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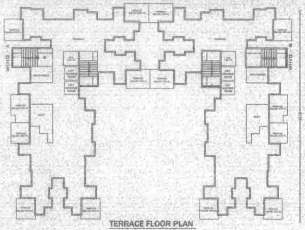
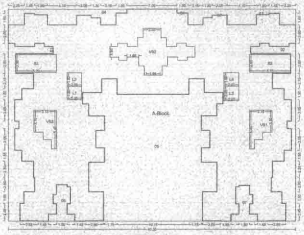


TERRACE FLOOR PLAN
SCALE 1:200

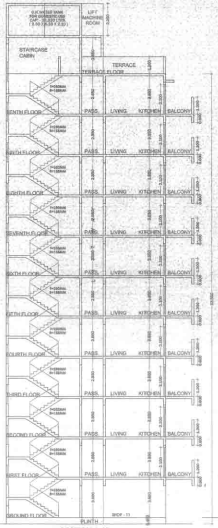


EIGHTH FLOOR PLAN
SCALE 1:200

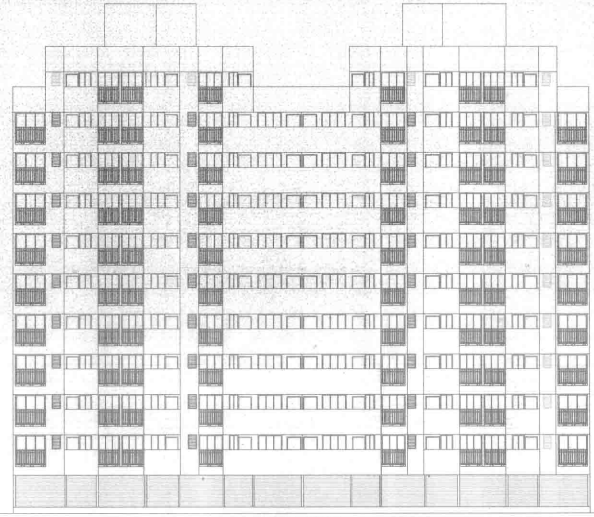
Polygon	Area
A-Block	1358.48
D1	53.32
D2	27.09
D3	28.12
D4	28.12
D5	266.40
D6	11.00
d7	11.44
L1	3.66
L2	3.89
L3	4.07
L4	3.89
VS1	12.61
VS2	27.09
VS3	12.61
S1	14.25
S2	14.38
S1	0.00
S2	0.00
Total	828.53

