

Project Title :Proposed Commercial Building - 'Vinayak Hub', Opp. Neeta Nagar society, Near Zulelal temple, Kanjari Road, Halol. Ta. Halol, Dist. Panchmahal.



Inward No	1114218	Sheet	1
Inward Date		Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.10
	PROJECT DETAIL :	VERSION DATE: 09/10/2018
	Site Address: RevenueNo: 148/4 P 4,P2,P5,P3	Plot Use: Mercantile
	Authority: Halol Area Development Authority	Plot SubUse: Shopping center
	AuthorityClass: D7 (B)	Plot Use Group: NA
	AuthorityGrade: Area Development Authority	Land Use Zone: Commercial Use Zone
	CaseTrack: Regular	Conceptualized Use Zone: C1
	Project Type: Building Permission	
	Nature of Development: NEW	
	Development Area: Non TP Area	
	SubDevelopment Area: Other Areas	
	Special Project: NA	
	Special Road: NA	
	Site Address: RevenueNo: 148/4 P 4,P2,P5,P3	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	7/12 or Document	1350.00
	As per site condition	1342.31
	Area of Plot Considered	1350.00
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	1350.00
4.	% of Common Plot (Reqd.)	0.00
	% of Common Plot (Prop)	0.00
	Balance area of Plot(1 - 4)	1350.00
	Plot Area For Coverage	1350.00
	Plot Area For FSI	1350.00
	Perm. FSI Area (1.80)	2430.00
5.	Total Perm. FSI area	2430.00
6.	Total Built up area permissible at:	
	a. Ground Floor	0.00
	Proposed Coverage Area (37.65 %)	508.25
	Total Prop. Coverage Area (37.65 %)	508.25
	Balance coverage area (- %)	0.00
	Proposed Area at:	

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	419.52	0.00	0.00	0.00
Ground Floor	538.01	0.00	453.78	0.00
First Floor	502.37	0.00	472.62	0.00
Second Floor	502.36	0.00	471.92	0.00
Third Floor	468.21	0.00	437.77	0.00
Fourth Floor	468.21	0.00	437.77	0.00
Terrace Floor	65.26	0.00	0.00	0.00
Total Area:	2963.94	0.00	2273.86	0.00
	Total FSI Area:			2273.87
	Total BuiltUp Area:			2963.94
	Proposed F.S.I. consumed:			1.68
C.	Tenement Statement			
4.	Tenement Proposed At:			
	G.F.	15.00		
	All Floors	8.00		
5.	Total Tenements (3 + 4)		23	
E.	Parking Statement			
1.	Parking Space Required as per Regulations:			559.33
2.	Proposed Parking Space:			863.76

Color Notes

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)



Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Basement Floor	419.52	0.00	419.52	0.00
Ground Floor	538.01	453.78	538.01	453.78
First Floor	502.37	472.62	502.37	472.62
Second Floor	502.36	471.92	502.36	471.92
Third Floor	468.21	437.77	468.21	437.77
Fourth Floor	468.21	437.77	468.21	437.77
Terrace Floor	65.26	0.00	65.26	0.00
Total:	2963.94	2273.86	2963.94	2273.86

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	35	45

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure
A (BUILDING)	Mercantile	Shopping center	Mercantile-1	-	-

OWNER'S NAME AND SIGNATURE

MEENUBEN ANILKUMAR SUKHWANI

ARCH/ENG'S NAME AND SIGNATURE

JIGNESHKUMAR PARIKH
AE-06

STRUCTURE ENGINEER

JIGNESHKUMAR PARIKH
AE-06

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
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 - Title, ownership, and easement rights of the Building/Unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
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 - Progress reports.
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- The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area (Sq.mt.)	Car	Other Parking	
				Reqd.	Prop.			Loading/Unloading	Visitor's Car Parking
A (BUILDING)	Mercantile	Shopping center	> 0	1	-	1398.33	559.33	279.67	52.50
			0 - 0	-	-	-	-	-	-
			0 - 1000	-	-	559.33	279.67	52.50	111.87
	Residential	Detached Dwelling Unit	0 - 100	1	-	875.55	-	-	-
Total:			0 - 0	-	-	559.33	279.67	52.50	111.87

Parking Check (Table 7b)

Use Type	Car				Loading/Unloading				Visitor's Car Parking				Total Parking Area			
	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.	Area	Reqd.	Prop.	No.
Residential	0.00	154.28	0	0	0.00	0.00	0	0	0.00	109.36	0	1	0.00	263.64	-	-
Commercial	279.67	387.84	0	0	52.50	52.50	2	2	111.87	159.79	0	1	559.33	600.13	-	-
Total	279.67	542.11	0	0	52.50	52.50	2	2	111.87	269.15	0	2	559.33	863.76	-	-

