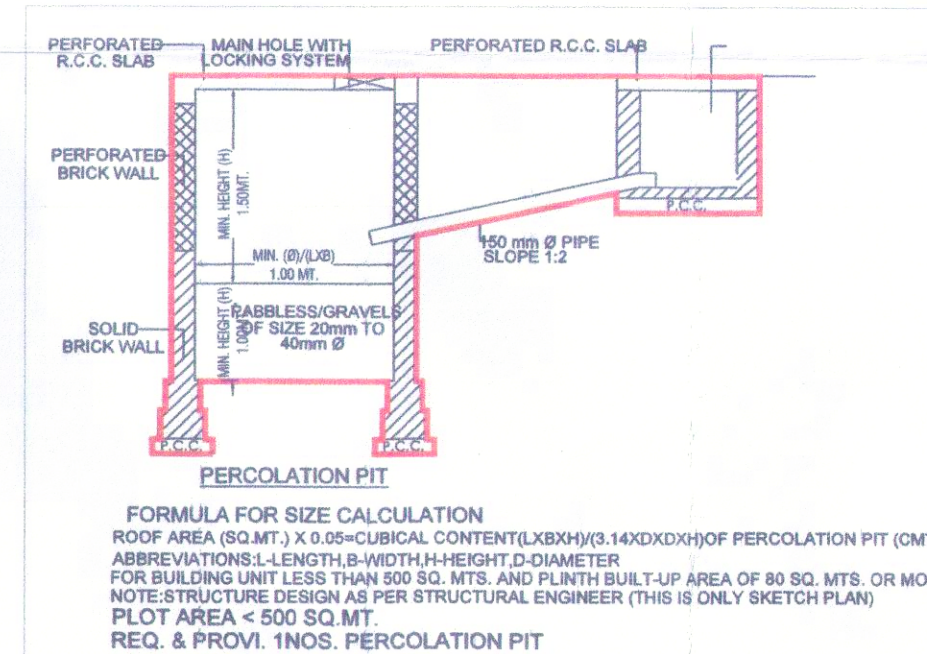
PLOTTED AREA: 1842.95 SQ. MT.

COMMON PLOT AREA: 273.54 SQ. MT.

INTERNAL ROAD AREA: 615.51 SQ. MT.



PERCOLATION WELL
FOR BUILDING UNIT 1500.00 S. M OR MORE AND UP TO 4000.00 S. M. & PART THERE OF IT.
NOTE :- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)



A AREA STATEMENT	SQ. MT.	I. LIST OF DRAWINGS ATTACHED
1. Area of land plot/property as per record as per site condition (T.P. SCHEME)	2732.00	NO. DESCRIPTION COPIES
2. Deduction for	2732.00	1. LAYOUT DRAWING 1
a. Proposed Road	---	+ UNIT PLANS
b. Any reservation	---	
c. Common Plot (REQ. 10%)	273.20	
Common Plot (PROVIDED)	273.54	
3. Net Area of Building Unit for Planning	2458.46	
4. Permissible B.A. @ 30% of 2732.00	819.6	
5. Total Permissible F.S.I. 1.80	4917.6	
6. Existing Building Area	---	
II. REFERENCE		
Total Existing Builtup Area	---	Last Approved Plan (if any)
7. Proposed Builtup Area (PERMISSIBLE 30%)	819.49 < 819.60	Permissible order No
8. Grand Total of Builtup Area on	---	Date of Approval
9. PROPOSED	BUILT UP (SQ.MTS) F.S.I. (SQ.MTS)	III. Description of Property & Proposed Development work
Ground Floor	---	STAMPS & SIGNATURE OF APPROVAL
First Floor	---	
Second Floor	---	
Terrace floor (Stair cabin)	AS PER PLOT AREA STATEMENT	
Total Proposed	---	
10. Total Existing Floor Space Area (if any)	---	
11. Grand Total of Floor Space Area	2416.91 < 4917.6	
12. Total F.S.I. Consumed	2416.91/2732 = 0.88 < 1.80	
B. PARKING STATEMENT	SQ. MTS.	IV. NORTH LINE
Total Maximum Possible	---	SCALE
Floor space Area On	---	N
Residential	182.60	1:100
Commercial	40%	
Industrial	10%	
Other Use	(%)	
Total Provided	---	
Floor space	---	
Residential	40.60	
Commercial	---	
Industrial	---	
Other Use	---	
Total	40.60	

i) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without and defect of existing work.

ii) Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot out tallies with the area stated in the documents of ownership/T.P. record/property card or 7.12 record.

SIGNATURE
R.S. 93/2
Architect / Engineer / Surveyor
B.M.C. Registration No. CA/1046/19/18-23.
Name :
Address :

SIGNATURE
R.S. 93/2
Owner/Builder/Organiser/Developer or
Authorised Agent of Owner
Address :

