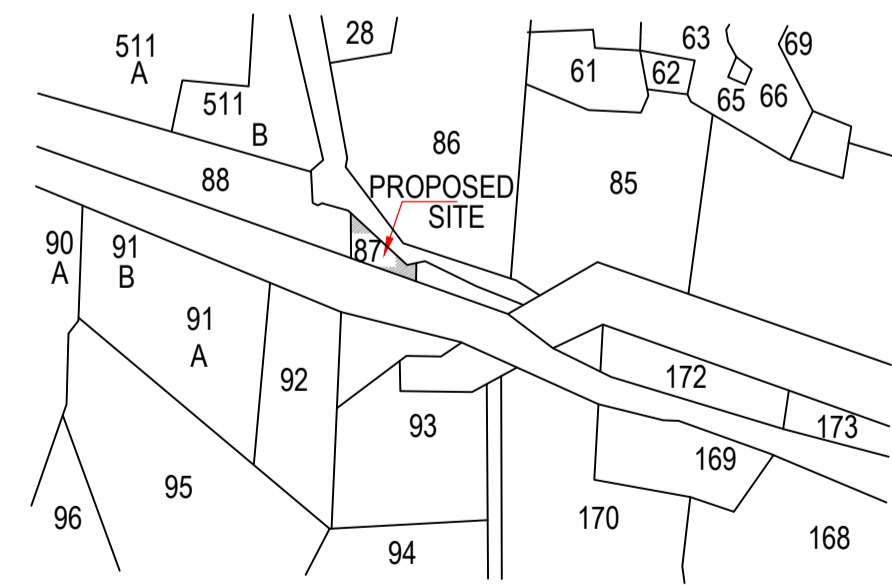


SITE PLAN
(Scale - 1:200)



KEY PLAN
SCALE 1cm = 79.20m

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (BUILDING)	Mercantile	Shopping center	Mercantile-1 (M1)	-	-	24	GROUND FLOOR PLAN	Mercantile	Shopping center	Commercial	Mercantile	Shopping center
							FIRST FLOOR PLAN	Mercantile	Shopping center	Commercial	Mercantile	Shopping center
							TERRACE FLOOR PLAN	Mercantile	Shopping center	-	-	-
							SECOND FLOOR PLAN	Mercantile	Shopping center	Commercial	Mercantile	Shopping center

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
A (BUILDING)	Mercantile	Shopping center	> 0	1		547.83	164.35	82.18
			0 - 0	-				
			0 - 1000	1000				
Total:						164.35	82.18	32.87

Parking Check (Table 7b)

Use Type	Car		Visitor's Car Parking		Total Parking Area	
	Area	No.	Area	No.	Area	No.
Commercial	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
	82.18	130.69	0	0	32.87	35.66
Total	82.18	130.69	0	0	32.87	35.66

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	Lift	Lift Machine	Ramp			
A (BUILDING)	1	649.01	69.25	13.86	4.62	13.44	547.83	547.84	24
Grand Total	1	649.01	69.25	13.86	4.62	13.44	547.83	547.84	24

Building -A (BUILDING)

Floor Name	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	Ramp				
Ground Floor	218.50	18.74	4.62	0.00	13.44	181.70	181.70	08	
First Floor	205.05	17.36	4.62	0.00	0.00	183.07	183.07	08	
Second Floor	205.05	17.36	4.62	0.00	0.00	183.07	183.07	08	
Terrace Floor	20.41	15.79	0.00	4.62	0.00	0.00	0.00	00	
Total:	649.01	69.25	13.86	4.62	13.44	547.83	547.84	24	
Total Number of Same Buildings:	1								
Total:	649.01	69.25	13.86	4.62	13.44	547.83	547.84	24	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.76	2.13	29
A (BUILDING)	RS	2.43	2.44	02
A (BUILDING)	RS	2.44	2.44	22

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.00	28

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.20	0.25	0.28
FIRST FLOOR PLAN	STAIRCASE	1.20	0.25	0.24
TERRACE FLOOR PLAN	STAIRCASE	1.20	0.25	0.00
SECOND FLOOR PLAN	STAIRCASE	1.20	0.25	0.24

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- 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.

