

	Inward No	ODPS/2022/125664	Sheet	1/3
	Inward Date		Scale	1:100
A	AREA STATEMENT		VERSION NO: 1.0.04 VERSION DATE: 18/11/2022	
	PROJECT DETAIL			
	Authority: Junagadh Municipal Corporation (JMC)	Plot Use: Mercantile		
	Authority/Class: D2	Plot Sub-Use: Residential Building		
	Authority/Grade: Municipal Corporation	Plot Use Group: Mercantile - (M)		
	Project Type: Building Permission	Plot Category: NA		
	Name of Development: NEW	Land Use Zone: Residential use Zone		
	Development Area: Non TP Area	Concentrated Use Zone R1		
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: JUNAGADH			
	AREA DETAILS		Sq.Mts	
	1. Area of Plot As per record	-		
	Plot Validation Certificate		1620.00	
Physical area measured at site		1620.00		
6 Hekta Panna		1620.00		
Plot area drawn as per Site		1620.00		
Area of Plot Considered		1620.00		
2.	Deduction for			
(a) Proposed roads		135.00		
Surrender Free of Cost		135.00		
(b) Any reservations		0.00		
Totals - (a)		135.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		1485.00		
% of Common Plot (Reqd.)		0.00		
% of Common Plot (Prop)		0.00		
Balance area of Plot (1 - 4)		1485.00		
Plot Area For Coverage		1485.00		
Plot Area For FSI		1620.00		
Perm FSI Area (1.80)		2916.00		
Perm. Paid FSI Area (0.80)		1458.00		
5. Total Perm. FSI area with Paid FSI (2.70)		4374.00		
Total Perm. FSI area		4374.00		
Total Paid Proposed FSI Area		1458.00		
6.	Total Built up area permissible at:			
a. Ground Floor		0.00		
Proposed Coverage Area (47.39 %)		703.81		
Total Prop. Coverage Area (47.39 %)		703.81		
Balance coverage area (- %)		0.00		
Proposed Area at:				
	Proposed Built up	Existing/Approved B.U.Area	Proposed F.S.I	
Basement Floor	1139.66	0.00	0.00	
Ground Floor	719.73	0.00	0.00	
First Floor	692.93	0.00	0.00	
Second Floor	562.58	0.00	0.00	
Third Floor	562.58	0.00	0.00	
Fourth Floor	562.58	0.00	0.00	
Fifth Floor	562.58	0.00	0.00	
Sixth Floor	562.58	0.00	0.00	
Seventh Floor	562.58	0.00	0.00	
Eighth Floor	562.58	0.00	0.00	
Ninth Floor	562.58	0.00	0.00	
Terrace Floor	70.05	0.00	0.00	
Total Area	7123.01	0.00	4366.57	
Total FSI Area			4366.57	
Total Built Up Area			7123.00	
Proposed F.S.I. consumed:			2.70	
B. Tenement Proposed At:				
G.F.			13.00	
All Floors			44.00	
2. Total Tenements (3 + 4)			57	
C. Parking Statement				
1. Parking Space Required as per Regulations:			999.27	
2. Proposed Parking Space:			1459.64	

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	

Buildingwise Floor FSI Details

Floor Name	Building Name		Total		
	32A 32B 32C 32D 33B 33C 33D 34A 34B 34C 34D (DWARKADHISH CONSTRUCTION)	35C 35D (DWARKADHISH CONSTRUCTION)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Basement Floor	1139.66	0.00	1139.66	0.00	0.00
Ground Floor	719.73	267.84	719.73	267.84	0.00
First Floor	692.93	361.93	692.93	361.93	0.00
Second Floor	562.58	467.10	562.58	467.10	0.00
Third Floor	562.58	467.10	562.58	467.10	0.00
Fourth Floor	562.58	467.10	562.58	467.10	0.00
Fifth Floor	562.58	467.10	562.58	467.10	0.00
Sixth Floor	562.58	467.10	562.58	467.10	0.00
Seventh Floor	562.58	467.10	562.58	467.10	0.00
Eighth Floor	562.58	467.10	562.58	467.10	0.00
Ninth Floor	562.58	467.10	562.58	467.10	0.00
Terrace Floor	70.05	0.00	70.05	0.00	0.00
Total	7123.01	4366.57	7123.01	4366.57	1450.57

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
			Stair/Case	Lift Lobby	Lift Machine	Lift Lobby	Ramp	Refuge Area	Covered Area	Parking	Resi.	Commercial			
32A 32B 32C 33B 33C 33D 34A 34B 34C 34D (DWARKADHISH CONSTRUCTION)	1	7123.01	499.25	217.29	159.21	11.23	213.76	124.02	15.09	49.28	1467.41	3736.80	629.77	4366.57	57
Grand Total	1	7123.01	499.25	217.29	159.21	11.23	213.76	124.02	15.09	49.28	1467.41	3736.80	629.77	4366.57	57

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking Visitor's Car
				Regd.	Prop.			
32A 32B 32C 32D 33B 33C 33D 34A 34B 34C 34D (DWARKADHISH CONSTRUCTION)	ResComm Building	Mercantile	0 - 0	-	-	429.77	251.91	50.38
	Residential	Apartment	0 - 1000	1	-	3736.78	747.36	74.74
Total:			0 - 0	-	-	999.27	499.64	125.12

Parking Check (Table 7b)

Use Type	Car		Visitor's Car				TwoWheeler				Total Parking Area			
	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.
Residential	125.96	130.71	0	0	74.74	222.54	0	0	205.36	0	0	747.36	197.78	-
Commercial	125.96	130.71	0	0	80.38	70.97	0	0	60.98	0	0	251.91	261.96	-
Total	499.64	899.40	0	0	125.12	293.11	0	0	267.14	0	0	999.27	1459.64	-

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	Yes	No		

Tree Details (Table 3h)

