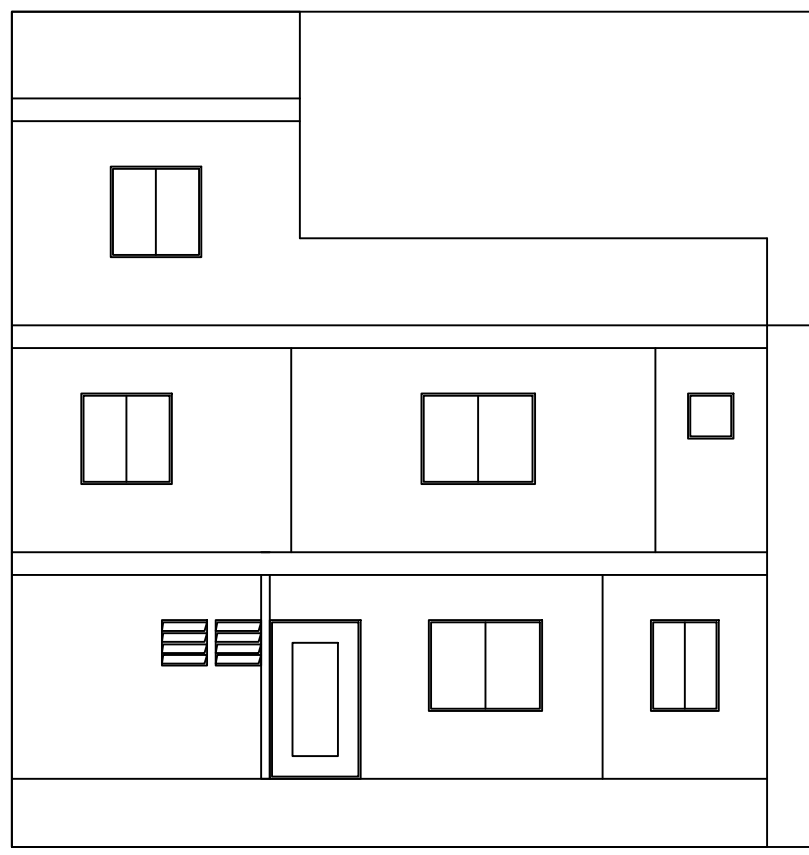
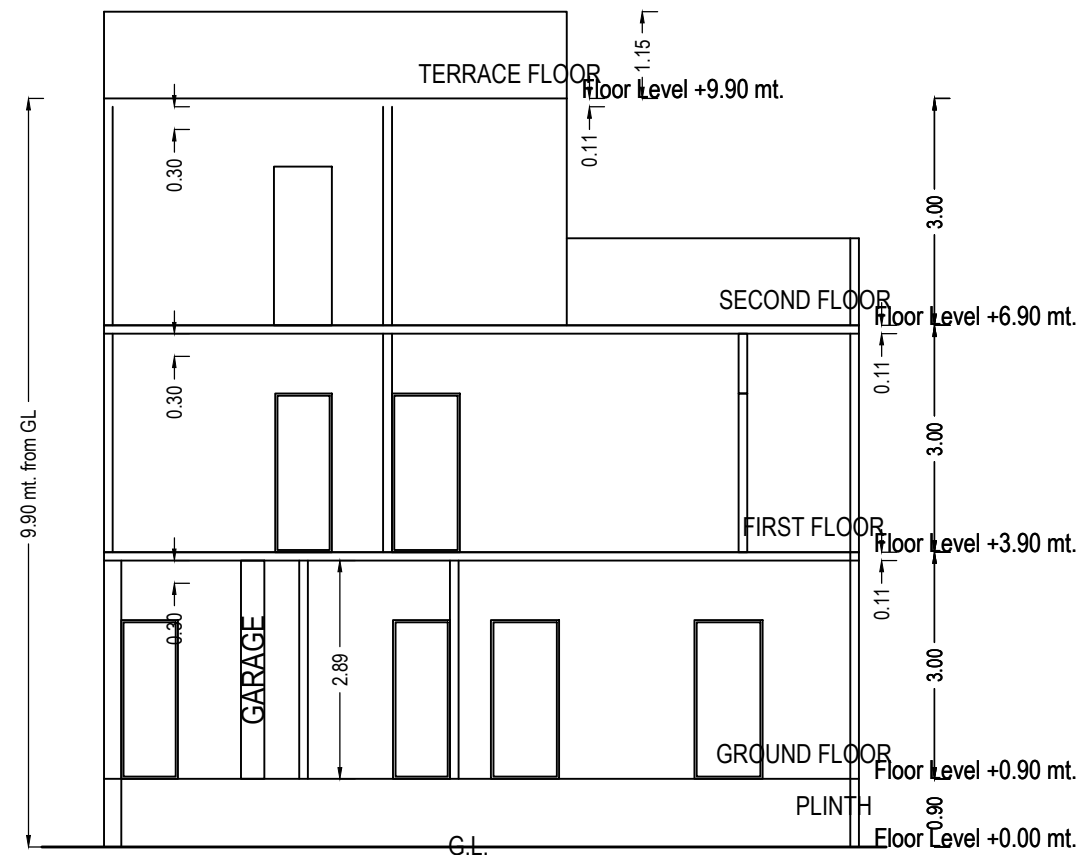


