

REVISED LAY OUT AND BUILDING PLAN FOR BLOCK NO.-107, S.NO.-58 PAIKY, AT.VILL-JESANGPURA, TA:- WAGHODIA & DIST. VADODARA.

Unless renewed the Validity
of this permission Expires
on DL: 08-05-2024

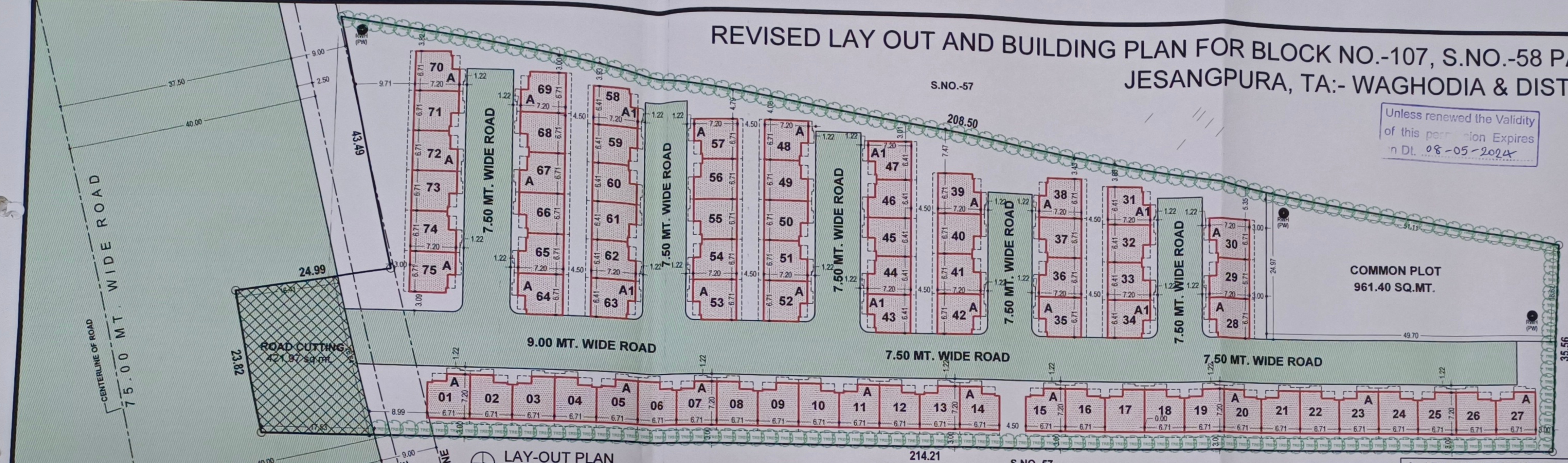
APPROVED SUBJECT TO CONDITION
LAID DOWN IN BUILDING PERMISSION
Order No. Vuda / Plan - 1 / Permission
Date: 09/05/2023

Town Planner
Urban Development Authority
Vadodara.

Development permission is granted subject
to the condition the responsibility of the
applicant and N. Architect / Engineer /
Survey / Structural Designer to follow
relevant I. S. specification in structural
design to ensure safety of the Building and
is such structural designs are to be verified

Ownership of the Common Plot shall be
in Joint Ownership of all the members
of layout area and if shall not be Saleable.

કોમન પ્લોટમાં જ.ઈ.વી.ના શુભચક્ષુર્ભર માટે
જગ્યા અભાવથી સખપાની રહેશે.



LAY-OUT PLAN
SCALE: 1C.m. = 5.00 Mt.

SCHEDULE OF OPENING

D-	1.00X2.10
D1-	0.90X2.10
D2-	0.75X2.10
W-	1.50X1.20
W1-	1.20X1.20
W2-	1.00X1.06
V-	0.60X0.60

REQ. PERCOLATING WELL:-
PLOT AREA : 500 TO 4000 Sqm
= 1 PERCOLATING WELL WITH
RAIN WATER HARVESTING SYSTEM
PLOT AREA 10036.00 Sqm - 10036.00/4000 Sqm
= 3 NO REQ.
PROVIDING 3 PERCOLATING WELL WITH
RAIN WATER HARVESTING SYSTEM

TREE PLANTATION
PLOT AREA 10036.00 Sqm
200 Sqm/5 TREE
10036.00 Sqm=251 TREE
PROVIDED TREE = 252 NO. OF TREE
SOLID WASTE COMMUNITY BIN CALCULATION
REQ. 10 LITER BIN FOR 1 DWELLING UNIT FOR RESI.
TOTAL DWELLING UNIT = 75 UNITS
1BIN = 80 LITER
75X10/80=10 NOS.

