

"YOGI RESIDENCY"

PROPOSED RESIDENTIAL & COMMERCIAL LAY-OUT & BUILDING PLAN IN
SUB PLOT NO.01 R.S.NO.- 51,56, F.P.NO.37/1, T.P.S.28 (DRAFT)
ATLADRA, AT. VILL.- ATLADRA, TA & DIST.- VADODARA.

PROPOSED F.S.I. CALCULATION SHEET

TOWER	Ground Fl. (COMM.)	First Fl. (Comm.)	Second Fl.	Third Fl.	Fourth Fl.	Fifth Fl.	TOTAL
B1		282.37	282.37	282.37	282.37	282.37	1411.85
B2		282.37	282.37	282.37	282.37	282.37	1411.85
B3		282.37	282.37	282.37	282.37	282.37	1411.85
B4		282.37	282.37	282.37	282.37	282.37	1411.85
B5		282.37	282.37	282.37	282.37	282.37	1411.85
A1		400.84	400.84	400.84	400.84	400.84	2004.20
A2	419.26	492.72	200.42	393.93	400.84	300.42	1506.35
A3			200.42	393.93			1506.35
A4	424.31	502.21	200.42	393.93	400.84	300.42	1506.45
A5			200.42	393.93	400.84	300.42	1506.45
C (COMM.)	196.95						196.95
TOTAL	1043.54	994.93	2633.37	1387.41	3034.21	2412.55	16477.62

PROPOSED B.A. CALCULATION SHEET

TOWER	Ground Fl.	First Fl.	Second Fl.	Third Fl.	Fourth Fl.	Fifth Fl.	TOTAL
B1	241.88	310.16	310.16	310.16	310.16	310.16	1550.80
B2	241.88	310.16	310.16	310.16	310.16	310.16	1550.80
B3	241.88	310.16	310.16	310.16	310.16	310.16	1550.80
B4	241.88	310.16	310.16	310.16	310.16	310.16	1550.80
B5	241.88	310.16	310.16	310.16	310.16	310.16	1550.80
A1	324.62	428.64	428.64	428.64	428.64	2143.20	2143.20
A2		421.73	428.64	428.64	225.14	1504.15	1504.15
A3	776.20	941.7	421.73			1717.90	1717.90
A4		421.73	428.64	428.64	225.14	1504.15	1504.15
A5	773.69	957.24	421.73	428.64	428.64	225.14	3235.08
C (COMM.)	225.32						225.32
TOTAL	3309.23	3878.38	3666.36	3265.36	3265.36	2654.86	18083.80

PROPOSED PARKING

TOWER	IN SQ.MTS.
B1	225.95
B2	225.95
B3	225.95
B4	225.95
B5	225.95
A1	313.8
A2	156.9
A3	156.9
A4	157.47
A5	157.47
C (BASEMENT)	206.76
FRONT PARK.01	271.03
FRONT PARK.02	113.11
FRONT PARK.03	57.27
FRONT PARK.04	98.77
CENTER PARK.05	74.42
CENTER PARK.06	83.08
COMM. PLOT PARK.	459.9
TOTAL	3436.63

NOTE:- PROPOSED AREA
F.P. LINE
ROAD
PARKING
O.P. LINE

STAIR DETAILS:
0.15
0.25
RISER = 0.15 MT
TREAD = 0.25 MT



KEY PLAN
SCALE = 1C.MT. : 20.0 MT.

LAY-OUT PLAN
SCALE = 1C.MT. : 4.00 MT.

R.S.NO. 56,51 (SUB PLOT NO. 01) **APPENDIX 'C'**
F.P.NO.37/1 **FORM NO. 3**
O.P.NO.37 **FOR BUILDING PLAN**
F.P. AREA = 17731.00 SQ.MTS. (See Regulation No. 3.2 (ix))

A AREA STATEMENT

SQ.MTS.	LIST OF DRAWING ATTACHED
17731.00	1. Area of land plot/property as per record of as per site condition
8536.00	2. Deduction for SUB PLOT NO. 02
9195.00	a. Proposed Road Cutting
919.80	c. Common Plot 10% (919.50)
8275.20	3. Net Area of Building Unit for Planning
3310.08	4. Permissible B.A. on ground floor (40%)
14712.06	5.1. Total Permissible F.S.I. 1.60
16551.07	5.2. Total Permissible F.S.I. 1.80
18390.08	5.3. Total Permissible F.S.I. 2.00
1765.56	7. Proposed Builtup Area
3309.23	8. Grand Total of Builtup Area on
134.41	9. PROPOSED FLOOR SPACE AREA
3309.23+3310.08	

B. PARKING STATEMENT

SQ.MTS.	F.S.I. (COMM.)	F.S.I. (RESI)
0225.32		
3309.23	1040.54	
3878.38	0994.93	2613.37
3666.36		3387.41
3265.36		3014.21
3265.36		3014.21
2654.86		2412.95
2035.47		14442.15
18309.12		16477.62
16477.62		
16477.62		
1.77 < 1.80		

PREMIUM F.S.I. = 16477.62-14712.06 = 1765.56 SQMT

PREMIUM F.S.I. STATEMENT TABLE

F.S.I. CALCULATION	AREA IN SMT.	JANTRI @ 10%	RUPEES
JANTRI RATES	10000.00	1000.00	
Total Permissible F.S.I. 1.80	14712.06		
Total Permissible F.S.I. 1.80	16551.07		
Total F.S.I. Purchased (0.20)	1765.56	1000.00	1765560.00
TOTAL			RS. 1765560.00

AMENITIES FEES

Residential Use =	Commercial Use =	TOTAL
x 150/ SQ.MTS.	x 300/ SQ.MTS.	

SIGNATURE

Architect / Engineer / Surveyor.
B.M.C. Registration No.

VI. SIGNATARIES

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

Name: **ADVANCE ENGG. ARCHITECTS**
Address: **ADVANCE ENGG. ARCHITECTS**
B.M.C. Registration No. **ADVANCE ENGG. ARCHITECTS**

PROPOSED RESIDENTIAL & COMMERCIAL LAY-OUT & BUILDING

PLAN IN SUB PLOT NO.01 R.S.NO.- 51,56

F.P.NO.37/1, O.P.37, T.P.S.28 (DRAFT) ATLADRA, AT. VILL.

ATLADRA, TA & DIST.- VADODARA.

"YOGI RESIDENCY"

SCHEDULE OF OPENING

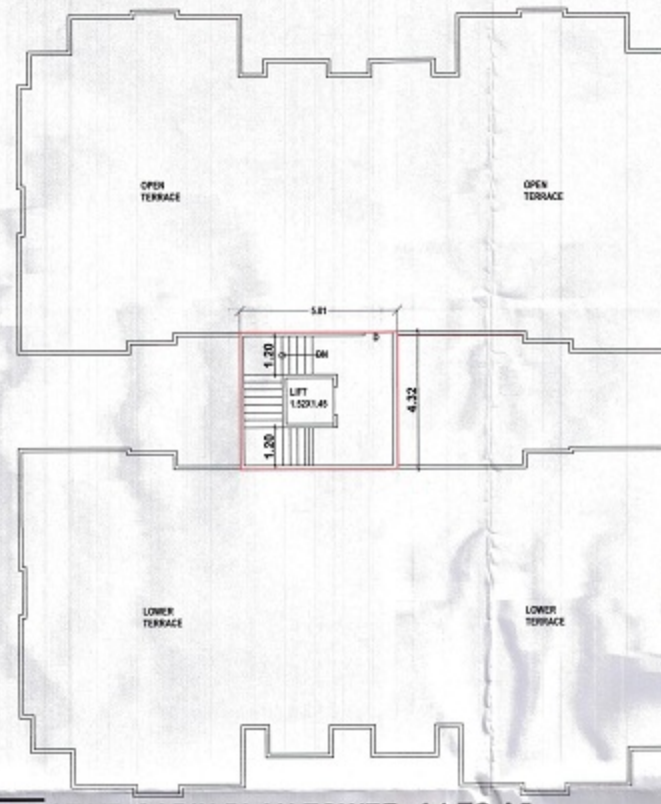
Door	Window
D1 = 1.00 x 2.10	M1 = 1.00 x 1.30
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D94 = 1.00 x 2.10	M94 = 1.00 x 1.30
D95 = 1.00 x 2.10	M95 = 1.00 x 1.30
D96 = 1.00 x 2.10	M96 = 1.00 x 1.30
D97 = 1.00 x 2.10	M97 = 1.00 x 1.30
D98 = 1.00 x 2.10	M98 = 1.00 x 1.30
D99 = 1.00 x 2.10	M99 = 1.00 x 1.30
D100 = 1.00 x 2.10	M100 = 1.00 x 1.30



