

Project Title :PROPOSED LAYOUT AND BUILDING PLAN OF R.S.NO.562, O.P.NO.131, F.P.NO.131, VILL.TARSALI, DIST.VADODARA.

Application No. : 003BDP19200021 Development Permission No. : 003BP19200006



Inward No	OPDS/2019/000475	Sheet	1
Inward Date		Scale	1:100
VERSION NO. 1.0.11			
VERSION DATE: 27/03/2019			

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A (WING)	Residential	Affordable Housing	Dwelling-3 (DW3)	-	-	28	4	GROUND FLOOR PLAN TYPICAL -1, 2, 3, 4, 5, 6 7 FLOOR PLAN TERRACE FLOOR PLAN PARKING FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
F G H (WING)	Residential	Affordable Housing	Dwelling-3 (DW3)	-	-	84	0	GROUND FLOOR PLAN TYPICAL -1, 2, 3, 4, 5, 6 7 FLOOR PLAN TERRACE FLOOR PLAN PARKING FLOOR PLAN	Residential	Affordable Housing	Residential FSI	Residential	Affordable Housing
B C D E (WING)	Residential	Affordable Housing	Dwelling-3 (DW3)	-	-	112	0	GROUND FLOOR PLAN TYPICAL -1, 2, 3, 4, 5, 6 7 FLOOR PLAN TERRACE FLOOR PLAN PARKING FLOOR PLAN	Residential	Affordable Housing	Residential FSI	Residential	Affordable Housing

Required Parking

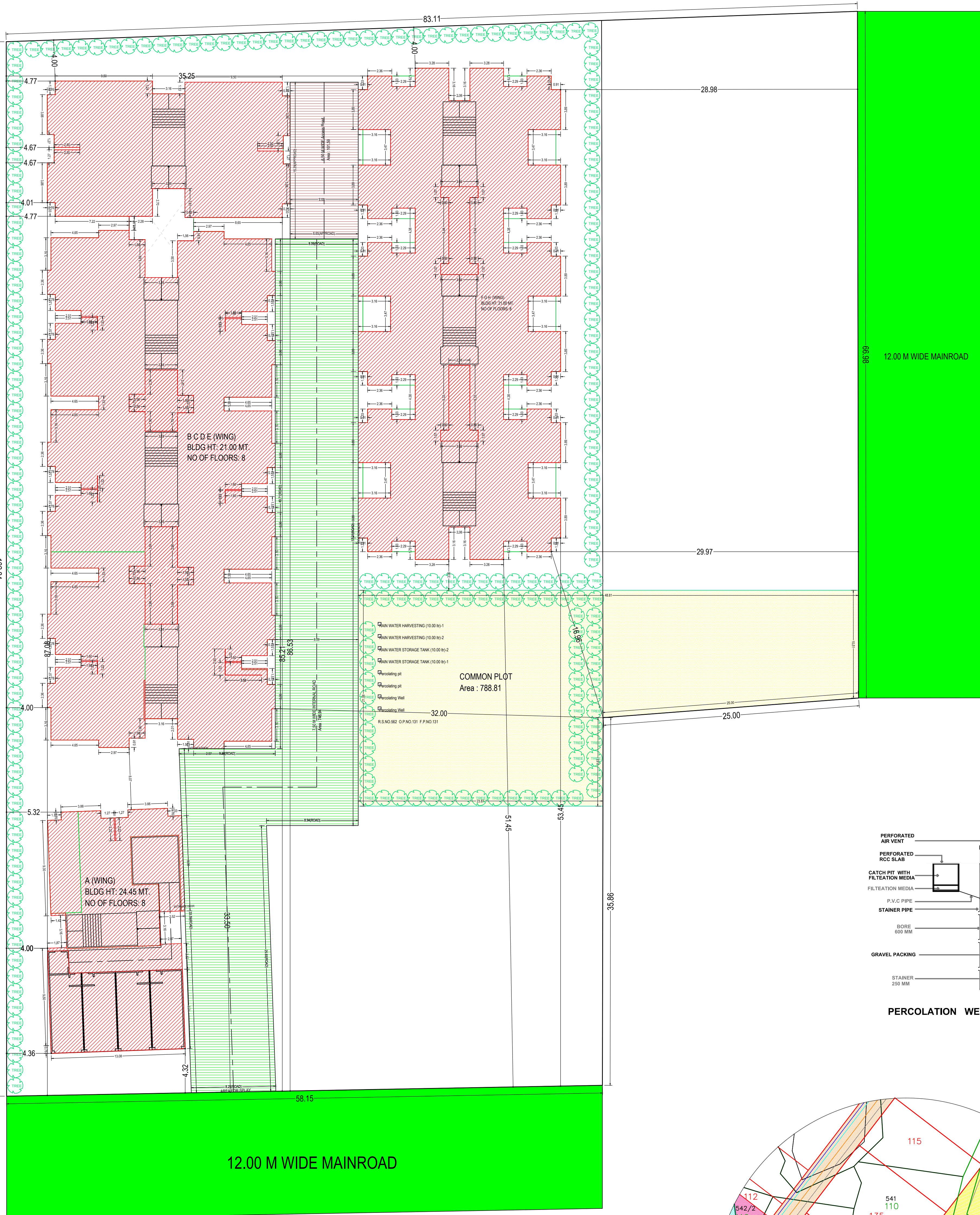
Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.Ft.)	Car	Other Parking Vehicle Car Parking
				Regd.	Prop.			
A (WINGS)	Mercantile	Shop	> 0	1	-	105.69	52.85	26.42
			0-9	-	-	-	-	-
	Residential	Affordable Housing	0-1000	1000	-	-	-	-
			0-66	-	-	-	-	-
F G H (WING)	Residential	Affordable Housing	> 66.01	-	-	177.59	88.79	17.76
			0-66	1	-	-	-	-
	Residential	Affordable Housing	> 66.01	-	-	444.24	222.12	44.42
			0-66	1	-	-	-	-
B C D E (WING)	Residential	Affordable Housing	> 66.01	-	-	778.04	389.02	77.80
			0-66	1	-	-	-	-
	Residential	Affordable Housing	> 66.01	-	-	950.18	478.09	95.02
			0-66	1	-	-	-	-
Total:						1452.72	726.35	150.55

Parking Check (Table 7b)

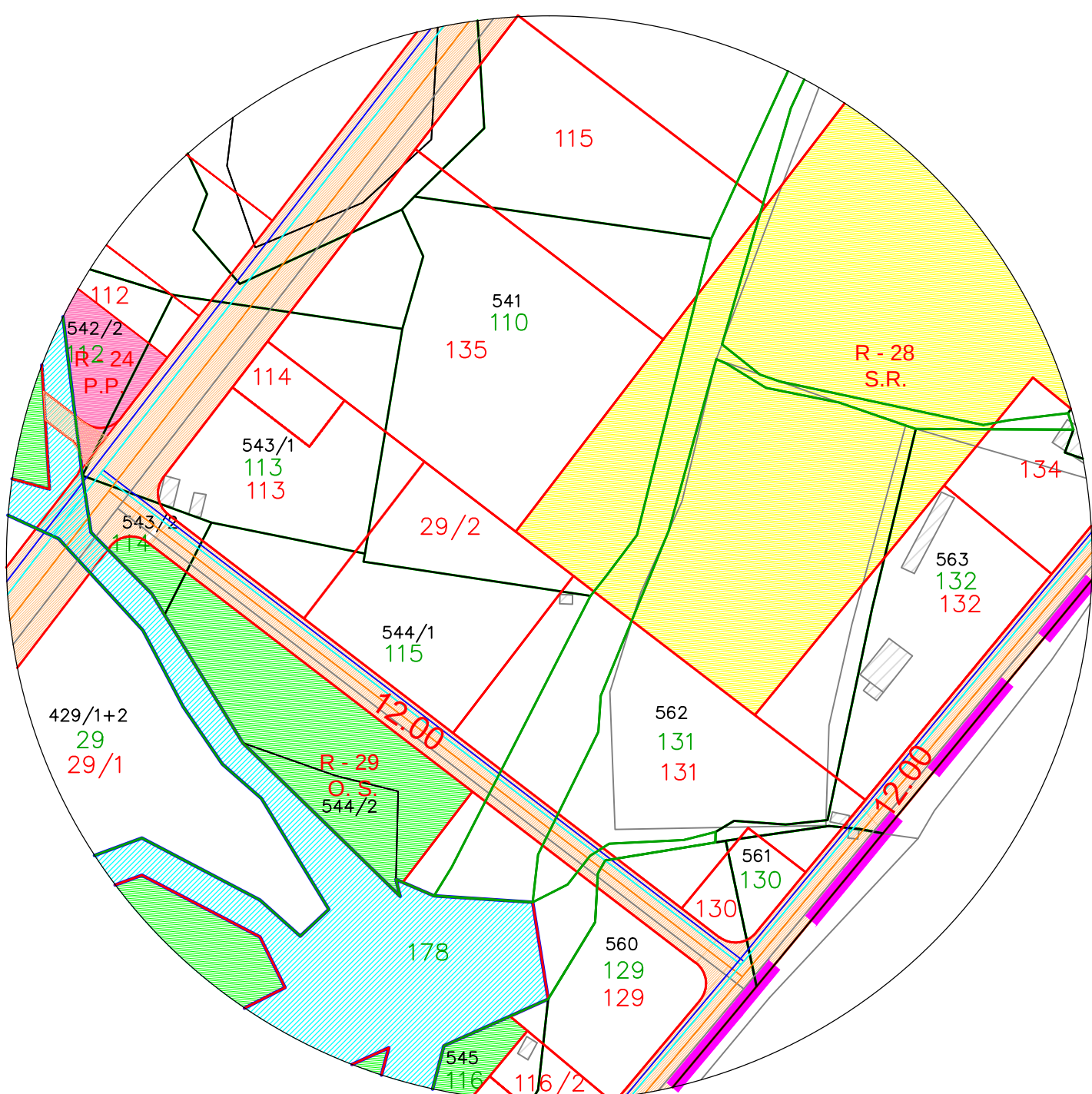
Use Type	Car				Total Parking Area			
	Area	No.	Area	No.	Area	No.	Area	No.
Residential	699.93	1806.56	0	0	139.98	157.55	0	1
Commercial	26.42	71.69	0	0	153.85	164.11	-	-
Total	726.35	1878.24	0	0	293.83	321.66	-	-

FSI & Tenement Details

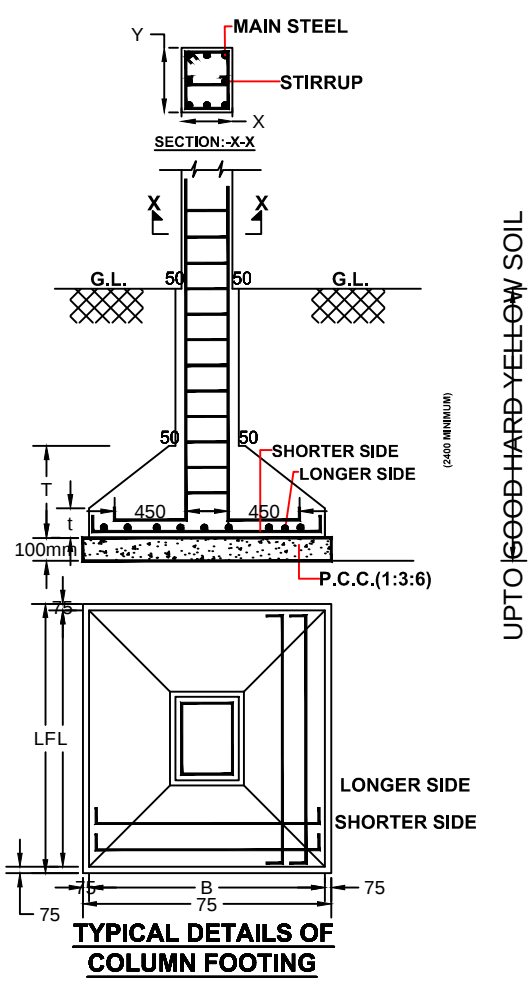
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FSI Area (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
					Stair/Case	LR	LR Machine	Ramp	Covered Area	Parking	Resi.	Commercial		
(WING)	1	2378.93	0.00	2378.93	216.98	60.00	7.50	57.27	55.64	99.95	1775.90	105.69	1881.59	32
(WING)	1	5532.85	342.09	5190.76	554.13	172.54	21.58	0.00	0.00	4442.41	0.00	4442.41	84	
(WING)	1	10702.56	751.04	9951.52	789.84	240.16	30.02	0.00	0.73	1110.41	7780.36	0.00	7780.36	112
(WING) and Total	3	18614.34	1093.13	17521.21	1560.95	472.80	59.10	57.27	56.37	1210.36	13988.67	105.69	14104.36	228



