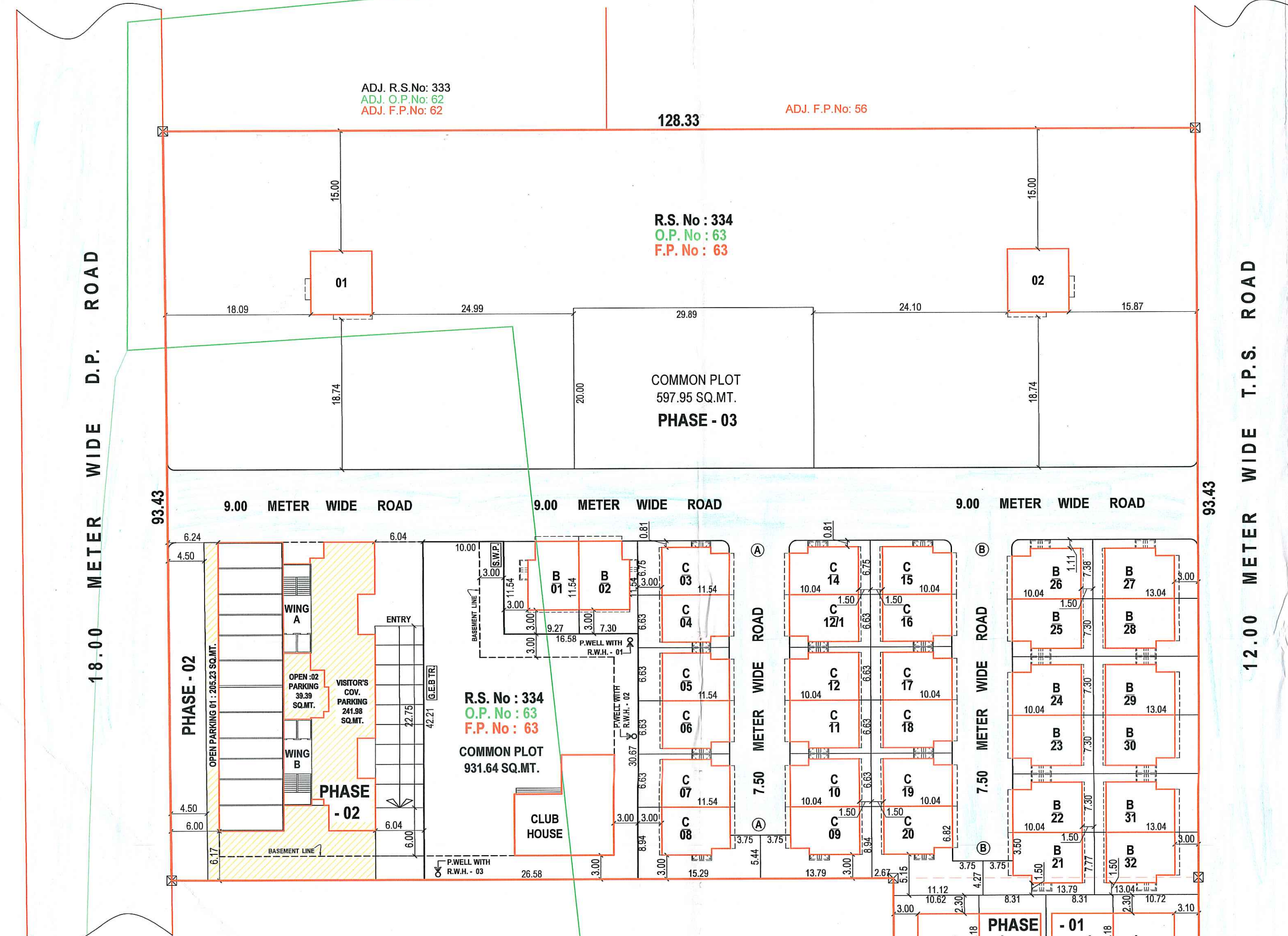


**PROPOSED LAYOUT PLAN & BUILDING PLAN (PHASE- 01 ,02 , 03)
FOR R.S. NO : 334, 342, O.P.NO : 63,70, F.P.NO : 63 & 70 , T.P.S. NO : 37
(DRAFT) AT VILLAGE - MAKARPURA , TAL. - DISTRICT : VADODARA.**



PROP. PLOT WISE AREA STATEMENT IN SQ.MTS. (PHASE : 01)															
PLOT	AREA	PERMIL B.AREA	PERMIL B.AREA AT G.F.L.	PERMIL B.AREA AT G.F.L. 1.80	PROP. B.A. FOR EACH GROUND FLOOR	PROP. B.A. FOR EACH FIRST STAIR C/BIN	TOTAL PROP. EACH	F.S.I. CON.	NOS OF PLOT	TOTAL PLOT AREA	TOTAL GROUND FLOOR	TOTAL FIRST STAIR C/BIN	TOTAL PROP. B.A.	TOTAL PROP. B.AREA	
B-01	106.98	90%	54.15	192.55	51.45	54.00	9.12	114.57	1.07	1	106.98	51.45	54.00	9.12	114.57
B-02	84.24	54%	54.76	151.63	51.45	54.00	9.12	114.57	1.36	1	84.24	51.45	54.00	9.12	114.57
C-03	77.72	56%	50.52	139.90	48.93	50.62	7.61	107.16	1.38	1	77.72	48.93	50.62	7.61	107.16
C-4 TO C-07	75.51	65%	49.73	137.72	48.93	50.62	7.61	107.16	1.40	4	306.04	195.72	202.48	30.64	426.64
C-8	123.62	60%	74.17	222.52	48.93	50.62	7.61	107.16	0.87	1	123.62	48.93	50.62	7.61	107.16
C-9	110.20	60%	66.12	198.36	48.93	50.62	7.61	107.16	0.97	1	110.20	48.93	50.62	7.61	107.16
C-10 TO C-12	65.57	50%	43.27	118.82	48.93	50.62	7.61	107.16	1.81	3	199.70	146.79	151.86	22.83	321.46
C-14 TO C-15	67.95	50%	43.27	118.82	48.93	50.62	7.61	107.16	1.59	2	135.90	107.16	101.24	15.22	234.14
C-16 TO C-18	65.57	50%	43.27	118.82	48.93	50.62	7.61	107.16	1.81	3	199.70	146.79	151.86	22.83	321.46
C-19	126.17	60%	73.00	219.01	48.93	50.62	7.61	107.16	0.88	1	126.17	48.93	50.62	7.61	107.16
B-21	94.07	65%	61.15	169.33	51.45	54.00	9.12	114.57	1.22	1	94.07	51.45	54.00	9.12	114.57
B-22 TO B-25	73.29	56%	47.64	131.92	51.45	54.00	9.12	114.57	1.56	4	293.16	205.80	216.00	36.48	458.28
B-26	73.89	56%	48.03	133.00	51.45	54.00	9.12	114.57	1.55	1	73.89	51.45	54.00	9.12	114.57
B-27	96.03	65%	62.42	173.55	51.45	54.00	9.12	114.57	1.19	1	96.03	51.45	54.00	9.12	114.57
B-28 TO B-31	96.03	65%	62.42	173.55	51.45	54.00	9.12	114.57	1.19	4	384.12	205.80	216.00	36.48	458.28
B-32	96.03	65%	62.42	173.55	51.45	54.00	9.12	114.57	1.19	1	96.03	51.45	54.00	9.12	114.57
A-3	108.87	60%	65.32	195.97	60.05	61.82	9.52	131.39	1.21	1	108.87	60.05	61.82	9.52	131.39
A-34 & A-35	84.60	65%	54.99	152.28	60.05	61.82	9.52	131.39	1.55	2	169.20	120.10	123.64	19.04	262.78
A-36	134.77	60%	80.86	242.59	60.05	61.82	9.52	131.39	0.97	1	134.77	60.05	61.82	9.52	131.39
A-37	126.28	60%	75.77	227.30	60.05	61.82	9.52	131.39	1.04	1	126.28	60.05	61.82	9.52	131.39
A-38 & A-39	77.95	50%	50.67	140.31	60.05	61.82	9.52	131.39	1.89	2	155.90	120.10	123.64	19.04	262.78
A-40 & A-41	100.29	60%	60.17	160.52	60.05	61.82	9.52	131.39	1.31	2	200.58	120.10	123.64	19.04	262.78
A-42 & A-43	77.95	50%	50.67	140.31	60.05	61.82	9.52	131.39	1.89	2	155.90	120.10	123.64	19.04	262.78
A-44 & A-45	100.29	60%	75.77	227.30	60.05	61.82	9.52	131.39	1.04	2	252.56	120.10	123.64	19.04	262.78
A-46 & A-47	77.95	50%	50.67	140.31	60.05	61.82	9.52	131.39	1.69	2	155.90	120.10	123.64	19.04	262.78
A-48 & A-49	100.29	60%	60.17	160.52	60.05	61.82	9.52	131.39	1.31	2	200.58	120.10	123.64	19.04	262.78
A-50 & A-51	77.95	50%	50.67	140.31	60.05	61.82	9.52	131.39	1.69	2	155.90	120.10	123.64	19.04	262.78
A-52	126.28	60%	75.77	227.30	60.05	61.82	9.52	131.39	1.04	1	126.28	60.05	61.82	9.52	131.39
A-53	142.21	60%	85.33	255.88	60.05	61.82	9.52	131.39	0.92	1	142.21	60.05	61.82	9.52	131.39
A-54 & A-55	30.41	55%	58.77	106.16	60.05	61.82	9.52	131.39	1.43	2	60.82	30.41	30.41	19.04	262.78
A-56	116.37	60%	69.82	209.47	60.05	61.82	9.52	131.39	1.21	1	116.37	60.05	61.82	9.52	131.39
TOTAL									56	5014.23	3042.24	3150.84	493.14	6686.22	

ROAD AREA STATEMENT	
AA	235.74
BB	257.02
CC	185.29
DD	185.29
EE	185.29
TOTAL	1048.63

ADJ. R.S.No: 335
ADJ. O.P.No: 64
ADJ. F.P.No: 64

ADJ. R.S.No: 336
ADJ. O.P.No: 65
ADJ. F.P.No: 65


LAYOUT PLAN
SCALE : 1.0 C.M = 4.00 MTS.