Area Statement

Land Area As Per Record	10036.00
Road Cutting	421.97
Balance Area	9614.03
Common Plot (10%)	961.40
Net Area For Planning	8652.63
Permi. B.A. (40%)	3461.05
Permi. F.S.I. (0.75)	7527.00

Type	Area	Unit	Total
A	44.49	60	2669.40
A1	42.33	15	634.95
Total	75		3304.35

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F.S.I Consumed	
3304.35	
7527.00	x 0.75 = 0.33 < 0.75

A AREA STATEMENT SQ.MTS. LIST OF DRAWING ATTACHED

SR. NO.	DESCRIPTION	COPIES
1.	Area of land plot/property as per record of as per site condition	
2.	Deduction for Road-Cutting	
a.	Proposed Road	
b.	Any reservation OWNER'S PLOT	
c.	Common Plot 10%	
3.	Net Area of Building Unit for Planning	
4.	Permissible B.A. on ground floor (40%)	
5.	Total Permissible F.S.I. (0.75)	

II REFERENCE
I) Ground Floor
II) Out House/Garage
III) First Floor
IV) Upper Floor

III. Description of Property & Proposed Development work
6. Existing Building Area on G.F
7. Proposed Building Area
I) Ground Floor
II) Club House
8. Grand Total of Building Area on
9. PROPOSED FLOOR SPACE AREA