AREA STATEMENT		VERSION NO. : 1.0.11
PROJECT DETAIL :		VERSION DATE: 27/03/2019
Site Address: RevenueNo: 104/B &105/B	Plot Use: Mercantile	
Authority: Valsad Area Development Authority	Plot SubUse: Shopping center	
AuthorityClass: D7 (A)	Plot Use Group: Mercantile-1 (M1)	
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: 104/B &105/B		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot As per record	-	
Property Card	582.27	
As per site condition	582.16	
Area of Plot Considered	582.27	
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	582.27	
% of Common Plot (Reqd.)	0.00	
% of Common Plot (Prop)	0.00	
Balance area of Plot(1 - 4)	582.27	
Plot Area For Coverage	582.27	
Plot Area For FSI	582.27	
Perm. FSI Area (1.80)	1048.09	
5. Total Perm. FSI area	1048.09	
6. Total Built up area permissible at:		
a. Ground Floor	0.00	
Proposed Coverage Area (35.22 %)	205.05	
Total Prop. Coverage Area (35.22 %)	205.05	
Balance coverage area (- %)	0.00	
Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	218.50	0.00	181.70	0.00
First Floor	205.05	0.00	183.07	0.00
Second Floor	205.05	0.00	183.07	0.00
Terrace Floor	20.41	0.00	0.00	0.00
Total Area:	649.01	0.00	547.84	0.00
Total FSI Area:				547.83
Total BuiltUp Area:				649.01
Proposed F.S.I. consumed:				0.94
C. Tenement Statement				
4. Tenement Proposed At:		8.00		
G.F.		16.00		
All Floors				
5. Total Tenements (3 + 4)		24		
E. Parking Statement				
1. Parking Space Required as per Regulations:			164.35	
2. Proposed Parking Space:			166.35	

COLOR INDEX

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

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	15	15

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.)
Ground Floor	218.50	181.70	218.50	181.70
First Floor	205.05	183.07	205.05	183.07
Second Floor	205.05	183.07	205.05	183.07
Terrace Floor	20.41	0.00	20.41	0.00
Total:	649.01	547.84	649.01	547.84

OWNER'S NAME AND SIGNATURE

Mulchand Sethia

ARCH/ENG'S NAME AND SIGNATURE

Jigneshkumar Manilal Lad

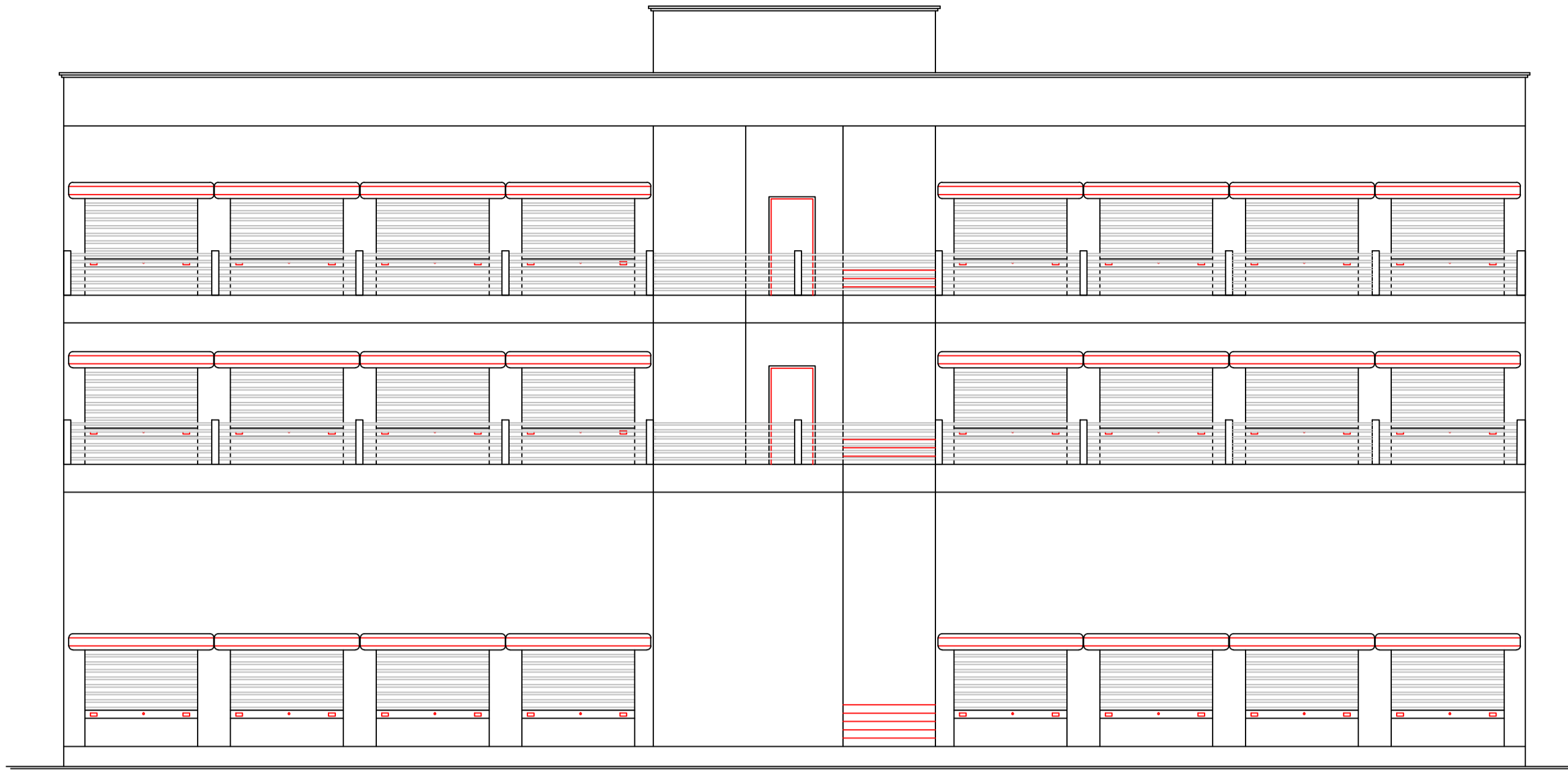
VNP/EOR/129

STRUCTURE ENGINEER

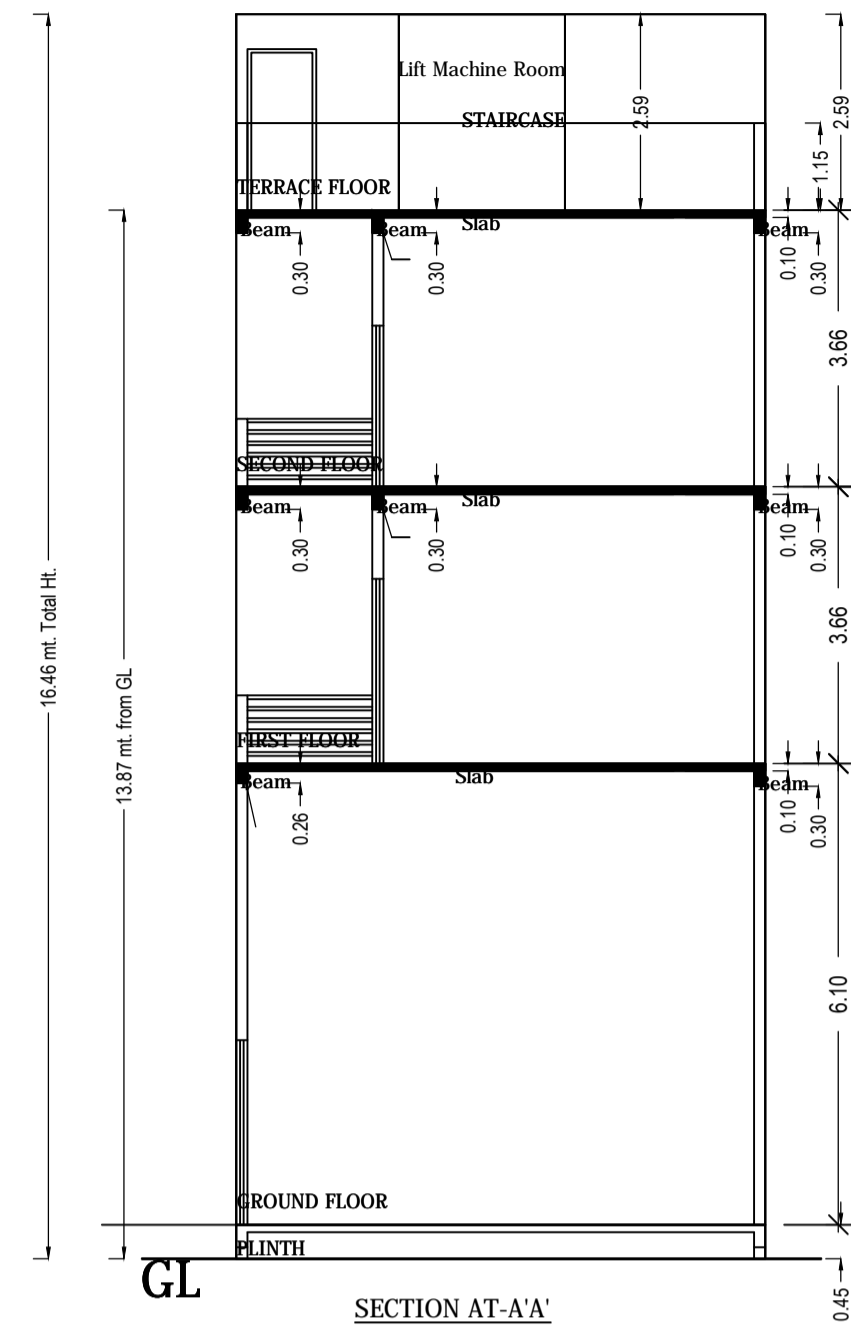
Ankit Anilbhai Thakkar

VNP/SEOR-1/CATE-2/104





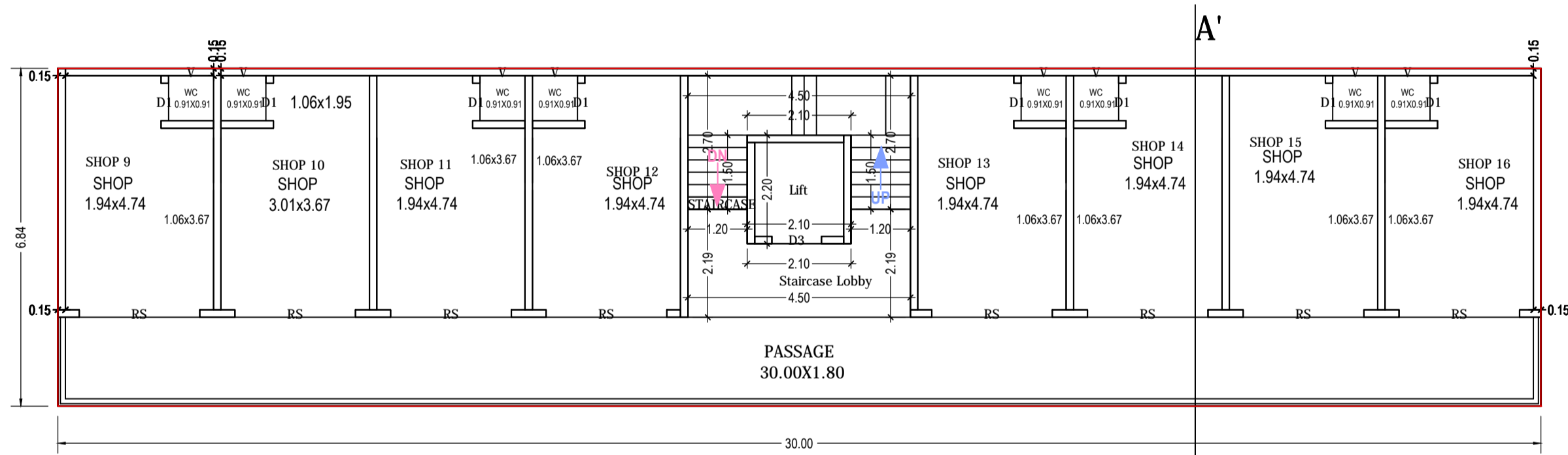
FRONT ELEVATION



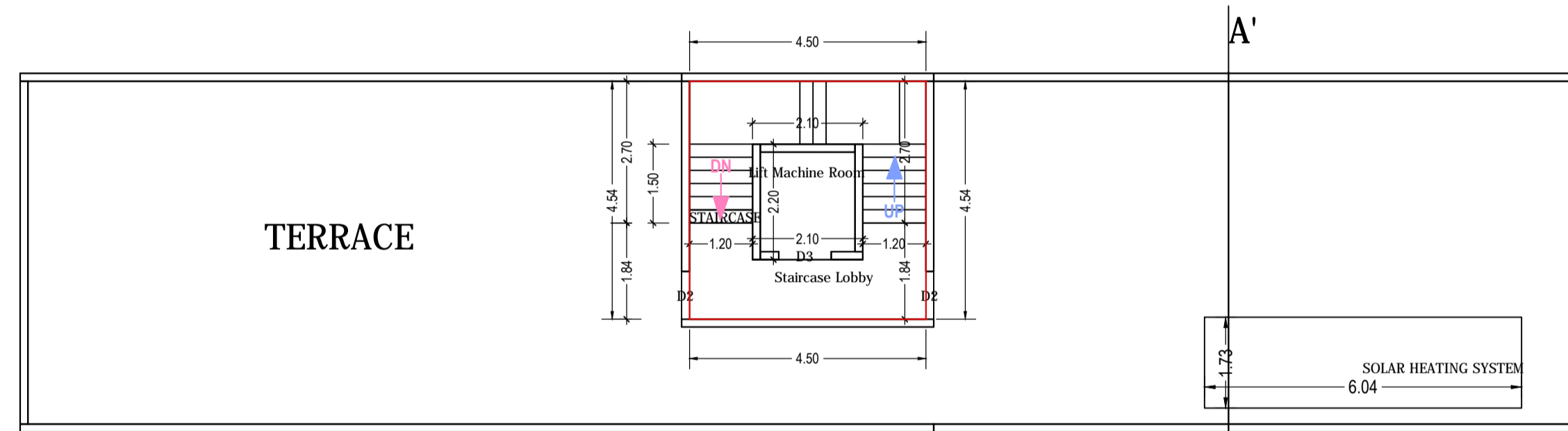
SECTION

UnitBUA Table for Building -A (BUILDING)

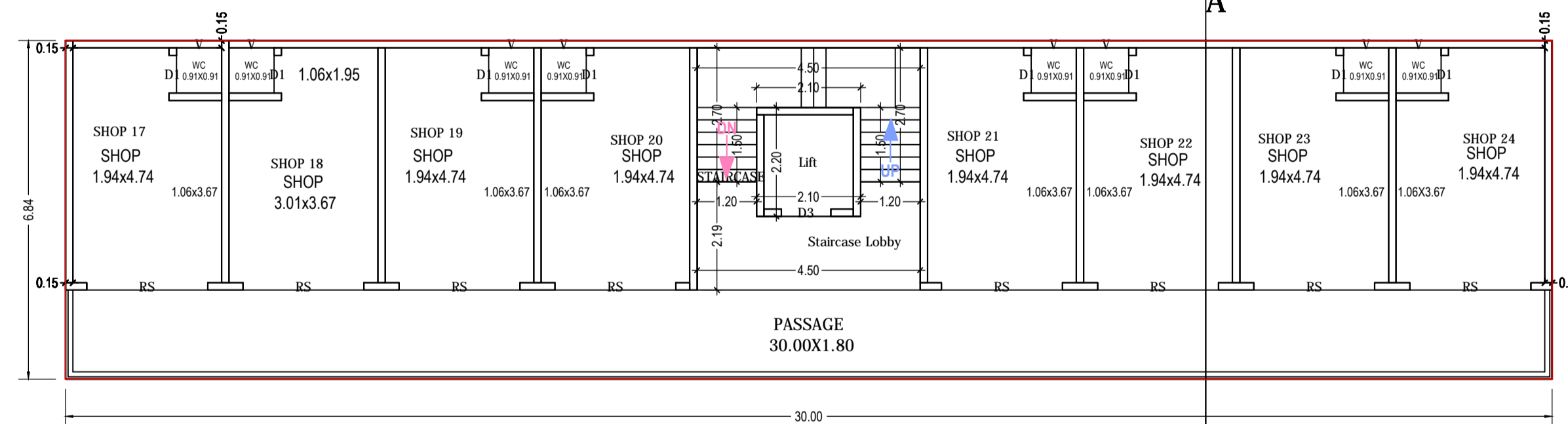
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SHOP 1	SHOP	21.51	21.51	1.72	19.79	08
