



AREA STATEMENT		VERSION NO. : 1.0.3
PROJECT DETAIL :		VERSION DATE: 30/06/2018
Authority: Valsad Area Development Authority	Plot Use: Residential	
Authority Class: D7 (A)	Plot SubUse: Detached Dwelling Unit	
Authority Grade: Area Development Authority	Plot Use Group: NA	
Case Track: Regular	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: NA		
Special Project: NA		
Special Road: NA		
AREA DETAILS :	Sq.Mts.	
1. Area of Plot As per record	-	77.00
7/12 or Document	-	77.00
Proportionate Plot Area	-	76.96
As per site condition	-	77.00
Area of Plot Considered	-	77.00
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		77.00
4. % of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		77.00
Plot Area For Coverage		77.00
Plot Area For FSI		77.00
Perm. FSI Area (1.80)		138.60
5. Total Perm. FSI area		138.60
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (78.51 %)		60.45
Total Prop. Coverage Area (78.51 %)		60.45
Balance coverage area (- %)		0.00
Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	55.20	0.00	50.95	0.00
First Floor	60.45	0.00	55.45	0.00
Terrace Floor	0.00	0.00	0.00	0.00
Total Area	115.65	0.00	106.40	0.00
Total FSI Area:				106.40
Total BuiltUp Area:				115.65
Proposed F.S.I. consumed:				1.38
4. Tenement Proposed At:				
G.F.		1.00		
All Floors		1.00		
5. Total Tenements (3 + 4)		2		
E. Parking Statement				
2. Proposed Parking Space:				3.69

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE T.P.SCHEME DEDUCTION AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

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	55.20	50.95	55.20	50.95
First Floor	60.45	55.45	60.45	55.45
Terrace Floor	0.00	0.00	0.00	0.00
Total:	115.65	106.40	115.65	106.40

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
17 (1)	Residential	Detached Dwelling Unit	Dwelling-1	-	-

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.)	Resi. Trmnt (No.)
			StairCase	Resi.			
17 (1)	1	115.65	9.25		106.40	106.40	02
Grand Total :	1	115.65	9.25		106.40	106.40	02

UnitBUA Table for Building :17 (1)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT 1	FLAT	55.20	55.20	5.87	4.25	45.08	01
FIRST FLOOR PLAN	SPLIT 2	FLAT	60.45	60.45	6.45	5.00	49.00	01
Total:	-	-	115.65	115.65	12.32	9.25	94.08	02

Building :17 (1)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Resi. Trmnt (No.)
		StairCase	Resi.			
Ground Floor	55.20	4.25		50.95	50.95	01
First Floor	60.45	5.00		55.45	55.45	01
Terrace Floor	0.00	0.00		0.00	0.00	00
Total:	115.65	9.25		106.40	106.40	02
Total Number of Same Buildings:	1					
Total:	115.65	9.25		106.40	106.40	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
17 (1)	D3	0.80	2.10	03
17 (1)	D2	0.90	2.10	03
17 (1)	D1	0.90	2.10	01
17 (1)	D	1.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
17 (1)	V	0.45	1.00	03
17 (1)	W	1.80	1.35	04
17 (1)	W2	1.80	2.00	01
17 (1)	w	2.73	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.000	0.250	0.250
FIRST FLOOR PLAN	Internal Staircase	1.000	0.250	0.250

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.19 X 4.10 X 1 X 1	4.88	4.88
Total	-	-	4.88

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
UMANG BHAVESHBAI PATEL

ARCH/ENG'S NAME AND SIGNATURE
RUSHIKESH RAVINDRA VIBHANDI
VNP/AOR/130

STRUCTURE ENGINEER
RUSHIKESH RAVINDRA VIBHANDI
VNP/AOR/130

