



AREA STATEMENT		VERSION NO. : 1.0.53	Sheet	1/1
PROJECT DETAIL :		VERSION DATE: 18/11/2022	Scale	1:100
Authority: Surat Municipal Corporation (SMC)	PLOT Use: Residential			
AuthorityClass: D1	PLOT SubUse: Apartment			
AuthorityGrade: Municipal Corporation	PLOT Use Group: Dwelling-3 (DW3)			
Project Type: Building Permission	PLOT Category: NA			
Nature of Development: NEW	Land Use Zone: Cantal			
Development Area: Non TP Area	Conceptualized Use Zone: GM			
SubDevelopment Area: Other Areas				
Special Project: NA				
Special Road: NA				
Site Address: C.S. NO.21, BHESAN GAM, SURAT.				
AREA DETAILS :		Sq.Mts.		
1. Area of Plot As per record		-		
Plot Validation Certificate		357.99		
Physical area measured at site		357.99		
Property Card		357.99		
Plot area drawn as per Site		362.31		
Area of Plot Considered		357.99		
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		357.99		
% of Common Plot (Reqd.)		0.00		
4. % of Common Plot (Prop)		0.00		
Balance area of Plot(1 - 4)		357.99		
Plot Area For Coverage		357.99		
Plot Area For FSI		357.99		
Perm. FSI Area (2.00)		715.98		
Total Perm. fsi area		715.98		
6. Total Built up area permissible at:				
a. Ground Floor (75.00 %)		268.49		
Proposed Coverage Area (67.71 %)		242.41		
Total Prop. Coverage Area (67.71 %)		242.41		
Balance coverage area (7.29 %)		26.08		
Proposed Area at:				
Parking Floor	241.73	0.00	241.73	0.00
First Floor	242.37	0.00	242.37	0.00
Second Floor	242.37	0.00	242.37	0.00
Third Floor	242.37	0.00	242.37	0.00
Fourth Floor	96.60	0.00	96.60	0.00
Terrace Floor	60.57	0.00	60.57	0.00
Total Area:	1126.01	0.00	1126.01	0.00
Total FSI Area:			714.83	714.83
Total Builtup Area:			1126.00	1126.00
Proposed F.S.I. consumed:			2.00	2.00
B. Tenement Statement				
1. Tenement Proposed At:				
All Floors			13.00	
2. Total Tenements (3 + 4)			13	
C. Parking Statement				
1. Parking Space Required as per Regulations:			142.96	
2. Proposed Parking Space:			311.89	

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.)
Parking Floor	241.73	0.00	241.73	0.00
First Floor	242.37	215.15	242.37	215.15
Second Floor	242.37	215.15	242.37	215.15
Third Floor	242.37	215.15	242.37	215.15
Fourth Floor	96.60	69.38	96.60	69.38
Terrace Floor	60.57	0.00	60.57	0.00
Total:	1126.01	714.83	1126.01	714.83

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
			StairCase	Lift	Lift Machine	Accessory Use	Parking	Resi.			
RESI (BUILDING)	1	1126.01	86.95	28.71	30.60	14.75	17.77	20.36	212.05	714.83	13
Grand Total :	1	1126.01	86.95	28.71	30.60	14.75	17.77	20.36	212.05	714.83	13

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car
				Reqd.	Prop.			
RESI (BUILDING)	Residential	Apartment	0.0 - 80	1	-	714.82	142.96	71.48
			> 80.0	-	-			
			0 - 0	-	-			
Total:						142.96	71.48	14.30

Parking Check (Table 7b)

Use Type	Car				Visitor's Car				TwoWheeler				Total Parking Area			
	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.
Residential	71.48	167.65	0	0	14.30	64.45	0	1	0.00	79.80	0	0	142.96	311.89	-	-
Total	71.48	167.65	0	0	14.30	64.45	0	1	0.00	79.80	0	0	142.96	311.89	-	-

