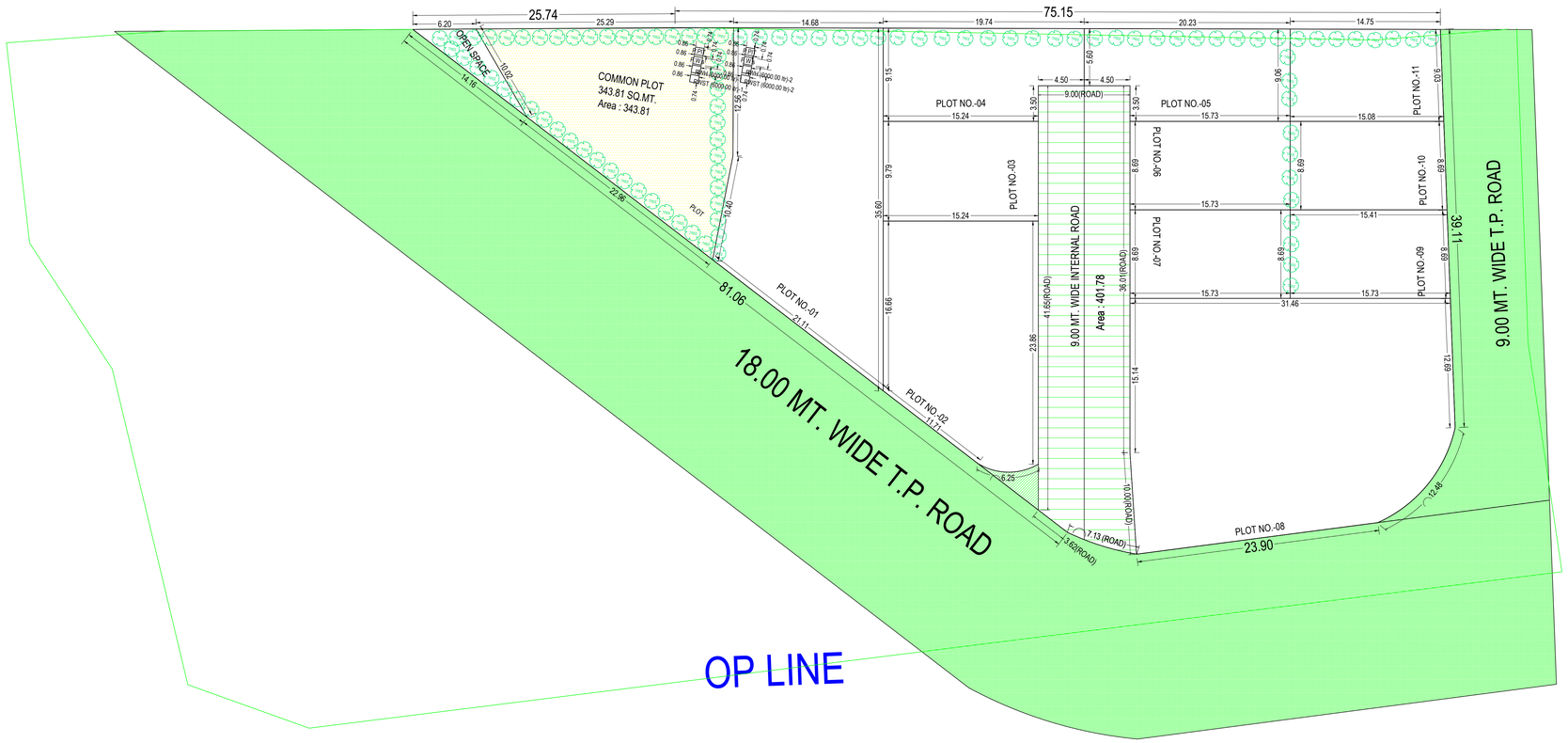
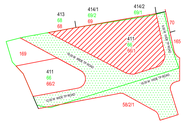
Application No. : 003BDP22233081 Development Permission No. : 003LD22230190

Project Title :PROPOSED LAY OUT AND BUILDING PLAN OF R.S.NO.-411, F.P.NO.-66/1, O.P.NO.-66, T.P.NO.-47, AT. VILL.-CHHANI, DIST. VADODARA

| | | | |
|---|---|---|---|
| Inward No | ODPS/2022/124991 | Sheet | 1 / 1 |
| Inward Date | | Scale | 1:200 |




SITE PLAN
(Scale - 1:200)



KEY PLAN
SCALE :- 1.00 CM = 20.00 MT.