AREA STATEMENT		VERSION NO: 1.0.52	
PROJECT DETAIL:		VERSION DATE: 13/10/2022	
Authority: Vadodra Municipal Corporation (VMC)	Plot Use: Residential		
Authority Class: D1	Plot Sub Use: Semidetached Dwelling		
Authority Grade: Municipal Corporation	Plot Use Group: Dwelling-2 (DW2)		
Project Type: Layout 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		
Sub Development Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address: BLOCK NO.1800, O.P.NO.320, P.P.NO.320 AT VILLAGE BHAYLI, VADODARA			
AREA DETAILS		Sq.Mts.	
1. Area of Plot As per record		-	-
Plot Validation Certificate		1093.00	
Physical area measured at site		1093.00	
712 or Document		1093.00	
Plot area drawn as per Site		1092.85	
Area of Plot Considered		1093.00	
2. Deduction for:			
(a) Proposed roads		0.00	
(b) Any reservations		0.00	
(c) Public Use		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		1093.00	
4. % of Common Plot (Prop)		0.00	
% of Common Plot (Prop)		0.00	
Balance area of Plot (1 - 4)		1093.00	
Plot Area For Coverage		1093.00	
Perm. FSI Area (1/80)		1366.40	
Total Perm. FSI area		1367.40	
6. Total Built up area permissible at:			
a. Ground Floor		0.00	
Proposed Coverage Area (39.62 %)		433.04	
Total Prop. Coverage Area (39.62 %)		433.04	
Balance coverage area (- %)		0.00	
Proposed Area at:		Proposed F.S.I	
		S.I	
Ground Floor	420.46	0.00	364.04
First Floor	414.26	0.00	379.22
Second Floor	219.26	0.00	184.88
Terrace Floor	0.00	0.00	0.00
Total Area	1053.98	0.00	928.14
Accessory Use Area considered towards computation of FSI			0.73
Total FSI Area			928.87
Total Built Up Area			1053.99
Proposed F.S.I consumed			0.95
Tenement Statement			
1. Tenement Proposed At:			6.00
2. Total Tenements (3 + 4)			6
COLOR INDEX			
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			

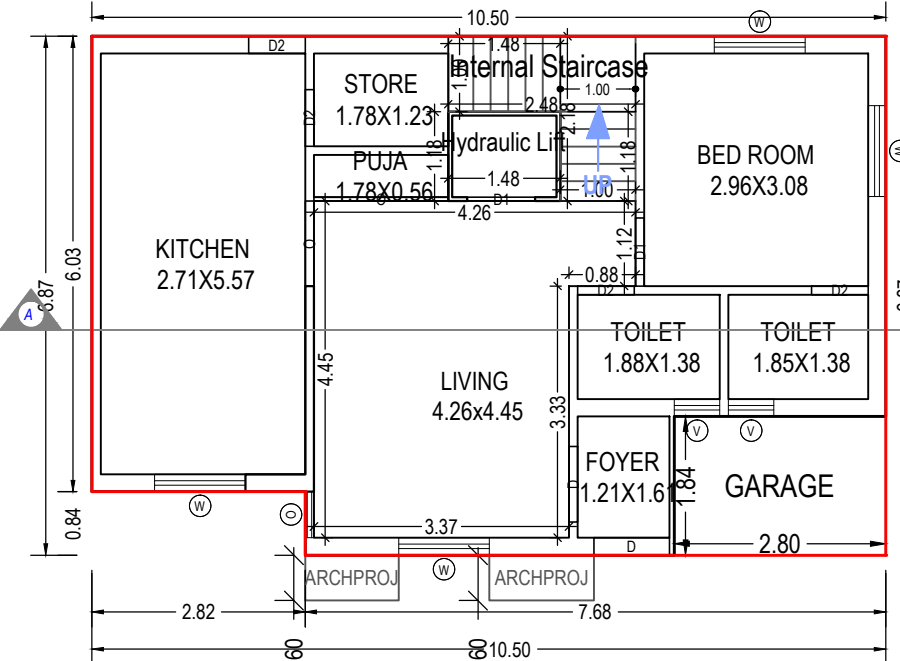
Project Title : PROPOSED GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR PART PLAN FOR ATRIYA VILLA FOR PLOT 03 AND 04 ON BLOCK. NO.1800.F.P.NO.320.O.P.NO.320 ON T.P.S.NO.24/B. AT :-VILLAGE:- BHAYLI, VADODARA.