	SHOP 2	SHOP	21.56	21.56	1.63	19.93	
	SHOP 3	SHOP	21.50	21.50	1.16	20.34	
	SHOP 4	SHOP	21.50	21.50	1.22	20.28	
	SHOP 5	SHOP	21.54	21.54	1.09	20.45	
	SHOP 6	SHOP	21.54	21.54	0.98	20.56	
	SHOP 7	SHOP	21.54	21.54	1.16	20.38	
	SHOP 8	SHOP	21.54	21.54	1.97	19.57	
	Total		172.23	172.23	10.93	161.30	08
	Total per Floor = 1						
FIRST FLOOR PLAN	SHOP 10	SHOP	15.88	15.88	0.91	14.97	08
	SHOP 11	SHOP	15.84	15.84	0.89	14.95	
	SHOP 12	SHOP	16.60	16.60	1.67	14.93	
	SHOP 13	SHOP	16.62	16.62	1.67	14.95	
	SHOP 14	SHOP	15.87	15.87	0.89	14.98	
	SHOP 15	SHOP	15.87	15.87	0.89	14.98	
	SHOP 16	SHOP	15.87	15.87	0.98	14.89	
	SHOP 9	SHOP	15.85	15.85	1.43	14.42	
	Total		128.40	128.40	9.33	119.07	08
	Total per Floor = 1						
SECOND FLOOR PLAN	SHOP 17	SHOP	15.85	15.85	1.43	14.42	08
	SHOP 18	SHOP	15.88	15.88	0.91	14.97	
	SHOP 19	SHOP	15.84	15.84	0.89	14.95	
	SHOP 20	SHOP	16.60	16.60	1.67	14.93	
	SHOP 21	SHOP	16.62	16.62	1.67	14.95	
	SHOP 22	SHOP	15.87	15.87	0.89	14.98	
	SHOP 23	SHOP	15.87	15.87	0.89	14.98	
	SHOP 24	SHOP	15.87	15.87	0.98	14.89	
	Total		128.40	128.40	9.33	119.07	08
	Total per Floor = 1						
	Total		429.03	429.03	29.59	399.44	24



