

Inward No	OPDS/2020/17872	Sheet	1
Inward Date		Scale	1:500
Version	1.0.25	Version Date	26/09/2020

AREA STATEMENT

PROJECT DETAIL	Site Address: S.NO.1141/1, Karamsad to Devrajpur Road, Karamsad	Plot Use: Residential
Authority: Anand Vahanagar-Karmad Urban Development Authority (AVKUDA)		Plot Sub-Use: Semidetached Dwelling
Authority Class: D4		Plot Use Group: Dwelling-2 (DW2)
Authority/Code: Urban Development Authority		Land Use Zone: Residential Use Zone
Project Type: Layout Development		Conceptualized Use Zone: R1
Nature of Development: NEW		
Sub-Development Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: S.NO.1141/1, Karamsad to Devrajpur Road, Karamsad		
AREA DETAILS	Sq. Mts.	

1. Area of Plot As per record		
71/2 or Document		3666.00
As per site condition		3665.97
Area of Plot Considered		3666.00
Deduction for		
(a) Proposed roads		916.08
Surrender Free of Cost		916.08
(b) Utility reservations		274.80
(c) Common Plot (Prop)		916.08
Net Area of plot (1 - 2) AREA OF PLOT		2749.94
% of Common Plot (Road)		2459.00
% of Common Plot (Prop)		290.96
Surrender Free of Cost		916.08
Balance area of Plot (1 - 4)		2459.00
Common Plot		290.96
Plot Area For Coverage		2749.94
Plot Area For FSI		3666.00
Plot FSI Area (1.50)		6599.00
5. Total Perm. FSI area		6599.00
6. Total Built up area permissible at		
Ground Floor		0.00
Proposed Coverage Area (41.13 %)		1131.05
Total Proposed Coverage Area (41.13 %)		1131.05
Balance coverage area (< %)		0.00

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	1131.08	0.00	954.98	0.00
First Floor	1130.00	0.00	954.98	0.00
Terrace Floor	263.84	0.00	0.00	0.00
Total Area	2524.72	0.00	1921.34	0.00
Total FSI Area				
Total Built up Area:			2524.72	
Proposed F.S.I. consumed			0.50	
1. Tenement Proposed R1				
G.F.	41.00			
2. Total Tenements (3 + 4)	41			

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
Start Case	Covered Area	Rate				
AA (HOUSE)	8	521.92	164.43	375.52	375.52	08
BB (HOUSE)	9	587.16	164.70	422.46	422.46	09
CC (HOUSE)	6	353.64	97.80	255.84	255.84	06
DD (HOUSE)	6	353.64	97.80	255.84	255.84	06
EE (HOUSE)	6	353.64	97.80	255.84	255.84	06
FF (HOUSE)	6	354.72	97.80	255.84	255.84	06
Grand Total:	41	2524.72	702.30	1921.34	1921.34	41

Building Name	Building Use	Building Sub-Use	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor Sub-Use	FSI Name	FSI Use	FSI Sub-Use
AA (HOUSE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
BB (HOUSE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	FIRST FLOOR	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
CC (HOUSE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	TERRACE FLOOR	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
DD (HOUSE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
EE (HOUSE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	FIRST FLOOR	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
FF (HOUSE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	TERRACE FLOOR	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling

Plot	Name	No. of Trees	Prop
PLOT	Tree	70	71

Common Plot Area	
Name	Prop. Area
COP	290.86

OWNER'S NAME AND SIGNATURE	
Ashvinkumar Natubhai Patel	
ARCHENG'S NAME AND SIGNATURE	
Dipakumar J. Gandhi	
1005ERH16032500053	
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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)	

