

PROPOSED RESI. LAY-OUT PLAN FOR **PLOT- B**
IN R.S. NO : 286,287,289 & 379, **O. P. NO : 18 & 70,**
F.P.NO : 18 & 70, T.P.S. NO : 08 (GOTRI) AT VILLAGE
- GOTRI , TAL. - DISTRICT :- VADODARA.

CARPET AREA STATEMENT IN SQ.MT. FOR PLOT-B									
TOWER- 01 & 02									
TOWER	GROUND FLOOR PARKING	1st FL. To 11th FL.			12th FL. PENT HOUSE			TOTAL CARPET AREA	
		FLAT NO.	CARPET	FL'S	FLAT NO.	CARPET	FL'S	UNITS	FLATS
1		101 to 1101	126.54	11	1201	197.55	1	12	1589.49
		102 to 1102	126.54	11	1202	197.55	1	12	1589.49
		102 to 1103	126.54	11	1203	197.55	1	12	1589.49
		102 to 1104	126.54	11	1204	197.55	1	12	1589.49
TOTAL			506.16	44		790.20	4	48	6357.96
TOWER	GROUND FLOOR PARKING	1st FL. To 11th FL.			12th FL. PENT HOUSE			TOTAL CARPET AREA	
		FLAT NO.	CARPET	FL'S	FLAT NO.	CARPET	FL'S	UNITS	FLATS
2		101 to 1101	92.25	11	1201	155.67	1	12	1170.42
		102 to 1102	92.25	11	1202	155.67	1	12	1170.42
		102 to 1103	92.25	11	1203	155.67	1	12	1170.42
		102 to 1104	92.25	11	1204	155.67	1	12	1170.42
TOTAL			369.00	44		622.68	4	48	4681.68
TOTAL OF (96 FLATS) CARPET AREA								96	11039.64

PROPOSED BUILT-UP AREA STATEMENT IN SQ.MT.																	
FOR PLOT-B [TOWER-01 & 02]																	
TOWER'S	BASEMENT	GROUND FL.	1st FL.	2nd FL.	3rd FL.	4th FL.	5th FL.	6th FL.	7th FL.	8th FL.	9th FL.	10th FL.	11th FL.	12th FL. LOWER LEVEL	13th FL. UPPER LEVEL	STAIR CABIN	TOTAL
	3535.94																3535.94
1		696.23	672.42	672.42	672.42	672.42	672.42	672.42	672.42	672.42	672.42	672.42	672.42	688.78	402.40	75.02	9259.92
2		531.46	504.16	504.16	504.16	504.16	504.16	504.16	504.16	504.16	504.16	504.16	504.16	524.38	356.24	57.06	7014.80
TOTAL	3535.94	1227.69	1176.58	1176.58	1176.58	1176.58	1176.58	1176.58	1176.58	1176.58	1176.58	1176.58	1176.58	1213.16	758.64	132.08	19809.80

PROPOSED F.S.I. AREA STATEMENT IN SQ.MT.																	
FOR PLOT- B [TOWER-01 & 02]																	
TOWER'S	BASEMENT	GROUND FL.	1st FL.	2nd FL.	3rd FL.	4th FL.	5th FL.	6th FL.	7th FL.	8th FL.	9th FL.	10th FL.	11th FL.	12th FL. LOWER LEVEL	13th FL. UPPER LEVEL	STAIR CABIN	TOTAL
1		167.59	558.96	558.96	558.96	558.96	558.96	558.96	558.96	558.96	558.96	558.96	558.96	524.63	241.50		7082.22
2		84.94	421.86	421.86	421.86	421.86	421.86	421.86	421.86	421.86	421.86	421.86	421.86	391.05	217.60		5334.14
TOTAL		252.53	980.82	980.82	980.82	980.82	980.82	980.82	980.82	980.82	980.82	980.82	980.82	915.68	459.16		12416.36

P.No. AREA IN SQ.MT.		AREA CALCULATION		1/	
16 3217.00 SQ.MT.					
70 13476.00 SQ.MT.					
TOTAL 16693.00 SQ.MT.					
A AREA STATEMENT		SQ.MTS		STAMPS & SIGNATURE OF APPROVAL	
01	Area of land / property as record	16693.00		Approved Subject to Condition 1st	
	or as per sight condition	16693.00		Down in Building Permission.	
02	Deduction for			Ward No. 11B	
	(a) PLOT: A OTHER OWNER'S RESERVED PLOT WITH C.P.	4700.79		Order No. 11B/2023/2	
	(b) PLOT: C OTHER OWNER'S RESERVED PLOT WITH C.P.	7381.21		Date: 22.03.2023	
	TOTAL (a + b)	12082.00		GPP Dy. Town Development Officer	
03	Net area of plot FOR PLOT: B	4611.00		16/11/2023 Vadodra Mahanagar palika	
04	Common Plot @ 10 %	701.21		મ્યુ.નિ. હવિરનર ઓના હુકમી	
05	Balance area of plot For Planning	3909.79			
06	Permissible B Area @ G. floor 30% (4611.00 X 30%) =	1383.30			
07	Total Permissible F.S.I. @ 1.80 (4611.00 X 1.80) =	8299.80			
	PREMIUM F.S.I. @ 0.90 (4611.00 X 0.90) =	4149.90			
	TOTAL F.S.I. @ 2.70 (4611.00 X 2.70) =	12449.70			
08	Existing built up area (i) Ground floor				
09	TOTAL EXISTING BUILT UP AREA				
10	Proposed Builtup Area @ G.F.L.	1227.69			
	(i) Ground floor (Main structure)				
11	GRAND TOTAL OF BUILTUP AREA ON G.F.	1227.69			
12	PROPOSED FLOOR SPACE AREA	B-UP A.	F.S.I. A.		
	Basement	3535.94	-----		
	Ground Floor	1227.69	252.53		
	First Floor	1176.58	980.82		
	Second Floor	1176.58	980.82		
	Third Floor	1176.58	980.82		
	Fourth Floor	1176.58	980.82		
	Fifth Floor	1176.58	980.82		
	Sixth Floor	1176.58	980.82		
	Seventh Floor	1176.58	980.82		
	Eighth Floor	1176.58	980.82		
	Ninth Floor	1176.58	980.82		
	Tenth Floor	1176.58	980.82		
	11th Floor	1176.58	980.82		
	12th Floor / (PENT HOUSE) lower level	1213.16	915.68		
	13th Floor / (PENT HOUSE) upper level	758.64	459.16		
	Stair Cabin	132.08	-----		
	TOTAL PROPOSED FLOOR SPACE AREA	19809.89	12416.39		
13	Total existing Floor Space Area (if any)				
14	GRAND TOTAL OF FLOOR SPACE AREA	19809.89	12416.39		
16	Total f.s.i. Consumed	2.69	2.70		

TOTAL PROPOSED F.S.I. = 12416.39 SQ.MT.

PERMISSIBLE REGULAR F.S.I. (1.80) = 8299.80 SQ.MT.

TOTAL PAID F.S.I AREA = 04116.59 SQ.MT.

@ 2.70 (JANTRY) = 04116.59 SQ.MT.

NOTES.

a) 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

b) Certified 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 area so worked out tallied with the area stated in the document of ownership. (T.P. second / amended card no 7-12 records

B. PARKING AREA STATEMENT IN SQ.MT. FOR PLOT - B									
Total maximum possible floor space area				Total require parking space		* TOTAL PROPOSED F.S.I AREA = 12416.39 SQ.MT. (AS PER GDCR CL. NO. 15.1 (i))			
Residential	12416.39		(20%)	2483.28					
Commercial	-----		(50%)	-----					
TOTAL	12416.39			2483.28					
Total provided parking space	COV. PARKING	Provided on OPEN PARKING	TOTAL PARKING	Provided on BASE level	TOTAL				
Residential	806.85	-----	806.85	3259.08	4065.93	CAR PARKING AREA @ 50 %			
Commercial	-----	-----	-----	-----	-----	OTHERS PARKING AREA @ 30%			
TOTAL	806.85	-----	806.85	3259.08	4065.93	VISITORS PARKING AREA @ 20%			
						TOTAL 2483.28 806.85 3259.08 4065.93 1241.64 403.425 1629.54 2032.965 744.984 242.055 977.724 1219.779 496.656 161.37 651.816 813.186			

