

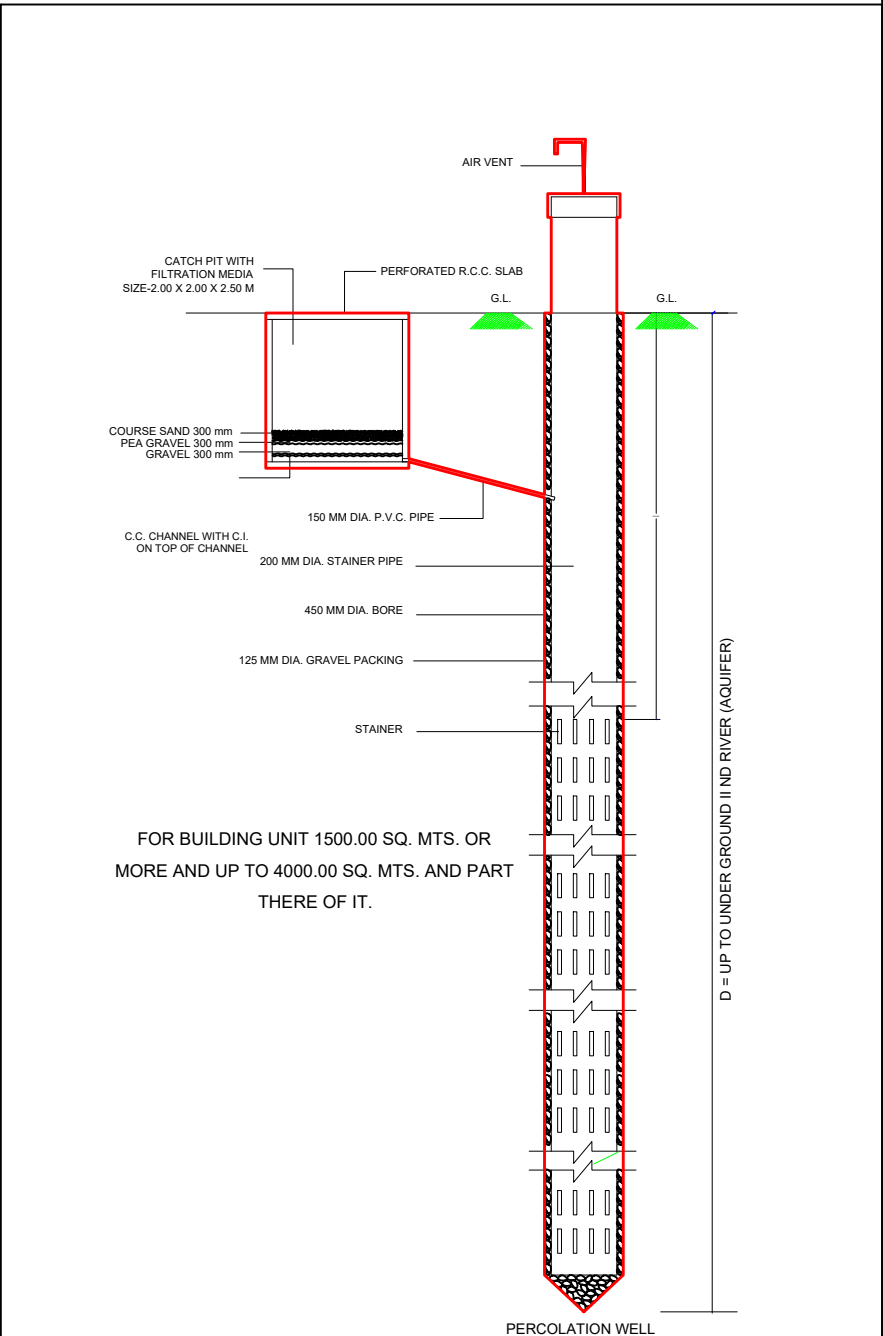
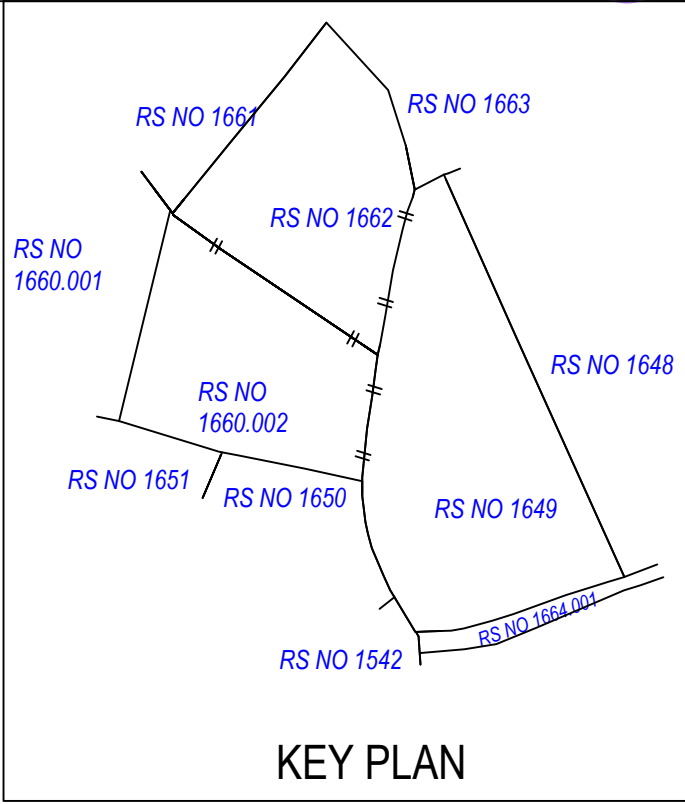
	Inward No	OPDS/2022/010130	Sheet	1	
	Inward Date		Scale	1:1500	
A	AREA STATEMENT		VERSION NO. : 1.0.48 VERSION DATE: 14/02/2022		
	PROJECT DETAILS :				
	Authority: Palanpur Area Development Authority	Plot Use: Residential			
	AuthorityClass: D7 (A)	Plot SubUse: Resi. Building (More than one side common)			
	AuthorityGrade: Area Development Authority	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: Non TYP Area	Conceptualized Use Zone: R1			
	SubDevelopment Area: Other Areas				
	Special Project: NA				
	Special Road: NA				
	Site Address: AT RS NO 1649 AT PALANPUR OF TA PALANPUR AND DI BANASKANTHA				
	AREA DETAILS:				
	1. Area of Plot As per record				Sq. Mts
	Plot Validation Certificate				42936.00
	Physical area measured at site				42936.00
	1/12 of Document				42936.00
	Plot area drawn as per Site				42940.07
	Area of Plot Considered				42936.00
	Deduction for				
	1a)Proposed roads				193.75
	Road Widening Area				193.75
	Open reservations				602.54
	Area not in Proposal				855.94
	Total a + b)				1044.28
	3. Net Area of plot (1 - 2) AREA OF PLOT				41891.72
