

Inward No	ODPS/2021/077377	Sheet	1
Inward Date		Scale	1:500

AREA STATEMENT		VERSION NO. : 1.0.45 VERSION DATE: 25/10/2021	
PROJECT DETAIL :			
Authority: Ahmedabad Municipal Corporation (AMC)		Plot Use: Industrial	
Authority/Cass: D1		Plot SubUse: Small Factory	
Authority/Grade: Municipal Corporation		Plot Use Group: Industrial 1 (N1)	
Project Type: Building Permission		Plot Category: NA	
Nature of Development: NEW		Land Use Zone: Industrial Zone General	
Development Area: Final Town Planning Scheme		Conceptualized Use Zone: I21	
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: B.N-2 INDUSTRIAL ESTATE, NEAR B.N. ESTATE, G.I.D.C. GATE-5, KATHWADA			
AREA DETAILS		Sq.Mts.	
1.	Area of Plot As per record	-	
	Plot Validation Certificate		4492.00
	Physical area measured at site		4492.00
	7/12 or Document		4492.00
	Plot area drawn as per Site		4491.72
	Area of Plot Considered		4492.00
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		4492.00
	% of Common Plot (Red.)		0.00
4.	% of Common Plot (Prop)		0.00
	Balance area of Plot(1 - 4)		4492.00
	Plot Area For Coverage		4492.00
	Plot Area For FSI		4492.00
	Perm. FSI Area (1.00)		4492.00
	Total Perm. FSI area		4492.00
6.	Total Built up area permissible at:		
	a. Ground Floor		0.00
	Proposed Coverage Area (48.54 %)		2180.58
	Total Prop. Coverage Area (48.54 %)		2180.58
	Balance coverage area (- %)		0.00
	Proposed Area at:		
	Proposed Built up	Existing/ Approved F.S.I	
	Ground Floor	2193.77	2041.09
	Mezzanine @ Ground Floor	449.62	449.62
	Terrace Floor	0.00	0.00
	Total Areas	2643.39	2490.71
	Total FSI Area:		2490.71
	Total BuiltUp Area:		2643.41
	Proposed F.S.I. consumed:		0.55
	Tenement Statement		
1.	Tenement Proposed At:		
	G.F.		31.00
2.	Total Tenements (3 + 4)		
			31
C.	Parking Statement		
1.	Parking Space Required as per Regulations:		
			249.07
2.	Proposed Parking Space:		
			279.95

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	
	Block A (Shed No 1 TO 23)	Block B (Shed No 24 TO 31)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	1590.32	1480.19	603.45	569.90	2193.77	2041.09
Mezzanine @ Ground Floor	325.70	325.70	123.92	123.92	449.62	449.62
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total:	1916.02	1805.89	727.37	684.82	2643.39	2490.71

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
			Stair/Case	Ramp	Covered Area			
BLOCK A (SHED NO 1 TO 23)	1	1916.02	103.38	6.60	0.15	1805.89	1805.89	23
BLOCK B (SHED NO 24 TO 31)	1	727.37	35.96	6.60	0.00	684.82	684.82	08
Grand Total	2	2643.39	139.34	13.20	0.15	2490.71	2490.71	31

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Loading/Unloading
				Reqd.	Prop.			
BLOCK A (SHED NO 1 TO 23)	Industrial	Small Factory	0	1	-	1805.89	90.29	-
			-	-	-	-	-	-
			1000	-	-	-	52.50	-
BLOCK B (SHED NO 24 TO 31)	Industrial	Small Factory	0	1	-	684.82	34.24	-
			-	-	-	-	-	-
			1000	-	-	-	26.25	-
Total:						249.07	124.53	78.75

Parking Check (Table 7b)

Use Type	Car			Loading/Unloading			Two/Wheeler			Total Parking Area		
	Area	Reqd.	No.	Area	Reqd.	No.	Area	Reqd.	No.	Area	Reqd.	No.
Industrial	124.53	169.13	0	0	78.75	78.75	3	3	0.00	32.07	0	0
Total	124.53	169.13	0	0	78.75	78.75	3	3	0.00	32.07	0	0

