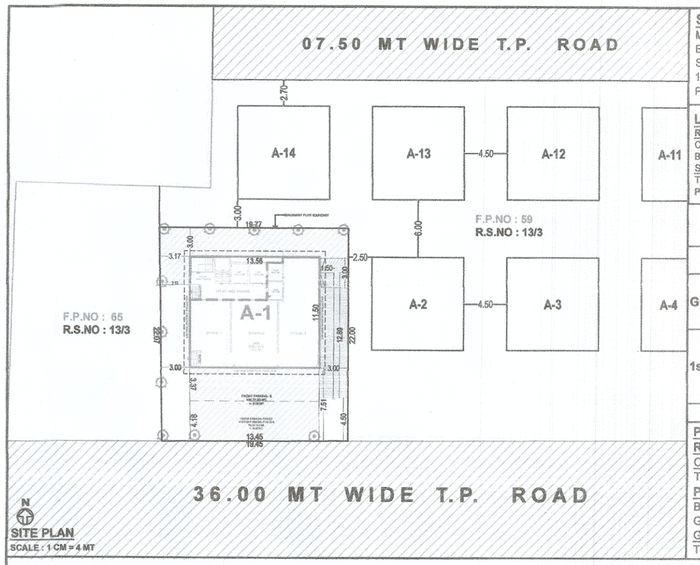


SITE PLAN
SCALE : 1 CM = 4 MT

SOLAR POWER CALCULATION
MIN.5 % OF CONNECTED LOAD
ESTIMATED CONNECTED LOAD =124.43 Kw.
SOLAR PROVISION 5% = 6.22 Kw
12 SMT./1Kw ie 74.64 SMT. AREA OF TERRACE
PROVIDED 78.68 SMT. ON TERRACE

LIFT CALCULATION :-
REQUIRE
COMMERCIAL : 1000 SQ.MT = 1 LIFT
BASEMENT TO FIRST FLOOR = NIL (UPTO 10.00 MT)
SECOND TO SEVENTH FLOOR = 935.70 SQ.MT
TOTAL = 935.70 SQ.MT
PROPOSED = 02 LIFT

TREE PLANTATION STATEMENT
REQUIRED TREE : 200 SQ.MT = 05 TREE
PROVIDED TREE : 422.40 / 200 x 5 = 11 TREE

CARPET AREA CALCULATION

FLOOR	DISCRIPTION	FLAT NO	CARPET AREA	NO	TOTAL
GROUND FLOOR	SHOP	DIVISION - 1	28.38	01	28.38
		DIVISION - 2	32.82	01	32.82
		DIVISION - 3	50.09	01	50.09
1st TO 7th FLOOR	OFFICE	101 TO 701	27.11	07	189.77
		102 TO 702	30.52	07	213.64
		103 TO 703	25.82	07	180.74
		104 TO 704	17.39	07	121.73
TOTAL				31	817.17

PARKING AREA CALCULATION
REQUIRED PARKING :-
COMMERCIAL F.S.I AREA : 919.87 x 30% = 275.96 Sq.Mt.
TOTAL REQUIRED PARKING AREA = 275.96 Sq.Mt.
PROPOSED PARKING :-
BASEMENT FLOOR PARKING - A = 106.67 Sq.Mt.
GROUND FLOOR FRONT PARKING - B = 101.77 Sq.Mt.
GROUND FLOOR PARKING - C = 068.78 Sq.Mt.
TOTAL PROPOSED PARKING (A+B+C) = 277.22 Sq.Mt.

REQUIRED VISITOR PARKING :-
277.22 X 20%
= 55.44 Sq.Mt.