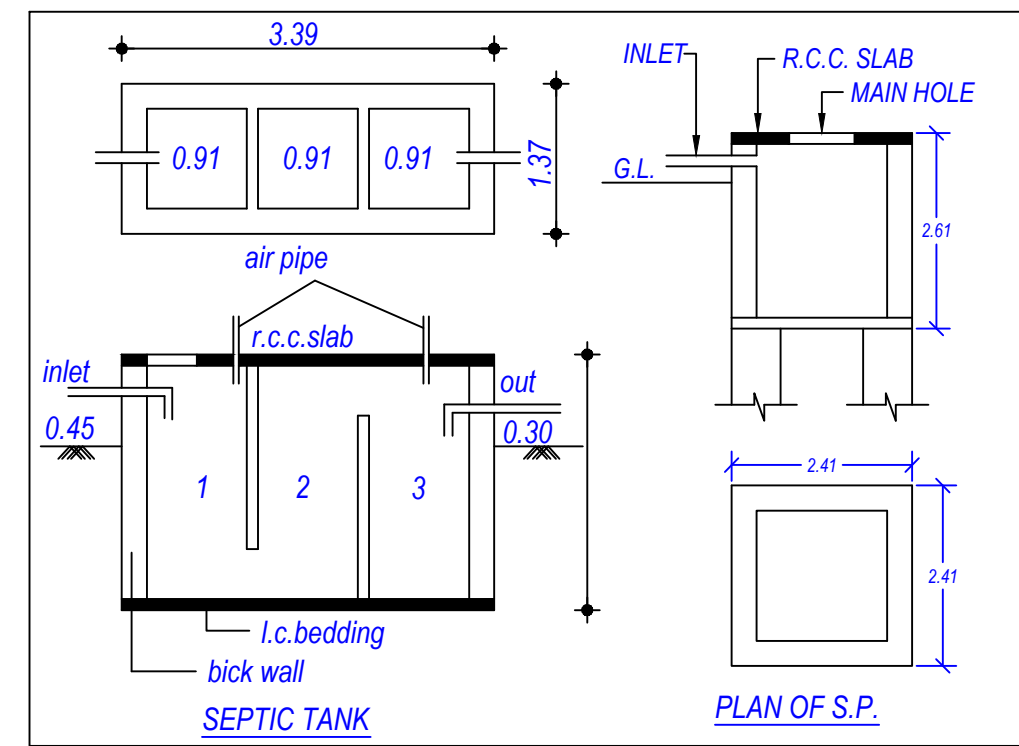
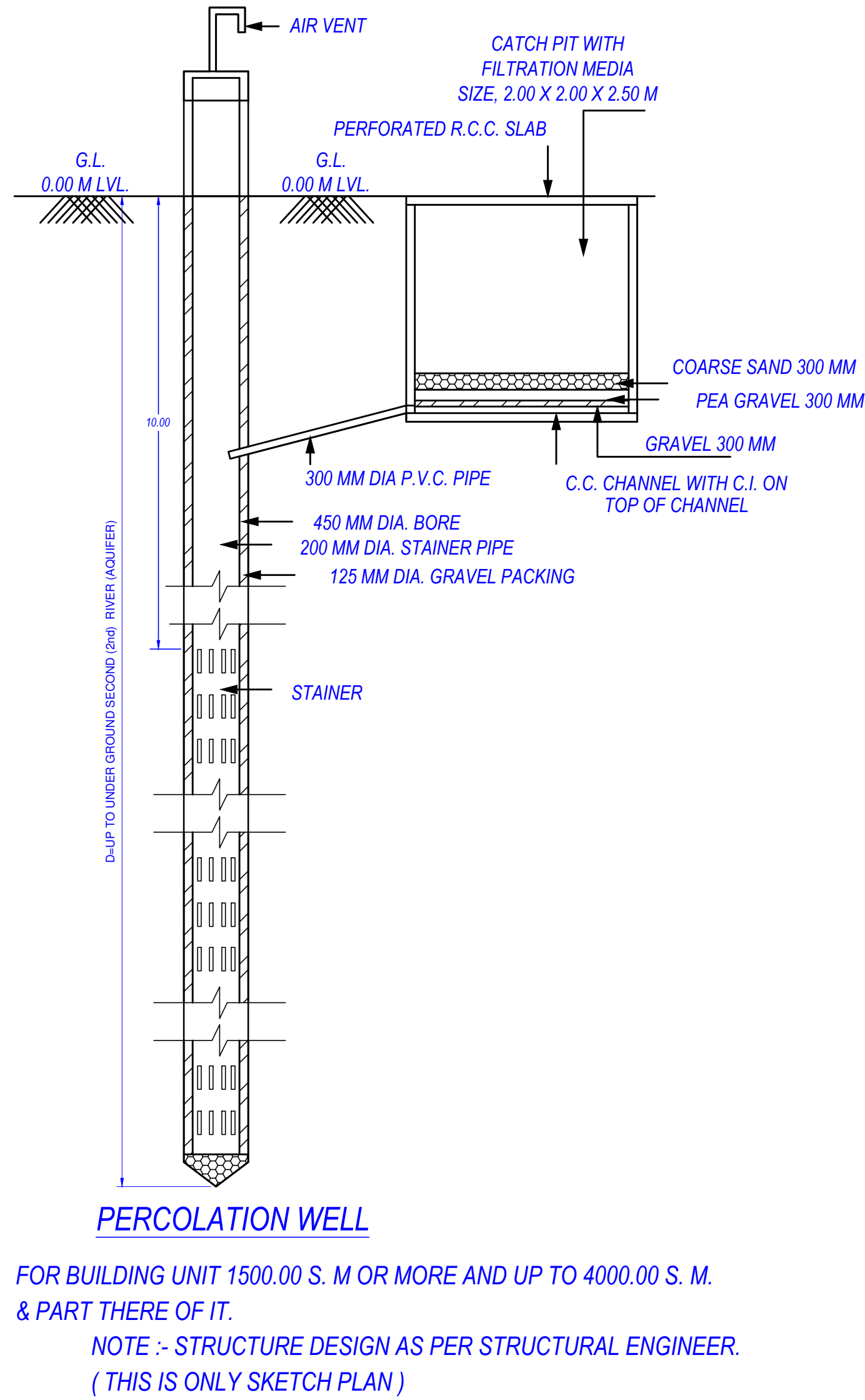
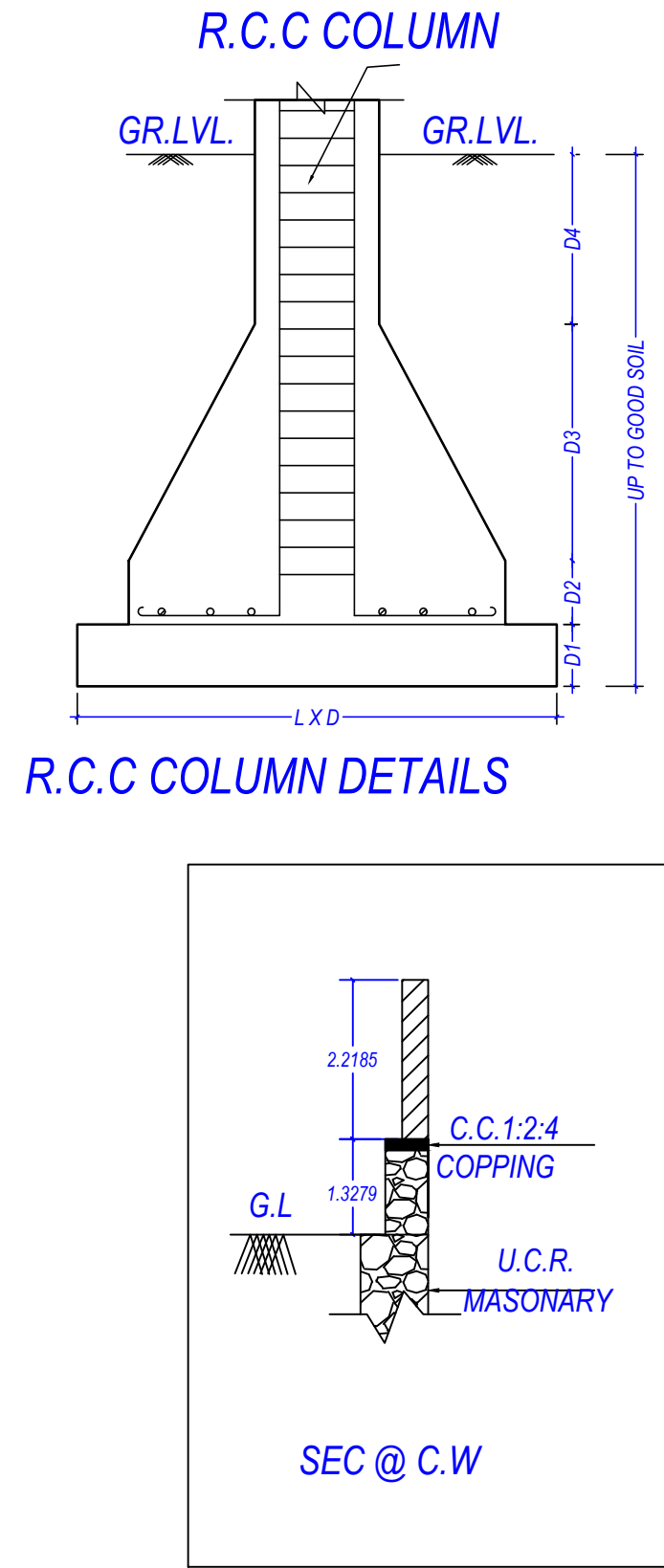
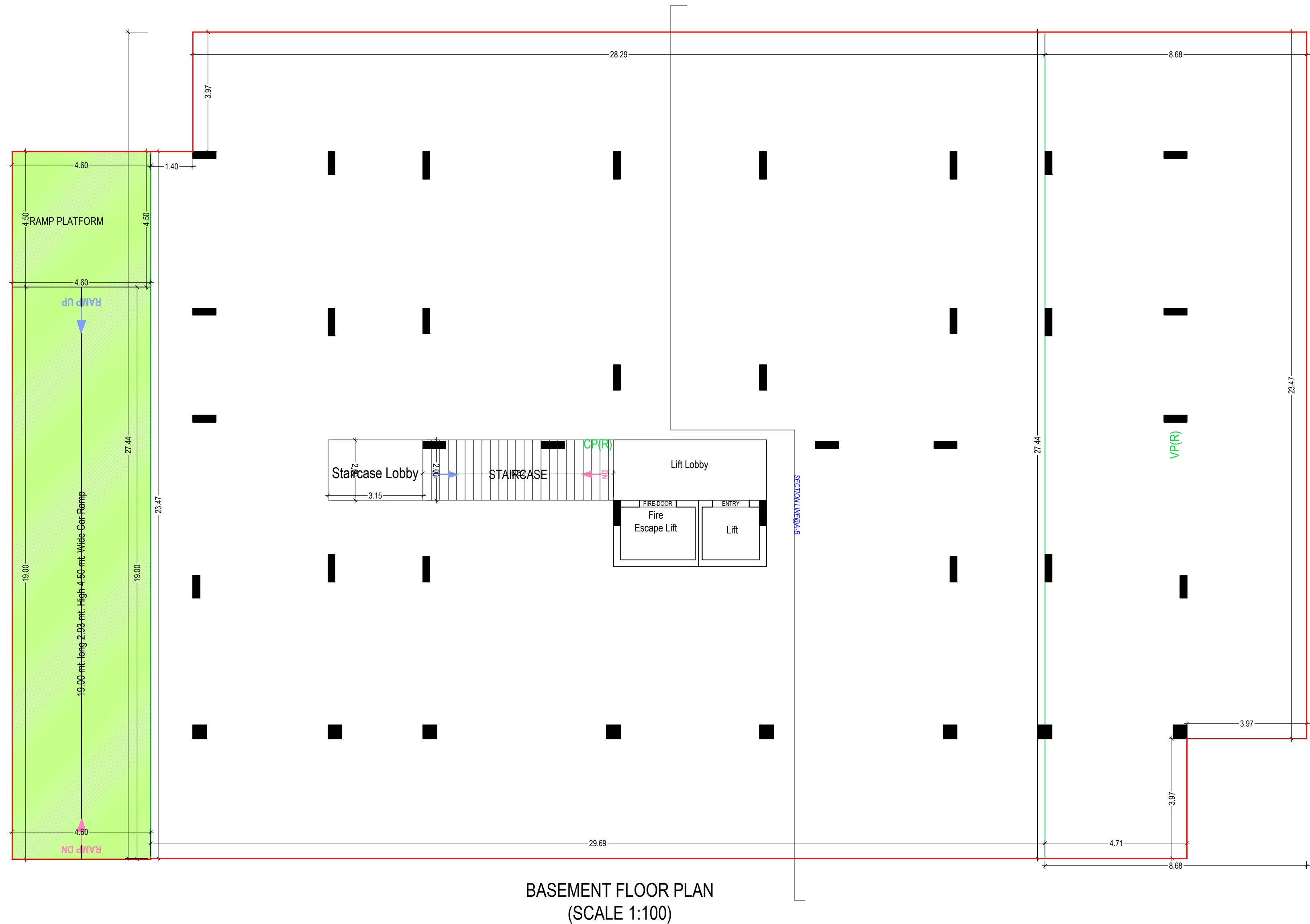
