

Project Title :PROPOSED LAYOUT AND BUILDING PLAN ON R.S.NO.420, O.P.NO.42, F.P.NO.4, T.P.NO.01 (BILL), VILL.BILL, DIST.VADODARA.



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Inward Date		Scale	1:100

A	AREA STATEMENT		VERSION NO.: 1.0.40	
			VERSION DATE: 13/07/2021	
PROJECT DETAIL :				
	Site Address: K D REALITY , AT VILL BIL , TAL & DIST VADODARA		Plot Use: Residential	
	Authority: Vadodara Municipal Corporation (VMC)		Plot SubUse: Semidetached Dwelling	
	AuthorityClass: D1		Plot Use Group: Dwelling-2 (DW2)	
	AuthorityGrade: Municipal Corporation		Land Use Zone: Residential Zone I	
	Project Type: Layout Development		Conceptualized Use Zone: R1	
	Nature of Development: NEW			
	Development Area: Draft/Preliminary Town Planning Scheme			
	SubDevelopment Area: Other Areas			
	Special Project: NA			
	Special Road: NA			
	Site Address: K D REALITY , AT VILL BIL , TAL & DIST VADODARA			
	AREA DETAILS :			
1.	Area of Plot As per record		-	Sq.Mts.
	Plot Validation Certificate			1972.00
	Physical area measured at site			1972.00
	7/12 or Document			1972.00
	Plot area drawn as per Site			1968.95
	Area of Plot Considered			1972.00
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			1972.00
4.	% of Common Plot (Reqd.)			0.00
	% of Common Plot (Prop)			200.96
	Common Plot			200.96
	Balance area of Plot(1 - 4)			1771.04
	Plot Area For Coverage			1972.00
	Plot Area For FSI			1972.00
	Perm. FSI Area (1.80)			3549.60
	5. Total Perm. FSI area			3549.60
6.	Total Built up area permissible at:			
	a. Ground Floor			0.00
	Proposed Coverage Area (38.53 %)			759.74
	Total Prop. Coverage Area (38.53 %)			759.74
	Balance coverage area (- %)			0.00

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				

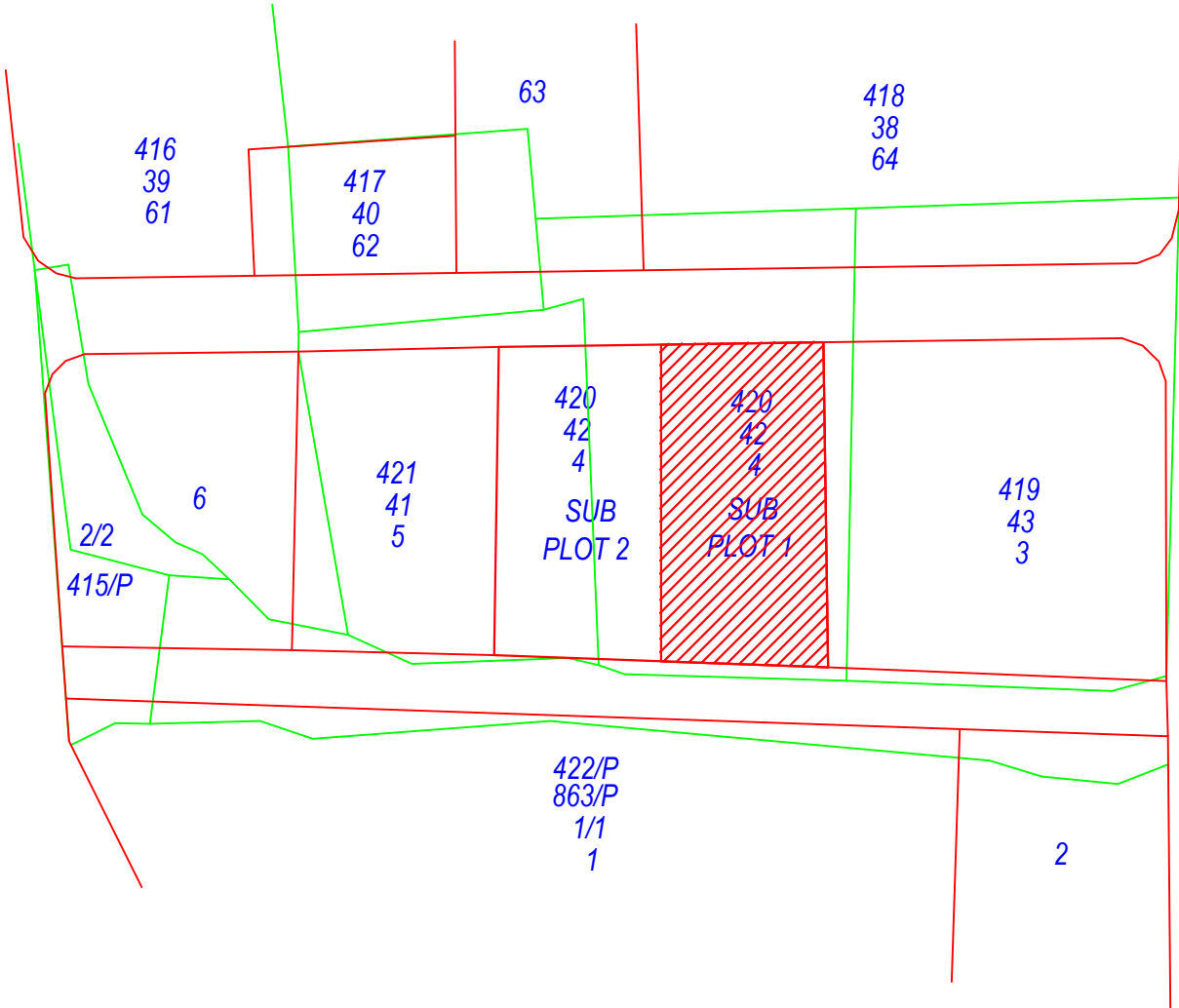
Land use analysis/Area distribution (Table 2c)		
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Ploited Area	1430.91	72.56
Road Area	337.07	17.09
Organized Open Space	200.96	10.19
Other Area	3.06	0.16
Total net layout	1972.00	100.00

Tree Details (Table 3h)				
Plot	Name	Nos Of Trees		
		Reqd	Prop	
R.S.NO.420 O.P.NO.42 F.P.NO.4 SUB PLOT 1 T.P.NO.01 (BILL)	Tree	50	50	

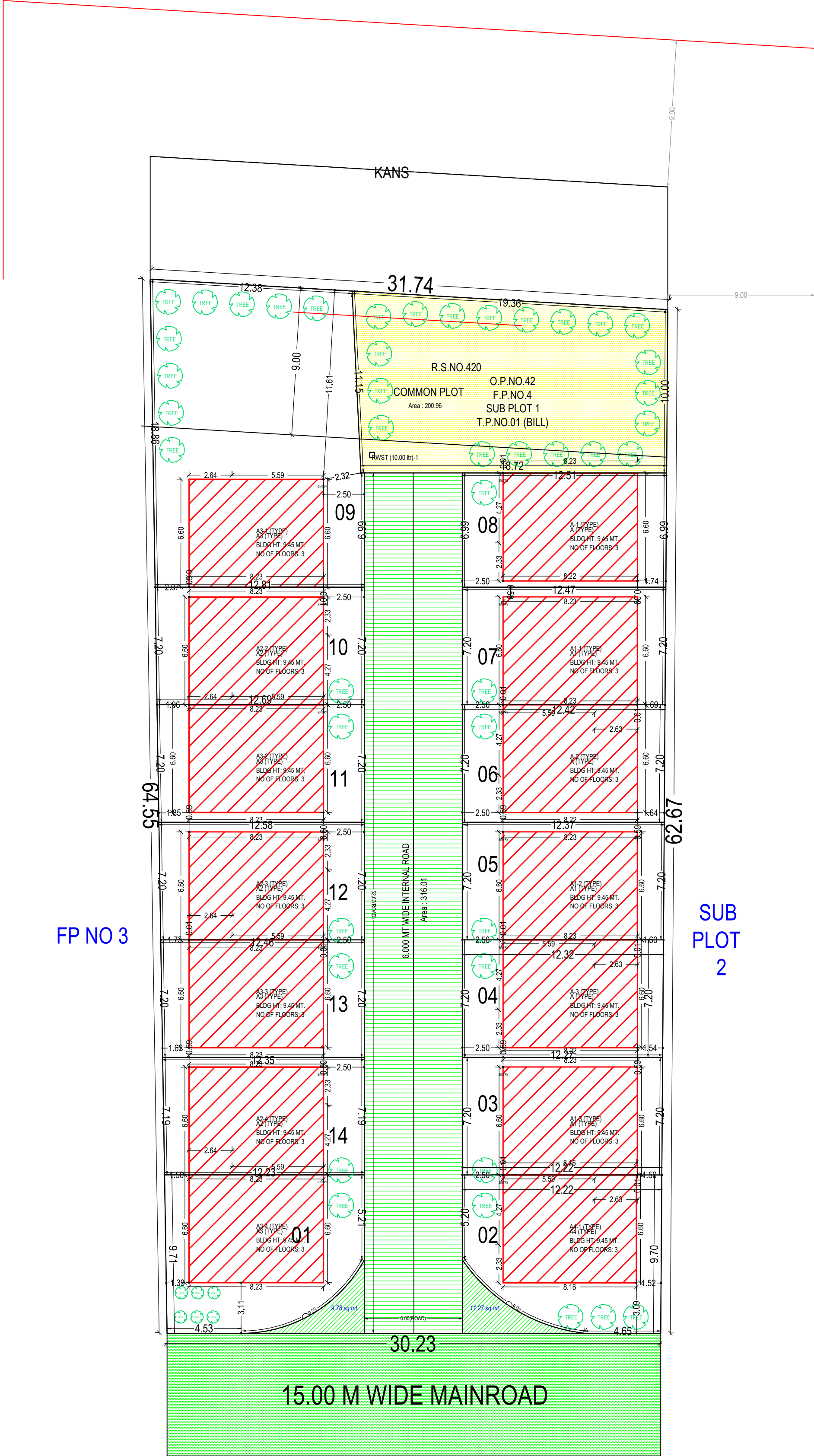
OWNER'S NAME AND SIGNATURE	
SANJAYBHAI MANUBHAI PATEL & OTHERS	
ARCH/ENG'S NAME AND SIGNATURE	
Aakash Pravin Kant Parajapati	
003ERH31032500281	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	
DESIGNATION OF APPROVER	

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Use Group	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use
A (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-
A1 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-
A2 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-
A3 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-
A4 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential
					TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	-	-

Floor Name	Building Name								Total	
	A (TYPE)	A1 (TYPE)	A2 (TYPE)	A3 (TYPE)	A4 (TYPE)				Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Ground Floor	162.96	145.98	162.72	145.80	162.96	145.98	217.24	194.64	53.86	48.20
First Floor	162.93	135.06	162.72	134.88	162.93	135.06	217.24	180.08	53.85	44.56
Second Floor	104.79	76.92	104.58	76.71	104.79	76.92	139.72	102.56	34.46	25.18
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	430.68	357.96	430.02	357.39	430.68	357.96	574.20	477.28	142.17	117.94



KEY PLAN



SITE PLAN
(Scale - 1:200)

