



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

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

TERRACE FLOOR PLAN (SCALE 1:100)

AREA STATEMENT		VERSION NO.: 1.0.5
PROJECT DETAIL :		VERSION DATE: 30/06/2018
Site Address: Revenue No: 218/34, PLOT NO-34, SubPlotNo: 34, CitySurveyWardNo: 218/34	Plot Use: Residential	
Authority: Valsad Area Development Authority	Plot SubUse: Detached Dwelling Unit	
AuthorityClass: D7 (A)	Plot Use Group: NA	
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: NA		
Special Project: NA		
Special Road: NA		
Site Address: Revenue No: 218/34, PLOT NO-34, SubPlotNo: 34, CitySurveyWardNo: 218/34		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record		
Property Card	190.12	
As per site condition	228.53	
Area of Plot Considered	190.12	
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	190.12	
4. % of Common Plot (Reqd.)	0.00	
% of Common Plot (Prop)	0.00	
Balance area of Plot (1 - 4)	190.12	
Plot Area For Coverage	190.12	
Plot Area For FSI	190.12	
Perm. FSI Area (1.80)	342.22	
5. Total Perm. FSI area	342.22	
6. Total Built up area permissible at:		
a. Ground Floor	0.00	
Proposed Coverage Area (62.03 %)	117.93	
Total Prop. Coverage Area (62.03 %)	117.93	
Balance coverage area (- %)	0.00	
Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	115.53	0.00	105.66	0.00
First Floor	117.93	0.00	108.06	0.00
Terrace Floor	9.87	0.00	0.00	0.00
Total Area:	243.33	0.00	213.72	0.00
Total FSI Area:			213.72	
Total BuiltUp Area:			243.33	
Proposed F.S.I. consumed:			1.12	
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.		1.00		
5. Total Tenements (3 + 4)		1		
E. Parking Statement				
1. Parking Space Required as per Regulations:			13.75	
2. Proposed Parking Space:			25.14	

Color Notes

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

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	115.53	105.66	115.53	105.66
First Floor	117.93	108.06	117.93	108.06
Terrace Floor	9.87	0.00	9.87	0.00
Total:	243.33	213.72	243.33	213.72

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	4	8

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
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	115.53	115.53	8.58	9.87	97.08	01
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	117.93	117.93	9.80	9.87	98.26	00
Total:	-	-	233.46	233.46	18.38	19.75	195.34	01

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car
				Reqd.	Prop.		
A (BUILDING)	Residential	Detached Dwelling Unit	100 - 300 > 300.0 0 - 0	1 100 1	213.72	13.75	13.75
Total:						13.75	13.75

Building : A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Resi. Tnmt (No.)
Ground Floor	115.53	9.87	105.66	105.66	01
First Floor	117.93	9.87	108.06	108.06	00
Terrace Floor	9.87	9.87	0.00	0.00	00
Total:	243.33	29.61	213.72	213.72	01
Total Number of Same Buildings:	1				
Total:	243.33	29.61	213.72	213.72	01

Parking Check (Table 7b)

Use Type	Car		Total Parking Area	
	Reqd.	Prop.	Reqd.	Prop.
Residential	13.75	25.14	1	0
Total	13.75	25.14	1	0

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. Tnmt (No.)
A (BUILDING)	1	243.33	29.61	213.72	213.72	01
Grand Total	1	243.33	29.61	213.72	213.72	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.77	2.10	06
A (BUILDING)	D1	0.91	2.10	06
A (BUILDING)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W2	0.60	0.91	01
A (BUILDING)	V	0.60	1.00	04
A (BUILDING)	W1	1.50	1.20	04
A (BUILDING)	W	1.84	1.20	14

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.073	0.256	0.169
FIRST FLOOR PLAN	STAIRCASE	1.073	0.256	0.169
TERRACE FLOOR PLAN	STAIRCASE	1.073	0.256	0.000

Building USE/SUBUSE Details

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

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 from:
 - 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 on the submitted 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
SURESHBHAI AMBUBHAI PATEL

ARCH/ENG'S NAME AND SIGNATURE
PRAMOD THAKORBHAI BHANDARI
VNP/EOR/04

STRUCTURE ENGINEER
ANKIT ANILBHAI THAKKAR
VNP/SEOR-1/CATE-2/104

