

Project Title :PROPOSED LAY OUT PLAN FOR THE PURPOSE OF RESIDENTIAL BUNGALOW ON NEW CTS NO. : NA 191/187 , ON PLOT NO 187/A, AT :- MOGRAWADI ,TAL/DIST:- VALSAD FOR SHREE JAYESHBHAI GOVINDBHAI LATHIYA AND OTHERS



Inward No	1404125	Sheet	1
Inward Date		Scale	1:100

Color Notes

COLOR INDEX

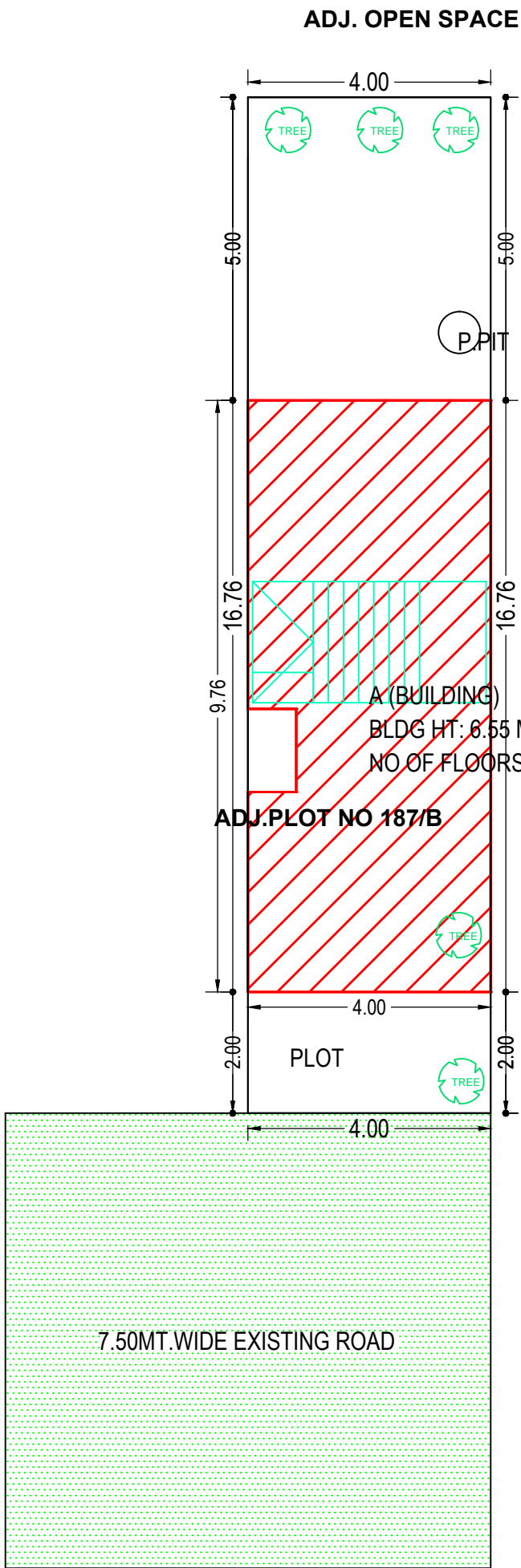
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

A	AREA STATEMENT	VERSION NO.: 1.0.24
		VERSION DATE: 09/07/2020

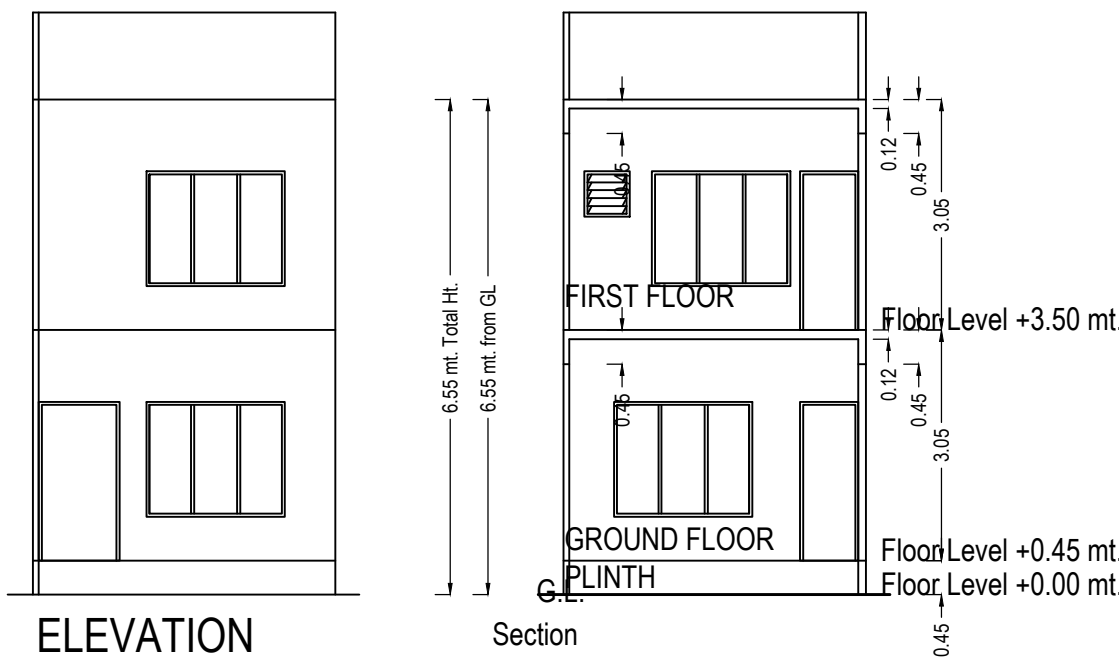
PROJECT DETAIL :				
Site Address: RevenueNo: NA 191/187	Plot Use: Residential			
Authority: Valsad Area Development Authority	Plot SubUse: Semidetached Dwelling			
AuthorityClass: D7 (A)	Plot Use Group: Dwelling-2 (DW2)			
AuthorityGrade: Area Development Authority	Land Use Zone: Residential use Zone			
Project Type: Building Permission	Conceptualized Use Zone: R1			
Nature of Development: NEW				
Development Area: Non TP Area				
SubDevelopment Area: Other Areas				
Special Project: NA				
Special Road: NA				
Site Address: RevenueNo: NA 191/187				
AREA DETAILS :	Sq.Mts.			
1. Area of Plot As per record	-			
Property Card	67.04			
As per site condition	67.04			
Area of Plot Considered	67.04			
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	67.04			
4. % of Common Plot (Reqd.)	0.00			
% of Common Plot (Prop)	0.00			
Balance area of Plot(1 - 4)	67.04			
Plot Area For Coverage	67.04			
Plot Area For FSI	67.04			
Perm. FSI Area (1.80)	121.00			
5. Total Perm. FSI area	120.67			
6. Total Built up area permissible at:				
a. Ground Floor	0.00			
Proposed Coverage Area (56.61 %)	37.95			
Total Prop. Coverage Area (56.61 %)	37.95			
Balance coverage area (- %)	0.00			
Proposed Area at:				
-				
Ground Floor	37.95	0.00	30.25	0.00
First Floor	37.95	0.00	30.25	0.00
Total Area:	75.90	0.00	60.50	0.00
Total FSI Area:				60.50
Total BuiltUp Area:				75.90
Proposed F.S.I. consumed:				0.90
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.			1.00	
5. Total Tenements (3 + 4)			1	

