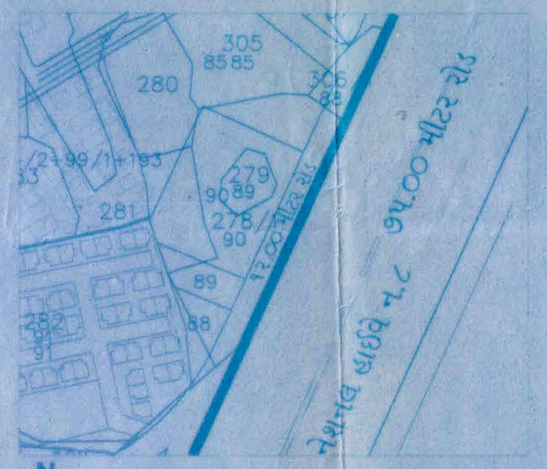
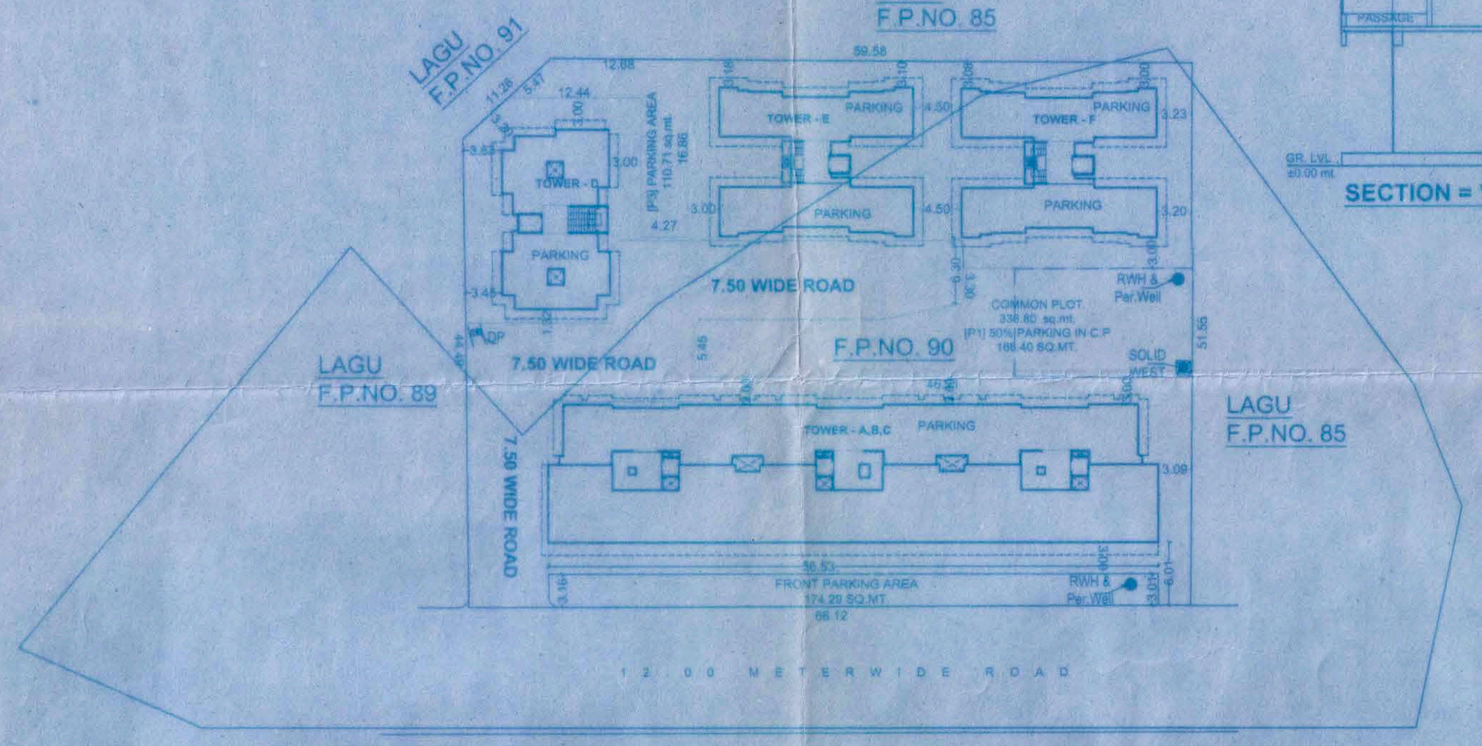
REVISED LAY-OUT & BUILDING PLAN FOR ON S.NO : 278-1 , O.P. NO : 90 F.P. NO : 90, T P NO. 40 AT VILLAGE : KAPURAI , DIST. VADODARA.