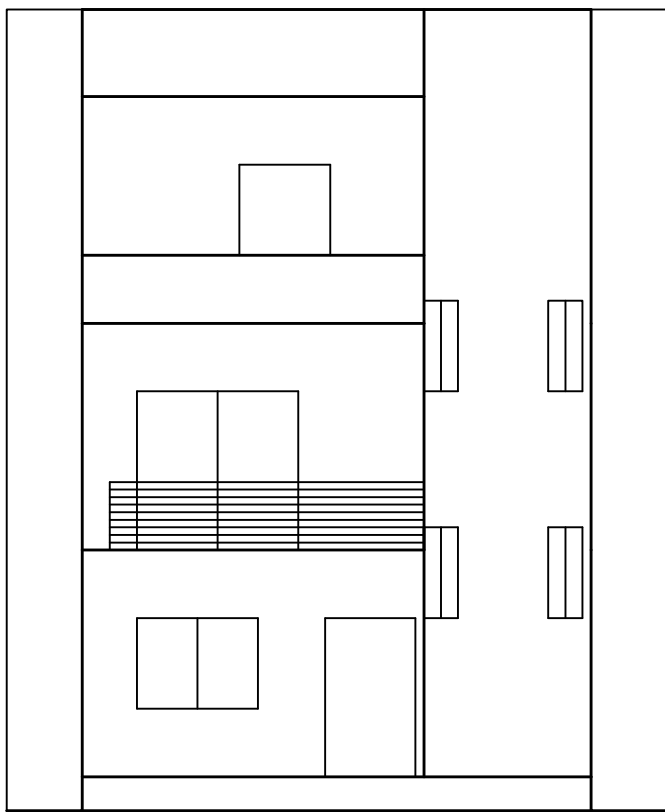


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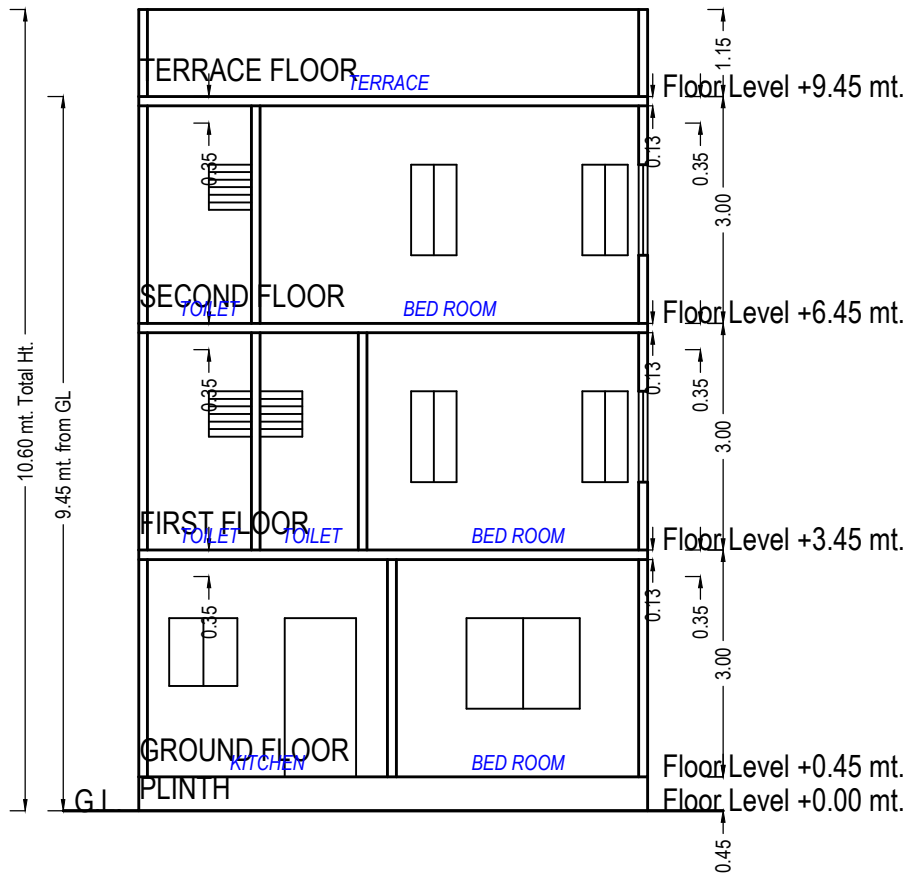
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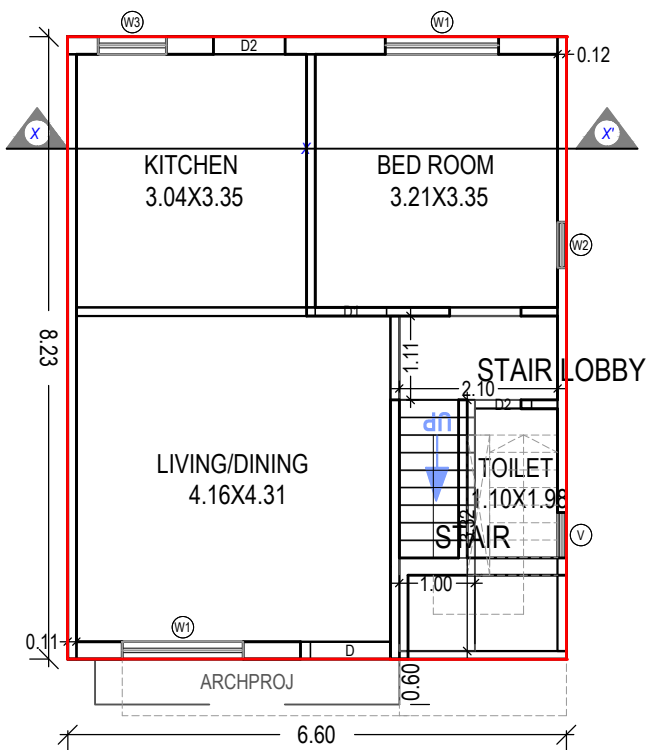
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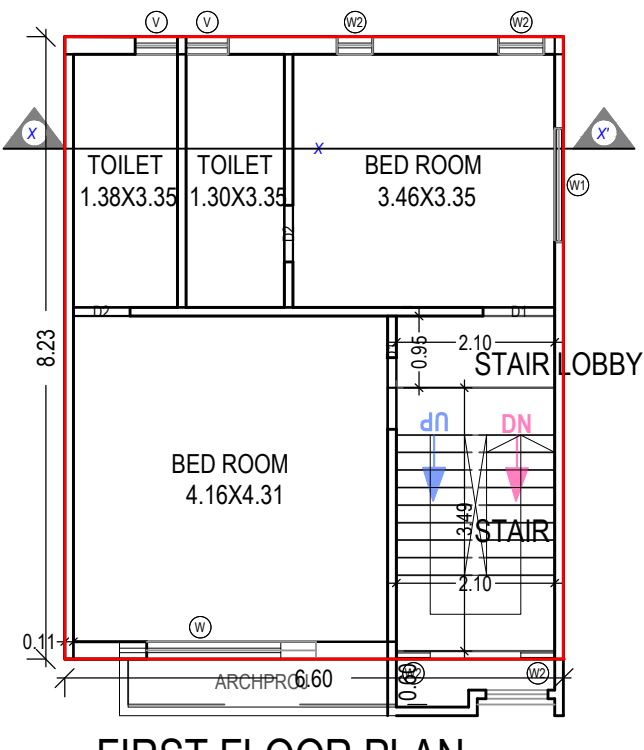
SECTION

UnitBUA Table for Building :A (TYPE)

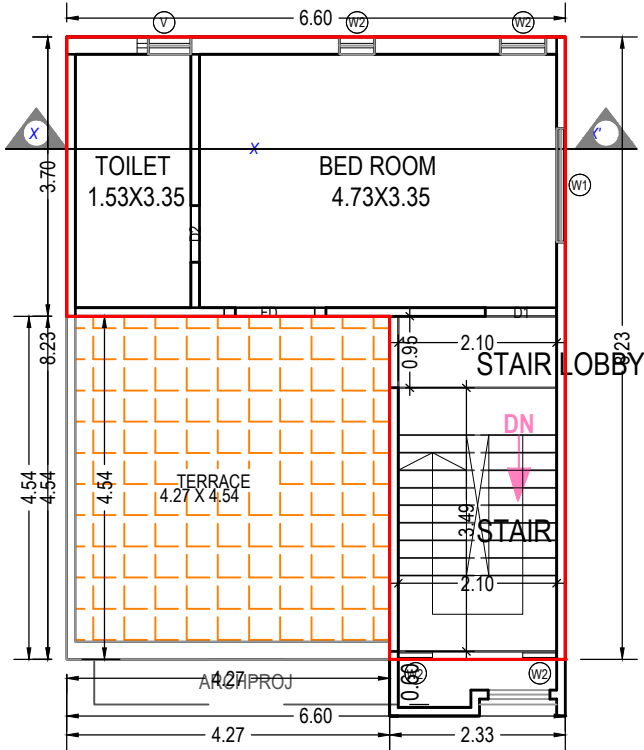
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A1	DWELLING UNIT	54.31	54.31	6.17	5.65	42.49	01
		Total :	54.31	54.31	6.17	5.65	42.49	01
	Total per Floor:	Typical Floor = 1						
		Total :	54.31	54.31	6.17	5.65	42.49	01
FIRST FLOOR PLAN	SPLIT A1	DWELLING UNIT	54.31	54.31	6.58	9.29	38.44	00
		Total :	54.31	54.31	6.58	9.29	38.44	00
	Total per Floor:	Typical Floor = 1						
		Total :	54.31	54.31	6.58	9.29	38.44	00
SECOND FLOOR PLAN	SPLIT A1	DWELLING UNIT	34.93	34.93	4.70	9.29	20.94	00
		Total :	34.93	34.93	4.70	9.29	20.94	00
	Total per Floor:	Typical Floor = 1						
		Total :	34.93	34.93	4.70	9.29	20.94	00
-								
Total:	-	-	143.55	143.55	17.45	24.22	101.87	01



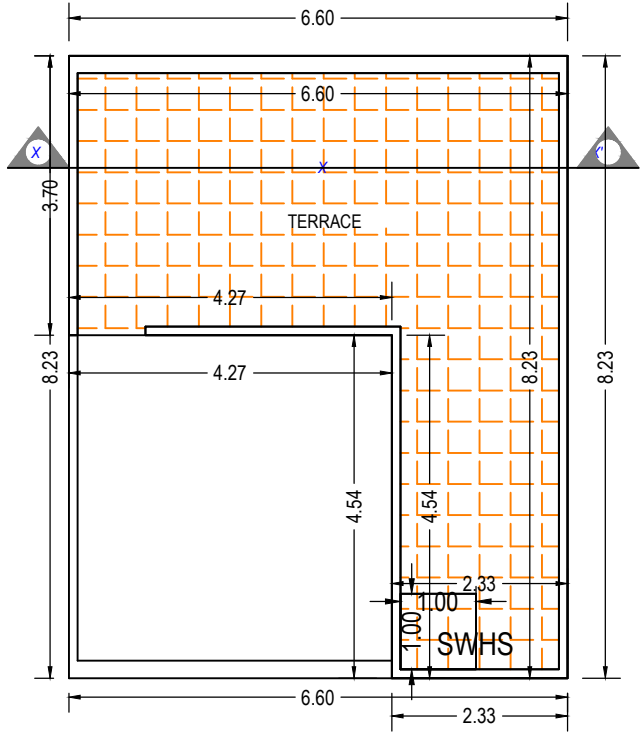
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (TYPE)

