



Inward No	ODPS/2024/028930	Sheet	1 / 1
Inward Date		Scale	1:100

A	AREA STATEMENT	VERSION NO. : 1.0.59
		VERSION DATE: 12/01/2024
PROJECT DETAIL :		
Authority: Surat Municipal Corporation (SMC)	Plot Use: Residential	
AuthorityClass: D1	Plot SubUse: Individual Row House	
AuthorityGrade: Municipal Corporation	Plot Use Group: Dwelling-2 (DW2)	
Project Type: Building Permission	Plot Category: NA	
Nature of Development: NEW	Land Use Zone: Residential Use Zone	
Development Area: Draft/Preliminary Town Planning Scheme	Conceptualized Use Zone: R1	
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: T.P.S. NO. 35 (KATARGAM), F.P. NO. 55, PAIKEE PLOT NO. 10, MOJE:- KATARGAM, TA. : SURAT CITY, DIST. : SURAT		

AREA DETAILS:		Sq.Mts.
1. Area of Plot As per record	-	108.73
Plot Validation Certificate		108.73
Physical area measured at site		108.73
7/12 or Document		108.73
Plot area drawn as per Site		108.73
Area of Plot Considered		108.73
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		108.73
% of Common Plot (Prop)		0.00
Balance area of Plot (1 - 4)		108.73
Plot Area For Coverage		108.73
Plot Area For FSI		108.73
Perm. FSI Area (1.80)		197.51
Total Perm. FSI area		197.51
6. Total Built up area permissible at:		
a. Ground Floor (60.00 %)		65.84
Proposed Coverage Area (58.33 %)		64.01
Total Prop. Coverage Area (58.33 %)		64.01
Balance coverage area (1.67 %)		1.83

Proposed Area at:				
	Proposed Built up	Existing/ Approved BUA Area	Proposed F.S.I	Existing/ Approved F.S.I
Ground Floor	64.01	0.00	47.89	0.00
First Floor	64.01	0.00	47.89	0.00
Second Floor	64.01	0.00	47.89	0.00
Terrace Floor	16.12	0.00	0.00	0.00
Total Area:	208.15	0.00	143.67	0.00
Total FSI Area:				143.68
Total BuiltUp Area:				208.14
Proposed F.S.I. consumed:				1.31
B. Tenement Statement				
1. Tenement Proposed At:				1.00
G.F.				
2. Total Tenements (3 + 4)				1

Color Notes

COLOR INDEX

PLOT LINES
EXISTING STREET
FUTURE STREET, IF ANY
PERMISSIBLE BUILDING LINE
OPEN SPACES
EXISTING WORKS
WORK PROPOSED TO BE DEMOLISHED
PROPOSED WORK
DRAINAGE AND SEWERAGE WORK
WATER SUPPLY WORK
WORK WITHOUT PERMISSION IF STARTED ON SITE
APPROVED WORK



