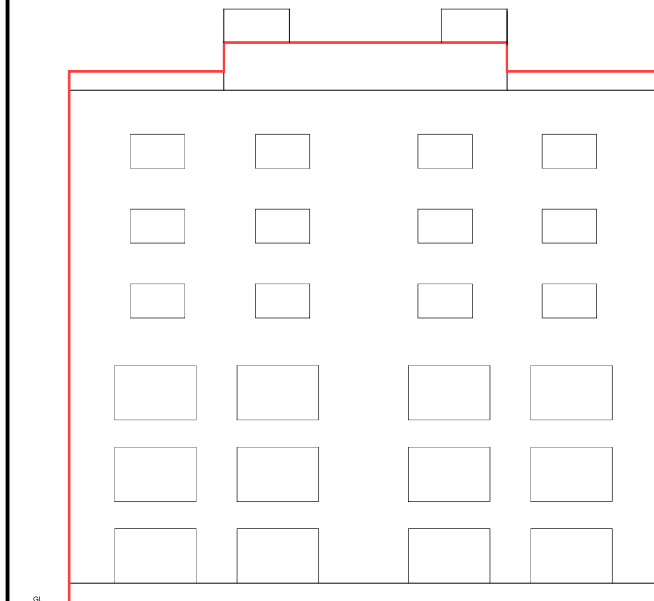
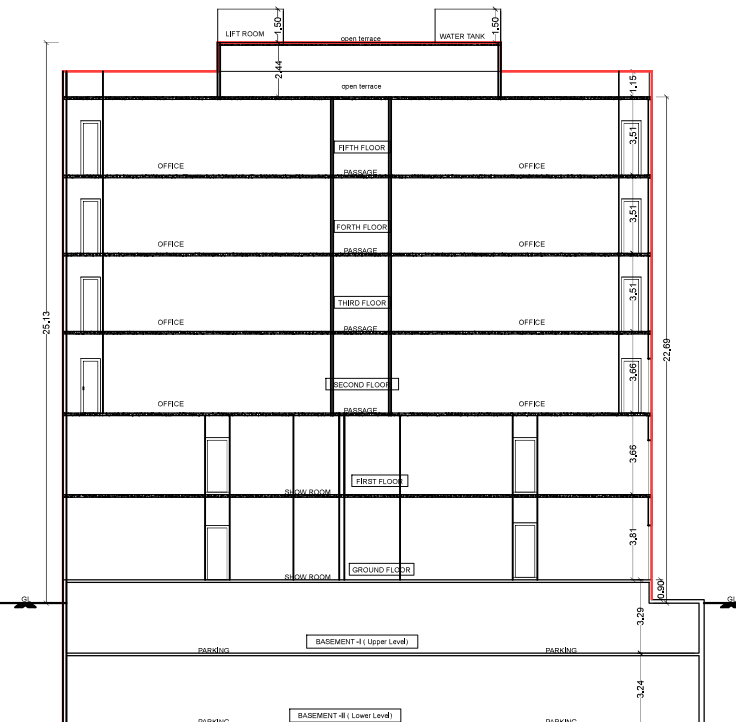


