



વડોદરા મહાનગર પાલિકા

ખંડેરાવ માર્કેટ બિલ્ડીંગ, રાજમહેલ રોડ, વડોદરા - ૩૯૦૦૦૧.

ફોન નં. (૦૨૬૫) ૨૪૩૩૧૧૬, ૨૪૩૩૩૮૮

બાં.પ.જા. નં. ૨૩૭૭ / ૨૦૨૧-૨૦૨૨

બાંધકામ પરવાનગી શાખા

વડોદરા મહાનગર પાલિકા

તા. ૧૬ / ૦૩ / ૨૦૨૨

પ્રતિ,

સુંદરમ ઇન કોર્પોરેશન એ નામની ભાગીદારી પેઢી વતી

ભાગીદાર તરીકે શ્રી વિક્રમભાઈ દ્વારકાદાસ પાટેલ

ટી.પી. ૪૪, એફ.પી. - ૭૨, ૭૪/૧, બાપોદ, વડોદરા

વિષય :- આપેલ રજાચિકીના નકશામાં દર્શાવેલ કાર્પેટ એરીયાની સ્પષ્ટતા બાબત.

ઉપરોક્ત વિષય સંદર્ભે જણાવવાનું કે, મોજે: બાપોદ, ટી.પી. નં. ૪૪(બાપોદ), એફ.પી.નં- ૭૨, ૭૪/૧ માં આપના દ્વારા રજાચિકી નં- વોર્ડ-૯ , એસ.એચ.બી. - ૮૨ /૨૧-૨૨ તા: ૧૭.૧૨.૨૦૨૧ ના રોજ વિકાસ પરવાનગી મેળવેલ છે. જેમાં સુચિત પરવાનગીમાં પ્લાન નં - ૧/૪ માં દર્શાવેલ કાર્પેટ એરીયાના ટેબલમાં વીંગ - એ ના ફ.ફ. ના કાર્પેટ એરીયા - ૩૮.૦૭ ચો.મી. તથા ૩૮.૦૬ ચો.મી. એરીયા શરત ચુકથી કુલ કાર્પેટ એરીયામાં ગણતરીમાં લેવાનું રહી ગયેલ હોઇ ૪૮૩.૯૬ ચો.મી. ની જગ્યાએ ૫૨૨.૦૩ ચો.મી. તથા ૪૯૬.૯૮ ચો.મી. ની જગ્યાએ ૫૩૫.૦૪ ચો.મી. ગણતરીમાં લેવું, આમ વીંગ - એ નું કુલ કાર્પેટ એરીયા ૨૧૨૧.૩૦ ચો.મી. ના બદલે ૨૧૯૭.૪૩ ચો.મી. ધ્યાને લેવાનું રહેશે. બાકીની અન્ય વિગતો મંજૂર નકશા મુજબ યથાવત રહેશે. જે આપને વિદિત થાય.

 16/3/22
ડે. ટાઉન ડેવલોપમેન્ટ ઓફીસર
મહાનગર પાલિકા
વડોદરા

$\frac{1}{4}$

R. A. H. CARPET AREA STATEMENT IN SQ.MT																				
FOR [TOWER- 01 TO 03] (WING'S - A to F) R. A. H.																				
WING	1st FLOOR				2nd FL. To 8th FL.				7th FLOOR				TOTAL CARPET AREA		TOTALS OF UNIT					
	SHOPS	CARPET	FL'S	FLAT no.	CARPET	FL'S	FLAT no.	CARPET	FL'S	FLAT no.	CARPET	FL'S	SHOPS	FLATS	SHOPS	FLATS				
A	2	41.97			KIT./DRG.	38.07	1	201to601	80.66	5	701	80.66	1			483.96				
	2	41.97			KIT./DRG.	38.06	1	202to602	82.83	5	702	82.83	1			496.98				
	3	45.17			KIT./DRG.	40.83	1	203to603	82.83	5						454.98				
	4	41.82			KIT./DRG.	37.93	1	204to604	80.66	5	704	80.66	1			521.89				
	5	46.29	105	39.53	1	103	82.83	1								82.83				
TOTAL	5	217.22				104	80.66	1					244.15	3	256.75	2121.30				
B	6	41.28	106	38.25	1			201to601	82.83	5	701	82.83	1			496.98				
	7	36.33	107	32.44	1			202to602	80.66	5	702	80.66	1			483.96				
	8	39.23	108	34.14	1	103	80.66	1	203to603	80.66	5	703	80.66	1		564.92				
	9	32.51	108&110	83.09	1	104	82.83	1	204to604	82.83	5					496.98				
	10	26.66																		
	11	22.23																		
	12	22.11																		
	13	19.26																		
	14	19.26																		
	15	18.81																		
	16	18.81																		
TOTAL	11	297.49				187.92	4		163.49	2		326.98	20		244.15	3	485.41	2042.54	15	2

WING	GROUND FLOOR												1st FL To 7th FL						
	SHOPS	CARPET											FLAT no	CARPET	FL'S				
C	17	30.90											101to701	59.68	7			417.76	
	18	25.75											102to702	59.68	7			417.76	
	19	30.58											103to703	60.50	7			423.50	
	20	25.75											104to704	60.50	7			423.50	
	21	30.90																	
	22	24.80																	
TOTAL	6	168.58											240.36	28		168.68	1682.52	6	2

TOWER - 02	WING	GROUND FLOOR										1st FL To 7th FL													
		SHOPS	CARPET									FLAT NO	CARPET	FL'S											
	D	23	30.90								101to701	59.68	7					417.76							
		24	25.75								102to702	59.68	7					417.76							
		25	30.58								103to703	60.50	7					423.50							
		26	25.75								104to704	60.50	7					423.50							
		27	30.90																						
		28	24.80																						
	TOTAL	6	168.68								240.36	28				168.68	1682.52	6	2						

WING	GROUND FLOOR SHOPS / CARPET					1st FL To 7th FL							
						FLAT no:	CARPET	FL'S					
E	29	30.90				101to701	59.68	7				417.76	
	30	25.75				102to702	59.68	7				417.76	
	31	30.58				103to703	60.50	7				423.50	
	32	25.75				104to704	60.50	7				423.50	
	33	30.90											
	TOTAL	5	143.88				240.36	28			143.88	1682.52	5

TOWER - 03	GROUND FLOOR		1st FL To 7th FL.													
	WING	PARKING							FLAT no:	CARPET	F/L'S					
	F								101to701	52.88	7				370.16	
									102to702	52.88	7				370.16	
									103to703	52.88	7				370.16	
									104to704	52.88	7				370.16	
TOTAL								211.52	28				1480.64		2	

TOTAL OF (38 SHOPS + 166 FLATS = 204 UNITS)	1223.40	10692.04	38	166
GRAND TOTAL OF (SHOPS CARPET AREA: 1223.40 + FLATS CARPET AREA: 10692.04 = 11915.44 SQ.MTS.)	11915.44		204	

F.P. No.	AREA IN SQ.MT.	
72	3946.00 SQ.MT.	
74/1	1046.00 SQ.MT.	
TOTAL	4992.00 SQ.MT.	

A	AREA STATEMENT	SQ.MTS	STAMPS & SIGN. OF APPROVAL
01	Area of land / property as record or as per sight condition	4992.00	 Approved Subject to Conditions laid down in the notification.
02	Deduction for		
	(a)		
	(b)		

03	Net area of plot	4992.00
04	Common Plot @ 10 %	499.20
05	Balance area of plot For Planning	4492.80
06	Permissible B.Area @ G. floor	
07	Total Permissible F.S.I @ 2.70	12137.40

Order No. SHD/22/19/32
 Order No. 23/12/2022
 Date: 12/12/2022
 To: Development of the plot

		REGULAR F.S.I. : 4962.00 X 1.00 = 09695.40 PAID F.S.I. : 4962.00 X 0.90 = 04462.40 TOTAL F.S.I. : 4962.00 X 2.70 = 13478.40	
08	Existing built up area (i) Ground floor		
09	TOTAL EXISTING BUILT UP AREA		
10	Proposed Builtup Area @ G.FL.	2322.17	

COMM. & RESI. F.S.I. AREA CALCULATION						
FLOOR	TOWER-01		TOWER-02		TOWER-03	
	COMM.	RESI.	COMM.	RESI.	COMM.	RESI.
G.F.	550.18		505.39			
1FL.	262.17	546.48		784.74	244.82	1838.21
2FL.		714.40		784.74	244.82	1743.96
3FL.		714.40		784.74	244.82	1743.96
4FL.		714.40		784.74	244.82	1743.96
5FL.		714.40		784.74	244.82	1743.96
6FL.		714.40		784.74	244.82	1743.96
7FL.		534.48		784.74	244.82	1564.04
TOTAL	812.35	4652.96	505.39	5493.18	1713.74	13177.62
TOTAL AREA OF COMMERCIAL F.S.I.						1317.74
TOTAL AREA OF RESIDENTIAL F.S.I.						1859.88
GRAND TOTAL AREA OF COMM. + RESI. F.S.I.						13177.62

REQ. RESI. LIFT CALCULATION	
3rd To 7th Floor. = 156 DWELING UNITS	
1 LIFT (CAP. = 6 PERSON) REQD. FOR 30 DWELING UNITS	
TOTAL DWELING UNITS = 156 / 30 REQ. : 5.20 NOS. LIFT.	
(SAYS 6 x 6 = 36 PASSENGER)	
PROVIDED : 12 LIFT OF 72 PASSENGER	
PROV. 12 LIFT x 6 PASSENGER PER LIFT = 72 PASSENGERS	

[illegible]

11	GRAND TOTAL OF BUILTUP AREA ON G.F.	2322.17	
12	PROPOSED FLOOR SPACE AREA	B-UP A.	F.S.I. A.
	Basement	2598.50	-----
	Ground Floor	3222.17	1055.57
	$\left\{ \begin{array}{l} \text{C.H. Tower B.A.} \\ 74.05 + 2248.12 \end{array} \right\} =$		
	First Floor	2111.52	1838.21
	Second Floor	2012.28	1743.96
	Third Floor	2012.28	1743.96
	Fourth Floor	2012.28	1743.96
	Fifth Floor	2012.28	1743.96
	Sixth Floor	2012.28	1743.96
	Seventh Floor	1825.45	1564.04
	Stair Cabin	158.48	-----
13	TOTAL PROPOSED FLOOR SPACE AREA	19077.52	13177.62
14	Total existing Floor Space Area (if any)		
15	Grand Total of Floor Space Area	19077.52	13177.62
16	Total f.s.i. Consumed	2.639	< 2.70

TOTAL PROPOSED F.S.I. = **13177.62** SQ.MT.
 PERMISSIBLE REGULAR F.S.I. (1.80) = **08985.60** SQ.MT.
 TOTAL PAID F.S.I AREA = **04192.02** SQ.MT.
 @ 2.70 (JANTRY) = **04192.02** SQ.MT.

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 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. record / property card or 7-12 records.