Buildingwise Floor FSI Details

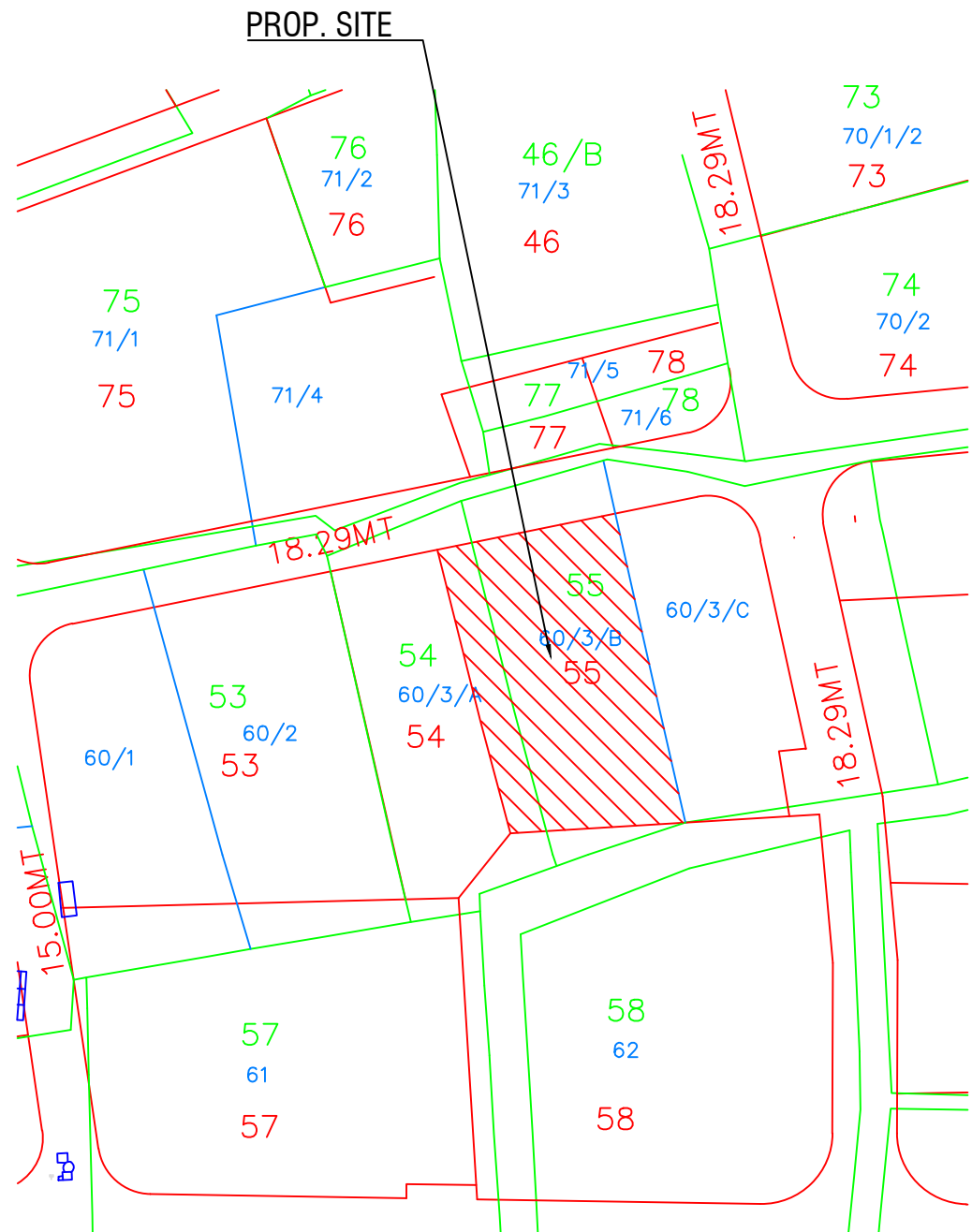
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	64.01	47.89	64.01	47.89
First Floor	64.01	47.89	64.01	47.89
Second Floor	64.01	47.89	64.01	47.89
Terrace Floor	16.12	0.00	16.12	0.00
Total:	208.15	143.67	208.15	143.67

