

Sheet No. 1/2

Date: 16/12/2022

No.DNHPDA/RCP/SRV.NO.393
&ors./KHARADPADA/2022/797

Stamp of Approval

APPROVED
(Member Secretary)
For & on behalf of
Dadra & Nagar Haveli
Planning and Development Authority,
(DNHPDA), DNH Silvassa.

Planner (GIS)
DNHPDA,
Silvassa

Junior Town Planner
DNHPDA
Silvassa

Scale: 1 : 1000

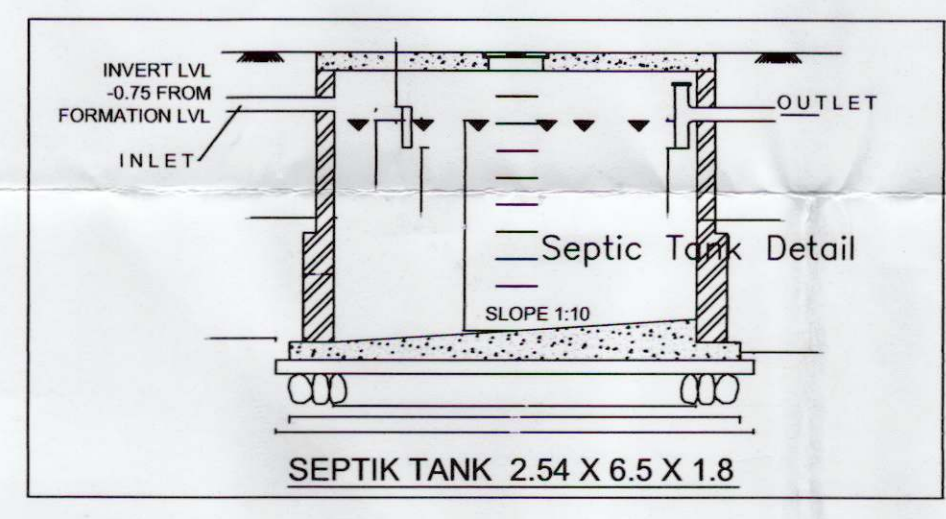
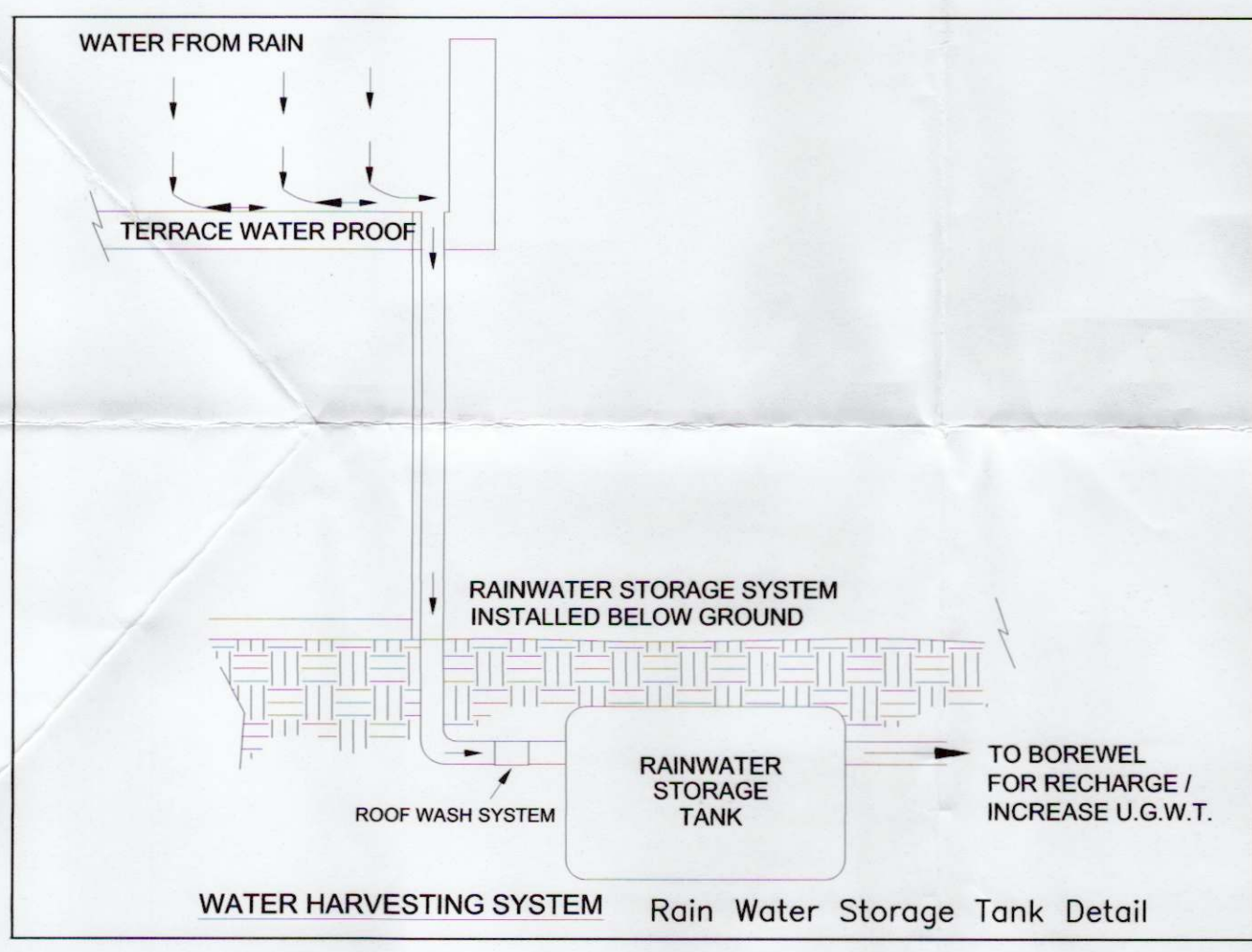
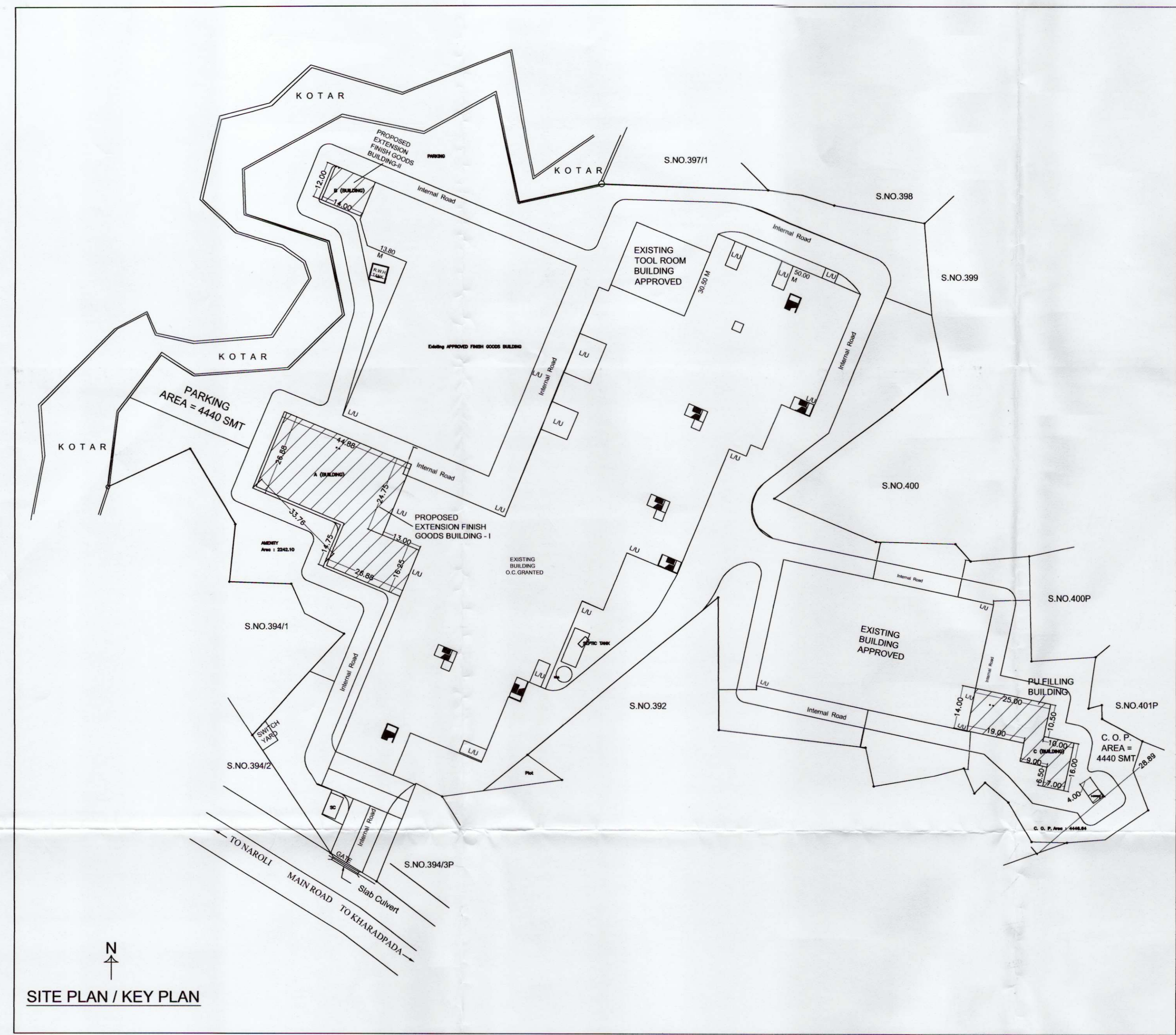
For:
M/s Nilkamal Limited

