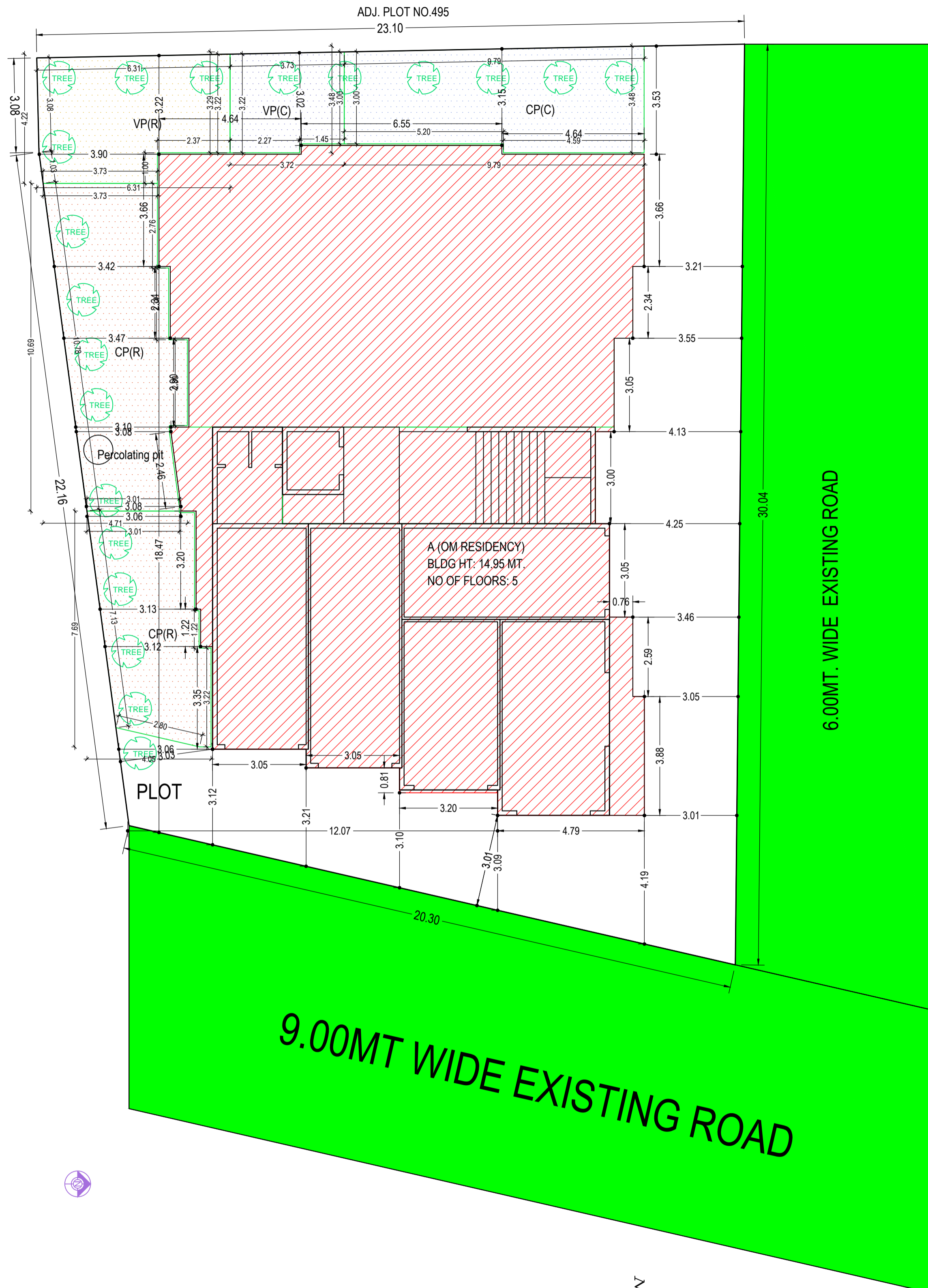


Project Title :PROPOSED LAY OUT & BUILDING PLAN FOR THE PURPOSE OF REDENTIAL BUILDING ON OLD R.S.NO. 139/2 , NEW C.T.S. NO 495 ON PLOT NO 144,AT:ABRAMA,TA&DIST : VALSAD.