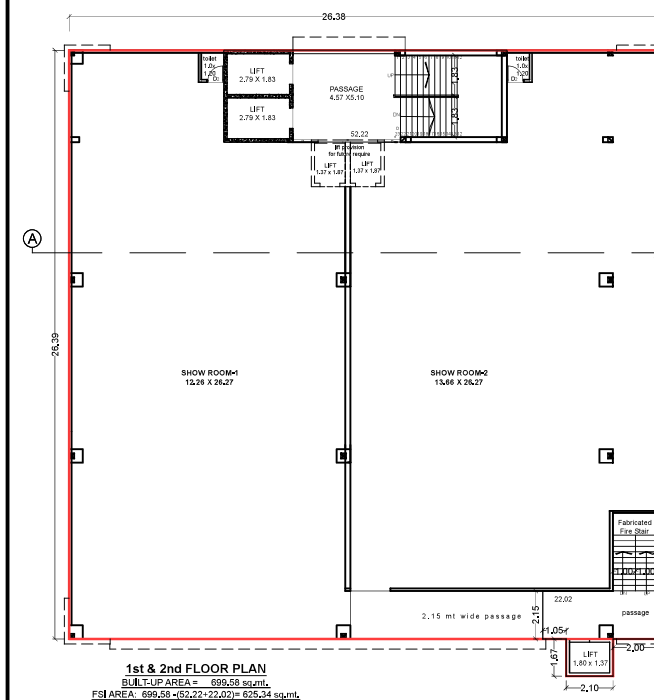
PROPOSED COMMERCIAL COMPLEX IN R.S.NO. 59/P, O.P.NO. 58/1,58/2, F.P.NO. 58, 176, T.P.NO.60 OF Vill. GOTRI, OPP.ZYDEX BUILDING, Beside SHAISHAV SCHOOL, GOTRI SEVASI ROAD, GOTRI, VADODARA.



FRONT ELEVATION

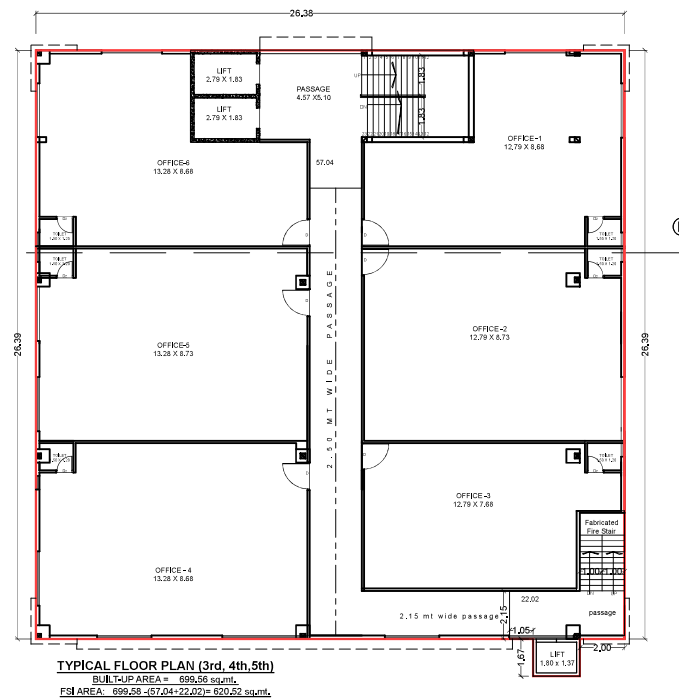


SECTION -AB



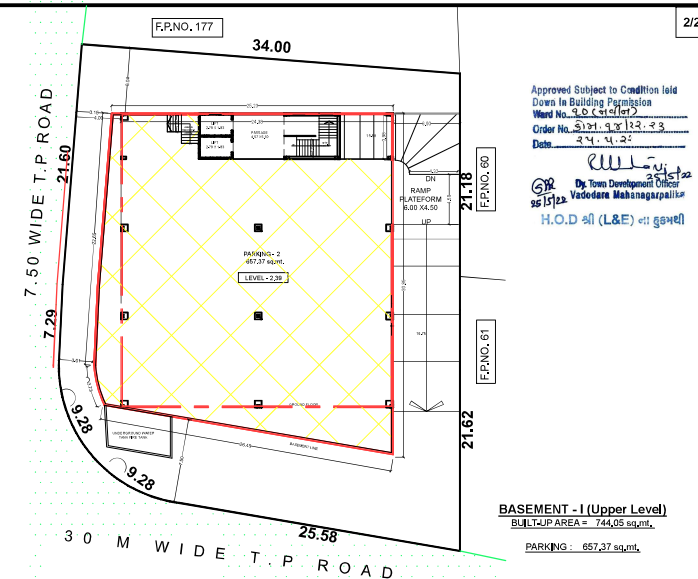
1st & 2nd FLOOR PLAN

BUILT-UP AREA = 699.58 sq.mt.
FSL AREA = 699.58 + (62.22 + 22.02) = 825.34 sq.mt.



