

Project Title :RS NO 3633 PRAFULCHAND AMBALAL

Inward No	1288935	Sheet	1
Inward Date		Scale	1:100
A	AREA STATEMENT	VERSION NO.	1.0.12
		VERSION DATE	27/03/2019
	PROJECT DETAIL :		
	Site Address: RevenueNo: 3633	PLOT Use: Mercantile	
	Authority: Vansagar Area Development Authority	PLOT SubUse: Shop	
	AuthorityClass: D7 (A)	PLOT Use Group: Mercantile-1 (M1)	
	AuthorityGrade: Area Development Authority	Land Use Zone: Industrial Use Zone	
	CaseTrack: Regular	Conceptualized Use Zone: I21	
	Project Type: Layout Development		
	Nature of Development: NEW		
	Development Area: Non TP Area		
	SubDevelopment Area: Other Areas		
	Special Project: NA		
	Special Road: NA		
	Site Address: RevenueNo: 3633		
	AREA DETAILS	Sq.Mts.	
1	Area of Plot As per record		
	712 as Document		1773.00
	As per site condition		1773.00
	Area of Plot Considered		1773.00
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		1773.00
	% of Common Plot (Prop)		0.00
	% of Common Plot (Prop)		0.00
	Balance area of Plot (1 - 4)		1773.00
	Plot Area For Coverage		1773.00
	Plot Area For FSI		1773.00
	Perm. FSI Area (1.00)		1773.00
5	Total Perm. FSI area		1773.00
6	Total Built up area permissible at		
	a. Ground Floor		0.00
	Proposed Coverage Area (27.70 %)		491.12
	Total Prop. Coverage Area (27.70 %)		491.12
	Balance coverage area (- %)		0.00
	Proposed Area at:		

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	394.75	0.00	348.54	0.00
First Floor	491.12	0.00	467.41	0.00
Second Floor	491.12	0.00	467.41	0.00
Terrace Floor	23.71	0.00	0.00	0.00
Total Area	1400.70	0.00	1283.36	0.00
Total FSI Area			1283.36	
Total BuiltUp Area			1400.70	
Proposed F.S.I. Consumed			0.72	
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.	2.00			
All Floors				
5. Total Tenements (3 + 4)			6	
E. Parking Statement				
1. Parking Spaces Required as per Regulations:			513.34	
2. Proposed Parking Spaces:			687.51	

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)	

Tree Details (Table 3h)			
Plot	Name	Reqt	Nos. Of Trees
	Tree	45	47

Buildingwise Floor FSI Details	
Floor Name	Building Name
	RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)
	RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)
	Total
Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)
Ground Floor	277.35
First Floor	348.07
Second Floor	348.07
Terrace Floor	12.46
Total	985.59

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No. Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	Mercantile	Shop	Mercantile-1 (M1)			3	GROUND FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
							FIRST FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
							SECOND FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
							TERRACE FLOOR PLAN	Mercantile	Shop			
RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)	Mercantile	Shop	Mercantile-1 (M1)			3	GROUND FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
							FIRST FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
							SECOND FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
							TERRACE FLOOR PLAN	Mercantile	Shop			

Required Parking									
Building Name	Type	SubUse	Area	Reqt.	Prop.	Units	Required Parking Area(Sq.mt.)	Car	Other Parking
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	Mercantile	Shop	> 0	1		924.85	369.94	184.97	73.99
			0 - 1000	1000	-	-	-	-	-
RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)	Mercantile	Shop	> 0	1		358.50	143.40	71.70	28.68
			0 - 1000	1000	-	-	-	-	-
Total:						513.34	256.67	102.67	

Parking Check (Table 7b)												
Use Type	Car				Visitor's Car Parking				Total Parking Area			
	Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Commercial	256.67	526.74	0	0	102.67	160.77	0	1	513.34	687.51	-	-
Total	256.67	526.74	0	0	102.67	160.77	0	1	513.34	687.51	-	-

