

Inward No	ODPS/2021/040199	Sheet	1
Inward Date		Scale	1:400

A	AREA STATEMENT		VERSION NO.: 1.0.37 VERSION DATE: 19/05/2021	
PROJECT DETAIL :				
Site Address: D.T.P.S. NO 55 (BHESTAN),F.P.NO.11,SUB PLOT 2,O.P. 11,SURVEY 158/1,OLD SURVEY NO. 218, MOJE:BHESTAN, TA: CHORYASI, DIST:SURAT			Plot Use: Residential	
Authority: Surat Municipal Corporation (SMC)			Plot SubUse: Semidetached Dwelling	
AuthorityClass: D1			Plot Use Group: Dwelling-2 (DW2)	
AuthorityGrade: Municipal Corporation			Land Use Zone: Residential use Zone	
Project Type: Layout Development			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: D.T.P.S. NO 55 (BHESTAN),F.P.NO.11,SUB PLOT 2,O.P. 11,SURVEY 158/1,OLD SURVEY NO. 218, MOJE:BHESTAN, TA: CHORYASI, DIST:SURAT				
AREA DETAILS :			Sq.Mts.	
1.	Area of Plot As per record		-	
	Plot Validation Certificate			3441.67
	Physical area measured at site			3441.67
	7/12 or Document			3441.67
	Plot area drawn as per Site			3441.74
	Area of Plot Considered			3441.67
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			3441.67
4.	% of Common Plot (Reqd.)			344.17
	% of Common Plot (Prop)			351.25
	Common Plot			351.25
	Balance area of Plot(1 - 4)			3090.42
	Plot Area For Coverage			3441.67
	Plot Area For FSI			3441.67
	Perm. FSI Area (1.80)			6195.01
5.	Total Perm. FSI area			6195.01
6.	Total Built up area permissible at:			
	a. Ground Floor			0.00
	Proposed Coverage Area (- %)			0.00
	Total Prop. Coverage Area (- %)			0.00
	Balance coverage area (- %)			0.00
Proposed Area at:				
-	Proposed Built up	Existing/ Approved BUArea	Proposed F.S.I	Existing/ Approved F.S.I
	Total Area:	0.00	0.00	0.00
Total FSI Area:		0.00		
Total BuiltUp Area:		0.00		
Proposed F.S.I. consumed:		0.00		
B. Tenement Statement				
1. Tenement Proposed At:				

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	

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
26	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
27	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
28	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
29	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
30	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
31	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
32	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
33	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
34	7.50 MT WIDE INTERNAL ROAD	-	-	54.80	-	7.70	0.00	-	0.00	-	0.00
35	7.50 MT WIDE INTERNAL ROAD	-	-	38.70	-	3.35	0.00	-	0.00	-	0.00
36	7.50 MT WIDE INTERNAL ROAD	-	-	38.70	-	3.35	0.00	-	0.00	-	0.00
37	7.50 MT WIDE INTERNAL ROAD	-	-	38.70	-	3.35	0.00	-	0.00	-	0.00
38	7.50 MT WIDE INTERNAL ROAD	-	-	53.47	-	9.68	0.00	-	0.00	-	0.00
39	24.00 MT WIDE MAINROAD	-	-	40.83	-	0.00	0.00	-	0.00	-	0.00
40	24.00 MT WIDE MAINROAD	-	-	39.85	-	2.85	0.00	-	0.00	-	0.00
41	24.00 MT WIDE MAINROAD	-	-	70.99	-	3.44	0.00	-	0.00	-	0.00
42	24.00 MT WIDE MAINROAD	-	-	68.37	-	3.44	0.00	-	0.00	-	0.00
43	24.00 MT WIDE MAINROAD	-	-	65.75	-	3.44	0.00	-	0.00	-	0.00
44	24.00 MT WIDE MAINROAD	-	-	63.14	-	3.44	0.00	-	0.00	-	0.00
45	24.00 MT WIDE MAINROAD	-	-	60.52	-	3.44	0.00	-	0.00	-	0.00
46	24.00 MT WIDE MAINROAD	-	-	57.90	-	3.44	0.00	-	0.00	-	0.00
47	24.00 MT WIDE MAINROAD	-	-	55.28	-	3.44	0.00	-	0.00	-	0.00
48	24.00 MT WIDE MAINROAD	-	-	52.67	-	3.44	0.00	-	0.00	-	0.00
49	24.00 MT WIDE MAINROAD	-	-	121.22	-	8.66	0.00	-	0.00	-	0.00

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	2442.72	70.97
Road Area	647.76	18.82
Public Open Space	351.25	10.21
Total net layout	3441.73	100.00

Common Plot Area	
Name	Prop. Area
COMMON PLOT	351.25

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
1	24.00 MT WIDE MAINROAD	-	-	98.73	-	3.53	0.00	-	0.00	-	0.00
2	7.50 MT WIDE INTERNAL ROAD	-	-	39.90	-	6.48	0.00	-	0.00	-	0.00
3	7.50 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
4	7.50 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
5	7.50 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
6	7.50 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
7	7.50 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
8	7.50 MT WIDE INTERNAL ROAD	-	-	51.61	-	4.23	0.00	-	0.00	-	0.00
9	7.50 MT WIDE INTERNAL ROAD	-	-	40.96	-	3.35	0.00	-	0.00	-	0.00
10	7.50 MT WIDE INTERNAL ROAD	-	-	40.96	-	3.35	0.00	-	0.00	-	0.00
11	6.00 MT WIDE INTERNAL ROAD	-	-	40.95	-	3.35	0.00	-	0.00	-	0.00
12	6.00 MT WIDE INTERNAL ROAD	-	-	40.95	-	3.35	0.00	-	0.00	-	0.00
13	6.00 MT WIDE INTERNAL ROAD	-	-	40.95	-	3.35	0.00	-	0.00	-	0.00
14	6.00 MT WIDE INTERNAL ROAD	-	-	40.94	-	3.35	0.00	-	0.00	-	0.00
15	6.00 MT WIDE INTERNAL ROAD	-	-	40.94	-	3.35	0.00	-	0.00	-	0.00
16	6.00 MT WIDE INTERNAL ROAD	-	-	40.94	-	3.35	0.00	-	0.00	-	0.00
17	6.00 MT WIDE INTERNAL ROAD	-	-	40.93	-	3.35	0.00	-	0.00	-	0.00
18	6.00 MT WIDE INTERNAL ROAD	-	-	40.93	-	3.35	0.00	-	0.00	-	0.00
19	6.00 MT WIDE INTERNAL ROAD	-	-	40.93	-	3.35	0.00	-	0.00	-	0.00
20	6.00 MT WIDE INTERNAL ROAD	-	-	40.92	-	3.35	0.00	-	0.00	-	0.00
21	6.00 MT WIDE INTERNAL ROAD	-	-	40.92	-	3.35	0.00	-	0.00	-	0.00
22	6.00 MT WIDE INTERNAL ROAD	-	-	81.98	-	6.70	0.00	-	0.00	-	0.00
23	6.00 MT WIDE INTERNAL ROAD	-	-	103.67	-	8.52	0.00	-	0.00	-	0.00
24	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00
25	6.00 MT WIDE INTERNAL ROAD	-	-	40.91	-	3.35	0.00	-	0.00	-	0.00