OWNERS NAME AND SIGNATURE

Ajithai Ishwarthi Patel

ARCHITECT'S NAME & SIGNATURE

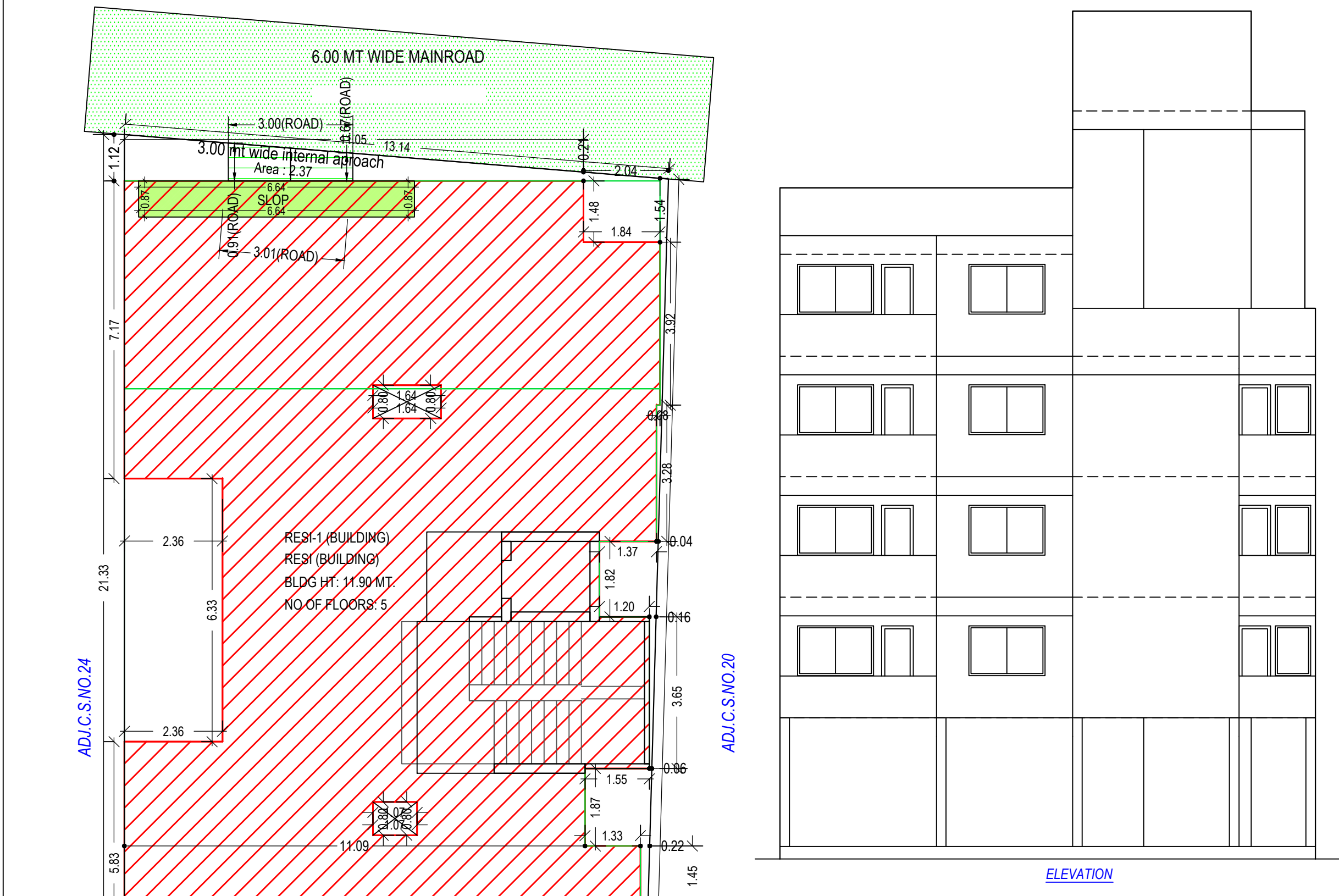
MANANI PRASHANTHAI SHETH

