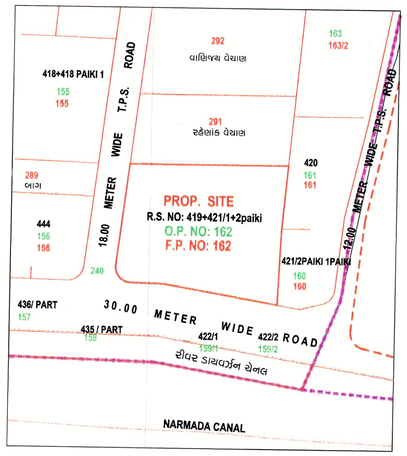
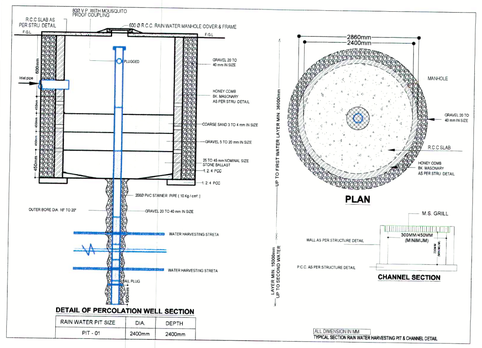
REVISED COMM. LAY-OUT PLAN FOR **PLOT- B** IN R.S. NO: 419+421/1+2paiki, O.P. No: 162, F.P. No: 162/P, T.P.S. No: 02, (SAMA-DUMAL-VEMALI) AT VILLAGE - SAMA, TAL.- DISTRICT : VADODARA .



KEY PLAN

SCALE - 1 CM TO 20.00 MTS.



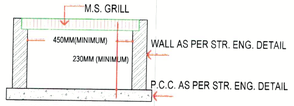
MH - 2'-0" Ø MAN HOLE WITH R.C.C. COVER (32 TON)

- 12"Ø R.C.C. / P.V.C. / D.W.C.PIPE
- 9"Ø R.C.C. / P.V.C. / D.W.C.PIPE
- 6"Ø R.C.C. / P.V.C. / D.W.C.PIPE

LEGEND

- 18" WIDE RAIN WATER CHANNEL
- 8'Ø RAIN WATER HARVESTING PIT
- 6"Ø P.V.C. PIPE

R.Lvl. +00" - FINISH ROAD LEVEL FROM MAIN ROAD (00" LEVEL)



CHANNEL SECTION

SANITARY PROVISION:

(AS PER GDCR CL. NO-23.9.2)
TOTAL COMM. FL. AREA = 3822.54 SQ.MT.
3822.54 / 4 = 955.64 SAY 956 PERSON
ASSUME 478 MALE & 478 FEMALE USER

REQUIRED SANITARY

NOS. OF PERSON	URINAL	MALE W.C.	FEMALE W.C.
1 - 100 MALE 1 - 100 FEMALE	4	4	4
101 - 501 MALE 101 - 501 FEMALE	8	8	8
TOTAL	12	12	12

25% COMMON SANITARY

URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
3	3	3	1

25% COMMON SANITARY PROVIDE

URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
4	4	4	1

CARPET AREA STATEMENT IN SQ.MT. FOR (PLOT - B)

	GROUND FLOOR		1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR		TOTAL CARPET AREA		TOTAL UNITS OF	
	SHOP NO:	CARPET	SHOP NO:	CARPET	OFFICE	CARPET	OFFICE	CARPET	OFFICE	CARPET	OFFICE	CARPET	OFFICE	CARPET	OFFICE	CARPET	SHOPS	OFFICES	SHOPS	OFFICES
	1	32.42	101	62.73	201	448.97	301	448.97	401	448.97	501	448.97	601	448.97	701	448.97	95.15	2693.82	2	6
	2	14.55	102	24.49													39.04		2	
	3	16.54	103	17.69													34.23		2	
	4	33.95	104	19.68													53.63		2	
	5	24.51	105	21.67													46.18		2	
	6	26.51	106	23.67													50.18		2	
	7	28.50	107	25.66													54.16		2	
	8	30.49	108	27.65													58.14		2	
	9	32.52	109	31.64													64.16		2	
	10	34.48	110	33.63													68.11		2	
	11	38.46	111	35.62													74.08		2	
	12	40.46	112	37.62													78.08		2	
	13	42.45	113	31.14													73.59		2	
	14	44.44															44.44		1	
TOTAL	14	440.28	13	392.89	1	448.97	1	448.97	1	448.97	1	448.97	1	448.97	1	448.97	833.17	2693.82	27	6
GRAND TOTAL OF (27 SHOPS + 06 OFFICES = 33 UNITS) (SHOPS CARPET AREA : 833.17 + OFFICES CARPET AREA : 2693.82 = 3526.99 SQ.MTS.)																	3526.99		33	

30.00 METER WIDE D.P. ROAD

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LAYOUT PLAN

SCALE : 1.0 C.M = 4.00 MTS.