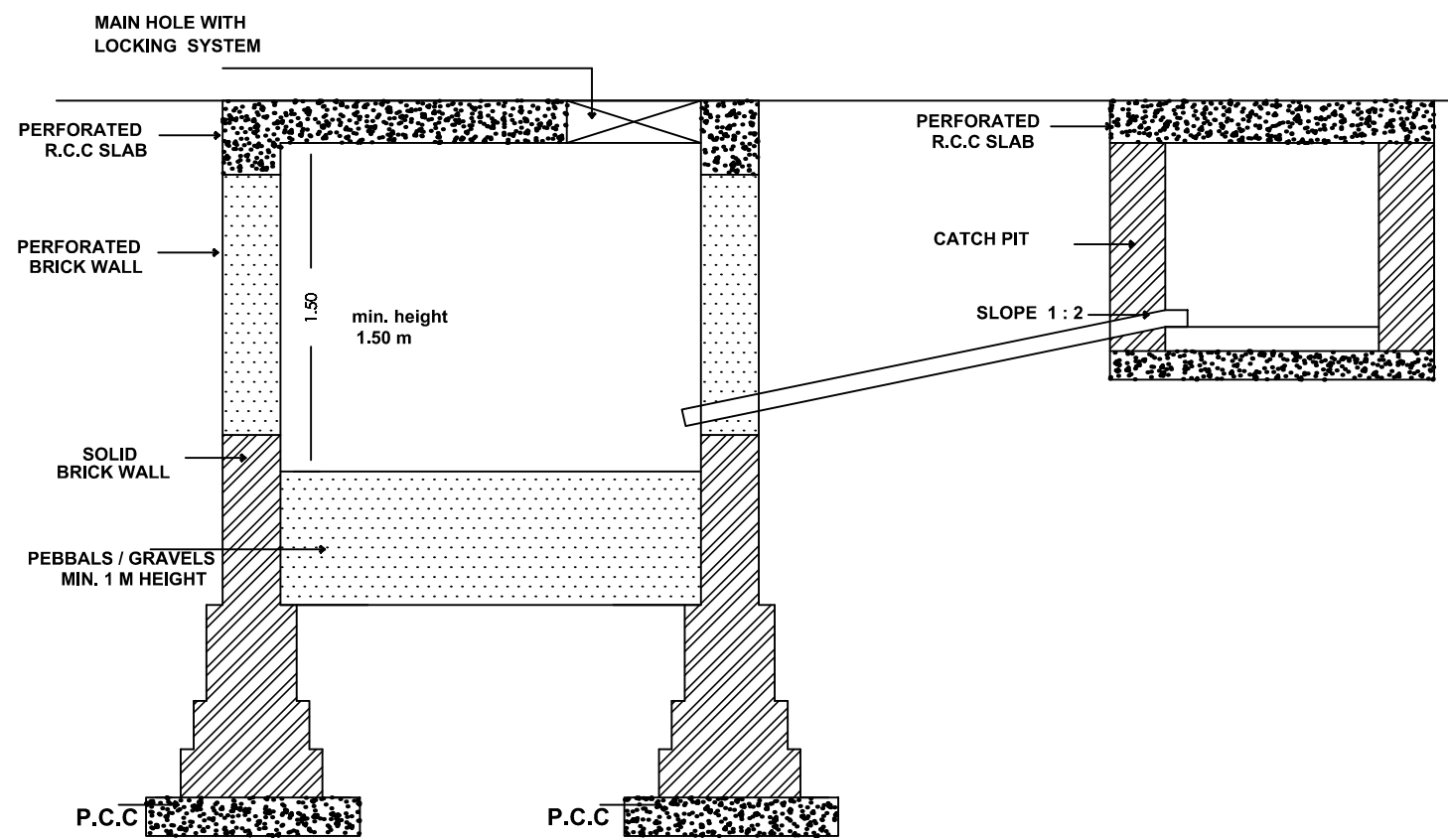
12.00 M WIDE MAINROAD

SITE PLAN
SCALE 1:100

KEY PLAN



RAIN WATER HARVESTING DETAILS



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 area, dimensions and other properties of the plot which violate the plot validation certificate.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the Building/land 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 CGOER, 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 CGOER.
- The permission has been granted relying upon submitted 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/revised 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.

OWNER'S NAME AND SIGNATURE

VINODKUMAR B AGRAWAL

ARCHITECT'S NAME AND SIGNATURE

Aakash Pravin Kant Paragat

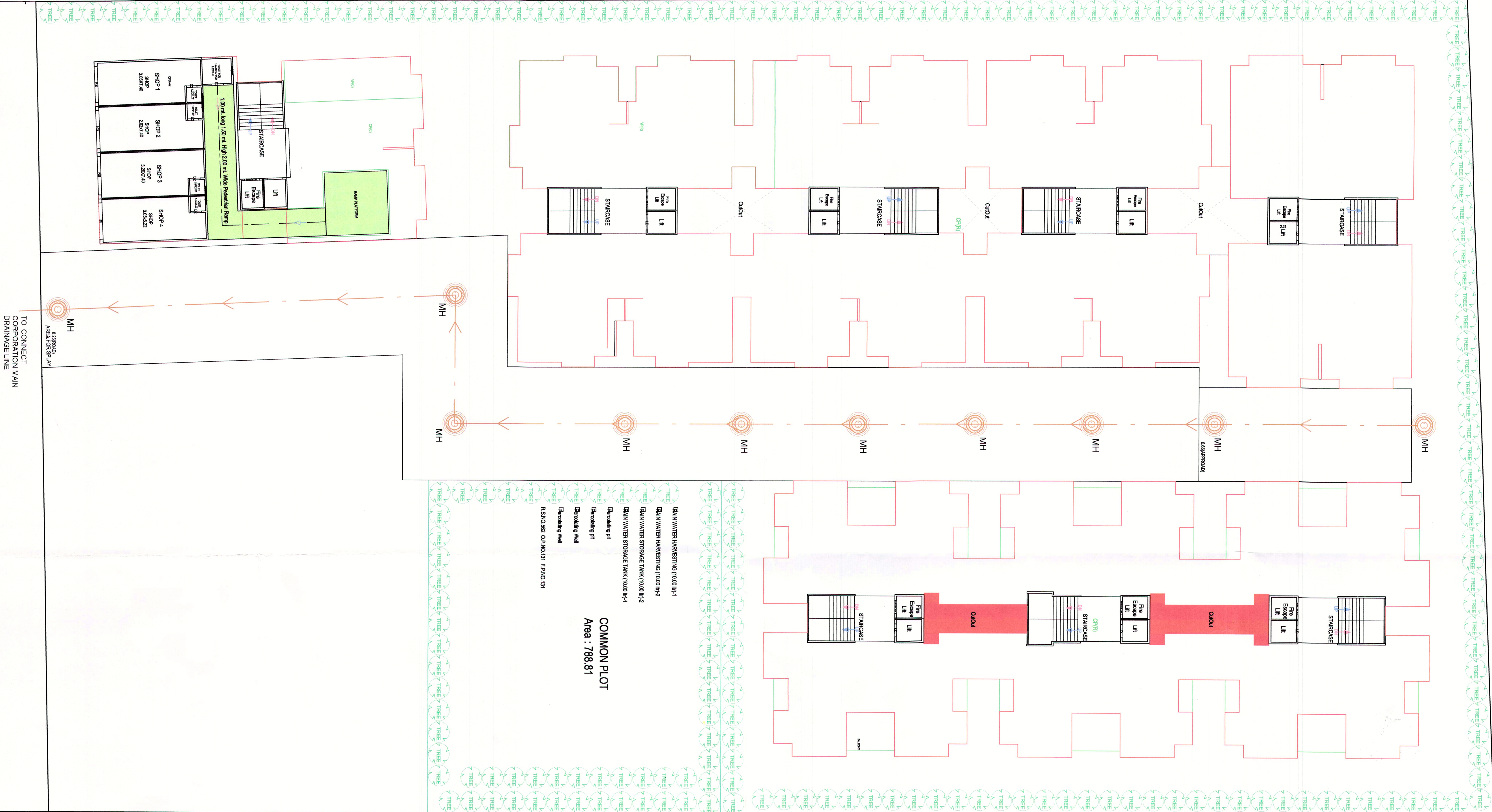
DATE OF APPROVAL

04/02/2020

DESIGNATION OF APPROVER

Building Inspector

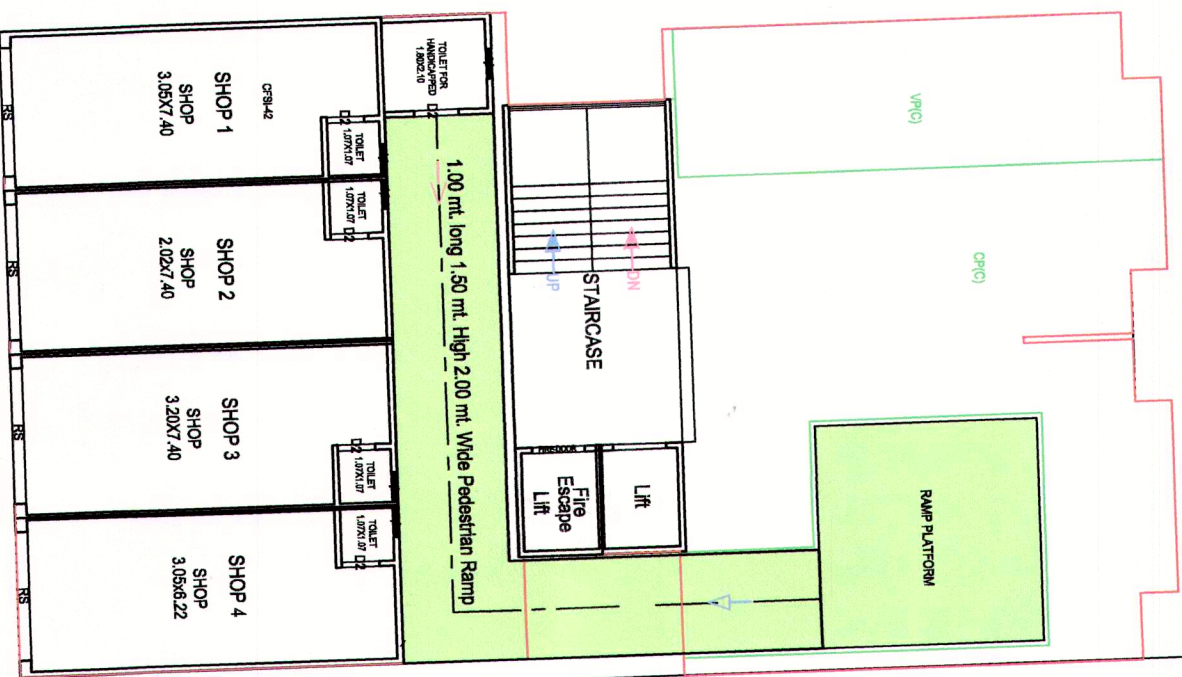




12.00 M WIDE MAINROAD

SITE PLAN
SCALE 1:100

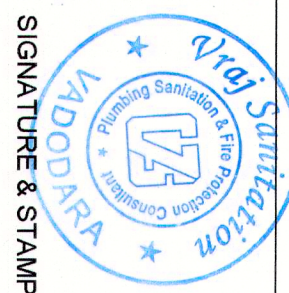
MH
300mm
ASPERON
TO CONNECT
CORPORATION MAIN
DRAINAGE LINE



DRAINAGE	LEGEND:--
MH	3"-0" DIA. ROUND DRAIN MANHOLE
	300 RCC NP3 CLASS DRAINAGE
	PIPE LINE, UNDER GROUND

DRAWING	EXTERNAL DRAINAGE LAYOUT
TITLE :-	RESIDENTIAL PROJECT ATTARSALI
PROJECT NAME :-	
PLUMBING CONSULTANT	

Vij Sanitation
PLUMBING, SANITATION & FIRE-
PROTECTION CONSULTANT
VADODARA
PH.NO (O) - 0285-2481479
(M) 9808007796
E-MAIL - vij@vijns.com

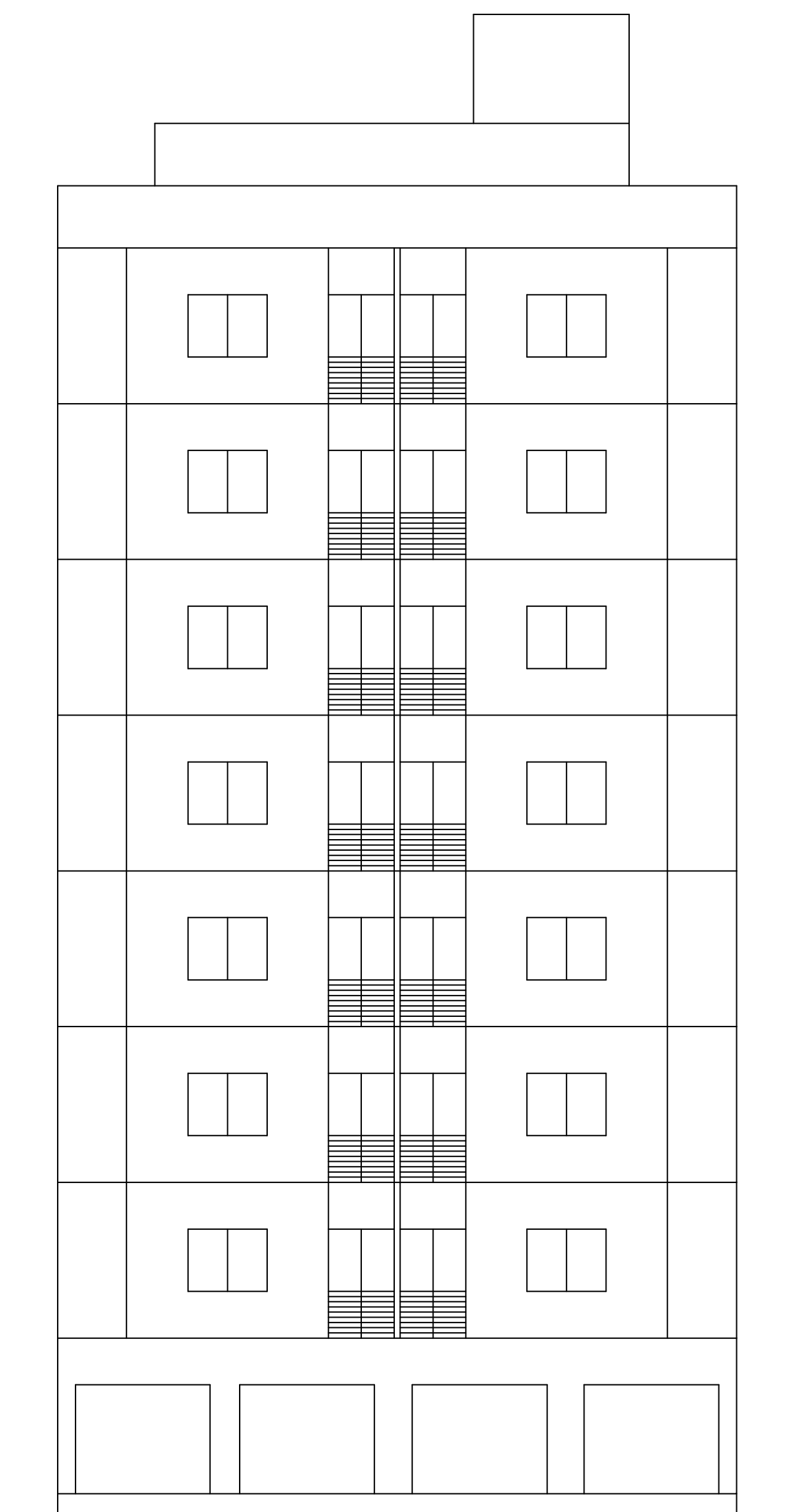


Sneha K. Patel
Lic. No.: EOR 30217-20
8, Mangalam Mandir,
Mangalpur, Vadodara.
SIGNATURE
Architect/Engineer/Surveyor
VMC Registration No.

