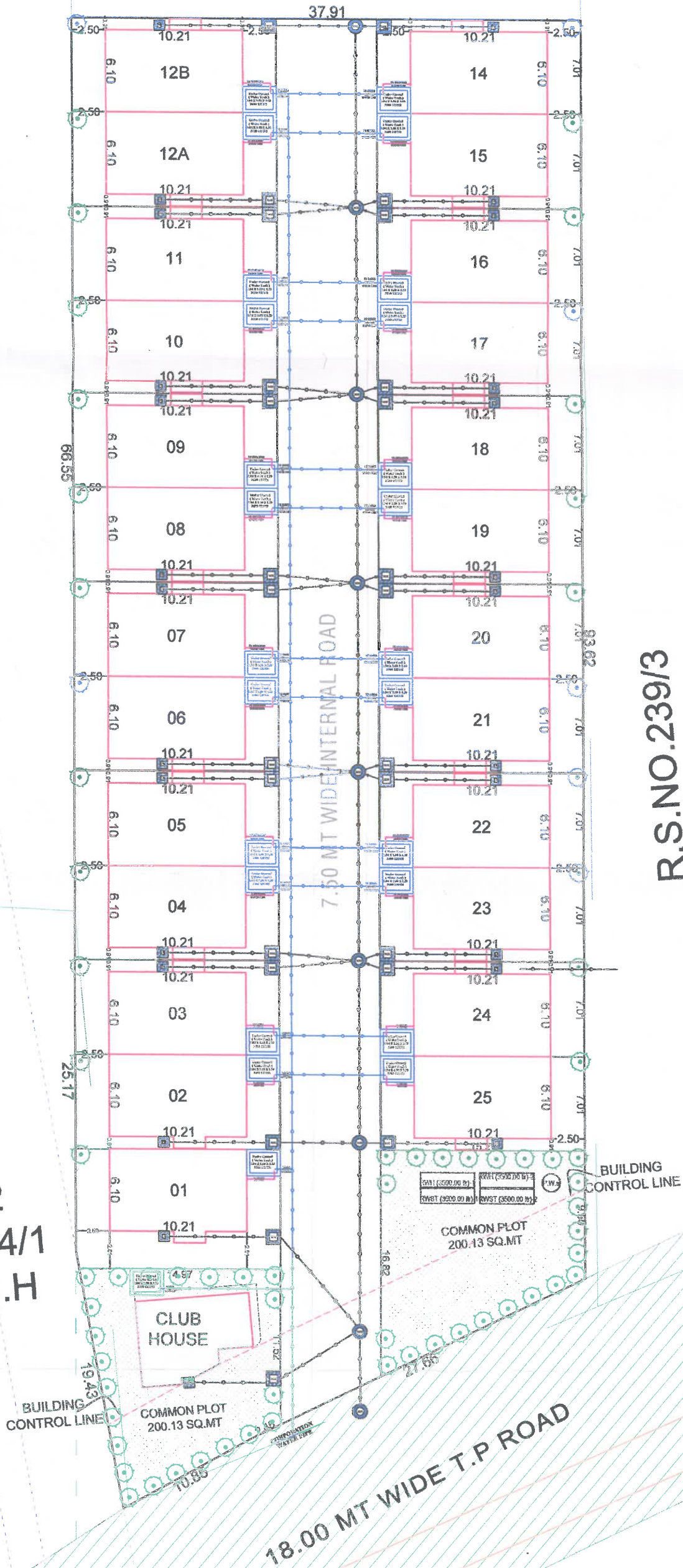


R.S.NO:238

237/3/2
OP NO:54/1
S.E.W.S.H

S.E.W.S.H



Project
PROPOSED
DRAINAGE & PLUMBING DRAWING
FOR
PLOT TYPE DUPLEX
ON
R.S. NO. :-239/1,239/2,239/3/2
O.P. NO. :- 41/1,54/1 F.P. NO. :- 41/1
T.P. NO. :- 31 - VADASAR
AT VILLAGE :- VADASAR,
DIST. :- VADODARA

Issued by :

DRG NO : 01/01
SCALE : NTS
DATE : 27/02/2023
DRAWN BY : HIMANSHU MAKWANA
CHECKED BY : MANOJ LAKHIA

ARCHITECT SIGNATURE

DWIP ASSOCIATE'S
Consulting
Architect / Engineers
V.M.S.S. / Vuda Lic. No. 130189
Top Floor, Opeal Square,
Karelibaug, VADODARA.

ENGINEERS SIGNATURE

DWIP ASSOCIATE'S
Consulting
Architect / Engineers
V.M.S.S. / Vuda Lic. No. 19-14
Top Floor, Opeal Square,
Karelibaug, VADODARA.

OWNERS SIGNATURE

- | | |
|--|---|
| | GULLY TRAP - 300 X 300 |
| | MAN HOLE CHAMBER - 450 X 600 |
| | MAN HOLE CHAMBER - 600 X 600 |
| | ROUND MAN HOLE CHAMBER - 600 X 600 MM Ø |

6" (150 mm) Ø R.C.C./P.V.C. PIPE

3/4" (20 mm) Ø U.P.V.C. PIPE



MANOJ LAKHIA
DWIP ASSOCIATES
ARCHITECTS & ENGINEERS
M. 9924443651
MAIL I.D : dwipassociates11@gmail.com



