



24.00mt WIDE MAINROAD

SITE PLAN
(SCALE - 1:100)

Individual Plot Area		Plot Area		Frontage		Coverage		FSI Area	
Plot No.	Abutting Road	Rept	Prop	Rept	Prop	Factor	Prop	Perm	Prop
1	7.50 MT WIDE INTERNAL ROAD	-	-	139.21	-	8.91	0.00	-	51.84
2	24.00 MT WIDE MAINROAD	-	-	121.60	-	6.55	0.00	-	51.84
3	24.00 MT WIDE MAINROAD	-	-	120.57	-	6.85	0.00	-	51.84
4	24.00 MT WIDE MAINROAD	-	-	146.40	-	7.17	0.00	-	51.84
5	7.00 MT WIDE INTERNAL ROAD	-	-	113.81	-	7.01	0.00	-	51.84
6	7.00 MT WIDE INTERNAL ROAD	-	-	89.94	-	6.85	0.00	-	51.84
7	7.00 MT WIDE INTERNAL ROAD	-	-	89.18	-	6.85	0.00	-	51.84
8	7.00 MT WIDE INTERNAL ROAD	-	-	89.32	-	6.85	0.00	-	51.84
9	7.00 MT WIDE INTERNAL ROAD	-	-	89.45	-	6.85	0.00	-	51.84
10	7.00 MT WIDE INTERNAL ROAD	-	-	89.57	-	6.85	0.00	-	51.84
11	7.00 MT WIDE INTERNAL ROAD	-	-	89.67	-	6.85	0.00	-	51.84
12	7.00 MT WIDE INTERNAL ROAD	-	-	89.87	-	6.85	0.00	-	51.84
13	7.00 MT WIDE INTERNAL ROAD	-	-	89.52	-	6.85	0.00	-	51.84
14	7.00 MT WIDE INTERNAL ROAD	-	-	89.53	-	6.85	0.00	-	51.84
15	7.00 MT WIDE INTERNAL ROAD	-	-	89.13	-	6.85	0.00	-	51.84
16	7.00 MT WIDE INTERNAL ROAD	-	-	114.46	-	3.50	0.00	-	51.84
17	24.00 MT WIDE MAINROAD	-	-	149.82	-	6.85	0.00	-	51.84
18	24.00 MT WIDE MAINROAD	-	-	122.27	-	6.85	0.00	-	51.84
19	24.00 MT WIDE MAINROAD	-	-	122.82	-	6.85	0.00	-	51.84
20	24.00 MT WIDE MAINROAD	-	-	123.38	-	6.85	0.00	-	51.84

AREA STATEMENT		VERSION NO. 1.0.45	
PROJECT DETAILS		VERSION DATE: 25/10/2021	
Authority: Kad Area Development Authority		Plot Use: Residential	
Authority/Class: DT (A)		Plot Sub/Use: Semidetached Dwelling	
Authority/Order: Area Development Authority		Plot Use Group: NA	
Project Type: Layout Development		Plot Category: NA	
Nature of Development: NEW		Land Use Zone: Residential use Zone	
Development Area: Draft/Primary Town Planning Scheme		Conceptualized Use Zone: R1	
SubDevelopment Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: F.P.No - 29/2-80, T.P.No - 2(2/1-2/2), Kad, Mehsana			
1. Area of Plot As per record		Sq.Mts	
Plot Validator Certificate		3122.00	
Physical area measured at site		3121.77	
1/12 of Document		3122.00	
Plot area shown as per site		3121.77	
Area of Plot Considered		3122.00	
2. Deduction for			
a) Proposed roads		0.00	
b) Any reservations		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		3122.00	
4. % of Common Plot (Rept.)		312.20	
Common Plot		317.35	
Balance area of Plot (1 - 4)		2804.65	
Plot Area for Coverage		3122.00	
Plot Area for FSI		3122.00	
Perm. FSI Area (1.80)		5619.60	
Total Perm. FSI area		5619.60	
Total Built up area permissible at:			
a. Ground Floor		0.00	
Proposed Coverage Area (33.33 %)		1038.86	
Total Prop. Coverage area (33.33 %)		1038.86	
Balance coverage area (- %)		0.00	
Proposed Built up		Proposed Area at Existing Approved Building	Proposed F.S.I. Existing Approved F.S.I.
Ground Floor		1061.00	0.00
First Floor		1149.40	0.00
Second Floor		635.20	0.00
Total Area		2845.60	0.00
Total FSI Area		2527.80	2527.80
Total Builtup Area		2845.74	2845.74
Proposed F.S.I. consumed		0.81	
Tenement Statement			
1. Tenement Proposed At		20.50	
2. Total Tenements (3 + 4)		20	

