

Proposed Highrise Buildings Under Affordable housing scheme @ F.P.no. (5+6)/Subdivision-A, O.P.no.3A + 3B, Block no.3A + 3B,Taluka : Adajan, Moje : Pisad, T.P.S. no. 45, (Jahangirpura - Pisad), Surat.

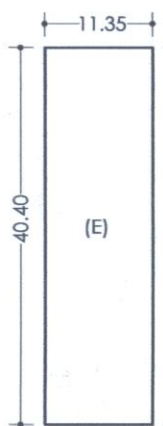
Development permission is granted to the condition that it shall be the responsibility of the applicant and his Architect/Engineer/Surveyor/Structural designer, to follow the relevant I. S specification in structural design to ensure safety of the buildings and as such structural designs are not verified unless renewed the validity of this Permission expires on Dt. 15-09-2018

Permission for sub division/amalgamation/development as sanctioned by C. Commissioner under the provisions of the Gujarat Town Planning and Urban Development Act, 1978 and the Bombay provisions of the Municipal Corporation Act, 1948 is granted for the Local authority C-5, No./R.S. No./F.P. No. (5+6)/Subdivision-A, Block no.3A + 3B, Taluka : Adajan, Moje : Pisad, T.P.S. no. 45, (Jahangirpura - Pisad), Surat, as per the attached plans and permission letter (Rajchithi) vide outward No. T.D.O./DP/... dated...

Date: 16/09/2017 I/C. Town Planner, Surat Municipal Corporation

Colour Notes:

- Owner's plot boundary shown in
- F.P. boundary shown in
- Proposed construction shown in
- Approaches shown in
- Rainwater pipe shown in
- Drainage line shown in
- C.O.P. shown in



C.O.P. Area calculation:
Proposed C.O.P. area:
(A) $11.35 \times \frac{1}{2} (40.40 + 40.405) = 458.57$

Tenement wise Builtup & Carpet area :

Building Type	Shop/Flat Type	Nos. of Shops/Flats	Builtup area for each Tenement (sq. mt.)	Carpet area for each Tenement (sq. mt.)
A + B (shops)	1,12	2	23.25	21.40
	2,11	2	18.50	17.48
	3,4,9,10	4	23.64	22.52
	5,8	2	21.96	20.89
	6,7	2	23.07	21.97
A (flats)	1	12	59.63	55.09
	2	12	59.70	55.31
	3	11	59.80	55.32
	4	12	59.83	55.03
B (flats)	1	12	59.83	55.03
	2	11	59.80	55.32
	3	12	59.70	55.31
	4	12	59.63	55.09
C + D (flats)	1,4	2 x 24 = 48	59.82	55.25
	2,3	2 x 24 = 48	59.68	55.28
E (flats)	1,4	24	38.69	35.18
	2,3	23	38.53	35.18
F (flats)	1,4	24	38.69	35.18
	2,3	23	38.53	35.18

Total Flats = 284
Total shops = 12

Built-up area calculation :