ELEVATION



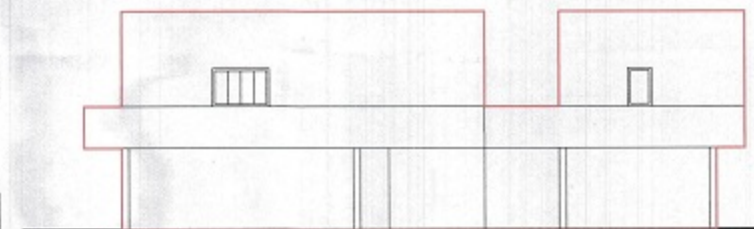
SECTION C-C



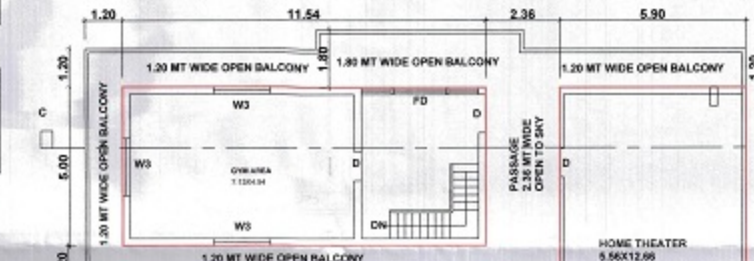
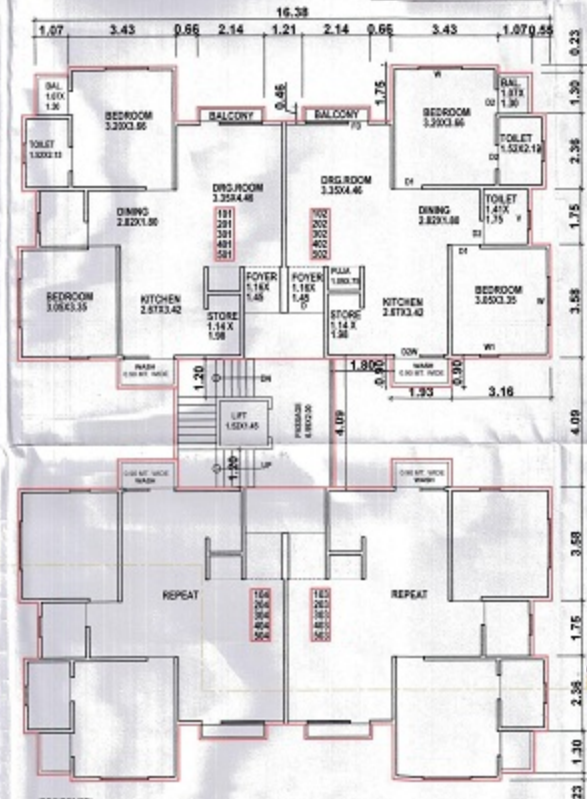
STAIR CABIN PLAN TOWER- A1 TO A5

B.A. = 21.63 SQMTS.
F.S.I. = 0.00 SQMTS.

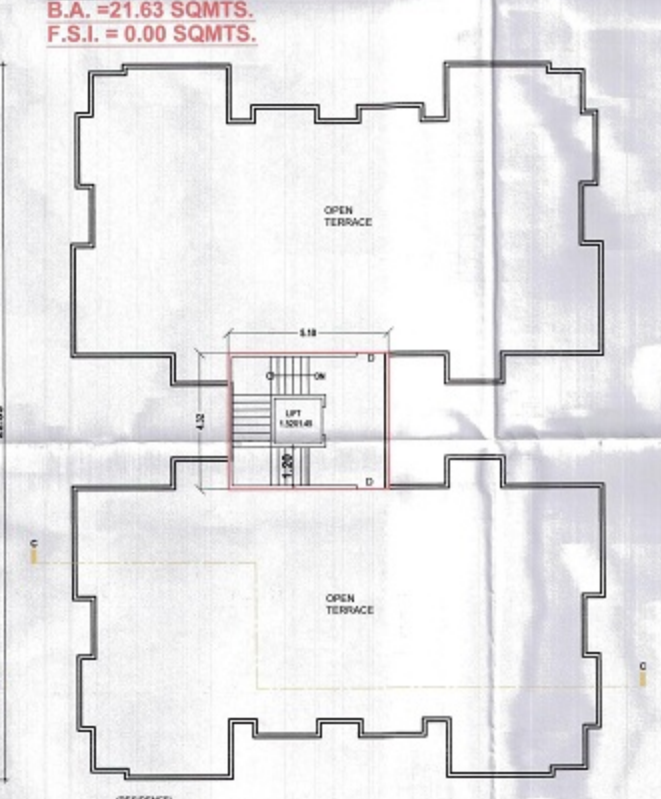
SECTION A-A



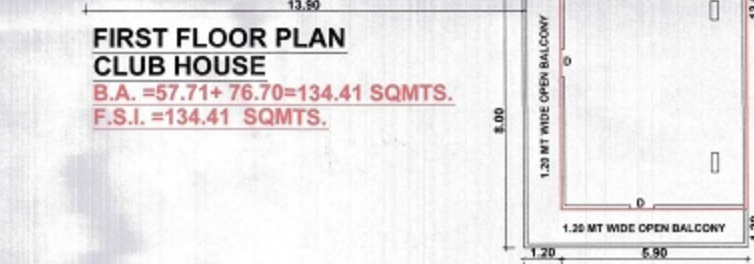
ELEVATION

FIRST FLOOR PLAN
CLUB HOUSEB.A. = 57.71 + 76.70 = 134.41 SQMTS.
F.S.I. = 134.41 SQMTS.

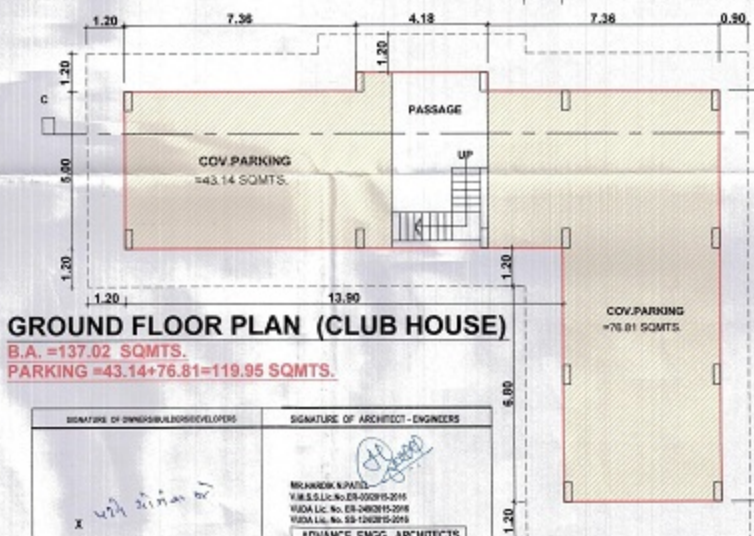
TYPICAL FLOOR PLAN

B.A. = 310.16 SQMTS.
F.S.I. = 310.16 - 27.99 (STAIR+LIFT) = 282.17 SQMTS.

STAIR CABIN PLAN

B.A. = 22.01 SQMTS.
F.S.I. = 0.00 SQMTS.

GROUND FLOOR PLAN (CLUB HOUSE)

B.A. = 137.02 SQMTS.
PARKING = 43.14 + 76.81 = 119.95 SQMTS.

GROUND FLOOR PLAN (CLUB HOUSE)

B.A. = 137.02 SQMTS.
PARKING = 43.14 + 76.81 = 119.95 SQMTS.

TOWER-B1, B2, B3, B4, B5

B.A. = 241.88 SQMTS.
PARKING = 114.99 + 115.99 + 125.95 SQMTS.

