



A	AREA STATEMENT	VERSION NO: 1.0/55 VERSION DATE: 16/10/2023		
		PROJECT DETAIL		
	Authority: Rajkot Municipal Corporation (RMC)	Plot Use: Mercantile	512.37	
	Authority/Class: D1	Plot SubUse: Shop		
	Authority/Grade: Commercial Purposation	Plot Use Group: Mercantile-1 (M1)		
	Project Type: Building Permisson	Plot Category: NA		
	Nature of Development: NEW	Land Use Zone: City class B		
	Category: Revision	Conceptualized Use Zone: GM		
	Development Area: Non TP Area			
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: C.S. NO.-493, R.S. NO.-634, PLOT NO. 781H-A, WARD NO. 3, JUNCTION PLOT, VILLAGE - RAJKOT, TA & DIST - RAJKOT.		51.37	
	AREA DETAILS:			
1.	Area of Plot As per record		512.37	
	Plot Validation Certificate		512.37	
	Physical area measured at site		512.37	
	Salv Dead		536.50	
	Plot area drawn as per Site		512.37	
2	Area of Plot Considered		512.37	
		Deduction for		
	(a)Proposed roads		0.00	
	(b)Any reservations		0.00	
	Total(a + b)		0.00	
	Net Area of plot (1 - 2) AREA OF PLOT		512.37	
	Plot % of Common Plot (Reqt.)		512.37	
	% of Common Plot (Prop)			
	Balance area of Plot(1 + 4)		512.37	
	Plot Area For Coverage		512.37	
	Plot Area For FSI		512.37	
	Perm. FSI Area (2.00)		1024.74	
	Total Perm. FSI area		1024.74	
6.		Total Built up area permissible at:		
	a. Ground Floor			
	Proposed Coverage Area (55.42 %)		283.96	
	Total Prop. Coverage Area (55.42 %)		283.96	
	Balance coverage area (Built up)			
		Proposed Area		
	Proposed Built up	Existing Approved Built Area	Proposed F.S.I	
	Ground Floor	283.96	0.00	275.49
	First Floor	283.96	0.00	258.00
	Terrace Floor	16.80	0.00	0.00
	Total Area	584.72	0.00	533.49
	Total FSI Area			536.49
	Total BuiltUp Area			584.72
	Proposed F.S.I. consumed:			
B.		Tenement Statement		
	Tenement Proposed: All			
	G.F.			17.00
	All Floors			12.00
	Total Tenements (3 + 4)			29
C.		Parking Statement		
	Parking Space Required as per Regulations			156.45
	Proposed Parking Space			168.50

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	

Buildingwise Floor FSI Details				
Floor Name	Building Name		Total	
	A (COMMERCIAL)			
	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	283.96	275.49	283.96	275.49
First Floor	283.96	253.00	283.96	253.00
Terrace Floor	16.80	0.00	16.80	0.00
Total:	584.72	528.49	584.72	528.49

FSI & Tenement Details							
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Commercial	Total FSI Area (Sq.mt.)	No. of Unit
			StarCase	Star Lobby			
A (COMMERCIAL)	1	584.72	46.75	9.47	528.49	528.49	29
Grand Total :	1	584.72	46.75	9.47	528.49	528.49	29

Required Parking								
Building Name	Type	Sub/Use	Area	Units		Required Parking Area(Sq.m.)	Car	Other Parking Visitor's Car
				Regd.	Prop.			
A (COMMERCIAL)	Mercantile	Shop	> 0	1	528.49	158.55	79.28	31.71
			-					
			0 = 0					
			0 = 1000	1000				
	Total:					158.55	79.28	31.71

Parking Check (Table 7b)												
Use Type	Car				Visitor's Car				Total Parking Area			
	Area		No.		Area		No.		Area		No.	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Commercial	79.28	106.43	0	0	31.71	58.06	0	1	158.55	164.49	-	-
Total	79.28	106.43	0	0	31.71	58.06	0	1	158.55	164.49	-	-

Building USE/SUBUSE Details						Total	79.28	106.43	0	0	31.71	58.06	0	1	158.55	154.49	-
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse						
A (COMMERCIAL)	Mercantile	Shop	Mercantile-1 (M1)	29	GROUND FLOOR	Mercantile	Shop	Commercial FSI	Mercantile	Shop							
					FIRST FLOOR	Mercantile	Shop	Commercial FSI	Mercantile	Shop							
					SECOND FLOOR	Mercantile	Shop	Commercial FSI	Mercantile	Shop							
					THIRD FLOOR	Mercantile	Shop	Commercial FSI	Mercantile	Shop							
					TERRACE FLOOR	Mercantile	Shop	-	-	-							