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	115	116

OWNER'S NAME AND SIGNATURE

VINUBHAI HIRABHAI PRAJAPATI AND DIPAKKUMAR HIRABHAI PRAJAPATI

ARCHENOS NAME & SIGNATURE

RAHUL PRAVINBHAI VADODRIYA

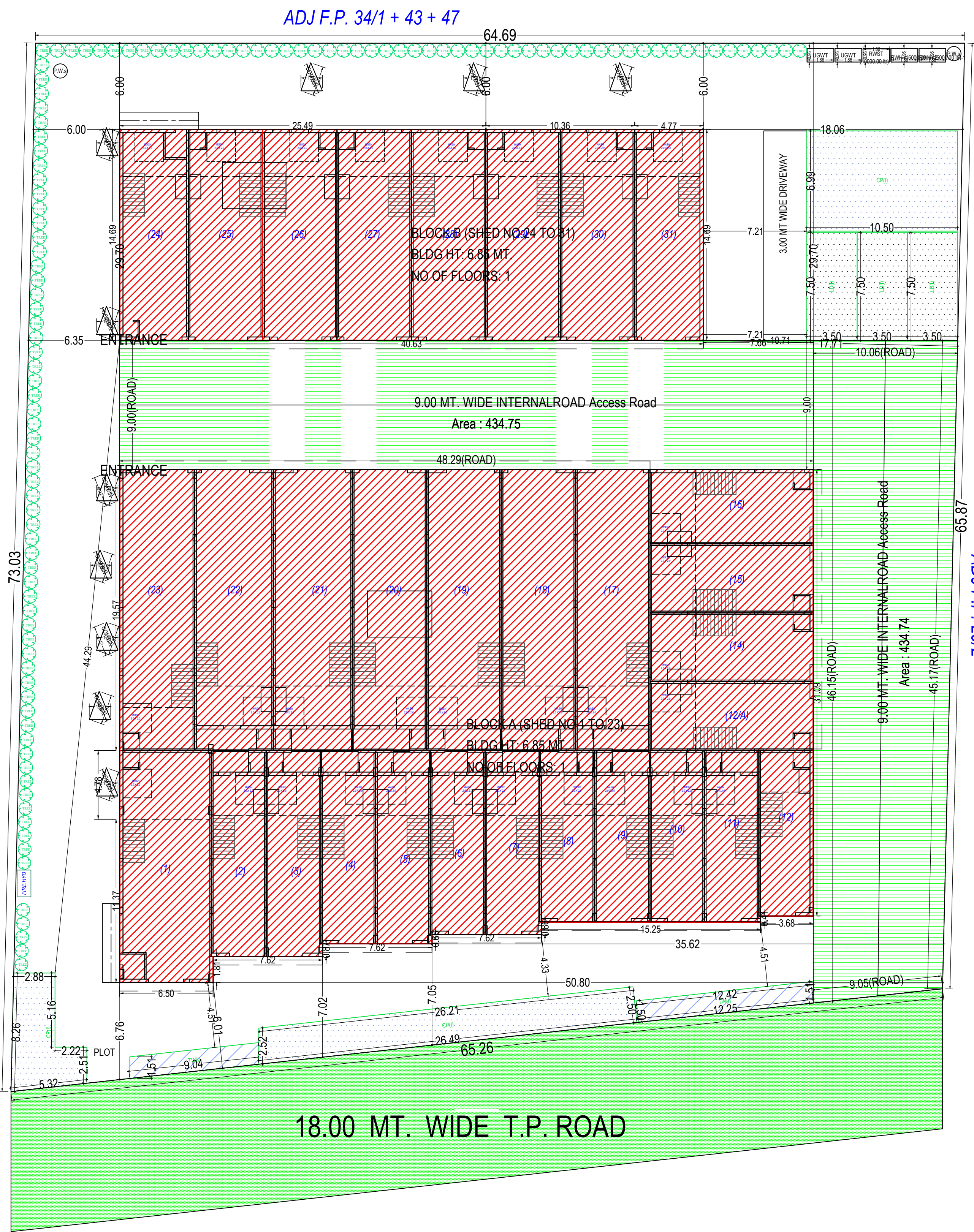
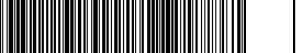
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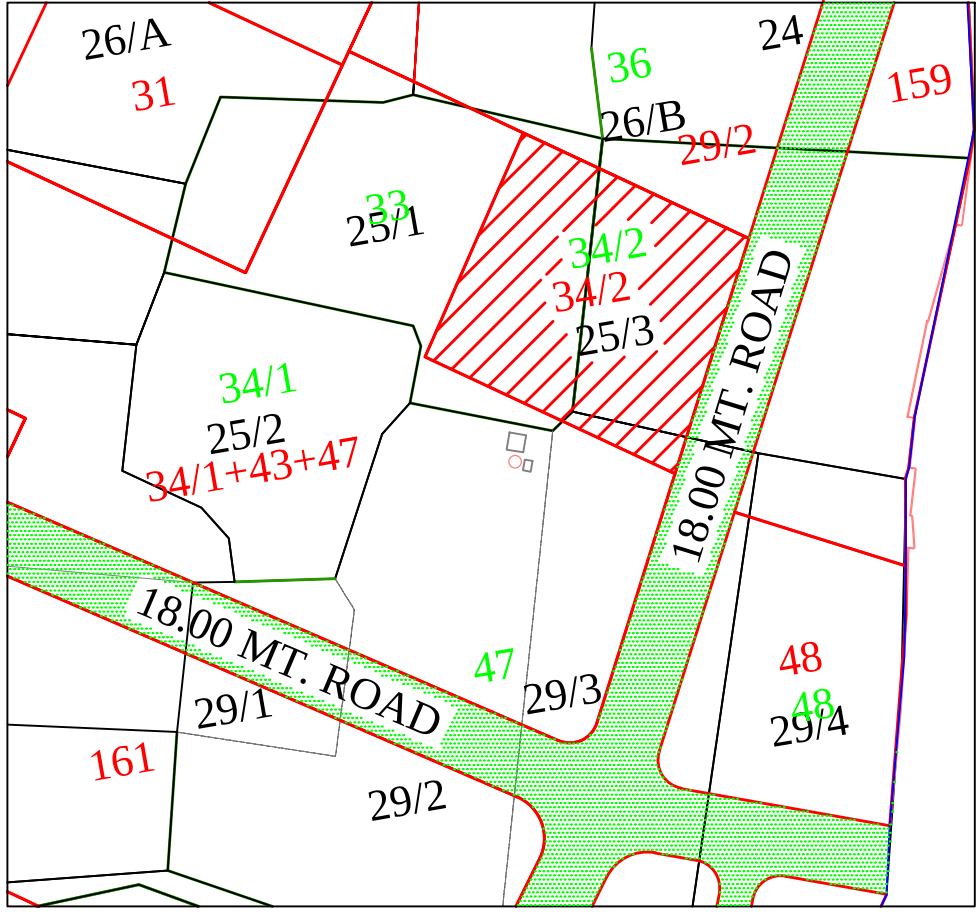
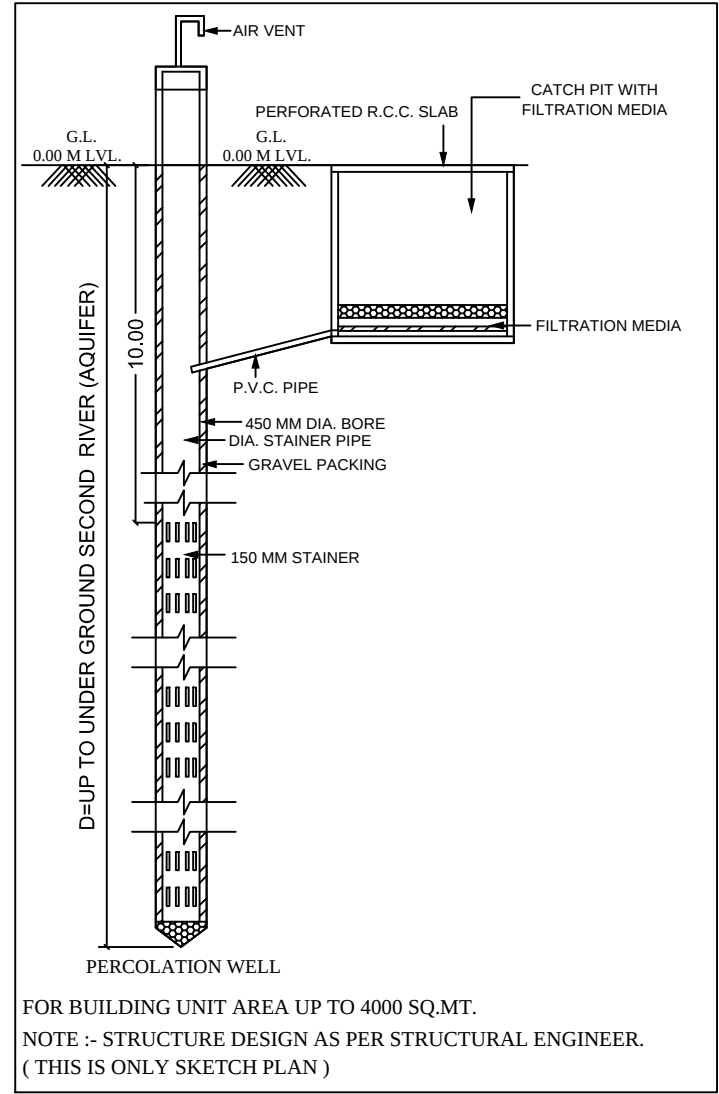
RAHUL PRAVINBHAI