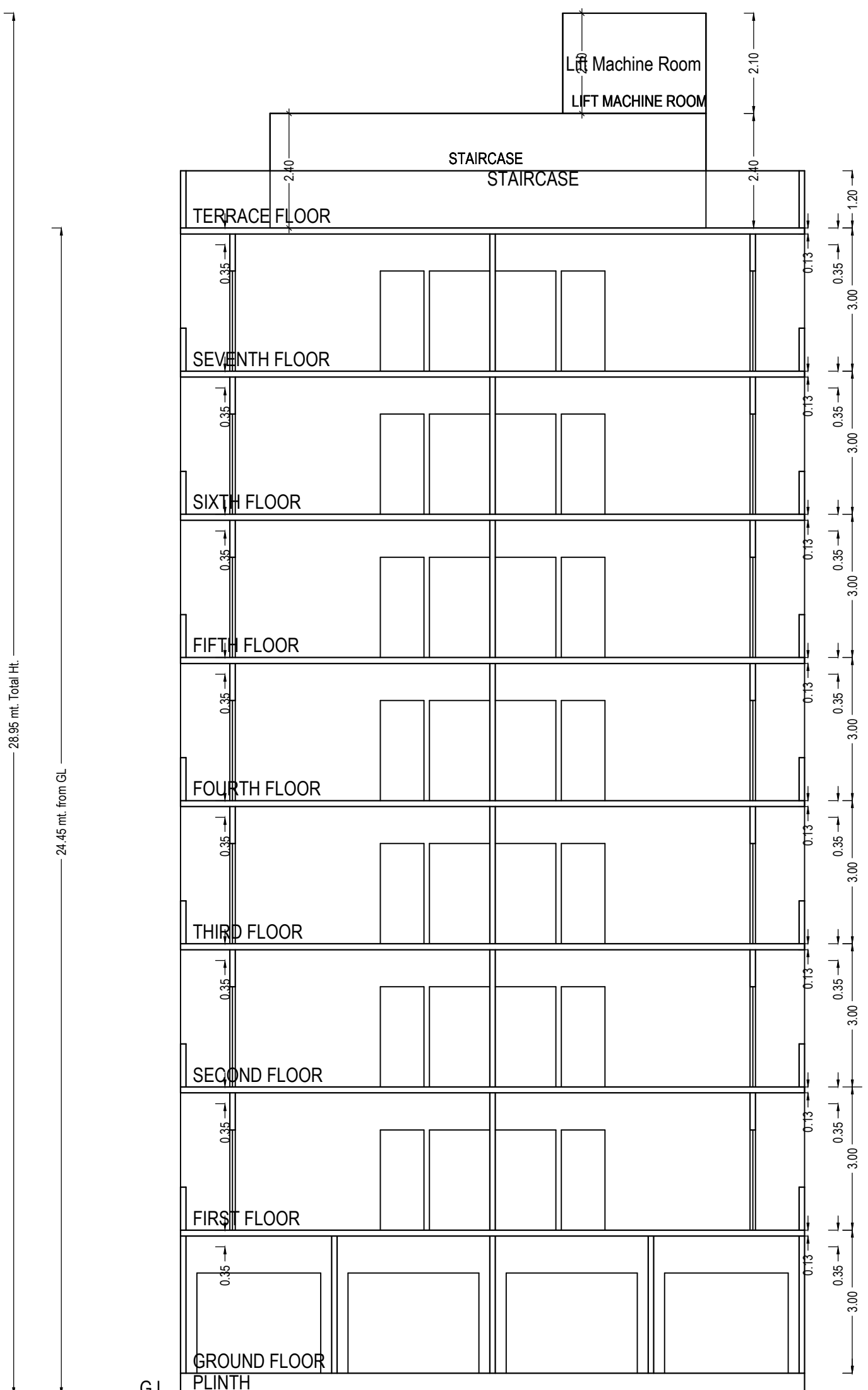
SIGNATURE
Owners/Builder/Owner/Developer OR
Authorised Agent of Owner

Project Title :PROPOSED LAYOUT AND BUILDLING PLAN OF R.S.NO.562, O.P.NO.131, F.P.NO.131, VILL.TARSALI, DIST.VADODARA.

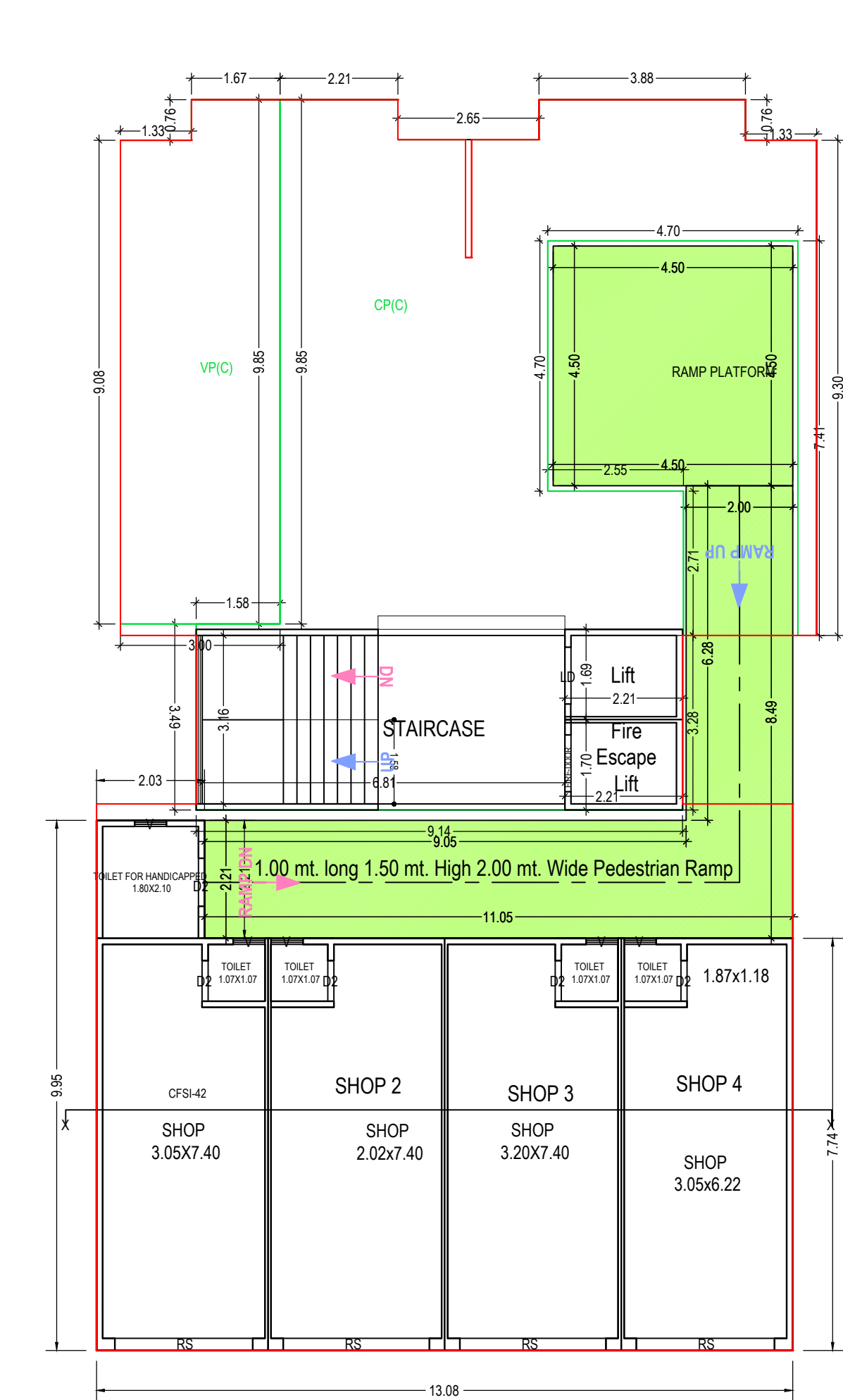
Inward No	ODPS/2019/000475	Sheet	2
Inward Date		Scale	1:100



