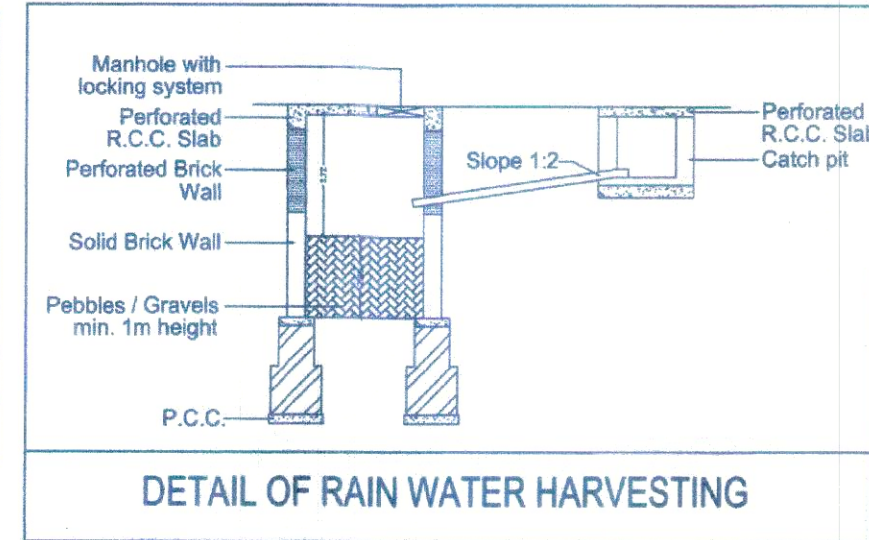
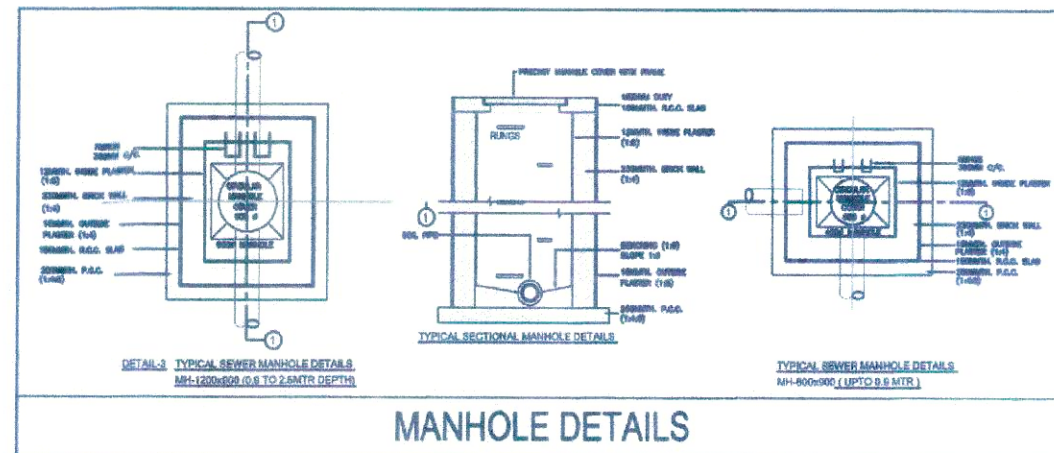
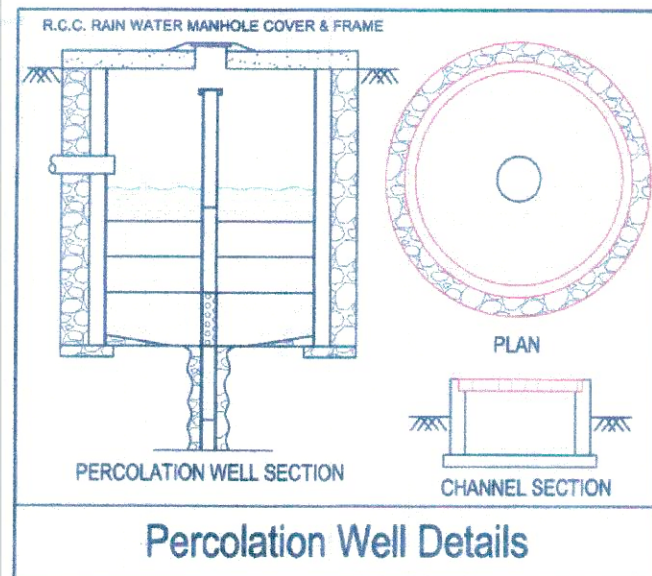
