

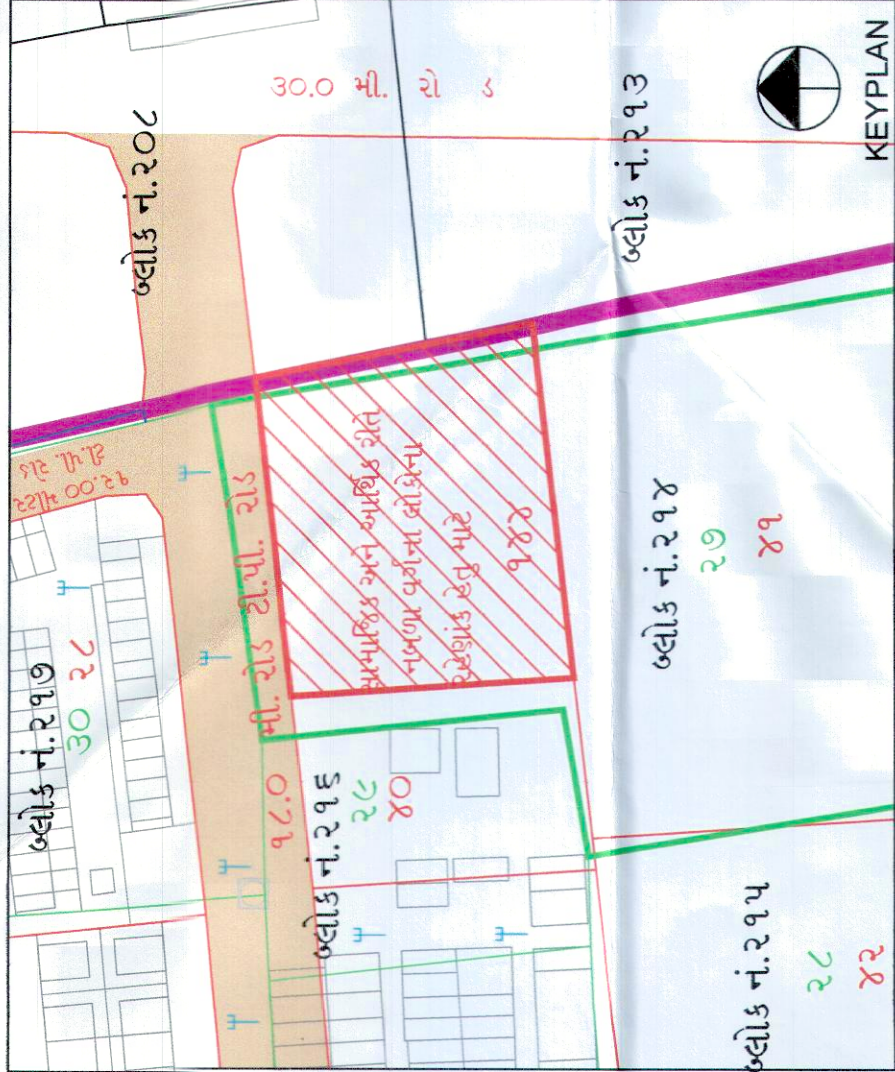
PROPOSED LAYOUT & BUILDING FOR HOUSING, F.P. NO. 144 AT SEVASI T.P. NO. 02, VADODARA.



LAYOUT
SCALE - 1:250

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KEY PLAN

LEGEND	
PLOT LINE	THICK BLACK
EXISTING ROAD	GREEN
FUTURE ROAD	GREEN DOTTED
PERMISSIBLE BUILDING LINE	THICK DOTTED BLACK
OPEN SPACES	NO COLOUR
EXISTING WORKS	BLUE
PROPOSED WORK	RED
FSI	BLUE
PARKING	YELLOW HATCHED