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	Stair Lobby	Covered Area			
Ground Floor	54.32	3.32	2.32	0.01	48.66	48.66	01
First Floor	54.31	7.30	1.98	0.00	45.02	45.02	00
Second Floor	34.93	7.30	1.98	0.00	25.64	25.64	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	143.55	17.92	6.28	0.01	119.32	119.32	01
Total Number of Same Buildings:	3						
Total:	430.65	53.76	18.84	0.03	357.96	357.96	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	W2	0.45	1.20	04
A (TYPE)	W2	0.47	1.20	02
A (TYPE)	V	0.56	1.00	02
A (TYPE)	V	0.60	1.00	01
A (TYPE)	W2	0.60	1.20	03
A (TYPE)	V	0.71	1.00	01
A (TYPE)	W3	0.90	0.90	01
A (TYPE)	W1	1.50	1.20	03
A (TYPE)	W1	1.60	1.20	01
A (TYPE)	W	2.13	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.23	0.30
FIRST FLOOR PLAN	STAIRCASE	1.00	0.23	0.17
SECOND FLOOR PLAN	STAIRCASE	1.00	0.23	0.17

SCHEDULE OF DOOR:

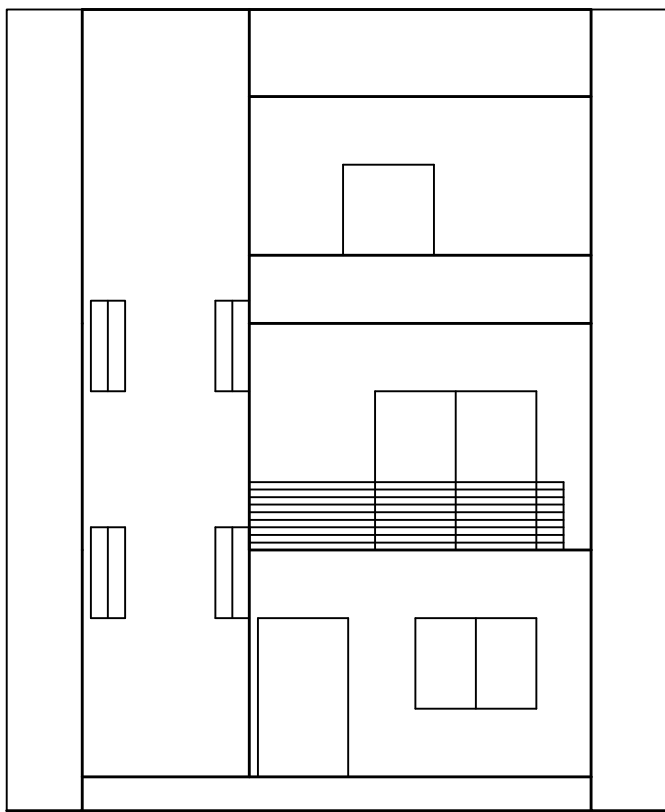
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TYPE)	D2	0.75	2.10	04
A (TYPE)	D1	0.95	2.10	04
A (TYPE)	D2	0.95	2.10	01
A (TYPE)	D	1.06	2.10	01
A (TYPE)	FD	1.20	2.10	01

OWNER'S NAME AND SIGNATURE	
SANJAYBHAI MANUBHAI PATEL & OTHERS	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Aakash Pravinkant Parajapati 003ERH31032500281	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER

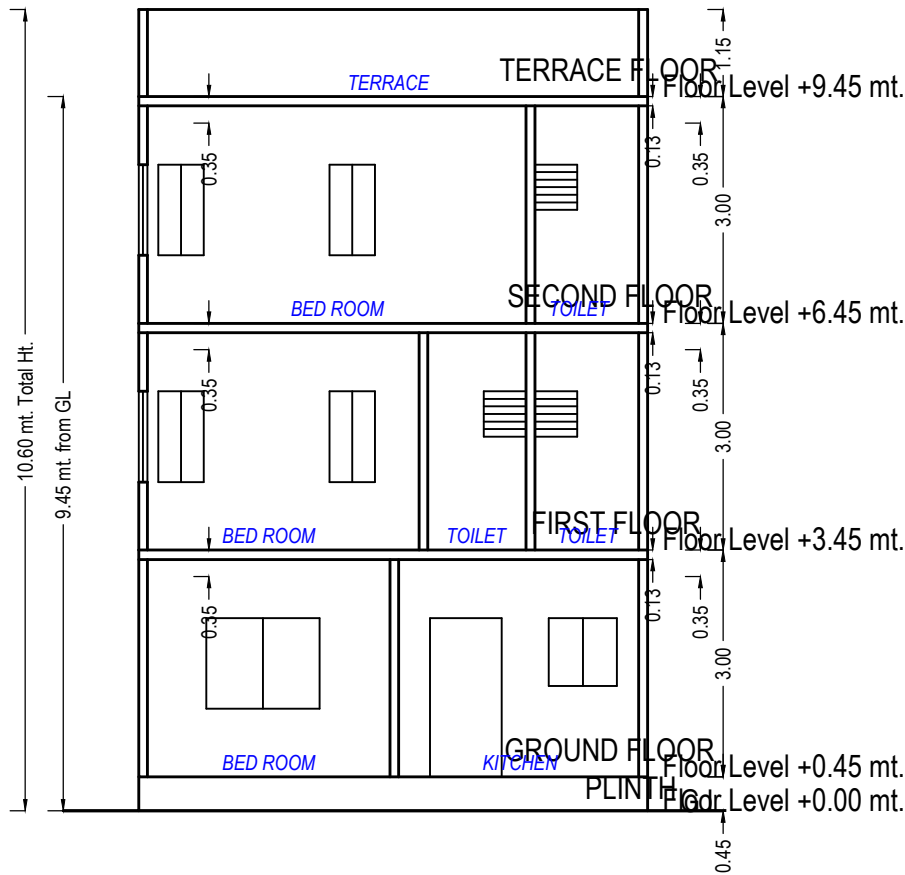
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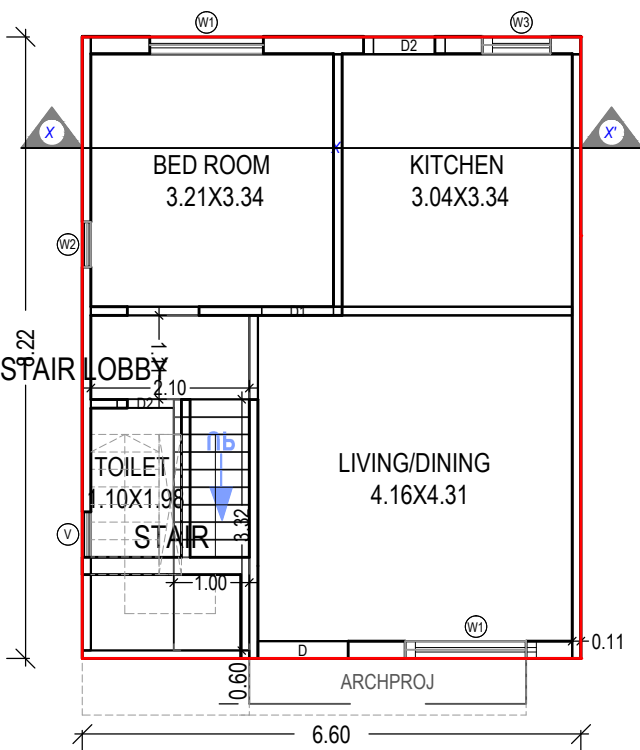
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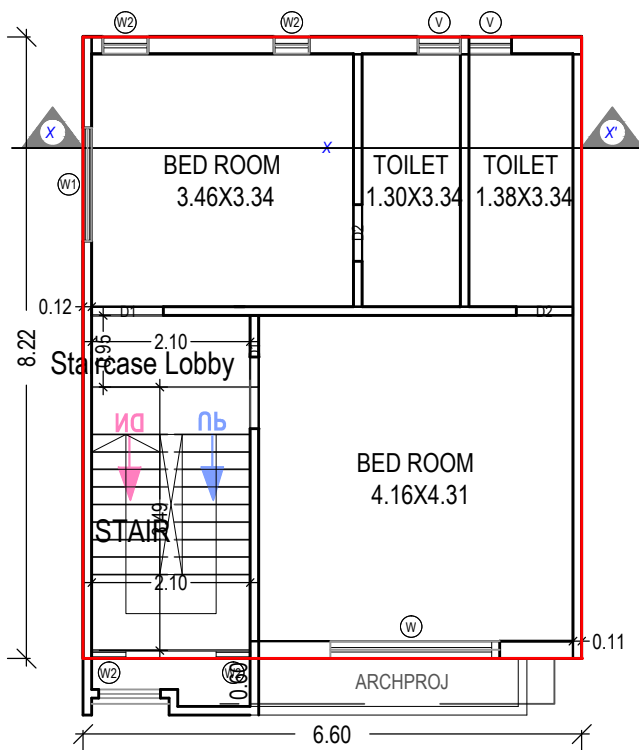
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UnitBUA Table for Building :A1 (TYPE)

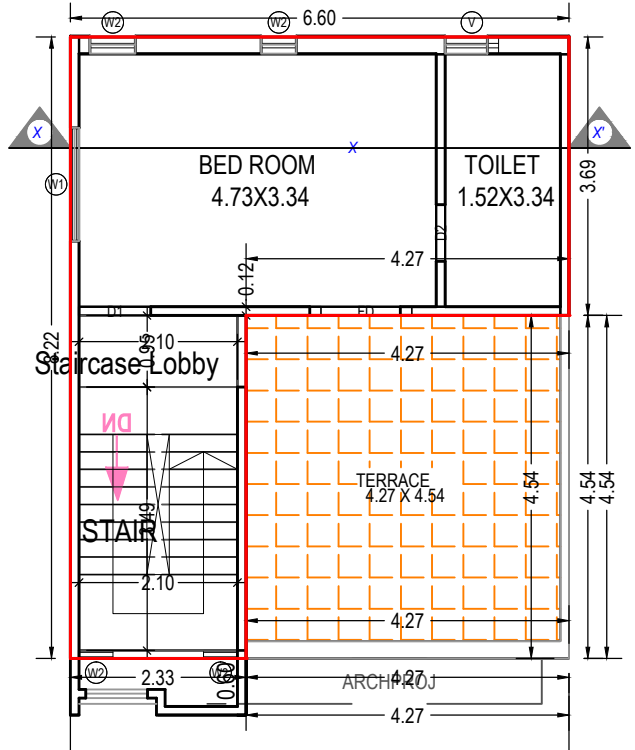
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A2	DWELLING UNIT	54.24	54.24	6.17	5.65	42.42	01
			Total :	54.24	54.24	6.17	5.65	42.42
			Typical Floor = 1					
	Total per Floor:							
FIRST FLOOR PLAN	SPLIT A2	DWELLING UNIT	54.24	54.24	6.55	9.29	38.40	00
			Total :	54.24	54.24	6.55	9.29	38.40
			Typical Floor = 1					
	Total per Floor:							
SECOND FLOOR PLAN	SPLIT A2	DWELLING UNIT	34.86	34.86	4.69	9.29	20.88	00
			Total :	34.86	34.86	4.69	9.29	20.88
			Typical Floor = 1					
	Total per Floor:							
-								
Total:	-	-	143.34	143.34	17.42	24.22	101.70	01



