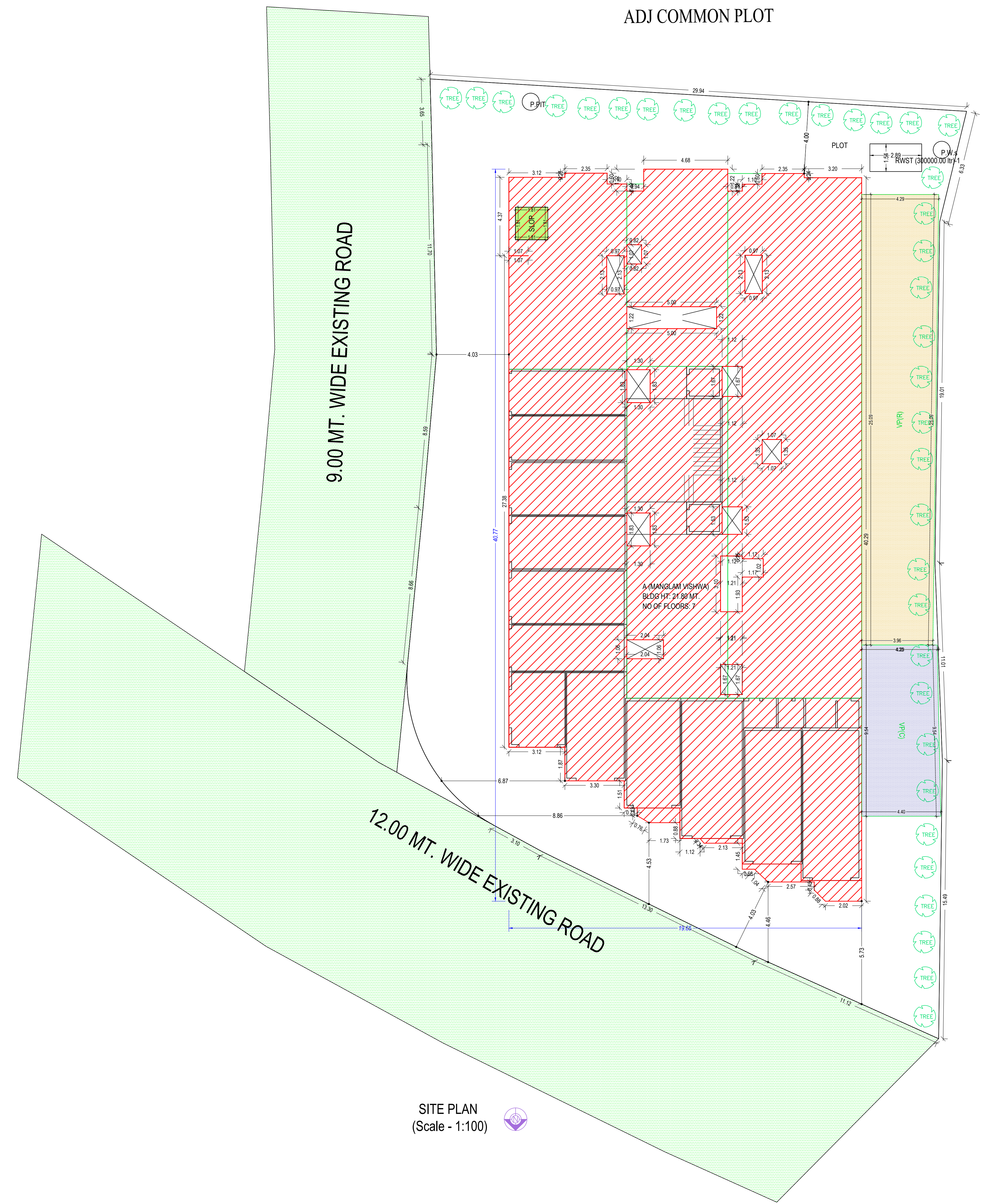


Project Title :PROPOSED LAY OUT AND BUILDING PLAN FOR THE PURPOSED OF AFFORDABLE BUILDING ON (CITY SR NO = NA 119137) ,(PLOT NO = 37) AT- ABRAMA , TA/DIST.-VALSADFOR- SHREE KHODIYAR DEVELOPERS A NAMNI BHAGIDRO PEDHI TARFE TENA ADHKRUT BHAGIDAR NAGJIBHAI BHANABHAI HADIYA AND OTHERS