Individual Plot Margin		Front		Side1		Side2		Rear		Coverage		FSI Area	
Plot No.	Plot/Bldg	Rept	Prop	Rept	Prop	Rept	Prop	Rept	Prop	Factor	Prop	Perm	Prop
1	A-1 (TYPE)	7.50 MT WIDE INTERNAL ROAD	2.00	3.35	0.00	-	0.00	-	0.00	51.84	129.39	-	-
2	B-1 (TYPE)	24.00 MT WIDE MAINROAD	6.00	6.35	1.36	-	1.36	-	0.00	51.84	129.39	-	-
3	A-2 (TYPE)	24.00 MT WIDE MAINROAD	6.00	6.18	1.36	-	1.36	-	0.00	51.84	129.39	-	-
4	B-2 (TYPE)	24.00 MT WIDE MAINROAD	6.00	6.03	0.00	-	0.00	1.50	5.49	51.84	129.39	-	-
5	A-3 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	0.00	-	0.00	1.50	1.52	51.84	129.39	-	-
6	B-3 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	0.00	1.50	1.54	51.84	129.39	-	-
7	A-4 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	1.36	1.50	1.56	51.84	129.39	-	-
8	B-4 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	0.00	1.50	1.58	51.84	129.39	-	-
9	A-5 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	1.36	1.50	1.60	51.84	129.39	-	-
10	B-5 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.62	-	1.36	1.50	1.62	51.84	129.39	-	-
11	A-6 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	1.36	1.50	1.63	51.84	129.39	-	-
12	B-6 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.63	-	1.36	1.50	1.64	51.84	129.39	-	-
13	A-7 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	1.36	1.50	1.60	51.84	129.39	-	-
14	B-7 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	0.00	1.50	1.58	51.84	129.39	-	-
15	A-8 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.36	-	0.00	1.50	1.55	51.84	129.39	-	-
16	B-8 (TYPE)	7.00 MT WIDE INTERNAL ROAD	2.00	2.00	1.52	-	1.52	-	1.40	51.84	129.39	-	-
17	A-9 (TYPE)	24.00 MT WIDE MAINROAD	6.00	6.27	0.00	-	0.00	1.50	5.49	51.84	129.39	-	-
18	B-9 (TYPE)	24.00 MT WIDE MAINROAD	6.00	6.37	1.36	-	1.36	-	0.00	51.84	129.39	-	-
19	A-10 (TYPE)	24.00 MT WIDE MAINROAD	6.00	6.45	1.36	-	1.36	-	0.00	51.84	129.39	-	-
20	B-10 (TYPE)	24.00 MT WIDE MAINROAD	6.00	6.53	1.36	-	1.36	-	0.00	51.84	129.39	-	-

Color Index

PLOT LINES

EXISTING STREET

FUTURE STREET, IF ANY

PERMISSIBLE BUILDING LINE

OPEN SPACES

EXISTING WORKS

PROPOSED WORK TO BE DEMOLISHED

PROPOSED WORK

DRAINAGE AND SEWERAGE WORK

WATER SUPPLY WORK

WORK WITHOUT PERMISSION IF STARTED ON SITE

APPROVED WORK

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Paved Area	2168.17	69.45
Road Area	635.73	20.36
Organized Open Space	317.35	10.16
Other Area	0.75	0.02
Total net layout	3122.00	100.00

Tree Details (Table 3h)