DESIGNATION OF APPROVER: Assistant Town Development Officer



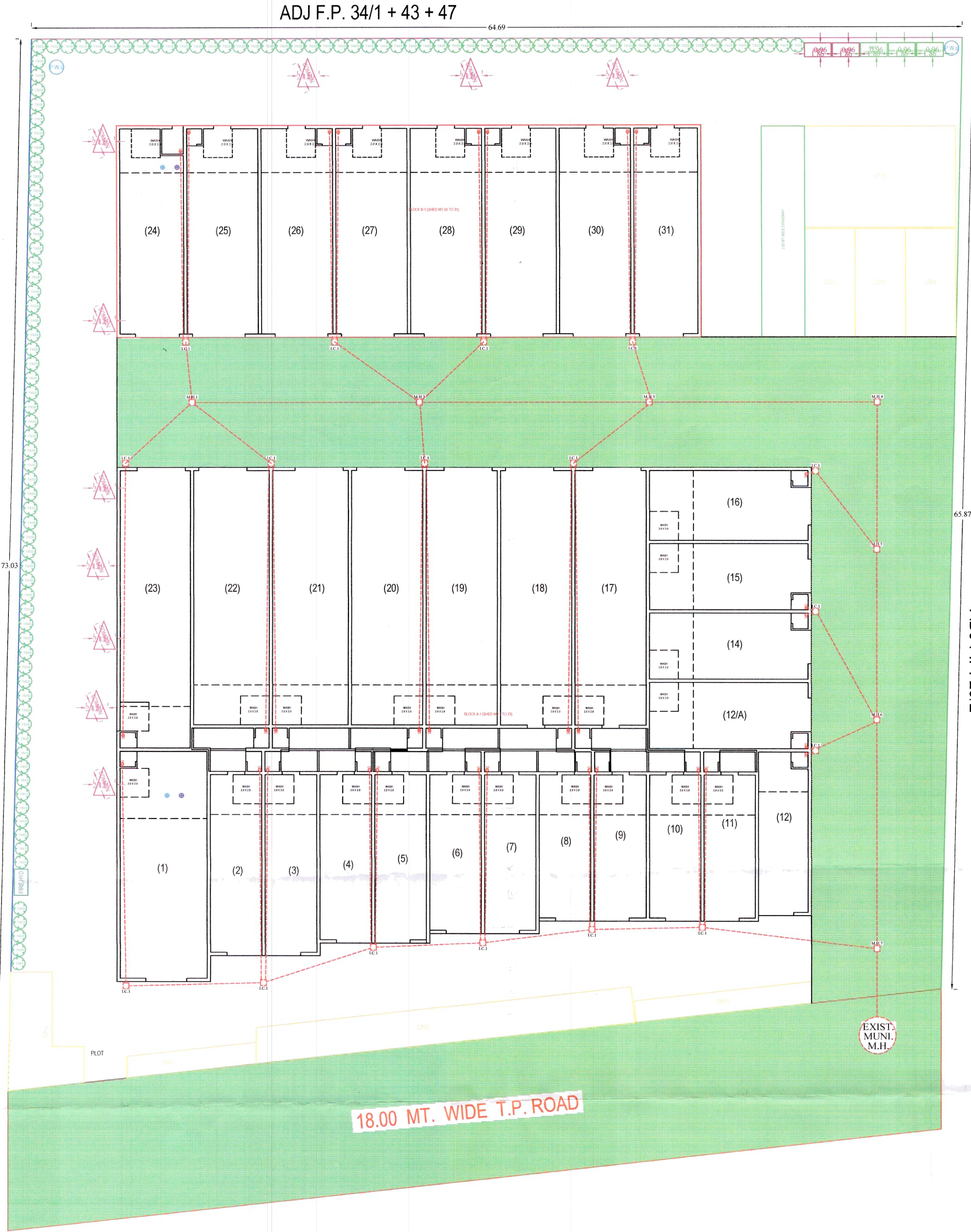
SITE PLAN
(Scale : 1:200)

TREE PLANTATION (AS PER G.D.C.R.31) NET PLOT AREA : 4492.00 SQ. MTS. 200 SQ. MTS. IS TREE 4492.00 X 5.000 = 11230 TREE SAY 113 NO. TREES PROV. 113 NO. TREES	REQ. PERCOLATING WELL NET PLOT AREA : 4491.72 SQ. MTS. REQ. 1 PERCOLATING WELL FOR PLOT AREA 4000 SQ.MTS. PROV. 2 P.W.	DUST-BIN CALCULATION:- TOTAL FLOOR AREA FOR SHED = 2698.55 SQ.MT. SMALL BE PROVIDED IN MARGINAL OPEN SPACE. CONTAINER REQD. = 2698.55 X 20 / 150 X 80 = 6.64 NO. SAY 7 NO. OF CONTAINER OF CAPACITY 80.0 LITRE MAX CAP. OF CONTAINER = 80.0 LIT. PROVIDED CONTAINER = 8 NO.	SANITARY PROVISION:- 25 SQ.MT. CARPET AREA = 1 USER TOTAL CARPET AREA = 2482.81 SQ.MT. BAGNETS = 49.63 PERSON SAY 50 PERSON 90 MALE USERS AND 90 FEMALE USERS REQ. 1 W.C. PER GENDER FOR 25 PERSON REQ. 4 W.C. PER GENDER FOR 90 PERSON 30 W.C. PROVIDED IN INDIVIDUAL SHED
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KEY PLAN
SCALE = 1CM = 20.00 MTRS.