| A | AREA STATEMENT | VERSION NO.: 1.0.12 |
|---|---|---|
| | PROJECT DETAIL : | |
| | Authority: Vadodara Municipal Corporation (VMC) | Plot Use: Residential |
| | AuthorityClass: D1 | Plot SubUse: Detached Dwelling Unit |
| | AuthorityGrade: Municipal Corporation | Plot Use Group: Dwelling-1 (DW1) |
| | Project Type: Layout Development | Plot Category: NA |
| | Nature of Development: NEW | Land Use Zone: Residential Zone I |
| | Development Area: Draft/Preliminary Town Planning Scheme | Conceptualized Use Zone: R1 |
| | SubDevelopment Area: Other Areas | |
| | Special Project: NA | |
| | Special Road: NA | |
| | Site Address: AREVA BUNGLOW B/H SWAGAT BUNGLOW CHHANI VADODARA , | |
| | AREA DETAILS : | Sq.Mts. |
| 1. | Area of Plot As per record | - |
| | Plot Validation Certificate | 3438.00 |
| | Physical area measured at site | 3438.00 |
| | 7/12 or Document | 3438.00 |
| | Plot area drawn as per Site | 3438.00 |
| | Area of Plot Considered | 3438.00 |
| 2. | Deduction for | |
| | (a)Proposed roads | 0.00 |
| | (b)Any reservations | 0.00 |
| | Total(a + b) | 0.00 |
| 3. | Net Area of plot (1 - 2) AREA OF PLOT | 3438.00 |
| 4. | % of Common Plot (Reqd.) | 343.80 |
| | % of Common Plot (Prop) | 343.81 |
| | Common Plot | 343.81 |
| | Balance area of Plot(1 - 4) | 3094.19 |
| | Plot Area For Coverage | 3438.00 |
| | Plot Area For FSI | 3438.00 |
| | Perm. FSI Area (1.80) | 6188.40 |
| | Total Perm. FSI area | 6188.40 |
| 6. | Total Built up area permissible at: | |
| | a. Ground Floor | 0.00 |
| | Proposed Coverage Area (- %) | 0.00 |
| | Total Prop. Coverage Area (- %) | 0.00 |
| | Balance coverage area (- %) | 0.00 |

| | Proposed Area at: | | | |
|---|---|---|---|---|
| - | Proposed Built up | Existing/ Approved BUArea | Proposed F.S.I | Existing/ Approved F.S.I |
| Total Area: | 0.00 | 0.00 | 0.00 | 0.00 |
| Total FSI Area: | | | | 0.00 |
| Total BuiltUp Area: | | | | 0.00 |
| Proposed F.S.I. consumed: | | | | 0.00 |

| B. | Tenement Statement | |
|---|---|---|
| 1. | Tenement Proposed At: | |

Color Notes

| COLOR INDEX |
|---|
| PLOT LINES |
| EXISTING STREET |
| FUTURE STREET, IF ANY |
| PERMISSIBLE BUILDING LINE |
| OPEN SPACES |
| EXISTING WORKS |
| WORK PROPOSED TO BE DEMOLISHED |
| PROPOSED WORK |
| DRIANAGE AND SEWERAGE WORK |
| WATER SUPPLY WORK |
| WORK WITHOUT PERMISSION IF STARTED ON SITE |
| APPROVED WORK |

Individual Plot Area

| Plot No. | Abutting Road | Plot Area | | | Frontage | | Coverage | | | FSI Area | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Reqd | Perm | Prop | Reqd | Prop | Factor | Perm | Prop | Perm | Prop |
| PLOT NO.-07 | 9.00 MT. WIDE INTERNAL ROAD | - | - | 136.61 | - | 8.69 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-09 | 9.00 MT. WIDE T.P. ROAD | - | - | 135.25 | - | 8.69 | 0.00 | - | 0.00 | - | 0.00 |
| OPEN SPACE | 18.00 MT. WIDE T.P. ROAD | - | - | 26.97 | - | 14.16 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-11 | 9.00 MT. WIDE T.P. ROAD | - | - | 134.88 | - | 9.03 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-06 | 9.00 MT. WIDE INTERNAL ROAD | - | - | 136.61 | - | 8.69 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-10 | 9.00 MT. WIDE T.P. ROAD | - | - | 132.44 | - | 8.69 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-05 | 9.00 MT. WIDE INTERNAL ROAD | - | - | 167.95 | - | 8.00 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-01 | 18.00 MT. WIDE T.P. ROAD | - | - | 452.97 | - | 21.11 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-03 | 9.00 MT. WIDE INTERNAL ROAD | - | - | 149.18 | - | 9.79 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-04 | 9.00 MT. WIDE INTERNAL ROAD | - | - | 164.39 | - | 8.00 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-02 | 18.00 MT. WIDE T.P. ROAD | - | - | 332.87 | - | 11.71 | 0.00 | - | 0.00 | - | 0.00 |
| PLOT NO.-08 | 18.00 MT. WIDE T.P. ROAD | - | - | 711.71 | - | 47.04 | 0.00 | - | 0.00 | - | 0.00 |

Land use analysis/Area distribution (Table 2c)

| Area covered under | Proposed Area in sq. mt. | Percentage(%) |
|---|---|---|
| Plotted Area | 2681.83 | 78.01 |
| Road Area | 411.85 | 11.98 |
| Public Open Space | 343.81 | 10.00 |
| Other Area | 0.51 | 0.01 |
| Total net layout | 3438.00 | 100.00 |

Tree Details (Table 3h)

| Plot | Name | Nos Of Trees | |
|---|---|---|---|
| | | Reqd | Prop |
| PLOT | Tree | - | 97 |

Common Plot Area

| Name | Prop. Area |
|---|---|
| COMMON PLOT 343.81 SQ.MT. | 343.81 |

| OWNER'S NAME AND SIGNATURE | |
|---|---|
| RAJANIKANT AMBALAL AMIN | |
| ARCH/ENG'S NAME & SIGNATURE | STRUCTURE ENGINEER |
| JAYESH CHAUDHARI<br>003ERL31032400401 | |
| SUPERVISOR'S NAME & SIGNATURE | DATE OF APPROVAL |
| | |
| DESIGNATION OF APRROVER : | |

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UserDefinedMetric (1189.00 x 841.00MM)

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