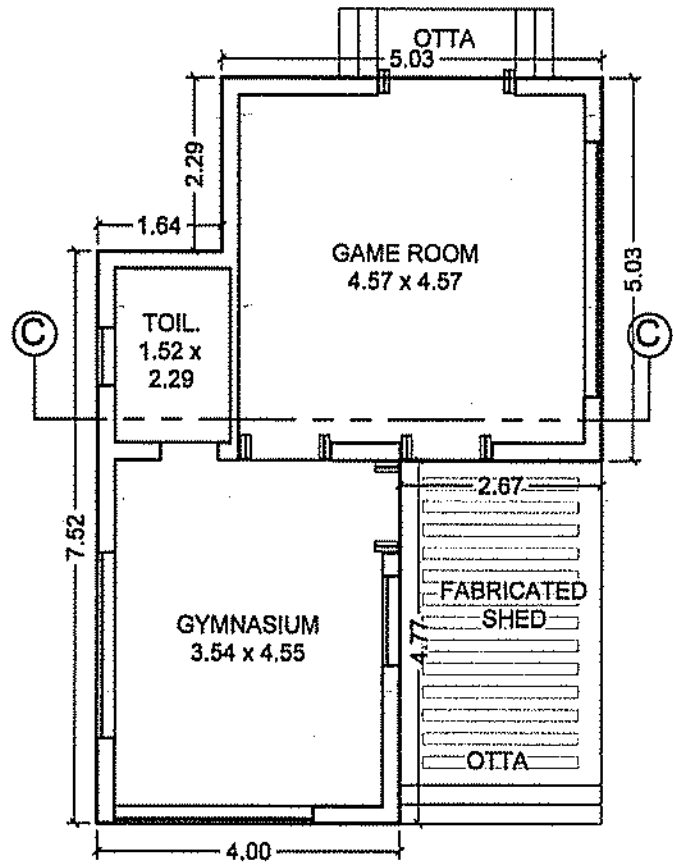


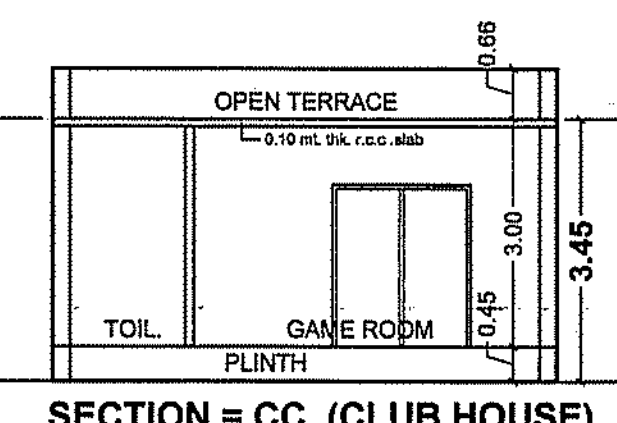
PROPOSED LAY-OUT & BUILDING PLAN OF BLOCK No:283, 284, F.P.No:109, 110, T.P.No:02, AT VILL:SEVASI, DIST. VADODARA.

CLUB HOUSE AREA CALCULATION

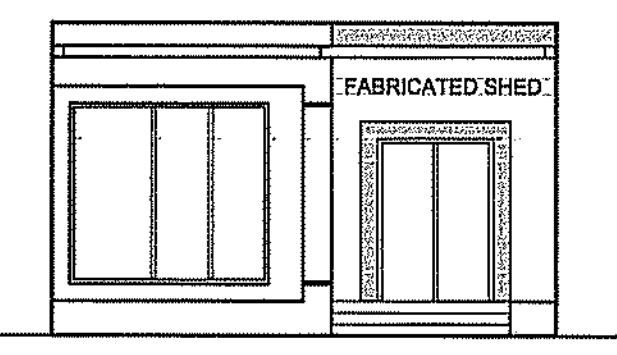
REQUIRED BUILT UP AREA
325.90 X 15% = 48.88 sq.mt.
PROPOSED CLUB HOUSE AREA
G.F. BUILT UP = 48.88 sq.mt. < REQUIRED AREA
G.F. F.S.I.
= 48.88 sq.mt. [FREE IN F.S.I.]
LESS 50.00 sq.mt. FREE F.S.I. FOR AMENITIES
[AS PER G.D.C.R. 2017 POINT No. 8.11.1C]



