

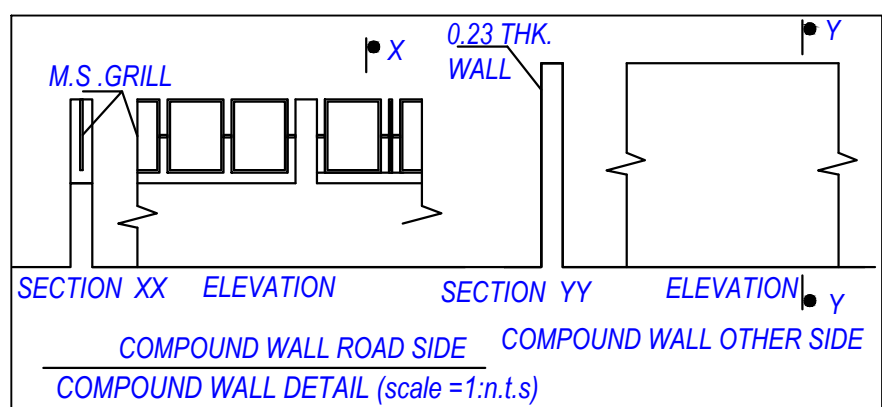
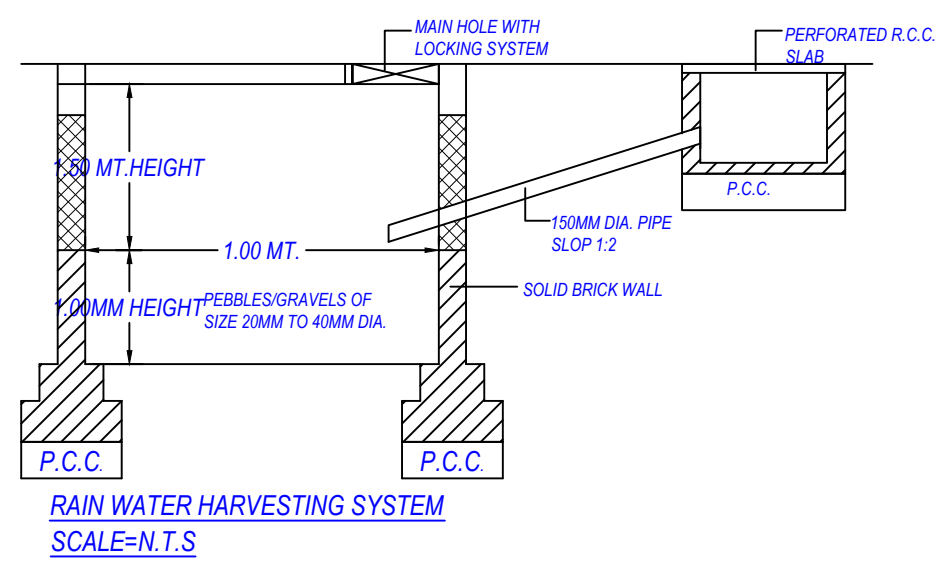
Inward No	CDPS/2022/073502	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT		VERSION NO. : 1.0.50
PROJECT DETAIL :		VERSION DATE: 19/05/2022
Authority: Bharuch-Ankleshwar Urban Development Authority (BAUDA)	Plot Use: Residential	
AuthorityClass: D2	Plot SubUse: Semidetached Dwelling	
AuthorityGrade: Urban Development Authority	Plot Use Group: Dwelling-2 (DW2)	
Project Type: Layout Development	Plot Category: NA	
Nature of Development: NEW	Land Use Zone: Residential Zone I	
Development Area: Non TP Area	Conceptualized Use Zone: R1	
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: R.S NO 358 PAIKEE SUBPLOT 1, MOJE- TAVRA, TALUKA & DIST. - BHARUCH		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record	-	
Plot Validation Certificate		1201.00
Physical area measured at site		1201.00
7/12 or Document		1201.00
Plot area drawn as per Site		1200.99
Area of Plot Considered		1201.00
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		1201.00
% of Common Plot (Read)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot (1 - 4)		1201.00
Plot Area For Coverage		1201.00
Perm. FSI Area (1.80)		1201.00
Total Perm. FSI area		2161.80
Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (29.09 %)		349.32
Total Prop. Coverage Area (29.09 %)		349.32
Balance coverage area (- %)		0.00

Individual Plot Area		Plot Area		Frontage		Coverage		FSI Area	
Plot No.	Abutting Road	Reqd	Perm	Prop	Reqd	Prop	Factor	Perm	Prop
O.S.09	6.00 MT. WIDE MAINROAD	-	-	26.33	-	7.37	0.00	-	0.00
01	6.00 MT. WIDE INTERNALROAD Access Road	-	-	131.73	-	7.61	0.00	-	38.81
02	6.00 MT. WIDE INTERNALROAD Access Road	-	-	120.32	-	9.52	0.00	-	38.81
03	6.00 MT. WIDE INTERNALROAD Access Road	-	-	120.32	-	9.52	0.00	-	38.81
04	6.00 MT. WIDE INTERNALROAD Access Road	-	-	131.54	-	9.66	0.00	-	38.81
05	6.00 MT. WIDE INTERNALROAD Access Road	-	-	78.48	-	10.74	0.00	-	38.81
06	6.00 MT. WIDE INTERNALROAD Access Road	-	-	69.71	-	9.14	0.00	-	38.81
07	6.00 MT. WIDE INTERNALROAD Access Road	-	-	69.71	-	9.14	0.00	-	38.81
08	6.00 MT. WIDE INTERNALROAD Access Road	-	-	69.71	-	9.14	0.00	-	38.81
09	6.00 MT. WIDE INTERNALROAD Access Road	-	-	80.00	-	8.89	0.00	-	38.81

FSI & Tenement Details		Total Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)		No. of Unit	
Building	No. of Same Bldg			StairCase		Resi.					
A (RESI)	5	484.40		82.50		374.40		374.40		05	
AA (RESI)	4	387.52		66.00		299.52		299.52		04	
Grand Total :	9	871.92		148.50		673.92		673.92		09	

Individual Plot Margin		Front		Side1		Side2		Rear		Coverage		FSI Area	
Plot No.	Pwork-Bldg	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop
01	A-1 (RESI)	2.00	2.59	0.00	-	0.00	1.50	6.01	38.81	74.89			
02	AA-2 (RESI)	2.00	2.00	1.14	-	0.00	1.50	6.01	38.81	74.89			
03	A-3 (RESI)	2.00	2.00	1.14	-	0.00	1.50	6.01	38.81	74.89			
04	AA-4 (RESI)	2.00	2.00	1.51	-	0.00	1.50	6.01	38.81	74.89			
05	A-5 (RESI)	2.00	2.00	1.00	1.57	-	0.00	1.00	38.81	74.89			
06	AA-6 (RESI)	2.00	2.00	0.76	-	0.00	1.00	1.00	38.81	74.89			
07	A-7 (RESI)	2.00	2.00	0.76	-	0.00	1.00	1.00	38.81	74.89			
08	AA-8 (RESI)	2.00	2.00	0.76	-	0.00	1.00	1.00	38.81	74.89			
09	A-9 (RESI)	2.00	2.00	1.37	-	0.76	-	1.00	38.81	74.89			

