

A	AREA STATEMENT	VERSION NO.: 1.0.6
		VERSION DATE: 10/08/2018
	PROJECT DETAIL :	
	Site Address: TPSName: 20, RevenueNo: 432+436, GamtalNo: 1295+1296+1297, F.P.No: 79 , CitySurveyWardNo: 6	Plot Use: Residential
	Authority: Vadodara Municipal Corporation (VMC)	Plot SubUse: Residential Apartment Bldg
	AuthorityClass: D1	Plot Use Group: NA
	AuthorityGrade: Municipal Corporation	Land Use Zone: Residential Zone I
	CaseTrack: Regular	Conceptualized Use Zone: R1
	Project Type: Building Permission	
	Nature of Development: NEW	
	Development Area: Final Town Planning Scheme	
	SubDevelopment Area: NA	
	Special Project: NA	
	Special Road: NA	
	Site Address: TPSName: 20, RevenueNo: 432+436, GamtalNo: 1295+1296+1297, F.P.No: 79 , CitySurveyWardNo: 6	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Property Card	2970.00
	Proportionate Plot Area	2970.00
	As per site condition	3300.12
	Area of Plot Considered	2970.00
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	2970.00
4.	% of Common Plot (Reqd.)	297.00
	% of Common Plot (Prop)	297.01
	Common Plot	297.01
	Balance area of Plot(1 - 4)	2672.99
	Plot Area For Coverage	2970.00
	Plot Area For FSI	2970.00
	Perm. FSI Area (1.80)	5346.00
5.	Total Perm. FSI area	5346.00
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (16.19 %)	480.78
	Accessory Use area at COP	4.00
	Total Prop. Coverage Area (16.32 %)	484.78
	Balance coverage area (- %)	0.00
	Proposed Area at:	

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	488.61	0.00	0.00	0.00
Ground And Parking Floor	478.02	0.00	77.78	0.00
First Floor	457.80	0.00	417.04	0.00
Second Floor	457.80	0.00	417.04	0.00
Third Floor	457.80	0.00	417.04	0.00
Fourth Floor	457.80	0.00	417.04	0.00
Fifth Floor	457.80	0.00	417.04	0.00
Sixth Floor	457.80	0.00	417.04	0.00
Seventh Floor	457.80	0.00	417.04	0.00
Terrace Floor	38.88	0.00	0.00	0.00
Total Area:	4210.11	0.00	2997.06	0.00
Total FSI Area:			2997.09	
Total BuiltUp Area:			4210.12	
Proposed F.S.I. consumed:			1.01	
C. Tenement Statement				
4. Tenement Proposed At:	All Floors	39.00		
	Total Tenements (3 + 4)	39		
E. Parking Statement				
1. Parking Space Required as per Regulations:			622.75	
	2. Proposed Parking Space:		949.79	

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Required Parking									
Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car	Visitor's Car Parking	
A (RESICOM)				Reqd.	Prop.				
Mercantile	Shop	> 0	1	-	77.78	38.89	19.44	7.78	
		0 - 0	-	-	-	-	-	-	
		0	1000	-	38.89	19.44	7.78		
	Residential	Residential Apartment Bldg	> 80.0	1	-	-	-	-	
			0.0 - 80	-	-	2919.31	583.86	291.93	58.39
			0 - 0	-	-	-	-	-	-
Total:					622.75	311.37	66.17		

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
RESICOM PLOT	Tree	75	131

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.

2. The permission granted does not absolve the owner from any of the liabilities or the permissions required under any other act.

3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:

a. Title, ownership, and easement rights of the Building/hent for which the plot validation certificate.

b. The area, dimensions and other properties of the plot which violate the plot validation certificate.

c. Correctness of demarcation of the plot on site.

d. Workmanship, soundness of material and structural safety of the proposed building.

e. Structural reports and structural drawing and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c), (d), (e) and (f) above.

4. The applicant, as specified in GDCR, shall submit:

a. Structural drawings and related reports, before the commencement of the construction,