TYPICAL FLOOR PLAN (3rd, 4th, 5th)

BUILT-UP AREA = 699.58 sq.mt.
FSL AREA = 699.58 + (62.22 + 22.02) = 825.34 sq.mt.

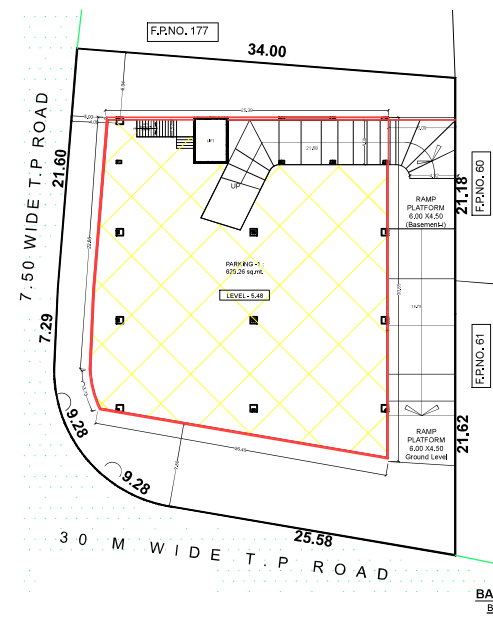


Approved Subject to Condition laid
Down in Building Permission
Order No. 92/2017
Order No. 92/2017-23
Date 24.11.23
25/11/23
Dr. T. N. Development Officer
Vadodara Mahanagar Palika
H.O.D. (L&E) Mr. G. V. Patel

BASEMENT - I (Upper Level)

BUILT-UP AREA = 744.05 sq.mt.

PARKING = 657.37 sq.mt.



BASEMENT - II (Lower Level)

BUILT-UP AREA = 744.05 sq.mt.

PARKING = 628.26 sq.mt.

**PROPOSED COMMERCIAL COMPLEX IN R.S.NO. 59/P,
O.P.NO. 58/1,58/2, F.P.NO. 58, 176, T.P.NO.60 OF VIII. GOTRI,
OPP.ZYDUS BUILDING, GOTRI SEVASI ROAD, VADODARA.**

VI. SIGNATURE (PARTNERS OF NJH BUILDCON LLP)

(JITENDRA M. PATEL)

(JAYANT BHAI D. PATEL)

SIGNATURE

(DEVAX H. VAGELA)

(HETAL H. VAGELA)

SIGNATURE

(DIPAK P. PATEL)

(DIPAK P. PATEL)

