Application No.: 1005BDP0624

Development Permission No.: 1005LD0067

Project Title :PROPOSED LAY OUT PLAN & CONSTRUCTION FOR RESIDENCE ON S.NO.2571 AT:BAKROLTA & DIST:ANAND

Inward No	ODPS/2021/003810	Sheet	1
Inward Date		Scale	1:200

A	AREA STATEMENT	VERSION NO.: 1.0.33 VERSION DATE: 16/02/2021
	PROJECT DETAIL :	
	Site Address: S.NO.2571, AT: BAKROL, TA: & DIST: ANAND	Plot Use: Residential
	Authority: Anand-Vidhyanagar-Karamsad Urban Development Authority (AVKUDA)	Plot SubUse: Semidetached Dwelling
	AuthorityClass: D4	Plot Use Group: Dwelling-2 (DW2)
	AuthorityGrade: Urban Development Authority	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Conceptualized Use Zone: R1
	Nature of Development: NEW	
	Development Area: Non TP Area	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: S.NO.2571, AT: BAKROL, TA: & DIST: ANAND	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	7/12 or Document	4392.00
	As per site condition	4537.43
	Area of Plot Considered	4392.00
2.	Deduction for	
	(a)Proposed roads	592.08
	Road Widening Area	343.00
	Existing Road Area	249.08
	(b)Any reservations	266.77
	Reservation Area	266.77
	Total(a + b)	858.85
3.	Net Area of plot (1 - 2) AREA OF PLOT	3533.15
4.	% of Common Plot (Reqd.)	353.32
	% of Common Plot (Prop)	391.32
	Road Widening Area	343.00
	Existing Road Area	249.08
	Reservation Area	266.77
	Common Plot	391.32
	Balance area of Plot(1 - 4)	3141.83
	Plot Area For Coverage	3533.15
	Plot Area For FSI	3533.15
	Perm. FSI Area (1.80)	6359.67
5.	Total Perm. FSI area	6359.67
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (35.53 %)	1255.35
	Total Prop. Coverage Area (35.53 %)	1255.35
	Balance coverage area (- %)	0.00

Proposed Area at:	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Ground Floor	1255.31	0.00	1025.01	0.00
First Floor	1255.31	0.00	1107.96	0.00
Terrace Floor	287.91	0.00	0.00	0.00
Total Area:	2798.53	0.00	2132.97	0.00

	Total FSI Area:	2132.95
	Total BuiltUp Area:	2798.56
	Proposed F.S.I. consumed:	0.60
B.	Tenement Statement	
1.	Tenement Proposed At:	
	G.F.	30.00
2.	Total Tenements (3 + 4)	30
C.	Parking Statement	
2.	Proposed Parking Space:	82.87

Color Notes

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)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
TYPE A (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
TYPE D (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
TYPE E (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
TYPE F (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
G TYPE (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
H TYPE (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
I TYPE (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
B TYPE (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-
TYPE C (RESIDENCE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-	-

SITE PLAN
(Scale - 1:200)

Individual Plot Margin

Plot No.	Pwork-Bldg	Abutting Road	Front Reqd	Front Prop	Side1 Reqd	Side1 Prop	Side2 Reqd	Side2 Prop	Rear Reqd	Rear Prop	Coverage Prop	FSI Area Prop
1	TYPE D-1 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	4.17		0.00	-	0.00	-	3.00	29.31	49.29
2	TYPE A-1 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		0.62	-	0.00	1.50	4.65	47.57	80.42
3	TYPE A-2 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		1.00	-	0.00	1.50	1.50	47.57	80.42
4	TYPE A-3 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.50	1.50	47.57	80.42
5	TYPE A-4 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		1.00	-	0.00	1.50	1.50	47.57	80.42
6	TYPE A-5 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.50	1.50	47.57	80.42
7	TYPE F-3 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	3.71		0.00	-	0.00	-	2.01	33.34	57.35
8	TYPE A-6 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.55		0.00	-	0.00	-	1.50	47.57	80.42
9	G TYPE-1 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.13		1.00	-	0.00	1.50	1.50	46.13	78.08
10	G TYPE-2 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.13		1.00	-	0.00	1.50	1.50	46.13	78.08
11	G TYPE-3 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.13		0.00	-	0.00	1.50	1.50	46.13	78.08
12	TYPE E-1 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.43		3.00	-	0.00	1.50	1.50	31.23	53.13
13	TYPE F-2 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.00		3.00	-	0.00	1.00	1.03	33.34	57.35
14	H TYPE-1 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.50	1.50	41.45	68.49
15	G TYPE-4 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.10		1.32	-	0.00	1.50	3.00	46.13	78.08
16	G TYPE-5 (RESIDENCE)	6.00 m.t INTERNALROAD Access Road Access Road	2.00	2.10		0.00	-	0.00	1.50	3.69	46.13	78.08
17	TYPE A-13 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.52		0.00	-	0.00	1.50	3.58	47.57	80.42
18	B TYPE-1 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.00	1.50	43.85	75.19
19	B TYPE-2 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.00	1.50	43.85	75.19
20	B TYPE-3 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.00	1.50	43.85	75.19
21	B TYPE-4 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.00	1.50	43.85	75.19
22	B TYPE-5 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.00	1.50	43.85	75.19
23	B TYPE-6 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.00		0.00	-	0.00	1.00	1.50	43.85	75.19
24	I TYPE-1 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	2.01		3.00	-	0.00	1.00	3.00	23.33	40.66
25	TYPE F-1 (RESIDENCE)	6.00 m INTERNALROAD Access Road Access Road	2.00	3.96	1.50	3.18	-	0.00	-	3.19	33.34	57.35
26	TYPE C-1 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		0.99	-	0.00	1.50	1.77	43.48	73.90
27	TYPE C-2 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		0.99	-	0.00	1.00	1.60	43.48	73.90
28	TYPE C-3 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		0.99	-	0.00	1.00	1.50	43.48	73.90
29	TYPE C-4 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	2.00		0.99	-	0.00	1.50	1.81	43.48	73.90
30	TYPE D-3 (RESIDENCE)	6.00 m tINTERNALROAD Access Road Access Road	2.00	3.01	1.50	3.72	-	0.00	-	0.73	29.31	49.29