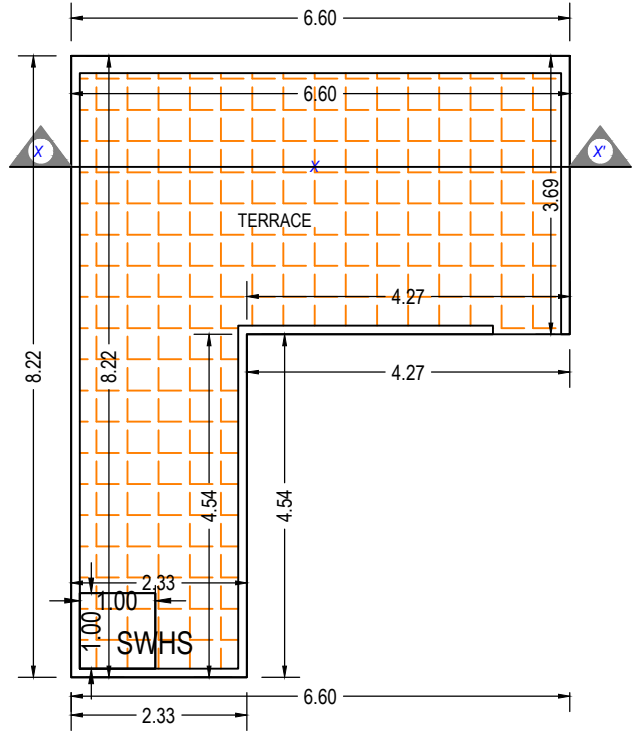
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A1 (TYPE)

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	Stair Lobby			
Ground Floor	54.24	3.32	2.32	48.60	48.60	01
First Floor	54.24	7.30	1.98	44.96	44.96	00
Second Floor	34.86	7.30	1.98	25.57	25.57	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	143.35	17.92	6.28	119.13	119.13	01
Total Number of Same Buildings:	3					
Total:	430.05	53.76	18.84	357.39	357.39	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (TYPE)	W2	0.45	1.20	04
A1 (TYPE)	W2	0.47	1.20	02
A1 (TYPE)	V	0.56	1.00	02
A1 (TYPE)	V	0.60	1.00	01
A1 (TYPE)	W2	0.60	1.20	03
A1 (TYPE)	V	0.71	1.00	01
A1 (TYPE)	W3	0.77	0.90	01
A1 (TYPE)	W1	1.50	1.20	03
A1 (TYPE)	W1	1.60	1.20	01
A1 (TYPE)	W	2.13	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.23	0.30
FIRST FLOOR PLAN	STAIRCASE	1.00	0.23	0.17
SECOND FLOOR PLAN	STAIRCASE	1.00	0.23	0.17

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (TYPE)	D2	0.75	2.10	04
A1 (TYPE)	D1	0.95	2.10	04
A1 (TYPE)	D2	0.95	2.10	01
A1 (TYPE)	D	1.19	2.10	01
A1 (TYPE)	FD	1.20	2.10	01

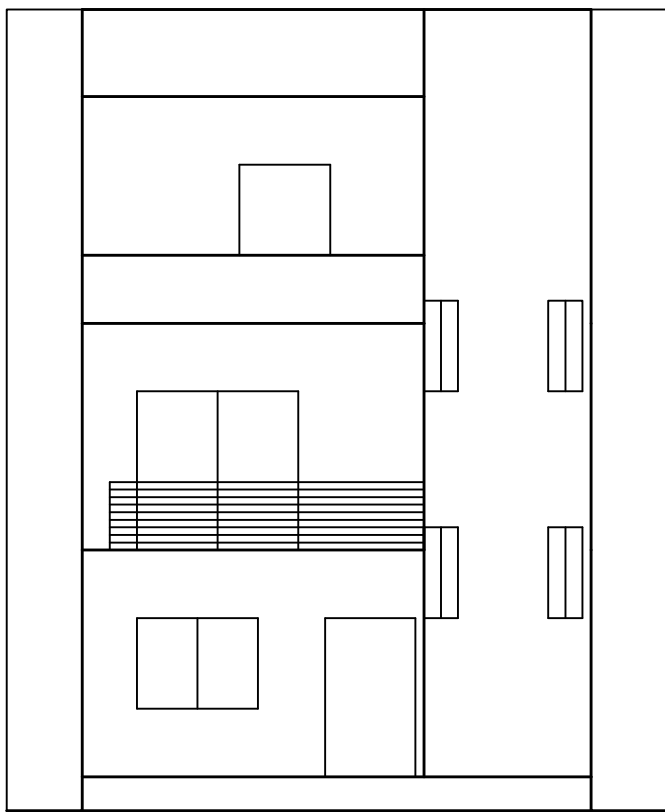
OWNER'S NAME AND SIGNATURE	
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ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Aakash Pravinkant Parajapati 003ERH31032500281	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER

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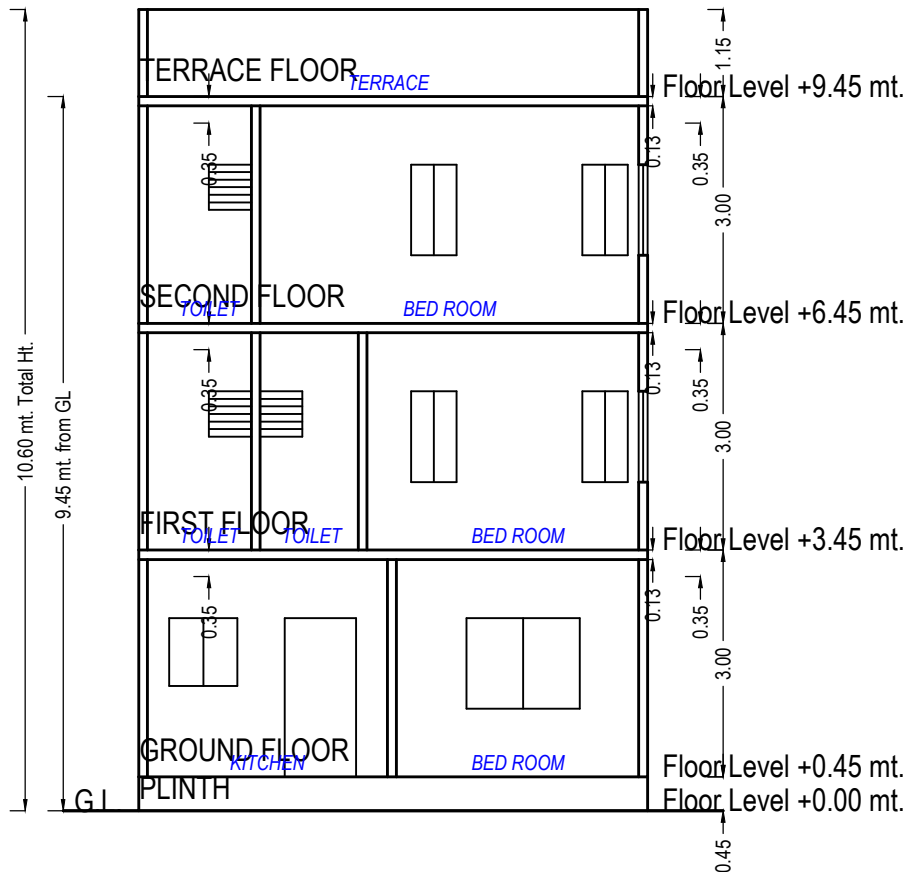
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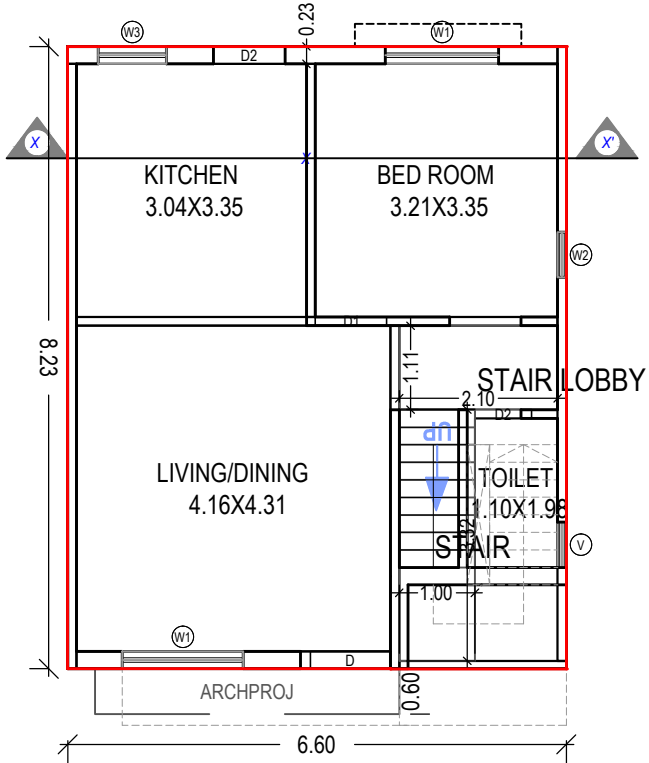
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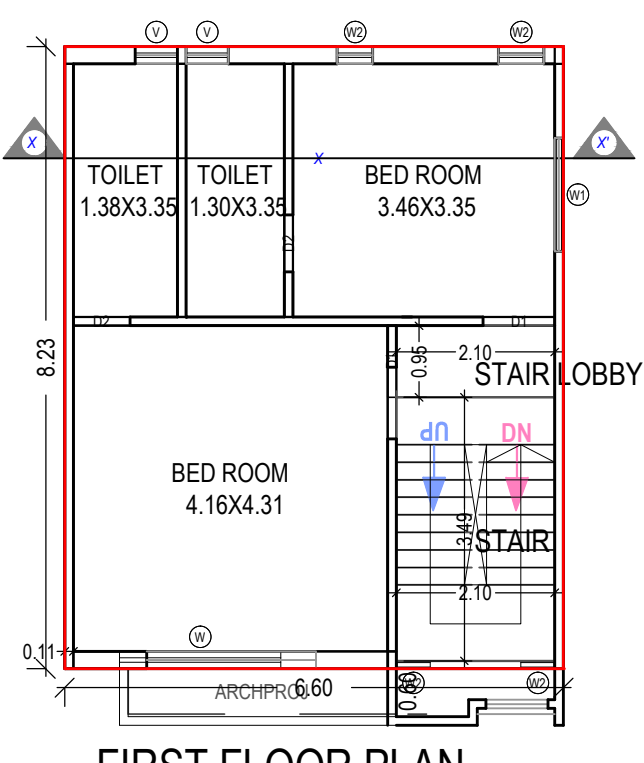
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UnitBUA Table for Building :A2 (TYPE)

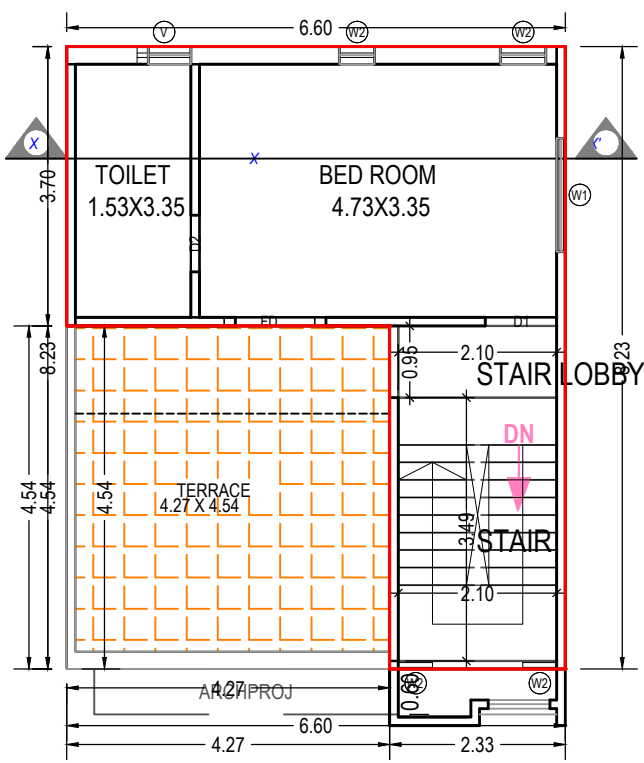
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A1	DWELLING UNIT	54.31	54.31	6.17	5.65	42.49	01
		Total :	54.31	54.31	6.17	5.65	42.49	01
	Total per Floor:	Typical Floor = 1						
		Total :	54.31	54.31	6.17	5.65	42.49	01
FIRST FLOOR PLAN	SPLIT A1	DWELLING UNIT	54.31	54.31	6.58	9.29	38.44	00
		Total :	54.31	54.31	6.58	9.29	38.44	00
	Total per Floor:	Typical Floor = 1						
		Total :	54.31	54.31	6.58	9.29	38.44	00
SECOND FLOOR PLAN	SPLIT A1	DWELLING UNIT	34.93	34.93	4.70	9.29	20.94	00
		Total :	34.93	34.93	4.70	9.29	20.94	00
	Total per Floor:	Typical Floor = 1						
		Total :	34.93	34.93	4.70	9.29	20.94	00
-								
Total:	-	-	143.55	143.55	17.45	24.22	101.87	01