CORPORATION

DRAWING

SCALE = AS PER

DETAIL

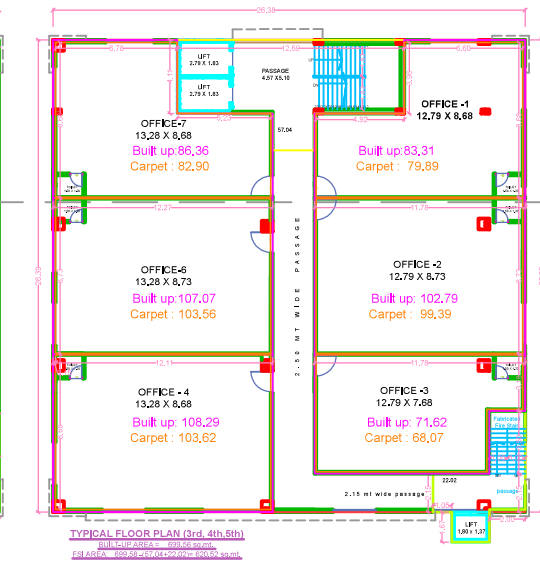
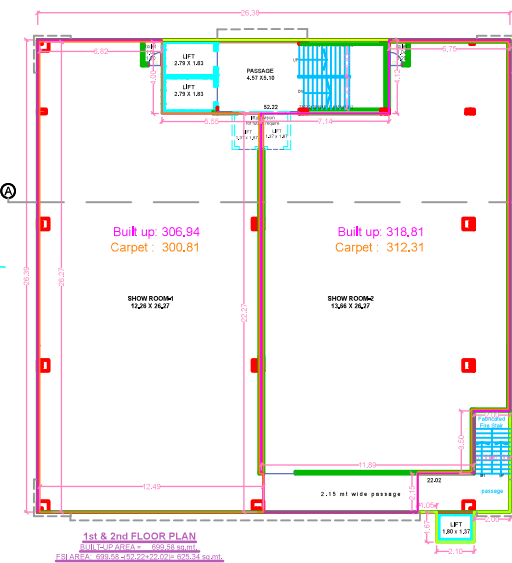
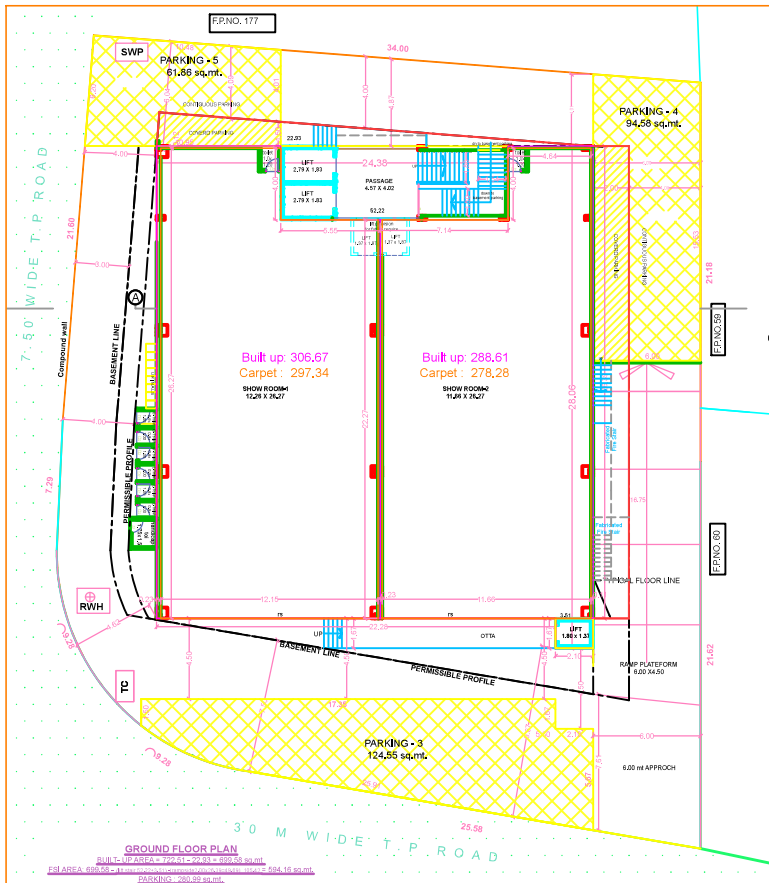
DATE = 22/10/23

H

P

Dipak Patel

AKAR
ARCHITECT & INTERIOR DESIGNER
204KANASH COMPLEX
Beside Mahadev Temple,
D.P.C. # Road, Aharup Vadodra-5,
Ph: 0265-2352350 (M) 9824017374
Email: akar.dipakpatel@gmail.com
web site: www.akarandipakpatel.com



