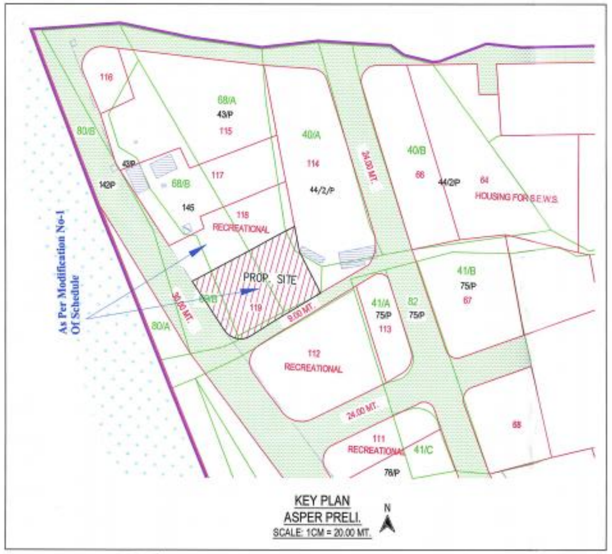
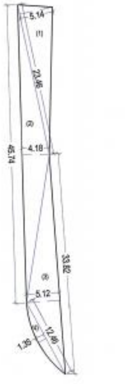


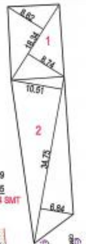
KEY PLAN
ASPER PRELI.
SCALE: 1CM = 20.00 MT.



EMBAMKMENT AREA IN F.P.
1) ½ X 5.14 X 23.46 = 60.29
2) ½ X 45.74 X 4.18 = 95.60
3) ½ X 33.82 X 5.12 = 86.58
4) 2/3 X 1.36 X 12.46 = 11.30
= 253.77 sq.mt.

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. 119, R.S.NO-142 of Ward No./Moje/T.P.S. No. 25 (Singanpor - Tunki) as per the attached plans and permission letter (Rajachithi) vide outward No. T.D.O./DP/1/160 dated 15/10/2018

Date- 15/10 /2018 I/C. Town Planner, Surat Municipal Corporation



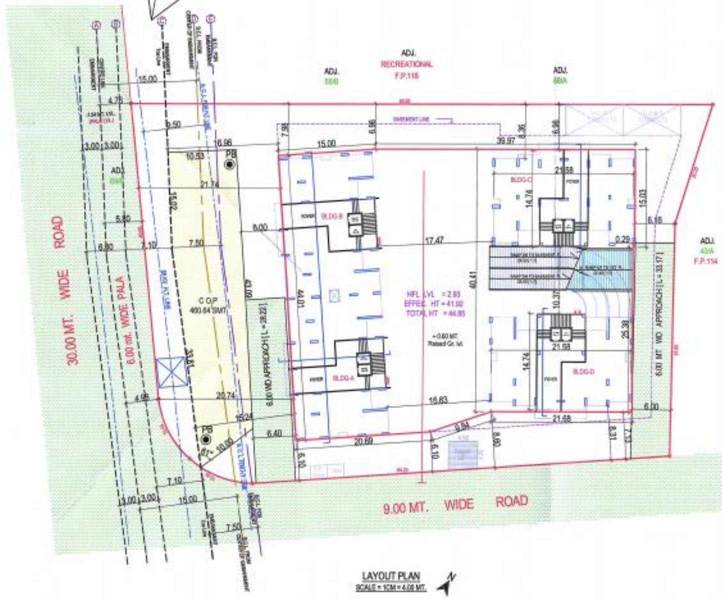
COP AREA CALC.
1 ½X(8.62+8.74)X18.34 = 159.19
2 ½X(10.51+6.84)X34.75 = 301.45
=460.64 SMT

AREA STATEMENT : (IN SQMT.)