SUPERVISOR'S NAME & SIGNATURE

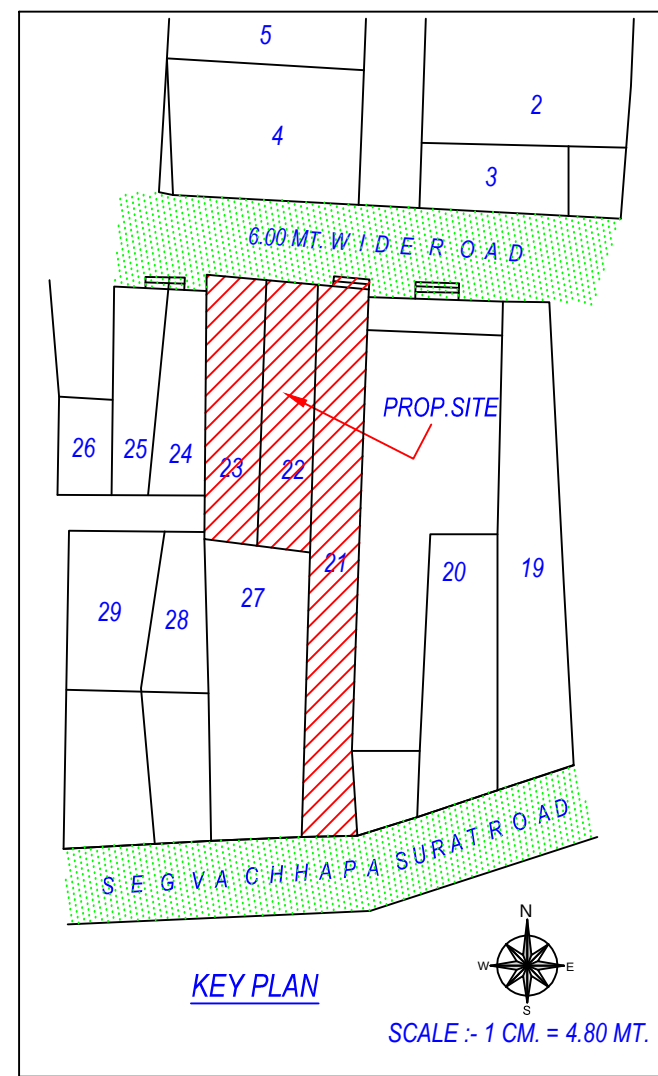
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DATE OF APPROVAL