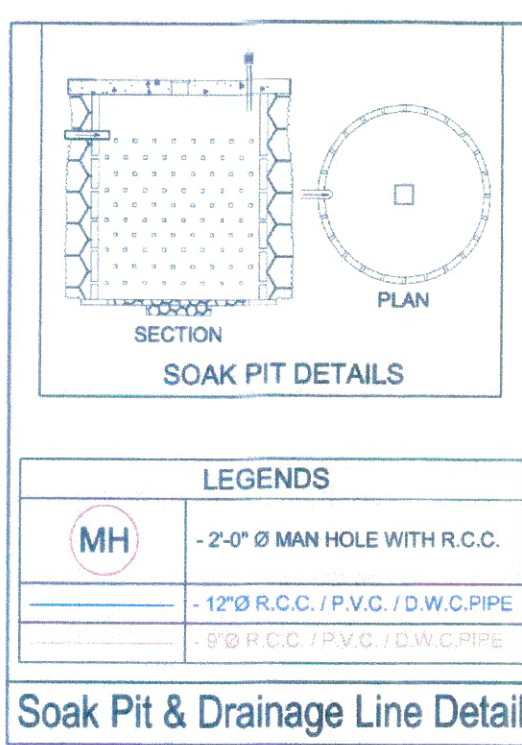
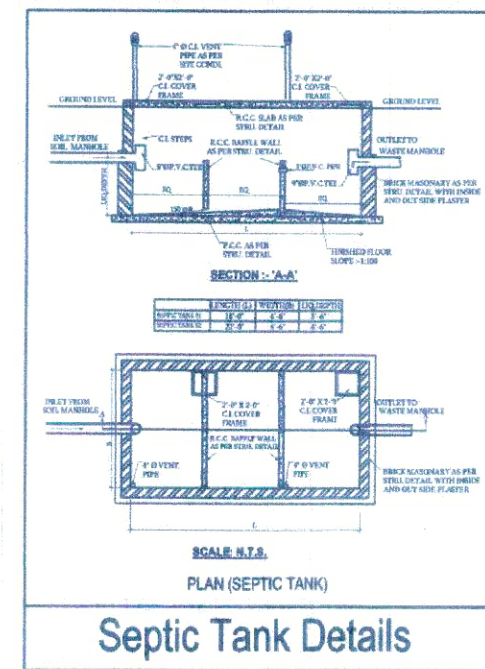