AREA CALCULATION

1/2

A	AREA STATEMENT	SQ.MTS	
01	Area of land / property as record F.P.No: 162/P (PLOT- B)	1821.87	
	or as per sight condition		
02	Deduction for (a)		
	(b)		
03	Net area of plot	1821.87	
04	Common Plot @ 10 %	200.64	
05	Balance area of plot For Planning	1621.23	
06	Permissible B.Area @ G. floor	----------	
07	Total Permissible F.S.I. @ 2.70	4919.05	
	REGULAR F.S.I. : 1821.87 X 1.80 = 3279.37 PAID F.S.I. : 1821.87 X 0.90 = 1639.68 TOTAL F.S.I. : 1821.87 X 2.70 = 4919.05		
08	Existing built up area (i) Ground floor		
09	TOTAL EXISTING BUILT UP AREA		
10	Proposed Builtup Area	1218.30	
	(i) Ground floor (Main structure)		
11	GRAND TOTAL OF B-UP AREA ON G.F.	1218.30	
12	PROPOSED FLOOR SPACE AREA	B-UP A.	F.S.I. A.
	Lower Basement	878.22	----------
	Upper Basement	823.78	----------
	Ground Floor	619.51	514.36
	First Floor	619.51	500.42
	Second Floor	532.42	467.96
	Third Floor	532.42	467.96
	Forth Floor	532.42	467.96
	Fifth Floor	532.42	467.96
	Sixth Floor	532.42	467.96
	Seventh Floor	532.42	467.96
	Eighth Floor		
	Stair Cabin	53.63	----------
13	TOTAL PROPOSED FLOOR SPACE AREA	6189.17	3822.54
14	Total existing Floor Space Area (if any)		
15	GRAND TOTAL OF FLOOR SPACE AREA	6189.17	3822.54
16	Total f.s.i. Consumed		2.10 < 2.70

B PARKING AREA STATEMENT SQ.MTS

	Total maximum possible floor space area			Total Require parking space
	Residential		(20%)	
PLOT - B	Commercial (PROP. F.S.I. AREA)	3822.54	(40%)	1529.02
TOTAL	(TOTAL PROP. F.S.I. AREA)	3822.54		1529.02

PROPOSED PARKING FOR PLOT - (A)

Total provided parking space	Provided on Ground level			Provided on BASE. level	TOTAL
	COV. PARK.	OPEN PARK.	TOTAL PARKING		
Residential	---------	---------	---------	---------	---------
Commercial	---------	416.29	416.29	1200.26	1616.55
TOTAL	---------	416.29	416.29	1200.26	1616.55

R.W.H. CALCULATION

1821.87 / 4000 = 0.45
SAY : 1 NOS. R.W.H. REQ.
PROP. 1 NOS. R.W.H.

TREE PLANTATION CALCULATION

1821.87 / 200 = 9.11 X 5 = 45.55
SAY : 46 TREES

REQ. LIFT CALCULATION

3RD TO 7TH FL. = 2807.76 SQ.MT.
1 LIFT (CAP. =6 PERSON) REQD. FOR 1000 SQ.MT. F.S.I. A.
TOTAL F.S.I. = 2807.76 / 1000 = 2.81 REQ. NOS. LIFT.
(SAYS 3 X 6 = 18 PASSENGER)
PROVIDED : 03 LIFT OF 08 PASSENGER = 24 PASSENGER

STAMPS & SIGN. OF APPORVAL

Approved architect
Board of
Ward
Order No. SHB-6/22-22
Order Date 22-8-22
Order
Sd/- 22-04-2021
Dy. Town Planner (Enforcement)
Vadodara Mahanagarpalika
22.4.2021
નાયબ, નગરનિયોજક (અમલીકરણ)

TOTAL PROPOSED F.S.I. = 3822.54 SQ.MT.
PERMISSIBLE REGULAR F.S.I. (1.80) = 3279.37 SQ.MT.
TOTAL PAID F.S.I AREA = 0543.17 SQ.MT.
@ 2.70 (JANTRY) = 0543.17 SQ.MT.

NOTES.

