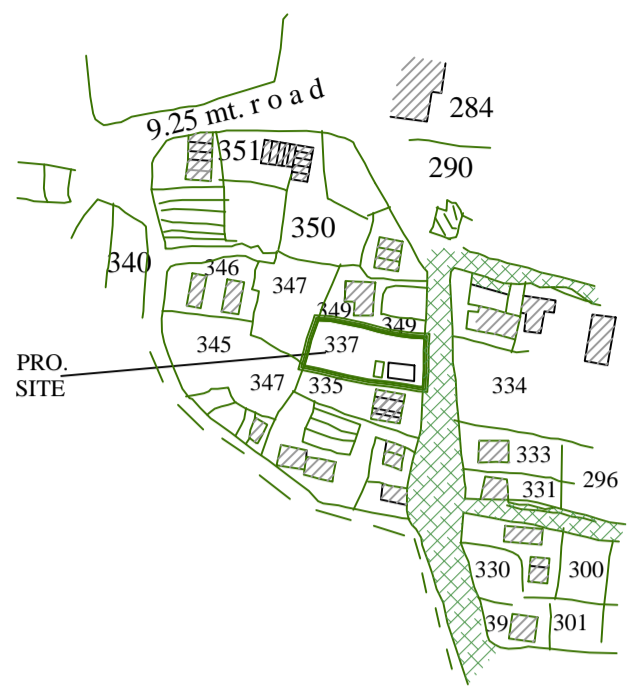


Project Title :PROPOSED LAY OUT PLAN FOR RESIDENTIAL HIGH RISE APARTMENT (DWELLING-3) ON T.P.S. NO-02 (TITHAL-DHARAMPUR ROAD AREA), (O.P. NO-182/C + 229), (F. P. NO. 337/PAIKY), (C.S.NO-4472, 4480/PAIKY) AT. MISSION COLONY, HALAR, TA-DIST-VALSAD FOR KALYANJI LILADHAR BHANUSHALI DIRECTOR OF ODHAVKRUPA CONSTRUCTION PVT. LTD.

Inward No	139858	Sheet	1
Inward Date		Scale	1:100



KEY PLAN
Scale :- 1cm. = 32.00 mt.

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
A (OM EMINENCE)	Residential	Residential Apartment Bldg	0.0 - 80 > 80.0	1	2003.93	400.79	200.40	40.08
Total:			0 - 0	-		400.79	200.40	40.08

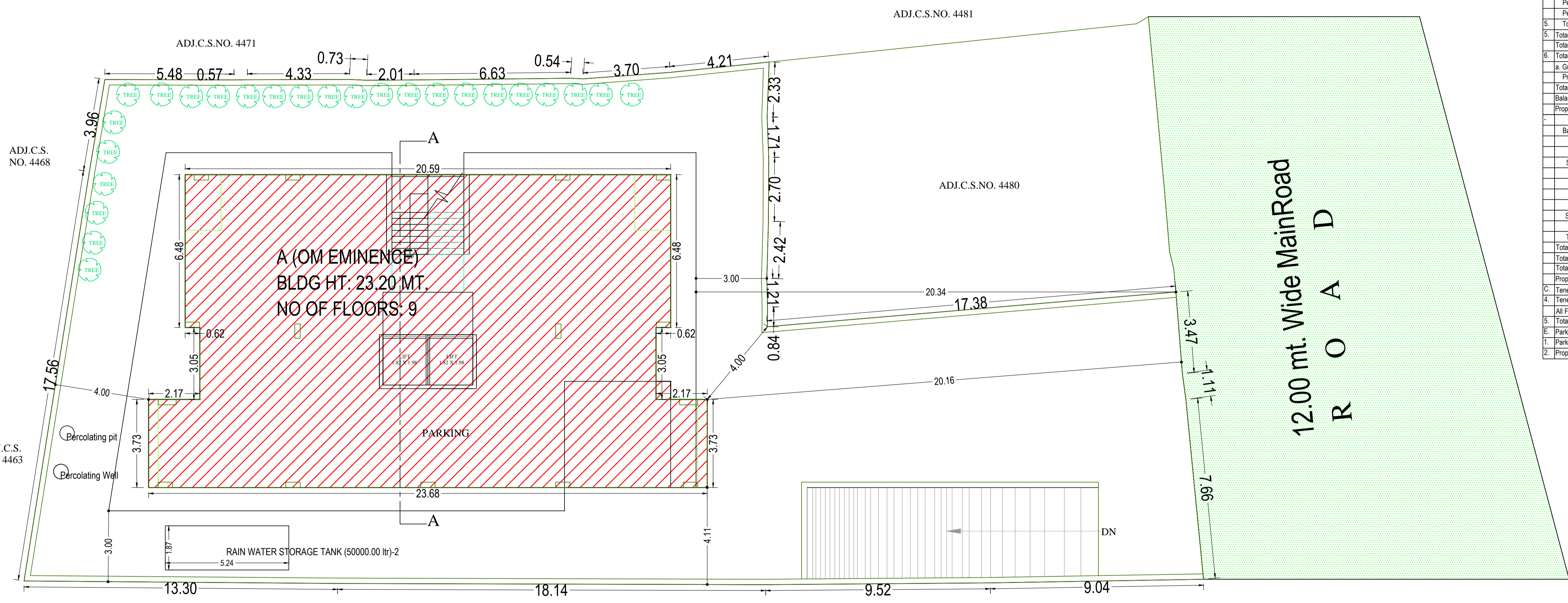
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (OM EMINENCE)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)	-	-	16	BASEMENT FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							STILT FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-
							TYPICAL -1-8 FLOOR PLAN	Residential	Residential Apartment Bldg	Residential FSI	Residential	Residential Apartment Bldg
							TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-

