

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

permission for sub division/development/
development as Sanctioned by Commissioner
under the provisions of the Gujarat Town
Planning and Urban Development Act. 1976 and
the Bombay Provincial Municipal Corporation
Act. 1949 is granted for the Land bearing E-8,
No.1/R-5-No.F.P. No. 7776, Subplot 4, 11/10
of Ward No. 46, T.P.S. No. 57, Gandhinagar
District. The plans per the attached plans
and permission letter (reproducibility) vide outward
No. T.O.O/DP/1 dated 15.06.2019

113
101
101

118
106
106

18.00 MET

109/2
109/1

120
108
121
109
109/1

24.00 MET

24.00 MET

155 PARKING

109/2

PROP. SITE

KEY PLAN
SCALE 1CM. = 20.00 MT.
AS PER TR

- = 4550.73 SQ.MT.
- = 455.07 SQ.MT.
- = 567.66 SQ.MT.
- = 4095.34 SQ.MT.
- = 3165.01SQ.MT. (70%)
- = 12286.97 SQ.MT.
- = 9383.52 SQ.MT.
- = 8191.31 SQ.MT.
- = 1192.20 SQ.MT.
- = 4691.76 SQ.MT.
- = 4931.70 SQ.MT.
- = 2.06

C.O.P. AREA CALCULATION :-
REQUIRED C.P. AREA :-
 = 10% OF PLOT AREA
 = 0.10×4550.73
 = 455.07 SQ.MT.
PROPOSED C.O.P. AREA :-
C.O.P.
 1) $25.92X \times 12.06 - \text{LESS}(\text{CURVE}-1.93) = 310.66 \text{ sq.mt.}$
 2) $21.47 \times 12.06 - \text{LESS}(\text{CURVE}-1.93) = 257.00 \text{ sq.mt.}$
TOTAL = 567.66 sq.mt.

FLOOR/ BUILD.	BUILT-UP	F.S.I
BA. FL.	3146.70	-----
GR. FL.	2421.48	2222.91
1st FL.	2602.34	2412.77
2nd FL.	2576.43	2400.02
3rd FL.	2537.39	2347.82
TE. FL.	132.15	-----
TOTAL	13407.49	9383.52

PERCOLATING
BOREWELL

REQUIRED P.B. = 1 PER 4000.00 SQ.M
= 4550.73 / 4000
= 1.14

= 2 NOS. REQUIRED

ARK_Studio
Residential | Housing | Commercial | Interior design
| Landscape design | Urban design | Facade design
Address : 801, Titoonium business hub, Convention centre road,
Bhimnagar, Surat, Gujarat, India.

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

PROPOSED COMMERCIAL BUILDING FOR BLOCK NO:- 111, O.P NO:- 99, F.P.NO:- 99, T.P.S. NO:-69 (GODADRA - DINDOLI),SUB PLOT NO.1/P/1A, MOJE:- DINDOLI, TA:- CHORYASI, DIST:-SURAT.

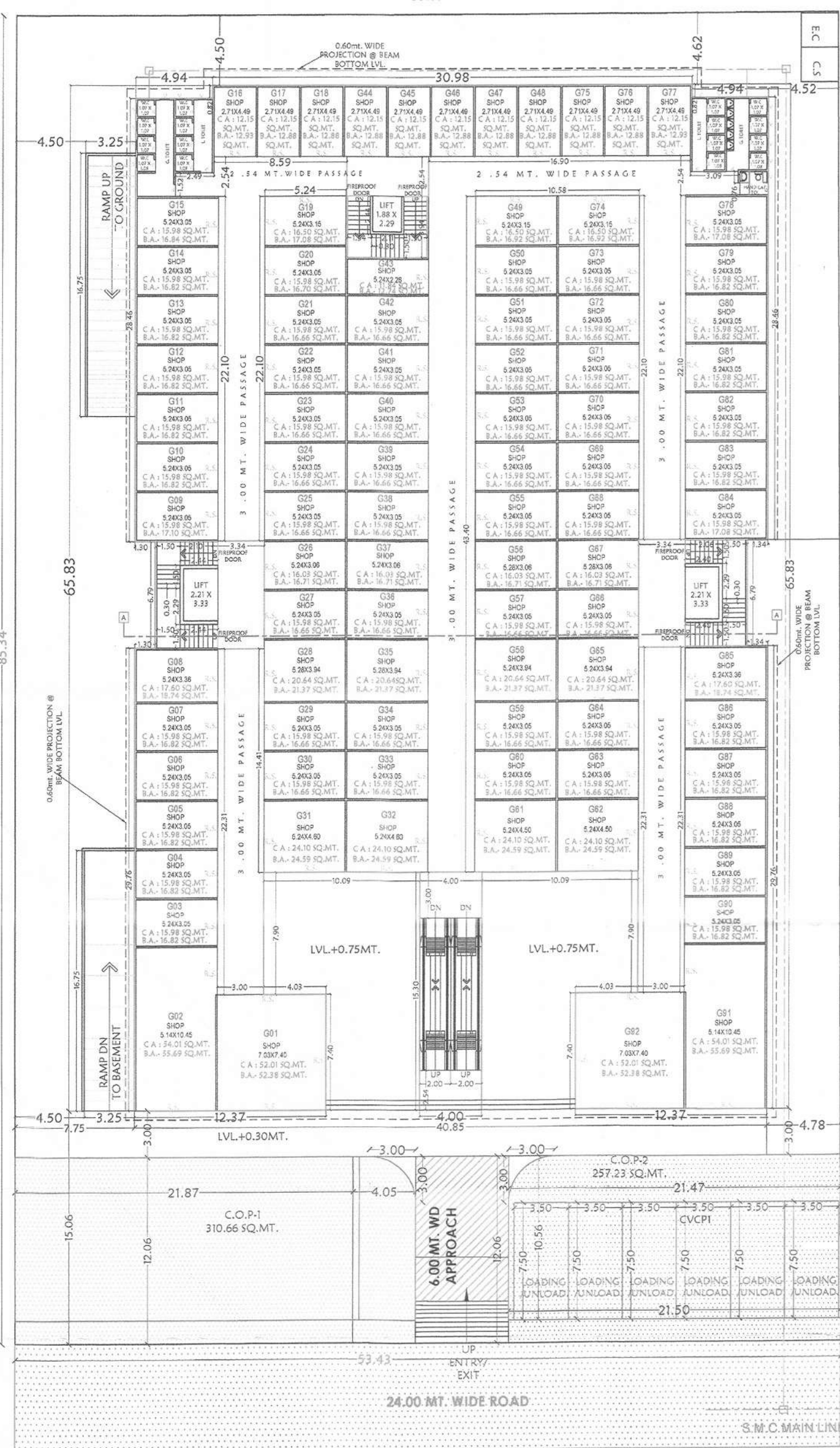
જાહેર સ્થળે, શ્રી. સુનિલ મનુજી દવે
જેમણે તપાસ કરી અને સહી કરી છે.
અને પુરવાર કરી છે.

