



Inward No	Inward Date	Sheet	Scale
ODPS/2021/073999		1	1:100

AREA STATEMENT		VERSION NO.: 1.0.45
PROJECT DETAIL :		VERSION DATE: 25/10/2021
Authority: Himmatnagar Nagarpalika		Plot Use: Mercantile
AuthorityClass: D4		Plot SubUse: ResiComm Building
AuthorityGrade: Municipality		Plot Use Group: NA
Project Type: Layout Development		Plot Category: NA
Nature of Development: NEW		Land Use Zone: Residential use Zone
Development Area: Draft/Preliminary Town Planning Scheme		Conceptualized Use Zone: R1
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: CTS NO :2121, R.S. NO: 51/2/30, FP NO: 38, OP NO: 38, TP SCHEME NO : 04, HIMMATNAGAR, SABARKANTHA		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record	-	
Plot Validation Certificate		760.03
Physical area measured at site		760.03
7/12 or Document		760.03
Plot area drawn as per Site		841.65
Area of Plot Considered		760.03
2. Deduction for		
(a)Proposed roads		123.27
Surrender Free of Cost		123.27
(b)Any reservations		0.00
Total(a + b)		123.27
3. Net Area of plot (1 - 2) AREA OF PLOT		636.76
% of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		636.76
Plot Area For Coverage		636.76
Plot Area For FSI		760.03
Perm. FSI Area (1.80)		1368.05
Total Perm. FSI area		1368.05
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (63.39 %)		403.64
Total Prop. Coverage Area (63.39 %)		403.64
Balance coverage area (- %)		0.00
Proposed Area at:		
-		
Basement Floor	418.83	0.00
Ground Floor	343.37	0.00
First Floor	395.99	0.00
Second Floor	369.06	0.00
Third Floor	369.06	0.00
Terrace Floor	31.40	0.00
Total Area:	1927.71	0.00
Total FSI Area:		1353.33
Total BuiltUp Area:		1927.71
Proposed F.S.I. consumed:		1.78
B. Tenement Statement		
1. Tenement Proposed At:		
G.F.		15.00
All Floors		18.00
2. Total Tenements (3 + 4)		33
C. Parking Statement		
1. Parking Space Required as per Regulations:		338.35
2. Proposed Parking Space:		488.09

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	

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	841.65	132.18
Parking Area	100.67	15.61
Total net layout	942.32	147.99

Plot area drawn into drawing should not be more than Plot area as per Document.

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
2121	Tree	20	0

OWNER'S NAME AND SIGNATURE
SAVANKUMAR LALLUSHAI DESAIARCHENG'S NAME & SIGNATURE
DHAVAL BUTANI

1115ERH250251003

SUPERVISOR'S NAME & SIGNATURE
DATE OF APPROVAL
19/11/2021

DESIGNATION OF APPROVER : Chief Officer



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (2121)	Mercantile	Shop	Mercantile-1 (M1)	10	23	BASEMENT FLOOR PLAN	Mercantile	Shop	-	-	-
						GROUND FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
						FIRST FLOOR PLAN	Mercantile	Shop	Commercial	Mercantile	Shop
						TYPICAL - 2 & 3 FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment
						TERRACE FLOOR PLAN	Mercantile	Shop	-	-	-

Individual Plot Margin

Plot No.	Pwork-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	FSI Area Prop
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop		
2121	A-1 (2121)	15.0 MT. WIDE TP.MAINROAD	3.00	4.68		0.00		0.00		0.00	403.64	1353.33

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Basement Floor	418.83	0.00	418.83	0.00
Ground Floor	343.37	312.08	343.37	312.08
First Floor	395.99	364.83	395.99	364.83
Second Floor	369.06	338.21	369.06	338.21
Third Floor	369.06	338.21	369.06	338.21
Terrace Floor	31.40	0.00	31.40	0.00
Total:	1927.71	1353.33	1927.71	1353.33