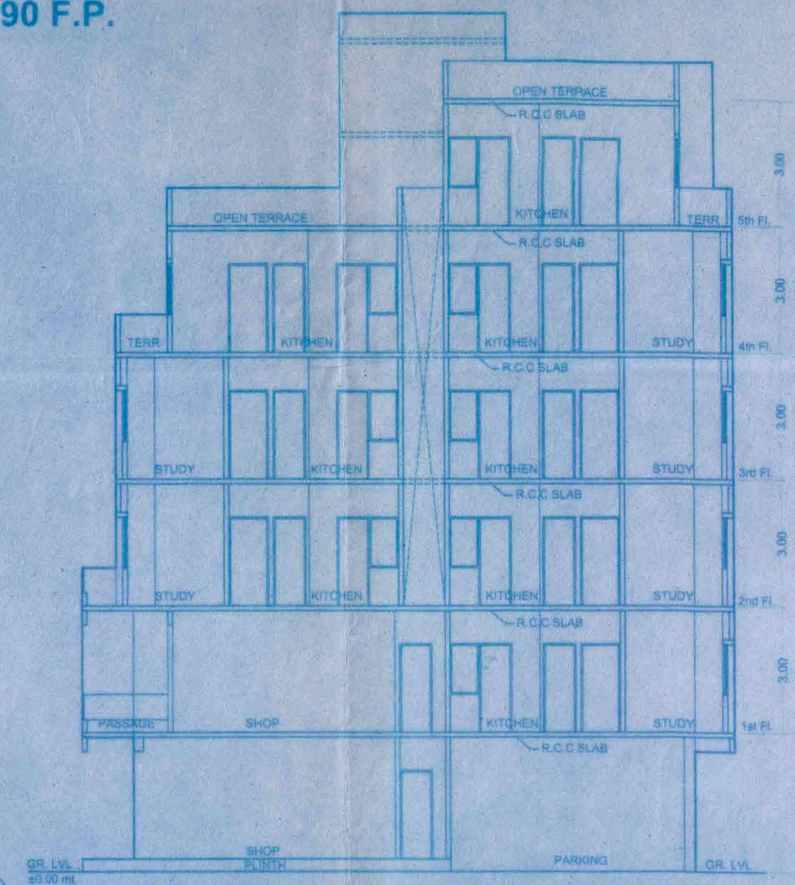


N

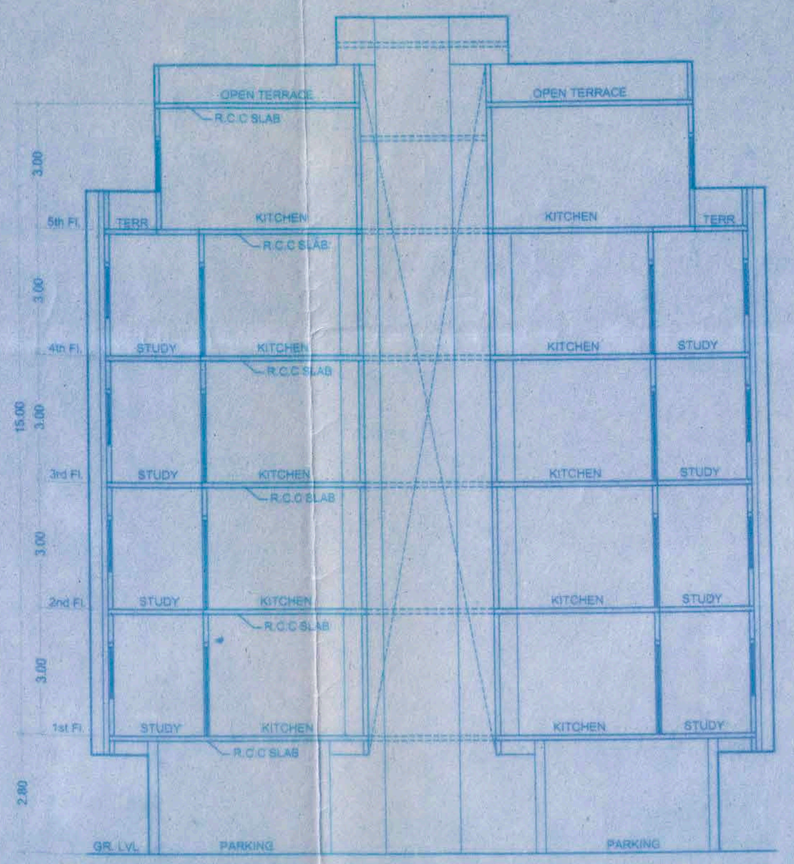
SITE PLAN
SCALE :- 1.00 CM. = 20.00 MT.



N **LAY OUT PLAN**
SCALE :- 1.00 CM. = 4.00 MT.



SECTION = "AA" (TOWER -A,B,C)



SECTION = "E-F" (TOWER -E,F)

JANTRI RATES FOR RESIDENTIAL			JANTRI RATES FOR RESI.(10%)	JANTRI RATES FOR RESI.(40%)	TOTAL
DISCRIPTION	F.S.I. @ 1.6		F.S.I. DIFF. @ 1.6 TO 1.8	F.S.I. DIFF. @ 1.8 TO2.00	
	COMMRCIAL	RESIDENTIAL	RESIDENTAL	RESIDENTAL	
AREA IN SQ.MT.	815.28	4573.52	673.60 X 10000.00 X 10%	475.66 X 10000.00 X 40%	
RUPEES			673,600.00	1,902,640.00	2,576,240.00
TOTAL					2,576,240.00