PROPOSED LAYOUT PLAN & BUILDING PLAN FOR R.S. NO : 457/1, O.P. NO : 68, F.P. NO : 68, T.P.S. NO : 01 (GORWA-ANKODIYA), AT VILLAGE : GORWA, TAL. & DISTRICT : VADODARA.

By CAD education version product manufacture



GROUND FLOOR			1ST FLOOR			2ND FLOOR			3RD FLOOR			4TH & 5TH FLOOR			6TH FLOOR			7TH FLOOR		
UNIT NO.	BA	CA	UNIT NO.	BA	CA	UNIT NO.	BA	CA	UNIT NO.	BA	CA	UNIT NO.	BA	CA	UNIT NO.	BA	CA	UNIT NO.	BA	CA
1	30.11	26.86	101	30.69	27.21	201	30.69	27.14	301	30.23	26.6	401-501	30.25	26.68	601	25.91	22.72	701	24.12	21.11
2	32.56	31.04	102	25.25	24	202	25.25	24	302	21.92	20.55	402-502	21.92	20.51	602	17.13	15.93	702	15.2	14.07
3	25.03	23.95	103	18.7	17.85	203	18.7	17.85	303	21.87	20.5	403-503	21.87	20.51	603	17.13	15.93	703	15.2	14.07
4	25.03	23.95	104	18.7	17.85	204	18.7	17.85	304	21.87	20.5	404-504	21.87	20.51	604	17.13	15.93	704	15.2	14.07
5	25.03	23.95	105	18.7	17.85	205	18.7	17.85	305	21.87	20.5	405-505	21.87	20.51	605	17.13	15.93	705	15.2	14.07
6	25.03	23.95	106	18.75	17.65	206	18.75	17.65	306	21.87	20.5	406-506	21.87	20.51	606	17.13	15.93	706	15.2	14.07
7	25.13	23.68	107	21.77	19.91	207	21.77	19.91	307	22.02	20.27	407-507	22.02	20.27	607	17.25	15.75	707	15.31	13.91
8	32.52	30.38	108	28.97	27	208	28.97	27	308	29.73	27.73	408-508	29.73	27.73	608	25.69	23.84	708	22.8	21.05
9	28.88	27.35	109	29.18	27.21	209	29.18	27.21	309	19.82	18.51	409-509	19.82	18.51	609	17.13	15.92	709	15.2	14.06
10	28.88	27.35	110	21.77	19.91	210	21.77	19.91	310	19.88	18.68	410-510	19.88	18.68	610	17.17	16.07	710	15.23	14.19
11	32.73	30.58	111	20.26	19.07	211	20.26	19.07	311	53.1	50.45	411-511	53.1	50.45	611	49.07	46.37	711	46.17	43.58
12	25.13	23.68	112	20.2	19.29	212	20.2	19.29	312	21.77	20.34	412-512	21.78	20.35	612	17.01	15.75	712	15.1	13.91
13	25.03	23.95	113	20.2	19.29	213	20.2	19.29	313	21.95	20.58	413-513	21.95	20.58	613	17.13	15.93	713	15.2	14.07
14	25.03	23.95	114	20.2	19.29	214	20.2	19.29	314	21.95	20.58	414-514	21.95	20.58	614	17.13	15.93	714	15.2	14.07
15	25.03	23.95	115	25.62	24.05	215	25.62	24.05	315	21.95	20.58	415-515	21.95	20.58	615	17.13	15.93	715	15.2	14.07
16	25.34	23.95	116	40.3	37.46	216	40.3	37.46	316	26.39	24.26	416-516	26.36	24.33	616	21.52	19.65	716	19.55	17.79
17	20.15	18.38	117	-	-	217	-	-	317	40.3	37.43	416-517	40.3	37.43	617	30.63	28.25	717	30.62	28.25
18	19.97	18.2	118	-	-	218	-	-	318	-	-	417-518	-	-	618	-	-	718	-	-
TOTAL	476.61	449.1	TOTAL	379.26	354.89	TOTAL	399.97	375.41	TOTAL	438.49	408.56	TOTAL	438.5	408.72	TOTAL	358.42	331.76	TOTAL	325.7	300.41

FLOOR			TOTAL		
BASEMENT	BA	DUD	FSI	TOTAL BA	TOTAL FSI
G	560.62	68.09	492.53	560.62	492.53
1	561.27	81.39	479.88	561.27	479.88
2	561.27	60.67	500.6	561.27	500.6
3	561.01	49.76	511.25	561.01	511.25
4	561.01	49.76	511.25	561.01	511.25
5	561.01	49.76	511.25	561.01	511.25
6	481.45	49.76	431.69	481.45	431.69
7	449.05	49.76	399.29	449.05	399.29
CABIN	34.61	-	-	34.61	-
TOTAL	5132.71	458.95	3837.74	5132.71	3837.74

COMMON SANITATION CALCULATION
FOR COMMERCIAL FLOOR AREA
NO OF UNITS
1 HANDICAP TOILET WITH RAMP
PROVIDED SANITATION FACILITY 1 H.CAP TOILET 16 W.C. & 8 URINALS