ROAD WIDENING AREA DIAGRAM
SCALE 1:300

TRIANGLE	AREA
A-01	26.78
A-02	337.02
A-03	230.63
A-04	160.85
A-05	193.23
TOTAL	950.14

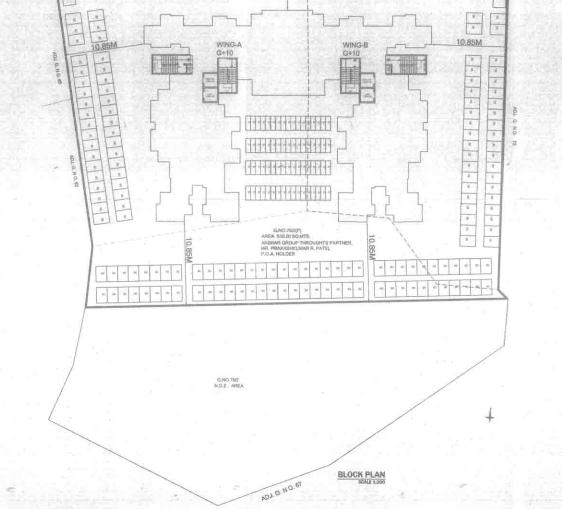


SECTION A-A'
SCALE 1:100

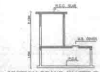


FRONT SIDE ELEVATION
SCALE 1:100

STAMP OF APPROVAL



BLOCK PLAN
SCALE 1:200



SECTION OF U/G. WATER TANK

PLAN OF U.G.WATER TANK

SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK

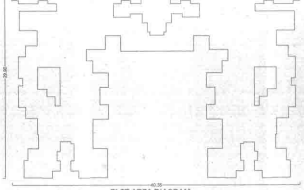
LOCATION PLAN
SCALE 1:2000

SECTION OF COMP. WALL

TREAD & RISER

PLAN OF RAIN HARVESTING

SECTION OF RAIN HARVESTING



PLOT AREA DIAGRAM
SCALE 1:500

Poly	Area
Coverage	960.70

AREA STATEMENT		SQ.M.
1. AREA OF PLOT (MIN.)	(Min.)	4000.00
2. DEDUCTIONS (From Gross Plot Area)		
(a) ROAD WIDENING AREA (RW)	(10.00 M.W. D.P. ROAD)	950.14
(b) PROPOSED ROAD (DP)		0.00
(c) RESERVE AREA		0.00
(d) NET AREA		3049.86
(e) OTHER SHORNCHERE, NALA ETC.		000.00
Total (a+b+c+d+e)		950.14
3. BALANCE AREA OF PLOT (1-2)	(A)	3049.86
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		0.00
Physical FSI utilisation =	0000.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	(B)	3049.86
6. ADDITIONAL FSI		
(a) ROAD SETBACK AREA (RW)	(10.00 M.W. D.P. ROAD)	950.14
(b) PROPOSED ROAD AREA (DP)		0.00
(c) AMENITY SPACE		0.00
(d) RESERVE AREA		000.00
Total (a+b+c+d)		0.00
7. NET PLOT AREA		4000.00
8. PERMISSIBLE FSI FACTOR	3.00 (Min.) + 0.35	1.2950
9a. PERMISSIBLE BUILT UP AREA		5847.00
9b. TDR AREA		608.30
9b. SPECIAL CASES FSI	(TO MUNICIPAL D.P. REMARK)	300.14
11. TOTAL PERMISSIBLE BUILT UP AREA	(9A+9B+10)	6447.40
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		6273.69
(b) PROPOSED COMMERCIAL AREA		216.00
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		6489.49
13. SUB STRUCTURE AREA ADDITION		0.00
14. SUB STRUCTURE AREA DEDUCTION		0.00
15. EXCESS BALCONY AREA		3.13
16. EXCESS STAIRS/PASSAGE AREA		000.00
17. EXISTING BUILT UP AREA		0.00
18. TOTAL BUILT UP AREA PROPOSED	(12+13+14+15+16+17)	6492.62
19. COVERAGE FSI		2.1153

SPECIFICATIONS

T.D.R. AREA STATEMENT

PERMISSIBLE T.D.R. AREA 50% — 1800.- 40 MP
PURCHASE T.D.R. AREA — 302 - 10 MP
T.D.R. AREA AS PER VALUE BASE — 808 - 30 MP

1) S.N.C. NO. 169/4(PT)/SOKSHI (SH) 2/8/08 188/4 H. O.P. ROAD B.W.D 68 H.NO. 109, AT VILLAGE- SONIVALI PURCHASE T.D.R. AREA= UNDER REGISTRATION NO. — 302.32 MP — DATE- 31/11/2017 — PROD-2017-2018/1/1/2017

GENERATED YEAR- 2017
A.S.R.RATE OF GENERATING YEAR — 25800.00
RECEIVING YEAR RATE VALUE IN GENERATING YEAR
G.NO.- 76 H.NO.1,2 E.NO.1B AT VILLAGE- SONIVALI
A.S.R.RATE IN GENERATING YEAR — 3070.00
CONS. CVT. AREA OF T.D.R.
AS PER VALUE BASE = 808.30 MP
VALUE BASE FORMULA:
$x = \frac{y \times z}{a}$ — $x = \frac{y \times z}{a} = 3070.00$
$x = 808.30$ MP
AREA TO BE CALCULATED FOR F.S.I. PURPOSE AS PER VALUE BASE = 808.30 MP
DEDUCTION AREA FROM D.P.C.(CERTIFICATE) = 506.30MP

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT (INDICAT REFERENCE ON ... AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ATTACHED HERETO ARE TRUE AND CORRECT AND THE AREA OF THE PLOT (SHOWN WITHIN AND FULLER) WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

