

Inward No	ODPS/2021/054102	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT	VERSION NO. : 1.040
	VERSION DATE: 13/07/2021

PROJECT DETAIL :	
Site Address: SURVEY NO-314, F.P.3/1/1 OF T.P-94 (HATHIJAN-ROPADA), HATHIJAN, TA-VATVA, DIST-AHMEDABAD	Plot Use: Residential
Authority: Ahmedabad Municipal Corporation (AMC)	Plot SubUse: Apartment
Authority/Class: D1	Plot Use Group: Dwelling-3 (DW3)
Authority/Grade: Municipal Corporation	Land Use Zone: Residential Zone I
Project Type: Building Permission	Conceptualized Use Zone: R1
Nature of Development: NEW	
Development Area: Draft/Preliminary Town Planning Scheme	
SubDevelopment Area: Other Areas	
Special Project: NA	
Special Road: NA	
Site Address: SURVEY NO-314, F.P.3/1/1 OF T.P-94 (HATHIJAN-ROPADA), HATHIJAN, TA-VATVA, DIST-AHMEDABAD	
AREA DETAILS :	Sq.Mts

1. Area of Plot As per record	-	
Physical area measured at site		3400.00
Physical area measured at site		3400.00
7/12 or Document		3400.00
Plot area drawn as per Site		3420.80
Area of Plot Considered		3400.00

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		3400.00
% of Common Plot (Reqd.)		423.52
% of Common Plot (Prop)		423.52
Common Plot		2976.48
Balance area of Plot(1 - 4)		3400.00
Plot Area For Coverage		3400.00
Plot Area For FSI		6120.00
Perm. FSI Area (1.80)		6120.00
5. Total Perm. FSI area		6120.00
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (21.26 %)		722.74
Total Prop. Coverage Area (21.26 %)		722.74
Balance coverage area (- %)		0.00

	Proposed Built up	Existing/ Approved BUArea	Proposed F.S.I	Existing/ Approved F.S.I
Ground Floor	722.74	0.00	627.07	0.00
First Floor	721.70	0.00	627.07	0.00
Second Floor	634.75	0.00	540.12	0.00
Terrace Floor	99.66	0.00	0.00	0.00
Total Area:	2178.85	0.00	1794.26	0.00
Total FSI Area:			1794.26	
Total BuiltUp Area:			2178.85	
Proposed F.S.I. consumed:			0.53	

B. Tenement Statement	
1. Tenement Proposed At:	
G.F.	14.00
All Floors	26.00
2. Total Tenements (3 + 4)	40
C. Parking Statement	
1. Parking Space Required as per Regulations:	358.86
2. Proposed Parking Space:	398.75

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	

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
C (BLOCK)	1	490.83	45.84	45.50	407.55	09
B (BLOCK)	1	490.83	45.84	45.50	407.55	09
A (BLOCK)	1	616.88	45.84	44.72	533.57	12
D E (BLOCK)	1	580.31	95.76	38.96	445.59	10
Grand Total :	4	2178.85	233.28	174.68	1794.26	40

Required Parking

Building Name	Type	SubUse	Area	Reqd.	Prop.	Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
C (BLOCK)	Residential	Apartment	0.0 - 80	1	-	407.54	81.51	8.15
B (BLOCK)	Residential	Apartment	0.0 - 80	1	-	407.54	81.51	8.15
A (BLOCK)	Residential	Apartment	0.0 - 80	1	-	533.58	106.72	10.67
D E (BLOCK)	Residential	Apartment	0.0 - 80	1	-	445.59	89.12	8.91
Total:						358.86	179.44	35.88