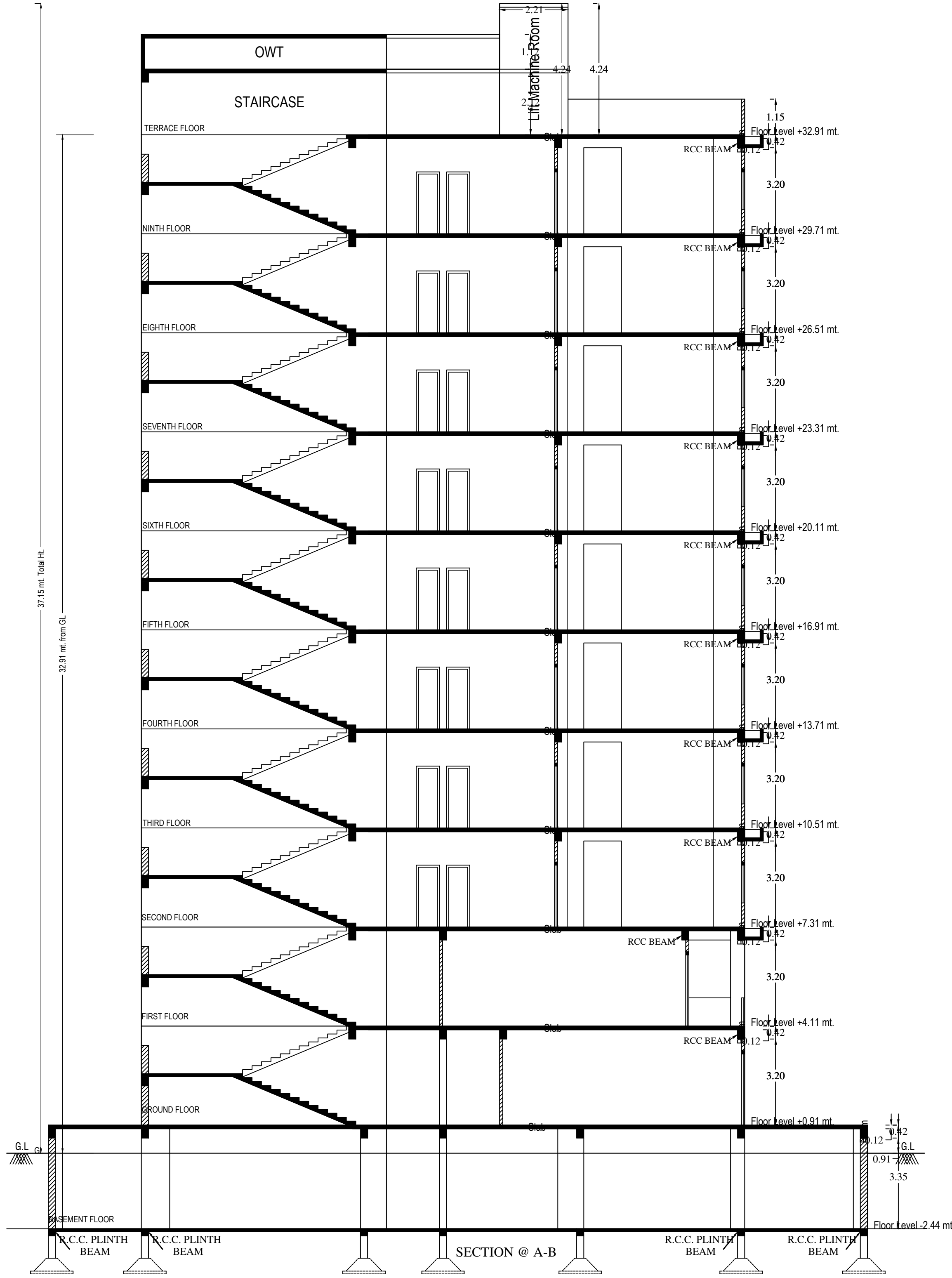
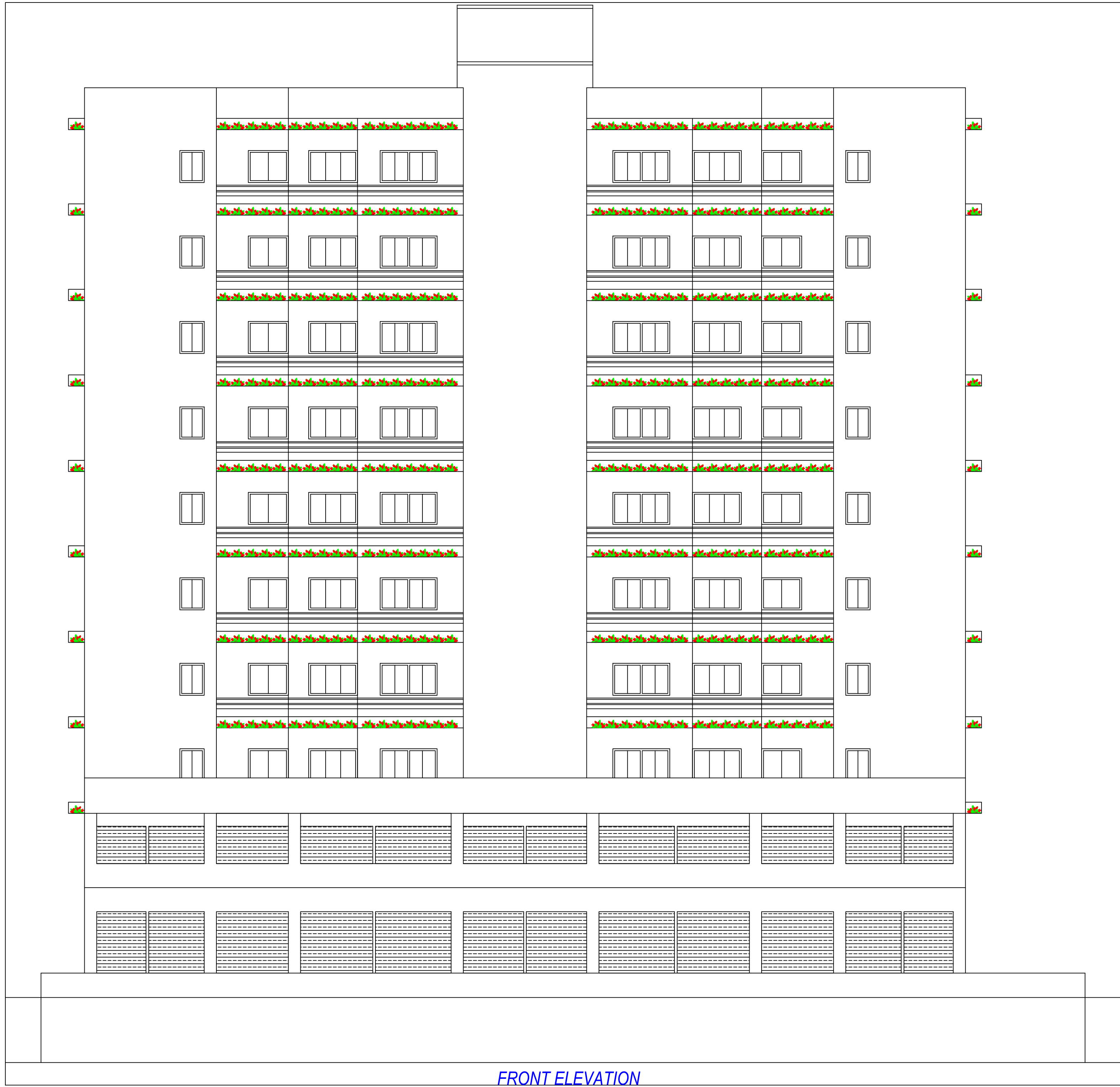
Plot	Name	Nos Of Trees	
		Regd	Prop
PLOT	Tree	40	40