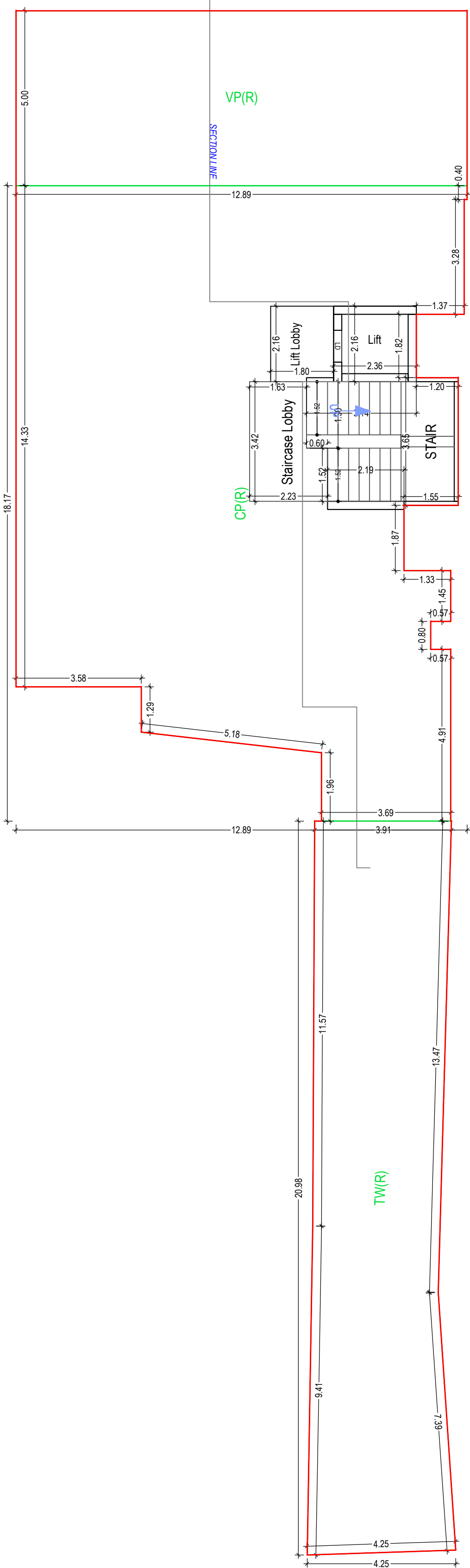
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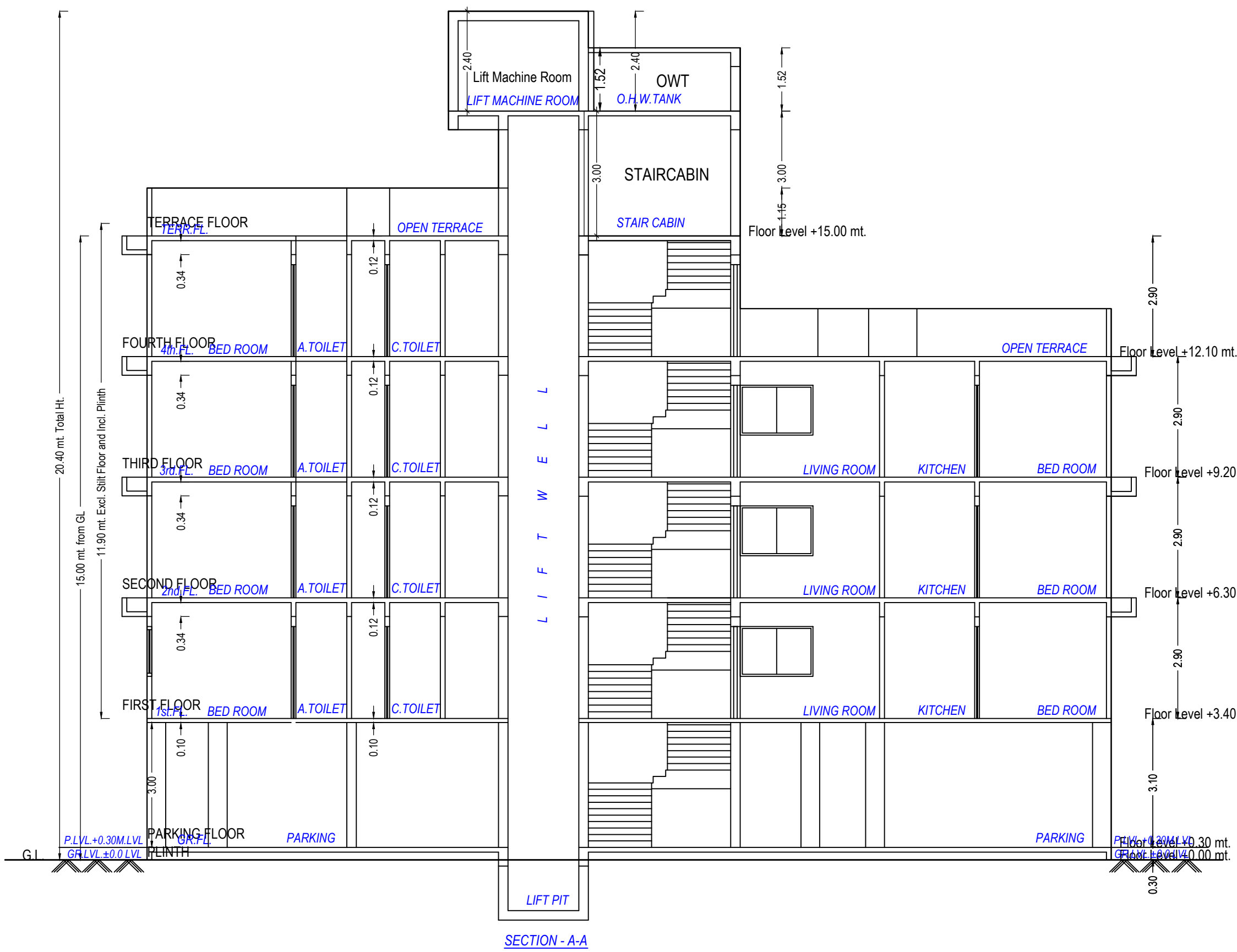
SITE PLAN
(Scale - 1:100)