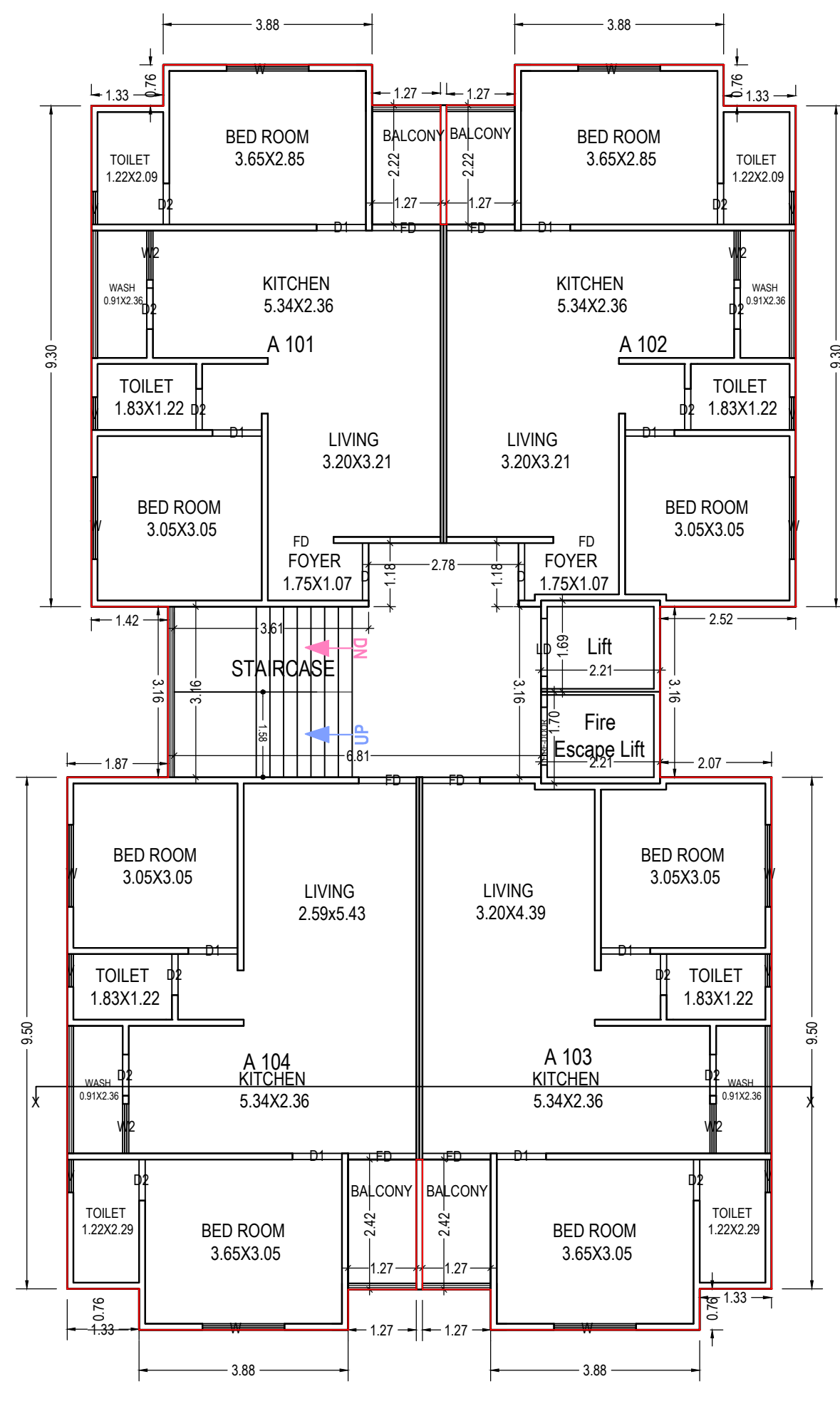
ELEVATION



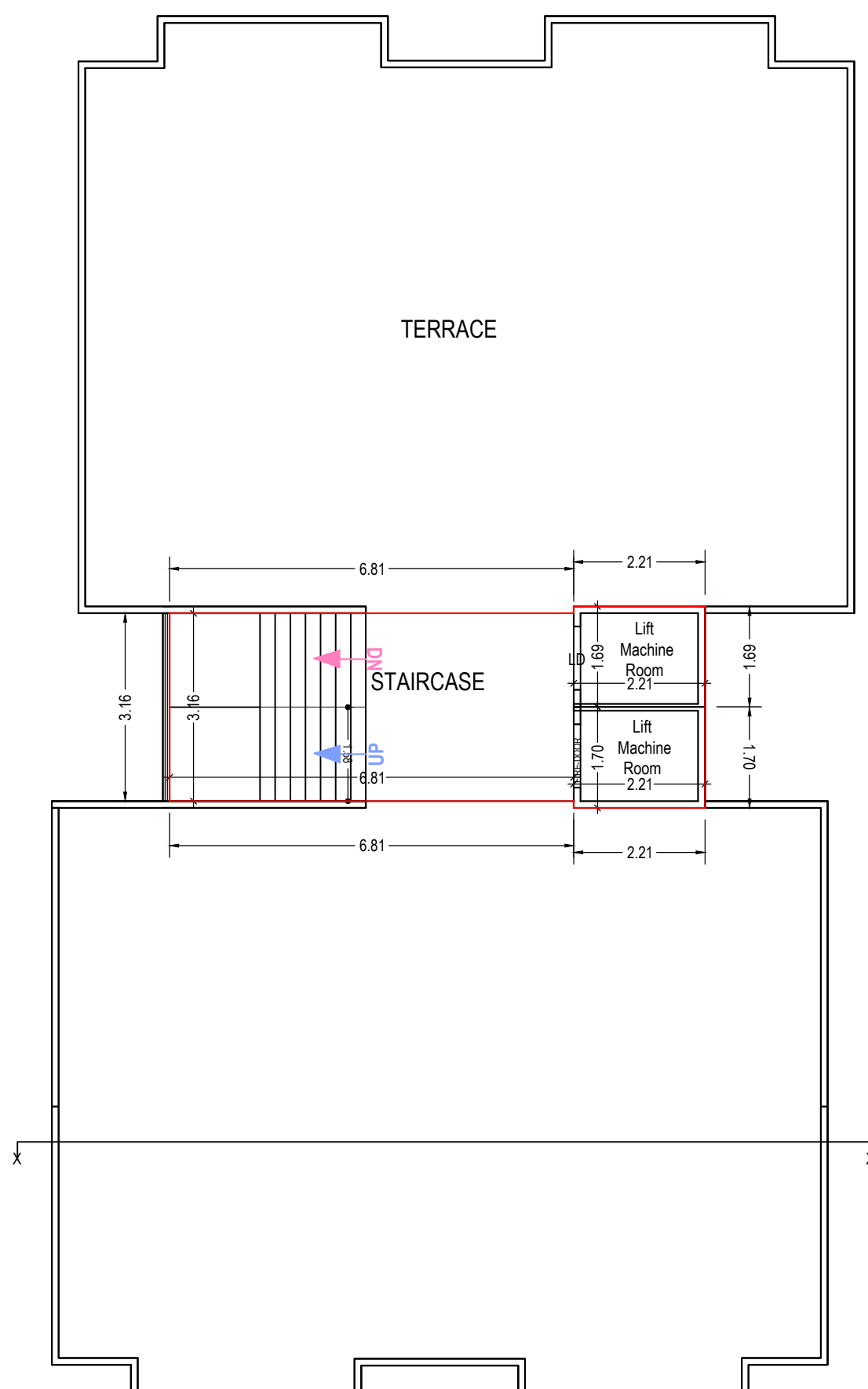
SECTION



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



TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

Building :A (WING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed (Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Lift	Lift Machine	Ramp	Covered Area	Parking	Resi.	Commercial		
Ground Floor	347.60	21.55	7.50	0.00	57.27	55.64	99.95	0.00	105.69	105.69	04
First Floor	286.04	24.84	7.50	0.00	0.00	0.00	0.00	253.70	0.00	253.70	04
Second Floor	286.04	24.84	7.50	0.00	0.00	0.00	0.00	253.70	0.00	253.70	04
Third Floor	286.04	24.84	7.50	0.00	0.00	0.00	0.00	253.70	0.00	253.70	04
Fourth Floor	286.04	24.84	7.50	0.00	0.00	0.00	0.00	253.70	0.00	253.70	04
Fifth Floor	286.04	24.84	7.50	0.00	0.00	0.00	0.00	253.70	0.00	253.70	04
Sixth Floor	286.04	24.84	7.50	0.00	0.00	0.00	0.00	253.70	0.00	253.70	04
Seventh Floor	286.04	24.84	7.50	0.00	0.00	0.00	0.00	253.70	0.00	253.70	04
Terrace Floor	29.05	21.55	0.00	7.50	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	2378.93	216.98	60.00	7.50	57.27	55.64	99.95	1775.90	105.69	1881.59	32
Total Number of Same Buildings:	1										
Total:	2378.93	216.98	60.00	7.50	57.27	55.64	99.95	1775.90	105.69	1881.59	32

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	D2	0.76	2.10	88
A (WING)	D2	0.90	2.10	01
A (WING)	D1	0.91	2.10	56
A (WING)	D	1.07	2.10	14
A (WING)	FD	1.07	2.10	14
A (WING)	FD	1.22	2.10	14
A (WING)	FD	1.27	2.10	28
A (WING)	RS	2.59	2.10	02
A (WING)	RS	2.74	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (WING)	V	0.60	1.00	05
A (WING)	V	0.61	1.00	56
A (WING)	W2	0.91	0.90	28
A (WING)	W	1.52	1.20	56

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.58	0.25	0.19
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	STAIRCASE	1.58	0.25	0.19
TERRACE FLOOR PLAN	STAIRCASE	1.58	0.25	0.00

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	1.27 X 2.42 X 2 X 7	42.84	82.18
Total	1.27 X 2.22 X 2 X 7	39.34	82.18

UnitBUA Table for Building :A (WING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	CFSI-42	SHOP	24.93	24.93	1.88	23.05	04
	SHOP 2	SHOP	25.67	25.67	1.46	24.21	
	SHOP 3	SHOP	25.67	25.67	1.46	24.21	
	SHOP 4	SHOP	24.93	24.93	1.88	23.05	
	Toilet for Handicapped	OTHER	0.00	0.00	0.00	0.00	
	Total :		101.20	101.20	6.68	94.52	04
	Typical Floor = 1		101.20	101.20	6.68	94.52	04
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	A 101	MIG UNIT	61.99	61.99	4.46	57.53	04
	A 102	MIG UNIT	61.74	61.74	4.47	57.27	
	A 103	MIG UNIT	64.68	64.68	4.43	60.25	
	A 104	MIG UNIT	64.93	64.93	4.42	60.51	
	Total per Floor: 7		253.34	253.34	17.78	235.56	04
-	Total:	-	1773.38	1773.38	124.46	1648.92	28

OWNER'S NAME AND SIGNATURE
VINODKUMAR B AGRAWAL

ARCHENOS NAME AND SIGNATURE
Aakash Pravin Kant Paragat

DATE OF APPROVAL
04/02/2020

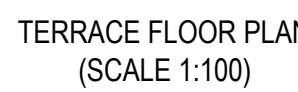
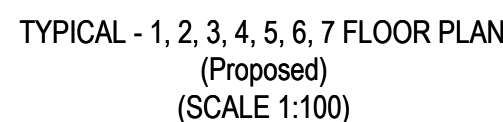
DESIGNATION OF APPROVER
Building Inspector



GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
1. 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.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
a. Title, ownership, and easement rights of the Building/Unit for which the building is proposed;
b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
c. Correctness of demarcation of the plot on site.
d. Workmanship, soundness of material and structural safety of the proposed building;
e. 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) and (e) above.
4. The applicant, as specified in CGOER, shall submit:
a. Structural drawings and related reports, before the commencement of the construction,
b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGOER.
6. The permission has been granted relying uploaded submissions, understatements, 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/reversed and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to put 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.

Inward No	ODPS/2019/000475	Sheet	3
Inward Date		Scale	1:100

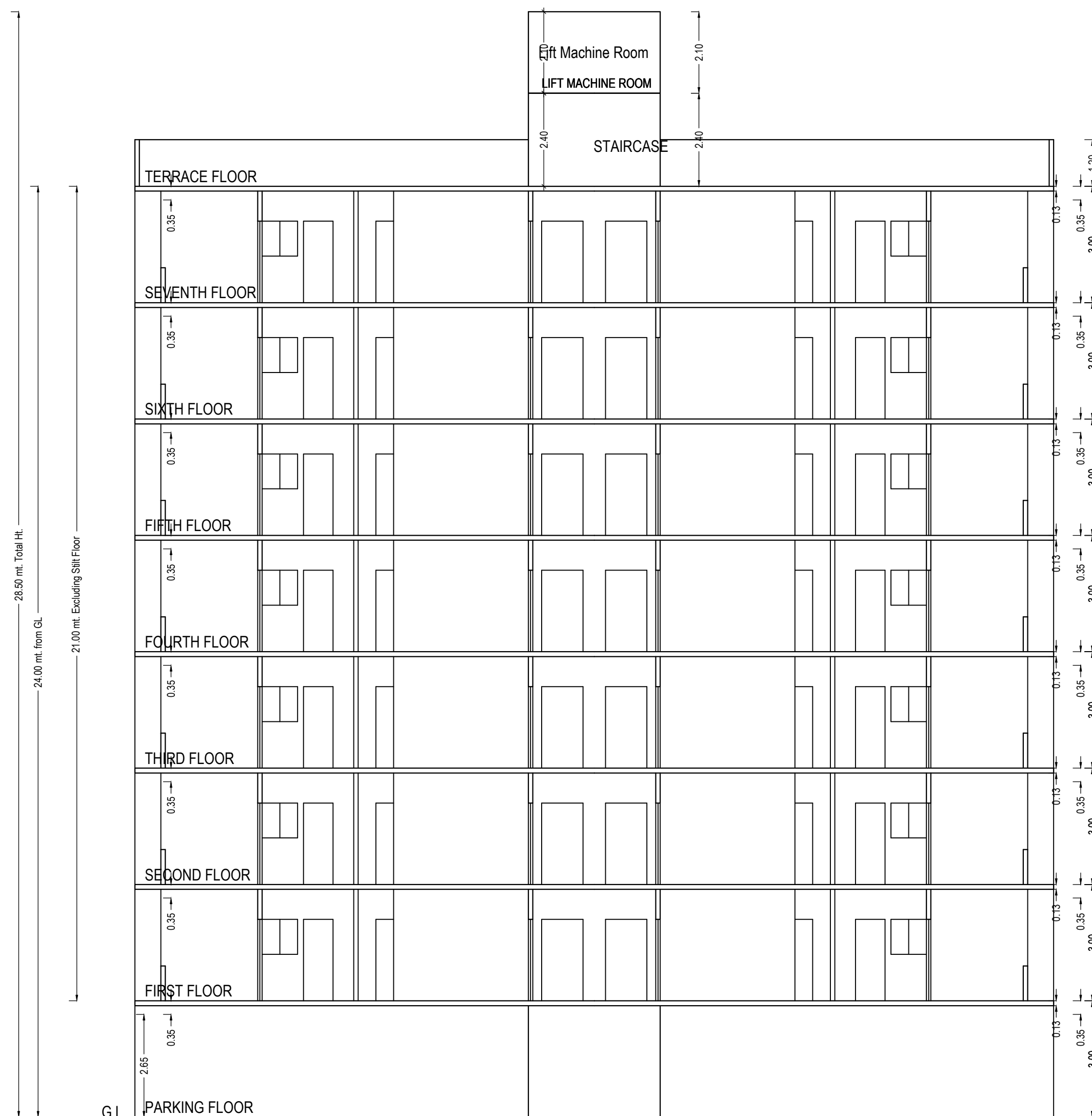


OWNER'S NAME AND SIGNATURE	
VINODKUMAR B AGRAWAL	
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Aakash Pravin Kant Paragpat 003ERK1032000261	
DATE OF APPROVAL	DESIGNATION OF APPROVER
04/02/2020	Building Inspector
	
	

	Inward No	ODPS/2019/000475	Sheet	3
	Inward Date		Scale	1:100



ELEVATION



SECTION

Building : B C D E (WING)														
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 Area (Sq.mt.)	FSI	Total FSI Area (Sq.mt.)	No. of Unit		
				Duct/Void, Duct ,Chowk	Stair/Case	Lift	Lift Machine	Covered Area					Parking	Resi.
Parking Floor	1228.92	0.00	1228.92	87.76	30.02	0.00	0.73	1110.41	0.00	0.00	00			
First Floor	1323.14	93.88	1229.26	87.76	30.02	0.00	0.00	0.00	1111.48	1111.48	16			
Second Floor	1323.14	93.88	1229.26	87.76	30.02	0.00	0.00	0.00	1111.48	1111.48	16			
Third Floor	1323.14	93.88	1229.26	87.76	30.02	0.00	0.00	0.00	1111.48	1111.48	16			
Fourth Floor	1323.14	93.88	1229.26	87.76	30.02	0.00	0.00	0.00	1111.48	1111.48	16			
Fifth Floor	1323.14	93.88	1229.26	87.76	30.02	0.00	0.00	0.00	1111.48	1111.48	16			
Sixth Floor	1323.14	93.88	1229.26	87.76	30.02	0.00	0.00	0.00	1111.48	1111.48	16			
Seventh Floor	1323.14	93.88	1229.26	87.76	30.02	0.00	0.00	0.00	1111.48	1111.48	16			
Terrace Floor	211.66	93.88	117.78	87.76	0.00	30.02	0.00	0.00	0.00	0.00	00			
Total:	10702.56	751.04	9951.52	789.84	240.16	30.02	0.73	1110.41	7780.36	7780.36	112			
Total Number of Same Buildings:	1													
Total:	10702.56	751.04	9951.52	789.84	240.16	30.02	0.73	1110.41	7780.36	7780.36	112			

