xql(Project Title :PROPOSED RESIDENT LAYOUT PLAN OF R.S.NO. 754/10/1/7/B/P2 TOTAL LAND AREA 5666.00 SQ.MT. AT - KESHOD , TALUKA - KESHOD, DISTRIC - JUNAGADH OWNER - 1. MANSHUKHLAL LALJIBHAI DHIMELIYA (2) MOHANBHAI LALJIBHAI DHIMELIYA (3) VARJLAL LALJIBHAI DHIMELIYA (4) AMRUTLAL LALJIBHAI DHIMELIYA (5) SAVJIBHAI DAYABHAI CHOTALIYA

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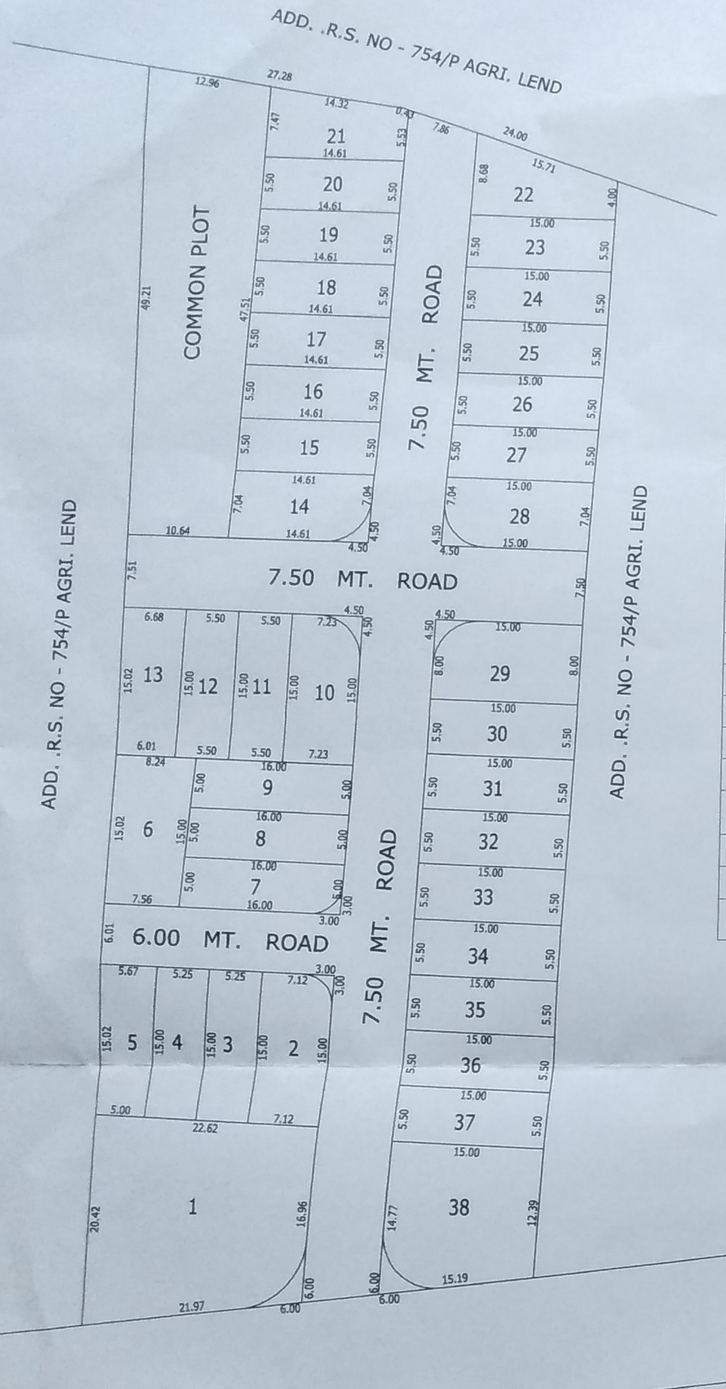
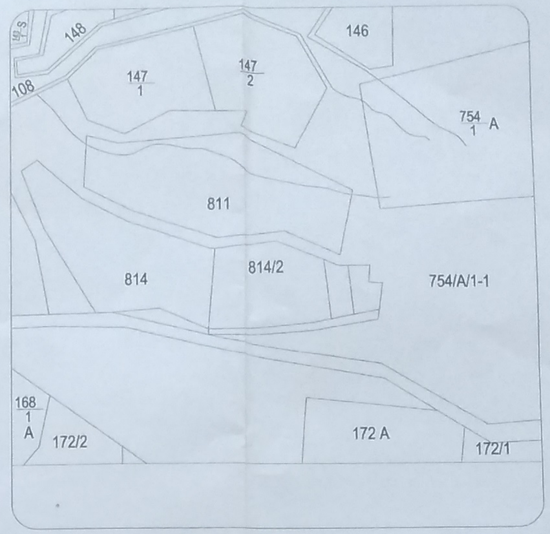
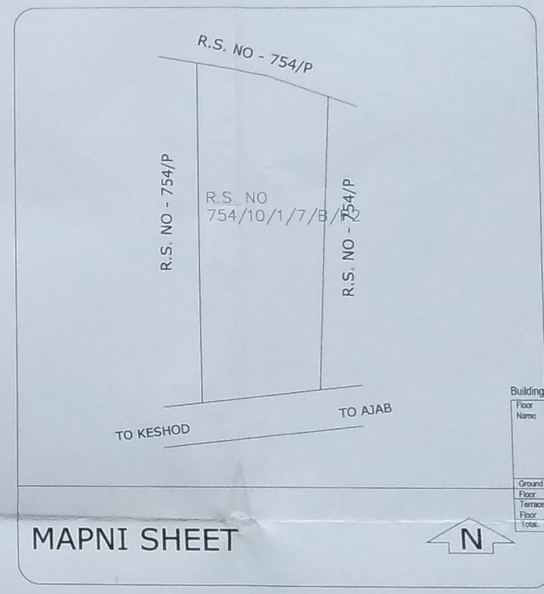


