

PROPOSED LAY-OUT & BUILDING PLAN OF BLOCK No:90,
AT VILL: SEVASI, DIST. VADODARA.

AREA CALCULATION BLOCK No: 90

TOTAL LAND AREA AS PER RECORD = 13557.00 sq.mt.
18.00 mt. WIDE ROAD CUTTING AREA = 26.10 sq.mt.
NET TOTAL AREA OF PLOT = 13530.90 sq.mt.

AREA CALCULATION OF R1 ZONE

LAND AREA [13530.90 x 50%] R1 ZONE = 6765.45 sq.mt.
[TWR. = A4, D, D1-D2, D3-D4, D5-D6, D7-D8]

AREA CALCULATION OF RRZ ZONE

LAND AREA [13530.90 x 50%] RRZ ZONE = 6765.45 sq.mt.

50% AREA OF LAND FOR [6765.45 x 50%] = 3382.72 sq.mt.
[RRZ ZONE-1] PERMISI. B.U.P. AREA = 80.00 sq.mt.
EACH FLAT [TWR. = A1,A2,A3 & C1,C2,C3]

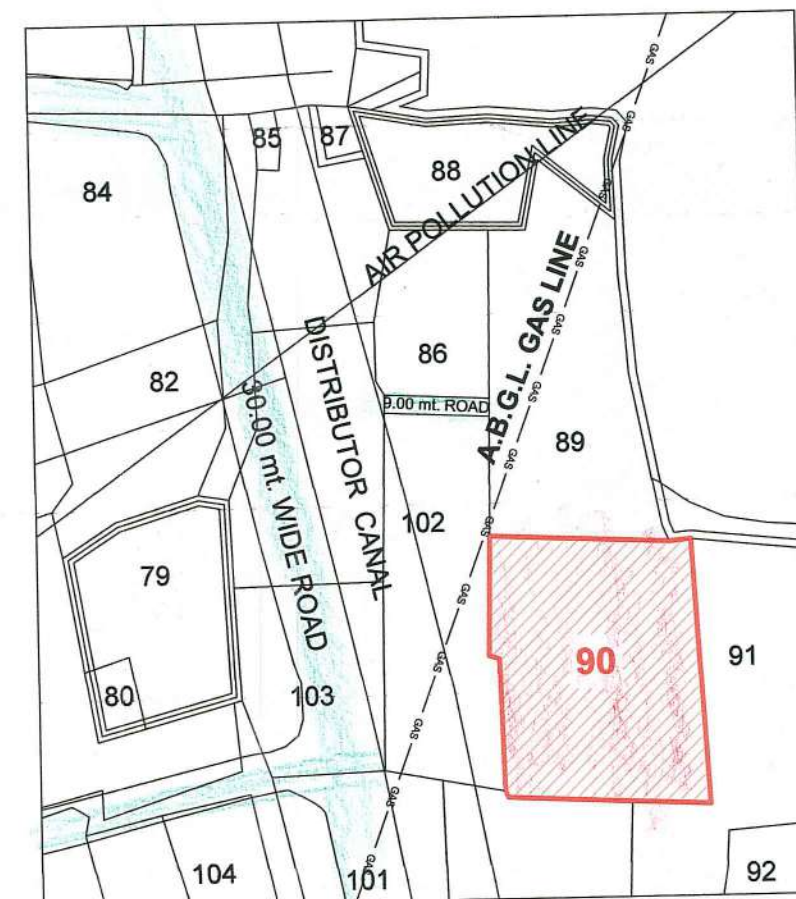
50% AREA OF LAND FOR [6765.45 x 50%] = 3382.72 sq.mt.
[DEVELOPMENT OF LOW COST HOUSING] [RRZ ZONE-2]
PERMISI. B.U.P. AREA = 40.00 sq.mt.
EACH FLAT [TWR. = B1-B2, B3-B4, B5-B6]

ADD. BLOCK No: 89

REQUIRED PARKING STATEMENT

[FOR PERM. F.S.I. OF 15%]
24402.60 X 15% = 3660.39 sq.mt.