LIFT CALCULATION
2nd To 7th Floor 85 Dwelling Units
1 Lift (6 Passenger) For Each 30 Dwelling Units
Lift Req. 85/30 = 2.83 Nos.
Provided Lift 1 Nos. 8 Passenger
1 Nos. 6 Passenger

SOLAR CALCULATION
2 KW PER NOS. OF UNIT CONSIDER
135 X 2 KW = 270.00KW
5% of Consider load Req.
05% X 270 KW = 013.50KW
12 sq.mt. Area Req. per 1 KW power
12 X 13.50 KW = 162.00sq.mt.

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

Stamp & Signature Of Approval 1/3

A. AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ.MTS.)
1.	Area of land (plot/property) as per record	1517.00
2.	Deduction for: OTHERS OWNERS LAND (WITH C.P.)	1517.00
3.	Net Area of Planning	1517.00
4.	Common Plot @10% REQ.	---
5.	Balance area of Planning	1517.00
6.	Total Permissible G.F. Built up area Permi.	---
7.	Total Permissible F.S.I. area @ 2.70	4095.90
8.	(1517 X 1.80 = 2730.60 + 1517 X 0.90 = 1365.30) PERMISSIBLE	4095.90
9.	Existing Building Area	---
10.	Proposed Building Area	---
11.	Permissible Ground Coverage 50%	758.50
12.	PROPOSED FLOOR SPACE AREA	---
13.	BASEMENT	801.41
14.	Ground Floor	560.62
15.	1st floor	561.27
16.	2nd floor	561.27
17.	3rd floor	561.01
18.	4th floor	561.01
19.	5th floor	561.01
20.	6th floor	481.45
21.	7th floor	449.05
22.	Stair cabin	34.61
23.	Total Proposed Floor Space Area	5132.74
24.	Total Existing Floor Space Area (if any)	---
25.	Grand Total of Floor Space Area	5132.74
26.	Total F.S.I. Consumed	2.53+2.7

BASE FSI (1.80 X 1517) = 2730.60
PREMIUM FSI (0.90 X 1517) = 1365.30
PROPOSED PAID FSI = 1107.14
TOTAL CONSUMED FSI = 3837.74

B. PARKING STATEMENT IN SQ. MTS.

Category	Area (SQ. MTS.)
Total maximum possible floor space area	---
Residential	---
Commercial	3837.74 X 40% = 1535.10
Total	1535.10
Total provided parking space	---
Provided on Ground level (OPEN PARK - 2 Stacks)	460.99
Provided on BASE level	1082.00
TOTAL	1542.99