AREA TABLE - 1

PLOT NO	PLOT AREA SQ.MT	PLOT AREA SQ.GAJ	PLOT NO	PLOT AREA SQ.MT.	PLOT AREA SQ.GAJ.
1	406.93	1095.01	20	80.35	216.21
2	104.80	282.01	21	95.46	256.87
3	78.75	211.91	22	95.12	255.96
4	78.75	211.91	23	82.50	222.00
5	80.00	215.27	24	82.50	222.00
6	118.47	318.79	25	82.50	222.00
7	78.00	209.89	26	82.50	222.00
8	80.00	215.27	27	82.50	222.00
9	80.00	215.27	28	101.26	272.48
10	104.10	280.12	29	115.65	311.20
11	82.50	222.00	30	82.50	222.00
12	82.50	222.00	31	82.50	222.00
13	95.15	256.04	32	82.50	222.00
14	98.50	265.05	33	82.50	222.00
15	80.35	216.21	34	82.50	222.00
16	80.35	216.21	35	82.50	222.00
17	80.35	216.21	36	82.50	222.00
18	80.35	216.21	37	82.50	222.00
19	80.35	216.21	38	195.70	526.61
TOTAL PLOT AREA				3726.24	10026.94
COMMON PLOT AREA				566.84	1525.31
INTERNAL ROAD AREA				1372.92	3694.39
TOTAL LEND AREA				5666.00	15246.64





A	AREA STATEMENT	VERSION NO. : 1.0.19 / VERSION DATE: 09/10/2018
	PROJECT DETAIL:	
	Site Address: TPSName: 0, ReveniueNo: 754/10/1/7/B/P2, GamtaNo: 754/10/1/7/B/P2, OPNo: 0, F.P.No: 0, SubPlotNo: 1 TO 38, TenementNo: 0, CitySurveyWardNo: 0	Plot Use: Residential
	Authority: Keshod Area Development Authority	Plot SubUse: Semidetached Dwelling
	AuthorityClass: DT (A)	Plot Use Group: NA
	AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone
	CaseTrack: Regular	Conceptualized Use Zone: R1
	Project Type: Plotting Layout	
	Nature of Development: NEW	
	Development Area: Non TP Area	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: TPSName: 0, ReveniueNo: 754/10/1/7/B/P2, GamtaNo: 754/10/1/7/B/P2, OPNo: 0, F.P.No: 0, SubPlotNo: 1 TO 38, TenementNo: 0, CitySurveyWardNo: 0	
	AREA DETAILS:	Sq.Mts.
1.	Area of Plot As per record	
	6 Hakka Patrak	5666.00
	As per site condition	5665.82
	Area of Plot Considered	5666.00
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	5666.00
4.	% of Common Plot (Reqd.)	566.60
	% of Common Plot (Prop)	566.84
	Common Plot	566.84
	Balance area of Plot(1 - 4)	5099.16
	Plot Area For Coverage	5666.00
	Plot Area For FSI	5666.00
	Perm. FSI Area (1.80)	10198.80
5.	Total Perm. FSI area	10198.80
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (23.69 %)	1342.01
	Total Prop. Coverage Area (23.69 %)	1342.01
	Balance coverage area (- %)	0.00
	Proposed Area at:	