Individual Plot Area

Plot No.	Abutting Road	Plot Area Reqd	Plot Area Perm	Plot Area Prop	Frontage Reqd	Frontage Prop	Coverage Factor	Coverage Perm	Coverage Prop	FSI Area Perm	FSI Area Prop
1	6.00 m tINTERNALROAD Access Road Access Road	-	-	101.59	-	1.43	0.00	-	29.31	182.86	49.29
2	6.00 m tINTERNALROAD Access Road Access Road	-	-	101.79	-	7.50	0.00	-	47.57	183.22	80.42
3	6.00 m tINTERNALROAD Access Road Access Road	-	-	82.10	-	7.88	0.00	-	47.57	147.78	80.42
4	6.00 m tINTERNALROAD Access Road Access Road	-	-	82.10	-	7.88	0.00	-	47.57	147.78	80.42
5	6.00 m tINTERNALROAD Access Road Access Road	-	-	82.10	-	7.88	0.00	-	47.57	147.78	80.42
6	6.00 m tINTERNALROAD Access Road Access Road	-	-	82.10	-	7.88	0.00	-	47.57	147.78	80.42
7	6.00 m INTERNALROAD Access Road Access Road	-	-	89.89	-	6.23	0.00	-	33.34	161.80	57.35
8	6.00 m INTERNALROAD Access Road Access Road	-	-	94.91	-	5.54	0.00	-	47.57	170.84	80.42
9	6.00 m.t INTERNALROAD Access Road Access Road	-	-	81.43	-	7.88	0.00	-	46.13	146.57	78.08
10	6.00 m.t INTERNALROAD Access Road Access Road	-	-	81.43	-	7.88	0.00	-	46.13	146.57	78.08
11	6.00 m.t INTERNALROAD Access Road Access Road	-	-	81.43	-	7.88	0.00	-	46.13	146.57	78.08
12	6.00 m.t INTERNALROAD Access Road Access Road	-	-	81.43	-	7.88	0.00	-	31.23	146.57	53.13
13	6.00 m.t INTERNALROAD Access Road Access Road	-	-	78.95	-	8.21	0.00	-	33.34	142.11	57.35
14	6.00 m.t INTERNALROAD Access Road Access Road	-	-	89.92	-	8.21	0.00	-	41.45	161.86	68.49
15	6.00 m.t INTERNALROAD Access Road Access Road	-	-	100.16	-	8.21	0.00	-	46.13	180.29	78.08
16	6.00 m.t INTERNALROAD Access Road Access Road	-	-	102.87	-	8.21	0.00	-	46.13	185.17	78.08
17	6.00 m INTERNALROAD Access Road Access Road	-	-	116.81	-	8.50	0.00	-	47.57	210.26	80.42
18	6.00 m INTERNALROAD Access Road Access Road	-	-	101.03	-	9.61	0.00	-	43.85	181.85	75.19
19	6.00 m INTERNALROAD Access Road Access Road	-	-	77.23	-	7.64	0.00	-	43.85	139.01	75.19
20	6.00 m INTERNALROAD Access Road Access Road	-	-	77.23	-	7.64	0.00	-	43.85	139.01	75.19
21	6.00 m INTERNALROAD Access Road Access Road	-	-	77.23	-	7.64	0.00	-	43.85	139.01	75.19
22	6.00 m INTERNALROAD Access Road Access Road	-	-	77.23	-	7.64	0.00	-	43.85	139.01	75.19
23	6.00 m INTERNALROAD Access Road Access Road	-	-	77.23	-	7.64	0.00	-	43.85	139.01	75.19
24	6.00 m INTERNALROAD Access Road Access Road	-	-	77.87	-	8.00	0.00	-	23.33	140.17	40.66
25	6.00 m INTERNALROAD Access Road Access Road	-	-	89.07	-	5.37	0.00	-	33.34	160.33	57.35
26	6.00 m tINTERNALROAD Access Road Access Road	-	-	80.29	-	8.03	0.00	-	43.48	144.52	73.90
27	6.00 m tINTERNALROAD Access Road Access Road	-	-	79.09	-	8.03	0.00	-	43.48	142.36	73.90
28	6.00 m tINTERNALROAD Access Road Access Road	-	-	78.31	-	8.03	0.00	-	43.48	140.96	73.90
29	6.00 m tINTERNALROAD Access Road Access Road	-	-	82.13	-	8.03	0.00	-	43.48	147.83	73.90
30	6.00 m tINTERNALROAD Access Road Access Road	-	-	83.02	-	2.50	0.00	-	29.31	149.44	49.29