Plot	Name	No. of Trees
PLOT	Tree	Rept Prop

Common Plot Area

Name	Prop. Area
COMMON PLOT 1	317.35

FSI & Building Details

	No. of Same Btg	Total Built-up Area (Sq. mt.)	Deductions (Sq. mt.) Start/Case	Proposed FSI (Sq. mt.)	Total FSI Area (Sq. mt.)	No. of Unit
A (TYPE)	18	1422.80	158.50	1263.30	1263.30	18
B (TYPE)	10	1422.80	158.50	1263.30	1263.30	10
Grand Total	28	2845.60	317.80	2527.80	2527.80	28

Bulldwining Floor FSI Details

Floor Name	Building Name		B (TYPE)		Total	
	A (TYPE) Proposed Built-up Area (Sq. mt.)	Proposed FSI (Sq. mt.)	Proposed Built-up Area (Sq. mt.)	Proposed FSI (Sq. mt.)	Total Proposed Built-up Area (Sq. mt.)	Total FSI Area (Sq. mt.)
Ground/Floor	530.50	490.25	530.50	490.25	1061.00	992.40
First Floor	594.70	539.40	594.70	539.40	1189.40	1074.80
Second Floor	712.80	255.30	317.60	255.30	635.20	510.60
Total	1422.80	1283.90	1422.80	1283.90	2845.60	2527.80

UnitBUA Table for Building :B (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 1	DWELLING UNIT	47.42	47.42	4.02	3.43	39.97	01
	Total per Floor:	Typical Floor = 1	47.42	47.42	4.02	3.43	39.97	01
		Total :	47.42	47.42	4.02	3.43	39.97	01
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	51.84	51.84	4.44	6.23	41.17	00
	Total per Floor:	Typical Floor = 1	51.84	51.84	4.44	6.23	41.17	00
		Total :	51.84	51.84	4.44	6.23	41.17	00
SECOND FLOOR PLAN	SPLIT 1	DWELLING UNIT	26.13	26.13	3.32	6.23	16.58	00
	Total per Floor:	Typical Floor = 1	26.13	26.13	3.32	6.23	16.58	00
		Total :	26.13	26.13	3.32	6.23	16.58	00
-	Total:	-	125.39	125.39	11.77	15.89	97.72	01

Building :B (TYPE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Resi.		
Ground Floor	53.05	3.43	49.62	49.62	01
First Floor	57.47	6.23	51.24	51.24	00
Second Floor	31.76	6.23	25.53	25.53	00
Total:	142.29	15.89	126.39	126.39	01
Total Number of Same Buildings:	10				
Total:	1422.90	158.90	1263.90	1263.90	10

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TYPE)	D2	0.76	2.10	01
B (TYPE)	D1	0.84	2.10	01
B (TYPE)	D1	0.91	2.10	03
B (TYPE)	D2	0.91	2.10	01
B (TYPE)	D1	1.00	2.10	01
B (TYPE)	D	1.07	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