"YOGI RESIDENCY" 2/6

2/6

x ५२५५ ५२५५ ५२५५

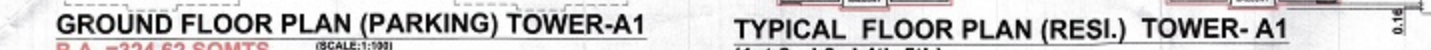
R. KANDORU N. PATEL
M.S.Lic.No.EP-437015-2018
JCM Lic. No. EP-3490915-2018

Window
W1=1.00 x 1.20
W2=0.60 x 1.10

100



SECTION C-C



TYPICAL FLOOR PLAN (RESI.) TOWER- A1

(1st,2nd,3rd,4th,5th)

B.A. = 428.64 SQMTS.

Dr. Taran Development Officer
Vadodra Mahanagar Samiti
મુનિસિપલ ડિવલપમેન્ટ્રી ના હુકમથી

6/6

SIGNATURE OF OWNER/DEVELOPER

X

Owner / Builder / Organization / Developer
or Authorized Agent of Owner

SIGNATURE OF ARCHITECT - ENGINEERS



ADVANCE EMGG. ARCHITECTS

S. 2024 P. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

VUDA Lic. No. 03-13-2015-2016

VUDA Lic. No. 03-13-2015-2016

VUDA Lic. No. 03-13-2015-2016

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VUDA Lic. No. 03-13-2015-2016

PROPOSED RESIDENTIAL & COMMERCIAL LAY-OUT & BUILDING

PLAN IN SUB PLOT NO.01 R.S.NO.- 51.56

F.P.NO.37/1,O.P.37,T.P.S.28 (DRAFT) ATADRA, AT. VILL.

ATADRA, TA & DIST.- VADODARA.

"YOGI RESIDENCY"

Approved Subject to Condition laid

Down in Building Particulars

Ward No. 3

Order No. 1.902.14.14

Date: 20.10.14

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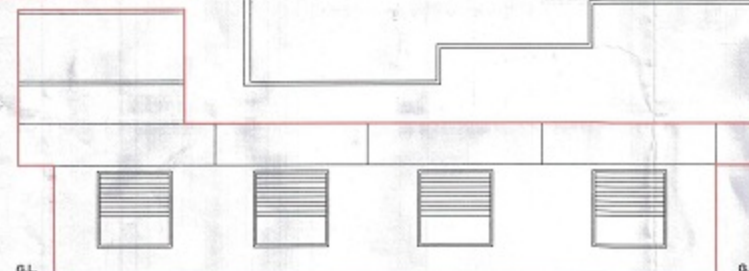
Date: 20.10.14

Date: 20.10.14

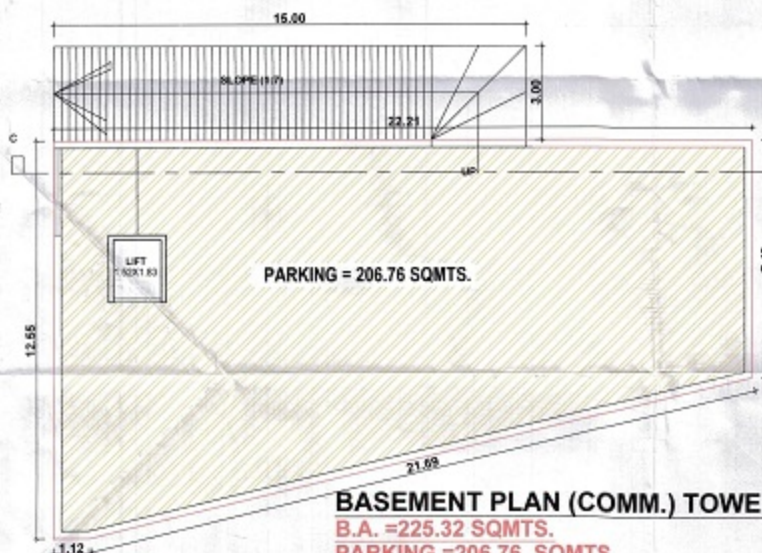
STAIR CABIN PLAN

B.A. = 28.37 SQMTS.

F.S.I. = 0.00 SQMTS.



ELEVATION

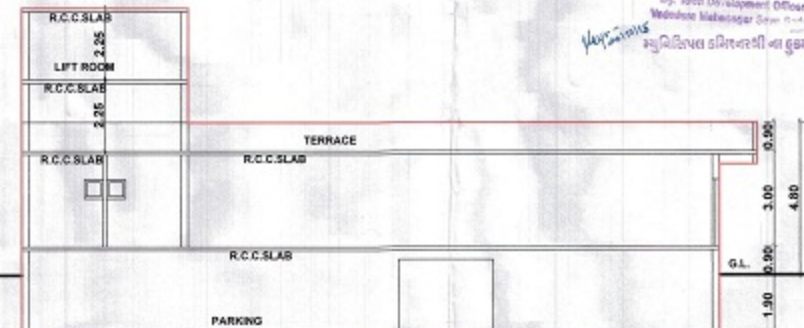


BASEMENT PLAN (COMM.) TOWER-C

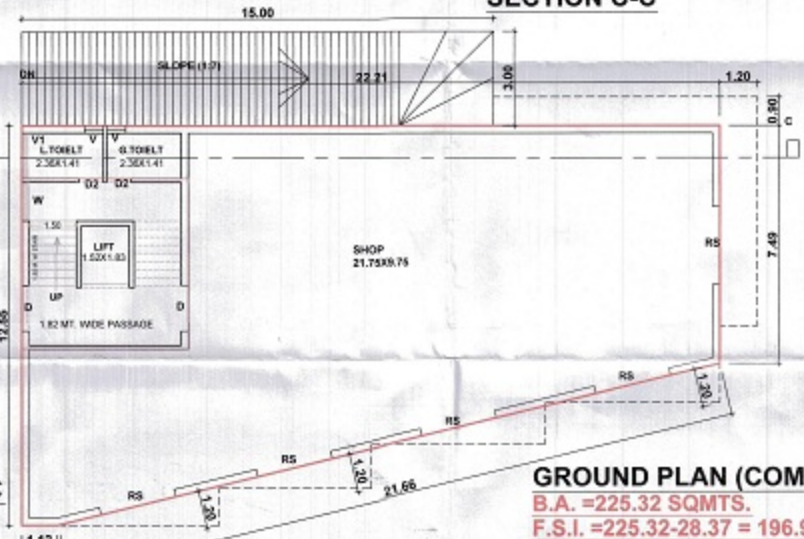
B.A. = 225.32 SQMTS.

PARKING = 206.76 SQMTS.

F.S.I. = 0.00 SQMTS.



SECTION C-C



GROUND PLAN (COMM.) TOWER-C

B.A. = 225.32 SQMTS.

F.S.I. = 225.32-28.37 = 196.95 SQMTS.