FORM NO. 3, SEE REGULATION NO. 3.2(X)			AREA TABLE	
No.	TITLE	DETAILS AREA (SQ.M.)		
A Area Statement				
1	Area of land/property as per record or as per site condition	2588.00		
B. Deduction for:				
(a) Road cutting area				
(a) Any reservation				
2	Net area of Plot	2588.00		
3	Common Plot @10% = 258 SQ.M.	259.28		
4	Balance area of Plot	2328.72		
5	Permissible B.U. area on G.F.@30%	----		
6	Permissible F.S.I. [2588X3]	7764		
7	Existing Built Up area on G.F.	7258.47		
8	Proposed Built Up area	914.27		
9	Grand Total of Built Up area on G.F.	5854.95		
10	Proposed floor space area		Built Up F.S.I.	
	Ground Floor	914.27 220.92		
	First Floor	887.76 804.16		
	Second Floor	887.76 804.16		
	Third Floor	887.76 804.16		
	Fourth Floor	887.76 804.16		
	Fifth Floor	887.76 804.16		
	Sixth Floor	887.76 804.16		
	Seventh Floor	887.76 804.16		
	Terrace Floor	89.24 0.00		
	Fire tank	13.80 0.00		
	D.G. Platform	21.93 0.00		
	Security Cabin	4.91 4.91		
	Total	7258.47 5854.95		
11	Total existing Floor Space Area (if any)	0		
12	Grand Total of Floor Space Area	7258.47 5854.95		
13	Total FSI consumed	-----	2.26	
B PARKING STATEMENT				
Total proposed Commercial FSI Area			Required	Proposed
B.1	Parking Area @50%	110.46 116.16	220.92	
	Car Parking Area @50%	55.23 58.08		
	Others' Parking Area @30%	33.14 34.85		
	Visitors' Parking Area @20%	22.09 23.23		
Total proposed Residential FSI Area			5634.03	
B.2	Parking Area @20%	1126.81 1380.59		
	Car Parking Area @50%	563.40 690.30		
	Others' Parking Area @30%	338.04 414.18		
	Visitors' Parking Area @20%	225.36 276.12		
Lift Calculation			Lift Required	Lift Proposed
8 Unit Tower: Unit per Tower (3rd to 7th Floor) = 40			1.3	2

SHOP BUILT-UP AREA & CARPET AREA (GROUND FLOOR)		
SHOP NO.	NO. OF SHOP	BUILT-UP AREA PER SHOP (SQ.M.)
G01	1	13.80
G02	1	17.91
G03	1	12.67
G04	1	23.79
G05	1	13.78
G06	1	13.78
G07	1	23.79
G08	1	12.67
G09	1	17.91
G10	1	13.80
TOTAL	10	163.90

CARPET AREA PER SHOP (SQ.M.)		
SHOP NO.	NO. OF SHOP	CARPET AREA PER SHOP (SQ.M.)
G01	1	11.72
G02	1	16.07
G03	1	10.96
G04	1	21.3
G05	1	11.72
G06	1	11.72
G07	1	21.3
G08	1	10.96
G09	1	16.07
G10	1	11.72
TOTAL	10	143.54

PERCOLATING WELL CALCULATION			
PERCOLATING WELL	Plot area / 4000	2588/4000	0.647
TREE PLANTATION CALCULATION			
TREE PLANTATION	Plot area / 200 X 5	(2588/200) X 5	64.7
COMMON TOILET & URINALS CALCULATION FOR COMMERCIAL			
REQUIRED PROVIDED			
SHOPS			
SOLID WASTE BIN CALCULATION FOR COMMERCIAL			
REQUIRED PROVIDED			
SHOPS			
SOLID WASTE BIN CALCULATION FOR RESIDENTIAL			
REQUIRED PROVIDED			
UNITS			

BUILT UP AREA STATEMENT			
FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
Ground floor	220.92	693.35	914.27
First floor	---	887.76	887.76
Second floor	---	887.76	887.76
Third floor	---	887.76	887.76
Fourth floor	---	887.76	887.76
Fifth floor	---	887.76	887.76
Sixth floor	---	887.76	887.76
Seventh floor	---	887.76	887.76
Terrace floor	---	89.24	89.24
Fire tank	---	13.80	13.80
D.G. Platform	---	21.93	21.93
Security Cabin	---	4.91	4.91
Total	220.92	7037.55	7258.47

F.S.I. AREA STATEMENT			
FLOOR	COMMERCIAL	RESIDENTIAL	TOTAL
Ground floor	220.92	0.00	220.92
First floor	---	804.16	804.16
Second floor	---	804.16	804.16
Third floor	---	804.16	804.16
Fourth floor	---	804.16	804.16
Fifth floor	---	804.16	804.16
Sixth floor	---	804.16	804.16
Seventh floor	---	804.16	804.16
Terrace floor	---	0.00	0.00
Fire tank	---	0.00	0.00
D.G. Platform	---	0.00	0.00
Security Cabin	---	4.91	4.91
Total	220.92	5634.03	5854.95