TOTAL PROVIDE PARKING
4384.58 sq.mt. [AS PER TABLE] > REQ. PARKING

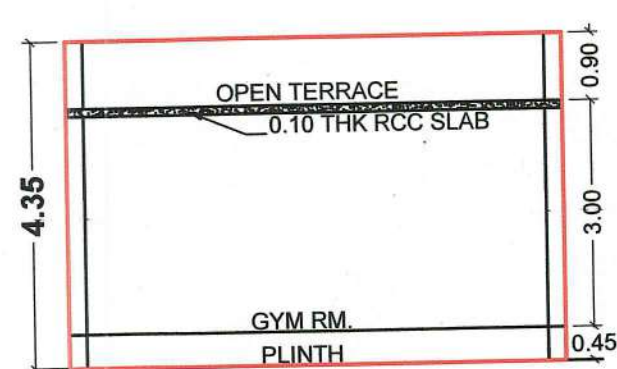


N
SCALE :- 1.00 CM = 38.40 MT

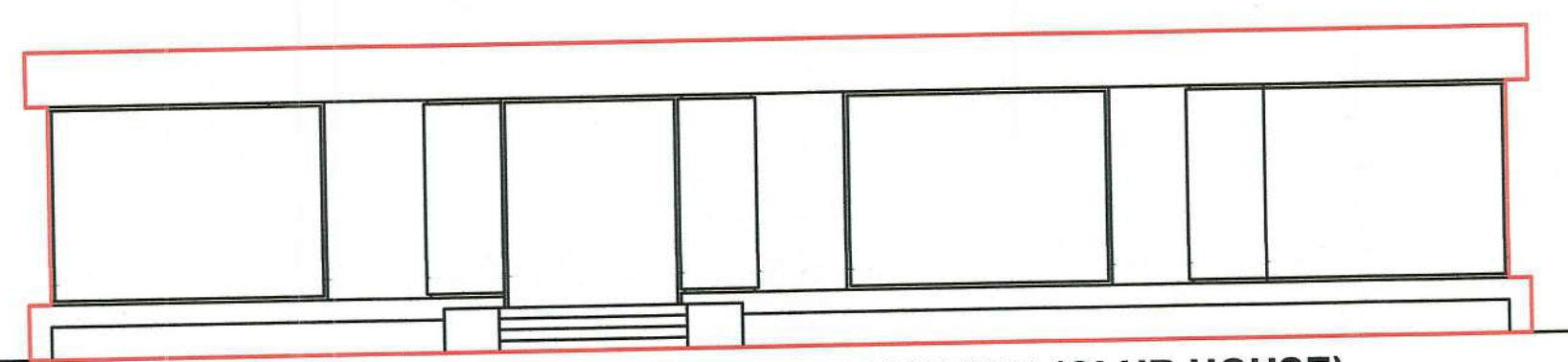
CLUB HOUSE AREA CALCULATION

REQUIRED BUILT UP AREA
1355.70 X 15% = 203.35 sq.mt.

