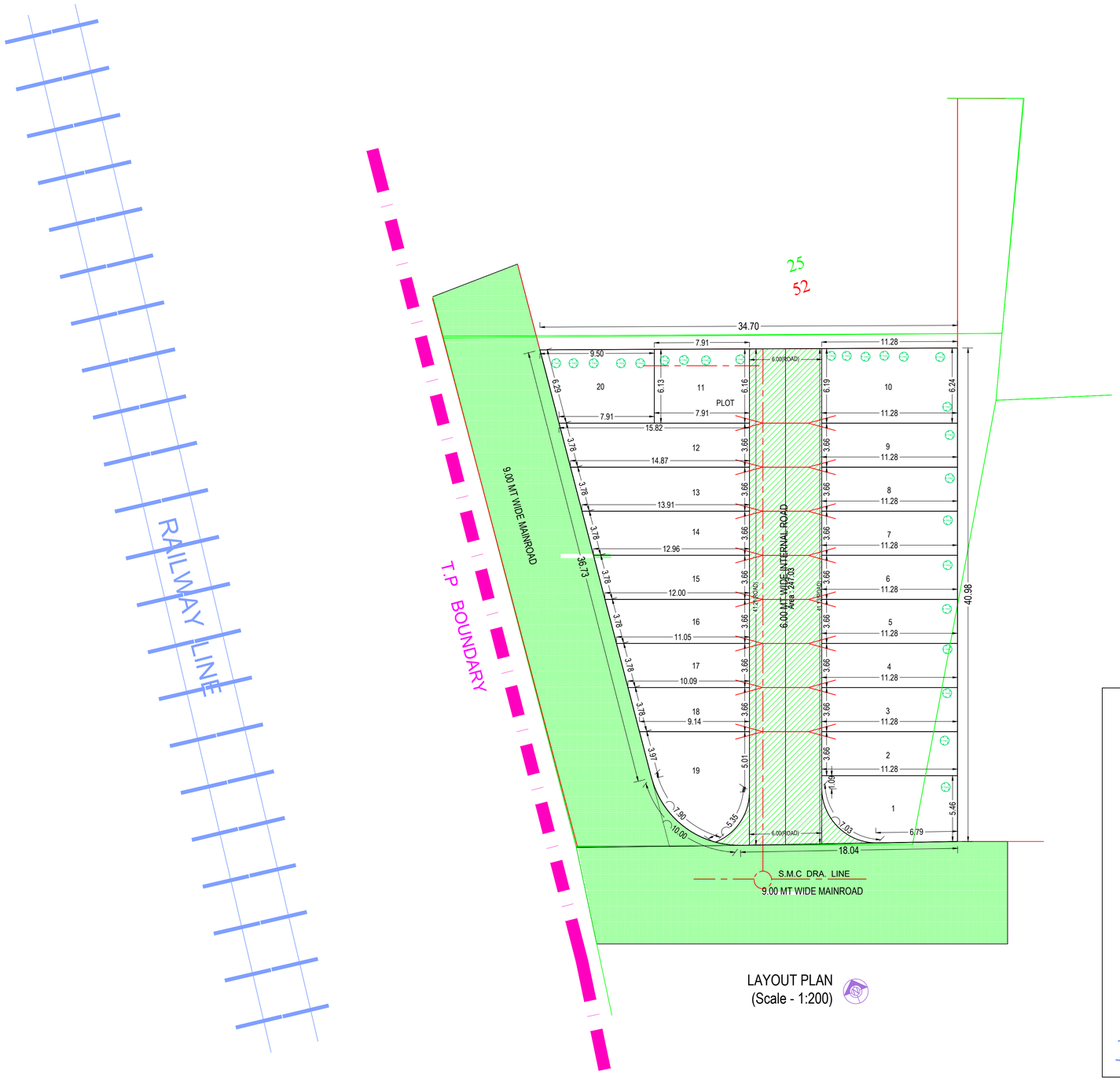
Application No. : 002BDP23242399 Development Permission No. : 002LD23240217

Project Title :PROPOSED RESIDENTIAL SUB PLOTING TYPE LAY-OUT PLAN FOR BLOCK - 353 , F.P- NO - 48, O.P NO:- 24 , PRELIMINARY T.P.S. NO.41 (DINDOLI) , TA:- UDHANA, DIST-SURAT,

Inward No	ODPS/2023/070807	Sheet	1 / 1
Inward Date		Scale	1:200



LAYOUT PLAN
(Scale - 1:200)