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

ii) Certified that the plot under referrence was served by me on_____and the dimension of sides etc.of plot stated on are as measyred on site and area so worked out tailled with the area stated in the document of ownership / T.P. record / property card or 7.12 records.

- TOTAL PROPOSED F.S.I AREA = 3822.54 SQ.MT. FOR PLOT - B (AS PER GDCR CL. NO. 15.10.1)

VEHICAL	REQ. PARK.	PROVIDE PARKING		
	AREA	GR.LVL.	BAS.LVL.	TOTAL
CAR PARKING AREA @ 50 %	764.51	208.145	600.13	808.275
OTHER'S PARKING AREA @ 30%	458.706	124.887	360.078	484.965
VISITOR'S PARKING AREA @ 20%	305.804	83.258	240.052	323.31
TOTAL	1529.02	416.29	1200.26	1616.55

PROVIDED PARKING AREA STATEMENT IN SQ. MT. FOR (*PLOT - B*)

OPEN PARKING (A)

NO.	DESCRIPTION	SQ.MT.
1	OPEN PARKING - 01	215.65
2	OPEN PARK. - 02 IN C.P. 100%	200.64
TOTAL	GROUND FL. COV. PARKING	416.29

BASEMENT PARKING (B)

UPPER BASEMENT PARKING	574.19
LOWER BASEMENT PARKING	626.07
TOTAL BASEMENT PARKING	1200.26

GRAND TOTAL PARKING OF [A+B]	
OPEN PARK. + BASEMENT	1616.55

SIGNATURE OF OWNERS / BUILDERS.

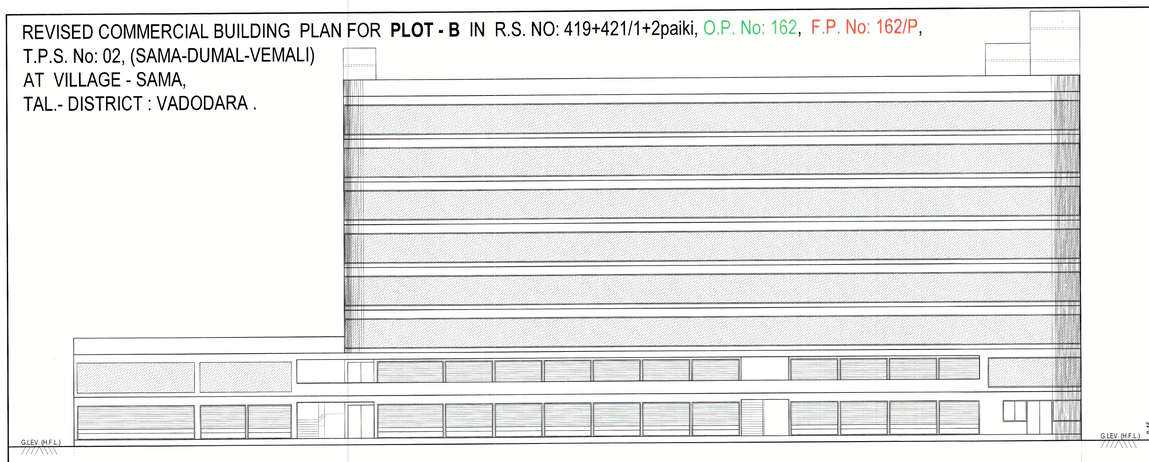
Owner / Builder / Organisor / Developer
or Authorised Agent of Owner

