

Inward No		QDPS/2021/03654		Sheet	1		
Inward Date		VERSION NO: 1.0.37		Scale	1:500		
AREA STATEMENT							
VERSION DATE: 19/05/2021							
PROJECT DETAIL :							
Site Address: R.S.NO.2412, F.P.NO.:102/2, T.P.:13		Plot User: Residential					
VAVOL, GANDHINAGAR		Plot SubUse: Row House					
Authority: Gandhinagar Urban Development Authority (GUDA)		Plot Use Group: Dwelling 2 (DW2)					
AuthorityClass: 01		Land Use Zone: Residential Zone IV					
AuthorityGrade: Urban Development Authority		Conceptualized Use Zone: R1					
Project Type: Building Permission							
Nature of Development: NEW							
Development Area: Final Town Planning Scheme							
SubDevelopment Area: Other Areas							
Special Project: NA							
Special Road: NA							
Site Address: R.S.NO.2412, F.P.NO.:102/2, T.P.:13							
VAVOL, GANDHINAGAR							
AREA DETAILS		Sq.Mts					
1	Area of Plot As per record			3885.00			
	Plot Validation Certificate			3885.00			
	Physical area measured at site			3885.00			
	7/12 of Document			3885.00			
	Plot area drawn as per Site			3884.96			
	Area of Plot Considered			3885.00			
2	Deduction for			0.00			
	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			3885.00			
	4. % of Common Plot (Prop.)			388.50			
	Common Plot			404.83			
	Balance area of Plot (1 - 4)			3480.17			
	Plot Area For Coverage			3885.00			
	Plot Area For FSI			3885.00			
	Perm. FSI Area (1/30)			1295.00			
	5. Total Perm. FSI area			1295.00			
	6. Total Built up area permissible at						
	a. Ground Floor (60.00 %)			2331.00			
	Proposed Coverage Area (40.29 %)			1556.63			
	Total Prop. Coverage Area (40.29 %)			1556.63			
	Balance coverage area (19.71 %)			788.55			
Proposed Area at:							
	Proposed Built up	Existing Approved BldgArea	Proposed F.S.I	Existing Approved F.S.I			
Ground Floor	1556.63	0.00	1422.00	0.00			
First Floor	1556.63	0.00	1296.89	0.00			
Second Floor	991.00	0.00	715.72	0.00			
Total Area	4162.08	0.00	3428.61	0.00			
Total FSI Area:			3390.07				
Total BuiltUp Area:			4162.08				
Proposed F.S.I. consumed:				0.85			
Tenement Statement							
1. Tenement Proposed At:							
2. F.F.							
3. Total Tenements (3 + 4)				26			

COLOR INDEX	
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 (TYPE)		A1 (TYPE)		14 (UNIT)		CLUB (HOUSE)			
	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	808.99	713.96	684.53	604.12	73.18	65.17	38.75	38.75	1005.45	1422.00
First Floor	808.99	666.64	684.53	664.08	72.11	60.17	0.00	0.00	1565.63	1296.89
Second Floor	516.10	366.99	431.31	305.14	43.59	43.59	0.00	0.00	991.00	715.72
Total	2134.08	1747.59	1800.37	1473.34	188.88	188.88	38.75	38.75	4162.08	3428.61

FSI & Tenement Details							
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
			StarCase	Covered Area	Resi.		
A (TYPE)	13	2134.08	388.23	0.00	1747.59	1747.59	13
A1 (TYPE)	11	1800.37	326.81	0.00	1473.54	1473.54	11
14 (UNIT)	1	188.88	18.97	0.97	168.93	168.93	01
CLUB (HOUSE)	1	38.75	0.00	0.00	38.75	38.75	01
Grand Total :	26	4162.08	732.01	0.97	3428.61	3428.61	26

Building USE/SUBUSE Details										
Building Name	Building Use	Building SubUse	Building House Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (TYPE)	Residential	Row House	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
					FIRST FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
					SECOND FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
A1 (TYPE)	Residential	Row House	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
					FIRST FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
					SECOND FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
14 (UNIT)	Residential	Row House	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
					FIRST FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
					SECOND FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
CLUB (HOUSE)	Residential	Row House	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House
					FIRST FLOOR PLAN	Residential	Row House	Residential FSI	Residential	Row House