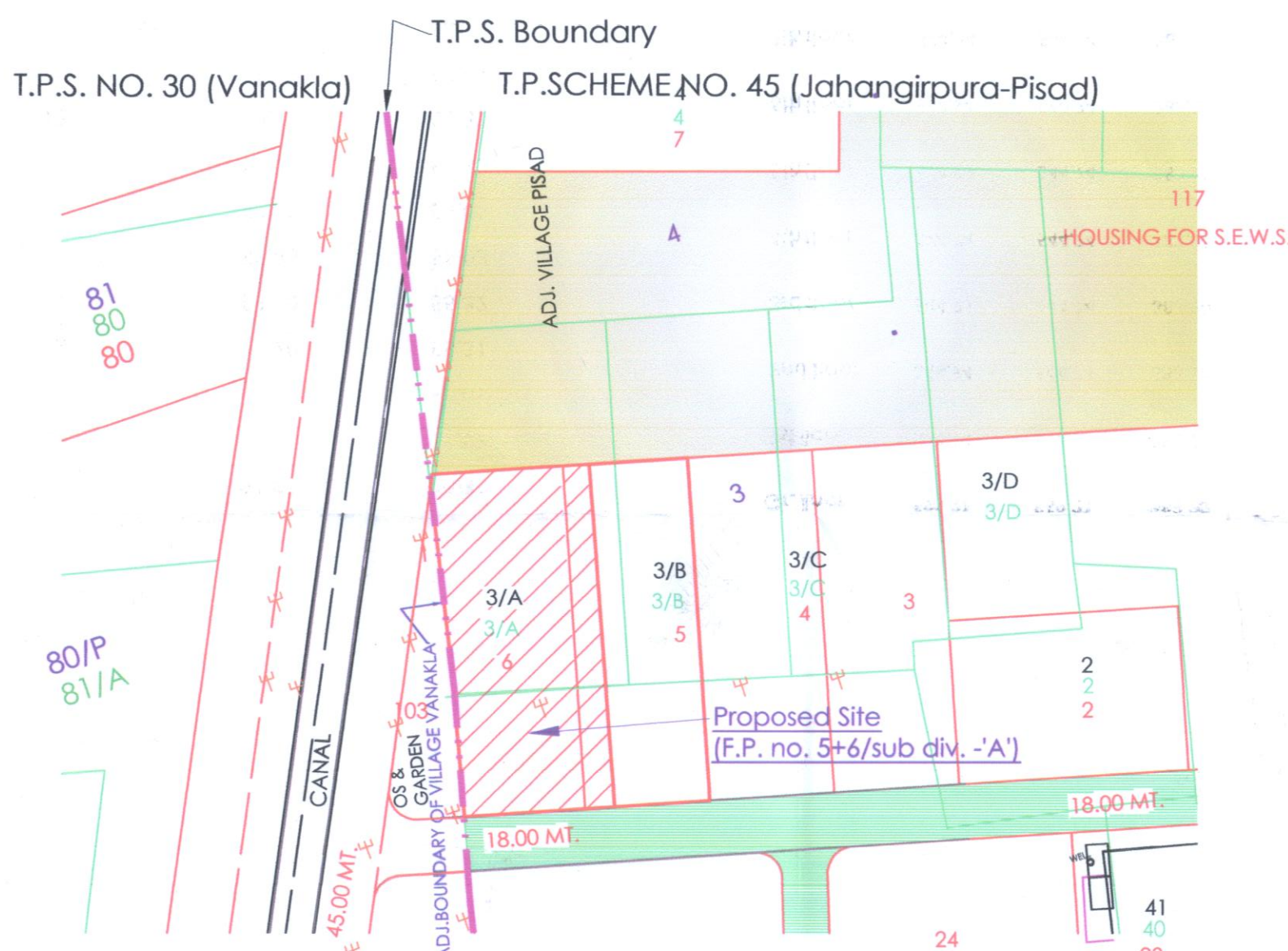
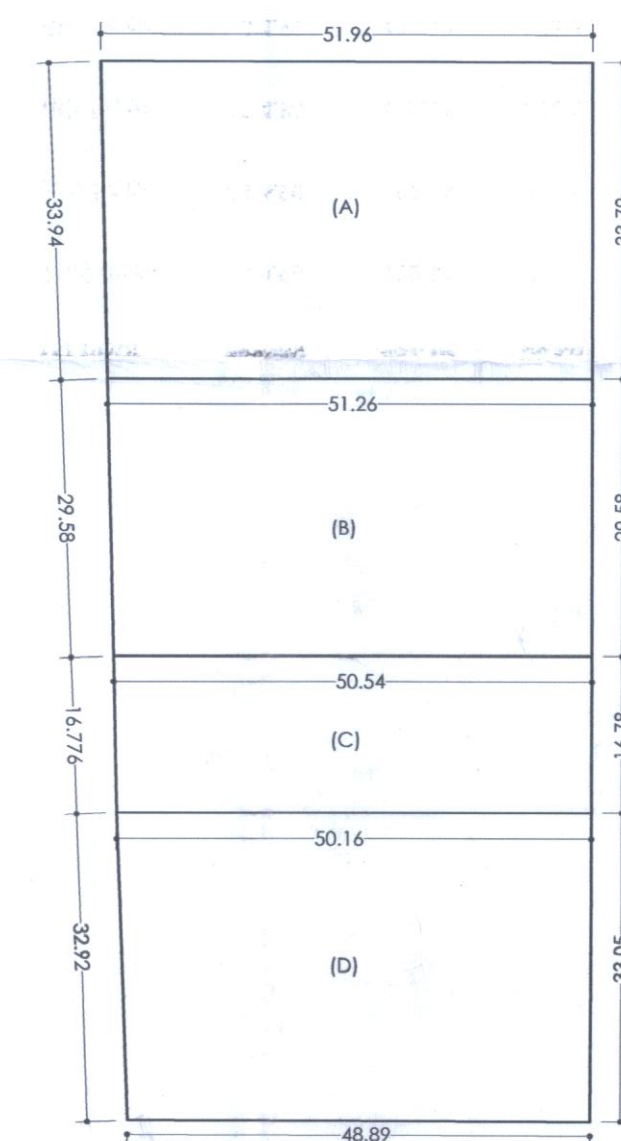
Floor	Proposed Built-up area (Sq mt)				Total
	A & B	C & D	E & F		
Basement	—	—	—	715.34	715.34
Gr. floor	595.21	559.21	383.20	—	1537.62
1st floor	544.94	544.74	383.20	—	1472.88
2nd floor	544.94	544.74	383.20	—	1472.88
3rd floor	544.94	544.74	383.20	—	1472.88
4th floor	544.94	544.74	383.20	—	1472.88
5th floor	544.94	544.74	383.20	—	1472.88
6th floor	544.94	544.74	383.20	—	1472.88
7th floor	544.94	544.74	383.20	—	1472.88
8th floor	544.94	544.74	383.20	—	1472.88
9th floor	544.94	544.74	383.20	—	1472.88
10th floor	544.94	544.74	383.20	—	1472.88
11th floor	544.94	544.74	383.20	—	1472.88
12th floor	421.72	544.74	306.99	—	1273.45
St. cabin & Lift m/c r.	76.24	73.40	99.36	—	249.00
Total Area	7087.51	7169.49	5004.75	715.34	19977.09

