PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. - 9 (PALANPORE-BHESAN) BLOCK NO.- 132, O.P. NO. - 55, F.P. NO. - 47/Paikee SUB DIVISON - 1 , AT- SURAT.

SITE PLAN & KEY PLAN 1/7

scale :- 1.00 cm. = 4.00 mt.

BUILT UP AREA CALCULATION		
FLOOR	BLDG.- A TO E	TOTAL
Base. Fl.	-------	8317.68
Ground Floor	447.86 X 5	2239.30
1st Floor	447.86 X 5	2239.30
2nd Floor	456.56 X 5	2282.80
3rd Floor	447.86 X 5	2239.30
4th Floor	447.86 X 5	2239.30
5th Floor	447.86 X 5	2239.30
6th Floor	447.86 X 5	2239.30
7th Floor	447.86 X 5	2239.30
8th Floor	447.86 X 5	2239.30
9th Floor	447.86 X 5	2239.30
10th Floor	447.86 X 5	2239.30
11th Floor	447.86 X 5	2239.30
12th Floor	447.86 X 5	2239.30
13th Floor	447.86 X 5	2239.30
14th Floor	447.86 X 5	2239.30
Terrace Floor	66.97 X 5	334.85
Total	6822.14 X 5	42285.53

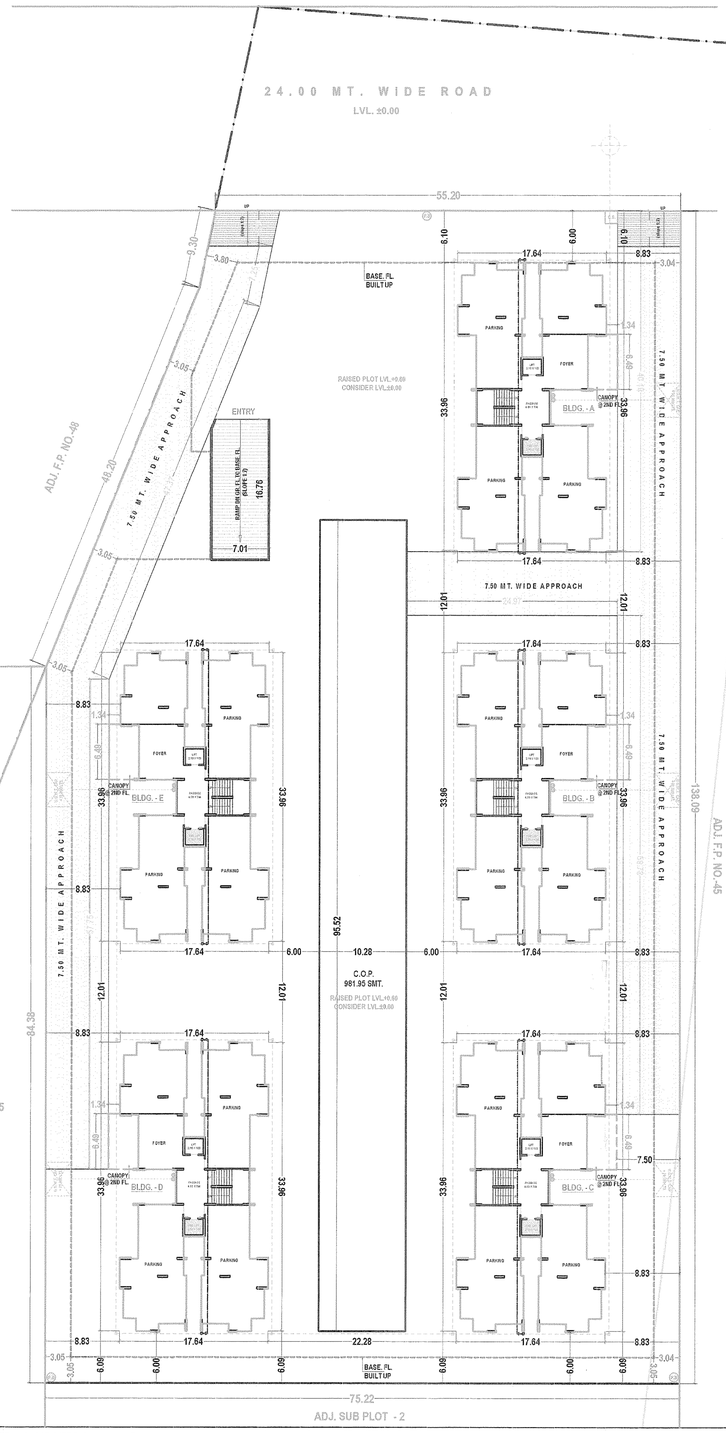
F.S.I. AREA CALCULATION		
FLOOR	BLDG.- A TO E	TOTAL
1st Floor	375.91 X 5	1879.55
2nd Floor	375.91 X 5	1879.55
3rd Floor	375.91 X 5	1879.55
4th Floor	375.91 X 5	1879.55
5th Floor	375.91 X 5	1879.55
6th Floor	375.91 X 5	1879.55
7th Floor	375.91 X 5	1879.55
8th Floor	375.91 X 5	1879.55
9th Floor	375.91 X 5	1879.55
10th Floor	375.91 X 5	1879.55
11th Floor	375.91 X 5	1879.55
12th Floor	375.91 X 5	1879.55
13th Floor	375.91 X 5	1879.55
14th Floor	375.91 X 5	1879.55
Total	5255.46 X 5	26313.70

