

**PROPOSED COMMERCIAL LAY-OUT & BUILDING PLAN OF
BLOCK No:100/P, F.P.No:87, T.P.No:01, AT VILL:SEVASI,
DIST. VADODARA.**



DETAIL OF UNITS	
SHOP	OFFICE
1st	0
2nd	0
3rd	0
4th	0
5th	0
6th	0
7th	0
8th	0
9th	0
10th	0
TOTAL	0

PROPOSED AREA TABLE	
BUILD UP AREA TABLE	F.S.I. AREA TABLE
LOW. BASEM. 2612.05	LOW. BASEM. 0.00
UPP. BASEM. 2612.05	UPP. BASEM. 0.00
G.F. 2296.40	G.F. 1440.10
1st 1868.63	1st 1680.18
2nd 1868.63	2nd 1706.12
3rd 1791.90	3rd 1427.82
4th 1422.46	4th 1304.05
5th 1301.29	5th 1182.39
6th 1196.32	6th 1079.45
7th 1054.98	7th 747.57
8th 747.57	8th 0.00
9th 0.00	9th 0.00
TOTAL 18051.33	TOTAL 10570.48

DETAIL OF STAIR
SCALE: N.T.S.

LIFT CALCULATION

3rd to 7th Fl. = 6766.95 sq.mt.
1 LIFT (CAP. 4 PERSON) REQD. FOR 1000 SQ.MT. B.A.
TOTAL B.A. = 6766.95 + REQ. 6.76 NOS. LIFT. (SAYS 7X9 = 42 PASSENGER)
PROVIDED 10 LIFT OF 8 PASSENGER

SOLAR POWER CALCULATION

MIN 5% OF CONNECTED LOAD
ESTIMATED CONNECTED LOAD = 1000 KW
SOLAR PROVISION 5% = 50.00 KW
12 SQ.MT/KW i.e. 600 SQ.MT. AREA OF TERRACE
PROVIDED ON TERRACE [300.00 + 300.00] = 600.00 SQ.MT.

SANITARY PROVISION

(AS PER GDCR CL. NO-21.8.1)
TOTAL COMMERCIAL FL. AREA = 10569.70 sq.mt.
OTHER FL. PROVIDED (SAY) UNIT NOISE
10569.70 / 4 = 2642.42 SAY 2643 PERSON
ASSUME 1302 MALE & 1302 FEMALE USER
REQ. FOR MALE USER
REQ. PER 100 PERSON 1 URINAL (1302/100) = 14 URINAL
REQ. PER 100 PERSON 1 W.C. (1302/100) = 14 W.C.
REQ. FOR FEMALE USER
REQ. PER 100 PERSON 1 W.C. (1302/100) = 14 W.C.

PROVIDED SANITARY FACILITY

URINAL/MALE W.C.	FEMALE W.C.	PH. TOILET
32	30	21

AREA TABLE

FORM NO.3

(See Regulation NO.3.2(ix))

1/4

A. AREA STATEMENT	SQ. MTS.	LIST OF DRAWING ATTACHED
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1. Area of land/property as per record	3915.00	Sr No	Description	Copies
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or as per site condition

B. Deduction for:

(a) road cutting area

(b) any reservation

3. Net area of plot

4. Common Plot (3915.00 x 10%)

5. Balance area of Plot

6. Permis. b up area on G.F.

7. [a] Permis. normal F.S.I. [3915.00 x 1.80]

[b] Permis. premium F.S.I. [3915.00 x 0.90]

TOTAL PERMISSIBLE F.S.I. [1.80 + 0.90 = 2.70]

[7047.00 + 3523.50]

8. Existing built up area on G.F.

9. Proposed built up area

10. Grand total of built up area on G.F.

11. Proposed floor space area

Lower Basement floor

Upper Basement floor

Ground floor

First floor

Second floor

Third floor

Fourth floor

Fifth floor

Sixth floor

Seventh floor

Terrace floor

Total proposed floor space area

12. Total existing floor space area (if any)

13. Grand total of floor space area

14. Total f.s.i. consumed

B. PARKING STATEMENT

• TOTAL PROP. F.S.I. AREA = 10570.48 sq.mt.