Tree Details (Table 3h)	
Plot	Name
Reqd	Prop
100	99

Common Plot Area	
Name	Prop. Area
COMMON PLOT	404.83

OWNER'S NAME AND SIGNATURE
VIRENDRASINH D. GOL & 07 OTHERS

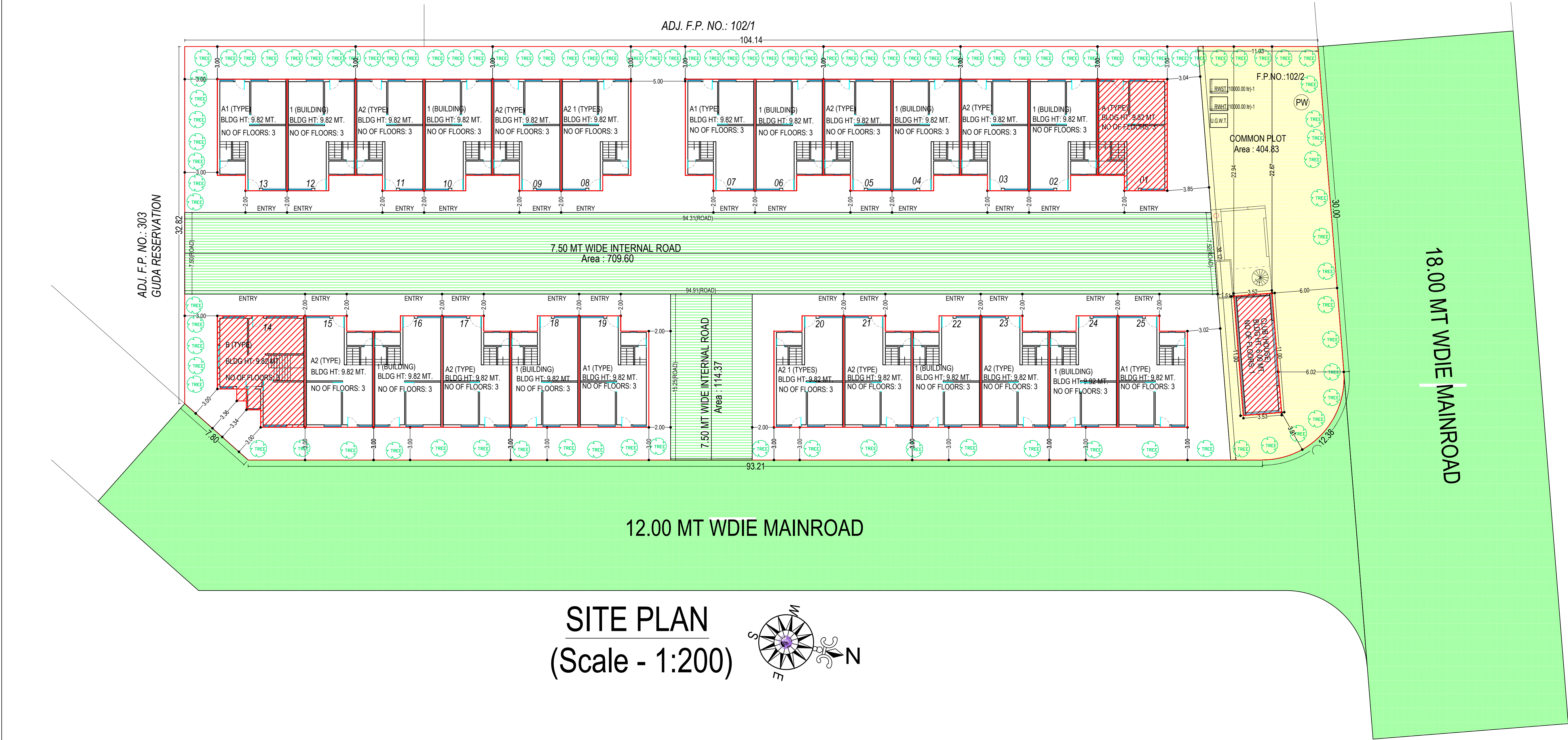
ARCHITECT'S NAME AND SIGNATURE
SAGAR CHANDUBHAI PATEL

1115ER0722300389

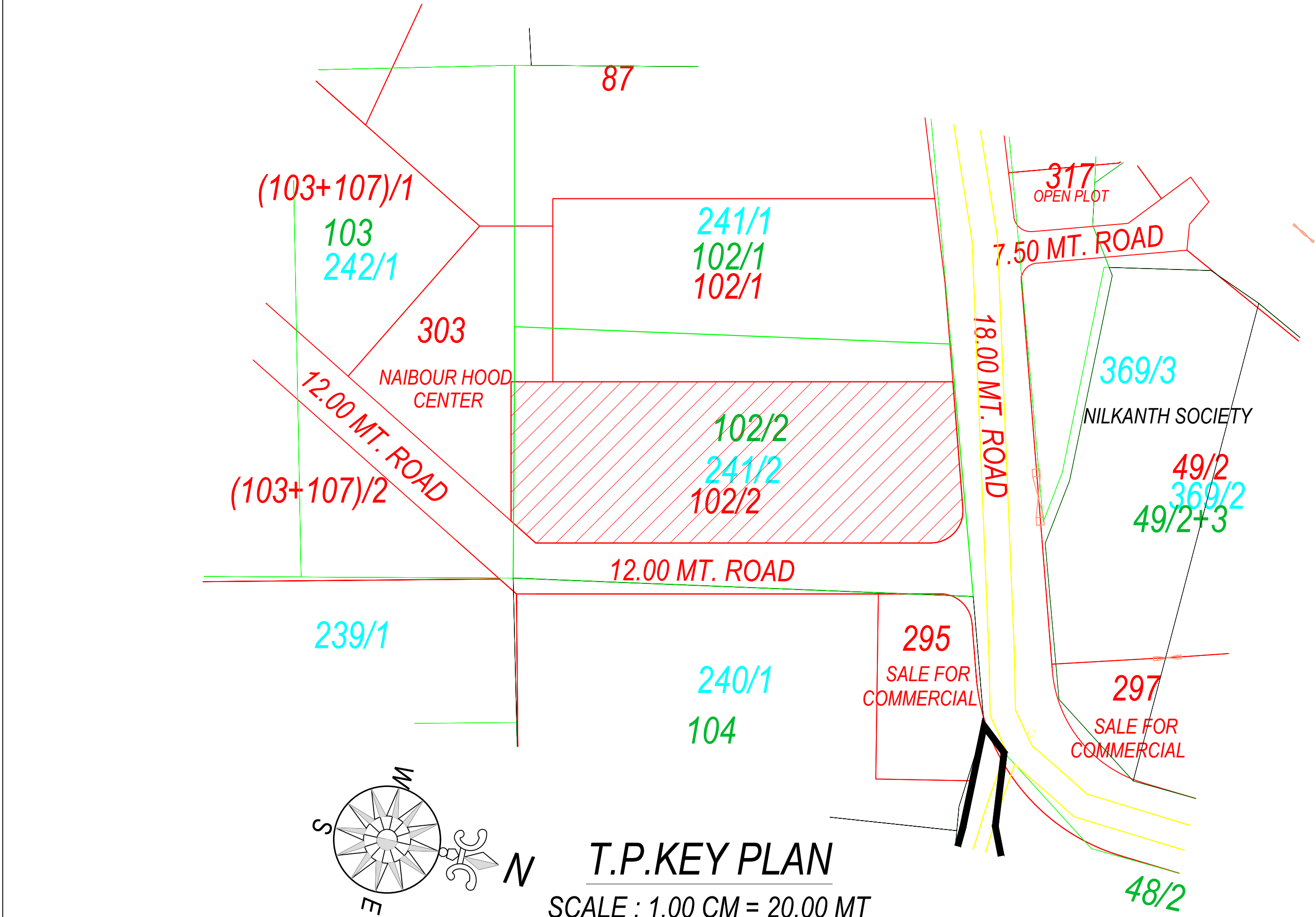
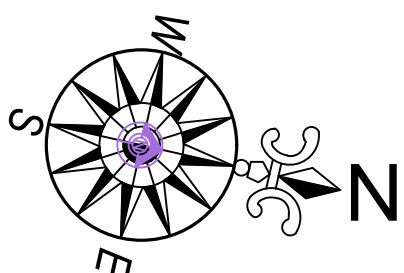
SUPERVISOR'S NAME AND SIGNATURE