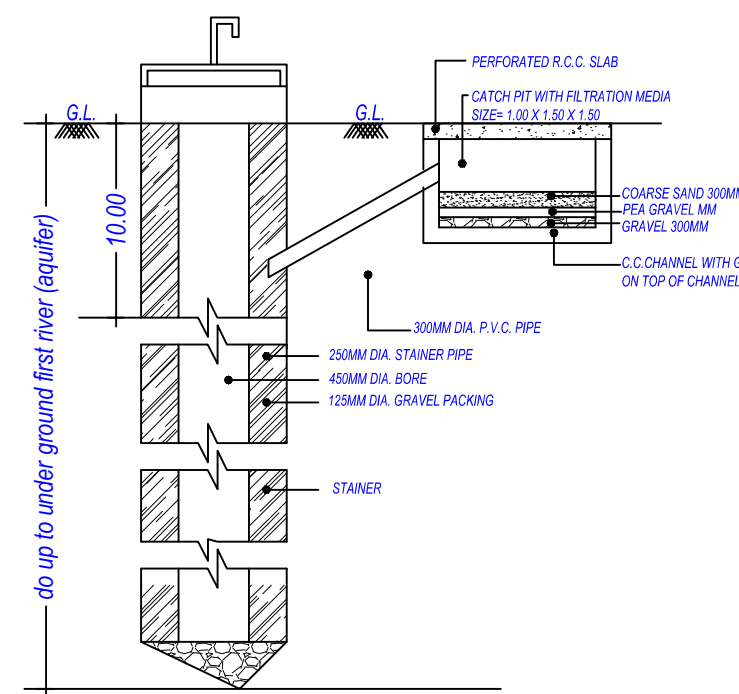


COLOR INDEX	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Buildingwise Floor FSI Details						
Floor Name	Building Name				Total	
	A (RESI)		AA (RESI)		Total Proposed Built Up Area (Sq.mt.)	Total 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.)		
Ground Floor	194.05	166.55	155.24	133.24	349.29	299.79
First Floor	194.05	166.55	155.24	133.24	349.29	299.79
Terrace Floor	96.30	41.30	77.04	33.04	173.34	74.34
Total:	484.40	374.40	387.52	299.52	871.92	673.92

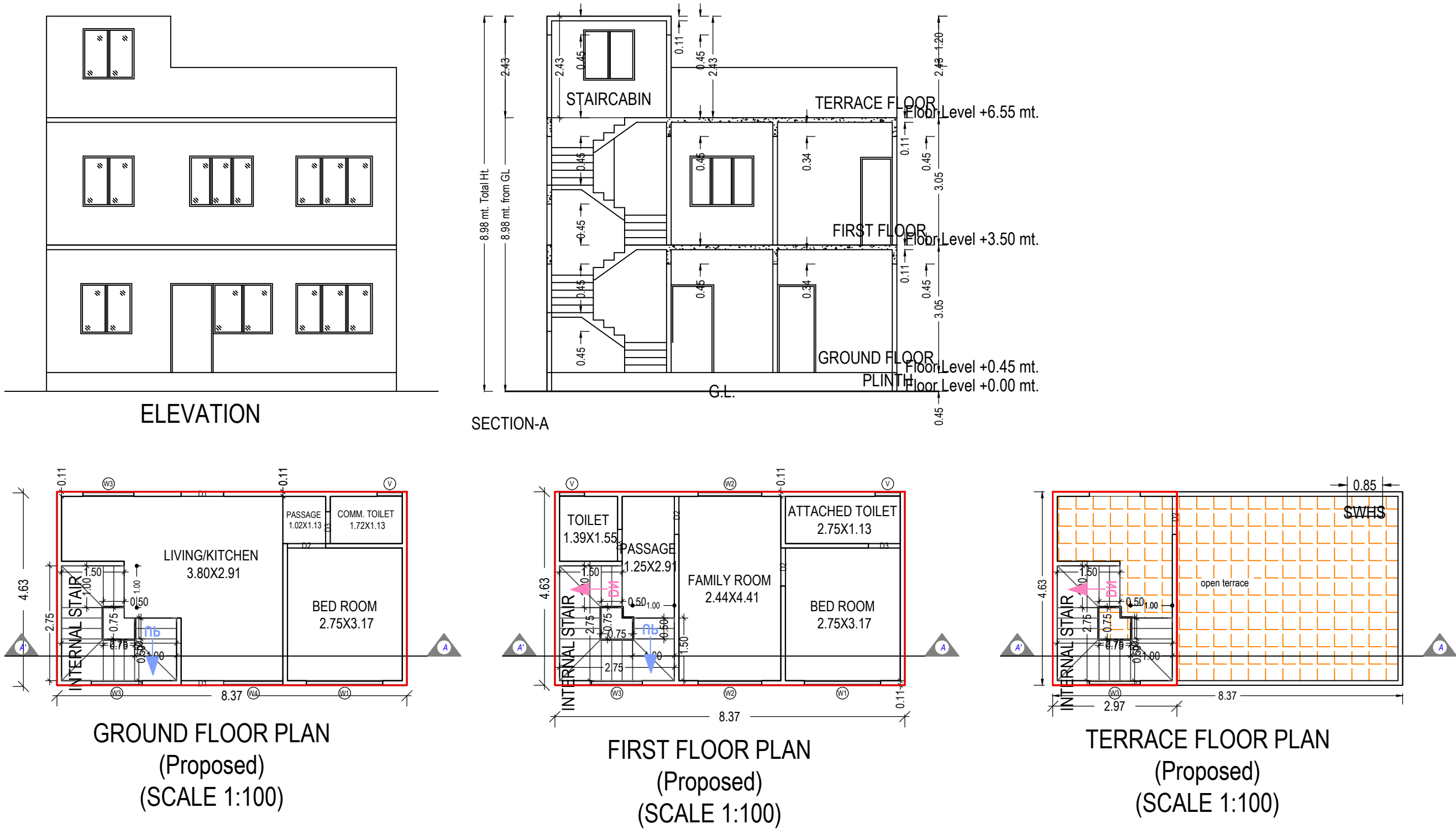
Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	897.87	74.76
Road Area	303.12	25.24
Other Area	0.01	0.00
Total net layout	1201.00	100.00