PLOT AREA	= 4597.00
REQUIRED C.P. @ 10% (459.70)	= 460.64 (PROP.)
BALANCE PLOT AREA	= 4136.36
PERMI.F.S.I. 2.70 OF 4597.00	= 12411.90
LESS.COP.B.UP. (460.64 X 15%-50.00)	- 19.09
	= 12392.81

PAID FSI CALCULATION
= PROP. FSI - PERMISS. FSI(1.80)
= 12389.93 - (4597.00 X1.80 - 19.09 cop15%)
= 12389.93 - 8255.51
= 4134.42 SMT

COLOUR NOTE :
FP. BOUNDARY
OP. BOUNDARY
PROP. CONST.
DRAINAGE LINE
ROAD
C.O.P.



LAYOUT PLAN
SCALE = 1CM = 4.00 MT.

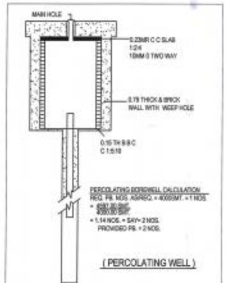
FSI AREA TABLE (IN SQ. MT.)

FLOOR	A-B-BLDG.	C-BLDG.	D-BLDG.	TOTAL
Base. FL.	PARKING			PARK.
Gr. FL.	PARKING			PARK.
1st FL.	PARKING			PARK.
2nd FL.	488.59	230.92	230.92	950.43
3rd FL.	488.95	231.43	230.10	950.48
4th FL.	486.71	231.43	231.43	949.57
5th FL.	486.71	231.43	231.43	949.57
6th FL.	488.95	231.43	230.10	950.48
7th FL.	486.71	231.43	231.43	949.57
8th FL.	488.95	231.43	230.10	950.48
9th FL.	488.59	230.92	230.92	950.43
10th FL.	486.71	231.43	231.43	949.57
11th FL.	488.59	230.92	230.92	950.43
12th FL.	488.95	231.43	230.10	950.48
13th FL.	499.34	234.94	234.94	969.22
14th FL.	499.34	234.94	234.94	969.22
TOTAL	6367.09	3014.08	3008.76	12389.93

< 12392.82 PERMI.

BUIL UP AREA TABLE (IN SQ. MT.)

FLOOR	A-B-BLDG.	C-BLDG.	D-BLDG.	TOTAL
Base. FL.	2637.82			2637.82
Gr. FL.	2312.31			2312.31
1st FL.	2312.31			2312.31
2nd FL.	617.28	296.44	296.44	1210.16
3rd FL.	617.64	296.95	296.62	1211.21
4th FL.	615.40	296.95	296.95	1209.30
5th FL.	615.40	296.95	296.95	1209.30
6th FL.	617.64	296.95	296.95	1211.54
7th FL.	615.40	296.95	296.95	1209.30
8th FL.	617.64	296.95	296.95	1211.54
9th FL.	617.28	296.44	296.44	1210.16
10th FL.	615.40	296.95	296.95	1209.30
11th FL.	617.28	296.44	296.44	1210.16
12th FL.	617.64	296.95	296.95	1211.54
13th FL.	628.03	300.46	300.46	1228.95
14th FL.	628.03	300.46	300.46	1228.95
Terr. FL.	117.14	57.21	57.21	231.56
TOTAL	8157.20	3923.06	3921.73	23264.42



(PERCOLATING WELL)

SECTION A-A

Development permision 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. 14/10/2019

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		
A.1	a) AREA AS PER REVENUE RECORD	——	
A.2	b) AREA AS PER TPS RECORD	4597.00	
A.3	c) AREA AS PER SITE CONDITION	4597.00	
B	DEDUCTION AREA		
B.1	a) ROADS (proposed or under process)	——	
B.2	b) RESERVATIONS (under TP or DP or any other statutory plan/Under provision of GDR)	——	
B.3	AREA NOT IN POSSESION	——	
B.4	OTHER	——	
C	NET AREA	4597.00	