SCHEDULE OF OPENING

Door Window

D = 1.00 x 2.18 W = 1.50 x 1.20

D1 = 0.90 x 2.18 W1 = 0.80 x 1.20

D2 = 0.75 x 2.18 W2 = 0.65 x 1.20

D3 = 0.60 x 2.18 W3 = 0.50 x 1.20

D4 = 0.45 x 2.18 W4 = 0.35 x 1.20

D5 = 0.30 x 2.18 W5 = 0.20 x 1.20

D6 = 0.15 x 2.18 W6 = 0.05 x 1.20

D7 = 0.00 x 2.18 W7 = 0.00 x 1.20

D8 = 0.00 x 2.18 W8 = 0.00 x 1.20

D9 = 0.00 x 2.18 W9 = 0.00 x 1.20

D10 = 0.00 x 2.18 W10 = 0.00 x 1.20

D11 = 0.00 x 2.18 W11 = 0.00 x 1.20

D12 = 0.00 x 2.18 W12 = 0.00 x 1.20

D13 = 0.00 x 2.18 W13 = 0.00 x 1.20

D14 = 0.00 x 2.18 W14 = 0.00 x 1.20

D15 = 0.00 x 2.18 W15 = 0.00 x 1.20

D16 = 0.00 x 2.18 W16 = 0.00 x 1.20

D17 = 0.00 x 2.18 W17 = 0.00 x 1.20

D18 = 0.00 x 2.18 W18 = 0.00 x 1.20

D19 = 0.00 x 2.18 W19 = 0.00 x 1.20

D20 = 0.00 x 2.18 W20 = 0.00 x 1.20

D21 = 0.00 x 2.18 W21 = 0.00 x 1.20

D22 = 0.00 x 2.18 W22 = 0.00 x 1.20

D23 = 0.00 x 2.18 W23 = 0.00 x 1.20

D24 = 0.00 x 2.18 W24 = 0.00 x 1.20

D25 = 0.00 x 2.18 W25 = 0.00 x 1.20

D26 = 0.00 x 2.18 W26 = 0.00 x 1.20

D27 = 0.00 x 2.18 W27 = 0.00 x 1.20

D28 = 0.00 x 2.18 W28 = 0.00 x 1.20

D29 = 0.00 x 2.18 W29 = 0.00 x 1.20

D30 = 0.00 x 2.18 W30 = 0.00 x 1.20

D31 = 0.00 x 2.18 W31 = 0.00 x 1.20

D32 = 0.00 x 2.18 W32 = 0.00 x 1.20

D33 = 0.00 x 2.18 W33 = 0.00 x 1.20

D34 = 0.00 x 2.18 W34 = 0.00 x 1.20

D35 = 0.00 x 2.18 W35 = 0.00 x 1.20

D36 = 0.00 x 2.18 W36 = 0.00 x 1.20

D37 = 0.00 x 2.18 W37 = 0.00 x 1.20

D38 = 0.00 x 2.18 W38 = 0.00 x 1.20

D39 = 0.00 x 2.18 W39 = 0.00 x 1.20

D40 = 0.00 x 2.18 W40 = 0.00 x 1.20

D41 = 0.00 x 2.18 W41 = 0.00 x 1.20

D42 = 0.00 x 2.18 W42 = 0.00 x 1.20

D43 = 0.00 x 2.18 W43 = 0.00 x 1.20

D44 = 0.00 x 2.18 W44 = 0.00 x 1.20

D45 = 0.00 x 2.18 W45 = 0.00 x 1.20

"YOGI RESIDENCY"

PROPOSED RESIDENTIAL & COMMERCIAL LAY-OUT & BUILDING
PLAN IN SUB PLOT NO.01 R.S.NO.- 51.56,
F.P.NO.37/1, O.P.37, T.P.S.28 (DRAFT) AT LADRA, AT. VILL-
ATLADRA, TA & DIST.- VADODARA.

4/6

SIGNATURE OF OWNERS/BUILDERS/DEVELOPERS

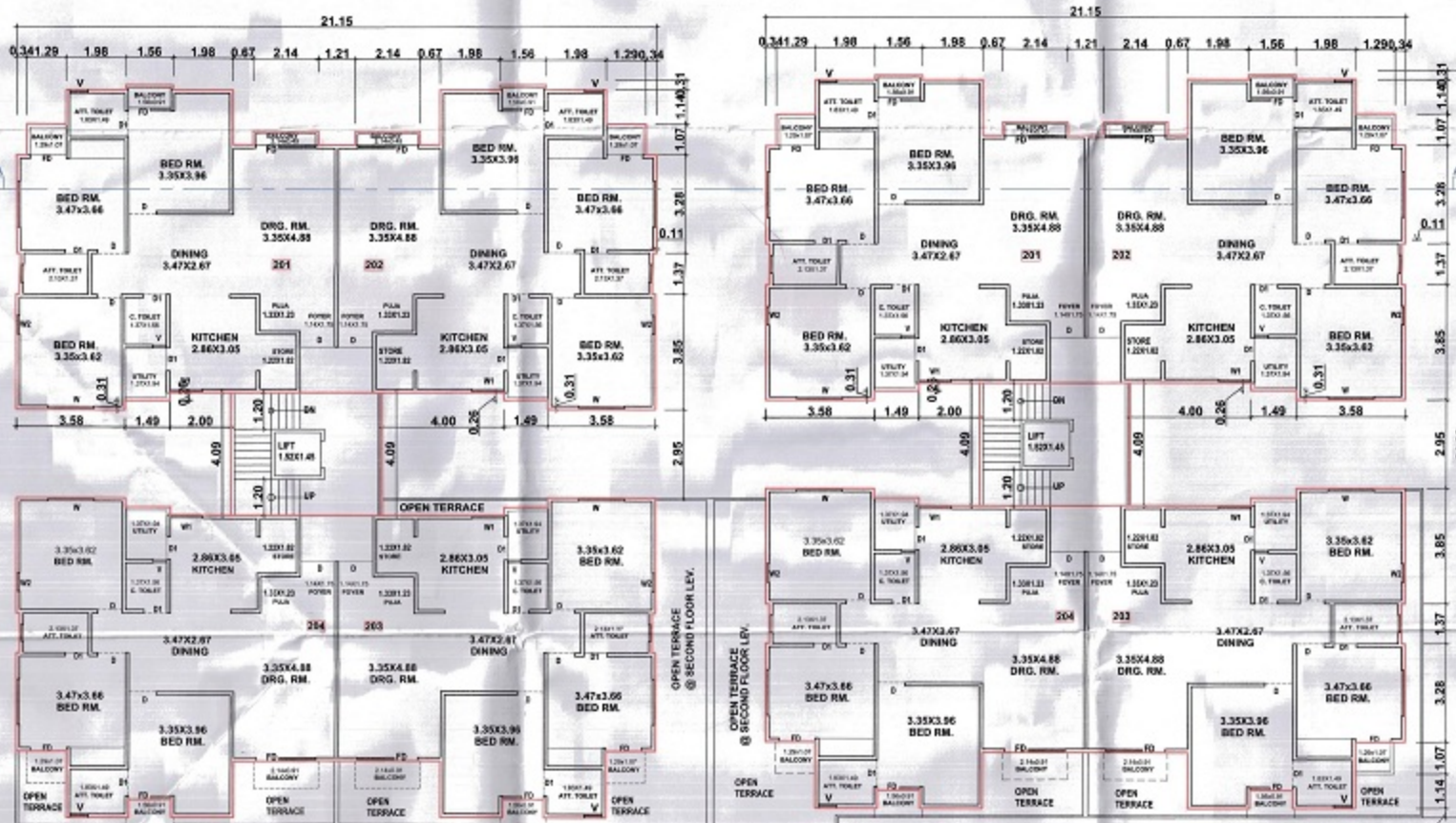
X

Owner / Builder / Organizer / Developer
or Authorized Agent of Owner

SIGNATURE OF ARCHITECT - ENGINEERS



MR. ANKUR K. PATEL
V.M. 85544 No. 07/03/2019/019
V.M. 85544 No. 07/03/2019/019
V.M. 85544 No. 07/03/2019/019
ADVANCE ENGG. ARCHITECTS
3, DESAI PARK, NR. PARAM PARK,
MANJALPUR, VADODARA.
M. 982945219 M. 9426346219
E-mail: hnpata4@yahoo.co.in

ELEVATION**SECTION C-C****SECOND FLOOR PLAN (RESI.) TOWER-A4 & A5**

B.A. = 421.73 SQMTRS. (SCALE: 1:100)

F.S.I. = 421.73 - 27.80 (STAIR & LIFT) = 393.93 SQMTRS.

