

REVISED RESIDENTIAL AFFORDABLE HOUSING LAYOUT AND BUILDING PLAN FOR BLOCK No: 221, F.P.No:112, O.P.No: 65, T.P.No:1 AT VILL:- VEMALI, VADODARA. (RAH)

FLAT CALCULATION
FOR RAH AS / 8.2.2
IN GDCR PAGE No. 58

SMT	NOS. OF UNIT	MINIM. REQ. FLAT
10000	225	107
4745	SAY	174

SOLAR ENERGY CALCULATION RESIDENTIAL			
ROOF AREA	REQUIRED SOLAR ENERGY 70%	REQUIRED SOLAR ENERGY IN KW	PROVIDED SOLAR ENERGY IN KW
1013.97	709.78	59.15	60.00

PROVIDED PARKING	
BASEMENT	1383.00
GROUND LVL	1259.76
TOTAL	2642.76

REQUIRED PARKING AREA CALCULATION
(TABLE 8.3: PARKING PAGE NO 58)

BUILT UP AREA MORE THAN 66.00 SMT.		REQUIRED PARKING AREA
9154.36	20%	1830.87
BUILT UP AREA UP TO 66.00 SMT.		
3639.85	10%+1%	400.38
TOTAL REQUIRED PARKING AREA		2231.25

CARPET AREA STATEMENT IN SQ.MT.					
TOWER	FLAT NOS	CARPET	BALCONY	WASH	OPEN TERRACE
A	101 TO 901	71.83	1.69	0.99	0
	102 TO 902	71.83	1.69	0.99	0
	103 TO 903	70.04	1.69	0.99	0
	104 TO 904	70.04	1.69	0.99	0
	TOTAL	283.74	6.76	3.96	0.00
B	101 TO 901	71.83	1.69	0.99	0
	102 TO 902	71.83	1.69	0.99	0
	103 TO 903	70.04	1.69	0.99	0
	104 TO 904	70.04	1.69	0.99	0
	TOTAL	283.74	6.76	3.96	0.00
C	101 TO 901	71.83	1.69	0.99	0
	102 TO 902	71.83	1.69	0.99	0
	103 TO 903	70.04	1.69	0.99	0
	104 TO 904	70.04	1.69	0.99	0
	TOTAL	283.74	6.76	3.96	0.00
D	101 TO 901	71.83	1.69	0.99	0
	102 TO 902	71.83	1.69	0.99	0
	103 TO 903	70.04	1.69	0.99	0
	104 TO 904	70.04	1.69	0.99	0
	TOTAL	283.74	6.76	3.96	0.00

PROPOSED BUILT UP AREA				
FLOOR	TOWER-A & B	TOWER-C	TOWER-D	TOTAL
CLUBHOUSE				50.00
BASEMENT				1803.91
GROUND	722.44	375.19	437.56	1535.19
1ST	722.44	375.19	437.56	1535.19
2ND	722.44	375.19	437.56	1535.19
3RD	722.44	375.19	437.56	1535.19
4TH	722.44	375.19	437.56	1535.19
5TH	722.44	375.19	437.56	1535.19
6TH	722.44	375.19	437.56	1535.19
7TH	722.44	375.19	437.56	1535.19
8TH	722.44	375.19	437.56	1535.19
9TH	722.44	375.19	437.56	1535.19
10TH	722.44	375.19	437.56	1535.19
S CABIN	84.04	45.30	50.25	179.60
TOTAL	7874.00	4004.35	4667.12	18399.38

PROPOSED FSI AREA				
FLOOR	TOWER-A & B	TOWER-C	TOWER-D	TOTAL
GROUND	622.86	323.98	376.37	1323.21
1ST	622.86	323.98	376.37	1323.21
2ND	622.86	323.98	376.37	1323.21
3RD	622.86	323.98	376.37	1323.21
4TH	622.86	323.98	376.37	1323.21
5TH	622.86	323.98	376.37	1323.21
6TH	622.86	323.98	376.37	1323.21
7TH	622.86	323.98	376.37	1323.21
8TH	622.86	323.98	376.37	1323.21
9TH	622.86	323.98	376.37	1323.21
10TH	622.86	323.98	376.37	1323.21
TOTAL	6076.58	3077.78	3639.85	12794.21

LIFT CALCULATION				
FLOOR	TOWER-A	TOWER-B	TOWER-C	TOWER-D
Ground				
1st Floor				
2nd Floor				
3rd Floor				
4th Floor				
5th Floor				
6th Floor				
7th Floor				
8th Floor				
9th Floor				
10th Floor				
TOTAL FLAT	31.00	31	30	46
REQUIRED LIFT	1.03	1.03	1.00	1.53
PROPOSED LIFT	2	2	1	2
REQUIRED LIFT FOR 30 FLAT	2	2	2	2