SITE PLAN

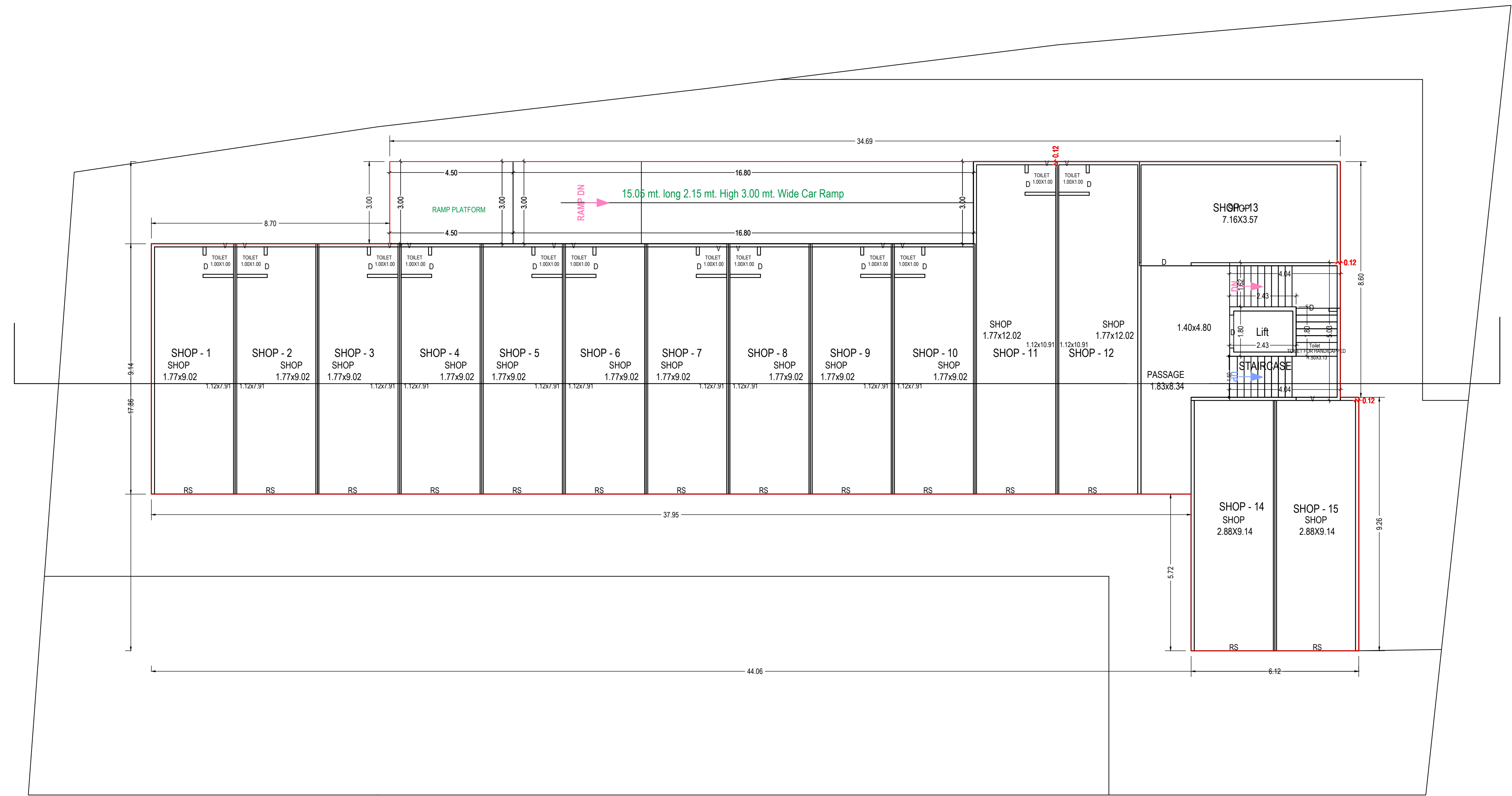
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FSI & Tenement Details