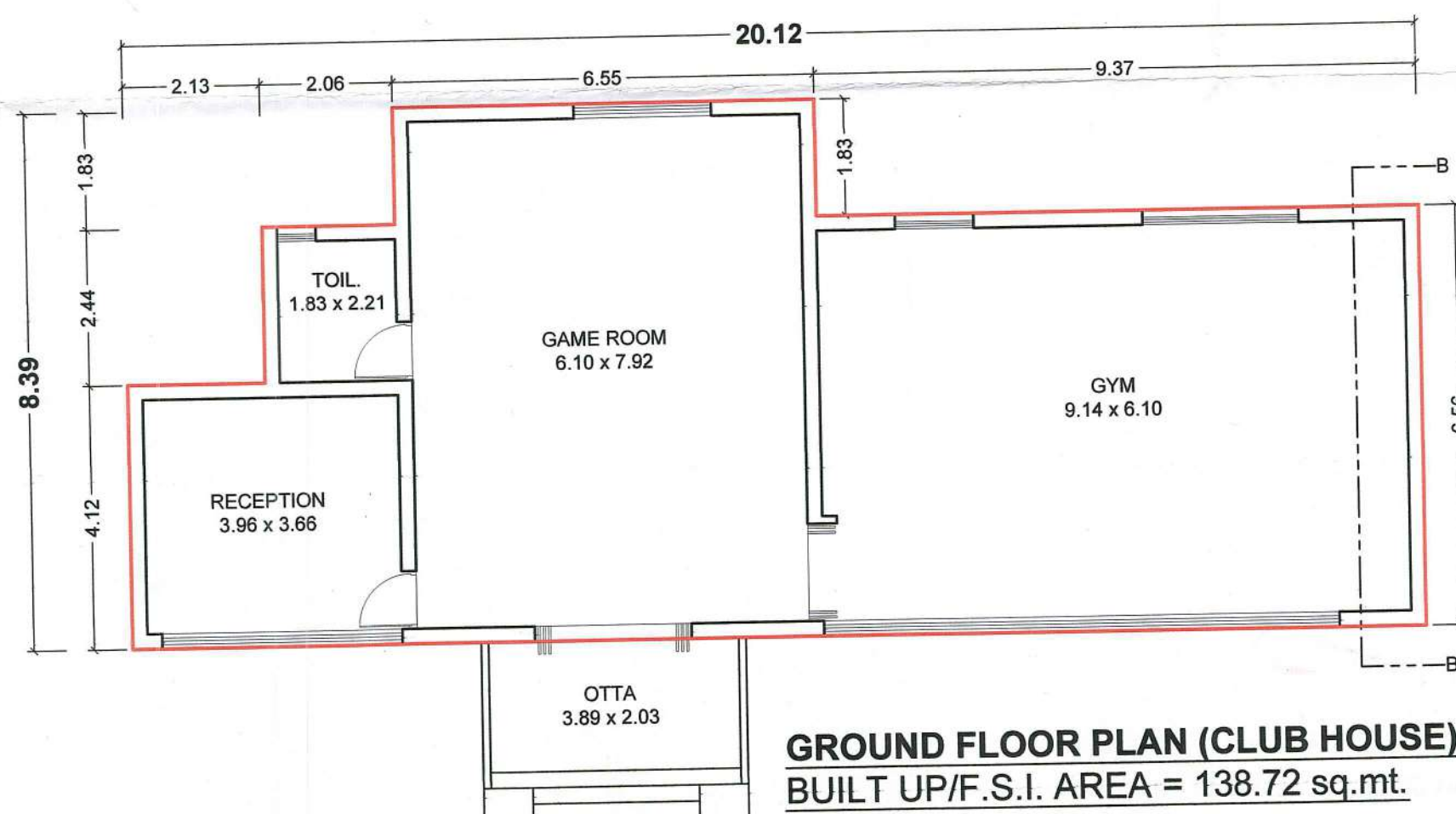
PROPOSED CLUB HOUSE AREA
G.F. = 138.72 sq.mt. < REQUIRED AREA



SECTION = "B-B"
(CLUB HOUSE)



ELEVATION (CLUB HOUSE)



GROUND FLOOR PLAN (CLUB HOUSE)
BUILT UP/F.S.I. AREA = 138.72 sq.mt.

PROPOSED BUILT UP AREA TABLE									
TOWER	G.F.	1st	2nd	3rd	4th	5th low	5th upp	TOTAL	
A1	268.11	296.28	296.28	296.28	296.28	216.31	72.59	1742.13	
A2	268.11	296.28	296.28	296.28	296.28	216.31	72.59	1742.13	
A3	268.11	296.28	296.28	296.28	296.28	216.31	72.59	1742.13	
A4	268.11	296.28	296.28	296.28	296.28	216.31	72.59	1742.13	
B1 B2	362.17	349.16	349.16	349.16	349.16	328.58	140.48	2227.87	
B3 B4	362.17	349.16	349.16	349.16	349.16	328.58	140.48	2227.87	
B5 B6	362.17	349.16	349.16	349.16	349.16	328.58	140.48	2227.87	
C1	268.12	296.28	296.28	296.28	296.28	216.31	72.59	1742.14	
C2	268.12	296.28	296.28	296.28	296.28	216.31	72.59	1742.14	
C3	268.12	296.28	296.28	296.28	296.28	216.31	72.59	1742.14	
D	189.22	229.50	229.50	229.50	229.50	209.58	84.72	1401.52	
D1 D2	410.87	468.22	468.22	468.22	468.22	429.47	169.54	2882.76	
D3 D4	410.87	468.22	468.22	468.22	468.22	429.47	169.54	2882.76	
D5 D6	410.87	468.22	468.22	468.22	468.22	429.47	169.54	2882.76	
D7 D8	410.87	468.22	468.22	468.22	468.22	429.47	169.54	2882.76	
TOTAL	4796.01	5223.82	5223.82	5223.82	5223.82	4427.37	1692.45	31811.11	

