



	Inward No	OPDS/2023/04441	Sheet	1 / 1
			Scale	1:100
A	AREA STATEMENT		VERSION NO: 1.0.54 VERSION DATE: 26/12/2022	
	PROJECT DETAIL			
	Authority: Junagadh Municipal Corporation (JMC)	Plot Use: Residential		
	Authority Class: D2	Plot Sub Use: Semi-detached Dwelling		
	Authority Grade: Municipal Corporation	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 TP Area	Conceptualized Use Zone: R1		
	SUD/Development Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	SRA Address: MURLIDHAR TOWNSHIP, NEAR SUBHASH UNIVERSITY			
	AREA DETAILS		Sq. Mts	
1	Area of Plot As per record			
	Plot Validation Certificate		24989.00	
	Physical area measured at site		24989.00	
	7/12 or Document		24989.00	
	Plot area drawn as per Site		24989.00	
	Area of Plot Considered		24989.00	
2	Deduction for			
a)	Proposed roads		5481.96	
	Road Widening Area		578.63	
	Existing Road Area		5103.35	
	(B)Any reservations		4513.92	
	Reservation Area		4428.66	
	Contribution of Land For Development (0.34 %)		83.96	
	Tosaka + 5)		8995.60	
3	Net Area of plot (1 - 2) AREA OF PLOT		14693.40	
	% of Common Pld (Regd.)		14693.40	
	% of Common Pld (Prop)		14693.40	
	Road Widening Area		578.63	
	Existing Road Area		5103.35	
	Reservation Area		4428.66	
	Contribution of Land For Development (0.34 %)		83.96	
	Common Pld		14693.40	
	Balance area of Plot(1 - 4)		13494.06	
	Plot Area For Coverage		14693.40	
	Plot Area For FSI		14693.40	
	Perm. FSI Area (1/80)		26988.12	
	Total Perm. FSI area		26988.12	
8	Total Built up area permissible at:			
a	Ground Floor			
	Proposed Coverage Area (- %)		0.00	
	Total Prop. Coverage Area (- %)		0.00	
	Balance coverage area (- %)		0.00	
	Proposed Area at:	Proposed Area at:	Proposed F.S.I	Existing / Approved F.S.I
	Total Area	0.00	0.00	0.00
	Total FSI Area		0.00	0.00
	Total Built up Area			0.00
	Proposed F.S.I. consumed:			0.00
B	Tenement Proposed At:			
	Tenement Statement			

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



67	18.00 Mt. Wide T.P. Road	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
68	6.00 Mt. Wide T.P. Road	-	-	195.90	-	34.61	0.00	-	0.00	-	0.00
69	18.00 Mt. Wide T.P. Road	-	-	195.90	-	8.50	0.00	-	0.00	-	0.00
70	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
71	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
72	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
73	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
74	6.00 mt. Wide InternalRoad	-	-	104.00	-	6.50	0.00	-	0.00	-	0.00
75	6.00 mt. Wide InternalRoad	-	-	104.00	-	6.50	0.00	-	0.00	-	0.00
76	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
77	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
78	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
79	6.00 mt. Wide InternalRoad	-	-	96.00	-	6.00	0.00	-	0.00	-	0.00
80	18.00 Mt. Wide T.P. Road	-	-	195.90	-	8.50	0.00	-	0.00	-	0.00
81	24 Mt. D.P. Road	-	-	690.96	-	13.42	0.00	-	0.00	-	0.00
82	24 Mt. D.P. ROAD	-	-	580.69	-	22.69	0.00	-	0.00	-	0.00

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	12297.73	82.02
Road Area	1196.33	7.96
Public Open Space	1499.34	10.00
Total net layout	14993.40	100.00

Common Plot Area	
Name	Prop. Area
COMMON PLOT NO-01	484.40
COMMON PLOT NO-02	599.94
COMMON PLOT NO-03	435.00

OWNER'S NAME AND SIGNATURE

SHREE KHODABHAI DEVARKHIBHAI KAMBALIYA
SHREE LAKHMANBHAI GOBARBHAI
SHREE MALDEBHAI GOBARBHAI
SHREE BHIKHUBHAI DEVARKHIBHAI KAMBALIYA

ARCHENG'S NAME & SIGNATURE STRUCTURE ENGINEER

MUKESH NAGABHAI PITHVA

007ERL3122700095

SUPERVISORS NAME & SIGNATURE DATE OF APPROVAL
17/01/2023

DESIGNATION OF APPROVER: SENIOR TOWN PLANNER



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UserDefinedMetric (1189.00 x 841.00MM)

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