		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Ground Floor	1342.08	0.00	1342.08	0.00
	Terrace Floor	0.00	0.00	0.00	0.00
	Total Area:	1342.08	0.00	1342.08	0.00

	Total FSI Area:	1342.01
	Total BuiltUp Area:	1342.08
	Proposed F.S.I. consumed:	0.24
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	38.00
5.	Total Tenements (3 + 4)	38

Color Notes

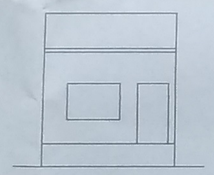
COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE T.P.SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Tree Details (Table 3h)

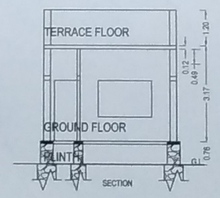
Plot Name		Nos Of Trees	
		Reqd	Prop
M. PLOT	Tree	145	150

Buildingwise Floor FSI Details

Floor Name	Building Name								Total	
	UNIT A (1)		UNIT B (01)		UNIT C (1)		UNIT D (1)			
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	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	1215.50	1215.50	70.00	70.00	25.08	25.08	31.50	31.50	1342.08	1342.08
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	1215.50	1215.50	70.00	70.00	25.08	25.08	31.50	31.50	1342.08	1342.08



ELEVATION



SECTION

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
UNIT A (1)	D3	0.76	2.10	01
UNIT A (1)	D2	0.90	2.10	02
UNIT A (1)	D1	1.05	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

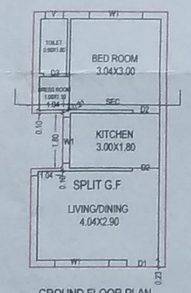
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
UNIT A (1)	V	0.60	1.00	01
UNIT A (1)	W1	1.50	1.20	01
UNIT A (1)	W1	1.80	1.20	02

Building wise Unit BUA Table for Building :UNIT A (1)

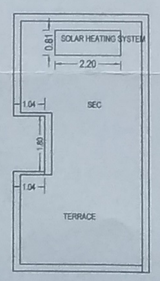
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT G.F.	DWELLING UNIT	35.75	35.75	4.98	30.77	01
Total:			35.75	35.75	4.98	30.77	01

Building :UNIT A (1)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
Ground Floor	35.75	35.75	35.75	01
Terrace Floor	0.00	0.00	0.00	00
Total:	35.75	35.75	35.75	01
Total Number of Same Buildings:	34			
Total:	1215.50	1215.50	1215.50	34



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
UNIT A (1)	Residential	Semidetached Dwelling	Dwelling-2		
UNIT B (01)	Residential	Semidetached Dwelling	Dwelling-2		
UNIT C (1)	Residential	Semidetached Dwelling	Dwelling-2		
UNIT D (1)	Residential	Semidetached Dwelling	Dwelling-2		

FSI & Tenement Details

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
UNIT A (1)	34	1215.50	1215.50	1215.50	34
UNIT B (01)	2	70.00	70.00	70.00	02
UNIT C (1)	1	25.08	25.08	25.08	01
UNIT D (1)	1	31.50	31.50	31.50	01
Grand Total	38	1342.08	1342.08	1342.08	38

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
1. The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
   a. Title, ownership, and easement rights of the Building/unit for which the building is proposed;
   b. The area, dimensions and other properties of the plot which makes the plot subdivision certificate.
   c. Correctness of demarcation of the plot on site.
   d. Workmanship, soundness of material and structural safety of the proposed building;
   e. Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d) (e) (f) above.
4. The applicant, as specified in GDCR, shall submit:
   a. Structural drawings and related reports, before the commencement of the construction,
   b. Progress reports.
5. Follow the requirements for construction as per regulation no.9 of GDCR.
6. The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the affirmed data uploaded by the owner or the applicant is true and legally valid. Also the plant are as per the prevailing Comprehensive General Development Control Regulation 2017.

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand (cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE

ARCHITECT'S NAME AND SIGNATURE
RAJDIP Y. PARMAR KSDMU/EB/REG/A-08

STRUCTURE ENGINEER
NA NA

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless, in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed. contents highlighted in magenta color are not verified. The correctness and accuracy of contents is a responsibility of PCR/owner.