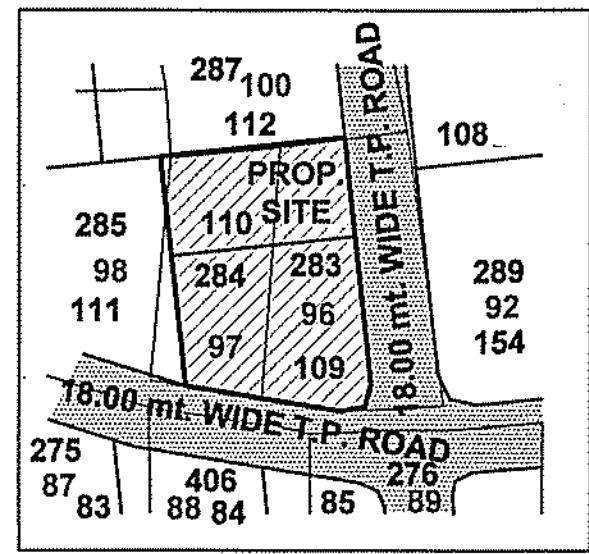
GROUND FLOOR PLAN (CLUB HOUSE)
BUILT UP / F.S.I. AREA = 48.88 sq.mt.



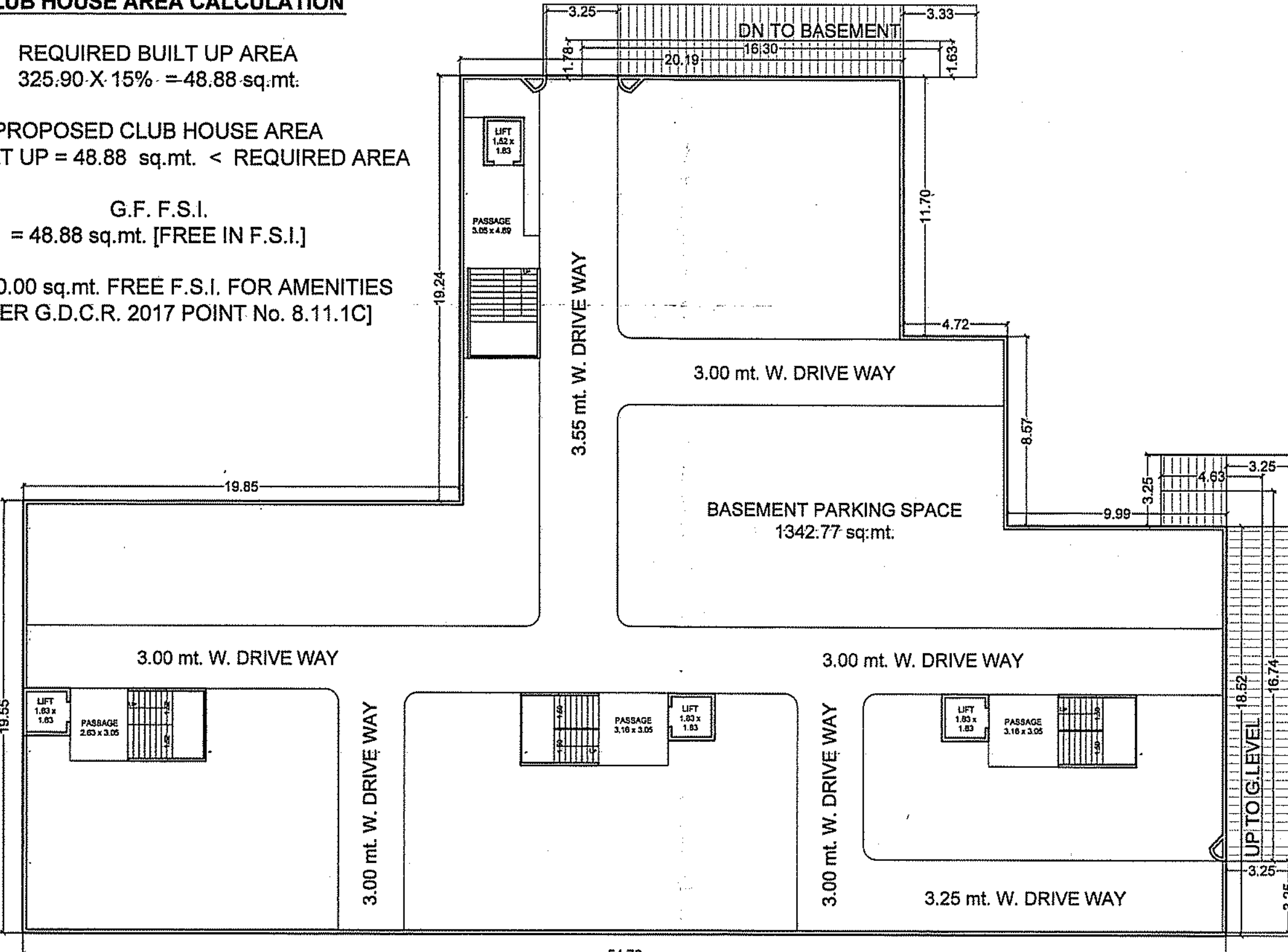
SECTION = CC (CLUB HOUSE)



