

Project Title :PROPOSED RESIDENCE COMPLEX IN VIBHAG :-"B", TIKa NO:- 27/1,R.S. NO:-268, PLOT NO:-5, ASHOK COLONY, R.V. DESAI ROAD IN VILL:VADODARA KASBA, VADODARA.



Inward No	1364540	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT		VERSION NO.: 1.0.20
PROJECT DETAIL :		VERSION DATE: 20/01/2020
Site Address: TPSName: NA, RevenueNo: VIBHAG-B, TIKa NO-27/1, GamtalNo: 919, 920, OPNo: NA, F.P.No: NA, SubPlotNo: NA, TenementNo: NA, CitySurveyWardNo: 5		Plot Use: Residential
Authority: Vadodara Municipal Corporation (VMC)		Plot SubUse: Residential Apartment Bldg
AuthorityClass: D1		Plot Use Group: Dwelling-3 (DW3)
AuthorityGrade: Municipal Corporation		Land Use Zone: Gamtal
Project Type: Building Permission		Conceptualized Use Zone: GM
Nature of Development: NEW		
Development Area: Non TP Area		
SubDevelopment Area: Other Areas		
Special Project: NA		
Special Road: NA		
Site Address: TPSName: NA, RevenueNo: VIBHAG-B, TIKa NO-27/1, GamtalNo: 919, 920, OPNo: NA, F.P.No: NA, SubPlotNo: NA, TenementNo: NA, CitySurveyWardNo: 5		
AREA DETAILS :		Sq.Mts.
1. Area of Plot As per record		-
Property Card		254.18
As per site condition		250.46
Area of Plot Considered		254.18
2. Deduction for		
(a)Proposed roads		0.00
(b)Any reservations		0.00
Total(a + b)		0.00
3. Net Area of plot (1 - 2) AREA OF PLOT		254.18
4. % of Common Plot (Reqd.)		0.00
% of Common Plot (Prop)		0.00
Balance area of Plot(1 - 4)		254.18
Plot Area For Coverage		254.18
Plot Area For FSI		254.18
Perm. FSI Area (2.00)		508.36
5. Total Perm. FSI area		508.36
6. Total Built up area permissible at:		
a. Ground Floor (75.00 %)		190.63
Proposed Coverage Area (57.11 %)		145.15
Total Prop. Coverage Area (57.11 %)		145.15
Balance coverage area (17.89 %)		45.48
Proposed Area at:		

Required Parking

Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking
				Reqd.	Prop.			Visitor's Car Parking
PLOT (5)	Residential	Residential Apartment Bldg	0.0 - 80	1	493.30	98.66	49.33	9.87
			> 80.0	-				
			-	-				
			0 - 0	-				
	Total:					98.66	49.33	9.87

Parking Check (Table 7b)

Use Type	Car		Visitor's Car Parking				Total Parking Area			
	Area		No.		Area		No.		Area	
	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
Residential	49.33	123.82	0	0	9.87	15.92	0	1	98.66	139.75
Total	49.33	123.82	0	0	9.87	15.92	0	1	98.66	139.75

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	8	32

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Parking Floor	145.15	0.00	0.00	0.00
First Floor	145.15	0.00	123.32	0.00
Second Floor	145.15	0.00	123.32	0.00
Third Floor	145.15	0.00	123.32	0.00
Fourth Floor	145.15	0.00	123.32	0.00
Terrace Floor	21.83	0.00	0.00	0.00
Total Area:	747.58	0.00	493.28	0.00
Total FSI Area:	493.30			
Total BuiltUp Area:	747.58			
Proposed F.S.I. consumed:	1.94			
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors	12.00			
5. Total Tenements (3 + 4)	12			
E. Parking Statement				
1. Parking Space Required as per Regulations:	98.66			
2. Proposed Parking Space:	139.75			

FSI & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)		StairCase	Lift	Lift Machine	Lift Lobby	Parking	Resi.		
PLOT (5)	1	824.92	77.34	747.58	89.04	16.60	3.32	19.44	125.90	493.28	493.28	12
Grand Total :	1	824.92	77.34	747.58	89.04	16.60	3.32	19.44	125.90	493.28	493.28	12

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the Building?unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
- The applicant, as specified in CGDCR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction,
 - Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGDCR.
- The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