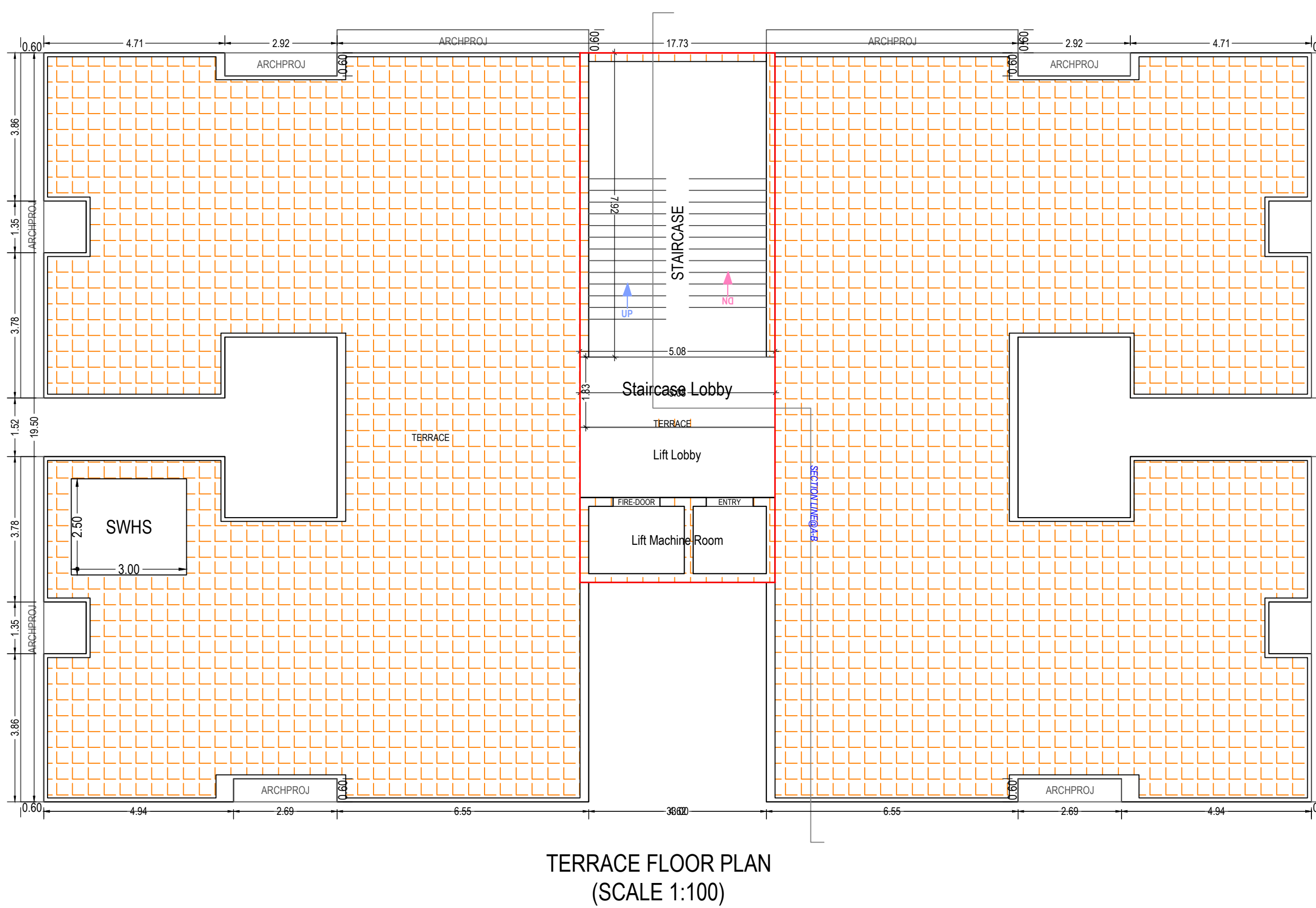
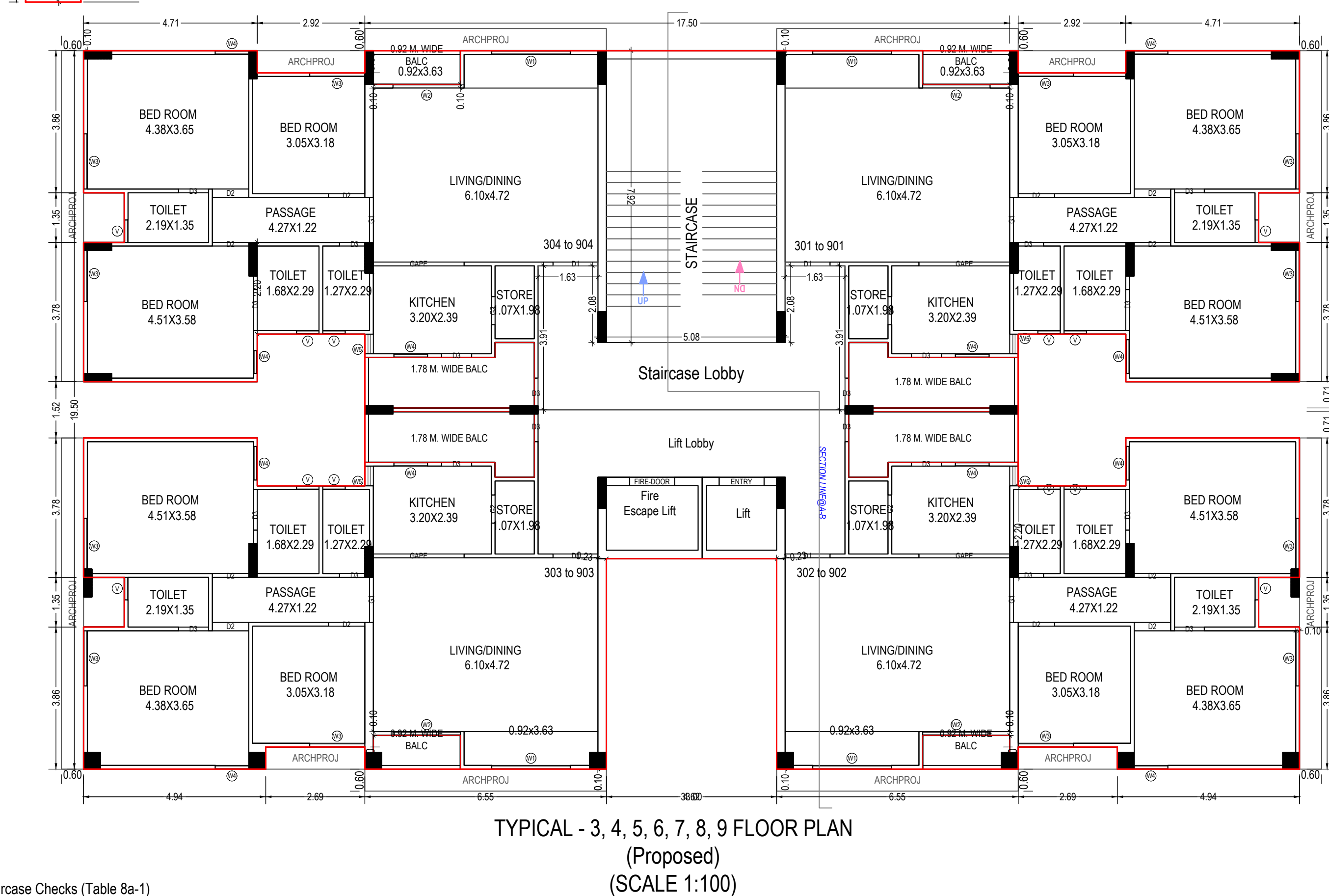
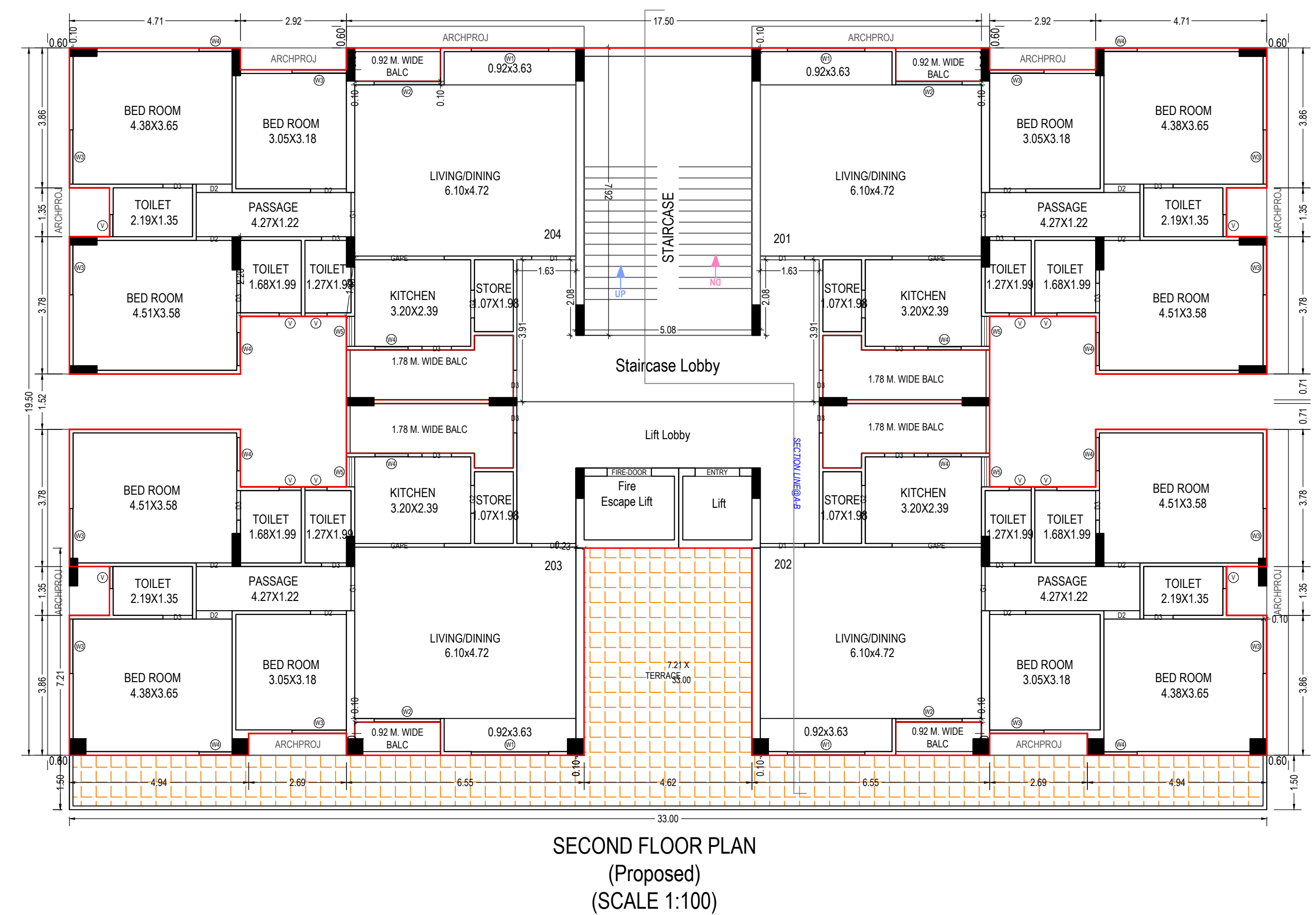
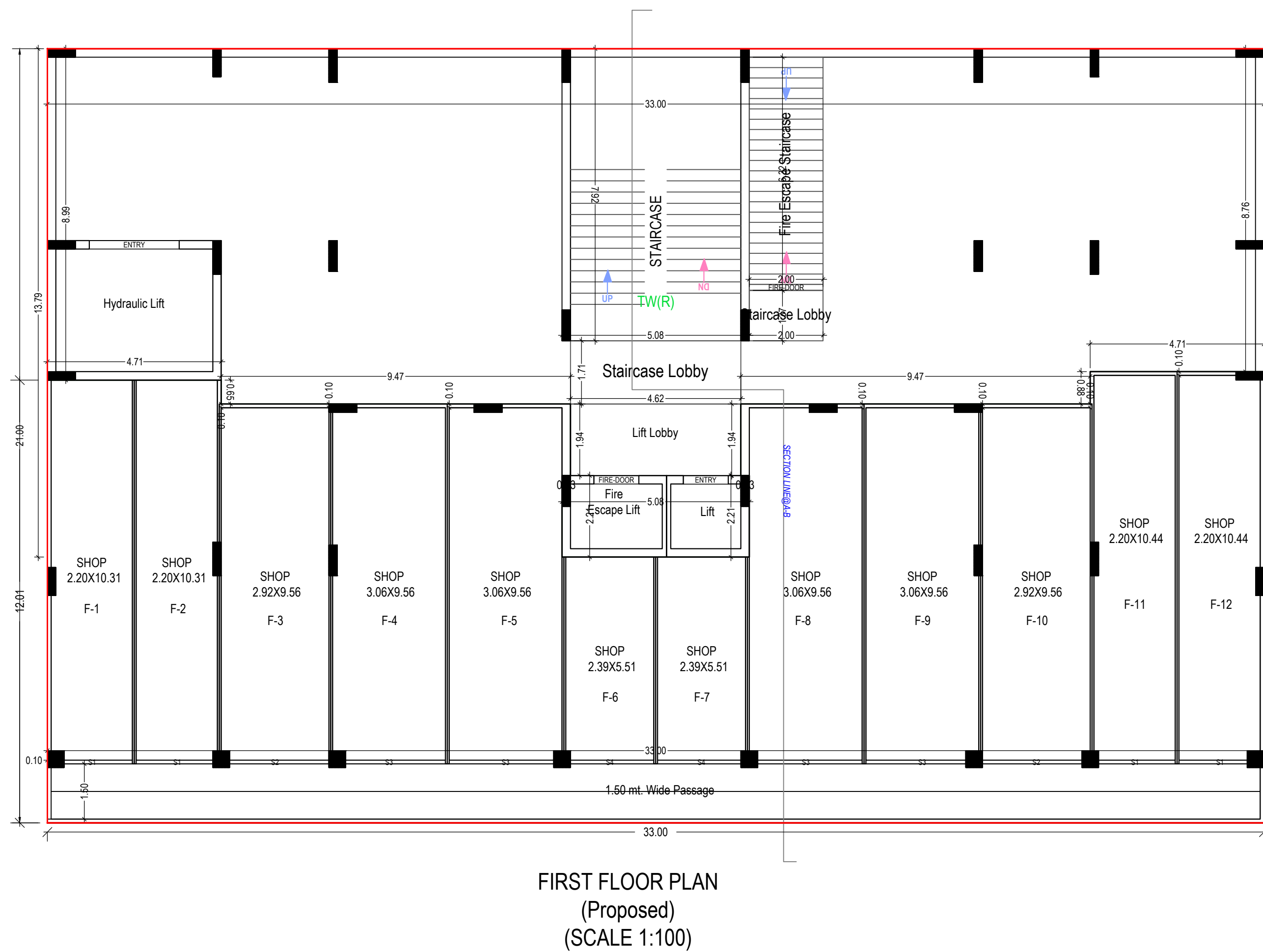
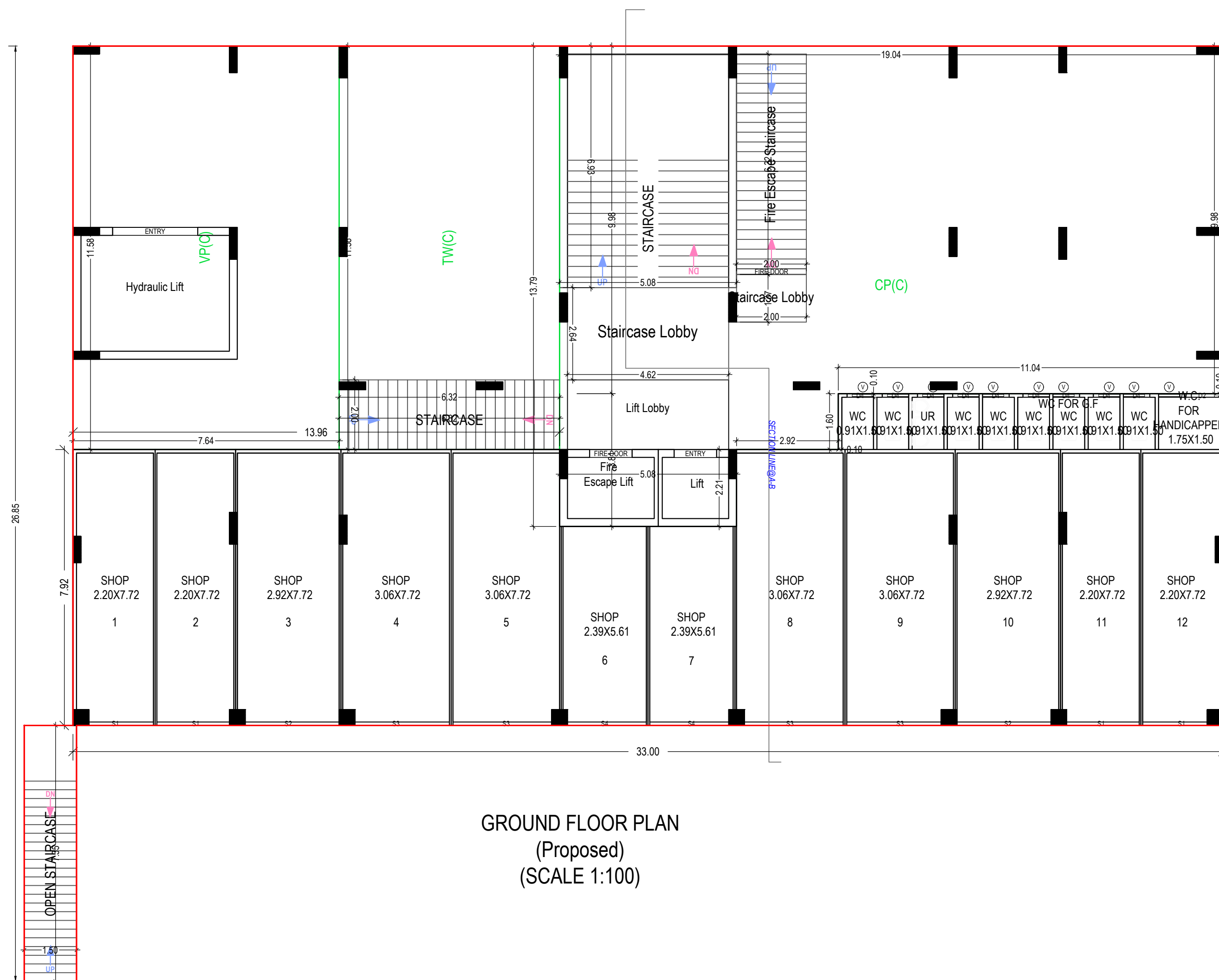
Building USE/SUBUSE Details