ELEVATION (CLUB HOUSE)



KEY PLAN
SCALE :- 1.00 CM = 20.00 MT



BASEMENT FLOOR PLAN (TOWER - A TO D)
BUILT UP AREA = 1484.06 sq.mt.
PARKING AREA = 1342.77 sq.mt.

PROPOSED BUILT UP AREA TABLE						
TOWER	A		B - C		D	
	COMM.	RESID.	COMM.	RESID.	COMM.	RESID.
BASEM.						
G.F.	302.07	0.00	283.43	357.00	129.81	337.82
1st	302.07	0.00	280.24	310.58	126.59	324.68
2nd	0.00	263.74	0.00	571.49	0.00	445.68
3rd	0.00	263.74	0.00	571.49	0.00	445.68
4th	0.00	263.74	0.00	571.49	0.00	445.68
5th	0.00	263.74	0.00	571.49	0.00	445.68
6th	0.00	263.74	0.00	571.49	0.00	445.68
7th	0.00	263.74	0.00	571.49	0.00	445.68
TERR.	0.00	14.14	0.00	28.78	0.00	11.34
TOTAL	604.14	1596.58	563.67	4125.30	256.40	3347.92

DETAIL OF UNITS						
TOWER	A		B - C		D	
	SHOP	FLAT	SHOP	FLAT	SHOP	FLAT
G.F.	9	0	11	0	4	0
1st	8	0	11	4	4	2
2nd	0	3	0	8	0	4
3rd	0	3	0	8	0	4
4th	0	3	0	8	0	4
5th	0	3	0	8	0	4
6th	0	3	0	8	0	4
7th	0	3	0	8	0	4
TOTAL	17	18	22	62	8	26
NET TOAL Nos. OF SHOP						
NET TOAL Nos. OF FLAT						

SOLAR POWER CALCULATION	
MIN 5% OF CONNECTED LOAD	
ESTIMATED CONNECTED LOAD = 1000 Kw	
SOLAR PROVISION 5% = 50.00 Kw	
12 SQMT/1Kw i.e. 800 SQ.MT. AREA OF TERRACE	
PROVL. 200 SQ.MT. ON TERRACE TOWER : A	
PROVL. 200 SQ.MT. ON TERRACE TOWER : BC	
PROVL. 200 SQ.MT. ON TERRACE TOWER : D	

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

A. AREA STATEMENT

1984.00+1275.00

SQ.MTS.

I. LIST OF DRAWING ATTACHED

1. Area of land/property as per record or as per site condition

3259.00

Sr.No

Description

Copies

B. Deduction for :

(a) road cutting area

(b) any reservation

3. Net area of plot

3259.00

4. Common Plot (3259.00x 10%)

325.90

5. Balance area of Plot

2933.10

6. Permis: b.up area on G.F.

N.A.

