



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
% 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	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

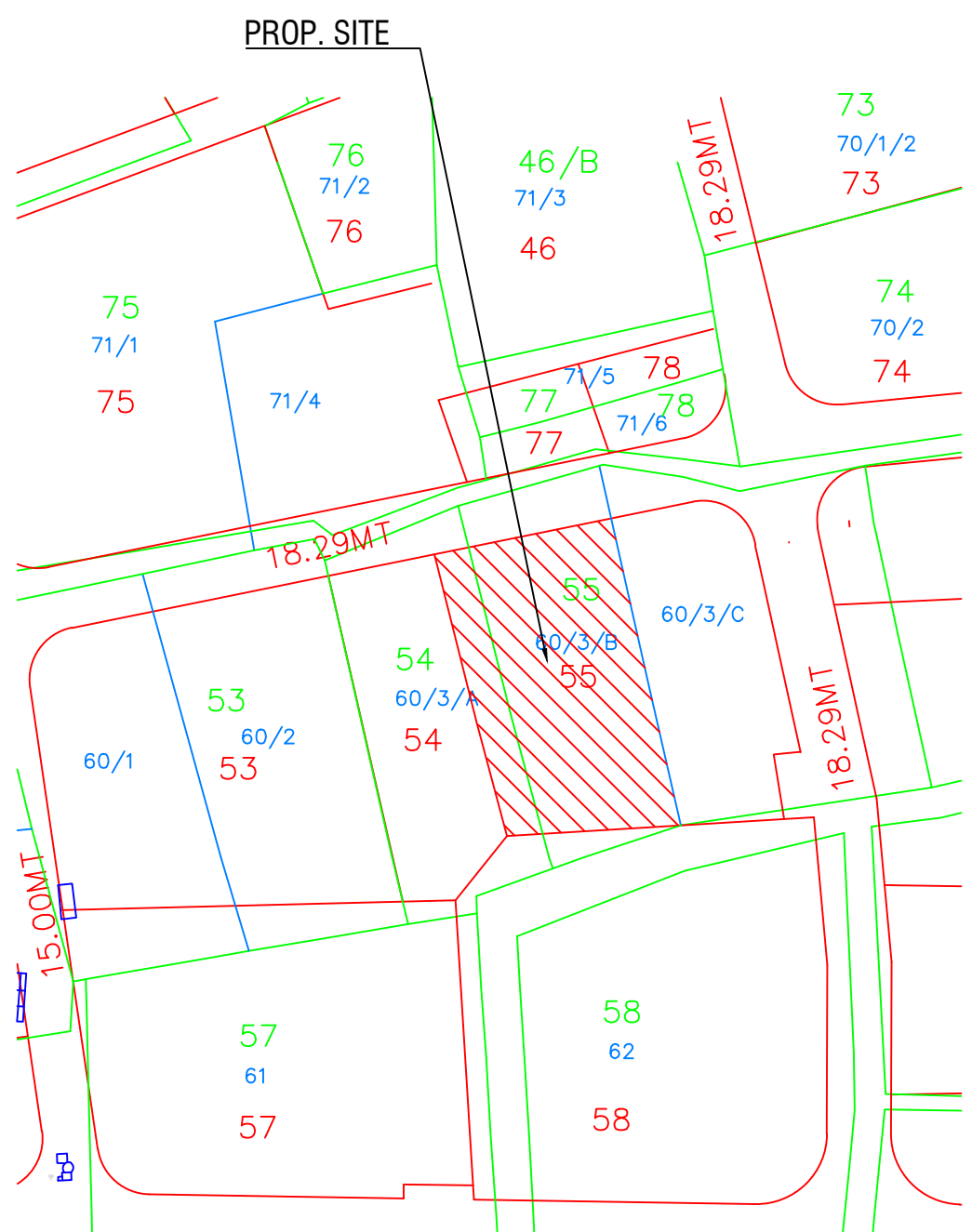
COLOR INDEX	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRIANAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

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.)
Ground Floor	64.01	47.89	64.01
First Floor	64.01	47.89	64.01
Second Floor	64.01	47.89	64.01
Terrace Floor	16.12	0.00	16.12
Total:	208.15	143.67	208.15