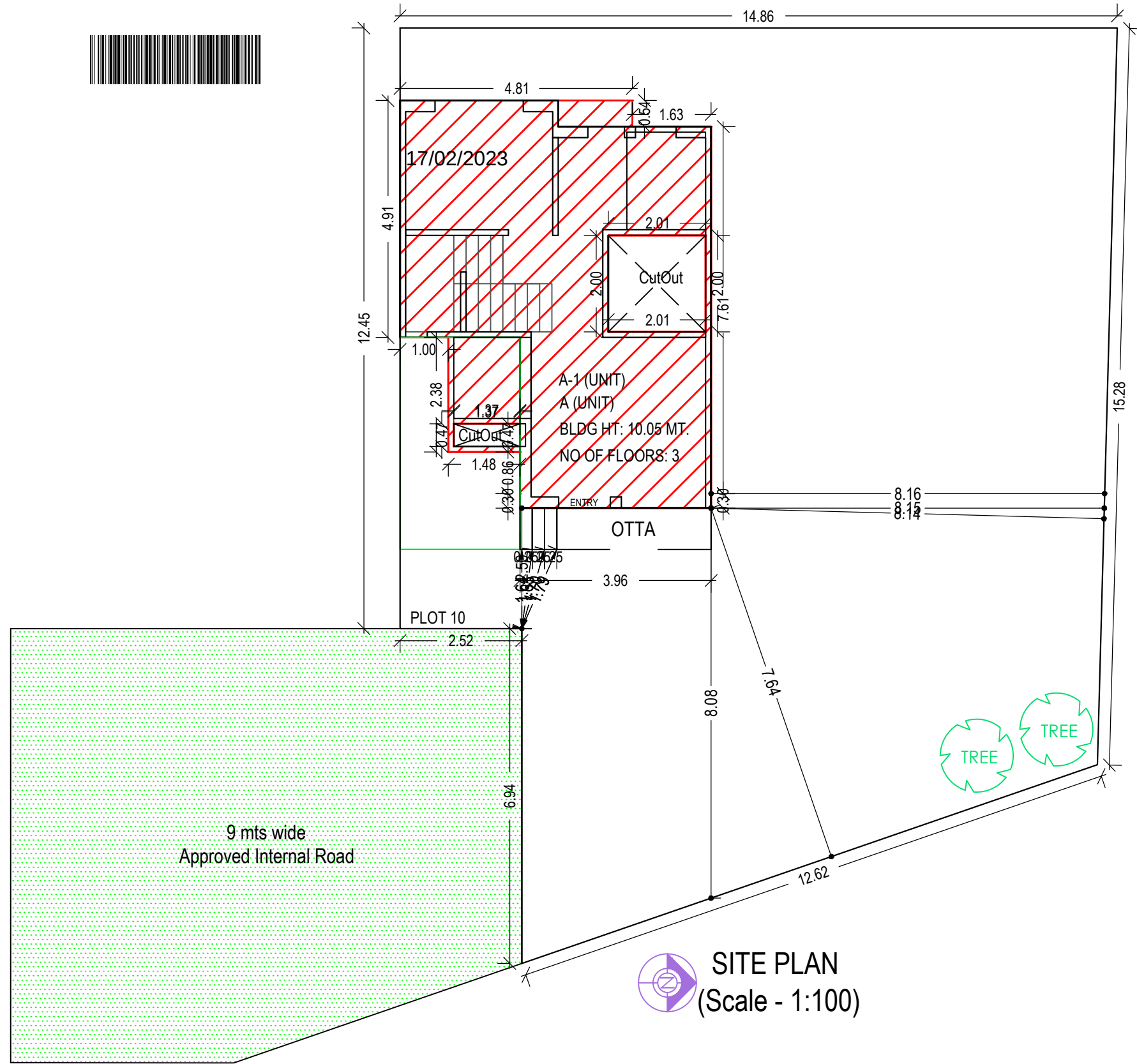
CLIENT : MANOJ PATEL
PROJECT : PROPOSED RESIDENTIAL LAYOUT
TITLE : CORPORATION DRG.
DRG. NO. : 01
DATE : 13.10.2022
SCALE : 1:100

MODI SRIVASTAVA & ASSOCIATES
ARCHITECTS
INTERIOR DESIGNERS
16-MANISHA, MANISHA CHAR RASTA,
OLD PADRA ROAD, VADODARA - 20
PH. 2255025 / 2252025
E-mail: modisrivastava@yahoo.co.in@gmail.com