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	
			Stair/Case	Lift	Lift Machine	Lobby	Ramp	Covered Area	Parking				
A (OM EMINENCE)	1	2901.06	162.10	83.86	9.41	68.60	40.50	3.84	528.83	2003.92	2003.92	16	
Grand Total :		1	2901.06	162.10	83.86	9.41	68.60	40.50	3.84	528.83	2003.92	2003.92	16

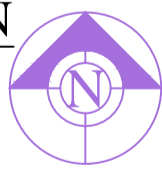
Use Type	Car		Visitor's Car Parking		TwoWheeler		Total Parking Area									
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.								
Residential	200.40	477.64	0	0	40.08	45.41	0	1	0.00	5.78	0	0	400.79	528.83	-	-
Total	200.40	477.64	0	0	40.08	45.41	0	1	0.00	5.78	0	0	400.79	528.83	-	-

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	351.09	0.00	351.09	0.00
Stilt Floor	281.14	0.00	281.14	0.00
First Floor	281.14	250.49	281.14	250.49
Second Floor	281.14	250.49	281.14	250.49
Third Floor	281.14	250.49	281.14	250.49
Fourth Floor	281.14	250.49	281.14	250.49
Fifth Floor	281.14	250.49	281.14	250.49
Sixth Floor	281.14	250.49	281.14	250.49
Seventh Floor	281.14	250.49	281.14	250.49
Eighth Floor	281.14	250.49	281.14	250.49
Terrace Floor	19.71	0.00	19.71	0.00
Total	2901.06	2003.92	2901.06	2003.92

PROJECT DETAIL :	VERSION NO. : 1.0.23			
VERSION DATE: 18/05/2020				
Site Address: T.P.S.No-02 (TITHAL-DHARAMPUR ROAD AREA), (O.P. NO-182/C + 229), (F. P. NO. 337/PAIKY), (C.S.NO-4472, 4480/PAIKY), OPNo: O.P. NO-182/C + 229, F.P.No: F. P. NO. 337/PAIKY	Plot Use: Residential			
Authority: Valsad Area Development Authority	Plot SubUse: Residential Apartment Bldg			
AuthorityClass: D7 (A)	Plot Use Group: Dwelling-3 (DW3)			
AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone			
Project Type: Building Permission	Conceptualized Use Zone: R1			
Nature of Development: NEW				
Development Area: Final Town Planning Scheme				
SubDevelopment Area: Other Areas				
Special Project: NA				
Special Project: NA				
Site Address: T.P.S.No-02 (TITHAL-DHARAMPUR ROAD AREA), (O.P. NO-182/C + 229), (F. P. NO. 337/PAIKY), (C.S.NO-4472, 4480/PAIKY), OPNo: O.P. NO-182/C + 229, F.P.No: F. P. NO. 337/PAIKY				
AREA DETAILS :	Sq.Mts.			
1. Area of Plot As per record				
Property Card	835.98			
As per site condition	847.13			
Area of Plot Considered	835.98			
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	835.98			
4. % of Common Plot (Reqd.)	0.00			
% of Common Plot (Prop)	0.00			
Balance area of Plot(1 - 4)	835.98			
Plot Area For Coverage	835.98			
Plot Area For FSI	835.98			
Perm. FSI Area (1.80)	1505.00			
Perm. Paid FSI Area (0.60)	501.59			
5. Total Perm. FSI area with Paid FSI (2.40)	2006.35			
5. Total Perm. FSI area	2006.35			
Total Paid Proposed FSI Area	499.17			
6. Total Built up area permissible at:				
a. Ground Floor	0.00			
Proposed Coverage Area (33.63 %)	281.14			
Total Prop. Coverage Area (33.63 %)	281.14			
Balance coverage area (- %)	0.00			
Proposed Area at:				
Basement Floor	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	351.09	0.00	0.00	0.00
Stilt Floor	281.14	0.00	0.00	0.00
First Floor	281.14	0.00	250.49	0.00
Second Floor	281.14	0.00	250.49	0.00
Third Floor	281.14	0.00	250.49	0.00
Fourth Floor	281.14	0.00	250.49	0.00
Fifth Floor	281.14	0.00	250.49	0.00
Sixth Floor	281.14	0.00	250.49	0.00
Seventh Floor	281.14	0.00	250.49	0.00
Eighth Floor	281.14	0.00	250.49	0.00
Terrace Floor	19.71	0.00	0.00	0.00
Total Area:	2901.06	0.00	2003.92	0.00
Total FSI Area:			2003.93	
Total BuiltUp Area:			2901.06	
Proposed F.S.I. consumed:			2.40	
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors		16.00		
5. Total Tenements (3 + 4)		16		
E. Parking Statement				
1. Parking Space Required as per Regulations:		400.79		
2. Proposed Parking Space:		528.83		



