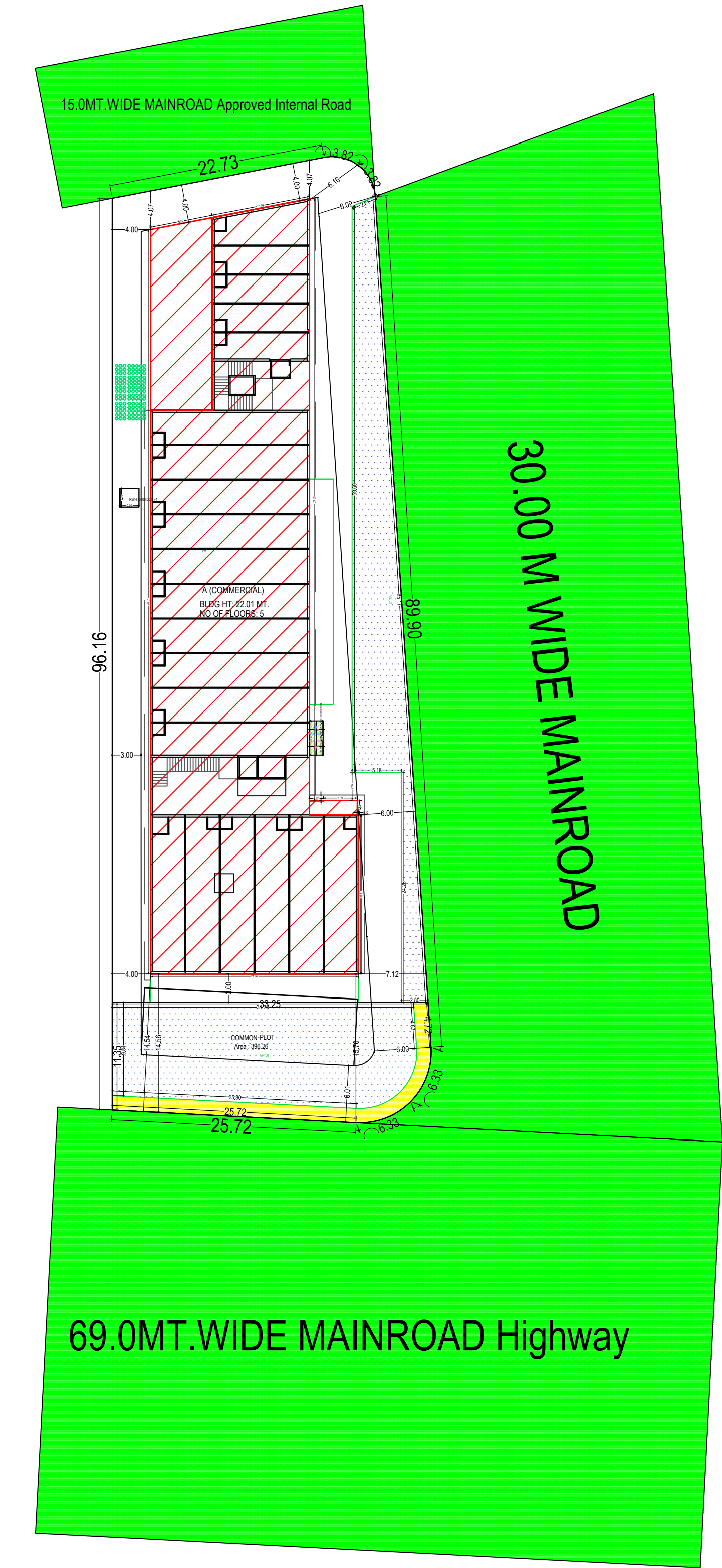
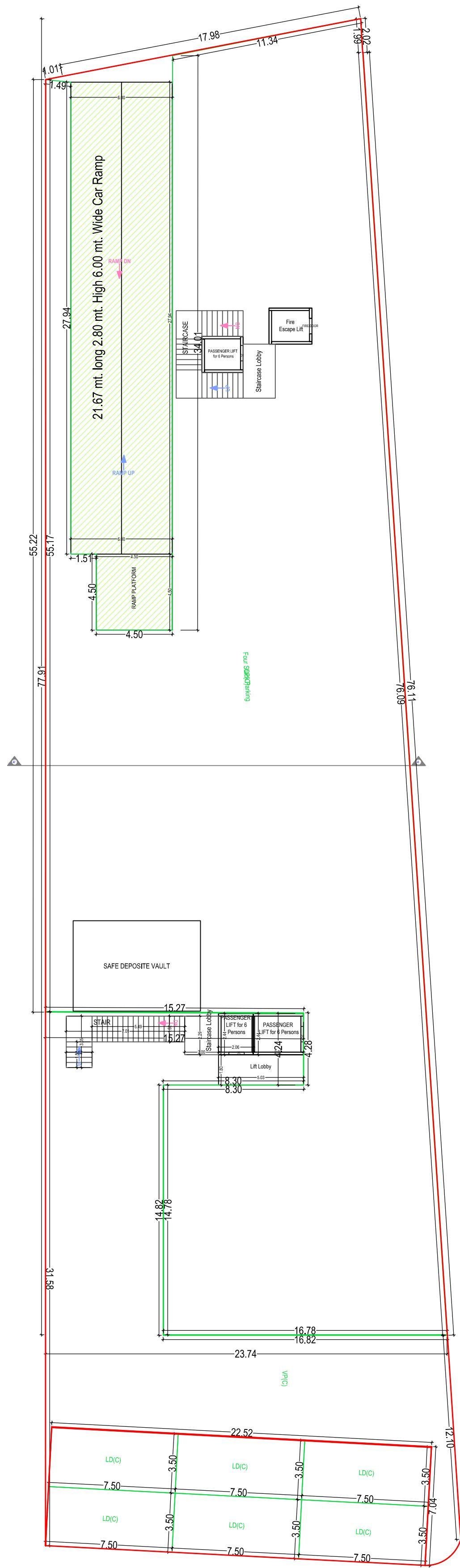