Unit/BUA Table for Building -A (COMMERCIAL)							
Floor	Name	Unit/BUA Type	Gross Unit/BUA Area	Unit/BUA Area	Deductions (Area in Sq.m) /Year	Carpet Area	No. of Unit
GROUND FLOOR PLAN	COMMON-1	OTHER	3.63	3.63	0.41	3.22	
	COMMON-2	OTHER	3.29	3.29	0.46	2.83	
	SHOP1	SHOP	14.55	14.55	1.63	12.92	
	SHOP10	SHOP	15.34	15.34	0.73	14.61	
	SHOP11	SHOP	21.79	21.79	0.98	20.81	
	SHOP12	SHOP	21.79	21.79	0.98	20.81	
	SHOP13	SHOP	19.71	19.71	2.20	17.51	
	SHOP14	SHOP	11.62	11.62	0.83	10.80	
	SHOP15	SHOP	13.84	13.84	0.77	13.07	
	SHOP2	SHOP	16.66	16.66	0.78	15.88	17
	SHOP3	SHOP	19.26	19.26	0.90	18.40	
	SHOP4	SHOP	12.70	12.70	0.42	12.28	
	SHOP5	SHOP	27.22	27.22	0.99	26.23	
	SHOP6	SHOP	27.40	27.40	1.38	26.04	
	SHOP7	SHOP	19.07	19.07	0.87	18.20	
	SHOP8	SHOP	12.46	12.46	0.41	12.05	
	SHOP9	SHOP	15.14	15.14	0.71	14.43	
	Total		275.47	275.47	15.09	260.38	17
	Total per Floor	Typical Floor =					
	Total		275.47	275.47	15.09	260.38	17
FIRST FLOOR PLAN	SHOP-101	SHOP	24.86	24.86	3.02	21.84	
	SHOP-102	SHOP	17.35	17.35	0.70	16.65	
	SHOP-103	SHOP	20.50	20.50	2.70	17.80	
	SHOP-104	SHOP	25.54	25.54	1.46	24.08	
	SHOP-105	SHOP	14.91	14.91	0.99	13.92	
	SHOP-106	SHOP	15.30	15.30	0.85	14.45	
	SHOP-107	SHOP	11.11	11.11	0.62	10.50	
	SHOP-108	SHOP	12.44	12.44	0.87	11.57	
	SHOP-109	SHOP	11.71	11.71	0.80	10.91	
	SHOP-110	SHOP	24.78	24.78	1.24	23.54	
	SHOP-111	SHOP	23.41	23.41	3.03	20.38	
	SHOP-112	SHOP	16.18	16.18	0.96	15.22	
	Total		218.09	218.09	19.44	198.65	12
	Total per Floor	Typical Floor =					
	Total		218.09	218.09	19.44	198.65	12
	Total		493.56	493.56	34.52	459.03	29

OWNER'S NAME AND SIGNATURE

MARKET HUB ENTERPRISE PARTNERSHIP FIRMS PARTNERS (1)
(1) SHRI BHAVIN KALTIKAR BHALDRA P (A.)
(2) SHRI MANJISH ASHOKKUMAR PITHADIA
(3) SHRI DIPAK CHUNILAL PATHADIA

ARCHANE'S NAME & SIGNATURE

Dipak C. Nathani

04AE31030300076

004SE31030300082

SUPERVISOR'S NAME & SIGNATURE

17/02/2023

DESIGNATION OF APPROVER : Assistant Town Planner



SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W3	1.51	1.20	01
A (COMMERCIAL)	W1	1.76	1.20	03
A (COMMERCIAL)	W2	1.87	1.20	01
A (COMMERCIAL)	W2	3.89	1.20	01
A (COMMERCIAL)	W	4.42	1.20	01
A (COMMERCIAL)	W	5.62	1.20	01

Building :A (COMMERCIAL)						
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
		StairCase	Stair Lobby			
Ground Floor	283.96	8.47	0.00	275.49	275.49	17
First Floor	283.96	21.48	9.47	253.00	253.00	12
Terrace Floor	16.80	16.80	0.00	0.00	0.00	00
Total:	584.72	46.75	9.47	528.49	528.49	29
Total Number of Same Buildings:	1					
Total:	584.72	46.75	9.47	528.49	528.49	29

Tree Details (Table 3h)				
Plot		Name	Nos Of Trees	
			Reqd	Prop
PLOT		Tree	15	15
Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.52	0.30	0.28
FIRST FLOOR PLAN	STAIRCASE	1.52	0.30	0.12
TERRACE FLOOR PLAN	STAIRCABIN	1.52	0.30	0.00

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	R.S.	0.63	2.10	01
A (COMMERCIAL)	D2	0.75	2.10	29
A (COMMERCIAL)	D2	0.76	2.10	01
A (COMMERCIAL)	R.S.	0.83	2.10	01
A (COMMERCIAL)	R.S.	0.90	2.10	03
A (COMMERCIAL)	D1	0.91	2.10	01
A (COMMERCIAL)	R.S.	1.12	2.10	01
A (COMMERCIAL)	R.S.	1.29	2.10	01
A (COMMERCIAL)	R.S.	2.11	2.10	02
A (COMMERCIAL)	R.S.	2.31	2.10	02
A (COMMERCIAL)	R.S.	2.32	2.10	01
A (COMMERCIAL)	R.S.	2.44	2.10	06
A (COMMERCIAL)	R.S.	2.46	2.10	03
A (COMMERCIAL)	R.S.	2.50	2.10	02
A (COMMERCIAL)	R.S.	2.85	2.10	01
A (COMMERCIAL)	R.S.	2.93	2.10	01
A (COMMERCIAL)	R.S.	3.23	2.10	01

UserDefinedMetric (1189.00 x 841.00MM)

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