

	Inward No	OPDS/2021/039765	Sheet	1
	Inward Date		Scale	1:500
A	AREA STATEMENT		VERSION NO. : 1.0.38 VERSION DATE: 30/06/2021	
	PROJECT DETAIL :			
	Site Address: Raghukul Parisar-2, Near Raghukul Parisar-1, Karamsad-Gana Road, Karamsad-388325		Plot Use: Residential	
	Authority: Anand-Vidhyanagar-Karamsad Urban Development Authority (AVKUDA)		Plot SubUse: Res: Building (More than one side common)	
	Authority/Class: D4		Plot Use Group: Dwelling-2 (DW2)	
	Authority/Grade: Urban Development Authority		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: Raghukul Parisar-2, Near Raghukul Parisar-1, Karamsad-Gana Road, Karamsad-388325.			
	AREA DETAILS		Sq Mts.	
	1. Area of Plot As per record			
	Plot Validation Certificate		6475.00	
	Physical area measured at site		6475.00	
	7/12 or Document		6475.00	
	Plot area drawn as per Site		6475.77	
	Area of Plot Considered		6475.00	
2	Deduction for			
	(a) Proposed roads		785.77	
	Road Widening Area		785.77	
	(b) Any reservations		0.00	
	Totals (a + b)		785.77	
3	Net Area of plot (1 - 2) AREA OF PLOT			
	% of Common Plot (Road)		568.92	
4	% of Common Plot (Prop)			
	Road Widening Area		612.79	
	Common Plot		612.79	
	Balance area of Plot (1 - 4)		5076.44	
	Plot Area For Coverage		5689.23	
	Plot Area For FSI		5689.23	
	Perm. FSI Area (1.80)		10240.61	
	Total Perm. FSI area		10240.61	
6	Total Built up area permissible at:			
	a. Ground Floor		0.00	
	Proposed Coverage Area (32.66 %)		1857.84	
	Total Prop. Coverage Area (32.66 %)		1857.84	
	Balance coverage area (- %)		0.00	
	Proposed Area at:			
	Proposed Built up	Existing/ Approved Bt/Area	Proposed F.S.I	Existing/ Approved F.S.I
	Ground Floor	1857.83	0.00	1571.58
	First Floor	1857.83	0.00	1570.22
	Total Area:	3715.66	0.00	3141.80
	Total FSI Area:			3141.85
	Total Builtup Area:			3715.69
	Proposed F.S.I. consumed:		0.55	
B	Tenement Statement			
	1. Tenement Proposed At:		46.00	
	G.F.		46	
2	Total Tenements (3 + 4)			
	46.00			

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	

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	Stair Lobby	Covered Area	Resi.		
26 (PARISAR 02)	1	80.52	10.40	2.45	0.80	66.86	66.86	01
A (PARISAR 02)	6	489.96	62.40	14.70	4.80	408.12	408.12	06
AA (PARISAR 02)	6	489.96	62.40	14.70	4.80	408.12	408.12	06
B (PARISAR 02)	6	489.96	62.40	14.70	4.80	408.12	408.12	06
BB (PARISAR 02)	6	489.96	62.40	14.70	4.80	408.12	408.12	06
C (PARISAR 02)	5	398.60	29.70	18.80	6.30	343.80	343.80	05
CC (PARISAR 02)	5	398.60	29.70	18.80	6.30	343.80	343.80	05
D (PARISAR 02)	5	398.60	29.70	18.80	6.30	343.80	343.80	05
DD (PARISAR 02)	5	398.60	29.70	18.80	6.30	343.80	343.80	05
AAA (PARISAR 02)	1	80.90	10.40	2.45	0.80	67.26	67.26	01
Grand Total	46	3715.66	389.20	138.90	46.00	3141.80	3141.80	46

Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	3524.37	61.95
Road Area	1552.85	27.29
Organized Open Space	612.79	10.77
Total net layout	5689.01	100.01
Plot area drawn into drawing should not be more than Plot area as per Document.		

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	Prop
PLOT	Tree	145	163

Common Plot Area	
Name	Prop. Area
COMMON PLOT 01	368.21
COMMON PLOT 02	244.58

OWNER'S NAME AND SIGNATURE
Prop. of Raghukul Builders Puneerangh Ramnangh Rathore

ARCHENG'S NAME AND SIGNATURE
STRUCTURE ENGINEER

Dpakkumar J. Gandhi
1005ERH16032500053
SUPERVISOR'S NAME AND SIGNATURE

DATE OF APPROVAL
03/07/2021

DESIGNATION OF APPROVER
Chief Executive Officer