LAY OUT PLAN
SITE PLAN
(Scale - 1:100)




Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	25	25

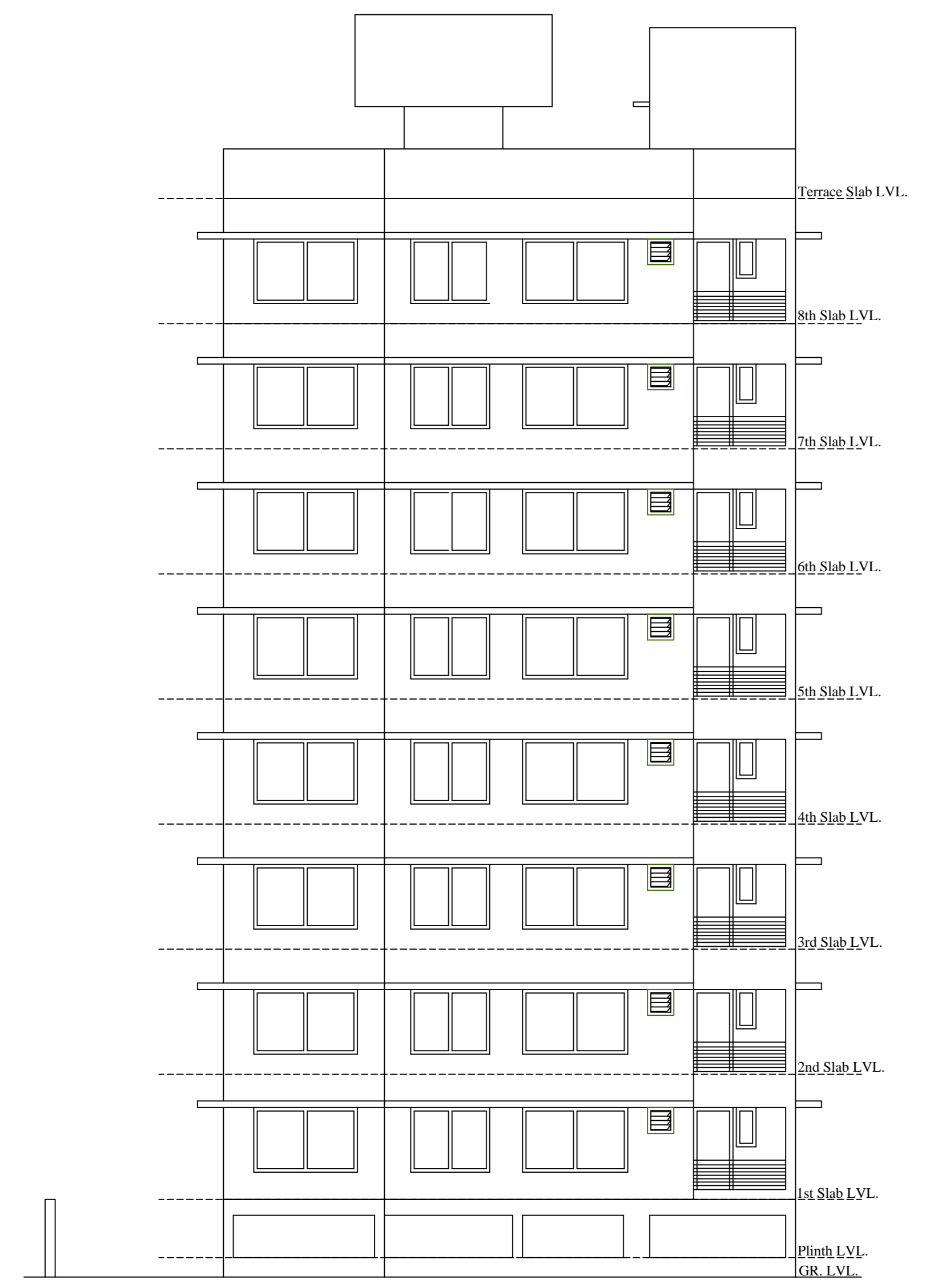
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P.S. SCHEME DEDUCTION AREA	Magenta
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Yellow

- 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 GDCR, 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.