FSI & Tenement Details

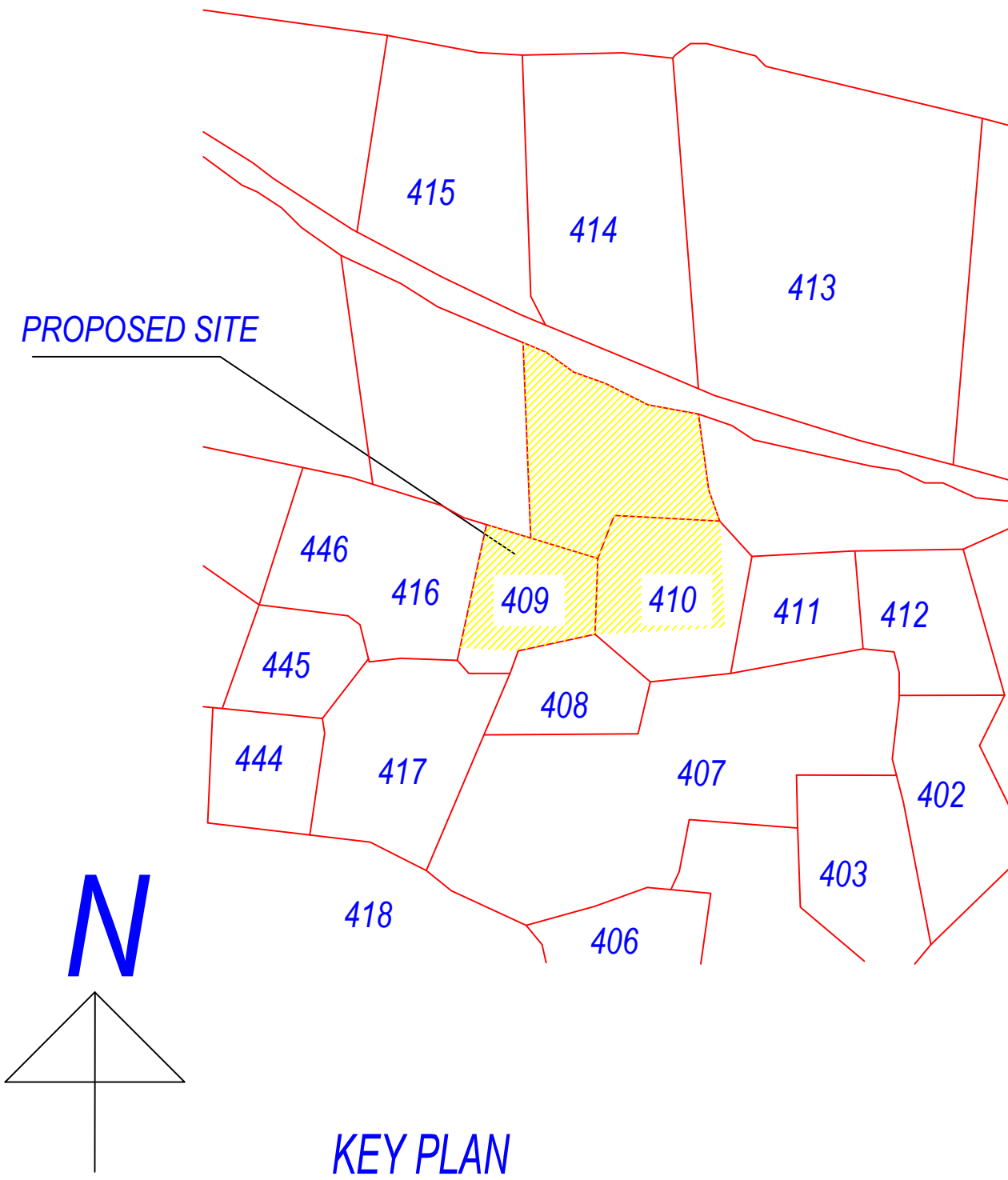
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit	
			Duct(Void, Duct, Chawk)		StarCase	Lift	Lift Machine	Lift Lobby	Passage	Covered Area	Parking	Resi.			Commercial
A (MANGLAM VISHWA)	1	4745.90	226.83	4519.07	191.95	53.47	3.56	71.49	278.90	7.85	374.89	3282.33	254.64	3536.97	73
Grand Total :	1	4745.90	226.83	4519.07	191.95	53.47	3.56	71.49	278.90	7.85	374.89	3282.33	254.64	3536.97	73