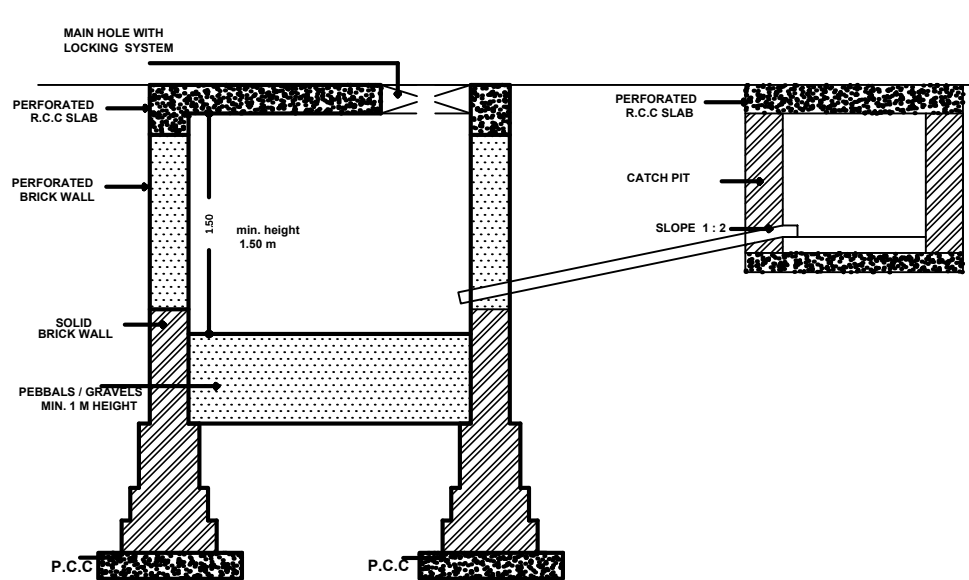
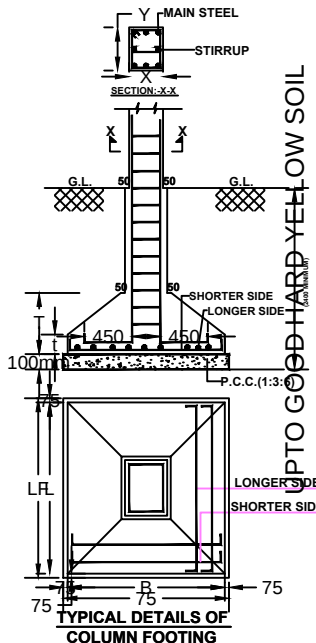
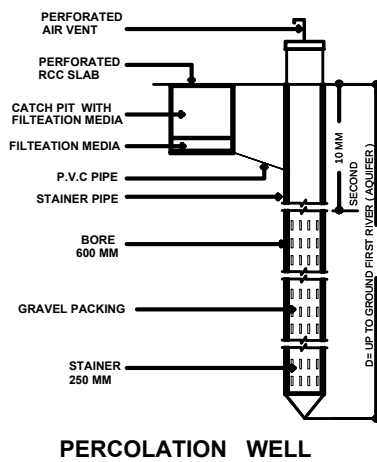