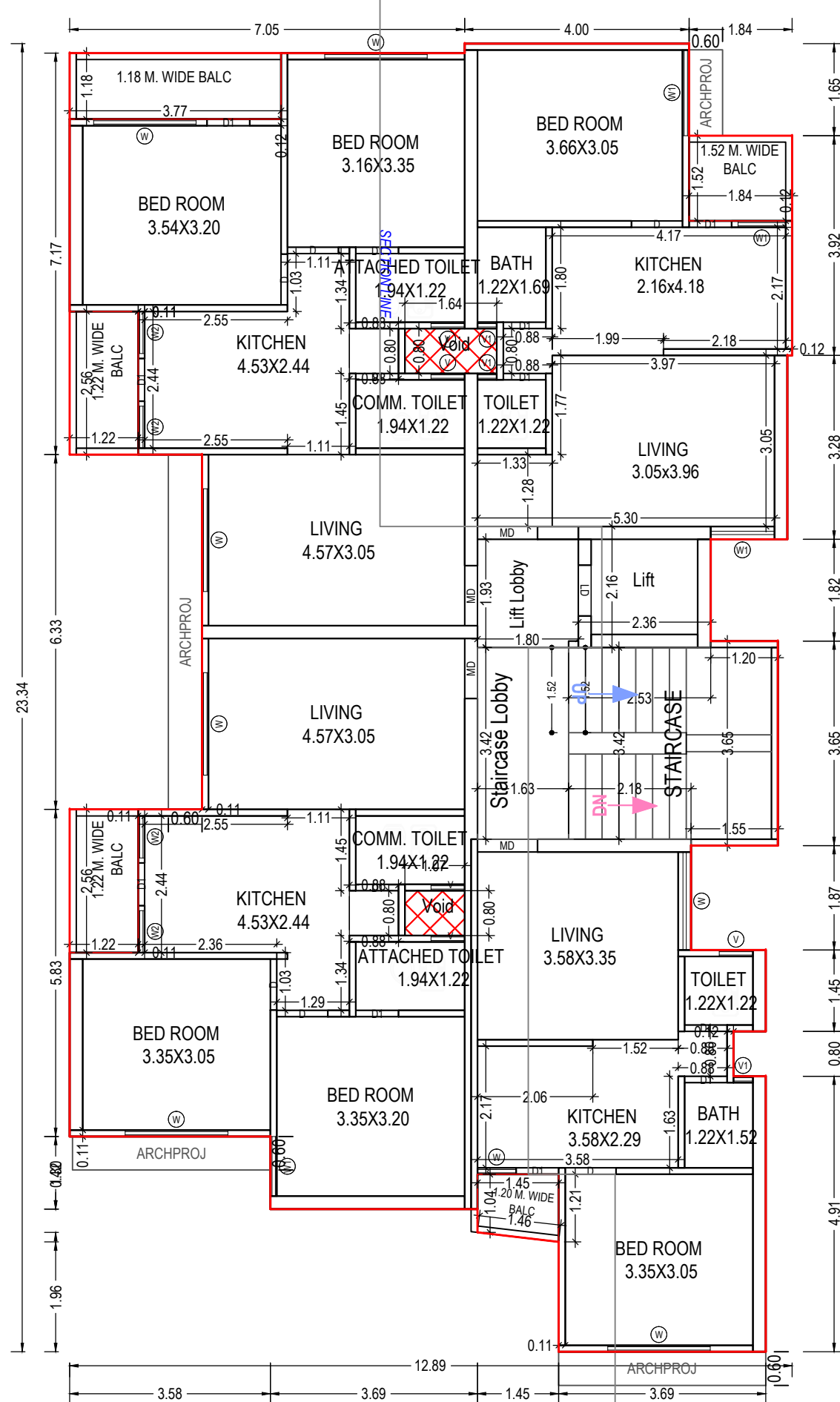
KEY PLAN
SCALE - 1 CM = 4.80 MT