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B C D E (WING)	D2	0.76	2.10	252
B C D E (WING)	FD	0.76	2.10	84
B C D E (WING)	FD	0.80	2.10	84
B C D E (WING)	D1	0.91	2.10	224
B C D E (WING)	FD	0.91	2.10	84
B C D E (WING)	D	1.07	2.10	112
B C D E (WING)	FD	1.22	2.10	84
B C D E (WING)	FD	1.27	2.10	28

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B C D E (WING)	V	0.46	1.00	07
B C D E (WING)	V	0.61	1.00	147
B C D E (WING)	W1	0.61	1.20	84
B C D E (WING)	V	0.65	1.00	70
B C D E (WING)	W2	0.69	0.90	84
B C D E (WING)	W2	0.91	0.90	28
B C D E (WING)	W	1.52	1.20	56
B C D E (WING)	W	3.05	1.20	84

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.58	0.25	0.19
	STAIRCASE	1.58	0.25	0.19
	STAIRCASE	1.58	0.25	0.19
	STAIRCASE	1.58	0.25	0.19
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	STAIRCASE	1.58	0.25	0.19
	STAIRCASE	1.58	0.25	0.19
	STAIRCASE	1.58	0.25	0.19
	STAIRCASE	1.58	0.25	0.19
TERRACE FLOOR PLAN	STAIRCASE	1.58	0.25	0.00
	STAIRCASE	1.58	0.25	0.00
	STAIRCASE	1.58	0.25	0.00
	STAIRCASE	1.58	0.25	0.00

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	1.27 X 2.50 X 4 X 7	88.76	433.16
	1.57 X 4.11 X 12 X 7	344.40	
Total	-	-	433.16

UnitBUA Table for Building : B C D E (WING)							
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt) Wall	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4, 5, 6 7 FLOOR PLAN	B 101	MIG UNIT	70.58	70.58	4.89	65.69	16
	B 102	MIG UNIT	71.00	71.00	5.05	65.95	
	B 103	MIG UNIT	71.00	71.00	5.05	65.95	
	B 104	MIG UNIT	70.58	70.58	4.89	65.69	
	C 101	MIG UNIT	70.58	70.58	4.89	65.69	
	C 102	MIG UNIT	70.83	70.83	4.88	65.95	
	C 103	MIG UNIT	70.83	70.83	4.88	65.95	
	C 104	MIG UNIT	70.58	70.58	4.89	65.69	
	D 101	MIG UNIT	71.00	71.00	5.07	65.93	
	D 102	MIG UNIT	70.83	70.83	4.87	65.96	
	D 103	MIG UNIT	70.83	70.83	4.88	65.95	
	D 104	MIG UNIT	70.75	70.75	5.07	65.68	
	E 101	MIG UNIT	65.19	65.19	4.82	60.37	
	E 102	MIG UNIT	65.44	65.44	4.82	60.62	
	E 103	MIG UNIT	65.44	65.44	4.81	60.63	
	E 104	MIG UNIT	65.19	65.19	4.84	60.35	
	Total :		1110.65	1110.65	78.60	1032.05	16
	Total per Floor : 7	Typical Floor					
	Total :		7774.55	7774.55	550.20	7224.35	112
-							
Total :	-	-	7774.55	7774.55	550.17	7224.35	112

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. The remaining parties agree to be made valid within seven days and only thereafter this permission can be considered to be valid and shall be binding.
2. The permission granted does not absolve the owner from all liabilities or the permissions required by law.
3. The permission does not constitute the acquisition of any certificates, confirmation or endorsement of:
 • Title ownership, and consent rights of the building/house for which the building is proposed.
 • A work order or other documents issued by the relevant authorities.
 • Consent of demarcation of the plot area.
4. The work must be completed within the stipulated time frame and safety of the proposed building.
5. Structural repairs and structural drawing and shall not bind or render the Competent Authority liable in any way under Section 19A, Indian Contract Act, 1872.
6. As applicable, as specified in GCOD, local statute:
 • Structural drawings and related reports, before commencement of the construction.
 • In progress.
7. Follow the requirements for construction as per regulation no. 5 of GCOD.
8. All the documents submitted by the applicant are true and correct, understandings, attachments of true copies of original documents made along with the online application. It is believed that the aforesaid data uploaded by the applicant is true and correct. Also the State is an ass preserving Comprehensive General Development Control Regulation-2017



Project Title :PROPOSED LAYOUT AND BUILDING PLAN OF R.S.NO.562, O.P.NO.131, F.P.NO.131, VILL.TARSALI, DIST.VADODARA.



Inward No	ODPS/2019/000475	Sheet	4
Inward Date		Scale	1:100

Building :F G H (WING)								
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Duct/Vaid. Duct, Chokk)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed Area (Sq.mt.)	FSI
				StarCase	Lift	Lift Machine	Resi.	Total FSI Area (Sq.mt.)
Parking Floor	121.16	38.01	83.15	61.57	21.58	0.00	0.00	0.00
First Floor	755.79	38.01	717.78	61.57	21.58	0.00	634.63	634.63
Second Floor	755.79	38.01	717.78	61.57	21.58	0.00	634.63	634.63
Third Floor	755.79	38.01	717.78	61.57	21.58	0.00	634.63	634.63
Fourth Floor	755.79	38.01	717.78	61.57	21.58	0.00	634.63	634.63
Fifth Floor	755.79	38.01	717.78	61.57	21.58	0.00	634.63	634.63
Sixth Floor	755.79	38.01	717.78	61.57	21.58	0.00	634.63	634.63
Seventh Floor	755.79	38.01	717.78	61.57	21.58	0.00	634.63	634.63
Terrace Floor	121.16	38.01	83.15	61.57	0.00	21.58	0.00	0.00
Total:	5532.85	342.09	5190.76	554.13	172.64	21.58	4442.41	4442.41
Total Number of Same Buildings:	1							84

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
F G H (WING)	D2	0.76	2.10	336
F G H (WING)	D1	0.91	2.10	168
F G H (WING)	D	1.07	2.10	84
F G H (WING)	FD	1.68	2.10	84

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
F G H (WING)	V	0.81	1.00	168
F G H (WING)	W1	0.65	1.20	28
F G H (WING)	W2	0.84	0.90	84
F G H (WING)	W1	1.11	1.20	56
F G H (WING)	W	1.83	1.20	168

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.60	0.25	0.19
	STAIRCASE	1.60	0.25	0.19
	STAIRCASE	1.60	0.25	0.19
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	STAIRCASE	1.60	0.25	0.19
	STAIRCASE	1.60	0.25	0.19
	STAIRCASE	1.60	0.25	0.19
TERRACE FLOOR PLAN	STAIRCASE	1.60	0.25	0.00
	STAIRCASE	1.60	0.25	0.00
	STAIRCASE	1.60	0.25	0.00

UnitBUA Table for Building :F G H (WING)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN	F 101	LIG UNIT	52.43	52.43	3.70	48.73	12
	F 102	LIG UNIT	52.93	52.93	3.62	49.31	
	F 103	LIG UNIT	52.93	52.93	3.53	49.40	
	F 104	LIG UNIT	52.43	52.43	3.70	48.73	
	G 101	LIG UNIT	52.93	52.93	3.62	49.31	
	G 102	LIG UNIT	53.10	53.10	3.62	49.48	
	G 103	LIG UNIT	53.10	53.10	3.62	49.48	
	G 104	LIG UNIT	52.93	52.93	3.62	49.31	
	H 101	LIG UNIT	52.93	52.93	3.62	49.31	
	H 102	LIG UNIT	52.43	52.43	3.70	48.73	
	H 103	LIG UNIT	52.43	52.43	3.70	48.73	
	H 104	LIG UNIT	52.93	52.93	3.62	49.31	
Total per Floor:	Total :		633.50	633.50	43.67	589.83	12
	Typical Floor = 7						
		Total :	4434.50	4434.50	305.69	4128.81	84
Total:	-	-	4434.50	4434.50	305.69	4128.81	84

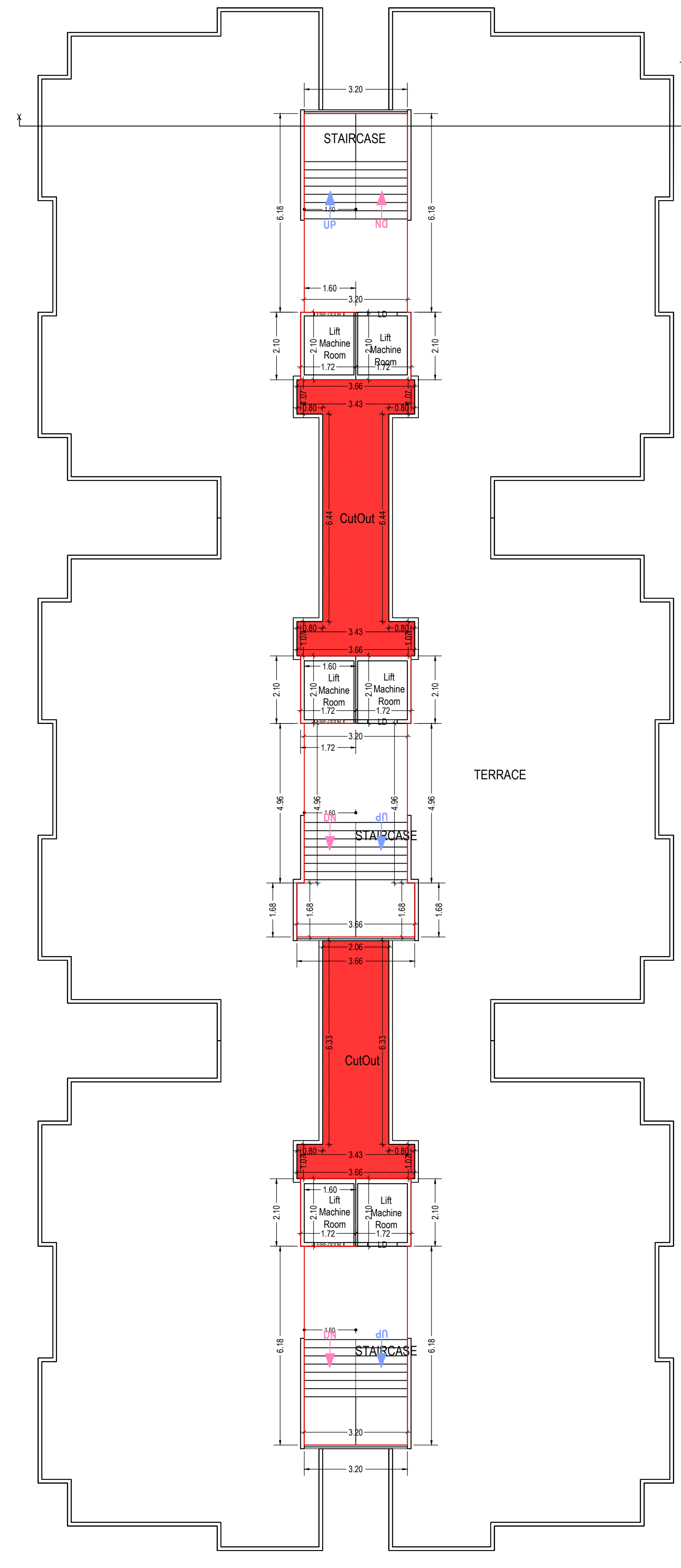


ELEVATION

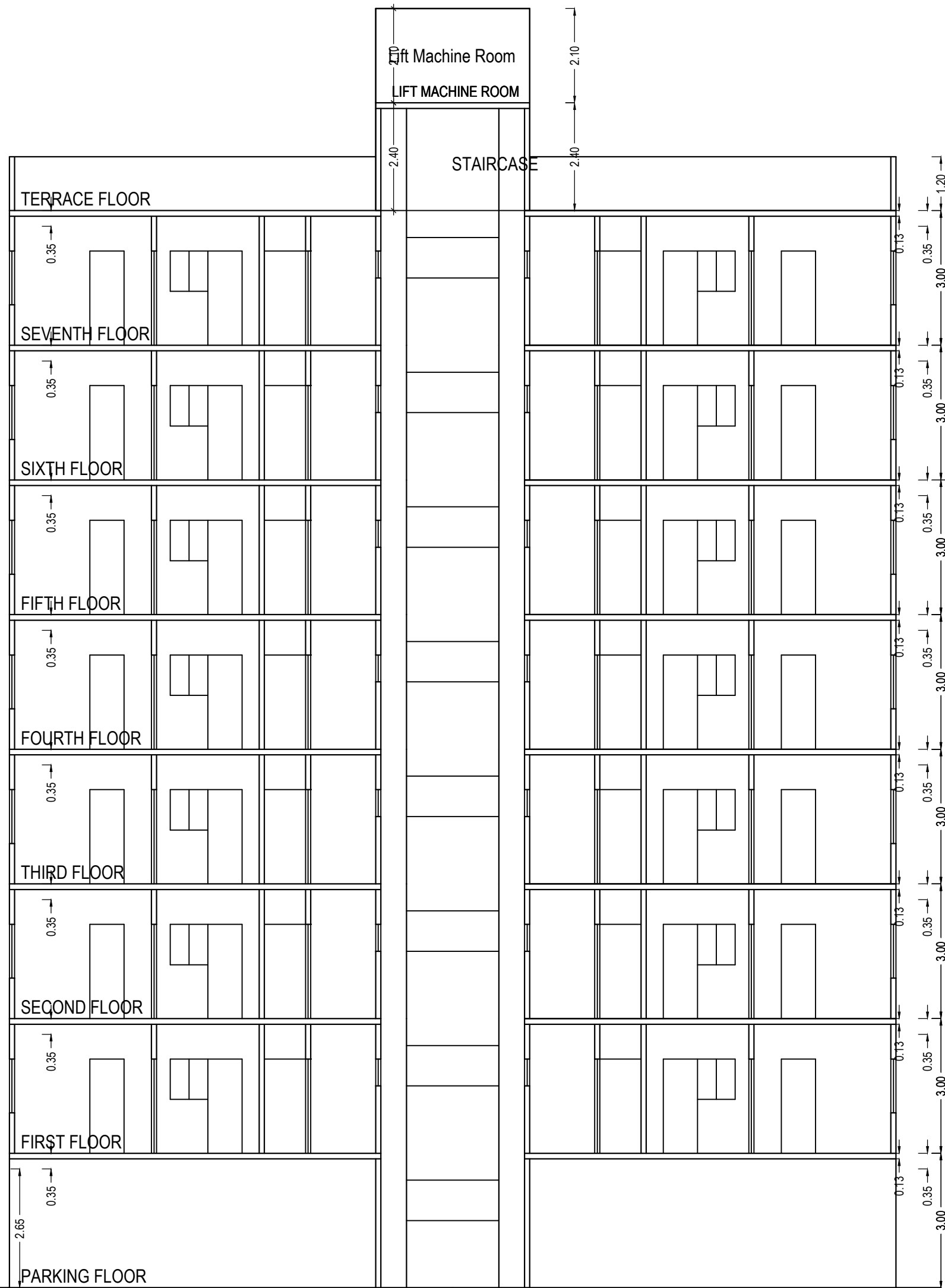


PARKING FLOOR PLAN (SCALE 1:100)

TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



SECTION

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS
1. 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.
2. The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
a. Title, ownership, and assessment rights of the Building/plot for which the building is proposed;
b. The area, dimensions and other properties of the plot which violate the plot validation certificate.
c. Correctness of demarcation of the plot on site.
d. Workmanship, soundness of material and structural safety of the proposed building;
e. 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;
4. The applicant, as specified in CGOER, shall submit:
a. Structural drawings and related reports, before the commencement of the construction,
b. Progress reports.
5. Follow the requirements for construction as per regulation no 5 of CGOER.
6. The permission has been granted relying uploaded submissions, understatings, 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/revised and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to put 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.