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (MANGLAM VISHWA)	Residential	Affordable Housing	Dwelling-3 (DW3)	61	12	GROUND AND PARKING FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
						TYPICAL -1-5 FLOOR PLAN	Residential	Affordable Housing	Residential FSI	Residential	Affordable Housing
						SIXTH FLOOR PLAN	Residential	Affordable Housing	Residential FSI	Residential	Affordable Housing
						TERRACE FLOOR PLAN	Residential	Affordable Housing	-	-	-

Buildingwise Tenement/Unit Details

Building Name	Residential Dwelling Unit upto 50 sq.mt.				Residential Dwelling Unit more than 50 sq.mt. and upto 66 sq.mt.				Residential Dwelling Unit more than 66 sq.mt. and upto 90 sq.mt.				Commercial FSI		
	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	No. of Unit	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.	F.S.I. Area	% Used F.S.I.	Charg. F.S.I.
A (MANGLAM VISHWA)	27	1230.67	37.49	436.37	34	2051.75	62.51	730.92	00	0.00	0.00	0.00	254.64	7.20	18.33
Total	27	1230.67	34.79	406.80	34	2051.75	58.01	678.31	00	0.00	0.00	0.00	254.64	7.20	84.19



Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	21/5/2020	VADA/14-02-2020/137548901/000795

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	35	37

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car Parking
				Reqd.	Prop.			
A (MANGLAM VISHWA)	Mercantile	Shop	> 0	1		254.64	101.86	50.93
			0 - 0			-	-	-
			0 - 1000	1000		-	-	-
			0 - 66	1		-	-	-
			> 66.01	-		328.23	164.12	32.82
Total:						430.09	215.05	53.19

Parking Check (Table 7b)

Use Type	Car				Visitor's Car Parking				Total Parking Area			
	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.
Residential	164.12	332.43	0	0	32.82	103.42	0	1	361.05	435.85	-	-
Commercial	50.93	70.38	0	0	20.37	41.03	0	1	101.86	111.41	-	-
Total	215.05	402.81	0	0	53.19	144.45	0	2	462.91	547.26	-	-

Buildingwise Floor FSI Details

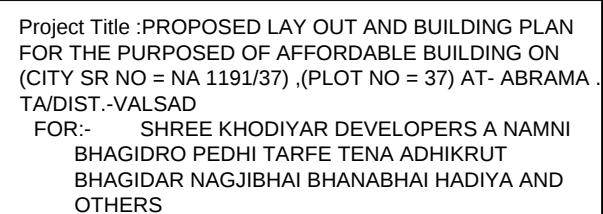
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Ground And Parking Floor	687.03	254.64	687.03	254.64
First Floor	672.71	584.95	672.71	584.95
Second Floor	672.71	584.95	672.71	584.95
Third Floor	672.71	584.95	672.71	584.95
Fourth Floor	672.71	584.95	672.71	584.95
Fifth Floor	672.71	584.95	672.71	584.95
Sixth Floor	429.81	357.58	429.81	357.58
Terrace Floor	38.68	0.00	38.68	0.00
Total:	4519.07	3536.97	4519.07	3536.97

