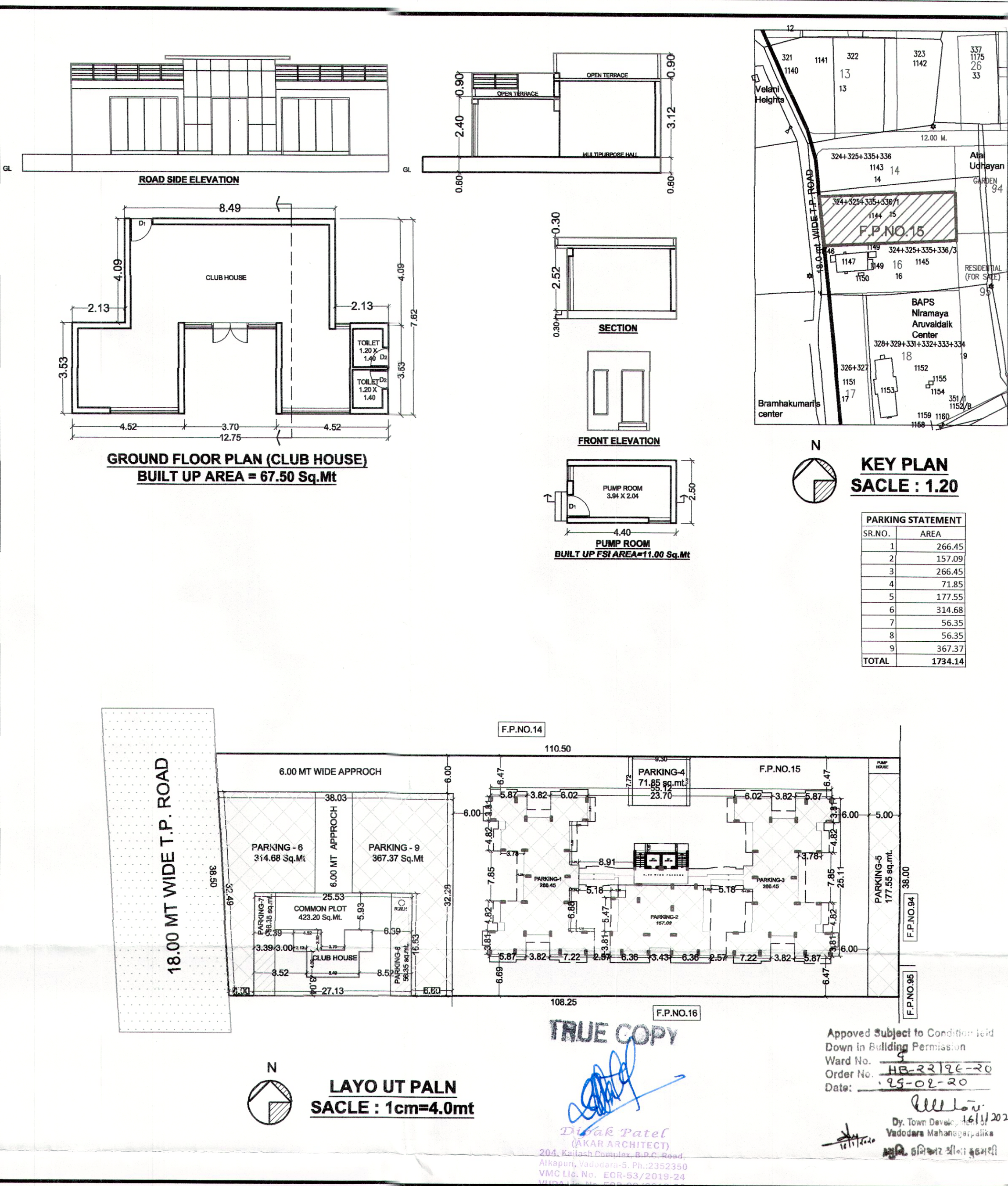




FORM No: 3
(See Regulation No: 3.2(ix))