Project Title :PROPOSED BUILDING DEVELOPMENT PLAN FOR COMMERCIAL PURPOSE IN R.S. NO:271(OLD RS NO:24 PAIKY), F.P. NO:34/8, O.P. NO:34/8/1, TP SCHEME NO:02, HIMMATNAGAR, SABARKANTHA



SITE PLAN
(Scale - 1:400)



BASEMENT FLOOR PLAN
(SCALE 1:200)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (COMMERCIAL)	Mercantile	Shopping center	Mercantile-1 (M1)	54	BASEMENT FLOOR PLAN	Mercantile	Shopping center	-	-	-
					GROUND FLOOR PLAN	Mercantile	Shopping center	Commercial	Mercantile	Shopping center
					FIRST FLOOR PLAN	Mercantile	Shopping center	Commercial	Mercantile	Shopping center
					SECOND FLOOR PLAN	Mercantile	Shopping center	Commercial	Mercantile	Shopping center
					TYPICAL - 3,4 FLOOR PLAN	Mercantile	Shopping center	Commercial	Mercantile	Shopping center
					TERRACE FLOOR PLAN	Mercantile	Shopping center	-	-	-

Parking Check (Table 7b)

Use Type	Car				Loading/Unloading				Visitor's Car				Four Stack				Total Parking Area			
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Commercial	1636.29	1638.80	0	0	157.50	157.50	6	6	654.51	660.70	0	3	0.00	1879.68	-	-	3272.57	4336.68	-	-
Total	1636.29	1638.80	0	0	157.50	157.50	6	6	654.51	660.70	0	3	0.00	1879.68	-	-	3272.57	4336.68	-	-

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Lobby	Lift	Lift Machine	Lift Lobby	Ramp	Covered Area	Parking	Commercial		
A (COMMERCIAL)	1	9152.42	183.15	98.59	109.96	36.40	146.96	187.93	135.67	1687.20	6545.14	6545.14	54
Grand Total :	1	9152.42	183.15	98.59	109.96	36.40	146.96	187.93	135.67	1687.20	6545.14	6545.14	54

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking	
				Reqd.	Prop.			Loading/Unloading	Visitor's Car
A (COMMERCIAL)	Mercantile	Shopping center	> 0	1		6545.14	1636.29	-	654.51
			0 - 0	-		-	-	-	-
			> 1000.01	1000	-	-	-	157.50	-
	Total:				3272.57	1636.29	157.50	654.51	

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	Yes	No	6/7/2022	137LD22230009

Tree Details (Table 3h)

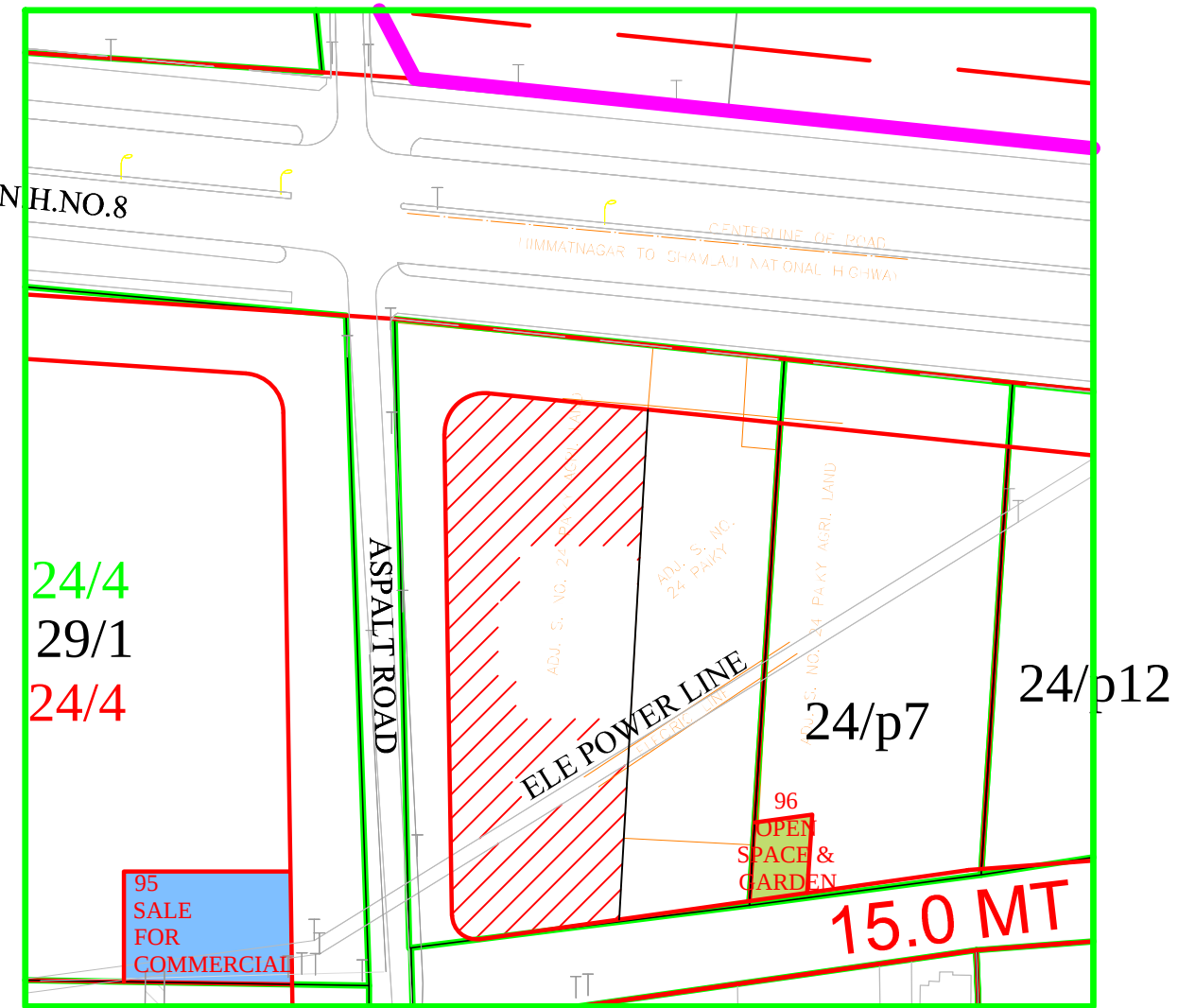
Plot	Name	Nos Of Trees	
		Reqd	Prop
271	Tree	100	120