THIRD & FOURTH FLOOR PLAN (RESI.) TOWER- A4 & A5

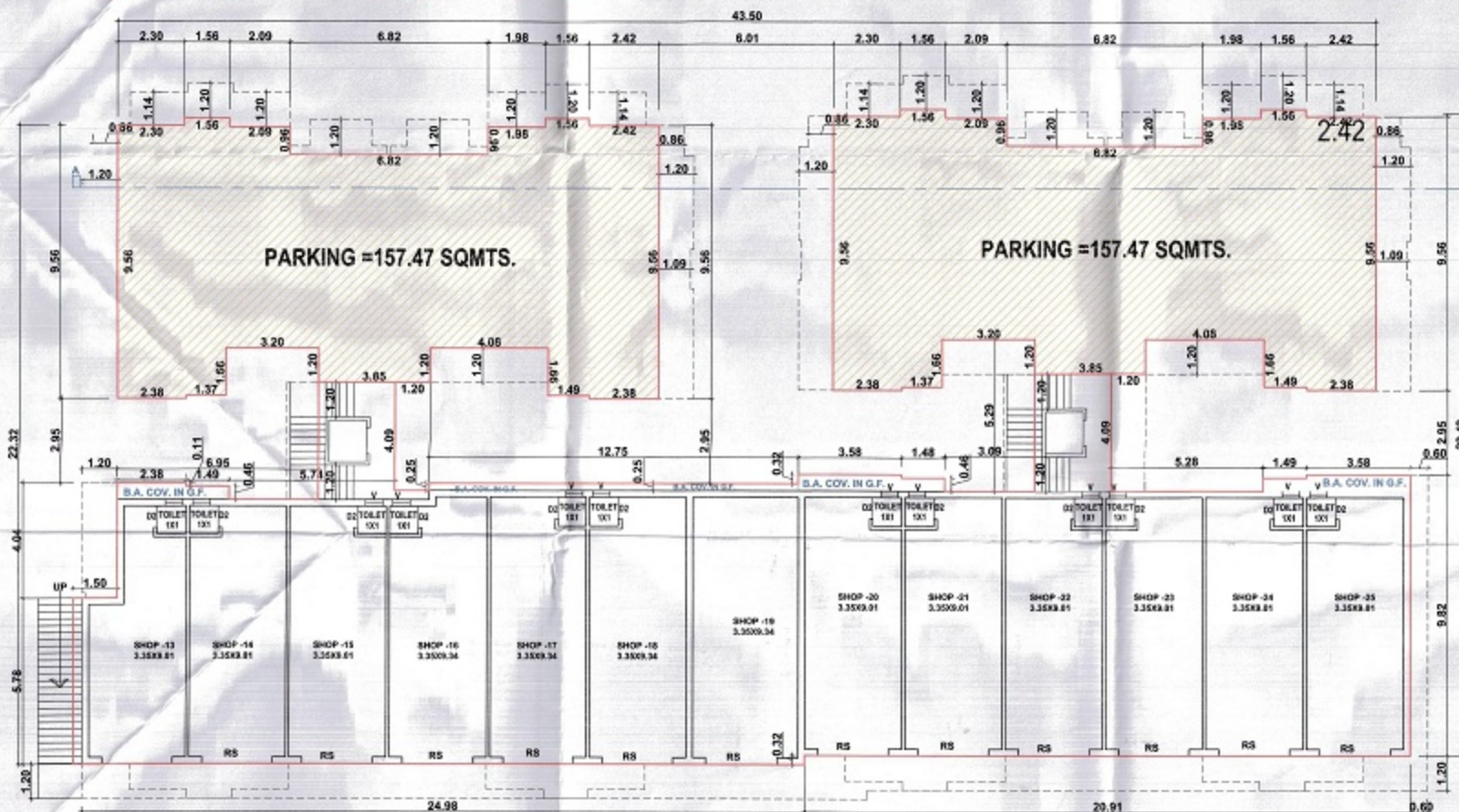
B.A. = 428.64 SQMTRS.

F.S.I. = 428.64 - 27.80 (STAIR & LIFT) = 400.84 SQMTRS.

FIFTH FLOOR PLAN (RESI.) (PART) TOWER- A4 & A5

B.A. = 227.91 SQMTRS.

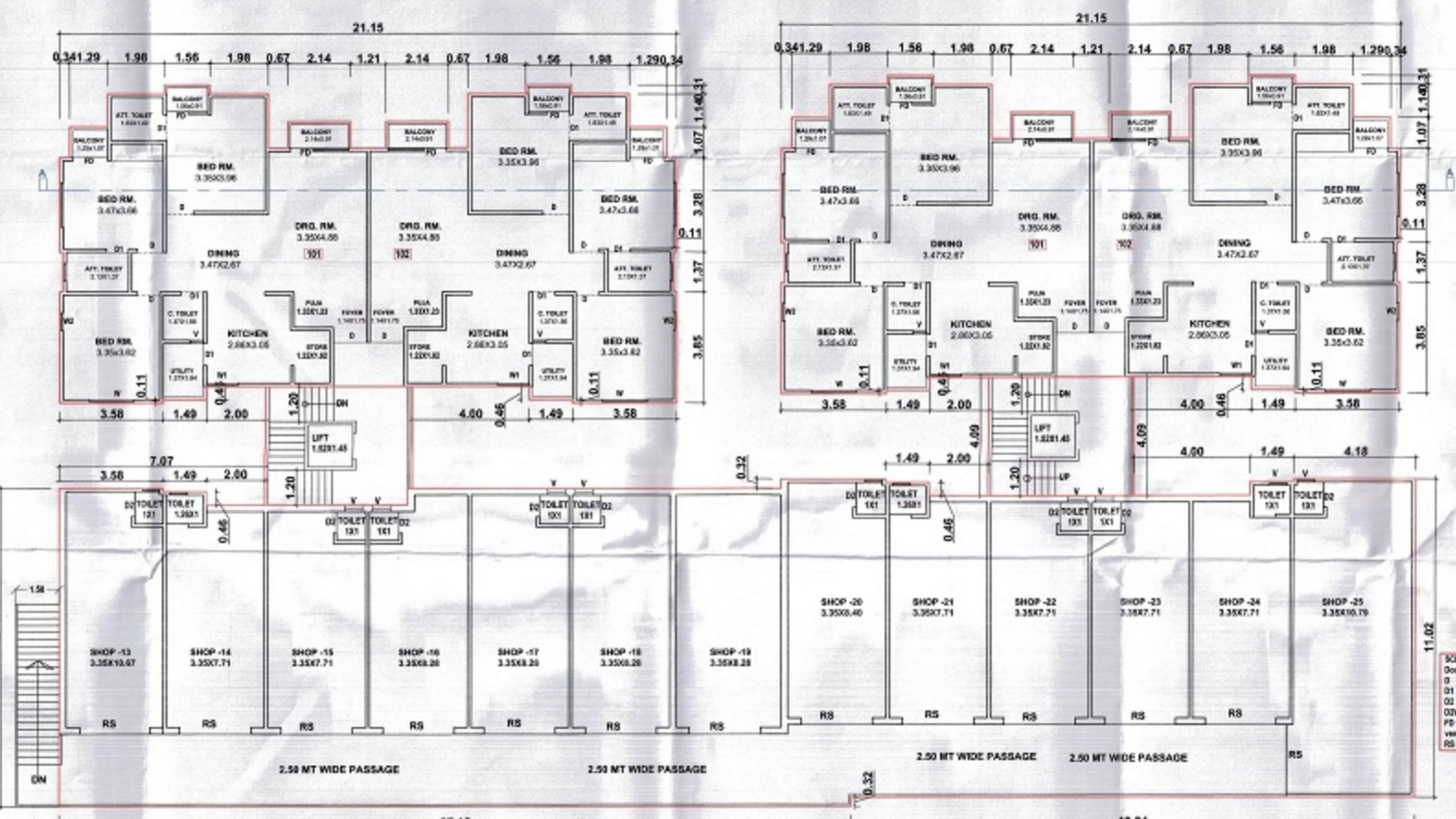
F.S.I. = 227.91 - 24.72 (STAIR & LIFT) = 203.19 SQMTRS.

**GROUND FLOOR PLAN (PARKING+COMM.) TOWER-A4 & A5**

B.A. = 773.69 SQMTRS. (SCALE: 1:100)

PARKING = 157.47 + 157.47 = 314.94 SQMTRS.

F.S.I. (COMM. SHOP) = 424.31 SQMTRS.

**FIRST FLOOR PLAN (RESI.+COMM.) TOWER-A4 & A5**

B.A. = 957.24 SQMTRS.

F.S.I. (RESIDENCE) = 957.24 - 502.21 (COMM.) - (24.06 + 24.14 LIFT & STAIR) = 406.83 SQMTRS.

F.S.I. (COMM. SHOP) = 502.21 SQMTRS.

Approved/Notified to Construct
Drawn by: S
Order No: 2908/2019
Date: 20/10/2019
I, Dr. Yash D. Desai, Director
Vadodra Manager, Desai & Co.
Vadodra Manager, Desai & Co.

SCHEDULE OF OPENING
Door: 1150 x 2150
Window: 1150 x 1150
D1: 1150 x 1150
D2: 1150 x 1150
D3: 1150 x 1150
D4: 1150 x 1150
D5: 1150 x 1150
D6: 1150 x 1150
D7: 1150 x 1150
D8: 1150 x 1150
D9: 1150 x 1150
D10: 1150 x 1150
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D550: 1150 x 1150
D551: 1150 x 1150
D552: 1150 x 1150
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D562: 1150 x 1150
D563: 1150 x 1150
D564: 1150 x 1150
D565: 1150 x 1150
D566: 1150 x 1150
D567: 1150 x 1150
D568: 1150 x 1150
D569: 1150 x 1150
D570: 1150 x 1150
D571: 1150 x 1150
D572: 11

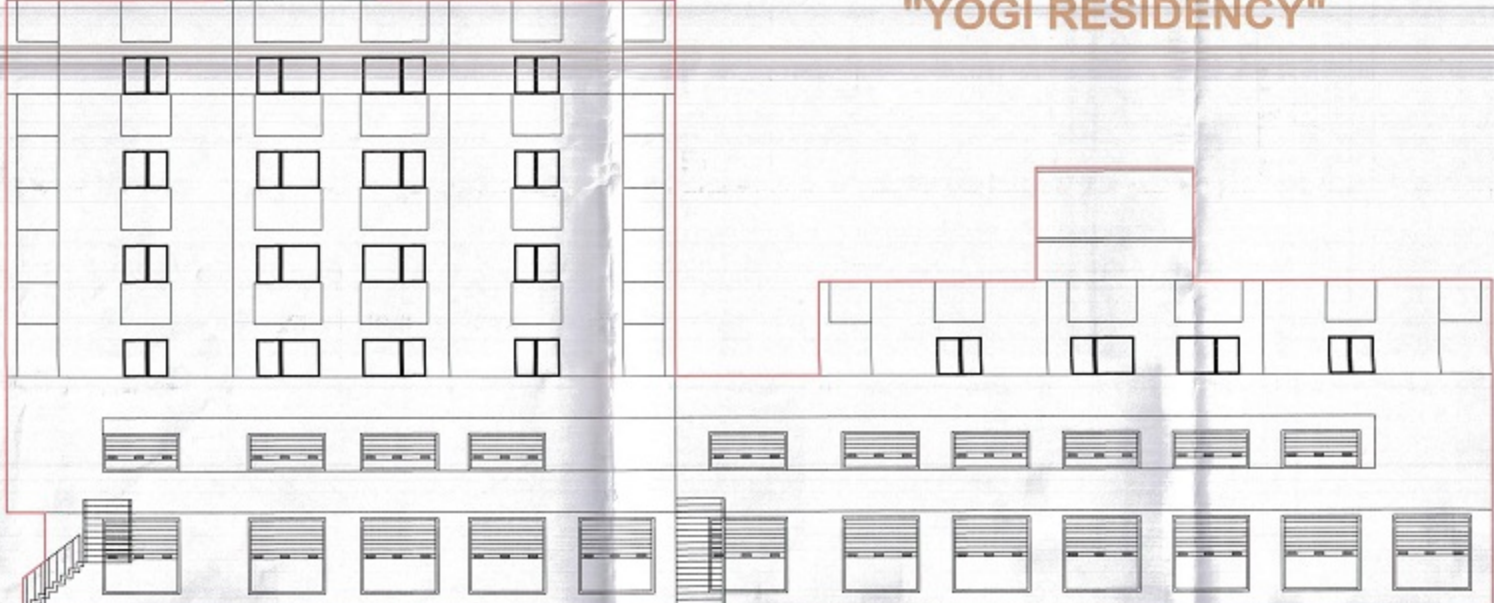
PROPOSED RESIDENTIAL & COMMERCIAL LAY-OUT & BUILDING
PLAN IN SUB PLOT NO.01 R.S.NO.- 51.56
F.P.NO.37/1, O.P.37, T.P.S.28 (DRAFT) ATLADRA, AT. VILL.
ATLADRA, TA & DIST.- VADODARA.
"YOGI RESIDENCY"

3/6

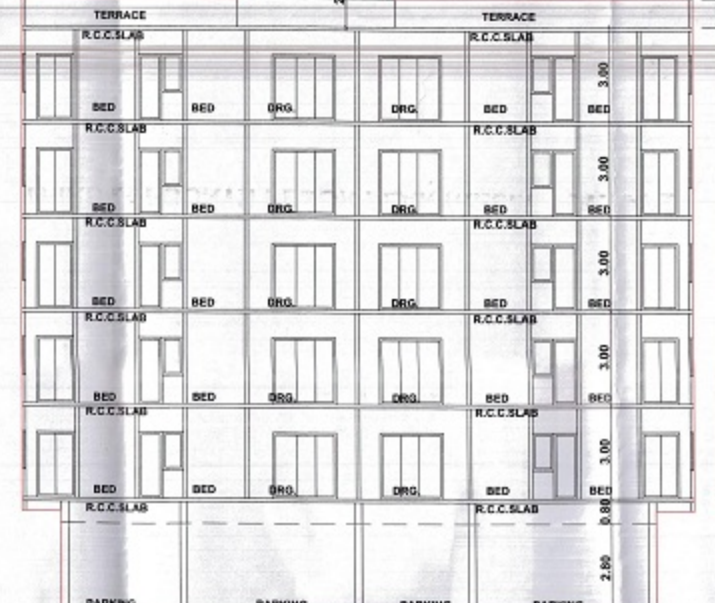
SIGNATURE OF ARCHITECT-ENGINEERS
 SIGNATURE OF OWNERS/BUILDERS/DEVELOPERS
 X
 Approved Subject to Condition laid
 Down in Building Permits
 Order No. L-208/84-85
 Date: 20/08/2024
 By: [Signature]
 Additional Manager
 Municipal Corporation, Vadodra

SCHEDULE OF OPENING
 Door: 1.50 x 2.10 W = 1.50 x 1.20
 Window: 1.50 x 2.10 W = 1.50 x 1.20
 22' x 11.5' x 11.5'
 22' x 11.5' x 11.5'
 22' x 11.5' x 11.5'
 22' x 11.5' x 11.5'

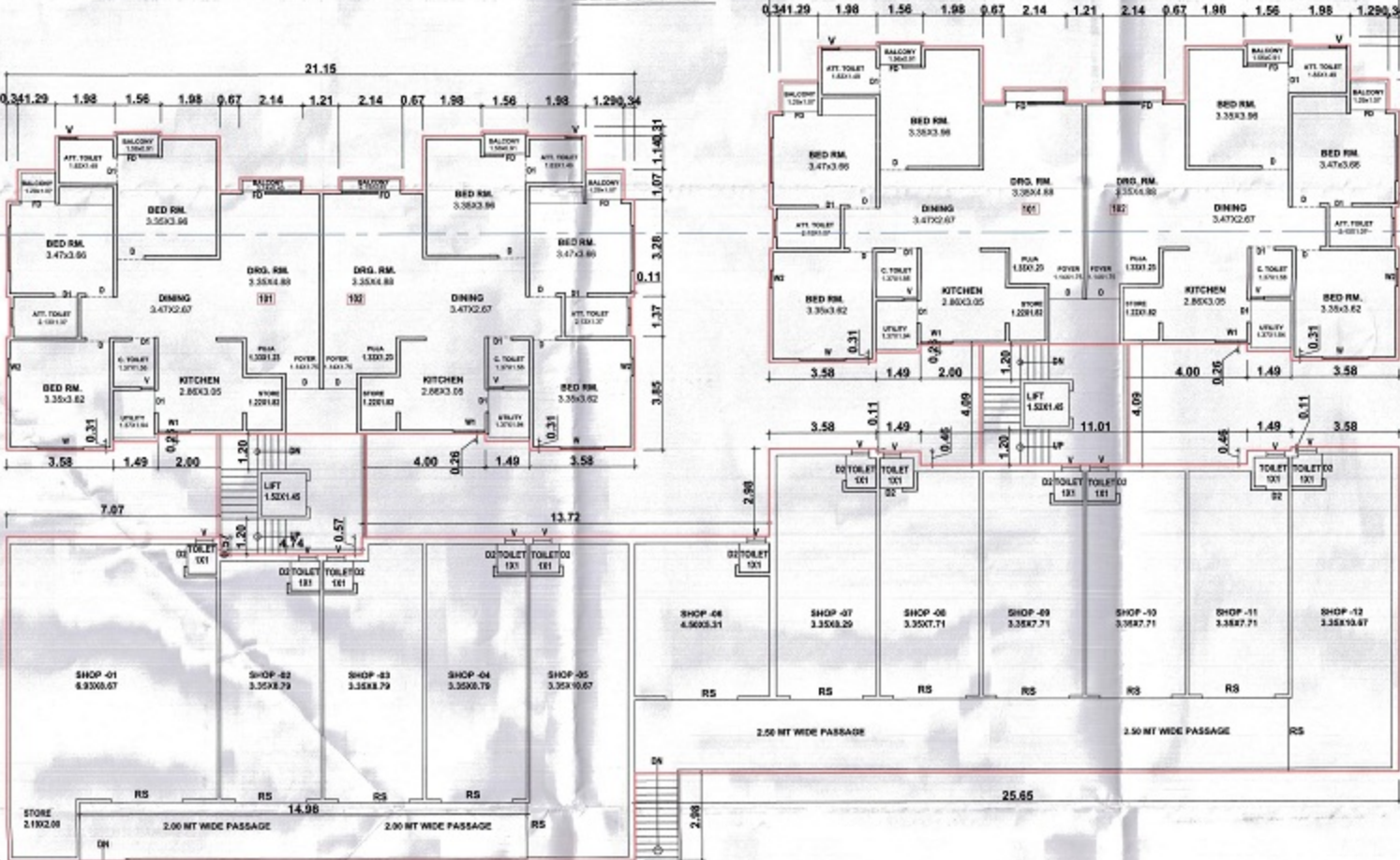
ADVANCE ENGG. ARCHITECTS
 3, DESAI PARK, 48, PARAM PARK,
 MANALPUR, VADODARA,
 390005, GUJARAT
 Email: [Email Address]