1/3

A. AREA STATEMENT [F.P. NO: 15] SQ.MTS.

Sr.	Description	Copies
1.	Area of land Plot/Property as per record	4232.00
2.	Deduction for:	
(a)	Proposed road	-
(b)	any reservation	-
3.	Net area of Plot	-
4.	Common Plot (10%)	423.20
5.	Balance area of Plot	3808.80
6.	Permissible built up Area on Ground Floor(20%)	761.76
7.	Total Permissible F.S.I. (3808.80 X 2.50)	9522.00

B. REFERENCE

8. Existing Built up Area

(i) Basement Floor	-
(ii) Ground Floor	754.48
(iii) Typical Floor(1st To 9th =995.06 x 9)	8955.54
(iv) Terrace Floor(Staircase & Lift Room)	59.70
TOTAL EXISTING BUILT UP AREA	9769.72

9. Proposed Built up Area

(i) Ground Floor (Main structure)	754.48
(ii) Out house / Garage	67.50+11.00
TOTAL PROPOSED BUILT UP AREA	832.98
10. GRAND TOTAL OF B.AREA ON G.F.	832.98

11. Proposed floor space Area

B.AREA	F.S.I
Basement Floor	-
Ground Floor	754.48
First Floor	995.06
Second Floor	995.06
Third Floor	995.06
Fourth Floor	995.06
Fifth Floor	995.06
Sixth Floor	995.06
Seventh Floor	995.06
Eighth Floor	995.06
Ninth Floor	995.06
stair cabin & lift	59.70
TOTAL PROPOSED FLOOR SPACE AREA	9769.72
12. Existing floor space Area (if any)	-
13. GRAND TOTAL OF FLOOR SPACE AREA	8418.24
14. Total F.S.I. Consumed	2.50 > 2.210

B. PARKING STATEMENT

Total Maximum Possible Floor space area	Total Required Parking space	Reserved for car parking 50%
Residential 8418.24	(15%) 1262.73	631.36
Commercial -	(30%) -	-
Industrial -	(10%) -	-
Total Provided Parking space	Provided on Ground Level	Provided on Other Level
Residential	1734.14	-
Commercial	-	-
Industrial	-	-
1734.14 > 1262.73		

IV. North Line Scale Date

N AS PER DETAIL 22/06/19

V. CERTIFICATE

Signature of Architect/Engineer/Surveyor

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

Signature of Dipak Patel (AKAR ARCHITECT)

Signature of shri Jinabhai R. Dudhat

Signature of shri Kishorabhai A. Sevani (partners of Nilkhant Infra)

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

SCHEDULE OF OPENING

DOOR	D	1.20 x 2.10	R.C.C. STAIR DETAILS	SCALE = AS PER DETAIL
D1	0.90 x 2.10			
D2	0.75 x 2.10			
WINDOW	W	1.82 x 1.20	TRADE : 0.25	
W1	1.52 x 1.20			
W2	0.90 x 1.00			
VENTILATION	V	0.60 x 0.60	RISER : 0.166	
V1	0.60 x 1.20			

CORPORATION DRAWING

DATE: 12/03/11

Dipak Patel
AKAR
ARCHITECT & INTERIOR DESIGNER
204-KAILASH COMPLEX
Beside Mahadev Temple,
B.P.C.# Road, Alkapuri, Vadodara-5.
Ph: 0265-2352350 (M)9824017374
Email: akar.dipakpatel71@gmail.com
web site : www.akardipakpatel.com