AREA STATEMENT OF COMMERCIAL COMPLEX @ R.S. NO. 59/P, F.P.NO 58,176 TP NO.60 OF GOTRI				
UNIT NO.	UNIT TYPE	BUILT UP AREA SQ.MTR.	CARPET AREA SQ.MTR.	PROPORTIONAL LAND AREA SQ.MTR.
GROUND FLOOR				
1	SHOWROOM	306.67	297.34	122.75
2	SHOWROOM	288.61	278.28	115.52
FIRST FLOOR				
1	SHOWROOM	306.94	300.81	122.86
2	SHOWROOM	318.81	312.31	127.61
SECOND FLOOR				
1	SHOWROOM	306.94	300.81	122.86
2	SHOWROOM	318.81	312.31	127.61
THIRD FLOOR				
1	OFFICE	83.31	79.89	33.35
2	OFFICE	102.79	99.39	41.14
3	OFFICE	71.62	68.07	28.67
4	OFFICE	108.29	103.62	43.35
5	OFFICE	107.07	103.56	42.86
6	OFFICE	86.36	82.90	34.57
FORTH FLOOR				
1	OFFICE	83.31	79.89	33.35
2	OFFICE	102.79	99.39	41.14
3	OFFICE	71.62	68.07	28.67
4	OFFICE	108.29	103.62	43.35
5	OFFICE	107.07	103.56	42.86
6	OFFICE	86.36	82.90	34.57
FIFTH FLOOR				
1	OFFICE	83.31	79.89	33.35
2	OFFICE	102.79	99.39	41.14
3	OFFICE	71.62	68.07	28.67
4	OFFICE	108.29	103.62	43.35
5	OFFICE	107.07	103.56	42.86
6	OFFICE	86.36	82.90	34.57
TOTAL		3525.10	3414.15	1411.00

AASHUTOSH DESAI
CONSULTING ENGINEER
VMSS LIC NO. - SH78
VUDALIC NO. - STR-29

Dipak Patel
FOR ARCHITECT
204, Kallash Complex, B.P.C. Road,
Alkapuri, Vadodra-39, 2352350
VMC Lic. No. EOR-53/2019-24
VUDA Lic. No. EOR-05/2018-23

FOR NJH BUILDCON LLP
Harish M Patel
PARTNER/AUTHORISED SIGNATORY

FORM No: 3
(See Regulation No: 3.2(ix))

A. AREA STATEMENT	[F.P. NO: 58,176]	SQ. MTS.	I. LIST OF DRAWING ATTACHED
1. Area of land Plot/Property as per record or as per sight condition	-	1411.00	Sr. No. Description Copies
2. Deduction for:	-	-	
(a) Proposed road	-	-	
(b) any reservation	-	-	
3. Net area of Plot	-	1411.00	
4. Common Plot	-	-	
5. Balance area of Plot	-	1411.00	

7. Total Permissible F.S.I. (1411.0X1.80)	2539.80	II. REFERENCE
7. Total Permissible F.S.I. (1411.0X2.70)	3809.70	Last Approved Plan(if any)
8. Existing Built up Area	-	Permission Order No:
(i) Ground Floor	-	Date of Approval:
(ii) Out house / Garage	-	
(iii) First Floor	-	III. DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK
(iv) Upper Floor	-	
TOTAL EXISTING BUILT UP AREA	-	PREMIUM FSI CALCULATION
9. Proposed Built up Area	-	1411.0 X 1.80 = 2539.80
(i) Ground Floor (Main structure)	-	1411.0 X 2.70 = 3809.70
(ii) Out house / Garage	-	Premium FSI 3706.40 - 2539.80 = 1166.60 X 20,500 jantri X 40%
TOTAL PROPOSED BUILT UP AREA	-	TOTAL Rs. 95,66,120/-
10. GRAND TOTAL OF B. AREA ON G.F.	-	