												DINESHBHAI NARANBHAI ZALA, VILSUBEN DINESHBHAI ZALA			
Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse				
32A 32B 32C 32D 33B 33C 34A 34B 34C 34D (DWARKADHISH CONSTRUCTION)	Mercantile	ResComm Building	Mercantile-1 (M1)	32	25	BASEMENT FLOOR PLAN	Mercantile	ResComm Building	-	-	-	ARCHENG'S NAME & SIGNATURE	STRUCTURE ENGINEER		
						GROUND FLOOR PLAN	Mercantile	ResComm Building	Commercial	Mercantile	ResComm Building	PULKIT PRABHUJASBHAI MORAYIA	DATE OF APPROVAL 02/07/31/22300001		
						FIRST FLOOR PLAN	Mercantile	ResComm Building	Commercial	Mercantile	ResComm Building	SUPERVISOR'S NAME & SIGNATURE			
						SECOND FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment			DESIGNATION OF APPROVER :	
						TYPICAL - 3, 4, 5, 6, 7, 8, 9 FLOOR PLAN	Residential	Apartment	Residential FSI	Residential	Apartment				SENIOR TOWN PLANNER
						TERMINUS FLOOR PLAN	Mercantile	ResComm Building	-	-	-				



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Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	2'00	0'28	0'00
	STAIRCASE	2'00	0'28	0'15
GROUND FLOOR PLAN	STAIRCASE	2'01	0'30	0'15
	Fire Escape Staircase	2'00	0'28	0'15
FIRST FLOOR PLAN	OPEN STAIRCASE	1'50	0'25	0'15
	STAIRCASE	2'01	0'30	0'15
SECOND FLOOR PLAN	Fire Escape Staircase	2'00	0'28	0'15
	STAIRCASE	2'01	0'30	0'15
TYPICAL - 3, 4, 5, 6, 7, 8, 9 FLOOR PLAN	STAIRCASE	2'01	0'30	0'19
	STAIRCASE	2'01	0'30	0'00