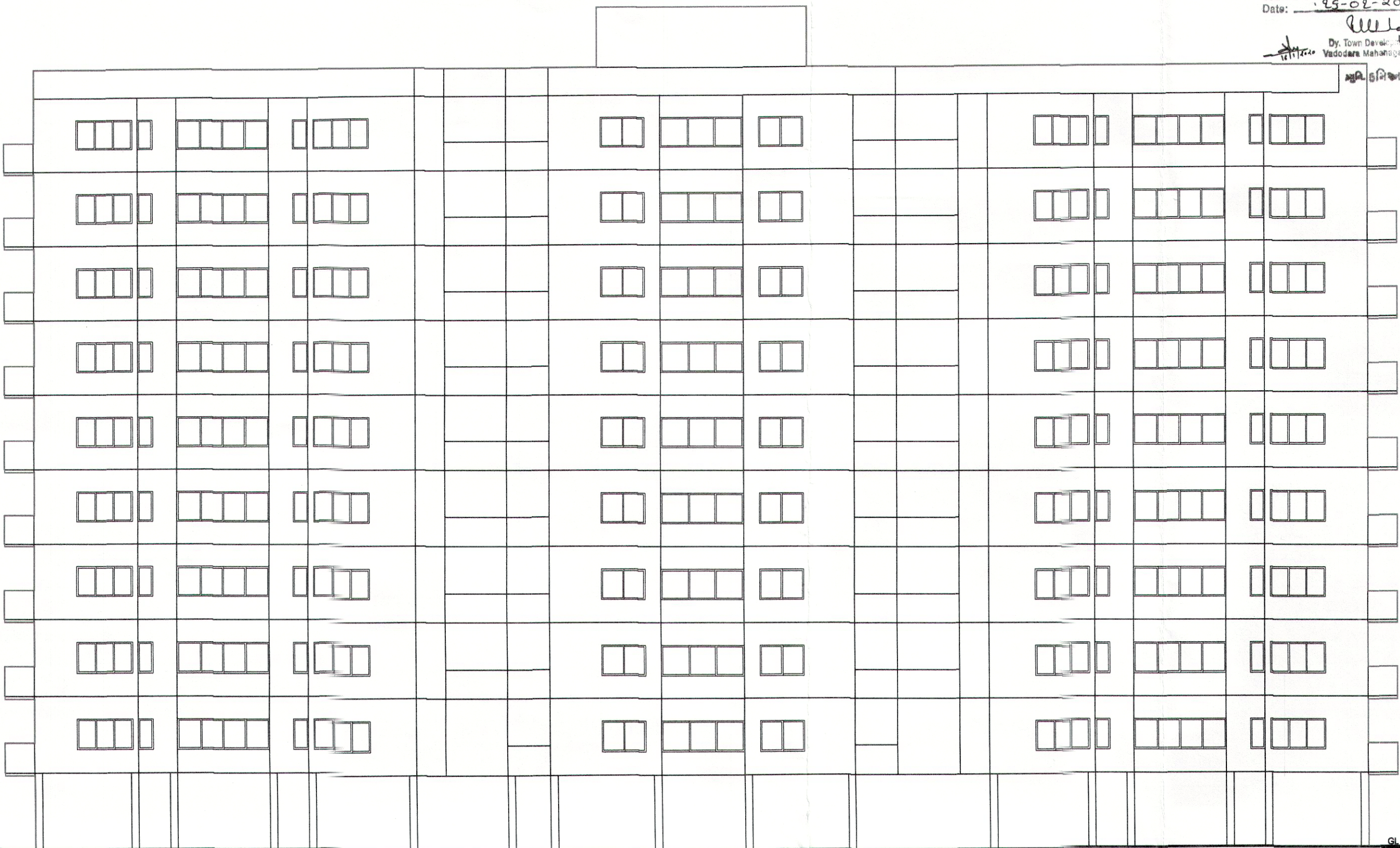
EXISTING-REVISED HIGH RISE BUILDING " ROYAL RETREAT"
IN R.SNO.324, O.P.NO.15, F.P.NO.15, T.P.NO.20(Final), OF Vill. ATLADRA,
Opp. Velani Height, B/s. Pramukh Swami Hospital, Atladra, Vadodara.