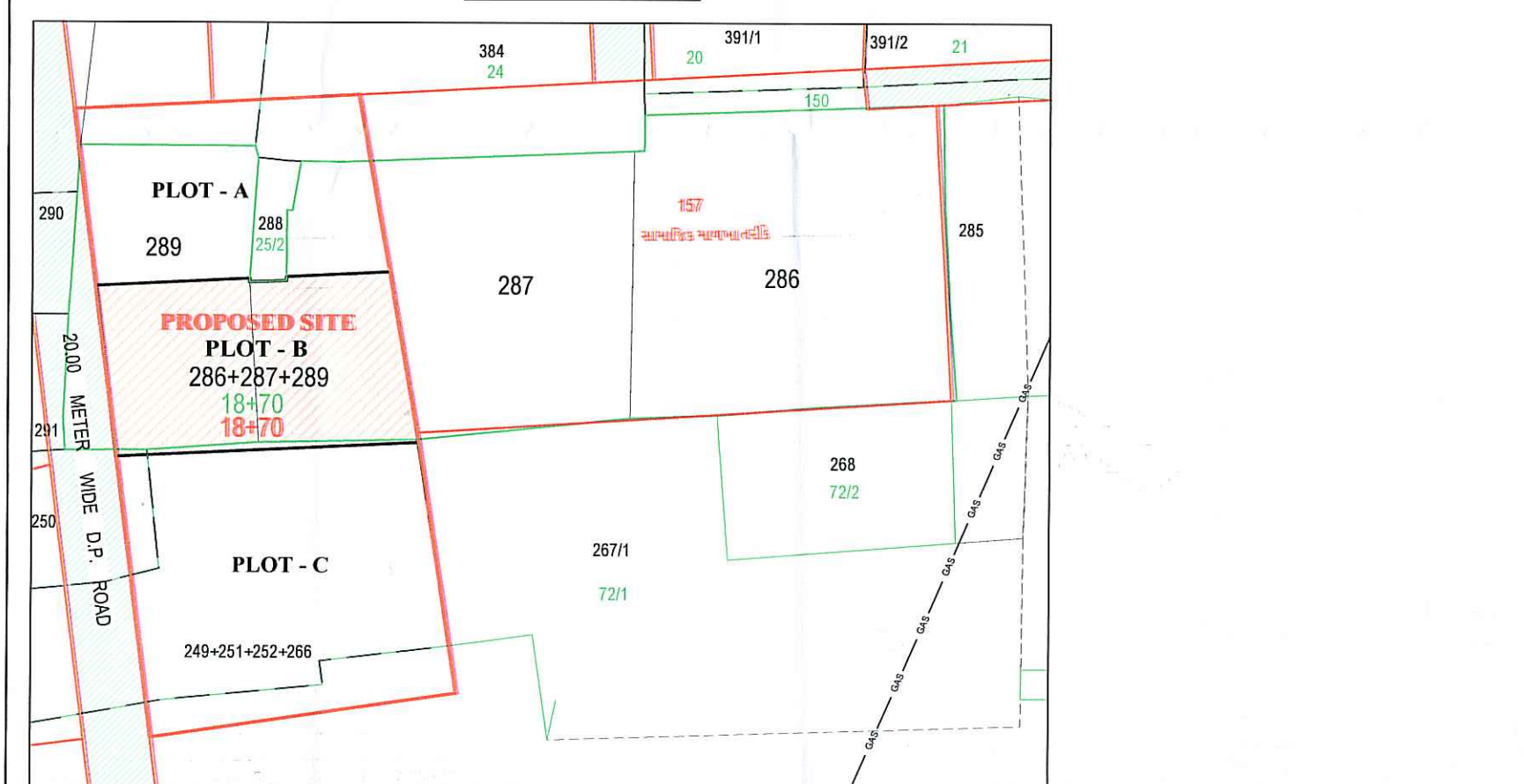
REQ. RESI. LIFT CALCULATION	
3rd To 12th Floor. = 80 DWELING UNITS	
1 LIFT (CAP. = 6 PERSON) REQD. FOR 30 DWELING UNITS	
TOTAL DWELING UNITS = 80 / 30 REQ. 2.67 NOS. LIFT.	
(SAYS 3 X 06 = 18 PASSENGER)	
PROVIDED : 04 LIFT OF 32 PASSENGER	
PROV. 04 LIFT X 8 PASSENGER PER LIFT = 32 PASSENGERS	

R.W.H. CALCULATION

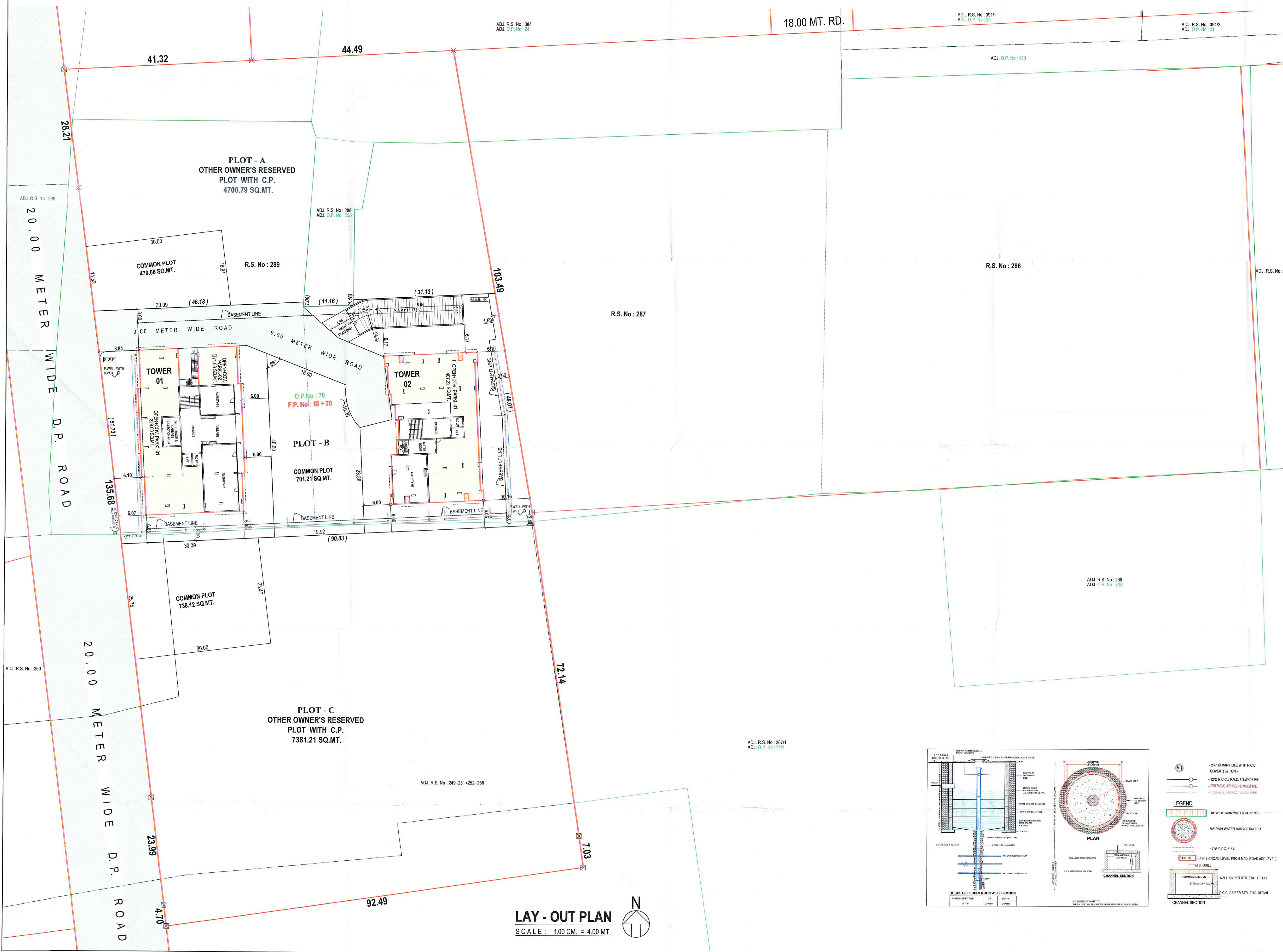
4611.00 / 4000 = 1.15
 SAY : 2 NOS. R.W.H. REQ.
 PROP. 2 NOS. R.W.H.

TREE PLANTATION CALCULATION

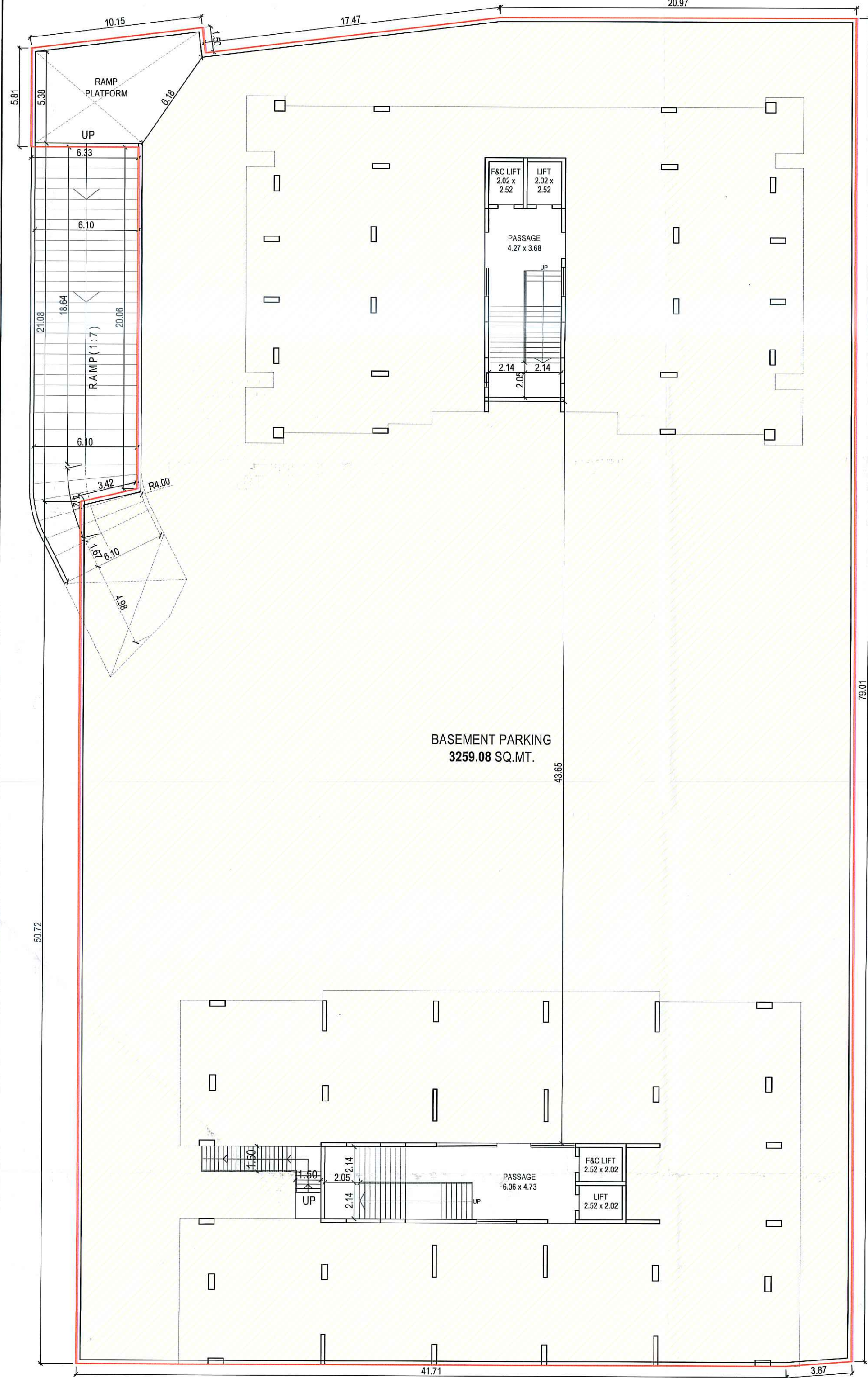
4611.00 / 200 = 23.05 X 5 = 115.25
 SAY : 116 TREES