Revised construction permission
for Industrial building on land
bearing Sr. No. 393, 396,
391 & 389 at Kharadpada

Owner Sign Architect Sign

For NILKAMAL LIMITED
Authorised Signatory

MADHAV CONSULTANCY
ARCHITECT PLANNER DESIGNER,
GOVT. APPROVED VALUES,
STRUCTURAL ENGINEER.



AREA STATEMENT (DNHPDA)	VERSION NO.: 1.01	VERSION DATE: 20/03/2018
PROJECT DETAIL :	Occupancy: Industrial (permitted by rule of DNHPCC)	
AUTHORITY: DNHPDA	Zoning Regulation: I1-General Industries Zone	
Project Type: Organized Development	Plot SubUse: Industrial Building	
Nature of Development: New	Plot Abutting Road Width: 35.00	
Category: General Development	City Survey No.: 393,396,391&389	
Location: All other villages	North: SURVEY NO - 397/1&398	
INWARD NO: DNHPDA/0049/19-20	South: ROAD WIDTH - 35.0	
Name of Road: Naroli Road	East: SURVEY NO - 399,400,400P&401P	
Village: Kharadpada	West: SURVEY NO - 394/1&394/2	
Zone: NAROLI		
AREA DETAILS :		Sq.Mts.
AREA OF PLOT (Minimum)	(A)	44400.00
NET AREA OF PLOT	(A-Deductions)	44400.00
Deduction for Balance Plot Area		
COP Area		4446.64
Amenity Area		2242.10
Total		6688.75
BALANCE AREA OF PLOT	(A-Deductions)	37711.25
PLOT AREA FOR COVERAGE	(A-Deductions)	44400.00
Plot Area for FAR	(A-Deductions)	44400.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		22200.00
Proposed Coverage Area (5.08 %)		2256.84
Existing coverage area (43.1 %)		19138.51
Total Prop. Coverage Area (48.19 %)		21395.35
Balance coverage area (1.81 %)		804.65
FAR CHECK		
Perm. FAR Area (2.00)		88800.00
Total Perm. FAR area		88800.00
Industrial FAR		5271.39
Proposed FAR Area		5271.39
Existing FAR Area		32673.33
Total Proposed FAR Area		38678.38
Consumed FAR (Factor)		0.87
Balance FAR Area		50121.62
BUILT UP AREA CHECK		
Proposed BuiltUp Area		6090.91
Existing BuiltUp Area		32673.33
Total Proposed BuiltUp Area		38764.24
ARCH / ENGG / SUPERVISOR (Regd)		Owner
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name								Total	
	A (BUILDING)	B (BUILDING)	D (BUILDING)	C (BUILDING)	Total FAR	Total Built Up Area	Total FAR	Total Built Up Area	Total FAR	Total Built Up Area
Ground Floor	1930.66	1521.63	252.00	168.00	18.00	12.00	789.75	526.50	2990.41	2228.13
First Floor	1550.25	1521.63	0.00	0.00	0.00	0.00	0.00	0.00	1550.25	1521.63
Second Floor	1550.25	1521.63	0.00	0.00	0.00	0.00	0.00	0.00	1550.25	1521.63
Total	5031.16	4564.89	252.00	168.00	18.00	12.00	789.75	526.50	6090.91	5271.39