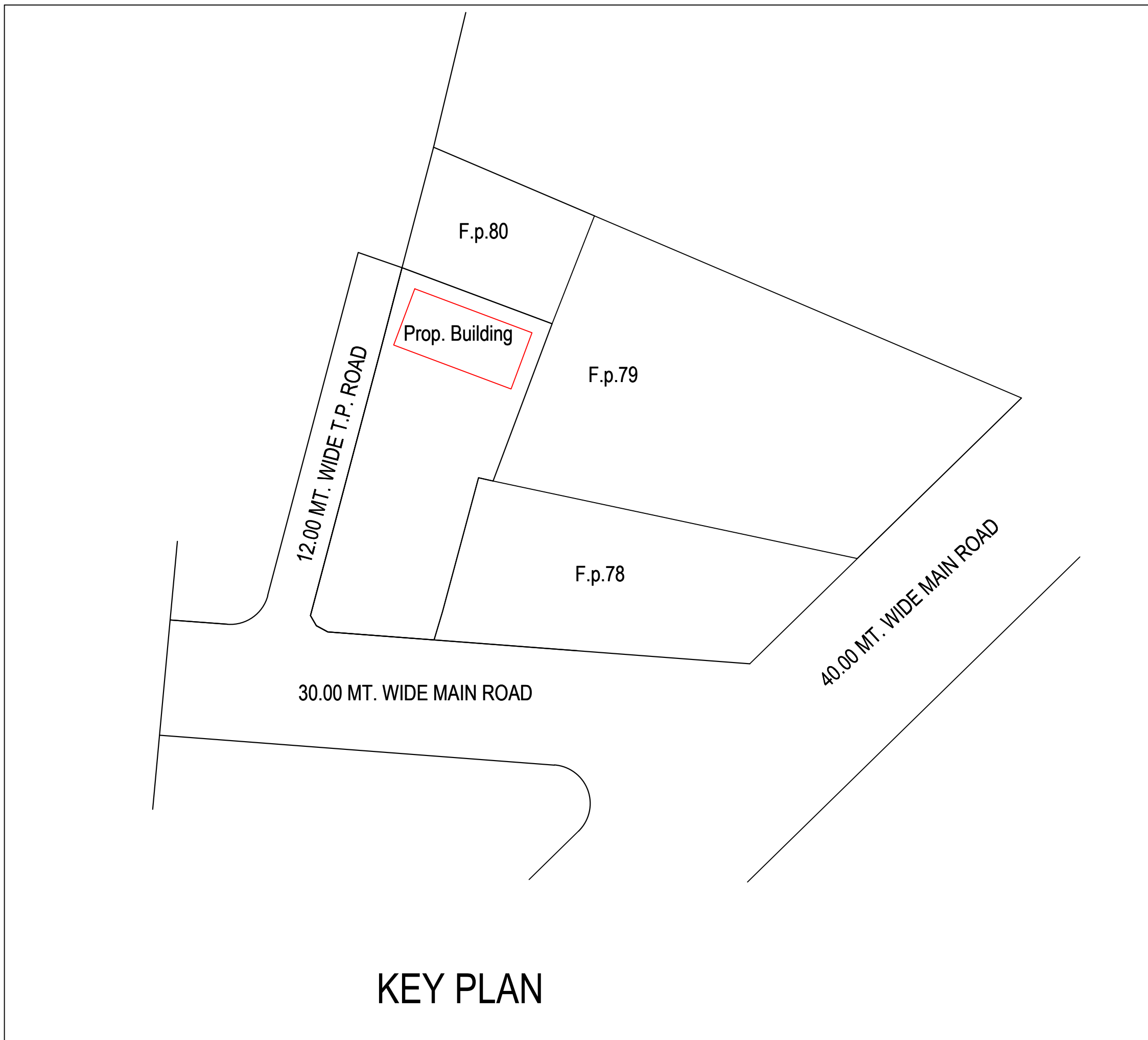
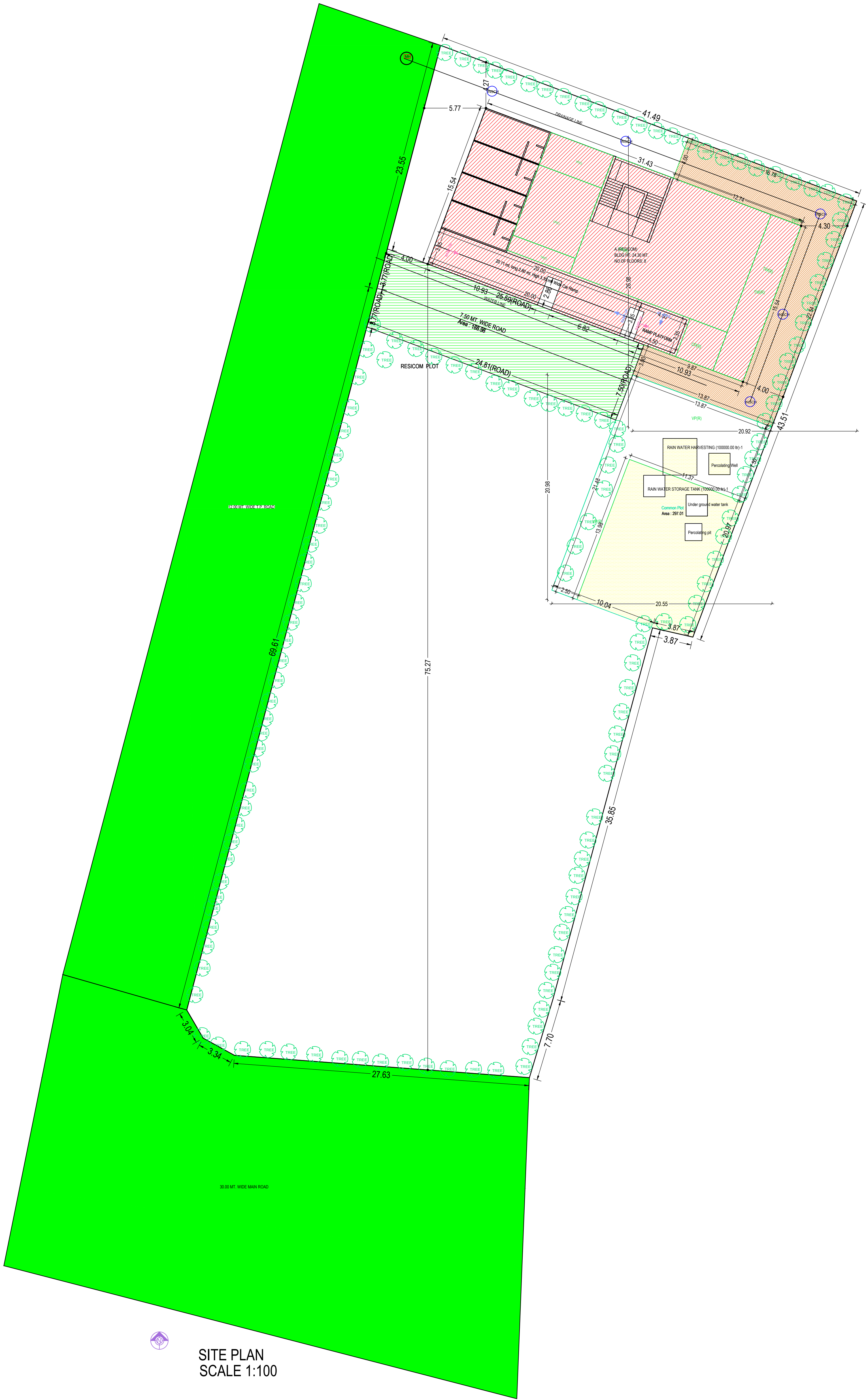
b. Progress reports.

