



ADJ. R.S.No. : 622/A  
ADJ. O.P.No. : 206

| AREA STATEMENT                                                                                |                                     | VERSION NO. 1.045<br>REVISION DATE: 25/10/2021     |         |
|-----------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------|---------|
| PROJECT                                                                                       |                                     | DETAILS                                            |         |
| Authority: Valodara Municipal Corporation (VMC)                                               |                                     | Plot User: Residential                             |         |
| Authority/Caste/D1                                                                            |                                     | Plot Subtype: Res. Building (More than one storey) |         |
| Authority/Zone/D2                                                                             |                                     | Plot User Group: Dwelling-2 (DW2)                  |         |
| Project Type: Layout Development                                                              |                                     | Plot Category: NA                                  |         |
| Nature of Development: NEW                                                                    |                                     | Land Use Zone: Residential Zone II                 |         |
| Development Area: Draft/Preliminary Town Planning Scheme                                      |                                     | Compulsorily Use Zone R2                           |         |
| Subdevelopment Area: Other Areas                                                              |                                     |                                                    |         |
| Special Project: NA                                                                           |                                     |                                                    |         |
| Special Road: NA                                                                              |                                     |                                                    |         |
| Site Address: F.NO. 203, R.S.No. 610, NEAR KESAR 45, KAPURAI (CANAL ROAD, KAPURAI), VALODARA. |                                     |                                                    |         |
| AREA DETAILS:                                                                                 |                                     | Sq.Mts.                                            |         |
| 1.                                                                                            | Area of Plot as per Approved        |                                                    | 2428.00 |
| 2.                                                                                            | Plot area measured as per           |                                                    | 2428.00 |
| 3.                                                                                            | 1/12 of Document                    |                                                    | 2428.00 |
| 4.                                                                                            | Plot area drawn as per Site         |                                                    | 2428.00 |
| 5.                                                                                            | Area of Plot Considered             |                                                    | 2428.00 |
| 6.                                                                                            | Deduction for                       |                                                    |         |
| 7.                                                                                            | (a)Proposed roads                   |                                                    | 0.00    |
| 8.                                                                                            | (b)Any reservations                 |                                                    | 0.00    |
| 9.                                                                                            | Total (a+b)                         |                                                    | 0.00    |
| 10.                                                                                           | Net Area of plot i.e. AREA OF PLOT  |                                                    | 2428.00 |
| 11.                                                                                           | % of Common Plot Area               |                                                    | 42.80   |
| 12.                                                                                           | % of Common Plot                    |                                                    | 24.80   |
| 13.                                                                                           | Area of Common Plot (1)             |                                                    | 242.80  |
| 14.                                                                                           | Balance area of Plot (1)            |                                                    | 2185.20 |
| 15.                                                                                           | Plot Area for Coverage              |                                                    | 2428.00 |
| 16.                                                                                           | Plot Area for FSI                   |                                                    | 2428.00 |
| 17.                                                                                           | Perm. FSI Area (1/20)               |                                                    | 219.52  |
| 18.                                                                                           | Total Perm. FSI area                |                                                    | 219.52  |
| 19.                                                                                           | Total Built up area permissible at  |                                                    | 0.00    |
| 20.                                                                                           | Proposed Coverage Area (39.01 %)    |                                                    | 947.05  |
| 21.                                                                                           | Total Prop. Coverage Area (39.01 %) |                                                    | 947.05  |
| 22.                                                                                           | Balance coverage area (i.e.)        |                                                    | 0.00    |
| Proposed Area at                                                                              |                                     | Existing Approved                                  |         |
| Proposed Built up                                                                             |                                     | Balance                                            |         |
| Proposed F.S.I.                                                                               |                                     | Existing Approved F.S.I.                           |         |
| Ground Floor                                                                                  | 782.58                              | 0.00                                               | 0.00    |
| First Floor                                                                                   | 952.18                              | 0.00                                               | 812.40  |
| Second Floor                                                                                  | 139.36                              | 0.00                                               | 0.00    |
| Total Floor                                                                                   | 1963.70                             | 0.00                                               | 1594.60 |
| Total FSI Area                                                                                |                                     |                                                    | 1594.60 |
| Total Builtup Area                                                                            |                                     |                                                    | 1593.63 |
| Proposed F.S.I. consumed                                                                      |                                     | 946                                                |         |
| Tenement Statement                                                                            |                                     |                                                    |         |
| 1.Tenement Proposed At                                                                        |                                     | 18.00                                              |         |
| G.F.                                                                                          |                                     | 16                                                 |         |
| Total Tenements (3 + 4)                                                                       |                                     | 16                                                 |         |

| 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                              |  |