GROUND FLOOR PLAN
& BASEMENT FLOOR PLAN
& CALCULATION

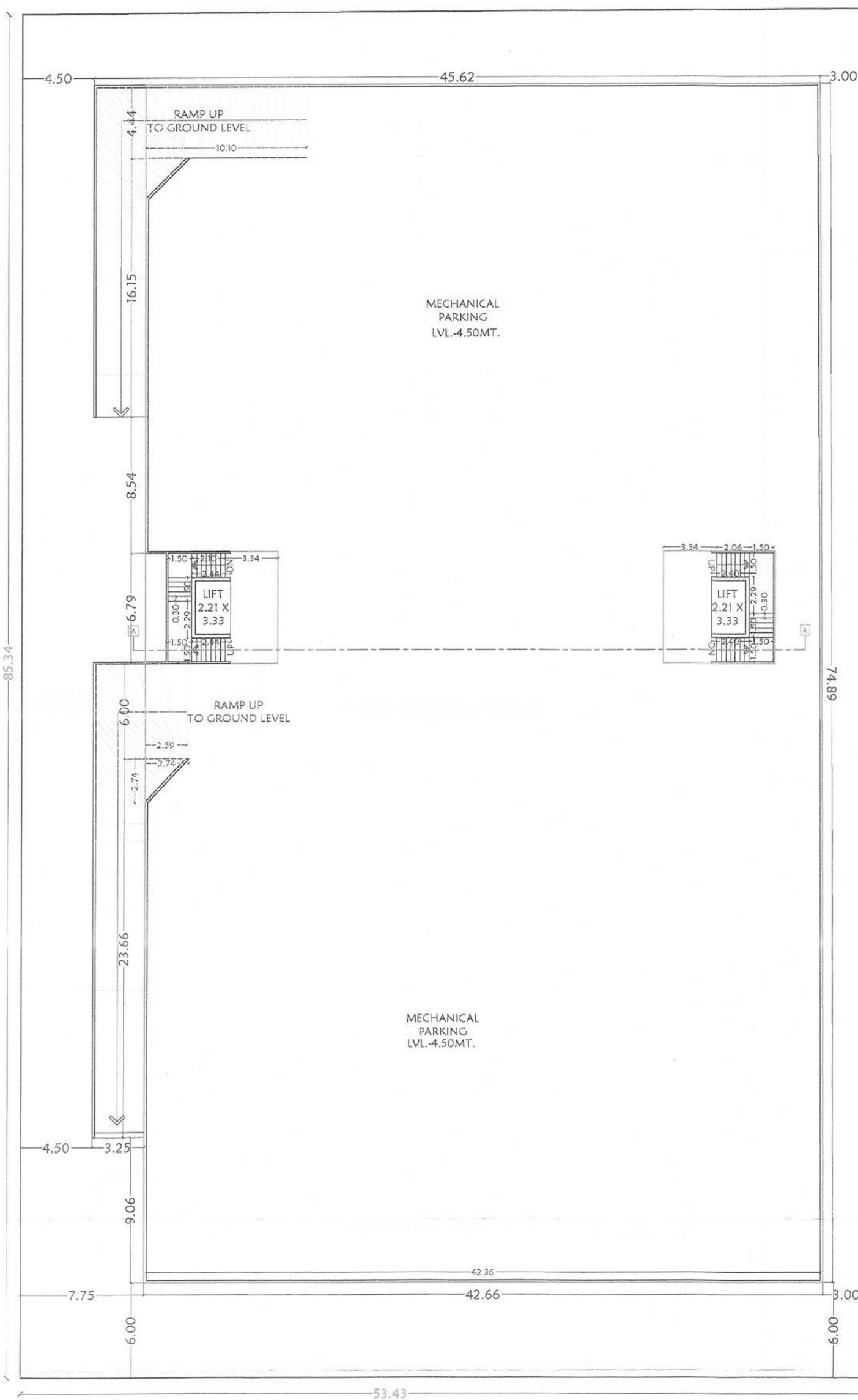
2/6

ADJ.NO.
BLOCK.NO.111
F.P.NO.99
O.P.NO.99
SUB-PLOT.NO.2
53.10

ADJ.NO.
BLOCK.NO.111
F.P.NO.99
O.P.NO.99
SUB-PLOT.NO.2
53.10



GROUND FLOOR PLAN
P.L.+0.75MT.,
CONSIDER AT. @ ±0.0 MT.
SCALE : 1CM = 2.00 MT.



BASEMENT FLOOR PLAN
LVL. -4.50MT.,
SCALE : 1CM = 2.00 MT.

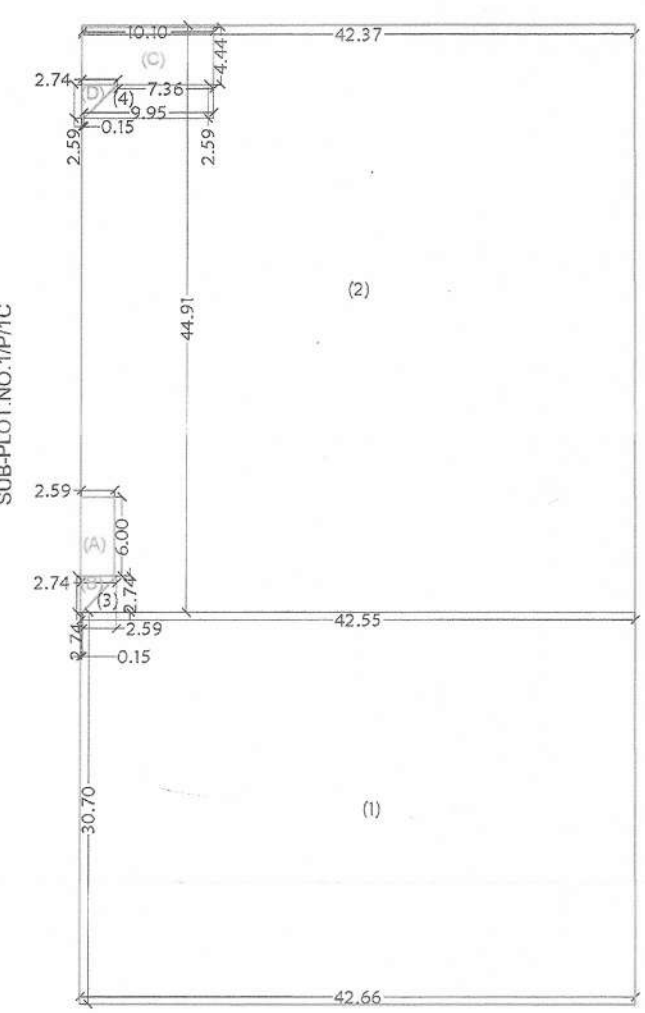
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified. Unless renewed the validity of this Permission expires on 14/04/2020

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 Provincial Municipal Corporation Act, 1949 is granted for the Land bearing G.S. No./R.S. No./F.P. No./Sub-plot No. 1/P/1A of Ward No./Moje/T.P.S. No. 69, Godadra, Dindoli, Taluka Choryasi, District Surat as per the attached plans and permission letter (T.C. No. 111/1A/1/P/1A) dated 14/04/2020.

Date: 15/04/2020
I/C. Town Planner,
Surat Municipal Corporation

ADJ.NO.
BLOCK.NO.111
F.P.NO.99
O.P.NO.99
SUB-PLOT.NO.1P/1B

ADJ.NO.
BLOCK.NO.111
F.P.NO.99
O.P.NO.99
SUB-PLOT.NO.1P/1C



BASEMENT FLOOR AREA
CALCULATION LINE DIAGRAM

BASEMENT FLOOR AREA CALCULATION
BUILT UP AREA :-
(1) 30.70 X (42.66+42.55/2) = 1307.97 SQ.MT.
(2) 44.91 X (42.88+42.37/2) = 1906.88 SQ.MT.
(3) 2.74 X 2.59/2 = 3.55 SQ.MT.
(4) (9.95+7.36/2) X 2.59 = 22.42 SQ.MT.
= 3240.82 SQ.MT.
LESS :-
(A) 6.93 X 6.00 = 41.58 SQ.MT.
(B) 2.74 X (0.15+2.74/2) = 3.96 SQ.MT.
(C) 10.10 X 4.44 = 44.84 SQ.MT.
(D) 2.59 X (0.15+2.74/2) = 3.74 SQ.MT.
= 94.12 SQ.MT.
TOTAL BUILT UP AREA = 3240.82-94.12 = 3146.70 SQ.MT.