Development permision is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyer/Structural designer, to follow the relevant I. S specification in structural design to encure safety of the buildings and as such structural designs are not verified. Unless renewed the validity of this Permission expires on Dt. 01-11-2019

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. 47/P Sub Divison-1 of Ward No./Mauje/T.P.S. No. 9 (Palanpore-Bhesan) as per the attached plans and permission letter (Rajachitthi) vide outward No. T.D.O./DP/1/186 dated 02-11-2018.

Date-02 / 11 /2018

I/C. Town Planner,
Surat Municipal Corporation



SUMMRY :-

TOTAL PLOT AREA	=	9805.00 SMT.
REQ. C.O.P. AREA (10%)	=	980.50 SMT.
PROP. C.O.P.	=	981.95 SMT.
NET PLOT AREA	=	8823.05 SMT.
PER. F.S.I. AREA (1.80)	=	17,501.71 SMT. (9805.00 X 1.80 = 17,649.00) - (981.95 X 0.15 =147.29)
PAID F.S.I. AREA (2.70)	=	26,326.21 SMT. (9805.00 X 2.70 = 26,473.50) - (981.95 X 0.15 =147.29)

N

KEY PLAN

SCALE :- 1.00 CM.= 20.00 MT.

PROPOSED BUILT UP AREA :-

= 2282.80 SQ.MT.

PROPOSED F.S.I. AREA :-

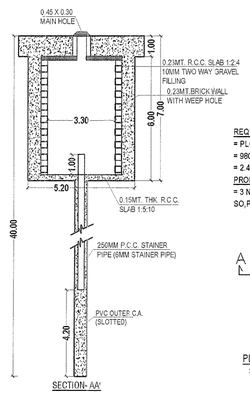
= 26,313.70 SQ.MT. < 26,326.21 SQ.MT.
(2.68) (2.70)

PAID F.S.I. AREA CALCULATION :-

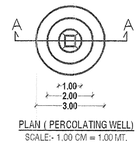
= PROPOSED F.S.I. - PER. F.S.I. (1.80)
= 26,313.70 - 17,501.71
= 8811.99 SMT.

C.O.P. AREA CALCULATION :-

1) 10.28 X 95.52 = 981.95 SMT.
= 981.95 SQ.MT. > 980.50 SQ.MT.



REQUIRED PERCOLATING BOREWELL :-
= PLOT AREA / 4000 SMT.
= 9805.00 / 4000
= 2.45 UNITS (SAY 3 UNIT)
PROPOSED PERCCPATING BOREWELL :-
= 3 NOS.
SO,PROPOSED BOREWELL > REQUIRED BOREWELL
3 3



PLAN (PERCOLATING WELL)
SCALE:- 1.00 CM = 1.00 MT.

N

SITE PLAN

SCALE :- 1.00 CM.= 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	9805.00	LIST OF DRGS ATTACHED	NO. OF COPIES
A.1	a). AREA AS PER REVENUE RECORD	9805.00		
A.2	b). AREA AS PER TPS RECORD	9805.00		
A.3	c). AREA AS PER SITE CONDITION	9805.00		
B	DEDUCTION AREA		PLANS	
B.1	a).ROADS (proposed or under process)	--------	ELEVATION	07
B.2	a).RESERVATIONS (under: TP or DP or any other statutory)	--------	SECTION	
B.3	AREA NOT IN	--------		
B.4	OTHER	--------		
C	NET AREA	9805.00		

EXISTING

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
		REQUIRED	PROVIDED	
1	I TO 12.4			NOT APPLICABLE

PROPOSED

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT)		SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
		REQUIRED	PROVIDED	
13	COMMON PLOT	980.50	981.95	
13.1	ADDITIONAL 6% FOR THICK	--------	--------	
13.2	NO. OF PERCOLATION	3.00	3.00	
13.3	NO. OF TREES	--------	--------	
14	WIDTH OF MARGIN-ROAD	6.10	6.10	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD	3.00	3.00	
14.2	TOTAL MARGIN AREA	--------	--------	
15	INTERNAL ROAD WIDTH	7.50	7.50	
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) (17,649.00 - 147.29)	17,501.71	17,501.71	
18.1	PERMISSIBLE FSI-CHARGEABLE (9805.00 X 0.90)	8824.50	8811.99	
18.2	FSI UTILISED	26,313.70 (2.68)		
19	GROUND COVERAGE	--------	2282.80	