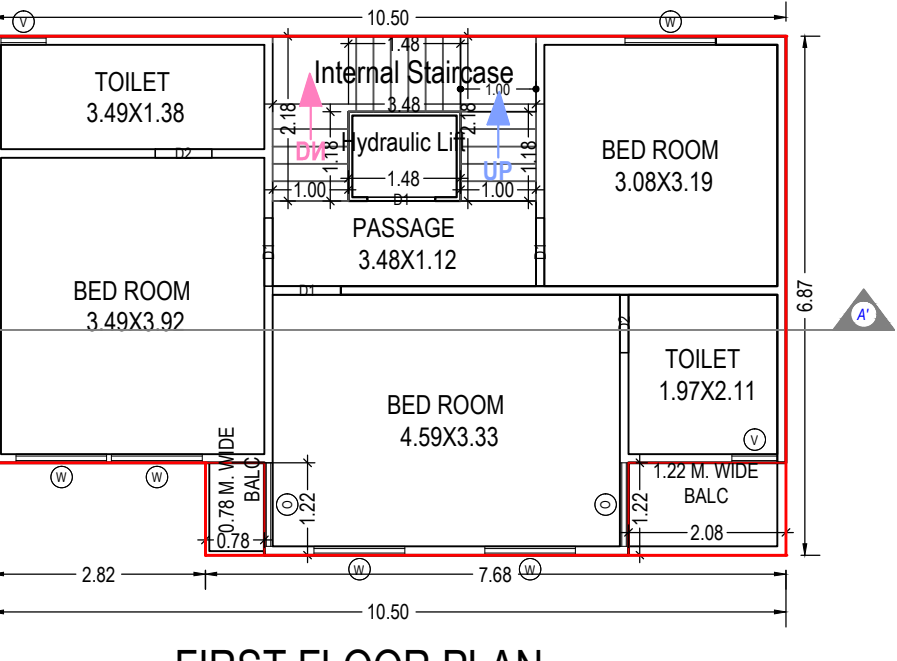
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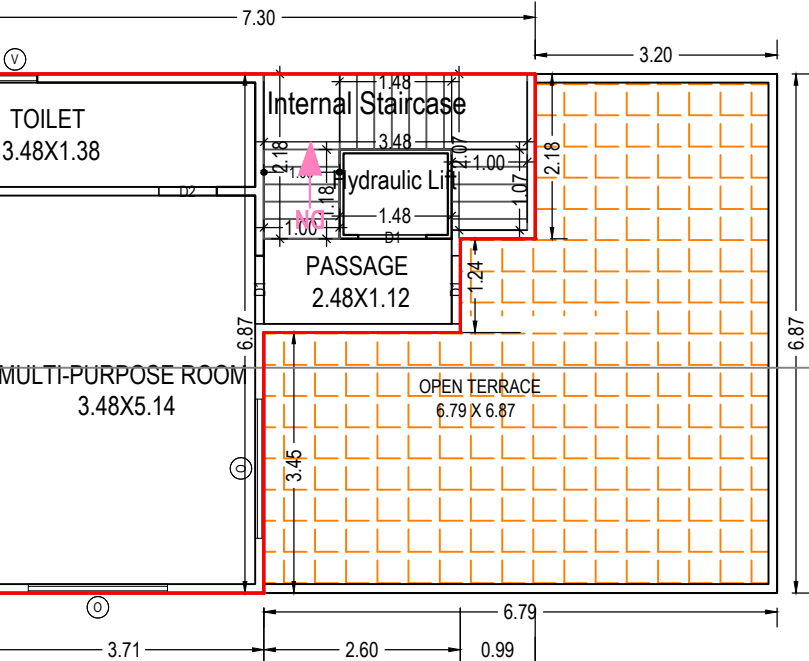
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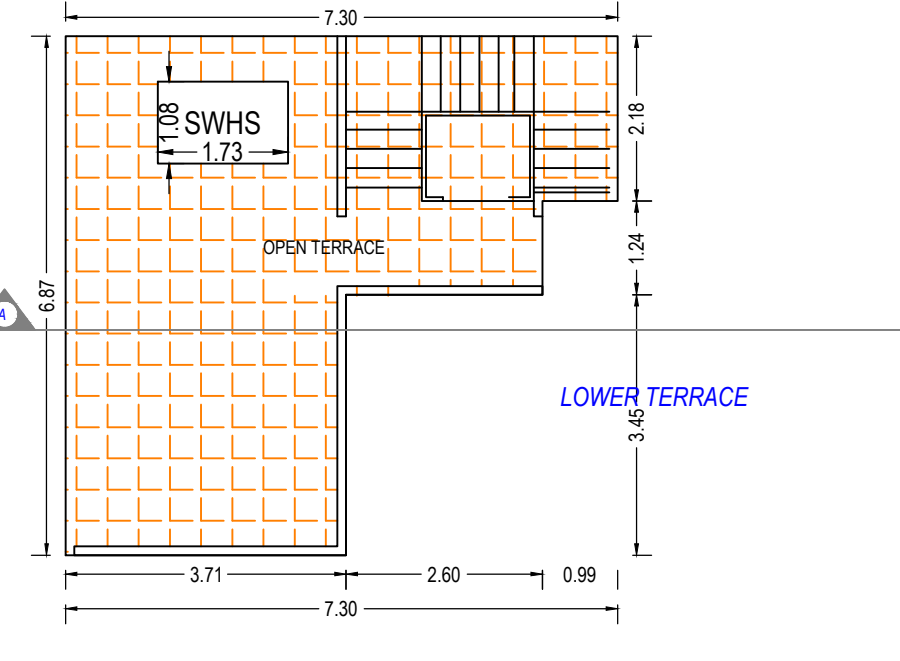
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :PLOT (03 AND 04)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA Area (in Sq.mt.) Lift	UnitBUA Area	Deductions (Area in Sq.mt.) Wall Star Case	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT PLOT 03 AND 04	DWELLING UNIT	64.59	1.75	62.84	0.71 3.66	58.47	01
		Total	64.59	1.75	62.84	0.71 3.66	58.47	01
		Typical Floor + 1	64.59	1.75	62.84	0.71 3.66	58.47	01
		Total	64.59	1.75	62.84	0.71 3.66	58.47	01
FIRST FLOOR PLAN	SPLIT PLOT 03 AND 04	DWELLING UNIT	66.09	1.75	64.34	1.62 5.84	56.88	00
		Total	66.09	1.75	64.34	1.62 5.84	56.88	00
		Typical Floor + 1	66.09	1.75	64.34	1.62 5.84	56.88	00
		Total	66.09	1.75	64.34	1.62 5.84	56.88	00
SECOND FLOOR PLAN	SPLIT PLOT 03 AND 04	DWELLING UNIT	36.53	1.75	34.78	0.89 5.73	28.16	00
		Total	36.53	1.75	34.78	0.89 5.73	28.16	00
		Typical Floor + 1	36.53	1.75	34.78	0.89 5.73	28.16	00
		Total	36.53	1.75	34.78	0.89 5.73	28.16	00
Total		-	167.21	5.25	161.96	3.22 15.23	143.51	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (03 AND 04)	V	0.60	1.00	05
PLOT (03 AND 04)	O	1.11	1.20	02
PLOT (03 AND 04)	W	1.20	1.20	09
PLOT (03 AND 04)	O	1.84	1.20	02