OWNER'S NAME AND SIGNATURE
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AMBALAL PRASHUDAS

ARCH/ENG'S NAME AND SIGNATURE

darji amitkumar vijaybhai

AOR/008

STRUCTURE ENGINEER

darji amitkumar vijaybhai

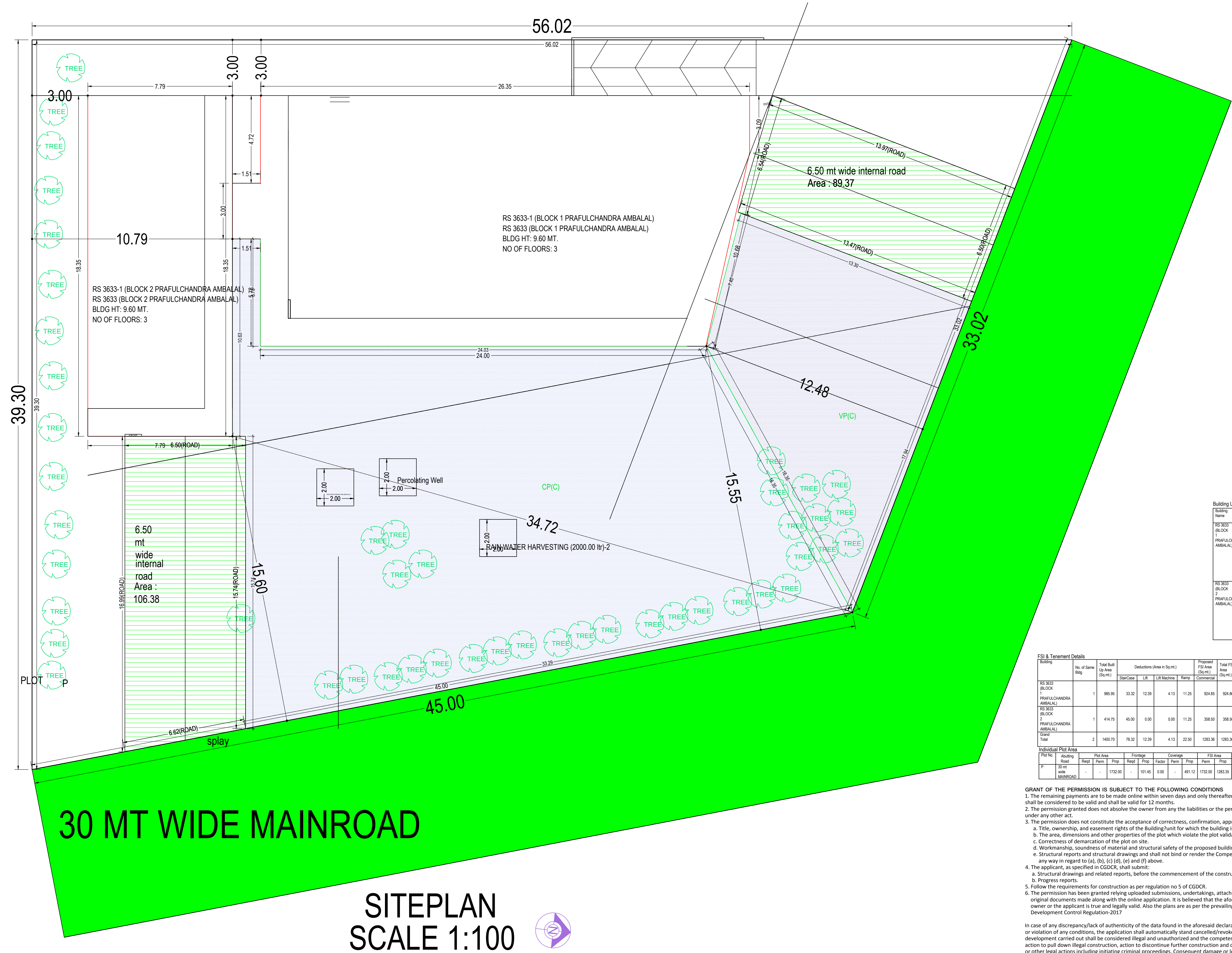
AOR/008

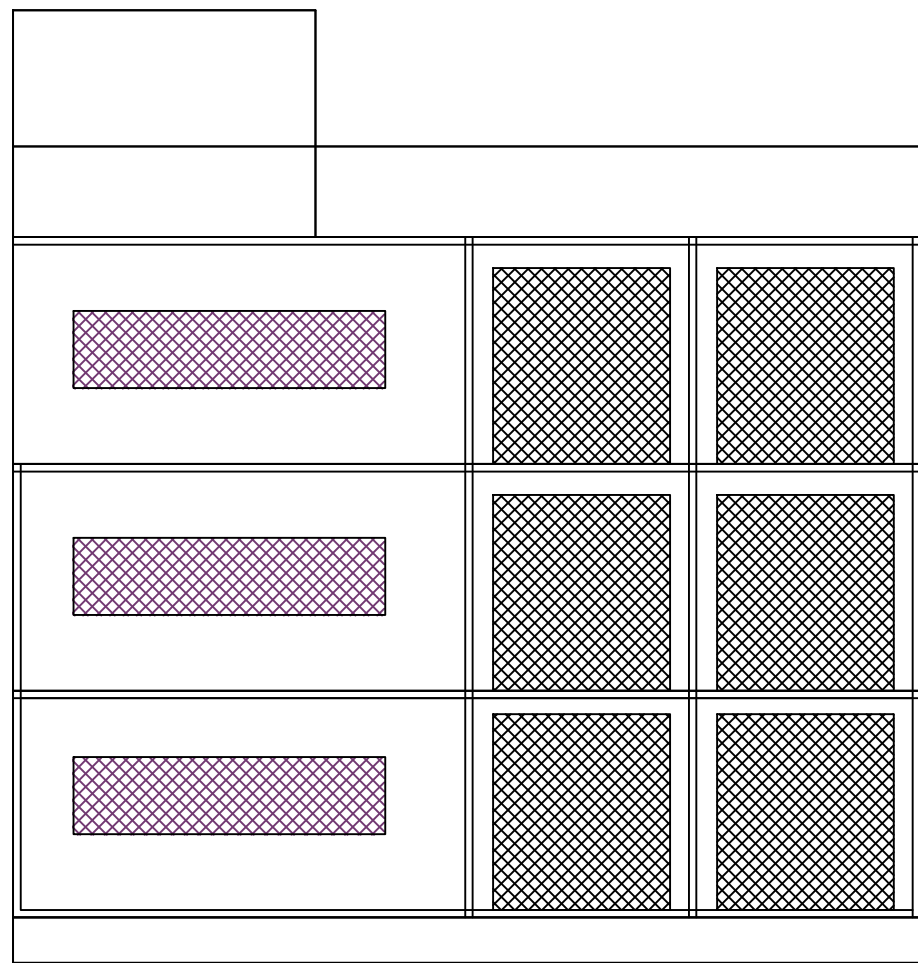
FSI & Tenement Details									
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	1	985.95	StarCase	Lift	Lift Machine	Ramp	924.85	924.86	03
RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)	1	414.75	45.00	0.00	0.00	11.25	358.50	358.50	03
Grand Total	2	1400.70	78.32	12.39	4.13	22.50	1283.36	1283.36	06

Individual Plot Area									
Plot No.	Autobldg Road	Reqt	Perm	Prop	Reqt	Perm	Factor	Perm	Prop
P	30 mt wide MAINROAD	-	-	1732.00	-	101.45	0.00	-	491.12

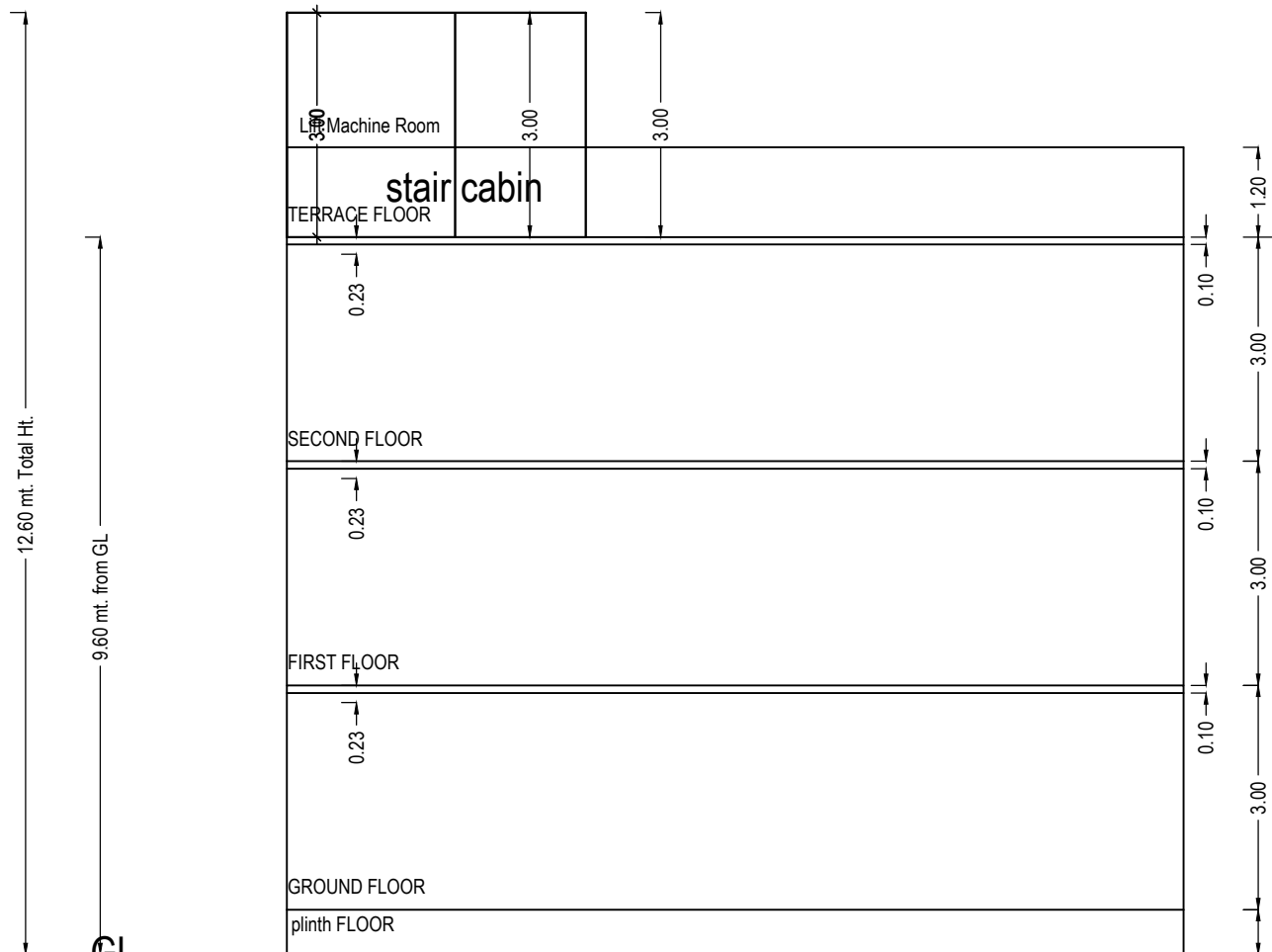
GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
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2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, 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) and (f) above.
4. The applicant, as specified in CGDCR, 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 CGDCR.
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-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 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.