Inward No	1131691	Sheet	1
Inward Date		Scale	1:100



LAY OUT PLAN  
SCALE :- 1 CM = 1 MT.

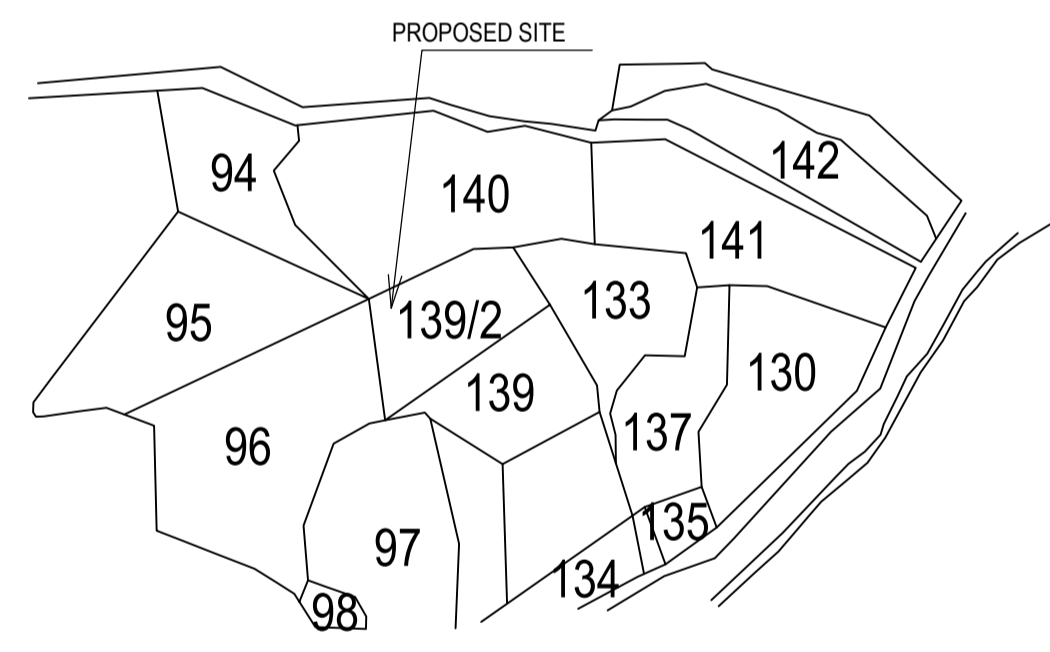


Floor Name	Building Name		Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Ground Floor	284.02	116.49	284.02	116.49	0.00
First Floor	291.50	264.53	291.50	264.53	0.00
Second Floor	291.50	264.53	291.50	264.53	0.00
Third Floor	291.50	264.53	291.50	264.53	10.08
Fourth Floor	291.50	264.53	291.50	264.53	264.53
Terrace Floor	28.58	0.00	28.58	0.00	0.00
Total:	1478.60	1174.61	1478.60	1174.61	274.61

Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car	Other Parking Visitor's Car Parking	
				Reqd.	Prop.				
A (OM RESIDENCY)	Mercantile	Shop	> 0	1	-	116.49	34.95	17.48	6.99
			0 - 0	-	-	-	-	-	-
			0	1000	-	34.95	17.48	6.99	
Residential	Residential Apartment Bldg	0.0 - 80	1	-	-	-	-	-	
		> 80.0	-	-	1058.12	211.62	105.81	21.16	
		0 - 0	-	-	-	-	-	-	
Total:						246.57	123.29	28.15	