SIGNATURE OF OWNERS <i>For, Excellent Developers</i>  <i>Kunal Arora</i> <i>Partners</i> Owner / Builder / Organiser / Developer or Authorised Agent of Owner	SIGNATURE OF ARCHI. - ENGIN. KIRAN PATEL ARCHITECT  VUDA Lic.No.-AOR 302/2018TO2023 VMSS Lic.No.-CA-AOR 97/2019TO2024
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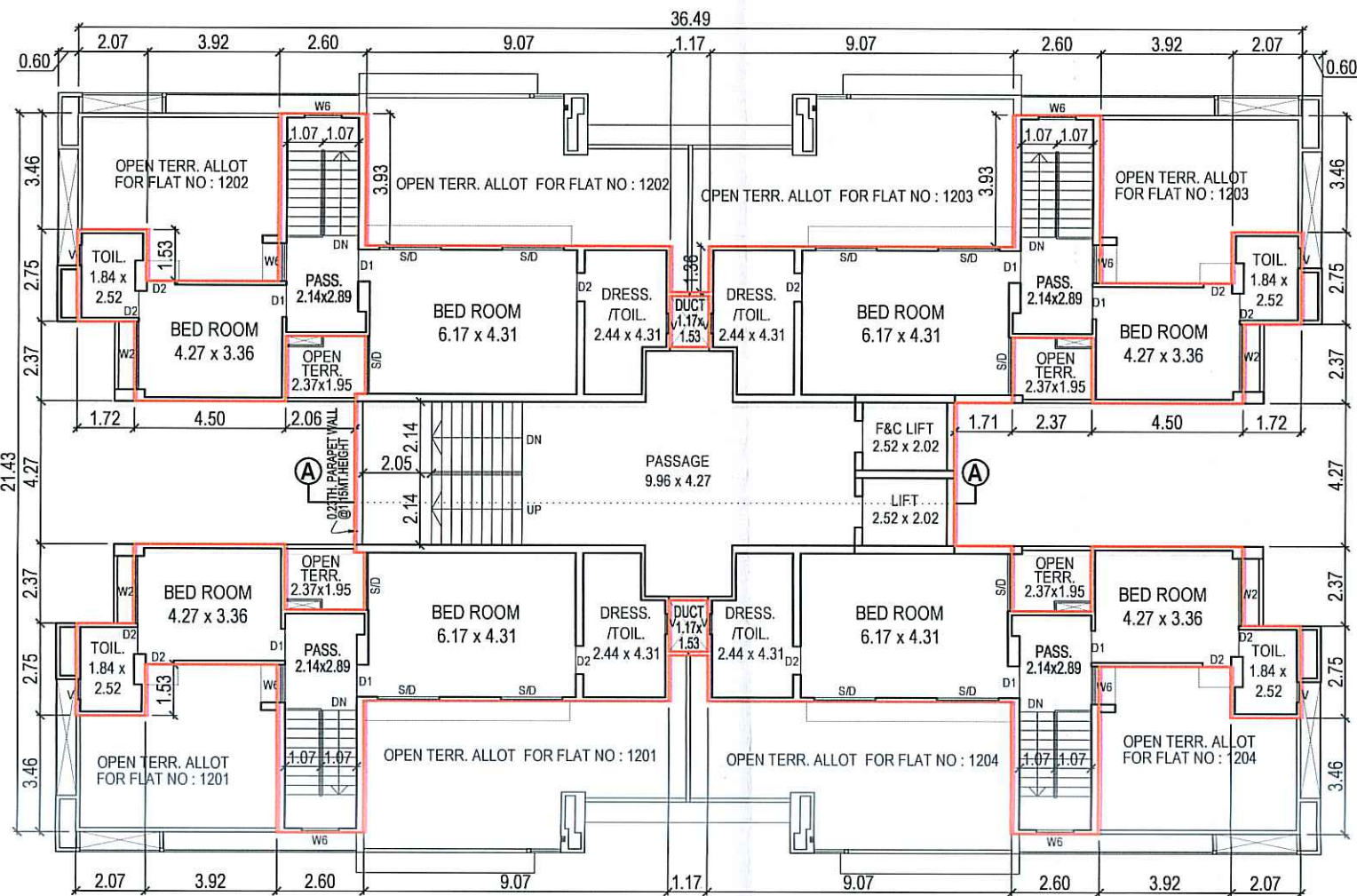


PROPOSED RESI. BUILDING PLAN FOR PLOT-B IN R.S. NO : 286,287,289 & 379, O. P. NO : 18 & 70, F.P.NO : 18 & 70, T.P.S. NO : 08 (GOTRI) AT VILLAGE - GOTRI, TAL. - DISTRICT :- VADODARA.

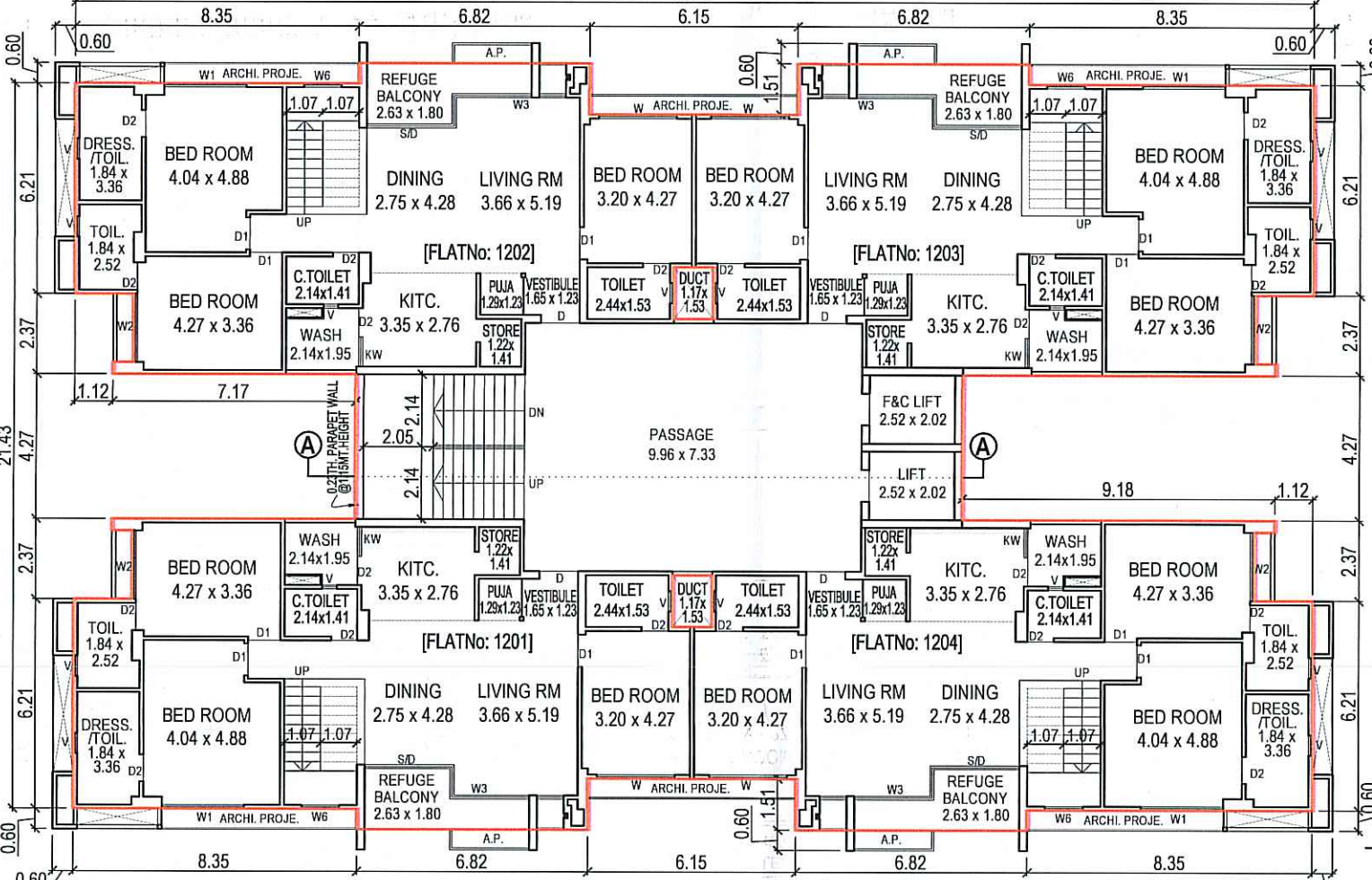


BASMENT PLAN
BUILT UP AREA : 3535.94 SQ.MT.
F.S.I. AREA : 0000.00 SQ.MT.
PARKING AREA : 3259.08 SQ.MT.

