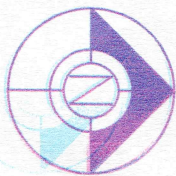


Project Title :PROPOSED LAY OUT & BUILDING PLAN FOR BLOCK.NO .394, IN
VILL- KALALI , VADODARA



RUCHIR SHETH
ARCHITECT

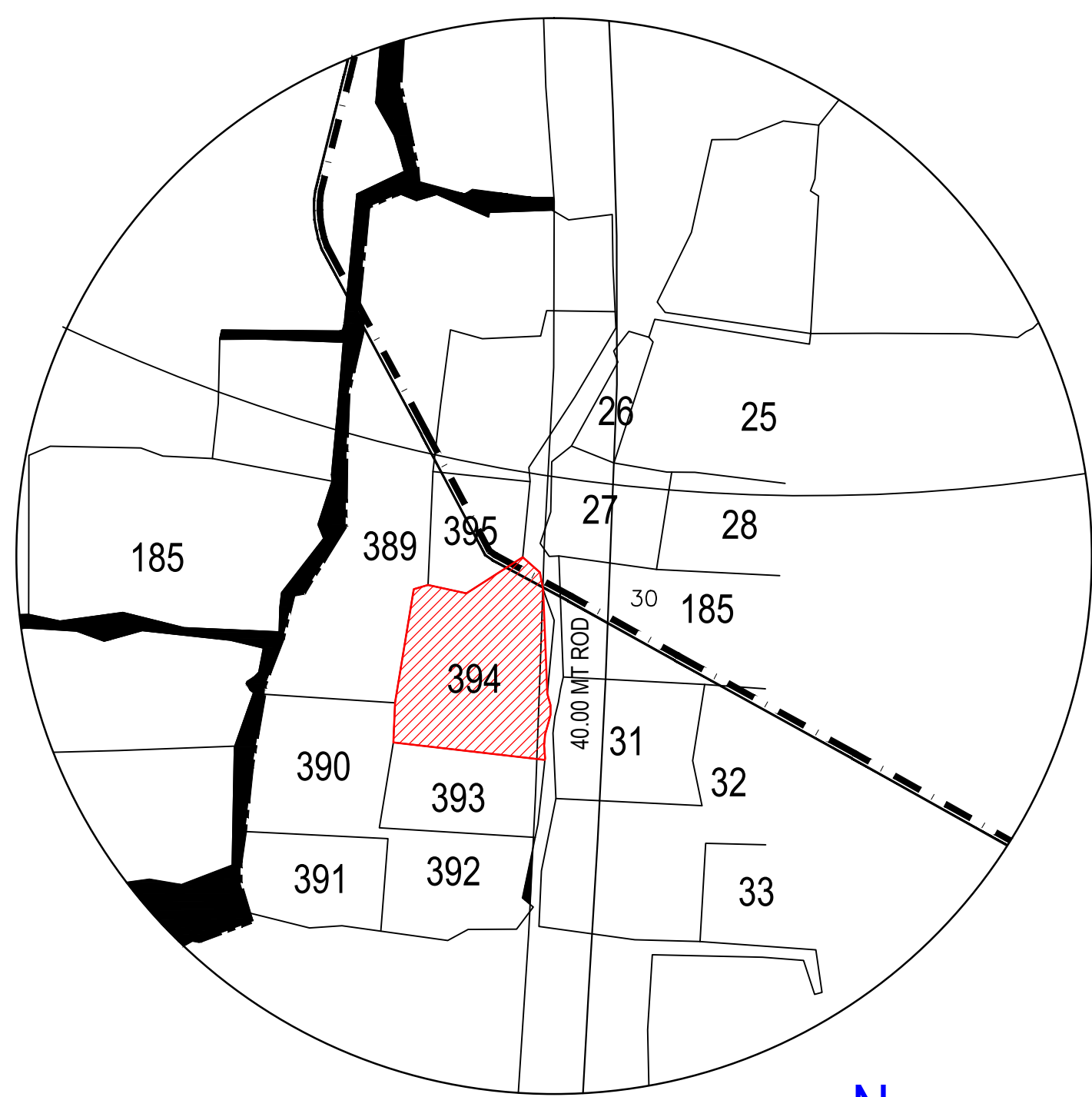
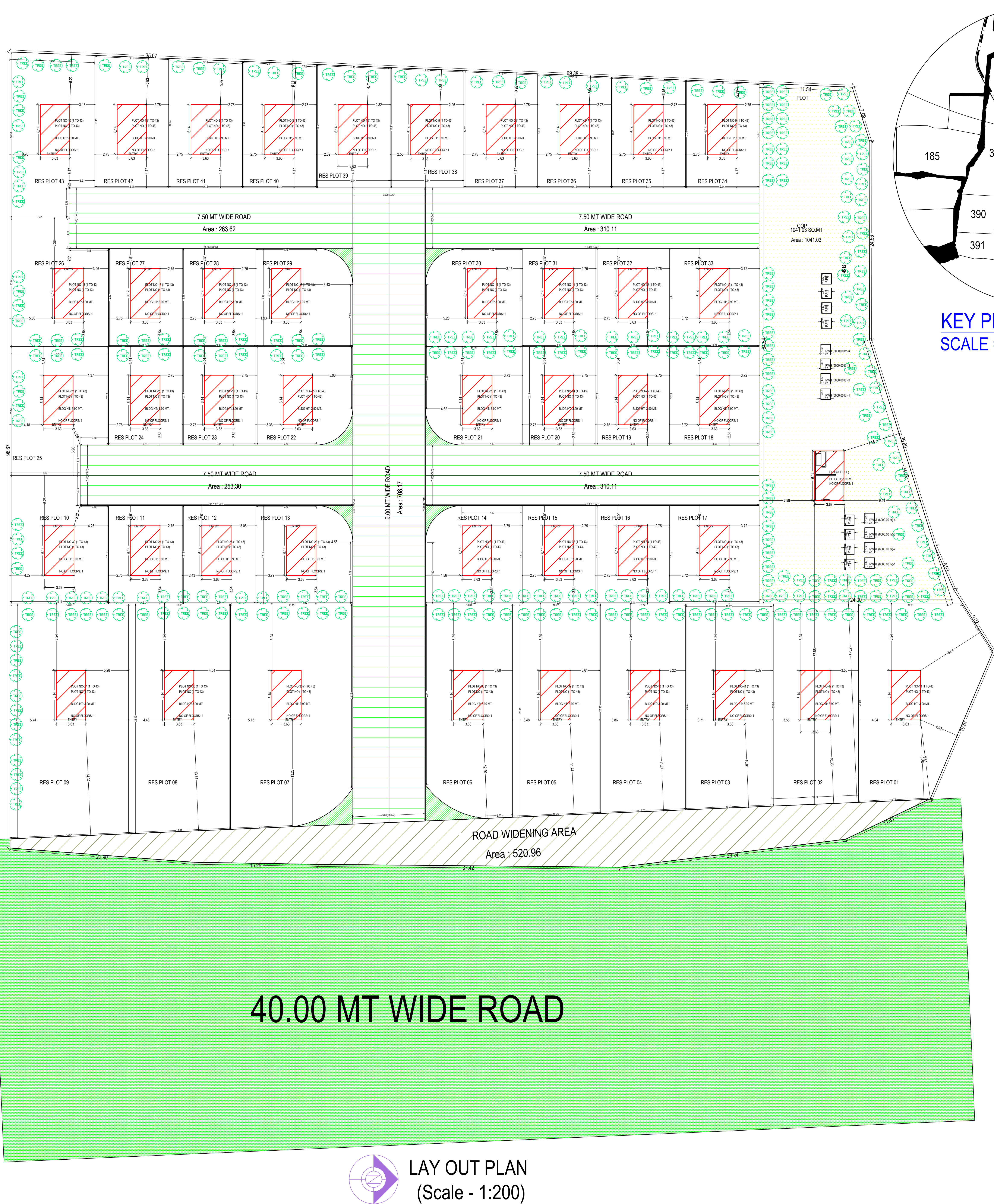
VUDA LIC No. 105-2018 to 2023
VUDA LIC No. S.S-154-2018 to 2023
VMSS LIC No. CA-57 2018 to 2023

CHINTAN D BRAHMBHATT
ENGINEER
VMC LIC No. EOR. 48322 To 25
VALID TILL 12/03/2023
Add: SAM NARAY SPARE
Shop No. 17, New Mangajal
Vatsar Road, Vadodara.