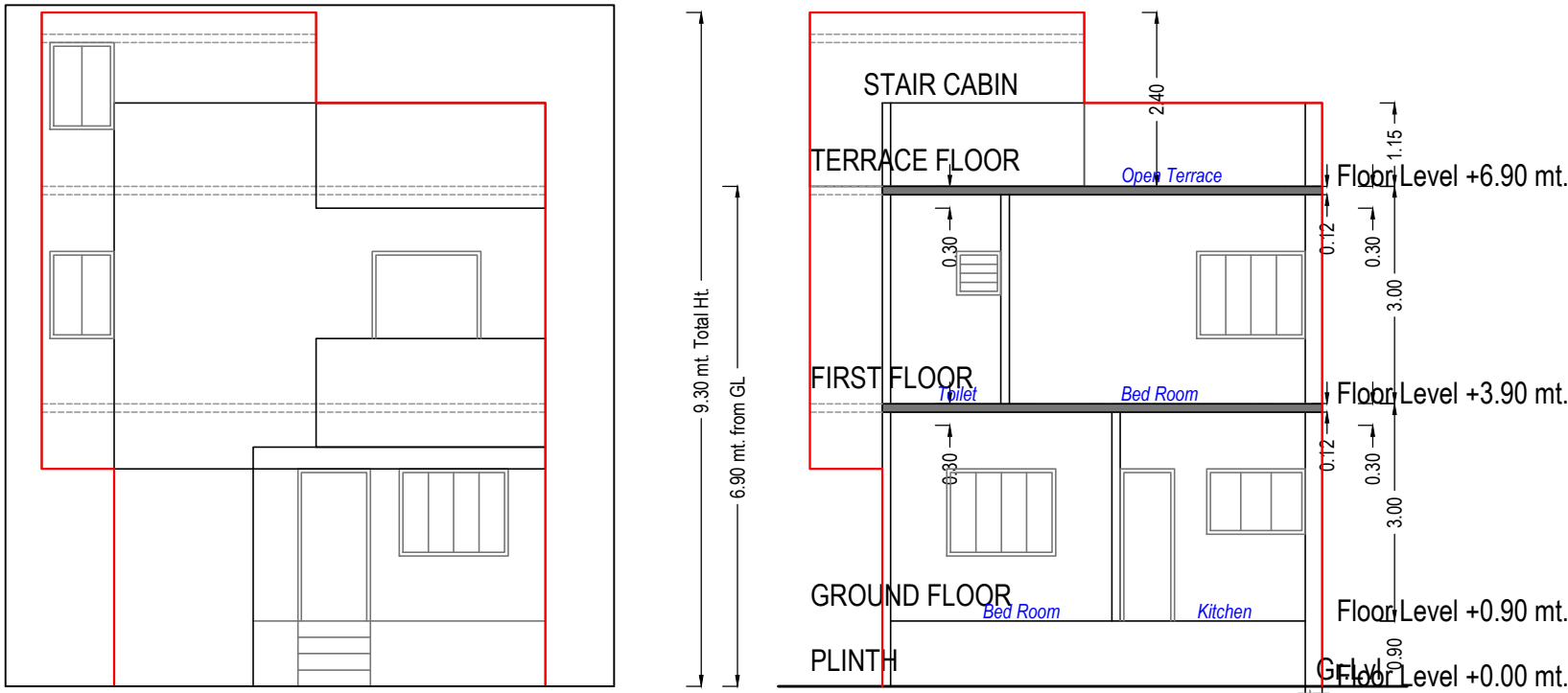
| Area covered under   | Proposed Area in sq. mt. | Percentage(%) |
|----------------------|--------------------------|---------------|
| Plotted Area         | 1622.63                  | 66.83         |
| Road Area            | 562.57                   | 23.17         |
| Organized Open Space | 242.80                   | 10.00         |
| Total net layout     | 2428.00                  | 100.00        |

| Name        | Prop. Area |
|-------------|------------|
| COMMON PLOT | 242.80     |

| Name        | Prop. Area |
|-------------|------------|
| COMMON PLOT | 242.80     |