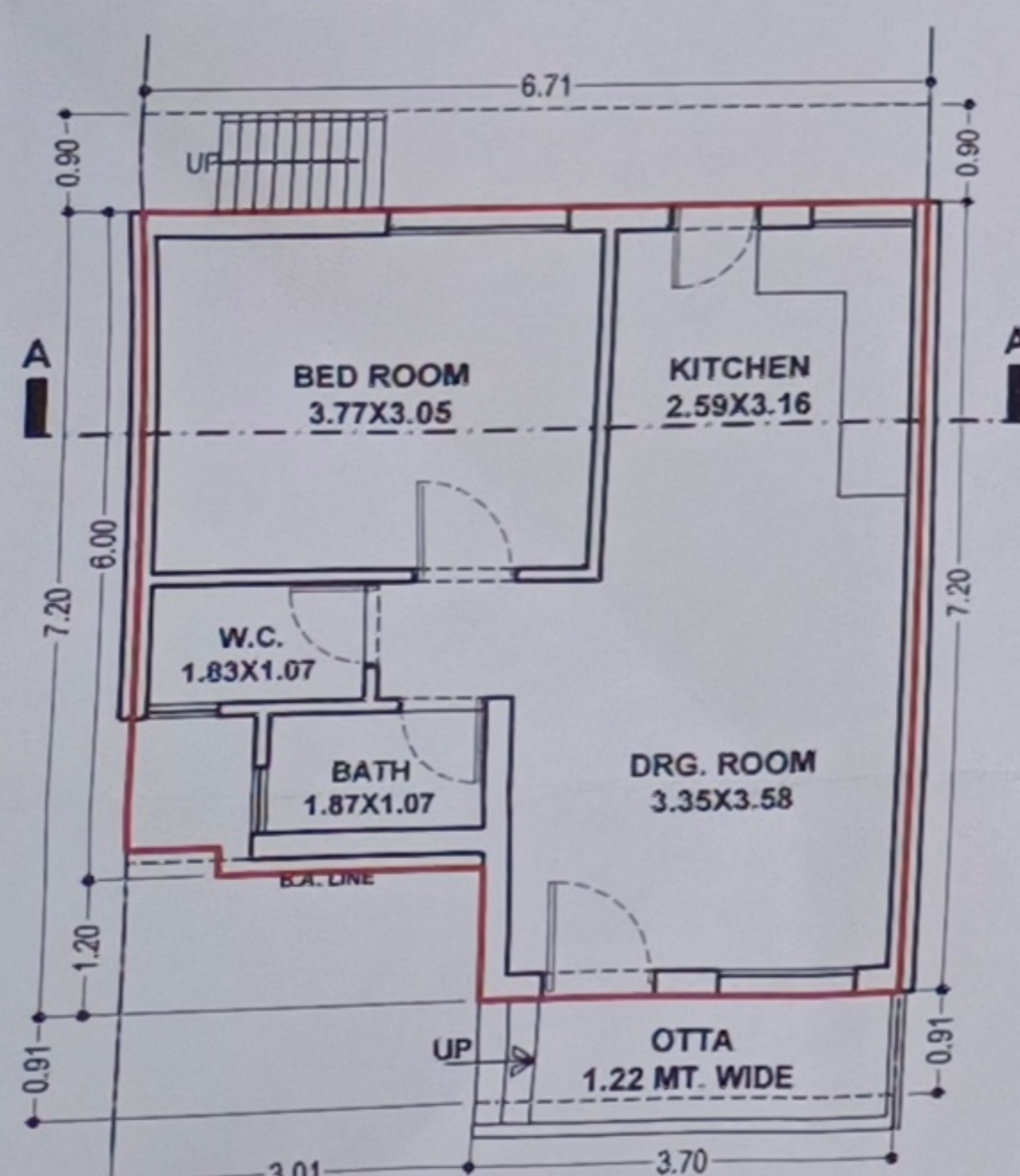
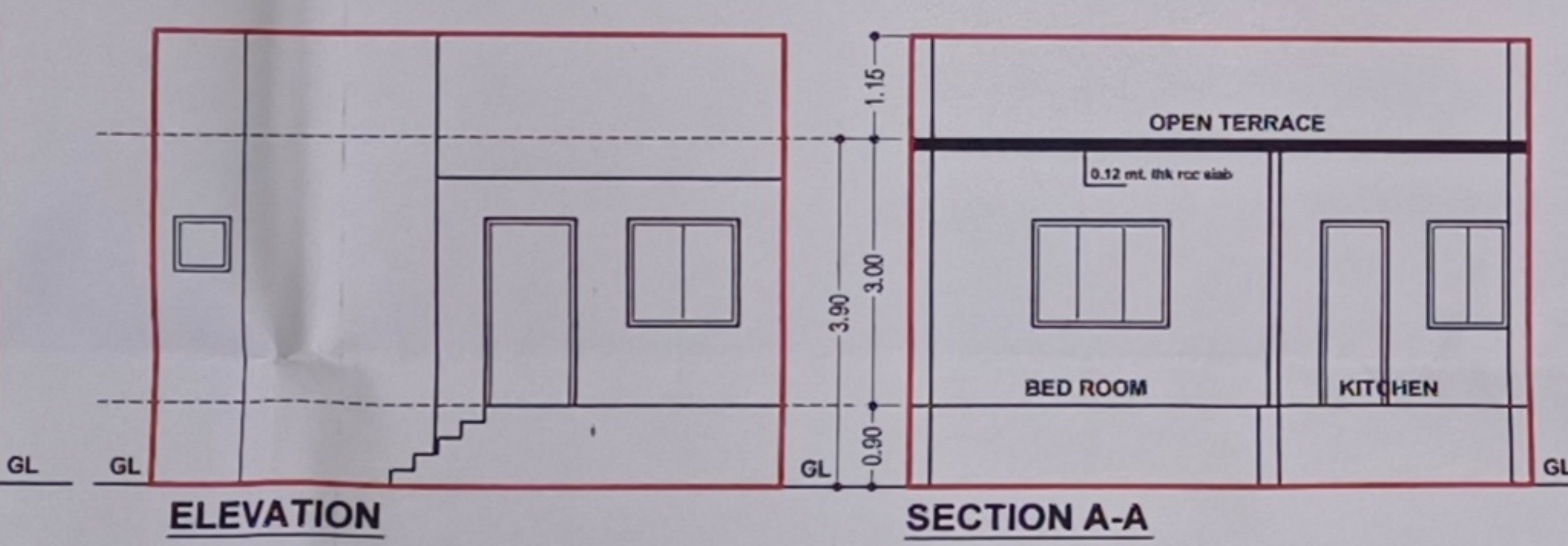
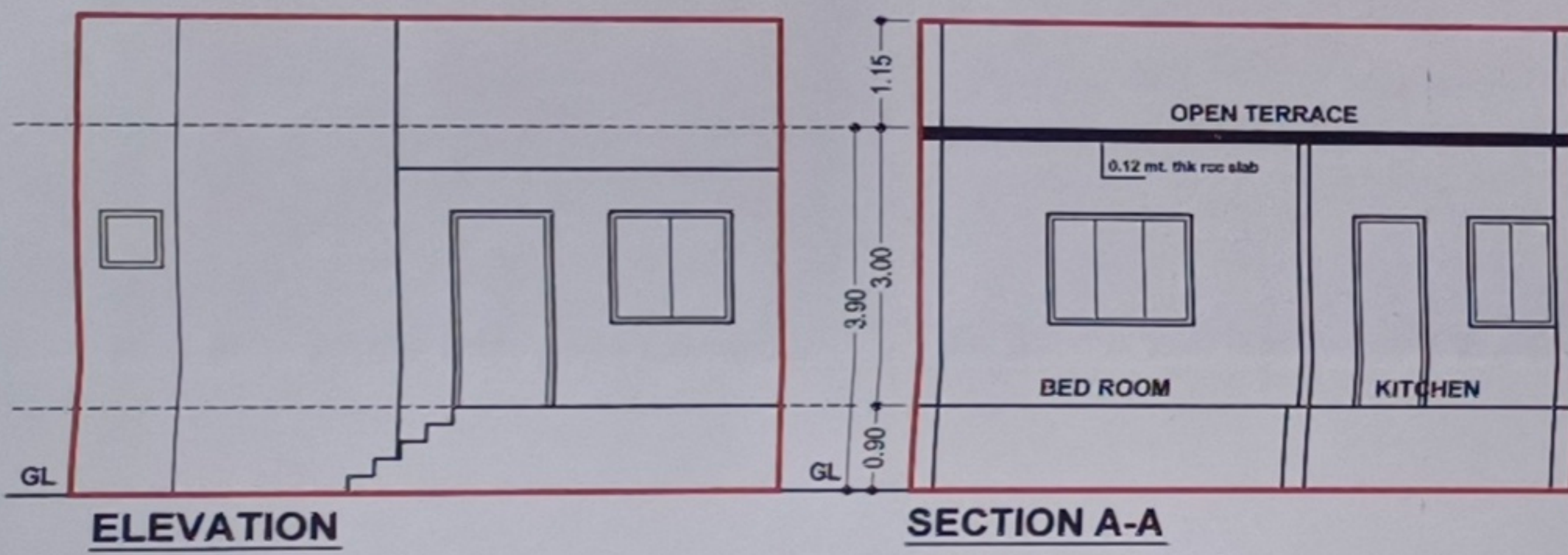
Basement Floor	
Ground Floor	3304.35
First Floor	
Second Floor	
Third Floor	
Fourth Floor	
Total Proposed Floor Space Area	3304.35
10. Total Existing Floor Space Area (if any)	
11. Grand Total of Floor Space Area	3304.35
12. Total F.S.I. Consumed	0.33 < 0.75

Fourth Floor	
Total Proposed Floor Space Area	3304.35
10. Total Existing Floor Space Area (if any)	-----
11. Grand Total of Floor Space Area	3304.35
12. Total F.S.I. Consumed	0.33 < 0.75

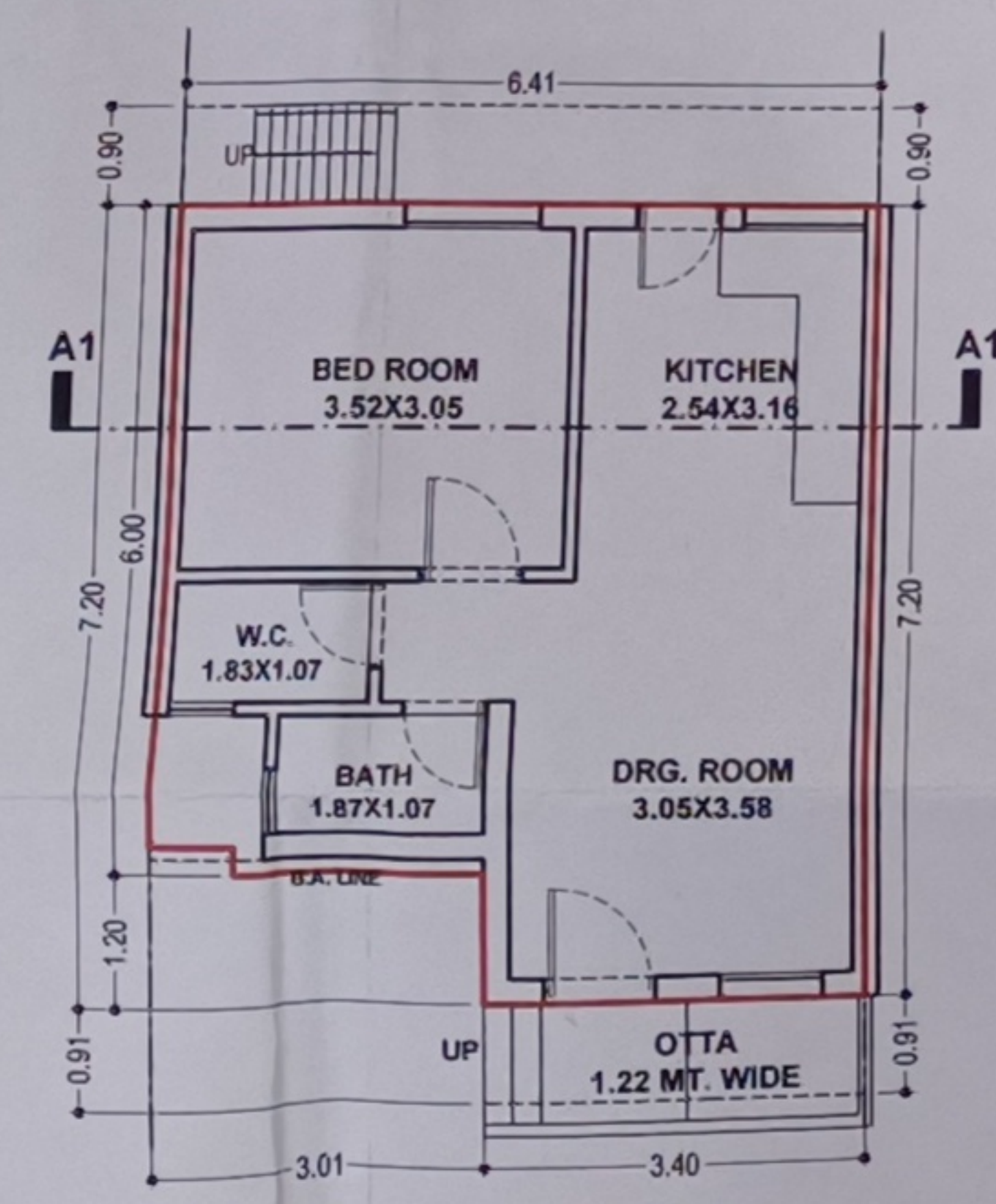
B. PARKING STATEMENT SQ.MTS.		
Total Maximum Possible Floor space Area On	Total Require Parking space	Reserved for Car 50%
Residential	15%	
Commercial	15%	
Industrial	10%	
Other Use	(%)	

Total Provided Floor space	Provided Ground Level	Provided Other Level	Total S.q. Mts.	IV. NORTH LINE	SCALE	DATE
Residential					1 : 100	
Commercial						
Industrial						
Other Use				V. CERTIFICATE		