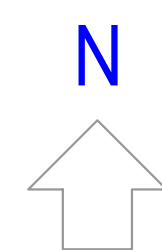
DRAINAGE LEGEND:--	
	3'-0" DIA ROUND DRAIN MANHOLE
	3000BCRCBP&PBL&ISS DRAINAGE PIPE
	PIPE IN ENE UNDERGROUND

SIGNATURE
Owners / Builder / Organise / developer OR
Authorised Agent of Owner

Project Title :PROPOSED LAY OUT & BUILDING PLAN FOR BLOCK.NO .394, IN VILL- KALALI , VADODARA



KEY PLAN
SCALE = 1 : 38.40



Individual Plot Margin		Plot No.	Plot Area	Front	Side1	Side2	Rear	Coverage	FSI Area
Plot No.	Plot Area	Front	Side1	Side2	Rear	Coverage	FSI Area	Plot No.	Plot Area
RES PLOT 01	40.00 MT WIDE ROAD	2.50	9.88	2.00	9.84	3.00	9.84	22.33	22.33
RES PLOT 02	40.00 MT WIDE ROAD	2.50	10.36	3.55	-	3.53	2.00	9.84	22.33
RES PLOT 03	40.00 MT WIDE ROAD	2.50	10.81	3.71	-	3.37	2.00	9.84	22.33
RES PLOT 04	40.00 MT WIDE ROAD	2.50	11.27	3.86	-	3.22	2.00	9.84	22.33
RES PLOT 05	40.00 MT WIDE ROAD	2.50	11.74	3.51	-	3.48	2.00	9.84	22.33
RES PLOT 06	40.00 MT WIDE ROAD	2.50	13.74	2.00	4.54	2.00	4.48	3.00	9.84
RES PLOT 07	40.00 MT WIDE ROAD	2.50	14.32	2.00	5.74	2.00	5.28	3.00	9.84
RES PLOT 08	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 09	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 10	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 11	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 12	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 13	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 14	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 15	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 16	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 17	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 18	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 19	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 20	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 21	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 22	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 23	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 24	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 25	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 26	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 27	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 28	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 29	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 30	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 31	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 32	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 33	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 34	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 35	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 36	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 37	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 38	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 39	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 40	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 41	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 42	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33
RES PLOT 43	40.00 MT WIDE ROAD	2.50	4.17	2.75	-	2.75	1.50	2.76	22.33

AREA STATEMENT		Version No. : 1.0.55	Sheet	1/2
PROJECT DETAIL		Version Date : 16/01/2023	Scale	1:200
Authority: Vadodra Municipal Corporation (VMC)	Plot Use: Residential			
Authority/Class: D1	Plot SubUse: Semi-detached Dwelling			
Authority/Grade: Municipal Corporation	Plot Use Group: Dwelling 2 (DW2)			
Project Type: Layout Development	Plot Category: NA			
Nature of Development: NEW	Land Use Zone: Health Node			
Development Area: Non TP Area	Conceptualized Use Zone: K21			
SubDevelopment Area: Other Areas				
Special Project: NA				
Special Road: NA				
Site Address: TFSName: U, NavanurNo: 394, OPNo: 1, P.P. No: U, TenementNo: 2				
AREA DETAILS:				
1. Area of Plot As per record				
Plot area drawn as per Site				
Area of Plot Considered				
2. Deduction for				
Proposed roads				
Road Widening Area				
Utility reservations				
Totals = 0				
3. Net Area of plot (1 - 2) AREA OF PLOT				
% of Common Plot (Road)				
% of Common Plot (Prop)				
Road Widening Area				
Common Plot				
Balance area of Plot (1 - 4)				
Plot Area For Coverage				
Plot Area For FSI				
Perm. FSI Area (1/20)				
Total Perm. FSI area				
6. Total Built up area permissible at:				
a. Ground Floor				
Proposed Coverage Area (9.55 %)				
Total Prop. Coverage Area (9.55 %)				
Balance coverage area (1 %)				
Proposed Built up	Proposed Area at	Proposed F.S.I	Existing Approved	
Ground Floor	982.52	0.00	982.52	0.00
Terrace Floor	0.00	0.00	0.00	0.00
Total Area	982.52	0.00	982.52	0.00
Total FSI Area				
Total Built up Area				
Proposed F.S.I. consumed:				
1. Tenement Proposed At:				
G.F.				
2. Total Tenements (3 + 4)				