CLUB HOUSE AREA CALCULATION				
CP. AREA	REQ. FSI	REQ. FSI	PROP. FSI	FREE FSI
501.75	15%	75.26	50.00	50.00

UP TO 66.00 SMT. UNITS AREA DETAILS						
TOWER	FLOOR	FLAT No.	B. UP	Nos. OF FLAT	TOTAL B. UP./FL.	TOTAL FLAT
A	101 TO 901	61.04	1	61.04	9	549.36
	102 TO 902	61.04	1	61.04	9	549.36
	103 TO 903	61.04	1	61.04	9	549.36
	104 TO 904	61.04	1	61.04	9	549.36
	105 TO 905	61.04	1	61.04	9	549.36
B	101 TO 901	61.04	1	61.04	9	549.36
	102 TO 902	61.04	1	61.04	9	549.36
	103 TO 903	61.04	1	61.04	9	549.36
	104 TO 904	61.04	1	61.04	9	549.36
	105 TO 905	61.04	1	61.04	9	549.36
C	101 TO 901	61.04	1	61.04	9	549.36
	102 TO 902	61.04	1	61.04	9	549.36
	103 TO 903	61.04	1	61.04	9	549.36
	104 TO 904	61.04	1	61.04	9	549.36
	105 TO 905	61.04	1	61.04	9	549.36
D	101 TO 901	61.04	1	61.04	9	549.36
	102 TO 902	61.04	1	61.04	9	549.36
	103 TO 903	61.04	1	61.04	9	549.36
	104 TO 904	61.04	1	61.04	9	549.36
	105 TO 905	61.04	1	61.04	9	549.36
TOTAL		610.40	10	610.40	68	3540.32

UP TO 90.00 SMT. UNITS AREA DETAILS						
TOWER	FLOOR	FLAT No.	B. UP	Nos. OF FLAT	TOTAL B. UP./FL.	TOTAL FLAT
A	101 TO 901	78.79	1	78.79	9	709.11
	102 TO 902	78.79	1	78.79	9	709.11
	103 TO 903	78.79	1	78.79	9	709.11
	104 TO 904	78.79	1	78.79	9	709.11
	105 TO 905	78.79	1	78.79	9	709.11
B	101 TO 901	78.79	1	78.79	9	709.11
	102 TO 902	78.79	1	78.79	9	709.11
	103 TO 903	78.79	1	78.79	9	709.11
	104 TO 904	78.79	1	78.79	9	709.11
	105 TO 905	78.79	1	78.79	9	709.11
C	101 TO 901	78.79	1	78.79	9	709.11
	102 TO 902	78.79	1	78.79	9	709.11
	103 TO 903	78.79	1	78.79	9	709.11
	104 TO 904	78.79	1	78.79	9	709.11
	105 TO 905	78.79	1	78.79	9	709.11
D	101 TO 901	78.79	1	78.79	9	709.11
	102 TO 902	78.79	1	78.79	9	709.11
	103 TO 903	78.79	1	78.79	9	709.11
	104 TO 904	78.79	1	78.79	9	709.11
	105 TO 905	78.79	1	78.79	9	709.11
TOTAL		1577.54	20	1577.54	116	9150.86

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

A. AREA STATEMENT		SQ.MTS.
1. Area of land/property as per record		4745.00
or as per site condition		
B. Deduction for:		
(a) road cutting area		
(b) Any reservation		
3. Net area of plot		4745.00
4. Common Plot (10%)		501.75
5. Balance area of Plot		4243.25
6. Permissible b.up area on G.F.		
7. Total permissible F.S.I. [4745.00 X 1.80]		8541.00
7a. Total permissible F.S.I. [4745.00 X 0.90]		4270.50
7b. Total permissible F.S.I.		
[8541.00 + 4270.50] = 2.70		12811.50
8. Total Purchasable FSI		4253.21
9. Proposed built up area		
(i) Ground floor (G.F. Coverage)		1613.66
(ii) Out house /Garage		
Total proposed (G.F. Coverage)		1613.66
10. Grand total of built up area on (G.F.Cov.)		1613.66
11. Proposed floor space area		

	B. UP.	F.S.I.
Club House	50.00	FREE
Basement	1803.91	PARKING
Ground floor	1535.19	PARKING
First floor	1535.19	1323.21
Second floor	1535.19	1323.21
Third floor	1535.19	1323.21
Fourth floor	1535.19	1323.21
Fifth floor	1535.19	1323.21
Sixth floor	1535.19	1323.21
Seventh floor	1535.19	1323.21
Eighth floor	1535.19	1323.21
Ninth floor	1535.19	1323.21
Tenth floor	1013.97	885.32
Stair And Lift	179.60	0.00

