

AREA STATEMENT		VERSION NO.: 1.0.32 VERSION DATE: 01/02/2021	
PROJECT DETAIL :			
Site Address: R.S NO : 86, F.P NO : 193,O.P NO : 193 T.P.S NO 41 ATWILL KAPURAI , VADODARA		Plot Use: Residential	
Authority: Vadodara Municipal Corporation (VMC)		Plot SubUse: Semidetached Dwelling	
Authority/Class: D1		Plot Use Group: Dwelling-2 (DW2)	
Authority/Grade: Municipal Corporation		Land Use Zone: Residential Zone III	
Project Type: Building Permission		Conceptualized Use Zone: R3	
Nature of Development: NEW			
Development Area: Draft/Preliminary Town Planning Scheme			
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: R.S NO : 86, F.P NO : 193,O.P NO : 193 T.P.S NO 41 ATWILL KAPURAI , VADODARA			
AREA DETAILS :		Sq.Mts.	
1.	Area of Plot As per record	-	
	7/12 or Document		8560.00
	As per site condition		8553.85
	Area of Plot Considered		8560.00
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		8560.00
4.	% of Common Plot (Reqd.)		856.00
	% of Common Plot (Prop)		873.37
	Common Plot		873.37
	Balance area of Plot(1 - 4)		7686.63
	Plot Area For Coverage		8560.00
	Plot Area For FSI		8560.00
	Perm. FSI Area (0.75)		6420.00
	Total Perm. FSI area		6420.00
6.	Total Built up area permissible at:		
	a. Ground Floor		0.00
	Proposed Coverage Area (36.94 %)		3161.98
	Total Prop. Coverage Area (36.94 %)		3161.98
	Balance coverage area (- %)		0.00
Proposed Area at:			
-	Proposed Built up	Existing Built up	Proposed F.S.I
	Ground Floor	0.00	2726.39
	First Floor	3096.11	2762.11
	Terrace Floor	336.00	0.00
	Total Area:	6595.92	5488.50
	Total FSI Area:		5426.72
	Total BuiltUp Area:		6595.92
	Proposed F.S.I. consumed:		0.63
B.	Tenement Statement		
1.	Tenement Proposed At:		
	G.F.		65.00
	All Floors		16.00
2.	Total Tenements (3 + 4)		

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)	

Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt.)		Proposed FSI Area (Sq.mt)	Total FSI Area (Sq.mt)	No. of Unit
			StairCase	Covered Area			
A (1)	16	1646.88	222.56	57.92	1366.40	1366.40	32
B (1)	12	1198.20	166.92	33.48	997.80	997.80	12
C (1)	3	300.06	41.73	8.37	249.96	249.96	03
E (1)	1	99.37	13.91	2.47	82.99	82.99	01
D (1)	7	720.51	97.37	25.34	597.80	597.80	07
G (1)	1	98.80	13.21	3.42	82.17	82.17	01
H (1)	13	1338.09	180.83	47.06	1110.20	1110.20	13
I (1)	7	720.51	97.37	25.34	597.80	597.80	07
F (1)	4	411.72	55.64	14.48	341.60	341.60	04
J (1)	1	61.78	0.00	0.00	61.78	61.78	01
Grand Total :	65	6595.92	889.54	217.88	5488.50	5488.50	81

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	215	246

Name	Prop. Area
COMMON PLOT 867.40 SQ.MT	873.37