EXISTING

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

PROPOSED

NO	TITLE	DETAILS (AREA IN SQ.MT./NOS./MT) REQUIRED	PROVIDED	SUPPORTING DOCUMENTS PROVIDED YES/NO/NOT REQUIRED
13	COMMON PLOT	459.70	460.64	
13.1	ADDITIONAL 5% FOR THICK PLANTATION	——	——	
13.2	NO. OF PERCOLATION WELLS	1.14	2	
13.3	NO. OF TREES	——	——	
14	WIDTH OF MARGIN-ROAD SIDE	6.00	6.00	
14.1	WIDTH OF MARGIN-OTHER THAN ROAD SIDE	6.00	6.00	
14.2	TOTAL MARGIN AREA	——	1405.71	
15	INTERNAL ROAD WIDTH	6.00	6.00	
15.1	INTERNAL ROAD AREA	——	368.34	
16	BUILT-UP AREA IN COMMON PLOT	——	——	
16.1	BUILT-UP AREA IN MARGINS	——	——	
17	TOTAL DEVELOPABLE AREA	——	4597.00	
18	PERMISSIBLE FSI -BASE (AS PER NEW DP) 1.8	8255.51	8255.51	
18.1	PERMISSIBLE FSI-CHARGEABLE	4137.30	4134.42	
18.2	FSI UTILISED	12392.81	12389.93 (2.69)	
19	GROUND COVERAGE	——	2312.31	

NO	PROPOSED USE (as described in section o-8.3 use Classification Table)	USE SUB-TYPE	BUILT-UP AREA (in sq.mt)	NO OF UNITS	DRAWINGS PROVIDED YES/NO
20.1	DWELLING	DWELLING-3	23264.42	104	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 & LESURE				NO
20.11	PARKS				NO
20.12	SERVICE ESTABLISHMENT				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 INSTITUTIONAL				NO
20.20	TOTAL	DWELLING-3	23264.42	104	YES

21	FLOORS/LEVELS		NUMBERS OF UNITS			FLOOR AREA: BUILT- UP AREA (in sq.mt)				F.S.I. AREA (in sq.mt)			
PROVIDE DETAILS FOR INDIVIDUAL BUILDING			A-B	C	D	A-B Bldg	C-Bldg	D-Bldg	TOTAL	A-B Bldg	B-Bldg	C-Bldg	TOTAL
21.1	BASEMENT	LOWER BASEMENT / UPPER BASEMENT	-			2637.82			2637.82	-			-
21.2	HOLLOW PLINTH		-			-			-	-			-
21.3	GROUND FLOOR		-			2312.31			2312.31	PARK			PARK
21.4	TYPICAL FLOOR	1ST FLOOR	-			2312.31			2312.31	PARK			PARK
		2ND FLOOR	4	2	2	617.28	296.44	296.44	1210.16	488.59	230.92	230.92	950.43
		3RD FLOOR	4	2	2	617.64	296.95	296.62	1211.21	488.95	231.43	230.10	950.48
		4TH FLOOR	4	2	2	615.40	296.95	296.95	1209.30	486.71	231.43	231.43	949.57
		5TH FLOOR	4	2	2	615.40	296.95	296.95	1209.30	486.71	231.43	231.43	949.57
		6TH FLOOR	4	2	2	617.64	296.95	296.95	1211.54	488.95	231.43	230.10	950.48
		7TH FLOOR	4	2	2	615.40	296.95	296.95	1209.30	486.71	231.43	231.43	949.57
		8TH FLOOR	4	2	2	617.64	296.95	296.95	1211.54	488.95	231.43	230.10	950.48
		9TH FLOOR	4	2	2	617.28	296.44	296.44	1210.16	488.59	230.92	230.92	950.43
		10TH FLOOR	4	2	2	615.40	296.95	296.95	1209.30	486.71	231.43	231.43	949.57
		11TH FLOOR	4	2	2	617.28	296.44	296.44	1210.16	488.59	230.92	230.92	950.43
		12TH FLOOR	4	2	2	617.64	296.95	296.95	1211.54	488.95	231.43	230.10	950.48
		13TH FLOOR	4	2	2	628.03	300.46	300.46	1228.95	499.34	234.94	234.94	969.22
		14TH FLOOR	4	2	2	628.03	300.46	300.46	1228.95	499.34	234.94	234.94	969.22
		15TH FLOOR	-	-	-	-	-	-	-	-	-	-	-
		TERRACE FLOOR	-	-	-	117.14	57.21	57.21	231.56	-	-	-	-
21.5	FLOORS OTHER THAN TYPICAL		-	-	-	-	-	-	-	-	-	-	-
21.6	TOTAL		52	26	26	8157.20	3923.05	3921.73	23264.42	6367.09	3014.08	3008.76	12389.93
21.7	TOTAL OF ALL BUILDING		104			23264.42							12389.93