COLOR INDEX	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

Land use analysis/Area distribution (Table 2c)			
Area covered under	Proposed Area in sq. mt.	Percentage(%)	
Plotted Area	7424.71	71.76	
Road Area	1894.20	18.31	
Organized Open Space	1041.03	10.06	
Total net layout	10359.94	100.13	

Layout Approved Details				
Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	7/17/2014	VUDA/2/144/2014

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	260	308

Common Plot Area	
Name	Prop. Area
COP 1041.03 SQ.MT	1041.03

Common Plot Area	
Name	Prop. Area
COP	1041.03 SQ.MT

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 to 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;
 - 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.
- The applicant, as specified in GDOCR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction.
 - Progress reports.
- The permission has been granted relying on 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 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

RAVI JAYESH RAO

ARCHITECT'S NAME AND SIGNATURE

RUCHIR M SHETH

STRUCTURE ENGINEER

JANNA ASSO VINUBHAI R PATEL

SUPERVISORS NAME AND SIGNATURE

RUCHIR M SHETH





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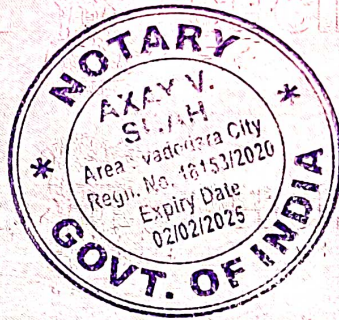
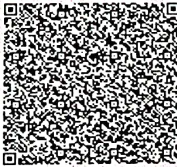


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ48436519362365V
Certificate Issued Date : 19-Apr-2023 02:36 PM
Account Reference : IMPACC (SV)/ gj13186304/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1318630423740445532723V
Purchased by : IGNESH
Description of Document : Article 14 Bond
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : RAVI J RAO
Second Party : GUJ RERA
Stamp Duty Paid By : RAVI J RAO
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No. 644
Date 19/4/23



JD 0043661567

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcltestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

AXAY V. SHAH
NOTARY

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ravi Jayesh Rao**, aged adult, occupation business, promoter of **Samanvay Samarthya** being developed on Old Revenue Survey No. 422, Block No 394 paiki 1 of Village Kalali, Taluka/District Vadodara PIN 390012.

I **Mr. Ravi Jayesh Rao** do hereby solemnly declare, undertake and state as under:

I/We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is shown as per GDCR/NBC. I/We hereby undertake that till the drainage connectivity is not provided by the concern authority, septic tank and soak well would be provided in accordance with (IS-2470). The provision of disposal of drainage would be as per rule 23.10.1 of new GDCR-2017.

I/We further undertake that I/We will take building use permission from planning authority after providing construction/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of same will be submitted to Gujarat RERA thereafter, for their record.

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

I/We understand that the entire responsibility for the same will be that of promoter/Architect/Engineer/Site Supervisor/Land Owner.



Mr. Ravi Jayesh Rao
For Samanvay Samarthya



BEFORE ME

AXAY V. SHAH
NOTARY

19/11/23