B	PARKING AREA STATEMENT					SQ.MTS							
Total maximum possible floor space area						Total required parking space	● TOTAL PROPOSED F.S.I AREA = 13177.62 SQ.MT.						
Residential						11859.88	(20%)	2371.98	(AS PER GDCR CL. NO. 15.10.1)				
Commercial						1317.74	(50%)	658.87					
TOTAL						13177.62		3030.85					
Total provided parking space		Provided on Ground level			Provided on BASE level	TOTAL	VEHICAL	REQ. PARK.	PROVIDE PARKING				
	COV. PARK.	OPEN PARK.	TOTAL PARK.				AREA	GR.LVL.	BAS.LVL.	TOTAL			
Residential	1207.58		1207.58		1570.19	2777.77	CAR PARKING AREA @ 50 %	1515.425	639.24	1126.40	1765.64		
Commercial		70.90	70.90		682.61	753.51	OTHER'S PARKING AREA @ 30 %	909.255	383.54	675.84	1059.384		
TOTAL	1207.58	70.90	1278.48		2252.80	3531.28	VISITORS PARKING AREA @ 20 %	606.17	255.696	450.56	706.256		
								3030.85	1278.48	2252.80	3531.28		

PROVIDED PARK. AREA STATEMENT IN SQ. MT.			TOTAL UNITS TABLE									
COV. PARKING			FLOOR'S		TOWER- 01		TOWER-02		TOWER- 03		TOTAL	
TOWER'S	DESCRIPTION	SQ.MT.	SHOP	FLAT	SHOP	FLAT	SHOP	FLAT	SHOPS	FLATS		
1	PARKING - 01	381.66									33	
2	PARKING - 01	551.89										
3	PARKING - 01	274.03										
TOTAL GROUND FL. COV. PARKING		1207.58										
OPEN PARKING												
OPEN PARKING - [01]		70.90										
TOTAL OPEN PARKING		70.90										
TOTAL OF COV. + OPEN PARKING		1278.48										
BASEMENT PARKING												
TOTAL BASEMENT PARKING		2252.80										
			GRAND TOTAL OF UNITS SHOPS + FLATS								204	

GRAND TOTAL PARKING		
COV. PARK. + OPEN PARK. + BASEMENT	3531.28	

Signature Of Owners / Builders.	Signature Of Architects-Engineers
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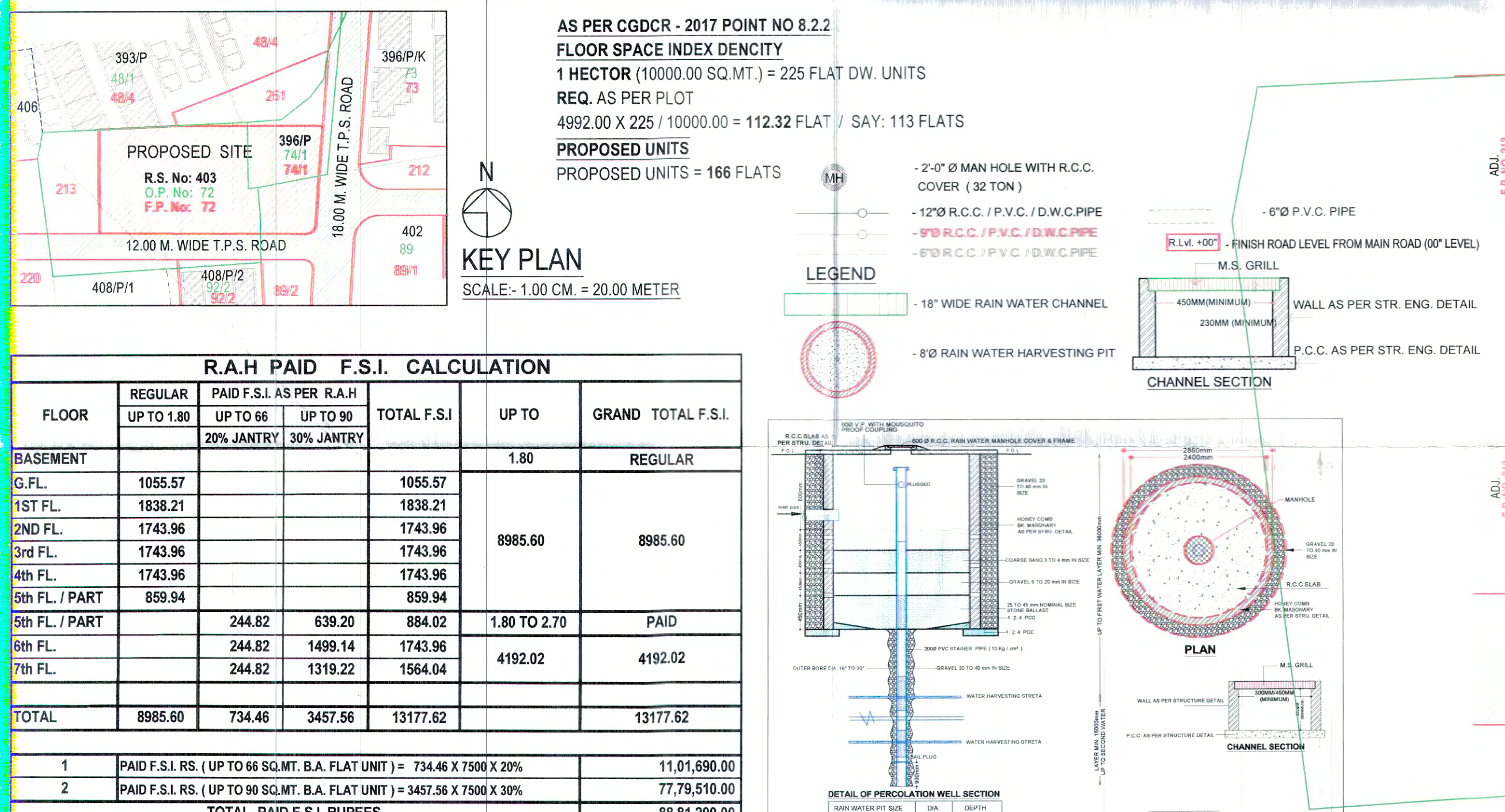
KIRAN PATEL
ARCHITECT

SPACE PLUS
KIRAN PATEL
ARCHITECT

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VMSA Lic. No. CA97/2019-2024
VUDA Lic. No. A 302/2018-2024
VUDA Lic. No. S 159/2018-2024

VUDA Lic.No.-AOR302/2018TO2023
VMSA Lic.No.-CA97/2019TO2024



PROPOSED (R.A.H.) BASEMENT PLAN FOR R.S. NO : 403 & 396/P, O.P. NO : 72 & 74/1, F.P.NO : 72 & 74/1, T.P.S. NO : 44 (BAPOD)
AT VILLAGE - BAPOD , TAL. - DISTRICT : VADODARA.

STAMPS & SIGNA. OF APPROVAL

Approved Subject to Condition laid
Down in Building Permission.

Appl. No.

Order No.

Date.

16/12/21
17/12/21
Dy. Town Development of
Vadodara Municipal Palika
મ્યુનિ. કમિશનરશ્રી ના હુકમથી

SIGNATURE OF OWNERS / BUILDERS.

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

SIGNA. OF ARCHITECTS - ENGINEERS

KIRAN PATEL
ARCHITECT

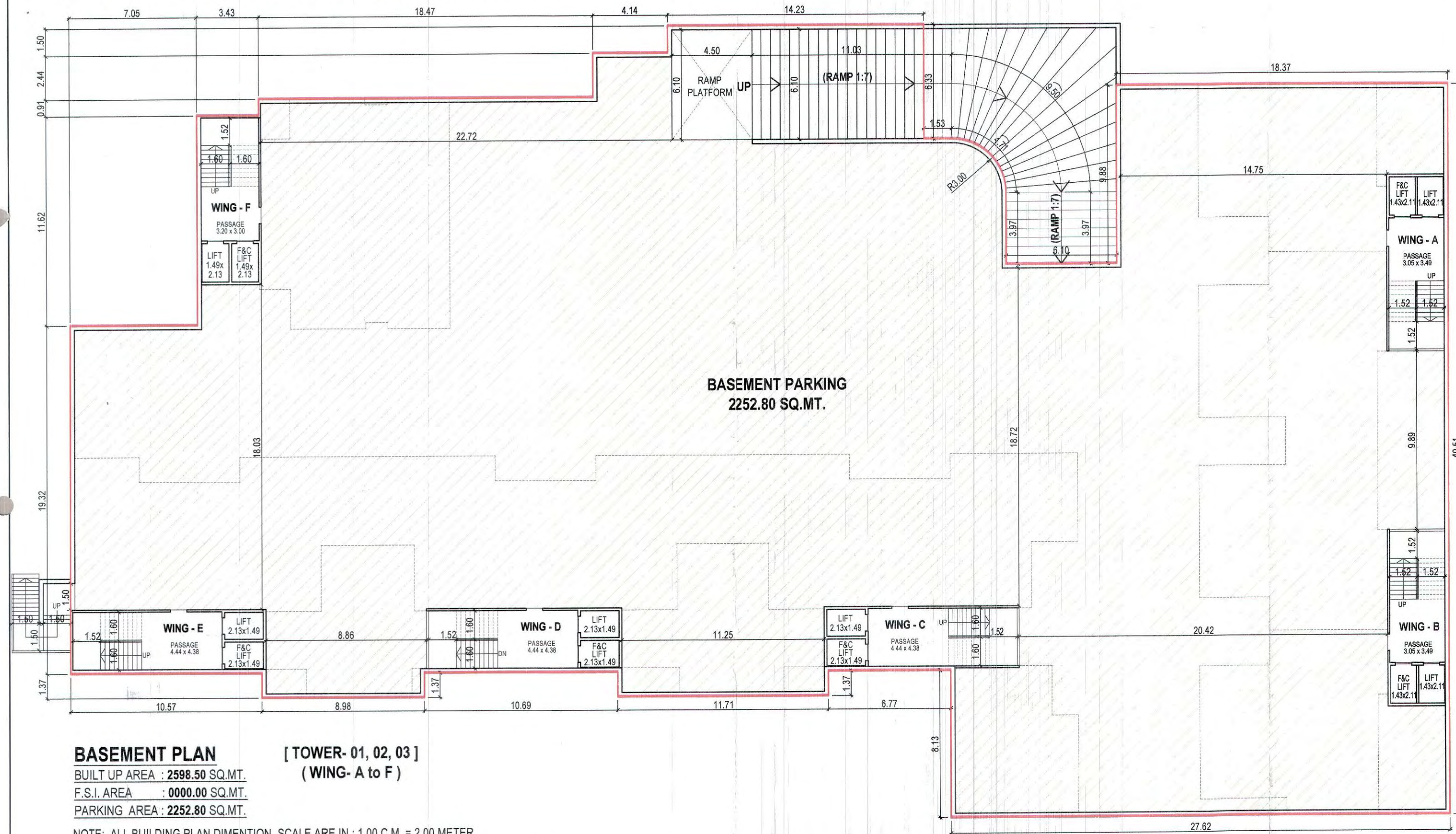
SPACE PLUS
KIRAN PATEL
ARCHITECT

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VUDA Lic. No. A 302/2018-2023
VUDA Lic. No. S 155/2018-2023