Layout Approved Details

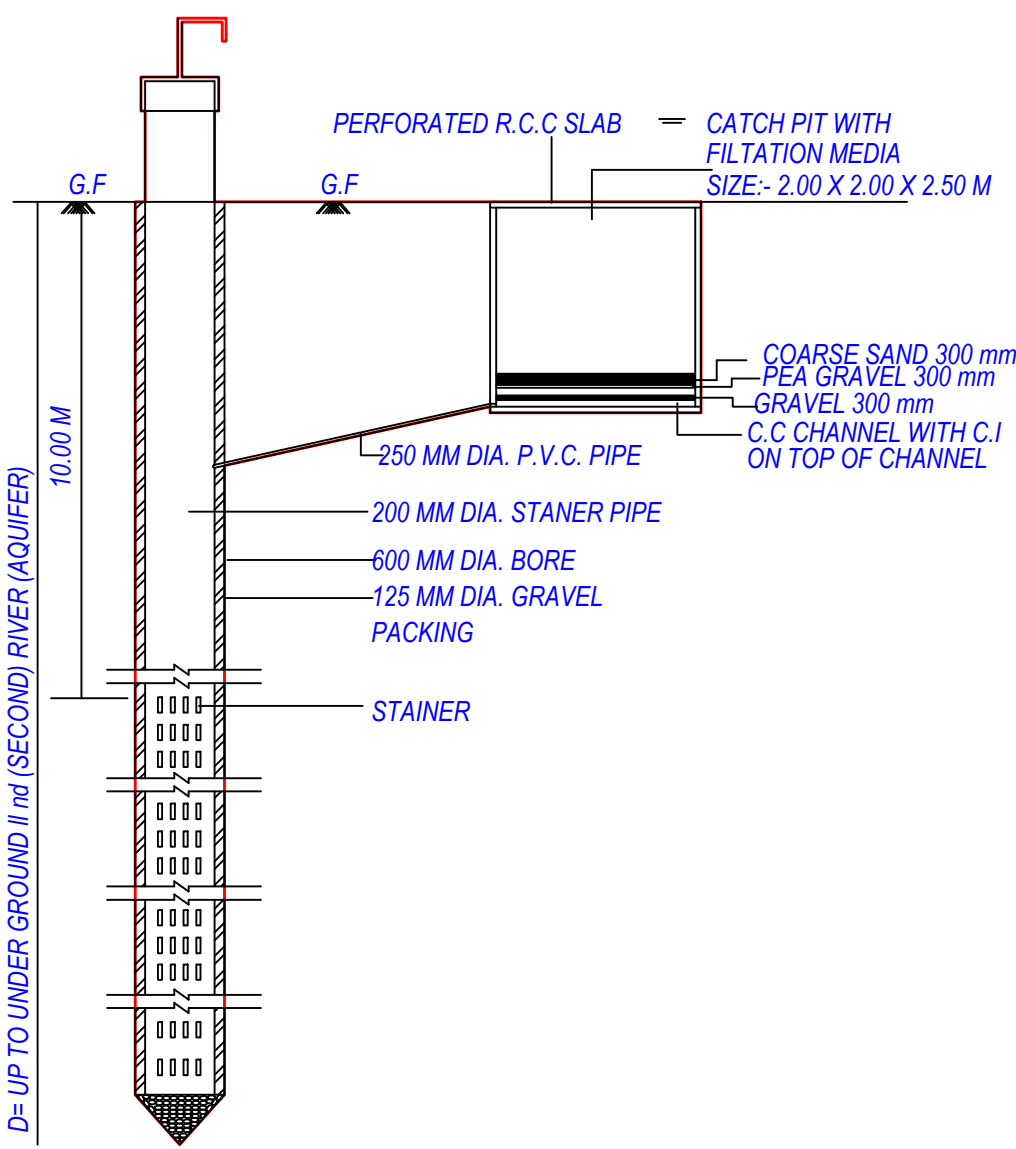
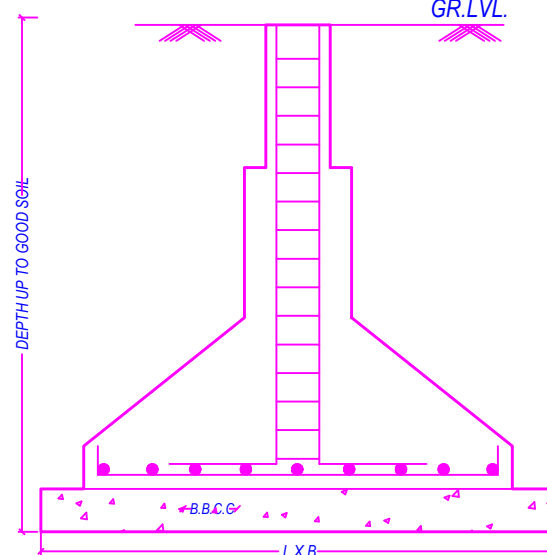
Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No		