Building :PLOT (03 AND 04)

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
Ground Floor	69.72	3.66	5.13	60.93	01
First Floor	66.64	5.84	0.00	62.79	00
Second Floor	36.54	5.73	0.00	30.81	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	174.90	15.23	5.13	154.53	01
Total Number of Same Buildings	2				
Total	349.80	30.46	10.26	309.06	02

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.23	0.27
FIRST FLOOR PLAN	Internal Staircase	1.00	0.23	0.19
SECOND FLOOR PLAN	Internal Staircase	1.00	0.23	0.18

Balcony Calculations Table

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.22 X 2.08 X 1 X 1	2.55	3.50
	0.78 X 1.22 X 1 X 1	0.95	
Total	-	-	3.50

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (03 AND 04)	O2	0.75	2.10	05
PLOT (03 AND 04)	O2	0.77	2.10	02
PLOT (03 AND 04)	O1	0.90	2.10	09
PLOT (03 AND 04)	O	1.00	2.10	02
PLOT (03 AND 04)	O	1.12	2.10	01
PLOT (03 AND 04)	O	1.78	2.10	01

Individual Plot Margin

Plot No.	Plot Name	Abutting Road	Front	Side	Side	Rear	Coverage	FSI Area
PLOT 01	PLOT-1 (01 AND 06)	12.00 MT WIDE TPS MAINROAD Approved Internal Road	Rept	Prop	Rept	Prop	Rept	Prop
			3.00	3.00	0.00	-	0.00	1.50
			0.00	-	0.00	1.50	1.50	68.91
			0.00	-	0.00	1.50	1.50	68.91
PLOT 06	PLOT-2 (01 AND 06)	12.00 MT WIDE TPS MAINROAD Approved Internal Road	Rept	Prop	Rept	Prop	Rept	Prop
			3.00	3.00	0.00	-	0.00	1.50
			0.00	-	0.00	1.50	1.50	75.52
			0.00	-	0.00	1.50	1.50	75.52
PLOT 02	PLOT-1 (02 AND 05)	7.00 MT WIDE INTERNALROAD Access Road	Rept	Prop	Rept	Prop	Rept	Prop
			2.50	2.50	0.75	-	0.00	1.50
			0.00	-	0.00	1.50	1.50	75.52
			0.00	-	0.00	1.50	1.50	75.52
PLOT 05	PLOT-2 (02 AND 05)	7.00 MT WIDE INTERNALROAD Access Road	Rept	Prop	Rept	Prop	Rept	Prop
			2.50	2.50	0.75	-	0.00	1.50
			0.00	-	0.00	1.50	1.50	75.52
			0.00	-	0.00	1.50	1.50	75.52
PLOT 03	PLOT-1 (03 AND 04)	7.00 MT WIDE INTERNALROAD Access Road	Rept	Prop	Rept	Prop	Rept	Prop
			2.50	2.50	1.50	6.00	-	0.00
			0.00	-	0.00	2.00	2.00	72.99
			0.00	-	0.00	2.00	2.00	72.99
PLOT 04	PLOT-2 (03 AND 04)	7.00 MT WIDE INTERNALROAD Access Road	Rept	Prop	Rept	Prop	Rept	Prop
			2.50	2.50	1.50	6.00	-	0.00
			0.00	-	0.00	2.00	2.00	72.99
			0.00	-	0.00	2.00	2.00	72.99