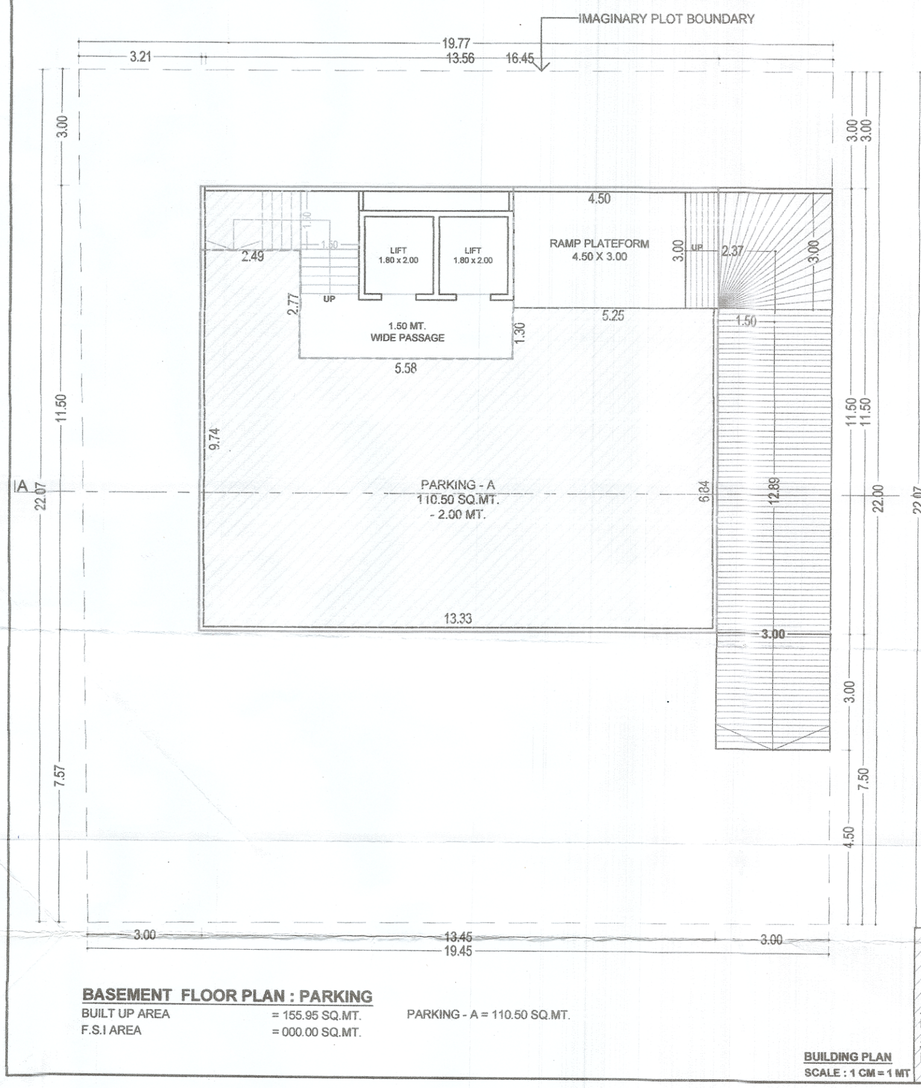
PROVIDED VISITOR PARKING :-
= 56.00 Sq.Mt. AT GROUND LEVEL