Tree Details (Table 3h)

Plot	Name	Reqd	Prop
PLOT	Tree	85	87

Common Plot Area

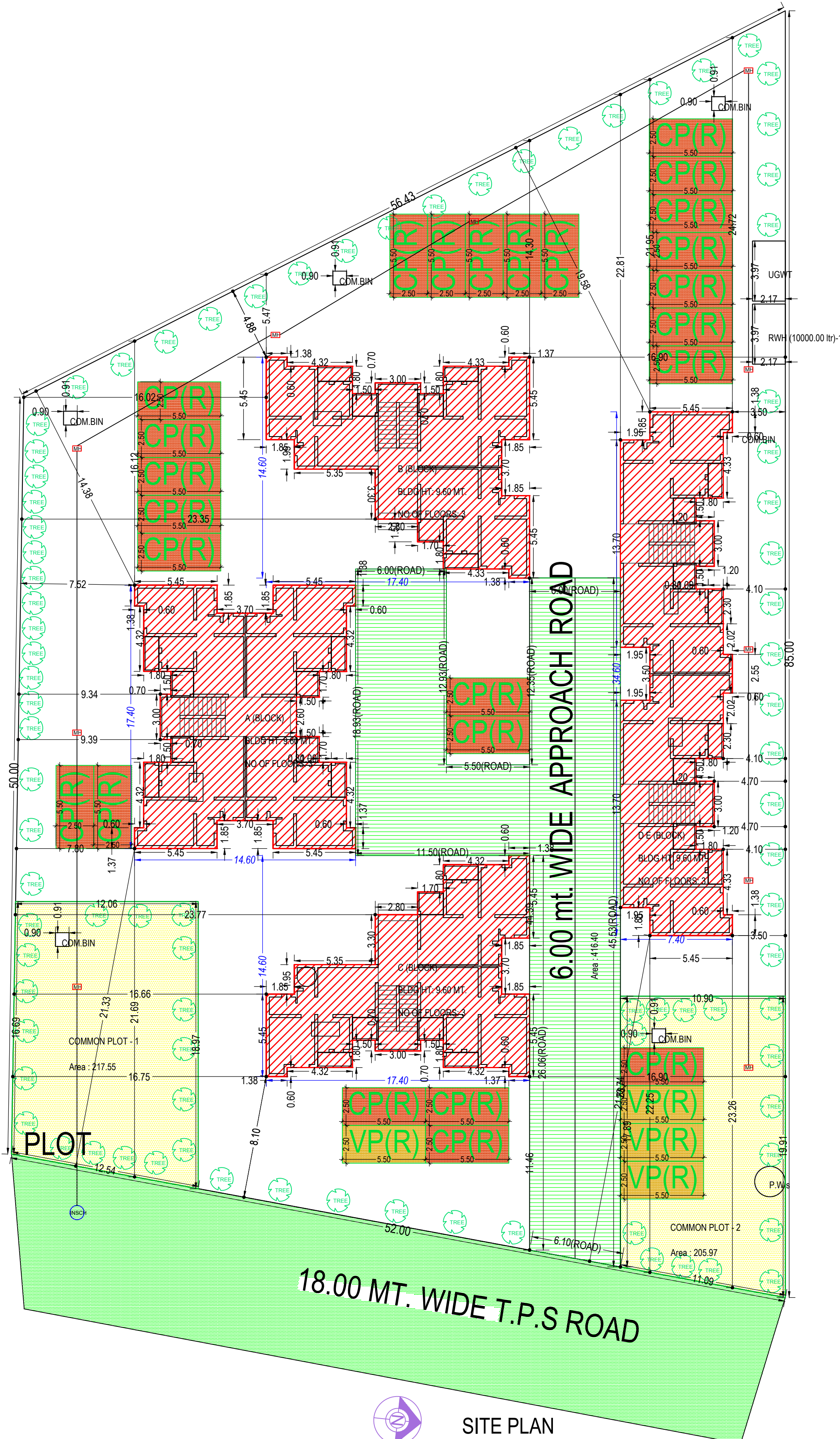
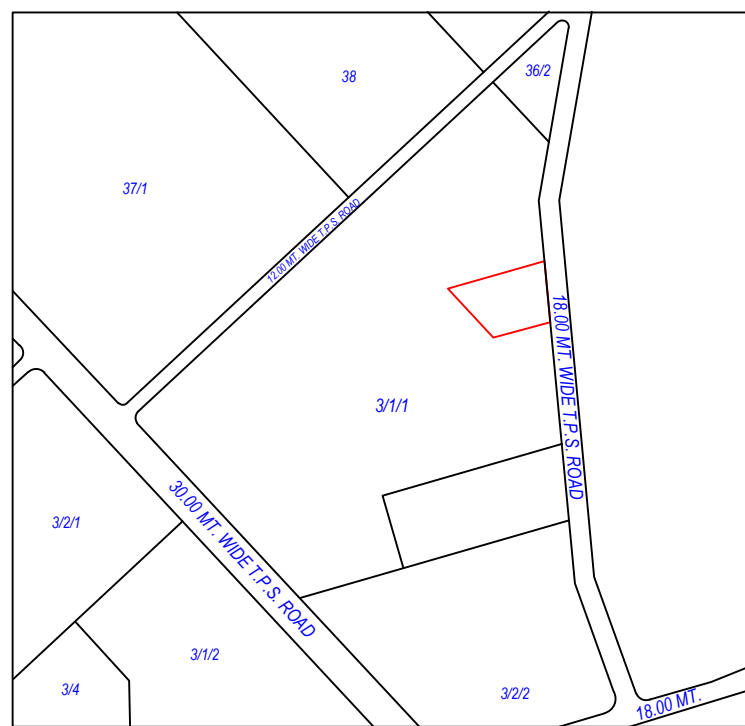
Name	Prop. Area
COMMON PLOT - 1	217.55
COMMON PLOT - 2	205.97