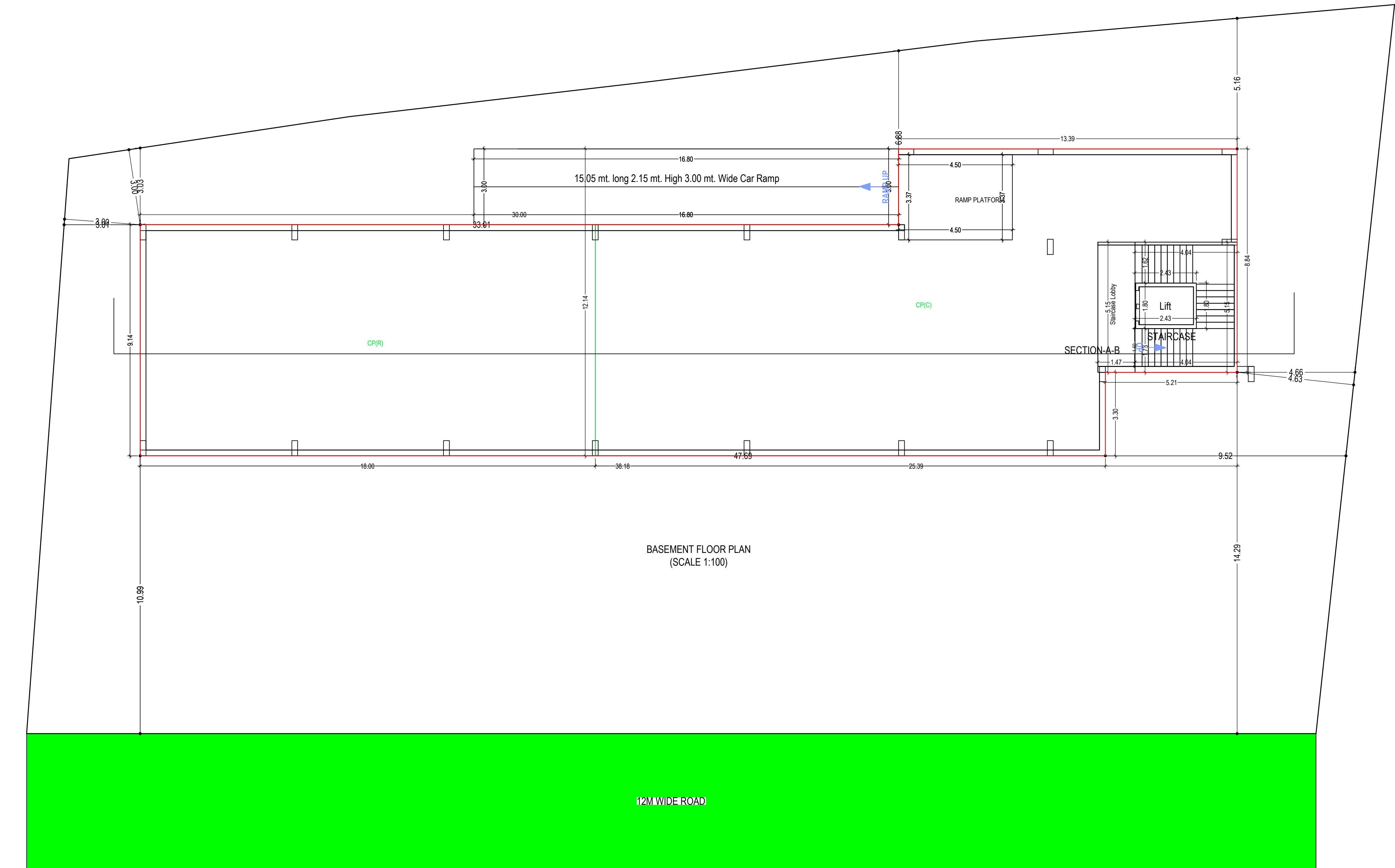
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Ramp	Parking	Resi.	Commercial			
A (BUILDING)	1	2963.94	175.14	30.59	29.29	63.90	391.17	875.54	1398.33	2273.86	23	676.52
Grand Total	1	2963.94	175.14	30.59	29.29	63.90	391.17	875.54	1398.33	2273.86	23	676.52