SIGNATURE OF ARCHITECTS-ENGINEERS

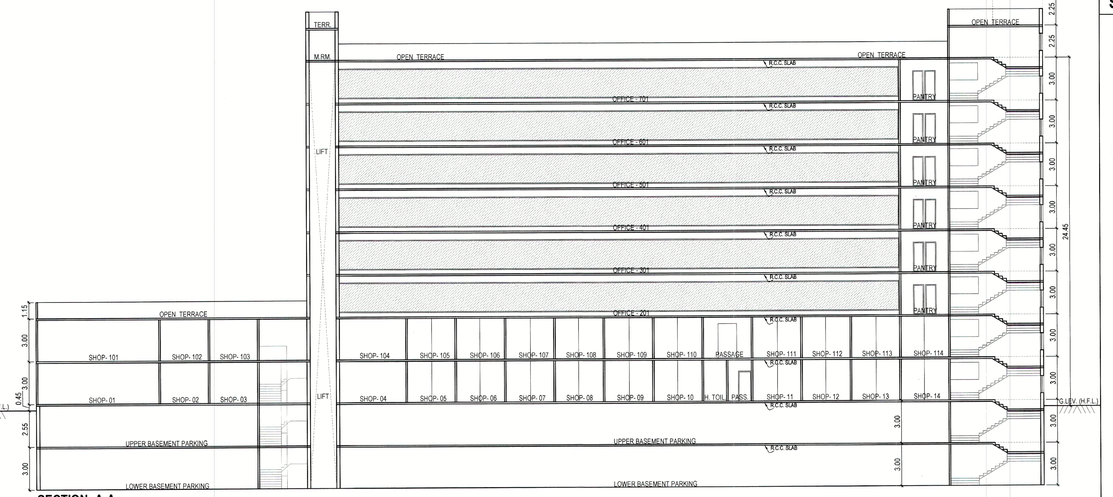
KIRAN PATEL
ARCHITECT

V.M.S.S Lic.No.-CA-AOR 97/2019TO2024

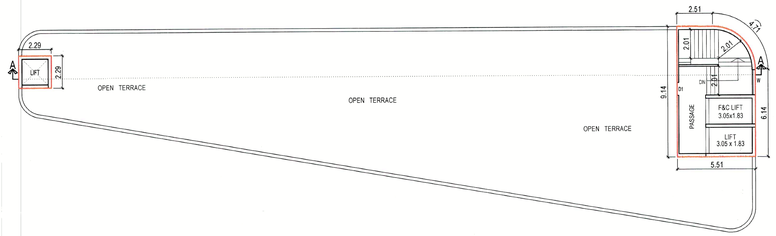
REVISED COMMERCIAL BUILDING PLAN FOR **PLOT - B** IN R.S. NO: 419+421/1+2paiki, O.P. No: 162, F.P. No: 162/P,
T.P.S. No: 02, (SAMA-DUMAL-VEMALI)
AT VILLAGE - SAMA,
TAL.- DISTRICT : VADODARA .



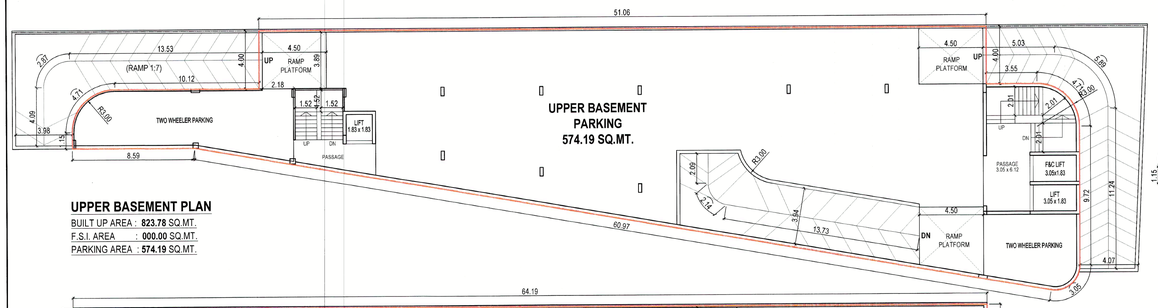
ELEVATION



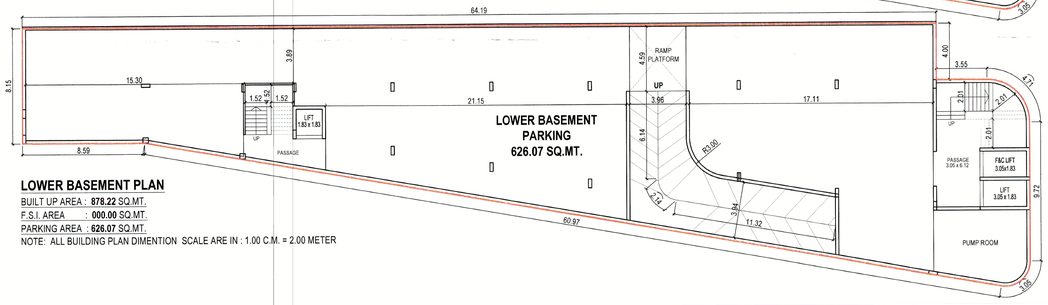
SECTION: A-A



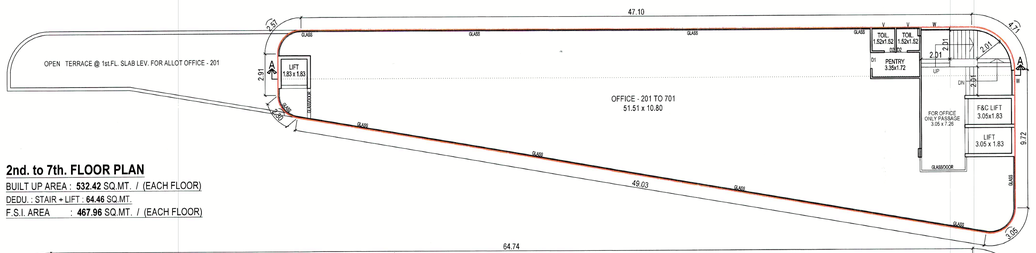
TERRACE PLAN
BUILT UP AREA : **53.63** SQ.MT.