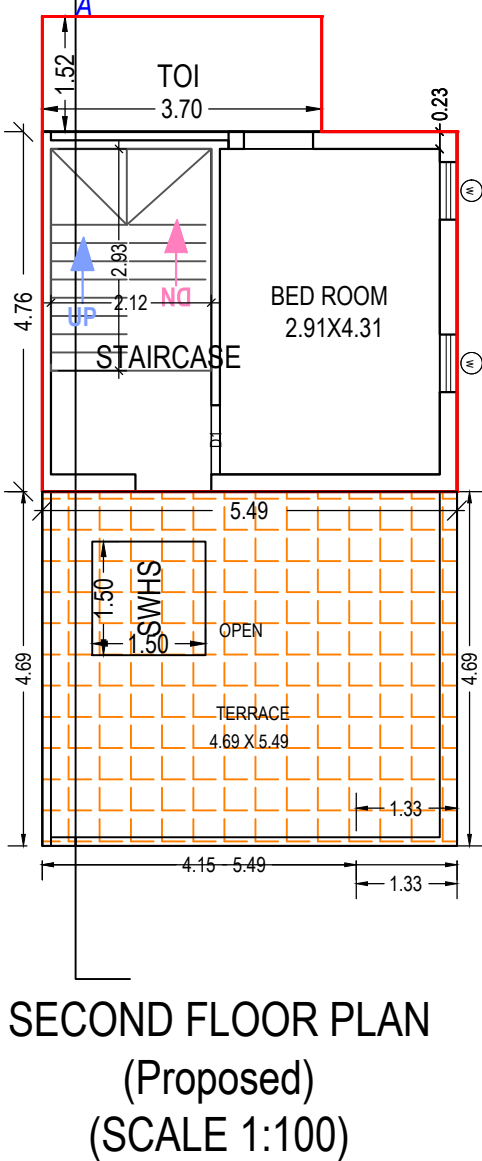
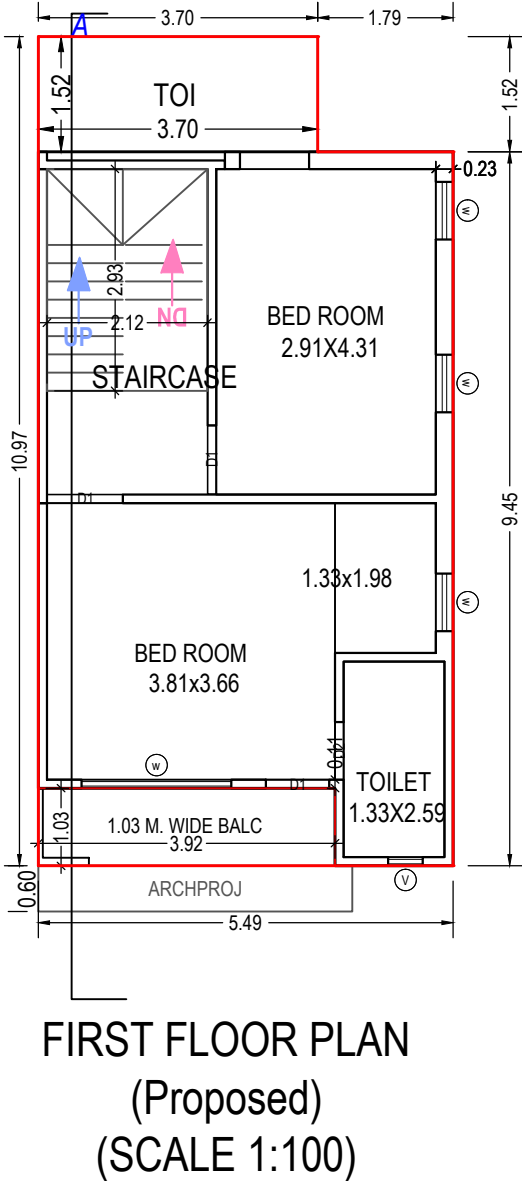
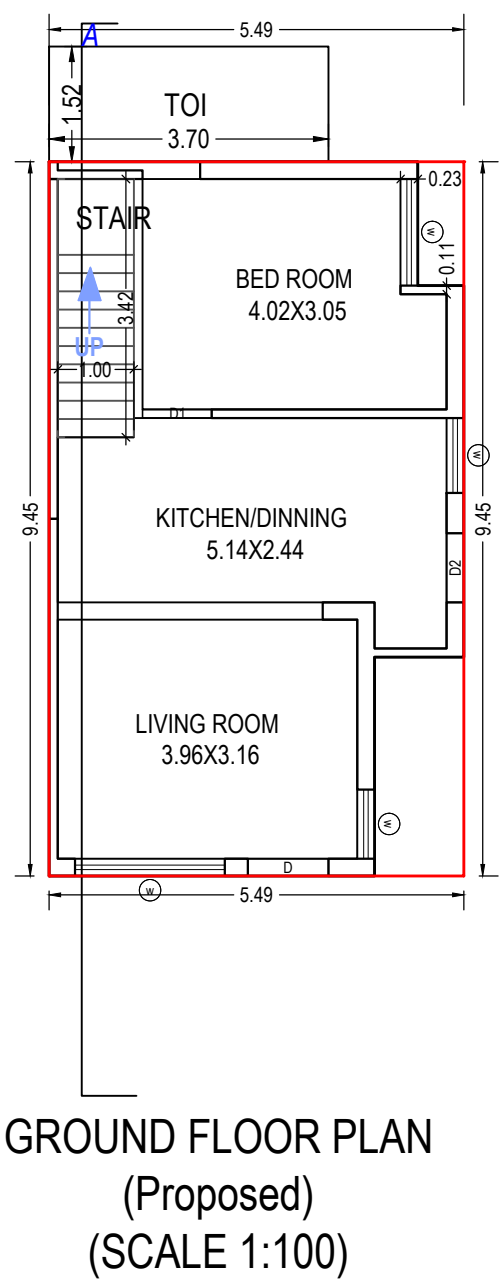
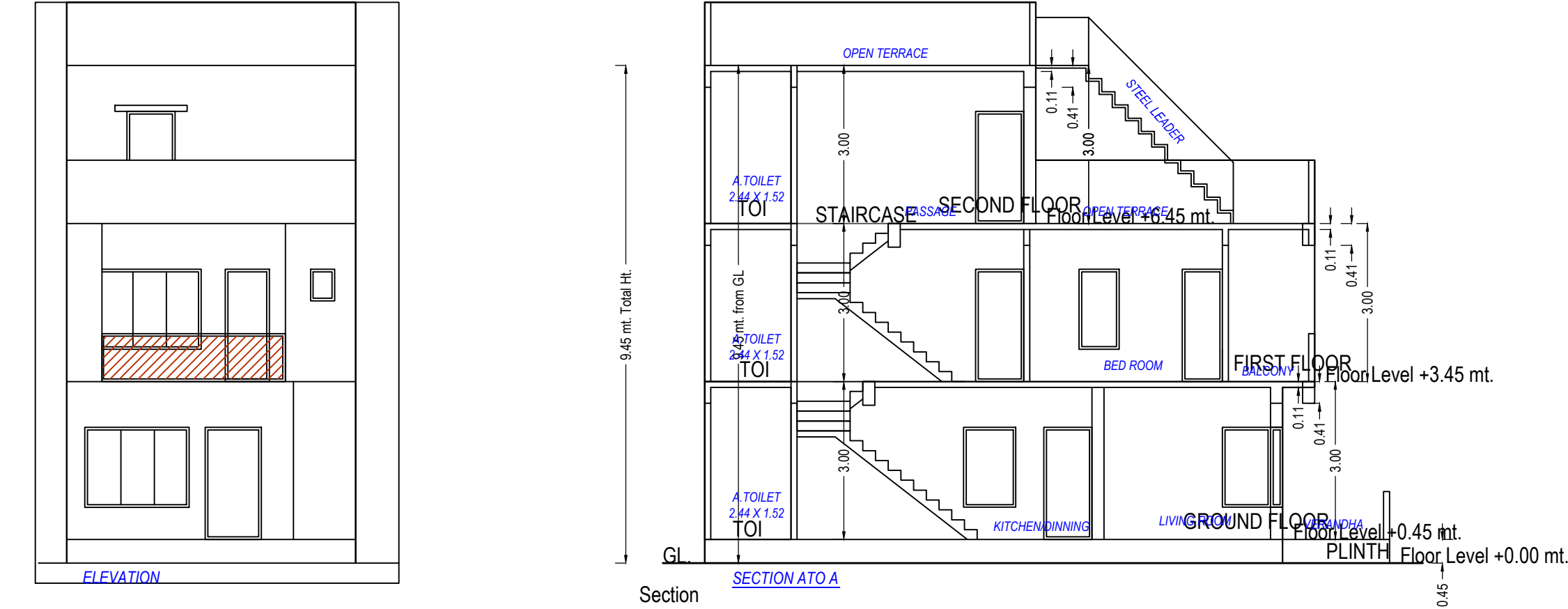
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TYPE)	V	0.46	1.00	01
B (TYPE)	w	0.76	1.50	05
B (TYPE)	w	0.91	1.50	01
B (TYPE)	w	0.99	1.50	01
B (TYPE)	w	1.41	1.50	01
B (TYPE)	w	1.98	1.50	02