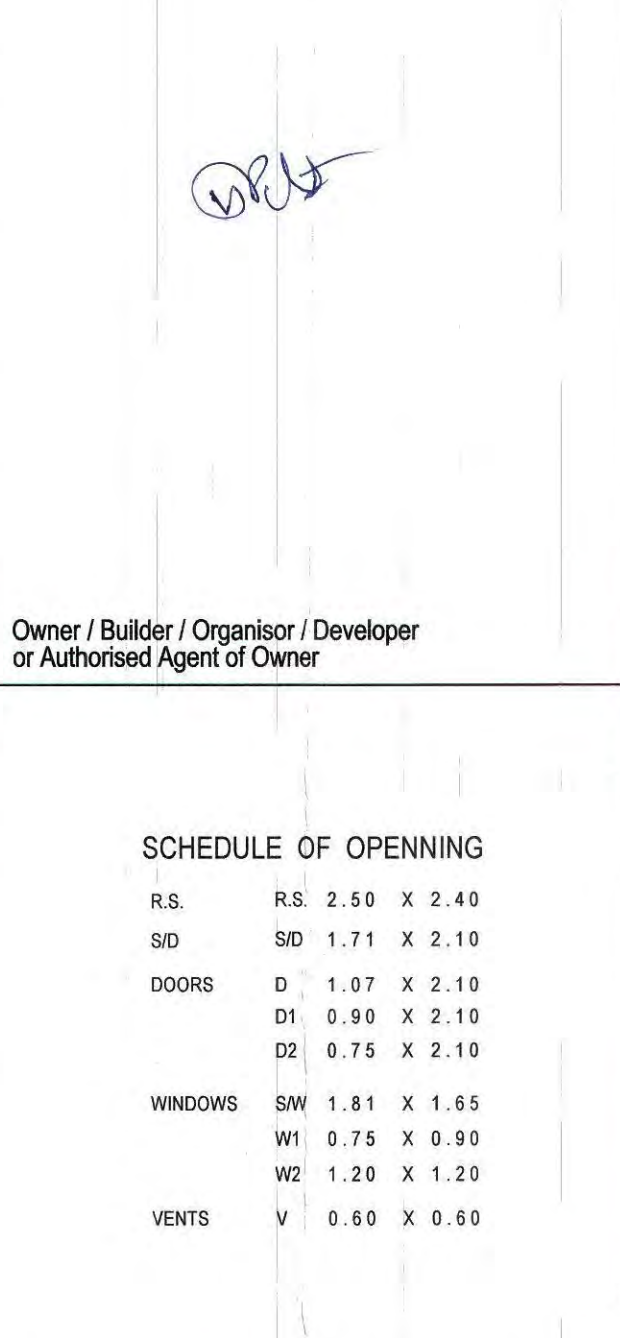
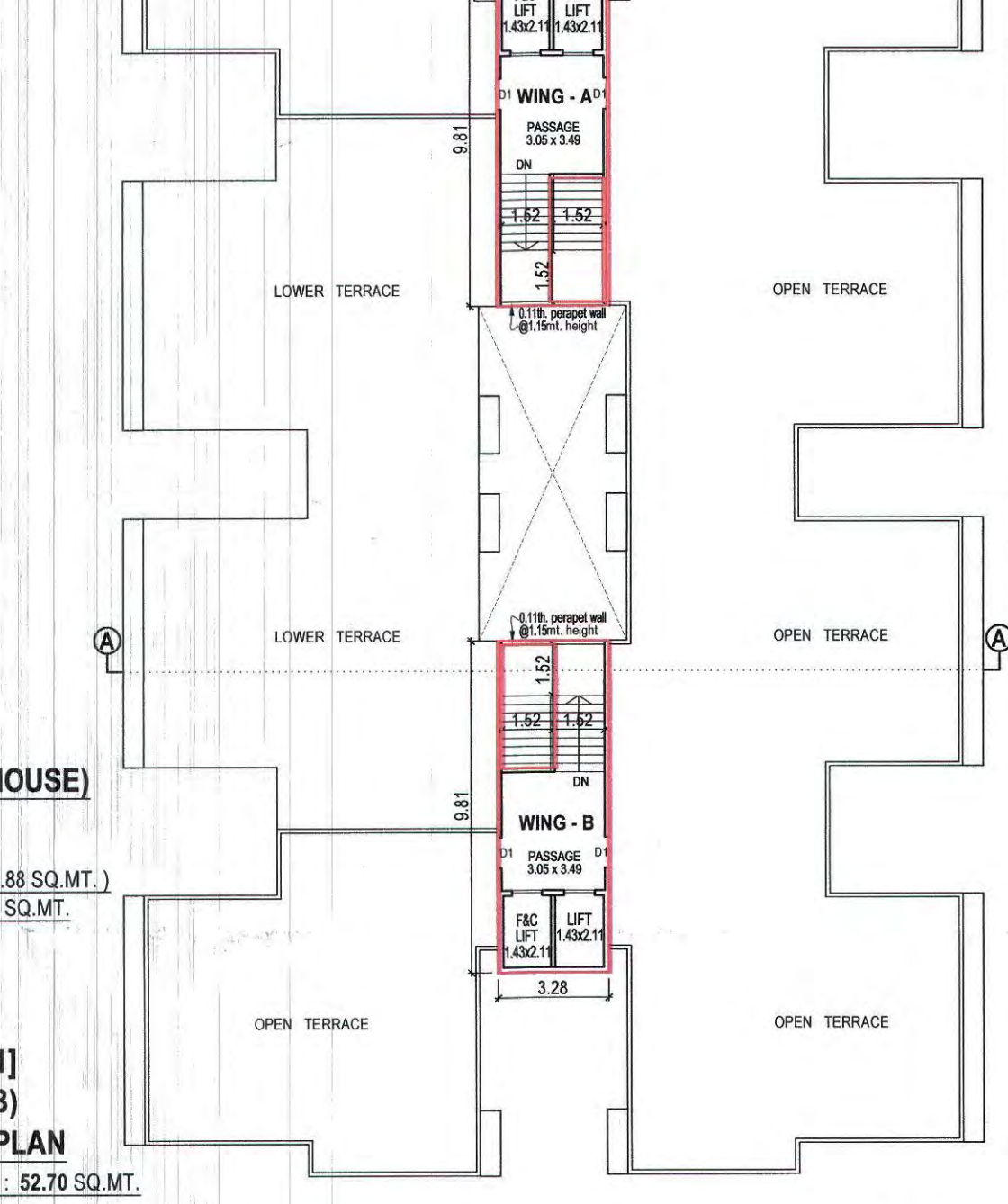
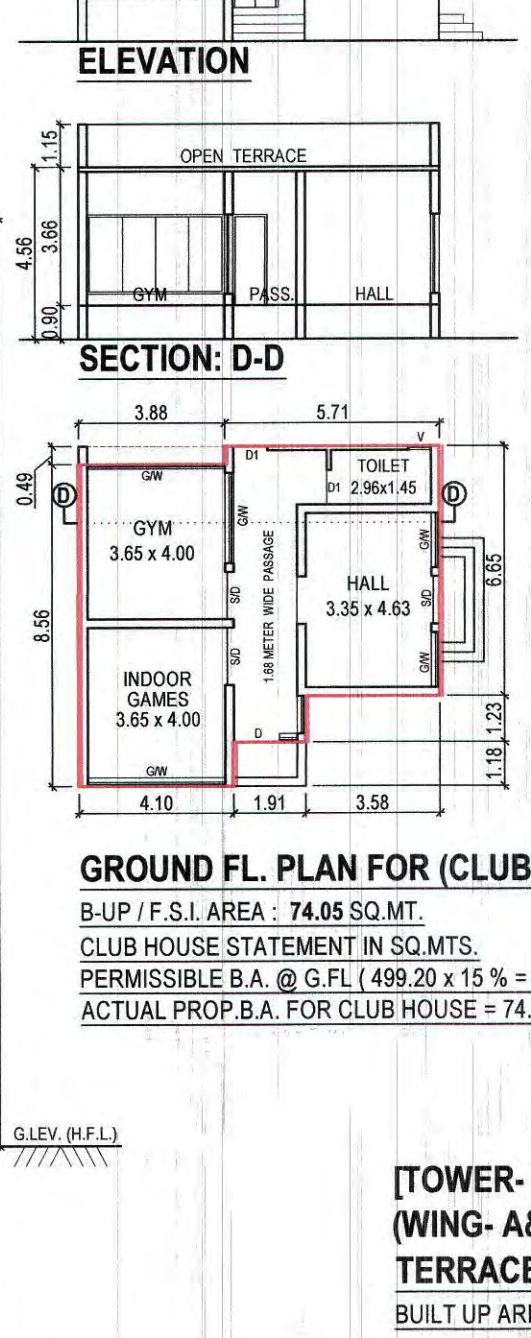
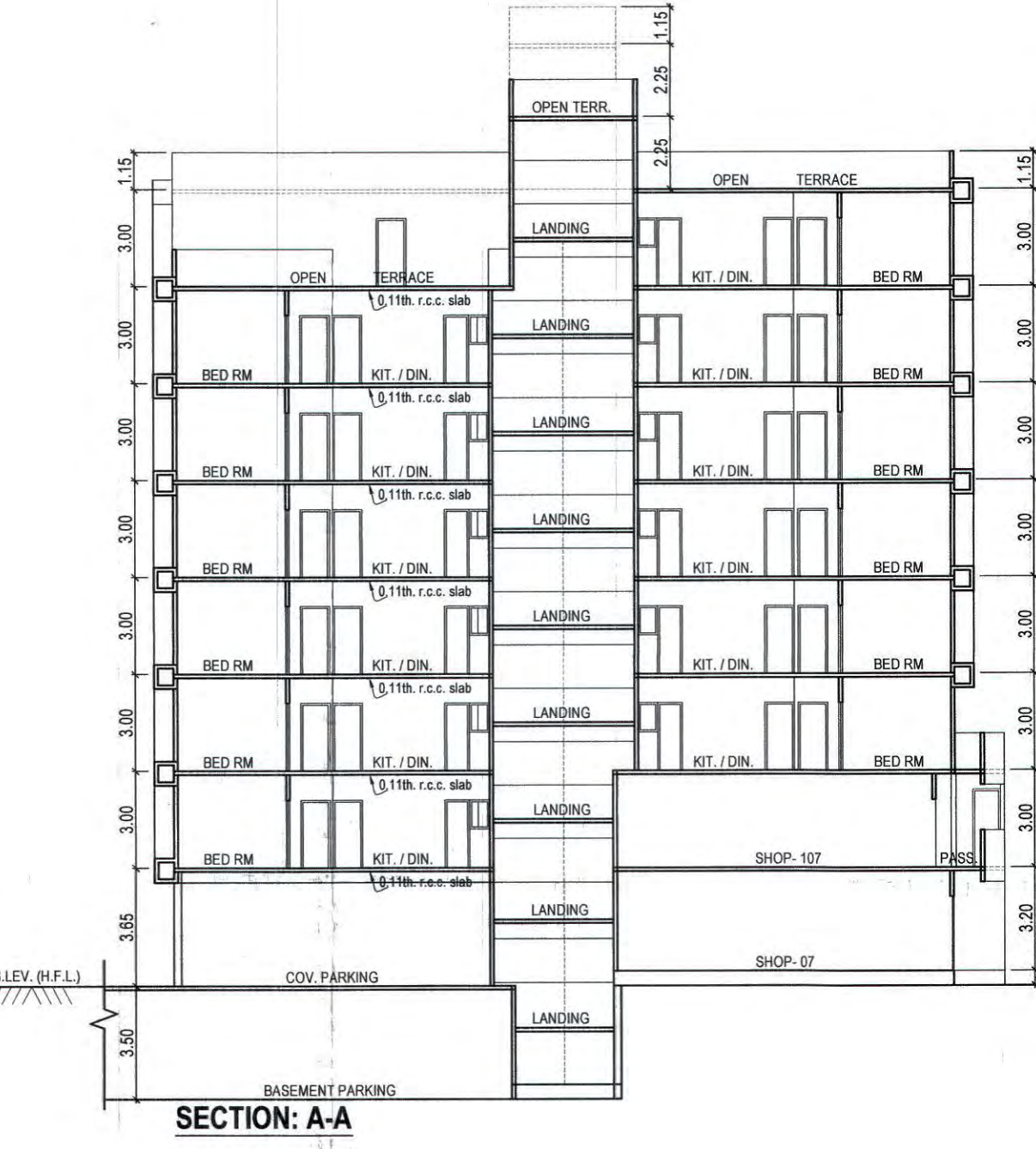
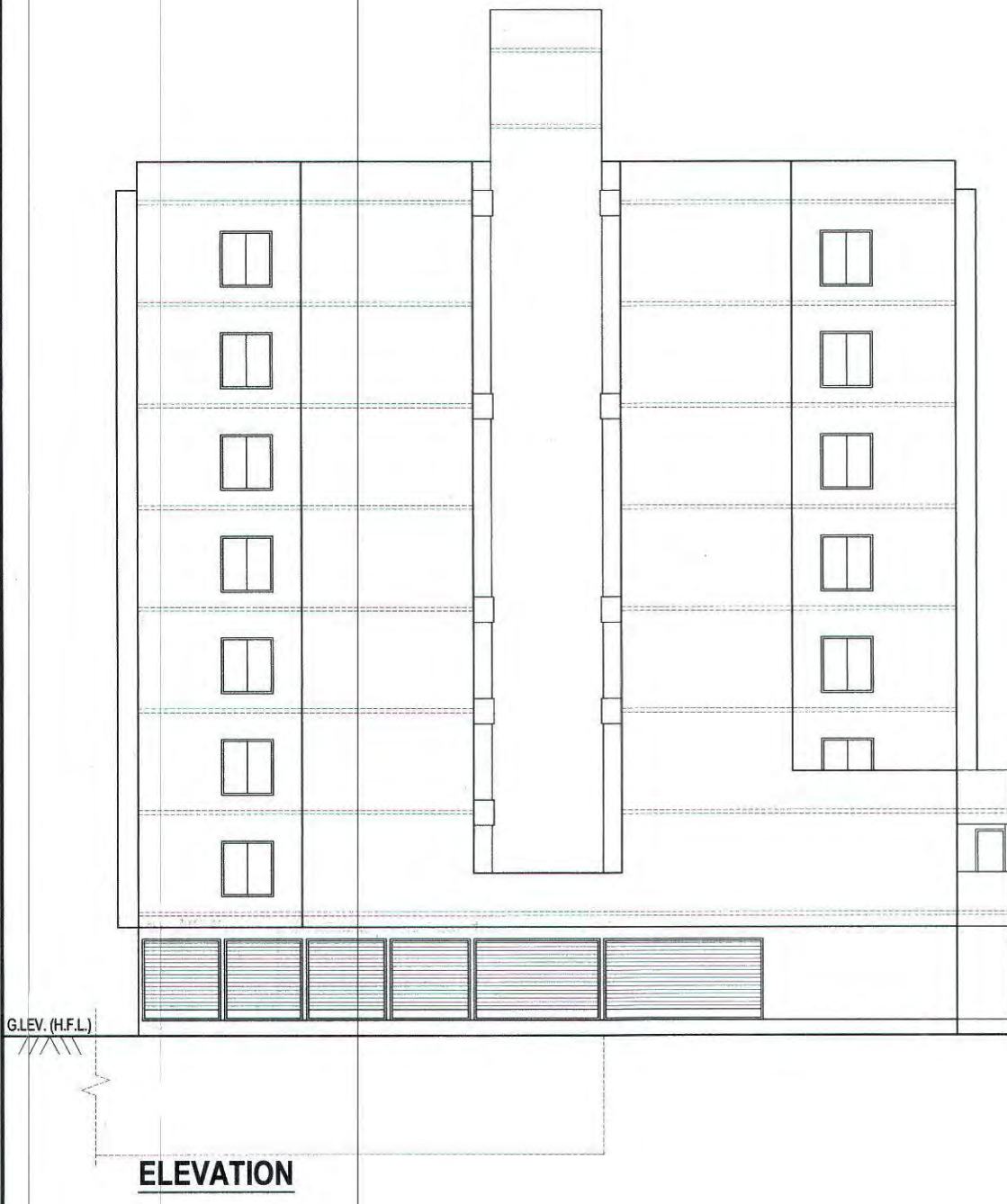
VUDA Lic.No.-AOR 302/2018TO2023
VMSS Lic.No.-CA-AOR 97/2019TO2024