FSI & Tenement Details

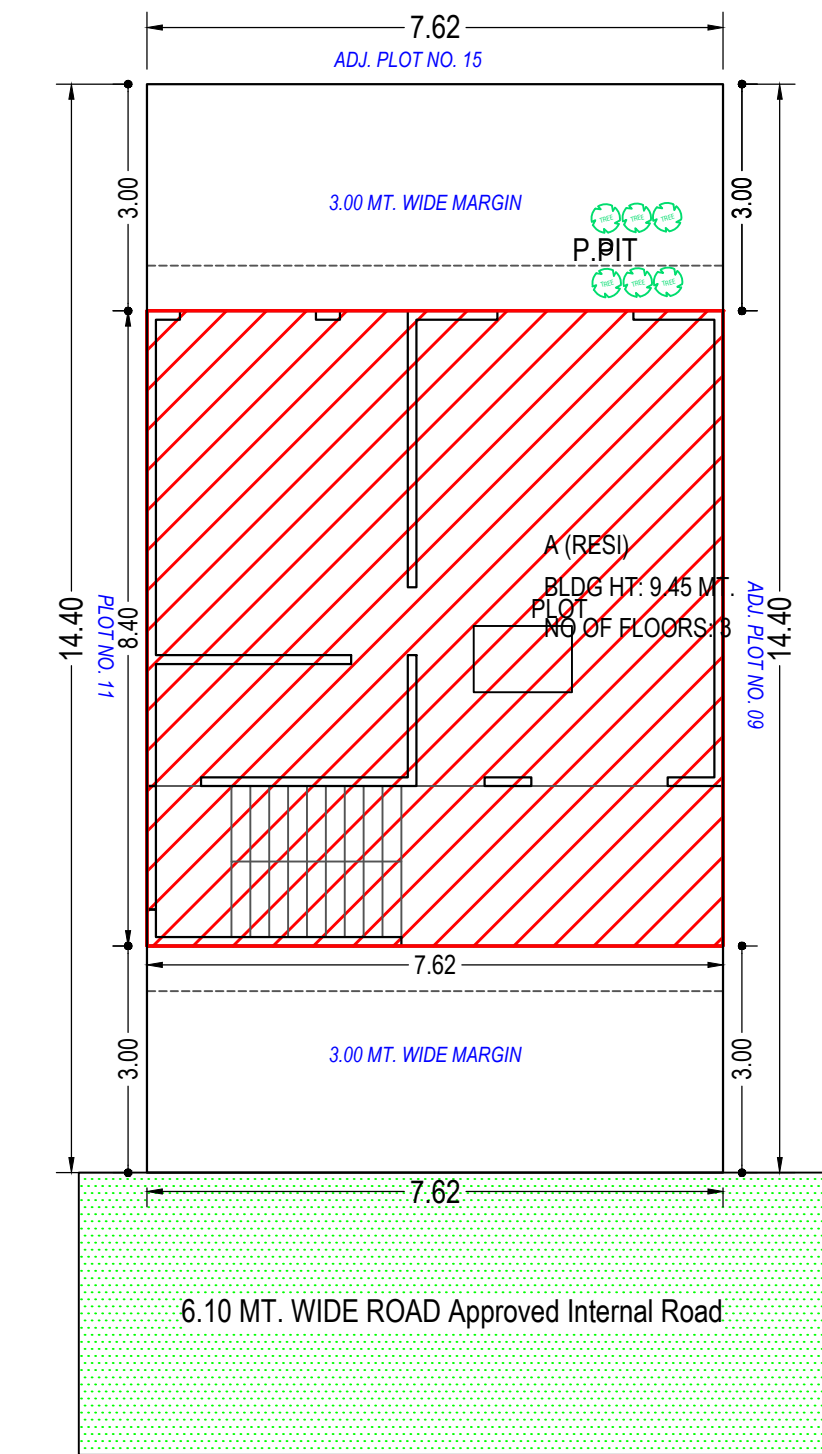
Building	No. of Same Bldg	Total Built Up Area (Sq. mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
A (RESI)	1	208.15	64.48	143.67	143.67	01
Grand Total :	1	208.15	64.48	143.67	143.67	01