7.[a] Permis. normal F.S.I. [3259.00 x 1.80]

5866.20

[b] Permis. premium F.S.I. [3259.00 x 0.90]

2933.10

TOTAL PERMISSIBLE F.S.I. [1.80 + 0.90 = 2.70]

[5866.20 + 2933.10]

8799.30

[c] premium F.S.I. to be purchased [prop. - 1.80]

2880.51

8. Existing built up area on G.F

48.88

9. Proposed built up area

1410.13

10. Grand total of built up area on G.F.

1459.01

11. Proposed floor space area

BUILT UP

F.S.I.

Basement floor

1484.06

Club House

48.88

0

Ground floor

1410.13

599.96

First floor

1344.16

1080.49

Second floor

1280.91

1177.71

Third floor

1280.91

1177.71

Fourth floor

1280.91

1177.71

Fifth floor

1280.91

1177.71

Sixth floor

1280.91

1177.71

Seven floor

1280.91

1177.71

Terrace floor

54.26

Total proposed floor space area

12026.95

8746.71

12. Total existing floor space area (if any)

13. Grand total of floor space area

8746.71

14. Total f.s.i. consumed

2.683

< [1.80+0.9=2.70]

B. PARKING STATEMENT

TOTAL PROP. COMM. F.S.I. AREA = 1211.82 sq.mt.

TOTAL PROP. RESID. F.S.I. AREA = 7534.89 sq.mt.

REQ PARKING AREA @ 50 % = 605.91 sq.mt.

REQ PARKING AREA @ 20 % = 1506.97 sq.mt.

(AS PER GDCR CL. NO. 8.12.1)

(AS PER GDCR CL. NO. 8.12.1)

FOR COMMERCIAL PARKING

VEHICAL

REQ. AREA

REQ. AREA

CAR PARKING AREA @ 50 %

302.96

CAR PARKING AREA @ 50 %

753.48

OTHERS PARKING AREA @ 30%

181.77

OTHERS PARKING AREA @ 40%

602.79

VISITOR'S PARKING AREA @ 20%

121.18

VISITOR'S PARKING AREA @ 10%

150.70

TOTAL

605.91

TOTAL

1506.97

TOTAL REQ. COMM. + RESID.

COMM. + RESID.

TOTAL REQ. AREA

BASEM.

GR.LVL.

TOTAL

CAR PARKING AREA

302.96

+ 753.48

1056.44

1100.00

1100.00

OTHERS PARKING AREA

181.77

+ 602.79

784.56

242.77

769.67

1012.44

VISITOR'S PARKING AREA

121.18

+ 150.70

271.88

272.00

272.00

NET TOTAL

605.91

+ 1506.97

2112.88

1342.77

1041.67

2384.44

LIFT CALCULATION

TOWER: A = 3rd To 7th Flr. = 3flat's x 5Flr. = 15 FLAT'S

TOWER: BC = 3rd To 7th Flr. = 8flat's x 5Flr. = 40 FLAT'S

TOWER: D = 3rd To 7th Flr. = 4flat's x 5Flr. = 20 FLAT'S

1 LIFT (CAP.=6 PERSON) REQD. FOR TWENTY UNITS

15 / 20 = 0.75 REQUIRED NOS. LIFT.(SAYS 1X6 =6 PASSENGER)

PROVIDED 1 LIFT OF 6 PASSENGER IN TOWER : A

40 / 20 = 2.00 REQUIRED NOS. LIFT.(SAYS 2X6 =12 PASSENGER)

PROVIDED 2 LIFT OF 6 PASSENGER IN TOWER : BC

20 / 20 = 1.00 REQUIRED NOS. LIFT.(SAYS 1X6 =6 PASSENGER)

PROVIDED 1 LIFT OF 6 PASSENGER IN TOWER : D

OWNER / BUILDER / ORGANISER / DEVELOPER

OR AUTHORISED AGENT OF OWNER

ARCHITECT

RUCHIR SHETH

ARCHITECT

DESIGN STUDIO

architects & interiors

VUDA LIC. NO.

A-308/2013to2018