S P INFRA SPACE

PARTNER



PROPOSED (R.A.H.) BUILDING PLAN FOR R.S. NO : 403 & 396/P, O. P. NO : 72 & 74/1, F.P.NO : 72 & 74/1, T.P.S. NO : 44 (BAPOD) AT VILLAGE - BAPOD , TAL. - DISTRICT : VADODARA.



SIGNATURE OF OWNERS / BUILDERS.

STAMPS & SIGNATURE OF APPROVAL

APPROVED SUBJECT TO CERTIFICATION FROM
DEPT. IN BUILDING PERMITS.

Arch. No. **E.A.H.**
Order No. **848-CR-2022-23**
Date: **29/12/2022**

Dr. T. D. Desai
Vadodra Mahanagar Palika
મ્યુ. કમિશનરશ્રી ના હુકમથી

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

SIGNATURE OF ARCHITECTS - ENGINEERS

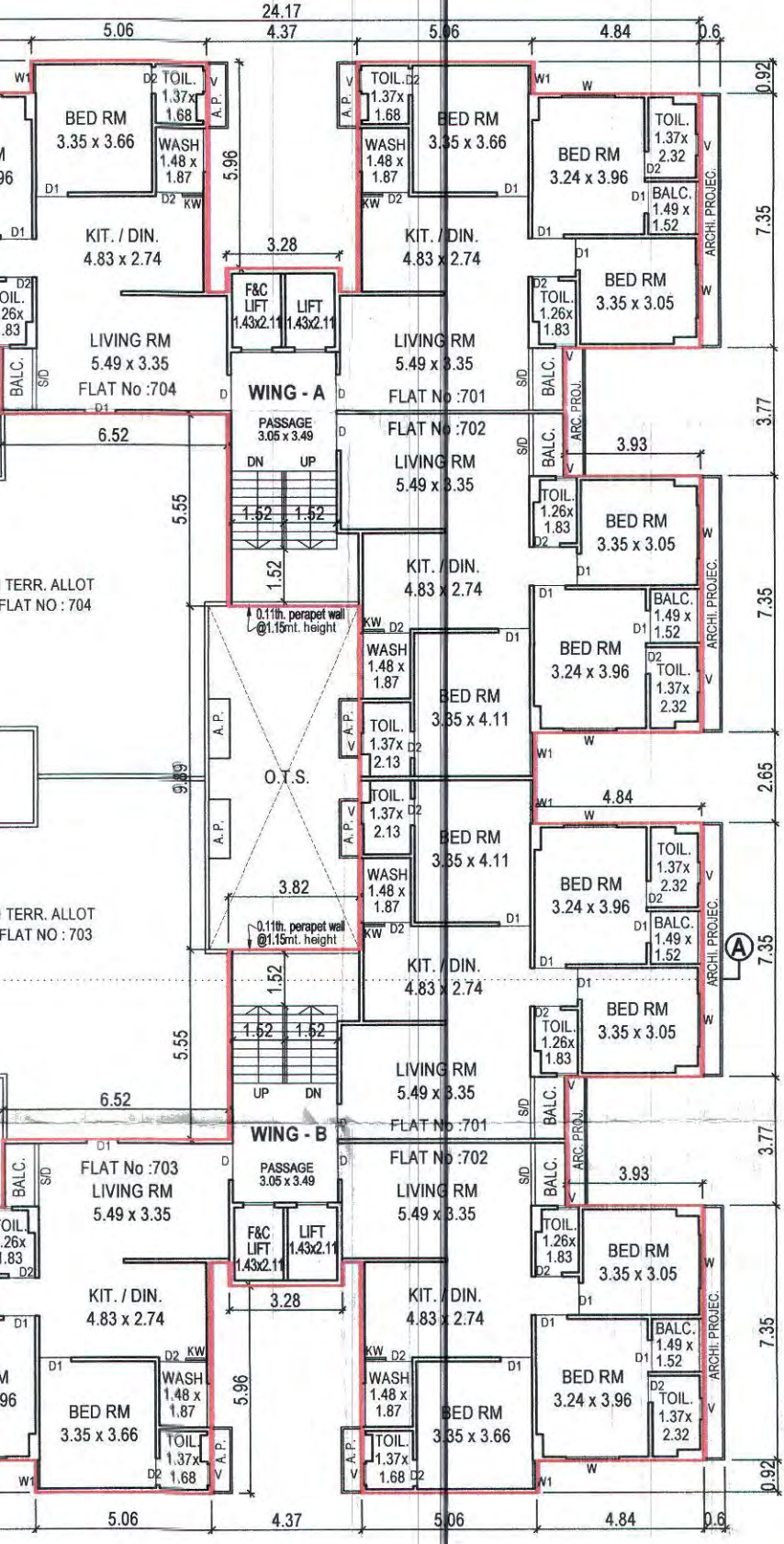
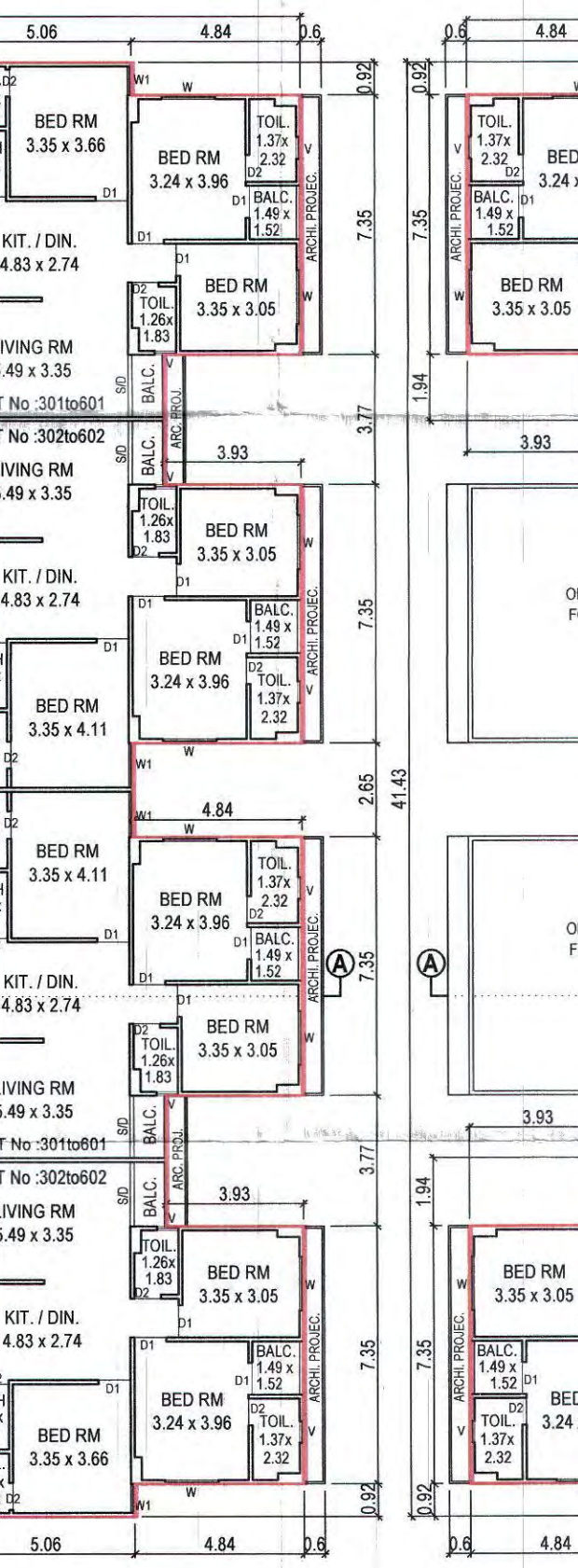
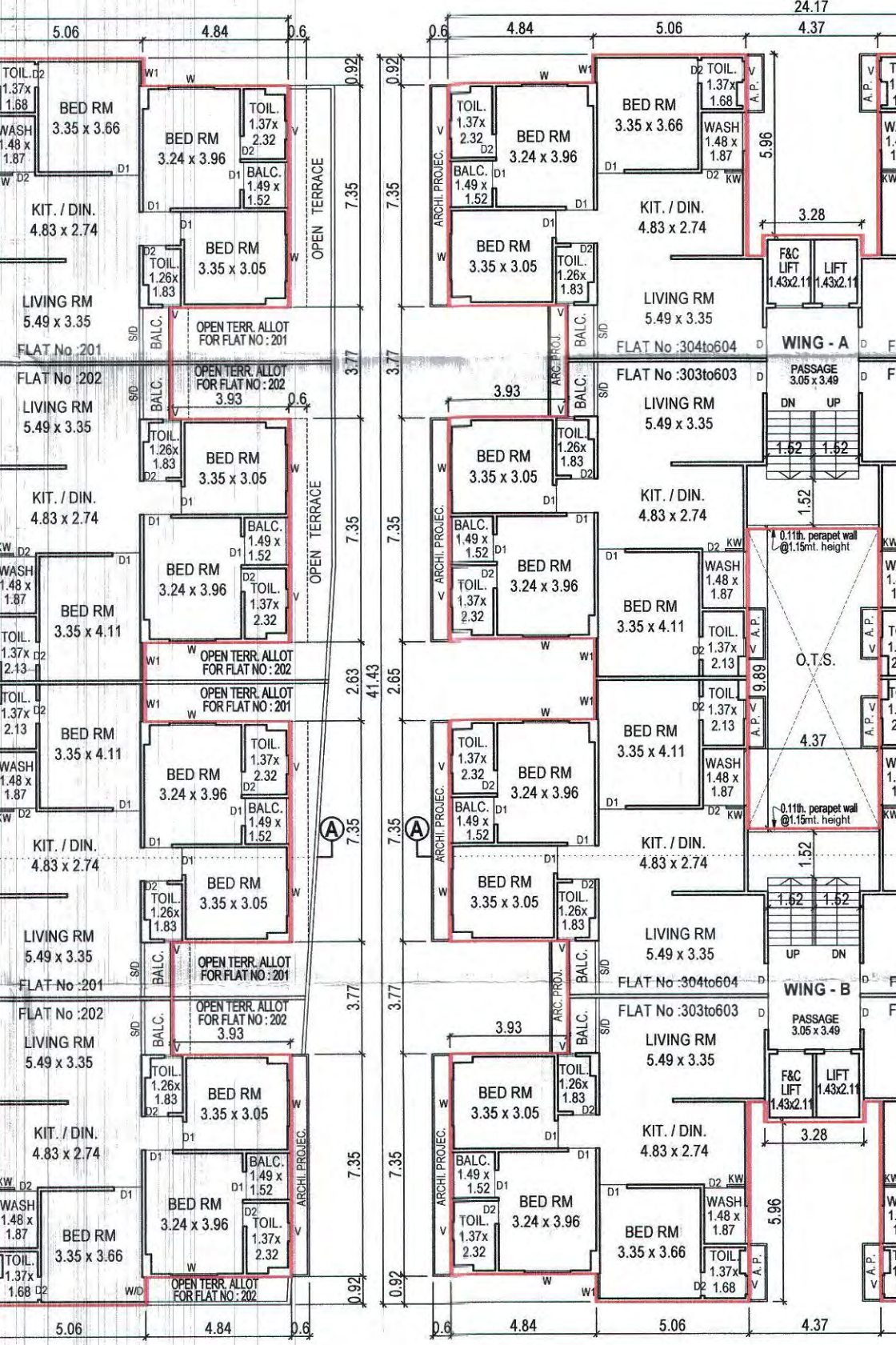
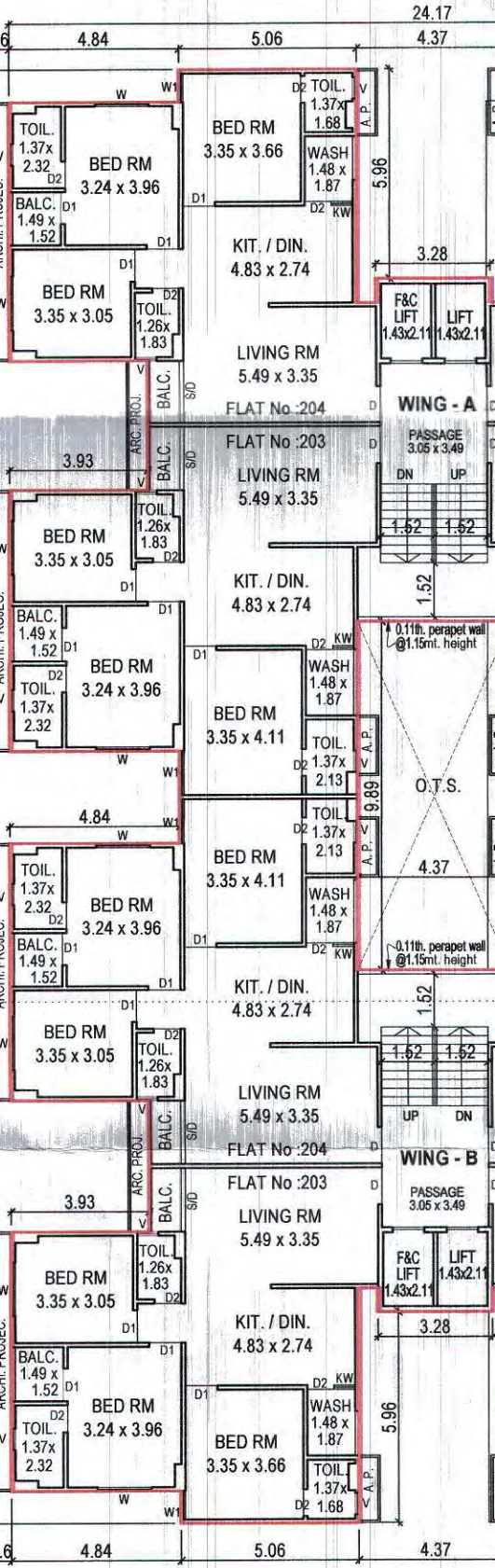
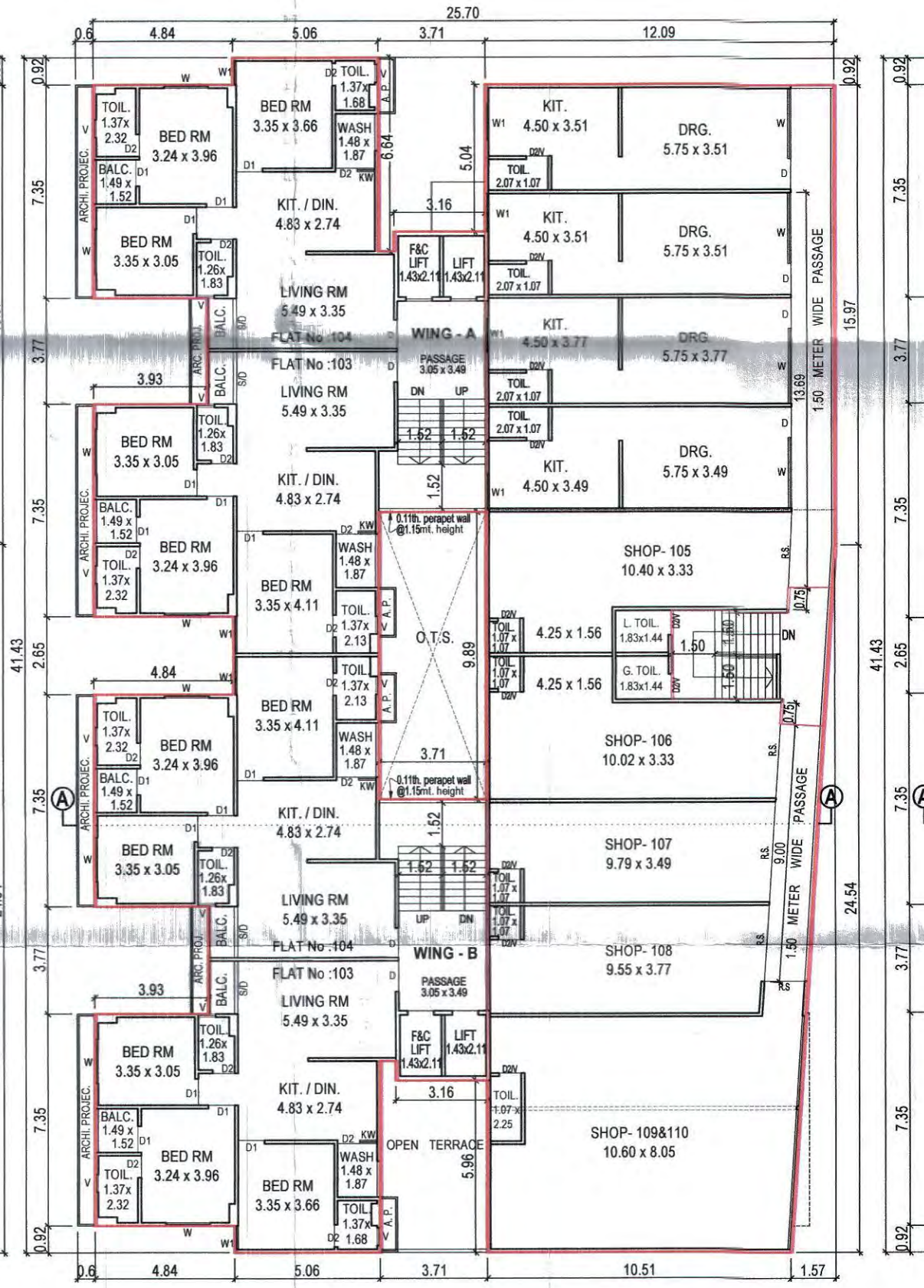
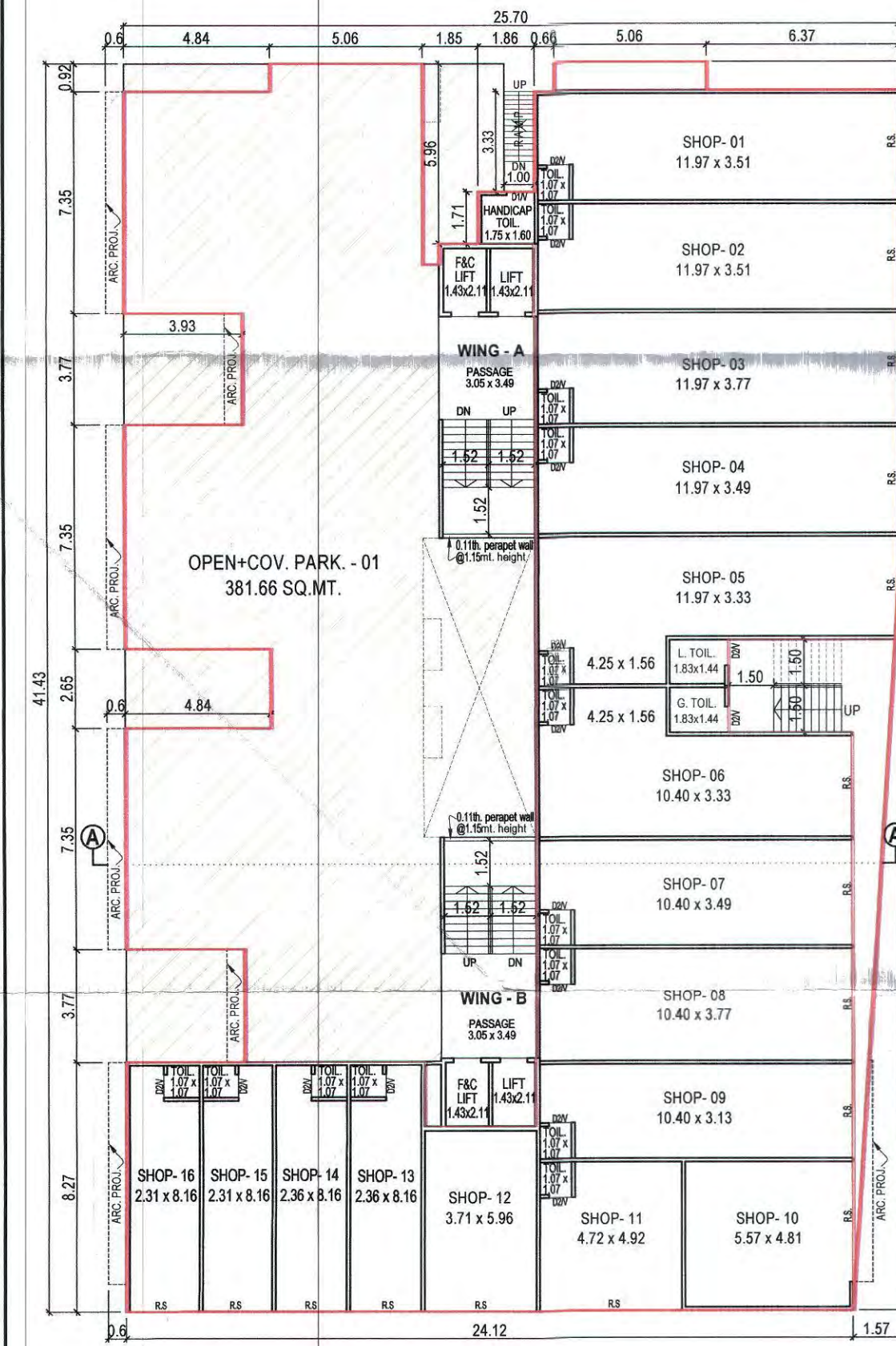
KIRAN PATEL
ARCHITECT