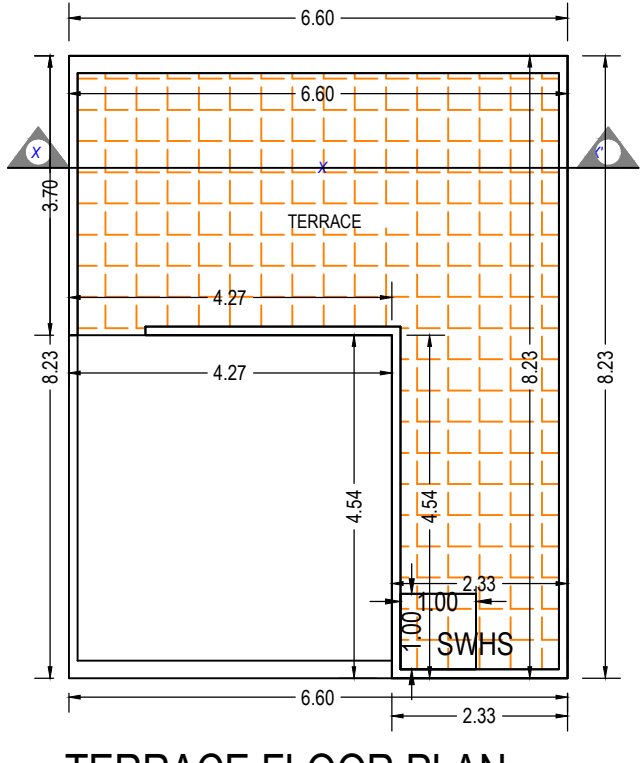
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A2 (TYPE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Stair Lobby	Covered Area			
Ground Floor	54.32	3.32	2.32	0.01	48.66	48.66	01
First Floor	54.31	7.30	1.98	0.00	45.02	45.02	00
Second Floor	34.93	7.30	1.98	0.00	25.64	25.64	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	143.55	17.92	6.28	0.01	119.32	119.32	01
Total Number of Same Buildings:	3						
Total:	430.65	53.76	18.84	0.03	357.96	357.96	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A2 (TYPE)	W2	0.45	1.20	04
A2 (TYPE)	W2	0.47	1.20	02
A2 (TYPE)	V	0.56	1.00	02
A2 (TYPE)	V	0.60	1.00	01
A2 (TYPE)	W2	0.60	1.20	03
A2 (TYPE)	V	0.71	1.00	01
A2 (TYPE)	W3	0.90	0.90	01
A2 (TYPE)	W1	1.50	1.20	03
A2 (TYPE)	W1	1.60	1.20	01
A2 (TYPE)	W	2.13	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.23	0.30
FIRST FLOOR PLAN	STAIRCASE	1.00	0.23	0.17
SECOND FLOOR PLAN	STAIRCASE	1.00	0.23	0.17

SCHEDULE OF DOOR:

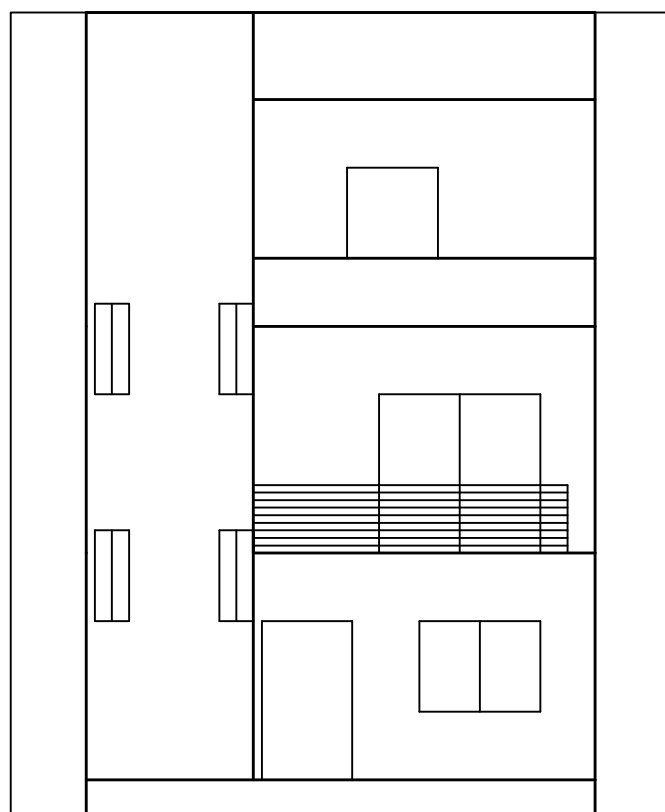
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A2 (TYPE)	D2	0.75	2.10	04
A2 (TYPE)	D1	0.95	2.10	04
A2 (TYPE)	D2	0.95	2.10	01
A2 (TYPE)	D	1.06	2.10	01
A2 (TYPE)	FD	1.20	2.10	01

OWNER'S NAME AND SIGNATURE	
SANJAYBHAI MANUBHAI PATEL & OTHERS	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Aakash Pravinkant Parajapati 003ERH31032500281	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER

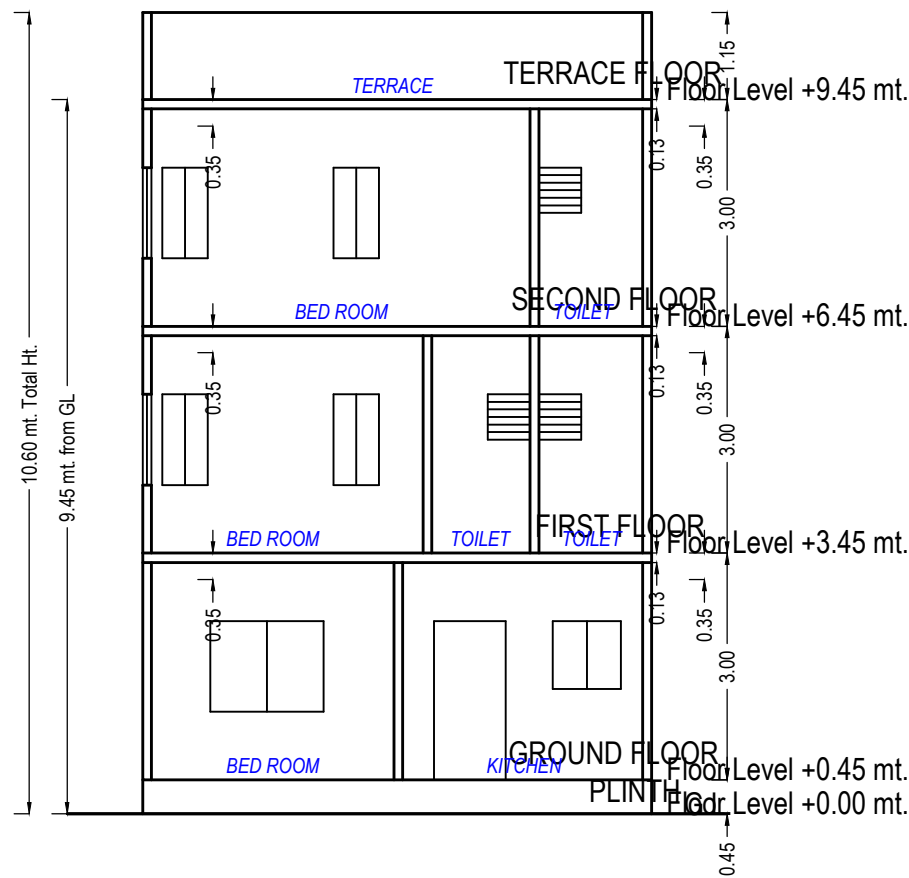
Project Title :PROPOSED LAYOUT AND BUILDING PLAN OF A3 ON R.S.NO.420, O.P.NO.42, F.P.NO.4, T.P.NO.01 (BILL), VILL.BILL, DIST.VADODARA.