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
20.1	DWELLING	DWELLING-5	42285.53	280	YES
20.2	MERCANTILE	--------	--------	--------	NO
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	DWELLING-5	42,285.53	280	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			A-Bldg	A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg	A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg	
21.1	BASEMENT	LOWER BASEMENT	--											
		UPPER BASEMENT	--	8317.68					--					
21.2	HOLLOW PLINTH		--						--					
21.3	GROUND FLOOR		--	447.86	447.86	447.86	447.86	447.86	--	--	--	--	--	
21.4	TYPICAL FLOOR	1ST FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		2ND FLOOR	4	456.56	456.56	456.56	456.56	456.56	375.91	375.91	375.91	375.91	375.91	
		3RD FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		4TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		5TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		6TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		7TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		8TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		9TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		10TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		11TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		12TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		13TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		14TH FLOOR	4	447.86	447.86	447.86	447.86	447.86	375.91	375.91	375.91	375.91	375.91	
		TERRACE FLOOR		66.97	66.97	66.97	66.97	66.97						
21.5	FLOORS OTHER THAN TYPICAL			--	--	--	--	--						
21.6	TOTAL		56	6793.57	6793.57	6793.57	6793.57	6793.57	5262.74	5262.74	5262.74	5262.74	5262.74	
21.7	TOTAL OF ALL		56	42,285.53					26,313.70					

22	DWELLING UNITS	NUMBERS OF UNITS					DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT (in sq.mt)					TOTAL UNIT BUILT UP AREA (in sq.mt)				
PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg	A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg	A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg
22.1	1BHK	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
22.2	2BHK	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
22.3	3BHK	56	56	56	56	56	89.12	89.12	89.12	89.12	89.12	6793.57	6793.57	6793.57	6793.57	6793.57
22.4	4BHK															
22.5	MORE THAN 4BHK	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
22.6	OTHERS (eg. studio units penthouse)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
22.7	OTHER THAN DWELLING UNITS	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
22.8	TOTAL	56	56	56	56	56	89.12	89.12	89.12	89.12	89.12	6793.57	6793.57	6793.57	6793.57	6793.57
22.9	TOTAL OF ALL BUILDINGS	280					445.60					33,967.85				

23	DWELLING UNITS	CARPET AREA OF EACH UNIT(in sq.mt)					DETAILS OF BALCONY & VERNADAH AREA					PROPORTIONATE COMMON AMINITIES AREA (in sq.mt.)	TOTAL BUILT UP AREA (sq.mt.)
		A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg	A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg		
23.1	GROUND FLOOR	--	--	--	--	--	--	--	--	--	--	--------	
23.2	1ST FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.3	2ND FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.4	3RD FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.5	4TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.6	5TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.7	6TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.8	7TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.9	8TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.10	9TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.11	10TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.12	11TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.13	12TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.14	13TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.15	14TH FLOOR	86.42	86.42	86.42	86.42	86.42	2.70	2.70	2.70	2.70	2.70	--------	445.60
23.16													

BUILDING	BUILDING HEIGHT IN METERS					NUMBER OF FLOORS				
	A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg	A-Bldg	B-Bldg	C-Bldg	D-Bldg	E-Bldg
	45.00	45.00	45.00	45.00	45.00	14	14	14	14	14

PROPOSED AREA STATEMENT FOR PARKING			
24	PARKING	AREA (in sq.mt.)	percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (IN AREA & PERCENTAGE)	5265.24	100 %
24.2	PROPOSED PARKING AREA (IN AREA & PERCENTAGE)	9964.19	189.24 %
24.3	VISITORS PARKING AREA REQUIRED AT GR. LEVEL (IN AREA & PERCENTAGE)	526.52	10 %
24.4	VISITORS PARKING AREA PROVIDED AT GR. LEVEL (IN AREA & PERCENTAGE)	530.04	10 %

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 GRCUND	2122.88	271	74
25.2	PROPOSED PARKING ON BASE FL.	7841.31	424	206
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW	--------	--------	--------
25.4	COVERED PARKING	--------	--------	--------
25.5	OPEN PARKING	--------	--------	--------
25.6	TOTAL	9964.19	695	280

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

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED RESIDENCE APARTMENT BLDG. PLAN ON T.P.S. NO. - 9 (PALANPORE-BHESAN) BLOCK NO.- 132, O.P. NO. - 55, F.P. NO. - 47/Paikee SUB DIVISON - 1 , AT- SURAT.

LIST OF DRAWINGS PLANS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
LAYOUT PLAN	1		1CM = 4.00M	
SITE PLAN			--------	
DETAILED PLAN	3		1CM = 1.00M	
SECTIONS	1		1CM = 1.00M	
ELEVATIONS			1CM = 1.00M	
SERVICES & AMENITIES	--------		--------	
LANDSCAPE PLAN	--------		--------	
PARKING PLAN	2		1CM = 2.00M	

REF DESCRIPTION OF LAST APPROVED PLANS	DATE
T.D.O./ DP / NO. - 649	21/03/2018
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V.CERTIFICATE

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATE 01 - 03 - 18 AND THE DIMENSIONS OD SIDES ETC OF PLOT STATE ON PLAN ARE AS MEASURE ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. RECORD.

SIGNATURE
ARCHITECT / ENGNEER / SURVEYOR

OWNER /DEVELOPER

SHIVEN INFRA PARTNER

ENGINEER & PLANNER

ALPPESH PATEL
T.D.O./ER/1220
449,450,451, Four Point,
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