Use Type	Car		Visitor's Car Parking		Total Parking Area	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	105.81	199.04	0	0	21.16	23.57
Commercial	17.48	31.60	0	0	6.99	11.69
Total	123.29	230.65	0	0	28.15	35.26

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	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	Lift	Lift Machine	Lift Lobby	Parking	Resi.	Commercial		
A (OM RESIDENCY)	1	1502.55	23.95	1478.60	110.10	22.00	4.40	28.81	138.68	1058.12	116.49	1174.61	21
Grand Total	1	1502.55	23.95	1478.60	110.10	22.00	4.40	28.81	138.68	1058.12	116.49	1174.61	21



KEY PLAN  
SCALE : 1.00CM = 79.20MT

AREA STATEMENT		VERSION NO.:	1.0.10
PROJECT DETAIL :		VERSION DATE:	09/10/2018
Site Address: RevenueNo: 495,PLOT NO-144		Plot Use:	Residential
Authority: Valsad Area Development Authority		Plot SubUse:	Residential Apartment Bldg
AuthorityClass: D7 (A)		Plot Use Group:	NA
AuthorityGrade: Area Development Authority		Land Use Zone:	Residential use Zone
CaseTrack: Regular		Conceptualized Use Zone:	R1
Project Type: Building Permission			
Nature of Development: NEW			
Development Area: Non TP Area			
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: RevenueNo: 495,PLOT NO-144			
AREA DETAILS :		Sq.Mts.	
1. Area of Plot As per record		-	
Property Card		500.00	
As per site condition		591.36	
Area of Plot Considered		500.00	
2. 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		500.00	
4. % of Common Plot (Reqd.)		0.00	
% of Common Plot (Prop)		0.00	
Balance area of Plot(1 - 4)		500.00	
Plot Area For Coverage		500.00	
Plot Area For FSI		500.00	
Perm. FSI Area (1.80)		900.00	
Perm. Paid FSI Area (0.60)		300.00	
Total Perm. FSI area with Paid FSI (2.40)		1200.00	
5. Total Perm. FSI area		1200.00	
Total Paid Proposed FSI Area		274.61	
6. Total Built up area permissible at:			
a. Ground Floor		0.00	
Proposed Coverage Area (59.26%)		296.28	
Total Prop. Coverage Area (59.26%)		296.28	
Balance coverage area (-%)		0.00	
Proposed Area at:			

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	284.02	0.00	116.49	0.00
First Floor	291.50	0.00	264.53	0.00
Second Floor	291.50	0.00	264.53	0.00
Third Floor	291.50	0.00	264.53	0.00
Fourth Floor	291.50	0.00	264.53	0.00
Terrace Floor	28.58	0.00	0.00	0.00
Total Area:	1478.60	0.00	1174.61	0.00
Total FSI Area:			1174.61	
Total BuiltUp Area:			1478.60	
Proposed F.S.I. consumed:			2.35	
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.		5.00		
All Floors		16.00		
5. Total Tenements (3 + 4)		21		
E. Parking Statement				
1. Parking Space Required as per Regulations:			246.57	
2. Proposed Parking Space:			265.91	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Orange
FUTURE T.P.SCHEME DEDUCTION AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	12	20