OWNER'S SIGN.

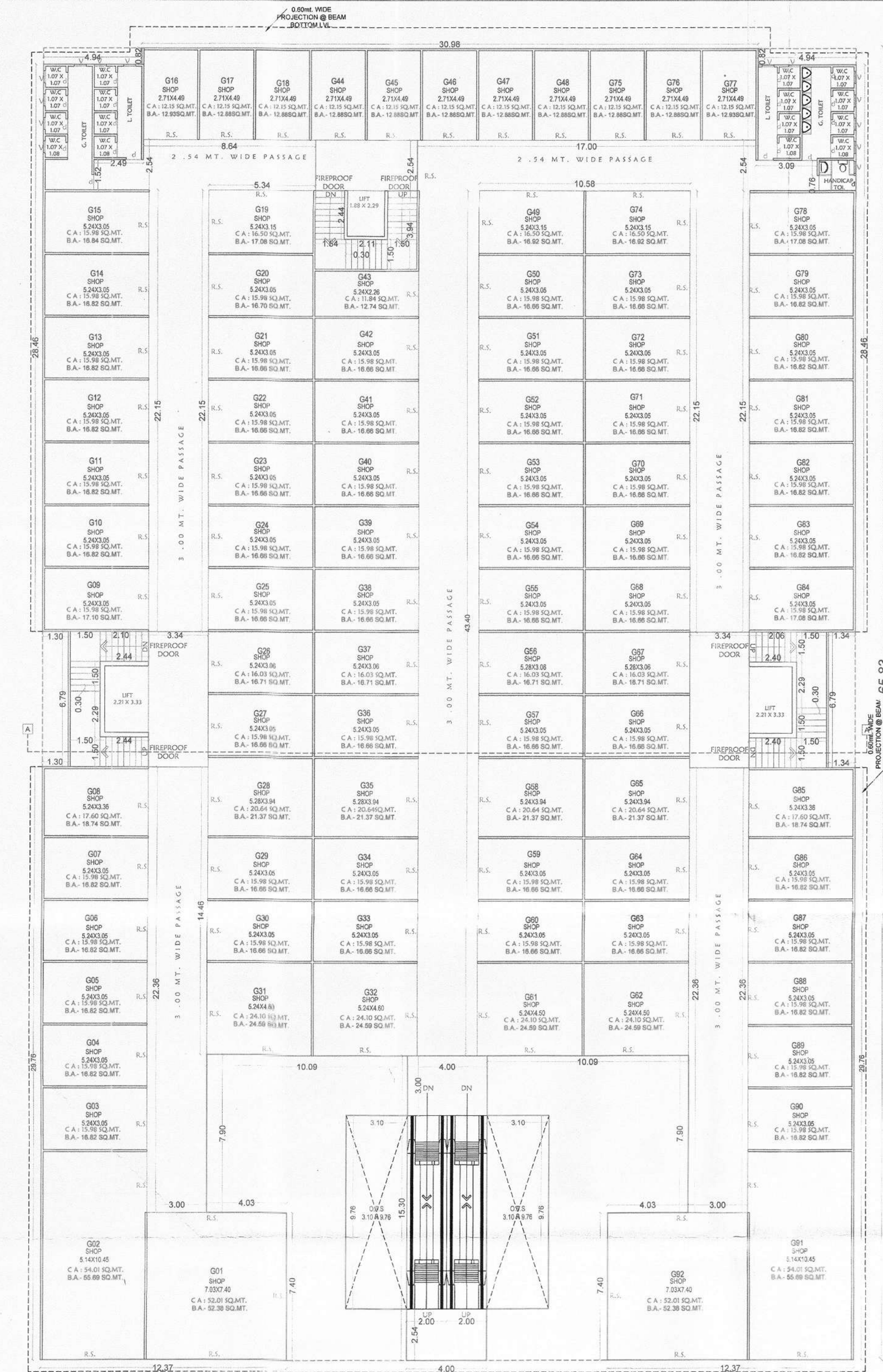
ESSKAY CORPORATION A
PARTNERSHIP FIRM PARTNERS
1. NIRAV VALLABHBHAI KHENI
2. UMANG SUNIL MITTAL
3. SIDDHANT ASHVIN MEHTA
4. VISHAL SUNDARLAL BANSAL
POWERDAR & HIM SELF
1. TOLARAM RAMPRAKASH SHRMA