Individual Plot Area

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
2121	15.0 MT. WIDE TP.MAINROAD	-	-	841.65	-	93.60	0.00	-	403.64	1514.97	1353.33

FSI & Tenement Details

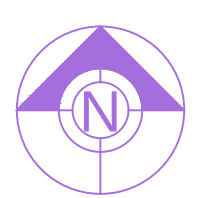
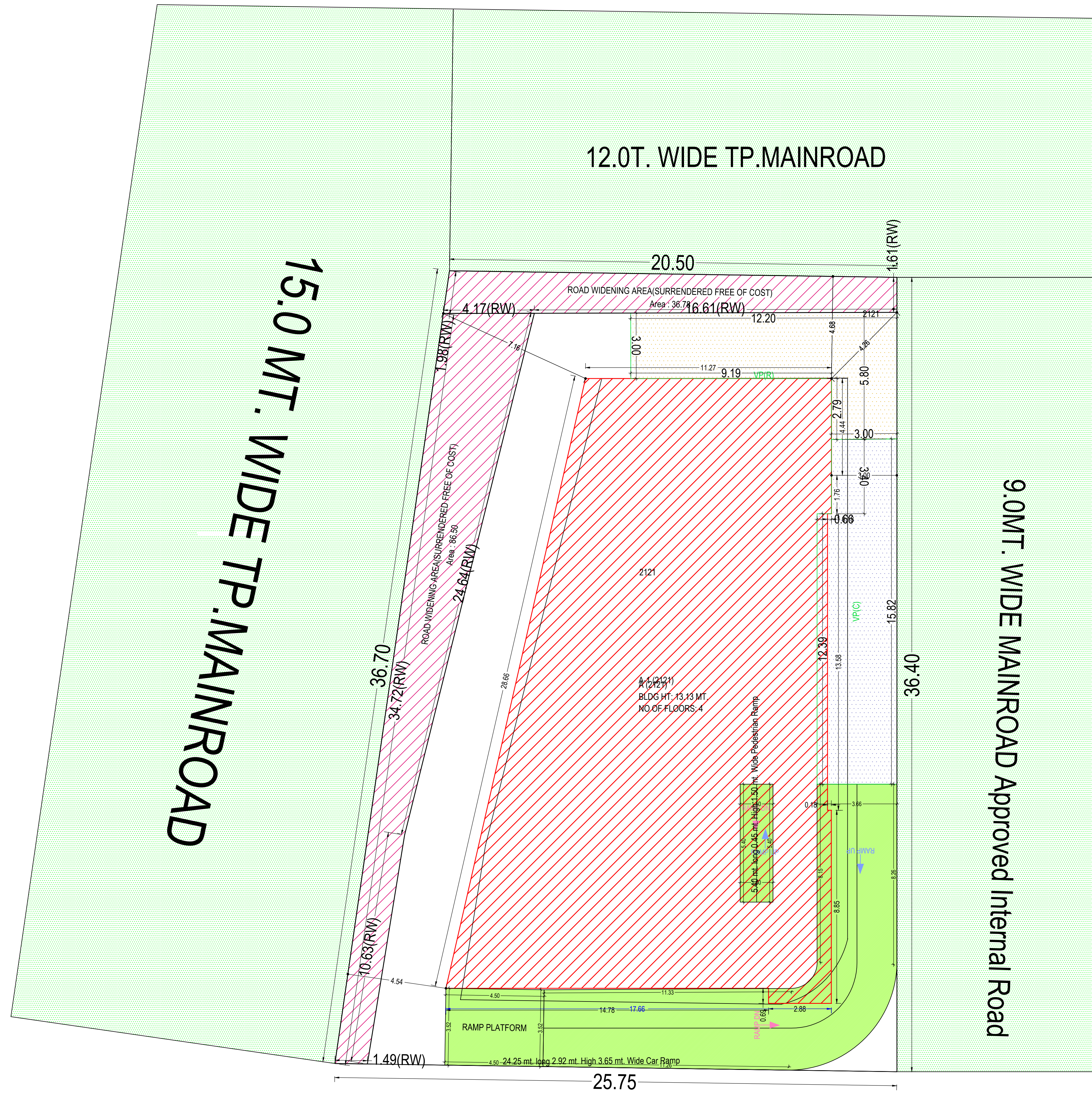
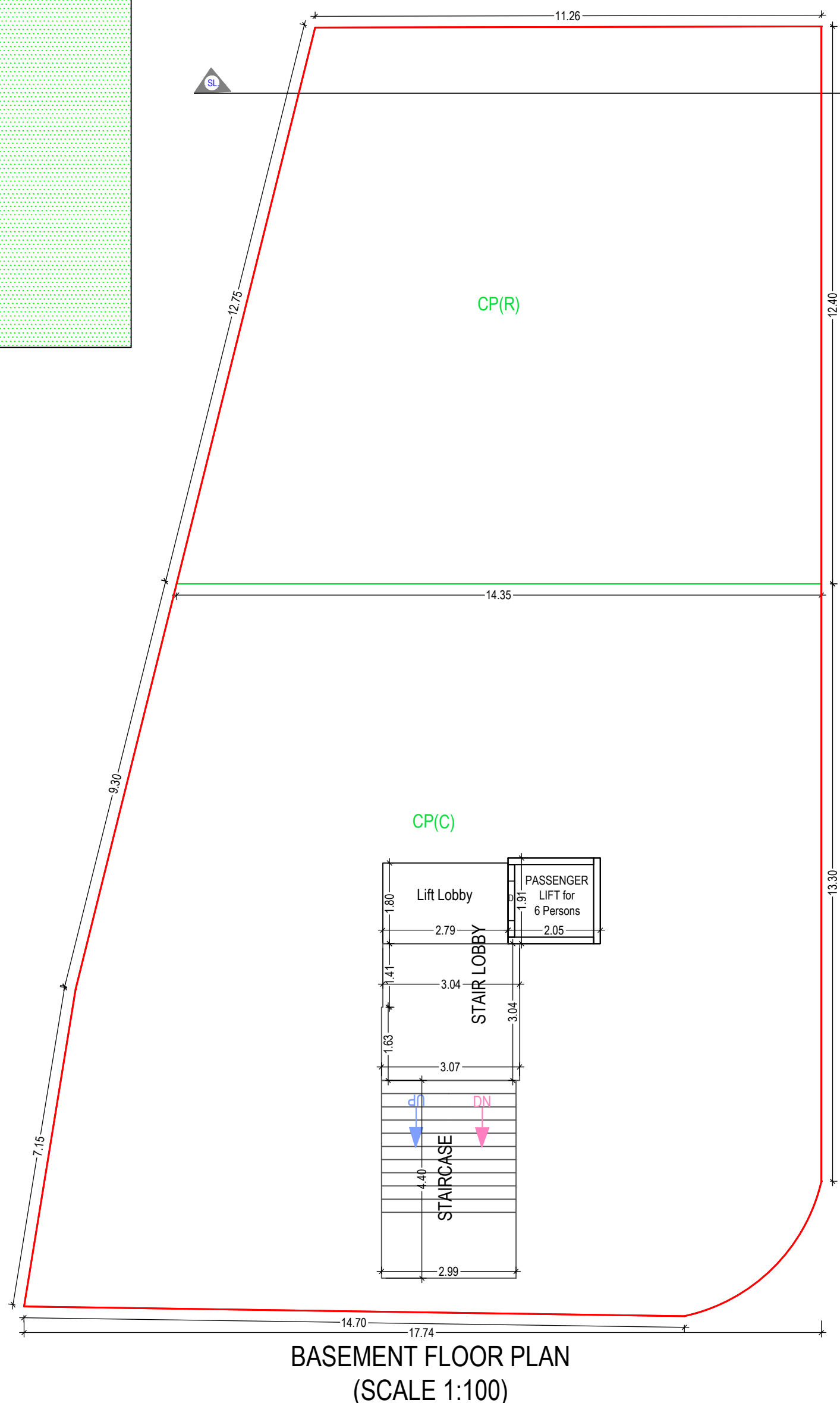
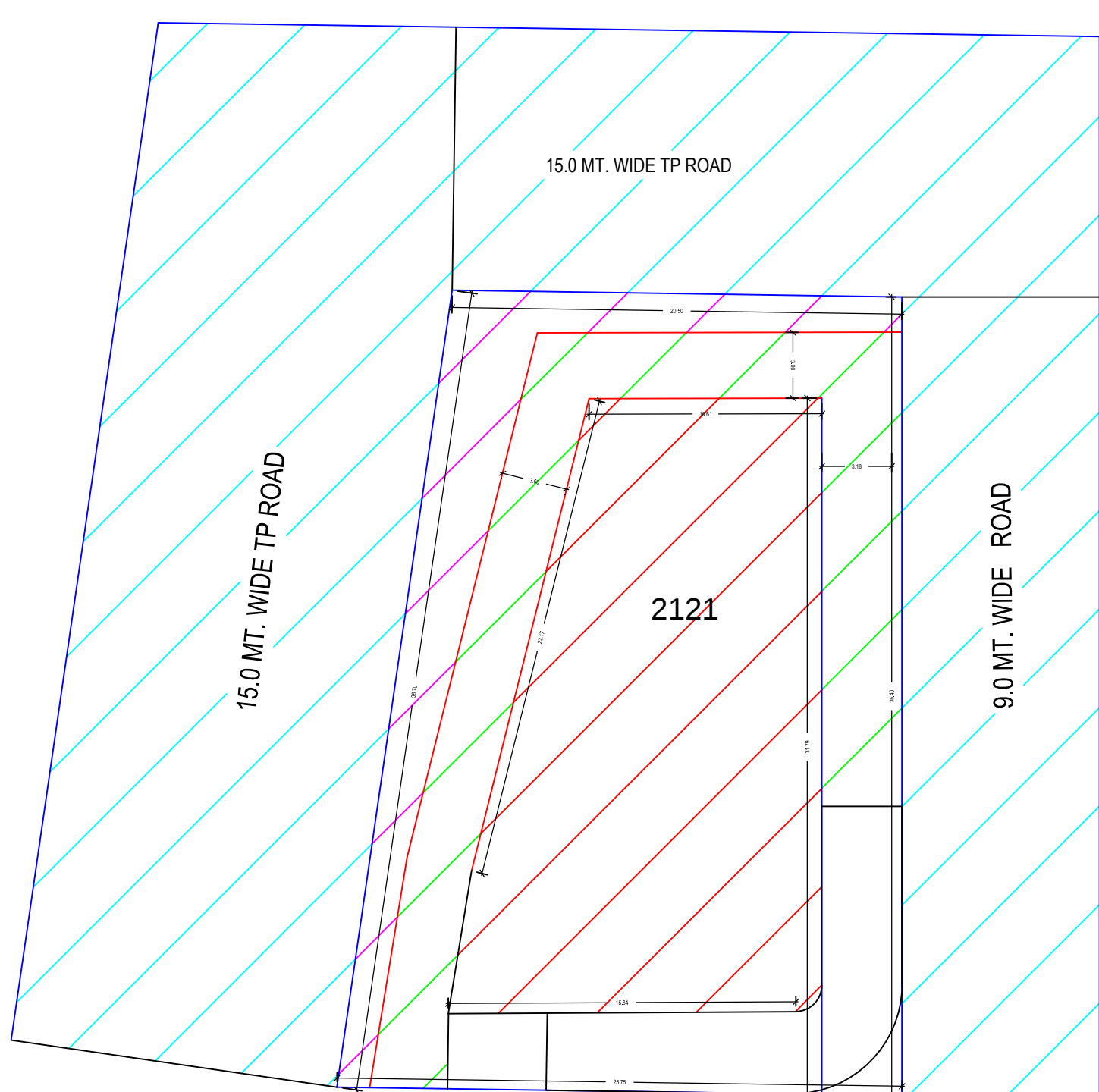
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
			StairCase	Stair Lobby	Lift	Lift Machine	Lift Lobby	Parking	Resi.	Commercial		
A (2121)	1	1927.71	79.02	54.94	19.04	3.92	30.06	387.42	676.42	676.91	1353.33	33
Grand Total :	1	1927.71	79.02	54.94	19.04	3.92	30.06	387.42	676.42	676.91	1353.33	33