FOR BUILDING UNIT 1500.00 SQ.MTS. OR MORE AND UP TO 4000.00 SQ.MTS. AND PART THERE OF IT.
NOTE:- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER (THIS IS ONLY SKETCH PLAN)

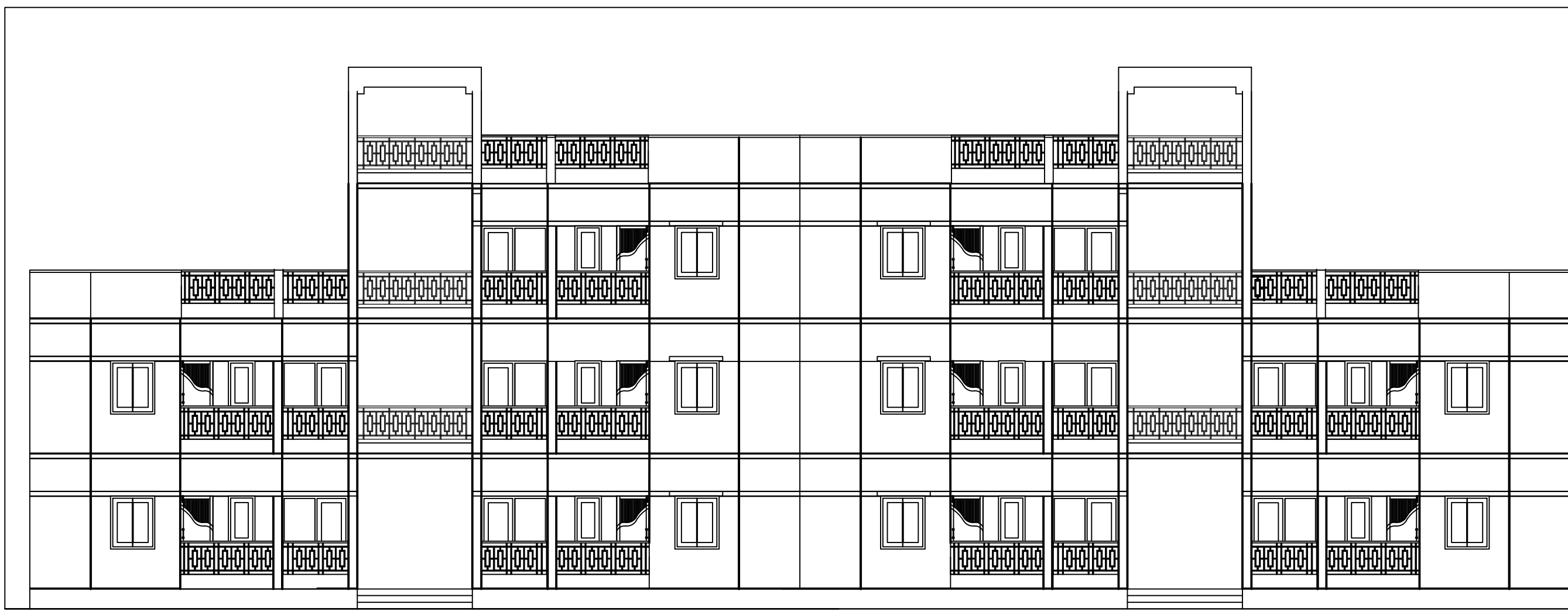
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
C (BLOCK)	Residential	Apartment		9	GROUND FLOOR PLAN TYPICAL - 1-2 FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment
B (BLOCK)	Residential	Apartment		9	GROUND FLOOR PLAN TYPICAL - 1-2 FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment
A (BLOCK)	Residential	Apartment		12	GROUND FLOOR PLAN TYPICAL - 1-2 FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment
D E (BLOCK)	Residential	Apartment		10	GROUND FLOOR PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN TERRACE FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment

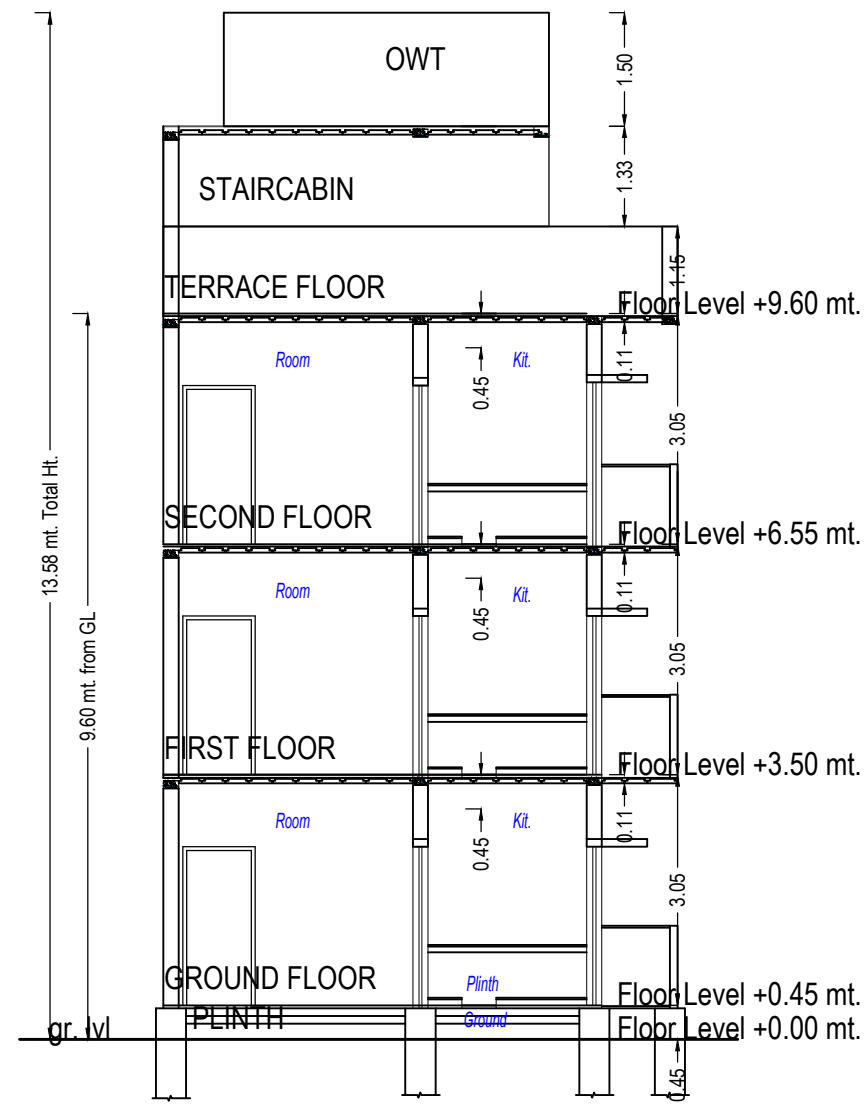


SITE PLAN
(Scale - 1:200)