1	TOTAL AREA FOR PLOTTED AS PER STATEMENT	5014.23
2	TOTAL AREA FOR COMMON PLOT	693.64
3	TOTAL AREA FOR INTERNAL ROAD (7.50 MT.WIDE) AS PER RD AREA STATEMENT	1048.63
4	TOTAL AREA OF PLANING FOR PHASE :01	6756.50

Sr.No	WING	FLOOR	LIG FLAT		MIG FLAT		SHOP		TOTAL		
			F.S.I.	FLAT	F.S.I.	FLAT	F.S.I.	SHOP	F.S.I.	FLAT	SHOP
1	A & B	14	3398.22	63	3566.50	56	170.75	7	7135.47	126	7
TOTAL		14	3398.22	63	3566.50	56	170.75	7	7135.47	126	7

B.A. & CARPET AFFORDABLE AREA STATEMENT

REQ. CARPET X 1.25 = B.A. / F.S.I
= 6529.82 sq.mt. X 1.25 = 8162.28 sq.mt.

TOTAL PROP. ACTUAL B.A. / F.S.I FOR RESI. 12192.52 SQ.MT.
6964.72 < 8162.28 (OK)

REQUIRED AFFORDABLE AREA STATEMENT

REQ. 15% AF. LIG HOUSING OF TOTAL F.S.I
= 7135.47 sq.mt. X15% = 1070.32 sq.mt. REQ.

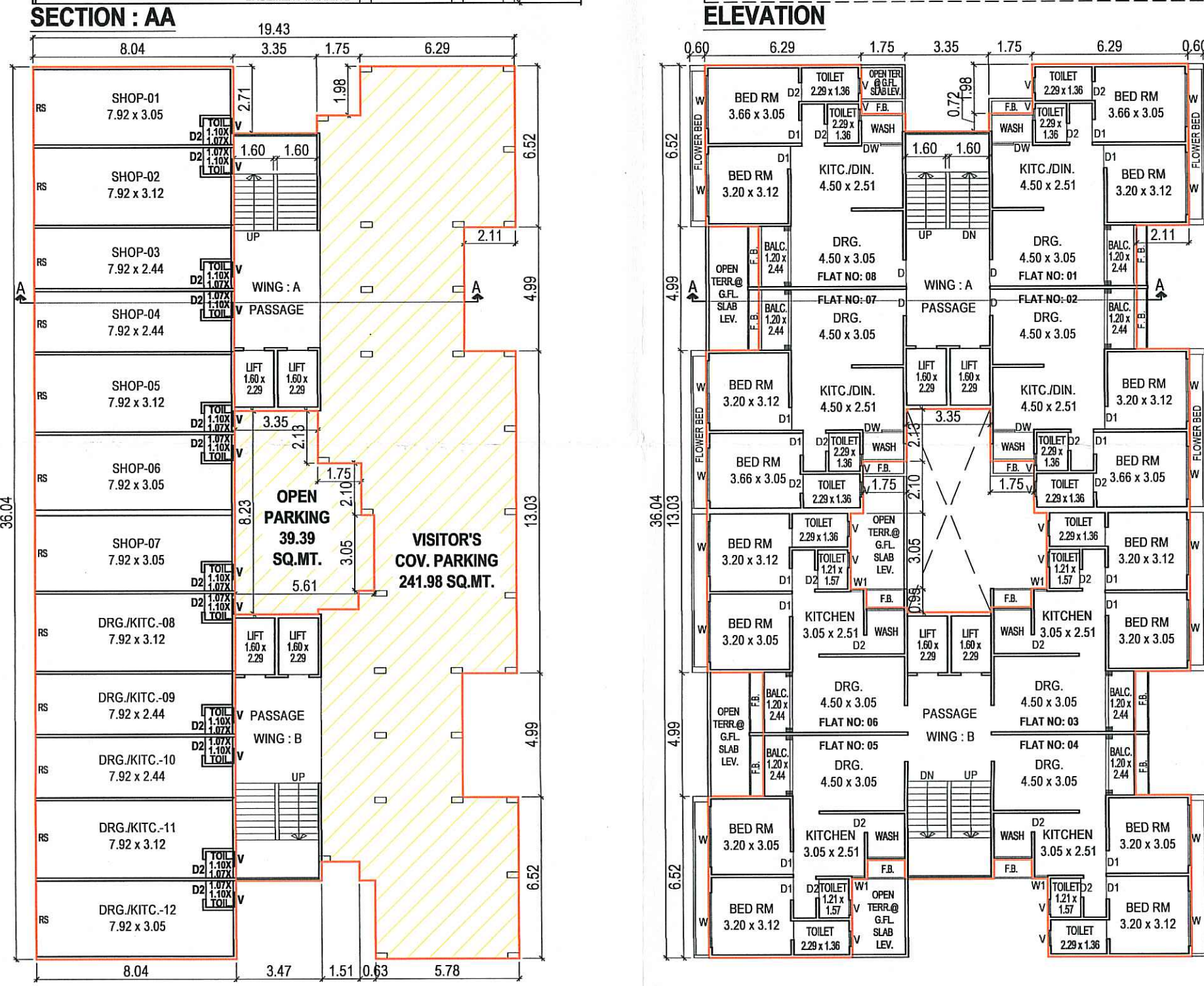
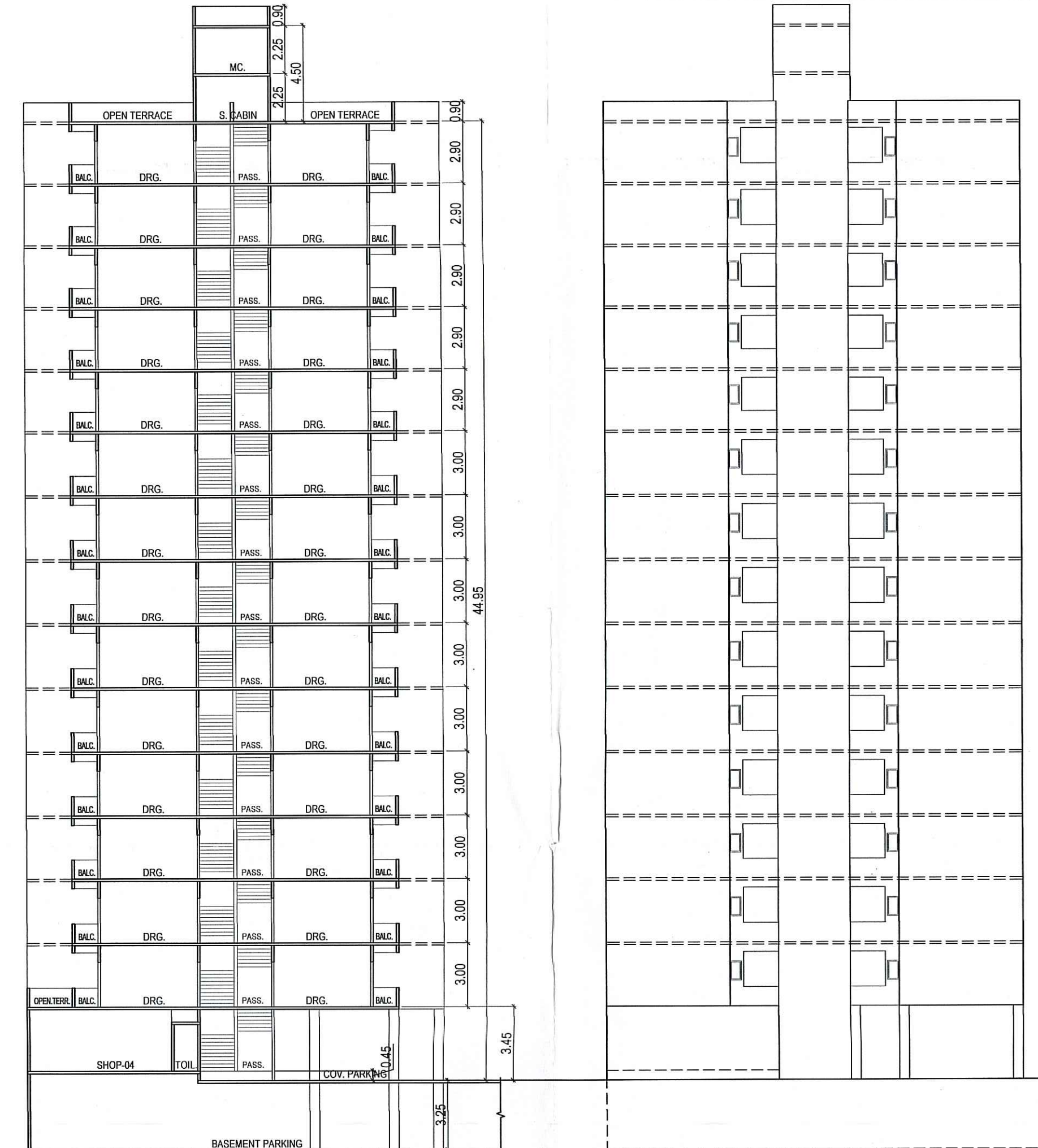
TOTAL PROP. AF. LIG HOUSING = 3398.22 sq.mt.
3398.22 sq.mt. > REQ. AF. LIG HOUSING

REQ. 35% AF. LIG HOUSING OF TOTAL AVAS
= 126 UNIT X 35% = 44 UNIT

TOTAL PROP. AF. LIG HOUSING = 63 UNIT

WING	PARKING STATEMENT IN SQ. MTS.	
	PROP. COV. PARKING AT GROUND LEVEL	
A & B	COV. PARKING	241.98
TOTAL COV. PARKING FOR G.L. (A)		241.98
OPEN PARKING AT GROUND LEVEL		
OPEN PARKING 01		205.23
OPEN PARKING 02		39.39
TOTAL OPEN PARKING (B)		244.62
TOTAL PARKING FOR G.L. (A + B)		486.60
PARKING AT BASEMENT LEVEL		
BASEMENT PARKING		1409.81
TOTAL PARKING (A) + (B) + (C)		1896.41