Inward No	ODPS/2021/046458	Sheet	5
Inward Date		Scale	1:100



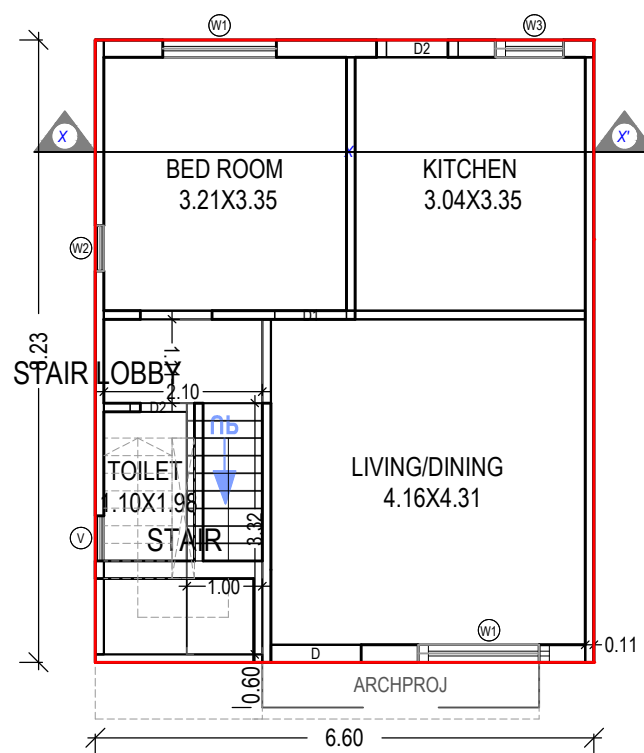
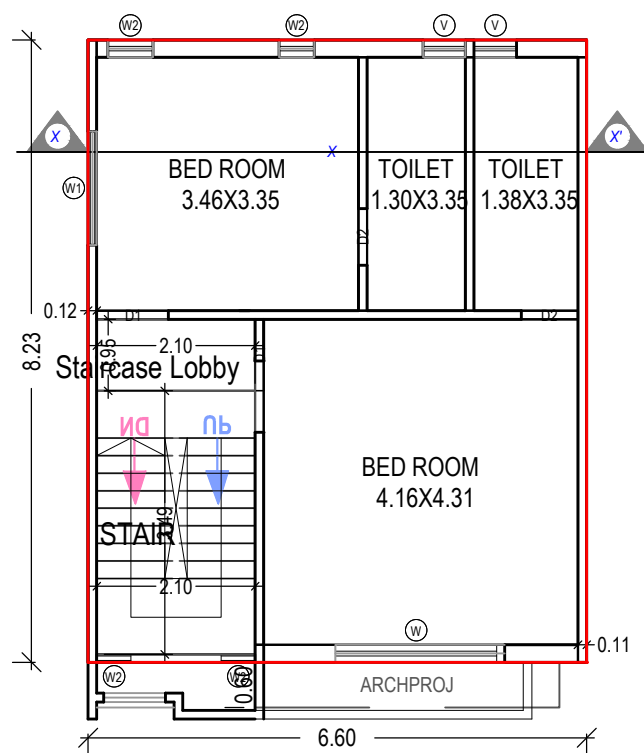
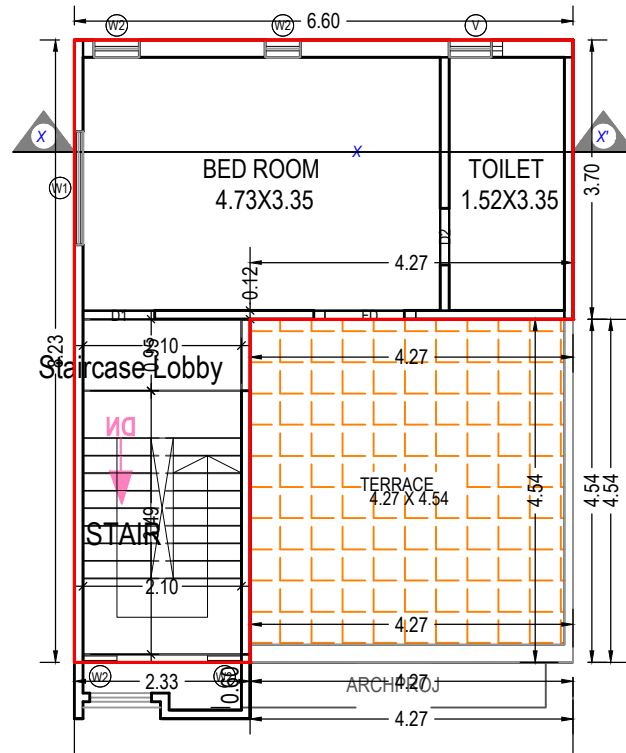
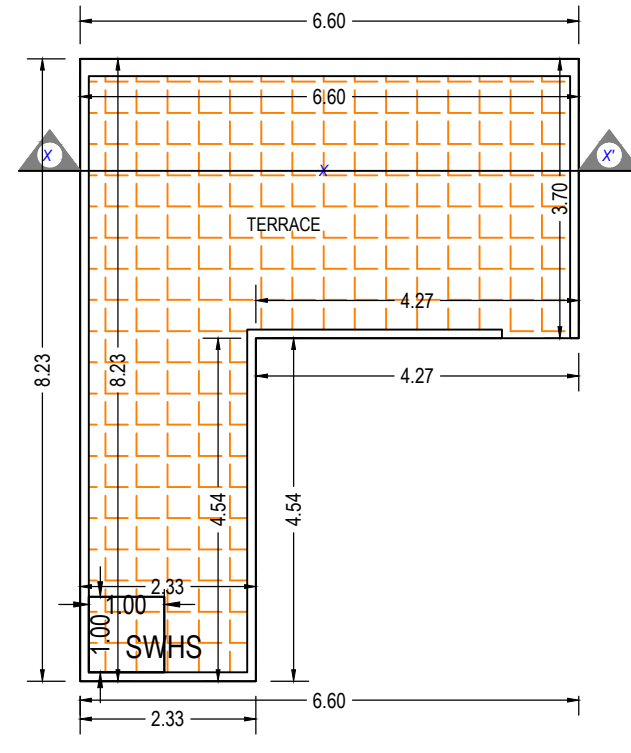
ELEVATION



SECTION

UnitBUA Table for Building :A3 (TYPE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A2	DWELLING UNIT	54.31	54.31	6.17	5.65	42.49	01
			Total :	54.31	54.31	6.17	5.65	42.49
	Total per Floor:	Typical Floor = 1						
			Total :	54.31	54.31	6.17	5.65	42.49
FIRST FLOOR PLAN	SPLIT A2	DWELLING UNIT	54.31	54.31	6.56	9.29	38.46	00
			Total :	54.31	54.31	6.56	9.29	38.46
	Total per Floor:	Typical Floor = 1						
			Total :	54.31	54.31	6.56	9.29	38.46
SECOND FLOOR PLAN	SPLIT A2	DWELLING UNIT	34.93	34.93	4.70	9.29	20.94	00
			Total :	34.93	34.93	4.70	9.29	20.94
	Total per Floor:	Typical Floor = 1						
			Total :	34.93	34.93	4.70	9.29	20.94
-	-	-	-	-	-	-	-	-
Total:	-	-	143.55	143.55	17.43	24.22	101.89	01

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A3 (TYPE)

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	Stair Lobby			
Ground Floor	54.31	3.32	2.32	48.66	48.66	01
First Floor	54.31	7.30	1.98	45.02	45.02	00
Second Floor	34.93	7.30	1.98	25.64	25.64	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	143.55	17.92	6.28	119.32	119.32	01
Total Number of Same Buildings:	4					
Total:	574.20	71.68	25.12	477.28	477.28	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A3 (TYPE)	W2	0.45	1.20	04
A3 (TYPE)	W2	0.47	1.20	02
A3 (TYPE)	V	0.56	1.00	02
A3 (TYPE)	V	0.60	1.00	01
A3 (TYPE)	W2	0.60	1.20	03
A3 (TYPE)	V	0.71	1.00	01
A3 (TYPE)	W3	0.77	0.90	01
A3 (TYPE)	W1	1.50	1.20	03
A3 (TYPE)	W1	1.60	1.20	01
A3 (TYPE)	W	2.13	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.23	0.30
FIRST FLOOR PLAN	STAIRCASE	1.00	0.23	0.17
SECOND FLOOR PLAN	STAIRCASE	1.00	0.23	0.17

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A3 (TYPE)	D2	0.75	2.10	04
A3 (TYPE)	D1	0.95	2.10	04
A3 (TYPE)	D2	0.95	2.10	01
A3 (TYPE)	D	1.19	2.10	01
A3 (TYPE)	FD	1.20	2.10	01

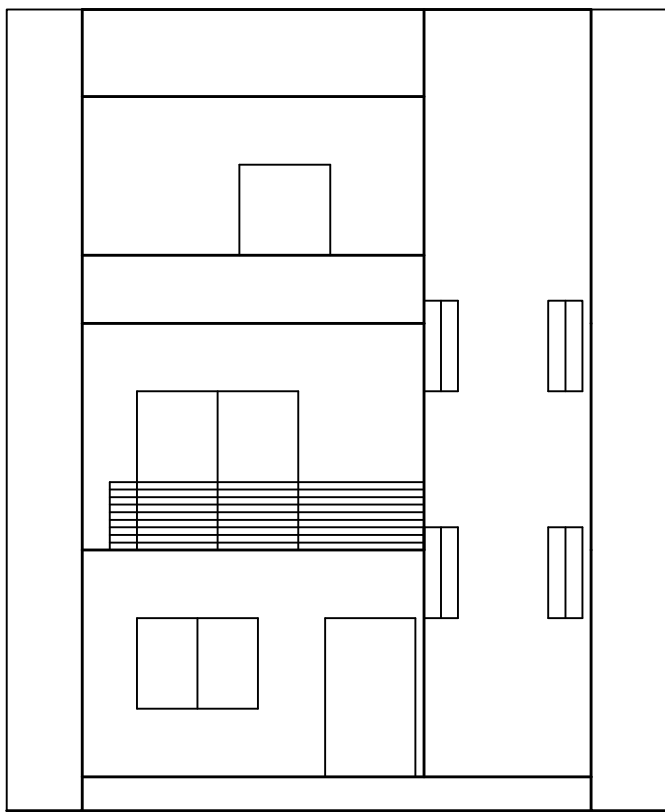
OWNER'S NAME AND SIGNATURE	
SANJAYBHAI MANUBHAI PATEL & OTHERS	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Aakash Pravinkant Parajapati 003ERH31032500281	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER
	

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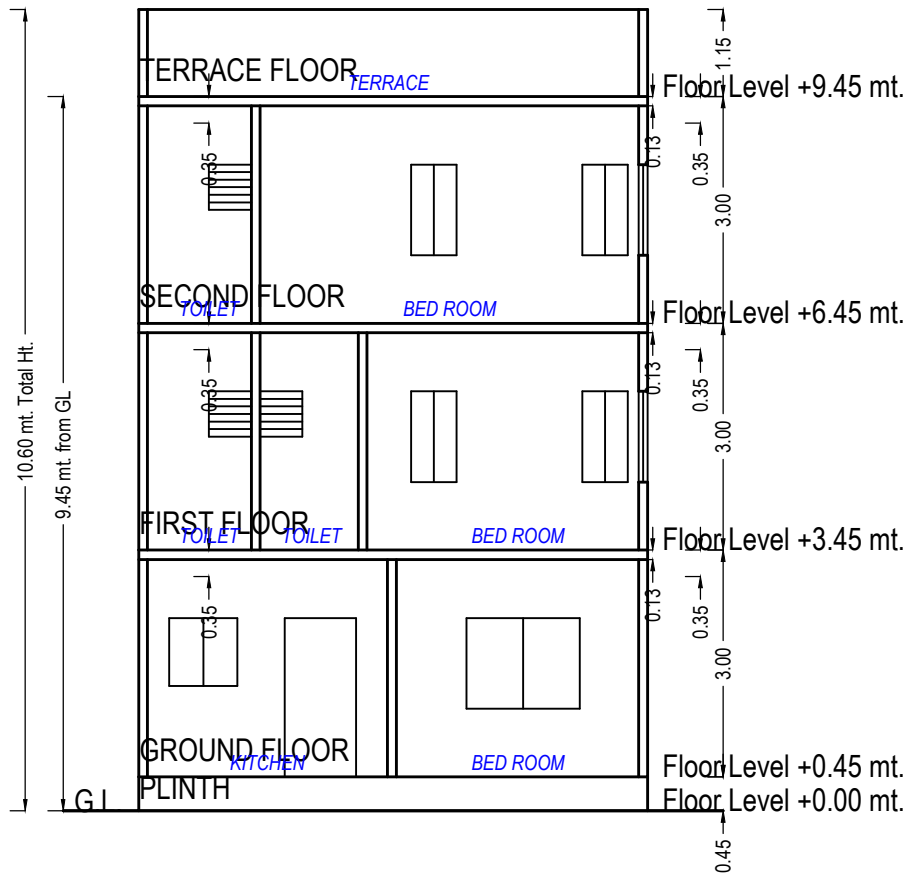
Project Title :PROPOSED LAYOUT AND BUILDING PLAN OF A5 ON R.S.NO.420, O.P.NO.42, F.P.NO.4, T.P.NO.01 (BILL), VILL.BILL, DIST.VADODARA.