DATE OF APPROVAL
02/07/2021

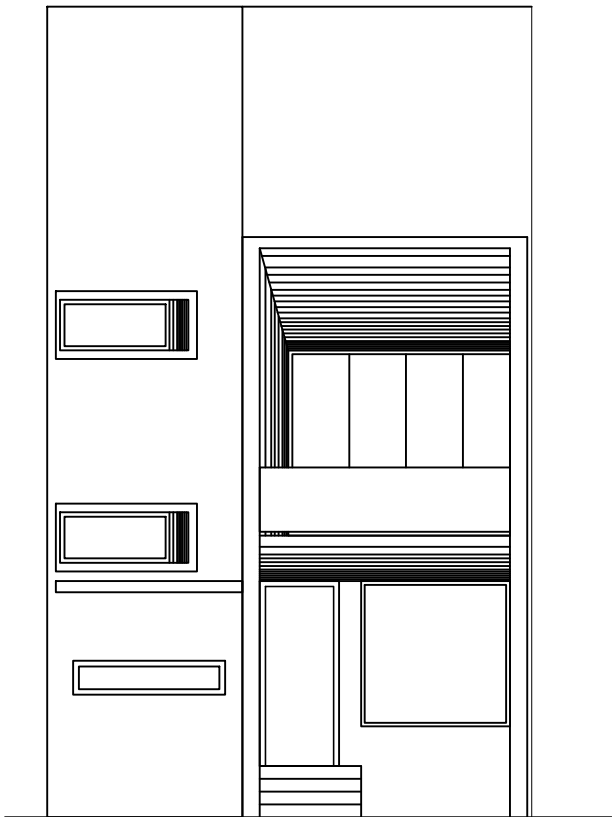
DESIGNATION OF APPROVER



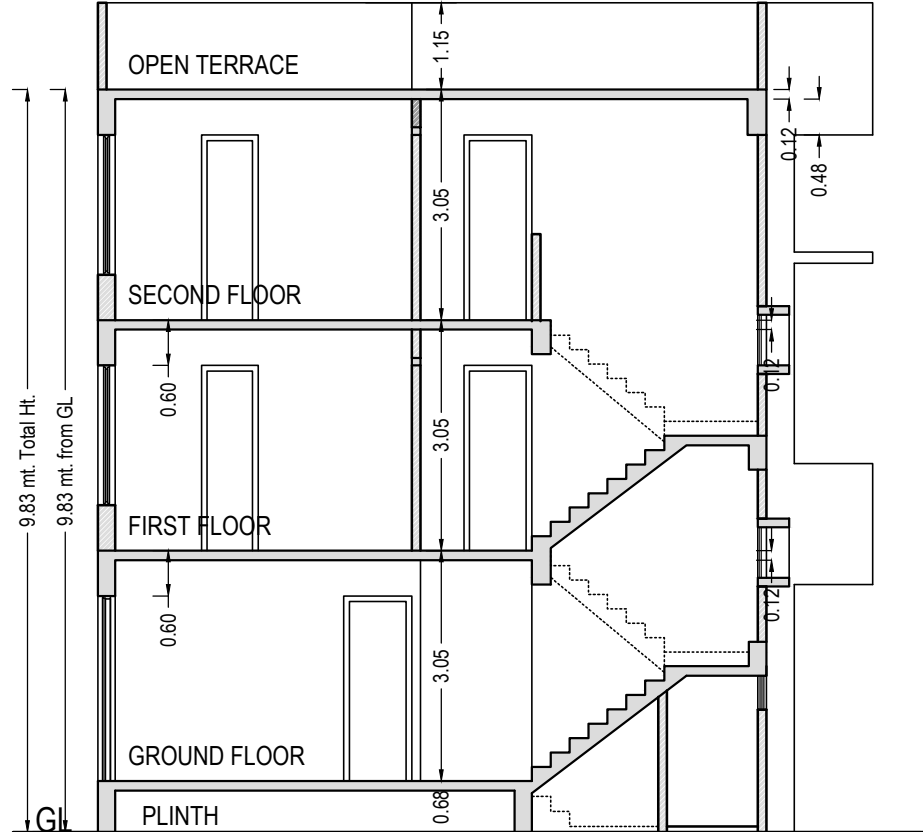
SITE PLAN
(Scale - 1:200)