Total proposed floor space area	18399.38	12794.21
12. Total existing floor space area (if any)		
13. Grand total of floor space area	12794.21	
14. Total f.s.i. consumed	2.69	< 2.70

B. PARKING STATEMENT		
Total maximum possible floor space area	Total require parking space	Reserved for car 50%
Residential 9154.36	(20%) 1830.87	915.44
Residential 3639.85	(11%) 400.38	200.19
Industrial		
12794.21	2231.25	1115.63

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential	1259.76	1383.00	2642.76
Commercial			
Industrial			
REQUIRED < PROVIDE			2642.76
2231.25 < 2642.76			

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
WT	- 1.20 X 1.20
WK	- 1.20 X 0.90
V	- 0.60 X 0.60

Approved Subject to Condition
Down in Building Plan
Ward No. 03 (RAH)
Order No. HB-58/22-23
Date: 9/13/23
Sd/-
Dr. T. M. Mahanagar
Vadodara Mahanagar
H.O.D. (L & E) of G.M.

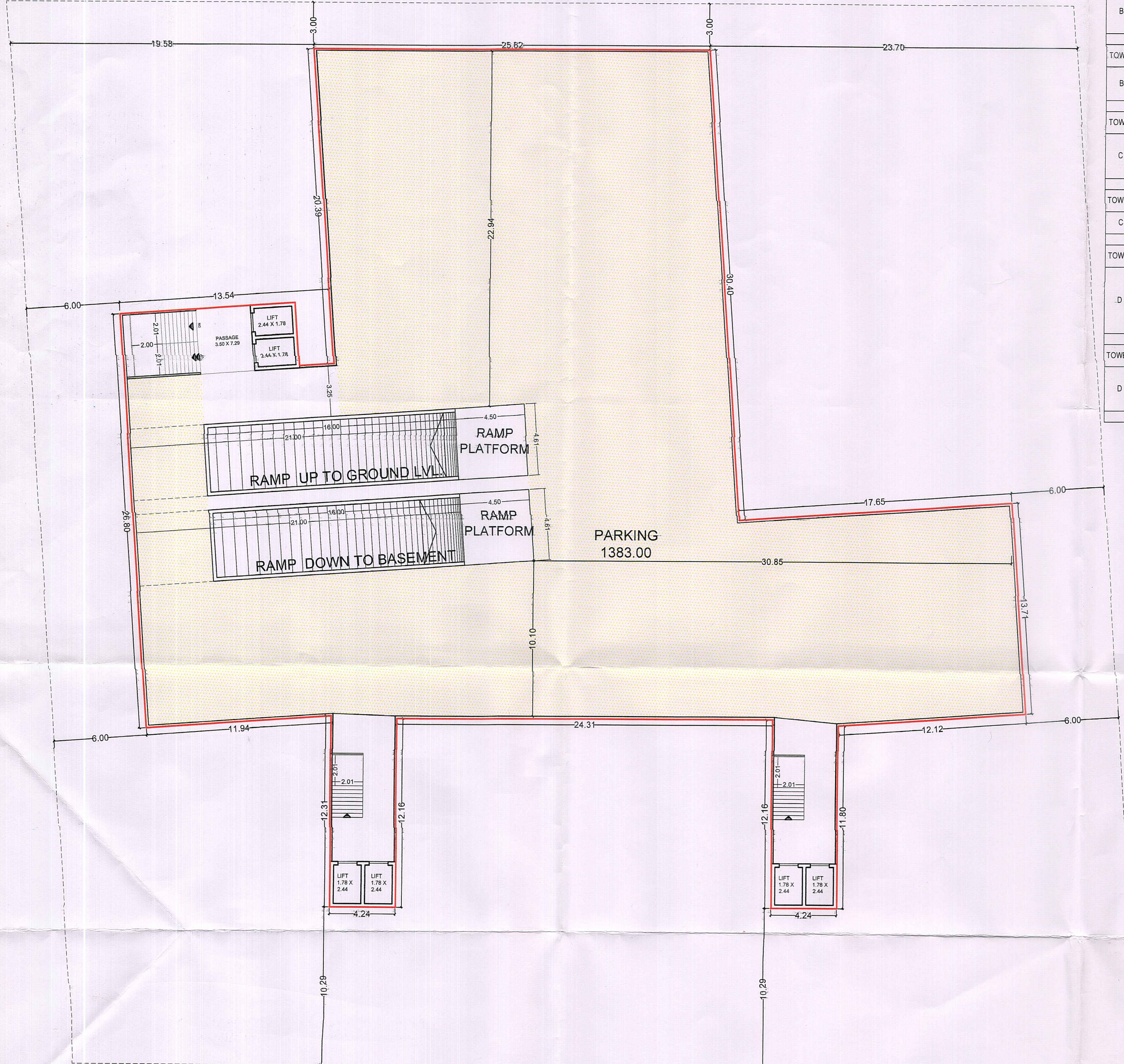
REFERENCES

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

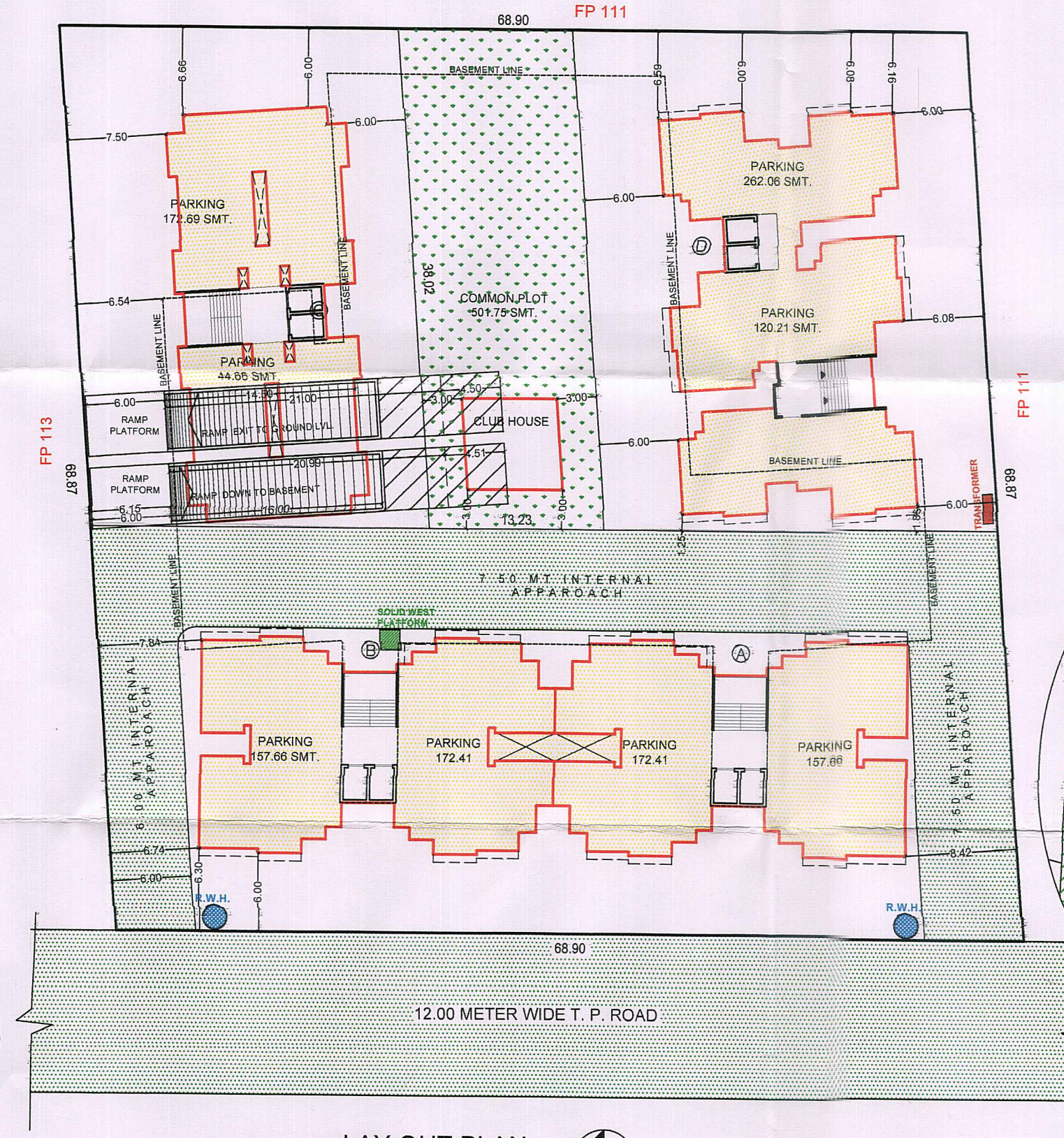
STAMP AND SIGNATURE OF APPROVAL

IV	North line	Scale	Date

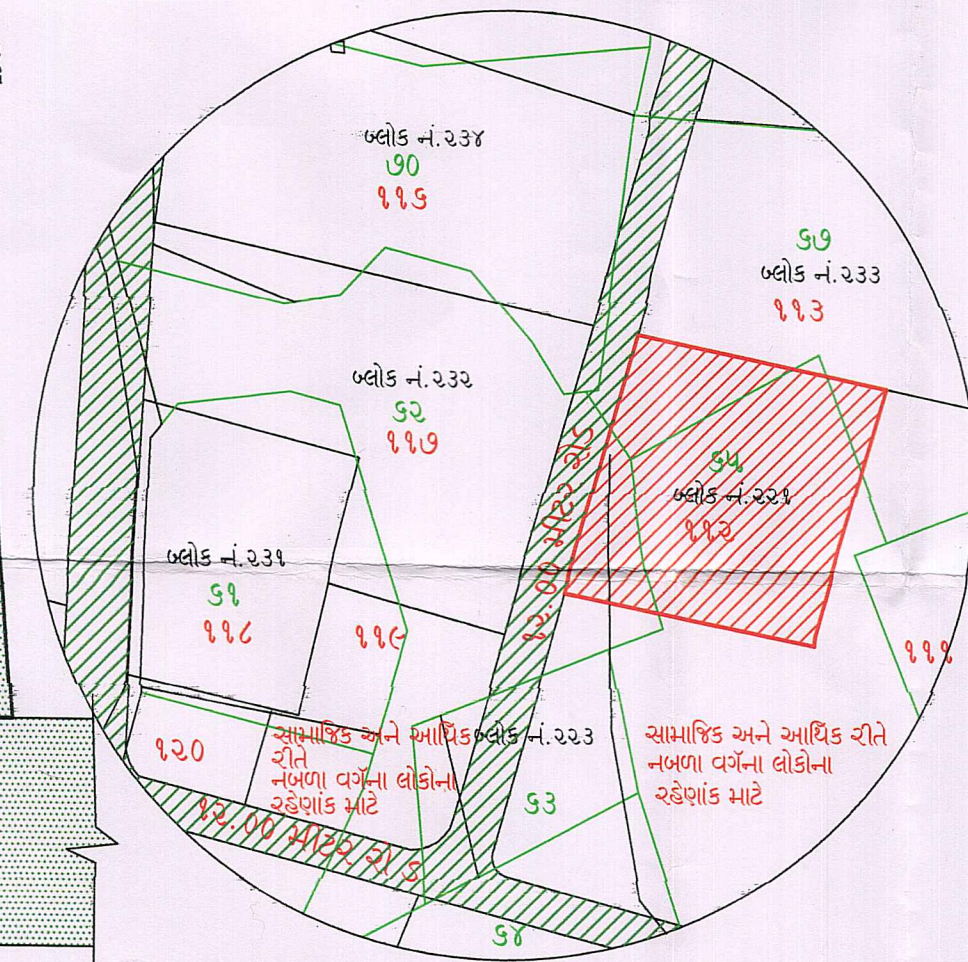
IV Certificate



BASEMENT PLAN
BUILT UP AREA = 1803.91 SMT.
PARKING AREA = 1383.00 SMT.
SCALE = 1: 200



LAY OUT PLAN
SCALE = 1: 400



KEY PLAN
SCALE = 1: 20

RUCHIR SHETH
ARCHITECT
VMC Lic.No.
CA/AOR/57/2018to2023

For DHANU AND SONS DEVELOPERS
Siddhi H.D
PARTNER
Owner / Builder / Organiser / Developer
Or Authorised Agent of Owner

A. AREA STATEMENT SQ.MTS.

1. Area of land/property as per record or as per site condition	500
B. Deduction for :	
(a) road cutting area	
(b) Any reservation	
3. Net area of plot	4745.00
4. Common Plot (10%)	501.75
5. Balance area of Plot	4243.25
6. Permissible b.up area on G.F.	
7. Total permissible F.S.I.	8541.00
7a. Total permissible F.S.I.	4270.50
7b. Total permissible F.S.I.	4270.50
[8541.00 + 4270.50] = 2.70	12811.50
8. Total Purchasable FSI	4253.21
9. Proposed built up area	
(i) Ground floor (G.F. Coverage)	1613.66
(ii) Out house /Garrage	
Total proposed (G.F. Coverage)	1613.66
10. Grand total of built up area on G.F.	1613.66
11. Proposed floor space area	