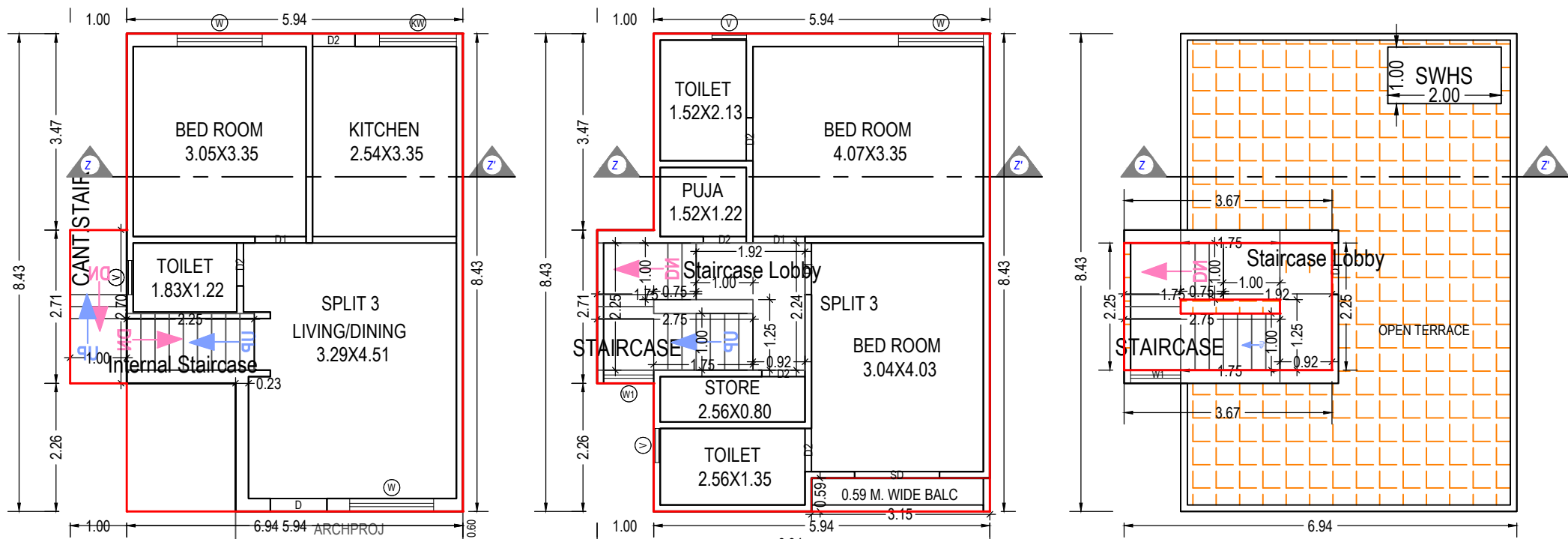


|                                                                                                                                                                             |                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| OWNER'S NAME AND SIGNATURE                                                                                                                                                  |                                 |
| Smt MAHESHBHAI SHANTILAL PADHYIYAR<br>Smt LINABEN MAHESHBHAI PADHYIYAR<br>Smt AKASH MAHESHBHAI PADHYIYAR<br>Smt VINODHBAI SHANTILAL PADHYIYAR                               |                                 |
| ARCH-ENGINEER'S NAME & SIGNATURE                                                                                                                                            | STRUCTURE ENGINEER              |
| NITIN S. KAPADI                                                                                                                                                             |                                 |
| 000ER31032400037                                                                                                                                                            |                                 |
| SUPERVISOR'S NAME & SIGNATURE                                                                                                                                               | DATE OF APPROVAL                |
|                                                                                                                                                                             | 22/01/2022                      |
| DESIGNATION OF APPROVER:                                                                                                                                                    | Deputy Town Development Officer |
|   |                                 |



ELEVATION

SECTION Z-Z



GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

TERRACE FLOOR PLAN  
(SCALE 1:100)

Balcony Calculations Table

| FLOOR            | SIZE                | AREA | TOTAL AREA |
|------------------|---------------------|------|------------|
| FIRST FLOOR PLAN | 0.59 X 3.15 X 1 X 1 | 1.86 | 1.86       |
| Total            | -                   | -    | 1.86       |

UnitBUA Table for Building :A 3 (RESIDENCE)

| Floor             | Name              | UnitBUA Type | Gross UnitBUA Area | UnitBUA Area | Deductions (Area in Sq.mt.) |            | Carpet Area | No. of Unit |
|-------------------|-------------------|--------------|--------------------|--------------|-----------------------------|------------|-------------|-------------|
|                   |                   |              |                    |              | Wall                        | Stair Case |             |             |
| GROUND FLOOR PLAN | SPLIT 3           | FLAT         | 45.71              | 45.71        | 5.34                        | 2.25       | 38.12       | 01          |
|                   | Total :           |              | 45.71              | 45.71        | 5.34                        | 2.25       | 38.12       | 01          |
|                   | Typical Floor = 1 |              |                    |              |                             |            |             |             |
| FIRST FLOOR PLAN  | SPLIT 3           | FLAT         | 52.76              | 52.76        | 5.52                        | 7.81       | 39.43       | 00          |
|                   | Total :           |              | 52.76              | 52.76        | 5.52                        | 7.81       | 39.43       | 00          |
|                   | Typical Floor = 1 |              |                    |              |                             |            |             |             |
| -                 | Total:            | -            | 98.47              | 98.47        | 10.86                       | 10.06      | 77.55       | 01          |

Staircase Checks (Table 8a-1)

| Floor Name         | StairCase Name     | Flight Width | Tread Width | Riser Height |
|--------------------|--------------------|--------------|-------------|--------------|
| GROUND FLOOR PLAN  | Internal Staircase | 1.00         | 0.25        | 0.33         |
|                    | CANT.STAIR         | 1.00         | 0.21        | 0.75         |
| FIRST FLOOR PLAN   | STAIRCASE          | 1.00         | 0.21        | 0.27         |
| TERRACE FLOOR PLAN | STAIRCASE          | 1.00         | 0.21        | 0.00         |