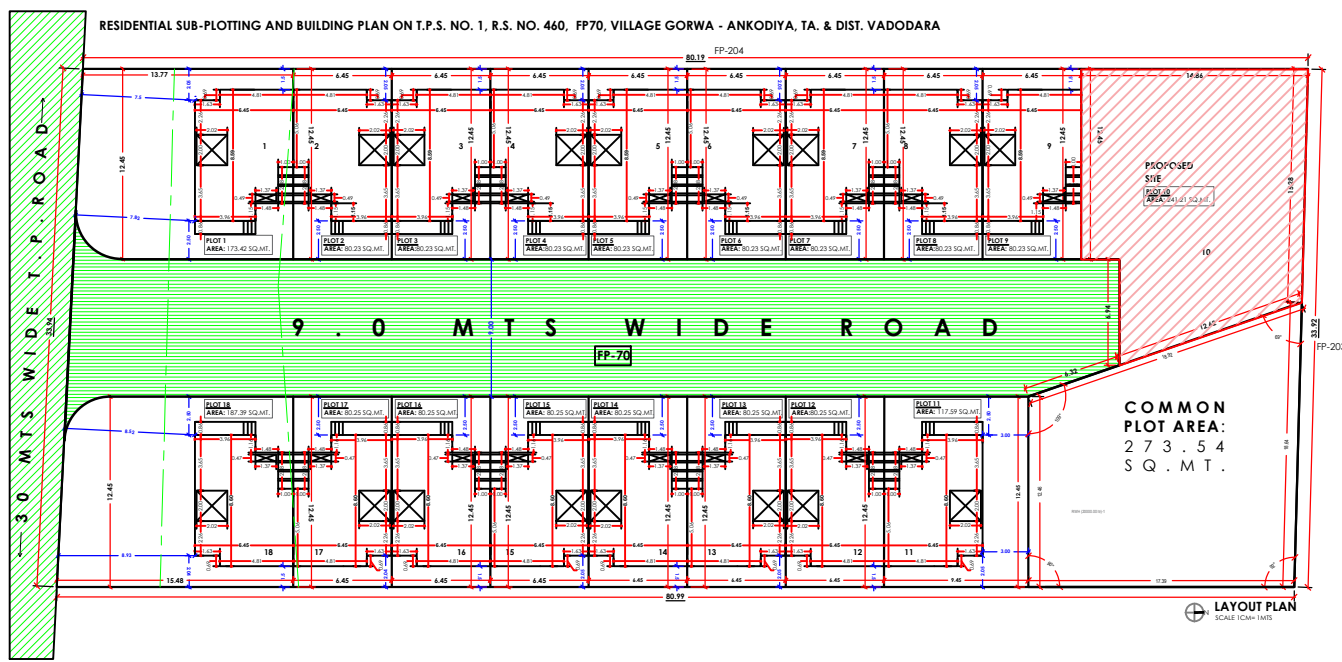
Project Title :REVISED F

AL TENEMENT BUILDING UNIT IN INDIVIDUAL SUB PLOT OF LAYOUT ON T.P.S. NO. 1,R.S. NO. 460, FP70, VILLAGE GORWA - ANKODIYA, TA. & DIST. VADODARA

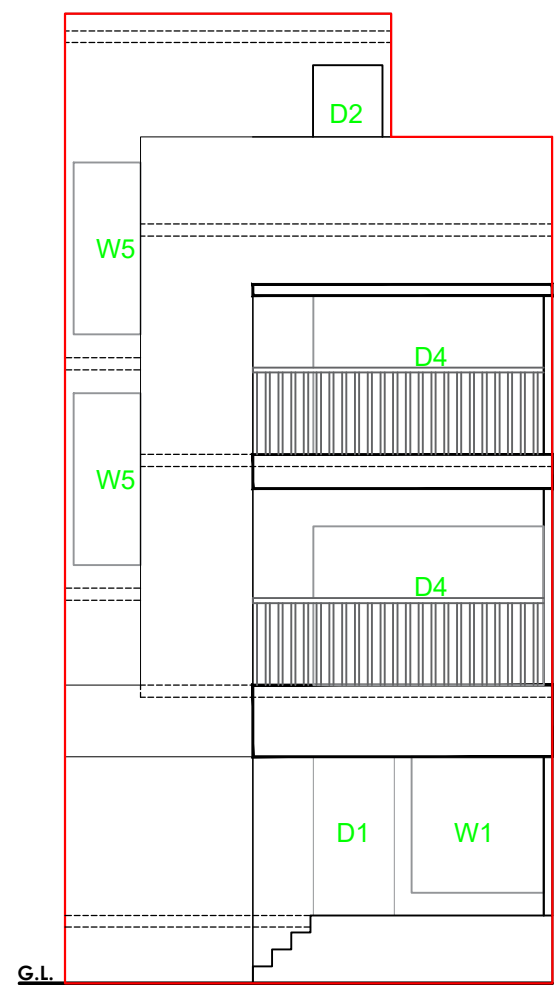
Application No. :		Development Permission No. :		
Inward No	ODPS/2023/015075	Sheet	1 / 1	
Inward Date		Scale	1:100	



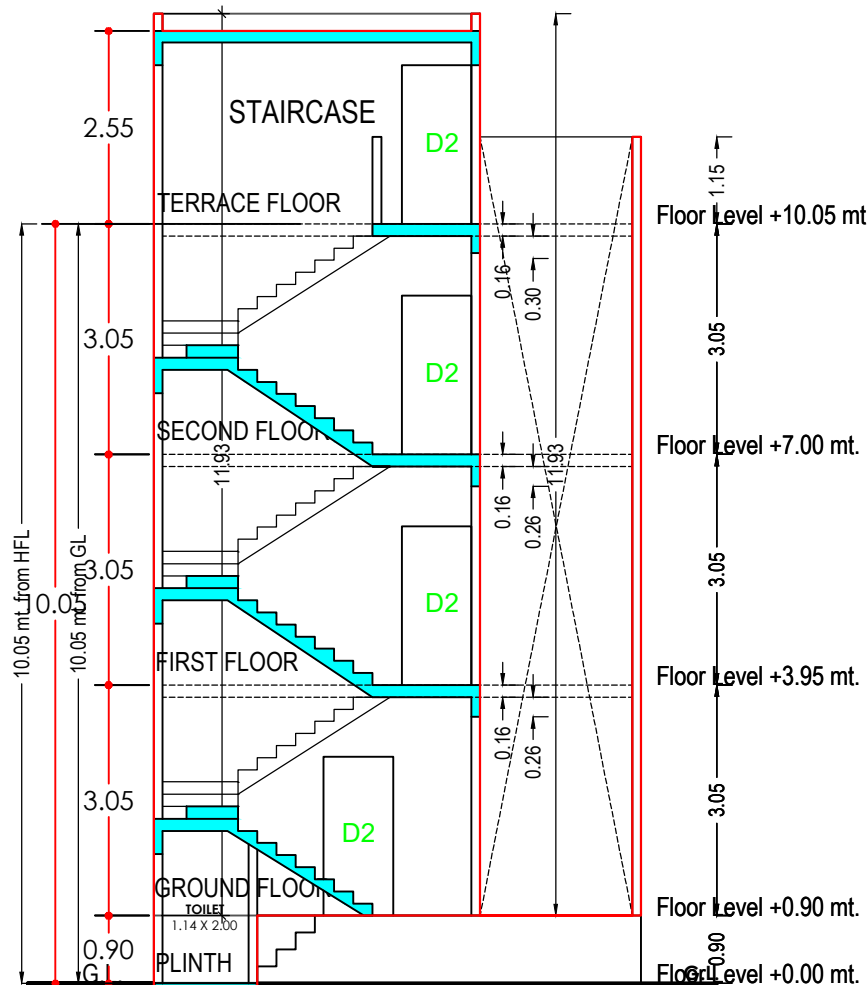
SITE PLAN
(Scale - 1:100)