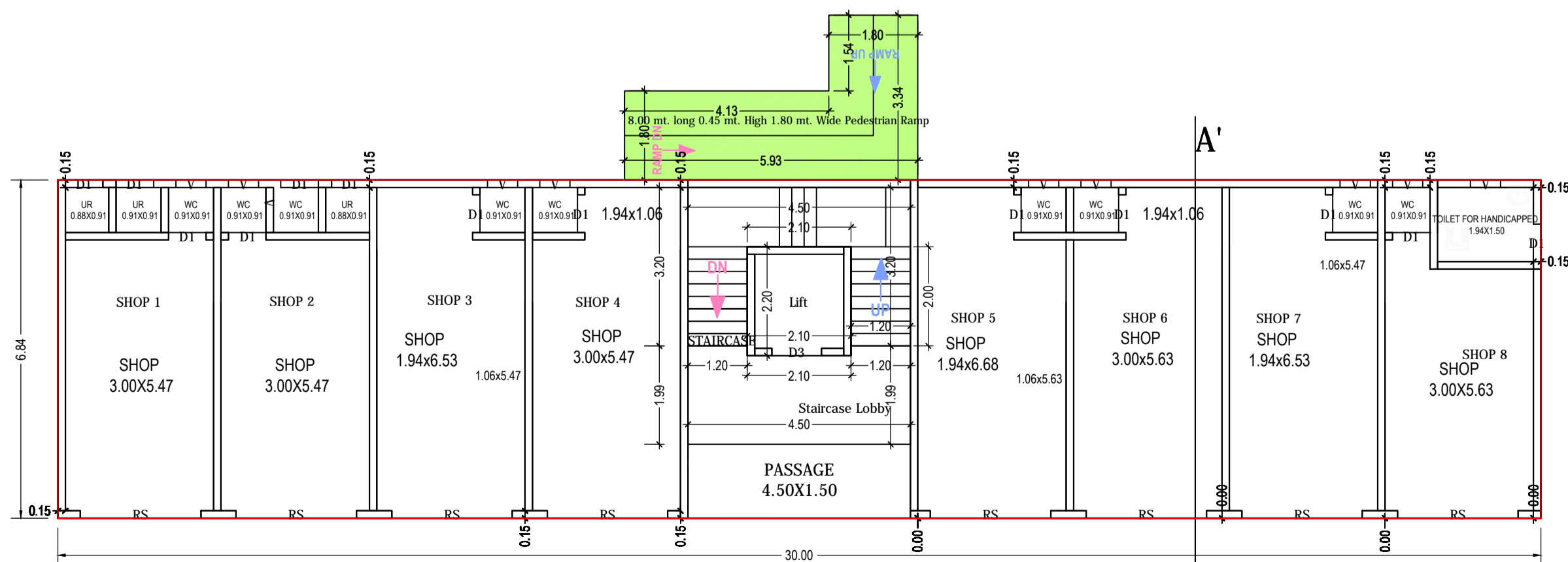
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



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



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

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Mulchand Sethia

ARCH/ENG'S NAME AND SIGNATURE
Jigneshkumar Manilal Lad
VNP/EOR/129

STRUCTURE ENGINEER
Ankit Anilbhai Thakkar
VNP/SEOR-1/CATE-2/104