ADJ F.P. 34/1 + 43 + 47



LOADING & UNLOADING PARKING :-

FOR 1000.00 SQ.MT. OF F.S.I. AREA
REQUIREMENT OF L.&U. PARKING = 1.00 X 3.50 X 7.50 MT.
PARKING SPACE

FOR SQ.MT. OF F.S.I. AREA 2664.45
PROVIDED OF L. & U. PARKING = 3.00 X 3.50 x 7.50 MT.
PARKING SPACE

TREE PLANTATION CALCULATION :-

FINAL PLOT NO.:- 34/2
PLOT AREA OF F.P.NO.:- 34/2 = 4492.00 SQ. MT.
PER 200.00 SQ.MT. = 5.00 NOS. OF TREE REQUIRED
 $\frac{4492.00 \times 5.00}{200} = 112.30$ NOS. OF TREE REQUIRED
PROVIDED TREE = 113.00 Nos.

PERCOLATING WELL CALCULATION :-

FINAL PLOT NO.:- 34/2
PLOT AREA OF F.P.NO.:- 34/2 = 4492.00 SQ. MT.
PER 4000.00 SQ.MT. = 1.00 Nos. OF PERC. WELL REQUIRED
 $= \frac{4492.00}{4000.00} = 1.12$ NOS. OF PERC. WELL REQUIRED
PROVIDED PERCOLATING WELL = 2.00 Nos.

SANITARY PROVISION :-

TOTAL FLOOR AREA :- 2490.72 SQ. MT.
TOTAL CARPET AREA 25 SQ. MT. = PER 1 USER
2490.72 SQ. MT. = 99.62 PERSON
SAY = 100.00 PERSON