Application No. : 1019BDP21220157

Development Permission No. : 1019BDP21220134

		Inward No	OOPS/2021/050886		Sheet	1
		Inward Date			Scale	1:100
A	AREA STATEMENT		VERSION NO.: 1.0.40 VERSION DATE: 13/07/2021			
PROJECT DETAIL :						
Site Address: Project Title :PROPOSED LAY OUT AND BUILDING PLAN FOR THE PURPOSED OF AFFORDABLE BUILDING ON (CITY SR NO = NA 119137) ,(PLOT NO = 37) AT- ABRAMA , TA/DIST.-VALSAD FOR-SHREE KHODIYAR DEVELOPERS A NAMNI BHAGIDRO PEDHI TARFE TENA ADHKRUT BHAGIDAR NAGJIBHAI BHANABHAI HADIYA AND OTHERS			Plot Use: Residential			
Authority: Valsad Area Development Authority			Plot Sub/Use: Affordable Housing			
AuthorityClass: D7 (A)			Plot Use Group: Dwelling-3 (DW3)			
AuthorityGrade: Area Development Authority			Land Use Zone: Residential use Zone			
Project Type: Building Permission			Conceptualized Use Zone: R1			
Nature of Development: NEW						
Development Area: Non TIF Area						
SubDevelopment Area: Other Areas						
Special Project: Residential Affordable Housing (RAH)						
Special Road: NA						
Site Address: Project Title :PROPOSED LAY OUT AND BUILDING PLAN FOR THE PURPOSED OF AFFORDABLE BUILDING ON (CITY SR NO = NA 119137) ,(PLOT NO = 37) AT- ABRAMA , TA/DIST.-VALSAD FOR-SHREE KHODIYAR DEVELOPERS A NAMNI BHAGIDRO PEDHI TARFE TENA ADHKRUT BHAGIDAR NAGJIBHAI BHANABHAI HADIYA AND OTHERS						
AREA DETAILS :			Sq.Mts.			
1.	Area of Plot As per record		-			
	Plot Validation Certificate				1315.38	
	Physical area measured at site				1315.38	
	Property Card				1315.38	
	Plot area drawn as per Site				1315.38	
	Area of Plot Considered				1315.38	
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				1315.38	
4.	% of Common Plot (Reqd.)				0.00	
	% of Common Plot (Prop)				0.00	
	Balance area of Plot(1 - 4)				1315.38	
	Plot Area For Coverage				1315.38	
	Plot Area For FSI				1315.38	
	Perm. FSI Area (1.80)				2367.68	
	Req. FSI Area (1.80)				2367.68	
5.	Total Perm. FSI area with Paid FSI (2.40)				3156.91	
	Special Perm. FSI area (2.70)				3551.53	
5.	Total Perm. FSI area				3551.53	
	Total Paid Proposed FSI Area				1169.29	
6.	Total Built up area permissible at:					
a.	Ground Floor				0.00	
	Proposed Coverage Area (51.93 %)				683.11	
	Total Prop. Coverage Area (51.93 %)				683.11	
	Balance coverage area (- %)				0.00	
			Proposed Area at:			
		Proposed Built up	Existing/ Approved BU/Area	Proposed F.S.I	Existing/ Approved F.S.I	
	Ground And Parking Floor	687.03	0.00	254.64	0.00	
	First Floor	672.71	0.00	584.95	0.00	
	Second Floor	672.71	0.00	584.95	0.00	
	Third Floor	672.71	0.00	584.95	0.00	
	Fourth Floor	672.71	0.00	584.95	0.00	
	Fifth Floor	672.71	0.00	584.95	0.00	
	Sixth Floor	429.81	0.00	357.58	0.00	
	Terrace Floor	38.68	0.00	0.00	0.00	
	Total Area:	4519.07	0.00	3536.97	0.00	
	Total FSI Area:				3536.97	
	Total BuiltUp Area:				4519.06	
	Proposed F.S.I. consumed:				2.89	
B.	Tenement Statement					
1.	Tenement Proposed At:					
	All Floors		73.00			
2.	Total Tenements (3 + 4)		73			
C.	Parking Statement					
1.	Parking Space Required as per Regulations:		430.09			
2.	Proposed Parking Space:		547.26			
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						
						

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.



Shree Khodiyar Developers
Partner

Harsh