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	687.84	61.23
Road Area	205.01	18.79
Other Area	0.15	0.01
Total net layout	1093.00	100.00

Tree Details (Table 3h)

Plot	Name	Rept	Prop
PLOT 01 TO 06	Tree	30	38
		30	38

OWNERS NAME AND SIGNATURE

ATRIYA ENTERPRISE BHAGDARI PEDHNA VAHIVARTAKA
AKASH BABUBHAI SHETH AND OTHERS

ARCHENGS NAME & SIGNATURE

Nikita Mehul Bhatt

003ERL310324r351

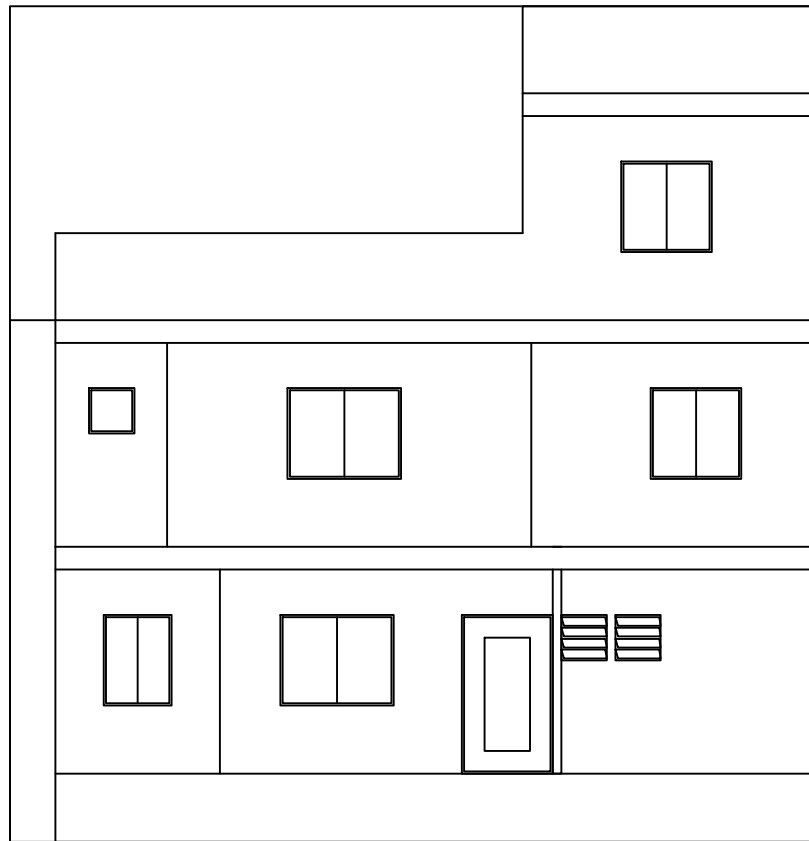
SUPERVISORS NAME & SIGNATURE

09/11/2022

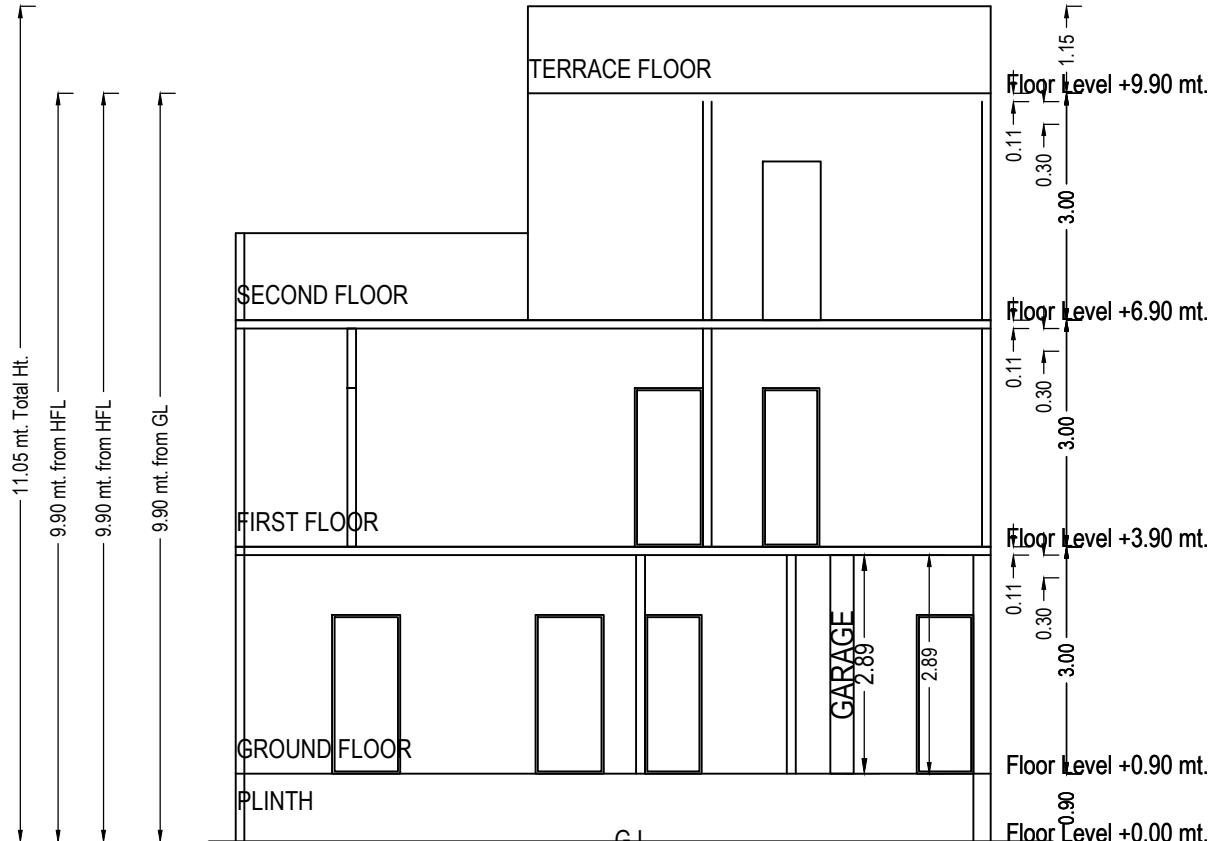
DESIGNATION OF APPROVER :