Staircase Checks (Table 8a-1)

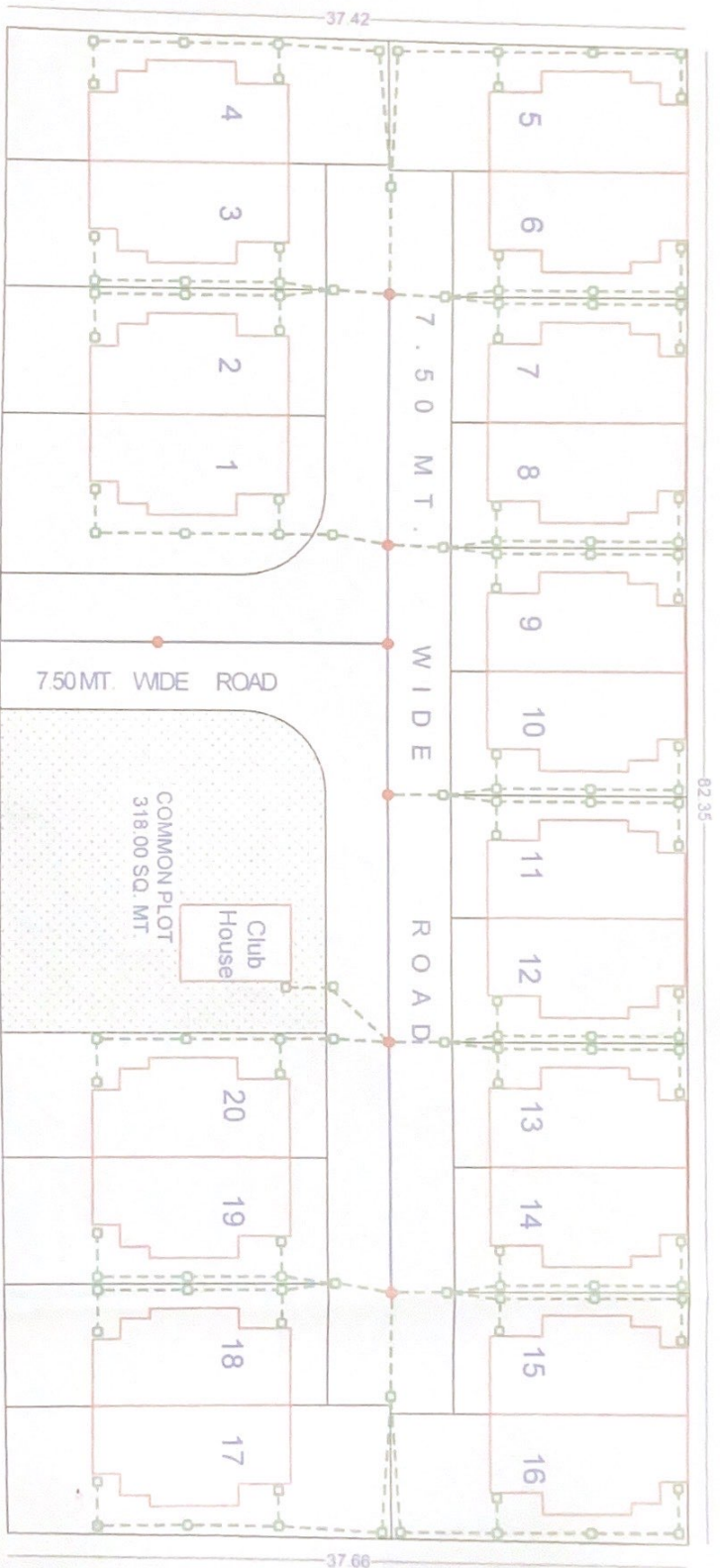
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.24	0.27
FIRST FLOOR PLAN	STAIRCASE	1.00	0.24	0.19
SECOND FLOOR PLAN	STAIRCASE	1.00	0.24	0.19

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.03 X 3.93 X 1 X 1	4.04	4.04
Total	-	-	4.04



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.



18.00 MT. WIDE ROAD

Licence No. KNP/ER/2011
Sadguru
PATEL
 Chartered Engineer
 Kutchchod, P.O. Post, Kundal,
 Kadl. Mo. 999873715

-  MANHOLE
-  INTERNAL CHAMBER
-  9" in MAIN DRAINAGE LINE
-  6" in MAIN DRAINAGE LINE
-  NAGARPALIKA'S MAIN DRAINAGE LINE

ARCHITECT



OWNER

For, **SADHGURU DEVELOPERS**
Sadguru
PARTNER