F.S.I Area calculation :

Floor	Proposed F.S.I area (Sq mt)			
	A & B	C & D	E & F	Total
Gr. floor	271.67	—	—	271.67
1st floor	484.90	482.14	308.81	1275.85
2nd floor	484.90	482.14	308.81	1275.85
3rd floor	484.90	482.14	308.81	1275.85
4th floor	484.90	482.14	308.81	1275.85
5th floor	484.90	482.14	308.81	1275.85
6th floor	484.90	482.14	308.81	1275.85
7th floor	484.90	482.14	308.81	1275.85
8th floor	484.90	482.14	308.81	1275.85
9th floor	484.90	482.14	308.81	1275.85
10th floor	484.90	482.14	308.81	1275.85
11th floor	484.90	482.14	308.81	1275.85
12th floor	360.75	482.14	231.73	1074.62
Total Area	5966.32	5785.68	3628.64	15380.64
Total Regular F.S.I area proposed = 10248.81 sq. mt.				
Total permissible Regular F.S.I. area = $5732.00 \times 1.80 - (458.57 \times 0.15) = 10248.81$ sq. mt.				
Total Paid F.S.I. area proposed : = 15380.64 - 10248.81 = 5131.83 sq. mt.				
Total permissible paid F.S.I. area = $5732.00 \times 0.90 = 5158.80$ sq. mt.				

Permissible F.S.I. area calculation:
 $5732.00 \times 2.70 - 458.57 \times 0.15$
 $= 15476.40 - 68.48$
 $= 15407.92$ sq. mt.

Plot area calculation:
(A) $\frac{1}{2} (51.96 + 51.26) \times \frac{1}{2} (33.79 + 33.94) = 1748.03$
(B) $\frac{1}{2} (51.26 + 50.54) \times \frac{1}{2} (29.58 + 29.58) = 1505.62$
(C) $\frac{1}{2} (50.54 + 50.16) \times \frac{1}{2} (16.78 + 16.776) = 844.77$
(D) $\frac{1}{2} (50.16 + 48.89) \times \frac{1}{2} (33.05 + 32.92) = 1633.58$
 5732.00



Key Plan

Scale: 1 Cm. = 20.00 Mt.