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
A (2121)	Mercantile	Shop	> 0	1	676.91	203.07	101.54	40.61
			0 - 0	-				
			0 - 1000	1000				
	Residential	Apartment	0.0 - 80	1	676.41	135.28	67.64	13.53
			> 80.0	-				
			-	-				
			0 - 0	-				
			Total:					

Parking Check (Table 7b)

Use Type	Car				Visitor's Car Parking				Total Parking Area			
	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.
Residential	67.64	158.63	0	0	13.53	45.11	0	1	135.28	203.74	-	-
Commercial	101.54	228.80	0	0	40.61	55.56	0	1	203.07	284.35	-	-
Total	169.18	387.42	0	0	54.14	100.67	0	2	338.35	488.09	-	-

SITE PLAN
(Scale - 1:100)

KEY PLAN

Project Title :PROPOSED LAYOUT WITH BUILDING DEVELOPMENT PLAN FOR RESIDENTIAL APPARTMENT AND COMMERCIAL BUILDING IN C.T.S. No. 2121, AT: HIMMATNAGAR, TA: HIMMATNAGAR, DIST: SABARKANTHA

	Application No. : 1378BDP21220120		Development Permission No. : 137LD21220023	
	Inward No	ODPS/2021/073999	Sheet	2
	Inward Date		Scale	1:100

UnitBUA Table for Building :A (2121)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.) Lift	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit	
GROUND FLOOR PLAN	1	SHOP	25.59	0.00	25.59	2.39	23.20	15	
	11	SHOP	18.69	0.00	18.69	1.16	17.53		
	12	SHOP	18.39	0.00	18.39	1.52	16.87		
	13	SHOP	16.35	0.00	16.35	1.07	15.28		
	14	SHOP	16.35	0.00	16.35	1.07	15.28		
	16	SHOP	16.35	0.00	16.35	1.07	15.28		
	17	SHOP	17.72	0.00	17.72	1.30	16.42		
	2	SHOP	23.00	0.00	23.00	1.84	21.16		
	3	SHOP	12.06	0.00	12.06	1.67	10.39		
	4	SHOP	30.23	0.00	30.23	2.04	28.19		
	5	SHOP	25.52	0.00	25.52	1.41	24.11		
	6	SHOP	23.40	0.00	23.40	1.17	22.23		
	7	SHOP	21.28	0.00	21.28	1.08	20.19		
	8	SHOP	19.16	0.00	19.16	1.18	17.98		
	9	SHOP	17.33	0.00	17.33	1.40	15.93		
	Total :	301.42	0.00	301.42	21.38	280.04	15		
	Total per Floor: Typical Floor ± 1								
	Total :	301.42	0.00	301.42	21.38	280.04	15		
FIRST FLOOR PLAN	FF.1	SHOP	25.67	0.00	25.67	2.48	23.19	08	
	FF.2	SHOP	18.73	0.00	18.73	2.00	16.73		
	FF.3	SHOP	51.42	0.00	51.42	2.52	48.90		
	FF.4	SHOP	38.74	0.00	38.74	1.95	36.79		
	FF.5	SHOP	36.62	0.00	36.62	2.29	34.33		
	FF.6	SHOP	34.50	0.00	34.50	1.67	32.83		
	FF.7	SHOP	73.73	0.00	73.73	3.47	70.26		
	HALL	SHOP	40.32	0.00	40.32	2.41	37.91		
		Total :	319.73	0.00	319.73	18.79	300.94		08
	Total per Floor: Typical Floor ± 1								
	Total :	319.73	0.00	319.73	18.79	300.94	08		
TYPICAL - 2& 3 FLOOR PLAN	201 301 401	FLAT	62.74	0.00	62.74	5.98	56.76	05	
	202 302 402	FLAT	59.88	0.00	59.88	6.07	53.81		
	203 303 403	FLAT	59.89	0.00	59.89	5.69	54.20		
	204 304 404	FLAT	55.03	0.00	55.03	5.34	49.69		
	205 305 405	FLAT	74.34	3.70	70.64	6.56	64.08		
		Total :	311.88	3.70	308.18	29.64	278.54		05
		Total per Floor: Typical Floor ± 2							
	Total :	623.76	3.70	616.36	59.28	557.08			
-	Total:	-	-	1244.91	7.40	1237.51	99.47	1138.06	33