	% of Common Plot (Road)				4186.17
	% of Common Plot (Prop)				4329.73
	Road Widening Area				193.75
	Area not in Proposal				855.94
	Common Plot				4329.73
	Balance area of Plot (1 - 4)				37561.08
	Plot Area For Coverage				41891.72
	Plot Area For FSI				41891.72
	Perm. FSI Area (1.80)				75405.09
	Total Perm. FSI area				75405.09
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 B.U.Area	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				

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		
Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	24948.68	59.56
Road Area	12526.93	29.90
Public Open Space	4329.73	10.34
Other Area	86.38	0.21
Total net layout	41891.72	100.00

Common Plot Area		
Name	Prop. Area	
COMMON PLOT - 2	347.51	
COMMON PLOT - 1	280.41	
COMMON PLOT - 3	2368.47	
COMMON PLOT - 4	405.38	
COMMON PLOT - 5	926.96	



LAYOUT PLAN
(Scale - 1:500)



OWNERS NAME AND SIGNATURE
MUMANI AYUBBHAI KALUBHAI AND OTHERS

ARCHITECT'S NAME & SIGNATURE
VJAYAKUMAR CHIMMANLAL MEVADA

1016ERH18042600040

SUPERVISOR'S NAME & SIGNATURE
DATE OF APPROVAL
26/02/2022

DESIGNATION OF APPROVER :
Chief Officer



