



AREA STATEMENT		VERSION NO.: 1.0.8
PROJECT DETAIL :		VERSION DATE: 10/08/2018
Site Address: RevenueNo. sr.no. 97/3/pai 4	Plot Use: Residential	
Authority: Valsad Area Development Authority	Plot SubUse: Semidetached Dwelling	
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: RevenueNo. sr.no. 97/3/pai 4		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record		162.57
7/12 or Document		162.53
As per site condition		162.57
Area of Plot Considered		162.57
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		162.57
4. % of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		162.57
Plot Area For Coverage		162.57
Plot Area For FSI		162.57
Perm. FSI Area (1.80)		292.63
5. Total Perm. FSI area		292.63
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (58.60 %)		95.26
Total Prop. Coverage Area (58.60 %)		95.26
Balance coverage area (- %)		0.00
Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	90.58	0.00	76.08	0.00
First Floor	86.26	0.00	80.76	0.00
Terrace Floor	0.00	0.00	0.00	0.00
Total Area:	176.84	0.00	156.84	0.00

Total FSI Area:		156.84
Total BuiltUp Area:		176.84
Proposed F.S.I. consumed:		0.96
C. Tenement Statement		
4. Tenement Proposed At:	G.F.	1.00
5. Total Tenements (3 + 4)		1
E. Parking Statement		
2. Proposed Parking Space:		9.00

Color Notes

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
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

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	4	4

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
A (BUNGLOW)	Residential	Semidetached Dwelling			

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.)	No. of Unit
			StairCase	Parking			
A (BUNGLOW)	1	176.84	11.00	9.00	156.84	156.84	01
Grand Total:	1	176.84	11.00	9.00	156.84	156.84	01

Buildingwise Floor FSI Details

Floor Name	Building Name A (BUNGLOW)		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	90.58	76.08	90.58	76.08
First Floor	86.26	80.76	86.26	80.76
Terrace Floor	0.00	0.00	0.00	0.00
Total:	176.84	156.84	176.84	156.84

Building :A (BUNGLOW)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Area (Sq.mt.)	FSI Res.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Parking				
Ground Floor	90.58	5.50	9.00	76.08	76.08	01	
First Floor	86.26	5.50	0.00	80.76	80.76	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00	
Total:	176.84	11.00	9.00	156.84	156.84	01	
Total Number of Same Buildings:	1						
Total:	176.84	11.00	9.00	156.84	156.84	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUNGLOW)	D2	0.76	2.13	02
A (BUNGLOW)	D1	0.91	2.13	05
A (BUNGLOW)	D	1.06	2.13	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUNGLOW)	v	0.76	1.00	02
A (BUNGLOW)	w2	1.00	1.37	02
A (BUNGLOW)	w1	1.27	1.37	02
A (BUNGLOW)	w3	1.51	0.91	01
A (BUNGLOW)	w	1.75	1.37	08
A (BUNGLOW)	w	1.95	1.37	01

UnitBUA Table for Building :A (BUNGLOW)

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	81.58	81.58	8.91	5.50	67.17	01
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	86.26	86.26	9.07	5.50	71.69	00
Total:	-	-	167.84	167.84	17.97	11.00	138.86	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.25	0.17
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.17

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.50 X 3.12 X 1 X 1	4.68	4.68
Total	-	-	4.68

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

linaben rajendra tailor

ARCH/ENG'S NAME AND SIGNATURE

HARSHIV HARKISHANBHAI VNP/EOR/160

STRUCTURE ENGINEER

HARSHIV HARKISHANBHAI PATEL VNP/EOR/160