2. M/S. ANAND COTEX LTD.
AUTHORISED DIRECTOR
ANAND GOKUL BAKSHI

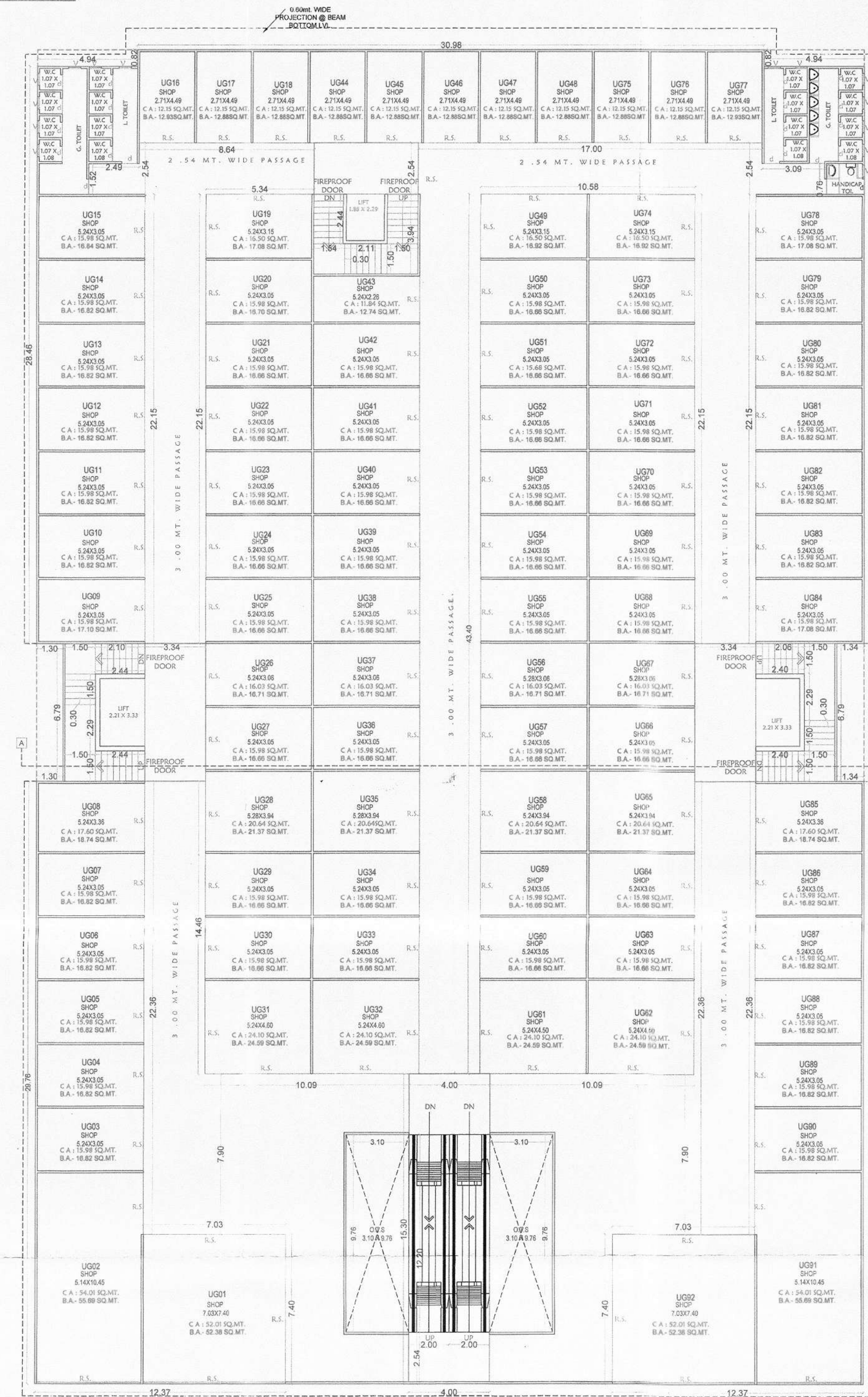
ARCHITECT & PLANNER

RAMAN T. PATEL
(B.Arch. RA)
SUDHA - SUDA / 255
COA - CA / 87 / 22218

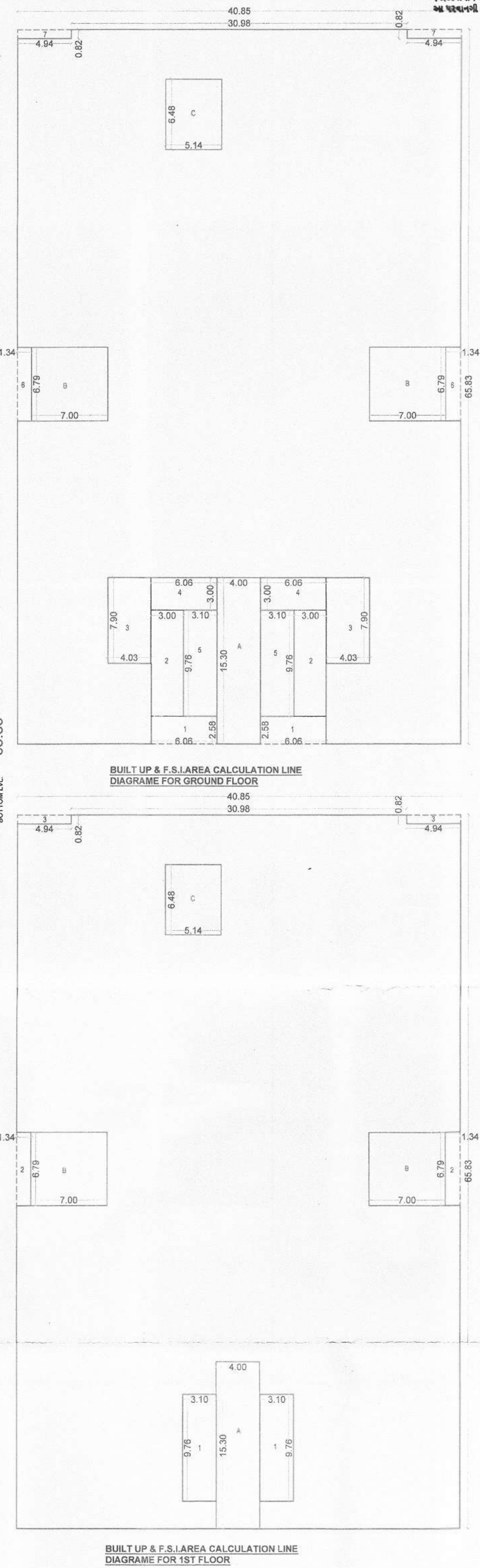
ARK Studio
Residential | Housing | Commercial | Interior design
Landscape design | Urban design | Facade design
Address : 801, Titanium business hub, Convention centre road,
Bhimad, Surat, Gujarat, India.



GROUND FLOOR PLAN
PLINTH LVL + 0.30 MT.
CONSIDER AT @ 0.0 MT.
SCALE: 1:100CM = 1.00MT



1ST FLOOR PLAN
LVL + 3.95 MT.
CONSIDER AT @ 0.0 MT.
SCALE: 1:100CM = 1.00MT



Permission for sub division/renovation/development as sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1949 is granted for the Land bearing O.S. No. 1949/1949, Sub Plot No. 1/P/1A, Moje:- DINDOLI, TA:- CHORYASI, DIST:-SURAT. The plan is subject to the approval of the competent authority and the permission is valid only if the plan is approved within the period of 12 months from the date of issue of this permission.