Tower wise F.S.I. Calculation			
Floor / Tower	Tower - A	Tower - B	Total F.S.I.
Ground Floor	457.14	457.14	914.27
1st Floor	443.88	443.88	887.76
2nd Floor	443.88	443.88	887.76
3rd Floor	443.88	443.88	887.76
4th Floor	443.88	443.88	887.76
5th Floor	443.88	443.88	887.76
6th Floor	443.88	443.88	887.76
7th Floor	443.88	443.88	887.76
Terrace Floor	44.62	44.62	89.24
Fire tank	6.90	6.90	13.80
DG Platform	-	-	21.93
Security Cabin	-	-	4.91
Total Built-up	3 615.82	3 615.82	7 258.47

Tower wise Built-up Area Calculation			
Floor / Tower	Tower - A	Tower - B	Total Built-up
Ground Floor	457.14	457.14	914.27
1st Floor	443.88	443.88	887.76
2nd Floor	443.88	443.88	887.76
3rd Floor	443.88	443.88	887.76
4th Floor	443.88	443.88	887.76
5th Floor	443.88	443.88	887.76
6th Floor	443.88	443.88	887.76
7th Floor	443.88	443.88	887.76
Terrace Floor	44.62	44.62	89.24
Fire tank	6.90	6.90	13.80
DG Platform	-	-	21.93
Security Cabin	-	-	4.91
Total Built-up	3 615.82	3 615.82	7 258.47

DEVELOPMENT SUBJECT TO CONDITION
LAD DOWN IN BUILDING PERMISSION
Order No. Vada / Prg - 130
Date: 16/11/21

APPROVED TO THE CONDITION THE RESPONSIBILITY OF THE APPLICANT AND HIS ARCHITECT / ENGINEER / SURVEY / STRUCTURAL DESIGNER TO FOLLOW RELEVANT I. S. SPECIFICATION IN STRUCTURAL DESIGN TO ENSURE SAFETY OF THE BUILDING AND IS SUCH STRUCTURAL DESIGN ARE TO BE VERIFIED IN JOINT OWNERSHIP OF ALL THE MEMBERS OF PLAYOUT COMMITTEE.

શ્રવણ વોર નં. ૪૦ ની જમીન પ્લોટ સબ બેસીંગમાં જોડાયેલ છે. આ પ્લોટમાં બાંંધવાના કામની જવાબદારી બાંંધકામ કંપનીની હશે.

પ્લોટમાં બાંંધવાના કામની જવાબદારી બાંંધકામ કંપનીની હશે.

પ્લોટમાં બાંંધવાના કામની જવાબદારી બાંંધકામ કંપનીની હશે.

Unless renewed the Validity of this permission Expires on Dt. 16/11/21

I. LIST OF DRAWINGS ATTACHED		
SR.NO.	DESCRIPTION	COPIES
01/04	LAYOUT	
02/04	PARKING COP CALCULATION AND SERVICE LAYOUT	
03/04	CLUSTER LAYOUTS	
04/04	ELEVATIONS & SECTIONS	

II. REFERENCE & DESCRIPTION OF LAST APPROVED (IF ANY)

III. DESCRIPTION OF PROPOSED DEVELOPMENT AND PROPERTY
PROPOSED LAYOUT & BUILDING FOR HOUSING, F.P. NO. 144 AT SEVASI T.P. NO. 02, VADODARA.
MOJE - VADODARA
TAL & DIST. - VADODARA
ZONE USE - ALL USES EXCEPT INDUSTRIAL - 1,2,3,4 AND AGRICULTURE - 1,2,3 DVI AND DW2

SHEET SIZE: A1

IV. NORTH SCALE	
	AS MENTIONED

REMARKS

V. CERTIFICATE

Certified that the plot under reference was surveyed by the competent authority and the boundaries of the plot are as shown on the plan and the area so worked out tallies with the area stated in the document of ownership / P record.

01/04

VI. SIGNATORIES

SIGNATORY - NAME AND ADDRESS WITH REGN. NO.
OWNERS / DEVELOPERS SIGNATURE

Executive Engineer
Urban Development Authority
Vadodara.

ARCHITECT / ENGINEER SIGNATURE

MAMTA SHAH & ASSOCIATES
ARCHITECT & INTERIOR DESIGNER
C-12, Chanakya Pur,
Chanakya Pur Char Rasta,
New Same Road, Vadodara,
Ph: 0285 2710967 / 2712267
VUDA LIC No. CA-162018-23
COA No. C49114114

APPROVAL STAMP