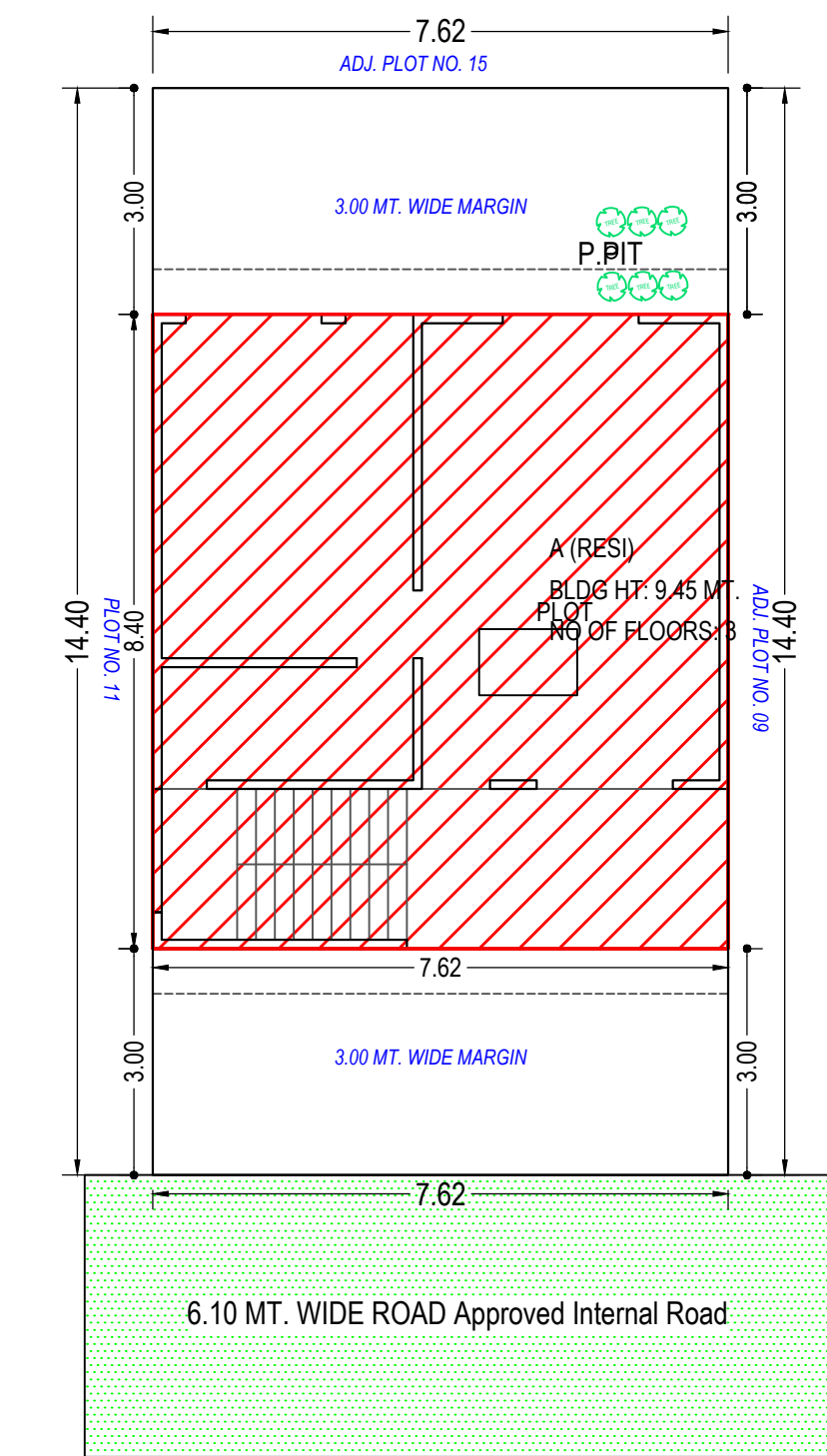
FSI & Tenement Details						
Building	No. of Same Bldg	Total Built Up Area (Sq. mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
A (RESI)	1	208.15	64.48	143.67	143.67	01
Grand Total :	1	208.15	64.48	143.67	143.67	01