Building :A (2121)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)						Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
		Stair/Case	Lift	Lift Machine	Parking	Resi.	Commercial				
Basement	418.83	13.17	9.31	3.92	0.00	5.01	387.42	0.00	0.00	0.00	00
Ground Floor	343.37	13.17	9.31	3.80	0.00	5.01	0.00	0.00	312.08	312.08	15
First Floor	395.99	13.17	9.07	3.92	0.00	5.01	0.00	0.00	364.83	364.83	08
Second Floor	369.06	13.17	8.97	3.70	0.00	5.01	0.00	0.00	338.21	338.21	05
Third Floor	369.06	13.17	8.97	3.70	0.00	5.01	0.00	0.00	338.21	338.21	05
Terrace Floor	314.00	13.17	9.31	0.00	3.92	5.01	0.00	0.00	0.00	0.00	00
Total	1927.71	79.02	54.94	19.04	3.92	30.06	387.42	676.42	676.91	1353.33	33
Total Number of Same Buildings:	1										
Total:	1927.71	79.02	54.94	19.04	3.92	30.06	387.42	676.42	676.91	1353.33	33

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (2121)	D2	0.63	2.10	14
A (2121)	D2	0.73	2.10	18
A (2121)	D2	0.75	2.10	09
A (2121)	D	0.78	2.10	02
A (2121)	D	0.88	2.10	06
A (2121)	G	0.88	2.10	02
A (2121)	D2	0.88	2.10	02
A (2121)	D	0.90	2.10	22
A (2121)	G	0.90	2.10	04
A (2121)	D	1.05	2.10	01
A (2121)	G	1.08	2.10	02
A (2121)	D	1.39	2.10	01
A (2121)	R.S	1.59	2.10	01
A (2121)	R.S	2.50	2.10	06
A (2121)	R.S	2.64	2.10	14

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (2121)	V	0.60	1.00	31
A (2121)	W	1.49	1.20	02
A (2121)	W	1.80	1.20	34

Staircase Checks (Table 8a-1)

Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.29	0.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.29	0.16
FIRST FLOOR PLAN	STAIRCASE	1.50	0.29	0.16
TYPICAL - 2& 3 FLOOR PLAN	STAIRCASE	1.50	0.29	0.16
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.29	0.00

OWNER'S NAME AND SIGNATURE

SAVANIKUMAR LALLUSHAI DESAI

ARCHITECT'S NAME & SIGNATURE

DHAIVAL BUTANI

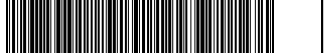
1115ER0208251003

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

19/11/2021

DESIGNATION OF APPROVER : Chief Officer



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UserDefinedMetric (1189.00 x 841.00MM)

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