LAY OUT PLAN

Inward No.	Inward Date	QDPS2022113628	Sheet	1 / 4
Scale	1:200			
A		AREA STATEMENT	VERSION NO. : 1.0/53	VERSION DATE : 19/11/2022
A		AREA STATEMENT	PROJECT DETAIL	
Authority/Vadodara Municipal Corporation (VNC)		Plot Use: Residential		
Authority/Class: D1		Plot SubUse: Semidetached Dwelling		
Authority/Grade: Municipal Corporation		Plot Use Group: Dwelling 2 (DW2)		
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: 41/1, VI- VADGAR TA-GU: VADODARA				
AREA DETAILS:		Sq.Mts		
1. Area of Plot As per record		-		
Plot Validation Certificate		3865.00		
Physical area measured at site		3865.00		
Plot area drawn as per site		3865.07		
Area of Plot Considered		3865.00		
2. Deduction for				
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Totals = 19		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		3865.00		
4. % of Common Plot (Prop)		386.50		
Common Plot		400.80		
Balance area of Plot (1 - 4)		3464.21		
Plot Area For Coverage		3865.00		
Plot Area For FSI		3865.00		
Perm. FSI Area (1.80)		6957.00		
Total Perm. FSI area		6957.00		
6. Total Built up area permissible at:				
a. Ground Floor		0.00		
Proposed Coverage Area (42.95 %)		1659.85		
Total Prop. Coverage Area (42.95 %)		1659.85		
Balance coverage area (%)		0.00		
Proposed Area at:				
Ground Floor		1659.80	0.00	1596.75
First Floor		1659.80	0.00	1596.75
Second Floor		1107.00	0.00	960.00
Terrace Floor		0.00	0.00	0.00
Total Area		4426.60	0.00	3973.27
Total FSI Area				3929.47
Total BuiltUp Area:				4426.75
Proposed F.S.I. consumed:				1.02
B. Tenement Proposed At:				
G.F.				25.00
1st Floor				1.00
2. Total Tenements (3 + 4)				26
C. Parking Statement				
2. Proposed Parking Space:				40.53

Color Notes	
PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRAINAGE 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
12B	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
12A	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
01	7.50M WIDE INTERNAL ROAD	-	-	134.85	-	8.85	0.00	-	64.24	242.73	157.02
02	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
03	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
04	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
05	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
06	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
07	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
08	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
09	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
10	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
11	7.50M WIDE INTERNAL ROAD	-	-	106.64	-	7.01	0.00	-	64.24	191.95	157.02
14	7.50M WIDE INTERNAL ROAD	-	-	106.31	-	6.99	0.00	-	64.24	191.36	157.02
15	7.50M WIDE INTERNAL ROAD	-	-	106.31	-	6.99	0.00	-	64.24	191.36	157.02
16	7.50M WIDE INTERNAL ROAD	-	-	106.32	-	6.99	0.00	-	64.24	191.38	157.02
17	7.50M WIDE INTERNAL ROAD	-	-	106.32	-	6.99	0.00	-	64.24	191.38	157.02
18	7.50M WIDE INTERNAL ROAD	-	-	106.33	-	6.99	0.00	-	64.24	191.39	157.02
19	7.50M WIDE INTERNAL ROAD	-	-	106.33	-	6.99	0.00	-	64.24	191.39	157.02
20	7.50M WIDE INTERNAL ROAD	-	-	106.34	-	6.99	0.00	-	64.24	191.41	157.02
21	7.50M WIDE INTERNAL ROAD	-	-	106.34	-	6.99	0.00	-	64.24	191.41	157.02
22	7.50M WIDE INTERNAL ROAD	-	-	106.35	-	6.99	0.00	-	64.24	191.43	157.02
23	7.50M WIDE INTERNAL ROAD	-	-	106.35	-	6.99	0.00	-	64.24	191.43	157.02
24	7.50M WIDE INTERNAL ROAD	-	-	106.36	-	6.99	0.00	-	64.24	191.45	157.02
25	7.50M WIDE INTERNAL ROAD	-	-	106.36	-	6.99	0.00	-	64.24	191.45	157.02

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
HOUSE (RESIDENTIAL)	12	2073.12	189.12	0.00	1884.36	12
MRR HOUSE (RESIDENTIAL)	13	2245.88	204.88	0.00	2041.39	13
CH (CLUB HOUSE)	1	107.60	12.54	7.90	47.52	01
Grand Total	26	4426.60	406.54	7.90	3973.27	26

OWNERS NAME AND SIGNATURE	
ASHISH LALJI BHAI GANDHI ON BEHALF OF STONE CRAFT INFRA	
ARCHENG'S NAME & SIGNATURE	
TUSAR N PANDYA	
003ERL3103240V87	
SUPERVISOR'S NAME & SIGNATURE	
19/12/2022	
Deputy Town Development Officer	
DESIGNATION OF APPROVER :	

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	2690.55	69.61
Road Area	770.59	19.94
Organized Open Space	400.80	10.37
Other Area	3.06	0.08
Total net layout	3865.00	100.00

Tree Details (Table 3h)