Deputy Town Development Officer

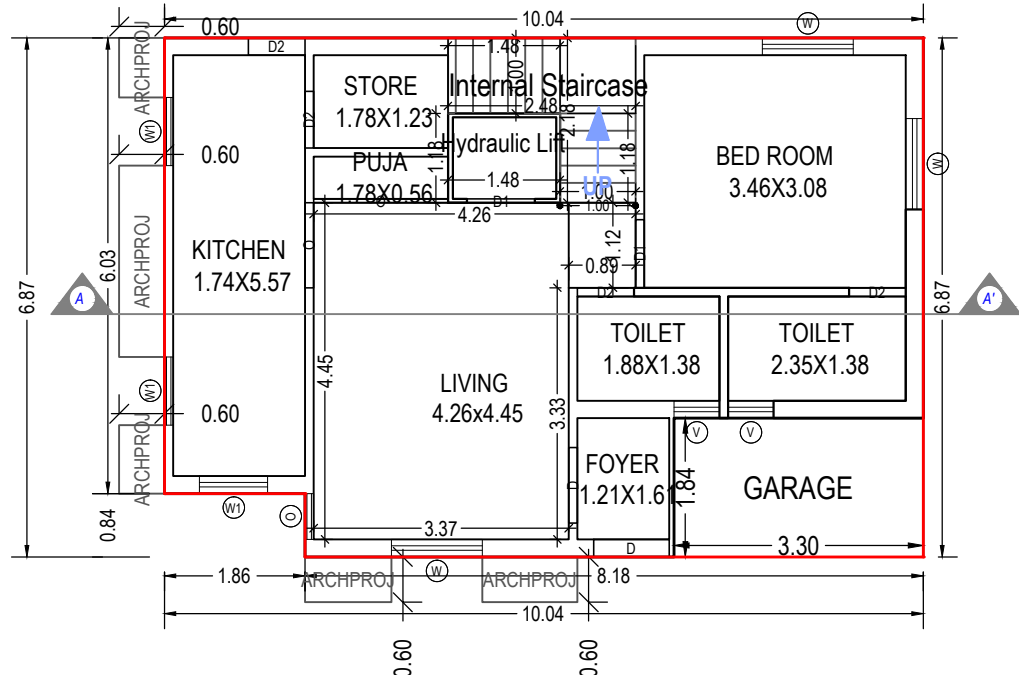




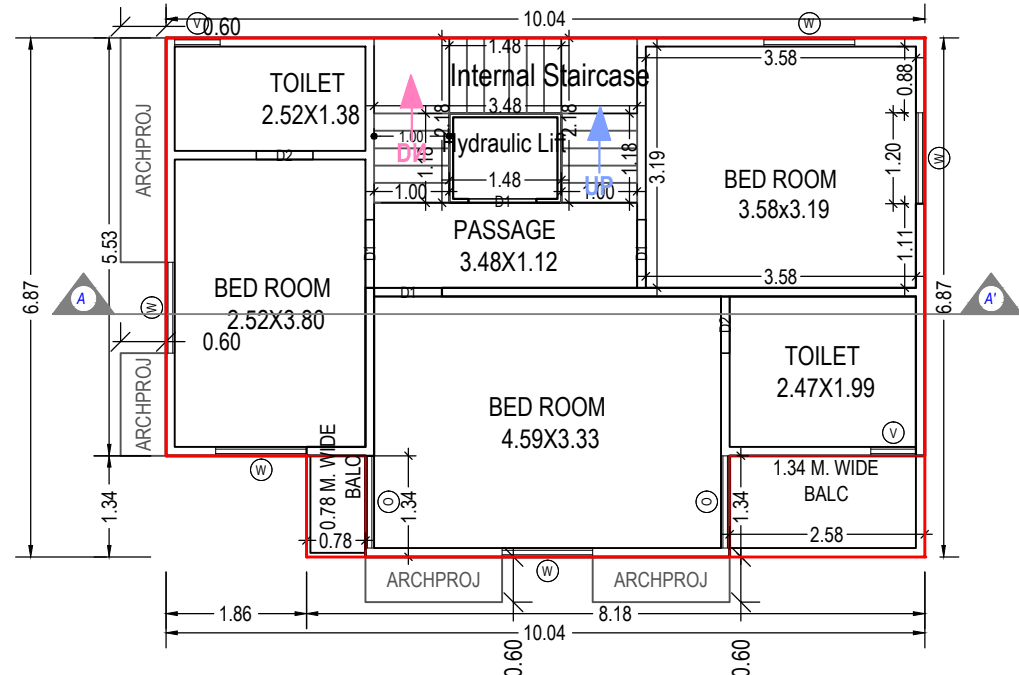
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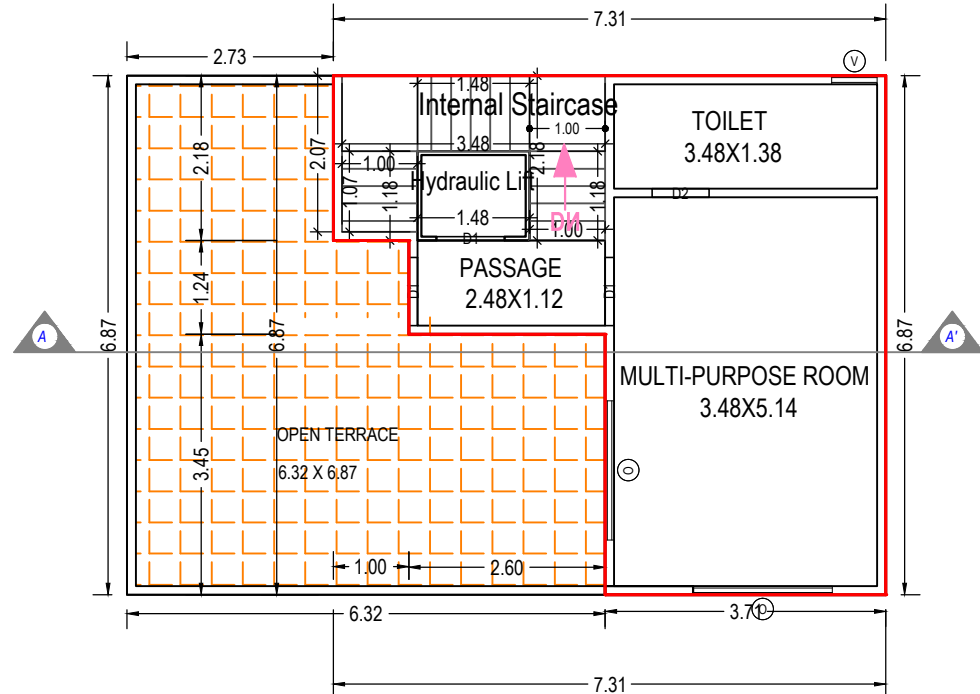
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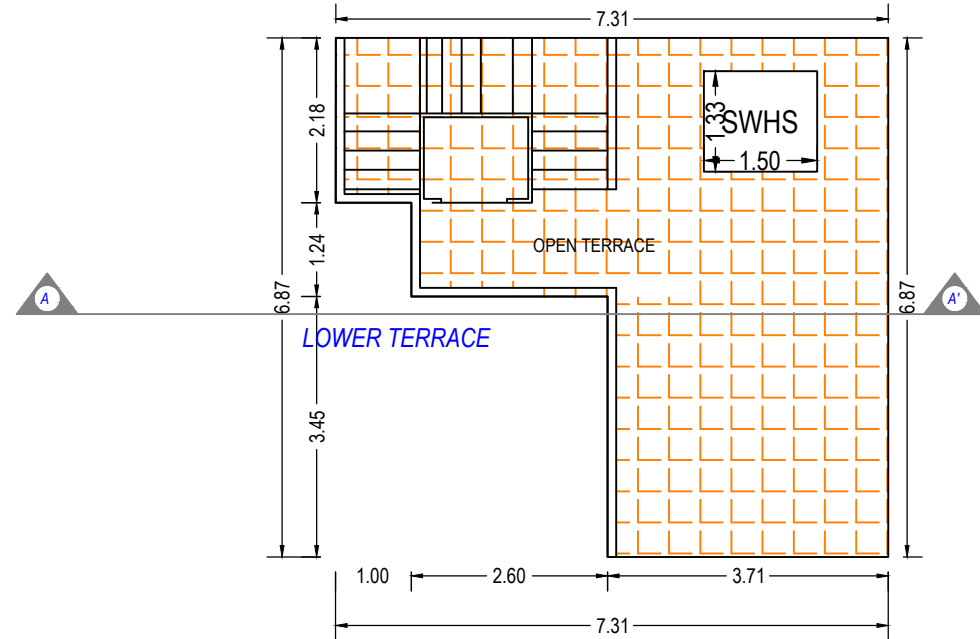
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :PLOT (01 AND 06)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)		UnitBUA Area		Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Lift				Wall	Stair Case		
GROUND FLOOR PLAN	SPLIT PLOT 01 AND 06	DWELLING UNIT	61.30		1.75	59.55	1.78	3.66		54.11	01
			Total :	61.30	1.75	59.55	1.78	3.66		54.11	01
			Typical Floor = 1								
			Total :	61.30	1.75	59.55	1.78	3.66		54.11	01
FIRST FLOOR PLAN	SPLIT PLOT 01 AND 06	DWELLING UNIT	62.97		1.75	61.22	1.67	5.84		53.71	00
			Total :	62.97	1.75	61.22	1.67	5.84		53.71	00
			Typical Floor = 1								
			Total :	62.97	1.75	61.22	1.67	5.84		53.71	00
SECOND FLOOR PLAN	SPLIT PLOT 01 AND 06	DWELLING UNIT	36.55		1.75	34.80	0.35	5.73		28.72	00
			Total :	36.55	1.75	34.80	0.35	5.73		28.72	00
			Typical Floor = 1								
			Total :	36.55	1.75	34.80	0.35	5.73		28.72	00
-	Total:	-	160.82		5.25	155.57	3.80	15.23		136.54	01