REQUIRED PARKING STATEMENT

(FOR COMMERCIAL)
815.28 X 30% = 244.58 SQ.MT.
244.58 X 50 % REQUIRED ON Gr

(FOR PERM. F.S.I. OF 15%)
[6538.06-815.28] 5722.78 X 15% =

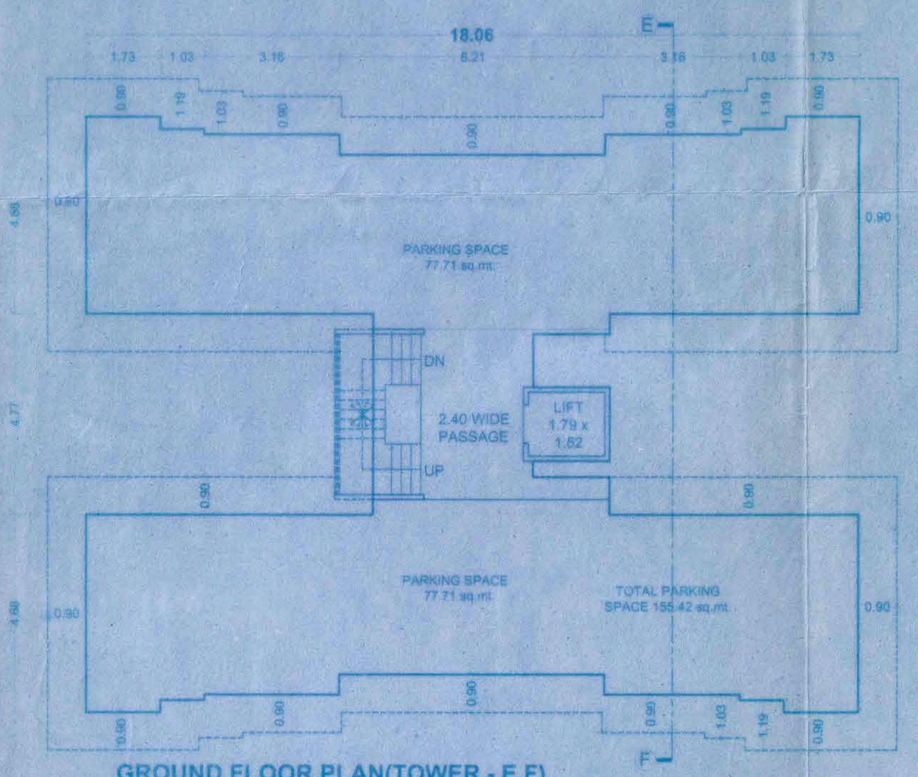
TOTAL REQUIRED PARKING
= 244.58+858.41 = 1102.99 SQ.MT.

PROVIDE PARKING SPACE

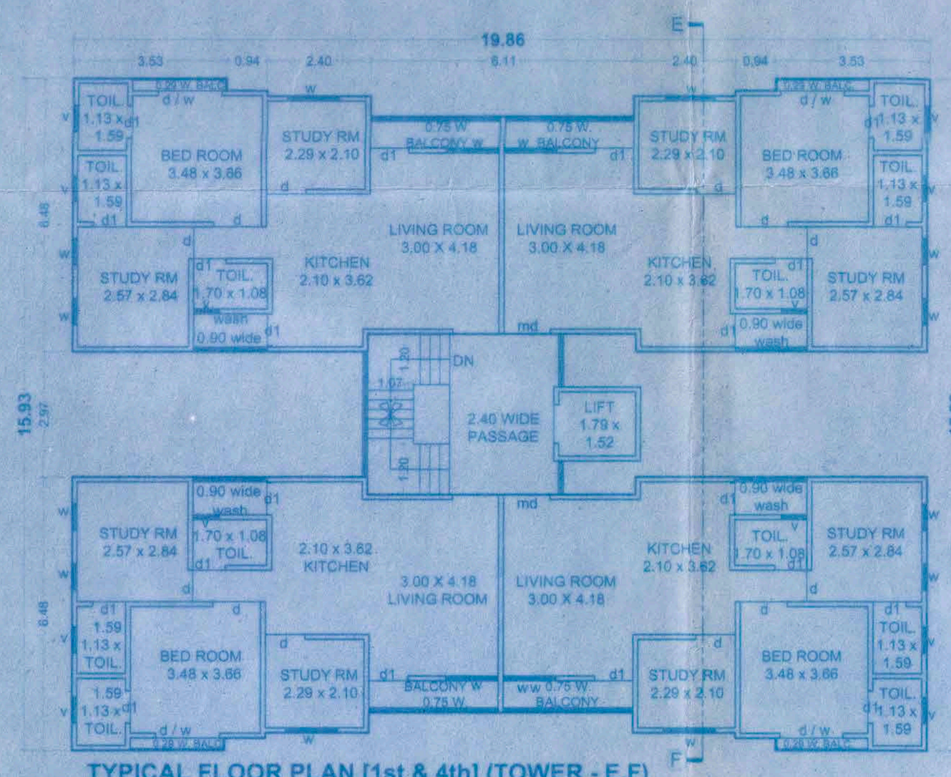
FRONT 174.29 + [P1] 168.40 + [P2] [A,B,C] 267.99 + [D] 127.64 + [E] = 1224.02 SQ.MT.