Plot	Name	
PLOT	Tree	

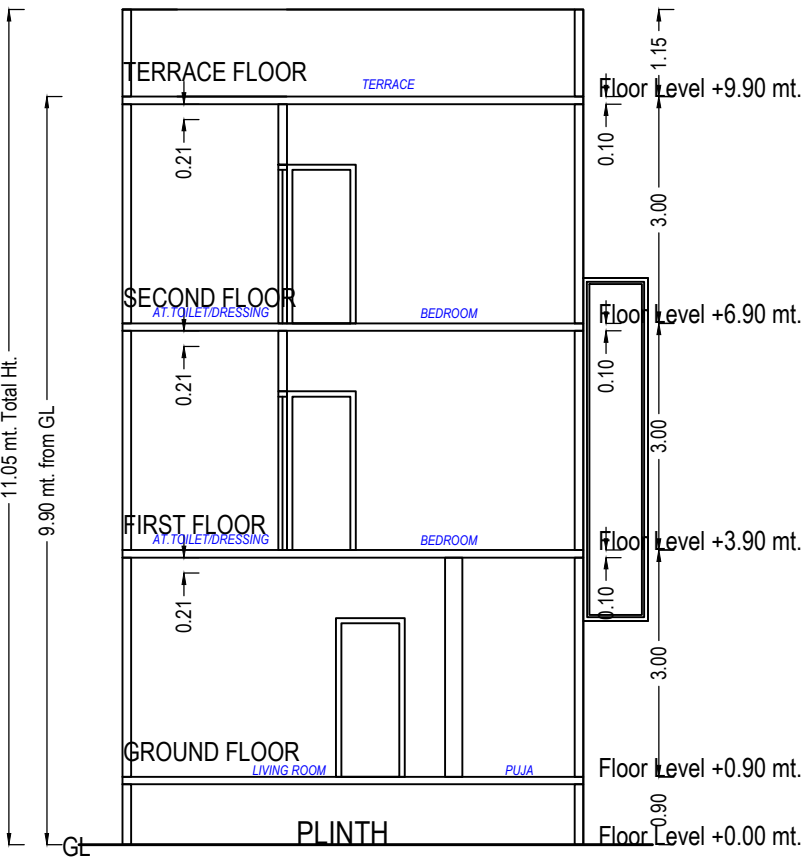
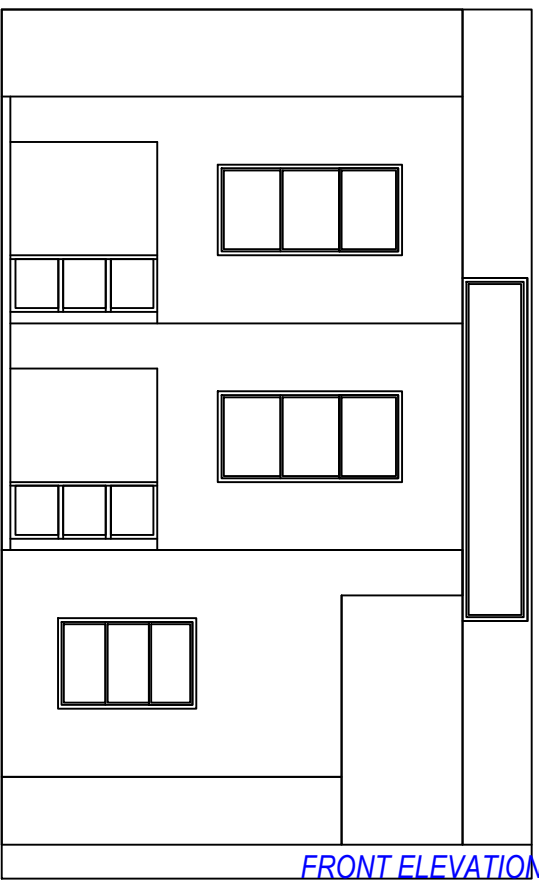
Common Plot Area

Name	Prop. Area
COMMON PLOT 2	260.13
COMMON PLOT 1	220.67





Inward No	ODPS/2022/113626	Sheet	2 / 4
Inward Date		Scale	1:100



SECTION

Balcony Calculations Table

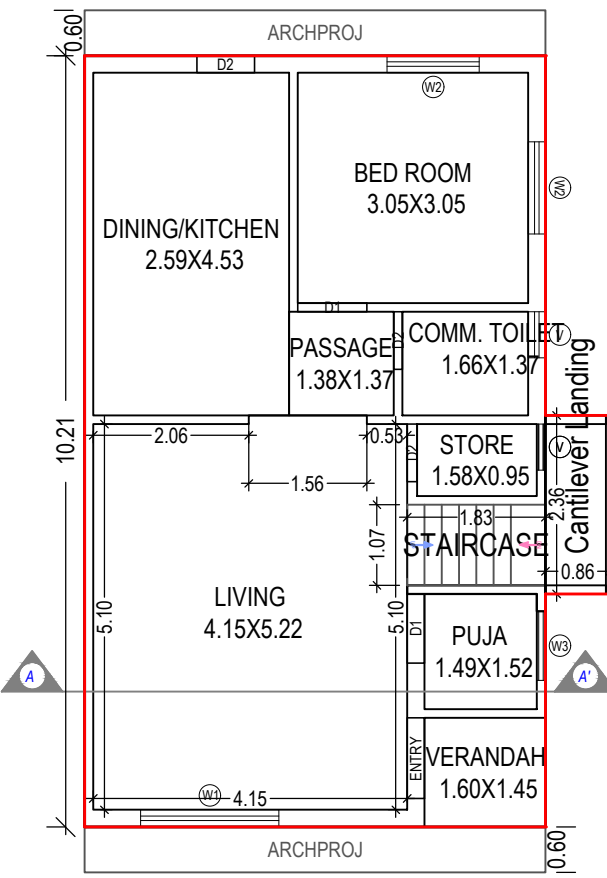
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.14 X 2.06 X 2 X 1	4.70	4.70
SECOND FLOOR PLAN	1.14 X 2.06 X 1 X 1	2.35	2.35
Total	-	-	7.05

SCHEDULE OF WINDOW/VENTILATION:

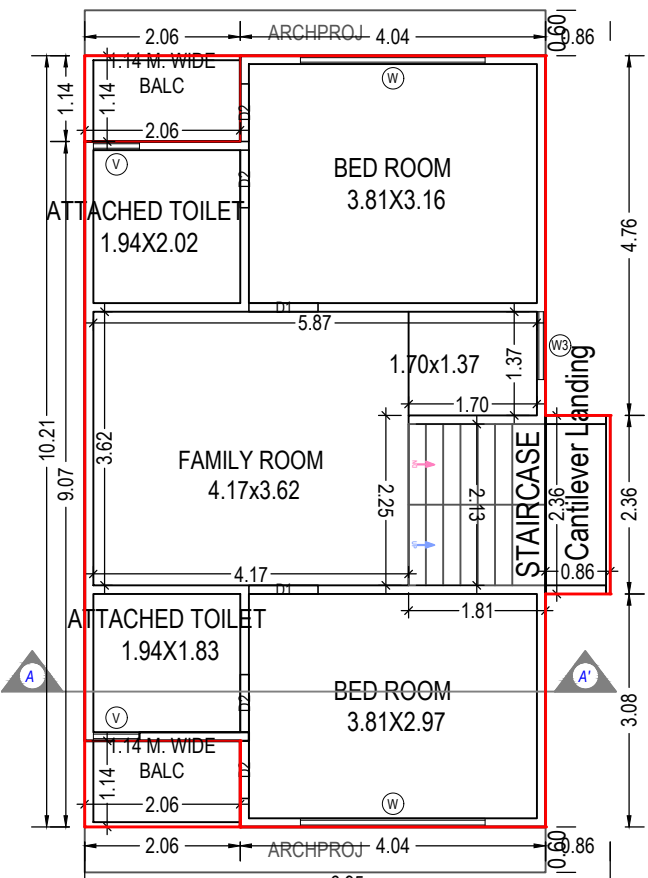
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
HOUSE (RESIDENTIAL)	V	0.61	1.00	06
HOUSE (RESIDENTIAL)	W3	0.90	1.20	01
HOUSE (RESIDENTIAL)	W3	0.91	1.20	01
HOUSE (RESIDENTIAL)	W2	1.22	1.20	02
HOUSE (RESIDENTIAL)	W	1.52	1.20	01
HOUSE (RESIDENTIAL)	W1	1.83	1.20	01
HOUSE (RESIDENTIAL)	W	2.44	1.20	03

UnitBUA Table for Building :HOUSE (RESIDENTIAL)

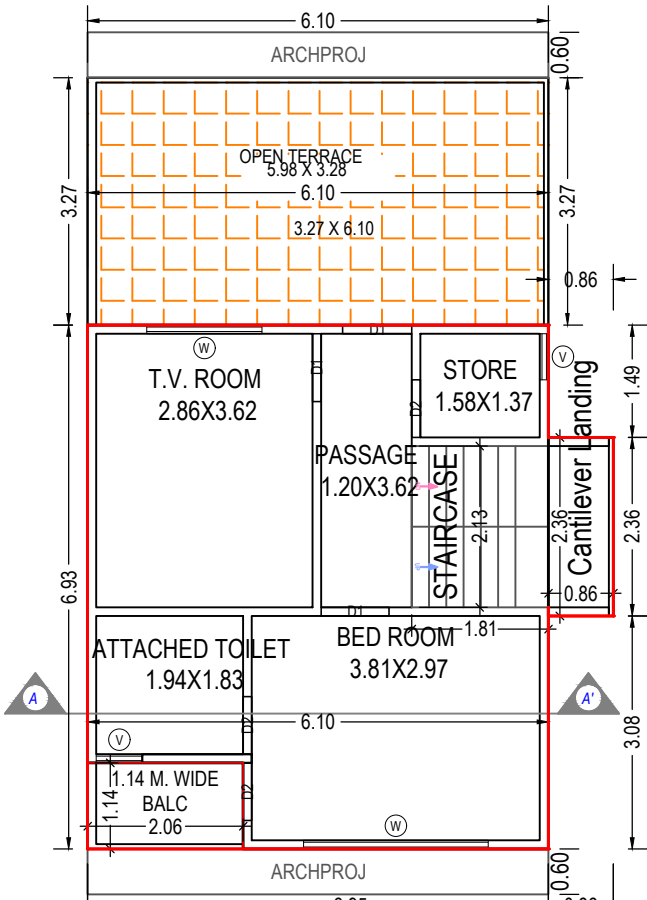
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	62.22	62.22	0.24	1.95	60.03	01
		Total :	62.22	62.22	0.24	1.95	60.03	01
	Total per Floor:	Typical Floor = 1						
		Total :	62.22	62.22	0.24	1.95	60.03	01
FIRST FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	59.87	59.87	0.17	3.86	55.84	00
		Total :	59.87	59.87	0.17	3.86	55.84	00
	Total per Floor:	Typical Floor = 1						
		Total :	59.87	59.87	0.17	3.86	55.84	00
SECOND FLOOR PLAN	SPLIT HOUSE	DWELLING UNIT	42.26	42.26	0.17	3.86	38.23	00
		Total :	42.26	42.26	0.17	3.86	38.23	00
	Total per Floor:	Typical Floor = 1						
		Total :	42.26	42.26	0.17	3.86	38.23	00
-								
Total:	-	-	164.35	164.35	0.57	9.67	154.10	01