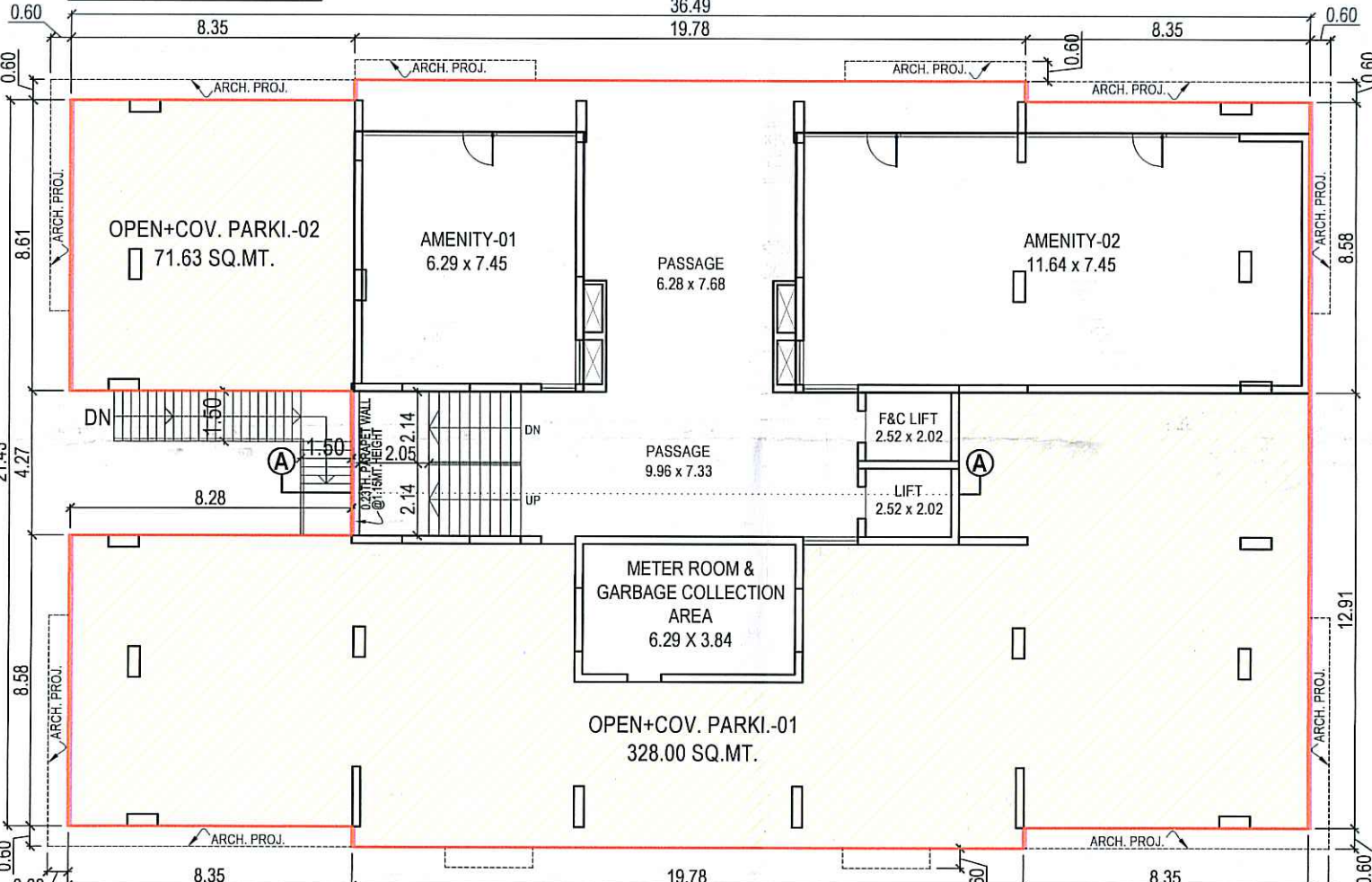
NOTE: ALL BUILDING PLAN DIMENTION SCALE ARE IN : 1:00 C.M. = 2.00 METER



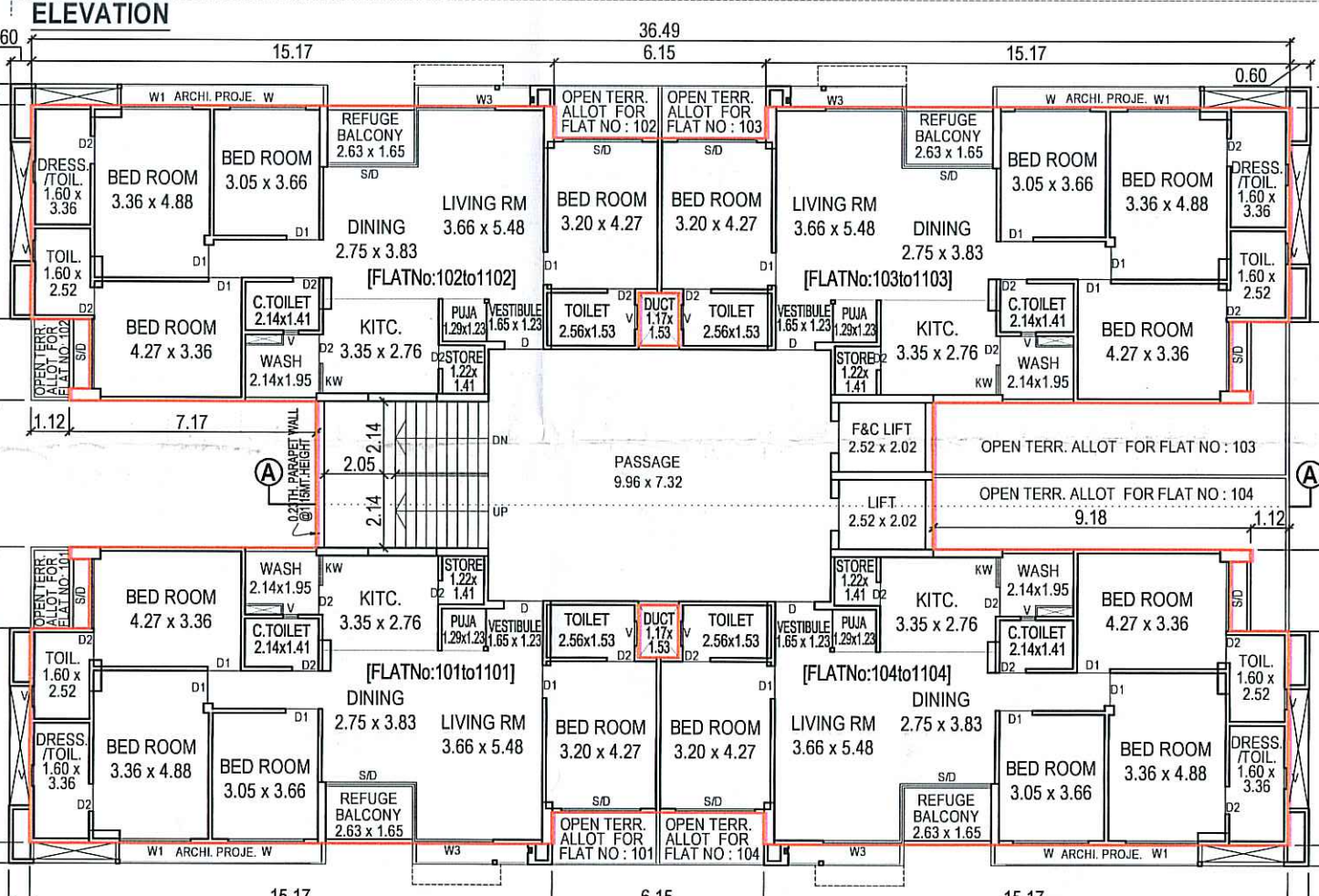
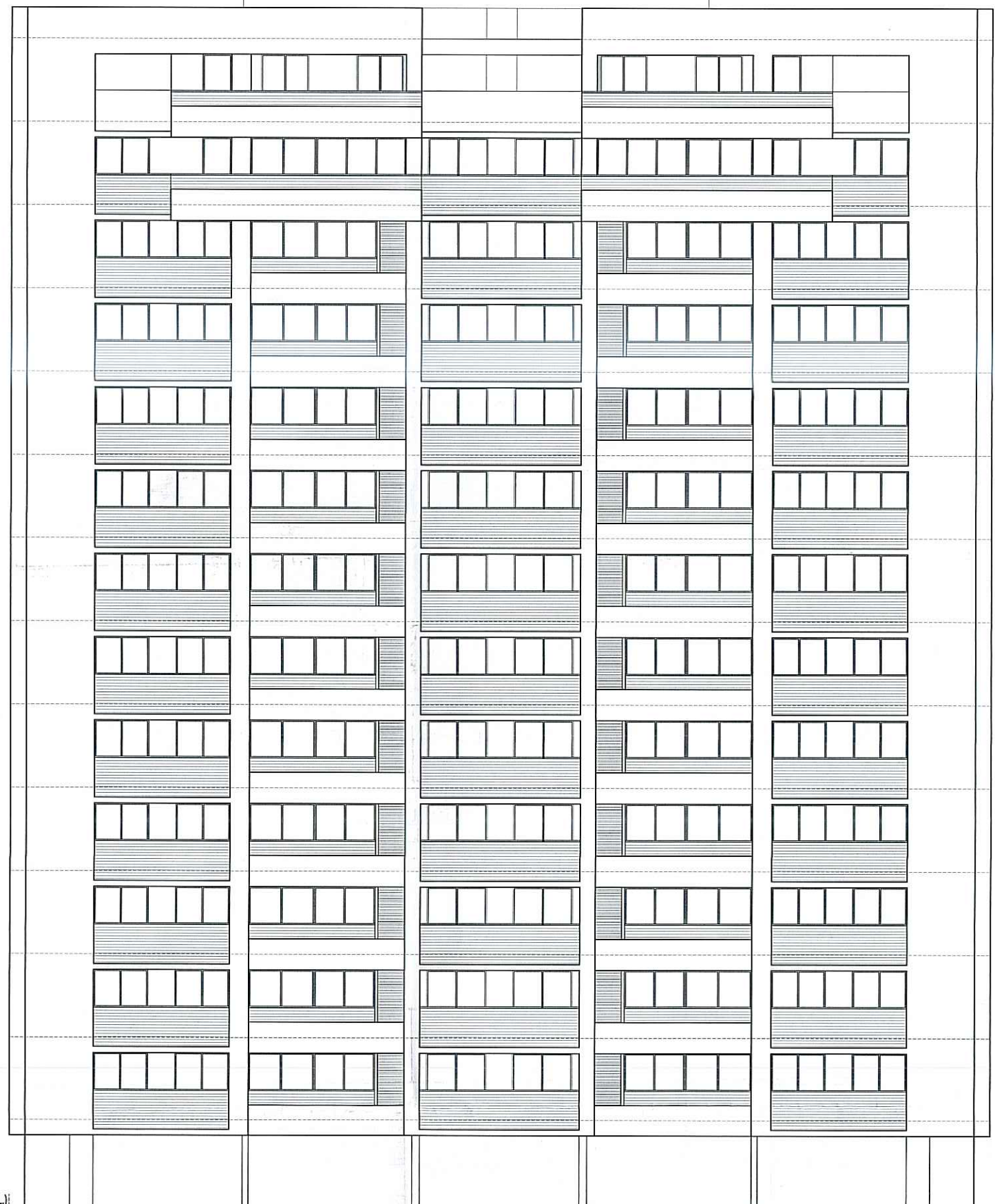
13th FLOOR PLAN (UPPER LEVEL) [TOWER- 01]
BUILT UP AREA : 402.40 SQ.MT.
DEDU : STAIR+LIFT+PASS : 160.90 SQ.MT.
F.S.I. AREA : 241.50 SQ.MT.