ELEVATION



SECTION

UnitBUA Table for Building :RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)

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
				Lift	Total		Wall	Stair Case		
GROUND FLOOR PLAN	shop	SHOP	266.10	4.13	261.97	19.50	8.33	234.14	01	
		Total :	266.10	4.13	261.97	19.50	8.33	234.14	01	
		Typical Floor = 1								
	FIRST FLOOR PLAN	FF	SHOP	266.10	4.13	261.97	19.41	8.33	234.23	01
Total :			266.10	4.13	261.97	19.41	8.33	234.23	01	
Typical Floor = 1										
SECOND FLOOR PLAN		CFSI-187	OFFICE	266.10	4.13	261.97	19.41	8.33	234.23	01
	Total :		266.10	4.13	261.97	19.41	8.33	234.23	01	
	Typical Floor = 1									
	Total per Floor:		Total :	266.10	4.13	261.97	19.41	8.33	234.23	01
-	-	-	798.30	12.40	785.91	58.32	24.98	702.60	03	

Building :RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Area (Sq.mt.)	FSI	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Lift	Lift Machine	Ramp	Commercial				
Ground Floor	277.35	8.33	4.13	0.00	11.25		253.64		253.64	01
First Floor	348.07	8.33	4.13	0.00	0.00		335.61		335.61	01
Second Floor	348.07	8.33	4.13	0.00	0.00		335.61		335.61	01
Terrace Floor	12.46	8.33	0.00	4.13	0.00		0.00		0.00	00
Total:	985.95	33.32	12.39	4.13	11.25		924.85		924.86	03
Total Number of Same Buildings:	1									
Total:	985.95	33.32	12.39	4.13	11.25		924.85		924.86	03

SCHEDULE OF DOOR:

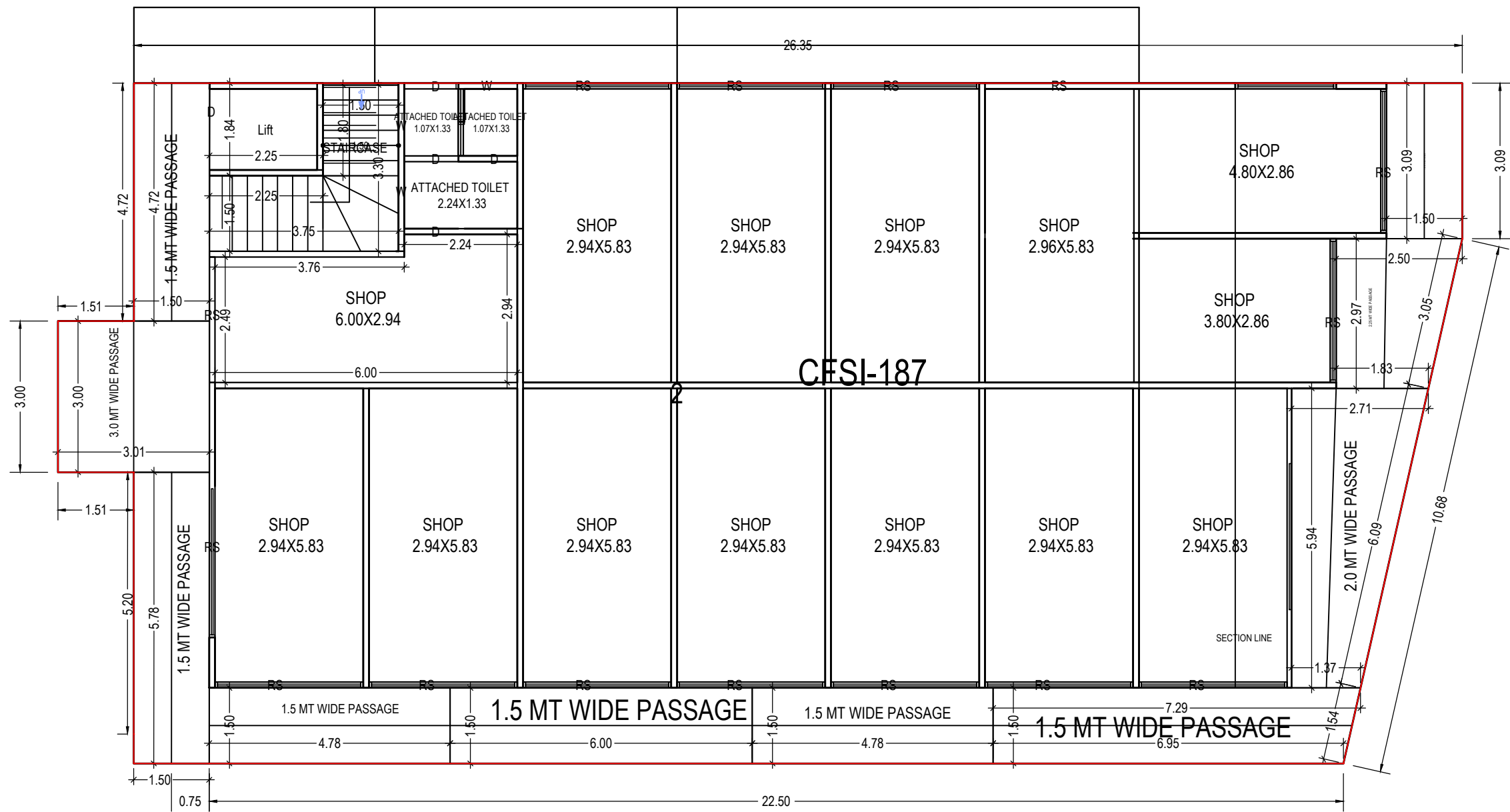
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	D	0.90	2.10	12
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	D	1.50	2.10	01
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	D	1.61	2.10	02
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	RS	2.30	2.10	44
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	RS	2.84	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