Building :A 3 (RESIDENCE)

| 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                    | 48.42                        | 4.96                                | 0.00        | 43.46                      | 43.46                   | 01          |
| First Floor                     | 52.76                        | 4.74                                | 3.07        | 45.02                      | 45.02                   | 00          |
| Terrace Floor                   | 7.75                         | 4.74                                | 3.07        | 0.00                       | 0.00                    | 00          |
| Total:                          | 108.93                       | 14.44                               | 6.14        | 88.48                      | 88.48                   | 01          |
| Total Number of Same Buildings: | 8                            |                                     |             |                            |                         |             |
| Total:                          | 871.44                       | 115.52                              | 49.12       | 707.84                     | 707.84                  | 08          |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A 3 (RESIDENCE) | V    | 0.60   | 1.00   | 02  |
| A 3 (RESIDENCE) | V    | 0.61   | 1.00   | 01  |
| A 3 (RESIDENCE) | W1   | 0.89   | 1.20   | 02  |
| A 3 (RESIDENCE) | KW   | 1.36   | 0.90   | 01  |
| A 3 (RESIDENCE) | W    | 1.49   | 1.20   | 01  |
| A 3 (RESIDENCE) | W    | 1.50   | 1.20   | 02  |

SCHEDULE OF DOOR:

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A 3 (RESIDENCE) | D2   | 0.75   | 2.10   | 01  |
| A 3 (RESIDENCE) | D2   | 0.76   | 2.10   | 05  |
| A 3 (RESIDENCE) | D1   | 0.90   | 2.10   | 01  |
| A 3 (RESIDENCE) | D1   | 0.91   | 2.10   | 01  |
| A 3 (RESIDENCE) | D1   | 0.92   | 2.10   | 01  |
| A 3 (RESIDENCE) | D    | 1.00   | 2.10   | 01  |
| A 3 (RESIDENCE) | SD   | 1.50   | 2.10   | 01  |

OWNER'S NAME AND SIGNATURE

Shri MAHESHBHAI SHANTILAL PADHIYAR  
Smt. LINABEN MAHESHBHAI PADHIYAR  
Shri AKASH MAHESHBHAI PADHIYAR  
Shri VINODBHAI SHANTILAL PADHIYAR

ARCH/ENG'S NAME & SIGNATURE

STRUCTURE ENGINEER

NITIN S. KAPADI

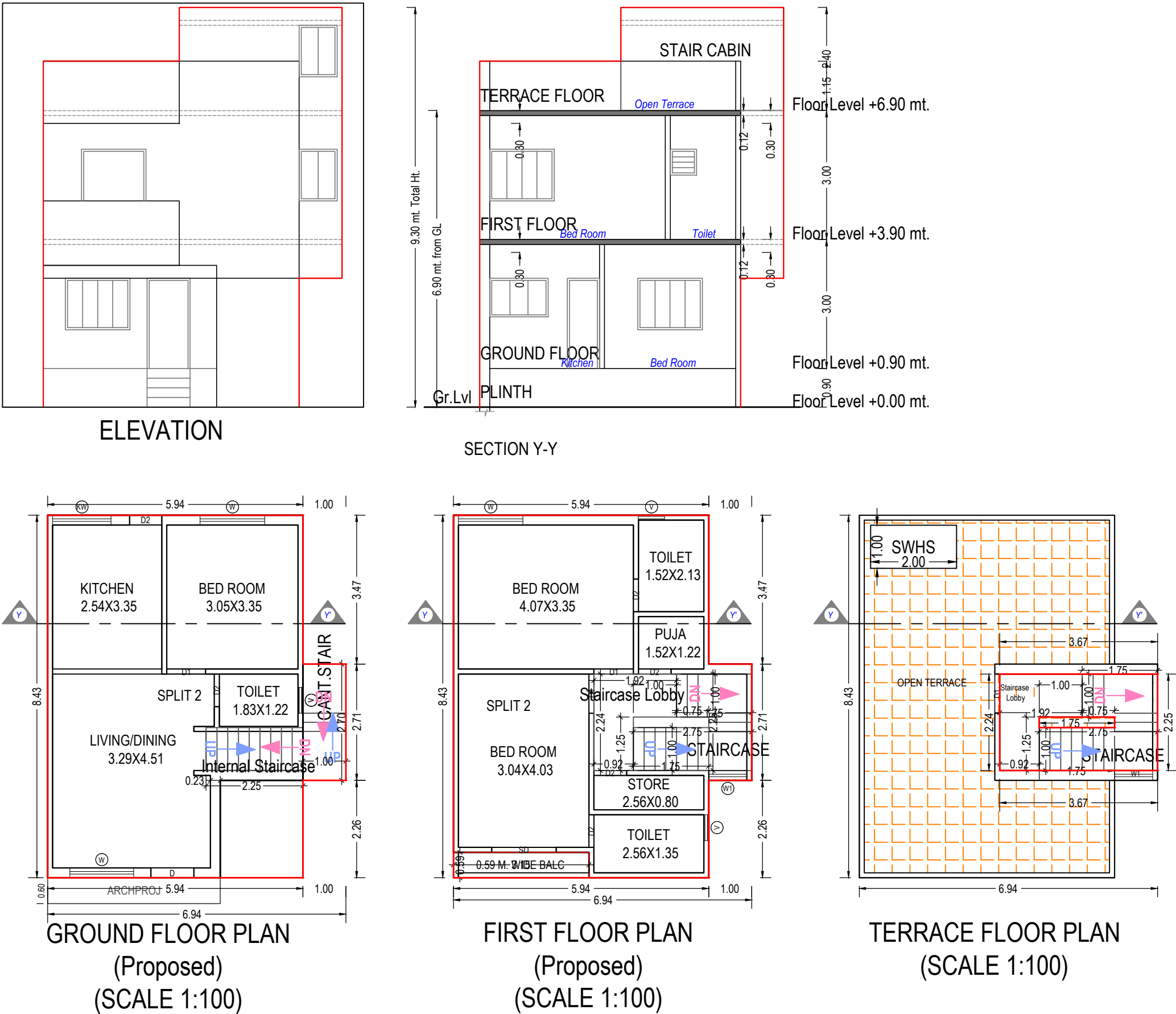
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SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