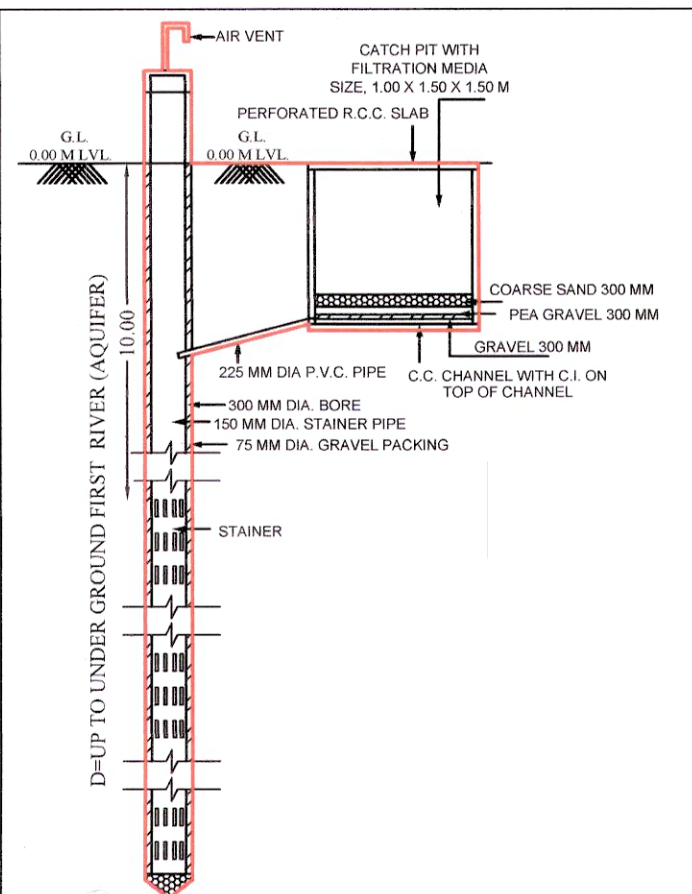
SANITARY REQUIREMENT

50 PERSON = 1 W/C FOR MALES
50 PERSON = 1 URINAL FOR MALES

	REQUIREMENT		PROVIDED		
	W/C	U	MALE	W/C	URINAL
MALES	2	2	G.F.	33	--
TOTAL	2	2	TOTAL	33	--

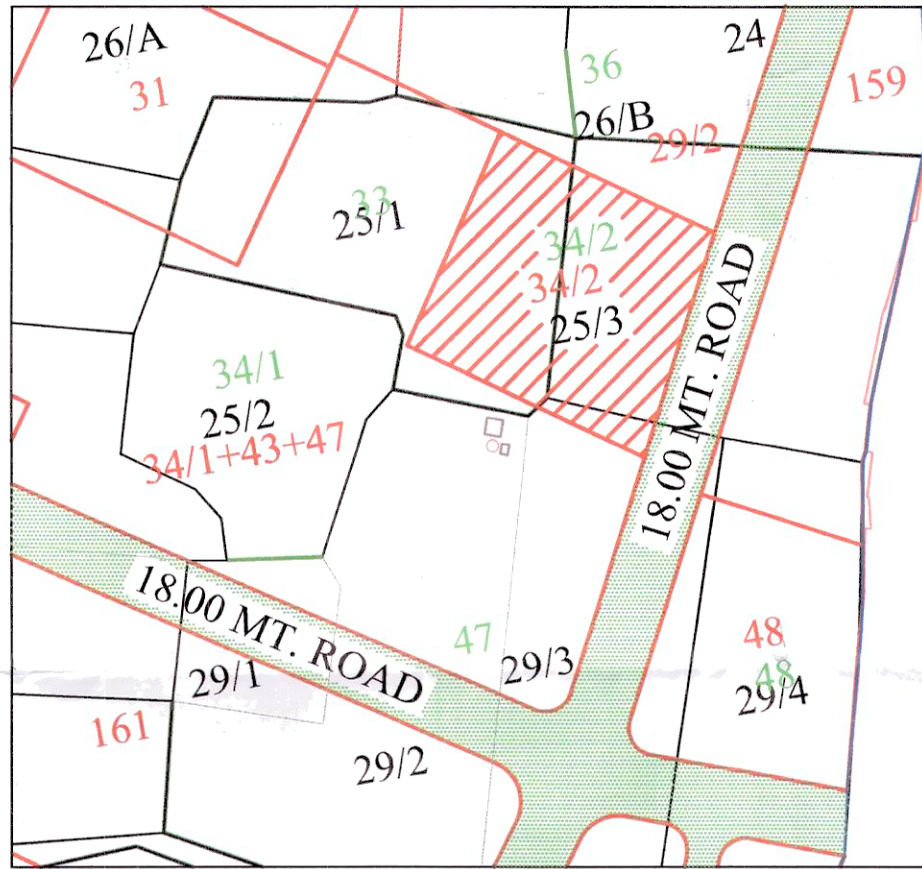
DUST-BIN PROVIDED NOTES:-

TOTAL FLOOR AREA = 2490.72 SQ.MT.
SHALL BE PROVIDED IN MARGINAL OPEN SPACE.
CONTAINER REQD. = $2490.72 \times 20 \div 100 \div 80 = 6.23$ NOS.