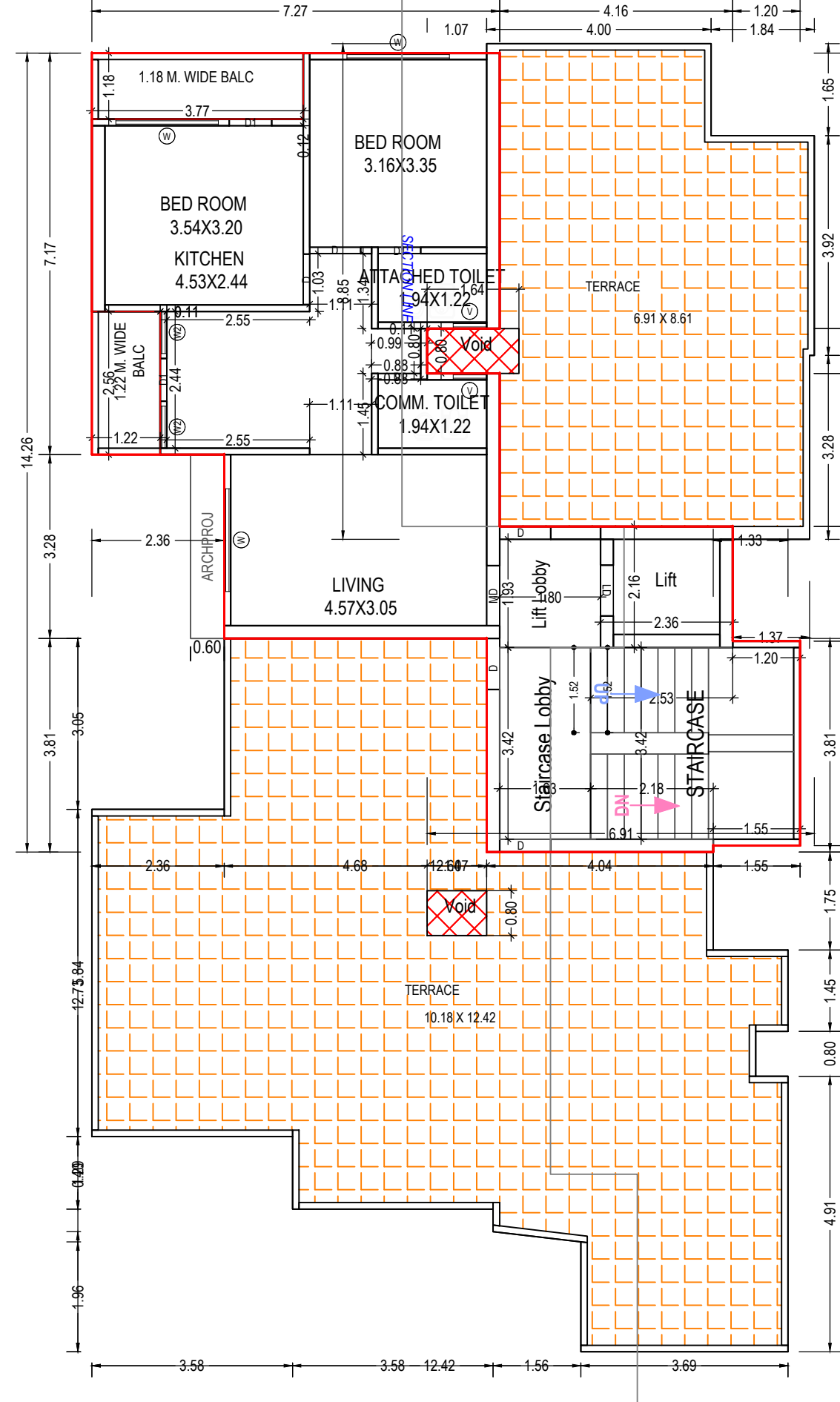
PARKING FLOOR PLAN
(SCALE 1:100)



