

		Inward No	ODPS/2022/104704		Sheet	1 / 1
		Inward Date			Scale	1:100
A	AREA STATEMENT		VERSION NO.: 1.0.52			
			VERSION DATE: 13/10/2022			
	PROJECT DETAIL :					
	Authority: Junagadh Municipal Corporation (JMC)	Plot Use: Industrial				
	Authority/Class: D2	Plot SubUse: Industry except Obnoxious and Hazardous				
	Authority/Grade: Municipal Corporation	Plot Use Group: Industrial 2 (IN2)				
	Project Type: Layout Development	Plot Category: NA				
	Nature of Development: NEW	Land Use Zone: Industrial Use Zone				
	Development Area: Non TP Area	Conceptualized Use Zone: IZ1				
	SubDevelopment Area: Other Areas					
	Special Project: NA					
	Special Road: NA					
	Site Address: AT - JOSHIPURA, R.S.NO. 49/2/P3/P1, TA - JUNAGADH CITY, DIST. - JUNAGADH- 362001					
	AREA DETAILS :					Sq.Mts.
1.	Area of Plot As per record	-				
	Plot Validation Certificate					5565.00
	Physical area measured at site					5565.00
	7/12 or Document					5565.00
	Plot area drawn as per Site					5564.95
	Area of Plot Considered					5565.00
2.	Deduction for					
	(a)Proposed roads					761.08
	Road Widening Area					761.08
	(b)Any reservations					1464.93
	Reservation Area					1464.93
	Total(a + b)					2226.00
3.	Net Area of plot (1 - 2) AREA OF PLOT					3339.00
4.	% of Common Plot (Reqd.)					0.00
	% of Common Plot (Prop)					0.00
	Balance area of Plot(1 - 4)					3339.00
	Plot Area For Coverage					3339.00
	Plot Area For FSI					3339.00
	Perm. FSI Area (1.20)					4006.80
	Total Perm. FSI area					4006.80
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		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
DRIANAGE AND SEWERAGE WORK
WATER SUPPLY WORK
WORK WITHOUT PERMISSION IF STARTED ON SITE
APPROVED WORK



Individual Plot Area

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
FP-2(PLOT NO. 2)	45.00 MT. WIDE D.P.MAINROAD	-	-	2427.60	-	38.17	0.00	-	0.00	-	0.00
FP-1(PLOT NO. 1)	45.00 MT. WIDE D.P.MAINROAD	-	-	911.35	-	30.05	0.00	-	0.00	-	0.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	3338.94	100.00
Other Area	0.06	0.00
Total net layout	3339.00	100.00

OWNER'S NAME AND SIGNATURE

SHREE KANTILAL NARANBHAI BARVADIYA

ARCHENG'S NAME & SIGNATURE

YASHKUMAR RASIK BATHANI

1119ERH0701261001

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

DESIGNATION OF APPROVER:

