PROPOSED LAY-OUT & BUILDING PLAN OF R.S.No:189,190, VILLAGE:- NIZAMPURA, DIST. VADODARA.

PERMI. G.F. COVR. = P ÷ Y X 0.40 X LAND
[1400+700=2100sq.ft./10.764=195.09 sq.mt.]
195.09 ÷ 2280.00 X 0.40 X 4135.87
= 141.55 Sq.Mt

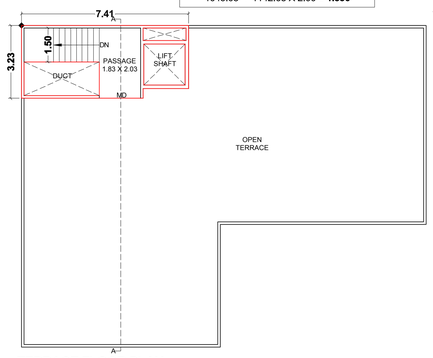
PERMI. F.S.I. = P ÷ Y X 1.60 X LAND
195.09 ÷ 2280.00 X 1.60 X 6677.26
= 914.15 Sq.Mt

PREMIUM F.S.I.
0.40 X 914.15 ÷ 1.60 = 228.53
TOTAL F.S.I. = 228.53 + 914.15 = 1142.68

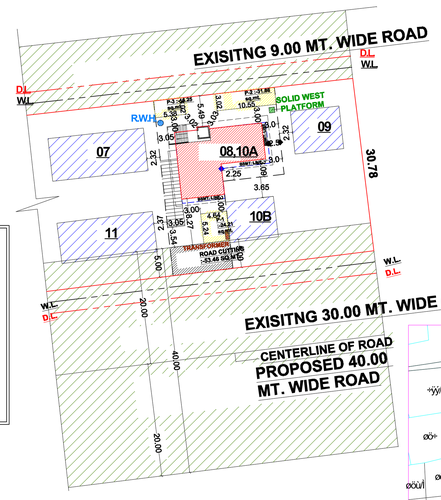
ACTUAL F.S.I.
1049.03 ÷ 1142.68 X 2.00 = **1.836**

FRONT ELEVATION

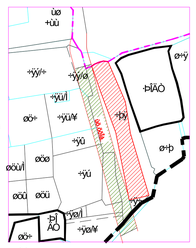
SECTION A-A



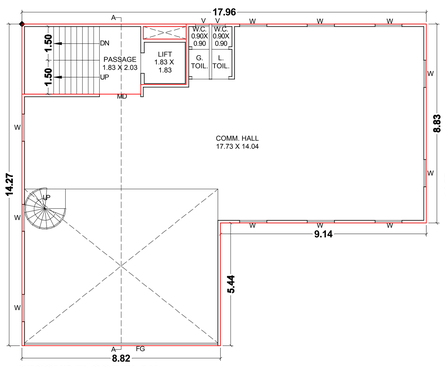
TERRACE FLOOR PLAN
BUILT UP AREA = 13.66 sq.mt.



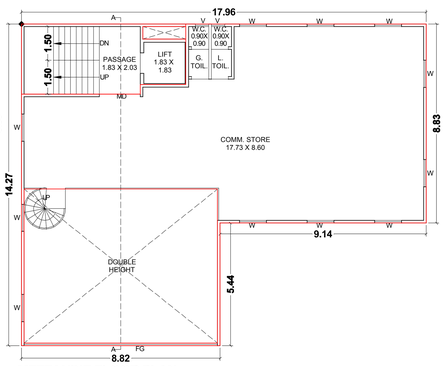
LAYOUT PLAN
SCALE :- 1.00 CM = 4.00 MT



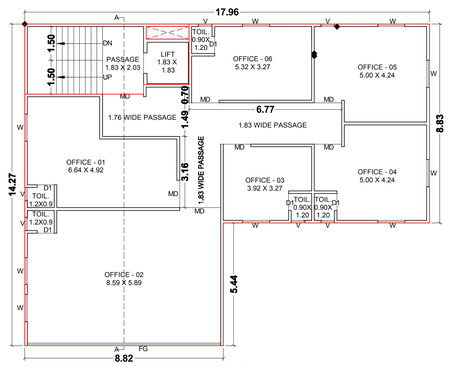
KEY PLAN
SCALE :- 1.00 CM = 38.40 MT



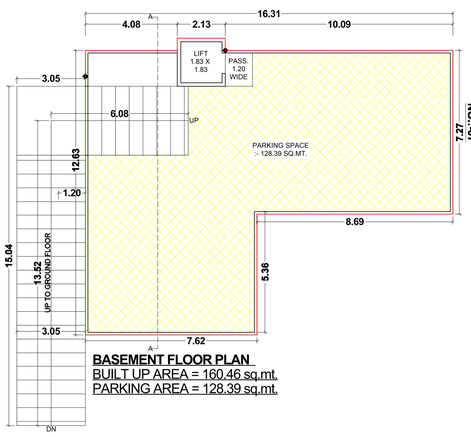
SECOND FLOOR PLAN
BUILT UP AREA = 184.61+20.80 = 205.41 sq.mt.
F.S.I. AREA = 184.61 sq.mt.



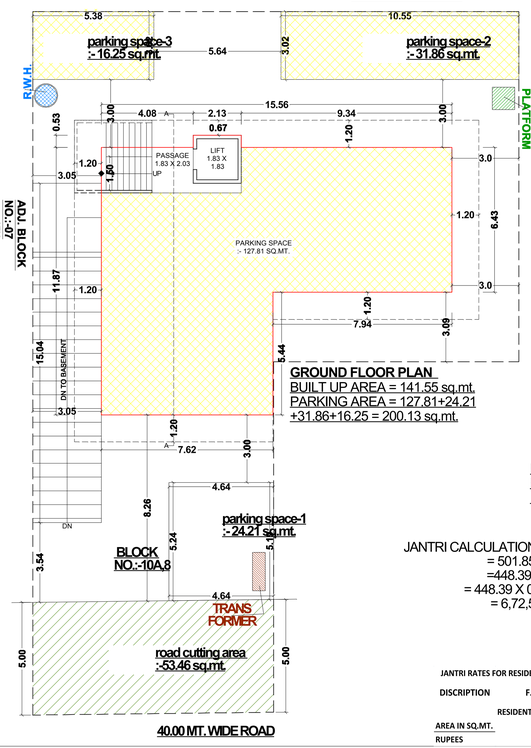
MEZZANINE FLOOR PLAN
BUILT UP AREA = 125.98+20.80 = 146.78 sq.mt.
F.S.I. AREA = 125.98 sq.mt.



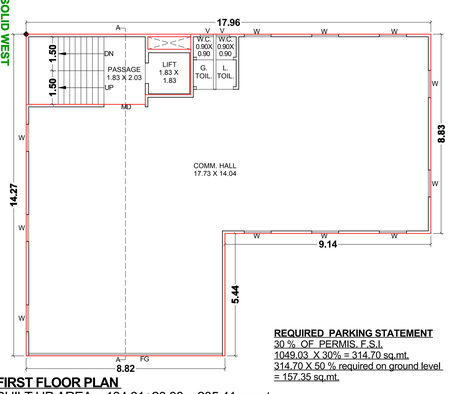
TYPICAL FLOOR PLAN (3RD TO 5TH)
BUILT UP AREA = 184.61+20.80 = 205.41 sq.mt.
F.S.I. AREA = 184.61 sq.mt.



BASEMENT FLOOR PLAN
BUILT UP AREA = 160.46 sq.mt.
PARKING AREA = 128.39 sq.mt.



GROUND FLOOR PLAN
BUILT UP AREA = 141.55 sq.mt.
PARKING AREA = 127.81+24.21
+31.86+16.25 = 200.13 sq.mt.



FIRST FLOOR PLAN
BUILT UP AREA = 184.61+20.80 = 205.41 sq.mt.
F.S.I. AREA = 184.61 sq.mt.

REQUIRED PARKING STATEMENT
30 % OF PERMIS. F.S.I.
1049.03 X 30% = 314.70 sq.mt.
314.70 X 50 % required on ground level
= 157.35 sq.mt.

PROVIDE PARKING SPACE
[BASEMENT] 128.39 +
[COV. PARK.] 127.81 + [P1] 24.21
+ [P2] 31.86 + [P3] 16.25= 328.52 sq.mt.

TOTAL PROVIDE PARKING
= 328.52 sq.mt. > REQ. PARKING

PROVIDE ON G.LEVEL
[127.81+24.21+31.86+16.25] = 200.03 sq.mt.
> REQ. 157.35 sq.mt.

JANTRI CALCULATION AS PER PLOT AREA
= 501.85 - 53.46
=448.39 SQ.MT.
= 448.39 X 0.10 X 15000
= 6,72,585.00/-

JANTRI RATES FOR RESIDENTIAL	0	JANTRI RATES FOR NON-RESI.	23000	AMINITIES CHARGES	150	300

DISCRIPTION	F.S.I. @ 1.60		F.S.I. @ 2.00		F.S.I. DIFF. @ 1.60 TO 1.80		F.S.I. DIFF.@ 1.80 TO 2.00		AMINITIES CHARGES	
RESIDENTIAL	NON-RESI.	RESIDENTIAL	NON-RESI.	RESIDENTIAL	NON-RESI.	RESIDENTIAL	NON-RESI.	RESIDENTIAL	NON-RESI.	
AREA IN SQ.MT.	0	914.15	0	1142.68	0	114.26	0	20.62	0	1049.03
RUPEES					0	262798.00	0	189704.00	0	314709.00

AREA TABLE
FORM.NO.3
(See Regulation NO.3.2(ix)

A. AREA STATEMENT		SQ.MTS.	I LIST OF DRAWING ATTACHED		
1. Area of land/property as per record or as per site condition		6677.26	Sr.No	Description	Copies
B. Deduction for :					
(a) road cutting area [for 30.00 mt. road]		481.69			
(b) road setback area [for 40.00 mt. road]		1144.51			
(c) any reservation		00.00			
3. Net area of plot		5051.06			
4. Common Plot (10%)		915.19			
5. Balance area of Plot		4135.87			
6. Permissible built up area on G.F. [40%]		1654.34			
7.[a] Permis. normal F.S.I. [6677.26 x 1.60]		10683.61	II REFERENCES		
7.[b] Permis. normal F.S.I. @ 1.6 as per p/y		914.15			
7.[b] Permis. Premium F.S.I. @ 2.0 as per p/y		1142.68	Last approved plan (if any) Permissible order no. Date of approval		
[c] Premium F.S.I. to be purchased [a-b]		00.00			
8. Existing built up area on G.F			**TRUE COPY** Approved Subject To Condition Laid Down In Building Permission Ward No.:07 Order No: Commercial-129/16-17 Date: 12-09-2016 sd/- Dy. Town Development Officer Vadodara Mhanagar Seva Sadan By ORDER M.C.		
9. Proposed built up area					
(i) Ground floor (Main structure)		141.55			
(ii) Out house /Garrage					
Total proposed built up area		141.55			
10. Grand total of built up area on G.F.		141.55			
11. Proposed floor space area	B.U.A.	F.S.I.	STAMP AND SIGNATURE OF APPROVAL		
Basement floor	160.46	00.00			
Ground floor	141.55	00.00			
First floor	205.41	184.61			
Second floor	205.41	184.61			
Mezzanine floor	146.78	125.98			
Third floor	205.41	184.61			
Fourth floor	205.41	184.61			
Fifth floor	205.41	184.61			
Terrace floor	13.66	00.00			
Total proposed floor space area	1489.50	1049.03			
12. Total existing floor space area(if any)					
13. Grand total of floor space area		1049.03			
14. Total f.s.i. consumed		1.836			

B. PARKING STATEMENT

Total maximum possible floor space area	Total require parking space		Reserved for car 50%	IV North line	Scale	Date
Residential	(15%)					
Commercial 1049.03	(30%)	314.70	157.35			
Industrial	(10%)					
TOTAL	314.70		157.35	IV Certificate		

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential			
Commercial	200.13	128.39	328.52
Industrial			
REQUIRED < PROVIDE		TOTAL	328.52

SCHEDULE OF OPENING
MD - 1.07 X 2.10
D1 - 0.90 X 2.10
D2 - 0.75 X 2.10
W - 1.80 X 1.20
W1 - 1.20 X 1.20
WK - 1.20 X 0.90
V - 0.60 X 0.60

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 varified by me.

ii) Certificate that the plot under referance was served by me on and the dimension of sides etc. of plot stated on are as measured on site and are so worked out tallies with the area stated in the document of ownership / T.P. record/property card or 7-12 record.

RUCHIR SHETH
ARCHITECT
VMSS Lic.No.CA-57/2013to2018

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