Building 32A 32B 32C 33B 33C 34A 34B 35C 35D (DWARKAHISHI CONSTRUCTION)													
Floor Name	Total Built Up Area (Sq.m)	Deductions from FSI/Area in Sq.m								Proposed FSI Area (Sq.m)		Total FSI (Sq.m)	No of Units
		Star/Cafe	Star Lobby	LA Machine	LA Lobby	Rest Room	Refuge Area	Covered Area	Parking	Commercial			
Basement Floor	7132.00	12.65	13.33	11.23	20.16	18.00	0.00	991.22	0.00	0.00	0.00	0.00	
Ground Floor	719.73	71.95	15.66	29.07	0.00	9.25	15.92	0.00	49.28	261.86	0.00	267.84	
First Floor	692.93	52.89	15.66	29.07	0.00	8.98	0.00	15.09	0.00	214.32	0.00	361.93	
Second Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Third Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Fourth Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Fifth Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Sixth Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Seventh Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Eighth Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Ninth Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Tenth Floor	562.98	40.24	22.01	11.23	0.00	22.01	0.00	0.00	0.00	467.10	0.00	467.10	
Terrace Floor	70.05	40.24	9.29	0.00	11.23	9.29	0.00	0.00	0.00	0.00	0.00	0.00	
Total	7132.00	499.25	217.29	159.21	213.16	124.02	15.09	49.28	1467.41	3736.80	629.77	4366.57	
Total Number of Same Buildings	1												
Total	7132.00	499.25	217.29	159.21	213.16	124.02	15.09	49.28	1467.41	3736.80	629.77	4366.57	

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	G2	0.76	2.10	32
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	D4	0.76	2.10	09
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	D3	0.81	2.10	128
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	D2	0.99	2.10	97
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	G1	1.22	2.10	32
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	D1	1.22	2.10	32
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	S1	2.20	2.10	08
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	S4	2.39	2.10	04
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	GAFE	2.46	2.10	32
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	S2	2.92	2.10	04
30A 386 33C 338 33C 30D 34A 34B 35C 35D (DWARAKAHESH CONSTRUCTION)	G3	3.06	2.10	08

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
30A 325 325 338 33C 30D 30A 345 35C 35D (DWARAKADISH CONSTRUCTION)	V	0.51	1.00	105
30A 325 325 338 33C 30D 30A 345 35C 35D (DWARAKADISH CONSTRUCTION)	WS	0.83	1.20	32
30A 325 325 338 33C 30D 30A 345 35C 35D (DWARAKADISH CONSTRUCTION)	WS	0.91	1.20	96
30A 325 325 338 33C 30D 30A 345 35C 35D (DWARAKADISH CONSTRUCTION)	WS	1.50	1.20	96
30A 325 325 338 33C 30D 30A 345 35C 35D (DWARAKADISH CONSTRUCTION)	W2	0.83	1.20	32
30A 325 325 338 33C 30D 30A 345 35C 35D (DWARAKADISH CONSTRUCTION)	W1	2.13	1.20	32