Common Plot Area

Name	Prop. Area
COMMON PLOT	396.26

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Basement Floor	1935.45	0.00	1935.45	0.00
Ground Floor	1437.95	1231.36	1437.95	1231.36
First Floor	1437.95	1346.30	1437.95	1346.30
Second Floor	1430.28	1329.14	1430.28	1329.14
Third Floor	1403.63	1319.17	1403.63	1319.17
Fourth Floor	1403.63	1319.17	1403.63	1319.17
Terrace Floor	103.53	0.00	103.53	0.00
Total:	9152.42	6545.14	9152.42	6545.14



KEY PLAN

Inward No	ODPS/2022/104291	Sheet	1 / 2

A	AREA STATEMENT	VERSION NO.: 1.0.52
		VERSION DATE: 13/10/2022
	PROJECT DETAIL :	
	Authority: Himmatnagar Nagarpalika	Plot Use: Mercantile
	AuthorityClass: D4	Plot SubUse: Shopping center
	AuthorityGrade: Municipality	Plot Use Group: Mercantile-1 (M1)
	Project Type: Building Permission	Plot Category: NA
	Nature of Development: NEW	Land Use Zone: Commercial Use Zone
	Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: C1
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: RS NO:271, OP NO:34/8, FP NO:34/8/1, TP SCHEME NO:02, MOTIPURA, HIMMATNAGAR,SABARKATHA	

AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record	-	
Plot Validation Certificate		3948.00
Physical area measured at site		3948.00
7/12 or Document		3948.00
Plot area drawn as per Site		3047.28
Area of Plot Considered		3948.00

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		3948.00
% of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		396.26
Common Plot		396.26
Balance area of Plot(1 - 4)		3551.74
Plot Area For Coverage		3948.00
Plot Area For FSI		3948.00
Perm. FSI Area (1.80)		7106.40
Total Perm. FSI area		7106.40
Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (36.42 %)		1437.95
Total Prop. Coverage Area (36.42 %)		1437.95
Balance coverage area (- %)		0.00

Proposed Area at:		Existing/ Approved F.S.I	Existing/ Approved F.S.I
-	Proposed Built up		
	Basement Floor	1935.45	0.00
	Ground Floor	1437.95	1231.36
	First Floor	1437.95	1346.30
	Second Floor	1430.28	1329.14
	Third Floor	1403.63	1319.17
-	Fourth Floor	1403.63	1319.17
	Terrace Floor	103.53	0.00
	Total Area:	9152.42	6545.14
	Total FSI Area:		6545.14
	Total BuiltUp Area:		9152.43
	Proposed F.S.I. consumed:		1.66

Tenement Statement		
1. Tenement Proposed At:		
G.F.		21.00
All Floors		33.00
2. Total Tenements (3 + 4)		54
Parking Statement		
1. Parking Space Required as per Regulations:		3272.57
2. Proposed Parking Space:		4336.68

Color Notes

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

Building Conditions Checks

No	Condition
1	For A (COMMERCIAL) In case of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

OWNER'S NAME AND SIGNATURE

HEMANTKUMAR JAYANTILAL MAHETA
MITESHKUMAR JAYANTILAL MAHETA

ARCH/ENG'S NAME & SIGNATURE

RITESH CHAUHAN

137ERH060227 10031

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

16/11/2022

DESIGNATION OF APPROVER :