REQ. PARKING AREA @ 50 % = 5285.24 sq.mt.

(AS PER GDCR CL. NO. 8.12.1)

G.O.C.R. 2017 Table 8.12.1: Parking requirement

Note: 50% of the visitor parking shall be provided at ground level.

VEHICAL

REQ. AREA

PROVIDED PARKING

LOW. BASEM.

UPP. BASEM.

GR. LVL.

TOTAL

CAR PARKING AREA @ 50 %

OTHERS PARKING AREA @ 30 %

VISITORS PARKING AREA @ 20 %

TOTAL

50% CAR PARKING

NO. LEVEL AREA

1 UPP. BASEM.

2 LOW. BASEM.

TOTAL

30% OTHERS PARKING

NO. LEVEL AREA

1 UPP. BASEM.

2 LOW. BASEM.

TOTAL

20% VISITORS PARKING

NO. LEVEL AREA

1 UPP. BASEM.

2 LOW. BASEM.

TOTAL

OPEN TO SKY AREA

OPEN TERRACE AREA

OR ARCHIT. INFRASTRUCTURE

PARTNER

Owner / Builder / Organiser / Developer

Or Authorised Agent of Owner



LAY OUT PLAN
SCALE: 1:100 CM = 4.00 MT

98 (129)
ADJ. O.P.No: 66/2
ADJ. F.P.No: 156

ADJ. O.P.No: 65/2

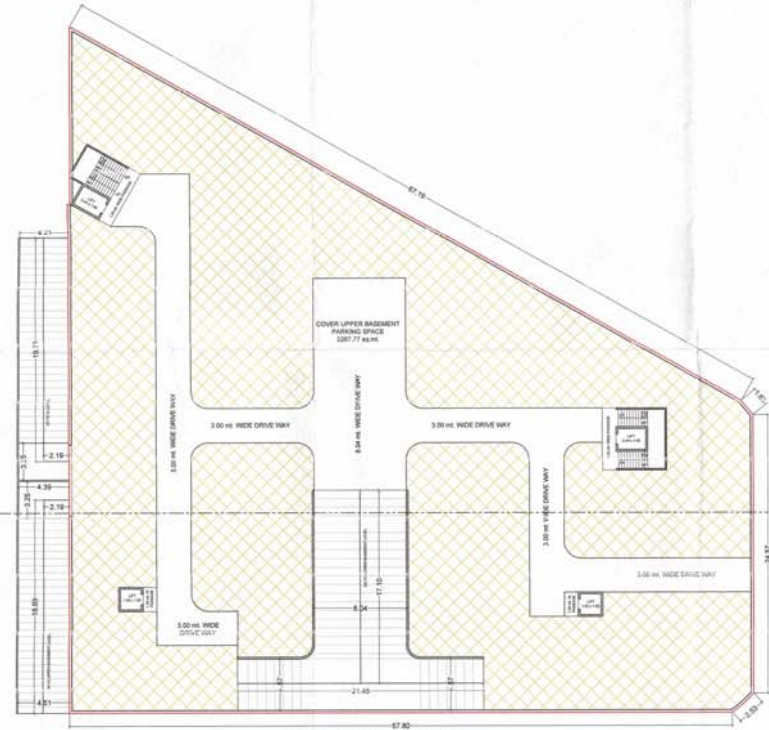
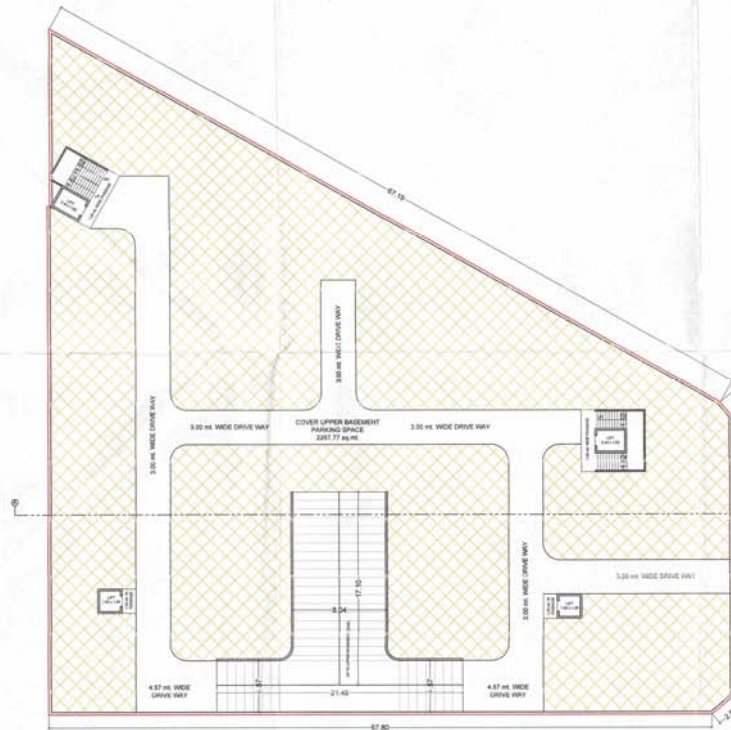
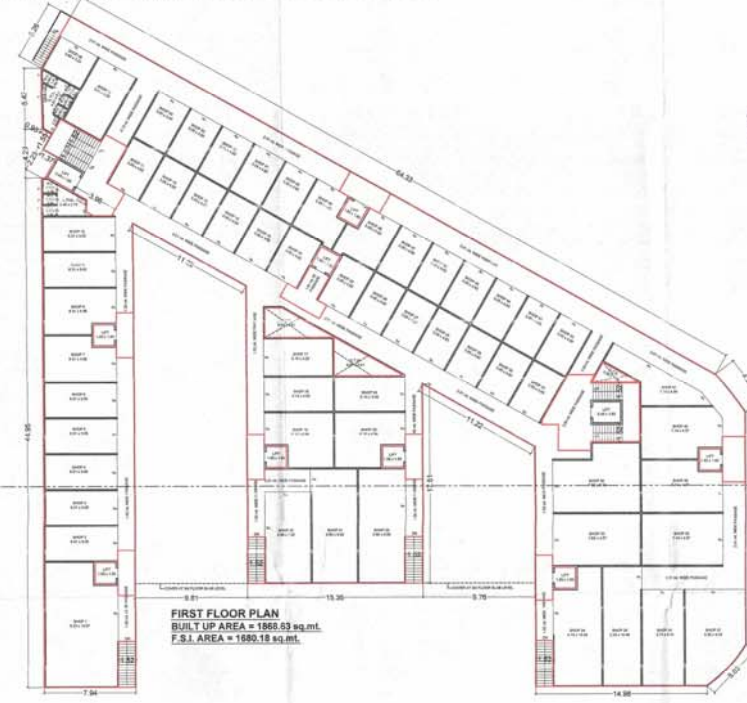
101 (115)
ADJ. O.P.No: 50/1
ADJ. F.P.No: 86

ADJ. O.P.No: 66/1 P

124 (130)
ADJ. O.P.No: 64
ADJ. F.P.No: 90

107 (131)
ADJ. O.P.No: 52
ADJ. F.P.No: 103

APPROVED BY THE TO COMMISSION
LAND DEVELOPMENT AUTHORITY
Order No. 19/2019/26-6, Dated 19/05/2019
Urban Development Authority
Vadodra