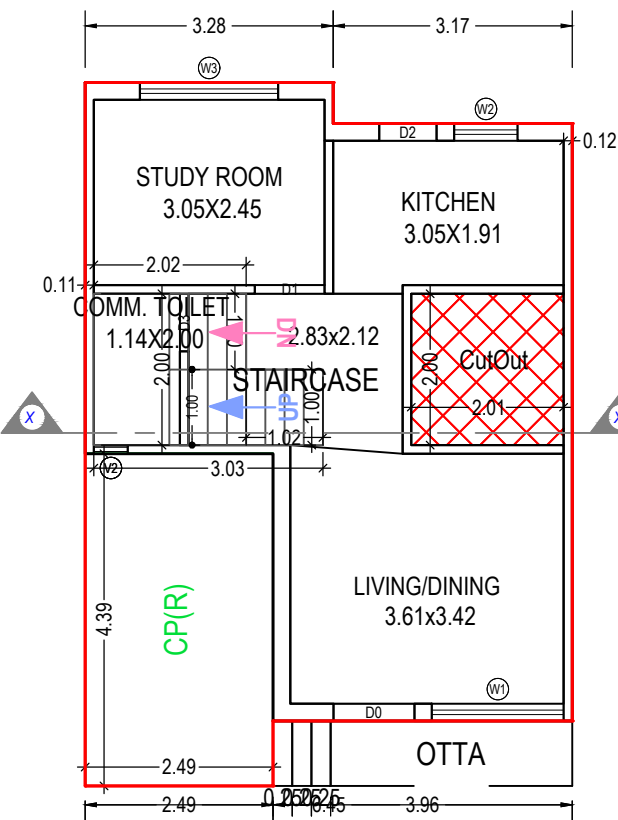
KEY PLAN



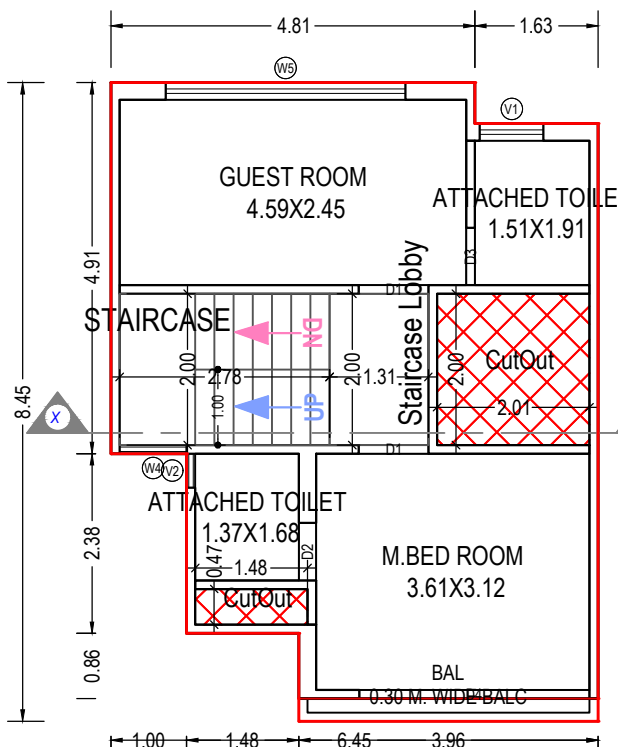
FRONT ELEVATION
ELEVATION



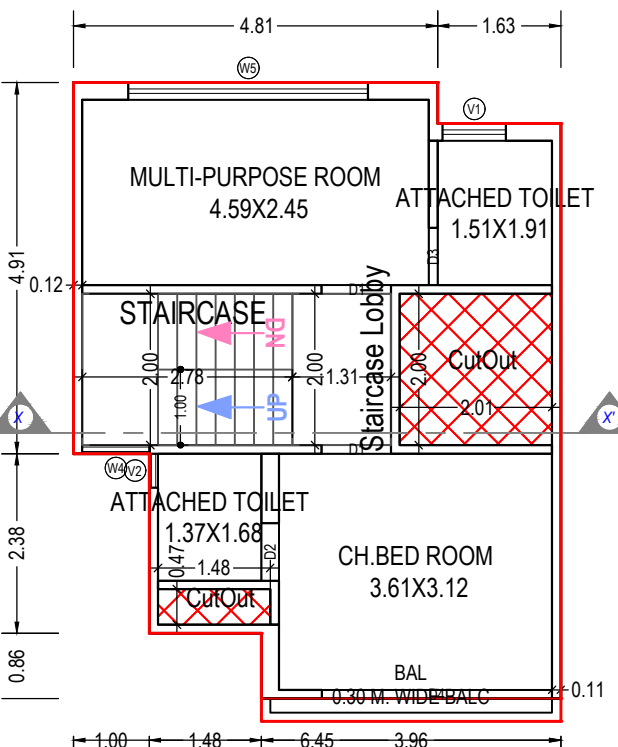
SECTION XX
Section XX'



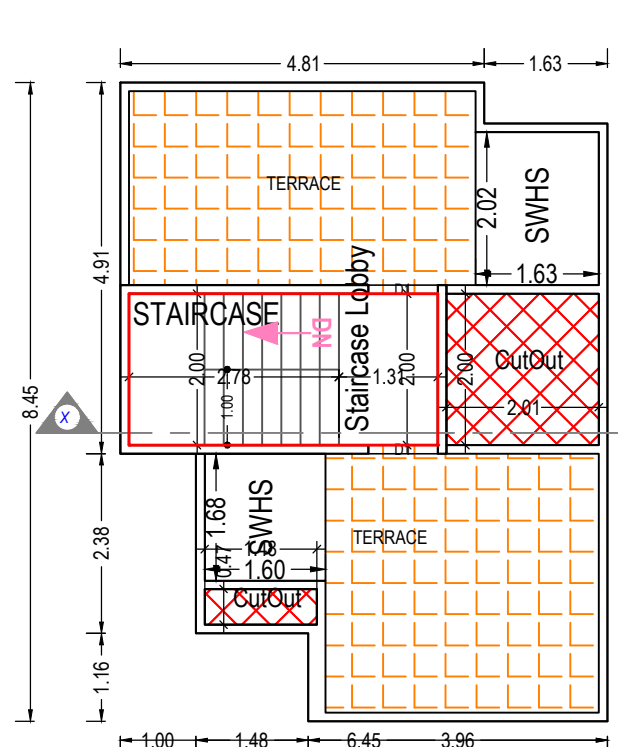
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

AREA STATEMENT		VERSION NO. : 1.0.55
PROJECT DETAIL :		VERSION DATE: 16/01/2023
Authority: Vadodara Municipal Corporation (VMC)	Plot Use: Residential	
AuthorityClass: D1	Plot SubUse: Semidetached Dwelling	
AuthorityGrade: Municipal Corporation	Plot Use Group: Dwelling-2 (DW2)	
Project Type: Building Permission	Plot Category: NA	
Nature of Development: NEW	Land Use Zone: Residential Zone I	
Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: R1	
SubDevelopment Area: Residential development in the villages falling within the air pollution boundary		
Special Project: NA		
Special Road: NA		
Site Address: MAPLE 18, NEAR DRASHANAM CLUB LIFE, GORWA, ANKODIA, VADODARA, GUJARAT, INDIA		
AREA DETAILS :		Sq.Mts
1. Area of Plot As per record		
Plot Validation Certificate		241.21
Physical area measured at site		241.21
7/12 or Document		241.21
Plot area drawn as per Site		241.21
Area of Plot Considered		241.21
Deduction for		
(a)Proposed roads		0.00
(b)Any reservations		0.00
Total(a + b)		0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		241.21
% of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		241.21