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT (WING A TO B)						
WING	GROUND FLOOR SHOP NO.	CARPET	1ST TO 14 FLOOR FLAT NO.	14 FLOOR CARPET	TOTAL FLOOR	CARPET
A	1	24.16	101 TO 1401	57.03	14	798.42
	2	24.71	102 TO 1402	57.03	14	798.42
	3	19.32	107 TO 1407	57.03	14	798.42
	4	19.32	108 TO 1408	57.03	14	798.42
	5	24.71	EACH FLAT CARPET		56	FLAT
	6	24.16				
TOTAL	6	136.38		228.12	56	3193.68
WING	GROUND FLOOR SHOP (FLAT	CARPET	1ST TO 14 FLOOR FLAT NO.	14 FLOOR CARPET	TOTAL FLOOR	CARPET
B	7	24.16	105 TO 1405	49.93	14	699.02
	FLAT 8	24.71	107 TO 1407	49.93	14	699.02
	FLAT 9	19.32	103 TO 1403	49.93	14	699.02
	FLAT 10	19.32	140 TO 1404	49.93	14	699.02
	FLAT 11	24.71	EACH FLAT CARPET		56	FLAT
	FLAT 12	24.16				
TOTAL	6	136.38		199.54	56	2796.06
TOTAL FLAT CARPET : 6529.828 SQ CARPET : 1660.54 = 6690.36						



GROUND FLOOR PLAN **WING : A & B**
BUILT UP AREA : 607.82 SQ.MT.
F.S.I. AREA : 289.75 SQ.MT. COMM. F.S.I. AREA: 170.75 + RESI. F.S.I. AREA: 119.00
TOTAL PARKING AREA = 281.37 SQ.MT.
(COV. PARK. 241.98 + OPEN PARK. 39.39) **SCALE : 1.0 C.M = 2.00 MTS.**

1ST TO 14TH FLOOR PLAN WING : A & B
BUILT UP AREA: 562.56 SQ.MT. (EACH FLOOR)
DEDU. : STAIR + LIFT = 73.58 SQ.MT.
F.S.I. AREA : 488.98 SQ.MT. (EACH FLOOR)
PHASE : 02 AFORDEBLE BUILDING PLAN

1/3

F.P. NO- 63 AREA : 11959.00 SQ.MT.
F.P. NO- 70 AREA : 3157.00 SQ.MT.
TOTAL AREA : 15116.00 SQ.MT.

FORM NO. 3
(See Regulation No. 3.2 (ix))

A AREA STATEMENT		SQ.MTS.		STAMPS & SIGN. OF APPROVAL	
01. Area of land plot/property as per record		15116.00		Approved Subject to Condition laid Down in Building Permission. Ward No. <u>18</u> Order No. <u>118-2495-16</u> Date: <u>21/12/16</u>  Dy. Town Development Officer Vadodara Mahanagar palika ચુ.નિ. કમિશનર નાના હુમશી	
02. Deduction for (a)		15116.00			
03. Net Area of Building Unit for Planning		15116.00			
PHASE: 01, 02 & 03	PHASE: 01 REGULAR	PHASE: 02 AFORDEBLE	PHASE: 03 REGULAR		
03. Net Area of Building Unit for Planning	6756.50	2380.00	5979.50		
04. Common Plot @ 10%	693.64	238.00	597.95		
07. Total Permissible F.S.I. area @ 1.80 & 3.0	12161.70	10763.10			
PHASE - 02 - AFORDEBLE: 2380.00 X 3.00 : 7140.00		7140.00			
08. Existing Building Area					
Ground Floor					
09. Total of Existing Built up Area					
10. Proposed Built up Area Ground Floor	3042.24	607.82			
11. Grand Total of Builtup Area on G. Floor	3042.24	607.82			
12. PROPOSED FLOOR SPACE AREA SQ.MTS.					
Basement Floor		1682.33			
Ground Floor	3042.24	607.82	289.75	120.10	120.10
1st floor	3150.84	3150.84	562.56	488.98	123.64
2nd floor			562.56	488.98	
3rd floor			562.56	488.98	
4th floor			562.56	488.98	
5th floor			562.56	488.98	
6th floor			562.56	488.98	
7th floor			562.56	488.98	
8th floor			562.56	488.98	
9th floor			562.56	488.98	
10th floor			562.56	488.98	
11th floor			562.56	488.98	
12th floor			562.56	488.98	
13th floor			562.56	488.98	
14th floor			562.56	488.98	
Stair cabin area	493.14	00.00	73.58	00.00	19.04
13. TOTAL PROPOSED FLOOR SPACE AREA	6686.22	6193.08	10239.57	7135.47	262.78
14. Total existing Floor Space Area (If any)					243.74
15. GRAND TOTAL OF FLOOR SPACE AREA	6686.22	6193.08	10239.57	7135.47	262.78
16. Total f.s.i. Consumed	0.91 < 1.80	2.99 < 3.00	0.04 < 1.80		
				TOTAL BAREA PHASE : 01,02 & 03	
				B.area	F.S.I.area
				17188.57	13572.29

NOTES.

i) 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

ii) Certified that the plot under reference was served by me on _____ and the dimension of sides set 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. record / property card or / 1:2 records.

B. PARKING STATEMENT FOR TOWER IN		SQ.MTS. FOR PHASE - 02 AFORDEBLE	
Total maximum possible floor space area		Total require parking space	● TOTAL PROP. F.S.I AREA = 7135.47 SQ.MT.
Residential	6964.72 (20%)	1392.94	(AS PER GUDCR CL. NO. 15.10.1)
Commercial	170.75 (50%)	85.38	
TOTAL	7135.47	1478.32	
Total provided parking space	Provided on Ground level (COV PARK.) (OPEN PARK.)	Provided on BASE level TOTAL	
Residential	241.98	244.62	1409.81
Commercial	241.98	244.62	1896.41
TOTAL	241.98	244.62	1409.81
		TOTAL	1514.02
		REAR AREA	1409.81
		BASEMENT	486.60
		GR.LVL.	649.81
		TOTAL	1514.02
		CAR PARKING AREA @ 50 %	757.01
		OTHERS PARKING AREA @ 30%	454.21
		VISITORS PARKING AREA @ 20%	302.80
		TOTAL	1514.02

PROP. BUILDING PLAN (PHASE- 01 & 03) FOR R.S. NO : 334, 342, O.P.NO : 63,70, F.P.NO : 63 & 70 , T.P.S. NO : 37 (DRAFT) AT VILLAGE - MAKARPURA , TAL. - DISTRICT : VADODARA.

STAMPS & SIGNATURE OF APPROVAL

Approved Subject to Condition laid
Down in Building Permission.

Ward No. 92

Order No. HB-2212022

Date : 22-12-22

29/12/22
Development of
Vadodra Mahanagar palika

ajay. sharma and goshal

SCHEDULE OF OPENNING

DOORS	S/D	2.50 X 2.13
	D	1.06 X 2.13
	D1	0.90 X 2.13
WINDOWS	D	0.75 X 2.13
	W	1.80 X 1.20
	W1	1.20 X 1.20
VENTS	KW	0.75 X 0.90
	V	0.60 X 0.60

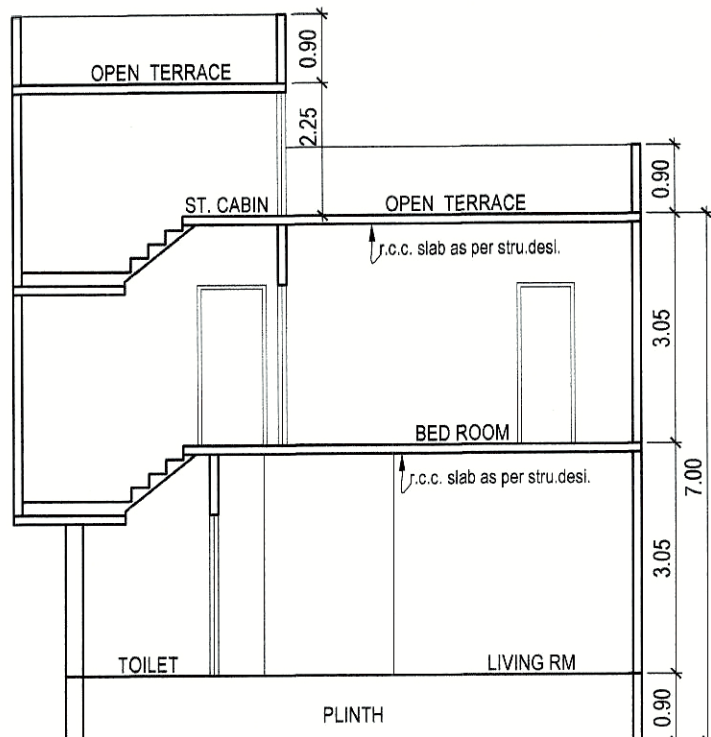
SIGNATURE OF OWNERS / BUILDERS.