22	DWELLING UNITS	NUMBERS OF UNITS			DETAILS OF UNIT AREA (size) OF INDIVIDUAL UNIT			TOTAL UNIT AREA (in sq.mt)		
PROVIDE DETAILS FOR INDIVIDUAL BUILDING		A-B	C	D	A-B Bldg	C-Bldg	D-Bldg	A-B Bldg	C-Bldg	D-Bldg
22.1	1BHK	-	-	-	-	-	-	-	-	-
22.2	2BHK	-	-	-	-	-	-	-	-	-
22.3	3BHK	4	2	2	122.14	115.46	115.46	488.59	230.92	230.92
22.4	4BHK	-	-	-	-	-	-	-	-	-
22.5	MORE THAN 4BHK	-	-	-	-	-	-	-	-	-
22.6	OTHERS (eg. studio units penthouse etc)	-	-	-	-	-	-	-	-	-
22.7	OTHER THAN DWELLING UNITS	-	-	-	-	-	-	-	-	-
22.8	TOTAL	52	26	26						
22.9	TOTAL OF ALL BUILDINGS	104								

23	DWELLING UNITS	CARPET AREA OF EACH UNIT: A - B Bldg	C - Bldg	D - Bldg	DETAILS OF (Balcony&Verandah &wash&Terrace&Canopy): A - B Bldg	C - Bldg	D - Bldg	PROPORTIONATE COMMON AMENITIES AREA	TOTAL BUILTUP AREA
23.1	GROUND FLOOR	-	-	-	-	-	-	-	2312.31
23.2	1ST FLOOR	A1,A2,B1,B2	C1,C2	D1,D2	-	-	-	-	2312.31
23.3	2ND FLOOR	108.00	101.00	101.00	31.88	16.34	16.44	-	1210.16
23.4	3RD FLOOR	108.00	101.00	101.00	30.60	16.77	15.85	-	1211.21
23.5	4TH FLOOR	108.00	101.00	101.00	29.90	16.77	16.87	-	1209.30
23.6	5TH FLOOR	108.00	101.00	101.00	29.90	16.77	16.87	-	1209.30
23.7	6TH FLOOR	108.00	101.00	101.00	30.60	16.77	15.65	-	1211.54
23.8	7TH FLOOR	108.00	101.00	101.00	29.90	16.77	16.87	-	1209.30
23.9	8TH FLOOR	108.00	101.00	101.00	30.60	16.77	15.68	-	1211.54
23.10	9TH FLOOR	108.00	101.00	101.00	31.88	16.34	16.44	-	1210.16
23.11	10TH FLOOR	108.00	101.00	101.00	29.90	16.77	16.87	-	1209.30
23.12	11TH FLOOR	108.00	101.00	101.00	31.88	16.34	16.44	-	1210.16
23.13	12TH FLOOR	108.00	101.00	101.00	30.60	16.77	15.65	-	1211.54
23.14	13TH FLOOR	108.00	101.00	101.00	41.88	19.68	19.78	-	1228.95
23.15	14TH FLOOR	108.00	101.00	101.00	41.88	19.68	19.78	-	1228.95
23.16	15TH FLOOR	-	-	-	-	-	-	-	-