01	6.00 MT. WIDE INTERNAL ROAD	12	13
02		11	14
03		10	15
04		09	16
05		08	17

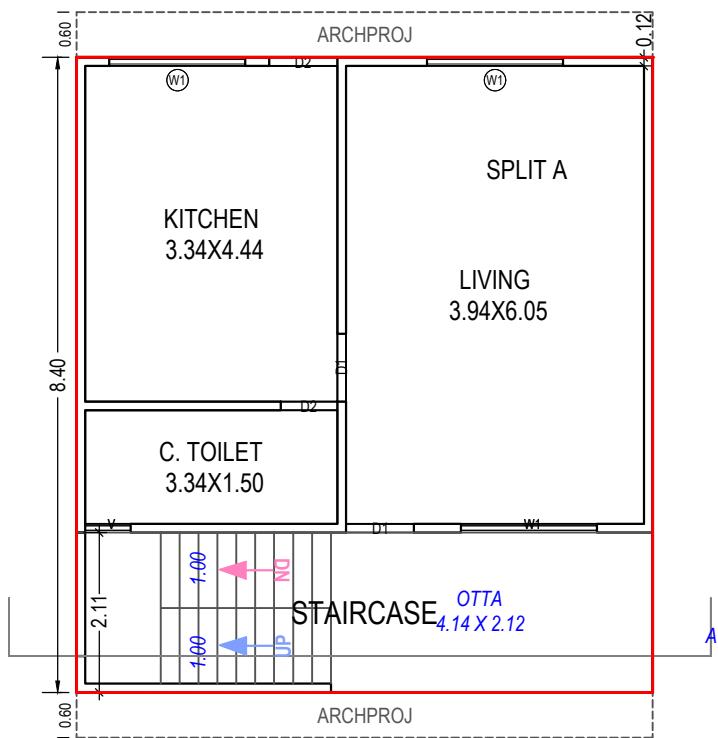
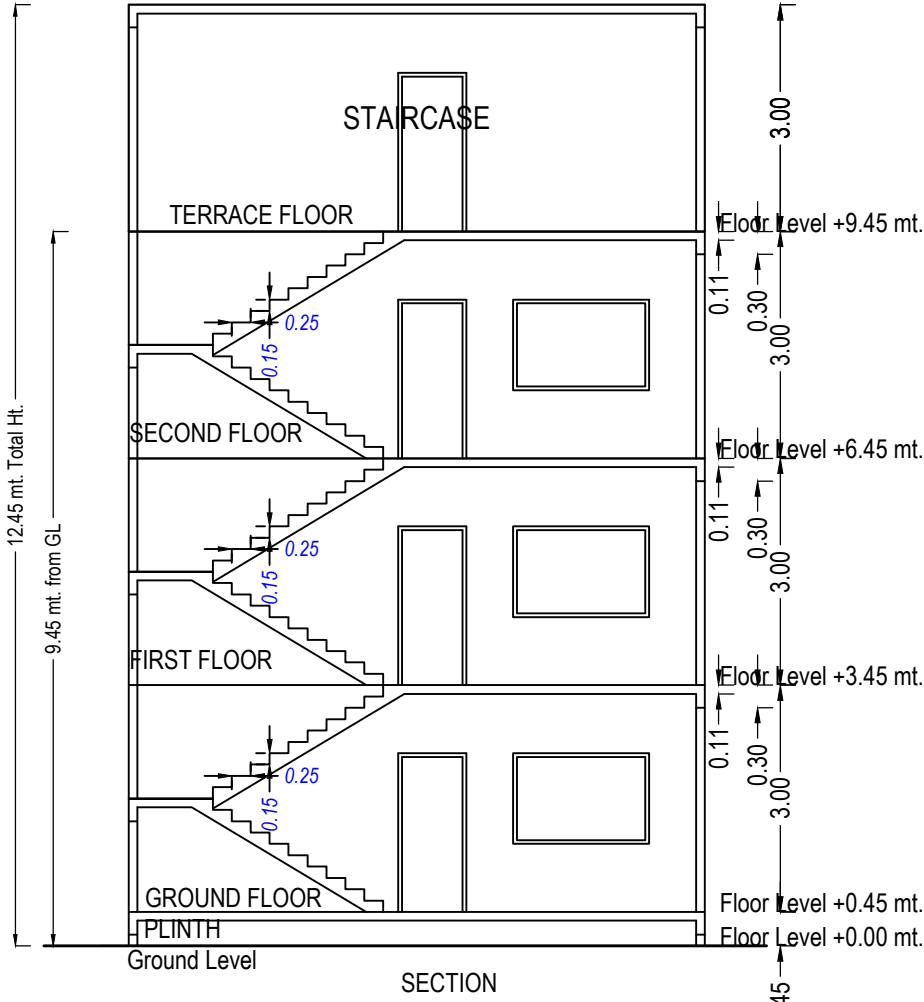
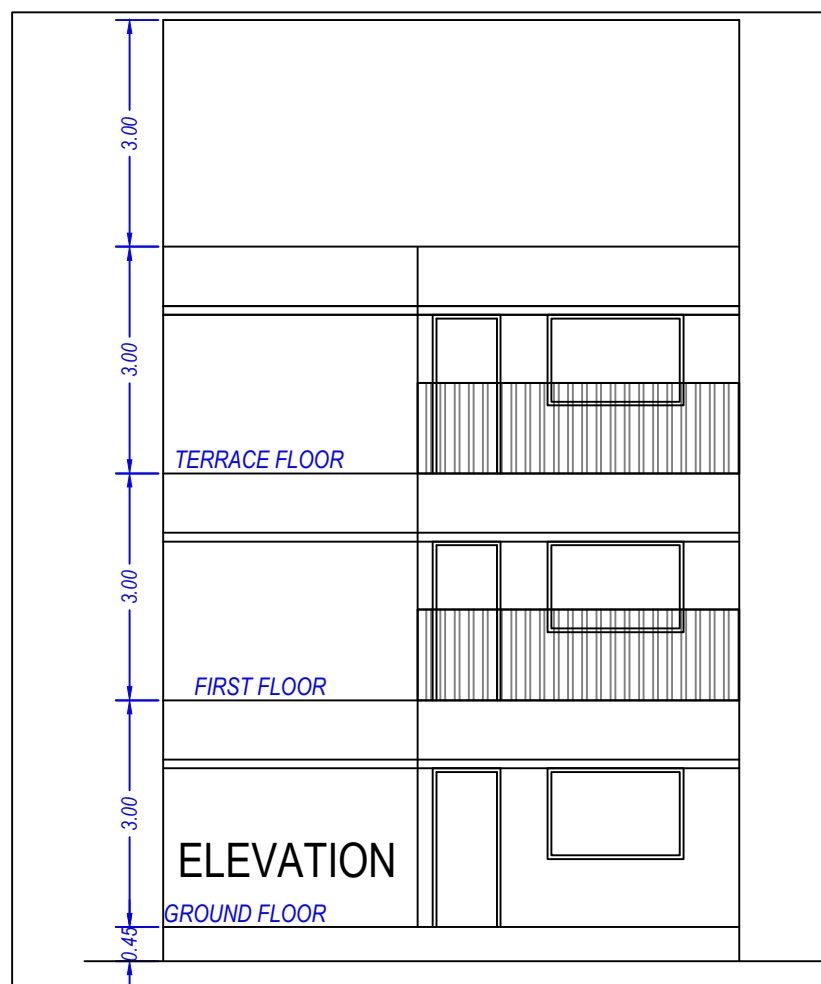
SITE PLAN
SCALE :- 1.00 CM = 5.00 MT.