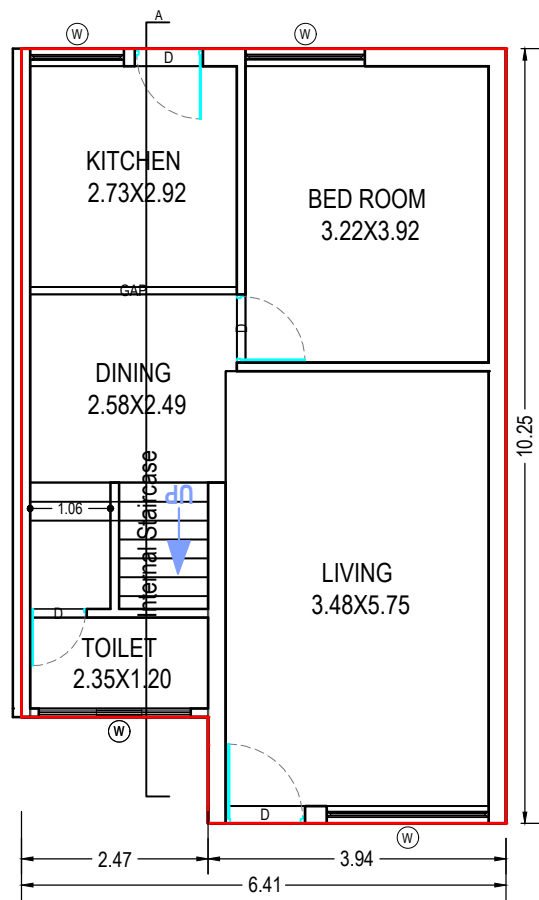
T.P. KEY PLAN
SCALE : 1.00 CM = 20.00 MT