SAY 7 NO. OF CONTAINER OF CAPACITY 80.00 LITER
MAX. CAP. OF CONTAINER = 80.0 LITER
PROVIDED CONTAINER = 7.00 NOS.



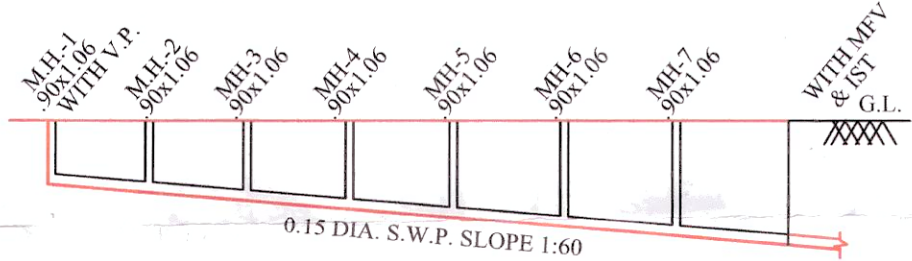
PERCOLATION WELL

FOR BUILDING UNIT 500.00 SQ.MT. OR MORE AND UP TO 1500.00 SQ.MT.
& PART THERE OF IT.
NOTE:- STRUCTURE DESIGN AS PER STRUCTURAL ENGINEER.
(THIS IS ONLY SKETCH PLAN)



KEY PLAN

SCALE = 1CM = 20.00 MTRS.