OWNER'S NAME AND SIGNATURE

VINDOKUMAR B AGRAWAL

ARCHITECT'S NAME AND SIGNATURE

Aakash Pravin Kant Paragati

003ER31032000281

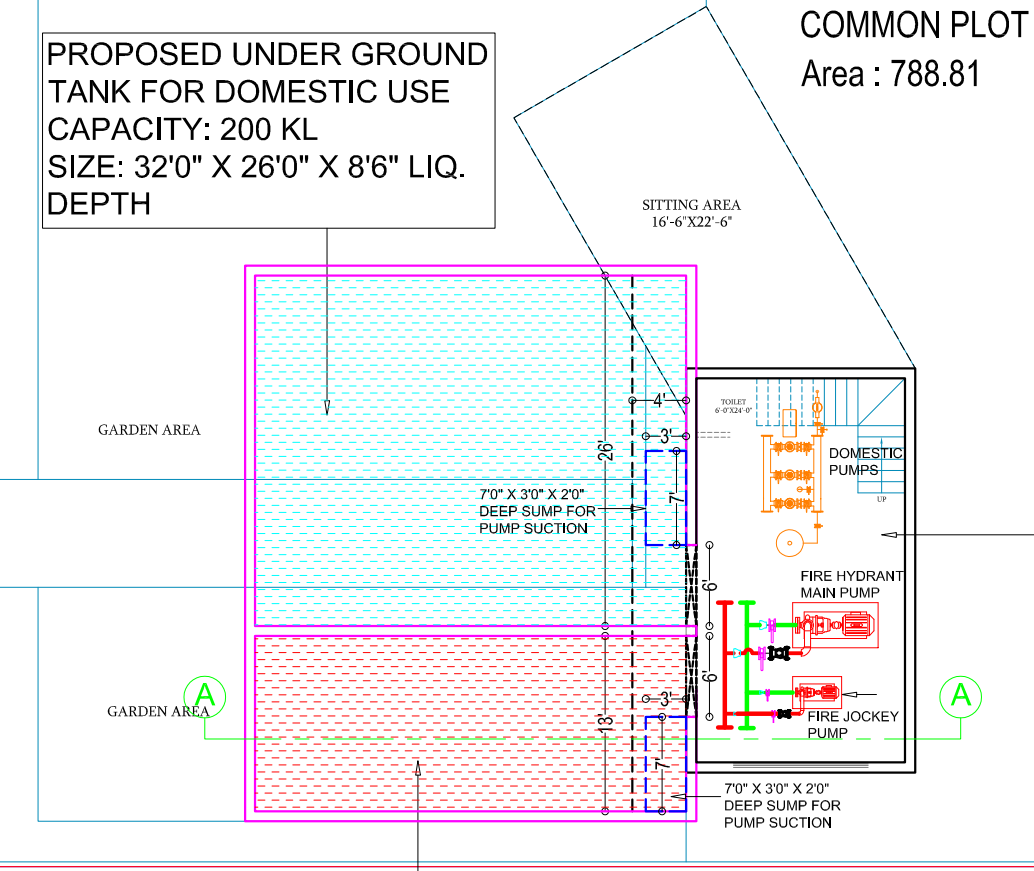
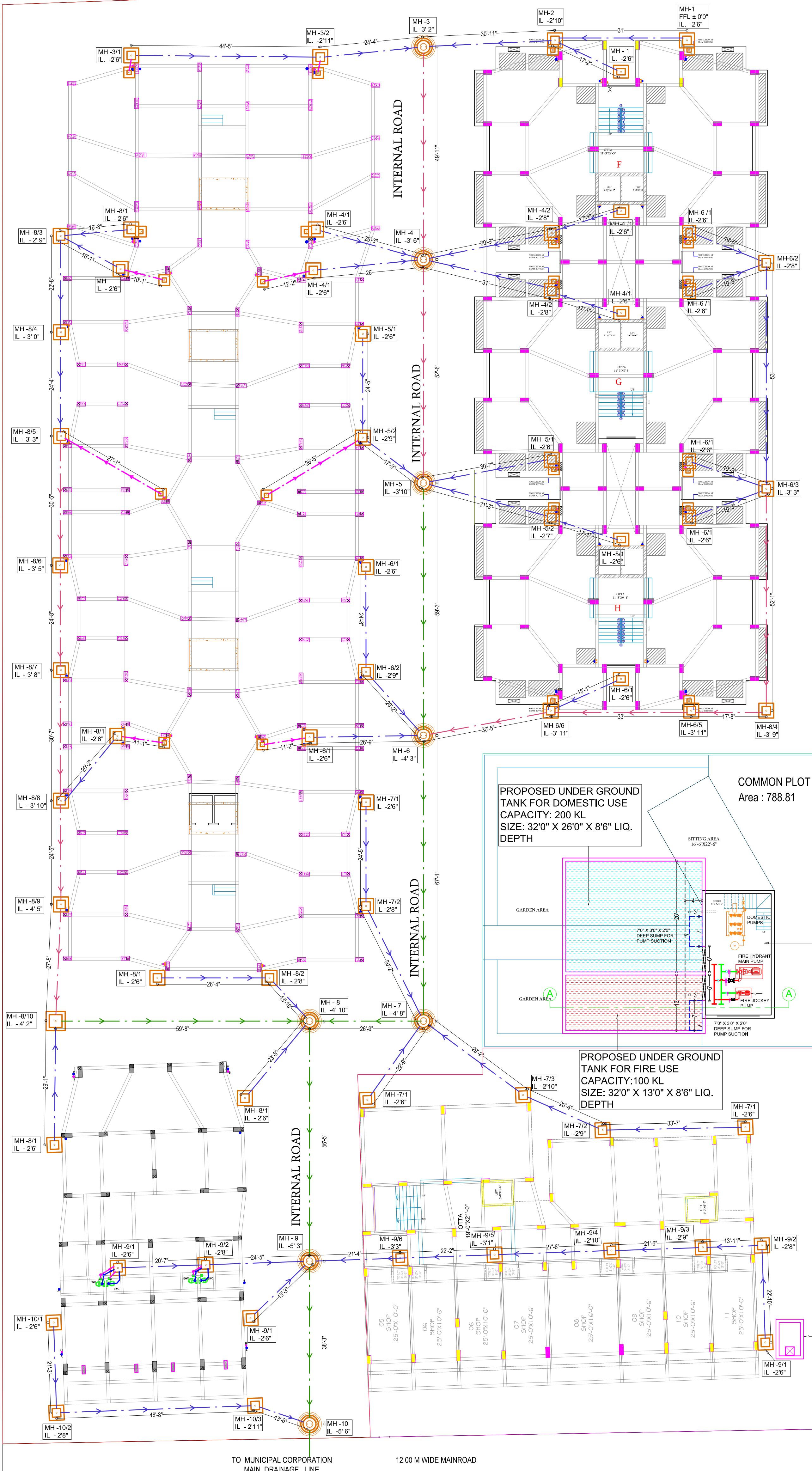
DATE OF APPROVAL

04/02/2020

DESIGNATION OF APPROVER

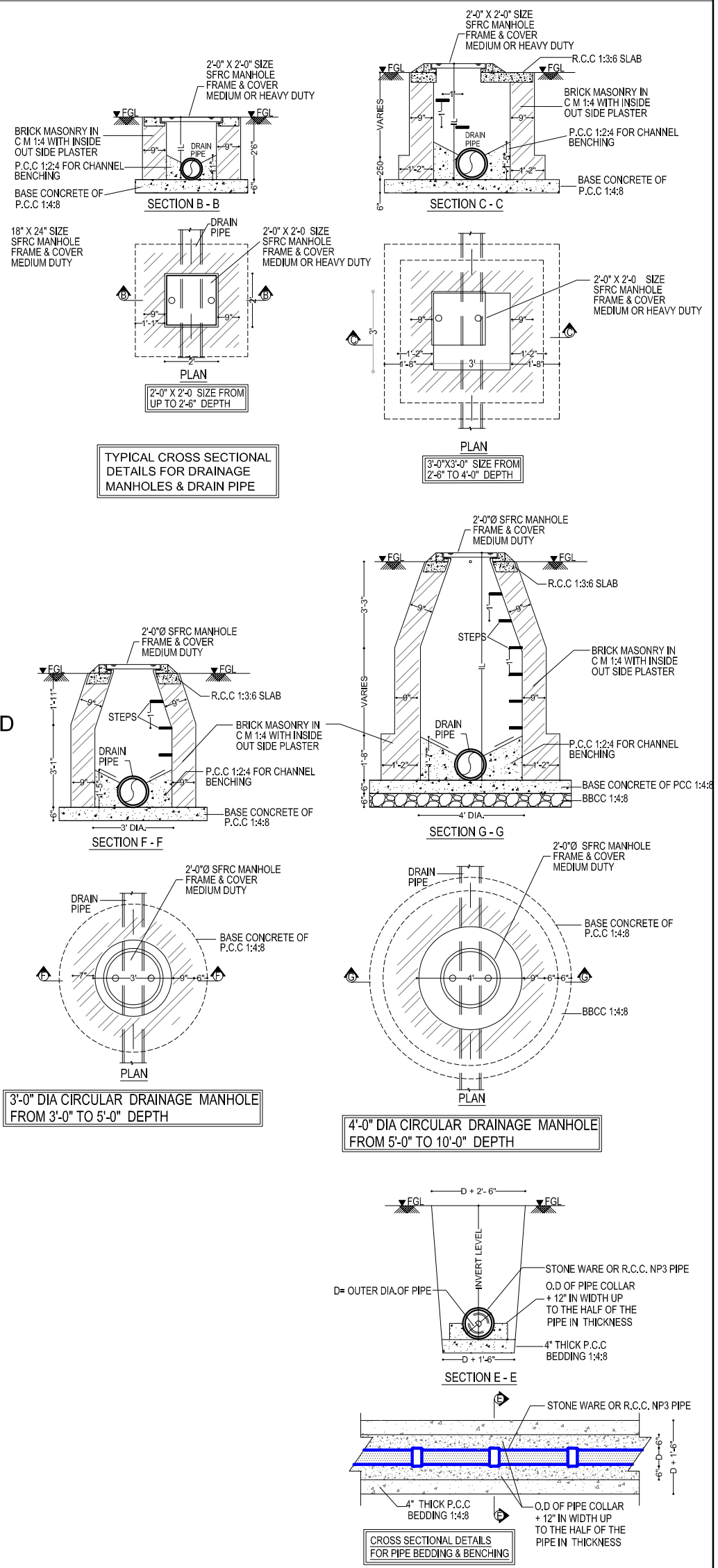
Building Inspector





PROPOSED UNDER GROUND
PUMP ROOM FOR FIRE AND
DOMESTIC PUMPS BELOW
MULTI PURPOSE HALL

PROPOSED UNDER GROUND
TANK FOR DOMESTIC USE
CAPACITY: 5000 LITER
SIZE: 7'10" X 5'0" X 4'6" LIQ.
DEPTH



EXTERNAL WATER SUPPLY PIPE LEGEND:-		
LEGEND	PIPE DIA	DESCRIPTION
	3000 ID	DRAINAGE MAIN PIPE LINE, SLOPE 1:150
	2500 ID	DRAINAGE MAIN PIPE LINE, SLOPE 1:150
	1500 ID	DRAINAGE CONNECTION FROM PLOT TO MAIN OR BRANCH LINE MAIN PIPE LINE, SLOPE 1:100
		SQUARE DRAINAGE MANHOLE
		ROUND DRAINAGE MANHOLE
NOTE:-		
(1) ALL INVERT LEVELS ARE WORKED OUT WITH RESPECT TO REFERENCE LEVEL GIVEN AS MENTIONED IN TABLE GIVEN		
(2) ALL INVERT LEVELS ARE WITH RESPECT TO THE DISTANCE BETWEEN TWO MANHOLES & THE SLOPE OF THE PIPE LINE. IF THE DISTANCE BETWEEN MANHOLE CHANGES THAN EVALUATE THE REVISED INVERT AS PER THE GIVEN SLOPE FOR THE PIPE LINE		