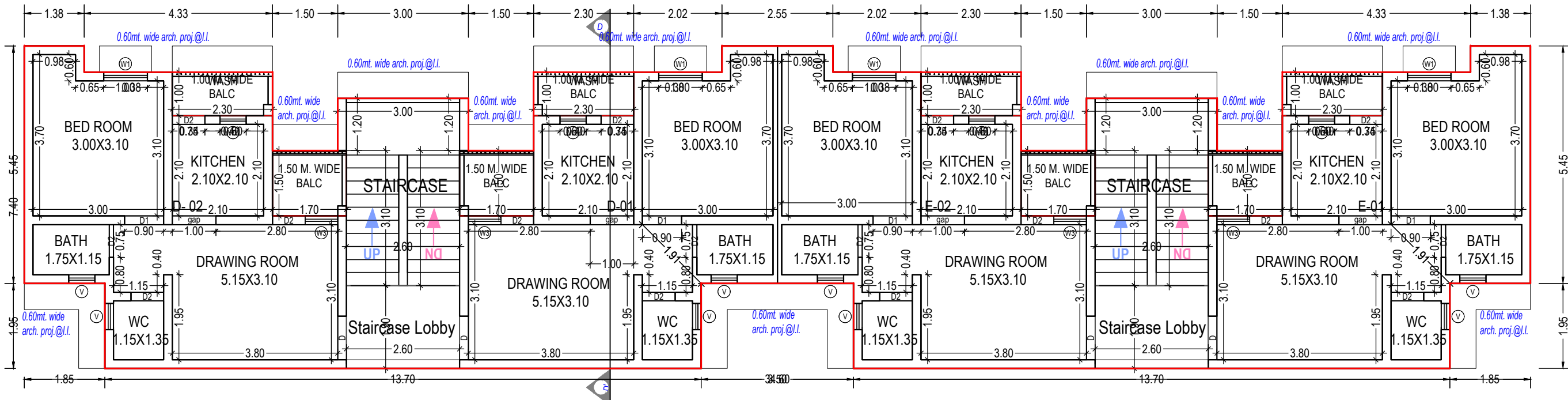
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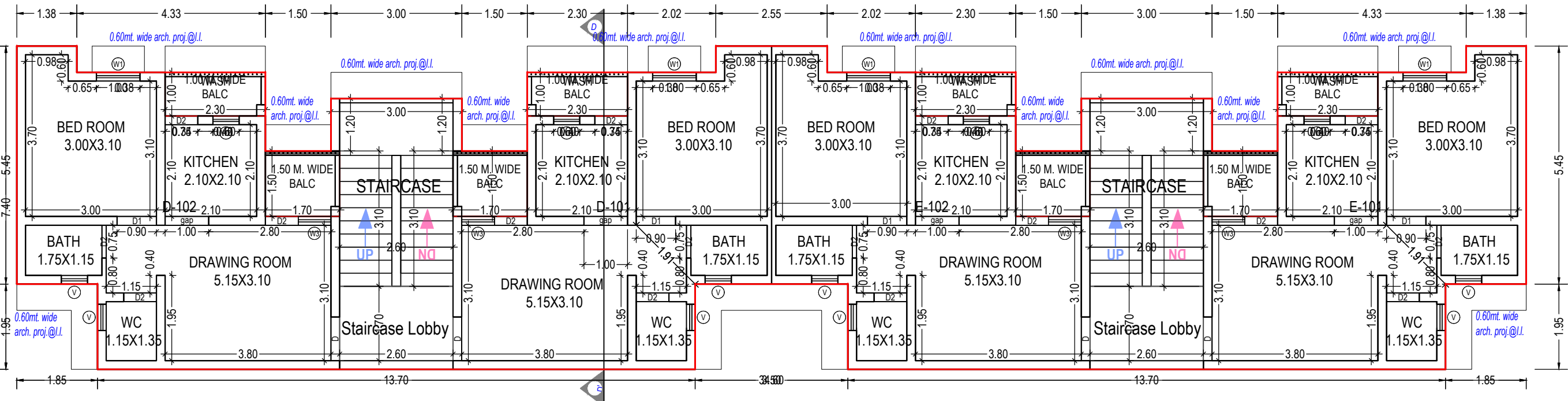
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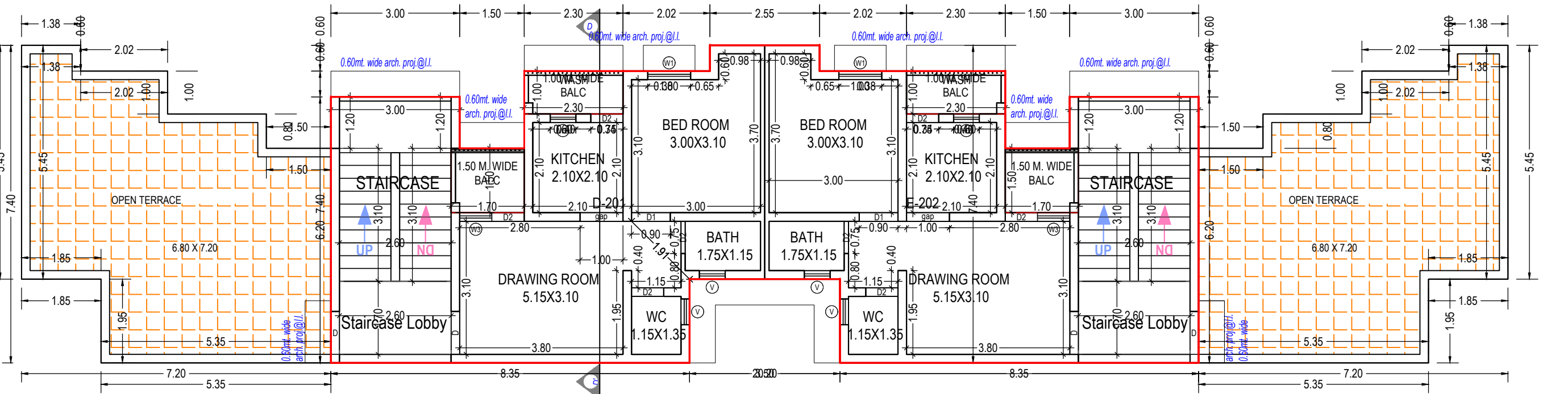
Section