Building :PLOT (01 AND 06)

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	Accessory Use			
Ground Floor	67.35	3.66	6.05	57.64	57.64	01
First Floor	66.42	5.84	0.00	60.59	60.59	00
Second Floor	36.55	5.73	0.00	30.82	30.82	00
Terraace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	170.33	15.23	6.05	149.05	149.05	01
Total Number of Same Buildings:	2					
Total:	340.66	30.46	12.10	298.10	298.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.34 X 2.58 X 1 X 1	3.45	4.49
PLOT (01 AND 06)	0.78 X 1.34 X 1 X 1	1.04	
Total	-	-	4.49

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (01 AND 06)	V	0.60	1.00	05
PLOT (01 AND 06)	O	0.61	1.20	01
PLOT (01 AND 06)	W1	0.90	1.20	03
PLOT (01 AND 06)	W	1.20	1.20	02
PLOT (01 AND 06)	O	1.22	1.20	02
PLOT (01 AND 06)	O	1.84	1.20	02

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Internal Staircase	1.00	0.23	0.25
FIRST FLOOR PLAN	Internal Staircase	1.00	0.23	0.18
SECOND FLOOR PLAN	Internal Staircase	1.00	0.18	0.18

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (01 AND 06)	D2	0.75	2.10	07
PLOT (01 AND 06)	D1	0.90	2.10	09
PLOT (01 AND 06)	D	1.00	2.10	02
PLOT (01 AND 06)	O	1.12	2.10	01
PLOT (01 AND 06)	O	1.78	2.10	01

OWNER'S NAME AND SIGNATURE

ATRIYA ENTERPRISE BHAGIDARI PEDHINA VAHIVATKARTA
AKASH BABUBHAI SHETH AND OTHERS

ARCH/ENG'S NAME & SIGNATURE

STRUCTURE ENGINEER

Nikita Mehul Bhatt

003ERL310324ir351

SUPERVISOR'S NAME & SIGNATURE

DATE OF APPROVAL

09/11/2022

DESIGNATION OF APRPROVER : Deputy Town Development Officer





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