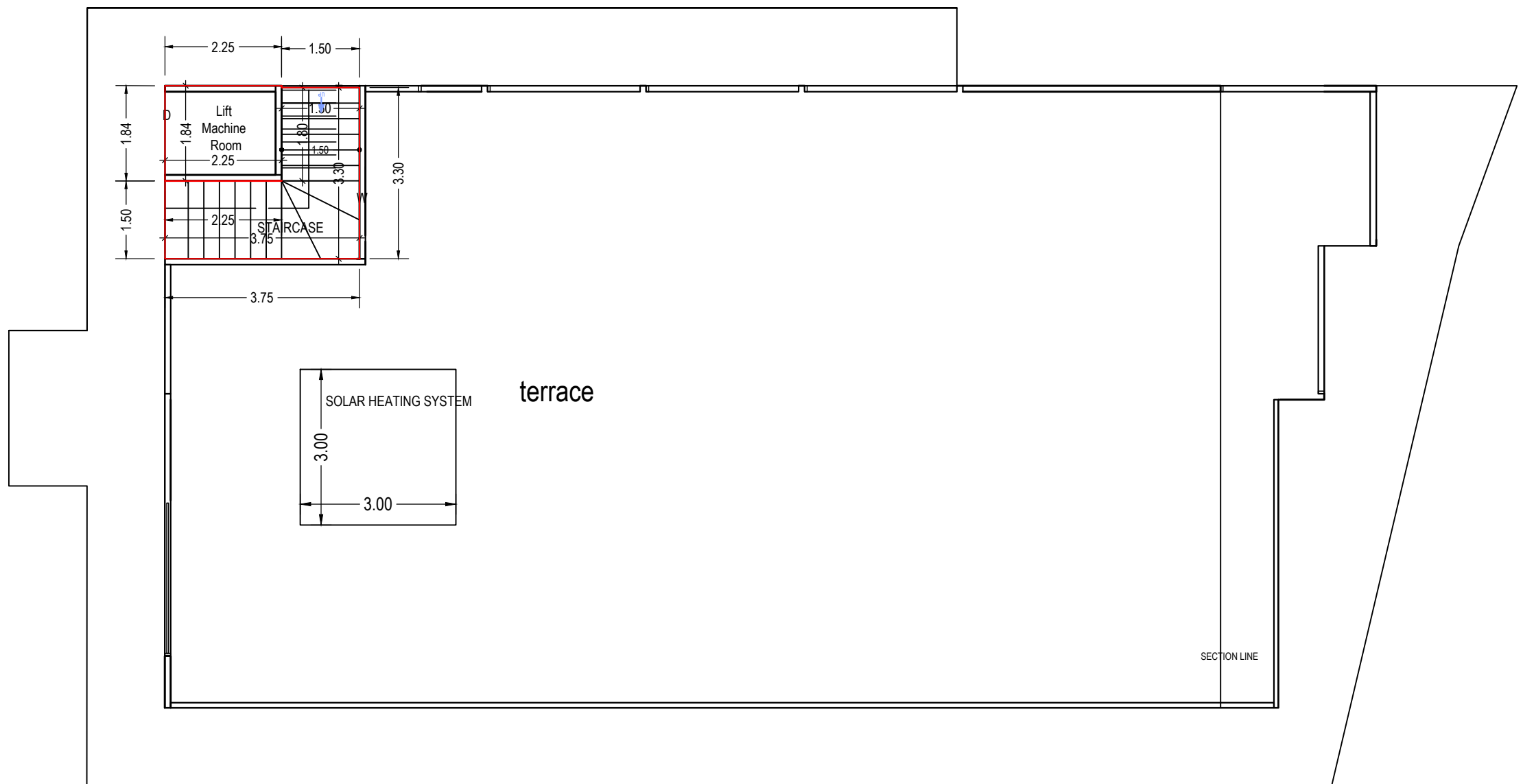
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	W	1.05	1.20	03
RS 3633 (BLOCK 1 PRAFULCHANDRA AMBALAL)	W	1.20	1.20	08

Staircase Checks (Table 8a-1)

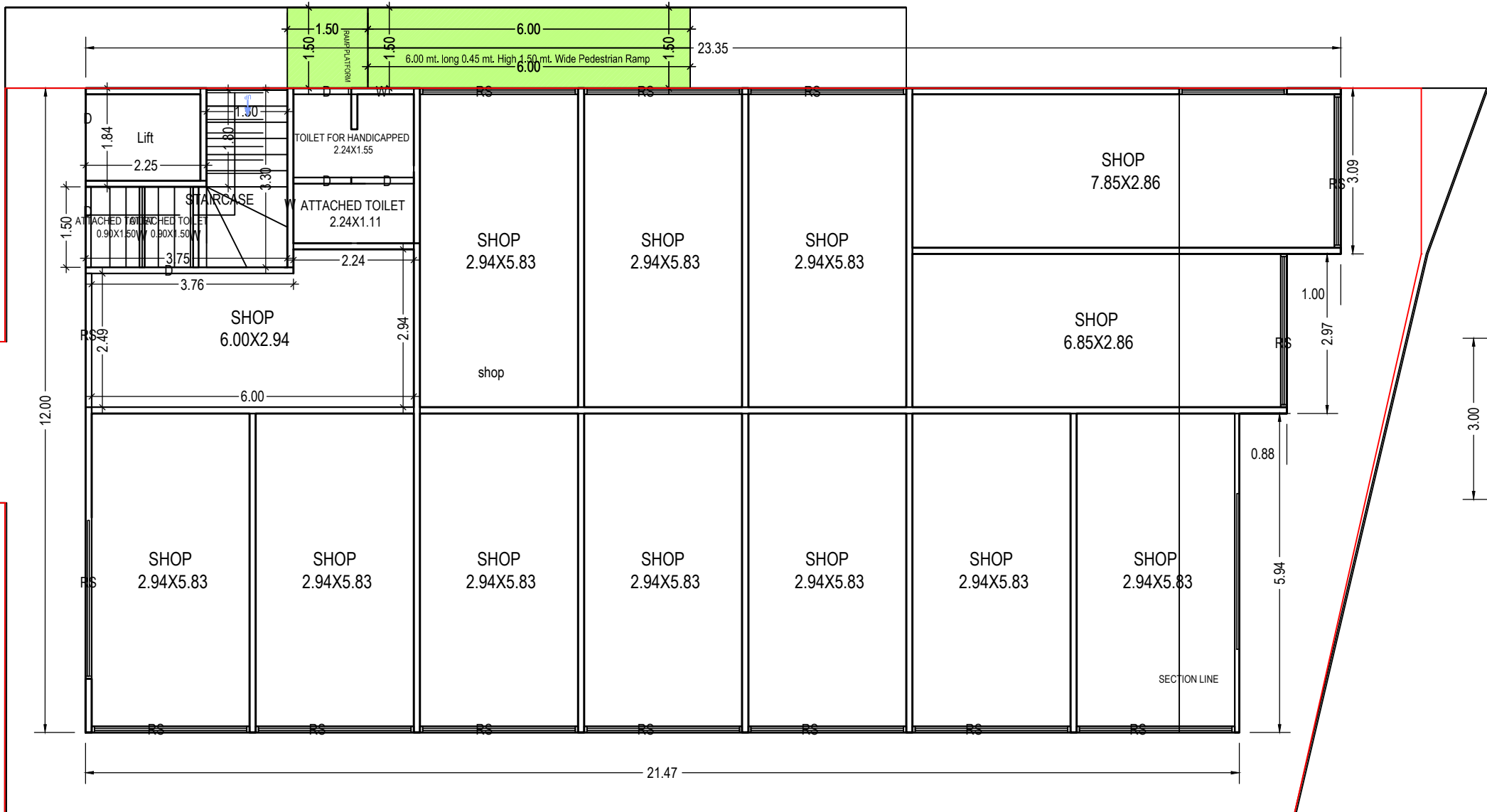
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.50	0.30	0.20
FIRST FLOOR PLAN	STAIRCASE	1.50	0.30	0.20
SECOND FLOOR PLAN	STAIRCASE	1.50	0.30	0.20
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.30	0.00