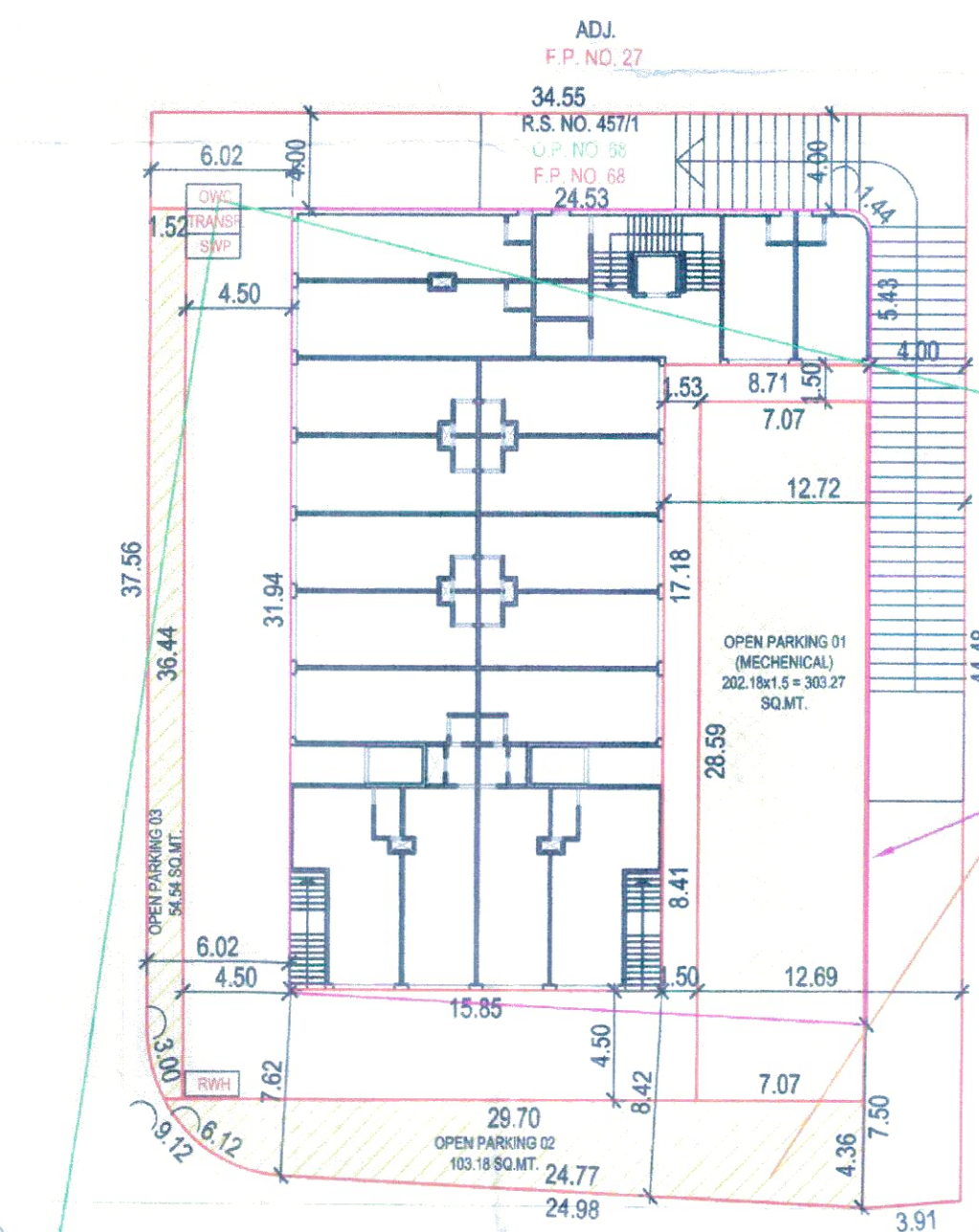
REQUIRED PARKING STATEMENT IN SQ. MTS.
TOTAL PARKING ARE REQUIRED 1535.10
50% CAR PARKING 0767.55
10% VISITOR PARKING 0153.51
10% Visitor parking @ ground lvl. 0153.51
30% Others Parking 0460.53
GRAND TOTAL 1535.10

PARKING STATEMENT IN SQ. MTS.
PROP. OPEN PARKING AT GROUND LEVEL
OPEN PARKING (Mechanical Parking): 01 303.27
OPEN PARKING : 02 103.18
TOTAL PARKING AT G.L. (A) 406.45
TOTAL BASEMENT PARKING (B) 1082.00
GRAND TOTAL COVERED + BASE PARKING (A+B) 1542.99

PROVIDED PARKING 1542.99 SQ.MT.
REQUIRED PARKING 1520.56 SQ.MT.