PROPOSED F.S.I. AREA TABLE									
TOWER	G.F.	1st	2nd	3rd	4th	5th low	5th upp	TOTAL	
A1	0.00	276.19	276.19	276.19	276.19	196.07	52.35	1353.18	
A2	0.00	276.19	276.19	276.19	276.19	196.07	52.35	1353.18	
A3	0.00	276.19	276.19	276.19	276.19	196.07	52.35	1353.18	
A4	0.00	276.19	276.19	276.19	276.19	196.07	52.35	1353.18	
B1 B2	0.00	307.51	307.51	307.51	307.51	286.93	98.83	1615.80	
B3 B4	0.00	307.51	307.51	307.51	307.51	286.93	98.83	1615.80	
B5 B6	0.00	307.51	307.51	307.51	307.51	286.93	98.83	1615.80	
C1	0.00	276.19	276.19	276.19	276.19	196.07	52.35	1353.18	
C2	0.00	276.19	276.19	276.19	276.19	196.07	52.35	1353.18	
C3	0.00	276.19	276.19	276.19	276.19	196.07	52.35	1353.18	
D	0.00	210.66	210.66	210.66	210.66	190.74	65.88	1099.26	
D1 D2	0.00	430.55	430.55	430.55	430.55	391.80	131.87	2245.87	
D3 D4	0.00	430.55	430.55	430.55	430.55	391.80	131.87	2245.87	
D5 D6	0.00	430.55	430.55	430.55	430.55	391.80	131.87	2245.87	
D7 D8	0.00	430.55	430.55	430.55	430.55	391.80	131.87	2245.87	
TOTAL	0.00	4788.72	4788.72	4788.72	4788.72	3991.22	1256.30	24402.40	

AREA TABLE

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

1/4

A. AREA STATEMENT [BLOCK No:90]		SQ.MTS.	I. LIST OF DRAWING ATTACHED	
1. Area of land/property as per record		13557.00	Sr.No	Description
or as per site condition				
B. Deduction for :				
(a) road cutting area		179.79		
(b) Any reservation		---		
3. Net area of plot		13377.21		
4. Common Plot (13557.00 x 10%)		1355.70		
5. Balance area of Plot		12021.51		
6. Permis. built up area on G.F. [12021.51 x 40%]		4808.60		
7.a Permis. Normal F.S.I. [13557.00 x 1.60]		21691.20		
7.b Permis. Premium F.S.I. [13557.00 x 1.80]		24402.60		
7.c Premium F.S.I. to be purchased [b-a]		2711.40		
8. Existing built up area on G.F.				
9. Proposed built up area				
(i) Ground floor (G.F. Coverage)		4796.01		
Total proposed (G.F. Coverage)		4796.01		
10. Grand total of built up area on (G.F.Coverage)				
11. Proposed floor space area		B.U.P.	F.S.I.	
Ground floor		4796.01	---	
First floor		5223.82	4788.72	
Second floor		5223.82	4788.72	
Third floor		5223.82	4788.72	
Fourth floor		5223.82	4788.72	
Fifth floor [lower level]		4427.37	3991.22	
Fifth floor [upper level]		1692.45	1256.30	
Total proposed floor space area		31811.11	24402.40	
12. Total existing floor space area (if any)		---		
13. Grand total of floor space area		24402.40		
14. Total f.s.i. consumed		1.799		
B. PARKING STATEMENT				
Total maximum possible floor space area	Total require parking space	Reserved for car 50%	PROP. PARKING	
Residential 24402.60	(15%) 3660.39		TOWER	EACH
Commercial	(30%)		A1	249.78
Industrial	(10%)		A2	249.78
			A3	249.78
			A4	249.78
			B1 B2	321.58
			B3 B4	321.58
			B5 B6	321.58
			C1	250.32
			C2	250.32
			C3	250.32
			D	171.12
			D1 D2	374.66
			D3 D4	374.66
			D5 D6	374.66
			D7 D8	374.66
			TOTAL	4384.58
REQUIRED < PROVIDE		TOTAL	4384.58	
SCHEDULE OF OPENING				
MD - 1.07 X 2.10				
D1 - 0.90 X 2.10				
D2 - 0.75 X 2.10				
W - 1.80 X 1.20				
W1 - 1.20 X 1.20				
WK - 1.20 X 0.90				
V - 0.60 X 0.60				
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 connection is possible and is verified by me.				
ii) Certificate that the plot under reference was served by me on _____ and the dimension of sides etc. of plot stated on are as measured on site and are so worked out tallies with the area stated in the document of ownership / T.P. record/property card or 7-12 record.				

RUCHIR SHETH
ARCHITECT

VUDA Lic.No. A-308/2013-2016

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