12th FLOOR PLAN (LOWER LEVEL) [TOWER- 01]
BUILT UP AREA : 688.78 SQ.MT.
DEDU : STAIR+LIFT+PASS : 164.15 SQ.MT.
F.S.I. AREA : 524.63 SQ.MT.



GROUND FLOOR PLAN [TOWER- 01]
BUILT UP AREA : 696.23 SQ.MT.
F.S.I. AREA : 167.59 SQ.MT.
PARKING AREA : 328.00 + 71.63 : 399.63 SQ.MT.



1st. TO 11th. FLOOR PLAN [TOWER- 01]
BUILT UP AREA : 672.42 SQ.MT. (EACH FLOOR)
DEDU : STAIR+LIFT+PASS : 113.46 SQ.MT.
F.S.I. AREA : 558.96 SQ.MT. (EACH FLOOR)

SIGNA. OF ARCHITECTS-ENGINEERS

KIRAN PATEL
ARCHITECT

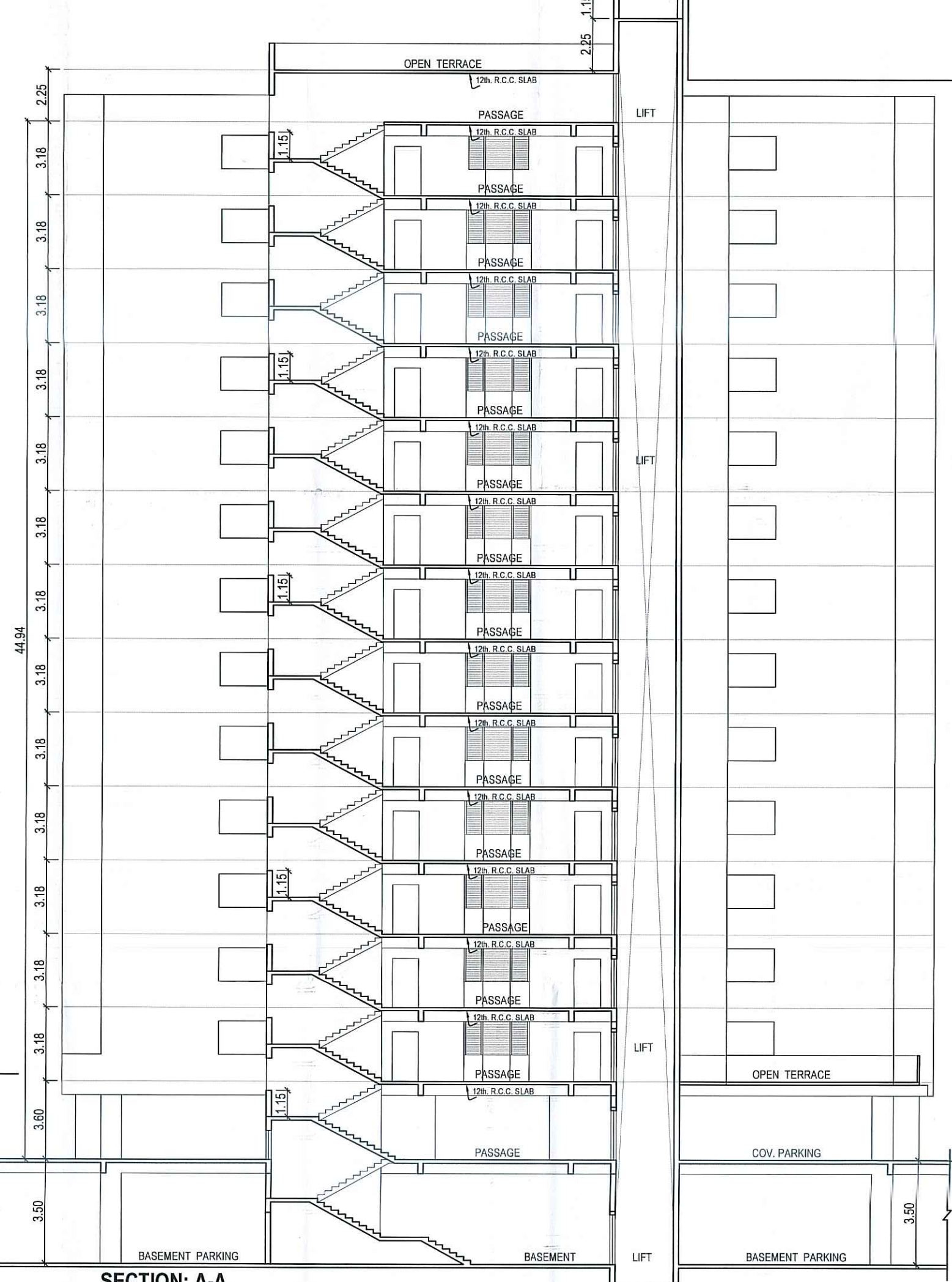
VUDA Lic.No.-AOR 302/2018TO2023
VMSS Lic.No.-CA-AOR 97/2019TO2024

SIGNATURE OF OWNERS / BUILDERS.

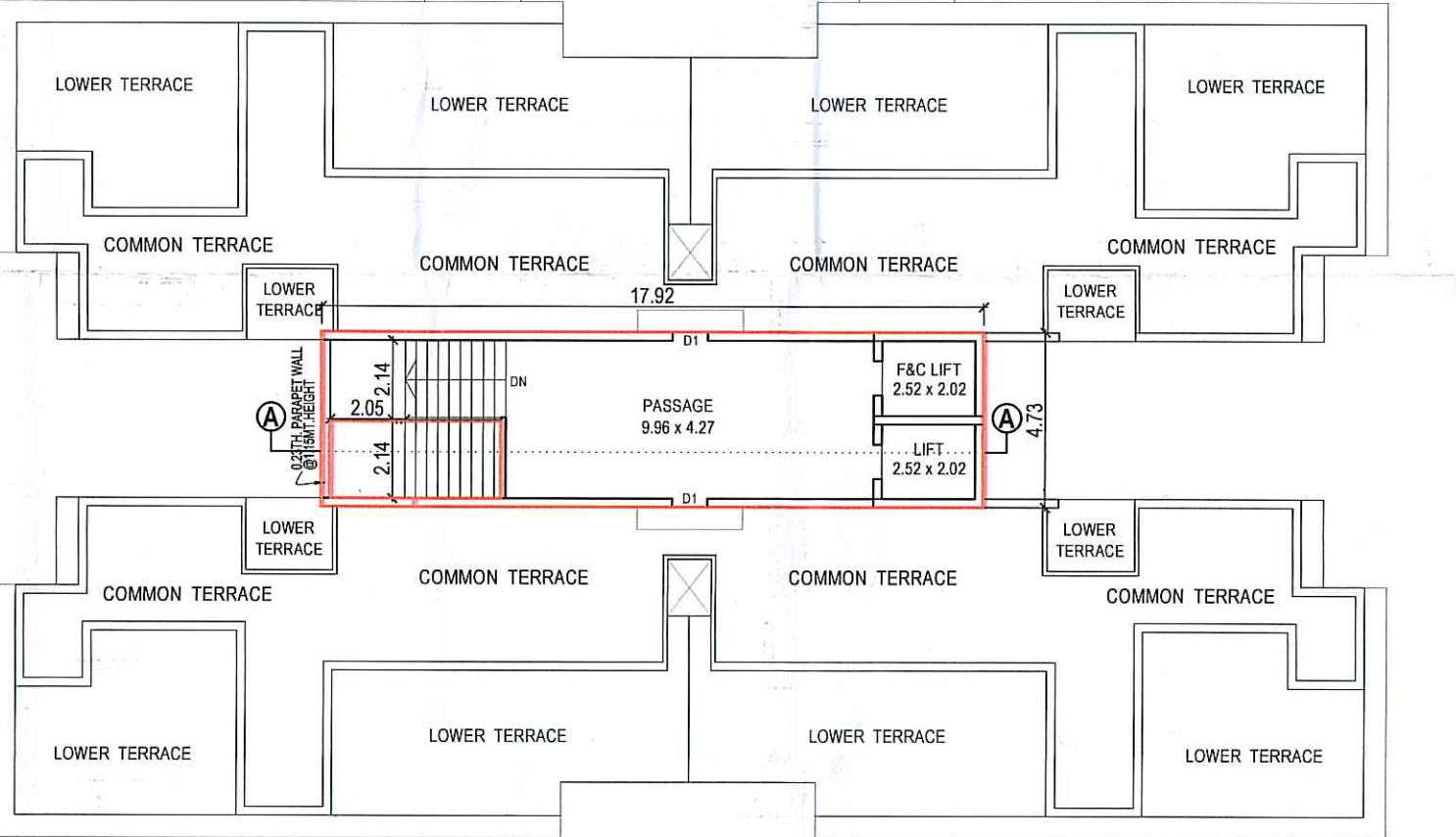
Owner / Builder / Organisr / Developer
or Authorised Agent of Owner