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

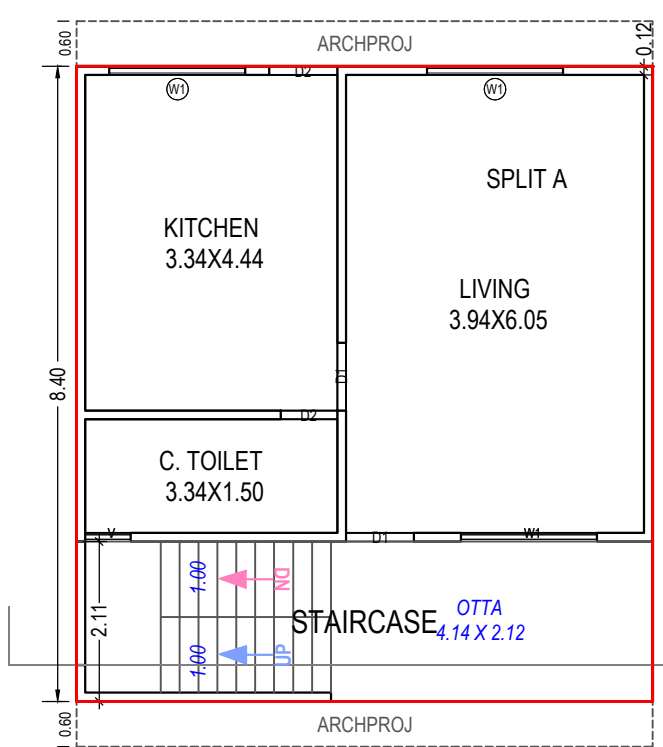
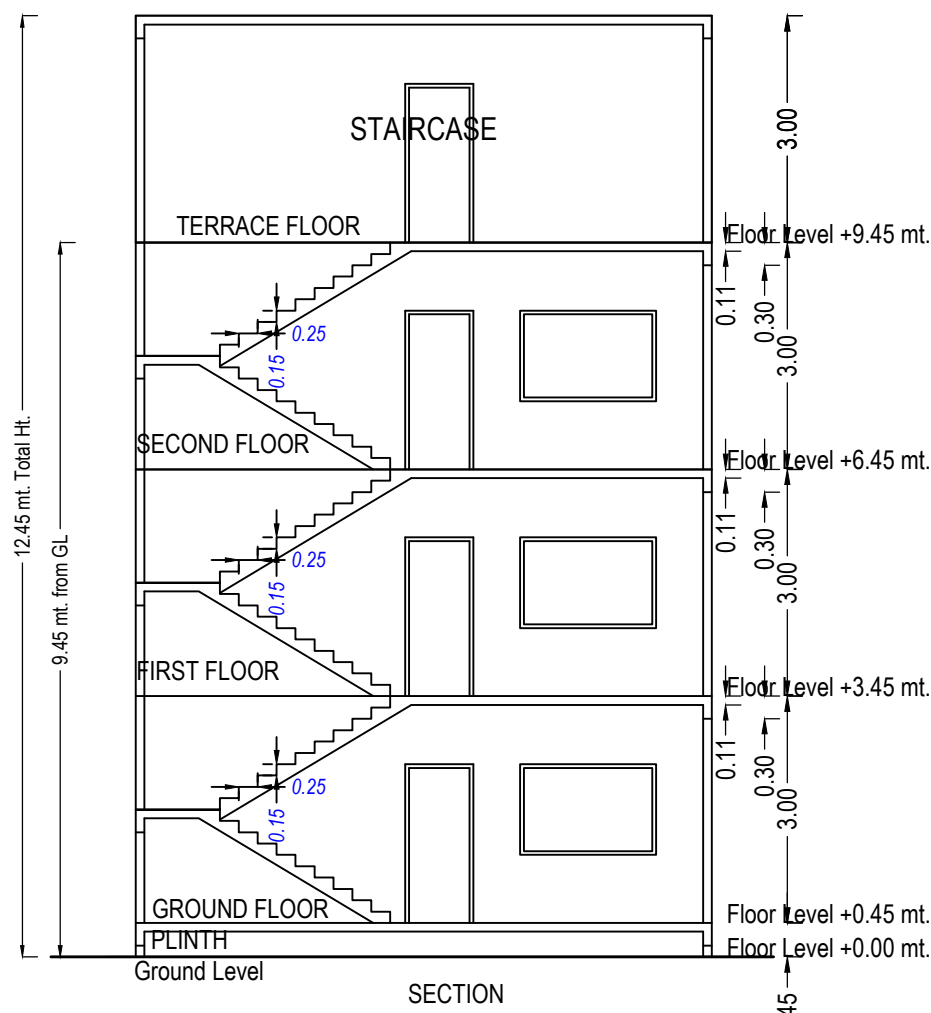
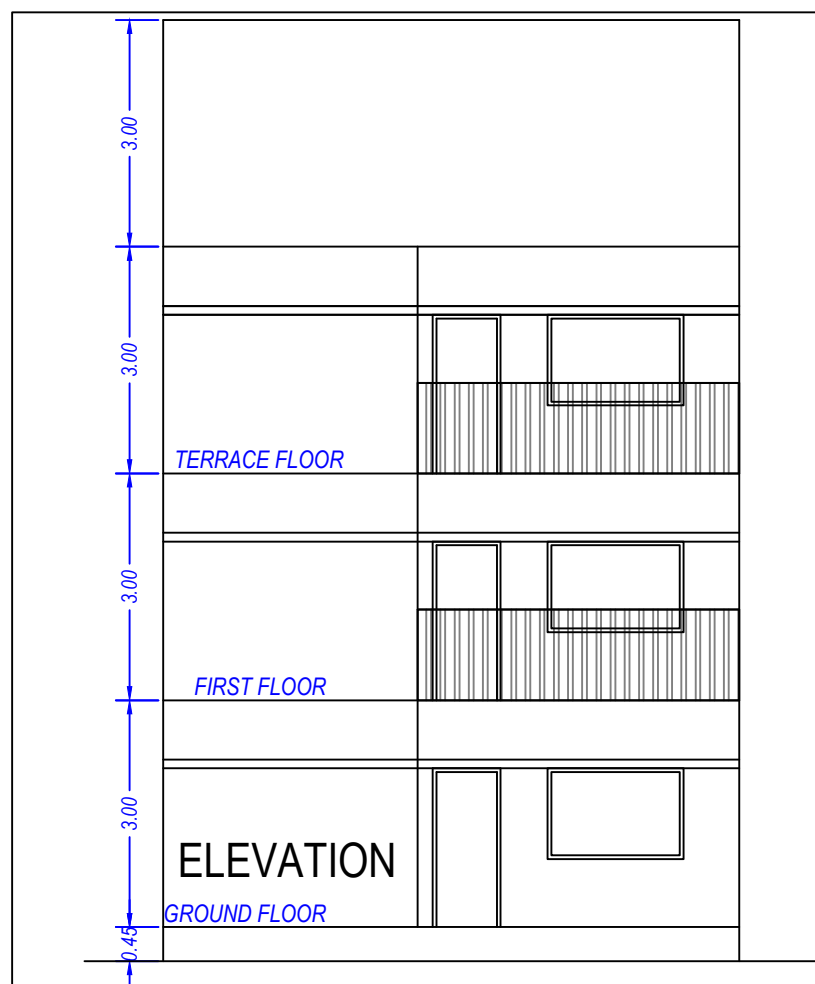
SITE PLAN
SCALE :- 1.00 CM = 5.00 MT.