Date: 17/04/2019
I/C, Town Planner,
Surat Municipal Corporation

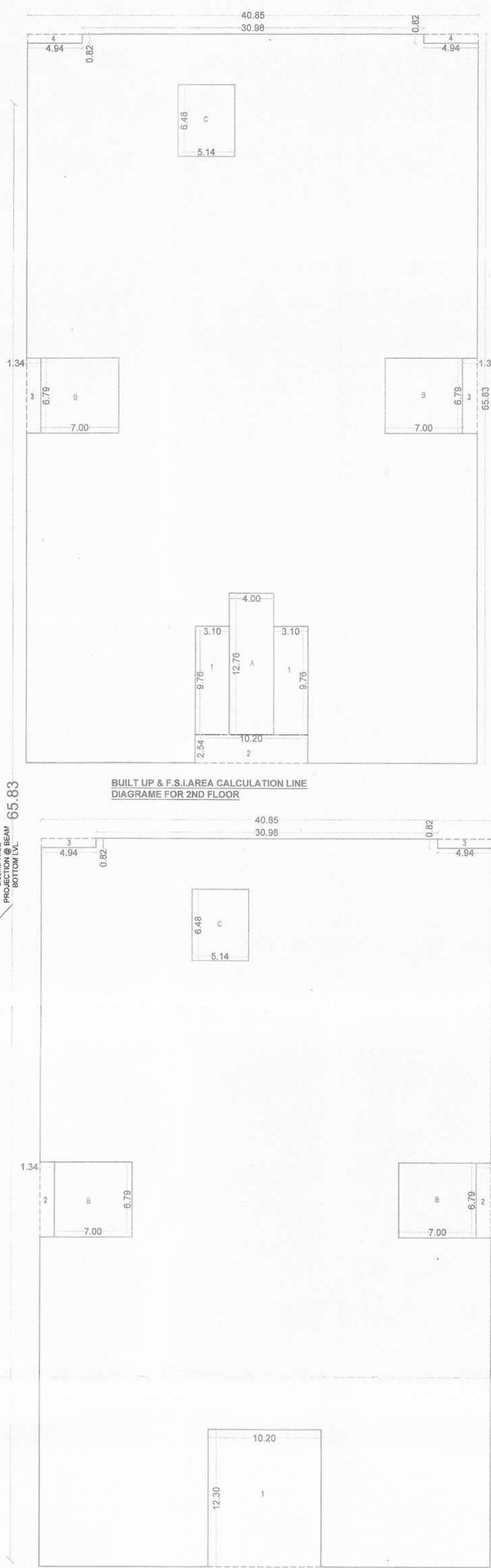
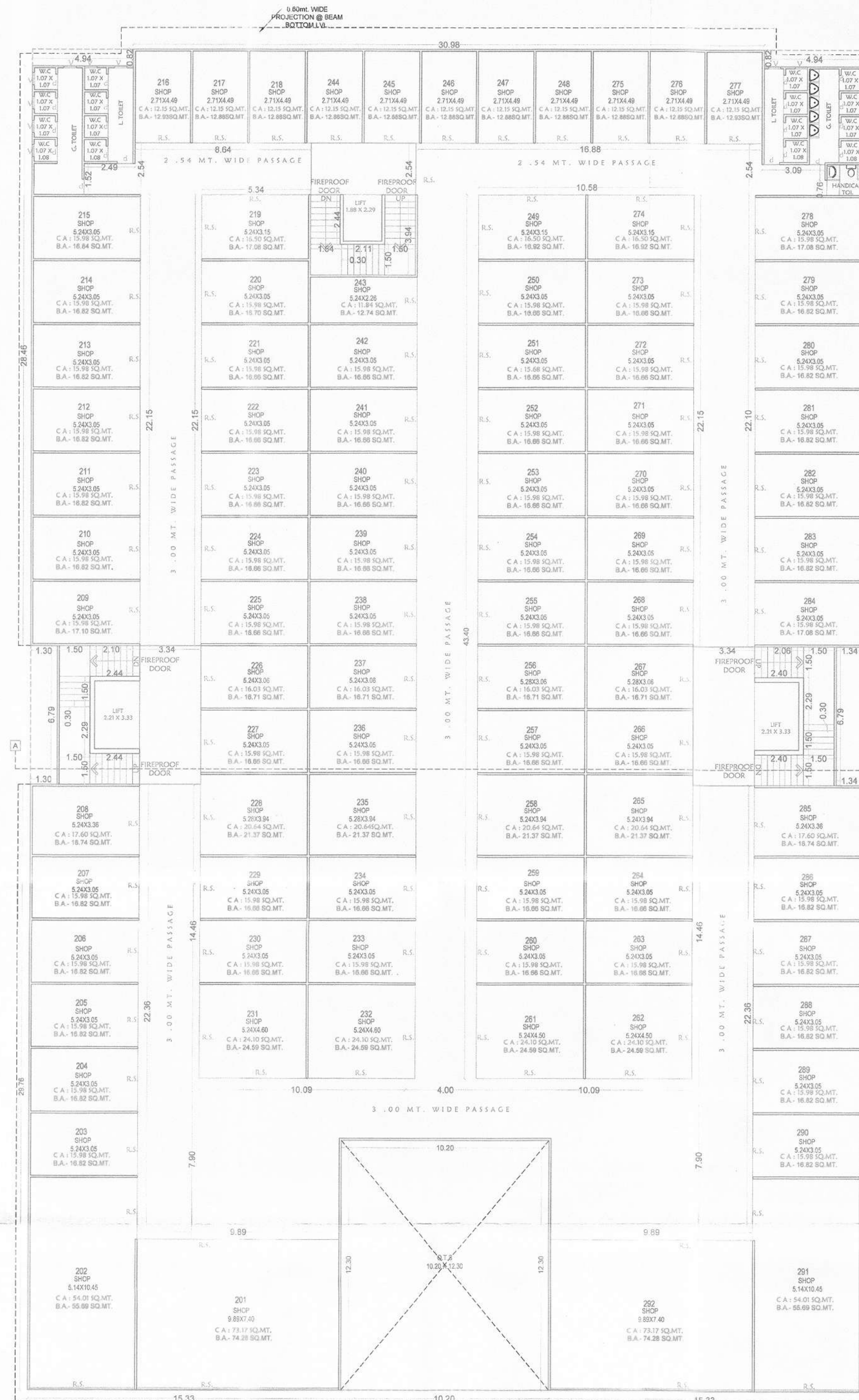
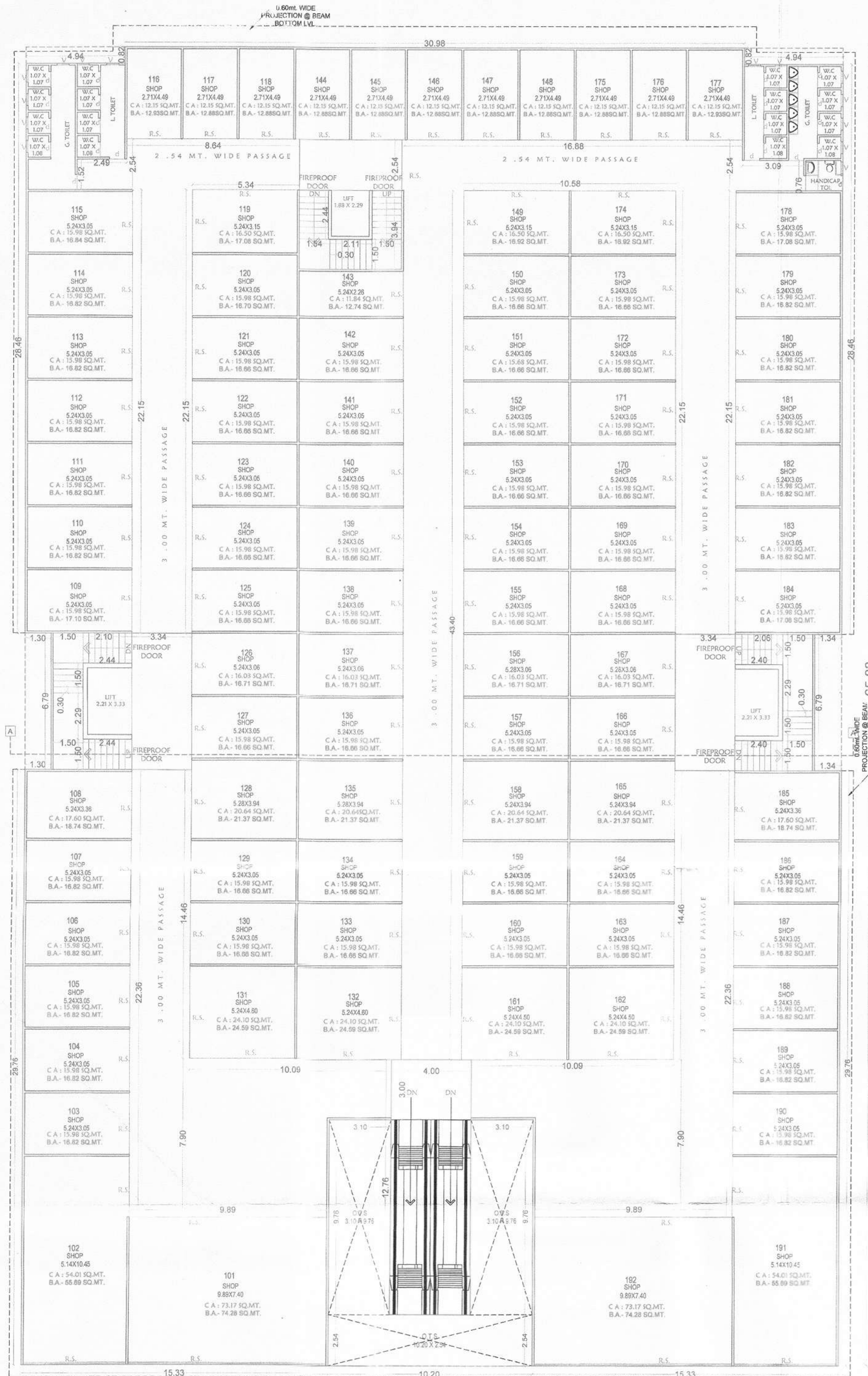
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural Designer to follow the relevant I.S. specification in structural design to ensure safety of the buildings and as such structural drawings are not verified and permission is valid only if the plan is approved within the period of 12 months from the date of issue of this permission.