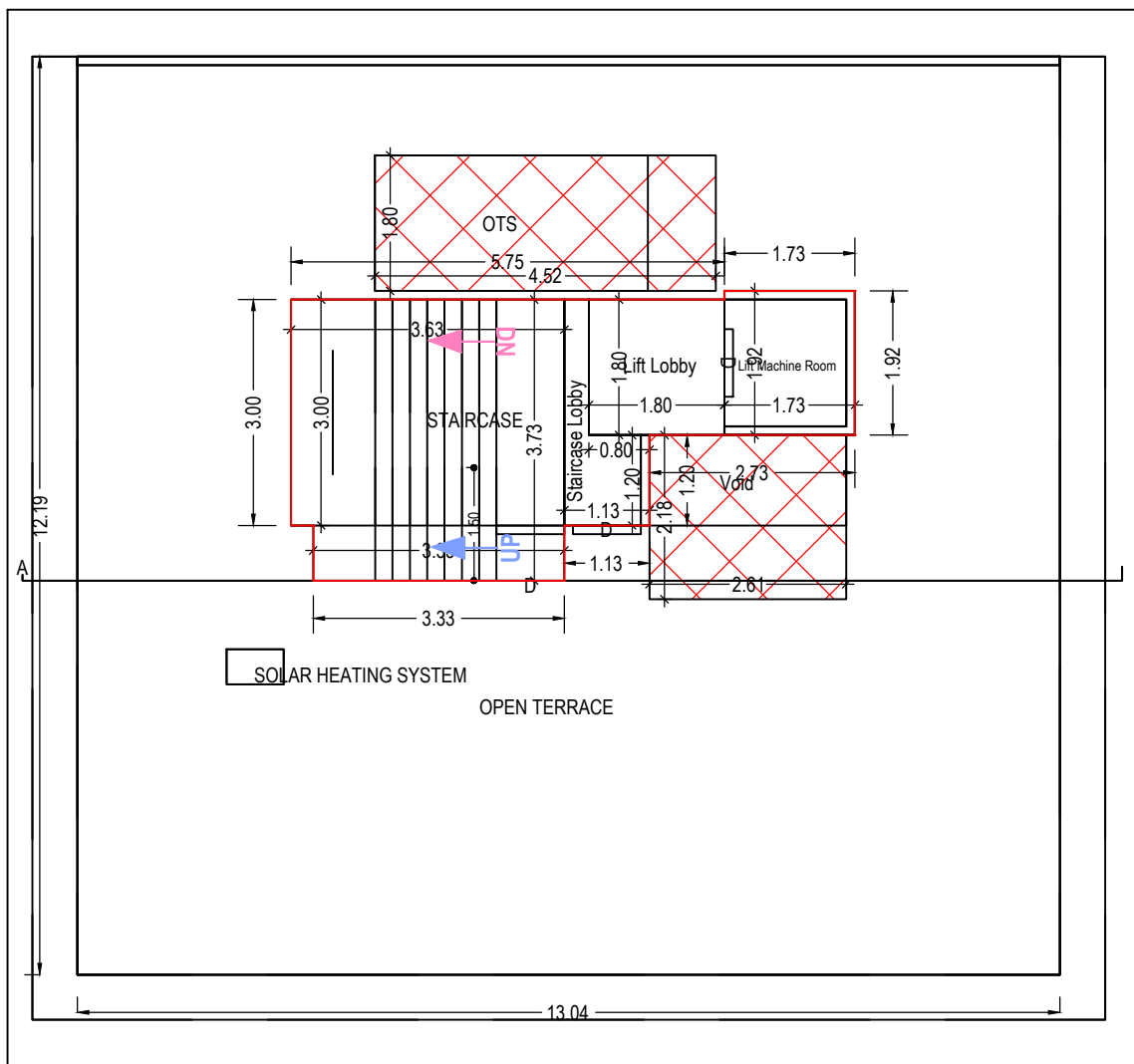
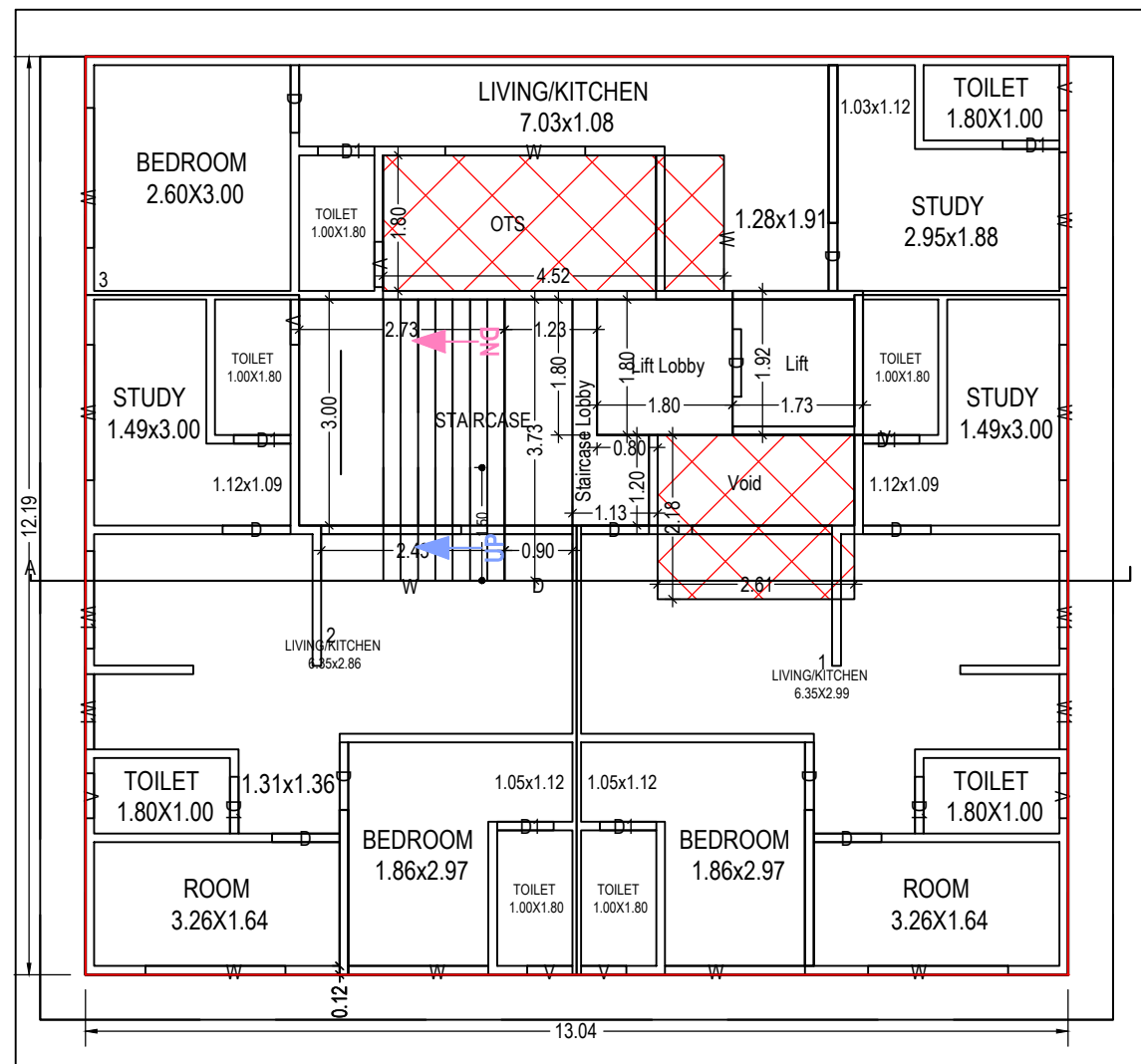
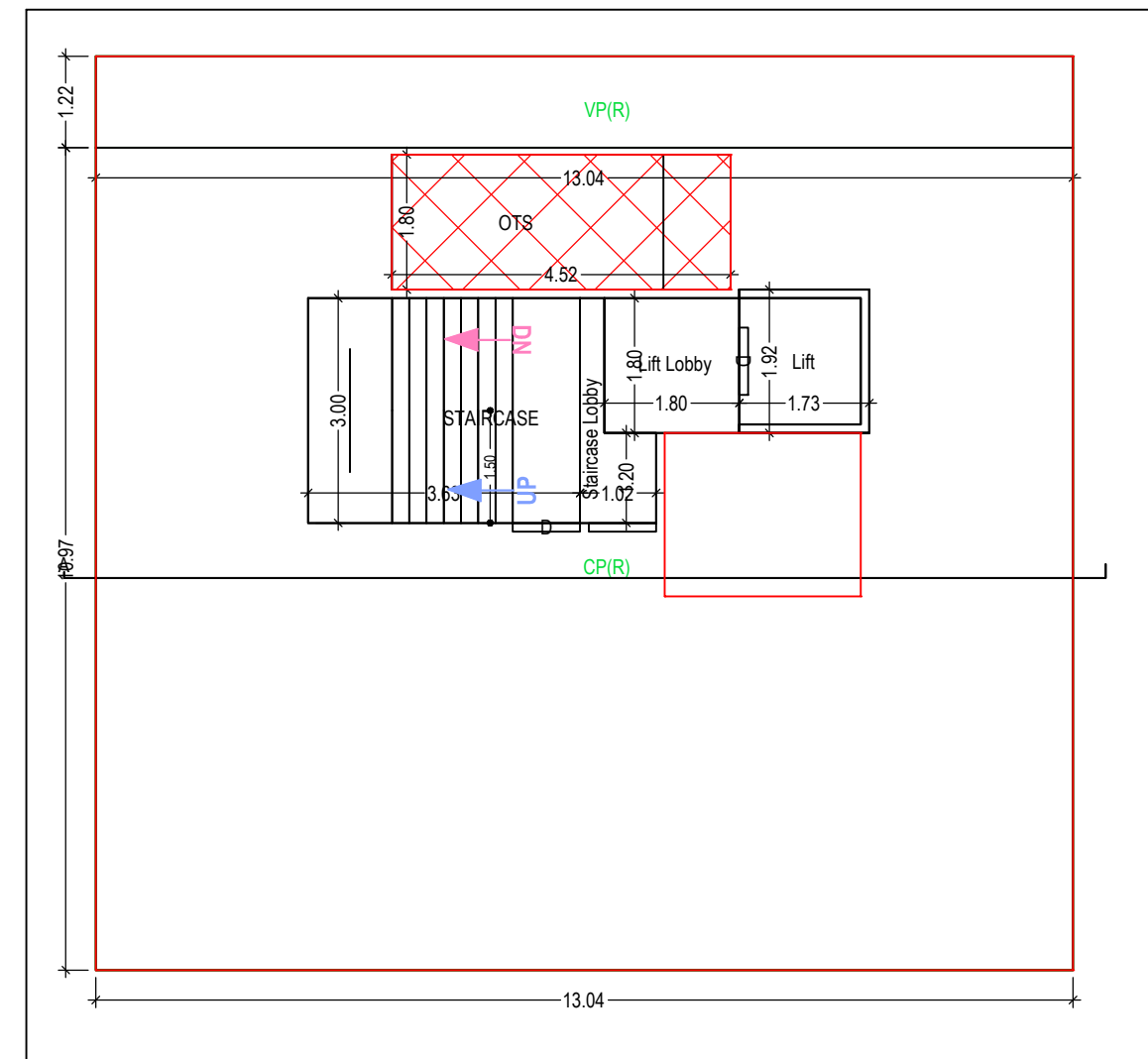