Plot Area For Coverage		241.21
Plot Area For FSI		241.21
Perm. FSI Area (1.80)		434.18
Total Perm. FSI area		434.18
Total Built up area permissible at:		
a. Ground Floor (30.00 %)		72.36
Proposed Coverage Area (18.09 %)		43.63
Total Prop. Coverage Area (18.09 %)		43.63
Balance coverage area (11.91 %)		28.73
Proposed Area at:		
	Proposed Built up	Existing/ Approved BUArea
	Proposed F.S.I	Existing/ Approved F.S.I
Ground Floor	43.63	0.00
First Floor	43.57	0.00
Second Floor	43.57	0.00
Terrace Floor	8.17	0.00
Total Area:	138.94	0.00
Total FSI Area:		105.65
Total BuiltUp Area:		138.94
Proposed F.S.I. consumed:		0.44
Tenement Statement		
1. Tenement Proposed At:		
G.F.		1.00
2. Total Tenements (3 + 4)		1
Parking Statement		
2. Proposed Parking Space:		10.93

COLOR INDEX	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)			StairCase	Stair Lobby	Covered Area	Parking	Resi.		
A (UNIT)	1	152.43		13.49	138.94	21.73	7.83	0.84	2.88	105.65	105.65	01
Grand Total :	1	152.43		13.49	138.94	21.73	7.83	0.84	2.88	105.65	105.65	01

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	Yes	No	10/21/2022	L-17/2022-2023

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT 10	Tree	2	2

OWNER'S NAME AND SIGNATURE

MR. ASHISH VALLABHBHAI PATEL & OTHERS

ARCH/ENG'S NAME & SIGNATURE
STRUCTURE ENGINEER
AMIT RAMESHBHAI SRIVASTAVA
003AR31032300030

SUPERVISOR'S NAME & SIGNATURE
DATE OF APPROVAL

DESIGNATION OF APPROVER :