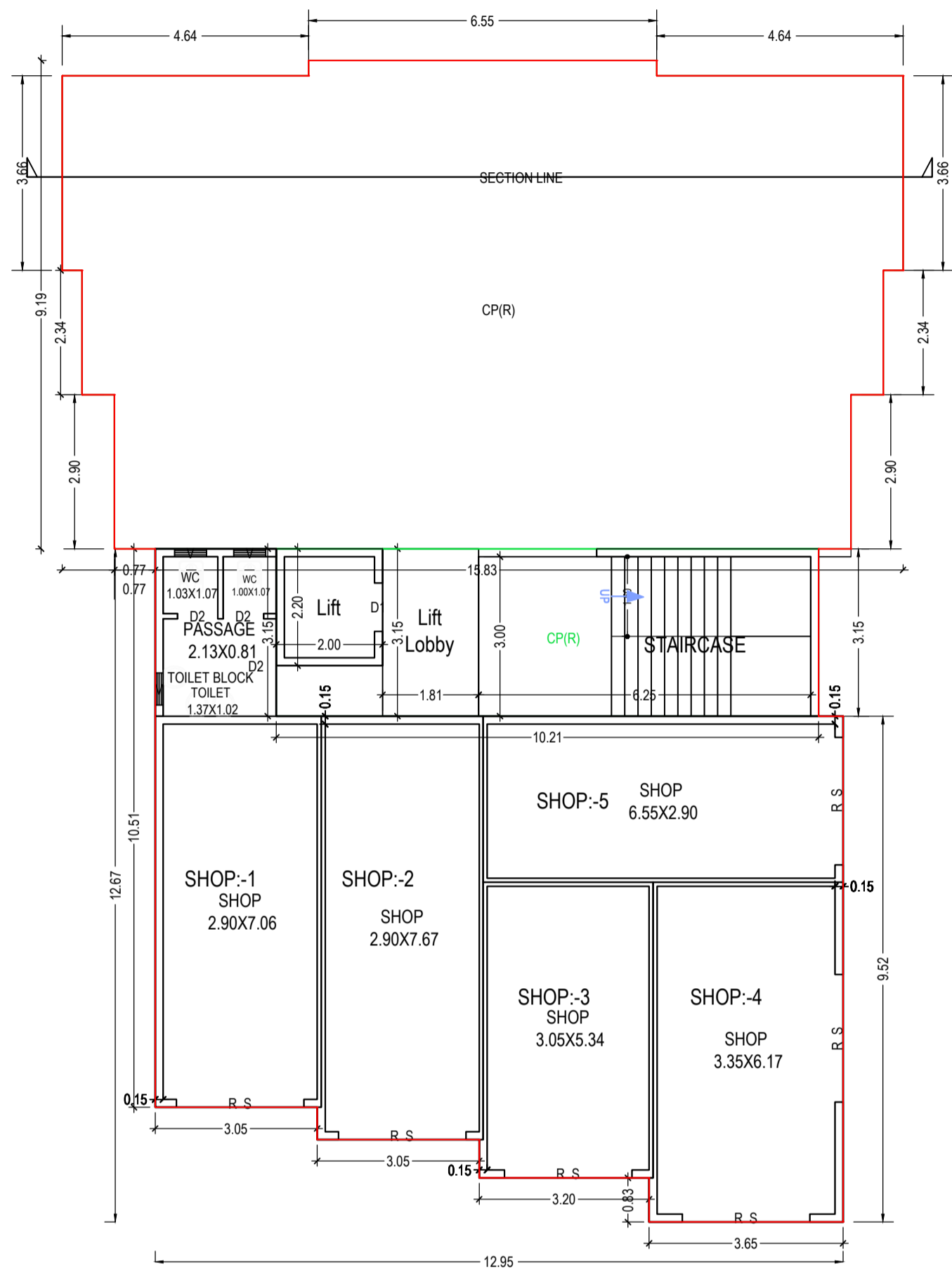
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
A (OM RESIDENCY)	Residential	Residential Apartment Bldg	Dwelling-3	-	-