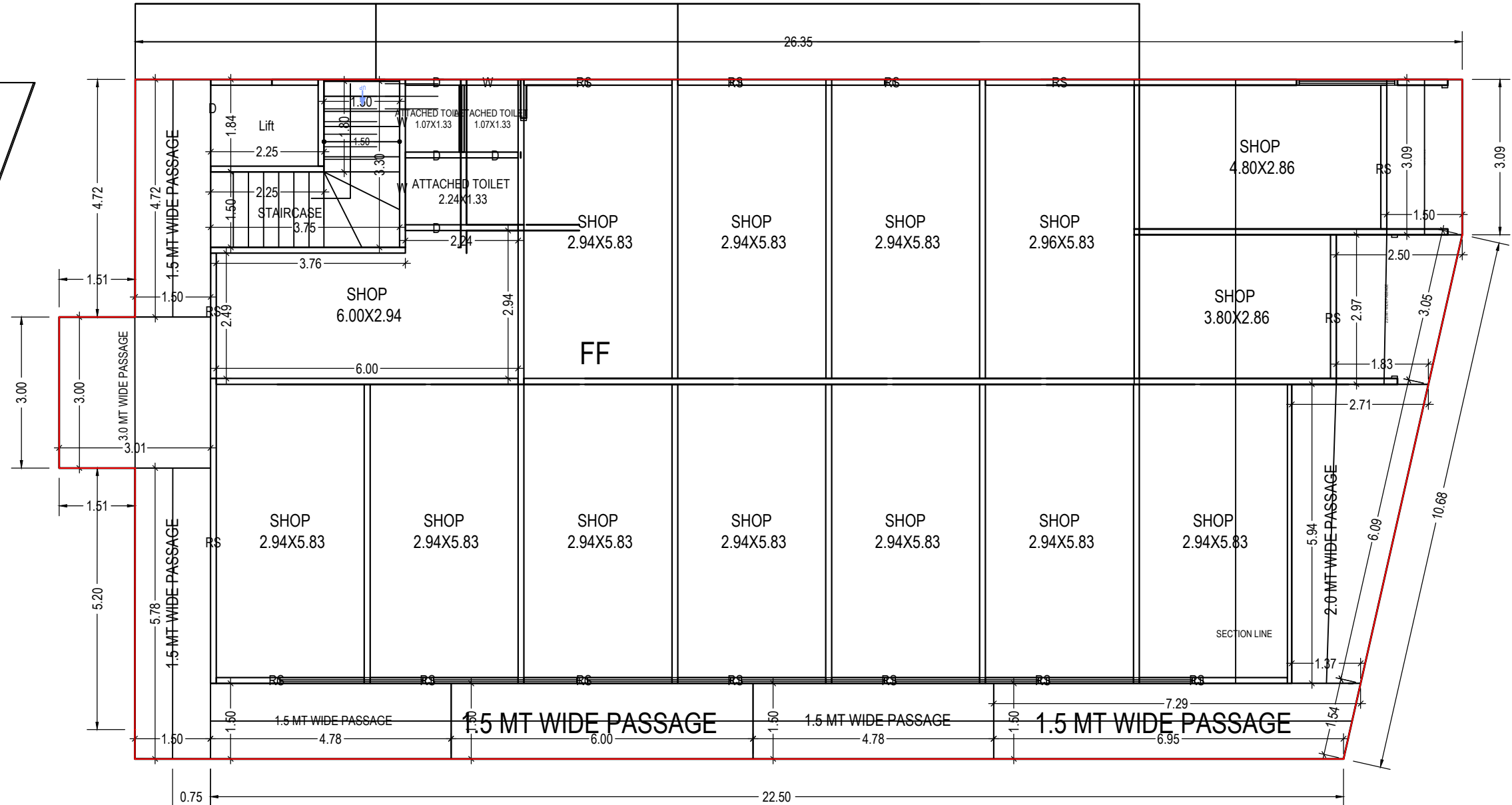
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



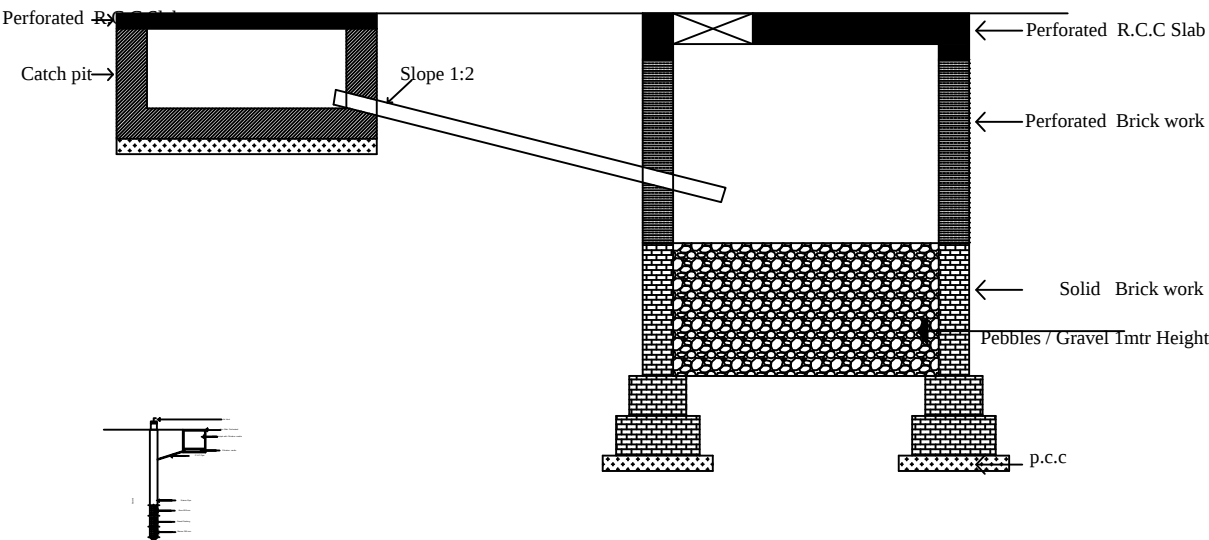
TERRACE FLOOR PLAN
(SCALE 1:100)



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



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



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AMBALAL PRABHUDAS

ARCH/ENG'S NAME AND SIGNATURE

darji amitkumar vijaybhai

AOR/008

STRUCTURE ENGINEER

darji amitkumar vijaybhai

AOR/008



Building :RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed Area (Sq.mt.)	FSI Commercial	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Ramp				
Ground Floor	117.40	11.25	11.25	94.90	94.90	94.90	01
First Floor	143.05	11.25	0.00	131.80	131.80	131.80	01
Second Floor	143.05	11.25	0.00	131.80	131.80	131.80	01
Terrace Floor	11.25	11.25	0.00	0.00	0.00	0.00	00
Total:	414.75	45.00	11.25	358.50	358.50	358.50	03
Total Number of Same Buildings:	1						
Total:	414.75	45.00	11.25	358.50	358.50	358.50	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)	D	0.90	2.10	15
RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)	RS	2.50	2.10	18

SCHEDULE OF WINDOW/VENTILATION:

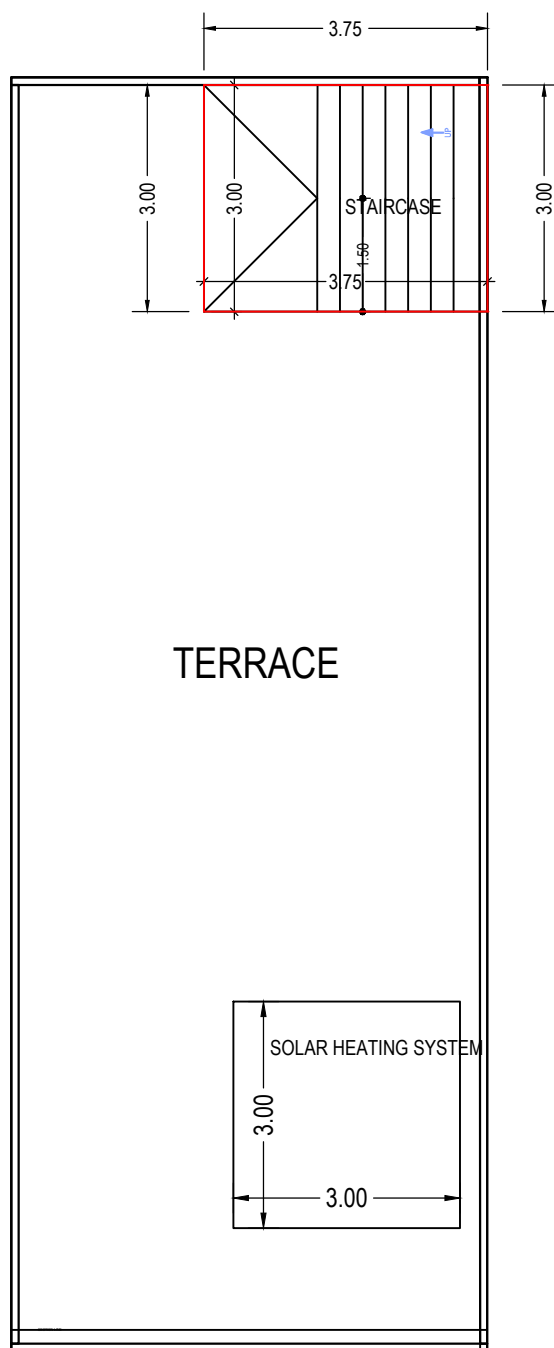
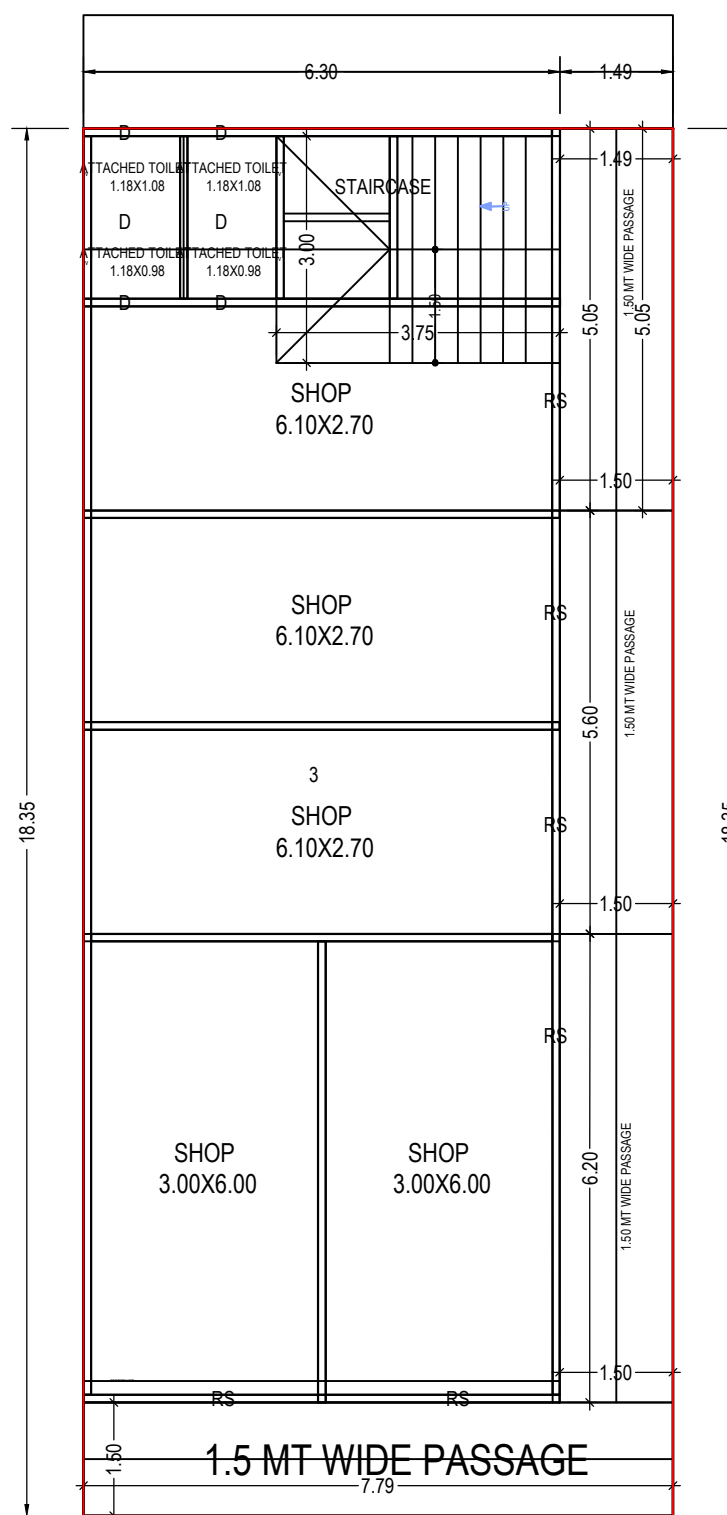
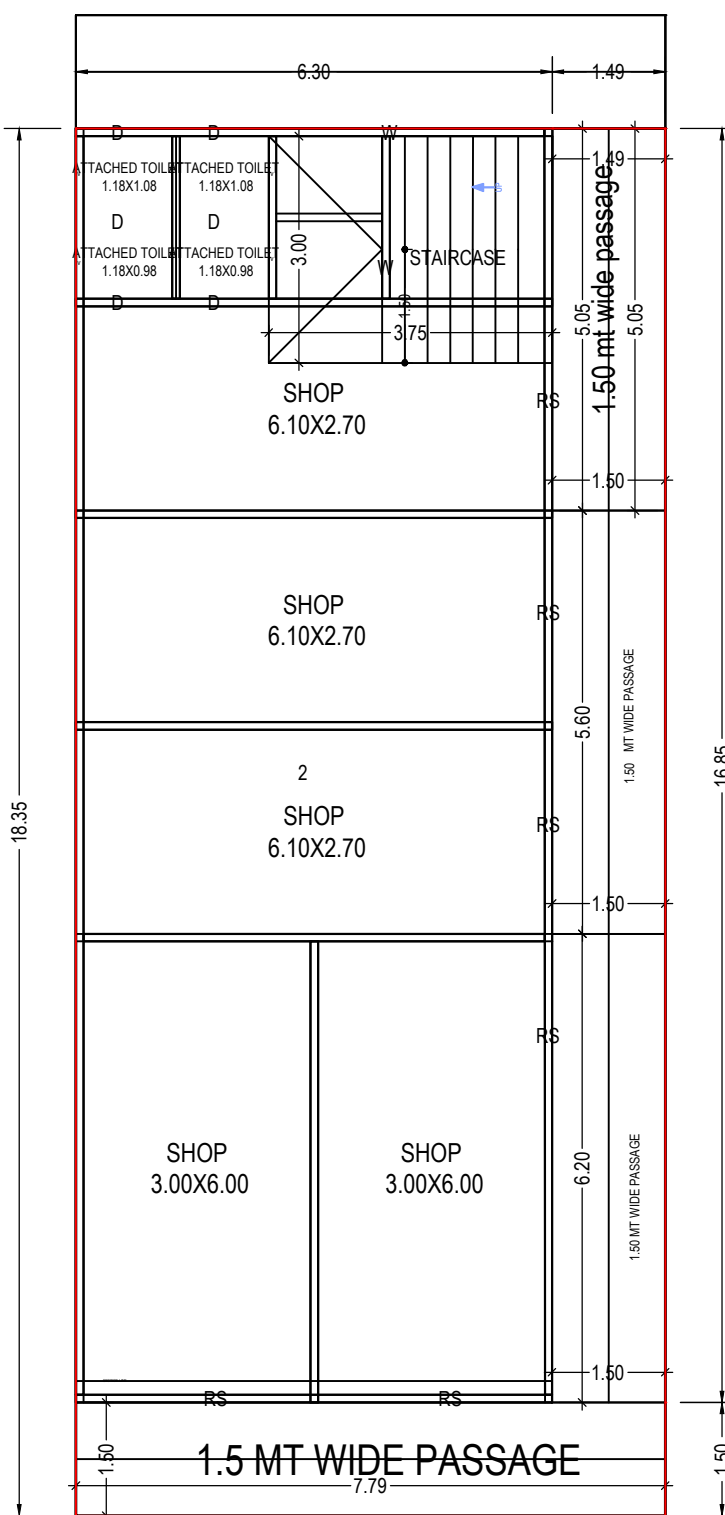
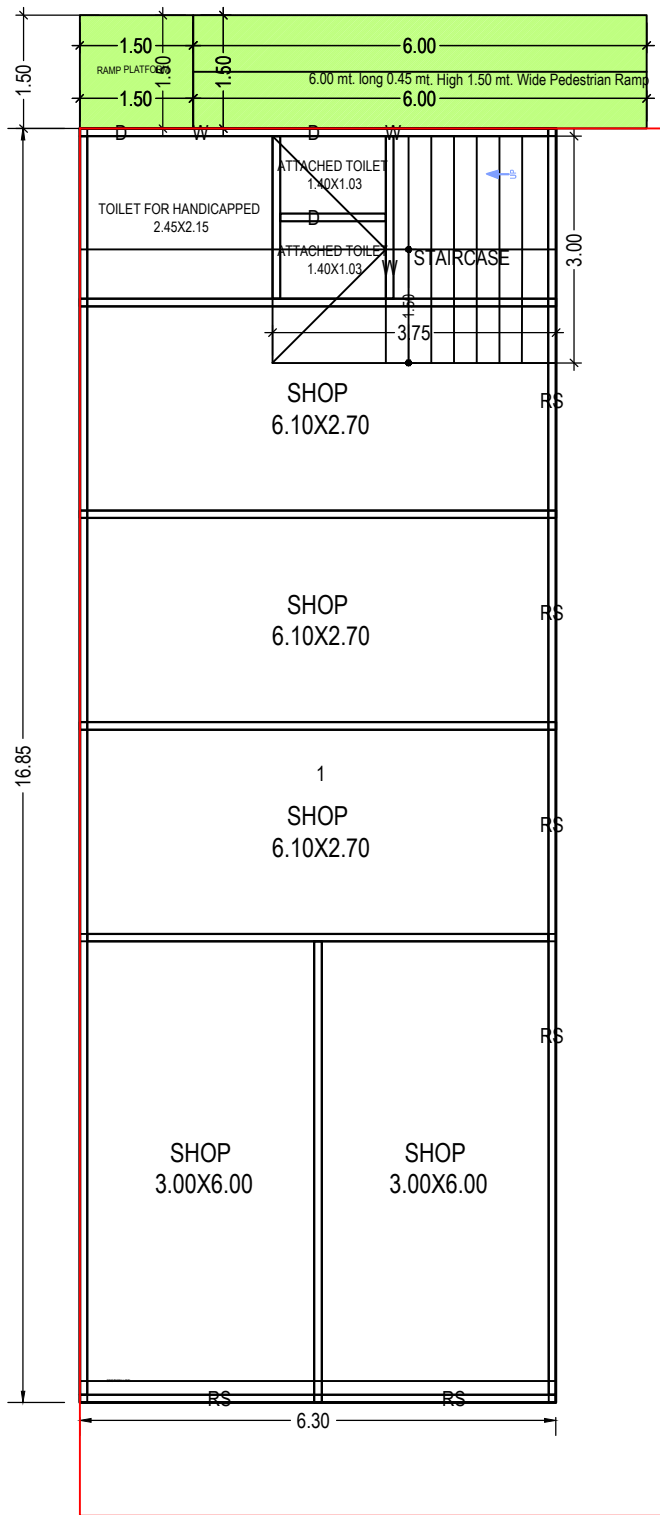
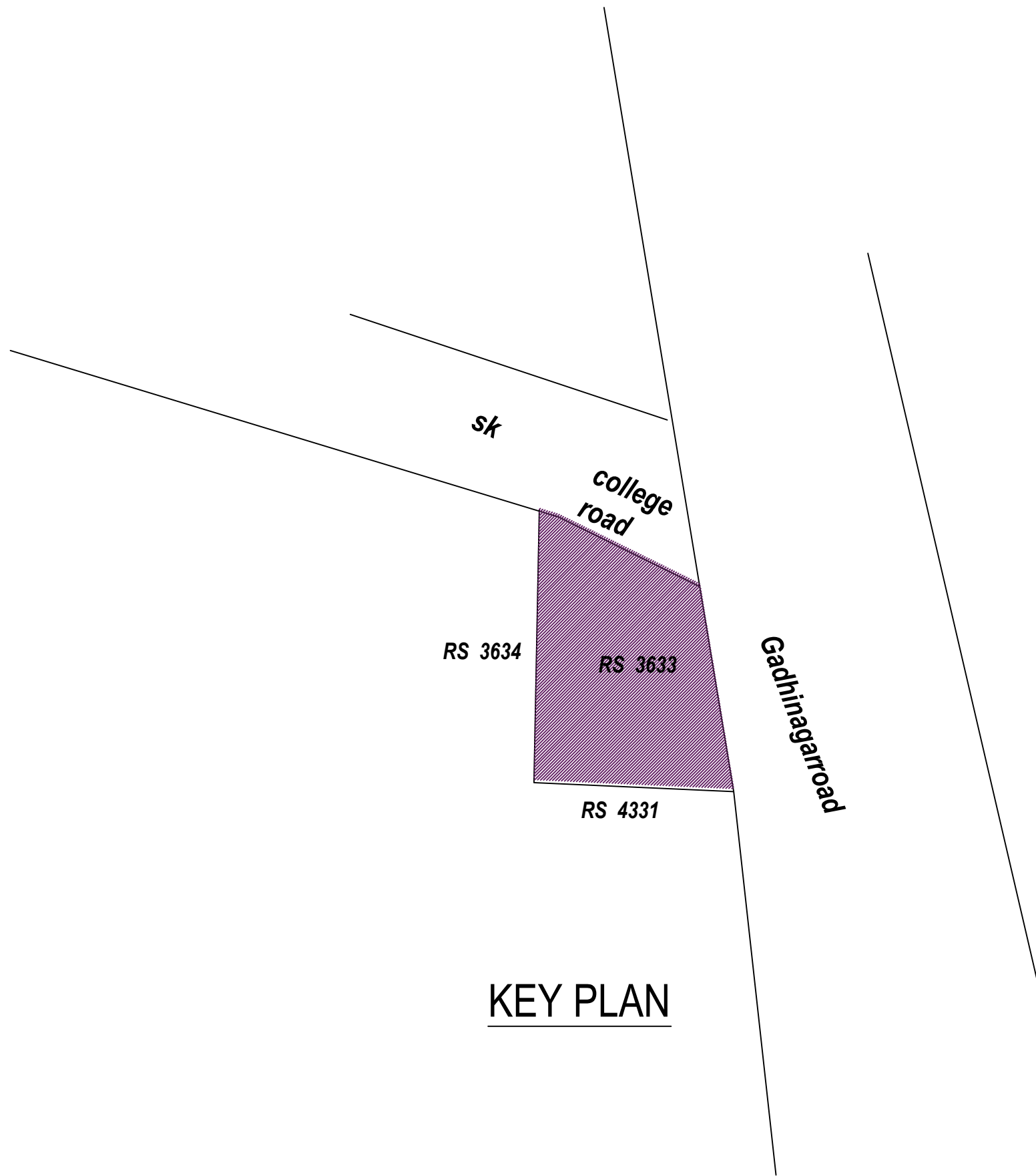
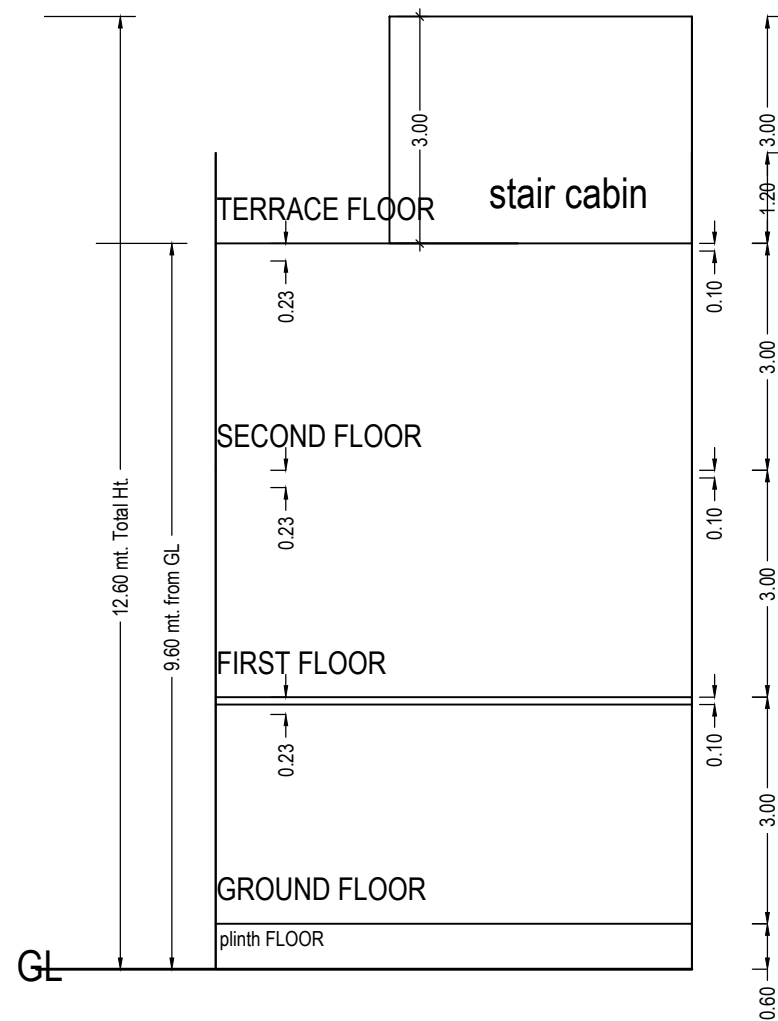
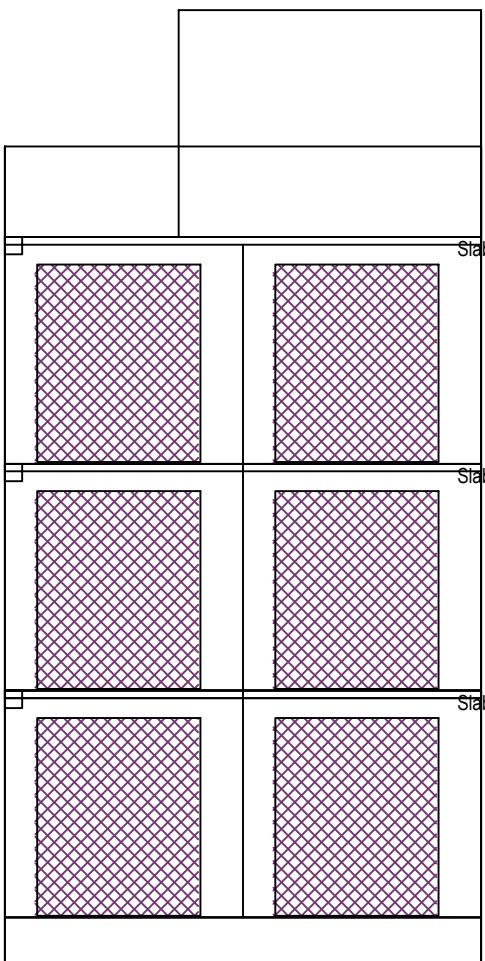
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)	v	0.60	1.00	08
RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)	W	1.20	1.20	04

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.50	0.30	0.20
FIRST FLOOR PLAN	STAIRCASE	1.50	0.30	0.20
SECOND FLOOR PLAN	STAIRCASE	1.50	0.30	0.20
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.30	0.00

UnitBUA Table for Building :RS 3633 (BLOCK 2 PRAFULCHANDRA AMBALAL)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	1	SHOP	106.15	106.15	8.26	11.25	86.64	01
	Total :		106.15	106.15	8.26	11.25	86.64	01
	Typical Floor = 1							
	Total per Floor:		106.15	106.15	8.26	11.25	86.64	01
FIRST FLOOR PLAN	2	OFFICE	106.15	106.15	8.33	11.25	86.57	01
	Total :		106.15	106.15	8.33	11.25	86.57	01
	Typical Floor = 1							
	Total per Floor:		106.15	106.15	8.33	11.25	86.57	01
SECOND FLOOR PLAN	3	SHOP	106.15	106.15	8.33	11.25	86.57	01
	Total :		106.15	106.15	8.33	11.25	86.57	01
	Typical Floor = 1							
	Total per Floor:		106.15	106.15	8.33	11.25	86.57	01
Total:	-	-	318.45	318.45	24.92	33.75	259.78	03



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