Chief Officer



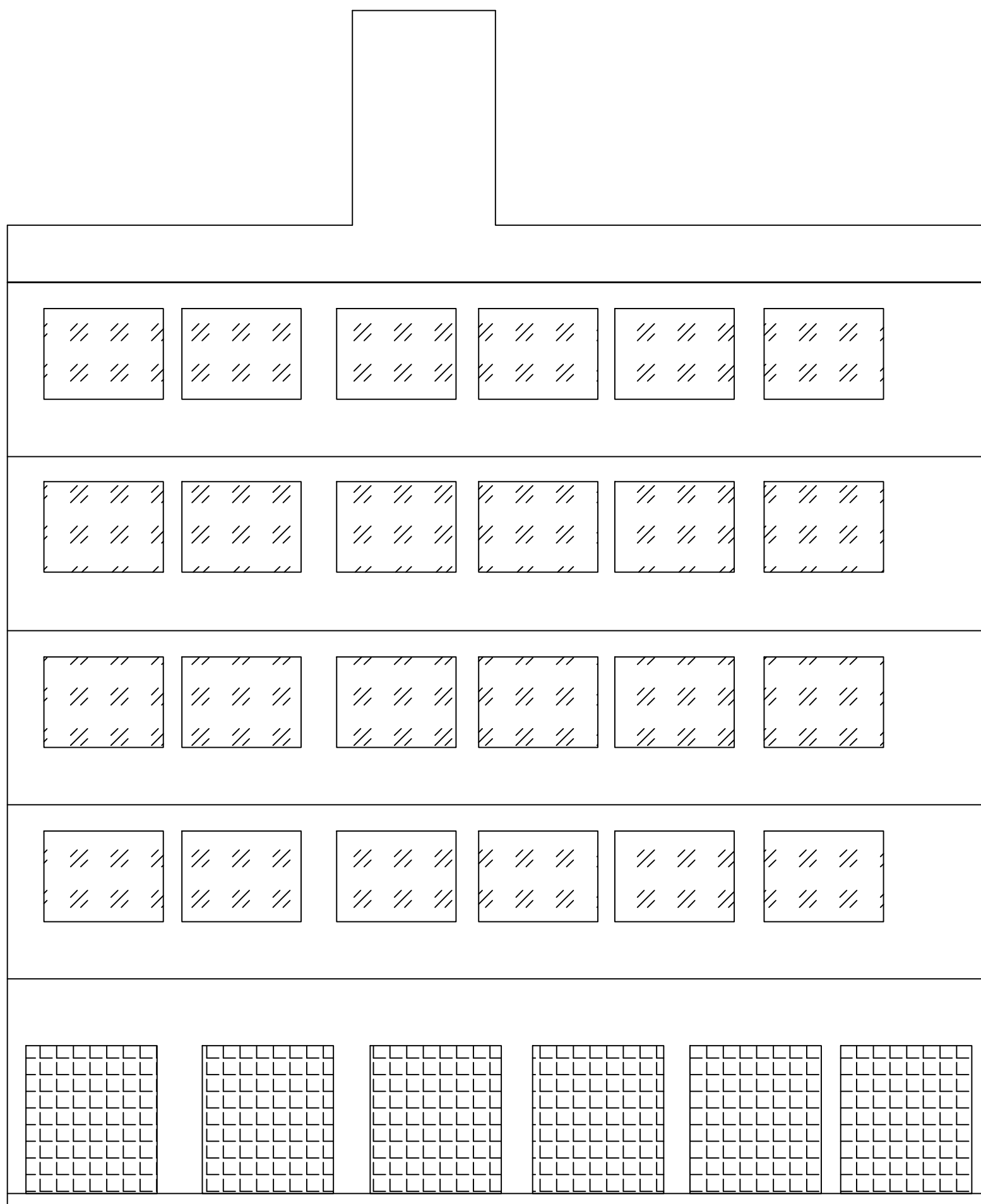
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Project Title :PROPOSED BUILDING DEVELOPMENT PLAN FOR COMMERCIAL PURPOSE IN R.S. NO.271(OLD RS NO.24 PAIKY), F.P. NO.34/8, O.P. NO.34/8/1, TP SCHEME NO.02, HIMMATNAGAR, SABARKANTHA