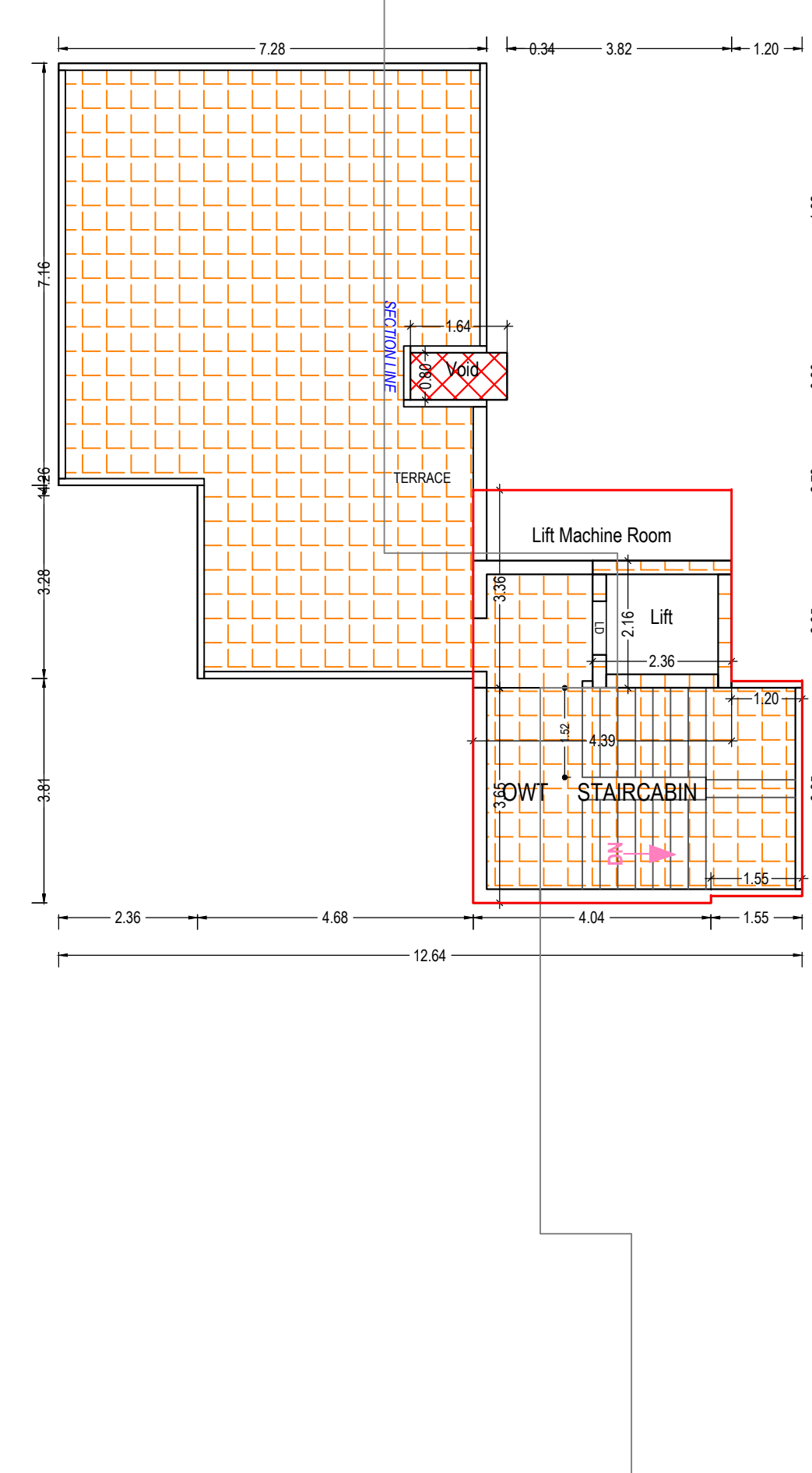
SECTION - A-A



TYPICAL -1-3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :RESI (BUILDING)

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	Lift	Lift Machine	Accessory Use	Parking	Resi.			
Parking Floor	241.73	14.23	6.47	5.10	0.00	3.89	0.00	212.05	0.00	00
First Floor	242.37	13.09	5.56	5.10	0.00	3.47	0.00	215.15	215.15	04
Second Floor	242.37	13.09	5.56	5.10	0.00	3.47	0.00	215.15	215.15	04
Third Floor	242.37	13.09	5.56	5.10	0.00	3.47	0.00	215.15	215.15	04
Fourth Floor	96.60	13.09	5.56	5.10	0.00	3.47	0.00	69.38	69.38	01
Terrace Floor	60.57	20.36	0.00	5.10	14.75	0.00	20.36	0.00	0.00	00
Total:	1126.00	86.95	28.71	30.60	14.75	17.77	20.36	714.83	714.83	13
Total Number of Same Buildings:	1									
Total:	1126.00	86.95	28.71	30.60	14.75	17.77	20.36	714.83	714.83	13

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESI (BUILDING)	V1	0.35	1.00	09
RESI (BUILDING)	V	0.60	1.00	17
RESI (BUILDING)	W	0.69	2.44	03
RESI (BUILDING)	W2	0.75	1.20	14
RESI (BUILDING)	W1	0.85	1.20	03
RESI (BUILDING)	W1	1.07	1.20	03
RESI (BUILDING)	W1	1.14	2.44	03
RESI (BUILDING)	W1	1.53	1.20	03
RESI (BUILDING)	W	1.75	1.20	03
RESI (BUILDING)	W	1.83	1.20	21

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1-3 FLOOR PLAN	1.22 X 2.56 X 2 X 3	18.72	45.36
	1.18 X 3.77 X 1 X 3	13.35	
	1.52 X 1.84 X 1 X 3	8.40	
	1.20 X 1.46 X 1 X 3	4.89	
FOURTH FLOOR PLAN	1.22 X 2.56 X 1 X 1	3.12	7.57
	1.18 X 3.77 X 1 X 1	4.45	
Total	-	-	52.93

UnitBUA Table for Building :RESI (BUILDING)