NEELK SHI INFRA
PARTNER

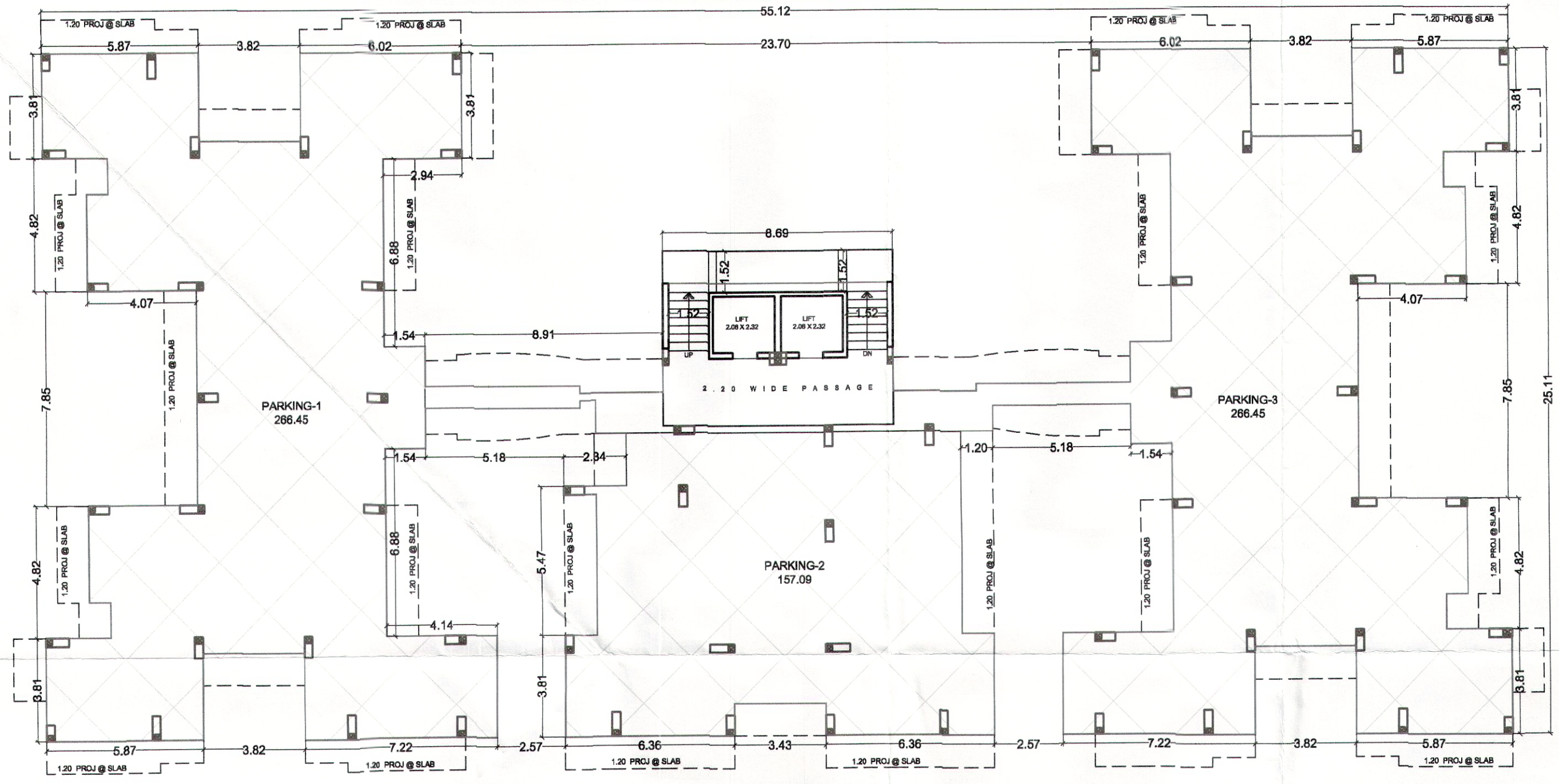
Approved Subject to Condition laid
Down in Building Permission
Ward No. 5
Order No. HB-23196-20
Date: 14-08-20

Dr. Town Development
Vadodara Mahanagar Palika

શ્રી. દીપક પટેલ



FRONT SIDE ELEVATION



GROUND FLOOR PLAN (REVISED)
BUILT UP AREA= 754.48 Sq.Mt
COVERED PARKING AREA =689.99 SQ.MT
TOTAL PARKING AREA= 1828.86 SQ.MT

EXISTING-REVISED HIGH RISE BUILDING " ROYAL RETREAT"
IN R.SNO.324, O.P.NO.15, F.P.NO.15,T.P.NO.20(Final), OF Vill. ATLADRA,
Opp. Velani Height, B/s. Pramukh Swami Hospital, Atladra, Vadodara.