BUILT UP AREA CALCULATION
G.F. FLOOR
40.85 X 65.63 = 2689.15 SQ.MT.
LESS:-
(1) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(2) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(3) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(4) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(5) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(6) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(7) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
G.F. FLOOR AREA = 2689.15 SQ.MT.
G.F. FLOOR AREA = 2689.15 SQ.MT.

SANITARY AREA CALCULATION
ALL FLOOR C.A. AREA = 5378.30 SQ.MT.
4.00 SQ.MT. = 1 PERSON
4045.30 SQ.MT. = 10113.25 PERSON
NO. OF PERSONS = 10113.25 PERSON
MALE = 5056.625 PERSON
FEMALE = 5056.625 PERSON
LESS THAN 20 PERSON 1 URINAL AFTER 21 TO 100 PERSON 1 PER 25 PERSON AFTER 101 TO 500 PERSON 1 PER 50 PERSON AFTER 501 PERSON 1 PER 100 PERSON FOR 825 PERSON 15 NO. OF URINAL
= SAY QN 15 URINAL
MALE W.C. :-
LESS THAN 20 PERSON 1 W.C. AFTER 21 TO 100 PERSON 1 PER 25 PERSON AFTER 101 TO 500 PERSON 1 PER 50 PERSON AFTER 501 PERSON 1 PER 100 PERSON FOR 825 PERSON 15 NO. OF URINAL
= SAY QN 15 URINAL
FEMALE W.C. :-
LESS THAN 20 PERSON 1 URINAL AFTER 21 TO 100 PERSON 1 PER 25 PERSON AFTER 101 TO 500 PERSON 1 PER 50 PERSON AFTER 501 PERSON 1 PER 100 PERSON FOR 825 PERSON 15 NO. OF URINAL
= SAY QN 15 URINAL
FEMALE W.C. :-
LESS THAN 20 PERSON 1 W.C. AFTER 21 TO 100 PERSON 1 PER 25 PERSON AFTER 101 TO 500 PERSON 1 PER 50 PERSON AFTER 501 PERSON 1 PER 100 PERSON FOR 825 PERSON 15 NO. OF URINAL
= SAY QN 15 W.C.
FOR PERSONS WITH DISABILITY REQUIRED 1 W.C. SIZE 1.75X1.50 MT.
TOTAL REQUIRED SANITARY :-
= 35 W.C. 30 URINALS
TOTAL PROPOSED SANITARY :-
= 64 W.C. 44 URINAL

BUILT UP AREA CALCULATION
1ST FLOOR
40.85 X 65.63 = 2689.15 SQ.MT.
LESS:-
(1) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(2) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(3) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(4) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(5) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(6) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
(7) 2 X 3.00 X 2.58 = 31.27 SQ.MT.
1ST FLOOR AREA = 2689.15 SQ.MT.
1ST FLOOR AREA = 2689.15 SQ.MT.

OWNER'S SIGN.
ESKKAAY CORPORATION A PARTNERSHIP FIRM PARTNERS
1. NIPAV VALLABH KHENI
2. UNANG SUNIL MITTAL
3. SIDDHANT ASHVIN MEHTA
4. VISHAL SUNDARAL BANSAL
5. POWDERAR & HIM SELF
6. TOLAR RAMPRAKASH SHIRMA
X *[Signature]*
2. M/S. ANAND COTEX LTD.
AUTHORISED DIRECTOR
ANAND GOKUL BAKSHI
X *[Signature]*
ARCHITECT & PLANNER
RANAN T. PATEL
(B.NO. 14)
BMC - TSO / AN / 76
BUDA - BUDA / 256
COA - CA / 87 / 22176
ARK Studio
Residential Housing | Commercial | Interior design
Landscape design | Urban design | Facade design
Address: 201, Theopolis Business Hub, Convent Road, Gandhinagar, Surat, Gujarat, India.



2ND FLOOR PLAN 4/6
& 3RD FLOOR PLAN

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Structural designer, to follow the relevant I. S. specification in structural design to ensure safety of the buildings and as such, the Engineer's stamp is not verified. Unless renewed, the validity of this permission expires on 15/10/2025.

Date: 15/04/2014 I.C. Town Planner, Surat Municipal Corporation

OWNER'S SIGN.

ESKAY CORPORATION A PARTNERSHIP FIRM PARTNERS
1. NIRAV VALLABHBHAI KHENI
2. UMANG SUNIL MITTAL
3. SIDDHANT ASHVIN MEHTA
4. VISHAL SUNDARLAL BANSAL
POWERDAR & HIM SELF
1. TOLARAM RAMPRAKASH SHIRMA

2. M/S. ANAND COTEX LTD.
AUTHORISED DIRECTOR
ANAND GOKUL BAKSHI

ARCHITECT & PLANNER
HARSH T. PATEL
(B Arch. 04)