REQUIREMENT OF SANITATION

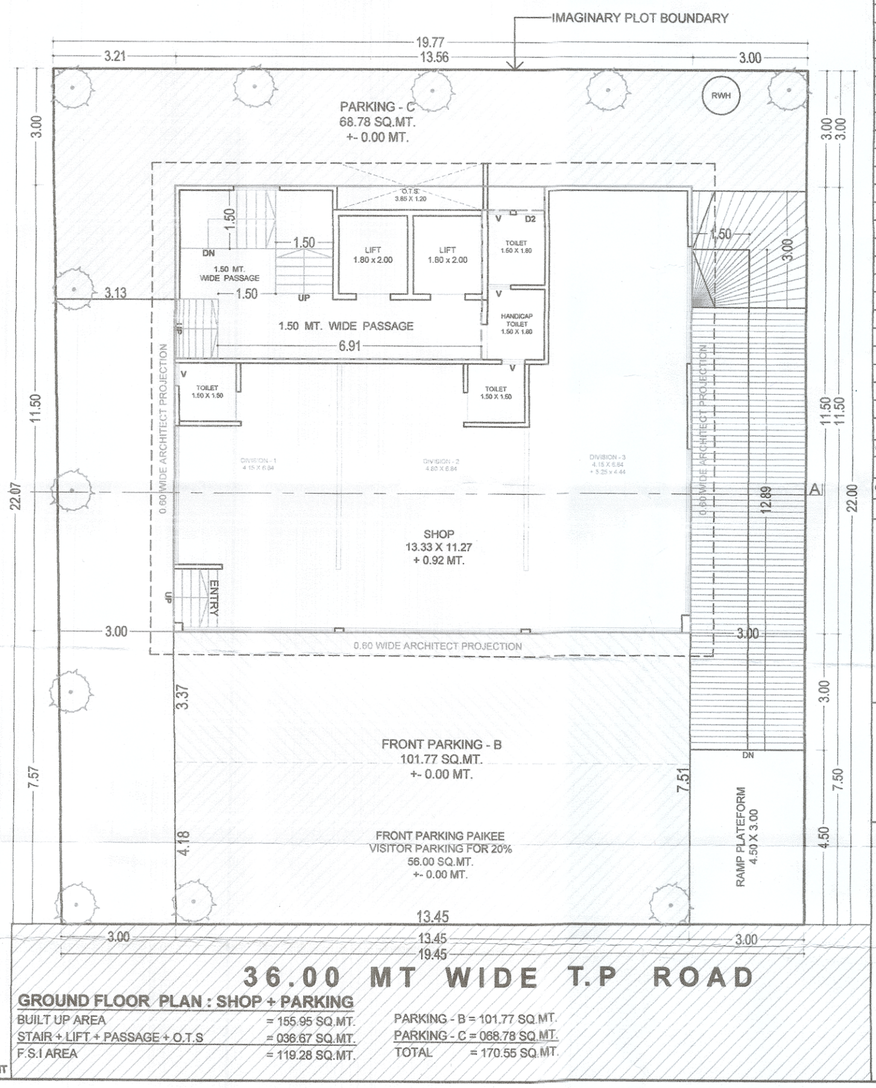
BUILDING US	RATE FOR NO OF USER	NO OF USER	MIN NO OF URINAL	MIN NO OF WATER CLOSET	PROVIDED NO OF URINALS	PROVIDED NO OF WATER CLOSETS
BUSINESS	1 USER PER 4.00 SQ.MT. PER CARPET AREA	21 - 100	1 PER 25 MALE USER OR LESS	1 PER 25 USERS OR LESS PER GENDER		
GROUND FL.	107.28	26.82	1.07	1.07	3	4
FIRST FLOOR	107.28	26.82	1.07	1.07	3	3
SECOND FL.	107.28	26.82	1.07	1.07	3	3
THIRD FL.	107.28	26.82	1.07	1.07	3	3
FOURTH FL.	107.28	26.82	1.07	1.07	3	3
FIFTH FL.	107.28	26.82	1.07	1.07	3	3
SIXTH FL.	107.28	26.82	1.07	1.07	3	3
SEVENTH FL.	107.28	26.82	1.07	1.07	3	3
TERRECE FL.	0.00	0	0	0	0	0

PREMIUM F.S.I AREA CALCULATION

F.S.I AS PER [1.80]	F.S.I 40% RATE OF JANTRI [1.80 TO 2.70] 760.32 - 919.87 = 159.55 SQ.MT	AMINITI CHARGE Rs. 300.00 / Sq.Mt.
COMMERCIAL	COMMERCIAL	COMMERCIAL
760.32 Sq.Mt.	159.55 X 18500 X 40% = 11,80,670/-	1440.82 X 300 = 4,32,246
TOTAL	11,80,670 + 4,32,246 = 16,12,916/-	



BASEMENT FLOOR PLAN : PARKING
BUILT UP AREA = 155.95 SQ.MT.
F.S.I AREA = 000.00 SQ.MT.
PARKING - A = 110.50 SQ.MT.



GROUND FLOOR PLAN : SHOP + PARKING
BUILT UP AREA = 155.95 SQ.MT.
STAIR + LIFT + PASSAGE + O.T.S = 036.67 SQ.MT.
F.S.I AREA = 119.28 SQ.MT.
PARKING - B = 101.77 SQ.MT.
PARKING - C = 068.78 SQ.MT.
TOTAL = 170.55 SQ.MT.

36.00 MT WIDE T.P ROAD

BUILDING PLAN
SCALE : 1 CM = 1 MT

APPROVAL STAMP 1/2

TRUE COPY
DWIP ASSOCIATES
(ARCHITECT / ENGINEERS)
V.M.C. LIC No.....
16/3/22

Approved Subject to Condition laid Down in Building Permission
Ward No.: C
Order No.: SHB - 805 / 22 - 22
Date.: 22 - 03 - 2022
Sd/- 21/03/2022
Dy. Town Development Officer
Vadodara Mahanagarpalika
H.O.D શ્રી (L&E) ના હુકમથી

FORM NO. 3
(See Regulation No. 3.2 (ix))