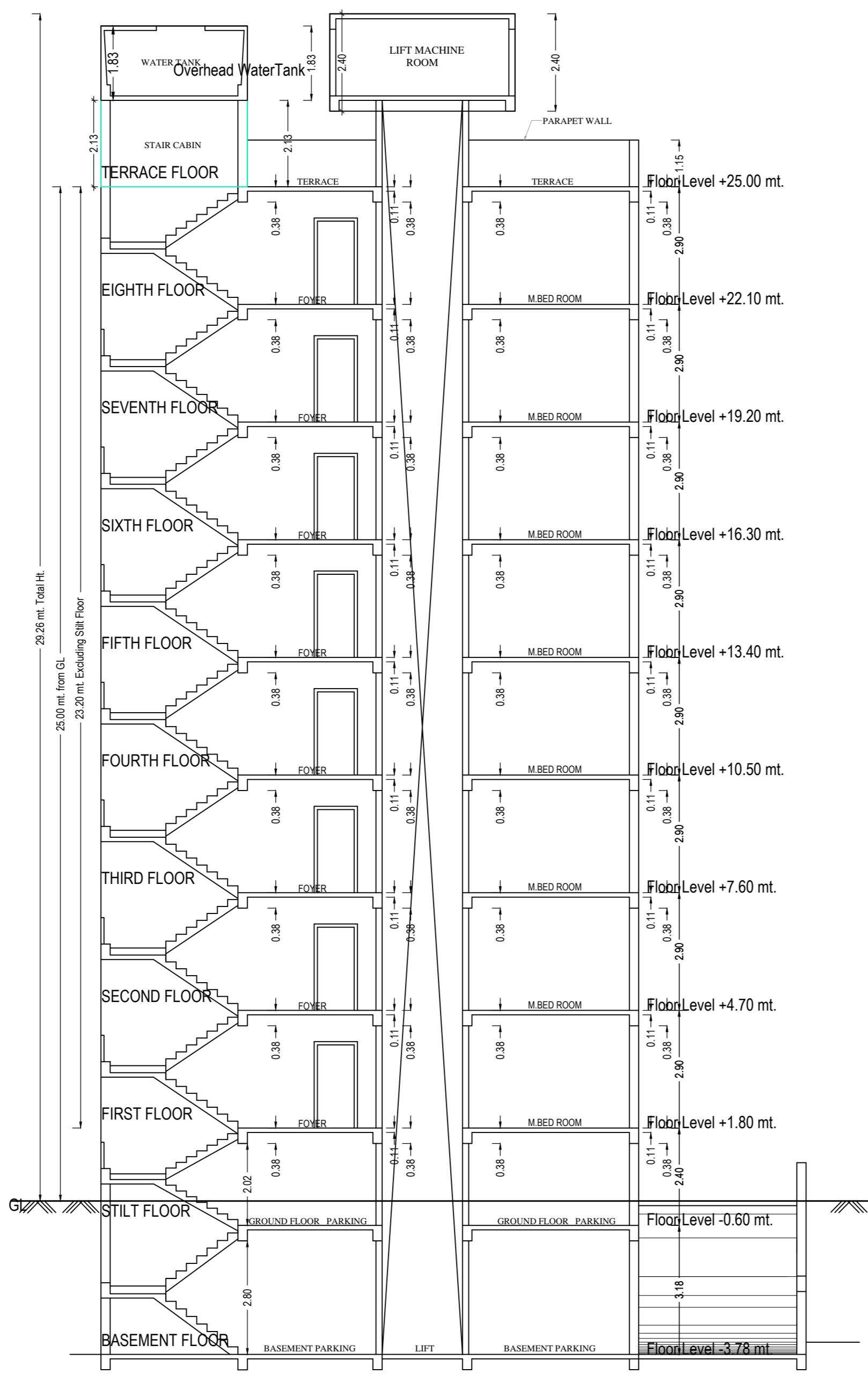
In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized 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	
Odhavkrupa construction pvt ltd Director of Kalyanji Liladhar Bhanushali	
ARCH/ENG'S NAME AND SIGNATURE	
Bhargav Desai	
VNP/AOR/15	
STRUCTURE ENGINEER	
Manan Desai	
VNP/SEOR-1/CATE-1/07	