AREA STATEMANT									
TOWER	G.F.	1st	1st	2nd	3rd	4th	5th	TOTAL
	B.UP.	B.UP.	B.UP.	B.UP.	B.UP.	B.UP.	B.UP.	B.UP.
	RESI./COM.	COMM.	RESI.	RESI.	RESI.	RESI.	RESI.	
A,B,C	702.56	441.86	382.40	712.31	712.31	674.39	349.95	3975.78
D	145.15		193.44	193.44	193.44	193.44	176.94	1090.85
E	174.87		256.80	256.80	256.80	256.80	236.04	1436.11
F	174.87		256.80	256.80	256.80	256.80	236.04	1436.11
TOTAL	1197.45	441.86	1089.44	1419.35	1419.35	1381.43	998.97	7947.85

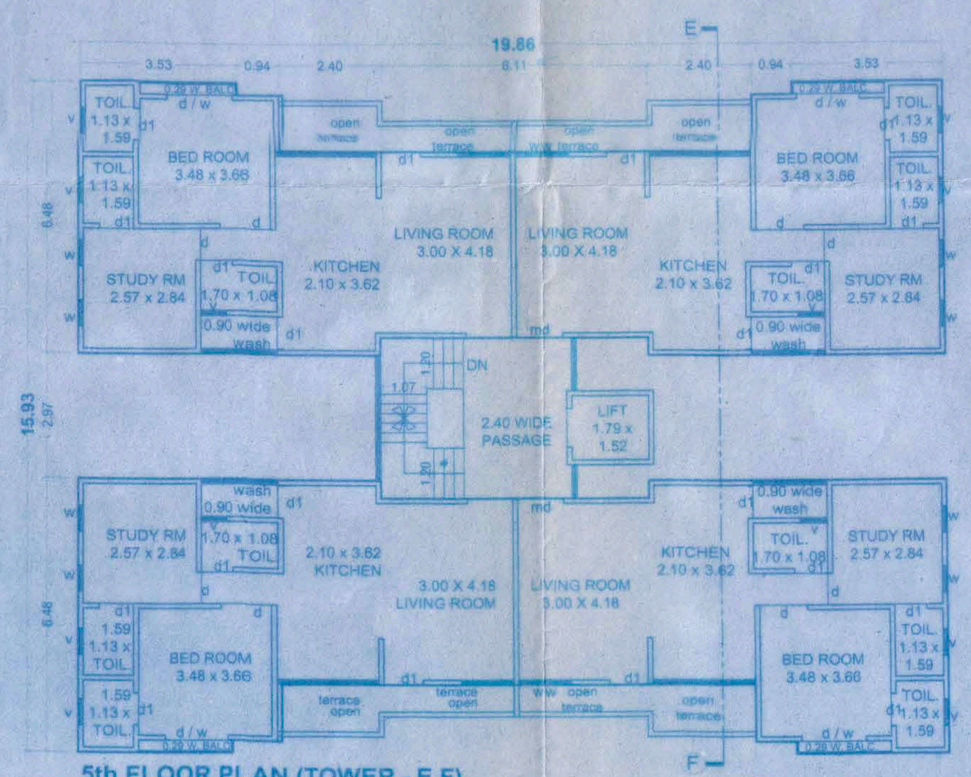
AREA STATEMANT									
TOWER	G.F.	1st	1st	2nd	3rd	4th	5th	TOTAL
	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.
	COMM.	COMM.	RESI.	RESI.	RESI.	RESI.	RESI.	
A,B,C	373.42	441.86	324.42	655.19	655.19	617.27	299.98	3367.03
D			175.71	175.71	175.71	175.71	159.21	862.05
E			236.05	236.05	236.05	236.05	215.29	1159.49
F			236.05	236.05	236.05	236.05	215.29	1159.49
TOTAL	373.42	441.86	972.23	1303.00	1303.00	1265.08	879.47	6538.06



GROUND FLOOR PLAN(TOWER - E,F)
BUILT UP AREA = 174.87 sq.mt.
PARKING AREA = 155.42 sq.mt.