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

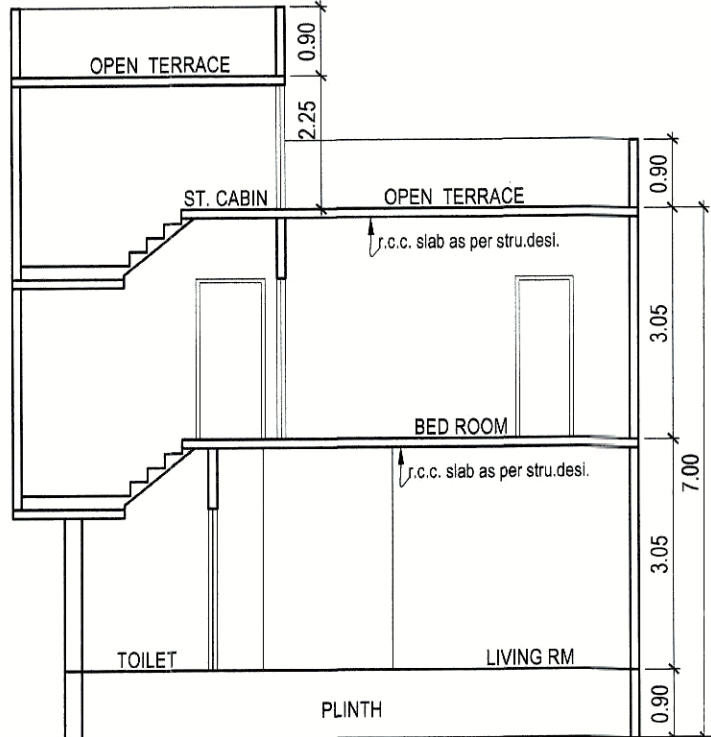
SIGN. OF ARCHITECTS-ENGINEERS

KIRAN PATEL
ARCHITECT

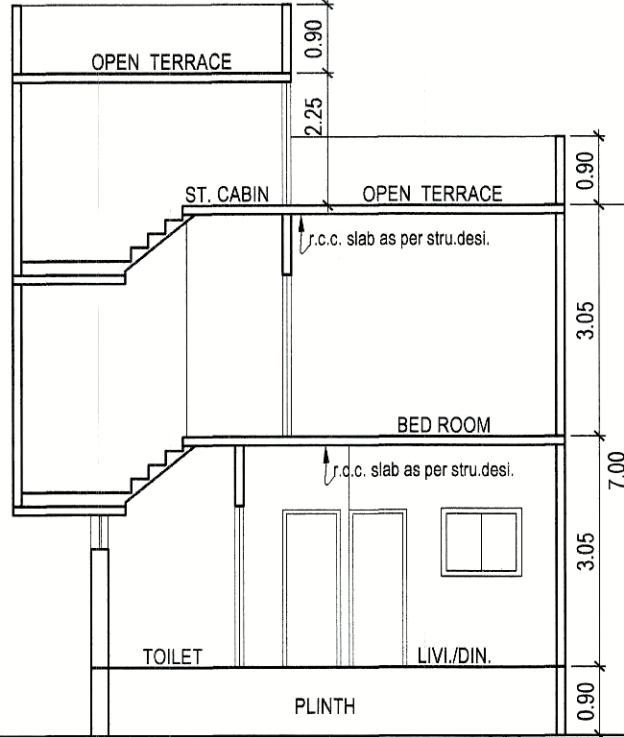
VMC Lic.No.-CA-AOR-97/2014TO2019



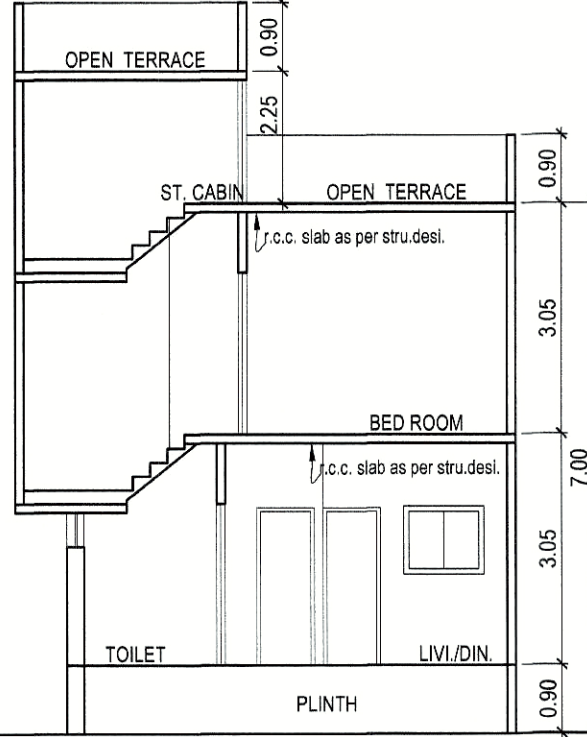
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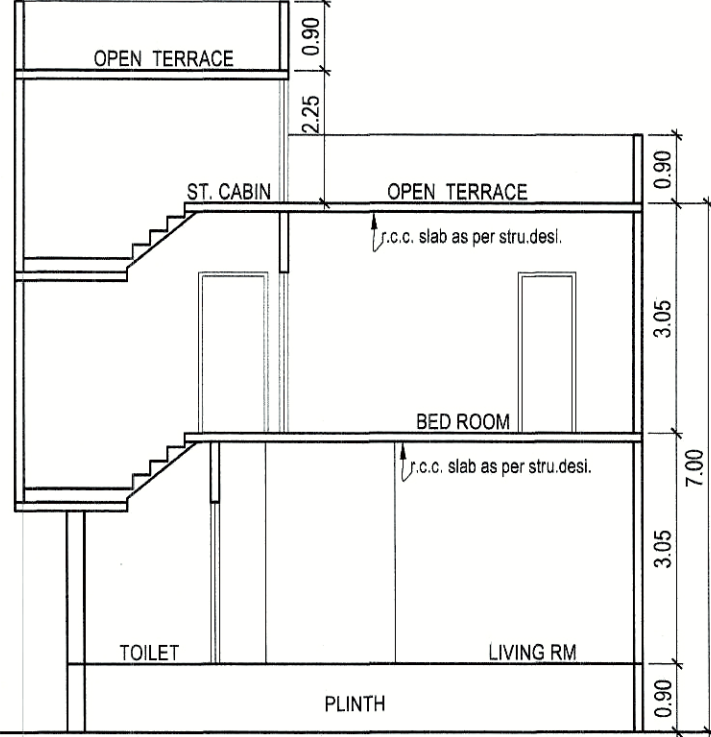
SECTION: A-A