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

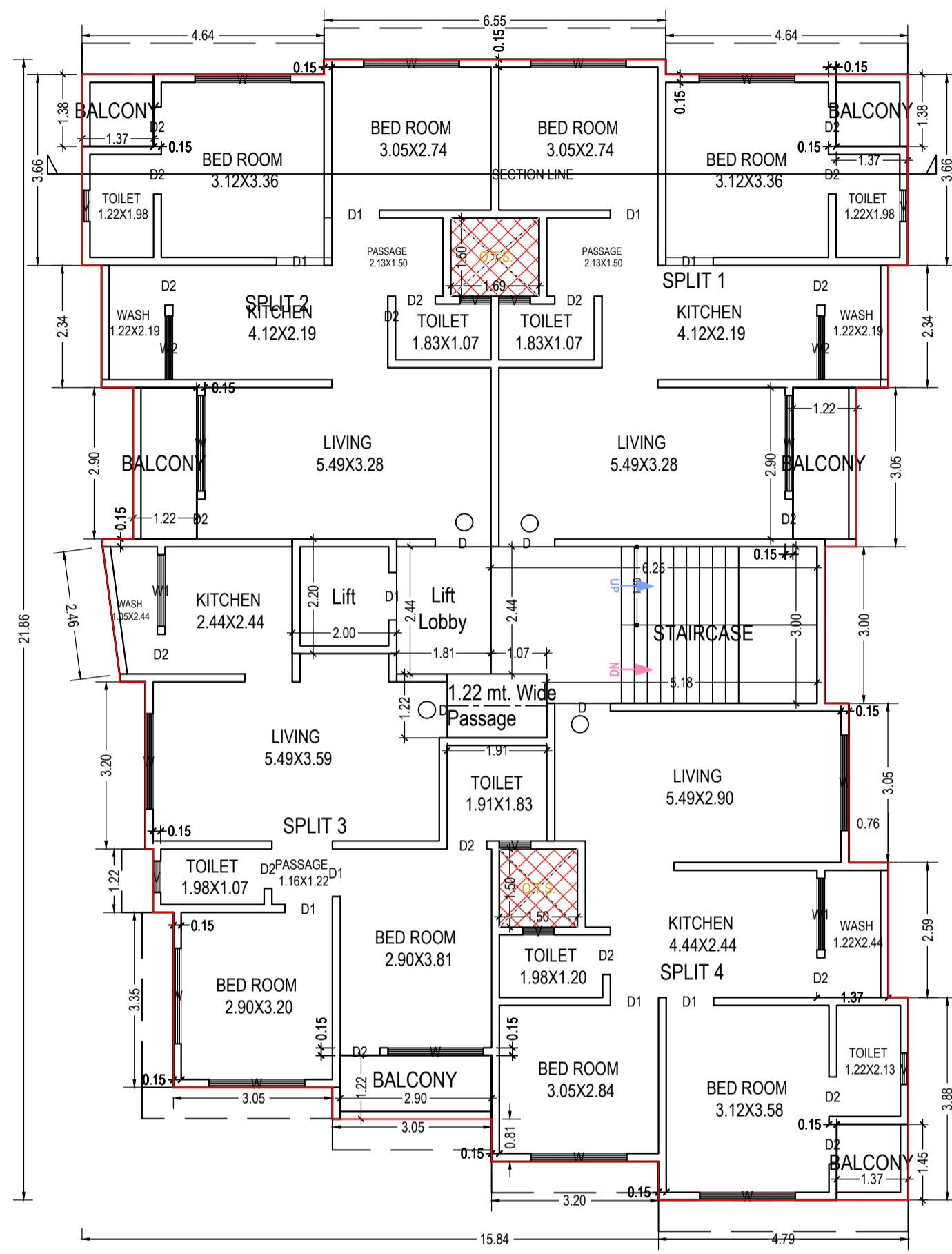
- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
  - Title, ownership, and easement rights of the building/unit for which the building is proposed;
  - The area, dimensions and other properties of the plot which violate the plot validation certificate.
  - Correctness of demarcation of the plot on site.
  - Workmanship, soundness of material and structural safety of the proposed building;
  - Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
- The applicant, as specified in CGDCR, shall submit:
  - Structural drawings and related reports, before the commencement of the construction,
  - Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGDCR.
- The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017.