STAMPS & SIGNA. OF APPROVAL 2/3

Approved Subject to Condition laid
Down in Building Permission.
Ward No.
Order No.
Date :
Dy. Town Development Officer
Vadodara Mahanagar palika



SECTION: A-A



TERRACE PLAN
BUILT UP AREA : 75.06 SQ.MT.

[TOWER- 01]

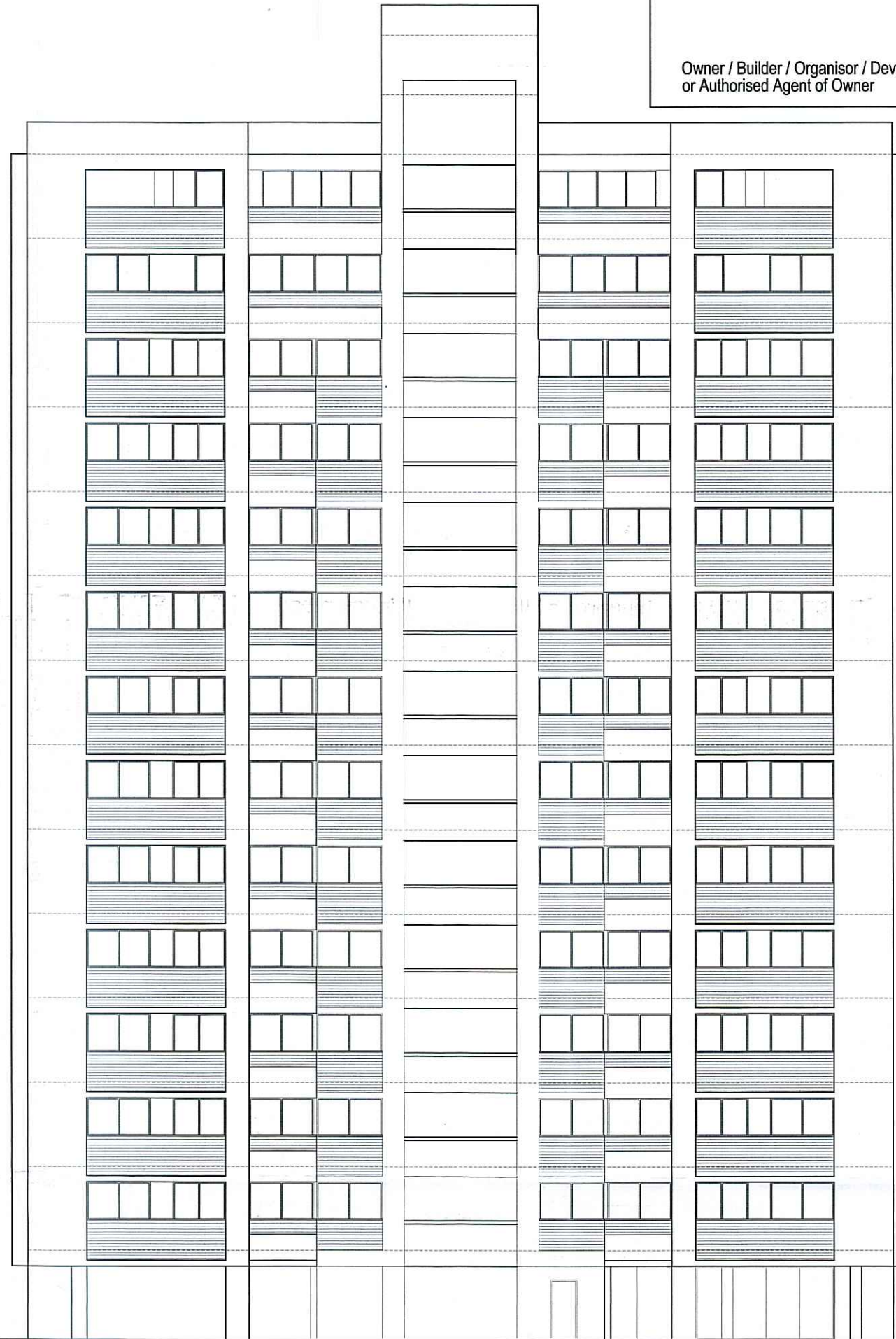