ELEVATION



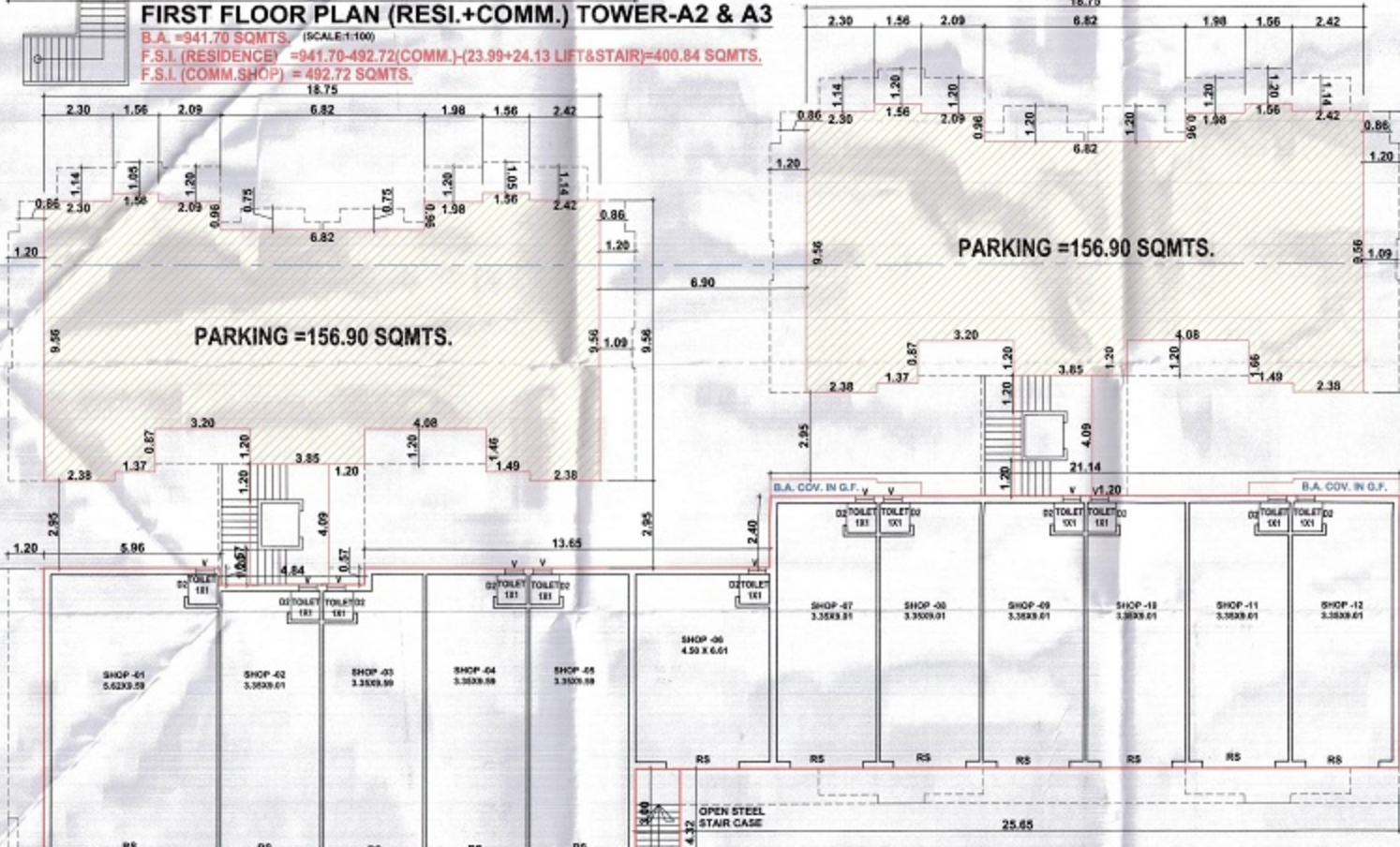
SECTION A-A



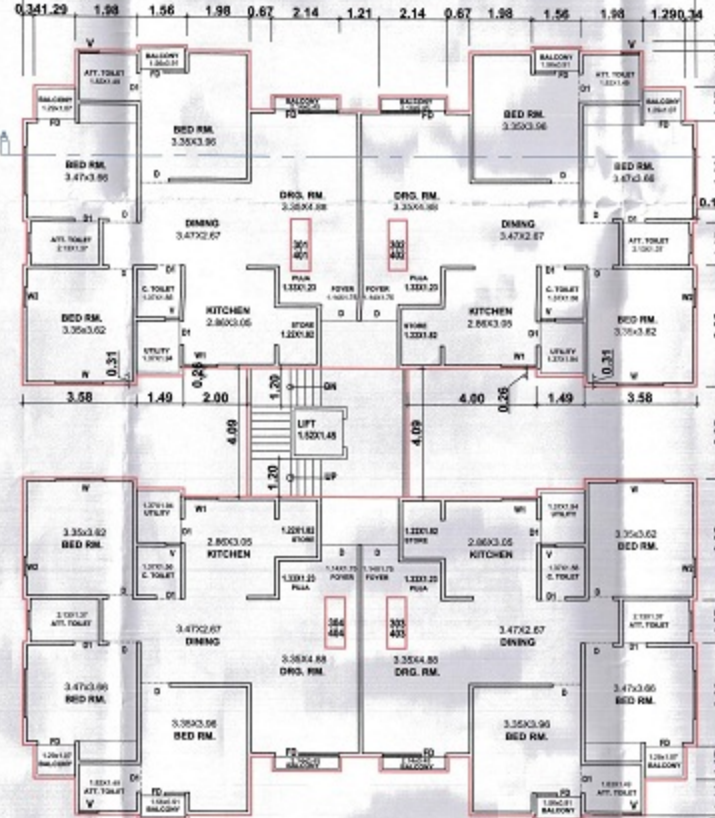
FIRST FLOOR PLAN (RESI.+COMM.) TOWER-A2 & A3
 B.A. = 941.70 SQMTS. (SCALE:1:100)
 F.S.I. (RESIDENCE) = 941.70-492.72 (COMM.)-23.99+24.13 LIFT & STAIR=400.84 SQMTS.
 F.S.I. (COMM.SHOP) = 492.72 SQMTS.

PARKING = 156.90 SQMTS.