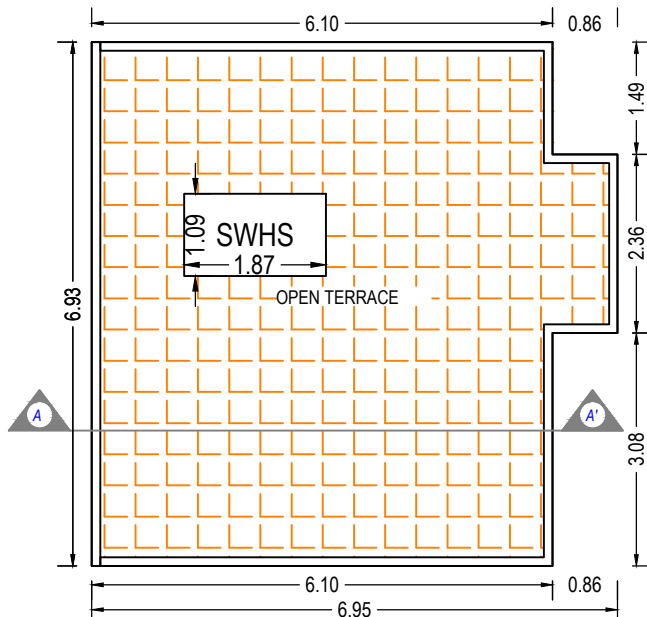
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
HOUSE (RESIDENTIAL)	D2	0.76	2.10	10
HOUSE (RESIDENTIAL)	D1	0.90	2.10	02
HOUSE (RESIDENTIAL)	D1	0.91	2.10	05
HOUSE (RESIDENTIAL)	ENTRY	1.07	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.07	0.23	0.50
	Cantilever Landing	0.00	0.00	0.00
	STAIRCASE	1.07	0.23	0.23
FIRST FLOOR PLAN	STAIRCASE	1.07	0.23	0.23
	Cantilever Landing	0.00	0.00	0.00
	STAIRCASE	1.07	0.23	0.23
SECOND FLOOR PLAN	STAIRCASE	1.07	0.23	0.23
	Cantilever Landing	0.00	0.00	0.00
	STAIRCASE	1.07	0.23	0.23

Building :HOUSE (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Resi.			
Ground Floor	64.24	3.98	60.27	60.27	60.27	01
First Floor	64.24	5.89	58.36	58.36	58.36	00
Second Floor	44.28	5.89	38.40	38.40	38.40	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	172.77	15.76	157.03	157.03	157.03	01
Total Number of Same Buildings:	12					
Total:	2073.24	189.12	1884.36	1884.36	1884.36	12

OWNER'S NAME AND SIGNATURE
ASHISH LALJIBHAI GANDHI ON BEHALF OF STONE CRAFT INFRA

ARCH/ENG'S NAME & SIGNATURE STRUCTURE ENGINEER

TUSAR N PANDYA

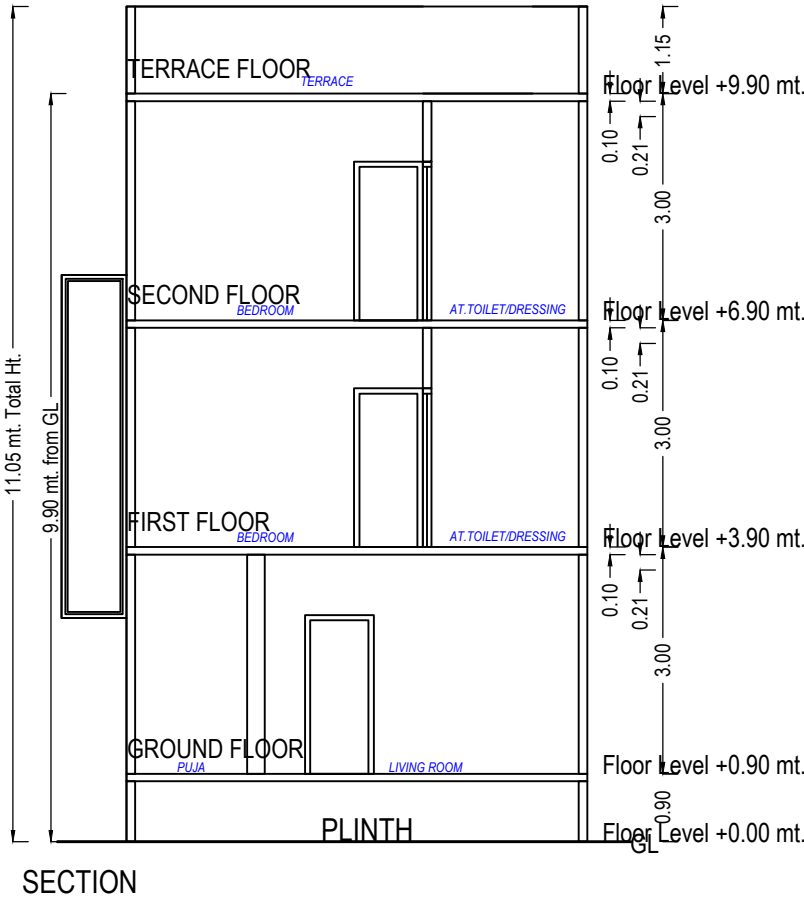
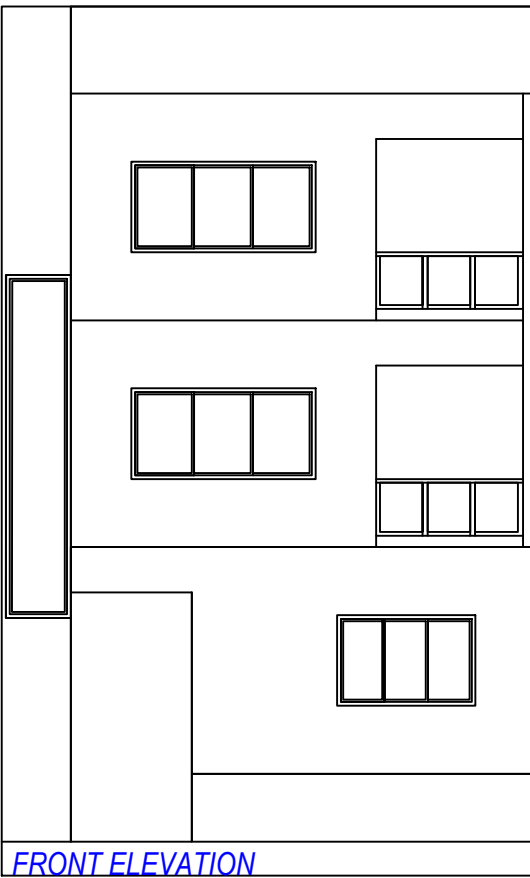
003ERL3103240lr87