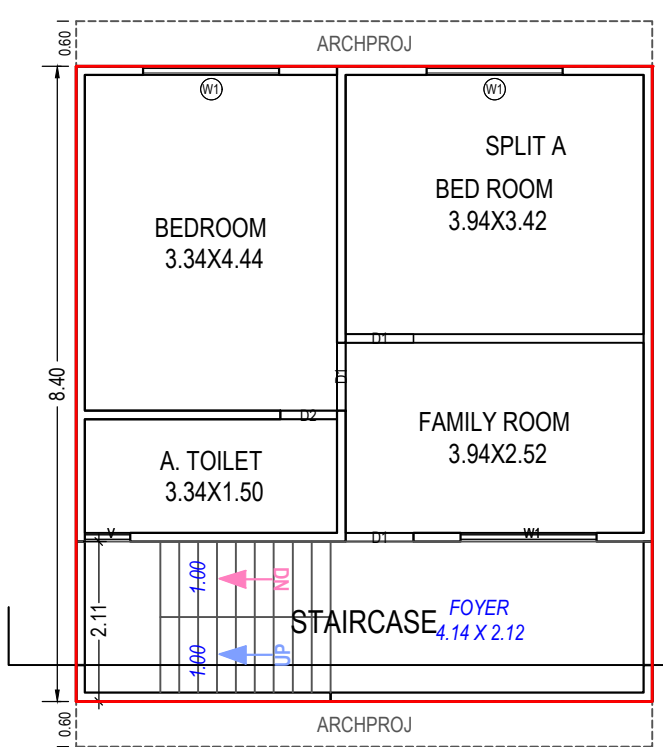
KEY PLAN
SCALE :- 1.00 CM = 5.00 MT.