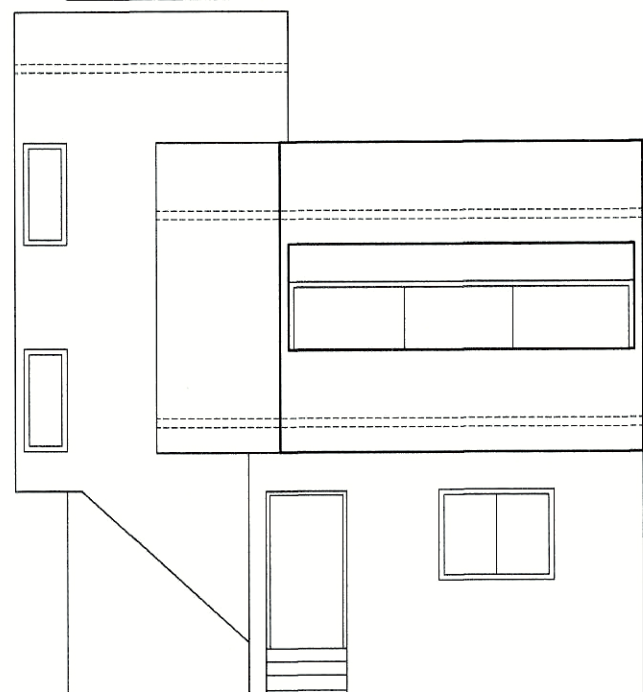
SECTION: B-B



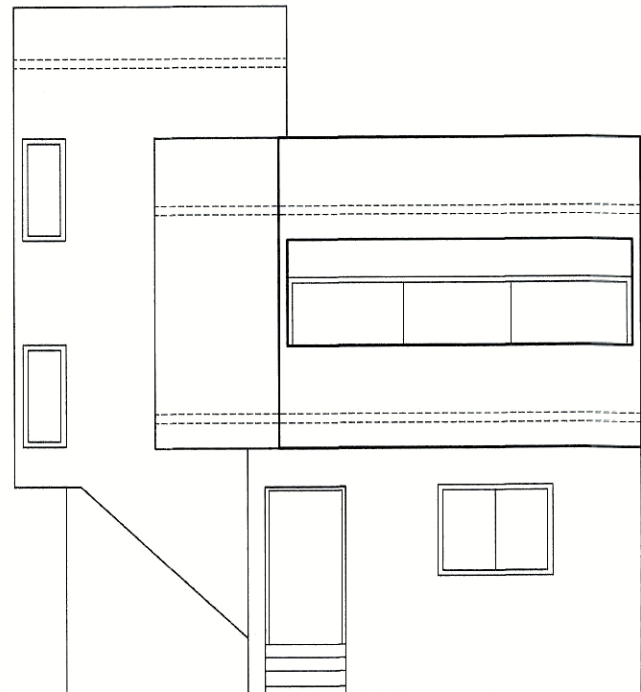
SECTION: C-C



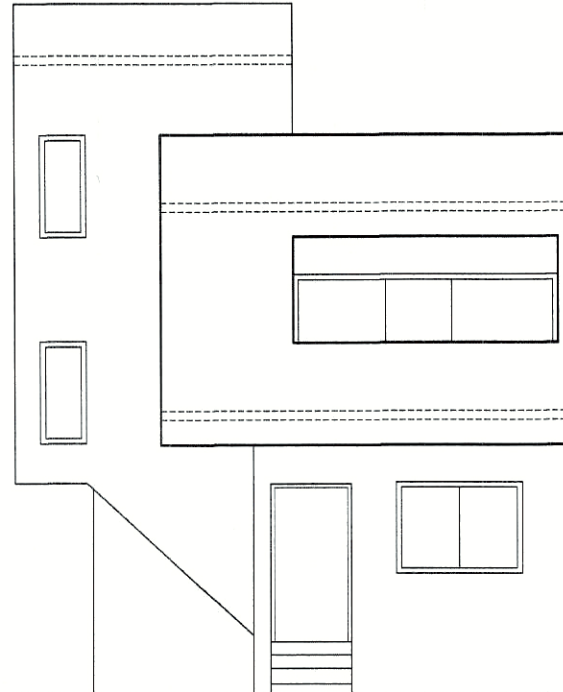
SECTION: G-G



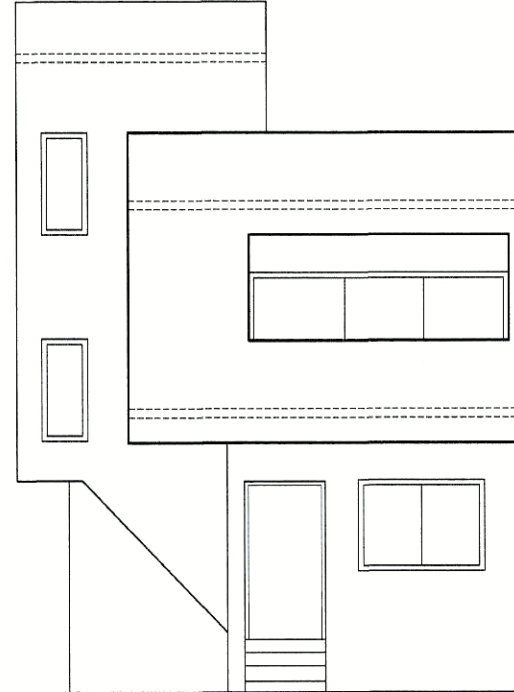
ELEVATION



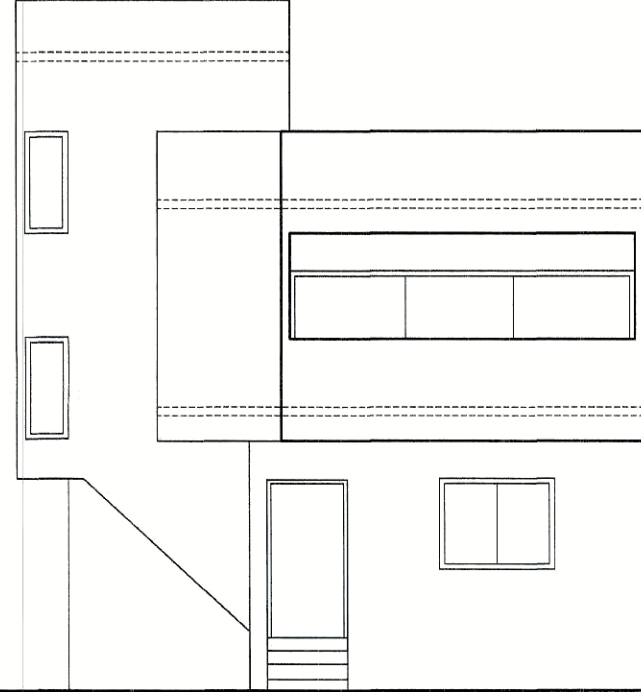
ELEVATION



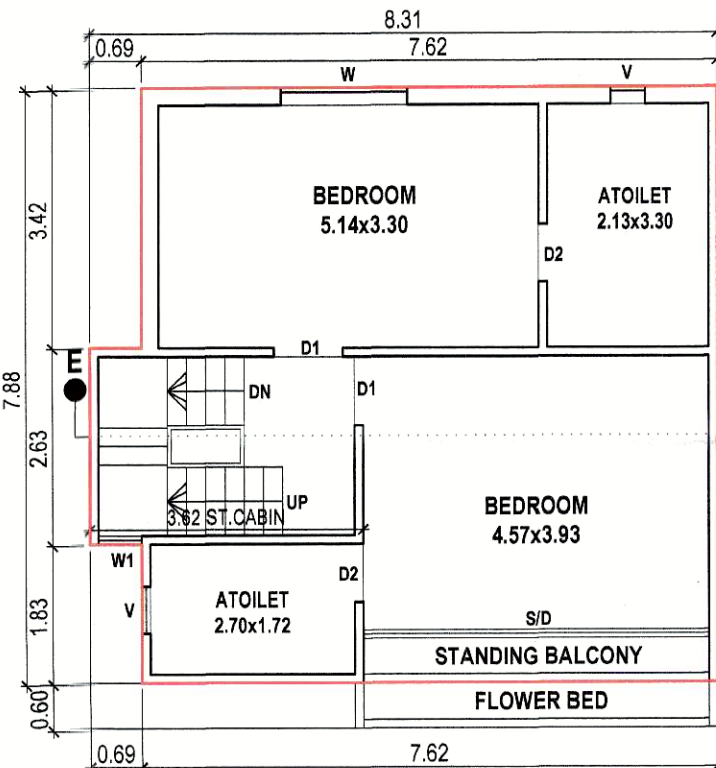
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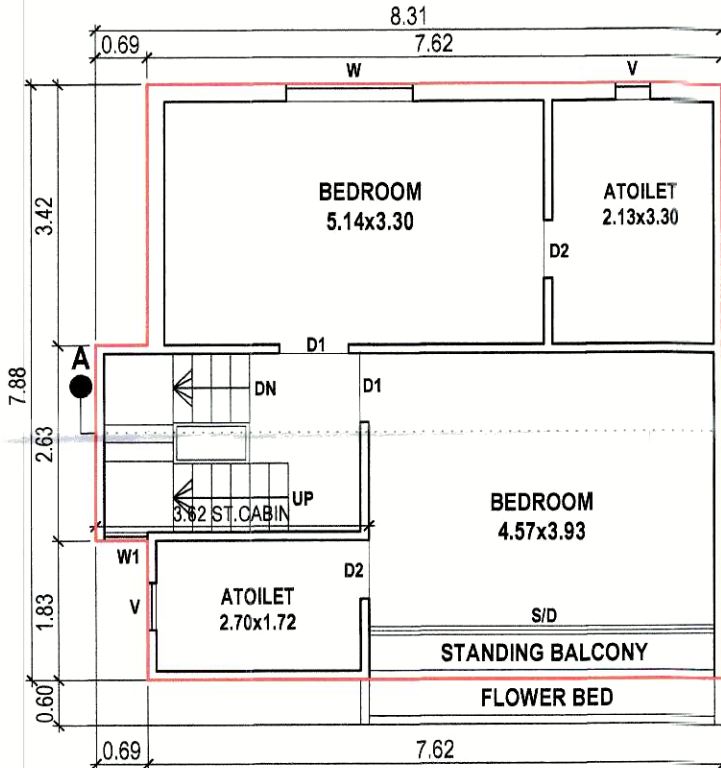
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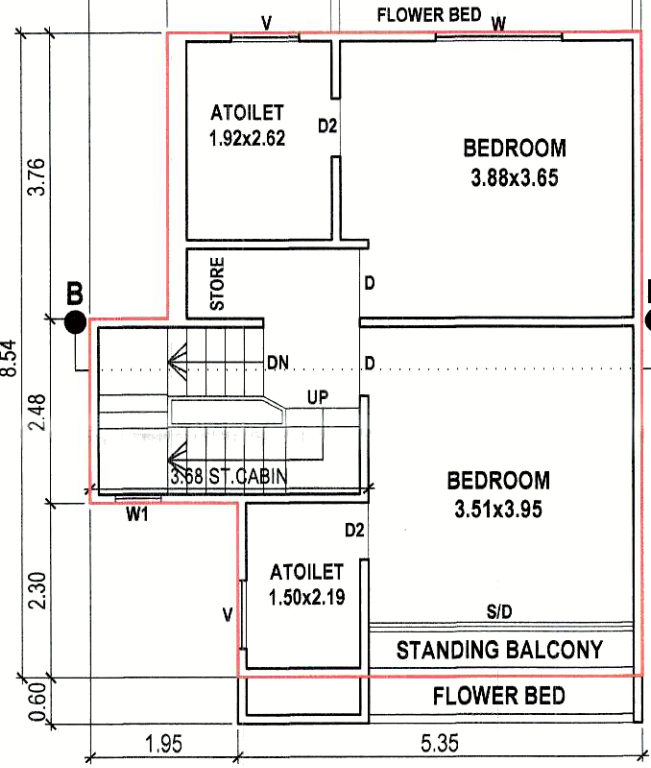
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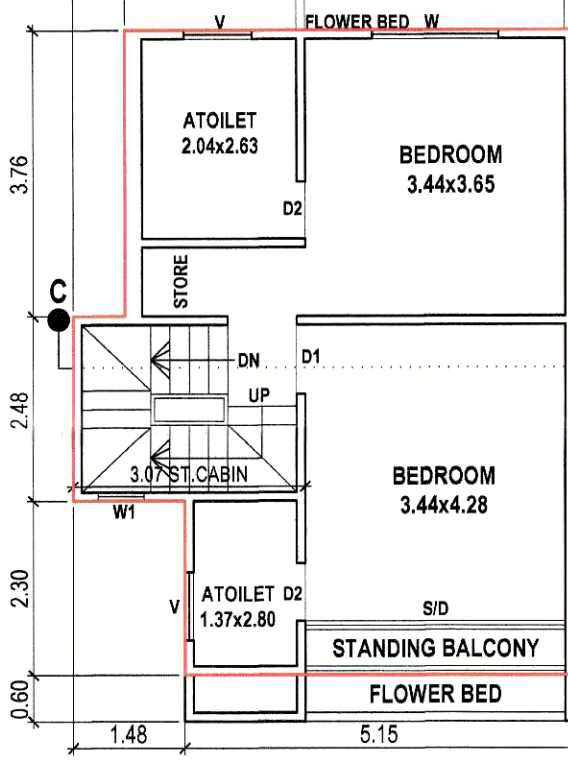
FIRST FLOOR PLAN TYPE - A
B-UP/F.S.I. AREA : 61.82 SQ.MT.
ST. CABIN AREA : 09.52 SQ.MT.