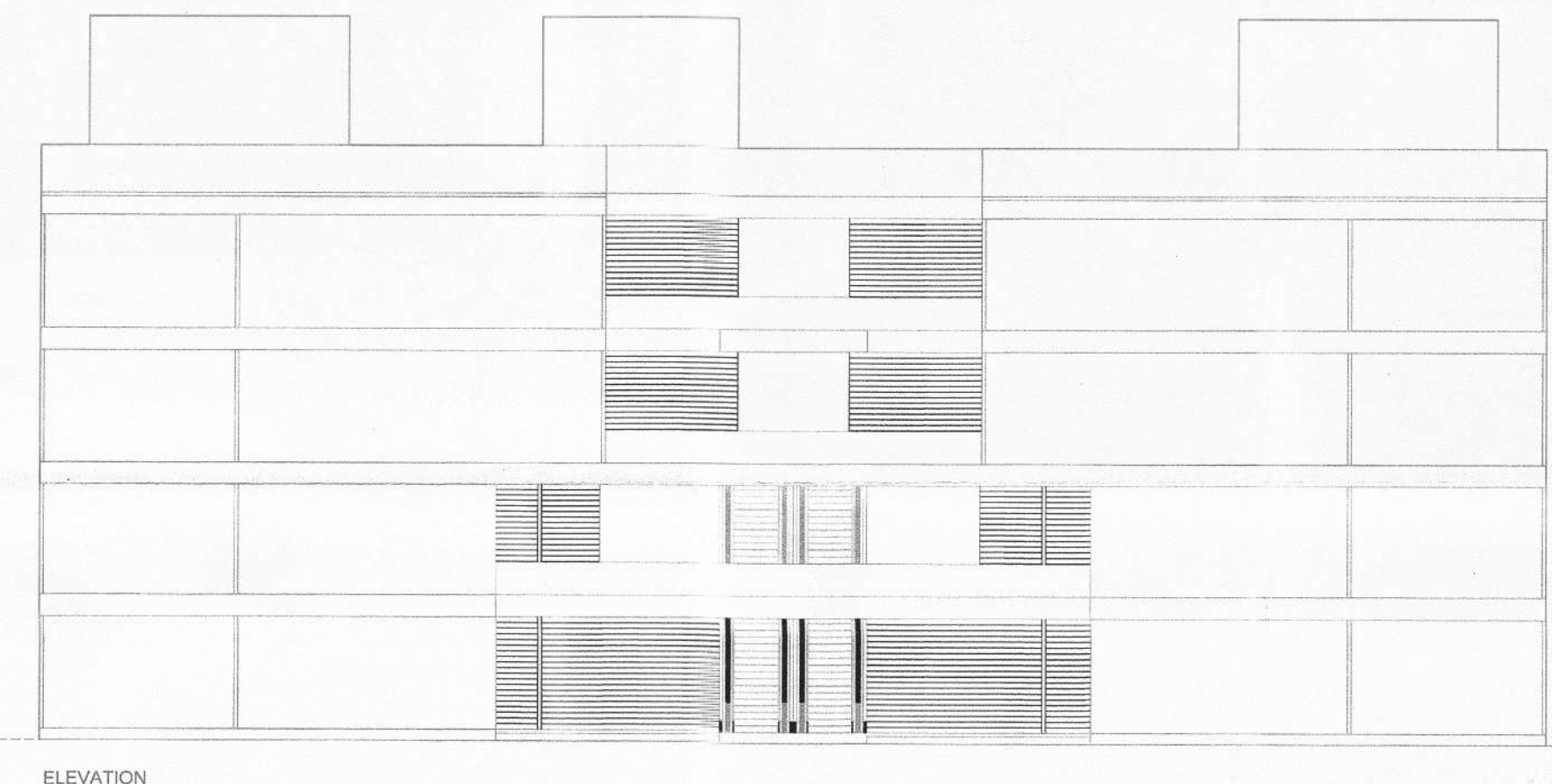
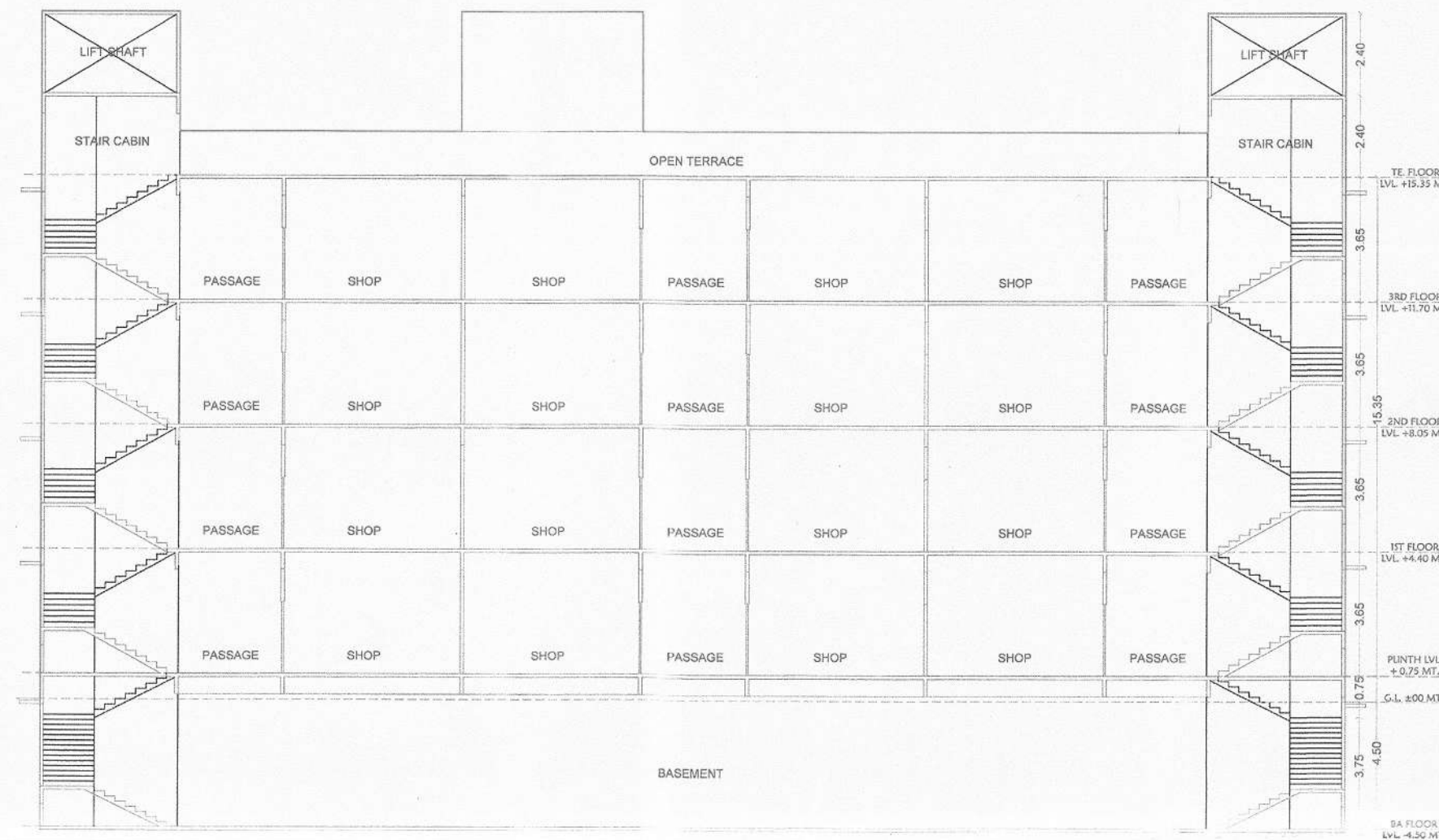
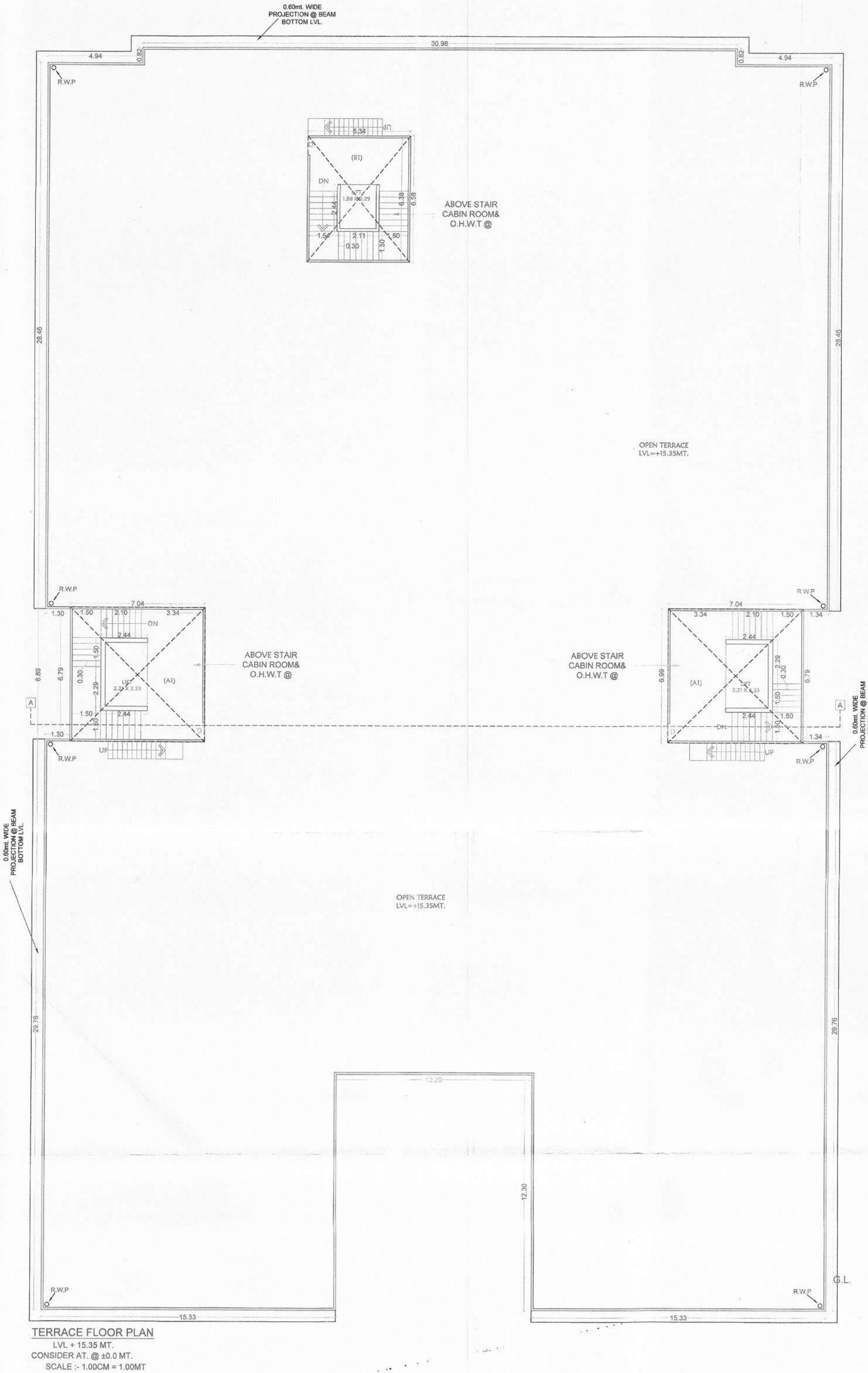
REGD. - TPO / AR / 70
SUOA - SUOA / 200
GDA - CA / 07 / 22018