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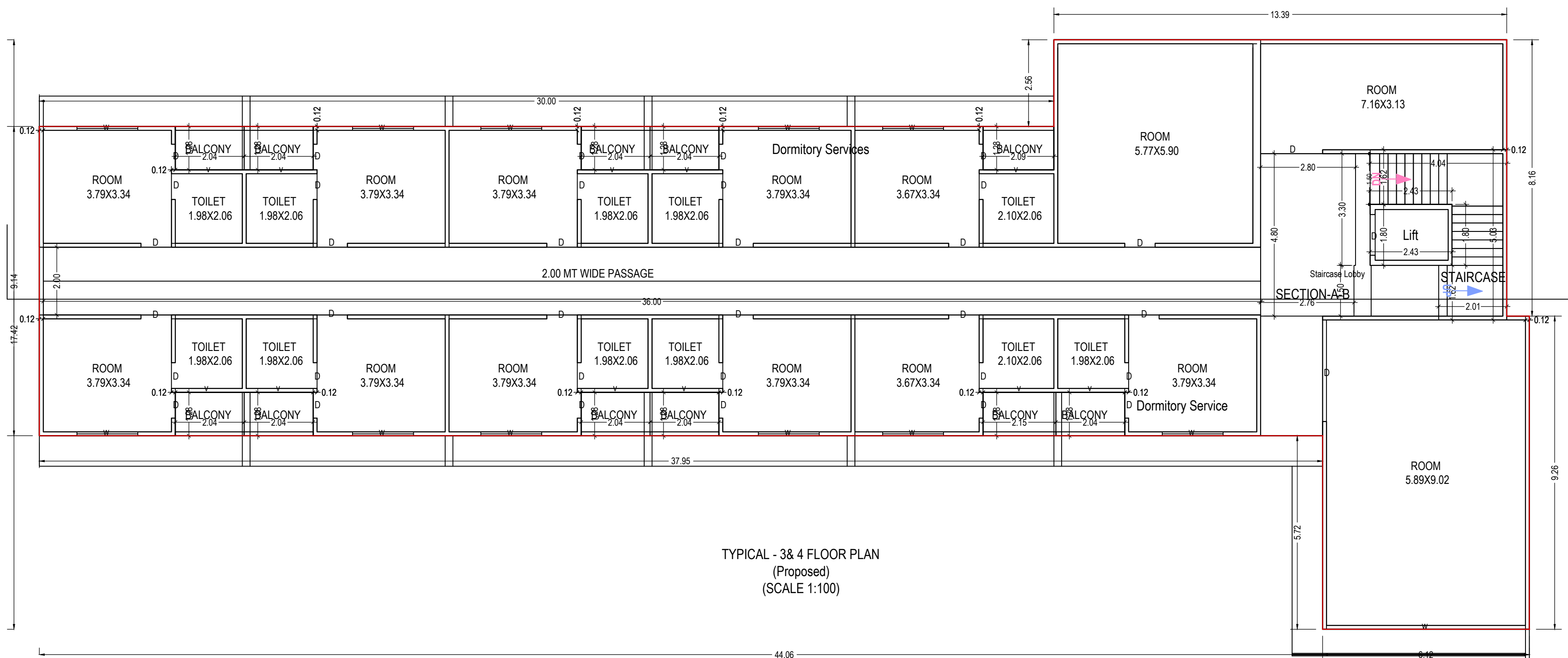
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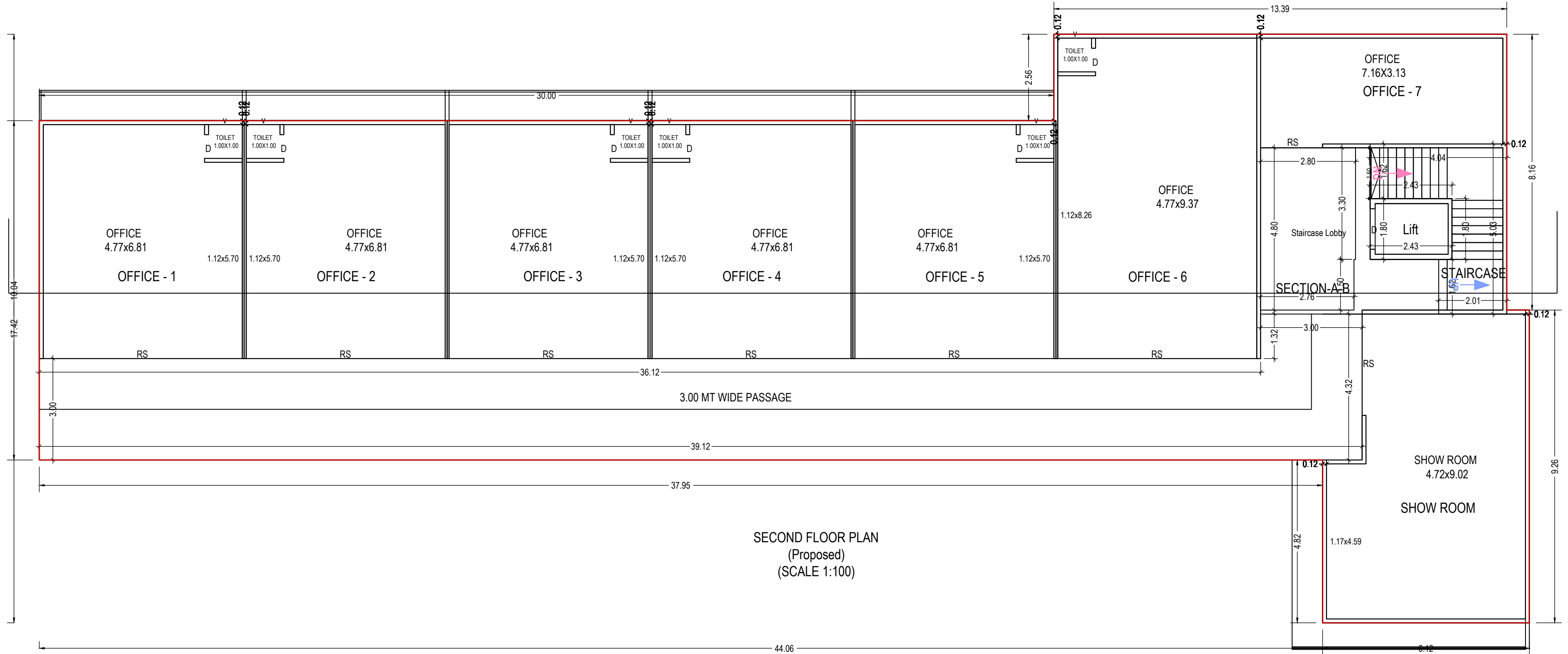
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