SIGN OF ARCHITECT/ENGINEER/SURVEYOR

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN IN LIE DOTTED
EXISTING TO BE RETAINED HATCHED
OBSACLES/HIGH SHOWN HATCHED YELLOW

OWNER'S NAME
AASHVIN GULMAR THROUGHTER PARTNER,
MR. PRAKASHKUMAR K. PATEL,
MR. HITANTKUMAR G. PATEL

PROJECT INFORMATION
PROJECT NO : G.NO.76/1,2, G.NO.78
VILLAGE : Sonivali — PROJ. NO. : (P.O.A. HOLDER)

PROJECT TYPE: Proposed Development

ARCHITECT'S NAME
Mrs. C R Rajandiyan
Regn. No. : CA/2001-27513
Address :-

DR. C. R. RAJANDIYAN
B.Arch. (Hons.)
RAJ ASSOCIATES
ARCHITECT & ENGINEER
Flat No. 1, Ground Floor, Shreeji Apartment, Near Ambika Society, Ghoda Katal Road, Surat-395001

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
00	11/00	1:100	SHZ/	RJ/SP
REMARKS	FIRST PROPERTY	DATE	28-11-2017	
REV NO.		SHEET NO.	1/3	

ISO_A0 (841.00_x_1189.00_MM)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

AREA OF RECORDS OF RIGHTS

G.NO.	H.NO.	PLOT NO.	VILLAGE	AREA IN M²
76	1	—	SONIVALI	1470.00 M²
76	2(P)			530.00 M²
78				2030.00 M²
TOTAL PLOT AREA				4030.00 M²

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPEC.	PERM. BAL.CONV	PROP. BALCONY	EXCESS BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
A-1 (aashvadi GROUP)	215.00	6273.69	0.00	0.00	011.35	867.60	3.13	0.00	599.00	170.67	201	0450.49 = 3.12
Total	215.00	6273.69	0.00	0.00	011.40	867.60	3.13	0.00	599.00	170.67	201	0450.49 = 3.12

FLOOR WISE FSI STATEMENT- A (AASHVAR GROUP)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPEC.	PERM. BAL.CONV	PROP. BALCONY	EXCESS BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL FSI AREA
TENTH FLOOR	0.00	00.00	0.00	0.00	05.00	05.37	0.13	0.00	53.60	15.00	25	00.00
NINTH FLOOR	0.00	652.67	0.00	0.00	05.40	05.00	0.00	0.00	53.60	15.19	25	652.67
EIGHTH FLOOR	0.00	614.50	0.00	0.00	00.60	01.00	0.00	0.00	53.60	15.00	25	615.50
SEVANTH FLOOR	0.00	615.67	0.00	0.00	00.85	01.00	0.00	0.00	53.60	15.19	25	616.67
SIXTH FLOOR	0.00	614.00	0.00	0.00	00.00	01.00	0.00	0.00	53.60	15.19	25	615.00
FIFTH FLOOR	0.00	615.67	0.00	0.00	02.00	01.00	0.00	0.00	53.60	15.19	25	616.67
FOURTH FLOOR	0.00	615.00	0.00	0.00	02.50	01.00	0.00	0.00	53.60	15.19	25	616.00
THIRD FLOOR	0.00	614.67	0.00	0.00	02.60	01.00	0.00	0.00	53.60	15.19	25	616.67
SECOND FLOOR	0.00	614.00	0.00	0.00	02.60	01.00	0.00	0.00	53.60	15.19	25	616.00
FIRST FLOOR	0.00	616.67	0.00	0.00	02.60	01.00	0.00	0.00	53.60	15.00	25	618.67
GROUND FLOOR	215.00	00.00	0.00	0.00	0.00	0.00	0.00	0.00	53.60	15.44	1	215.00
Total	215.00	6273.69	0.00	0.00	011.35	867.23	3.13	0.00	599.00	170.67	201	6450.49 = 3.12

PLOT AREA DIAGRAM
SCALE 1:500

Triangle	Area
A-01	03.92
A-02	38.74
A-03	207.18
A-04	05.28
A-05	2058.23
A-06	98.51
A-07	45.62
A-08	1314.81
A-09	465.62
A-10	5.07
Total (PLOT NO 1)	4353.78

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