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	35	35



Building USE/SUBUSE Details	
Building Name	Building Use
A (RESI)	Residential
AA (RESI)	Residential

OWNER'S NAME AND SIGNATURE	
HIREN CHANDRAVADAN BHALODVALA	
ARCHITECT'S NAME & SIGNATURE	STRUCTURE ENGINEER
Anil Avajibhai Chhodavadiya	
1122ERH20052400072	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL
12/08/2022	
DESIGNATION OF APPROVER :	Town Planner



UnitBUA Table for Building :A (RESI)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	2.83	5.50	30.48	01
	Total per Floor:							
	Typical Floor = 1	Total :	38.81	38.81	2.83	5.50	30.48	01
FIRST FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	3.25	5.50	30.06	00
	Total per Floor:							
	Typical Floor = 1	Total :	38.81	38.81	3.25	5.50	30.06	00
TERRACE FLOOR PLAN	SPLIT	DWELLING UNIT	13.76	13.76	1.42	5.50	6.84	00
	Total per Floor:							
	Typical Floor = 1	Total :	13.76	13.76	1.42	5.50	6.84	00
-	Total:	-	-	91.38	7.51	16.50	67.38	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	D3	0.76	2.10	03
A (RESI)	D2	0.91	2.10	03
A (RESI)	D1	1.02	2.10	02

Building :A (RESI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase			
Ground Floor	38.81	5.50	33.31	33.31	01
First Floor	38.81	5.50	33.31	33.31	00
Terrace Floor	19.26	5.50	8.26	8.26	00
Total:	96.89	16.50	74.88	74.88	01
Total Number of Same Buildings:	5				
Total:	484.45	82.50	374.40	374.40	05

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Internal Staircase	1.00	0.25	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI)	V	0.60	1.00	03
A (RESI)	W3	1.22	1.20	04
A (RESI)	W4	1.42	1.20	01
A (RESI)	W2	1.52	1.20	02
A (RESI)	W1	1.83	1.20	02