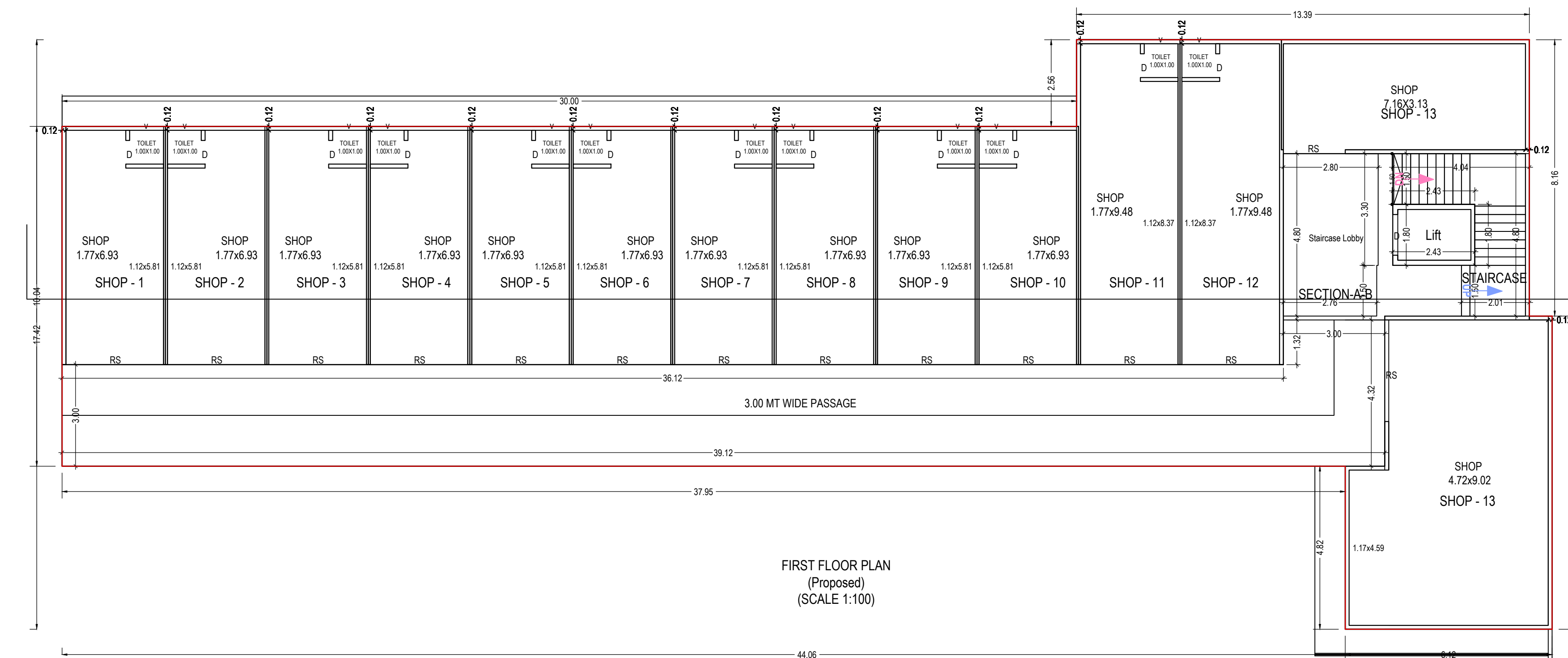
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 3rd FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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