CUTTING	0.75	0.77	0.82	0.85	0.89	0.92	0.95	0.98
IN-LVL	29.25	29.23	29.18	29.15	29.11	29.08	29.05	29.02
GL-LVL	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
DISTANCE	00.00	4.62	10.14	14.70	17.80	21.00	24.00	30.00

DRAINAGE SECTION SCALE: HORIZ. = 1CM = 5.0 MT.
VERTI. = 1CM = 1.0 MT.

LAYOUT PLAN

INDUSTRIAL BUILDING PROJECT

LAYOUT PLAN SHOWING PROPOSED INDUSTRIAL

BUILDING ON F.P. NO. :- 34/2, OF

T.P.S. NO. :- 111 (NIKOL-KATHWADA) FINAL T.P.S.

[R. SURVEY NO. :- 25/3, (O.P. NO. :- 34/2) OF
MOJE :- NIKOL, TA :- ASARVA, DIST: AHMEDABAD.]

ZONE AS PER RDP 2021 :- GENERAL INDUSTRIAL

USE : INDUSTRIAL SHED

SCALE :- 1.00 CM = 1.00 MT.

AREA TABLE

	SQ.MTS.
PLOT AREA	4492.00
PROP. BUILT UP AREA ON GROUND FLOOR	2214.83
PROP. BUILT UP AREA ON MEZZENINE FLOOR	449.62
TOTAL PROP. BUILT UP AREA	2664.45
PERMISSIBLE F.S.I. (1:1) (4492.00 x 1.00)	4492.00
PROP. F.S.I. AREA ON GROUND FLOOR	2041.10
PROP. F.S.I. AREA ON MEZZENINE FLOOR	449.62
TOTAL F.S.I. AREA	2490.72
BALANCE F.S.I. AREA	2001.28

COLOUR NOTES:-

F. P. BOUNDARY		ROAD	
PROP. WORK		P. WELL	
PROP. DRAIN-LINE		COM.BIN.	
COMMON PLOT		TREE	

SCHEDULE OF DOOR & WINDOW

DOOR	WINDOW / VENT	
D = 0.99 X 2.10	W = 1.52 X 1.22	
D1 = 0.91 X 2.10	W1 = 1.22 X 1.22	
D2 = 0.76 X 2.10	W2 = 0.91 X 1.22	V = 0.61 X 0.61
D3 = 0.68 X 2.10	W3 = 0.49 X 1.22	G = OPEN GAP
DW = 1.68 X 2.10		

R.C.C. STAIR DETAILS

WIDTH	> 1.52 MT.
TREAD	> 0.25 MT.
RISER	> 0.17 MT.

ENGINEER:-

DEVELOPER'S

RAHUL P. VADADORIYA
LICENSE NO.:- 001ER122092510082
ADD:- 02, BHAGIRATH APP,
INDIA COLONY, AHMEDABAD.
MO. 9712571129

RIDDHI DEVELOPERS
Lic No : 001DV02012401232
NILESHKUMAR DEVSHUMAI KACHA
(Authorized Person)
4, Marol Bunglows, Opp. Shukan Bunglows,
Nikol-Naroda Road, Ahmedabad-382350

RIDDHI DEVELOPERS
Lic No : 001DV02012401232
NILESHKUMAR DEVSHUMAI KACHA
(Authorized Person)
4, Marol Bunglows, Opp. Shukan Bunglows,
Nikol-Naroda Road, Ahmedabad-382350