MANGALAM BUILDTECH
DHAVAL H. PRAJAPATI
VMC LICENCE NO. EOR - 360 / 2019-24

DRAWING TITLE		
PROJECT	DARSHANAM PUSHPAM HEIGHT - 2, TARSALI, VADODARA	ARCHITECT
DRG. NO.	VS/03	ARCHITECT
REV. NO.	00	ARCHITECT
DATE	17-10-22	ARCHITECT
SCALE	NTS	ARCHITECT
DEALT	RTM	ARCHITECT
CHECKED	JOS	ARCHITECT
ARCH/CLIENT CHECKED		ARCHITECT
PAPER SIZE	A1	ARCHITECT
APPROVED		ARCHITECT

83.11

102.84

TOWER B C D E

TOWER F G H

CP(R)

COMMON PLOT
Area : 788.81

25.00

35.86

MANGALAM BUILDTECH

PARTNER

DHAVAL H. PRAJAPATI
VMC LICENCE NO.
EOR - 360 / 2019-24

12.00 M WIDE MAINROAD

SITE PLAN
(Scale - 1:200)



DRAINAGE LEGEND:-
● MH 3'-0" DIA ROUND DRAIN MANHOLE
— 300 RCC NP3 CLASS DRAINAGE PIPE LINE, UNDER GROUND
— WATER SUPPLY LINE FROM CORPORATION MAIN TO SOCIETY/ APARTMENT UNDER GROUND TANK

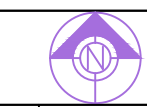
DRAWING TITLE :- EXTERNAL DRAINAGE LAYOUT
PROJECT NAME :- RESIDENTIAL PROJECT AT TARSALI
PLUMBING CONSULTANT
Vraj Sanitation
PLUMBING, SANITATION & FIRE-PROTECTION CONSULTANT
VADODARA
PH.NO. (O) - 0265- 2487479
(M) - 9426007748
E-MAIL :- vrajoffice@gmail.com



SIGNATURE & STAMP

SIGNATURE
Architect / Engineer / Surveyor
VMC Registration No.

SIGNATURE
Owners / Builder / Organise /
developer OR Authorised Agent
of Owner



Inward No	OPDS/2021/085673	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT		VERSION NO. : 1.0.46 VERSION DATE: 20/01/2022	
PROJECT DETAIL :			
Authority: Vadodra Municipal Corporation (VMC)	Plot Use: Residential		
Authority/Class: D1	Plot SubUse: Affordable Housing		
Authority/Grade: Municipal Corporation	Plot Use Group: Dwelling-3 (DWS)		
Project Type: Building Permission	Plot Category: NA		
Nature of Development: ADDITION OR EXTENSION	Land Use Zone: Residential Zone I		
Development Area: Non TP Area	Conceptualized Use Zone: R1		
SubDevelopment Area: Other Areas			
Special Project: Residential Affordable Housing (RAH)			
Special Road: NA			
Site Address: RS NO 562, FP NO 131, OP NO 131, TPS NO 39(TARSALI), AT VILL TARSALI,TAL & DIST VADODARA.			
AREA DETAILS :		Sq.Mts.	
1. Area of Plot As per record	-		
Plot Validation Certificate		7649.00	
Physical area measured at site		7649.00	
Index Copy		7649.00	
Plot area drawn as per Site		7649.00	
Area of Plot Considered		7649.00	
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		7649.00	
% of Common Plot (Read.)		764.90	
4. % of Common Plot (Prop)		788.81	
Common Plot		788.81	
Balance area of Plot(1 - 4)		6860.19	
Plot Area For Coverage		7649.00	
Perm. FSI Area (1.80)		13768.20	
Req. FSI Area (1.80)		13768.20	
Perm. Paid FSI Area (0.90)		6884.10	
5. Total Perm. FSI area with Paid FSI (2.70)		20652.30	
Special Perm. FSI area (2.70)		20652.30	
Total Perm. FSI area		20652.30	
Total Paid Proposed FSI Area		3322.33	
Total Built up area permissible at:			
a. Ground Floor		0.00	
Proposed Coverage Area (6.23 %)		476.77	
Existing Building Coverage area (30.33 %)		2319.66	
Total Prop. Coverage Area (36.56 %)		2796.43	
Balance coverage area (- %)		0.00	
Proposed Area at:			
Proposed Built up		Existing/ Approved BUArea	Proposed F.S.I
Ground Floor		0.00	216.92
First Floor		0.00	395.61
Second Floor		0.00	395.61
Third Floor		0.00	395.61
Fourth Floor		0.00	395.61
Fifth Floor		0.00	395.61
Sixth Floor		0.00	395.61
Seventh Floor		0.00	395.61
Terrace Floor		0.00	0.00
Total Area		3682.04	2986.19
Existing Building FSI Area:		14104.36	
Total FSI Area:		17090.53	
Built up area:		3682.04	
Existing Building BU Area:		17521.21	
Total Builtup Area:		21203.25	
Proposed F.S.I. consumed:		2.23	
B. Tenement Statement			
1. Tenement Proposed At:			
G.F.		8.00	
All Floors		42.00	
2. Total Tenements (3 + 4)		50	
C. Parking Statement			
1. Parking Space Required as per Regulations:		385.39	
2. Proposed Parking Space:		500.49	

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	

Layout Approved Details

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

Tree Details (Table 3h)

Plot	Name	Reqd	Nos Of Trees	Prop
R.S.NO.562 O.P.NO.131 F.P.NO.131	Tree	-	213	

Common Plot Area

Name	Prop. Area
COMMON PLOT	788.81

OWNER'S NAME AND SIGNATURE

VINODKUMAR BABUL AGRAWAL

ARCHENG'S NAME & SIGNATURE

Aakash Pravin Kant Paragati

SUPERVISORS NAME & SIGNATURE

003ERH0302200281

DATE OF APPROVAL

02/02/2022

DESIGNATION OF APPROVER :

Deputy Town Development Officer



Building USE/SUBUSE Details

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
TOWER (I)	Residential	Affordable Housing	Dwelling-3 (DWS)	42	8	GROUND FLOOR PLAN TYPICAL - 1- 7 FLOOR PLAN TERRACE FLOOR PLAN	Mercantile	Shop	Commercial FSI	Mercantile	Shop
							Residential	Affordable Housing	Residential FSI	Residential	Affordable Housing
							Residential	Affordable Housing	-	-	-

Buildingwise Tenement/Unit Details

Building Name	Residential Dwelling Unit upto 50 sq.mt.				Residential Dwelling Unit more than 50 sq.mt. and upto 66 sq.mt.				Residential Dwelling Unit more than 66 sq.mt. and upto 90 sq.mt.				Commercial FSI		
	No of Unit	F.S.I. Area	% Used F.S.I.	Charg F.S.I.	No of Unit	F.S.I. Area	% Used F.S.I.	Charg F.S.I.	No of Unit	F.S.I. Area	% Used F.S.I.	Charg F.S.I.	F.S.I. Area	% Used F.S.I.	Charg F.S.I.
TOWER (I)	00	0.00	0.00	0.00	42	2769.16	100.00	545.26	00	0.00	0.00	0.00	216.92	7.26	15.75
Total	00	0.00	0.00	0.00	42	2769.16	92.73	3080.80	00	0.00	0.00	0.00	216.92	7.26	241.20

Parking Check (Table 7b)

Use Type	Car			Visitor's Car			TwoWheeler			Total Parking Area		
	Reqd.	Prop.	No.	Reqd.	Prop.	No.	Reqd.	Prop.	No.	Reqd.	Prop.	No.
Residential	138.46	291.33	0	0	27.69	71.43	0	1	0.00	0.00	0	0
Commercial	54.23	57.39	0	0	21.69	23.30	0	1	0.00	57.05	0	0
Total	192.69	348.72	0	0	49.38	94.73	0	2	0.00	57.05	0	0

Existing Building Details

Name	Use	SubUse	Structure	Height	Floor No	FSI Area	BUA Area
TOWER B C D E	Residential	Detached Dwelling Unit	-	24.45	8	7780.36	9951.52
TOWER F G H	Residential	Detached Dwelling Unit	-	24.45	8	4442.41	5190.76
TOWER A	Residential	Detached Dwelling Unit	-	24.45	8	1881.59	2378.93

Existing Building FSI and BUA Details

Building Name	Built Up Area (Sq. Mt.)	FSI Area (Sq. Mt.)
TOWER B C D E	9951.52	7780.36
TOWER F G H	5190.76	4442.41
TOWER A	2378.93	1881.59
Total	17521.21	14104.36

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
			StairCase	Stair Lobby	Lift	Lift Machine	Lift Lobby	Passage	Covered Area	Parking	Resi.	Commercial		
TOWER (I)	1	3682.04	101.23	75.83	62.55	3.20	74.92	162.33	10.82	205.01	2769.27	216.92	2986.19	50
Grand Total:	1	3682.04	101.23	75.83	62.55	3.20	74.92	162.33	10.82	205.01	2769.27	216.92	2986.19	50

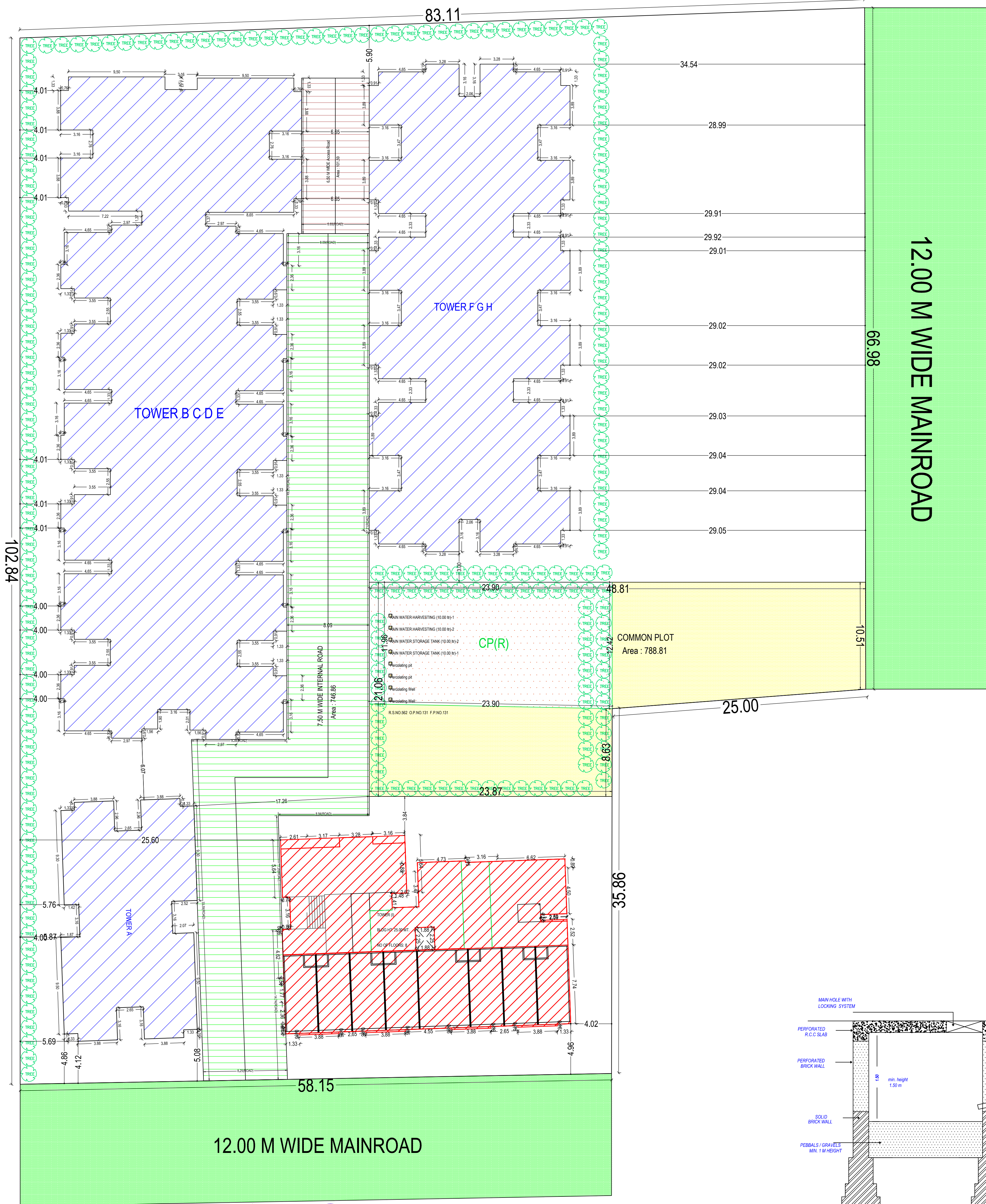
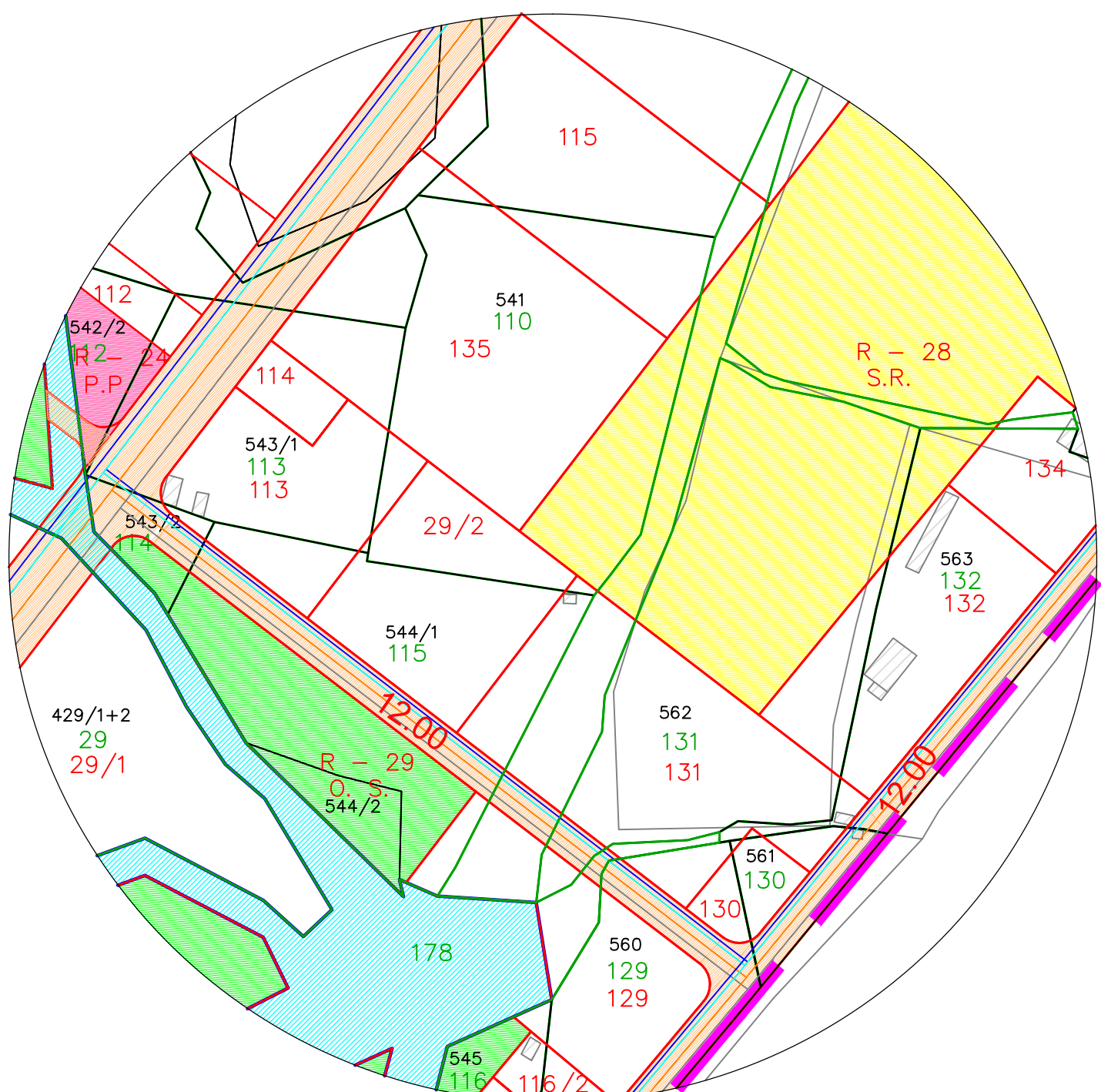
Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Regd.	Prop.			
TOWER (I)	Mercantile	Shop	> 0	1	216.92	108.46	54.23	21.69
			-	-				
			0 - 0	-				
	Residential	Affordable Housing	0 - 1000	1000	-	-	-	-
			0 - 66	1	-	-	-	-
			> 66.01	-	-	276.93	138.46	27.69
			Total:				385.39	192.69