22/01/2022

DESIGNATION OF APPROVER : Deputy Town Development Officer



Balcony Calculations Table

| FLOOR            | SIZE                | AREA | TOTAL AREA |
|------------------|---------------------|------|------------|
| FIRST FLOOR PLAN | 0.59 X 3.15 X 1 X 1 | 1.86 | 1.86       |
| Total            | -                   | -    | 1.86       |

| UnitBUA Table for Building :A 2 (RESIDENCE) |                  |                   |                    |              |                             |            |             |             |
|---------------------------------------------|------------------|-------------------|--------------------|--------------|-----------------------------|------------|-------------|-------------|
| Floor                                       | Name             | UnitBUA Type      | Gross UnitBUA Area | UnitBUA Area | Deductions (Area in Sq.mt.) |            | Carpet Area | No. of Unit |
|                                             |                  |                   |                    |              | Wall                        | Stair Case |             |             |
| GROUND FLOOR PLAN                           | SPLIT 2          | FLAT              | 45.71              | 45.71        | 5.34                        | 2.25       | 38.12       | 01          |
|                                             |                  | Total :           | 45.71              | 45.71        | 5.34                        | 2.25       | 38.12       | 01          |
|                                             | Total per Floor: | Typical Floor = 1 |                    |              |                             |            |             |             |
|                                             |                  | Total :           | 45.71              | 45.71        | 5.34                        | 2.25       | 38.12       | 01          |
| FIRST FLOOR PLAN                            | SPLIT 2          | FLAT              | 52.76              | 52.76        | 5.52                        | 7.81       | 39.43       | 00          |
|                                             |                  | Total :           | 52.76              | 52.76        | 5.52                        | 7.81       | 39.43       | 00          |
|                                             | Total per Floor: | Typical Floor = 1 |                    |              |                             |            |             |             |
|                                             |                  | Total :           | 52.76              | 52.76        | 5.52                        | 7.81       | 39.43       | 00          |
| -                                           |                  |                   |                    |              |                             |            |             |             |
| Total:                                      | -                | -                 | 98.47              | 98.47        | 10.86                       | 10.06      | 77.55       | 01          |

Staircase Checks (Table 8a-1)

| Floor Name         | StairCase Name     | Flight Width | Tread Width | Riser Height |
|--------------------|--------------------|--------------|-------------|--------------|
| GROUND FLOOR PLAN  | Internal Staircase | 1.00         | 0.25        | 0.33         |
|                    | CANT.STAIR         | 1.00         | 0.21        | 0.75         |
| FIRST FLOOR PLAN   | STAIRCASE          | 1.00         | 0.21        | 0.27         |
| TERRACE FLOOR PLAN | STAIRCASE          | 1.00         | 0.21        | 0.00         |

Building :A 2 (RESIDENCE)

| 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                    | 48.42                        | 4.96                                | 0.00        | 43.46                      | 43.46                   | 01          |
| First Floor                     | 52.76                        | 4.74                                | 3.07        | 45.02                      | 45.02                   | 00          |
| Terrace Floor                   | 7.75                         | 4.74                                | 3.07        | 0.00                       | 0.00                    | 00          |
| Total:                          | 108.93                       | 14.44                               | 6.14        | 88.48                      | 88.48                   | 01          |
| Total Number of Same Buildings: | 9                            |                                     |             |                            |                         |             |
| Total:                          | 980.37                       | 129.96                              | 55.26       | 796.32                     | 796.32                  | 09          |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A 2 (RESIDENCE) | V    | 0.60   | 1.00   | 02  |
| A 2 (RESIDENCE) | V    | 0.61   | 1.00   | 01  |
| A 2 (RESIDENCE) | W1   | 0.89   | 1.20   | 02  |
| A 2 (RESIDENCE) | KW   | 1.36   | 0.90   | 01  |
| A 2 (RESIDENCE) | W    | 1.49   | 1.20   | 01  |
| A 2 (RESIDENCE) | W    | 1.50   | 1.20   | 02  |