ARK Studio
Residential / Housing / Commercial / Interior design
Landscape design / Urban design / Floods design
Plot area: 801, Thakur business hub, Convention centre road, Ahmednagar, Surat, Gujarat, India.

Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural design is not verified unless reviewed the validity of this Permission expires on 01.10.2020

Permission for sub division/transformation/development as Sanctioned by Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and the Bombay Provincial Municipal Corporation Act, 1949 is granted for the Land bearing G-9, No.111, O.P.No.99, F.P.No.99, T.P.S.No.69, Sub Plot No.1/P/1A, Moje:-Dindoli, Tal:-Choryasi, Dist:-Surat, as per the attached plans and permission letter (Registration) vide outward No. T.D.C./DPI/.....G.I. dated 15.12.2017.

Date: 15/12/2017 H.C. Town Planner, Surat Municipal Corporation



OWNER'S SIGN.

ESSKAY CORPORATION A PARTNERSHIP FIRM PARTNERS

1. NIRAV VALLABHBHAI KHENI
2. UMANG SUNIL MITTAL
3. SIDDHANT ASHVIN MEHTA
4. VISHAL SUNDARLAL BANSAL

POWERDAR & HIM SELF

1. TOLARAM RAMPRAKASH SHRMA

X. *[Signature]*

2. M/S. ANAND COTEX LTD.

AUTHORISED DIRECTOR

ANAND GOKUL BAKSHI

X. *[Signature]*

ARCHITECT & PLANNER

ANAND K. PATEL (Arch. Reg.)

SNC - T20 / AH / 16

SUDA - RUDA / 256

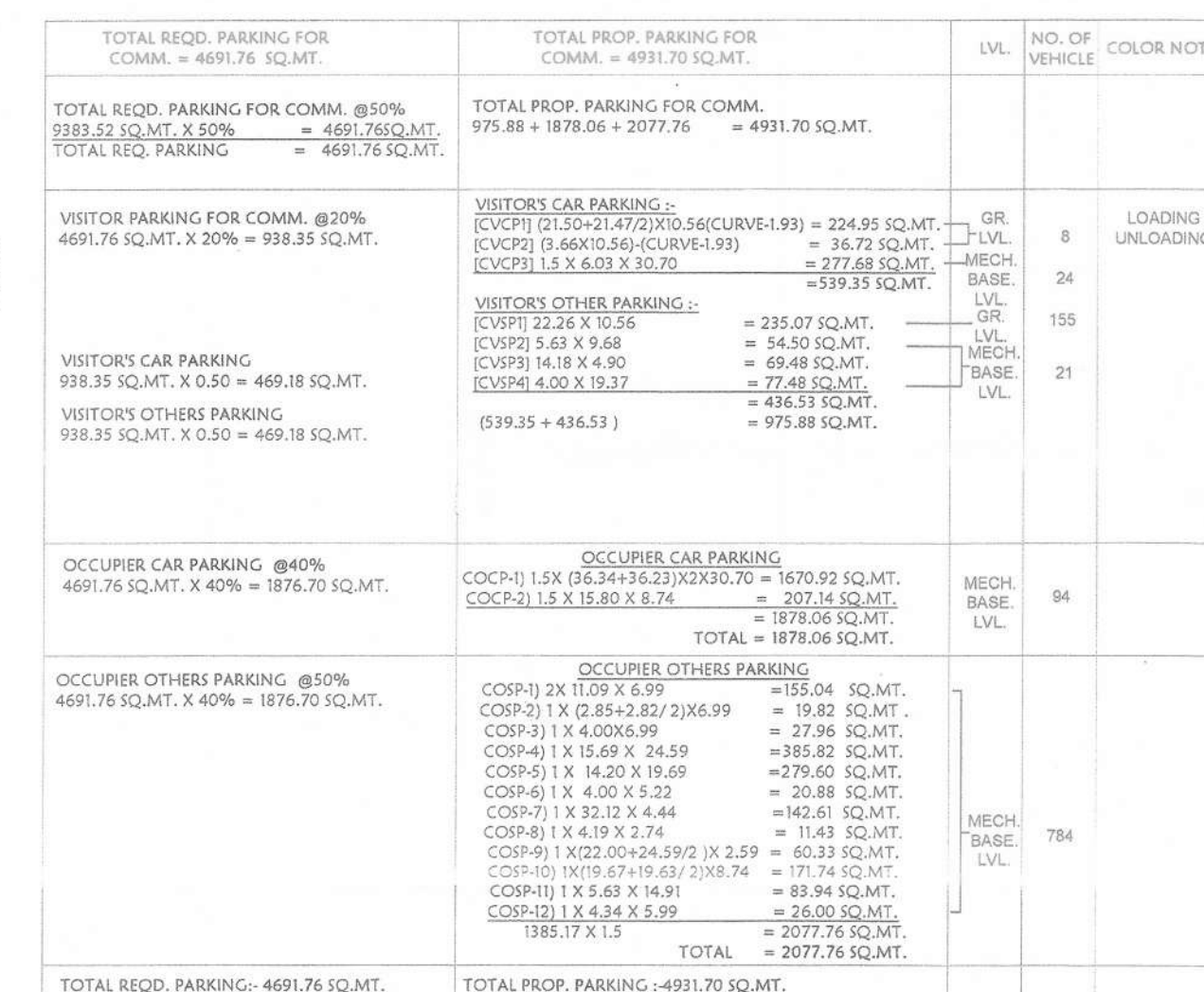
COA - CA / 97 / 22219

ARK Studio

Residential | Housing | Commercial | Interior design | Landscape design | Urban design | Facade design

Address : 801, Theorem business hub, Convention centre road, Bhimad, Surat, Gujarat, India.

Date-15/04/2019 I/C. Town Planner,
Surat Municipal Corporation



FLOOR	VISITOR PARKING			CAR PARKING 40%	SCOOTER PARKING 40%	TOTAL	REMARK
	CAR 60%	SC.T. 60%	TOTAL				
GR. LVL.	261.67	235.07	496.74	—	—	496.74	11 %
BASE. LVL.	277.68	201.46	479.14	1878.06	2077.76	4434.96	95 %
TOTAL	539.35	436.53	975.88	1878.06	2077.76	4931.70	106 %

ARK_Studio

BASEMENT FLOOR PLAN
LVL.- 3.75,4.50MT.,
SCALE : 1CM = 2.00 MT.

24.00 MT. WIDE ROAD