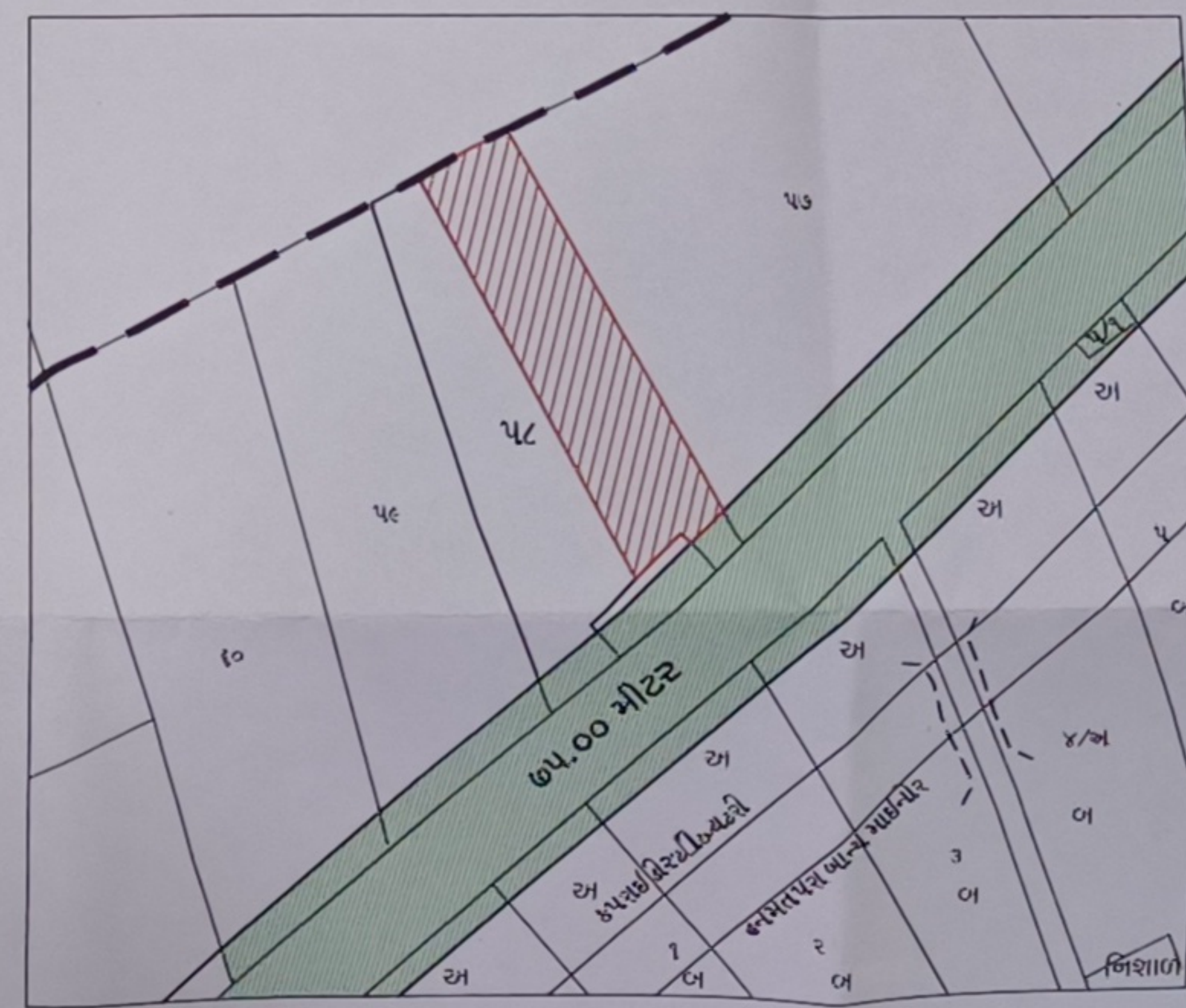
Owner/Builder/Organiser/Developer or Authorised Agent of Owner	
અ.જી. વોડરાયા	



B.A./ CARPET STATEMENT			
TYPE	NO. OF UNIT	B.AREA	CARPET
A	60	42.94	38.30
A1	15	40.77	36.27



TYPE-A1 15 UNITS
GROUND FLOOR PLAN
B.A. = 42.33 SQ.MT.
F.S.I. = 42.33 SQ.MT.



KEY PLAN
SCALE: 1C.m. = 38.40 Mt.

TYPE-A 60 UNITS
GROUND FLOOR PLAN
B.A. = 44.49 SQ.MT.
F.S.I. = 44.49 SQ.MT.