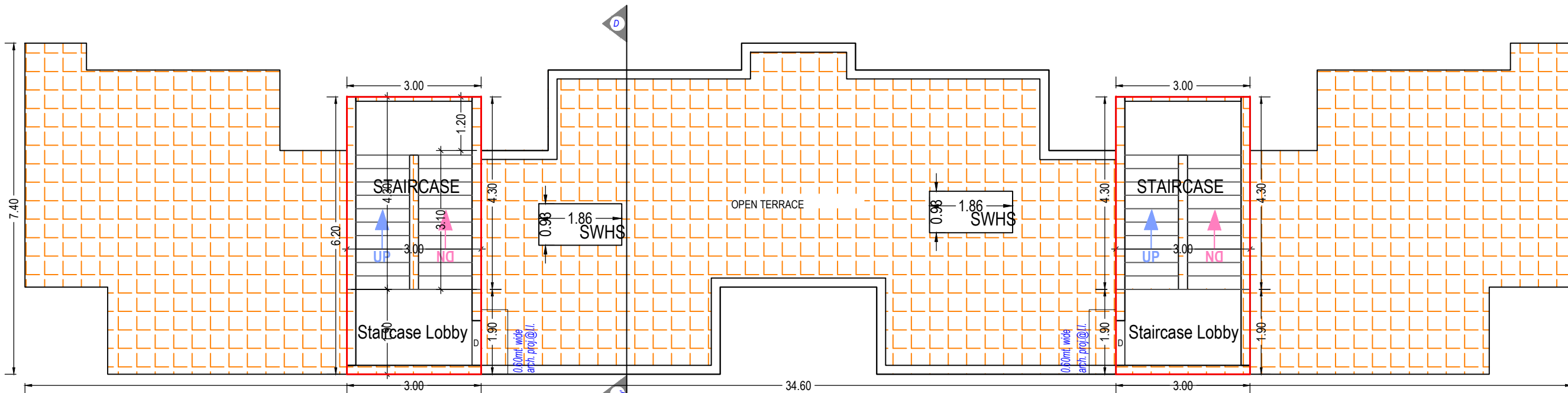
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building D E (BLOCK)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions Area in Sq.mtl	Carpet Area	No. of Unit
GROUND FLOOR PLAN	D-02	FLAT	41.93	41.93	6.16	35.77	04
	D-01	FLAT	41.38	41.38	5.62	35.76	
	E-01	FLAT	41.93	41.93	6.16	35.77	
	E-02	FLAT	41.38	41.38	5.62	35.76	
	Total		166.62	166.62	23.56	143.06	04
FIRST FLOOR PLAN	D-101	FLAT	41.38	41.38	5.61	35.77	04
	D-102	FLAT	42.18	42.18	6.16	36.02	
	E-101	FLAT	41.93	41.93	6.16	35.77	
	E-102	FLAT	41.38	41.38	5.62	35.76	
	Total		166.87	166.87	23.55	143.32	04
SECOND FLOOR PLAN	D-201	FLAT	41.38	41.38	5.61	35.77	02
	E-202	FLAT	41.38	41.38	5.62	35.76	
	Total		82.76	82.76	11.23	71.53	02
	Total per Floor		82.76	82.76	11.23	71.53	02