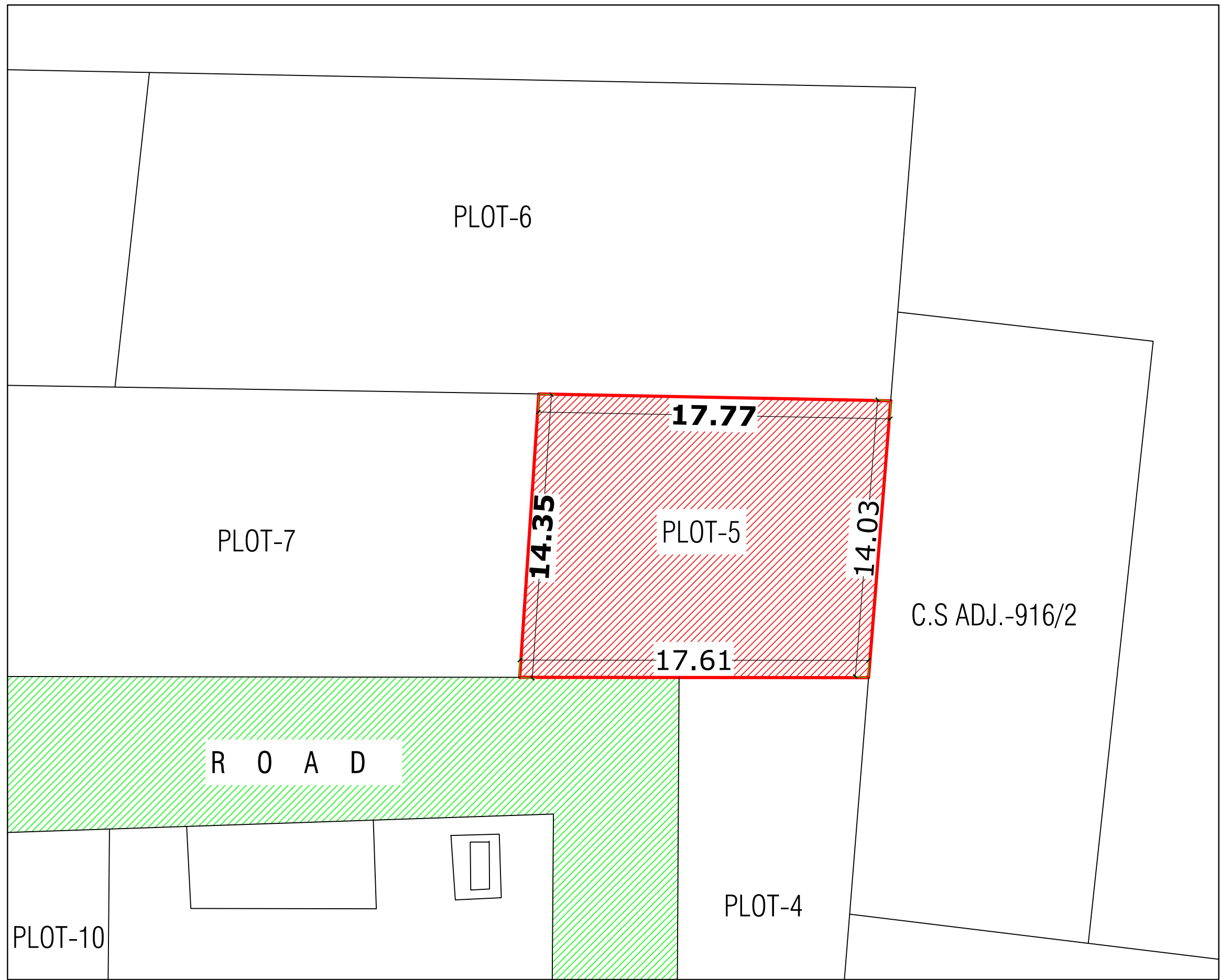
In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE	
VIPUL NATVARLAL MISTRY AND OTHERS	
ARCH/ENG'S NAME AND SIGNATURE	
Darshan N Kharwa	
VMC-EOR-194	
STRUCTURE ENGINEER	
Akash Narendra Shah	
VMC-SEOR-1/77	