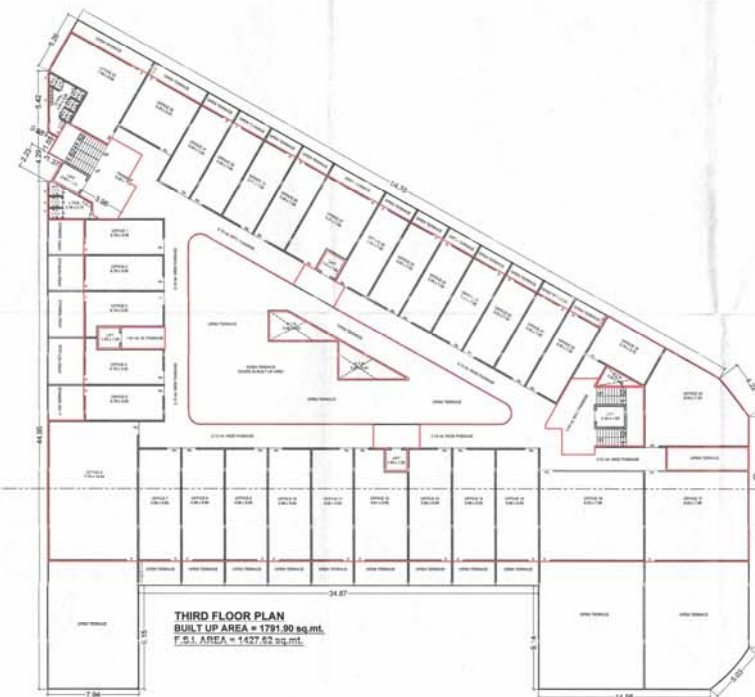
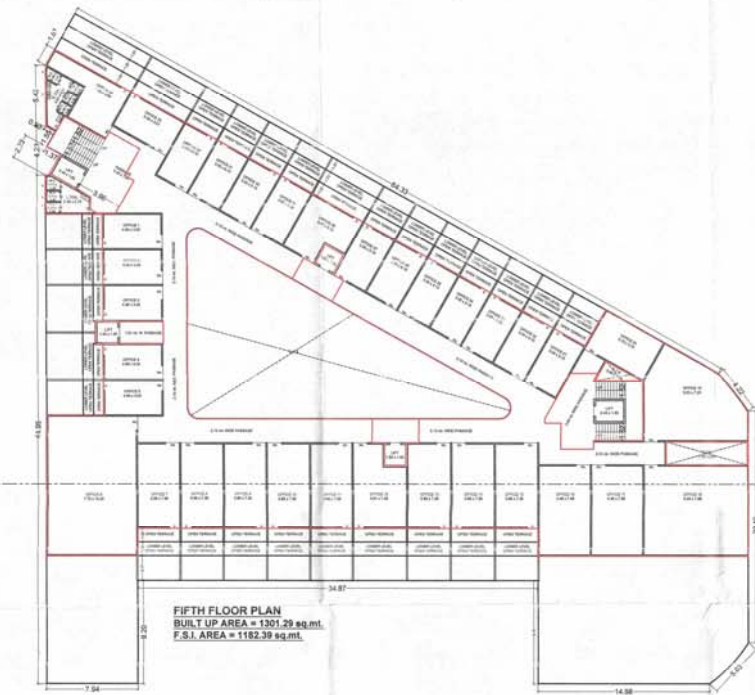
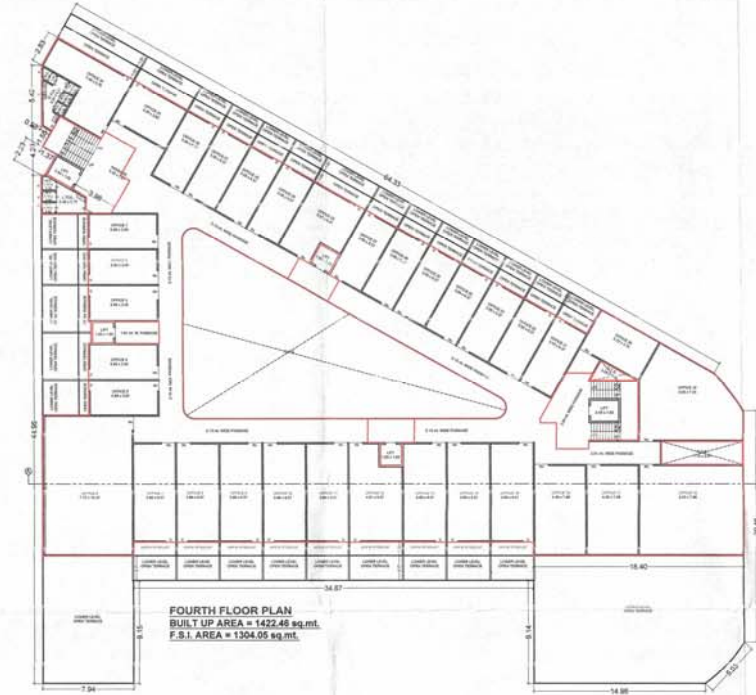