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MEENUBEN ANILKUMAR SUKHANI

ARCHENG'S NAME AND SIGNATURE
JIGNESHKUMAR PARIKH
AE-06

STRUCTURE ENGINEER
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Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Area (Sq.mt.)	FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit	Carpet Area other than Terrace
		StairCase	Lift	Lift Machine	Ramp	Parking					
Basement Floor	419.52	23.99	4.37	0.00	0.00	391.17	0.00	0.00	0.00	00	0.00
Ground Floor	538.01	15.96	4.37	0.00	63.90	0.00	0.00	453.78	453.78	15	0.00
First Floor	502.37	25.38	4.37	0.00	0.00	0.00	0.00	472.62	472.62	00	0.00
Second Floor	502.36	26.07	4.37	0.00	0.00	0.00	0.00	471.92	471.92	08	0.00
Third Floor	468.21	26.07	4.37	0.00	0.00	0.00	437.77	0.00	437.77	00	338.26
Fourth Floor	468.21	26.07	4.37	0.00	0.00	0.00	437.77	0.00	437.77	00	338.26
Terrace Floor	65.26	31.60	4.37	29.29	0.00	0.00	0.00	0.00	0.00	00	0.00
Total	2963.94	175.14	30.59	29.29	63.90	391.17	875.54	1398.33	2273.86	23	676.52
Total Number of Same Buildings:	1										
Total:	2963.94	175.14	30.59	29.29	63.90	391.17	875.54	1398.33	2273.86	23	677

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	0.70	2.10	30
A (BUILDING)	D	0.76	2.10	44
A (BUILDING)	D	0.90	2.10	24
A (BUILDING)	D	1.20	2.10	02
A (BUILDING)	RS	1.83	2.10	02
A (BUILDING)	D	1.83	2.10	03
A (BUILDING)	RS	2.89	2.10	26
A (BUILDING)	RS	3.00	2.10	02
A (BUILDING)	D	3.00	2.10	02
A (BUILDING)	RS	5.89	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	v	0.60	1.00	40
A (BUILDING)	v	0.60	1.00	13
A (BUILDING)	w	1.80	1.20	24

Staircase Checks (Table 8a-1)

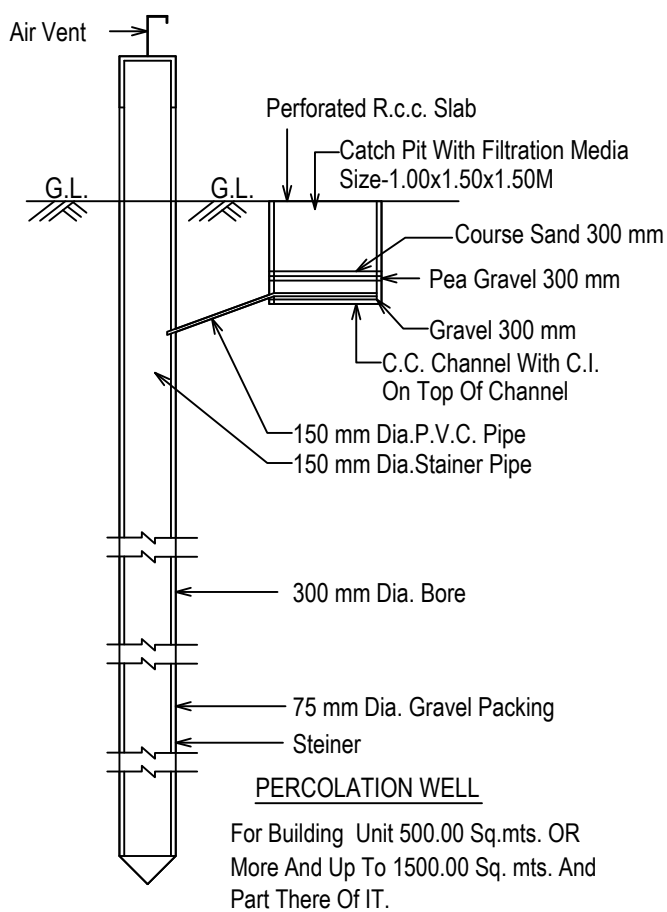
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.50	0.25	0.12
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.25	0.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.25	0.17
SECOND FLOOR PLAN	STAIRCASE	1.50	0.25	0.17
TYPICAL - 3& 4 FLOORS PLAN	STAIRCASE	1.50	0.25	0.17
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.25	0.00