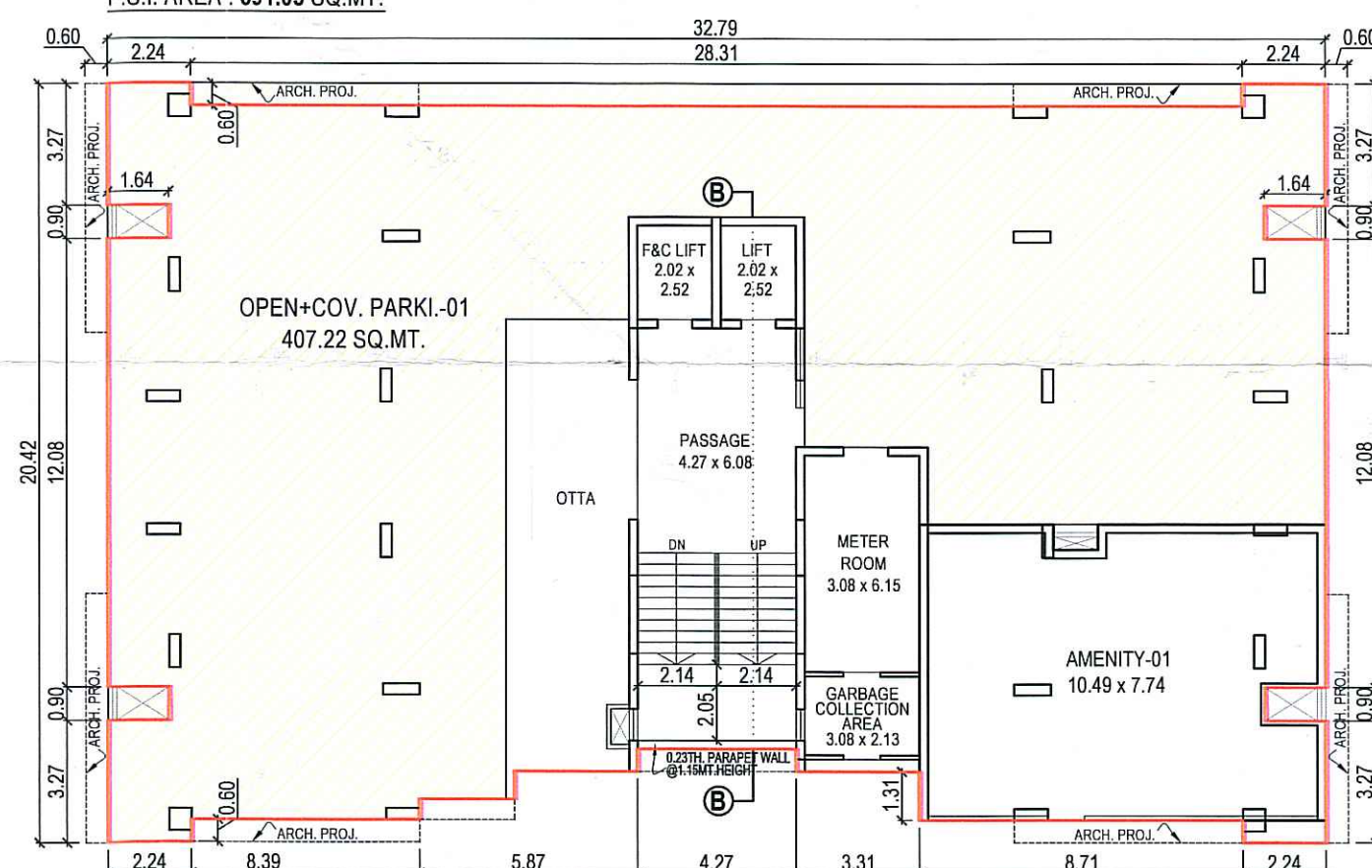
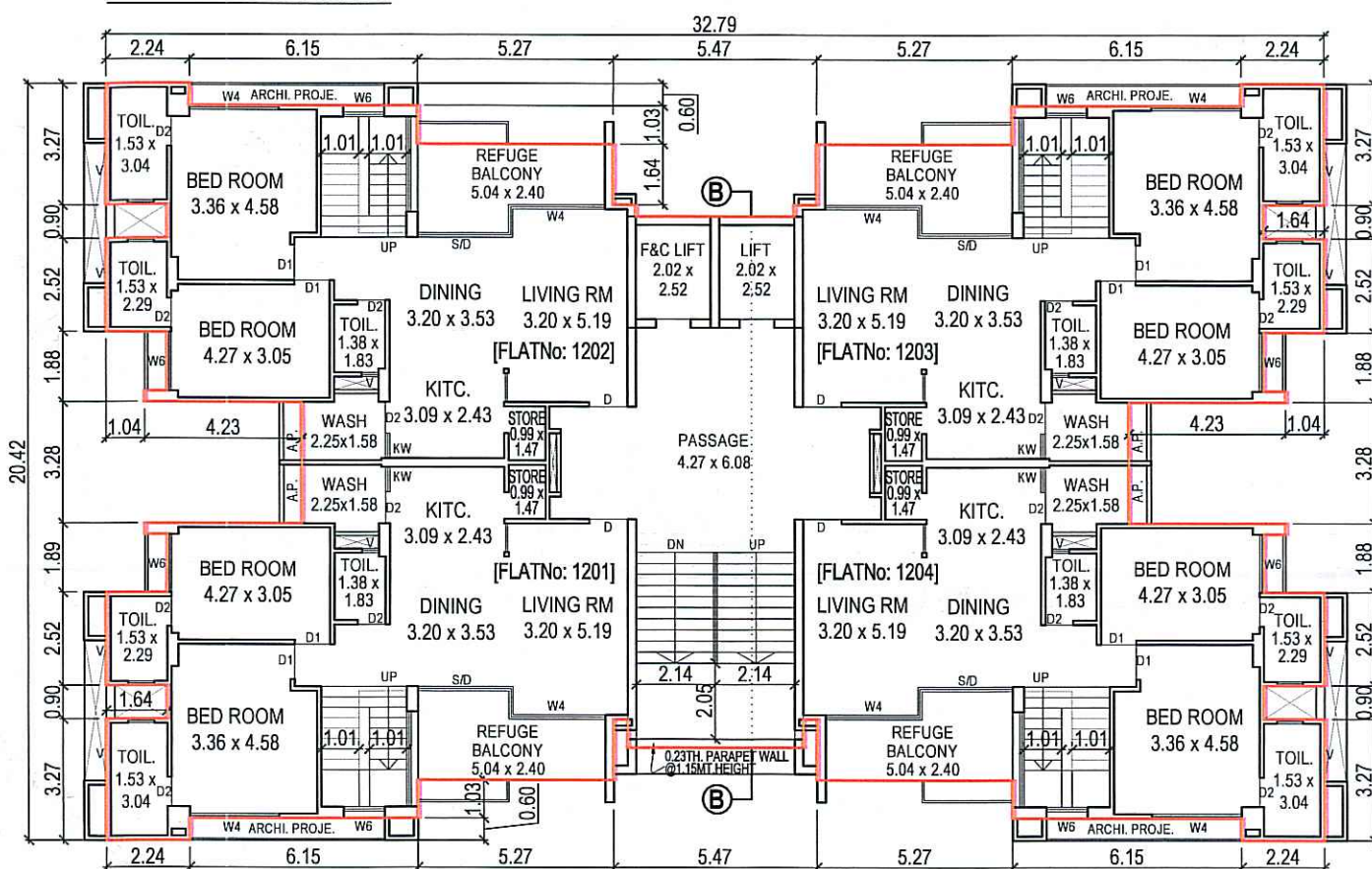
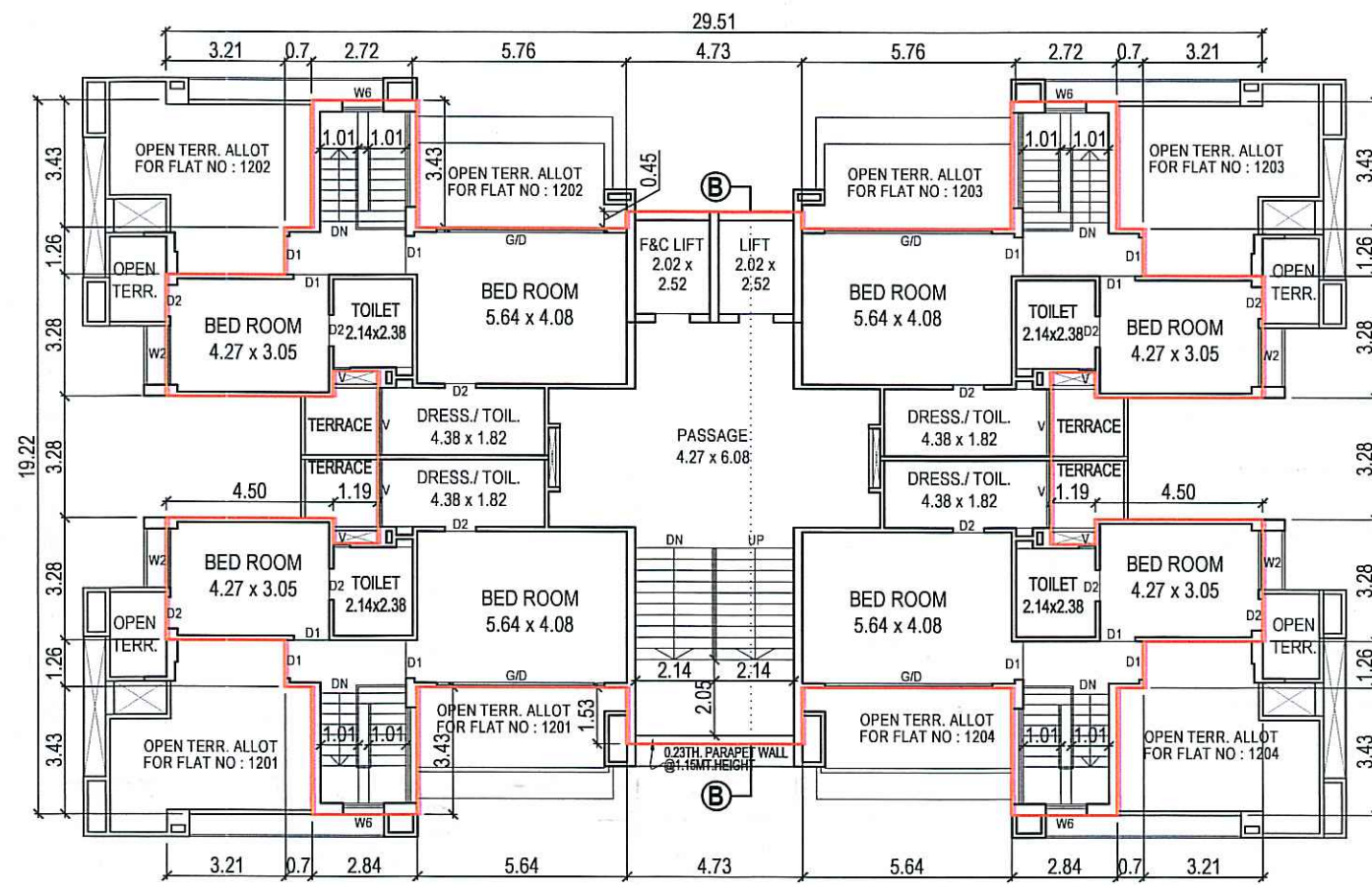
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O. P. NO : 18 & 70, F.P.NO : 18 & 70, T.P.S. NO : 08 (GOTRI) AT VILLAGE - GOTRI ,
TAL. - DISTRICT :- VADODARA.