Sq. Mts.	STAMPS & SIGNATURE OF APPROVAL
11. Proposed floor space Area	B. Area FSI
Basement - i (upper)	744.05 -
Basement - ii (lower)	744.05 -
Ground Floor	699.58 594.16
First Floor	699.58 625.34
Second Floor	699.58 625.34
Third Floor	699.58 620.52
Fourth Floor	699.58 620.52
Fifth Floor	699.58 620.52
stair Cabin	52.21
Typical Floor	
TOTAL PROPOSED FLOOR SPACE AREA	
12. Existing floor space Area (if any)	-
13. GRAND TOTAL OF FLOOR SPACE AREA	5737.79 3706.40
14. Total F.S.I. Consumed	2.70 > 2.626

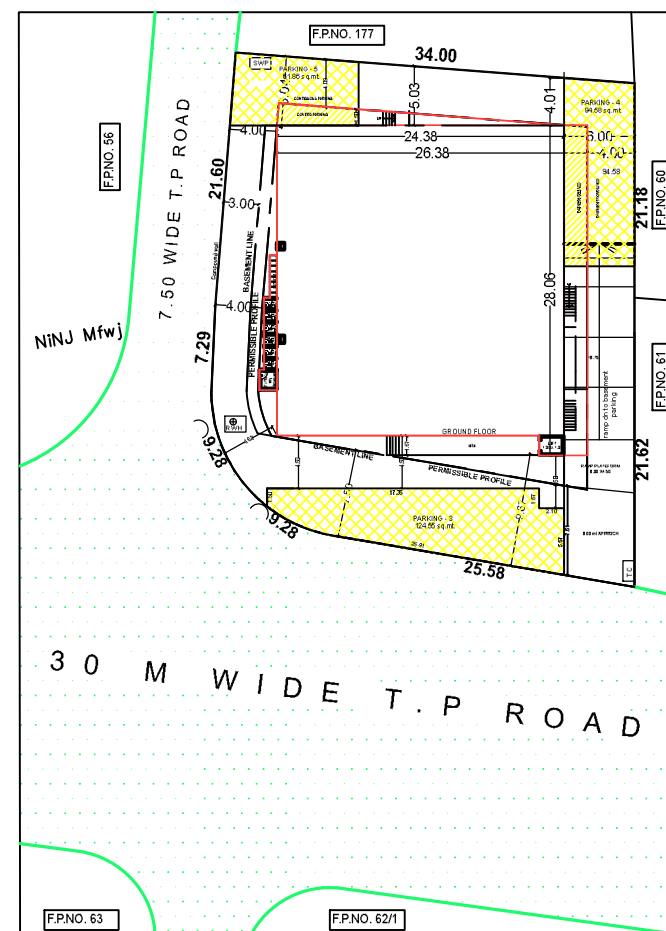
B. PARKING STATEMENT	Sq. Mts.	IV. North Line	Scale	Date
Total Maximum Possible Floor space area				
Residential	(15%) -			
Commercial	3706.40 (40%) 1482.56	AS PER DETAIL	22-10-21	
Industrial	(10%) -			

V. CERTIFICATE	Total Provided	Provided on Ground Level	Provided on Other Level	Total Sq. Mts.
Residential	-	-	-	-
Commercial	280.99	1285.63	1566.62	
Industrial				
1566.62 > 1482.56				