SUPERVISOR'S NAME & SIGNATURE DATE OF APPROVAL

15/12/2022

DESIGNATION OF APPROVER : Deputy Town Development Officer





Balcony Calculations Table

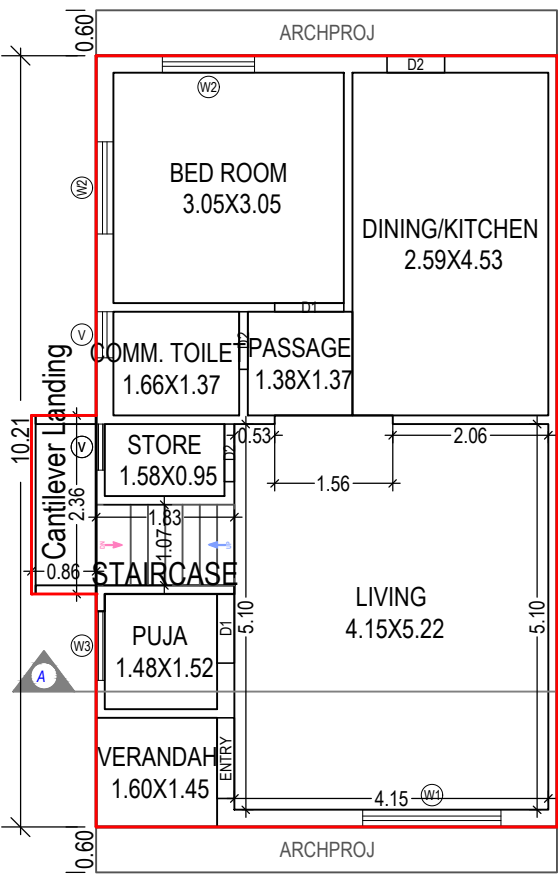
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.14 X 2.06 X 2 X 1	4.70	4.70
SECOND FLOOR PLAN	1.14 X 2.06 X 1 X 1	2.35	2.35
Total	-	-	7.05

SCHEDULE OF WINDOW/VENTILATION:

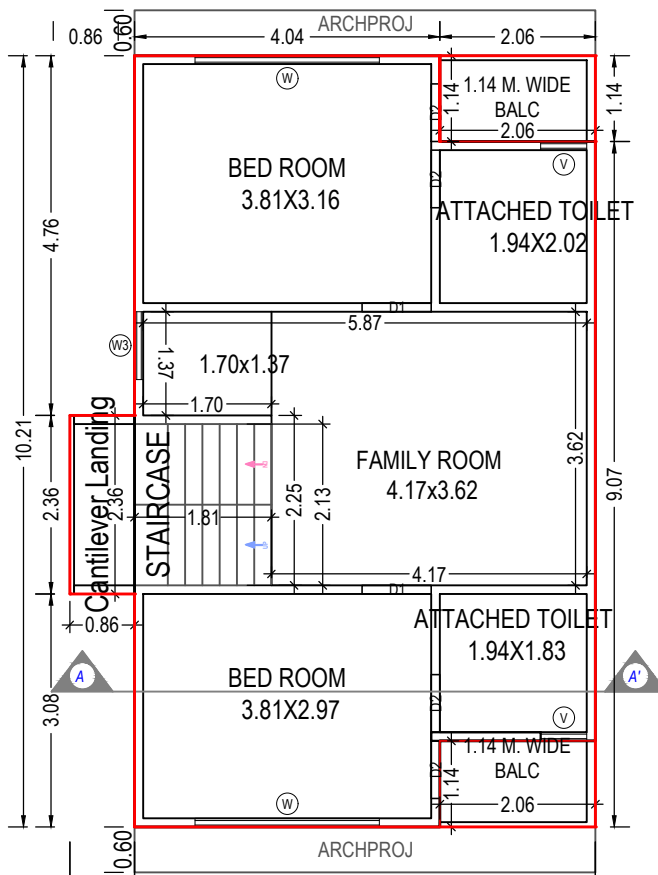
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MRR HOUSE (RESIDENTIAL)	V	0.61	1.00	06
MRR HOUSE (RESIDENTIAL)	W3	0.90	1.20	01
MRR HOUSE (RESIDENTIAL)	W3	0.91	1.20	01
MRR HOUSE (RESIDENTIAL)	W2	1.22	1.20	02
MRR HOUSE (RESIDENTIAL)	W	1.52	1.20	01
MRR HOUSE (RESIDENTIAL)	W1	1.83	1.20	01
MRR HOUSE (RESIDENTIAL)	W	2.44	1.20	03

UnitBUA Table for Building :MRR HOUSE (RESIDENTIAL)