SCHEDULE OF DOOR:

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A 2 (RESIDENCE) | D2   | 0.75   | 2.10   | 01  |
| A 2 (RESIDENCE) | D2   | 0.76   | 2.10   | 05  |
| A 2 (RESIDENCE) | D1   | 0.90   | 2.10   | 01  |
| A 2 (RESIDENCE) | D1   | 0.91   | 2.10   | 01  |
| A 2 (RESIDENCE) | D1   | 0.92   | 2.10   | 01  |
| A 2 (RESIDENCE) | D    | 1.00   | 2.10   | 01  |
| A 2 (RESIDENCE) | SD   | 1.50   | 2.10   | 01  |

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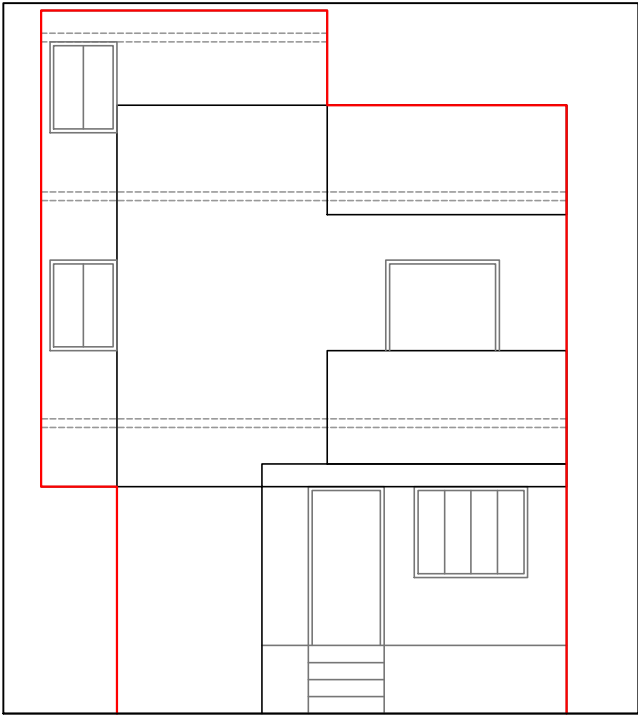
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SUPERVISOR'S NAME & SIGNATURE