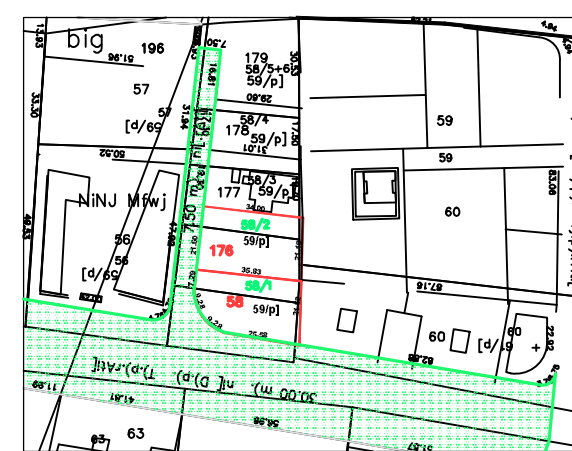
PROPOSED WORK	EXIST. WORK	ROAD	PLOT BOUNDARY	PARKING	COMMON PLOT
i) Existing structure & adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work. Manhole connection is possible and is verified by me. ii) Certified that the plot under reference was served by me on _____ and the dimensions of sides etc. of plot stated on are as measured on site and are so worked out tailies with the area stated in the documents of ownership / T. P. record / property card or 7.12 record.					

SIGNATURE	FOR NJH BUILDCON LLP	VI. SIGNATURE
	<i>(Signature)</i>	(JITENDRA M. PATEL)
	<i>(Signature)</i>	(JAYMIN BHAI D. PATEL)
	<i>(Signature)</i>	(DEVAX H. VAGELA)
	<i>(Signature)</i>	(HETAL H. VAGELA)
	<i>(Signature)</i>	(DIPAK P. PATEL)
	<i>(Signature)</i>	Owner / Builder / Organiser / Developer or Authorised Agent of Owner
	<i>(Signature)</i>	(PARTNERS OF NJH BUILDCON LLP)

SCHEDULE OF OPENING	R.C.C. STAIR DETAILS	CORPORATION DRAWING	Dipak Patel
DOOR	D 1.20 x 2.10	SCALE = AS PER DETAIL	ARCHITECT & INTERIOR DESIGNER
D1	0.90 x 2.10	DATE: 22/10/21	204-KAILASH COMPLEX
D2	0.75 x 2.10		Beside Mahadev Temple,
WINDOW	W 1.82 x 1.20		B.P.C. Road, Alkapuri, Vadodara-5,
W1	1.52 x 1.20		Ph: 0265-2352350 (M) 9824017374
W2	0.90 x 1.00		Email: akar.dipakpatel71@gmail.com
VENTILATION	V 0.60 x 0.60		web site: www.akardipakpatel.com
V1	0.60 x 1.20		



LAY - OUT PLAN
SCALE: 1cm. = 4.0mt.