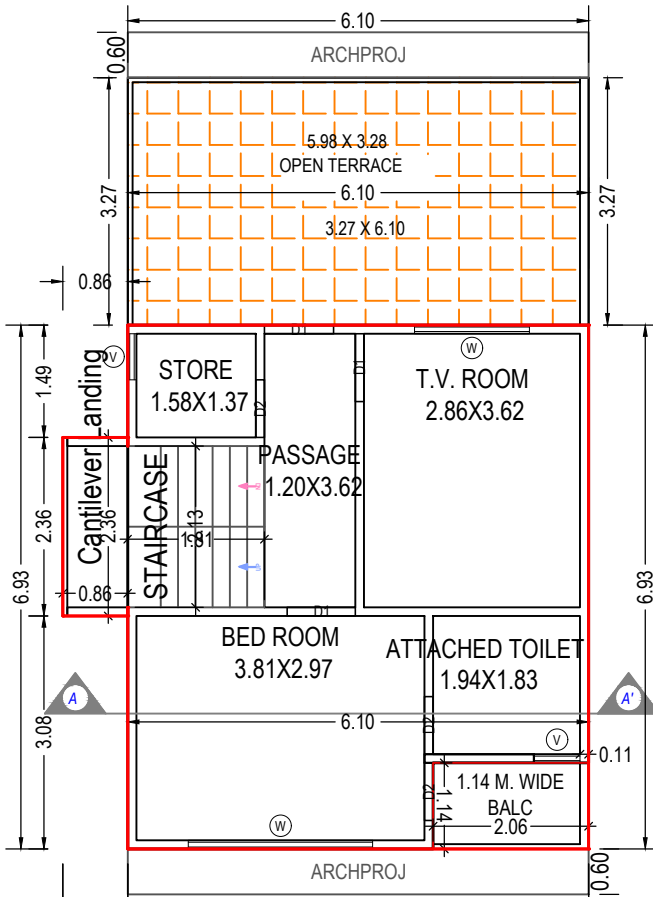
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT MRR HOUSE	DWELLING UNIT	62.22	62.22	0.24	1.95	60.03	01
		Total :	62.22	62.22	0.24	1.95	60.03	01
		Typical Floor = 1						
FIRST FLOOR PLAN	SPLIT MRR HOUSE	DWELLING UNIT	59.87	59.87	0.17	3.86	55.84	00
		Total :	59.87	59.87	0.17	3.86	55.84	00
		Typical Floor = 1						
SECOND FLOOR PLAN	SPLIT MRR HOUSE	DWELLING UNIT	42.26	42.26	0.17	3.86	38.23	00
		Total :	42.26	42.26	0.17	3.86	38.23	00
		Typical Floor = 1						
-								
Total:	-	-	164.35	164.35	0.57	9.67	154.10	01



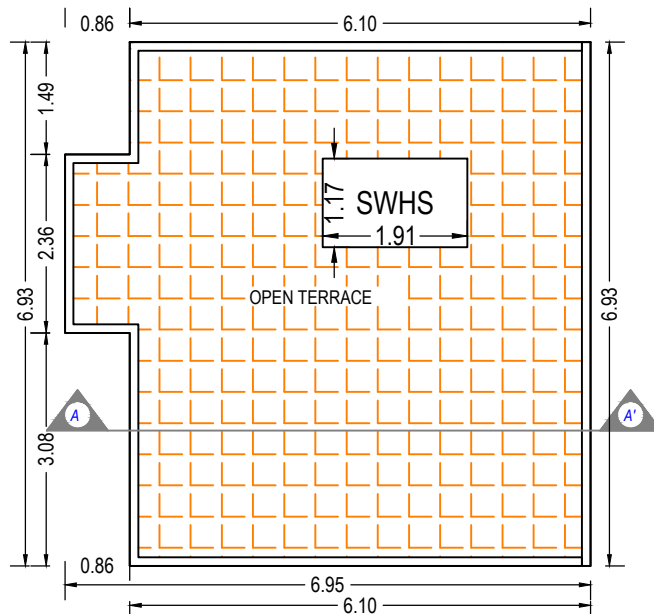
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :MRR HOUSE (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)		Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Resi.		
Ground Floor	64.24	3.98	60.27	60.27	01
First Floor	64.24	5.89	58.36	58.36	00
Second Floor	44.28	5.89	38.40	38.40	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	172.77	15.76	157.03	157.03	01
Total Number of Same Buildings:	13				
Total:	2246.01	204.88	2041.39	2041.39	13

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MRR HOUSE (RESIDENTIAL)	D2	0.76	2.10	10
MRR HOUSE (RESIDENTIAL)	D1	0.90	2.10	02
MRR HOUSE (RESIDENTIAL)	D1	0.91	2.10	05
MRR HOUSE (RESIDENTIAL)	ENTRY	1.07	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.07	0.23	0.50
	Canilever Landing	0.00	0.00	0.00
FIRST FLOOR PLAN	STAIRCASE	1.07	0.23	0.23
	Canilever Landing	0.00	0.00	0.00
SECOND FLOOR PLAN	STAIRCASE	1.07	0.23	0.23
	Canilever Landing	0.00	0.00	0.00