UnitBUA Table for Building :A (UNIT)

Floor	Name	Unit/UA Type	Gross Unit/UA Area	Deductions From Gross Unit/UA(Area in Sq.mt.)		Unit/UA Area	Deductions (Area in Sq.mts.)		Carpet Area	No. of Unit
				Void			Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT UNIT	DWELLING UNIT	43.93		4.03	39.90	3.42	5.05	31.43	01
	Total per Floor:	Total:	43.93		4.03	39.90	3.42	5.05	31.43	01
		Typical Floor = 1								
		Total:	43.93		4.03	39.90	3.42	5.05	31.43	
FIRST FLOOR PLAN	SPLIT UNIT	DWELLING UNIT	48.30		4.73	43.57	2.81	8.17	32.59	00
	Total per Floor:	Total:	48.30		4.73	43.57	2.81	8.17	32.59	00
		Typical Floor = 1								
		Total:	48.30		4.73	43.57	2.81	8.17	32.59	
SECOND FLOOR PLAN	SPLIT UNIT	DWELLING UNIT	48.30		4.73	43.57	2.81	8.17	32.59	00
	Total per Floor:	Total:	48.30		4.73	43.57	2.81	8.17	32.59	00
		Typical Floor = 1								
		Total:	48.30		4.73	43.57	2.81	8.17	32.59	
-	Total:	-	-	140.53	13.49	127.04	9.04	21.39	96.61	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (UNIT)	V2	0.45	1.00	03
A (UNIT)	V1	0.84	1.00	02
A (UNIT)	W2	0.84	1.20	01
A (UNIT)	W4	0.89	2.10	02
A (UNIT)	W1	1.74	2.10	01
A (UNIT)	W3	1.83	1.20	01
A (UNIT)	W5	3.17	1.20	02

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.25	0.31
FIRST FLOOR PLAN	STAIRCASE	1.00	0.25	0.34
SECOND FLOOR PLAN	STAIRCASE	1.00	0.25	0.34
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.25	0.00

Building :A (UNIT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
				StairCase	Stair Lobby	Covered Area	Parking			
Ground Floor	47.66	4.03	43.63	5.05	0.00	0.84	2.88	34.85	34.85	01
First Floor	48.30	4.73	43.57	5.56	2.61	0.00	0.00	35.40	35.40	00
Second Floor	48.30	4.73	43.57	5.56	2.61	0.00	0.00	35.40	35.40	00
Terrace Floor	8.17	0.00	8.17	5.56	2.61	0.00	0.00	0.00	0.00	00
Total:	152.43	13.49	138.94	21.73	7.83	0.84	2.88	105.65	105.65	01
Total Number of Same Buildings:	1									
Total:	152.43	13.49	138.94	21.73	7.83	0.84	2.88	105.65	105.65	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (UNIT)	D3	0.76	2.10	03
A (UNIT)	D2	0.76	2.10	03
A (UNIT)	D1	0.92	2.10	05
A (UNIT)	D0	1.07	2.10	01
A (UNIT)	D4	3.04	2.10	02

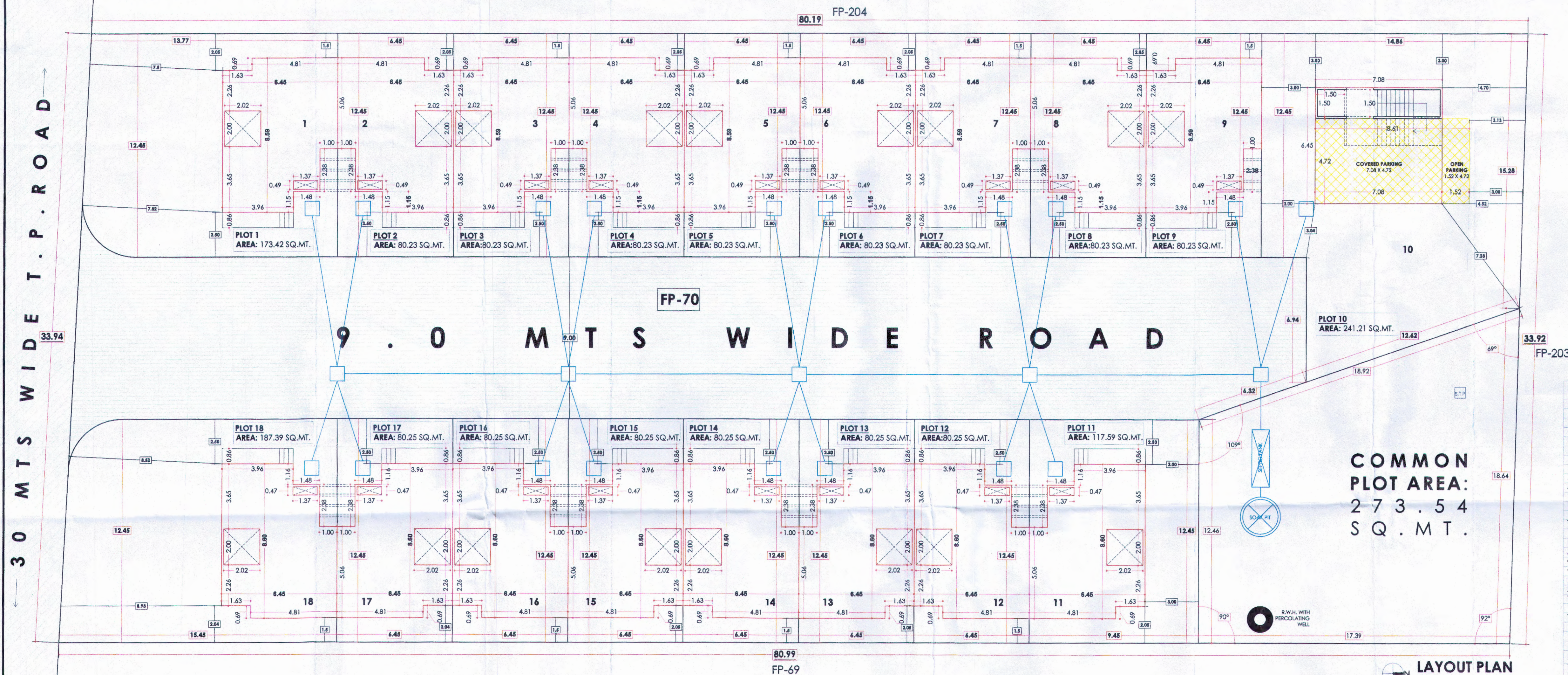
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.30 X 3.96 X 1 X 1	1.19	1.19
SECOND FLOOR PLAN	0.30 X 3.96 X 1 X 1	1.19	1.19
Total	-	-	2.38