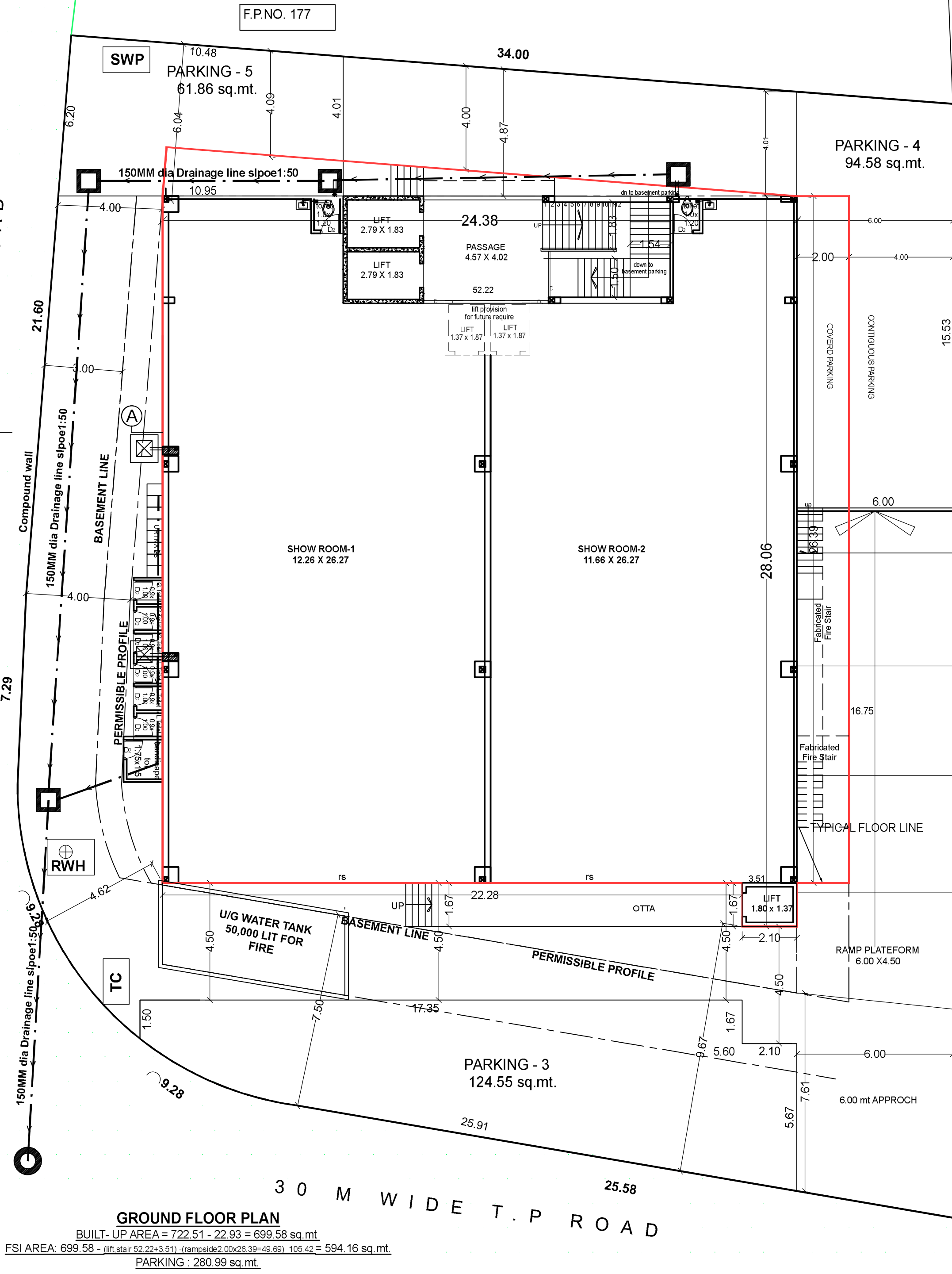


KEY PLAN
SCALE: 1cm. = 20.0mt.

LIFT REQUIREMENT	BUILT UP AREA	REQ. LIFT	PROVIDED LIFT
1 LIFT/1200 sq.mt. B. Area (Excluding Gr, FF, SF)	699.58 X3 = 2098.74	2098.74/1200 = 1.74	2

SANITATION REQUIREMENT	REQUIRE	PROVIDED
1 User /4.0 sq.mt. Carpet Area		
Total Nos of User	3778.78/4=944.69	
Water Closet		
1 W.C./100 user/Gender	9.44 + 9.44 = 18.88	30
REQUIRE 25% Common Sanitation	18.88 x 2.5% = 4.72	6

AASHUTOSH DESAI
CONSULTING ENGINEER
VMSS LIC NO. - SH78
VUDALIC NO. - STR-29



GROUND FLOOR PLAN
BUILT-UP AREA = 722.51 - 22.93 = 699.58 sq.mt.
FSI AREA: 699.58 - (lift stair 52.22+3.51) - (rampside 2.00x26.39=49.69) 105.42 = 594.16 sq.mt.
PARKING : 280.99 sq.mt.

PROPOSED COMMERCIAL COMPLEX IN R.S.NO. 59/P, O.P.NO. 58/1,58/2, F.P.NO. 58, 176, T.P.NO.60 OF Vill. GOTRI, OPP.ZYDEX BUILDING, Beside SHAISHAV SCHOOL, GOTRI SEVASI ROAD, GOTRI, VADODARA.