PRINT SCALE : 1.00 CM. = 2.00 MT.

FOR ARKANT INFRASTRUCTURE
PARTNER

Owner / Builder / Organizer / Developer
Or Authorised Agent of Owner

RUCHIR SHETH
ARCHITECT
DESIGN STUDIO
VADODRA
A-308/2017/2018



APPROVED FOR THE PROPOSED
LAD COMMERCIAL BUILDING PLAN
Date: 19/05/2018
By: G. V. Vaidya
Officer Development Authority
Vadodra

FOR ARPHANT INFRASTRUCTURE
PARTNER

Owner / Builder / Organiser / Developer
Or Authorized Agent of Owner

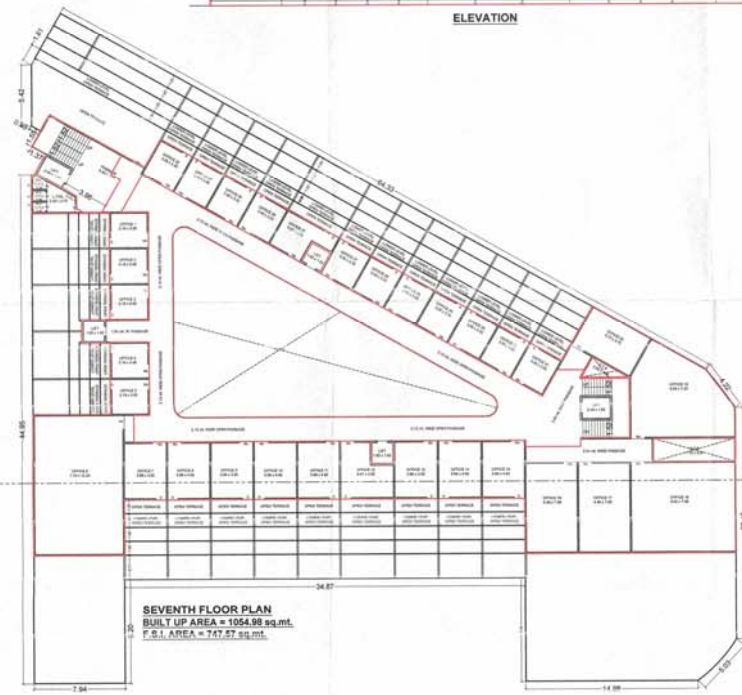
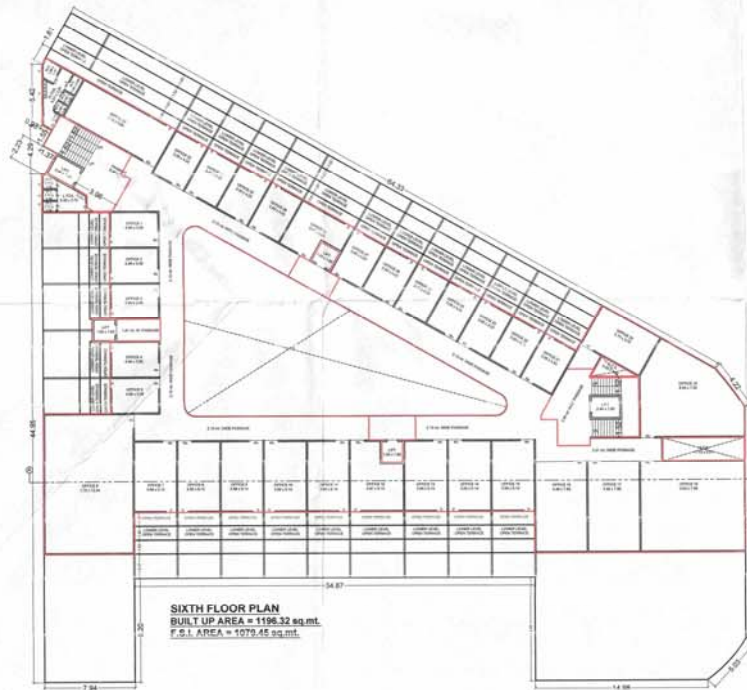
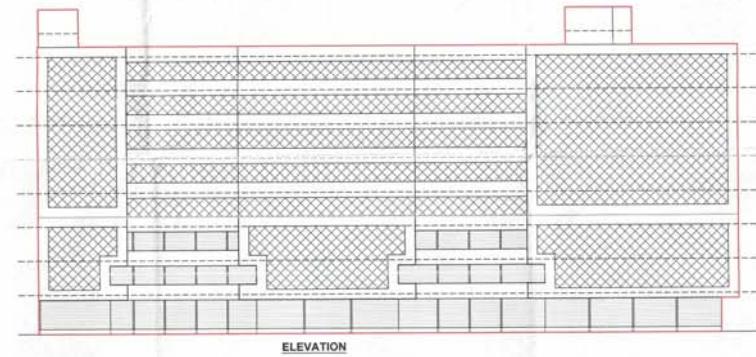