Buildingwise Floor FSI Details

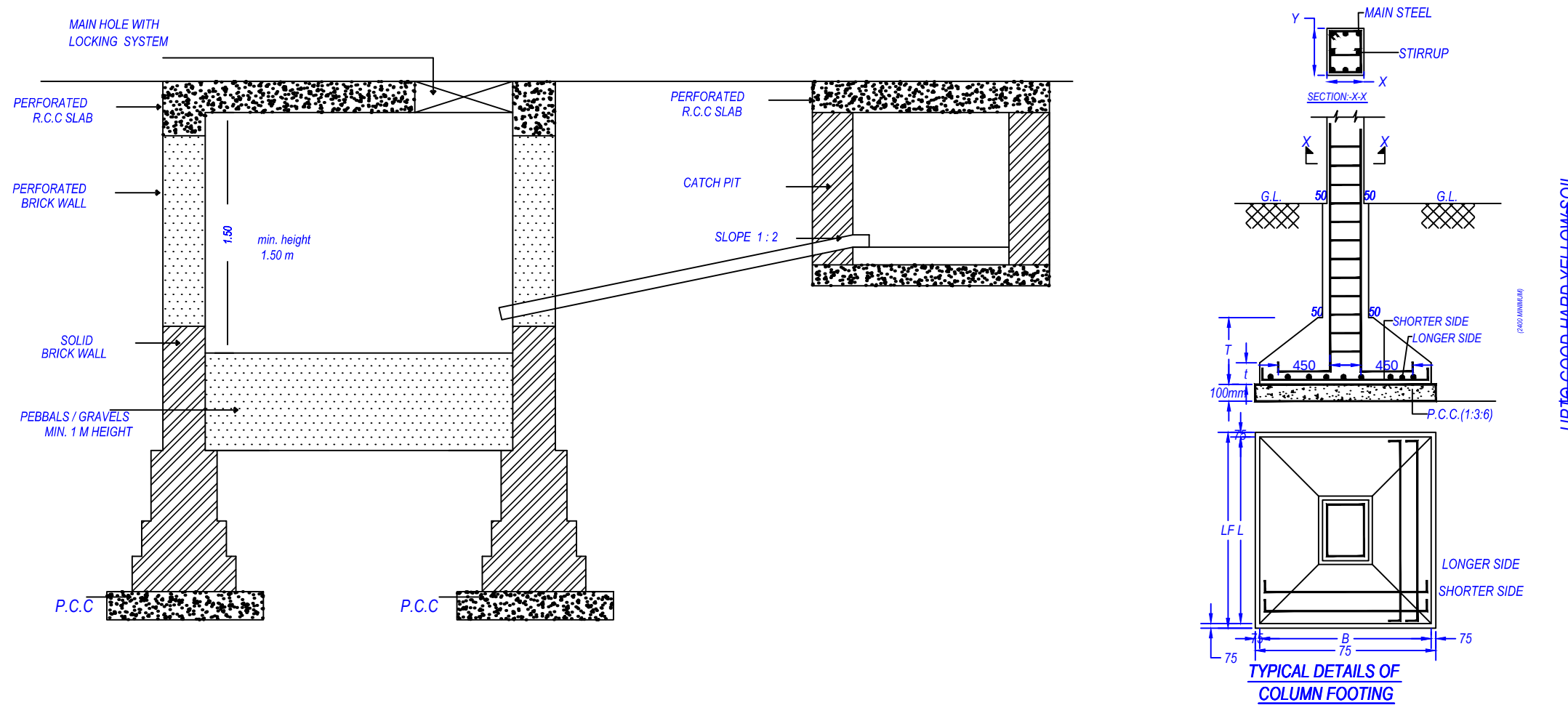
Floor Name	TOWER (I)		Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Ground Floor	476.68	216.92	476.68	216.92	216.92
First Floor	455.37	395.61	455.37	395.61	395.61
Second Floor	455.37	395.61	455.37	395.61	395.61
Third Floor	455.37	395.61	455.37	395.61	395.61
Fourth Floor	455.37	395.61	455.37	395.61	395.61
Fifth Floor	455.37	395.61	455.37	395.61	395.61
Sixth Floor	455.37	395.61	455.37	395.61	395.61
Seventh Floor	455.37	395.61	455.37	395.61	395.61
Terrace Floor	17.77	0.00	17.77	0.00	0.00
Total	3682.04	2986.19	3682.04	2986.19	2986.19

KEY PLAN



SITE PLAN

(Scale - 1:200)





Inward No	ODPS/2021/086673	Sheet	2
Inward Date		Scale	1:100

Building :TOWER (I)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI/Area in Sq.mt.							Proposed FSI Area (Sq.mt.)			Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Star Lobby	Lift	Lift Machine	Passage	Covered Area	Parking	Resi.	Commercial			
Ground Floor	476.68	10.82	15.07	7.78	0.00	10.38	0.00	10.82	205.01	0.00	216.92	216.92	08
First Floor	455.37	11.37	8.68	7.29	0.00	9.22	23.19	0.00	0.00	395.61	0.00	395.61	06
Second Floor	455.37	11.37	8.68	7.29	0.00	9.22	23.19	0.00	0.00	395.61	0.00	395.61	06
Third Floor	455.37	11.37	8.68	7.29	0.00	9.22	23.19	0.00	0.00	395.61	0.00	395.61	06
Fourth Floor	455.37	11.37	8.68	7.29	0.00	9.22	23.19	0.00	0.00	395.61	0.00	395.61	06
Fifth Floor	455.37	11.37	8.68	7.29	0.00	9.22	23.19	0.00	0.00	395.61	0.00	395.61	06
Sixth Floor	455.37	11.37	8.68	7.29	0.00	9.22	23.19	0.00	0.00	395.61	0.00	395.61	06
Seventh Floor	455.37	11.37	8.68	7.29	0.00	9.22	23.19	0.00	0.00	395.61	0.00	395.61	06
Terace Floor	17.77	10.82	0.00	3.78	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3682.04	101.23	75.83	62.55	3.20	74.92	162.33	10.82	205.01	2769.27	216.92	2986.19	50
Total Number of Same Buildings	1												
Total	3682.04	101.23	75.83	62.55	3.20	74.92	162.33	10.82	205.01	2769.27	216.92	2986.19	50

UnitBUA Table for Building :TOWER (I)

Floor	Name	UnitBUA Type	UnitBUA Area	Gross UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Well		
GROUND FLOOR PLAN	SHOP 05	SHOP	24.93	24.93	2.63		22.30	08
	SHOP 06	SHOP	25.67	25.67	2.25		23.42	
	SHOP 07	SHOP	25.67	25.67	2.24		23.43	
	SHOP 08	SHOP	25.67	25.67	2.24		23.43	
	SHOP 09	SHOP	38.72	38.72	2.82		35.90	
	SHOP 10	SHOP	25.67	25.67	2.25		23.42	
	SHOP 11	SHOP	25.67	25.67	2.24		23.43	
	SHOP 12	SHOP	24.93	24.93	2.63		22.30	
	Total		216.93	216.93	19.30		197.63	
	Total per Floor		216.93	216.93	19.30		197.63	
	Typical Floor =		216.93	216.93	19.30		197.63	
	Total		216.93	216.93	19.30		197.63	
TYPICAL FLOOR PLAN	1-101	MIG UNIT	62.64	62.64	4.58		57.06	06
	1-102	MIG UNIT	62.58	62.58	4.40		56.18	
	1-103	MIG UNIT	60.69	60.69	4.70		55.99	
	1-104	MIG UNIT	62.64	62.64	4.44		57.20	
	1-105	MIG UNIT	61.87	61.87	4.44		56.43	
	1-106	MIG UNIT	62.64	62.64	4.91		57.73	
	Total		373.06	373.06	34.47		338.59	
TYPICAL FLOOR PLAN	Total per Floor		373.06	373.06	34.47		338.59	06
	Typical Floor =		373.06	373.06	34.47		338.59	
TYPICAL FLOOR PLAN	Total		2611.42	2611.42	241.29		2370.13	42
	Typical Floor =		2611.42	2611.42	241.29		2370.13	
Total			2611.42	2611.42	241.29		2370.13	42

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (I)	D2	0.76	2.10	86
TOWER (I)	FD	0.76	2.10	29
TOWER (I)	FD	0.83	2.10	07
TOWER (I)	D1	0.91	2.10	70
TOWER (I)	D	0.91	2.10	07
TOWER (I)	FD	0.91	2.10	14
TOWER (I)	D	1.07	2.10	35
TOWER (I)	FD	1.27	2.10	28
TOWER (I)	FD	1.84	2.10	07
TOWER (I)	FD	1.98	2.10	07
TOWER (I)	FD	3.05	2.10	07
TOWER (I)	RS	3.05	2.10	02
TOWER (I)	FD	3.11	2.10	07
TOWER (I)	RS	3.20	2.10	05
TOWER (I)	RS	4.89	2.10	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 1-7 FLOOR PLAN	1.03 X 2.36 X 4 X 7	68.04	262.85
	1.33 X 2.42 X 4 X 7	89.60	
	0.89 X 2.51 X 1 X 7	16.24	
	0.89 X 3.17 X 1 X 7	19.74	
	0.73 X 3.17 X 1 X 7	16.03	
	0.88 X 1.96 X 1 X 7	11.97	
	0.89 X 4.59 X 1 X 7	25.41	
	0.89 X 2.54 X 1 X 7	15.82	
Total	-	-	262.85

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.58	0.25	0.23
TYPICAL 1-7 FLOOR PLAN	STAIRCASE	1.58	0.25	0.23
TERRACE FLOOR PLAN	STAIRCASE	1.58	0.25	0.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (I)	V	0.45	1.00	70
TOWER (I)	W2	0.91	1.20	35
TOWER (I)	W1	1.52	1.20	49
TOWER (I)	W1	1.83	1.20	14
TOWER (I)	W	1.83	1.20	07

OWNER'S NAME AND SIGNATURE

VINODKUMAR BABULAL AGRAWAL

ARCHENG'S NAME & SIGNATURE

Aakash Pravin Kant Paragati

SUPERVISOR'S NAME & SIGNATURE

003ERH01032000281

DATE OF APPROVAL

02/02/2022

DESIGNATION OF APPROVER : Deputy Town Development Officer