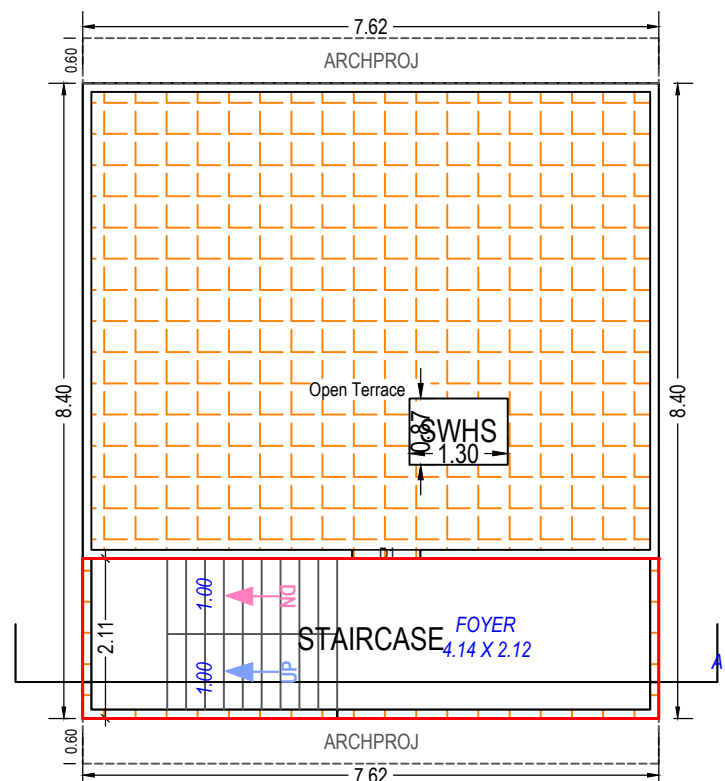
Site Plan
(Scale - 1:100)



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
Ground Floor	64.01	16.12	47.89	47.89	01
First Floor	64.01	16.12	47.89	47.89	00
Second Floor	64.01	16.12	47.89	47.89	00
Terrace Floor	16.12	16.12	0.00	0.00	00
Total:	208.14	64.48	143.67	143.67	01
Total Number of Same Buildings:	1				
Total:	208.14	64.48	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
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	64.01	64.01	3.76	16.12	01
	Total :		64.01	64.01	3.76	16.12	01
	Typical Floor = 1		64.01	64.01	3.76	16.12	01
TYPICAL - 1, 2 FLOOR PLAN	SPLIT A	DWELLING UNIT	64.01	64.01	4.58	16.12	00
	Total :		64.01	64.01	4.58	16.12	00
	Typical Floor = 2		128.02	128.02	9.16	32.24	00
Total:	-	-	192.03	192.03	12.91	48.35	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
A (RESI)	Residential	Individual Row House	Dwelling-2 (DW2)		1	GROUND FLOOR PLAN	Residential	Individual Row House	Residential FSI
						TYPICAL - 1, 2 FLOOR PLAN	Residential	Individual Row House	Residential FSI
						TERRACE FLOOR PLAN	Residential	Individual Row House	-

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

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