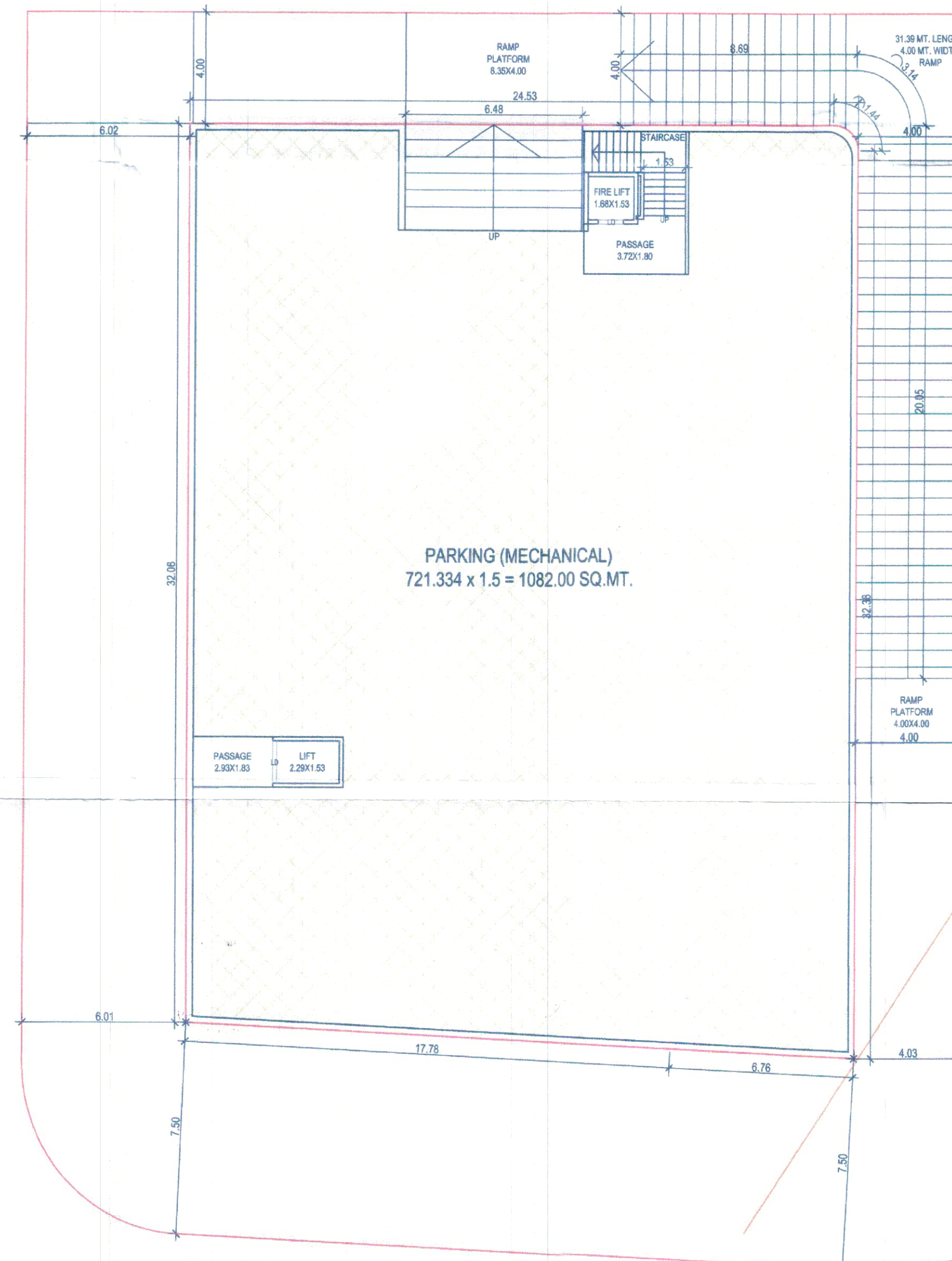
V. CERTIFICATE
1). Existing Structure and Adjoining Property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work. Manhole connection is possible & is verified by me.
2). Certified that the plot under reference was surveyed by me on and the dimension of sides etc. of plot stated on area as measured on site and area so worked out tallies with the area ownership p.p. Record/property card or 7.12 record