Balcony Calculations Table

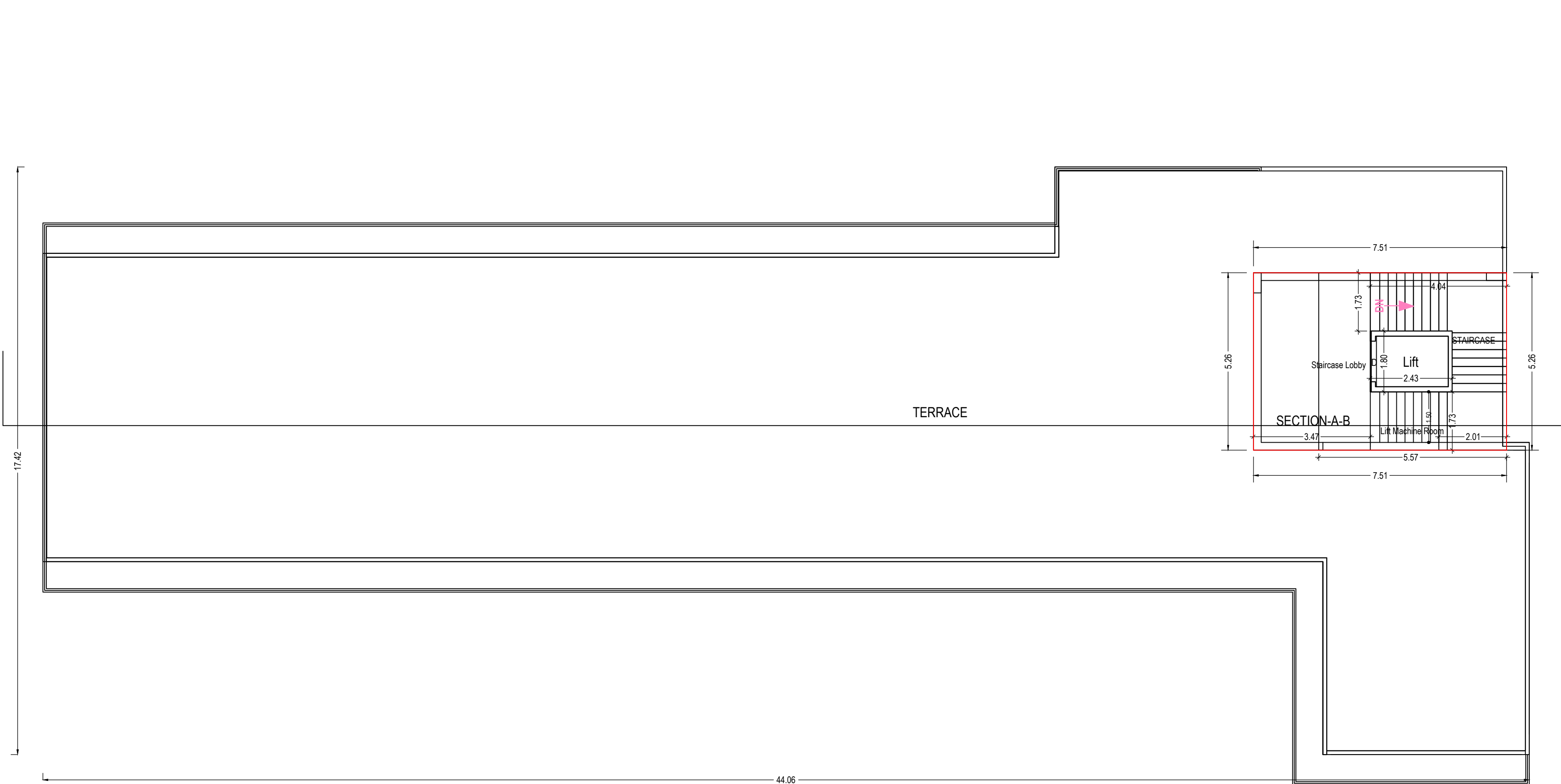
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3& 4 FLOOR PLAN	1.28 X 2.04 X 0 X 2	46.98	57.88
	1.28 X 2.10 X 1 X 2	5.38	
Total	1.28 X 2.15 X 1 X 2	5.52	57.88

UnitBUA Table for Building :A (BUILDING)