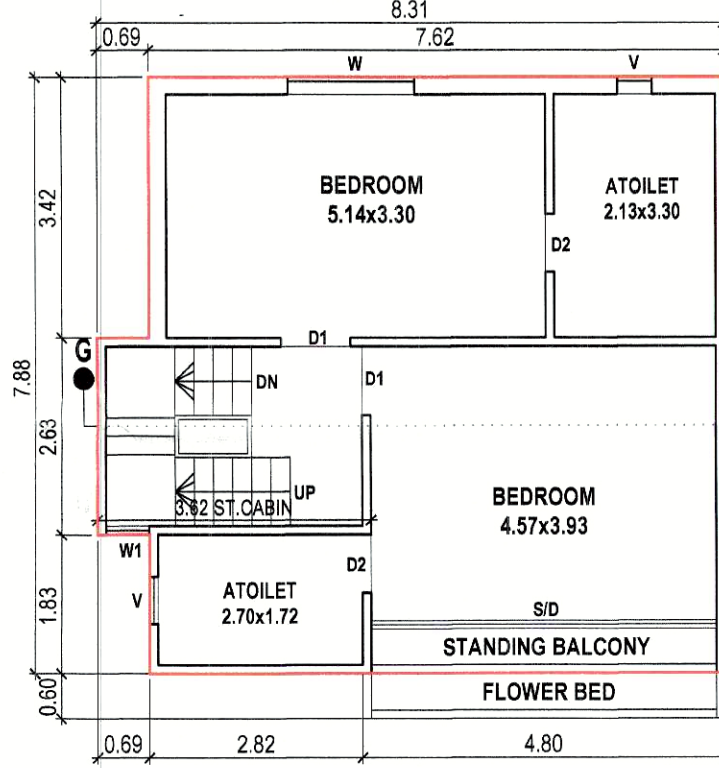
FIRST FLOOR PLAN TYPE - A
B-UP/F.S.I. AREA : 61.82 SQ.MT.
ST. CABIN AREA : 09.52 SQ.MT.



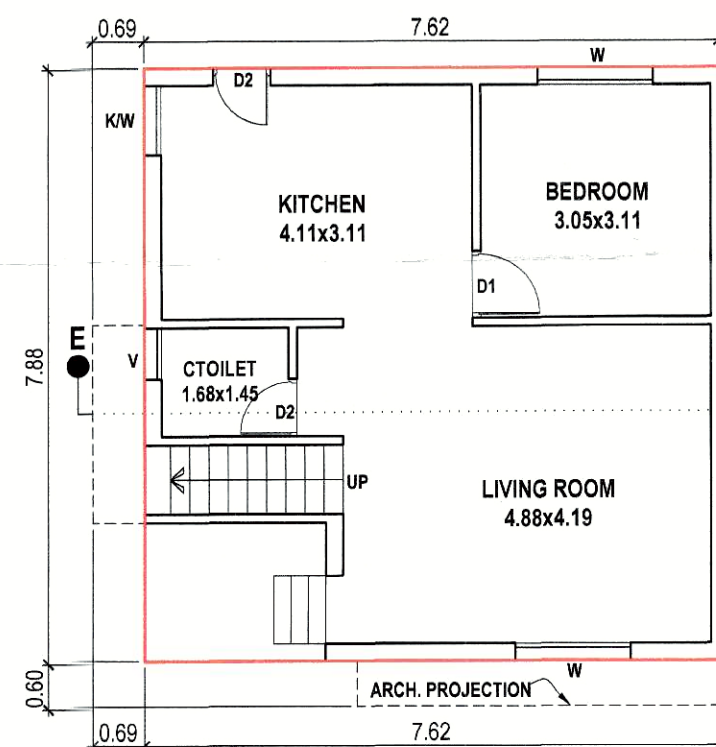
FIRST FLOOR PLAN TYPE - B
B-UP/F.S.I. AREA : 54.00 SQ.MT.
ST. CABIN AREA : 09.12 SQ.MT.



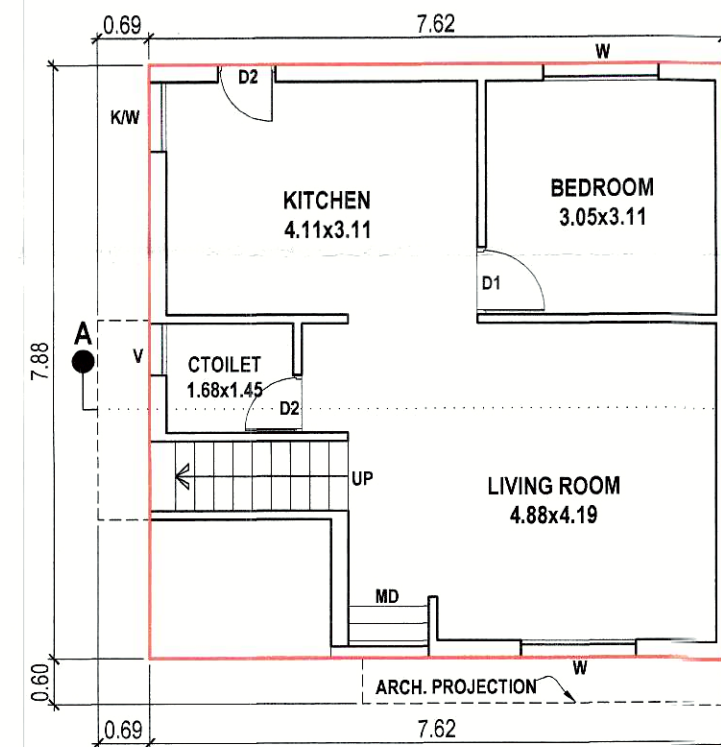
FIRST FLOOR PLAN TYPE - C
B-UP/F.S.I. AREA : 50.62 SQ.MT.
ST. CABIN AREA : 07.61 SQ.MT.



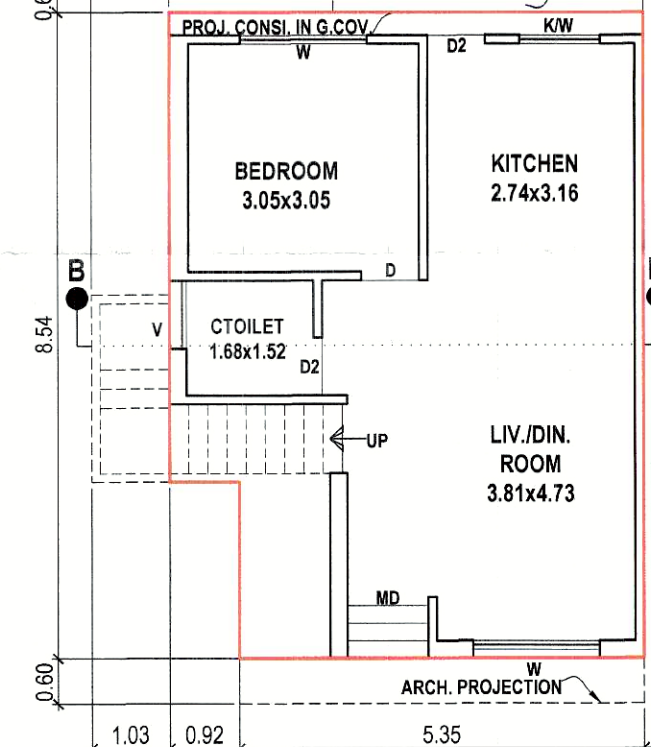
FIRST FLOOR PLAN PHASE : 03
B-UP/F.S.I. AREA : 61.82 SQ.MT. EACH UNITS
(61.82 X 02 = 123.64 SQ.MT.)
ST. CABIN AREA : 09.52 SQ.MT. EACH UNITS
(09.52 X 02 = 19.04 SQ.MT.)



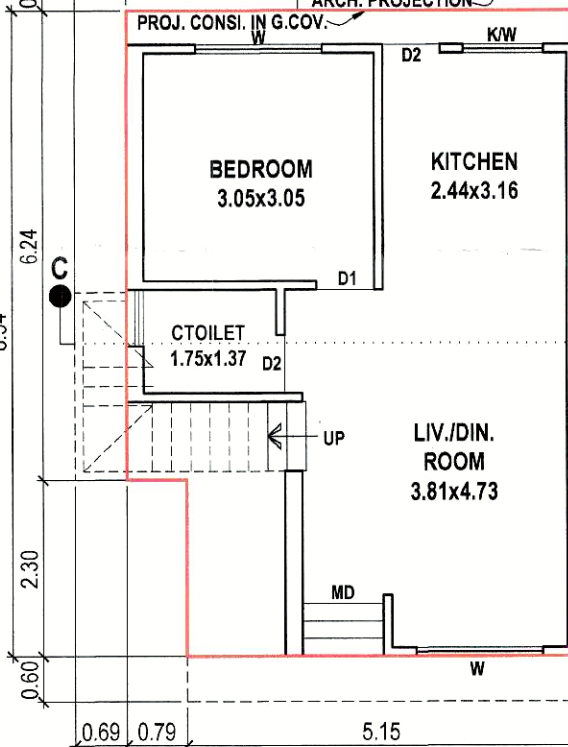
GROUND FLOOR PLAN TYPE - A (PHASE : 01)
B-UP/F.S.I. AREA : 60.05 SQ.MT.
[UNIT NO : 33 TO 36, 41 TO 44, 49 TO 52 = 12 NOS.]
NOTE : ALL BUILDING PLAN DIMENTION SCALE ARE IN 1.00 CM = 1.00 METER



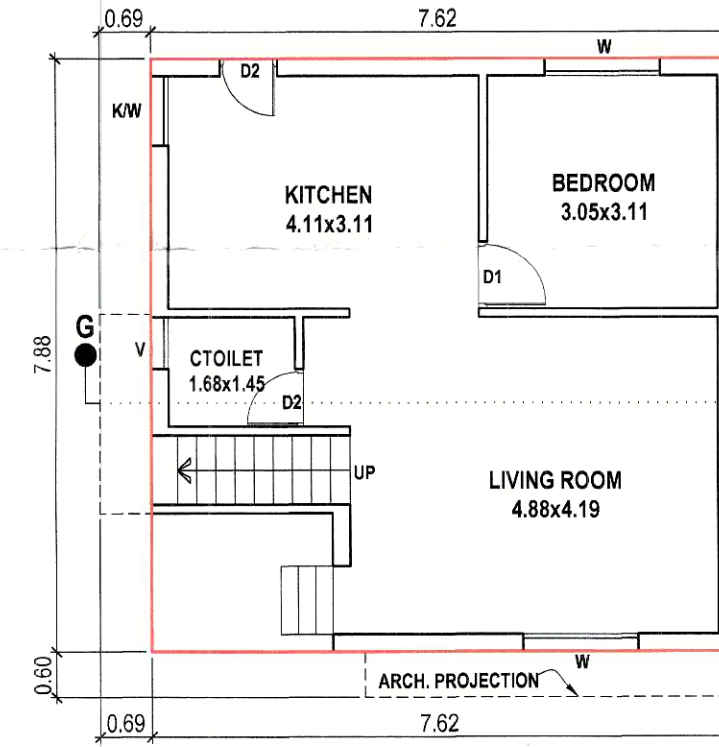
GROUND FLOOR PLAN TYPE - A (PHASE : 01)
B-UP/F.S.I. AREA : 60.05 SQ.MT.
[UNIT NO : 37 TO 40, 45 TO 48, 53 TO 56 = 12 NOS.]