5. Follow the requirements for construction as per regulation no 5 of GDCR.

6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation 2013.

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE	
Rajiv Raynikant patel Director of Cme Agency India	
ARCHENG'S NAME AND SIGNATURE	
PATEL BRIJESH PRAVINCHANDRA VMC-EOR-196	
STRUCTURE ENGINEER	
JAPNA ASSO VINUBHAI R PATEL VMC-EOR-564	

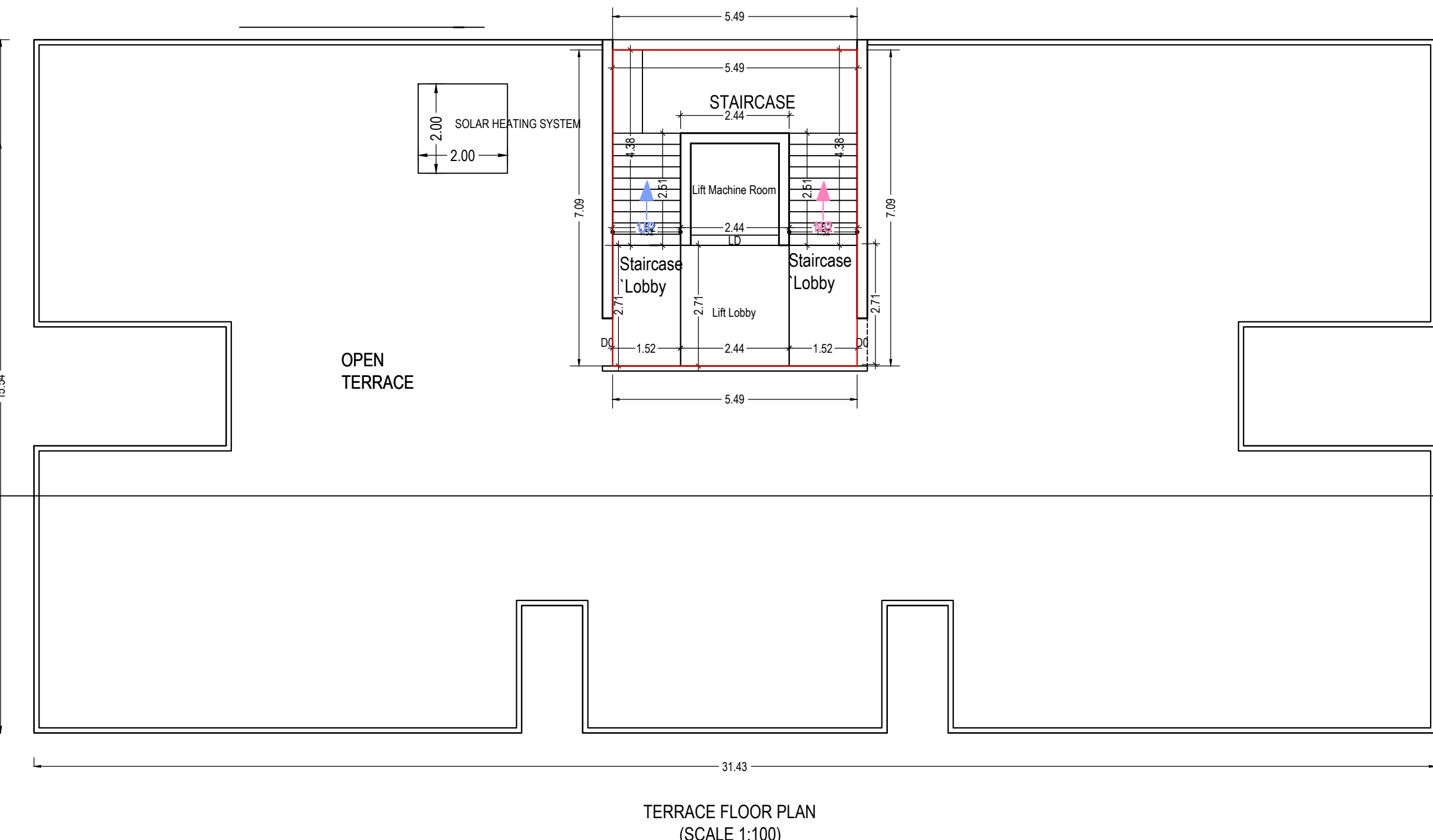
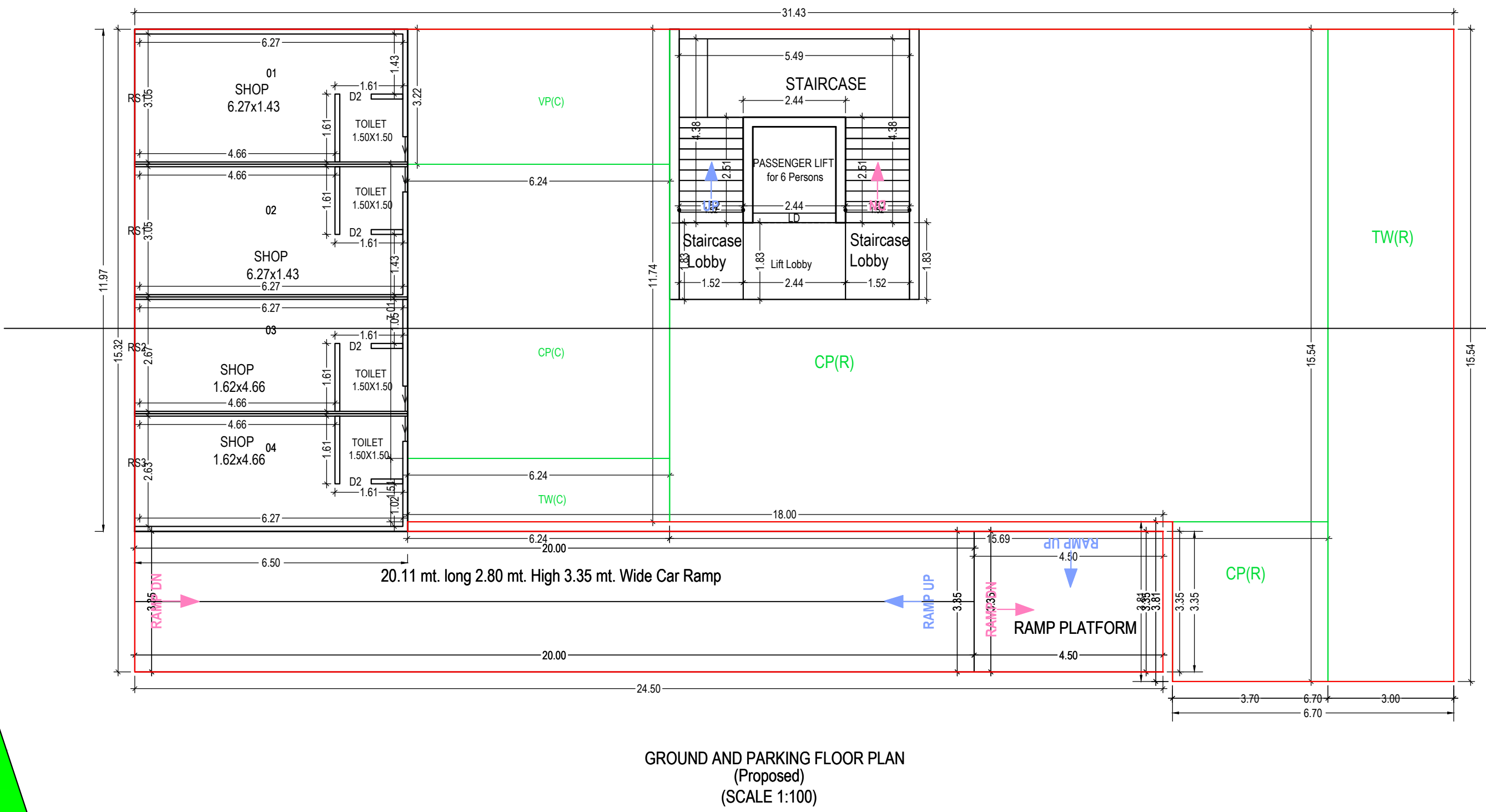
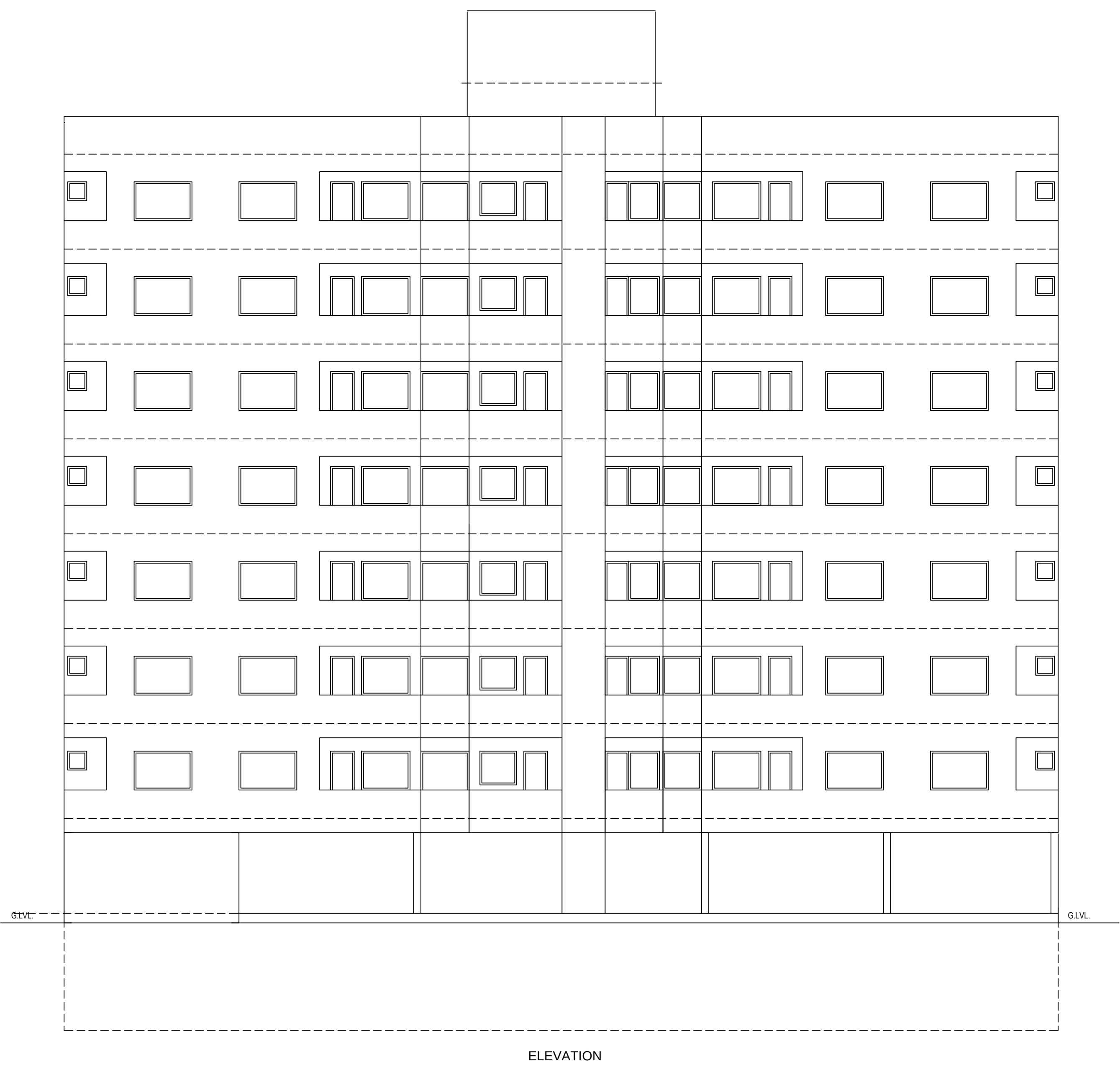
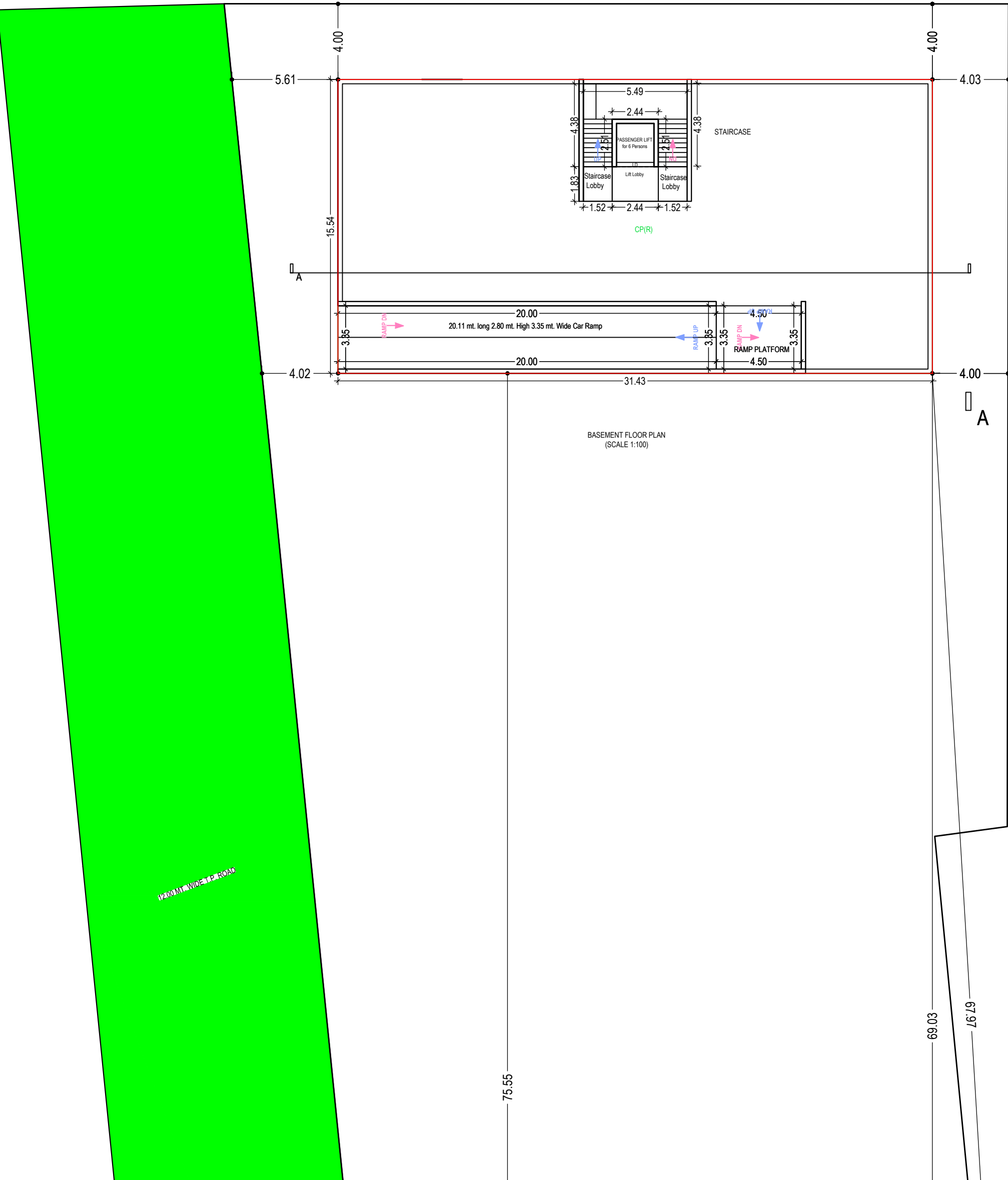