OWNER'S NAME AND SIGNATURE

HIREN CHANDRAVADAN BHALODVALA

ARCH/ENG'S NAME & SIGNATURE

STRUCTURE ENGINEER

Anil Avlajibhai Chhodavadiya

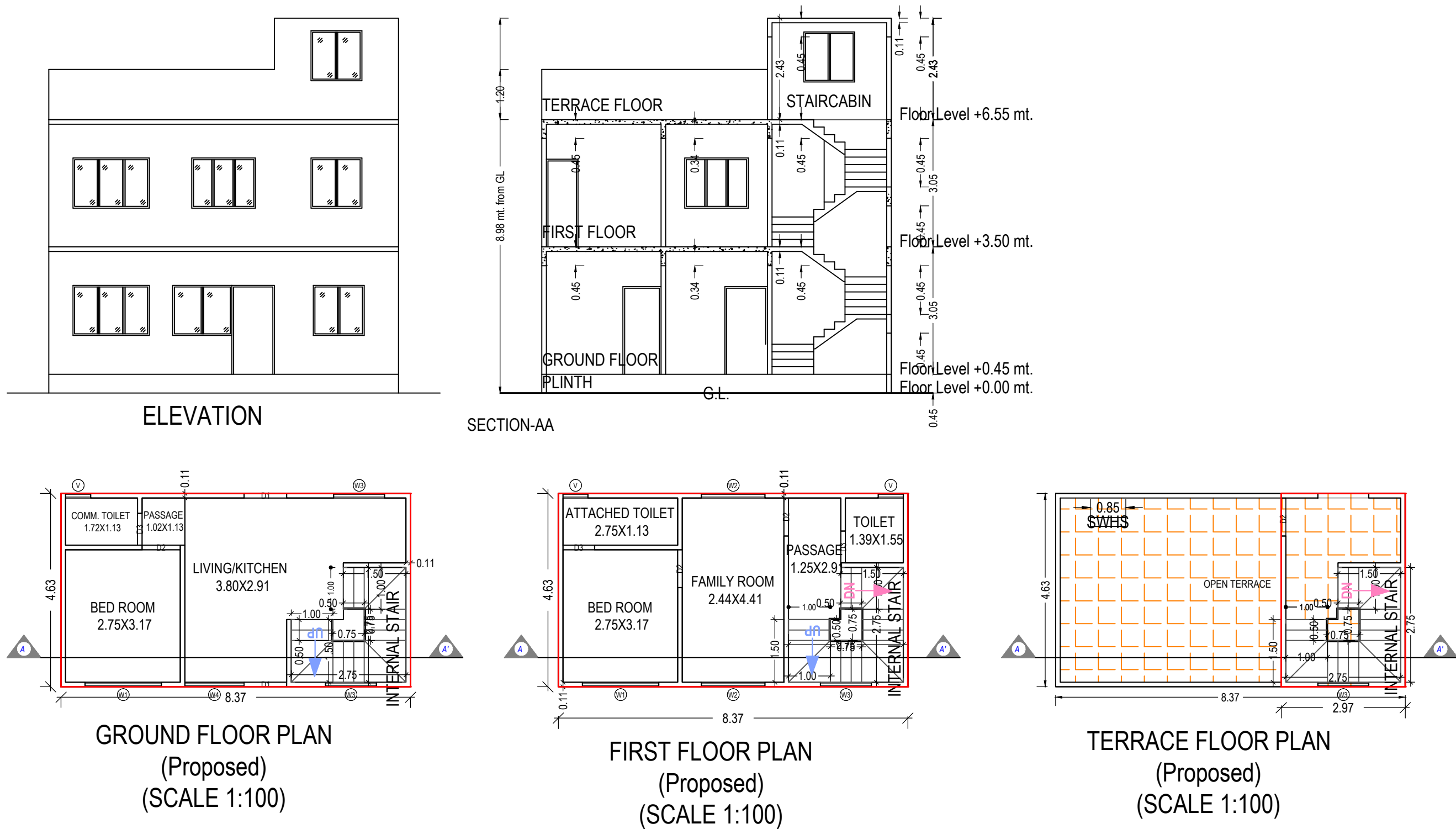
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SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

12/08/2022

DESIGNATION OF APPROVER : Town Planner



UnitBUA Table for Building :AA (RESI)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	2.83	5.50	30.48	01
	Total per Floor:							
	Typical Floor = 1	Total :	38.81	38.81	2.83	5.50	30.48	01
FIRST FLOOR PLAN	SPLIT	DWELLING UNIT	38.81	38.81	3.25	5.50	30.06	00
	Total per Floor:							
	Typical Floor = 1	Total :	38.81	38.81	3.25	5.50	30.06	00
TERRACE FLOOR PLAN	SPLIT	DWELLING UNIT	13.76	13.76	1.42	5.50	6.84	00
	Total per Floor:							
	Typical Floor = 1	Total :	13.76	13.76	1.42	5.50	6.84	00
-	Total:	-	-	-	-	-	-	-
Total:			-	-	-	-	-	-
Total:			91.38	91.38	7.51	16.50	67.38	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RESI)	D3	0.76	2.10	03
AA (RESI)	D2	0.91	2.10	03
AA (RESI)	D1	1.02	2.10	02

Building :AA (RESI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Resi.			
Ground Floor	38.81	5.50	33.31	33.31	33.31	01
First Floor	38.81	5.50	33.31	33.31	33.31	00
Terrace Floor	19.26	5.50	8.26	8.26	8.26	00
Total:	96.89	16.50	74.88	74.88	74.88	01
Total Number of Same Buildings:	4					
Total:	387.56	66.00	299.52	299.52	299.52	04

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.18
TERRACE FLOOR PLAN	Internal Staircase	1.00	0.25	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (RESI)	V	0.60	1.00	03
AA (RESI)	W3	1.22	1.20	04
AA (RESI)	W4	1.42	1.20	01
AA (RESI)	W2	1.52	1.20	02
AA (RESI)	W1	1.83	1.20	02

OWNER'S NAME AND SIGNATURE

HIREN CHANDRAVADAN BHALODVALA

ARCH/ENG'S NAME & SIGNATURE

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Anil Avlajibhai Chhodavadiya

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