003BP22233286

003BDP22233515

PROPOSED RESIDENTIAL SUB-PLOTTING AND BUILDING PLAN ON T.P.S. NO. 1, R.S. NO. 460, FP70, VILLAGE GORWA - ANKODIYA, TA. & DIST. VADODARA



**COMMON
PLOT AREA:
273.54
SQ. MT.**

A AREA STATEMENT	SQ.MT.	I. LIST OF DRAWINGS ATTACHED
1. Area of land plot/property as per record as per site condition (T.P. SCHEME)	2732.00	NO. DESCRIPTION COPIES
2. Deduction for a. Proposed Road	2732.00	1. LAYOUT DRAWING + UNIT PLANS
b. Any reservation	---	---
c. Common Plot (REQ. 10%)	273.20	---
3. Net Area of Building Unit for Planning	2458.46	---
4. Permissible B.A. @ 30% of 2732.00	819.6	---
5. Total Permissible F.S.I. 1.80	4917.6	---
6. Existing Building Area	---	---
I) Ground Floor	---	---
II) First Floor	---	---
Total Existing Builtup Area	---	---
7. Proposed Builtup Area (PERMISSIBLE 30%)	819.49 < 819.60	---
8. Grand Total of Builtup Area on	---	---
9. PROPOSED	BUILT UP (sq.mts) F.S.I. (sq.mts)	---
Ground Floor	---	---
First Floor	---	---
Second Floor (Stair cabin)	---	---
AS PER PLOT AREA STATEMENT	---	---

B. PARKING STATEMENT	SQ.MTS.	IV. NORTH LINE	SCALE
Total Maximum Possible Floor space Area On	182.60	---	1:100
Residential	20%	---	---
Commercial	40%	---	---
Industrial	10%	---	---
Other Use	---	---	---
Total Provided Floor space	40.60	---	---
Residential	---	---	---
Commercial	---	---	---
Industrial	---	---	---
Other Use	---	---	---
Total Require Parking space	36.52	---	---
Car 50%	---	---	---
Other 50%	---	---	---
Total S.q. Mts.	40.60	---	---

i) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without and defect of existing work.

ii) Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot out fallies with the area stated in the documents of ownership/T.P. record/property card or 7.12 record.