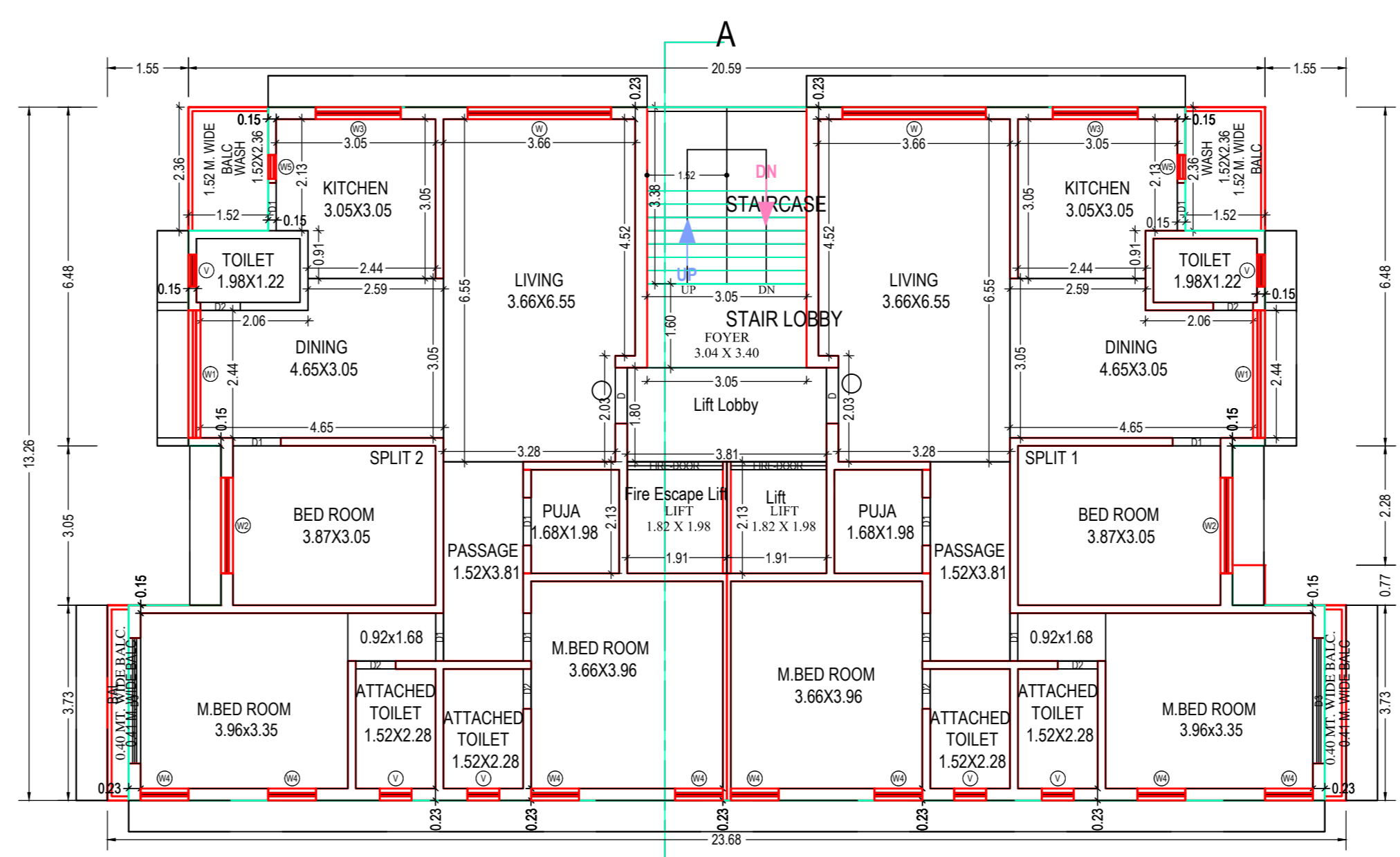




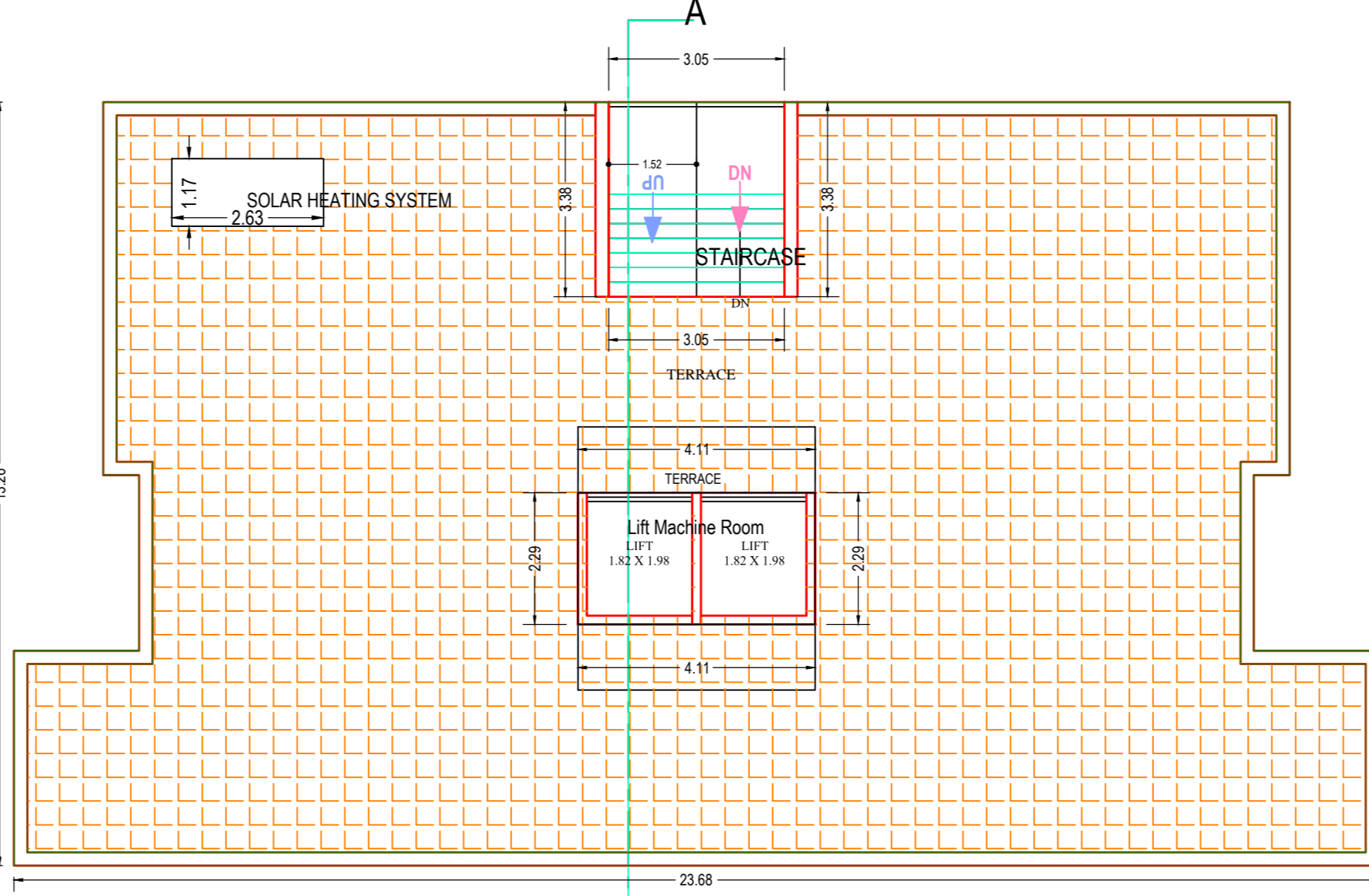
ELEVATION



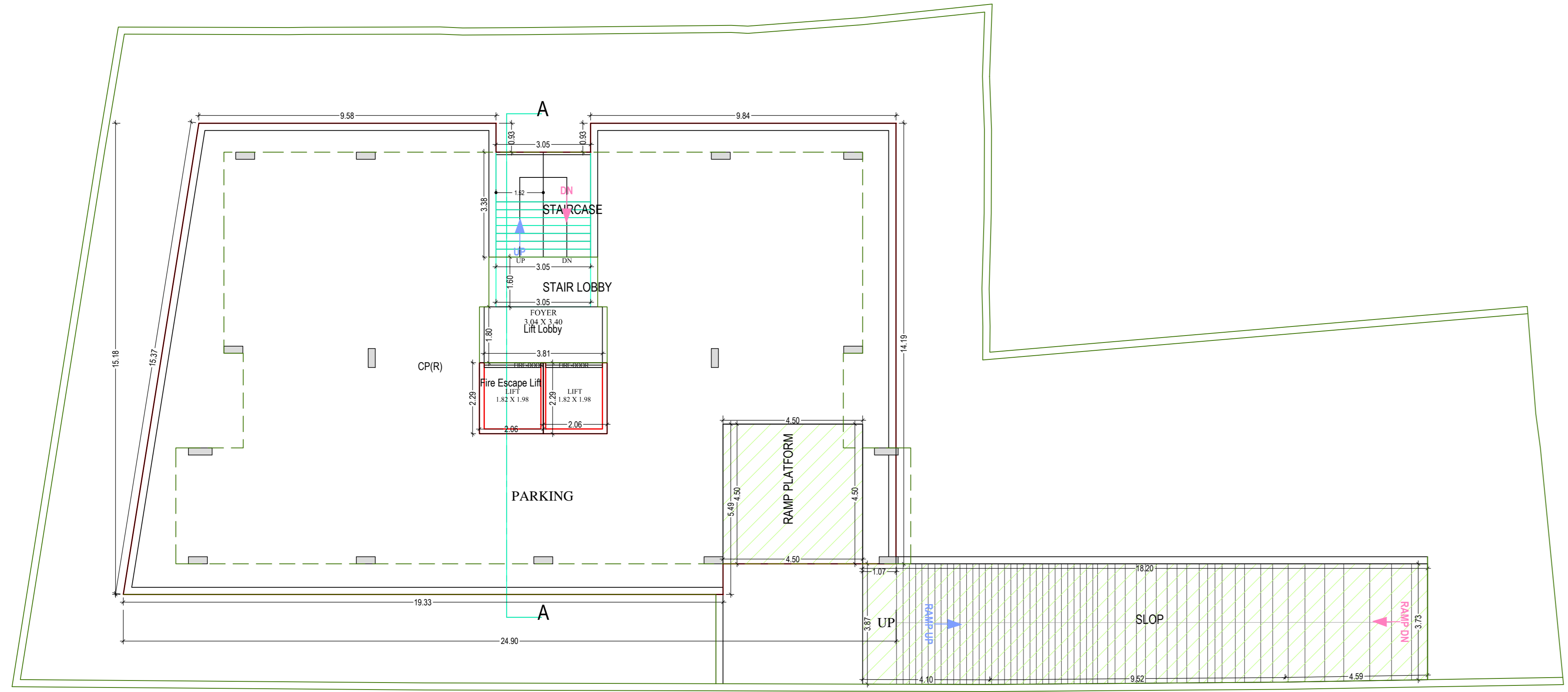
SECTION A-A



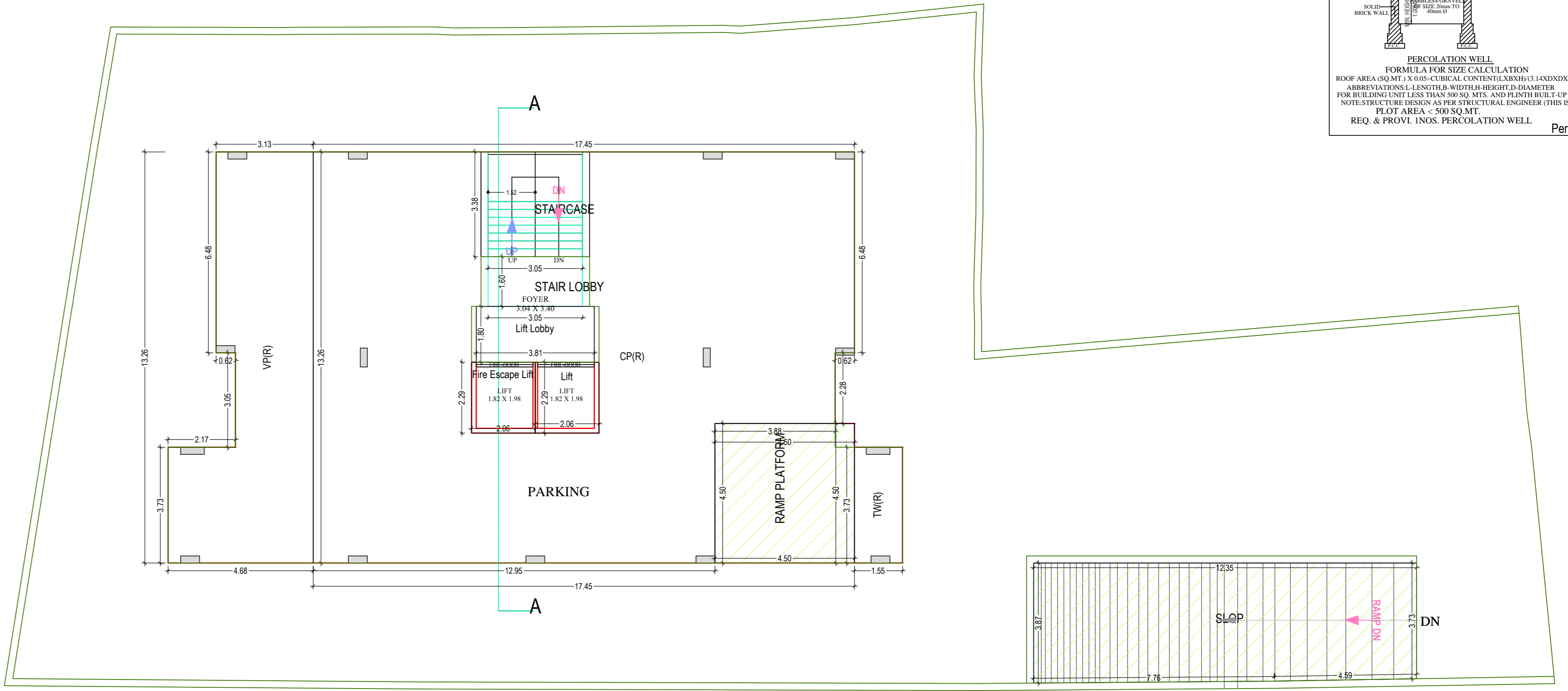
TYPICAL -1-8 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



BASEMENT FLOOR PLAN (SCALE 1:100)



STILT FLOOR PLAN (SCALE 1:100)

Building A (OM EMINENCE)											
Floor Name	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Lobby	Deductions (Area in Sq.mt.)	Proposed	FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit		
Basement Floor	351.09	15.18	9.41	0.00	6.86	20.25	0.00	299.39	0.00	0.00	00
First Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	00
Second Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	02
Third Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	02
Fourth Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	02
Fifth Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	02
Sixth Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	02
Seventh Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	02
Eighth Floor	281.14	15.18	9.41	0.00	6.86	20.25	0.00	229.44	0.00	0.00	02
Terrace Floor	19.71	10.30	0.00	9.41	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2501.06	162.10	83.86	9.41	68.60	40.50	3.84	828.83	2003.92	2003.92	16
Total	2501.06	162.10	83.86	9.41	68.60	40.50	3.84	828.83	2003.92	2003.92	16