VI. SIGNATURE
1. shri Jinabhai R. Dudhat
2. shri Kishorbhai A. Sevani
(partners of Nilkhantra)
Owner / Builder / Organizer / Developer
or Authorized Agent of Owner

SIGNATURE
Dipak Patel
204, Kailash Complex, B.P.C. Road,
Alkapuri, Vadodara-5. Ph: 2352350
VMC Lic. No. EOR-53/2019-24
VUDA Lic. No. EOR-08/2018-23
Architect / Engineer / Surveyor
B.M.C. Registration No.: EOR-53 / 2016 to 2019
VUDA Lic. No. EOR-8 / 2019 To 2023

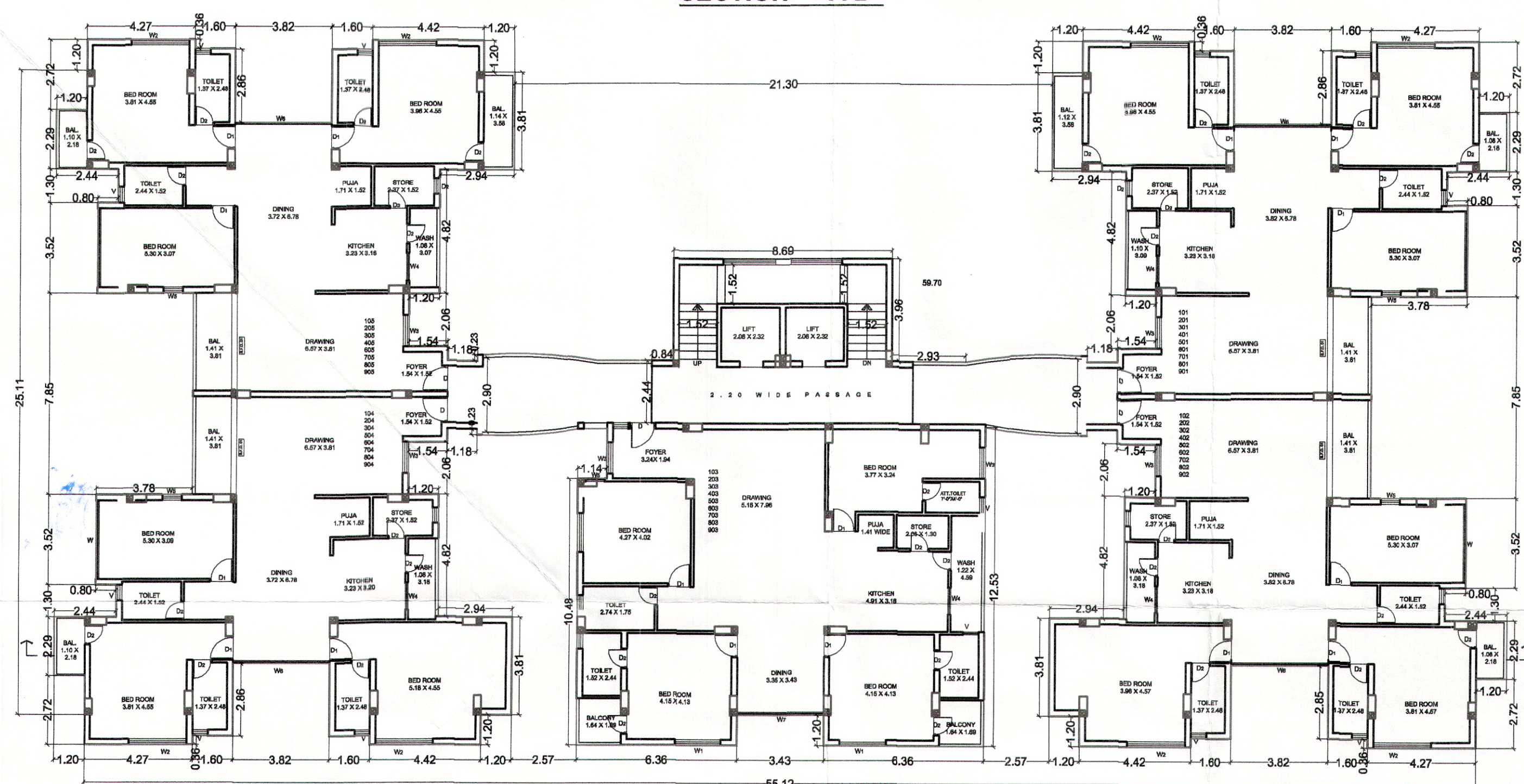
SCHEDULE OF OPENING		R.C.C. STAIR DETAILS	CORPORATION DRAWING
DOOR	D1 1.20 x 2.10	SCALE = AS PER DETAIL	DATE: 18/08/19
D2	0.90 x 2.10	WIDTH: 1.50	
WINDOW	W1 1.82 x 2.10	TRADE: 0.25	
W2	1.82 x 1.20		
V	0.90 x 1.00	RISER: 0.166	
VENTILATION	V1 0.80 x 0.60		
V2	0.80 x 1.20		