Inward No	ODPS/2021/046458	Sheet	6
Inward Date		Scale	1:100



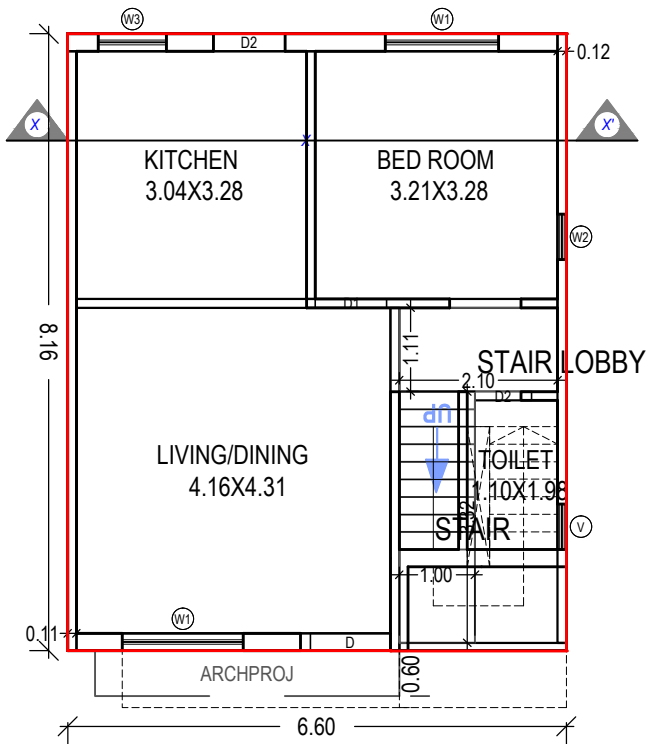
ELEVATION



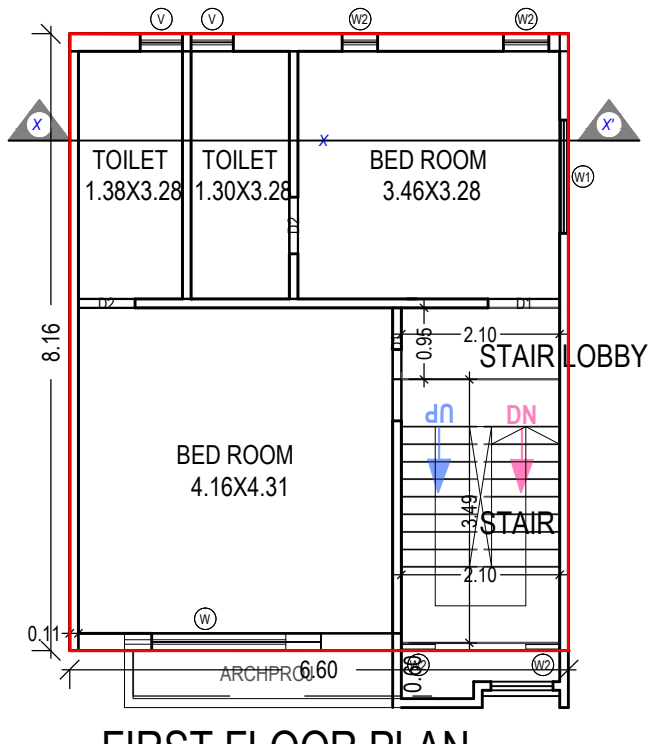
SECTION

UnitBUA Table for Building :A4 (TYPE)

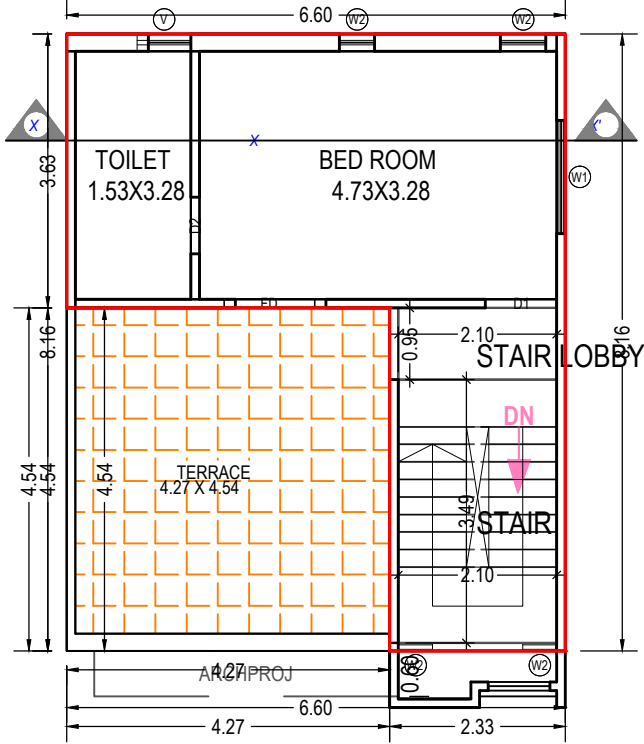
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT A1	DWELLING UNIT	53.85	53.85	6.15	5.65	42.05	01
		Total :	53.85	53.85	6.15	5.65	42.05	01
	Total per Floor:	Typical Floor = 1						
		Total :	53.85	53.85	6.15	5.65	42.05	01
FIRST FLOOR PLAN	SPLIT A1	DWELLING UNIT	53.85	53.85	6.55	9.29	38.01	00
		Total :	53.85	53.85	6.55	9.29	38.01	00
	Total per Floor:	Typical Floor = 1						
		Total :	53.85	53.85	6.55	9.29	38.01	00
SECOND FLOOR PLAN	SPLIT A1	DWELLING UNIT	34.46	34.46	4.67	9.29	20.50	00
		Total :	34.46	34.46	4.67	9.29	20.50	00
	Total per Floor:	Typical Floor = 1						
		Total :	34.46	34.46	4.67	9.29	20.50	00
-								
Total:	-	-	142.16	142.16	17.37	24.22	100.56	01



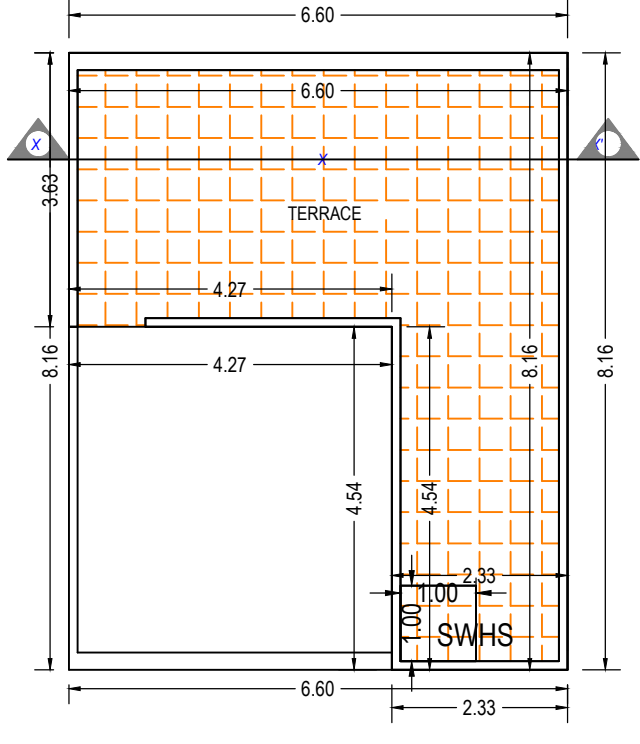
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A4 (TYPE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed FSI Area (Sq.mt.) Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Stair Lobby	Covered Area			
Ground Floor	53.86	3.32	2.32	0.01	48.20	48.20	01
First Floor	53.85	7.30	1.98	0.00	44.56	44.56	00
Second Floor	34.46	7.30	1.98	0.00	25.18	25.18	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	142.17	17.92	6.28	0.01	117.94	117.94	01
Total Number of Same Buildings:	1						
Total:	142.17	17.92	6.28	0.01	117.94	117.94	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A4 (TYPE)	W2	0.45	1.20	04
A4 (TYPE)	W2	0.47	1.20	02
A4 (TYPE)	V	0.56	1.00	02
A4 (TYPE)	V	0.60	1.00	01
A4 (TYPE)	W2	0.60	1.20	03
A4 (TYPE)	V	0.71	1.00	01
A4 (TYPE)	W3	0.90	0.90	01
A4 (TYPE)	W1	1.50	1.20	03
A4 (TYPE)	W1	1.60	1.20	01
A4 (TYPE)	W	2.13	1.20	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.23	0.30
FIRST FLOOR PLAN	STAIRCASE	1.00	0.23	0.17
SECOND FLOOR PLAN	STAIRCASE	1.00	0.23	0.17

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A4 (TYPE)	D2	0.75	2.10	04
A4 (TYPE)	D1	0.95	2.10	04
A4 (TYPE)	D2	0.95	2.10	01
A4 (TYPE)	D	1.06	2.10	01
A4 (TYPE)	FD	1.20	2.10	01

OWNER'S NAME AND SIGNATURE	
SANJAYBHAI MANUBHAI PATEL & OTHERS	
ARCH/ENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Aakash Pravinkant Parajapati 003ERH31032500281	
SUPERVISOR'S NAME AND SIGNATURE	
DATE OF APPROVAL	DESIGNATION OF APPROVER

Project Title :PROPOSED LAYOUT AND BUILDING PLAN ON R.S.NO.420, O.P.NO.42, F.P.NO.4, T.P.NO.01 (BILL), VILL.BILL, DIST.VADODARA.



Inward No	ODPS/2021/005230	Sheet	1
Inward Date		Scale	1:200

AREA STATEMENT		VERSION NO: 1.0.31
PROJECT DETAIL:		VERSION DATE: 22/01/2021
Site Address: R.S.NO.420, F.P.NO.4, SUB PLOT 1, T.P.NO.01 AT VILL. BILL, TAL. & DIST. VADODARA		Plot Use: Residential
Authority: Vadodara Municipal Corporation (VMC)		Plot Sub-Use: Semidetached Dwelling
Authority Class: D1		Plot Use Group: Dwelling 2 (DW2)
Authority/Grade: Municipal Corporation		Land Use Zone: Residential Zone I
Project Type: Layout Development		Conceptualized Use Zone: R1
Nature of Development: NEW		
Development Area: Final Town Planning Scheme		
Sub-Development Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: R.S.NO.420, F.P.NO.4, SUB PLOT 1, T.P.NO.01 AT VILL. BILL, TAL. & DIST. VADODARA		Sq. Mts.
AREA DETAILS:		
1. Area of Plot As per record		1972.00
2. Area of Plot As per document		1972.00
3. Area of Plot As per condition		1968.95
4. Area of Plot Considered		1972.00
5. Deduction for		
a. Proposed roads		0.00
b. Any reservations		0.00
Total (a + b)		0.00
6. Net Area of plot (1 - 2) AREA OF PLOT		1972.00
7. % of Common Plot (Res.)		0.00
8. % of Common Plot (Prop)		200.96
Common Plot		200.96
Balance area of Plot (1 - 4)		1771.04
Plot Area For Coverage		1972.00
Plot Area For FSI		1972.00
P. FSI Area (1.65)		3254.80
5. Total Perm. FSI area		3254.80
6. Total Built up area permissible at:		
a. Ground Floor		0.00
Proposed Coverage Area (35.77 %)		705.43
Total Prop. Coverage Area (35.77 %)		705.43
Balance coverage area (- %)		0.00
Proposed Area at:		
Ground Floor		705.33
First Floor		0.00
Second Floor		0.00
Terrace Floor		0.00
Total Area:		1963.88
Total FSI Area:		1949.21
Total Built up Area:		1949.21
Proposed F.S.I. consumed:		0.75
Tenement Statement		
Tenement Proposed At:		
G.F.		13.00
Total Tenements (3 + 4)		13

Color Notes

COLOR INDEX

Plot Boundary
Abutting Road
Proposed Construction
Common Plot
Road Alignment (Road Widening Area)
Future T.P. Scheme Deduction Area
Existing (To be retained)
Existing (To be demolished)



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
A1 (TYPE)						
3		430.59	53.76	18.84	357.96	03
3		429.59	53.76	18.84	357.96	03
3		430.59	53.76	18.84	357.96	03
3		430.59	53.76	18.84	357.96	03
1		142.15	17.92	6.28	117.94	01
13		1963.88	232.96	81.64	1549.21	13

Tree Details (Table 3h)

Plot	Name	No. of Trees	Prop
R.S.NO.420 O.P.NO.42 F.P.NO.4 SUB PLOT 1 T.P.NO.01 (BILL)			
Tree		50	50