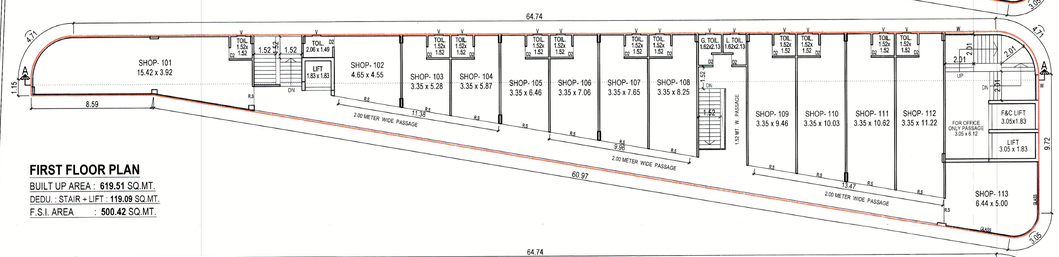
UPPER BASEMENT PLAN
BUILT UP AREA : **823.78** SQ.MT.
F.S.I. AREA : **000.00** SQ.MT.
PARKING AREA : **574.19** SQ.MT.



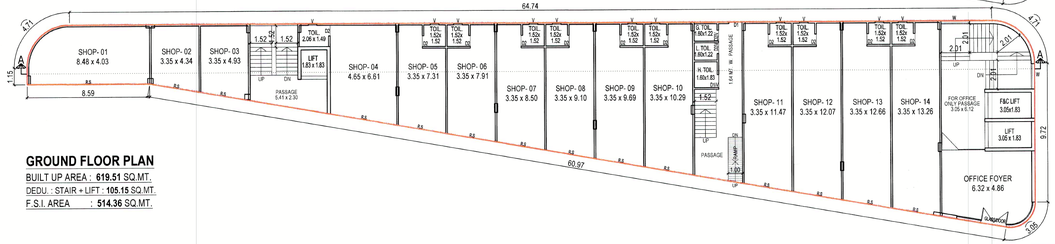
LOWER BASEMENT PLAN
BUILT UP AREA : **878.22** SQ.MT.
F.S.I. AREA : **000.00** SQ.MT.
PARKING AREA : **626.07** SQ.MT.
NOTE: ALL BUILDING PLAN DIMENTION SCALE ARE IN : 1.00 C.M. = 2.00 METER



2nd. to 7th. FLOOR PLAN
BUILT UP AREA : **532.42** SQ.MT. / (EACH FLOOR)
DEDU. : STAIR + LIFT : **64.46** SQ.MT.
F.S.I. AREA : **467.96** SQ.MT. / (EACH FLOOR)



FIRST FLOOR PLAN
BUILT UP AREA : **619.51** SQ.MT.
DEDU. : STAIR + LIFT : **119.09** SQ.MT.
F.S.I. AREA : **500.42** SQ.MT.



GROUND FLOOR PLAN
BUILT UP AREA : **619.51** SQ.MT.
DEDU. : STAIR + LIFT : **105.15** SQ.MT.
F.S.I. AREA : **514.36** SQ.MT.

STAMPS & SIGNATUR OF APPROVAL

Approved Subject to Condition that
Application No. 9
Permit No. SHB-L/22-22
Date 22-8-22
Signature
22-4-2021
Dy. Town Development Officer
Vadodara Mahanagarpalika
Date 25-4-2021
Application Received on

SCHEDULE OF OPENNING

R.S.	R.S.	3.305 X 2.40
DOORS	D1	0.90 X 2.10
	D2	0.75 X 2.10
VENTS	V	0.60 X 0.60

Signature Of Owners / Builders.

Owner / Builder / Organisor / Developer
or Authorised Agent of Owner

Signature Of Architects-Engineers

KIRAN PATEL
ARCHITECT

V.M.S.S Lic.No.-CA-AOR 97/2019TO2024