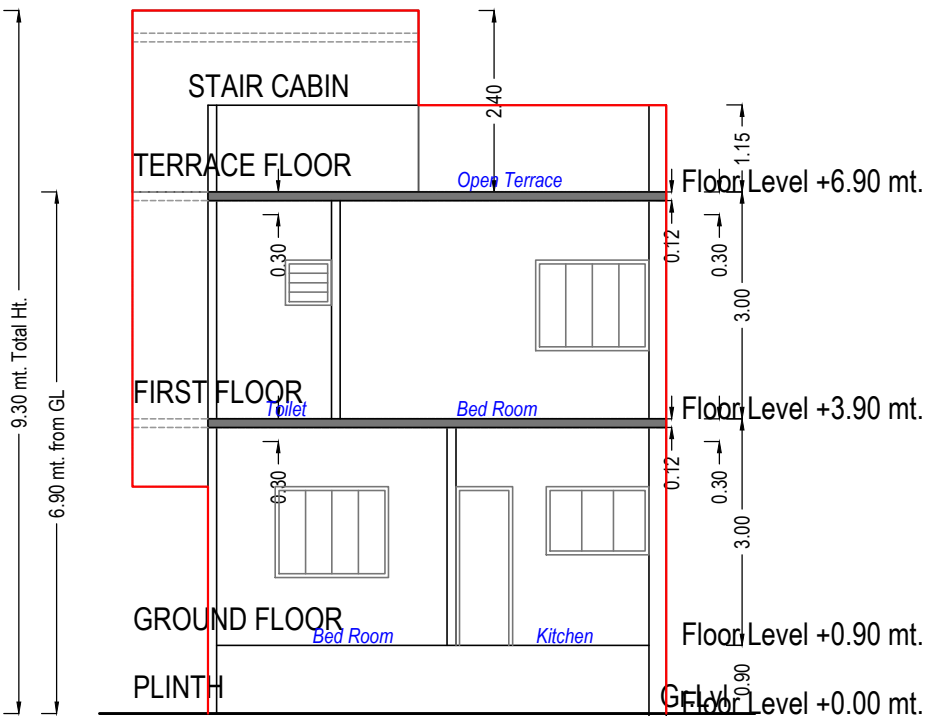
DATE OF APPROVAL

22/01/2022

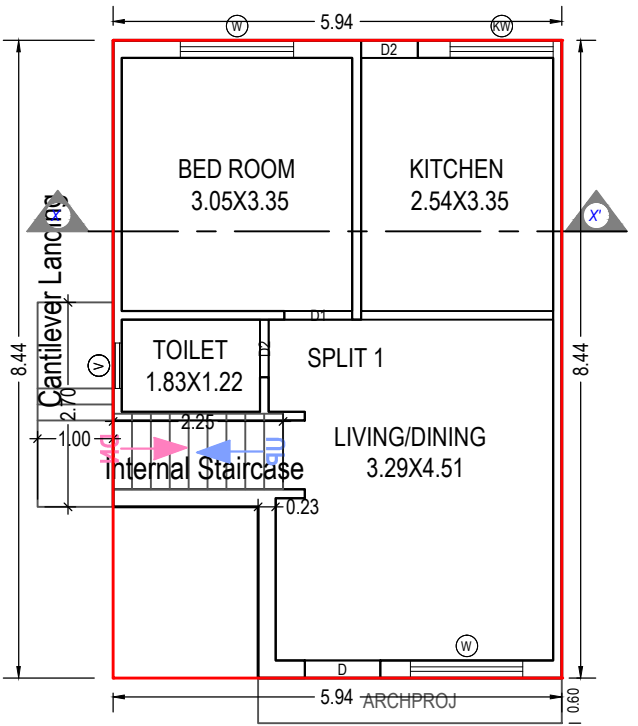
DESIGNATION OF APPROVER : Deputy Town Development Officer



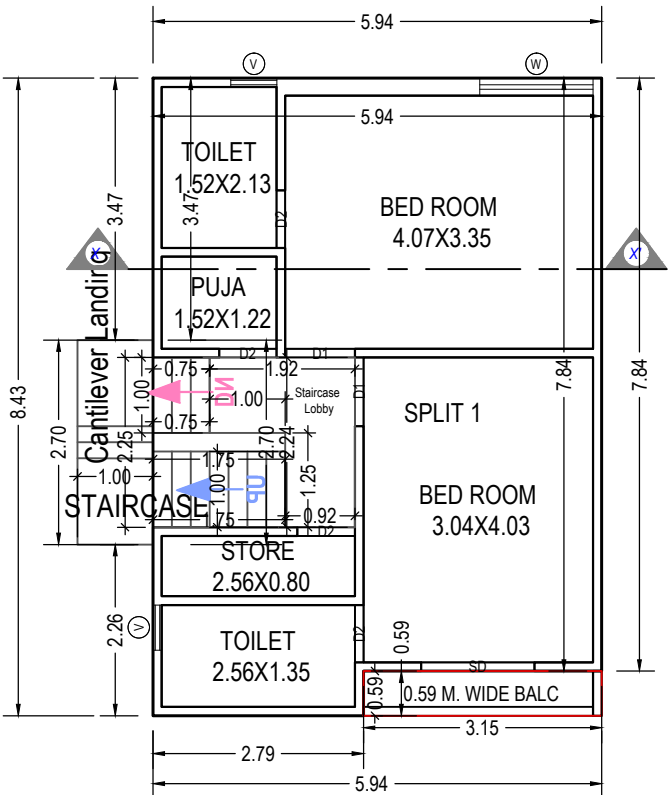
ELEVATION



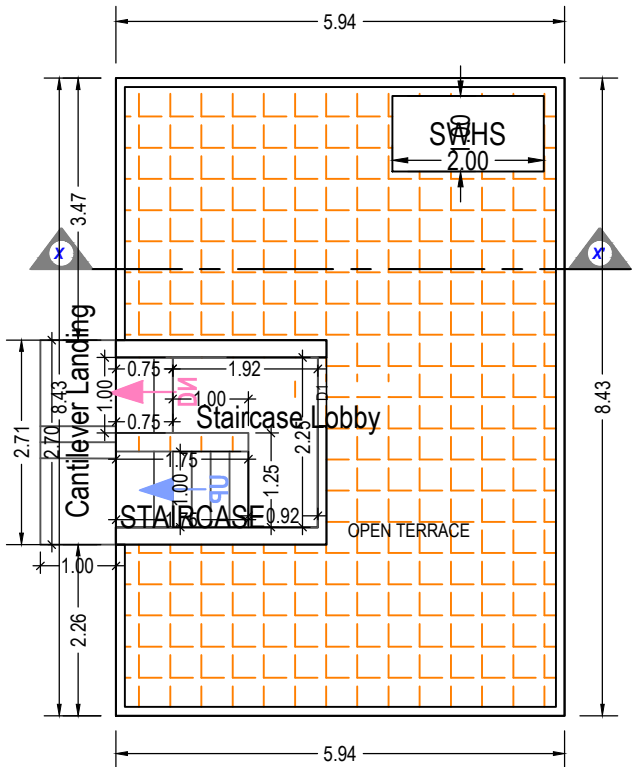
SECTION X-X



GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A 1 (RESIDENCE) | V    | 0.60   | 1.00   | 02  |
| A 1 (RESIDENCE) | V    | 0.61   | 1.00   | 01  |
| A 1 (RESIDENCE) | KW   | 1.36   | 0.90   | 01  |
| A 1 (RESIDENCE) | W    | 1.49   | 1.20   | 01  |
| A 1 (RESIDENCE) | W    | 1.50   | 1.20   | 02  |

