



AREA STATEMENT		VERSION NO.: 1.0.24		
PROJECT DETAIL :		VERSION DATE: 09/07/2020		
Site Address: RevenueNo: NA 2809/ , PLOT NO. : 17	Plot Use: Residential			
Authority: Valsad Area Development Authority	Plot SubUse: Semidetached Dwelling			
AuthorityClass: D7 (A)	Plot Use Group: Dwelling-2 (DW2)			
AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone			
Project Type: Building Permission	Conceptualized Use Zone: R1			
Nature of Development: NEW				
Development Area: Non TP Area				
SubDevelopment Area: Other Areas				
Special Project: NA				
Site Address: RevenueNo: NA 2809/ , PLOT NO. : 17				
AREA DETAILS :	Sq.Mts.			
1. Area of Plot As per record	-			
F Form	87.81			
As per site condition	87.81			
Area of Plot Considered	87.81			
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	87.81			
% of Common Plot (Regd.)	0.00			
% of Common Plot (Prop)	0.00			
Balance area of Plot(1 - 4)	87.81			
Plot Area For Coverage	87.81			
Plot Area For FSI	87.81			
Perm. FSI Area (1.80)	158.06			
5. Total Perm. FSI area	158.06			
6. Total Built up area permissible at:				
a. Ground Floor	0.00			
Proposed Coverage Area (68.51 %)	60.16			
Total Prop. Coverage Area (68.51 %)	60.16			
Balance coverage area (- %)	0.00			
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	60.16	0.00	48.25	0.00
First Floor	60.16	0.00	55.16	0.00
Terrace Floor	5.56	0.00	0.00	0.00
Total Area:	125.88	0.00	103.41	0.00
Total FSI Area:				103.40
Total BuiltUp Area:				125.88
Proposed F.S.I. consumed:				1.18
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.		1.00		
5. Total Tenements (3 + 4)				
E. Parking Statement				
2. Proposed Parking Space:				8.21

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	60.16	48.25	60.16	48.25
First Floor	60.16	55.16	60.16	55.16
Terrace Floor	5.56	0.00	5.56	0.00
Total:	125.88	103.41	125.88	103.41

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	Parking			
A (BUILDING)	1	125.88	15.96	6.51	103.41	103.41	01
Grand Total :	1	125.88	15.96	6.51	103.41	103.41	01

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	-	5

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

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 (BUILDING)	Residential	Semidetached Dwelling				1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
							FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
							TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	SPLIT 1 DWELLING UNIT	=1	53.65	53.65	6.16	5.40	42.09	
			Total:	53.65	53.65	6.16	5.40	42.09
			Typical Floor					
FIRST FLOOR PLAN	SPLIT 1 DWELLING UNIT	=1	60.16	60.16	7.32	5.00	47.84	
			Total:	60.16	60.16	7.32	5.00	47.84
			Typical Floor					
Total:			113.81	113.81	13.48	10.40	89.93	

Floor Name	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	Parking			
Ground Floor	60.16	5.40	6.51	48.25	48.25	01
First Floor	60.16	5.00	0.00	55.16	55.16	00
Terrace Floor	5.56	5.56	0.00	0.00	0.00	00
Total:	125.88	15.96	6.51	103.41	103.41	01
Total Number of Same Buildings:	1					

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.25	0.18
FIRST FLOOR PLAN	STAIRCASE	1.00	0.25	0.18
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.00	0.00

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.00	03
A (BUILDING)	W1	1.50	1.37	01
A (BUILDING)	W	1.80	1.52	06

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	2.14 X 2.16 X 1 X 1	4.62	4.62
Total			4.62

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.10	05
A (BUILDING)	D1	0.91	2.10	04
A (BUILDING)	D	1.07	2.10	01

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
 1. 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.
 2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
 3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 a. Title, ownership, and easement rights of the building/unit for which the building is proposed;
 b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
 c. Correctness of demarcation of the plot on site.
 d. Workmanship, soundness of material and structural safety of the proposed building;
 e. 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.
 4. The applicant, as specified in CGDCR, shall submit:
 a. Structural drawings and related reports, before the commencement of the construction,
 b. Progress reports.
 5. Follow the requirements for construction as per regulation no 5 of CGDCR.
 6. 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.

OWNER'S NAME AND SIGNATURE
ALPESH DHIRUBHAI BALDANIYA

ARCH/ENG'S NAME AND SIGNATURE
sagar bijalbai baldaniya

VNP/EOR/211

STRUCTURE ENGINEER
sagar bijalbai baldaniya

VNP/SEOR-3/CATE-2/211