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Industrial (permitted by rule of DNHPCC)	Industrial Building	Bldg upto 15.0 mt. Ht.
B (BUILDING)	Industrial (permitted by rule of DNHPCC)	Industrial Building	Bldg upto 15.0 mt. Ht.
D (BUILDING)	Industrial (permitted by rule of DNHPCC)	Industrial Building	Bldg upto 15.0 mt. Ht.
C (BUILDING)	Industrial (permitted by rule of DNHPCC)	Industrial Building	Bldg upto 15.0 mt. Ht.

Required Parking (Table 7a)

Building Name	Type	Sub/Use	Area (Sq.mt.)	Units		Car		Loading/Unloading/Truck/Bus		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.	Reqd.
A (BUILDING)	Service Industry Class-A	Industrial Building	> 0	200	1521.63	1	8	-	-	-
			> 0	500	1521.63	-	-	1	8	-
		Industrial Building (permitted by rule of DNHPCC)	> 0	200	3043.26	1	16	-	-	-
			> 0	500	3043.26	-	-	1	11	-
B (BUILDING)	Industrial Building (permitted by rule of DNHPCC)	Industrial Building	> 0	200	168.00	1	2	-	-	-
			> 0	100	168.00	-	-	1	2	-
D (BUILDING)	Industrial Building (permitted by rule of DNHPCC)	Industrial Building	> 0	200	12.00	1	2	-	-	-
			> 0	100	12.00	-	-	1	1	-
			> 0	200	526.50	1	3	-	-	-
C (BUILDING)	Industrial Building (permitted by rule of DNHPCC)	Industrial Building	> 0	500	526.50	-	-	1	6	-
			Total :	-	-	-	31	0	-	28

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	31	387.50	0	0.00
Loading/Unloading	28	1050.00	0	0.00
Other Parking	-	-	-	4451.59
Required Parking	1437.50			
10% of Net Plot Area	4440.00			
Total	4440.00			4451.59

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
					Industrial	Service Industry Class-A		
A (BUILDING)	1	5031.16	85.86	0.00	3043.26	1521.63	4564.89	4945.30
B (BUILDING)	1	252.00	0.00	0.00	168.00	0.00	168.00	252.00
D (BUILDING)	1	18.00	0.00	12.00	0.00	0.00	12.00	18.00
C (BUILDING)	1	789.75	0.00	0.00	526.50	0.00	526.50	789.75
Grand Total :	4	6090.91	85.86	12.00	3737.76	1521.63	5271.39	6005.05