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
PLOT	Tree	90	112

Common Plot Area

Name	Prop. Area
COMMON PLOT	391.32

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Deductions (Area in Sq.mt.) Parking	Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
TYPE A (RESIDENCE)	7	736.61	143.43	30.28	562.87	562.87	07
TYPE D (RESIDENCE)	2	137.58	39.02	0.00	98.56	98.56	02
TYPE E (RESIDENCE)	1	70.13	17.01	0.00	53.12	53.12	01
TYPE F (RESIDENCE)	3	223.05	51.03	0.00	172.08	172.08	03
G TYPE (RESIDENCE)	5	511.75	102.45	18.85	390.45	390.45	05
H TYPE (RESIDENCE)	1	92.99	20.49	4.01	68.49	68.49	01
I TYPE (RESIDENCE)	1	49.66	9.00	0.00	40.66	40.66	01
B TYPE (RESIDENCE)	6	583.20	113.04	19.12	451.14	451.14	06
TYPE C (RESIDENCE)	4	393.56	87.32	10.61	295.60	295.60	04
Grand Total :	30	2798.53	582.79	82.87	2132.97	2132.97	30

Buildingwise Floor FSI Details

Floor Name	TYPE A (RESIDENCE) Proposed Built Up Area (Sq.mt.)	TYPE A Proposed FSI Area (Sq.mt.)	TYPE D (RESIDENCE) Proposed Built Up Area (Sq.mt.)	TYPE D Proposed FSI Area (Sq.mt.)	TYPE E (RESIDENCE) Proposed Built Up Area (Sq.mt.)	TYPE E Proposed FSI Area (Sq.mt.)	TYPE F (RESIDENCE) Proposed Built Up Area (Sq.mt.)	TYPE F Proposed FSI Area (Sq.mt.)	G TYPE (RESIDENCE) Proposed Built Up Area (Sq.mt.)	G TYPE Proposed FSI Area (Sq.mt.)	H TYPE (RESIDENCE) Proposed Built Up Area (Sq.mt.)	H TYPE Proposed FSI Area (Sq.mt.)	I TYPE (RESIDENCE) Proposed Built Up Area (Sq.mt.)	I TYPE Proposed FSI Area (Sq.mt.)	B TYPE (RESIDENCE) Proposed Built Up Area (Sq.mt.)	B TYPE Proposed FSI Area (Sq.mt.)	TYPE C (RESIDENCE) Proposed Built Up Area (Sq.mt.)	TYPE C Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	332.99	266.28	58.62	49.28	31.23	26.56	100.02	86.04	230.65	185.80	41.45	32.24	23.33	20.33	263.10	216.00	173.92	142.48	1255.31	1025.01
First Floor	332.99	296.59	58.62	49.28	31.23	26.56	100.02	86.04	230.65	204.65	41.45	36.25	23.33	20.33	263.10	235.14	173.92	153.12	1255.31	1107.96
Terrace Floor	70.63	0.00	20.34	0.00	7.67	0.00	23.01	0.00	50.45	0.00	10.09	0.00	3.00	0.00	57.00	0.00	45.72	0.00	287.91	0.00
Total:	736.61	562.87	137.58	98.56	70.13	53.12	223.05	172.08	511.75	390.45	92.99	68.49	49.66	40.66	583.20	451.14	393.56	295.60	2798.53	2132.97

OWNER'S NAME AND SIGNATURE	
NIMESHBHAI ASHOKBHAI PATEL & OTHER	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Gohel Gopalbhai Shankarbhai	
1005ERL1702500041	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL 31/03/2021	DESIGNATION OF APPROVER Chief Executive Officer

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.

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