TYPICAL FLOOR PLAN [1st & 4th] (TOWER - E,F)
BUILT UP AREA [236.05+20.75] = 256.80 sq.mt.
F.S.I. AREA [236.05 x 4flr.] = 944.20 SQ.MT.



5th FLOOR PLAN (TOWER - E,F)
BUILT UP AREA [215.29+20.75] = 236.04 sq.mt.
F.S.I. AREA = 215.29 SQ.MT.

AREA TABLE

1/4

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

A. AREA STATEMENT [F.P.No:90]	SQ.MTS.
1. Area of land/property as per record or as per site condition	3368.00
B. Deduction for :	
(a) road cutting area	
(b) Any reservation	
3. Net area of plot	3368.00
4. Common Plot (10%)	336.80
5. Balance area of Plot	3031.20
6. Permissible b.up area on G.F. [40%]	1212.48
7.a Permis. Normal F.S.I. [3368.00 x 1.60]	5388.80
7.b Permis. Premium F.S.I. [3368.00 x 1.80]	6062.40
7.b Permis. Premium F.S.I. [3368.00 x 2.0]	6736.00
7.c Premium F.S.I. to be purchased [6538.00 - 5388.80]	1149.20
8. Existing built up area on G.F	
9. Proposed built up area	
(i) Ground floor (G.F. Coverage)	1197.54
(ii) Out house /Garrage	---
Total proposed (G.F. Coverage)	1197.54
10. Grand total of b.up area on (G.F.Coverage)	1197.54

11. Proposed floor space area	B.UP.	F.S.I.
Basement floor		---
Ground floor	1197.45	373.42
First floor	1531.30	1414.09
Second floor	1419.35	1303.00
Third floor	1419.35	1303.00
4tH floor	1381.43	1265.08
5th floor	998.97	879.47
Total proposed floor space area	7947.85	6538.06
12. Total existing floor space area(if any)		---
13. Grand total of floor space area		6538.06
14. Total f.s.i. consumed		

I. LIST OF DRAWING ATTACHED		
Sr.No	Description	Copies

II REFERENCES
Last approved plan (if any)
Permissible order no.
Date of approval

B. PARKING STATEMENT

Total maximum possible floor space area		Total require parking space	Reserved for car 50%
Residential	5722.78	(15%) 858.41	
Commercial	815.28	(30%) 244.58	
Industrial		(10%)	
TOTAL		1102.99	

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential	1224.02		
Commercial			
Industrial			
REQUIRED < PROVIDE		TOTAL	1224.02

IV North line | Scale | Date

IV Certificate

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.

STAMP AND SIGNATURE OF APPROVAL

Approved Subject to Condition laid Down in Building Permission
Ward No. 3
Order No. 1321194 96
Date: 28/12/17
Dy. Town Development Officer
Vadodara Mahanagar Seva Sadan
મ્યુનિસિપલ કમિશ્નરશ્રી વતી કુબતી

SIGNATURE OF ARCHITECTS-ENGINEERS

Architect / Engineer / Surveyor
V.M.C. Registration No. :-
Name :-
Address :-

Rishi
Architect & Interior Designer

TRUE COPY
CHIRAG B. PATEL
Reg. No. CA/07/16-17
3rd floor, Shivank apt.
4/B, Shivnahar soc.
Inside Punit Nagar,
O.P.Road Vadodara
Ph. (0265) 6590865
rishiarchitect09@gmail.com

APPROVED SUBJECT TO CONDITION OF LETTER
NO: E1 / VDR / INSP / PLAN / 4011 / 17
DATE 12 8 JUN 2017
ELECTRICAL INSPECTOR
VADODARA.

KANHA ICON
D. O. Thakkar
PARTNER

Owner / Builder / Organizer / Developer or Authorized Agent of Owner