

	Inward No	OOPS/2024/028381	Scale	Sheet	1 / 1
	Inward Date		Scale	Sheet	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		
	Authority Class: D1		Plot SubUse: Res. Building (More than one side common)		
	Authority Grade: 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: R.S.NO. 24/2, T.P.S NO. 35 (KATARGAM), O.P. NO.06, F.P. NO.06 PAIKEE PLOT NO. 37, MOJE:- KATARGAM, TAL.: SURATCITY, DIST.: SURAT.				
	AREA DETAILS		Sq.Mts.		
	1	Area of Plot As per record		-	
	Plot Validation Certificate				143.00
	Physical area measured at site				143.00
	Index Copy				143.00
	Plot area drawn as per Site				143.00
	Area of Plot Considered				143.00
2			Deduction for		0.00
	a)Proposed roads				0.00
	b)Any reservations				0.00
	Totals = 13				0.00
3	Net Area of plot (1 - 2) AREA OF PLOT				143.00
	% of Common Plot (Res.)				0.00
	% of Common Plot (Prop)				0.00
	Balance area of Plot(1 - 4)				143.00
	Plot Area For Coverage				143.00
	Plot Area For FSI				143.00
	Perm. FSI Area (1.80)				257.40
	Total Perm. FSI area				257.40
4			Total Built up area permissible at:		
	a. Ground Floor				0.00
	Proposed Coverage Area (63.24 %)				90.44
	Total Prop. Coverage Area (63.24 %)				90.44
	Balance coverage area (%)				0.00
	Proposed Area at:				
	Proposed Built Up	Existing/ Approved BU Area	Proposed F.S.I	Existing/ Approved F.S.I	
	Ground And Parking Floor	106.74	0.00	44.28	0.00
	First Floor	106.74	0.00	90.44	0.00
	Second Floor	106.74	0.00	90.44	0.00
	Terrace Floor	16.30	0.00	90.44	0.00
	Total Area:	336.52	0.00	225.16	0.00
	Total FSI Area:			225.16	
	Total Builtup Area:			336.52	
	Proposed F.S.I. consumed			1.57	
B	Tenement Statement				
1	Tenement Proposed At:				
	All Floors				
2	Total Tenements (3 + 4)				
C	Parking Statement				
2	Proposed Parking Space:				

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		Building Name		Total	
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	
Ground And Parking Floor	106.74	44.28	106.74	44.28	
First Floor	106.74	90.44	106.74	90.44	
Second Floor	106.74	90.44	106.74	90.44	
Terrace Floor	16.30	0.00	16.30	0.00	
Total	336.52	225.16	336.52	225.16	

FSI & Tenement Details		Deductions From Gross BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)		No. of Unit	
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Duct/Void, Duct, Choke)	StairCase	Parking	Resi.									
A (RES)	1	343.27	6.75	336.52	65.20	46.16	225.16	225.16	225.16	01					
Grand Total	1	343.27	6.75	336.52	65.20	46.16	225.16	225.16	225.16	01					

Building USE/SUBUSE Details		Building Name		Building Use		Building Type		No Of Residential Units		Floor Name		Floor Use		Floor SubUse		FSI Name		FSI Use		FSI SubUse	
A (RES)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	GROUND AND PARKING FLOOR PLAN	Residential + Parking	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
A (RES)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	FIRST FLOOR PLAN	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
A (RES)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	SECOND FLOOR PLAN	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential
A (RES)	Residential	Resi. Building (More than one side common)	Dwelling-2 (DW2)	1	TERRACE FLOOR PLAN	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential

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

Tree Details (Table 3h)		Nos Of Trees	
Plot	Name	Reqd	Prop
PLOT	Tree	4	5

OWNER'S NAME AND SIGNATURE	
Raykant H. Kadhinya and Others	
ARCHENG'S NAME & SIGNATURE	
Diyeshkumar P. Masi	
02BEN/010/2801/9302	
SUPERVISOR'S NAME & SIGNATURE	
13/03/2024	
DESIGNATION OF APPROVER: TOWN PLANNER	
	
	

UnitBUA Table for Building -A (RES)											
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit	
GROUND AND PARKING FLOOR PLAN	SPLIT A	DWELLING UNIT	46.53	2.25	44.28	3.92	40.36	01			
			Total		46.53	2.25	44.28	3.92	40.36	01	
		Typical Floor	= 1	Total		46.53	2.25	44.28	3.92	40.36	01
				Total		46.53	2.25	44.28	3.92	40.36	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	92.69	2.25	90.44	5.24	85.20	00			
			Total		92.69	2.25	90.44	5.24	85.20	00	
		Typical Floor	= 1	Total		92.69	2.25	90.44	5.24	85.20	00
				Total		92.69	2.25	90.44	5.24	85.20	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	92.69	2.25	90.44	6.51	83.93	00			
			Total		92.69	2.25	90.44	6.51	83.93	00	
		Typical Floor	= 1	Total		92.69	2.25	90.44	6.51	83.93	00
				Total		92.69	2.25	90.44	6.51	83.93	00
Total		-	231.91	6.75	225.16	15.66	209.49	01			

Staircase Checks (Table 8a-1)		StairCase Name		Flight Width		Tread Width		Riser Height	
GROUND AND PARKING FLOOR PLAN		OPEN STAIRCASE		1.00		0.15		0.13	
FIRST FLOOR PLAN		OPEN STAIRCASE		1.00		0.15		0.12	
SECOND FLOOR PLAN		OPEN STAIRCASE		1.00		0.15		0.12	
TERRACE FLOOR PLAN		OPEN STAIRCASE		1.00		0.15		0.00	

SCHEDULE OF WINDOW/VENTILATION:		BUILDING NAME		NAME		LENGTH		HEIGHT		NOS	
A (RES)		W4		1.39		1.20		1.00		04	
A (RES)		W3		1.80		1.20		1.00		07	
A (RES)		W2		2.00		1.20		1.00		10	
A (RES)		W1		2.40		1.20		1.00		03	

SCHEDULE OF DOOR:		BUILDING NAME		NAME		LENGTH		HEIGHT		NOS	
A (RES)		D1		0.80		2.10		2.10		03	
A (RES)		D		3.00		2.10		2.10		01	

Balcony Calculations Table		FLOOR	
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