BUILDING	BUILDING HEIGHT IN METERS	NUMBER OF FLOORS
BUILDING	A - B, C, D - BLDG - 44.85	A - B, C, D - BLDG - 14

PROPOSED AREA STATEMENT FOR PARKING

NO	PARKING	AREA (in sq.mt.)	percentage (%)
24	PARKING	AREA (in sq.mt.)	percentage (%)
24.1	PARKING AREA REQUIRED AS PER REGULATION (Please specify in % as well as area)	2482.38	100 %
24.2	PROPOSED PARKING AREA (Please specify in % as well as area)	4781.85	192 %
24.3	VISITORS PARKING AREA REQUIRED AT GR. LVL (Please specify in % as well as area)	248.24	100 %
24.4	VISITORS PARKING AREA PROVIDED AT GR. LVL (Please specify in % as well as area)	367.77	148 %

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 GROUND(icluding hollow plinth)	1678.81	110	47
25.2	PROPOSED PARKING ON BASEMENT & 1ST FL.	3103.04	235	85
25.3	PROPOSED PARKING ON LEVELS ABOVE HOLLOW			
25.4	COVERED PARKING			
25.5	OPEN PARKING			
25.6	TOTAL	4781.85	345	132

BUILD -TO-LINE

BUILDING-UNIT (PLOT) AS MENTIONED IN LOCAL AREA PLAN,PLEASE PROVIDE THE FOLLOWING DETAILS.

1	LENGTH OF BUILD-TO-LINE	A-B - 44.01, C - 21.58, D - 21.58,
2	LENGTH OF BUILD-TO-LINE CO-INCIDING THE FRONT FACADE OF THE BUILDING	
3	PERCENTAGE OF LENGTH OF BUILD-TO-CO-INCLUDING THE FRONT FACADE OF THE BUILDING	

PROPOSAL DETAILS

DESCRIPTION OF PROPOSED PROPERTY

REVISED RESIDENTIAL HIGRISE BUILDING PLAN ON R.S. NO:- 142, O.P NO:- 80/A + 80/B, F.P.NO:- 119, T.P.S. NO:-25 (SINGANPOR - TUNKI), SURAT.

LIST OF DRAWINGS	NO OF DRAWINGS	NORTH	SCALE OF DRAWING	REMARKS
PLANS	——	AS PER SHOWN IN PLAN	AS PER SHOWN IN PLAN	——
LAYOUT PLAN	1			
SITE PLAN	——			
DETAILED PLAN	7			
SECTIONS	2			
ELEVATIONS	1			
SERVICES & AMENITIES	——			
LANDSCAPE PLAN	——			
PARKING PLAN	1			
REF DESCRIPTION OF LAST APPROVED PLANS			DATE	
	TDO/DP/NO.- 324		05/11/2015	

PAYMENT FSI (in sq.mt)	V
4134.42	

CERTIFICATE

(1) EXISTING STRUCTURE AND ADJOINING IS SEEN BY ME AND NECESSARY PRECAUTIONS WILL BE TAKEN FOR SMOOTH WORKING WITHOUT DEFECT TO EXISTING WORK MANHOLE CONNECTION VERIFIED BY ME SEEN BY ME AND NECESSARY PRECAUTIONS

(2) VERIFIED THAT THE PLOT UNDER REFERENCE WAS SURYED BY ME ON DATE: 11/12/2017 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P RECORD

SIGNATURE
ARCHITECT/ENGINEER/SURVEYOR

OWNER SIGNATURE

For SUNDARAM CORPORATION

PARTNER

ARCHITECT / ENGINEER

SURESH B. MODIYA
B.E. (CIVIL)
CONSULTING ENGINEER
F/18, Shivam Complex,
New Gujarat Gas Road,
Adajan, Surat.
MUNI. LIC. NO. TDO/ER/445
SUDA LIC. NO. SUDA-L-ER-440