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	0.92 X 2.36 X 4 X 1	8.64	36.60
	1.78 X 4.60 X 4 X 1	26.96	
TYPICAL - 3, 4, 5, 6, 7, 8, 9 FLOOR PLAN	0.92 X 2.36 X 4 X 7	60.48	249.20
	1.78 X 4.60 X 4 X 7	188.72	
Total	-	-	284.80

UnitBUA Table for Building :32A 32B 32C 33B 33C 33D 34A 34B 35C 35D (DWARAKADHISH CONSTRUCTION)

Floor	Name	Unit/BUA Type	Gross Unit/BUA Area	Unit/BUA Area	Deductions	Carpet Area	No. of Unit	
					(Area in Sq.mt.)			
GROUND FLOOR PLAN	1	SHOP	18.67	18.67	1.43	17.24	13	
	10	SHOP	23.94	23.94	1.10	22.84		
	11	SHOP	18.27	18.27	1.03	17.24		
	12	SHOP	18.67	18.67	1.43	17.24		
	2	SHOP	18.27	18.27	1.03	17.24		
	3	SHOP	23.94	23.94	1.10	22.84		
	4	SHOP	25.05	25.05	1.12	23.93		
	5	SHOP	24.93	24.93	1.00	23.93		
	6	SHOP	14.22	14.22	0.58	13.64		
	7	SHOP	14.23	14.23	0.58	13.65		
	8	SHOP	24.93	24.93	1.00	23.93		
	9	SHOP	25.05	25.05	1.12	23.93		
	WC FOR G.F	OTHER	17.67	17.67	1.91	15.76		
		Total :		267.84	267.84	14.43		253.41
		Total per Floor:	Typical Floor = 1					
		Total :	267.84	267.84	14.43	253.41		
FIRST FLOOR PLAN	F-1	SHOP	24.54	24.54	1.59	22.95	12	
	F-10	SHOP	29.51	29.51	1.29	28.22		
	F-11	SHOP	24.58	24.58	1.35	23.23		
	F-12	SHOP	25.08	25.08	1.85	23.23		
	F-2	SHOP	24.04	24.04	1.09	22.95		
	F-3	SHOP	29.51	29.51	1.29	28.22		
	F-4	SHOP	30.87	30.87	1.30	29.57		
	F-5	SHOP	31.10	31.10	1.54	29.56		
	F-6	SHOP	13.96	13.96	0.57	13.39		
	F-7	SHOP	13.97	13.97	0.57	13.40		
	F-8	SHOP	31.10	31.10	1.53	29.57		
	F-9	SHOP	30.87	30.87	1.30	29.57		
		Total :		309.13	309.13	15.27		293.86
	Total per Floor:	Typical Floor = 1						
		Total :	309.13	309.13	15.27	293.86		
SECOND FLOOR PLAN	201	DWELLING UNIT	113.89	113.89	6.17	107.72	04	
	202	DWELLING UNIT	115.34	115.34	7.68	107.66		
	203	DWELLING UNIT	115.34	115.34	7.68	107.66		
	204	DWELLING UNIT	113.89	113.89	6.17	107.72		
		Total :		458.46	458.46	27.70	430.76	
		Total per Floor:	Typical Floor = 1					
			Total :	458.46	458.46	27.70	430.76	
TYPICAL - 3, 4, 5, 6, 7, 8, 9 FLOOR PLAN	301 to 901	DWELLING UNIT	113.89	113.89	6.17	107.72	04	
	302 to 902	DWELLING UNIT	115.34	115.34	7.68	107.66		
	303 to 903	DWELLING UNIT	115.34	115.34	7.68	107.66		
	304 to 904	DWELLING UNIT	113.89	113.89	6.17	107.72		
		Total :		458.46	458.46	27.70	430.76	
		Total per Floor:	Typical Floor = 7					
		Total :	3209.22	3209.22	193.90	3015.32		
-								
Total:	-	-	4244.65	4244.65	251.27	3993.35	57	