Layout Plan

Scale 1Cm = 4.00 Mt. (1:400)



I. AREA STATEMENT		Sq. Mts.	II. List of drawings attached		No. of copies
1	Area of plot		Plans Elevation Section	8 Drgs.	5 Copies each
	(a) As per record	5732.00			
	(b) As per site	5732.00			
2	Deduction for				
	(a) Proposed roads	_____			
	(b) Any reservations	_____			
	Total (a + b)				
3	Net area of plot (1-2)	5732.00	II. Ref. & Description of Last approved plans if any		Date
4	Recreation ground / C.O.P. @ 8%	458.56	Amalgamation Plan		16/11/2016.
5	Balance area of plot (3-4)	5273.44	TDO /DP / No.: 401		
6	Perm. F.S.I. as per area table @2.70	15407.62	III. Description of proposed property.		
7	Total builtup permissible as per area table @ 30%		Proposed Highrise Buildings Under Affordable housing scheme @ F.P.no. (5+6)/Subdivision-A, O.P.no.3A + 3B, Block no.3A + 3B, Taluka : Adajan, Moje : Pisad, T.P.S. no. 45, (Jahangirpura - Pisad), Surat.		
	(a) Ground floor		IV. North line		
	(b) All floors		Scale	Remarks	
	Existing floor area at		AS	SHOWN	IN PLAN
	Ground floor	271.67			
	1st floor	1275.85			
	2nd floor	1275.85			
	3rd floor	1275.85			
	4th floor	1275.85	V. CERTIFICATE		
	5th floor	1275.85	(I) Existing structure and adjoining is seen by me & necessary precautions will be taken for smooth working without defect to existing work. Manhole connect- is verified by me.		
	6th floor	1275.85	(II) Verified that the plot under reference was surveyed by me on dt.: 10/3/2016, 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.		
	7th floor	1275.85	C.n.w.f		
	8th floor	1275.85	Signature,		
	9th floor	1275.85	Architect/ Engineer/Surveyor		
	10th floor	1275.85	VI. Owner's signature		
	11th floor	1275.85			
	12th floor	1074.62			
	Total builtup area proposed	15380.64			
	F.S.I. Consumed	2.683			
B	BALCONY AREA				
1	Permissible balcony area/ floor				
2	Proposed balcony area/ floor				
3	Excess balcony area (total)				
C	TENEMENT AREA STATEMENT				
1	Area for tenement				
2	Tenents permissible at				
	Ground floor				
	All floors				
3	Tenements existing at				
	Ground floor				
	All floors				
4	Tenements proposed at				
	Ground floor				
	All floors				
5	Total tenants (3 + 4)				
D	TENEMENT PARTICULARS				
1	Nos. of rooms/ tenement				
2	Toilets provided for tenement				
3	Tenement floor area				
E	PARKING STATEMENT				
1	Parking required by regulations	135.84 + 1538.06			
2	Proposed parking for	1673.90			
F	LOADING UNLOADING	294.74 + 3329.82 =			
1	Loading & unloading required	3624.56			
2	Total loading unloading provided				

મે. રંગની બેસોરીએસ-એ બાગીકારી પેટીનાં બાગીકારો:-

રવજભાઈ મોહનભાઈ શેટ્ટા

રવજભાઈ પ્રેમજભાઈ પટેલ

નાનુભાઈ પ્રેમજભાઈ પટેલ

દેવરાજભાઈ મોહનભાઈ પટેલ

આદર્શભાઈ રવજભાઈ પટેલ

દિતેશભાઈ દેવરાજભાઈ પટેલ

જયેશભાઈ પોપટભાઈ પટેલ

મનનભાઈ ભામજભાઈ લાખા

જયદીપભાઈ કુંવરજભાઈ નાથા

જનકભાઈ કુંવરભાઈ પટેલ

Architect/ Engineer

STHAPATI

Planners, Engineers & Interior Designers

Off: 115-116, Lalbah Contractor Complex

Opp: Library, Nanpura, Surat-392001

Ph: 2474536(O)

Signature.

C.n.w.f

Lic. No.

T.D.O. / E / R / 442