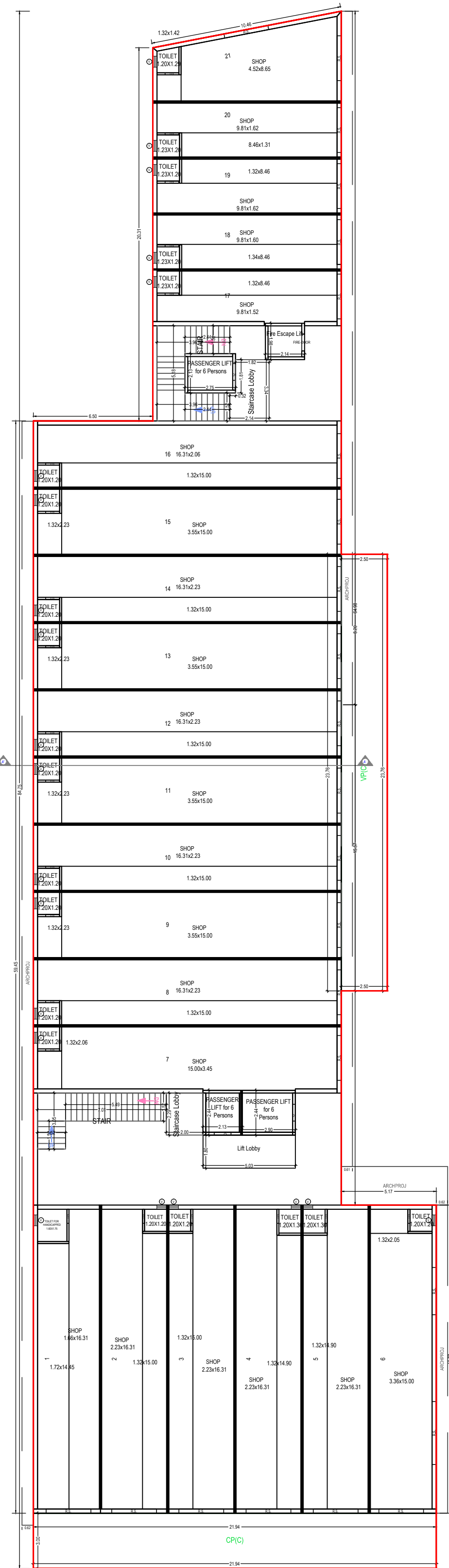
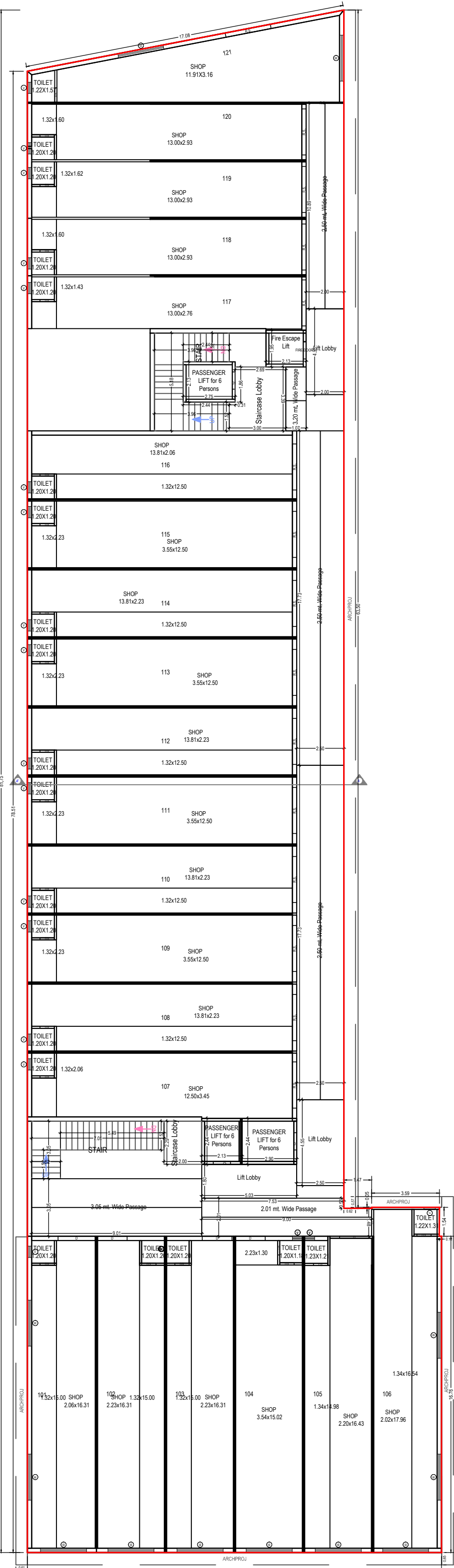
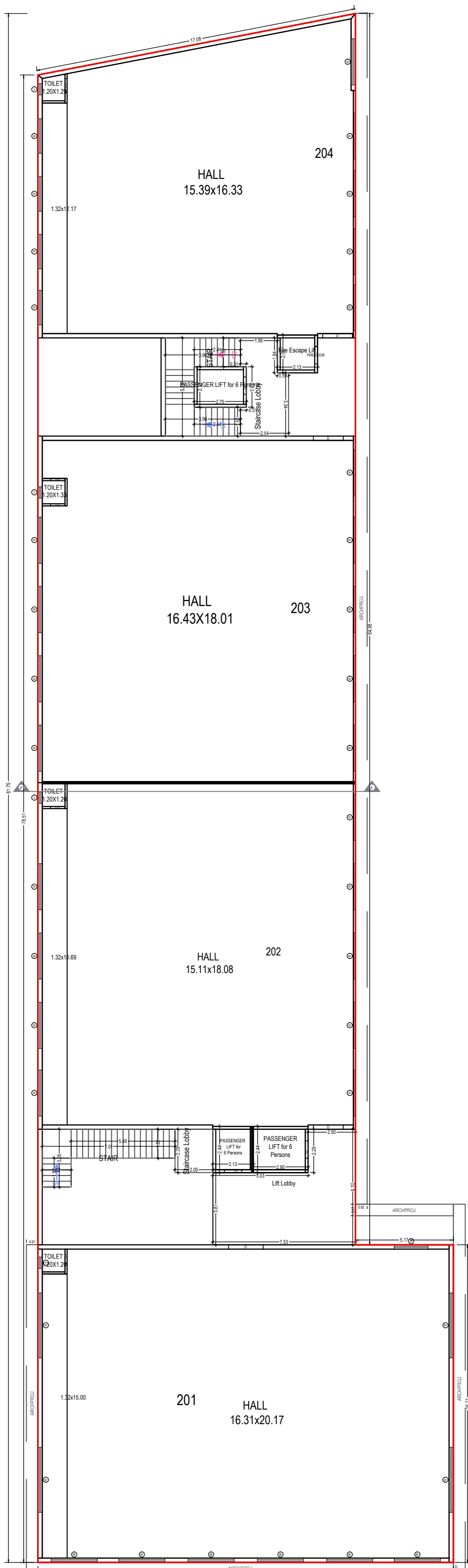
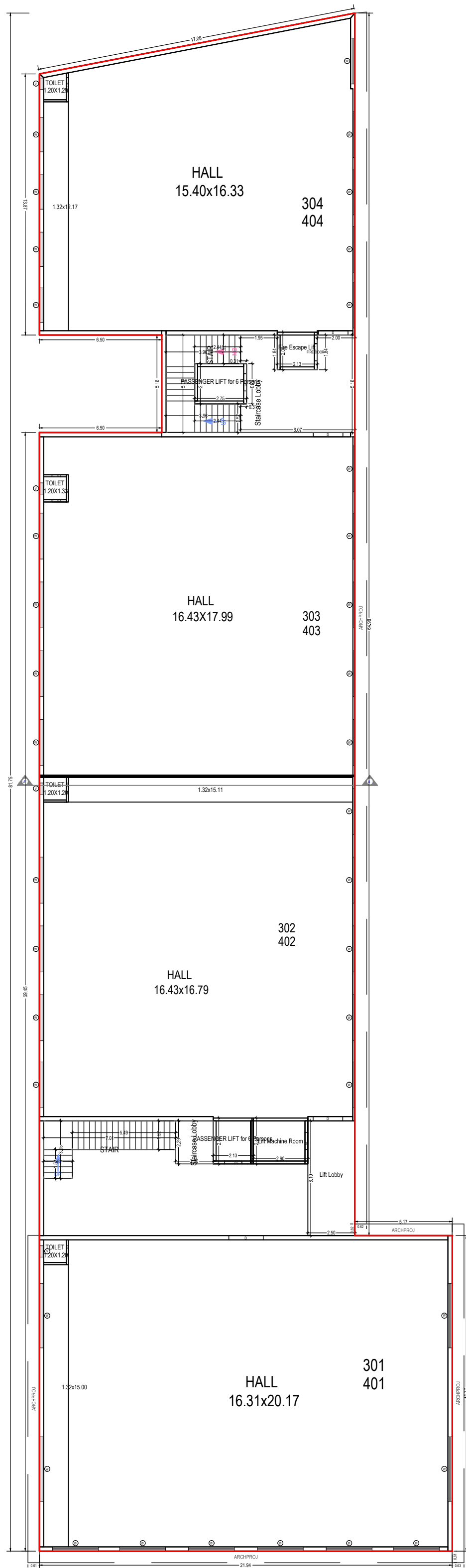
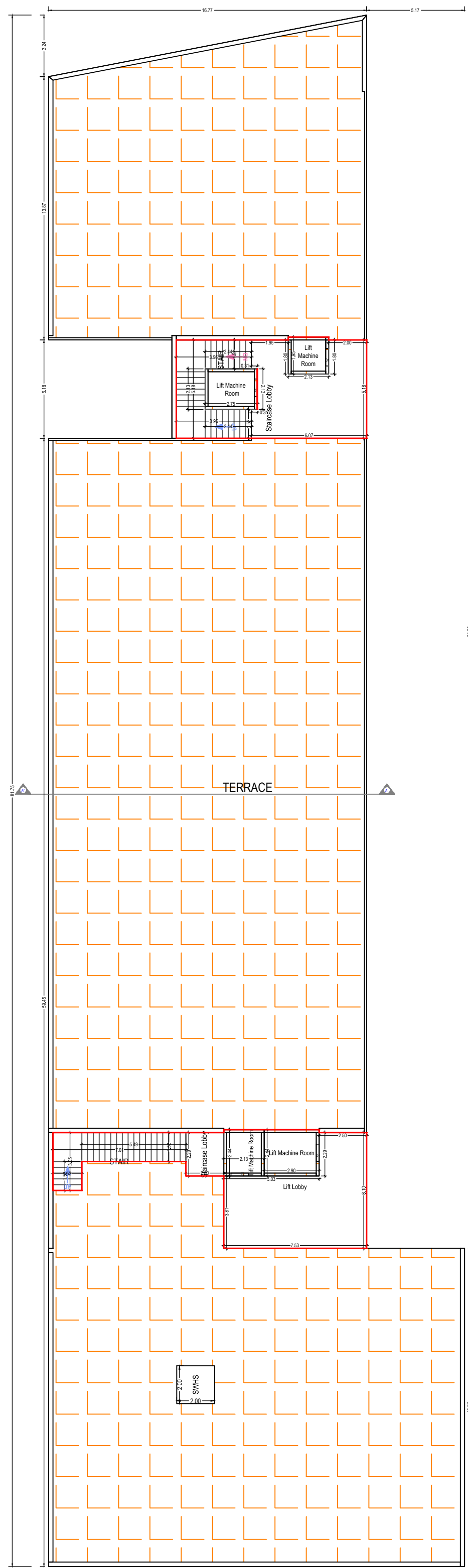
Application No. : 1378BDP22230151