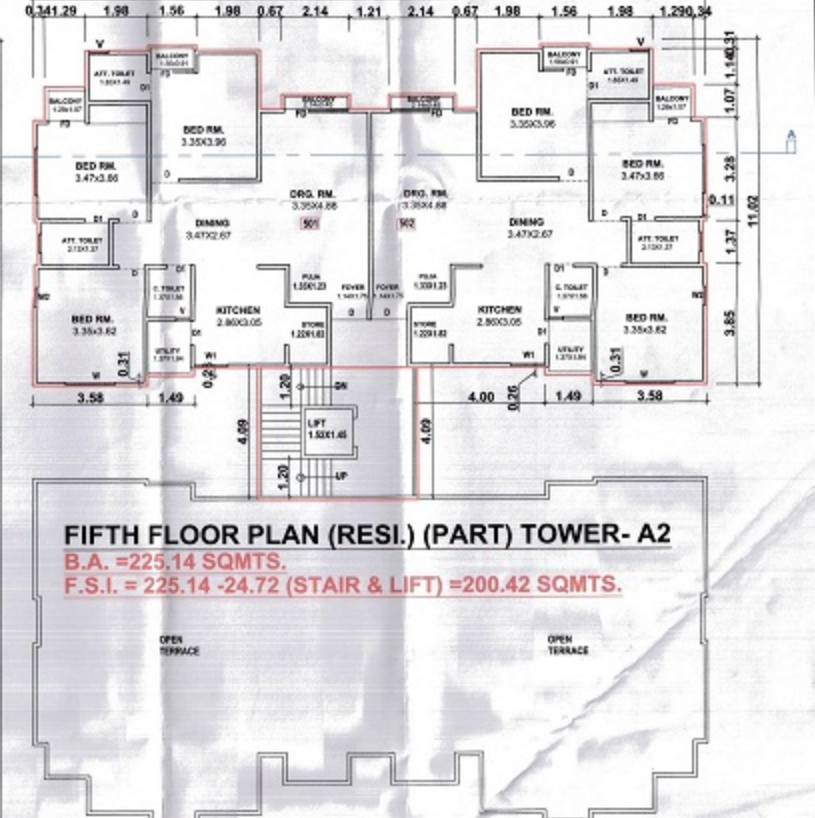
PARKING = 156.90 SQMTS.



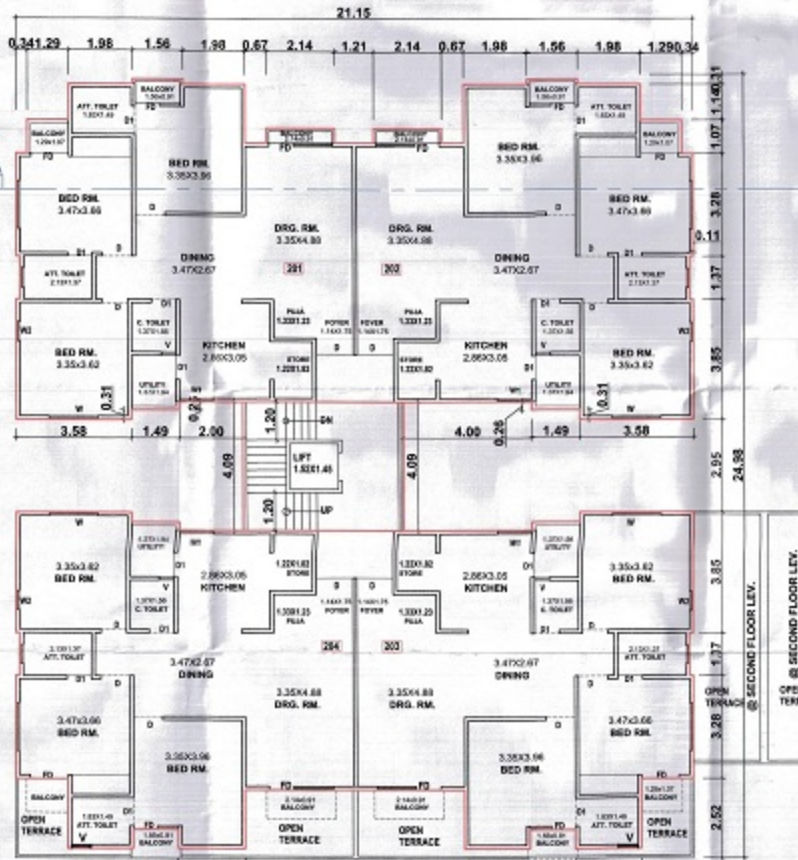
GROUND FLOOR PLAN (PARKING+COMM.) TOWER-A2 & A3
 (SCALE:1:100)
 B.A. = 760.18 + 16.02 (STAIR) = 776.20 SQMTS.
 PARKING = 156.90 + 156.90 = 313.80 SQMTS.
 F.S.I. (COMM.SHOP) = 419.28 SQMTS.



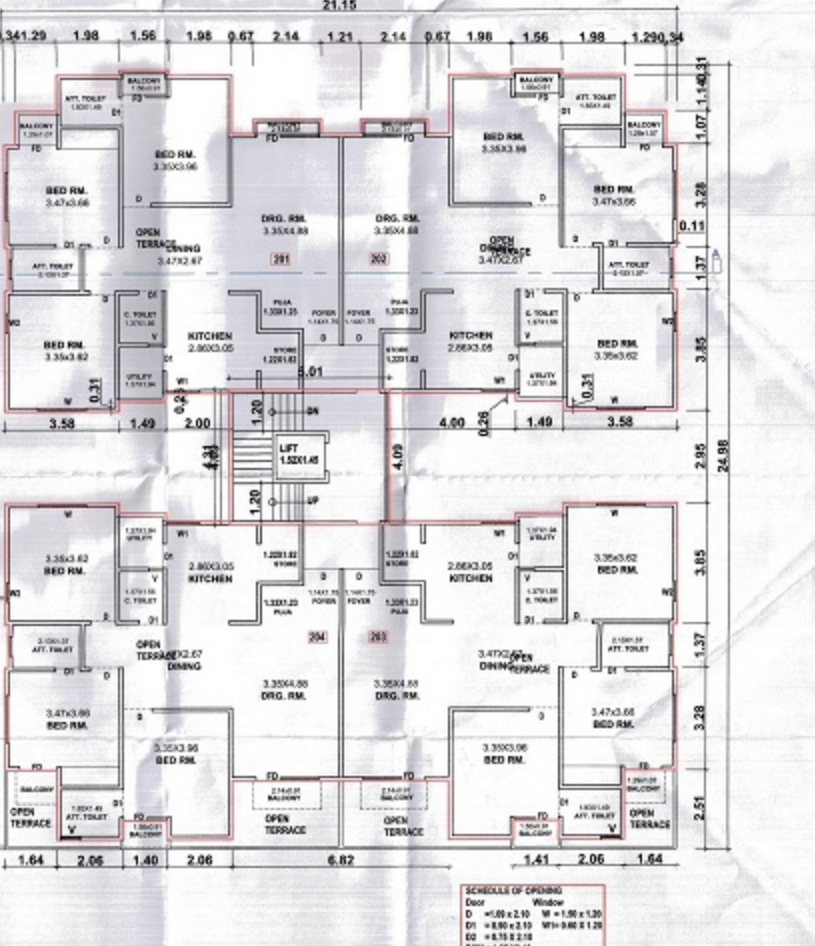
THIRD & FOURTH FLOOR PLAN (RESI.) TOWER-A2
 B.A. = 428.64 SQMTS.
 F.S.I. = 428.64 - 27.80 (STAIR & LIFT) = 400.84 SQMTS.



FIFTH FLOOR PLAN (RESI.) (PART TOWER- A2)
 B.A. = 225.14 SQMTS.
 F.S.I. = 225.14 - 24.72 (STAIR & LIFT) = 200.42 SQMTS.



SECOND FLOOR PLAN (RESI.) TOWER-A2 & A3
 B.A. = 421.72 SQMTS.
 F.S.I. = 421.72 - 27.80 (STAIR & LIFT) = 393.92 SQMTS.



SCHEDULE OF OPENING
 Door: 1.50 x 2.10 W = 1.50 x 1.20
 Window: 1.50 x 2.10 W = 1.50 x 1.20
 22' x 11.5' x 11.5'
 22' x 11.5' x 11.5'
 22' x 11.5' x 11.5'