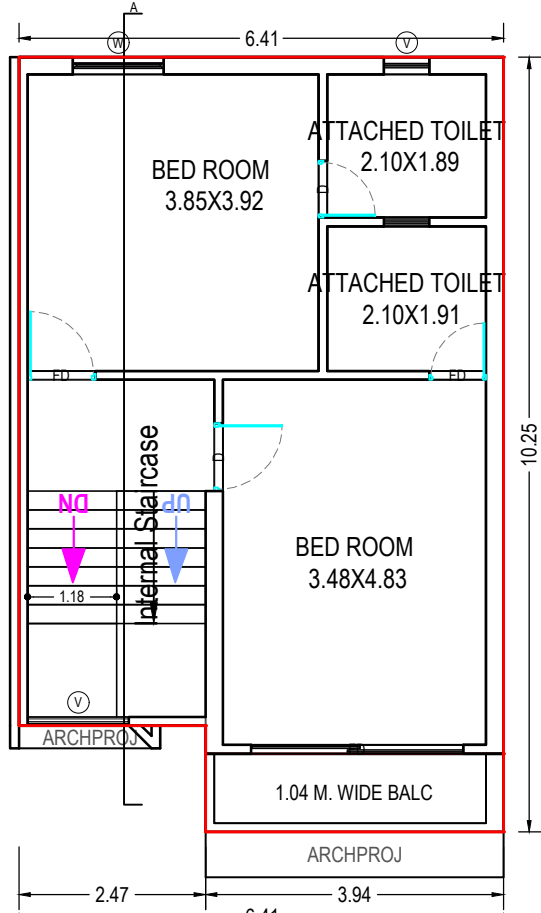
FRONT ELEVATION



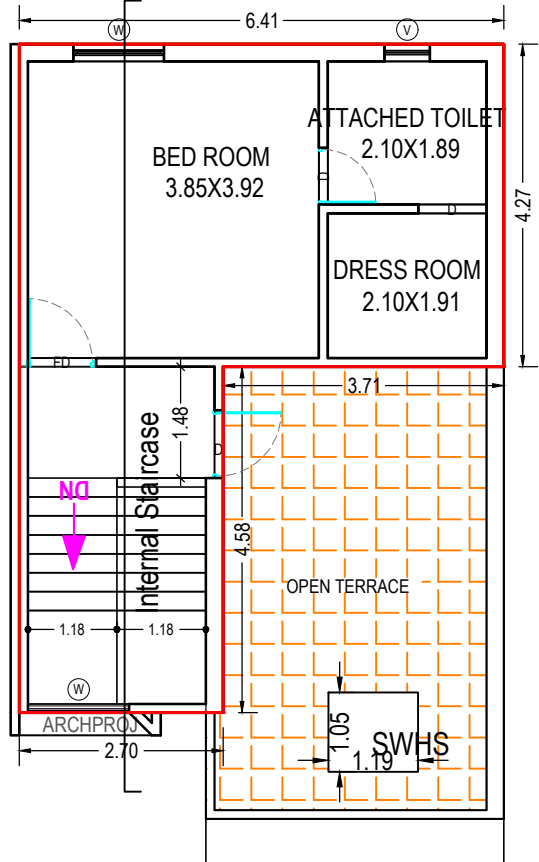
SECTION-AA



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



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



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

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	V	0.60	1.00	02
A (TYPE)	W	0.60	1.20	01
A (TYPE)	W	1.20	1.20	02
A (TYPE)	W	1.24	1.20	01
A (TYPE)	V	1.34	1.00	01
A (TYPE)	W	1.34	1.20	01
A (TYPE)	W	1.58	1.20	01
A (TYPE)	W	2.14	1.20	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	D	0.75	2.10	04
A (TYPE)	D	0.90	2.10	06
A (TYPE)	D	1.05	2.10	01
A (TYPE)	GAP	2.73	2.10	01
A (TYPE)	FD	2.81	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.06	0.25	0.34
FIRST FLOOR PLAN	Internal Staircase	1.18	0.25	0.22
SECOND FLOOR PLAN	Internal Staircase	1.18	0.25	0.22

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.04 X 3.94 X 1 X 1	4.08	4.08
Total	-	-	4.08

Building :A (TYPE)

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	62.23	7.30	54.92	54.92	01
First Floor	62.23	10.94	51.28	51.28	00
Second Floor	39.70	11.47	28.23	28.23	00
Total:	164.16	29.71	134.43	134.43	01
Total Number of Same Buildings:	13				
Total:	2134.08	386.23	1747.59	1747.59	13

UnitBUA Table for Building :A (TYPE)

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 A	DWELLING UNIT	62.23	62.23	5.71	7.30	49.22	01
	Total per Floor:	Total :	62.23	62.23	5.71	7.30	49.22	01
		Typical Floor = 1						
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	62.23	62.23	5.34	10.94	45.95	00
	Total per Floor:	Total :	62.23	62.23	5.34	10.94	45.95	00
		Typical Floor = 1						
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	39.70	39.70	3.62	11.47	24.61	00
	Total per Floor:	Total :	39.70	39.70	3.62	11.47	24.61	00
		Typical Floor = 1						
-	Total:	-	-	164.16	14.68	29.72	119.78	01

OWNER'S NAME AND SIGNATURE

VIRENDRASINH D. GOL & 07 OTHERS

ARCH/ENG'S NAME AND SIGNATURE

STRUCTURE ENGINEER

SAGAR CHANDUBHAI PATEL

1115ER07022300389

SUPERVISOR'S NAME AND SIGNATURE

DATE OF APPROVAL

02/07/2021

DESIGNATION OF APPROVER





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.



Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.06	0.25	0.34
FIRST FLOOR PLAN	Internal Staircase	1.18	0.25	0.22
SECOND FLOOR PLAN	Internal Staircase	1.18	0.25	0.22

UnitBUA Table for Building :A1 (TYPE)

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 A	DWELLING UNIT	62.23	62.23	5.71	7.30	49.22	01
		Total :	62.23	62.23	5.71	7.30	49.22	01
	Total per Floor:	Typical Floor = 1						
		Total :	62.23	62.23	5.71	7.30	49.22	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	62.23	62.23	5.34	10.94	45.95	00
		Total :	62.23	62.23	5.34	10.94	45.95	00
	Total per Floor:	Typical Floor = 1						
		Total :	62.23	62.23	5.34	10.94	45.95	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	39.21	39.21	3.13	11.47	24.61	00
		Total :	39.21	39.21	3.13	11.47	24.61	00
	Total per Floor:	Typical Floor = 1						
		Total :	39.21	39.21	3.13	11.47	24.61	00
-								
Total:	-	-	163.67	163.67	14.19	29.72	119.78	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.04 X 3.94 X 1 X 1	4.08	4.08
Total	-	-	4.08

Building :A1 (TYPE)

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	62.23	7.30	54.92	54.92	01
First Floor	62.23	10.94	51.28	51.28	00
Second Floor	39.21	11.47	27.74	27.74	00
Total:	163.67	29.71	133.94	133.94	01
Total Number of Same Buildings:	11				
Total:	1800.37	326.81	1473.34	1473.34	11

SCHEDULE OF WINDOW/VENTILATION:

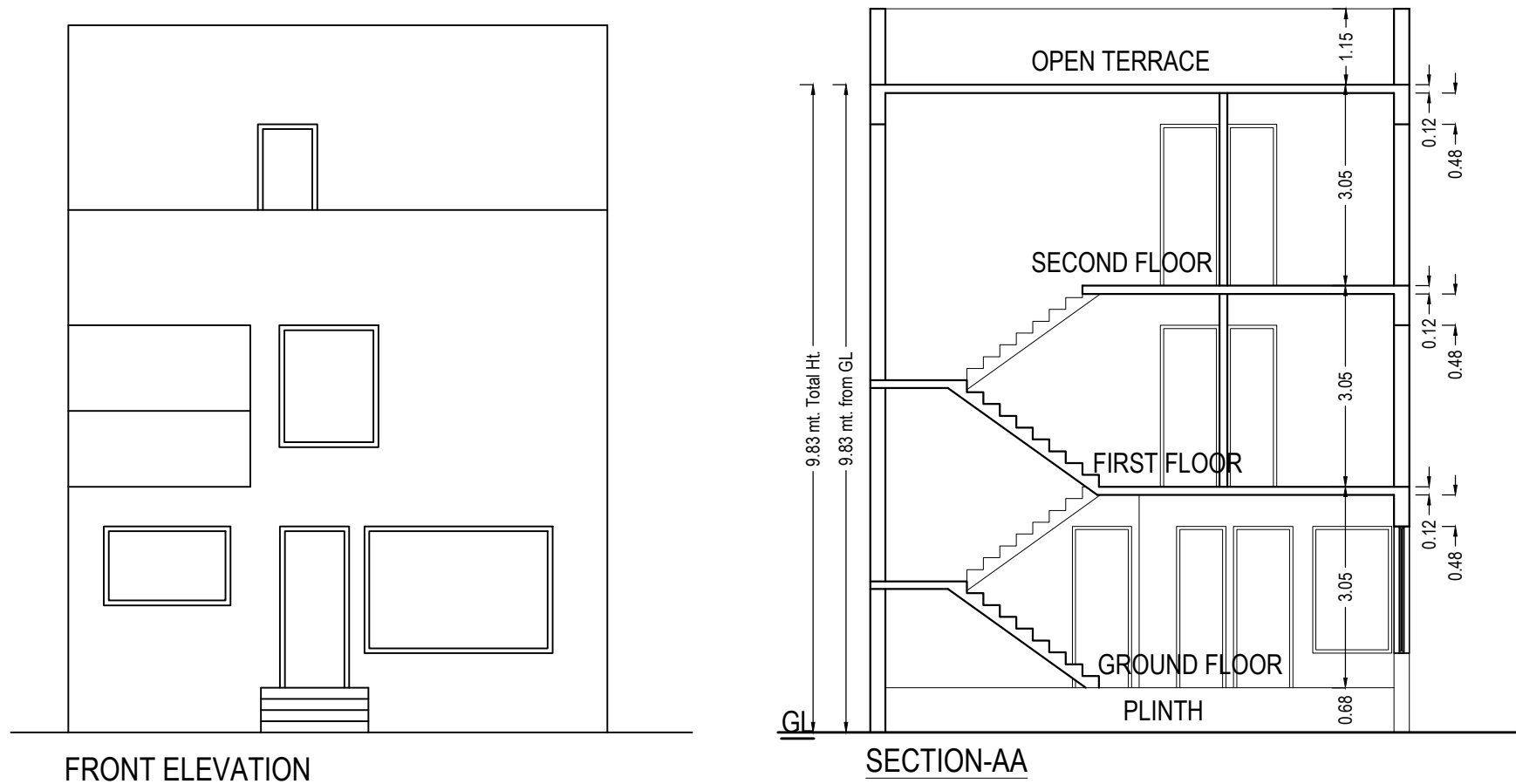
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (TYPE)	V	0.60	1.00	02
A1 (TYPE)	W	0.60	1.20	01
A1 (TYPE)	W	1.20	1.20	02
A1 (TYPE)	W	1.24	1.20	01
A1 (TYPE)	V	1.34	1.00	01
A1 (TYPE)	W	1.34	1.20	01
A1 (TYPE)	W	1.58	1.20	01
A1 (TYPE)	W	2.14	1.20	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (TYPE)	D	0.75	2.10	04
A1 (TYPE)	D	0.90	2.10	06
A1 (TYPE)	D	1.05	2.10	01
A1 (TYPE)	GAP	2.73	2.10	01
A1 (TYPE)	FD	2.81	2.10	01

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OWNER'S NAME AND SIGNATURE	
VIRENDRASINH D. GOL & 07 OTHERS	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
SAGAR CHANDUBHAI PATEL	
1115ER07022300389	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER
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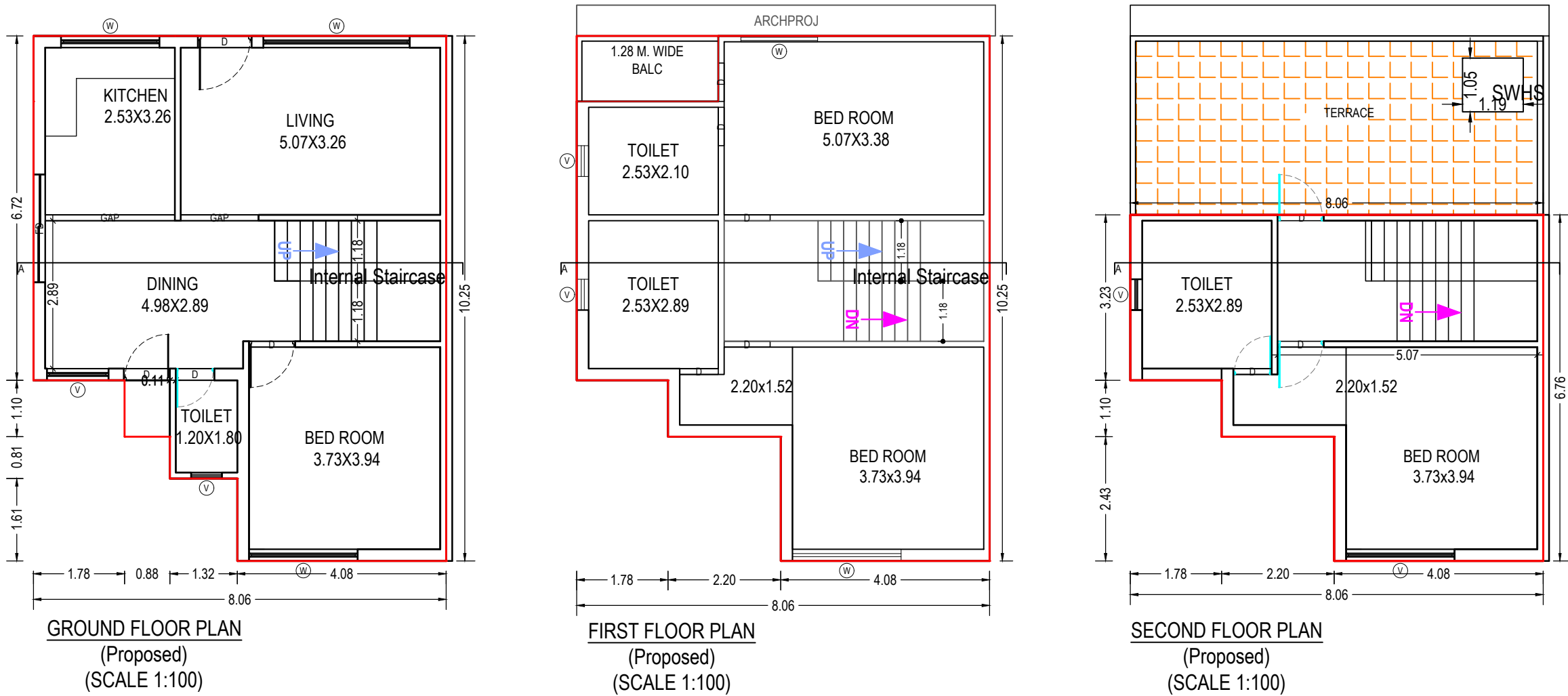


Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.18	0.25	0.18
FIRST FLOOR PLAN	Internal Staircase	1.18	0.25	0.18

UnitBUA Table for Building :14 (UNIT)

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 A	DWELLING UNIT	72.21	72.21	5.46	7.03	59.72	01
		Total :	72.21	72.21	5.46	7.03	59.72	01
	Total per Floor:	Typical Floor = 1						
		Total :	72.21	72.21	5.46	7.03	59.72	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	72.11	72.11	2.04	11.94	58.13	00
		Total :	72.11	72.11	2.04	11.94	58.13	00
	Total per Floor:	Typical Floor = 1						
		Total :	72.11	72.11	2.04	11.94	58.13	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	43.59	43.59	4.92	0.00	38.67	00
		Total :	43.59	43.59	4.92	0.00	38.67	00
	Total per Floor:	Typical Floor = 1						
		Total :	43.59	43.59	4.92	0.00	38.67	00
-	Total:	-	-	-	187.91	18.97	156.52	01



Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.28 X 2.75 X 1 X 1	3.51	3.51
Total	-	-	3.51

Building :14 (UNIT)						
Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area			
Ground Floor	73.18	7.03	0.97	65.17	65.17	01
First Floor	72.11	11.94	0.00	60.17	60.17	00
Second Floor	43.59	0.00	0.00	43.59	43.59	00
Total:	188.88	18.97	0.97	168.93	168.93	01
Total Number of Same Buildings:	1					
Total:	188.88	18.97	0.97	168.93	168.93	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
14 (UNIT)	V	0.60	1.00	04
14 (UNIT)	V	1.19	1.00	01
14 (UNIT)	W	1.50	1.20	01
14 (UNIT)	W	1.92	1.20	01
14 (UNIT)	V	2.12	1.00	01
14 (UNIT)	W	2.12	1.20	02
14 (UNIT)	W	2.85	1.20	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
14 (UNIT)	D	0.75	2.10	05
14 (UNIT)	D	0.90	2.10	05
14 (UNIT)	D	1.05	2.10	01
14 (UNIT)	GAP	1.52	2.10	01
14 (UNIT)	FD	2.10	2.10	01
14 (UNIT)	GAP	2.52	2.10	01

OWNER'S NAME AND SIGNATURE

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ARCH/ENG'S NAME AND SIGNATURE