Development Permission No. : 1378BP22230125

Inward No	ODPS/2022/104291	Sheet	2/2
Inward Date		Scale	1:100



ELEVATION

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:200)FIRST FLOOR PLAN
(Proposed)
(SCALE 1:200)SECOND FLOOR PLAN
(Proposed)
(SCALE 1:200)TYPICAL - 3,4 FLOOR PLAN
(Proposed)
(SCALE 1:200)TERRACE FLOOR PLAN
(SCALE 1:200)

Building -A (COMMERCIAL)											
Floor Name	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
		Stair/Case	Star Lobby	Lift	Lift Machine	Lift Lobby	Ramp	Covered Area			
Basement Floor	1935.45	13.01	4.56	12.27	0.00	9.05	187.83	0.00	1687.20	1231.36	00
Ground Floor	1437.95	28.35	11.14	22.38	0.00	9.05	0.00	135.67	0.00	1231.36	21
First Floor	1437.95	28.35	11.50	22.28	0.00	29.52	0.00	0.00	0.00	1346.30	21
Second Floor	1430.28	28.35	15.98	22.39	0.00	34.42	0.00	0.00	0.00	1329.14	04
Third Floor	1403.63	28.36	18.47	15.32	7.06	15.25	0.00	0.00	0.00	1319.17	04
Fourth Floor	1403.63	28.36	18.47	15.32	7.06	15.25	0.00	0.00	0.00	1319.17	04
Terrace Floor	103.53	28.36	18.47	0.00	22.28	34.42	0.00	0.00	0.00	0.00	00
Total	9152.43	183.15	98.59	109.95	36.40	146.95	187.83	135.67	1687.20	6545.14	54
Total Number of Same Buildings	1										
Total	9152.43	183.15	98.59	109.95	36.40	146.95	187.83	135.67	1687.20	6545.14	54

Staircase Checks (Table 8a-1)

Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height
BASMENT FLOOR PLAN	STAIRCASE	1.52	0.30	0.00
GROUND FLOOR PLAN	STAIRCASE	1.52	0.30	0.21
STAIRCASE	STAIRCASE	1.52	0.30	0.21
FIRST FLOOR PLAN	STAIRCASE	1.52	0.30	0.19
STAIRCASE	STAIRCASE	1.52	0.30	0.18
SECOND FLOOR PLAN	STAIRCASE	1.52	0.30	0.18
STAIRCASE	STAIRCASE	1.52	0.30	0.18
TYPICAL - 3,4 FLOOR PLAN	STAIRCASE	1.52	0.30	0.18
STAIRCASE	STAIRCASE	1.52	0.30	0.18
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.30	0.00
STAIRCASE	STAIRCASE	1.52	0.30	0.00

SCHEDULE OF DOOR:

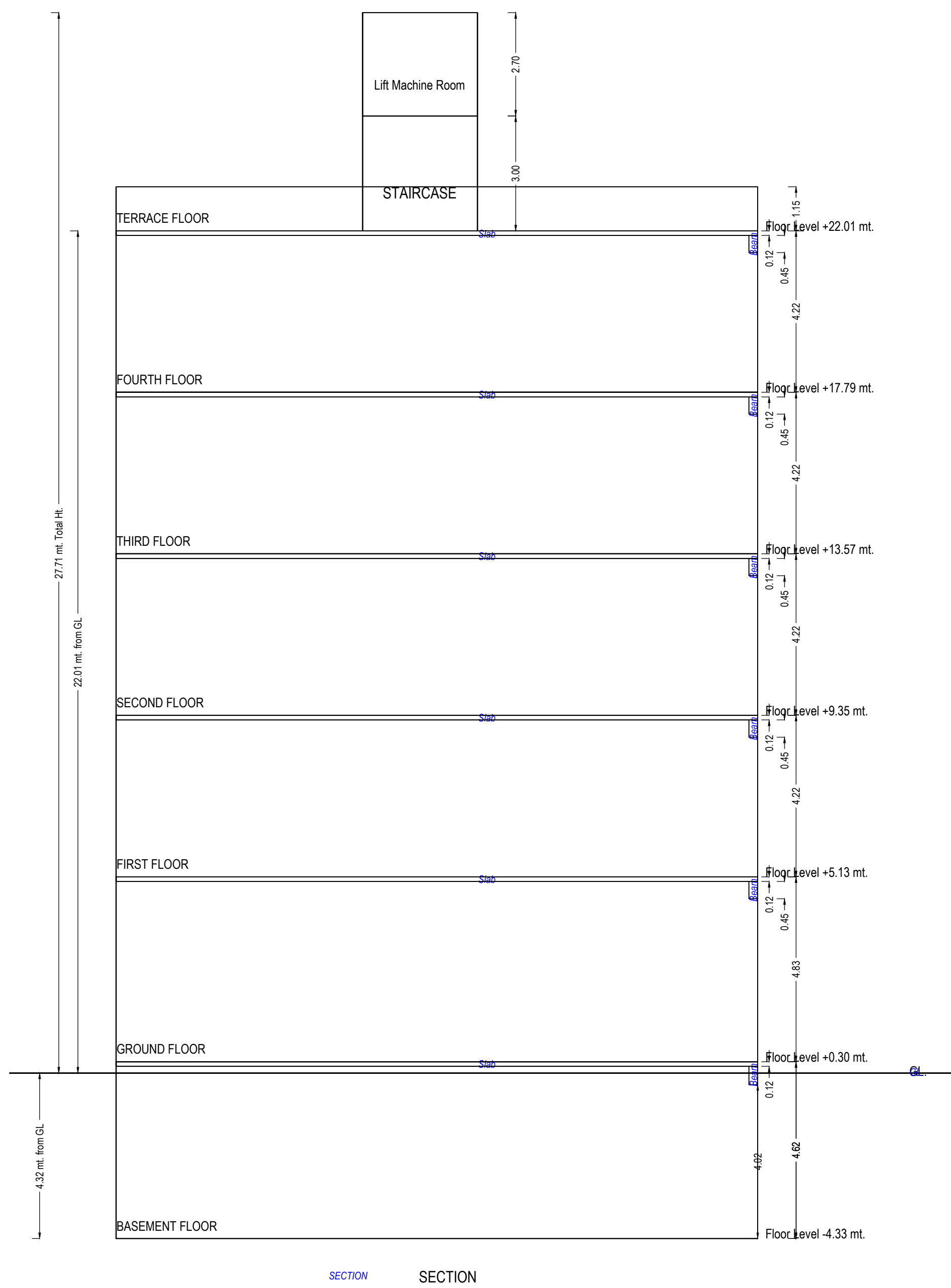
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D3	0.78	2.10	58
A (COMMERCIAL)	D	1.42	2.10	01
A (COMMERCIAL)	D	1.57	2.10	13
A (COMMERCIAL)	R.S.	1.77	2.10	01
A (COMMERCIAL)	D	1.83	2.10	03
A (COMMERCIAL)	D	1.97	2.10	01
A (COMMERCIAL)	R.S.	2.43	2.10	01
A (COMMERCIAL)	R.S.	2.44	2.10	36
A (COMMERCIAL)	R.S.	2.58	2.10	01
A (COMMERCIAL)	R.S.	3.43	2.10	01