18.00 MT WIDE ROAD

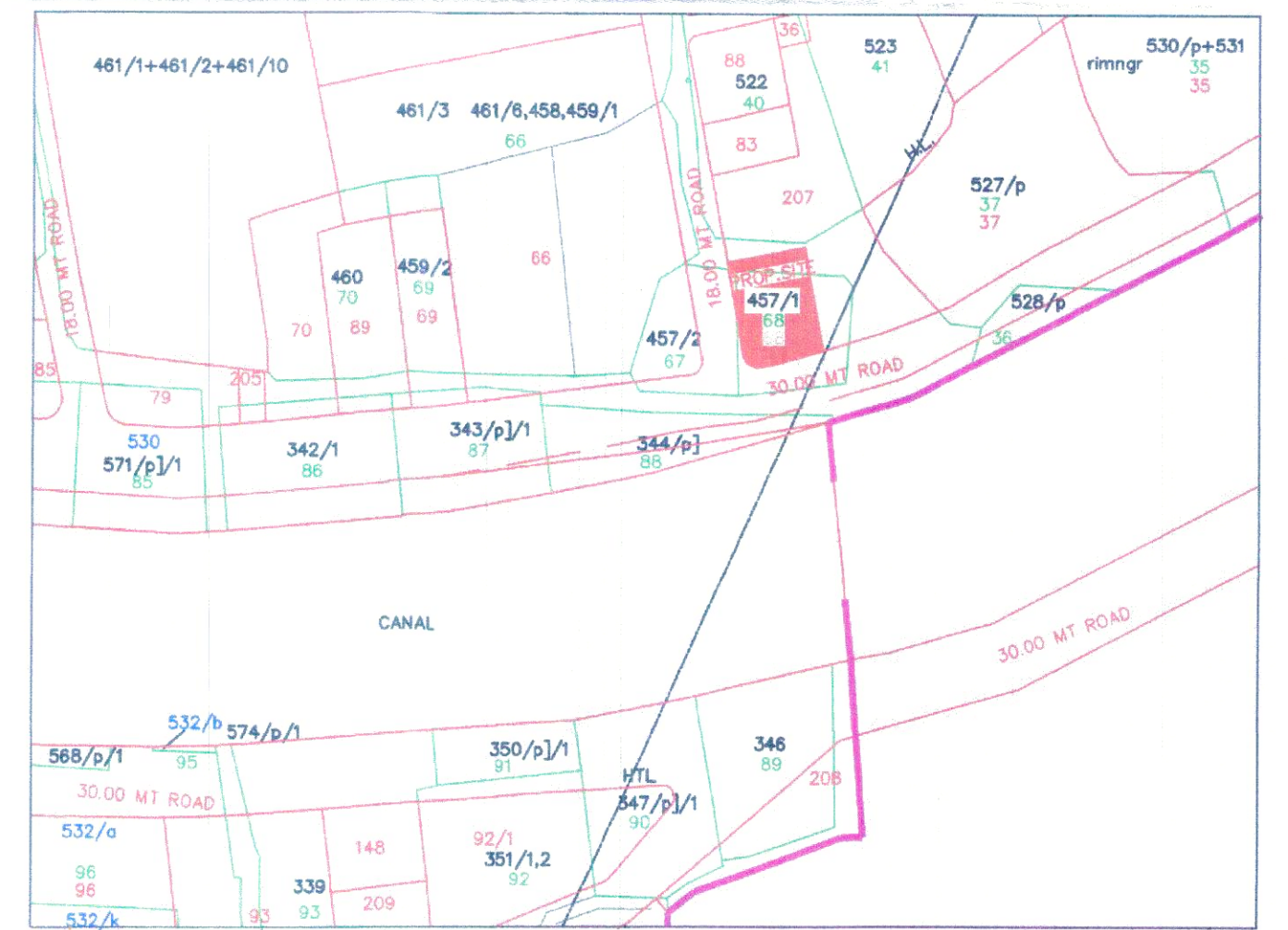


30.00 MT WIDE ROAD

LAYOUT PLAN
SCALE:- 1.00 CM. = 2.00 METER



BASEMENT FLOOR PLAN
B. AREA : 801.41 SQ.MT.
PARKING AREA : 1082.00 SQ.MT.