Building D E (BLOCK)

Floor Name	Total Built Up Area (Sq.mtl)	Deductions from FSI Area in Sq.mtl	Proposed FSI Area (Sq.mtl)	Total FSI Area (Sq.mtl)	No. of Unit
Ground Floor	210.02	23.32	9.88	176.82	04
First Floor	210.02	23.32	8.84	177.86	04
Second Floor	123.07	23.32	8.84	90.91	02
Terrace Floor	37.20	25.80	11.40	0.00	00
Total	580.32	95.76	38.96	445.59	10
Same	1				

Staircase Checks (Table 8a-1)

Floor Name	StairCase	Flight Width	Tread Width	Riser Height
Ground Floor	STAIRCASE	1.20	0.30	0.15
First Floor	STAIRCASE	1.20	0.30	0.15
Second Floor	STAIRCASE	1.20	0.30	0.15
Terrace Floor	STAIRCASE	1.20	0.30	0.15
Total	STAIRCASE	1.20	0.30	0.15

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR PLAN	1.50 X 1.70 X 4 X 1	10.20	19.40
First Floor	1.50 X 2.30 X 4 X 1	9.20	
Second Floor	1.50 X 1.70 X 4 X 1	10.20	19.40
First Floor Plan	1.00 X 2.30 X 4 X 1	9.20	
Second Floor Plan	1.50 X 1.70 X 2 X 1	5.10	9.70
Terrace Floor	1.50 X 2.30 X 2 X 1	4.60	
Total			48.50

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D E (BLOCK)	D2	0.75	2.10	40
D E (BLOCK)	D1	0.90	2.10	10
D E (BLOCK)	D3	1.00	2.10	10
D E (BLOCK)	D	1.00	2.10	10

SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D E (BLOCK)	V	0.60	1.00	20
D E (BLOCK)	W2	0.60	1.20	10
D E (BLOCK)	W3	0.75	1.20	10
D E (BLOCK)	W1	1.00	1.20	10

OWNER'S NAME AND SIGNATURE
EX ENGINEER OF GUJARAT HOUSING BOARD

ARCHITECT'S NAME AND SIGNATURE
STRUCTURE ENGINEER
KHELAN BHUPESHBHAI
PARMAR
DTERH04062501039
001SE04062500457

SUPERVISOR'S NAME AND SIGNATURE
DATE OF APPROVAL
06/09/2024
DESIGNATION OF APPROVER
Assistant-Town Development Officer