GROUND FLOOR PLAN TYPE - B (PHASE : 01)
B-UP/F.S.I. AREA : 51.45 SQ.MT.
[UNIT NO : 01 & 02, 21 TO 32 = 14 NOS.]



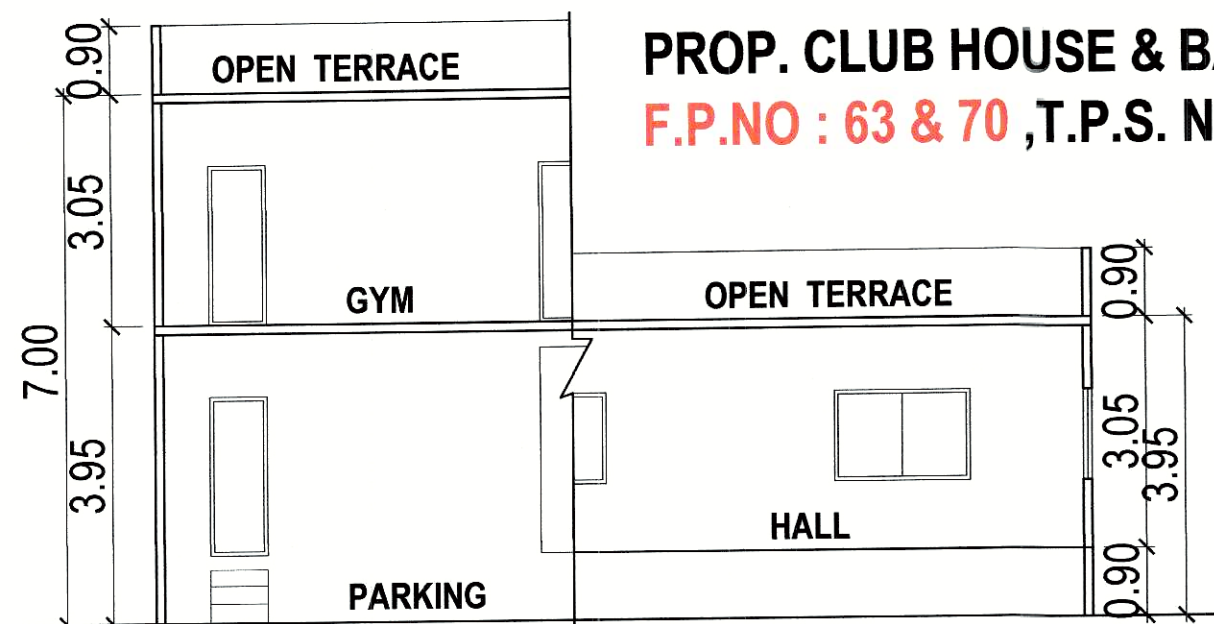
GROUND FLOOR PLAN TYPE - C (PHASE : 01)
B-UP/F.S.I. AREA : 48.93 SQ.MT.
[UNIT NO : 03 to 20 = 18 NOS.]
PHASE : 01 BUILDING PLAN



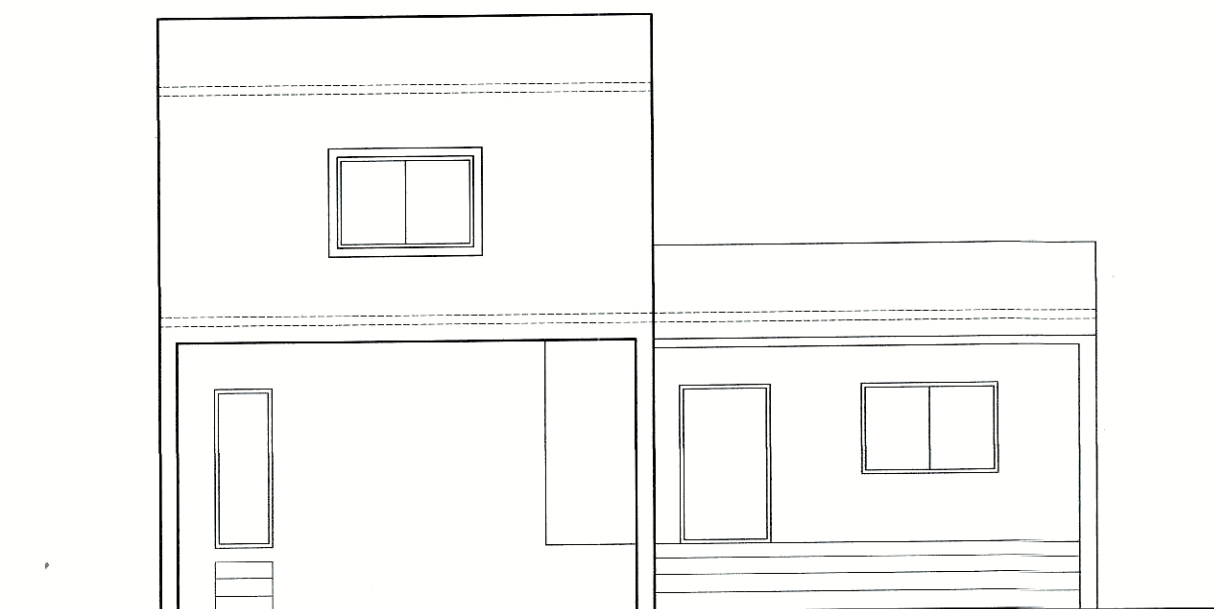
GROUND FLOOR PLAN (PHASE : 03)
B-UP/F.S.I. AREA : 60.05 SQ.MT. EACH UNITS
[UNIT NO : 01 & 02 = 02 NOS.]
(60.05 X 02 = 120.10 SQ.MT.)

STAMPS & SIGNATURE OF APPROVAL

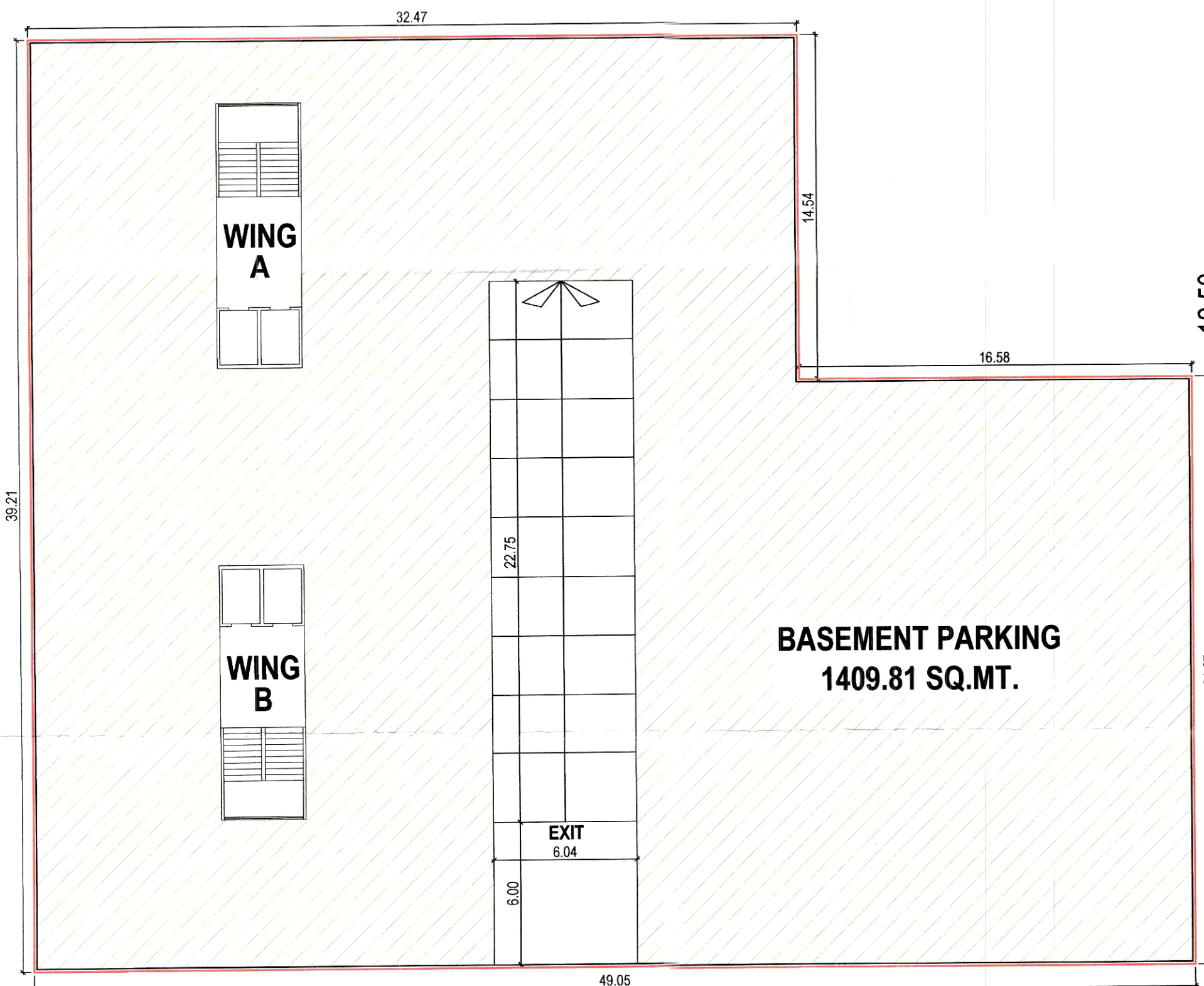
Approved Subject to Condition laid
Down in Building Permission.
Ward No. 92
Order No. HB-22/190-44
Date: 26/12/18
Dy. Town Development
Vadodara Mahanagar palika
મ્યુનિ. ઇન્જિનિયર શ્રીમતી કુશલી