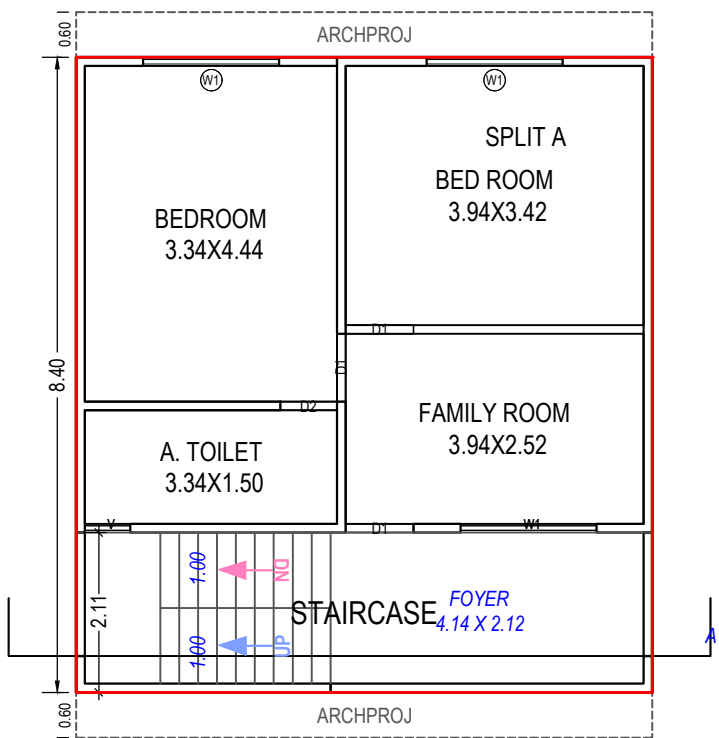
KEY PLAN
SCALE :- 1.00 CM = 5.00 MT.