Parking Check (Table 7b)

Use Type	Car				Visitor's Car Parking				TwoWheeler				Total Parking Area			
	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.
Residential	291.93	519.70	0	0	58.39	139.00	0	1	0.00	217.80	0	0	583.86	876.49	-	-
Commercial	19.44	43.77	0	0	7.78	20.10	0	1	0.00	9.43	0	0	38.89	73.30	-	-
Total	311.37	563.46	0	0	66.17	159.11	0	2	0.00	227.22	0	0	622.75	949.79	-	-

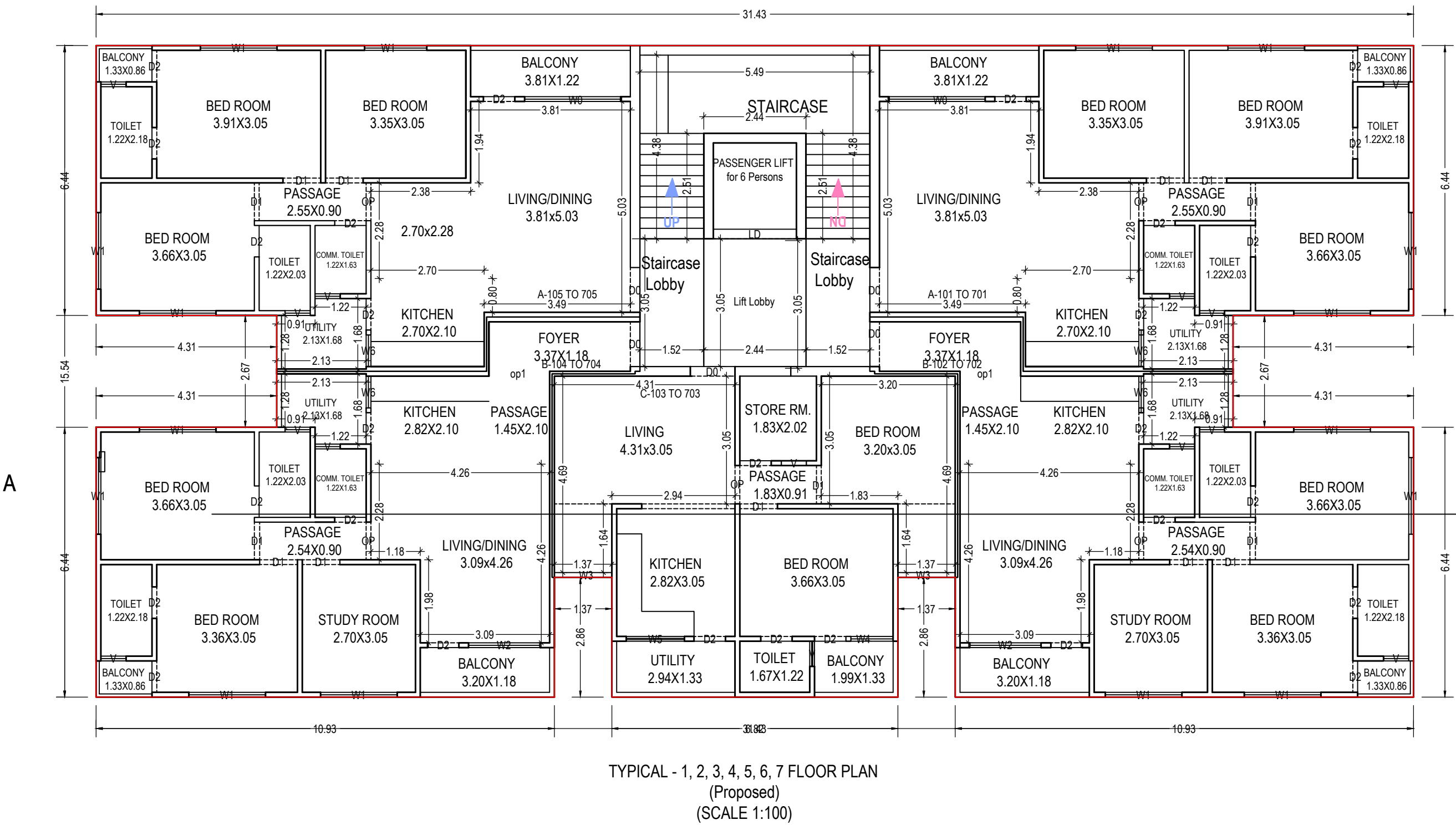
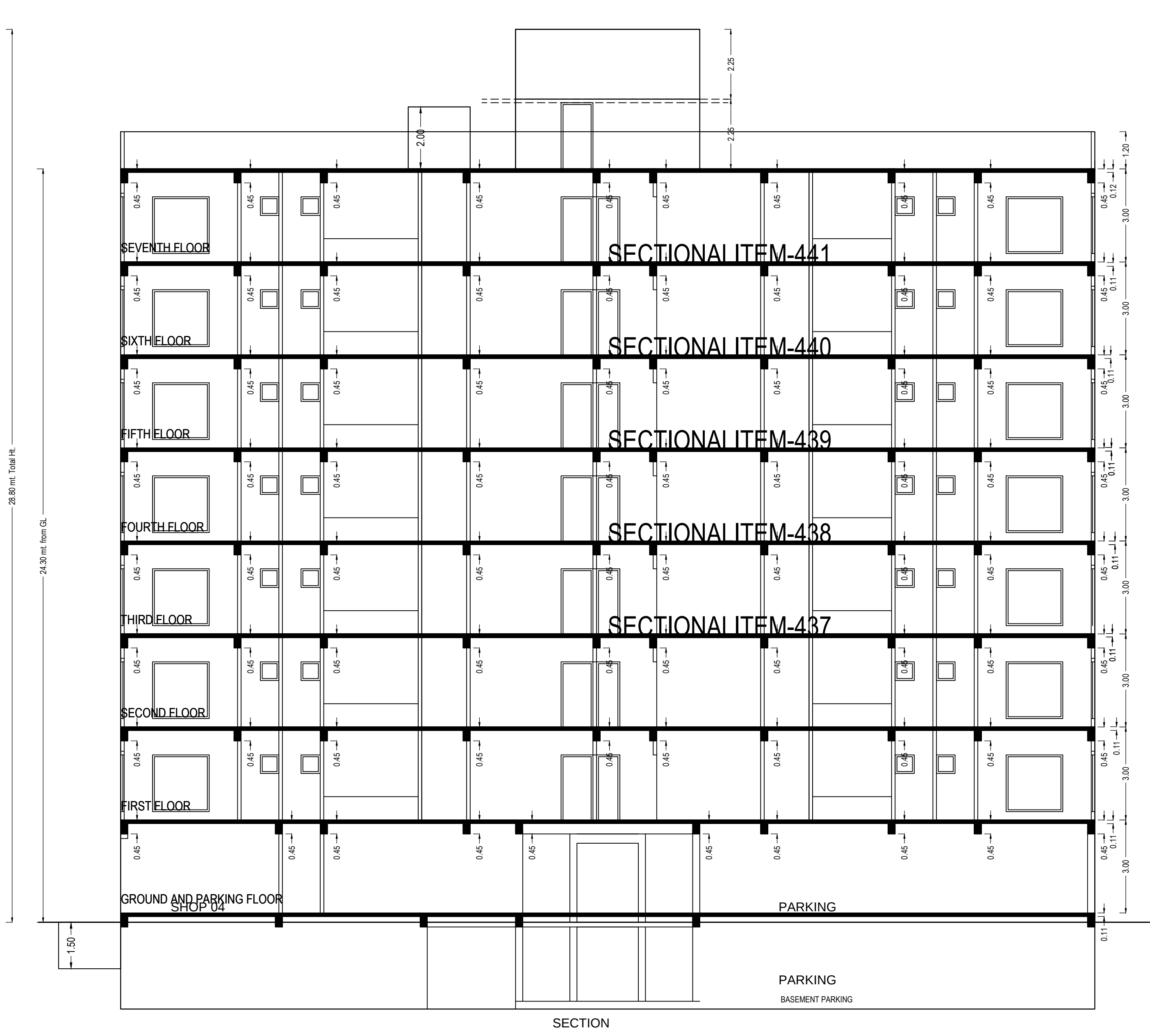
FSI & Tenement Details