ELEVATION



SECTION: B-B



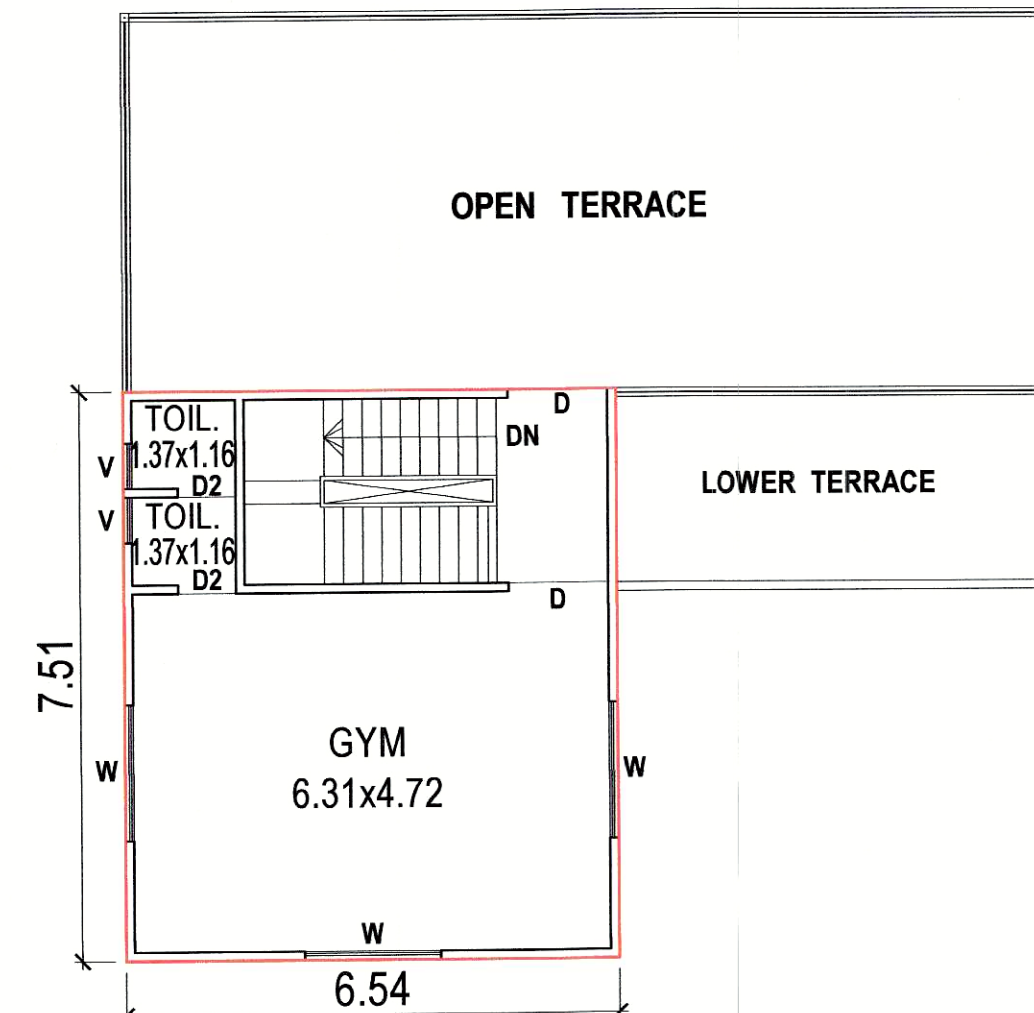
BASEMENT PLAN (WING : A&B) (PHASE : 02)

BUILT UP AREA : 1682.33 SQ.MT.

F.S.I. AREA : 0000.00 SQ.MT.

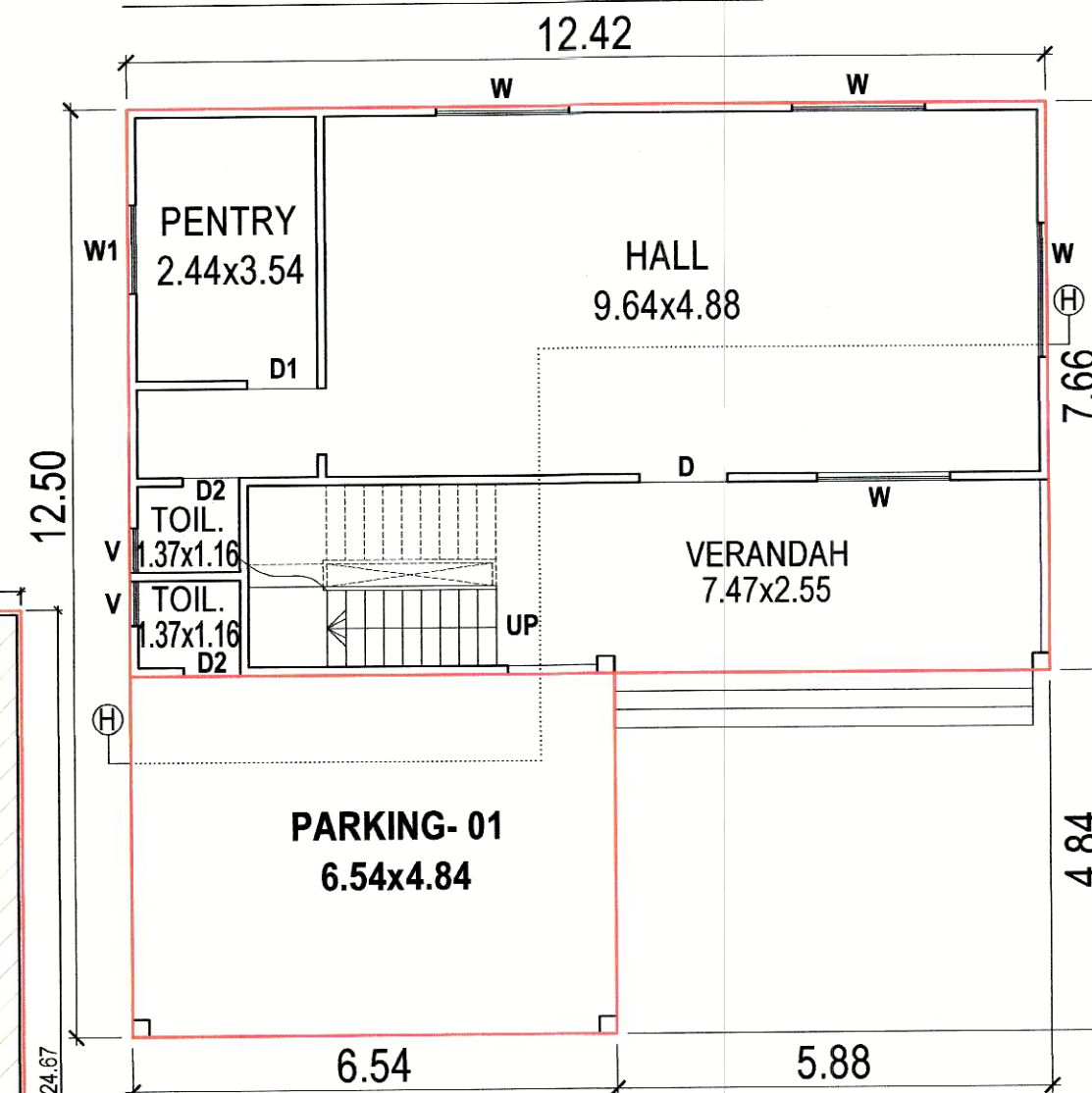
COV. PARKING : 1409.81 SQ.MT.

SCALE : 1.0 C.M = 2.00 MTS.



FIRST FLOOR PLAN

B-UP/F.S.I. AREA: 49.09 SQ.MT.



GR. FL. PLAN (CLUB HOUSE)

BUILT UP AREA: 126.76 SQ.MT.

F.S.I. AREA : 95.12 SQ.MT.

PARK. AREA : 31.65 SQ.MT.

CLUB HOUSE STATEMENT IN SQ.MTS.

PERMISSIBLE B.A. @ G.FL (913.65 x 15 % = 137.05 SQ.MT.)

ACTUAL PROP.B.A. FOR CLUB HOUSE = 126.76 SQ.MT.

SCALE : 1.0 C.M = 1.00 MTS.

SCHEDULE OF OPENNING

DOORS	S/D	2.50 X 2.13
	D	1.06 X 2.13
	D1	0.90 X 2.13
	D	0.75 X 2.13
WINDOWS	W	1.80 X 1.20
	W1	1.20 X 1.20
	KW	0.75 X 0.90
VENTS	V	0.60 X 0.60

SIGNATURE OF OWNERS / BUILDERS.

K Patel

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

SIGN. OF ARCHITECTS-ENGINEERS

KIRAN PATEL
ARCHITECT

Kiran

VMC Lic.No.-CA-AOR-97/2014TO2019