SIGNATURE OF OWNERS / BUILDERS.

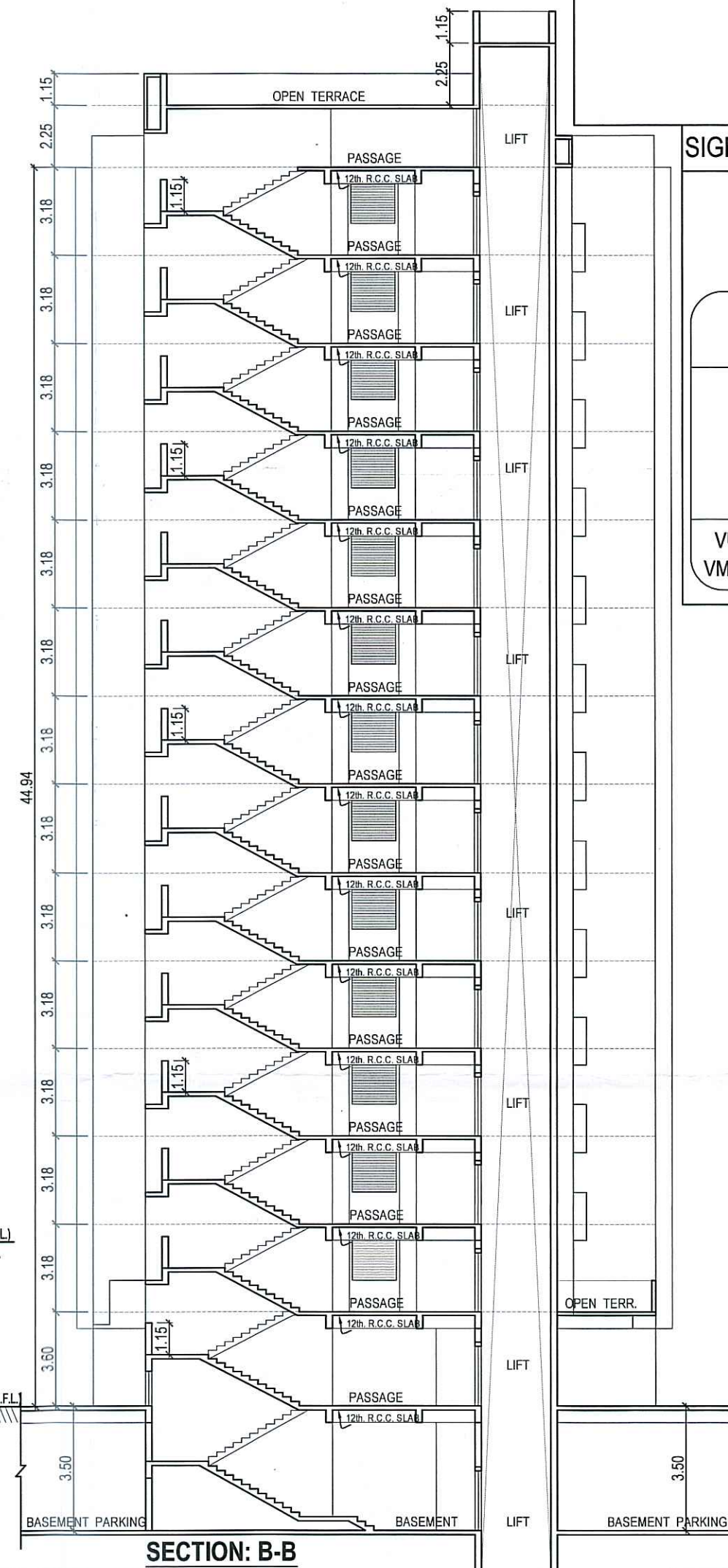
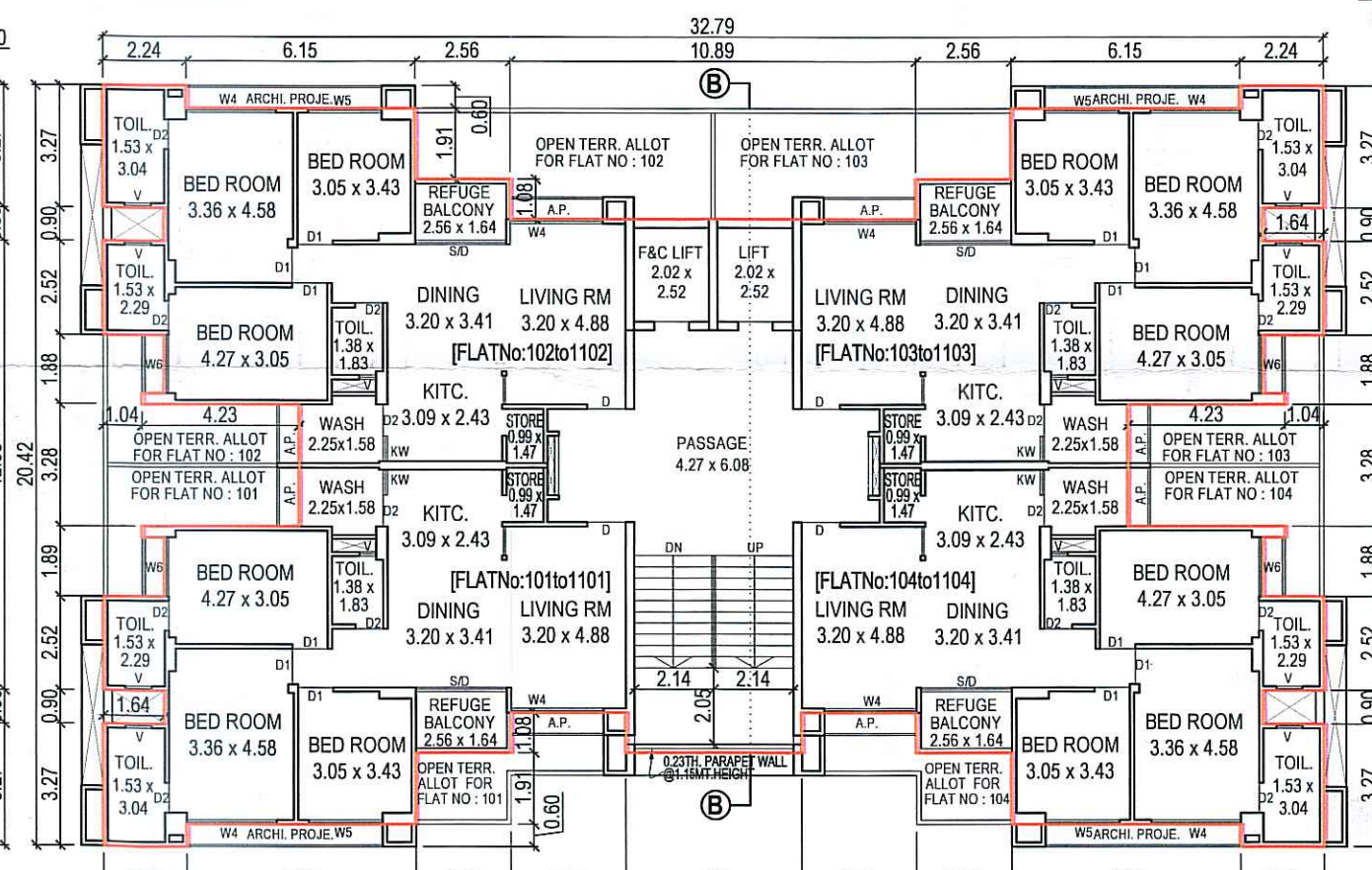
STAMPS & SIGNA. OF APPROVAL 3/3

Approved Subject to Condition laid
Down in Building Permission.
Ward No. 89
Order No. HB. 221289-23
Date : 20.12.2023
Dy. Town Development
Vadodara Mahanagar palika
મ્યુ.નિ. કમિશનર શ્રીના કુકમણી
18/10/24

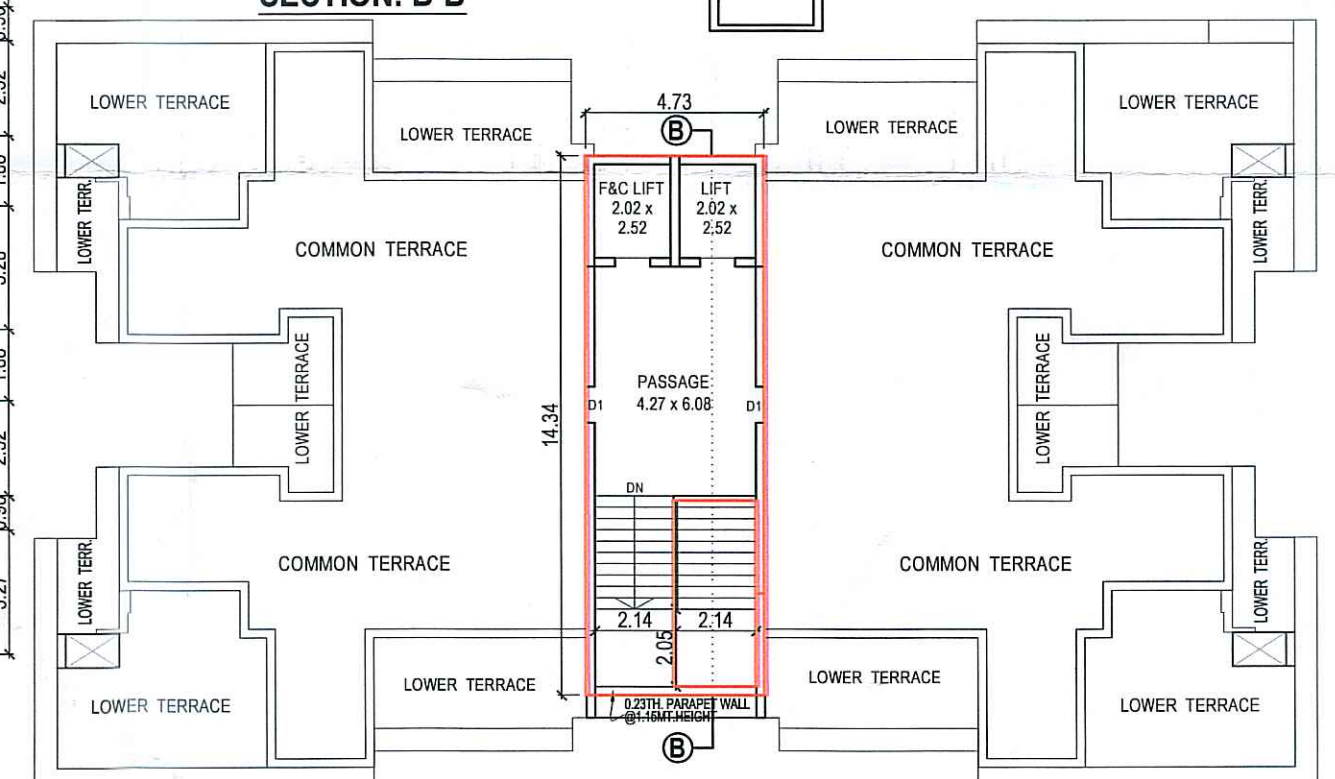
Owner / Builder / Organiser / Developer
or Authorised Agent of Owner



ELEVATION



SECTION: B-B



TERRACE PLAN [TOWER- 02]
BUILT UP AREA : 57.02 SQ.MT.

SIGNA. OF ARCHITECTS-ENGIN.

KIRAN PATEL
ARCHITECT

Signature of Architect

VUDA Lic.No.-AOR 302/2018TO2023
VMSS Lic.No.-CA-AOR 97/2019TO2024

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