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VMS Lic. No. CA97/2019-2024
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VUDA Lic. No. S 155/2018-2023

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

R.S.		R.S. 2.50 X 2.40	
SD	SD	1.71	1.71 X 2.10
DOORS			
D	D	1.07	1.07 X 2.10
D1	D1	0.90	0.90 X 2.10
D2	D2	0.75	0.75 X 2.10
WINDOWS			
SW	SW	1.81	1.81 X 1.65
W1	W1	0.75	0.75 X 0.90
W2	W2	1.20	1.20 X 1.20
VENTS			
V	V	0.60	0.60 X 0.60



GROUND FLOOR PLAN BUILT UP AREA : 936.10 SQ.MT. ((COMM.+RESI.)) F.S.I. AREA : 550.18 SQ.MT. ((COMM.+RESI.)) PARKING AREA : 381.66 SQ.MT.	1st. FLOOR PLAN BUILT UP AREA : 901.30 SQ.MT. ((COMM.+RESI.)) DEDU. : STAIR + LIFT : 092.66 SQ.MT. F.S.I. AREA : 808.65 SQ.MT. ((COMM.+RESI.))	2nd. FLOOR PLAN BUILT UP AREA : 802.06 SQ.MT. DEDU. : STAIR + LIFT : 087.66 SQ.MT. F.S.I. AREA : 714.40 SQ.MT.	3rd. TO 6th. FLOOR PLAN BUILT UP AREA : 802.06 SQ.MT. (EACH FL.) DEDU. : STAIR + LIFT : 087.66 SQ.MT. F.S.I. AREA : 714.40 SQ.MT. (EACH FL.)	7th. FLOOR PLAN BUILT UP AREA : 615.23 SQ.MT. DEDU. : STAIR + LIFT : 080.75 SQ.MT. F.S.I. AREA : 534.48 SQ.MT.	8th. FLOOR PLAN BUILT UP AREA : 615.23 SQ.MT. DEDU. : STAIR + LIFT : 080.75 SQ.MT. F.S.I. AREA : 534.48 SQ.MT.
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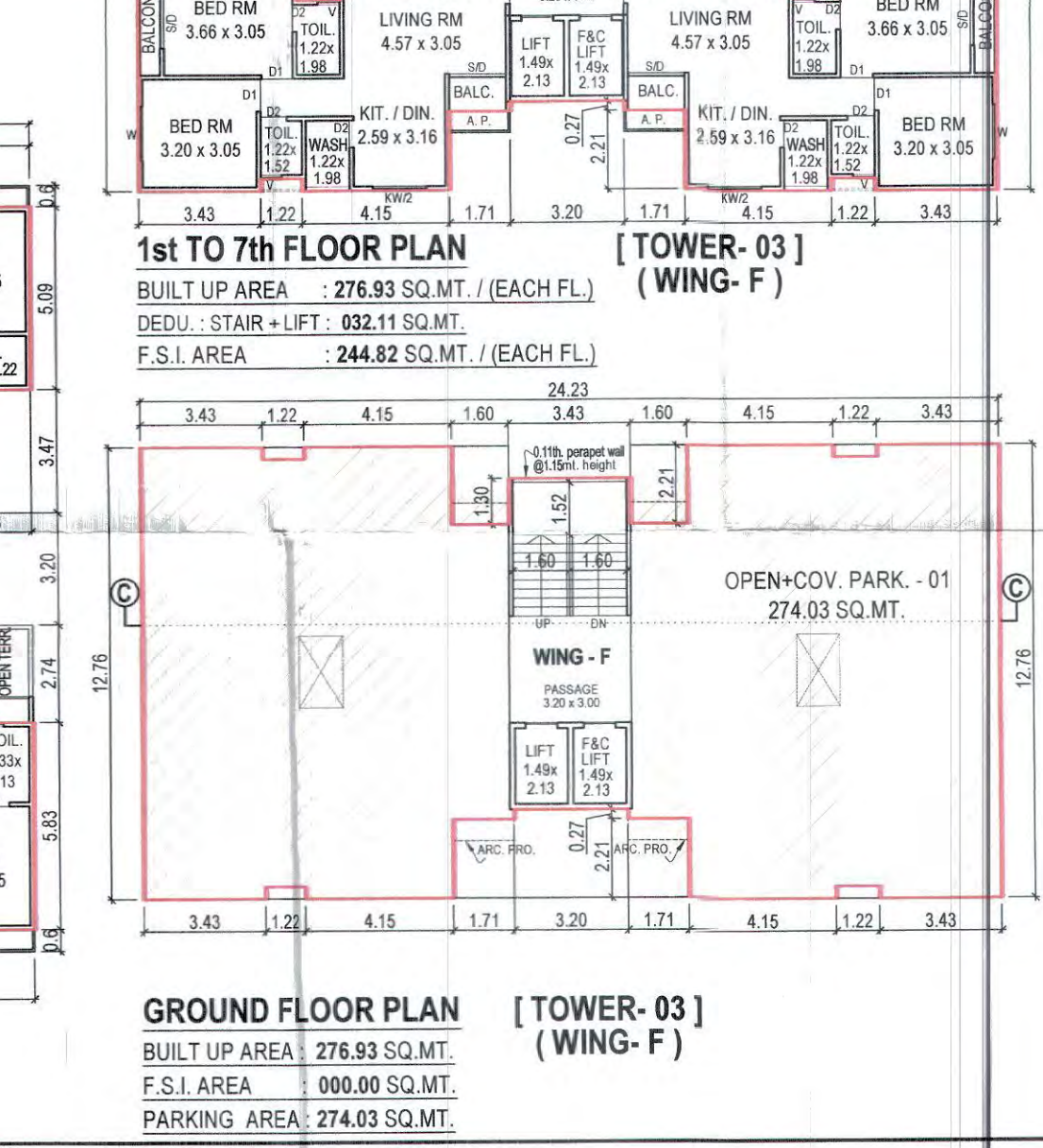
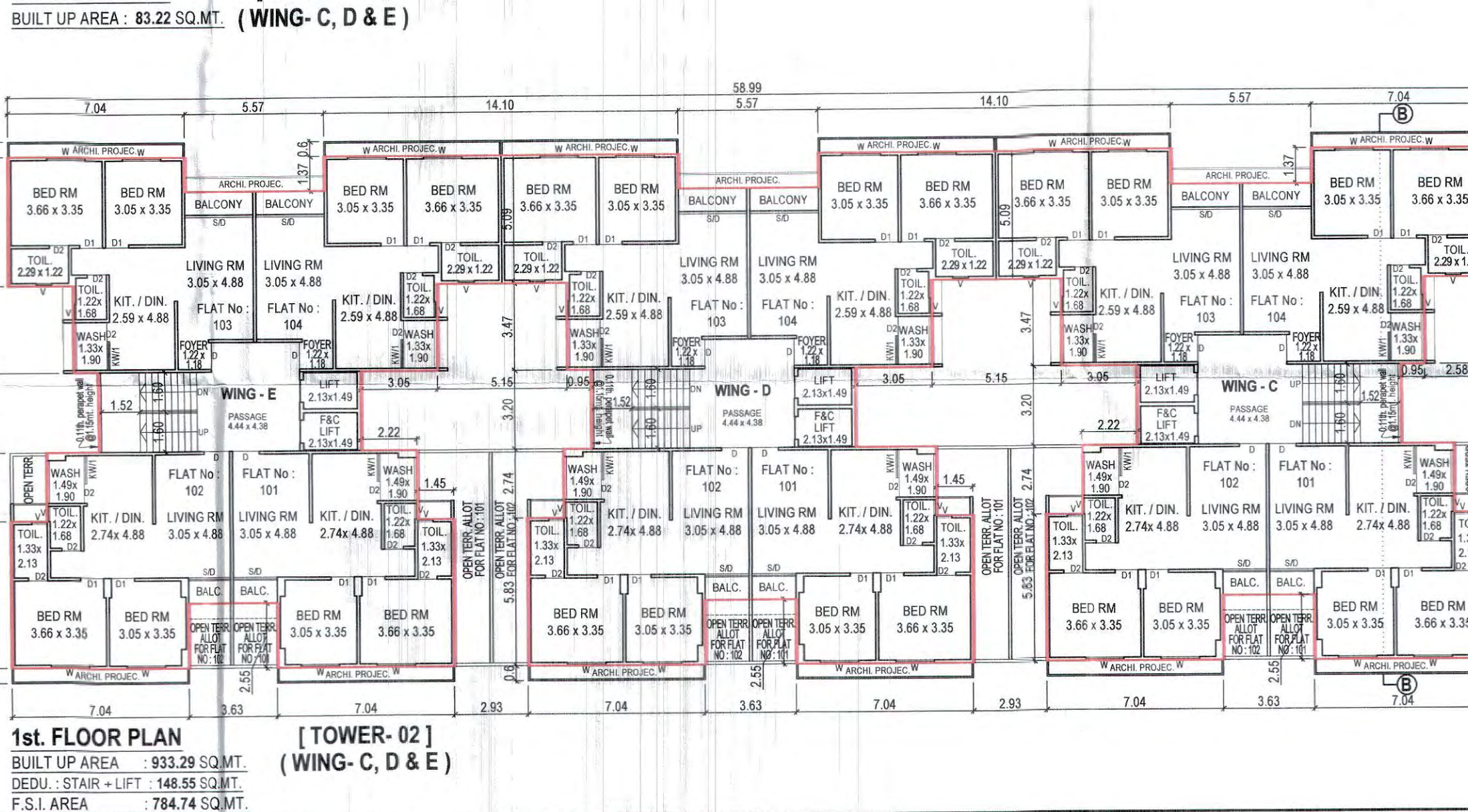
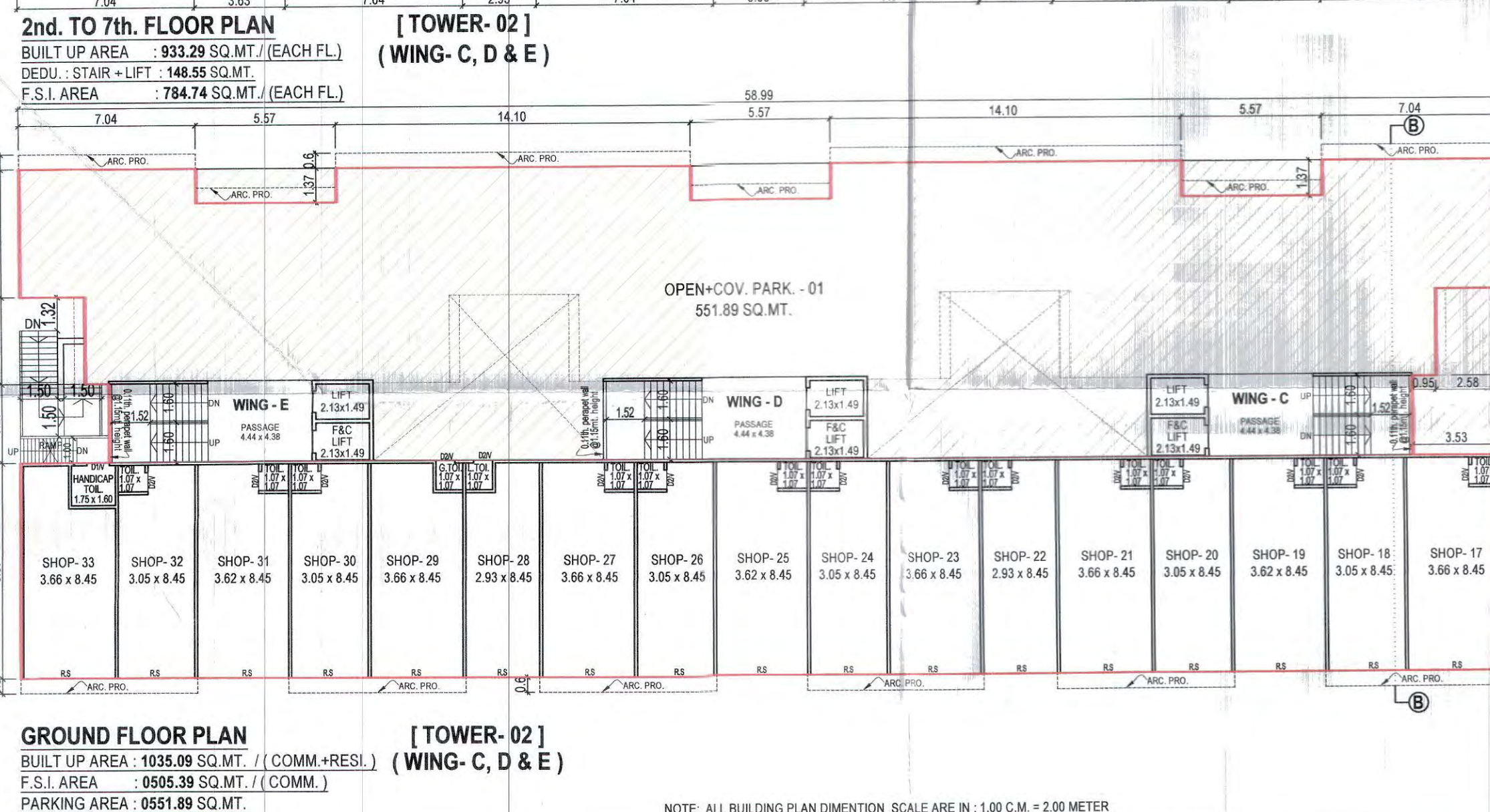
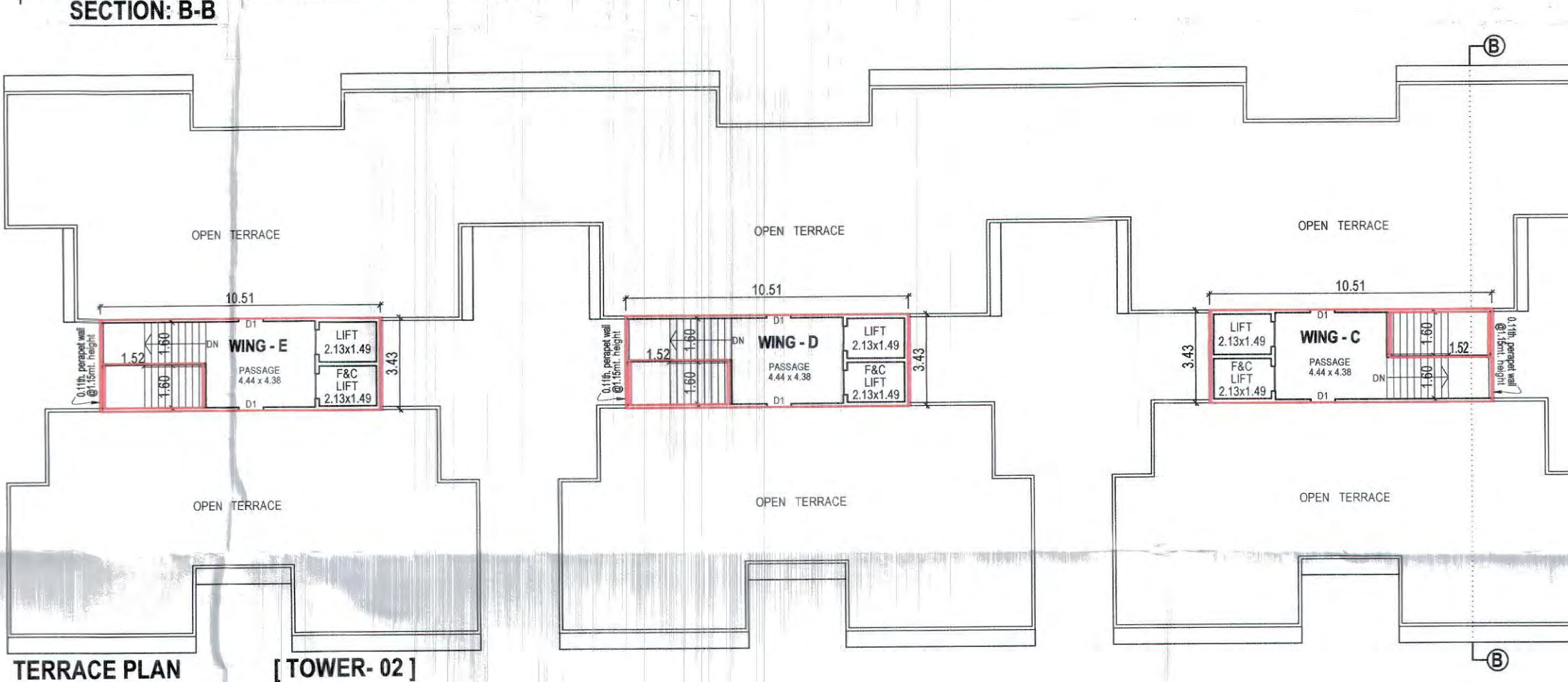
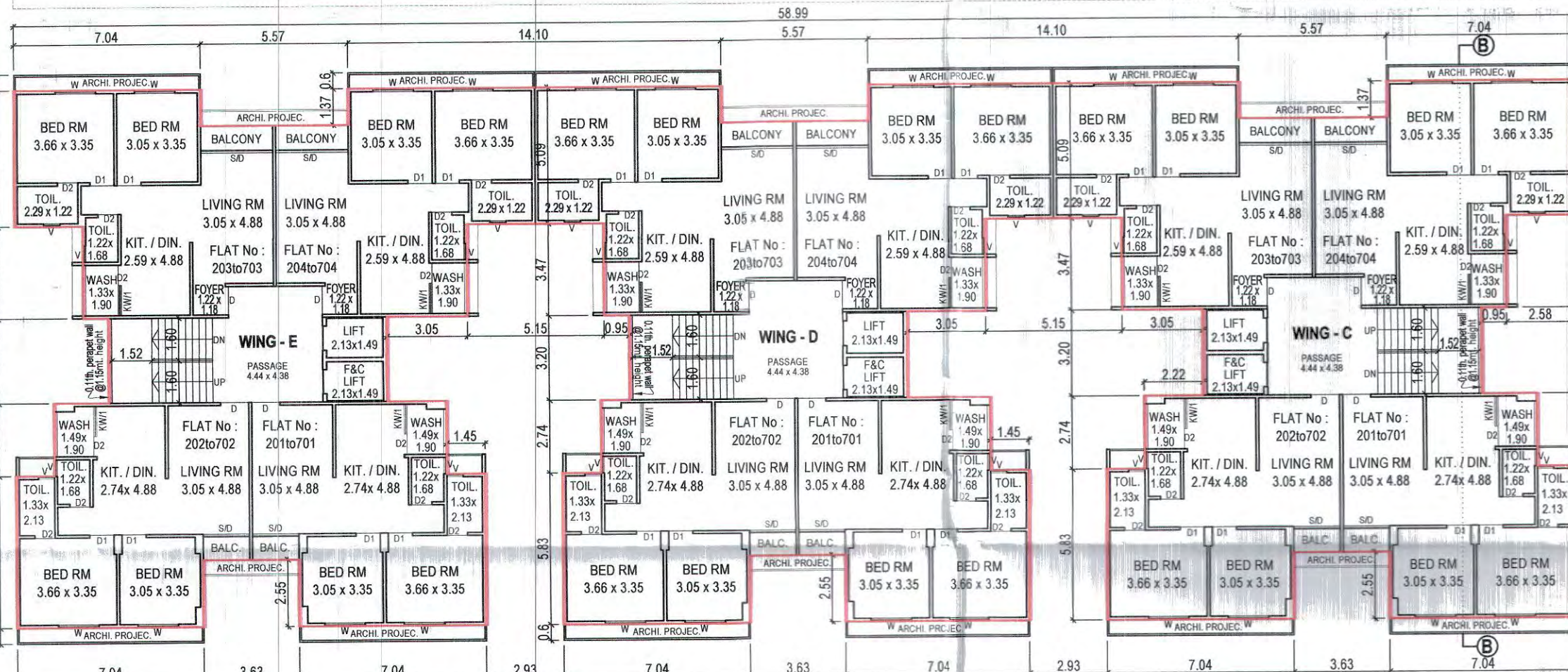
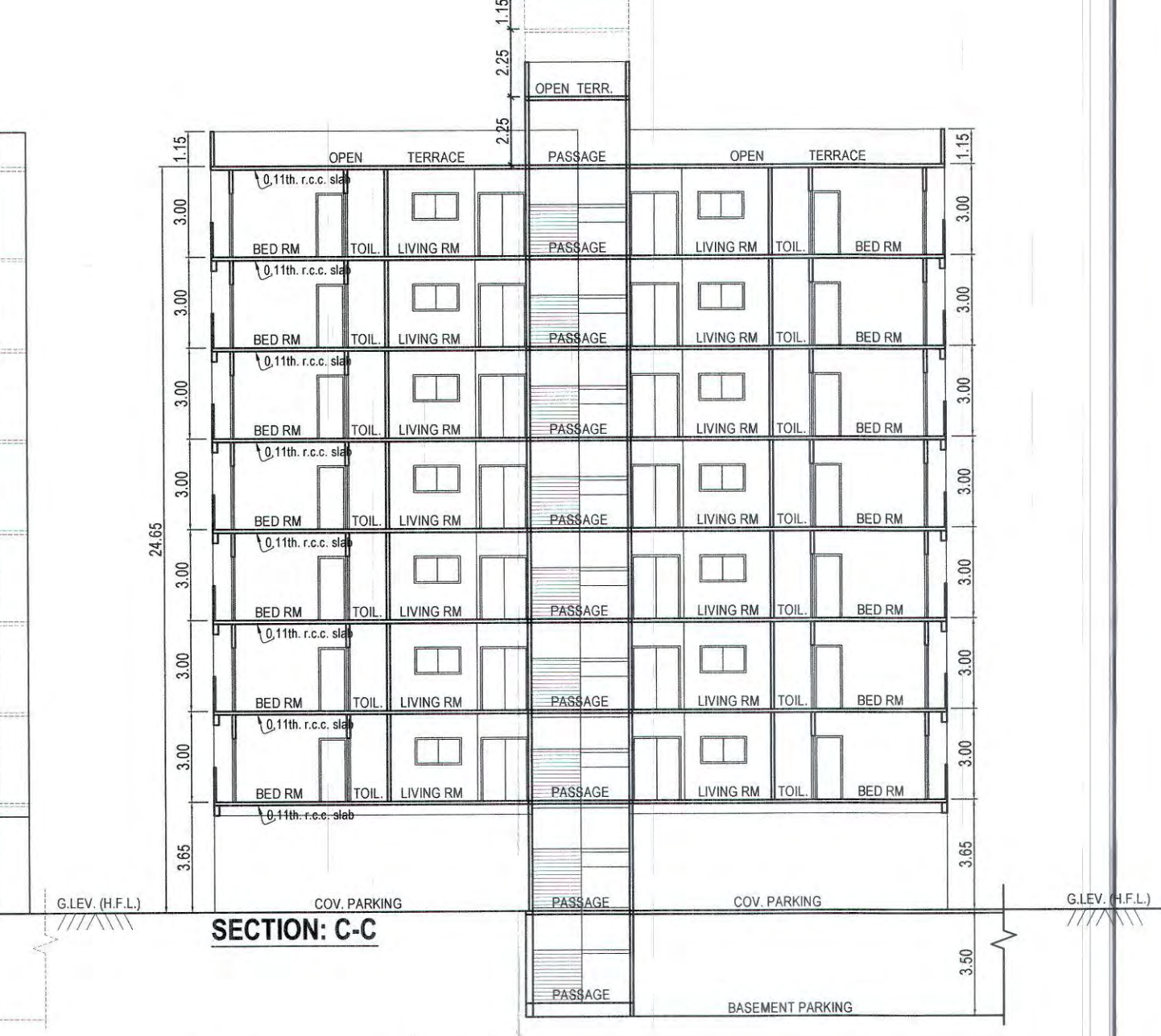
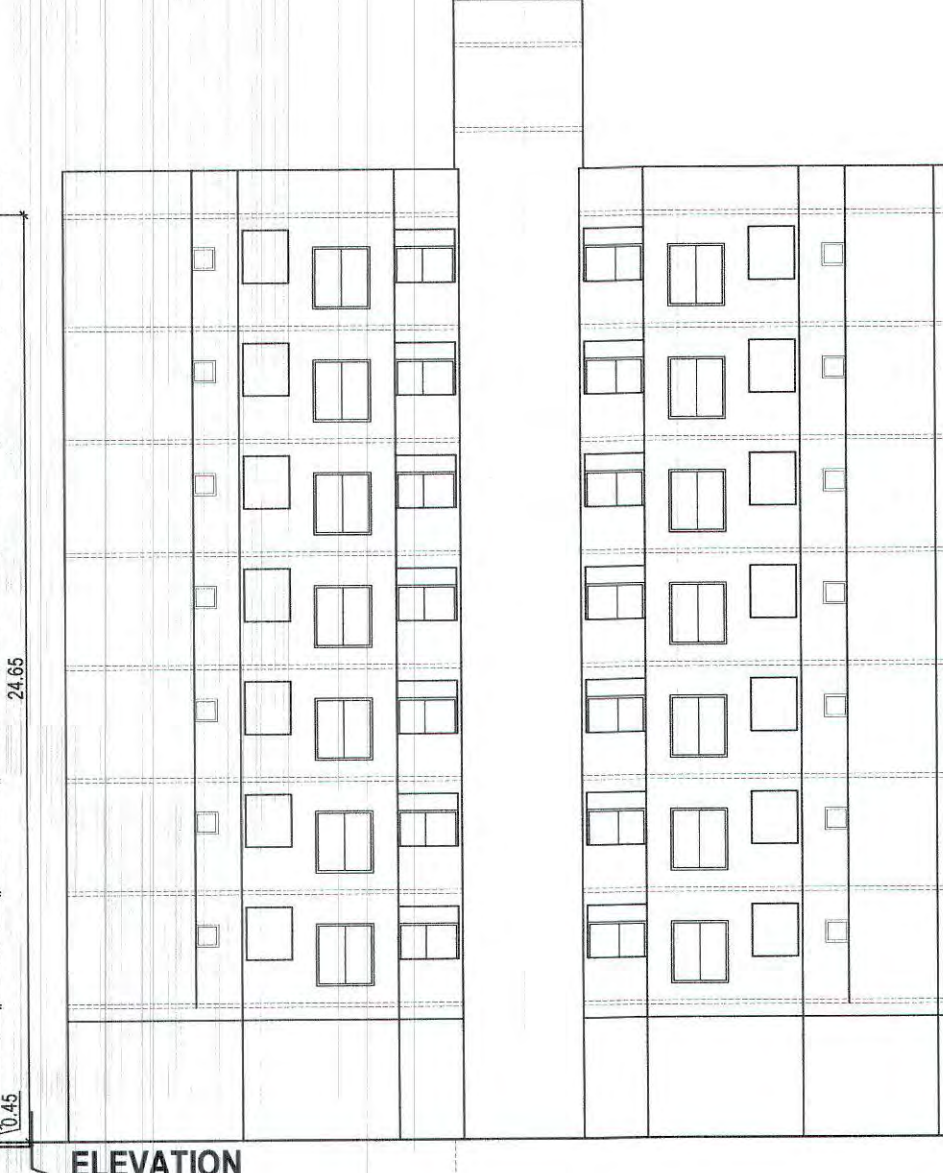
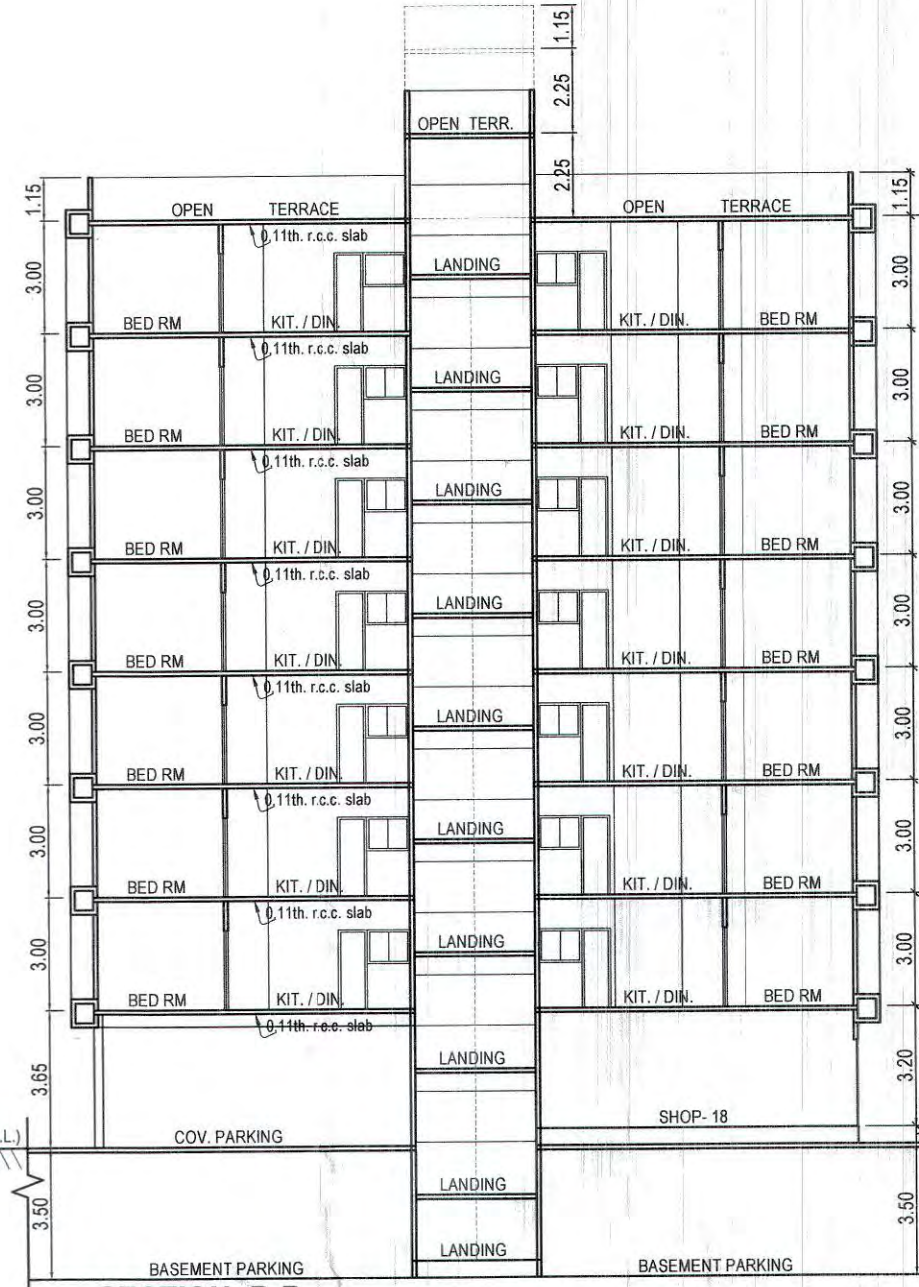
NOTE: ALL BUILDING PLAN DIMENTION SCALE ARE IN : 1.00 CM = 2.00 METER