UnitBUA Table for Building -A (COMMERCIAL)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	1	SHOP	61.30	61.30	6.89	54.61	
	10	SHOP	61.35	61.35	3.83	57.52	
	11	SHOP	61.35	61.35	3.83	57.52	
	12	SHOP	61.35	61.35	3.83	57.52	
	13	SHOP	61.35	61.35	3.83	57.52	
	14	SHOP	61.35	61.35	3.83	57.52	
	15	SHOP	61.35	61.35	3.83	57.52	
	16	SHOP	61.31	61.31	6.59	54.72	
	17	SHOP	30.85	30.85	4.00	26.85	
	18	SHOP	31.29	31.29	2.75	28.54	
	19	SHOP	31.29	31.29	2.80	28.49	
	2	SHOP	61.33	61.33	3.82	57.51	
	20	SHOP	31.25	31.25	2.76	28.49	
	21	SHOP	40.55	40.55	5.90	35.55	
	3	SHOP	61.33	61.33	3.82	57.51	
	4	SHOP	61.33	61.33	3.84	57.49	
	5	SHOP	61.33	61.33	3.84	57.49	
	6	SHOP	61.20	61.20	6.66	54.55	
	7	SHOP	60.62	60.62	5.51	55.11	
	8	SHOP	61.27	61.27	3.75	57.52	
	9	SHOP	61.42	61.42	3.90	57.52	
	Total		1145.77	1145.77	88.70	1057.07	21
	Total per Floor = 1		1145.77	1145.77	88.70	1057.07	21
FIRST FLOOR PLAN	101	SHOP	61.30	61.30	6.59	54.71	
	102	SHOP	61.33	61.33	3.82	57.51	
	103	SHOP	61.33	61.33	3.82	57.51	
	104	SHOP	61.33	61.33	3.91	57.42	
	105	SHOP	61.35	61.35	3.50	57.85	
	106	SHOP	68.69	68.69	6.46	62.23	
	107	SHOP	51.46	51.46	4.00	47.46	
	108	SHOP	52.14	52.14	3.45	48.69	
	109	SHOP	52.25	52.25	3.57	48.69	
	110	SHOP	52.20	52.20	3.53	48.67	
	111	SHOP	52.20	52.20	3.54	48.66	
	112	SHOP	52.20	52.20	3.54	48.66	
SECOND FLOOR PLAN	113	SHOP	52.20	52.20	3.54	48.66	
	114	SHOP	52.20	52.20	3.54	48.66	
	115	SHOP	52.20	52.20	3.54	48.66	
	116	SHOP	52.17	52.17	3.88	48.29	
	117	SHOP	44.49	44.49	3.46	41.03	
	118	SHOP	45.00	45.00	2.80	42.40	
	119	SHOP	45.02	45.02	1.90	43.12	
	120	SHOP	44.95	44.95	2.39	42.56	
	121	SHOP	55.68	55.68	6.30	49.38	
	Total		1129.70	1129.70	82.88	1046.82	21
	Total per Floor = 1		1129.70	1129.70	82.88	1046.82	21
TYPICAL - 3,4 FLOOR PLAN	201	OFFICE	367.82	367.82	17.78	350.04	
	202	OFFICE	306.77	306.77	11.65	295.12	
	203	OFFICE	306.70	306.70	11.57	295.13	
	204	OFFICE	299.82	299.82	13.31	286.51	
TYPICAL - 3,4 FLOOR PLAN	Total		1241.11	1241.11	54.11	1187.00	04
	Total per Floor = 1		1241.11	1241.11	54.11	1187.00	04
	301 401	SHOP	367.82	367.82	17.78	350.04	
	302 402	SHOP	306.32	306.32	10.11	296.21	
	303 403	SHOP	306.38	306.38	9.70	296.68	
	304 404	SHOP	299.49	299.49	11.32	288.17	
	Total		1240.01	1240.01	48.91	1191.10	04
	Total per Floor = 2		2480.02	2480.02	97.82	2382.20	08
	Total		5996.60	5996.60	323.50	5673.09	54

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	0.51	1.00	08
A (COMMERCIAL)	V	0.60	1.00	46
A (COMMERCIAL)	W	1.79	1.20	01
A (COMMERCIAL)	W	1.83	1.20	12
A (COMMERCIAL)	W	2.43	1.20	01
A (COMMERCIAL)	W	2.44	1.20	66
A (COMMERCIAL)	W	2.45	1.20	02
A (COMMERCIAL)	W	3.43	1.20	12



SECTION

OWNER'S NAME AND SIGNATURE

HEMANTRUMAR JAYANTIL MAHETA
MITESHKUNAR JAYANTIL MAHETA

ARCHITECT'S NAME AND SIGNATURE

RITESH CHAUHAN

SUPERVISOR'S NAME AND SIGNATURE

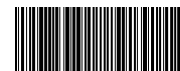
1378R00022710031

DATE OF APPROVAL

18/11/2022

DESIGNATION OF APPROVER :

Chief Officer



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UserDefinedMetric (1189.00 x 841.00MM)

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AXIS ASSOCIATES

Reg. Add. : GF/4, Time Square, S.No.883/1 paiki, kanknol, Himmatnagar.

Date: 18/09/2023

To,
The Secretary,
Gujarat Real Estate Regulatory Authority,
4th Floor, Sahyog Sankul,
Sector-11, Gandhinagar

Subject: Area and number of parking for the project "Shree Saurya"

Ref.: Project Regn Ack No. PR/AHMEDABAD/AHMEDABAD CITY/GUJRERA/230804/006804

Dear sir,

The area and the number of the parking of the project "Shree Saurya" will be as follows:

Covered Parking

Total Covered Area of Parking (in Sq. Mtrs)	2975.54
No. of Four-Wheeler Parking	41
No. of Parking for Two Wheelers	35

Open Parking

Total Open Area of Parking (in Sq. Mtrs)	1361.14
No. of Four-Wheeler Parking	5
No. of Parking for Two Wheelers	42

AXIS ASSOCIATES

PARTNER


MAITRI ENGINEER
Jatin I. Shah
C/o. Mehta Service Station
Motipura, Himmatnagar, (S.K.) 383001
H.N.P.L. No. 12019-23