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

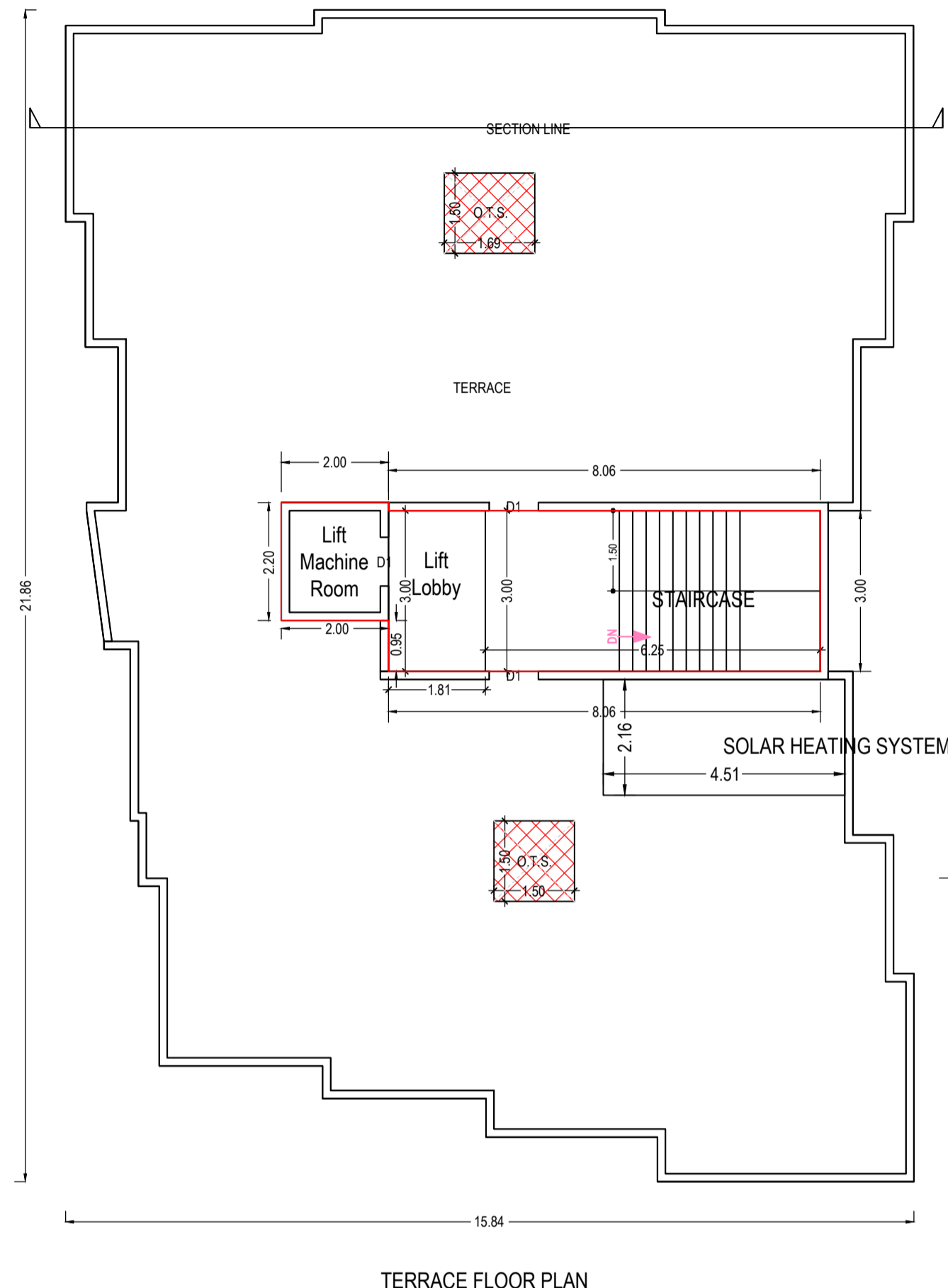
OWNER'S NAME AND SIGNATURE	
MAGANBHAI LAXMANBHAI BALDANIYA	
ARCH/ENG'S NAME AND SIGNATURE	
PRAMOD THAKORBHAI	
STRUCTURE ENGINEER	
ANKIT ANILBHAI THAKKAR VNP/SEOR-1/CATE-2/104	



GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



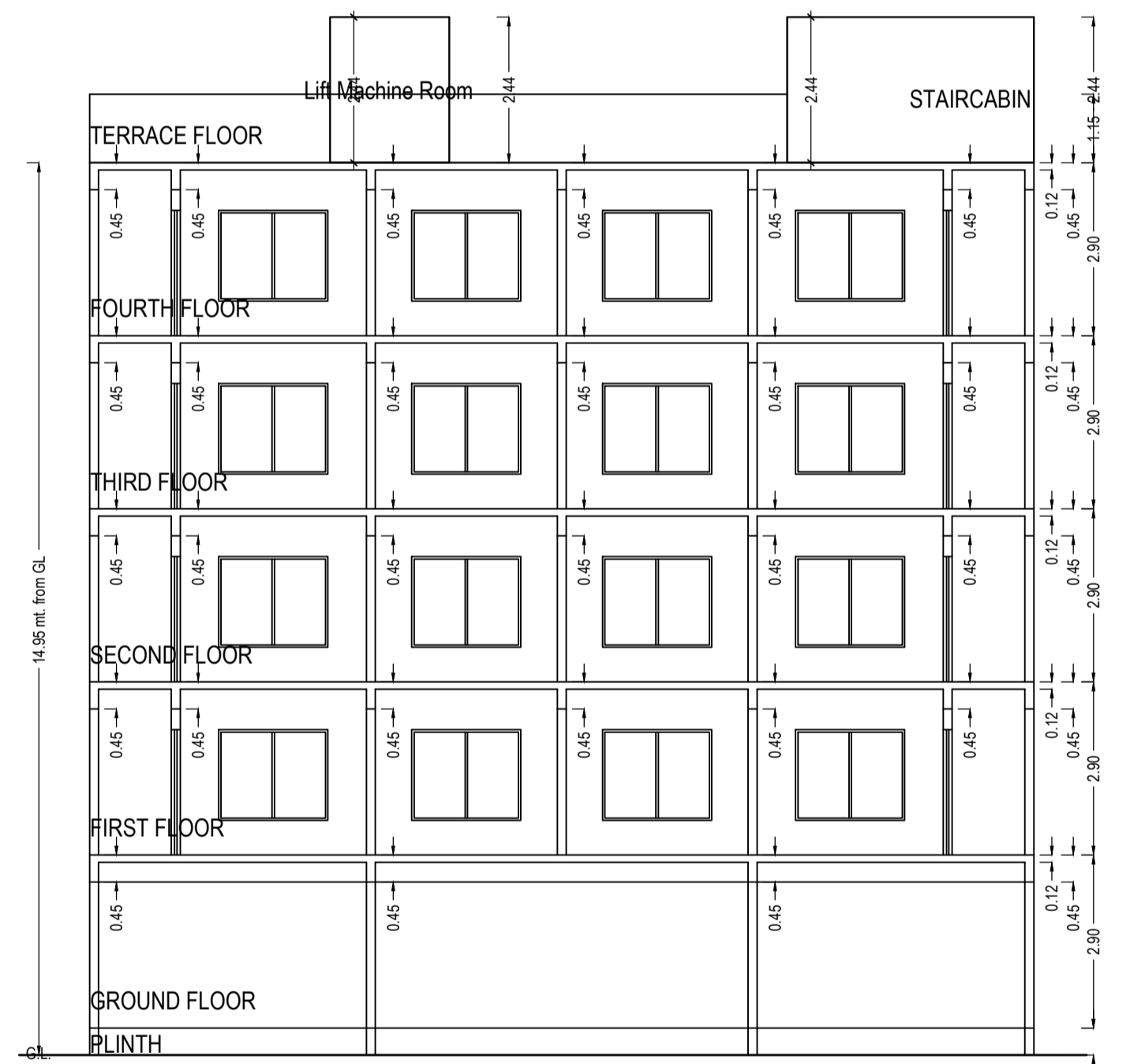
TYPICAL -1-4 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