	B.U.P.	F.S.I.
Club House	50.00	FREE
Basement	1807.12	PARKING
Ground floor	1535.19	PARKING
First floor	1535.19	1323.21
Second floor	1535.19	1323.21
Third floor	1535.19	1323.21
Fourth floor	1535.19	1323.21
Fifth floor	1535.19	1323.21
Sixth floor	1535.19	1323.21
Seventh floor	1535.19	1323.21
Eighth floor	1535.19	1323.21
Ninth floor	1535.19	1323.21
Tenth floor	997.47	885.32
Stair And Lift	179.60	0.00
Total proposed floor space area	18386.09	12794.21
12. Total existing floor space area(if any)	---	---
13. Grand total of floor space area	12794.21	---
14. Total f.s.i. consumed	2.69	< 2.70

B. PARKING STATEMENT

	Total maximum possible floor space area	Total require parking space	Reserved for car 50%
Residential	9754.36	(20%) 1830.87	915.44
Residential	3639.85	(11%) 400.38	200.19
Industrial		(10%)	
	2231.25	1115.63	

IV Certificate

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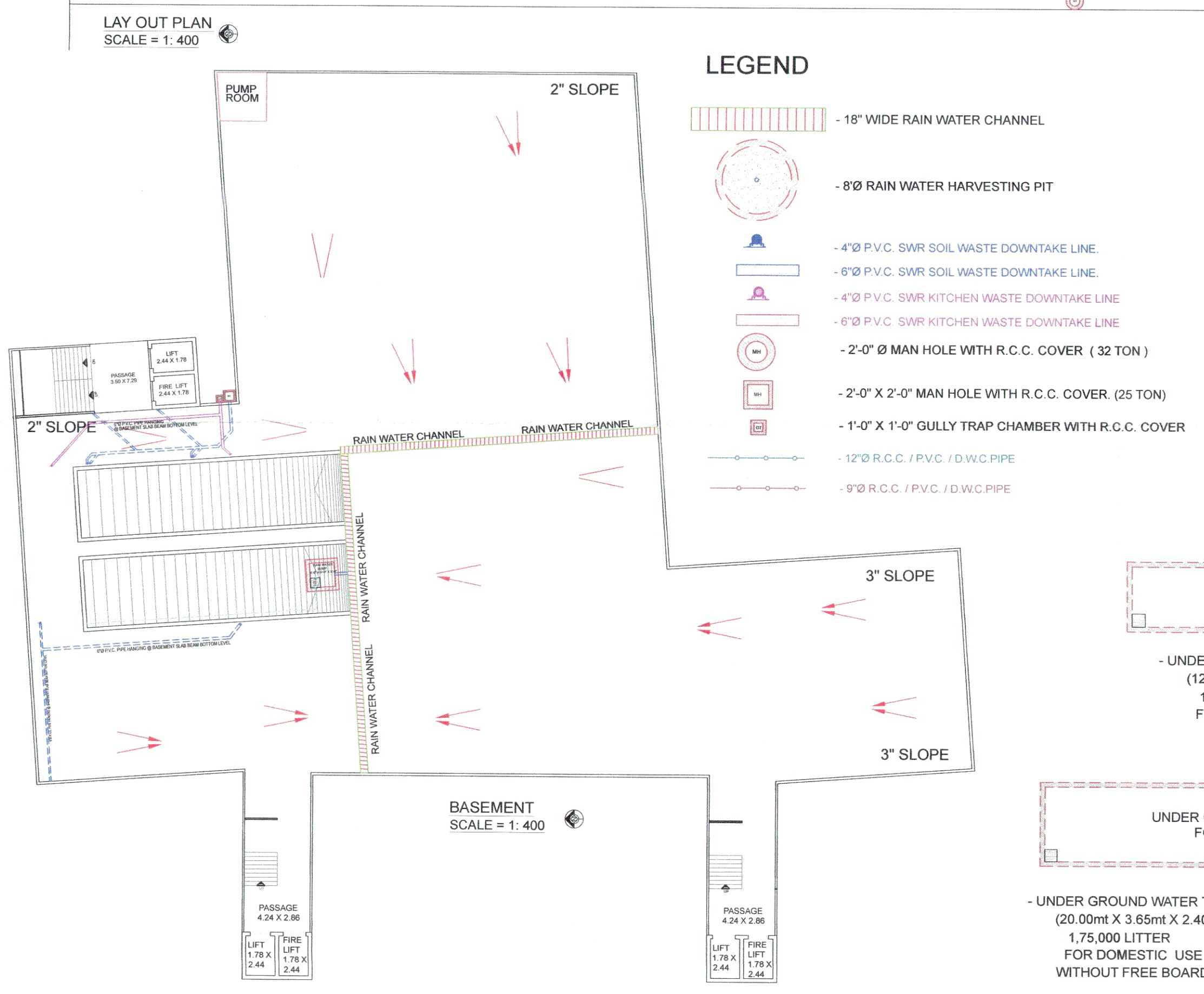
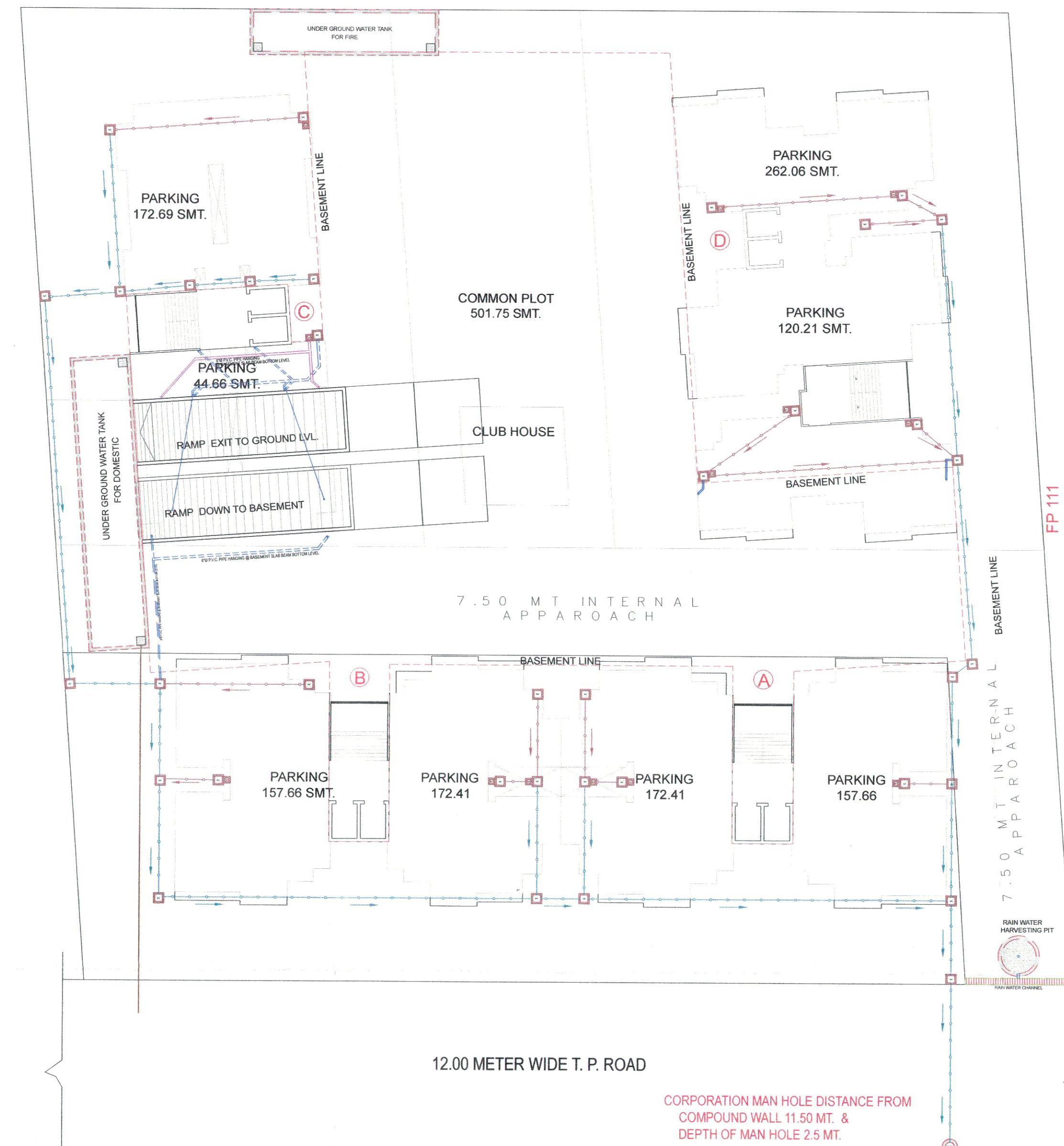
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KEY PLAN
SCALE = 1: 20