A. AREA STATEMENT	Sq.Mts.
1. Area of land (F.P.No : 20,22,59)	14388.00
2. Area of Imaginary Plot Boundary (Plot No : 01)	422.40
3. deduction for :	
(a) excess land	-
(b) cut in road	-
(c) common plot	-
4. Net area of Building unit for planning	422.40
5. Permissible built up Area	-
6. Permissible F.S.I : 422.40 x 1.80	760.32
Permimmum F.S.I : 422.40 x 0.90	380.16
Total F.S.I : 422.40 x 2.70	1140.48
7. Existing Builtup Area of society	
(i) Ground Floor (Block No - 01)	042.88
(ii) Out house / Garrage	
TOTAL EXISTING BUILT UP AREA	042.88
8. Proposed Bilt up Area	
(i) Ground floor (Main structure)	155.95
TOTAL PROPOSED BUILT UP AREA	
9. GRANDTOTALOFBUILTUPAREAONG.F.	155.95

10. Proposed floor space Area in Sq.Mts	B.A	F.S.I
Basement Floor	155.95	000.00
Ground Floor	155.95	119.28
First Floor	155.95	114.37
Second Floor	155.95	114.37
Third Floor	155.95	114.37
Forth Floor	155.95	114.37
Fifth Floor	155.95	114.37
Sixth Floor	155.95	114.37
Seventh Floor	155.95	114.37
Terrace floor	037.27	000.00
TOTAL FLOOR SPACE AREA	1440.82	919.87

11. Total Existing Floor Space Area (if any)	
12. GRAND TOTAL OF FLOOR SPACE AREA	919.87
13. Total F.S.I Consumed	2.17 < 2.70

PARKING STATEMENT SQ.MTS.

Total Maximum Possible Floor Space area		Total Required Parking Space	Reserved for Car 50 %
Commercial (919.87 x 30 %)		275.96	-
Total Provided Parking Space	Provided on Ground Level	Provided on Other Level	Total Sq. mtrs.
Commercial	170.55	106.67	277.22
Visitor Parking Required (277.22 X 20% = 55.44)			056.00

I. LIST OF DRAWING ATTACHED

Sr. No.	Description	Copies

II. REFERENCE
Last Approved Plan (if any)
Permission Oreder No.
Date Of Approval

III. DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK

IV. North LINE | Scale | Date

SCHEDULE OF OPENINGS
DOOR & WINDOW
D = 1.50 X 2.10
D1 = 0.90 X 2.10
D2 = 0.75 X 2.10
W = 1.90 X 1.20
W1 = 1.20 X 1.20
V = 0.60 X 0.80

CONSUMED F.S.I :
919.87 X 2.70 / 1140.48 = 2.17

V. CERTIFICATE

i) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work.
Manhole connnection is possible and is verified by me.

ii) Certified that the plot under referance was surveyed by me on and the dimensions of sides etc. of plot stated on area as measured on site and are so worked out tallies with the area stated in the documents of ownership/ T.P./ property card or 7-12 record.

SIGNATURE

DWIP ASSOCIATE'S
Consulting
Architect / Engineers
V.M.S.S. / Vuda Lic. No. VMC/ENR/87/19-24
Top Floor, Opeal Square,
Karelibaug, VADODARA.
Architect / Engineer / Surveyor

VI. SIGNATARIES

SHREEM ENTERPRISE
Partner
Owner/Builder/Organiser/Developer or Athorised Agent of Owner

MANOJ LAKHIA
DWIP ASSOCIATES
ARCHITECTS & ENGINEERS
M : 9924443051
MAIL I.D : dwipassociates111@gmail.com

DRN BY :- HIMANSHU MAKWANA
CKD BY :- MANOJ LAKHIA
DRG. NO. :- 01/02 | DATE: 11 - 01 - 2022
JOB :- | SCALE :- 0 : 000

REVISED
COMMERCIAL PART LAY OUT & BUILDING PLAN,
FOR
BASEMENT FLOOR : PARKING,
GROUND FLOOR : SHOP + PARKING,
TYPICAL FLOOR : 1st TO 7th : OFFICE,
TERRACE FLOOR : STAIR CABIN,
OF
BLOCK NO : A-1, JYOTIPARK CO. OP. HO. SOC., KARELIBAUG,
ON
R.S.NO : 14,15/1,22,40,42,
F.P.NO : 20,22,59, T.P.NO : 09,
AT
VILLAGE : NAGARWADA, DIST. : VADODARA.