Dipak Patel
AKAR
ARCHITECT & INTERIOR DESIGNER
204-KAILASH COMPLEX
Beside Mahadev Temple,
B.P.C.# Road, Alkapuri, Vadodara-5
Ph: 0255 -2352350 (M)9824017374
Email: akar.dipakpatel71@gmail.com
web site : www.akar.dipakpatel.com

TRUE COPY

Dipak Patel
(AKAR ARCHITECT)
204, Kailash Complex, B.P.C. Road,
Alkapuri, Vadodara-5. Ph: 2352350
VMC Lic. No. EOR-53/2019-24
VUDA Lic. No. EOR-08/2018-23

NEELKANTH
PARTNER



NOS OF UNIT : 5 Unit/Floor X9 = 45 UNIT

CORPORATION DRAWING	 AKAR	Dipak Patel
SCALE = AS PER DETAIL		ARCHITECT & INTERIOR DESIGNER 204-KAILASH COMPLEX Beside Mahadev Temple, B.P.C.# Road, Alkapuri, Vadodara- Ph: 0265 - 2352350 (M)982401737 Email: akar.dipakpatel71@gmail.com web site : www.akar.dipakpatel.com
DATE:- 18/06/19		

NEELKANTH INFRA
PARTNER

Dipak Patel
(AKAR ARCHITECT)
204, Kaillash Complex, B.P.C. Road,
Aikapuri, Vadodra-5. Ph.:2352350
VMC Lic. No. EOR-53/2019-24
VUDA Lic. No. EOR-08/2018-23

18.00 MT WIDE T.P. ROAD

6.00 MT WIDE APPROCH

PARKING - 6
314.68 Sq.Mt

38.03
6.00 MT APPROCH

PARKING - 9
367.37 Sq.Mt

COMMON PLOT
423.20 Sq.Mt.

CLUB HOUSE

PARKING-4
71.85 sq.mt.
55.12

UNDERGROUND
WATER TANK
5.50 X3.65 X3.00
1,09,725 LIT

UNDERGROUND
WATER TANK
4.25 X3.65 X3.00
46,537 LIT

PARKING-1
266.45

PARKING-2
157.09

PARKING-3
266.45

PARKING-5
177.55 sq.mt.

110.50

108.25



LAYO UT PALN

DRAINAGE LAYOUT PLAN FOR ROYAL REATRET
IN R.SNO.324, O.P.NO.15, F.P.NO.15, T.P.NO.20(Final), OF Vill. ATLADRA,
Opp. Velani Height, B/s. Pramukh Swami Hospital, Atladra, Vadodara.

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SCHEDULE OF OPENING				CORPORATION DRAWING	
DOOR	D	1.20 x 2.10	R.C.C. STAIR DETAILS SCALE =AS PER DETAIL	DATE:- 12/03/12	N
	D1	0.90 x 2.10			
	D2	0.75 x 2.10			
WINDOW	W	1.82 x 1.20	TRADE : 0.25	RISER : 0.166	N
	W1	1.52 x 1.20			
	W2	0.90 x 1.00			
VENTILATION	V	0.60 x 0.60	RISER : 0.166	RISER : 0.166	N
	V1	0.60 x 1.20			

Dipak Patel
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Neelkant
PARTNER