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	-	5

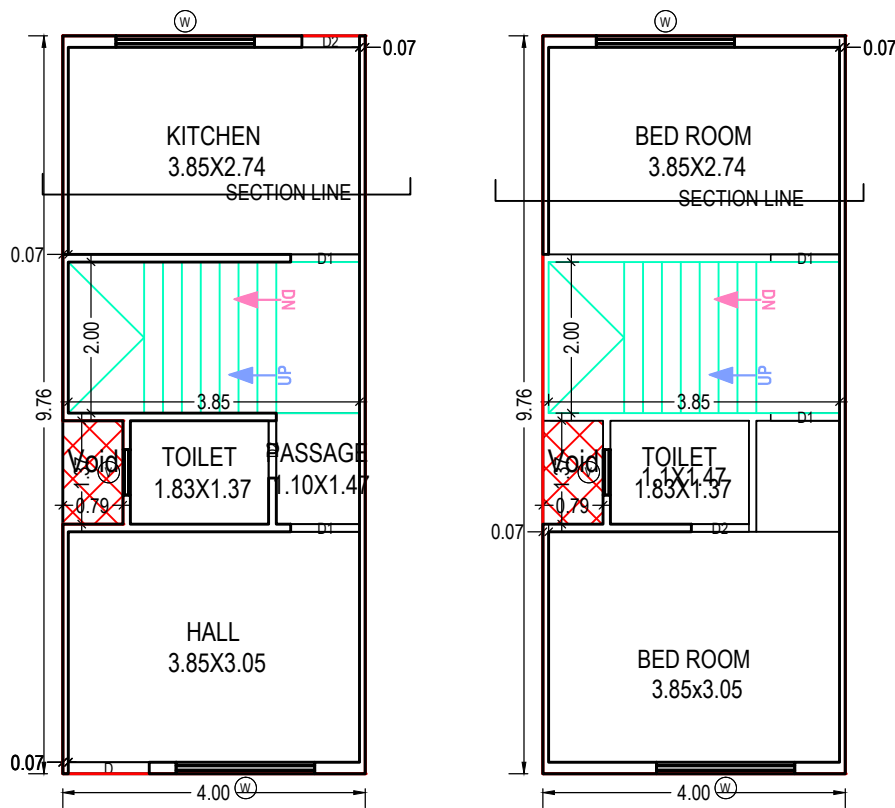


SITE PLAN
(Scale - 1:100)



ELEVATION

Section



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

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

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Duct(Void, Duct, Chowk)		StairCase			
Ground Floor	39.04	1.09	37.95	7.70	30.25	30.25	01
First Floor	39.04	1.09	37.95	7.70	30.25	30.25	00
Total:	78.08	2.18	75.90	15.40	60.50	60.50	01
Total Number of Same Buildings:	1						
Total:	78.08	2.18	75.90	15.40	60.50	60.50	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.25	0.17
FIRST FLOOR PLAN	Internal Staircase	1.00	0.25	0.17

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.10	03
A (BUILDING)	D1	0.91	2.10	04
A (BUILDING)	D	1.07	2.10	01

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.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - 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.
- The applicant, as specified in CGDCR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction,
 - Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGDCR.
- 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.

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.00	02
A (BUILDING)	W	1.83	1.52	04

Based on the aforesaid permission the applicant reserves the rights to commence the construction from the day of issuance. Nevertheless; in case, for procuring the aforesaid permission, any document or system configuration for rules or information or parameters or drawings provided or attached is found to be incorrect or inconsistent with respect to prevailing bye-laws, by any authority or otherwise, the permission granted shall be considered as lapsed.Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application.Contents highlighted in magenta color are not verified.