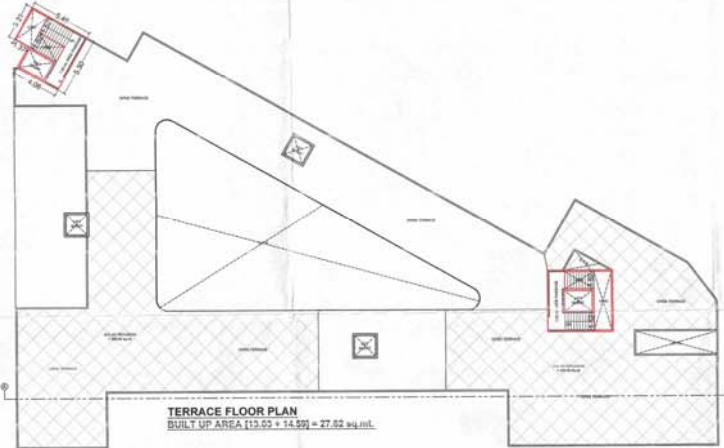
RUCHIR SHETH
ARCHITECT

VADRA LENO
A-308/2018/2019

PRINT SCALE : 1.00 CM. = 2.00 MT.

PROPOSED COMMERCIAL LAY-OUT & BUILDING PLAN OF BLOCK No:100/P, F.P.No:87, T.P.No:01, AT VILL:SEVASI, DIST. VADODARA.

APPROVED BY THE CHIEF ENGINEER
CITY ENGINEER, VADODRA
Date: 14/05/18
Urban Development Authority
Vadodra



FOR ARBANT INFRASTRUCTURE
PARTNER

Owner / Builder / Organizer / Developer
Or Authorized Agent of Owner

RUCHI SHETH
ARCHITECT
DESIGN STUDIO
VADRA LAL NAG
A-208/201/26/2018

PRINT SCALE : 1.00 CM. = 2.00 MT.