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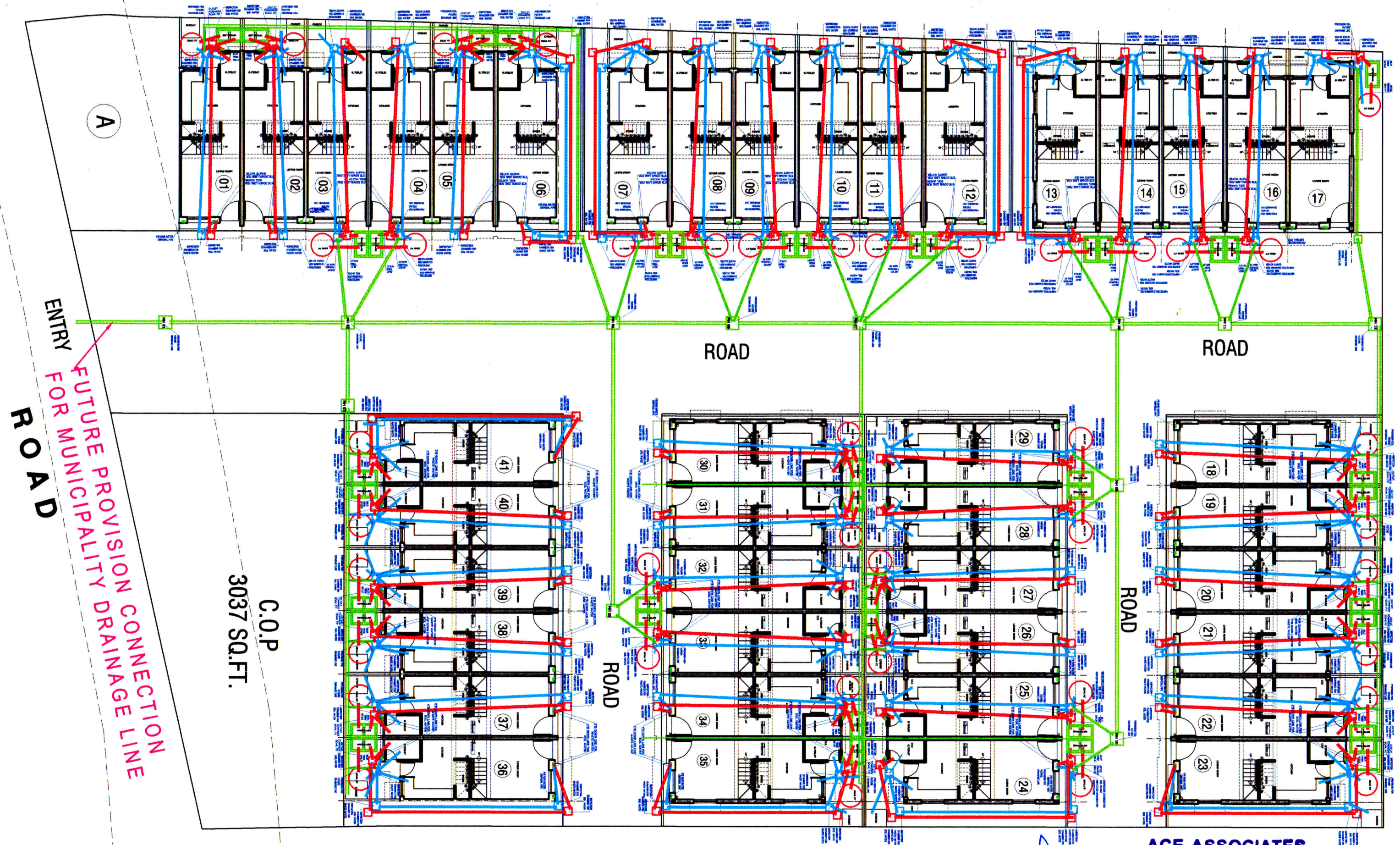
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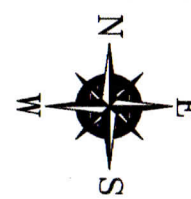


DRAWING :DRAINAGE DETAIL_LAYOUT PLAN

PROJECT :PROPOSED NEW SCHEME FOR MR.ASHUTOSHBHAI AT.V.V.NAGAR.

NOTE : THIS DRAWING IS SOLE PROPERTY OF THE "ACE ASSOCIATES"

**DATE : 08-01-21
DRG. No. : 9.01
SCALE : N.T.S.**



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