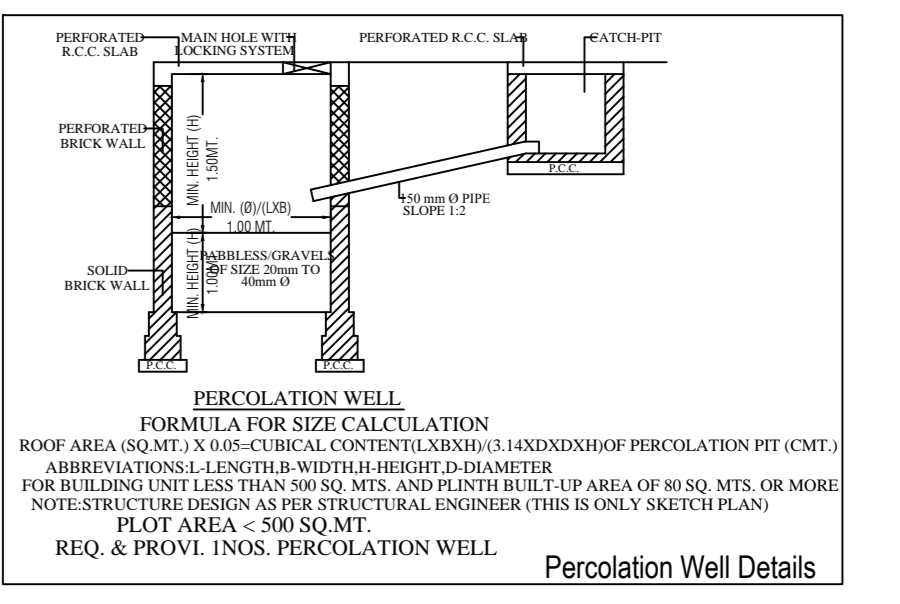
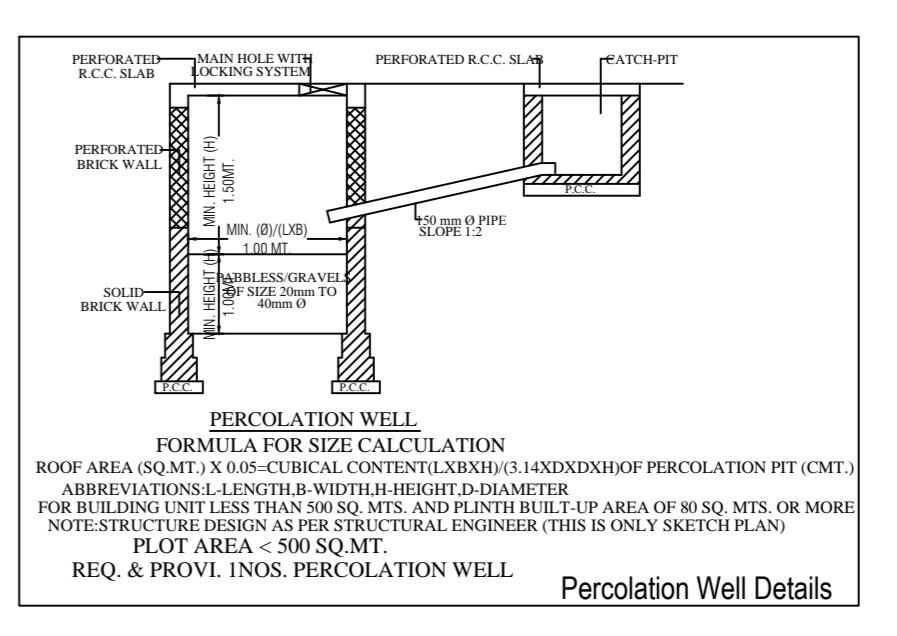
UnitBUA Table for Building A (OM EMINENCE)						
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area
TYPICAL -1-8 FLOOR PLAN	SPLIT 1	DWELLING UNIT	121.65	121.65	10.52	111.13
		DWELLING UNIT	121.65	121.65	9.74	111.91
Total per Floor	SPLIT 2	Total	243.30	243.30	20.25	223.04
		Total	1946.40	1946.40	162.08	1784.32
Total			1946.40	1946.40	162.11	1784.32

Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.52	0.25	0.00
STILT FLOOR PLAN	STAIRCASE	1.52	0.25	0.15
TYPICAL -1-8 FLOOR PLAN	STAIRCASE	1.52	0.25	0.18
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.25	0.00

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OM EMINENCE)	W5	0.66	0.91	15
A (OM EMINENCE)	V4	0.61	1.00	48
A (OM EMINENCE)	W4	0.91	1.50	64
A (OM EMINENCE)	W3	1.63	0.91	161
A (OM EMINENCE)	W2	1.63	1.50	16
A (OM EMINENCE)	W1	2.44	2.13	16
A (OM EMINENCE)	W	2.74	1.50	16

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OM EMINENCE)	D2	0.76	2.13	48
A (OM EMINENCE)	D1	0.91	2.13	80
A (OM EMINENCE)	D	1.07	2.13	16
A (OM EMINENCE)	D3	2.40	2.13	16

Balceny Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1-8 FLOOR PLAN	1.52 X 2.30 X 2 X 8	57.60	81.92
Total	0.41 X 3.73 X 2 X 6	24.32	81.92



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 abrogate the owner from any the liabilities or the permissions required under any other act.
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 - 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 on the submitted documents, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the stated data uploaded by the owner or the applicant is true and legally valid. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

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 on 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
Odhavkrupa construction pvt ltd Director of Kalyanj Liladhar Bhanushali

ARCHENGE'S NAME AND SIGNATURE
Bhargav Desai

STRUCTURE ENGINEER
VNPIAQR15
Maran Desai
VNPISEOR1CATE-107