PROPOSED FSI AREA CALCULATION

TOWER	FLAT NO.	NO.	AREA	FSI	TOTAL
A	101	101	101	101	101
	102	102	102	102	102
	103	103	103	103	103
	104	104	104	104	104
	105	105	105	105	105
	106	106	106	106	106
	107	107	107	107	107
	108	108	108	108	108
	109	109	109	109	109
	110	110	110	110	110
B	201	201	201	201	201
	202	202	202	202	202
	203	203	203	203	203
	204	204	204	204	204
	205	205	205	205	205
	206	206	206	206	206
	207	207	207	207	207
	208	208	208	208	208
	209	209	209	209	209
	210	210	210	210	210
C	301	301	301	301	301
	302	302	302	302	302
	303	303	303	303	303
	304	304	304	304	304
	305	305	305	305	305
	306	306	306	306	306
	307	307	307	307	307
	308	308	308	308	308
	309	309	309	309	309
	310	310	310	310	310
D	401	401	401	401	401
	402	402	402	402	402
	403	403	403	403	403
	404	404	404	404	404
	405	405	405	405	405
	406	406	406	406	406
	407	407	407	407	407
	408	408	408	408	408
	409	409	409	409	409
	410	410	410	410	410

PROPOSED BUILT UP AREA

FLOOR	TOWER A	TOWER B	TOWER C	TOWER D	TOTAL
Basement	1807.12	1807.12	1807.12	1807.12	7228.48
Ground Floor	1535.19	1535.19	1535.19	1535.19	6140.76
First Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Second Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Third Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Fourth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Fifth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Sixth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Seventh Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Eighth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Ninth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Tenth Floor	997.47	997.47	997.47	997.47	3990.88
Stair And Lift	179.60	179.60	179.60	179.60	718.40
Total	18386.09	18386.09	18386.09	18386.09	73548.36

CLUB HOUSE AREA CALCULATION

CLUB HOUSE	AREA	FSI	TOTAL
Club House	50.00	FREE	50.00

PROPOSED FSI AREA

FLOOR	TOWER A	TOWER B	TOWER C	TOWER D	TOTAL
Basement	1807.12	1807.12	1807.12	1807.12	7228.48
Ground Floor	1535.19	1535.19	1535.19	1535.19	6140.76
First Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Second Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Third Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Fourth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Fifth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Sixth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Seventh Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Eighth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Ninth Floor	1535.19	1535.19	1535.19	1535.19	6140.76
Tenth Floor	997.47	997.47	997.47	997.47	3990.88
Stair And Lift	179.60	179.60	179.60	179.60	718.40
Total	18386.09	18386.09	18386.09	18386.09	73548.36

REQUIRED PARKING AREA CALCULATION

REQUIRED PARKING AREA	REQUIRED PARKING AREA
1830.87	1830.87
400.38	400.38
2231.25	2231.25

LEGEND

- 18" WIDE RAIN WATER CHANNEL
- 8" RAIN WATER HARVESTING PIT
- 4" P.V.C. SWR SOIL WASTE DOWNTAKE LINE.
- 6" P.V.C. SWR SOIL WASTE DOWNTAKE LINE.
- 4" P.V.C. SWR KITCHEN WASTE DOWNTAKE LINE.
- 6" P.V.C. SWR KITCHEN WASTE DOWNTAKE LINE.
- 2'-0" Ø MAN HOLE WITH R.C.C. COVER (32 TON)
- 2'-0" X 2'-0" MAN HOLE WITH R.C.C. COVER (25 TON)
- 1'-0" X 1'-0" GULLY TRAP CHAMBER WITH R.C.C. COVER
- 12" R.C.C. / P.V.C. / D.W.C. PIPE
- 9" R.C.C. / P.V.C. / D.W.C. PIPE
- 4" STONE WARE PIPE
- 4" C.I. / D.I. CORPORATION PIPE LINE
- MUD PUMP (3hp FLOW RATE 10m³ / hr @ 20m HEAD) WITH LEVEL SENSOR
- RAIN WATER SUMP (5' X 5' X 5')
- WALLS PER STR. ENG. DETAIL
- P.C.C. AS PER STR. ENG. DETAIL
- UNDER GROUND WATER TANK (12.50mt X 2.72mt X 3.00mt) 1,00,000 LITTER FOR FIRE USE
- UNDER GROUND WATER TANK (20.00mt X 3.65mt X 2.40mt) 1,75,000 LITTER FOR DOMESTIC USE WITHOUT FREE BOARD
- UNDER GROUND WATER TANK (20.00mt X 3.65mt X 3.00mt) 2,19,000 LITTER FOR DOMESTIC USE WITH FREE BOARD

SIGNATURE OF OWNERS / BUILDERS.

SIGNATURE OF ARCHITECTS-ENGINEERS

SIGNATURE OF PLUMBING CONSULTANT

KRUPALU CONSULTANT
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RUDRANSHANTILIA
DATE : 13-05-2023