



Inward No	OPDS/2024/09813	Sheet	1/1
Inward Date		Scale	1:100
VERSION NO.: 1.0.12			
VERSION DATE: 20/08/2019			
AREA STATEMENT			
PROJECT DETAIL:			
Authority: Surat Municipal Corporation (SMC)			
AuthorityClass: D1			
AuthorityGrade: Municipal Corporation			
Project Type: Building Permission			
Project Category: NA			
Nature of Development: NEW			
Development Area: Non TP Area			
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: BLOCK NO.-186, 206, SUB PLOT NO. 01, MOJE :- SANIYA HEMAD, TAL:- CHORYASI, DIST :- SURAT.			
AREA DETAILS:			
1. Area of Plot As per record			Sq.Mts.
Plot Validation Certificate			300.00
Physical area measured at site			300.00
Property Card			300.00
Plot area drawn as per Site			299.99
Area of Plot Considered			300.00
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			300.00
% of Common Plot (Reqt.)			0.00
% of Common Plot (Prop.)			0.00
Balance area of Plot (1-4)			300.00
Plot Area For Coverage			300.00
Plot Area For FSI			300.00
Perm. FSI Area (1.85)			540.00
Total Perm. FSI area			540.00
6. Ground Floor			0.00
Proposed Coverage Area (56.67 %)			170.01
Total Prop. Coverage Area (56.67 %)			170.01
Balance coverage area (- %)			0.00

Proposed Area at	Proposed Built up	Existing/ Approved BUA	Proposed F.S.I	Existing/ Approved F.S.I
Parking Floor	170.01	0.00	105.25	0.00
First Floor	170.01	0.00	105.25	0.00
Second Floor	170.01	0.00	105.25	0.00
Third Floor	170.01	0.00	105.25	0.00
Fourth Floor	170.01	0.00	105.25	0.00
Fifth Floor	170.01	0.00	105.25	0.00
Terrace Floor	64.76	0.00	64.76	0.00
Total Area	1084.82	0.00	526.25	0.00
Total FSI Area:			526.25	
Total Builtup Area:			1084.81	
Proposed F.S.I. consumed:			1.75	
B. Tenement Statement				
1. Tenement Proposed As				
All Floors				1.00
2. Total Tenements (3 + 4)				1
C. Parking Statement				
1. Parking Space Required as per Regulations				13.75
2. Proposed Parking Space:				128.26

Color Notes	Color Index
PLOT LINES	
EXISTING STREET	Green
FUTURE STREET IF ANY	Red
PERMISSIBLE BUILDING LINE	Black
OPEN SPACES	White
EXISTING WORKS	Blue
WORK PROPOSED TO BE DEMOLISHED	Yellow
PROPOSED WORK	Orange
DRAINAGE AND SEWERAGE WORK	Grey
WATER SUPPLY WORK	Light Blue
WORK WITHOUT PERMISSION IF STARTED ON SITE	Dark Grey
APPROVED WORK	Light Green

Buildingwise Floor FSI Details	Building Name	Total
Floor Name	A (TYPE)	Total FSI Area (Sq.mt.)
Parking Floor	170.01	170.01
First Floor	170.01	170.01
Second Floor	170.01	170.01
Third Floor	170.01	170.01
Fourth Floor	170.01	170.01
Fifth Floor	170.01	170.01
Terrace Floor	64.76	64.76
Total	1084.82	526.25

FSI & Tenement Details	Building Name	Total
Building	No. of Same Bldg	Total FSI Area (Sq.mt.)
A (TYPE)	1	1084.82
Grand Total	1	1084.82

Required Parking								
Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	
				Reqd.	Prop.			
A (TYPE)	Residential	Cottage Industry	100 - 300	1	170.01	13.75	13.75	
			> 300.0	100				
	Total:						13.75	13.75

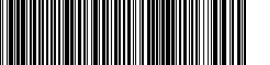
Parking Check (Table 7b)	Use	Area	No.	Area	No.	Area	No.
Residential	Reqt.	13.75	90.00	1	0	0.00	38.26
Total	Reqt.	13.75	90.00	1	0	0.00	38.26

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 SubUse
A (TYPE)	Residential	Cottage Industry	Dwelling-2 (DW2)			1	PARKING FLOOR PLAN	Parking	Parking	Residential FSI	Residential
							FIRST FLOOR PLAN	Residential	Cottage Industry	Residential FSI	Cottage Industry
							SECOND, 3, 4, 5 FLOOR PLAN	Residential	Cottage Industry	Residential FSI	Residential
							TERRACE FLOOR PLAN	Residential	Cottage Industry		

Layout Approved Details	Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	Yes	Yes	Yes	10/15/2023	002/D2223045

Tree Details (Table 3h)	Plot	Name	Nos Of Trees	Prop
PLOT	Tree		8	9

OWNER'S NAME AND SIGNATURE Sharadkumar K. Rathod and Others	
ARCHENG'S NAME & SIGNATURE NILESHKUMAR MAGANBHAI VORA	STRUCTURE ENGINEER
002ERH31012801468	DATE OF APPROVAL 03/09/2024
SUPERVISORS NAME & SIGNATURE DESIGNATION OF APPROVER: TOWN PLANNER	



UnitBUA Table for Building A (TYPE)	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
FIRST FLOOR PLAN	FLAT	FLAT	FLAT	170.01	15.40	154.61	15.58	49.37	89.66
TYPICAL - SECOND, 3, 4, 5 FLOOR PLAN	FLAT	FLAT	FLAT	170.01	15.40	154.61	14.94	49.37	90.30
Total	-	-	-	850.05	76.98	773.05	76.34	246.84	450.86

Staircase Checks (Table 8a-1)	Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.50	0.30	0.15	
FIRST FLOOR PLAN	STAIRCASE	1.50	0.30	0.14	
TYPICAL - SECOND, 3, 4, 5 FLOOR PLAN	STAIRCASE	1.50	0.30	0.14	
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.30	0.00	

SCHEDULE OF WINDOW/VENTILATION:	BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	V	0.60	1.00	05	
A (TYPE)	W1	2.26	1.20	05	
A (TYPE)	W1	2.46	1.20	15	

SCHEDULE OF DOOR:	BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	D1	0.64	2.10	01	
A (TYPE)	D1	0.75	2.10	05	
A (TYPE)	D1	1.00	2.10	05	

Building A (TYPE)	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
Parking Floor	170.01	30.66	0.00	7.72	0.00	0.00
First Floor	170.01	30.66	18.71	7.72	0.00	131.64
Second Floor	170.01	30.66	18.71	7.72	0.00	105.25
Third Floor	170.01	30.66	18.71	7.72	0.00	105.25
Fourth Floor	170.01	30.66	18.71	7.72	0.00	105.25
Fifth Floor	170.01	30.66	18.71	7.72	0.00	105.25
Terrace Floor	64.76	30.66	18.71	0.00	7.72	0.00
Total	1084.81	214.62	112.26	46.32	7.72	46.08
Total	1084.81	214.62	112.26	46.32	7.72	46.08

KEY PLAN
AS PER D.P. 2035
(SCALE:-1CM=79.20 MT.)