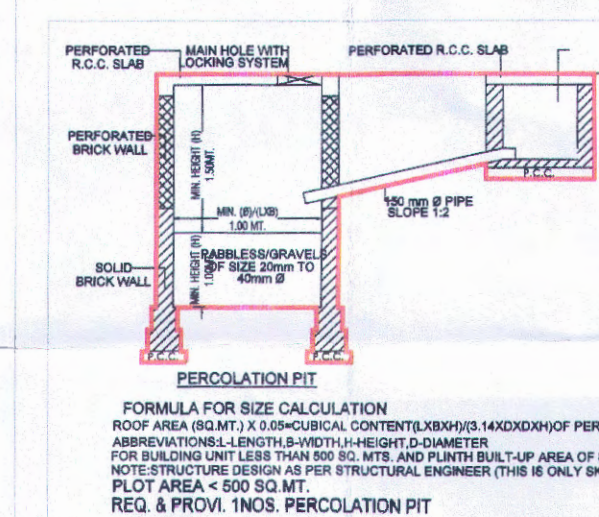
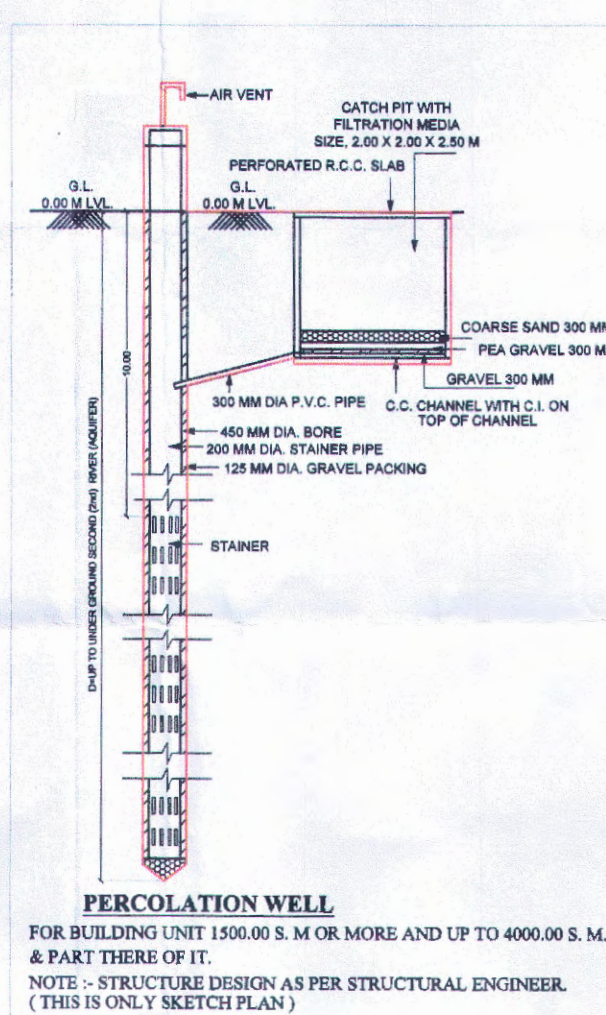
SIGNATURE	SIGNATURES
Architect / Engineer / Surveyor. B.M.C. Registration No. Name : Address :	Owner/Builder/Organiser/Developer or Authorized Agent of Owner
CLIENT : MANOJ PATEL	MODI SRIVASTAVA & ASSOCIATES
PROJECT : PROPOSED RESIDENTIAL LAYOUT	ARCHITECTS
TITLE : CORPORATION DRG.	INTERIOR DESIGNERS
DRG. NO. : 01	16-MANISHA, MANISHA CHAR RASTA,
DATE : 13.10.2022	OLD PADRA ROAD, VADODARA - 20
SCALE : 1:100	PH. 2255025 / 2252025
ISSUE ON	E-mail: modisrivastava@yahoo.co.in/gmail.com

PROPOSED PLOT WISE AREA STATEMENT IN SQ. MT. FOR FP 70

PLOT NO.	PLOT AREA	B. AREA GR. FL.	B. AREA FIR. FL.	B. AREA SEC. FL.	B. AREA THIRD FL.	B. AREA FOUR FL.	B. AREA S. CABIN	B. AREA TOTAL	PERMI. (1.8)	F.S.I. AREA	F.S.I. AREA G.F.	F.S.I. AREA F.F.	F.S.I. AREA S.F.	F.S.I. AREA T.F.	F.S.I. AREA F.O.F.	F.S.I. AREA TOTAL	F.S.I. CONSUMED	PARKING REQ. (20%)	PARKING PROVIDED
01	173.42	45.52	45.52	45.52	-	-	9.62	146.18	312.15	40.39	45.52	45.52	-	-	-	131.43	0.75	-	-
02	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
03	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
04	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
05	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
06	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
07	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
08	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
09	80.23	45.52	45.52	45.52	-	-	9.62	146.18	144.41	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
10	241.21	45.65	45.65	45.65	45.65	45.65	21.06	249.31	434.17	-	45.65	45.65	45.65	45.65	45.65	182.60	0.75	36.52	40.60
11	117.59	45.52	45.52	45.52	-	-	9.62	146.18	211.66	40.39	45.52	45.52	-	-	-	131.43	1.11	-	-
12	80.25	45.52	45.52	45.52	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
13	80.25	45.52	45.52	45.52	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
14	80.25	45.52	45.52	45.52	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
15	80.25	45.52	45.52	45.52	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
16	80.25	45.52	45.52	45.52	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
17	80.25	45.52	45.52	45.52	-	-	9.62	146.18	144.45	40.39	45.52	45.52	-	-	-	131.43	1.63	-	-
18	187.39	45.52	45.52	45.52	-	-	9.62	146.18	337.30	40.39	45.52	45.52	-	-	-	131.43	0.70	-	-
TOTAL	1842.95	819.49	819.49	819.49	45.65	45.65	184.60	2734.37	3317.26	686.63	819.49	819.49	45.65	45.65	45.65	2416.91	36.52	40.60	-

TOTAL AREA STATEMENT IN SQ. MT. FOR FP 70

TOTAL PLOT AREA:	2732.00 SQ. MT.
PLOTTED AREA:	1842.95 SQ. MT.
COMMON PLOT AREA:	273.54 SQ. MT.
INTERNAL ROAD AREA:	615.51 SQ. MT.



RAIN WATER STORAGE TANK DETAIL

KEY PLAN
SCALE 1CM=20MTS

ASHOKSHAH & ASSOCIATES
CORPORATION DRG.
201, KOTWARI, SURY RESID COM PLAZA,
PHAROS ROAD, VADODARA-390001.
PH. 2255025 / 2252025
V.D. L.L. NO. 1309 21/10/2022
V.D. L.L. NO. 1309 21/10/2022

PURV INFRASTRUCTURE
PARTNER

MODI SRIVASTAVA & ASSOCIATES
ARCHITECTS
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16-MANISHA, MANISHA CHAR RASTA,
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