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SITE PLAN

(AS PER CORPORATION ROAD LINE MAP)
SCALE 1" = 16'-0"

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (5)	D1	0.75	2.10	32
PLOT (5)	D	0.90	2.10	40

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (5)	V	0.60	1.00	32
PLOT (5)	W1	1.00	1.20	08
PLOT (5)	W1	1.30	1.20	08
PLOT (5)	W	1.80	1.20	16
PLOT (5)	W	1.86	1.20	32

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Resi.	Total FSI Area (Sq.mt.)	No. of Unit
		Duct(Void, Duct, Chowk)			StairCase	Lift	Lift Machine	Lobby	Parking			
Parking Floor	153.29	8.14		145.15	12.69	3.32	0.00	3.24	125.90	0.00	0.00	00
First Floor	158.99	13.84		145.15	15.27	3.32	0.00	3.24	0.00	123.32	123.32	03
Second Floor	158.99	13.84		145.15	15.27	3.32	0.00	3.24	0.00	123.32	123.32	03
Third Floor	158.99	13.84		145.15	15.27	3.32	0.00	3.24	0.00	123.32	123.32	03
Fourth Floor	158.99	13.84		145.15	15.27	3.32	0.00	3.24	0.00	123.32	123.32	03
Terrace Floor	35.67	13.84	21.83	15.27	0.00	3.32	3.24	0.00	0.00	0.00	0.00	00
Total:	824.92	77.34	747.58	89.04	16.60	3.32	19.44	125.90		493.28	493.28	12
Total Number of Same Buildings:	1											
Total:	824.92	77.34	747.58	89.04	16.60	3.32	19.44	125.90		493.28	493.28	12

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.50	0.23	0.18
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	STAIRCASE	1.50	0.23	0.19
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.23	0.00

UnitBUA Table for Building :PLOT (5)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	1	FLAT	45.04	45.04	0.24	44.80	03
	2	FLAT	45.08	45.08	0.25	44.83	
	3	FLAT	33.09	33.09	0.24	32.85	
	Total :		123.21	123.21	0.73	122.48	03
Total per Floor:	Typical Floor = 4						
	Total :		492.84	492.84	2.92	489.92	12
Total:	-	-	492.84	492.84	2.92	489.92	12

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 - Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
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Akash Narendra Shah

VMC-SEOR-177