Staircase Checks (Table 8a-1)

| Floor Name         | StairCase Name     | Flight Width | Tread Width | Riser Height |
|--------------------|--------------------|--------------|-------------|--------------|
| GROUND FLOOR PLAN  | Internal Staircase | 1.00         | 0.25        | 0.33         |
| GROUND FLOOR PLAN  | Cantilever Landing | 1.00         | 0.21        | 0.75         |
| FIRST FLOOR PLAN   | STAIRCASE          | 1.00         | 0.25        | 0.38         |
| FIRST FLOOR PLAN   | Cantilever Landing | 1.00         | 0.21        | 1.00         |
| TERRACE FLOOR PLAN | STAIRCASE          | 1.00         | 0.25        | 0.00         |
| TERRACE FLOOR PLAN | Cantilever Landing | 1.00         | 0.21        | 0.00         |

Balcony Calculations Table

| FLOOR            | SIZE                | AREA | TOTAL AREA |
|------------------|---------------------|------|------------|
| FIRST FLOOR PLAN | 0.59 X 3.15 X 1 X 1 | 1.86 | 1.86       |
| Total            | -                   | -    | 1.86       |

Building :A 1 (RESIDENCE)

| 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                    | 48.42                        | 4.96                                | 0.00        | 43.46                      | 43.46                   | 01          |
| First Floor                     | 55.26                        | 5.21                                | 3.07        | 47.06                      | 47.06                   | 00          |
| Terrace Floor                   | 8.21                         | 5.21                                | 3.07        | 0.00                       | 0.00                    | 00          |
| Total:                          | 111.89                       | 15.38                               | 6.14        | 90.52                      | 90.52                   | 01          |
| Total Number of Same Buildings: | 1                            |                                     |             |                            |                         |             |
| Total:                          | 111.89                       | 15.38                               | 6.14        | 90.52                      | 90.52                   | 01          |

UnitBUA Table for Building :A 1 (RESIDENCE)

| Floor             | Name    | UnitBUA Type | Gross UnitBUA Area | UnitBUA Area | Deductions (Area in Sq.mt.) |            | Carpet Area | No. of Unit |
|-------------------|---------|--------------|--------------------|--------------|-----------------------------|------------|-------------|-------------|
|                   |         |              |                    |              | Wall                        | Stair Case |             |             |
| GROUND FLOOR PLAN | SPLIT 1 | FLAT         | 45.71              | 45.71        | 5.34                        | 2.25       | 38.12       | 01          |
|                   |         |              | Total :            | 45.71        | 5.34                        | 2.25       | 38.12       | 01          |
|                   |         |              | Typical Floor = 1  |              |                             |            |             |             |
| FIRST FLOOR PLAN  | SPLIT 1 | FLAT         | 50.06              | 50.06        | 5.01                        | 3.07       | 41.98       | 00          |
|                   |         |              | Total :            | 50.06        | 5.01                        | 3.07       | 41.98       | 00          |
|                   |         |              | Typical Floor = 1  |              |                             |            |             |             |
| -                 | -       | -            | 50.06              | 50.06        | 5.01                        | 3.07       | 41.98       | 00          |
|                   |         |              | Total :            | 50.06        | 5.01                        | 3.07       | 41.98       | 00          |
|                   |         |              | Typical Floor = 1  |              |                             |            |             |             |
| Total:            | -       | -            | 95.77              | 95.77        | 10.35                       | 5.32       | 80.10       | 01          |

SCHEDULE OF DOOR:

| BUILDING NAME   | NAME | LENGTH | HEIGHT | NOS |
|-----------------|------|--------|--------|-----|
| A 1 (RESIDENCE) | D2   | 0.75   | 2.10   | 01  |
| A 1 (RESIDENCE) | D2   | 0.76   | 2.10   | 05  |
| A 1 (RESIDENCE) | D1   | 0.90   | 2.10   | 01  |
| A 1 (RESIDENCE) | D1   | 0.91   | 2.10   | 01  |
| A 1 (RESIDENCE) | D1   | 0.92   | 2.10   | 01  |
| A 1 (RESIDENCE) | D    | 1.00   | 2.10   | 01  |
| A 1 (RESIDENCE) | SD   | 1.50   | 2.10   | 01  |

OWNER'S NAME AND SIGNATURE

Shri MAHESHBHAI SHANTILAL PADHIYAR  
Smt. LINABEN MAHESHBHAI PADHIYAR  
Shri AKASH MAHESHBHAI PADHIYAR  
Shri VINODBHAI SHANTILAL PADHIYAR

ARCH/ENG'S NAME & SIGNATURE

NITIN S. KAPADI

003ER31032400037

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

22/01/2022

DESIGNATION OF APPROVER :

Deputy Town Development Officer