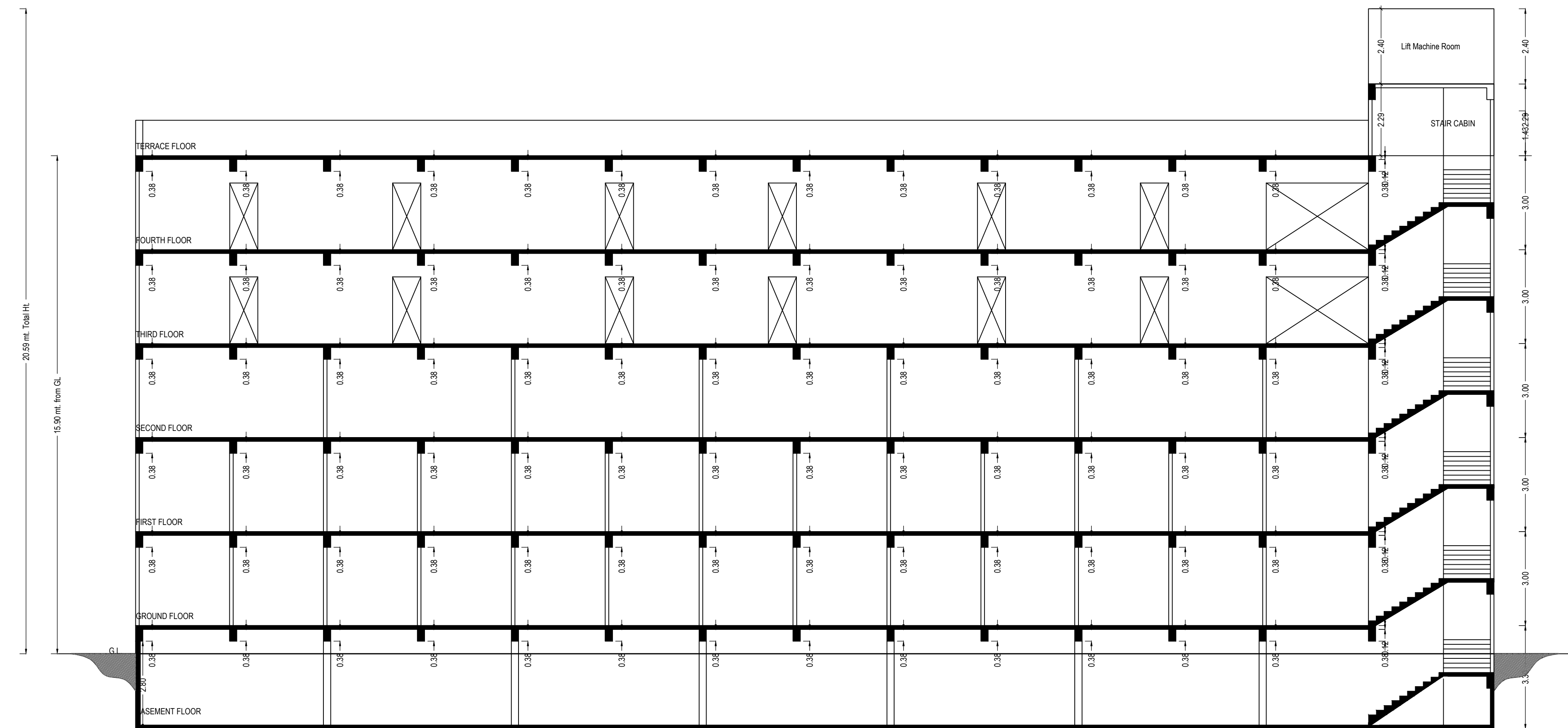
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				UnitBUA Area	Wall		
GROUND FLOOR PLAN	SHOP - 1	SHOP	27.95	27.95	2.07	25.88	15
	SHOP - 10	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 11	SHOP	36.59	36.59	2.06	34.53	
	SHOP - 12	SHOP	36.90	36.90	2.37	34.53	
	SHOP - 13	SHOP	27.95	27.95	1.46	26.37	
	SHOP - 14	SHOP	27.95	27.95	1.95	26.37	
	SHOP - 15	SHOP	28.02	28.02	1.65	26.37	
	SHOP - 2	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 3	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 4	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 5	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 6	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 7	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 8	SHOP	27.42	27.42	1.55	25.87	
	SHOP - 9	SHOP	27.42	27.42	1.55	25.87	
FIRST FLOOR PLAN	Tower	SHOP	0.00	0.00	0.00	0.00	00
	SHOP - 1	SHOP	21.52	21.52	1.71	19.81	
	SHOP - 10	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 11	SHOP	28.95	28.95	1.15	27.20	
	SHOP - 12	SHOP	29.17	29.17	1.95	27.21	
	SHOP - 13	SHOP	23.83	23.83	1.38	22.45	
	SHOP - 13	SHOP	50.92	50.92	2.85	48.07	
	SHOP - 2	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 3	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 4	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 5	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 6	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 7	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 8	SHOP	21.12	21.12	1.30	19.82	
	SHOP - 9	SHOP	21.12	21.12	1.30	19.82	
SECOND FLOOR PLAN	OFFICE - 1	OFFICE	42.64	42.64	2.05	40.59	08
	OFFICE - 2	OFFICE	42.24	42.24	1.65	40.59	
	OFFICE - 3	OFFICE	42.24	42.24	1.65	40.59	
	OFFICE - 4	OFFICE	42.24	42.24	1.65	40.59	
	OFFICE - 5	OFFICE	42.24	42.24	1.65	40.59	
	OFFICE - 6	OFFICE	57.20	57.20	1.54	55.66	
	OFFICE - 7	OFFICE	23.64	23.64	1.20	22.44	
	SHOW ROOM	SHOP	50.92	50.92	2.65	48.27	
	Dormitory Service	OTHER	157.70	157.70	13.70	164.25	
	Dormitory Service	OTHER	157.70	157.70	13.59	144.11	
TYPICAL - 3& 4 FLOOR PLAN			177.95	177.95	13.70	164.25	02
Total	-	-	1790.37	1790.37	114.90	1675.46	23



ELEVATION



TERRACE FLOOR PLAN (SCALE 1:100)



SECTION A-B

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