Common Plot Area

Name	Prop. Area
COMMON PLOT	200.96

OWNER'S NAME AND SIGNATURE

SANJAYBHAI MANUBHAI PATEL & OTHERS

ARCHITECT'S NAME AND SIGNATURE

Aakash Pravin Kant Parajapati

003ERH31032500281

SUPERVISOR'S NAME AND SIGNATURE

DATE OF APPROVAL

DESIGNATION OF APPROVER

Individual Plot Area		Plot Area	Frontage	Coverage	FSI Area
Plot No.	Abutting Road	Reqd. Perm.	Reqd. Prop.	Factor Perm. Prop.	Perm. Prop.
01	15.00 M WIDE MAINROAD	-	108.17	4.53	0.00
02	15.00 M WIDE MAINROAD	-	106.97	4.65	0.00
03	6.00 MT WIDE INTERNAL ROAD	-	88.13	7.20	0.00
04	6.00 MT WIDE INTERNAL ROAD	-	88.48	7.20	0.00
05	6.00 MT WIDE INTERNAL ROAD	-	88.83	7.20	0.00
06	6.00 MT WIDE INTERNAL ROAD	-	88.18	7.20	0.00
07	6.00 MT WIDE INTERNAL ROAD	-	89.53	7.20	0.00
08	6.00 MT WIDE INTERNAL ROAD	-	87.29	6.99	0.00
09	6.00 MT WIDE INTERNAL ROAD	-	233.97	6.99	0.00
10	6.00 MT WIDE INTERNAL ROAD	-	91.74	7.20	0.00
11	6.00 MT WIDE INTERNAL ROAD	-	90.92	7.20	0.00
12	6.00 MT WIDE INTERNAL ROAD	-	90.09	7.20	0.00
13	6.00 MT WIDE INTERNAL ROAD	-	89.26	7.20	0.00
14	6.00 MT WIDE INTERNAL ROAD	-	88.37	7.19	0.00

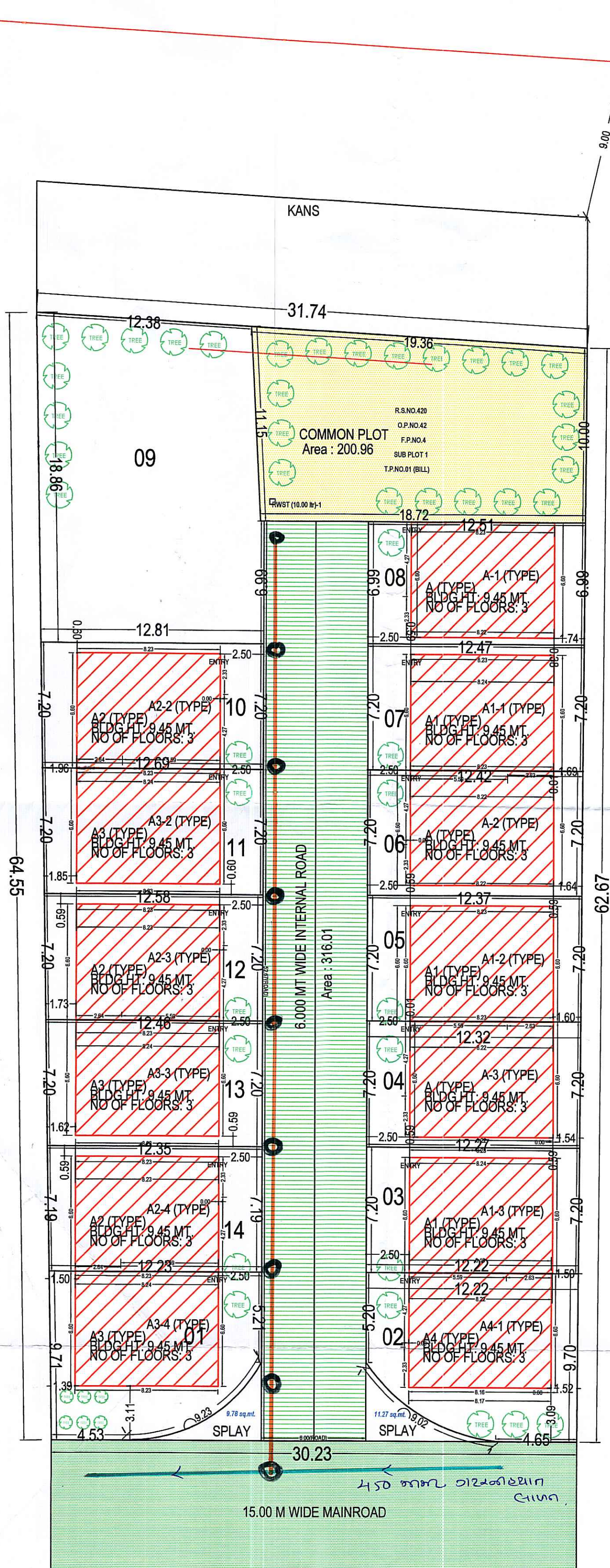
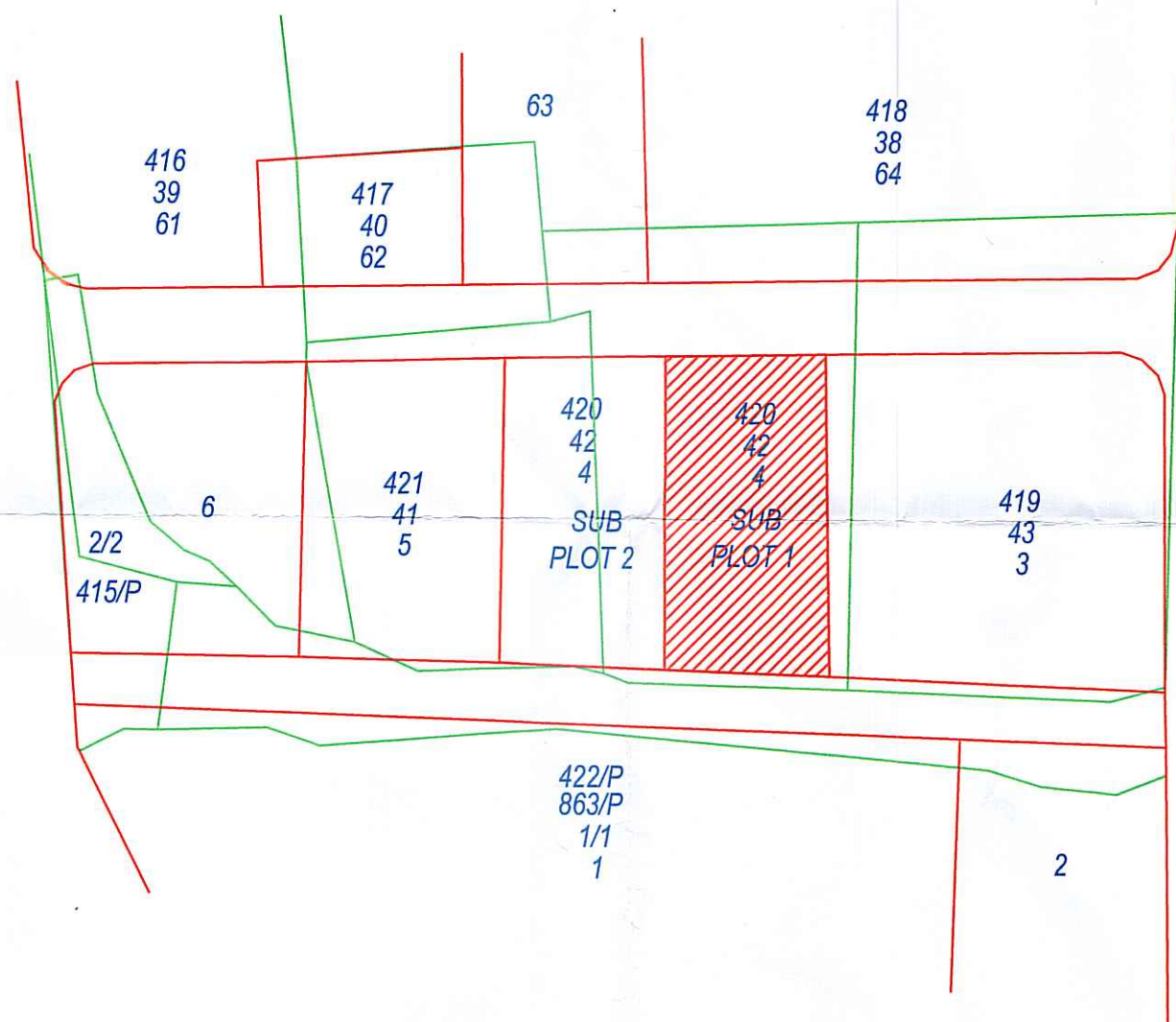
Individual Plot Margin		Front	Side1	Side2	Rear	Coverage	FSI Area
Plot No.	Front Bldg	Reqd. Prop.	Reqd. Prop.	Reqd. Prop.	Reqd. Prop.	Reqd. Prop.	Reqd. Prop.
01	A3-4 (TYPE)	3.00	3.11	0.00	0.00	1.39	54.31
02	A1-1 (TYPE)	3.00	3.09	0.00	0.00	0.01	53.86
03	A1-3 (TYPE)	2.50	2.50	0.01	0.00	1.50	54.24
04	A3-3 (TYPE)	2.50	2.50	0.59	0.00	1.54	54.32
05	A1-2 (TYPE)	2.50	2.50	0.01	0.00	1.50	54.24
06	A2-2 (TYPE)	2.50	2.50	0.59	0.00	1.64	54.32
07	A1-1 (TYPE)	2.50	2.50	0.01	0.00	1.50	54.24
08	A1-1 (TYPE)	2.50	2.50	0.38	0.00	1.74	54.32
10	A2-2 (TYPE)	2.50	2.50	0.00	0.00	1.96	54.32
11	A3-2 (TYPE)	2.50	2.50	0.60	0.00	1.95	54.31
12	A2-3 (TYPE)	2.50	2.50	0.01	0.00	1.73	54.32
13	A3-3 (TYPE)	2.50	2.50	0.59	0.00	1.62	54.31
14	A2-4 (TYPE)	2.50	2.50	0.00	0.00	1.50	54.32

Building USE/SUBUSE Details		Building Name	Building Use	Building Group	No. Of Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse
A1 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	GROUND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling	
A2 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	FIRST FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling	
A3 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	SECOND FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling	
A4 (TYPE)	Residential	Semidetached Dwelling	Dwelling-2 (DW2)	1	TERRACE FLOOR PLAN	Residential	Semidetached Dwelling	Residential FSI	Residential	Semidetached Dwelling	

Buildingwise Floor FSI Details

Floor Name		A1 (TYPE)	A2 (TYPE)	A3 (TYPE)	A4 (TYPE)	Total
Ground Floor		162.93	146.98	162.72	146.80	162.93
First Floor		162.90	135.06	162.72	134.88	162.90
Second Floor		104.76	76.92	104.55	76.71	104.76
Terrace Floor		0.00	0.00	0.00	0.00	0.00
Total		430.59	357.96	429.99	357.39	430.59

FP NO 3

SITE PLAN
(Scale - 1:200)SUB
PLOT
2

KEY PLAN

Q.P. Jaiswal
F-43, श्रीधर भवली, साईं ओडी,
मांजरापुर, वडोदरा
ફોન નં. ૭૬, ૫૮૧૧૮૧

For KD REALTY

VINEET MATAI
ARCHITECT
LICENCE NO. GA-179
2017-2022

ભાગીદારી સંસ્થા
સાથે સહયોગ
પ્રાપ્ત થયેલ છે
પ્રાપ્ત થયેલ છે

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A1 (841.00 x 594.00MM)

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