OWNER'S NAME AND SIGNATURE

ASHISH LALJIBHAI GANDHI ON BEHALF OF STONE CRAFT INFRA

ARCH/ENG'S NAME & SIGNATURE

TUSAR N PANDYA

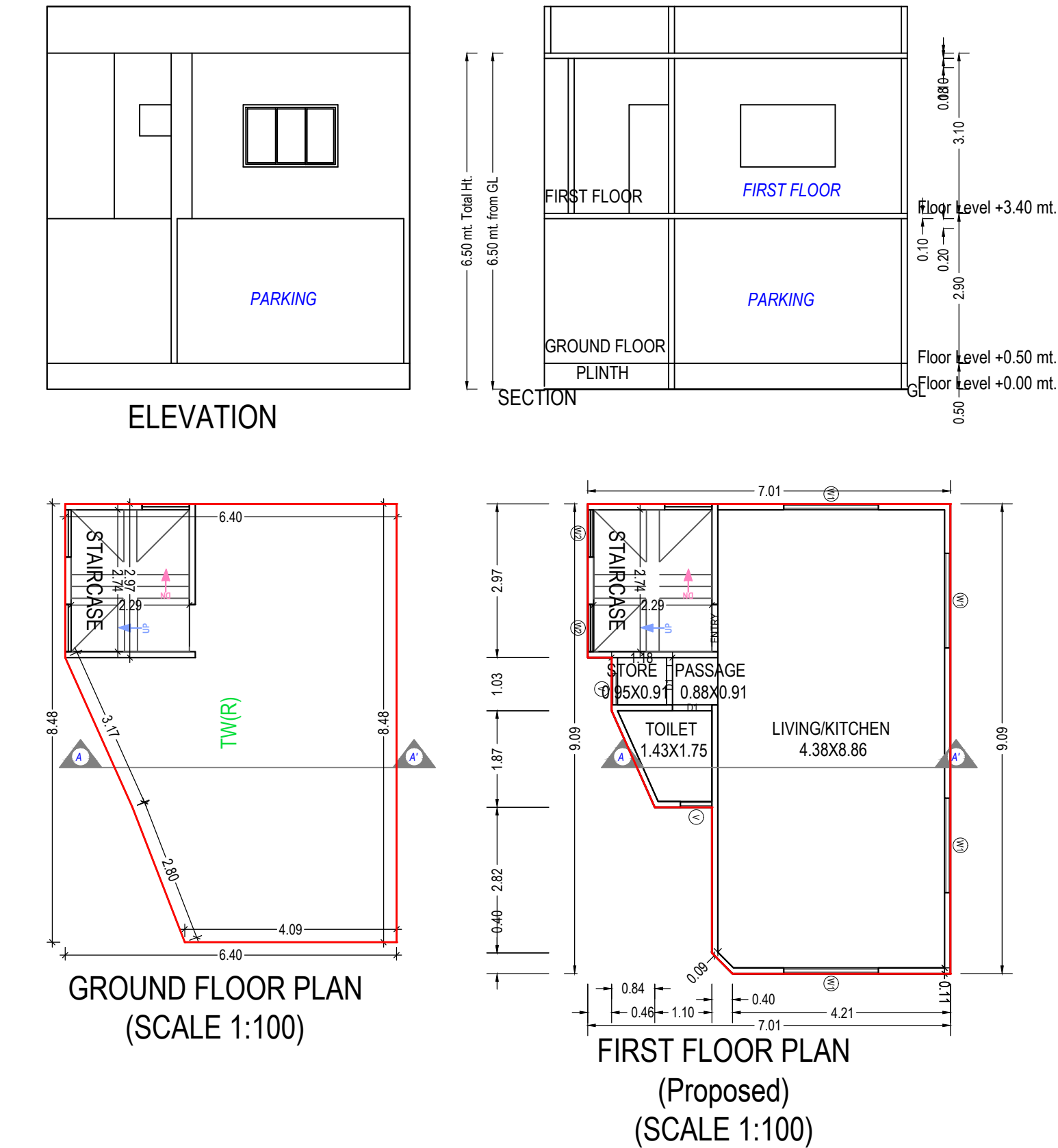
003ERL3103240lr87

SUPERVISOR'S NAME & SIGNATURE

15/12/2022

DESIGNATION OF APPROVER : Deputy Town Development Officer

Grant of the permission is subject to the conditions mentioned in the permission letter. Permission letter and approved Plan PDF can be downloaded by scanning the QR code.



UnitBUA Table for Building :CH (CLUB HOUSE)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
					Wall	Stair Case		
FIRST FLOOR PLAN	CLUB HOUSE	DWELLING UNIT	53.80	53.80	2.94	6.27	44.59	01
		Total :	53.80	53.80	2.94	6.27	44.59	01
		Typical Floor = 1						
		Total :	53.80	53.80	2.94	6.27	44.59	01
-	-	-	-	-	-	-	-	-
Total:	-	-	53.80	53.80	2.94	6.27	44.59	01

Building :CH (CLUB HOUSE)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI(Area in Sq.mt.)			Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Covered Area	Parking			
Ground Floor	53.80	6.27	7.90	39.63	0.00	0.00	00
First Floor	53.80	6.27	0.00	0.00	47.52	47.52	01
Total:	107.59	12.54	7.90	39.63	47.52	47.52	01
Total Number of Same Buildings:	1						
Total:	107.59	12.54	7.90	39.63	47.52	47.52	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
CH (CLUB HOUSE)	D1	0.76	2.10	02
CH (CLUB HOUSE)	ENTRY	0.91	2.10	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.23	0.22
FIRST FLOOR PLAN	STAIRCASE	1.00	0.23	0.24

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
CH (CLUB HOUSE)	V	0.61	1.00	02
CH (CLUB HOUSE)	W2	0.91	1.20	02
CH (CLUB HOUSE)	W1	1.83	1.20	04

OWNER'S NAME AND SIGNATURE

ASHISH LALJIBHAI GANDHI ON BEHALF OF STONE CRAFT INFRA

ARCH/ENG'S NAME & SIGNATURE

TUSAR N PANDYA

003ERL3103240lr87

SUPERVISOR'S NAME & SIGNATURE

15/12/2022

DESIGNATION OF APPROVER : Deputy Town Development Officer