STRUCTURE ENGINEER

SAGAR CHANDUBHAI PATEL

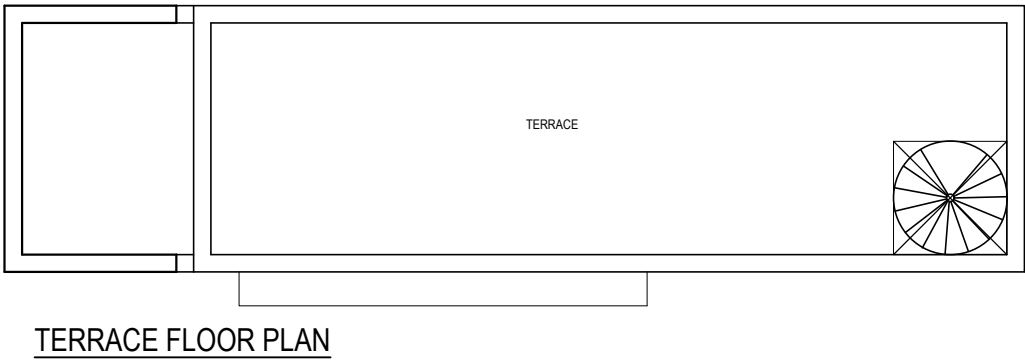
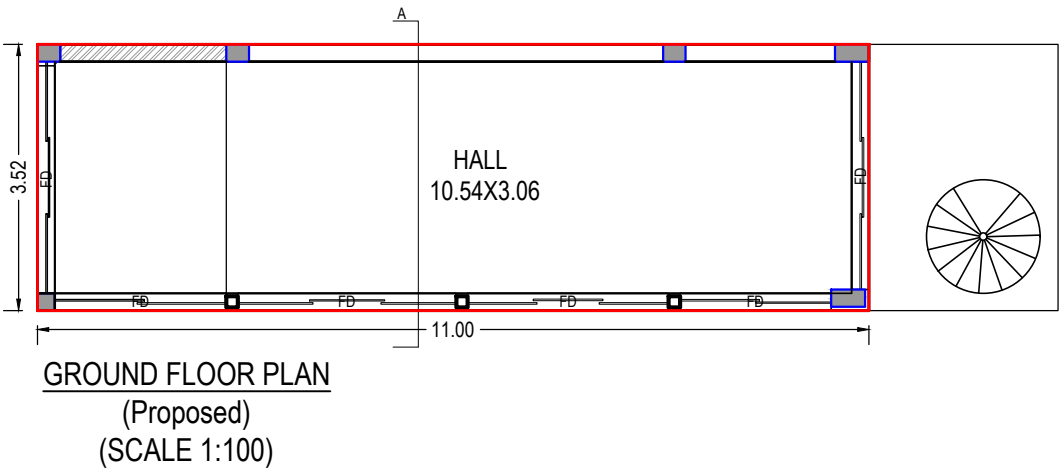
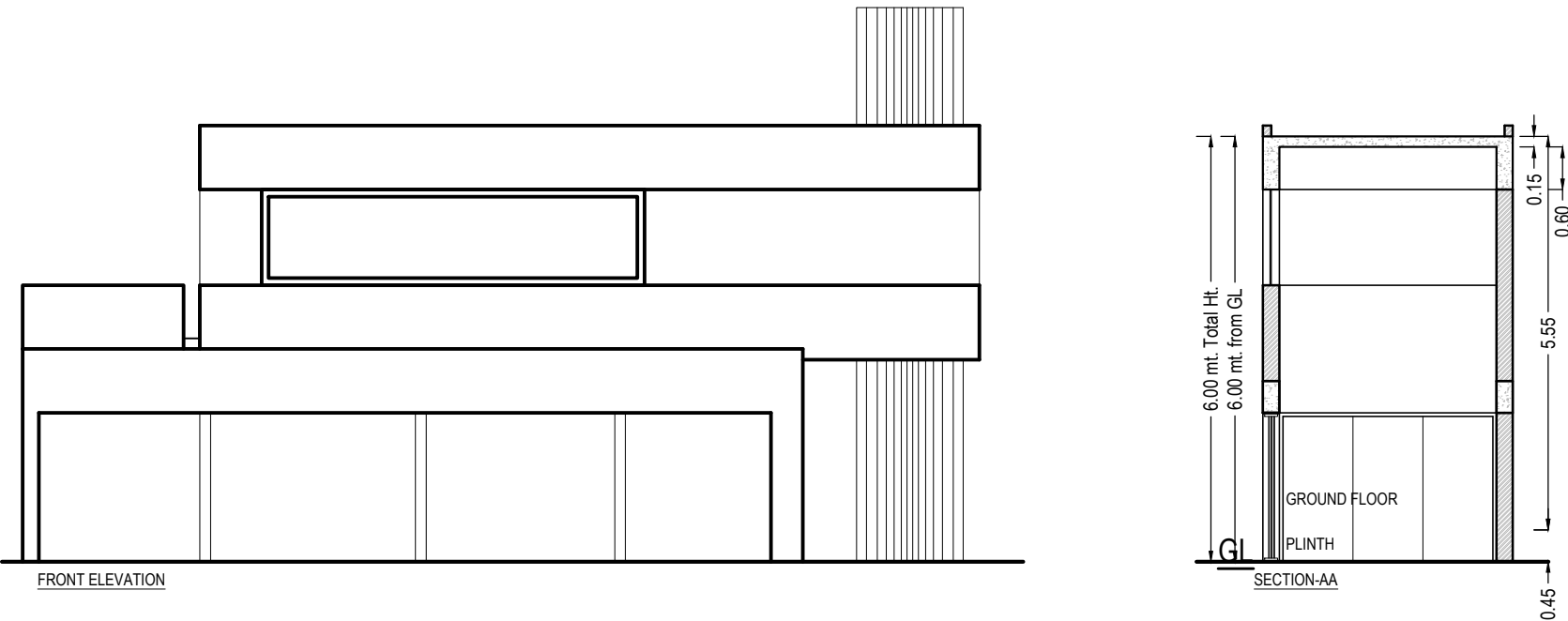
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SUPERVISOR'S NAME AND SIGNATURE

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DESIGNATION OF APPROVER



Building :CLUB (HOUSE)				
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Resi.		
Ground Floor	38.75	38.75	38.75	01
Total:	38.75	38.75	38.75	01
Total Number of Same Buildings:	1			
Total:	38.75	38.75	38.75	01

Staircase Checks (Table 8a-1)				
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	FD	0.01	2.10	01
CLUB (HOUSE)	FD	2.00	2.10	01
CLUB (HOUSE)	FD	2.27	2.10	01
CLUB (HOUSE)	FD	2.66	2.10	01
CLUB (HOUSE)	FD	2.89	2.10	01
CLUB (HOUSE)	FD	3.01	2.10	02

UnitBUA Table for Building :CLUB (HOUSE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	UNIT	DWELLING UNIT	38.75	38.75	0.51	38.24	01
		Total :	38.75	38.75	0.51	38.24	01
	Total per Floor:	Typical Floor = 1					
		Total :	38.75	38.75	0.51	38.24	01
-							
Total:	-	-	38.75	38.75	0.51	38.24	01

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SAGAR CHANDUBHAI PATEL 1115ER07022300389	
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