ELEVATION



SECTION

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Area (Sq.mt.)	FSI	Total FSI Area (Sq.mt.)	No. of Unit
				StairCase	Lift	Lift Machine	Lift Lobby	Parking				
Ground Floor	284.02	0.00	284.02	18.75	4.40	0.00	5.70	138.68	0.00	116.49	116.49	05
First Floor	296.29	4.79	291.50	18.15	4.40	0.00	4.42	0.00	264.53	0.00	264.53	04
Second Floor	296.29	4.79	291.50	18.15	4.40	0.00	4.42	0.00	264.53	0.00	264.53	04
Third Floor	296.29	4.79	291.50	18.15	4.40	0.00	4.42	0.00	264.53	0.00	264.53	04
Fourth Floor	296.29	4.79	291.50	18.15	4.40	0.00	4.42	0.00	264.53	0.00	264.53	04
Terrace Floor	33.37	4.79	28.58	18.75	0.00	4.40	5.43	0.00	0.00	0.00	0.00	00
Total	1502.55	23.95	1478.60	110.10	22.00	4.40	28.81	138.68	1058.12	116.49	1174.61	21
Total Number of Same Buildings:	1											
Total	1502.55	23.95	1478.60	110.10	22.00	4.40	28.81	138.68	1058.12	116.49	1174.61	21

UnitBUA Table for Building :A (OM RESIDENCY)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SHOP-1	SHOP	23.00	23.00	2.17	20.83	05
	SHOP-2	SHOP	24.35	24.35	1.75	22.60	
	SHOP-3	SHOP	17.86	17.86	1.22	16.64	
	SHOP-4	SHOP	22.92	22.92	1.53	21.39	
	SHOP-5	SHOP	21.17	21.17	1.82	19.35	
	TOILET BLOCK	OTHER	0.00	0.00	0.00	0.00	
TYPICAL -1-4 FLOOR PLAN	SPLIT 1	FLAT	65.57	65.57	2.89	62.68	04
	SPLIT 2	FLAT	64.95	64.95	3.00	61.95	
	SPLIT 3	FLAT	63.99	63.99	2.79	61.20	
	SPLIT 4	FLAT	63.37	63.37	2.95	60.42	
Total	-	-	1140.82	1140.82	54.98	1085.81	21

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.50	0.25	0.15
TYPICAL -1-4 FLOOR PLAN	STAIRCASE	1.50	0.25	0.15
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.25	0.00

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1-4 FLOOR PLAN	1.37 X 1.38 X 2 X 4	15.12	65.92
	1.22 X 3.05 X 1 X 4	14.52	
	1.37 X 1.45 X 1 X 4	7.96	
	1.22 X 2.90 X 2 X 4	28.32	
Total	-	-	65.92

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OM RESIDENCY)	D2	0.76	2.10	79
A (OM RESIDENCY)	D1	0.91	2.10	28
A (OM RESIDENCY)	D1	0.92	2.10	04
A (OM RESIDENCY)	D	1.07	2.10	16
A (OM RESIDENCY)	R S	2.40	2.40	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OM RESIDENCY)	V	0.60	1.00	35
A (OM RESIDENCY)	W2	1.22	1.20	08
A (OM RESIDENCY)	W1	1.37	1.20	08
A (OM RESIDENCY)	W	1.83	1.52	52

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OWNER'S NAME AND SIGNATURE	MAGANBHAI LAXMANBHAI BALDANIYA
ARCH/ENG'S NAME AND SIGNATURE	PRAMOD THAKORBHAI VNP/SEC-1/CATE-2/104
STRUCTURE ENGINEER	ANKIT ANILBHAI THAKKAR VNP/SEC-1/CATE-2/104