Individual Plot Area

Plot No.	Abutting Road	Plot Area			Frontage		Coverage			FSI Area	
		Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop	Perm	Prop
1	9.00 MT WIDE MAINROAD	-	-	58.12	-	6.79	0.00	-	0.00	-	0.00
2	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
3	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
4	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
5	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
6	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
7	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
8	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
9	6.00 MT WIDE INTERNAL ROAD	-	-	41.30	-	3.66	0.00	-	0.00	-	0.00
10	6.00 MT WIDE INTERNAL ROAD	-	-	70.11	-	6.19	0.00	-	0.00	-	0.00
11	6.00 MT WIDE INTERNAL ROAD	-	-	48.61	-	6.16	0.00	-	0.00	-	0.00
12	9.00 MT WIDE MAINROAD	-	-	56.16	-	3.78	0.00	-	0.00	-	0.00
13	9.00 MT WIDE MAINROAD	-	-	52.66	-	3.78	0.00	-	0.00	-	0.00
14	9.00 MT WIDE MAINROAD	-	-	49.17	-	3.78	0.00	-	0.00	-	0.00
15	9.00 MT WIDE MAINROAD	-	-	45.67	-	3.78	0.00	-	0.00	-	0.00
16	9.00 MT WIDE MAINROAD	-	-	42.18	-	3.78	0.00	-	0.00	-	0.00
17	9.00 MT WIDE MAINROAD	-	-	38.69	-	3.78	0.00	-	0.00	-	0.00
18	9.00 MT WIDE MAINROAD	-	-	35.19	-	3.78	0.00	-	0.00	-	0.00
19	9.00 MT WIDE MAINROAD	-	-	64.39	-	11.50	0.00	-	0.00	-	0.00
20	9.00 MT WIDE MAINROAD	-	-	53.16	-	6.29	0.00	-	0.00	-	0.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	944.52	78.71
Road Area	255.49	21.29
Total net layout	1200.01	100.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	-	25

A	AREA STATEMENT	VERSION NO.: 1.0.57	
		VERSION DATE: 16/03/2023	
	PROJECT DETAIL :		
	Authority: Surat Municipal Corporation (SMC)	Plot Use: Residential	
	AuthorityClass: D1	Plot SubUse: Semidetached Dwelling	
	AuthorityGrade: Municipal Corporation	Plot Use Group: Dwelling-2 (DW2)	
	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: BLOCK - 353 , F.P- NO - 48, O.P NO:- 24 , PRELIMINARY T.P.S. NO.41 (DINDOLI) , TA:- UDHANA, DIST-SURAT,		
	AREA DETAILS :		Sq.Mts.
1.	Area of Plot As per record		-
	Plot Validation Certificate		1200.00
	Physical area measured at site		1200.00
	7/12 or Document		1200.00
	Plot area drawn as per Site		1200.00
	Area of Plot Considered		1200.00
2.	Deduction for		
	(a)Proposed roads		0.00
	(b)Any reservations		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		1200.00
4.	% of Common Plot (Reqd.)		0.00
	% of Common Plot (Prop)		0.00
	Balance area of Plot(1 - 4)		1200.00
	Plot Area For Coverage		1200.00
	Plot Area For FSI		1200.00
	Perm. FSI Area (1.80)		2160.00
	Total Perm. FSI area		2160.00
6.	Total Built up area permissible at:		
	a. Ground Floor		0.00
	Proposed Coverage Area (- %)		0.00
	Total Prop. Coverage Area (- %)		0.00
	Balance coverage area (- %)		0.00

	Proposed Area at:			
-	Proposed Built up	Existing/ Approved BUArea	Proposed F.S.I	Existing/ Approved F.S.I
Total Area:	0.00	0.00	0.00	0.00

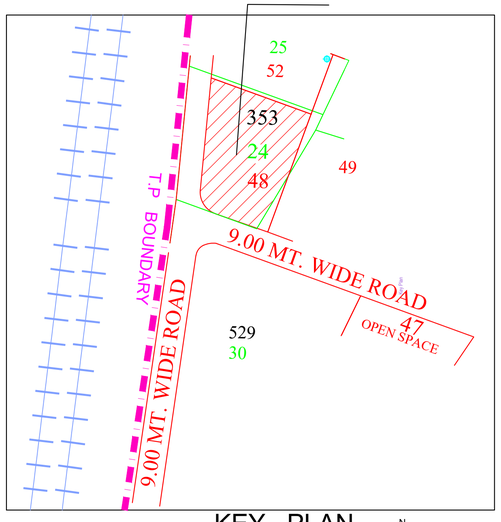
Total FSI Area:	0.00
Total BuiltUp Area:	0.00
Proposed F.S.I. consumed:	0.00
B. Tenement Statement	
1. Tenement Proposed At:	

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
- DRIANAGE AND SEWERAGE WORK
- WATER SUPPLY WORK
- WORK WITHOUT PERMISSION IF STARTED ON SITE
- APPROVED WORK

PROP. SITE



KEY PLAN
(PRELIMINARY SCHEME)

N
SCALE = 1CM : 20.0 MT

OWNER'S NAME AND SIGNATURE	
BHAVINBHAI HEMANTBHAI PATEL AND PINTUBHAI CHAMPAKBHAI PATEL, VIKRAMBHAI BABUBHAI RABARI	
ARCHI/ENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
ravi s sopariwala 002ERH31032400569	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
	01/07/2023
DESIGNATION OF APRROVER :	TOWN PLANNER

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