PROPOSED (R.A.H.) BUILDING PLAN FOR R. S. NO : 403 & 396/P, O. P. NO : 72 & 74/1, F.P.NO : 72 & 74/1, T.P.S. NO : 44 (BAPOD) AT VILLAGE - BAPOD , TAL. - DISTRICT : VADODARA.

4/4

STAMPS & SIGNATURE OF APPROVAL

Approved Subject to Condition laid
Down in Building Permission.
Order No. 84B. 29129-23
Date: 29.12.2023
By: Dr. Bhanu Prasad
Vadodara Municipal Corporation
મુ.નિ. કમિશનરશ્રી ના હુકમથી



SCHEDULE OF OPENING

R.S.	R.S. 2.50 X 2.40
S/D	S/D 1.71 X 2.10
DOORS	D 1.07 X 2.10
	D1 0.90 X 2.10
	D2 0.75 X 2.10
WINDOWS	SW 1.81 X 1.65
	W1 0.75 X 0.90
	W2 1.20 X 1.20
VENTS	V 0.60 X 0.60

SIGNATURE OF OWNERS / BUILDERS.

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

SIGNATURE OF ARCHITECTS - ENGINEERS

KIRAN PATEL
ARCHITECT
SPACE PLUS
KIRAN PATEL
ARCHITECT
VMSA Lic. No. CA87/2019-2024
VUDA Lic. No. A 302/2018-2023
VUDA Lic. No. S 156/2018-2023
VUDA Lic. No. AOR 302/2018TO2023
VMSA Lic. No. CA-AOR 97/2019TO2024

S P INFRA SPACE
PARTNER