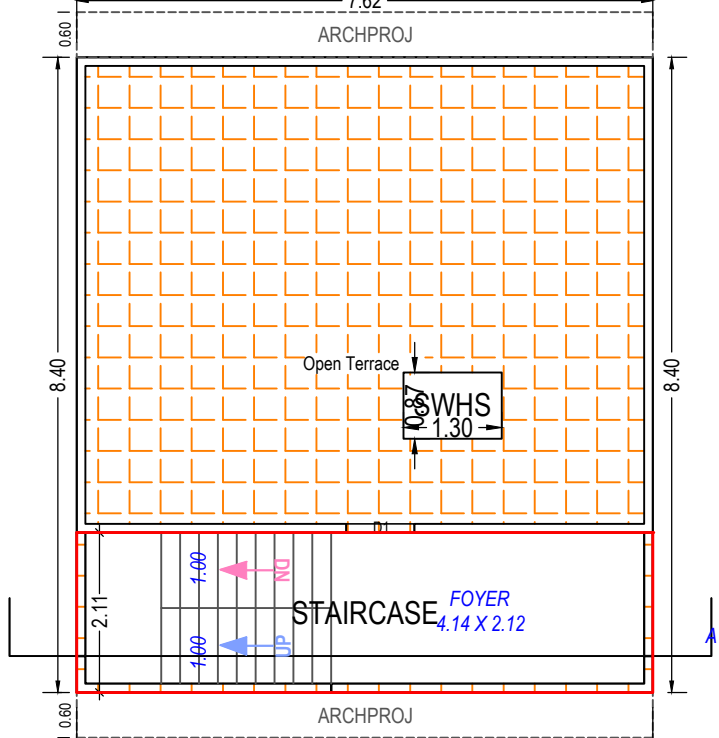
Site Plan
(Scale - 1:100)



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



TYPICAL - 1, 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (RESI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Resi.			
Ground Floor	64.01	16.12	47.89	47.89	47.89	01
First Floor	64.01	16.12	47.89	47.89	47.89	00
Second Floor	64.01	16.12	47.89	47.89	47.89	00
Terrace Floor	16.12	16.12	0.00	0.00	0.00	00
Total:	208.14	64.48	143.67	143.67	143.67	01
Total Number of Same Buildings:	1					
Total:	208.14	64.48	143.67	143.67	143.67	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.25	0.14
TYPICAL - 1, 2 FLOOR PLAN	STAIRCASE	1.00	0.25	0.14
TERRACE FLOOR PLAN	STAIRCASE	1.00	0.25	0.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D2	0.75	2.10	03
A (RESI)	D1	0.90	2.10	08
A (RESI)	D2	0.90	2.10	01

UnitBUA Table for Building :A (RESI)

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 A	DWELLING UNIT	64.01	64.01	3.76	16.12	44.13	01
		Total :	64.01	64.01	3.76	16.12	44.13	01
	Total per Floor:	Typical Floor = 1						
		Total :	64.01	64.01	3.76	16.12	44.13	01
TYPICAL - 1, 2 FLOOR PLAN	SPLIT A	DWELLING UNIT	64.01	64.01	4.58	16.12	43.31	00
		Total :	64.01	64.01	4.58	16.12	43.31	00
	Total per Floor:	Typical Floor = 2						
		Total :	128.02	128.02	9.16	32.24	86.62	00
-								
Total:	-	-	192.03	192.03	12.91	48.35	130.75	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	V	0.60	1.00	03
A (RESI)	WT	1.80	1.20	09

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (RESI)	Residential	Individual Row House	Dwelling-2 (DW2)		1	GROUND FLOOR PLAN	Residential	Individual Row House	Residential FSI	Residential	Individual Row House
						TYPICAL - 1, 2 FLOOR PLAN	Residential	Individual Row House	Residential FSI	Residential	Individual Row House
						TERRACE FLOOR PLAN	Residential	Individual Row House	-	-	-

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	Yes	Yes		

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	Prop
PLOT	Tree	4	6

OWNER'S NAME AND SIGNATURE

Ramliaben M. Sonani and Others

ARCH/ENG'S NAME & SIGNATURE STRUCTURE ENGINEER

Divyeshkumar P. Mistri

002ERH31012801932

SUPERVISOR'S NAME & SIGNATURE DATE OF APPROVAL

05/03/2024

DESIGNATION OF APPROVER : TOWN PLANNER