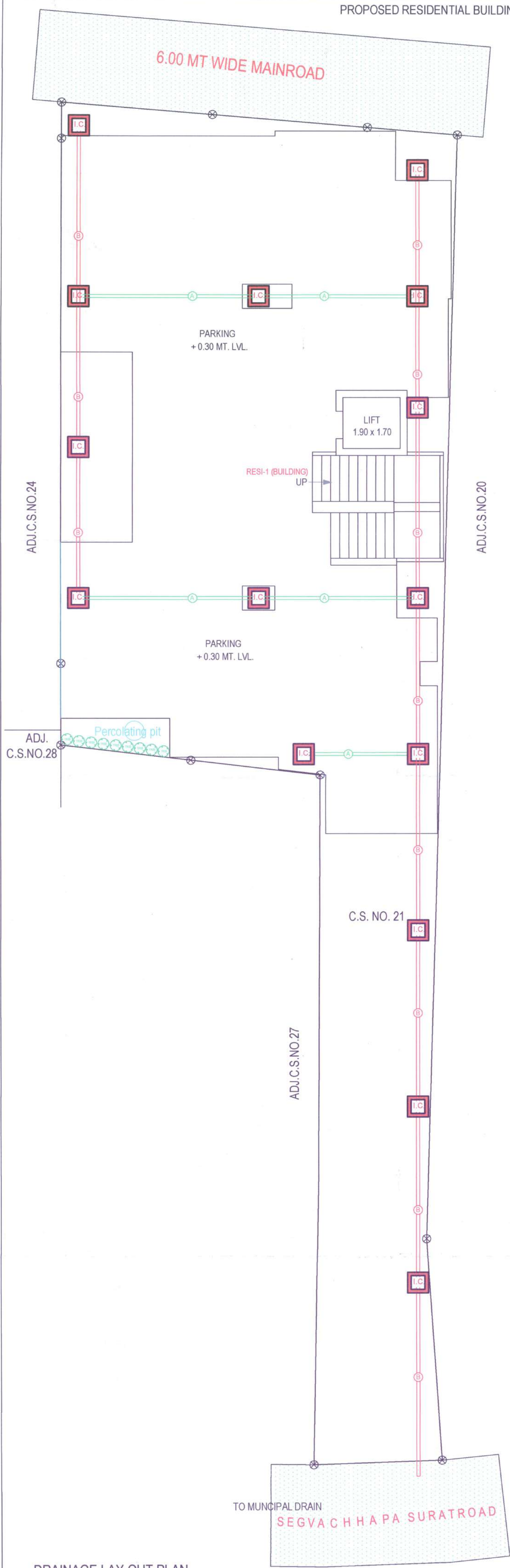
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
TYPICAL -1-3 FLOOR PLAN	101,201,301	FLAT	41.74	0.00	41.74	5.31	36.43	04
	102,202,302	FLAT	62.03	0.85	61.18	6.11	55.07	
	103,203,303	FLAT	62.62	0.00	62.62	4.32	58.30	
	104,204,304	FLAT	46.49	0.00	46.49	3.68	42.81	
	Total :		212.88	0.85	212.03	19.42	192.61	
FOURTH FLOOR PLAN	403	FLAT	62.62	0.00	62.62	4.32	58.30	01
	Total :		62.62	0.00	62.62	4.32	58.30	
	Total per Floor :		62.62	0.00	62.62	4.32	58.30	
	Total :		62.62	0.00	62.62	4.32	58.30	
	Total :		62.62	0.00	62.62	4.32	58.30	
Total:	-	-	701.26	2.56	698.71	62.57	636.13	13

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.52	0.30	0.14
TYPICAL -1-3 FLOOR PLAN	STAIRCASE	1.52	0.30	0.15
FOURTH FLOOR PLAN	STAIRCASE	1.52	0.30	0.15
TERRACE FLOOR PLAN	STAIRCABIN	1.52	0.30	0.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESI (BUILDING)	D1	0.76	2.21	43
RESI (BUILDING)	D	0.91	2.21	20
RESI (BUILDING)	MD	1.07	2.21	13



DRAINAGE LAY OUT PLAN

FOR, AJIT I. PATEL
Ajit I. Patel
PROPRIETOR

SCHEDULE	
SR.NO.	ITEM
1	CHAMBER - (4'-0" DIA.)
2	I.C. -(2'-3" x 2'-3")
(A)	1500 STONE WARE PIPE 1:100
(B)	2000 STONE WARE PIPE



PROJECT OWNER:	PROPOSED LOWRISE RESIDENTIAL BUILDING AT BHESAN
CONTENT:	DRAINAGE LAY OUT PLAN

SHETH DESIGN CONSULTANTS LLP
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SCALE : N.T.S.