OWNER'S NAME AND SIGNATURE

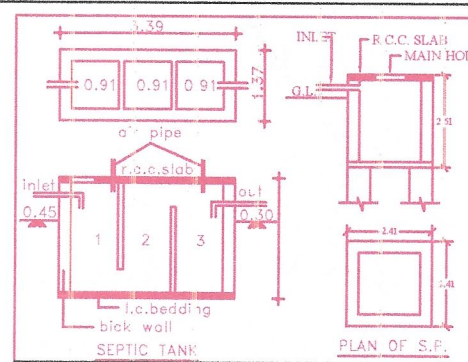
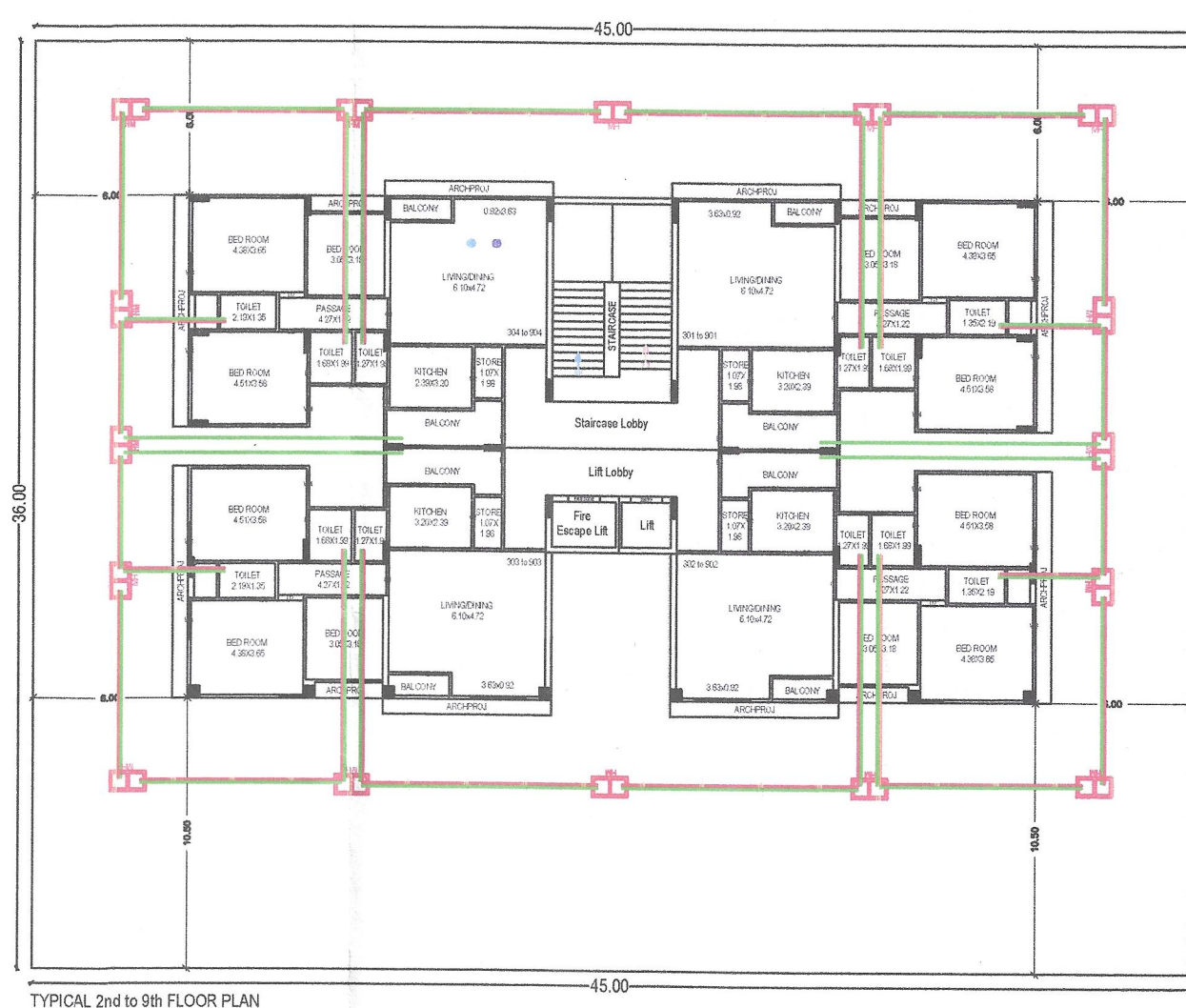
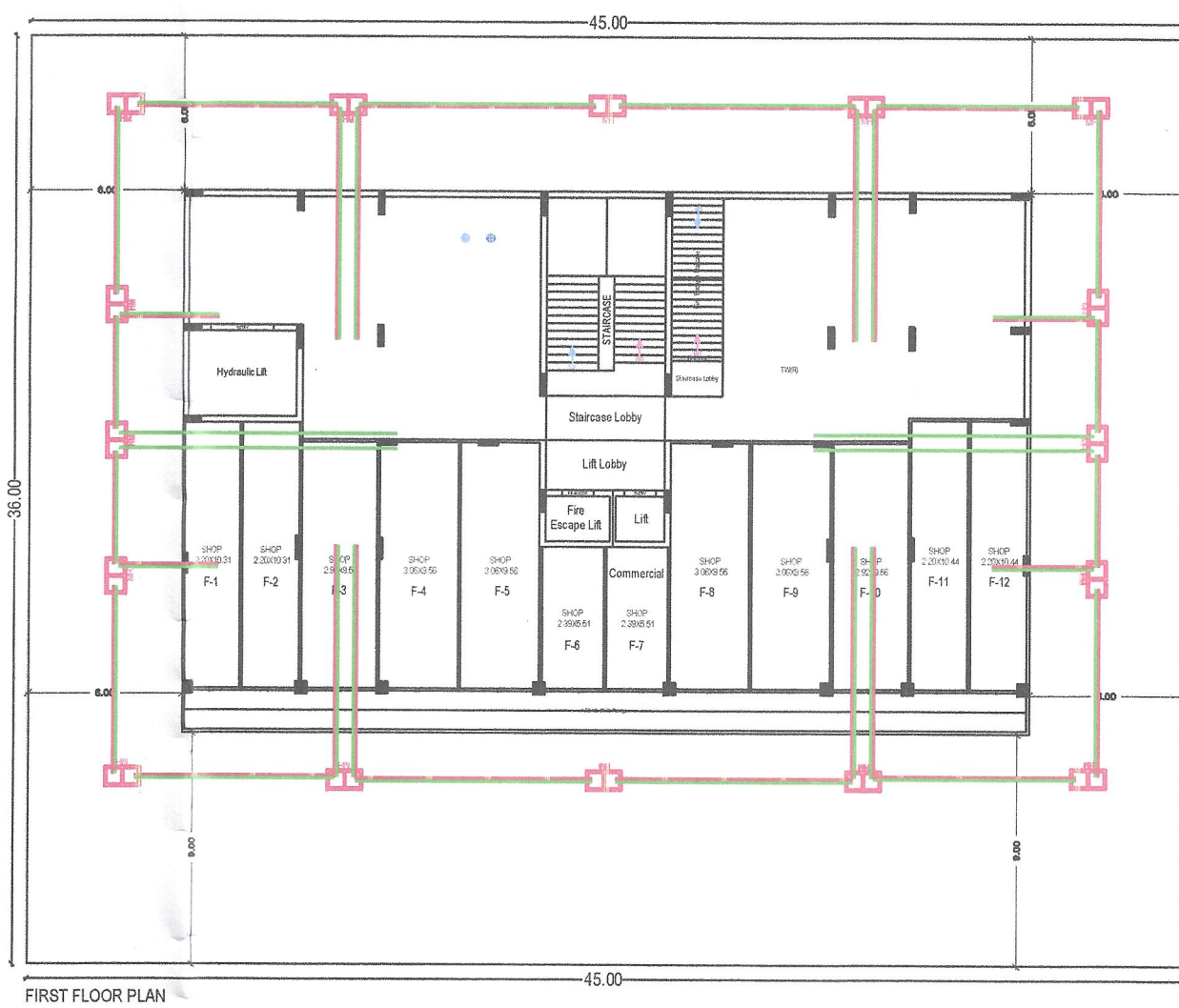
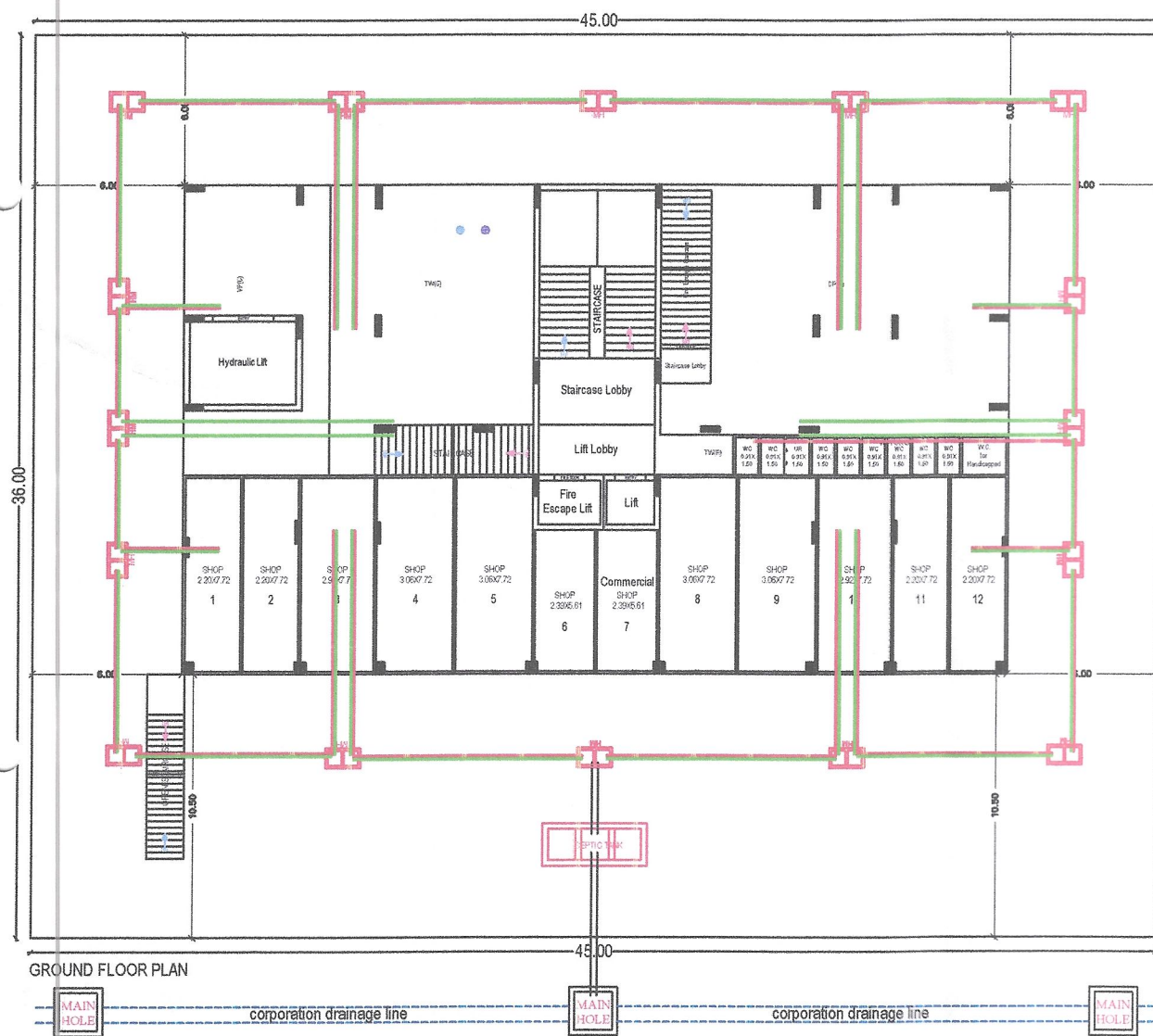
DINESHBHAI NARANBHAI ZAI A VII SUREN DINESHBHAI ZAI A

ARCH/ENG'S NAME & SIGNATURE	STRUCTURE ENGINEER
PULKIT PRABHUDASBHAI MORADIYA	

007AR31122300001	
SUPERVISOR'S NAME & SIGNATURE	DATE OF APPROVAL 21/01/2023

DESIGNATION OF APPROVER :	SENIOR TOWN PLANNER
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Project Title : PROPOSED. RESI. & COMM BUILDING
(B+G+9) CONSTRUCTION FOR
(DWARAKADHISH CONSTRUCTION)
SHREE :- DINESHBHAI NARANBHAI ZALA,
SHREE :- VILSUBEN DINESHBHAI ZALA,
IN PLOT NO.
32-A, 32-B, 32-C, 33-B, 33-C, 33-D, 34-A, 34-B, 35-C, 35-D,
R.S.NO. 251/2,
AT - JUNAGADH
TALUKA JUNAGADH, DIST. JUNAGADH

ENGINEER *Pulkit*
INFINITE A. CHITEC'S
PULKIT MORADIYA
(B.Arch)
Lic. No.: 1, JUNAGADH

DEVELOPERS
झरकाधीश कन्स्ट्रक्शन
J.M. Zala
भागीदार