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	Lift Lobby	Ramp	Parking	Resi.	Commercial		
A (RESICOM)	1	4210.11	263.51	55.17	6.13	67.53	82.08	738.64	2919.28	77.78	2997.06	39
Grand Total	1	4210.11	263.51	55.17	6.13	67.53	82.08	738.64	2919.28	77.78	2997.06	39



SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES/COM)	D2	0.75	2.10	200
A (RES/COM)	OP	0.90	2.10	28
A (RES/COM)	D1	0.90	2.10	91
A (RES/COM)	OP	0.91	2.10	07
A (RES/COM)	D1	0.91	2.10	07
A (RES/COM)	D2	1.07	2.10	38
A (RES/COM)	op1	1.45	2.10	14
A (RES/COM)	RSS	2.63	2.40	01
A (RES/COM)	RSS2	2.67	2.40	01
A (RES/COM)	RST	3.05	2.40	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RES/COM)	V	0.60	1.00	102
A (RES/COM)	W6	0.76	1.06	28
A (RES/COM)	W4	1.01	1.83	07
A (RES/COM)	W3	1.37	1.83	14
A (RES/COM)	W5	1.39	1.06	07
A (RES/COM)	W1	1.48	1.83	07
A (RES/COM)	W2	1.70	1.83	14
A (RES/COM)	W1	1.83	1.83	105
A (RES/COM)	W0	2.30	1.83	14



Building 'A' (RES/COM)										
Floor Name	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)					Proposed (Sq.Mt.)		FSI Area (Sq.Mt.)	No. of Unit
		StarCase	Lift	Lift Machine	Lift Lobby	Ramp	Res.	Commercial		
Basement Floor	488.61	23.48	6.13	0.00	4.46	0.00	454.54	0.00	0.00	00
Ground And Parking Floor	478.02	23.48	6.13	0.00	4.46	82.08	284.09	0.00	77.78	04
First Floor	457.80	27.20	6.13	0.00	7.43	0.00	417.04	0.00	417.04	06
Second Floor	457.80	27.20	6.13	0.00	7.43	0.00	417.04	0.00	417.04	06
Third Floor	457.80	27.20	6.13	0.00	7.43	0.00	417.04	0.00	417.04	06
Fourth Floor	457.80	27.20	6.13	0.00	7.43	0.00	417.04	0.00	417.04	06
Fifth Floor	457.80	27.20	6.13	0.00	7.43	0.00	417.04	0.00	417.04	06
Sixth Floor	457.80	27.20	6.13	0.00	7.43	0.00	417.04	0.00	417.04	06
Seventh Floor	457.80	27.20	6.13	0.00	7.43	0.00	417.04	0.00	417.04	06
Temple Floor	38.98	26.15	0.00	6.13	6.60	0.00	0.00	0.00	0.00	00
Total	4210.12	263.51	55.17	6.13	67.53	82.08	738.64	2919.28	77.78	2997.06
Total Number of Same Buildings:	1									
Total	4210.12	263.51	55.17	6.13	67.53	82.08	738.64	2919.28	77.78	2997.06

UnitBUA Table for Building 'A' (RES/COM)						
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.Mt.)	No. of Unit
GROUND AND PARKING FLOOR PLAN	01	SHOP	20.93	20.93	1.67	19.26
	02	SHOP	20.55	20.55	1.30	19.25
	04	SHOP	18.08	18.08	1.25	16.83
	04	SHOP	18.22	18.22	1.62	16.60
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	A-101 TO 701	FLAT	90.35	90.35	6.07	84.28
	A-105 TO 705	FLAT	90.35	90.35	6.11	84.24
	B-102 TO 702	FLAT	83.81	83.81	5.18	78.63
	B-104 TO 704	FLAT	83.81	83.81	5.18	78.63
Total	-	-	2988.31	2988.31	195.06	2793.25

Staircase Checks (Table 8a-1)			
Floor Name	StarCase Name	Flight Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.52	0.25
GROUND AND PARKING FLOOR PLAN	STAIRCASE	1.52	0.25
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	STAIRCASE	1.52	0.25
TERRACE FLOOR PLAN	STAIRCASE	1.52	0.25

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
a. Title, ownership, and easement rights of the Building/Unit for which the Building is proposed;
b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
c. Correctness of demarcation of the plot on site.
d. Workmanship, soundness of material and structural safety of the proposed building;
e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c), (d), (e), (f) and (g) above.
4. The applicant, as specified in CGOCC, shall submit:
a. Structural drawings and related reports, before the commencement of the construction,
b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGOCC.
6. The permission has been granted relying upon submitted submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017.

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to stop down illegal construction, action to discontinue further construction and or the use of building, and other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE	
Rajiv Raynikant Patel Director of Cine Agency India	
ARCHITECT'S NAME AND SIGNATURE	
PATEL BRIJESH PRAVINCHANDRA VMC-EOR-196	
STRUCTURE ENGINEER	
JAPNA ASSO VINUBHAI R PATEL VMC-SH-64	