KEY PLAN
SCALE:- 1.00 CM. = 20.00 METER

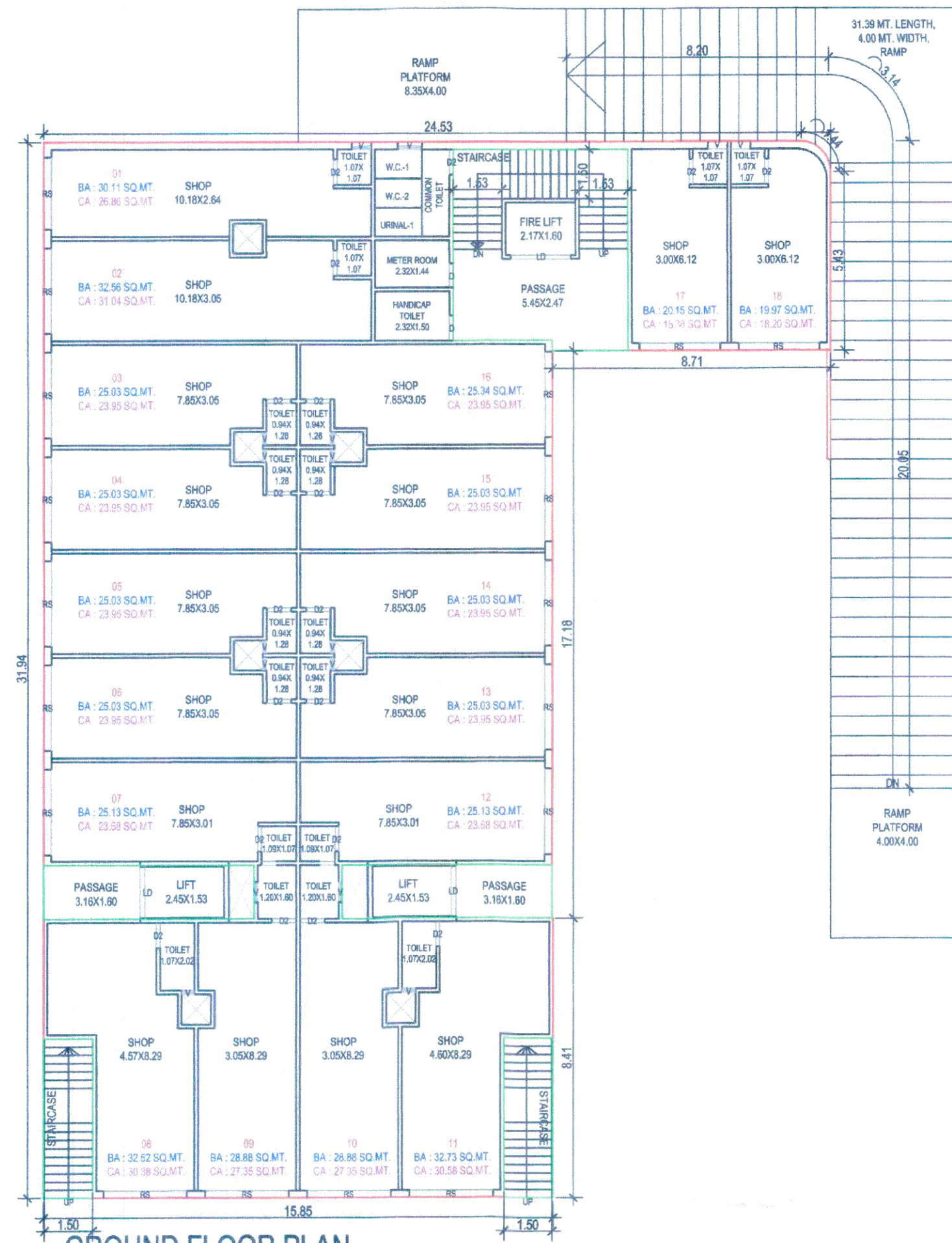
SHIVANTA BUILDCON
PARTNER
Parth. P. Amin
Lic No. EOR-389/23-26
Amin Design & Engineering Consultants
New Sama Road, Vadodra.

SHRENIK R. SONI
Regn. No. CA/2821/127240

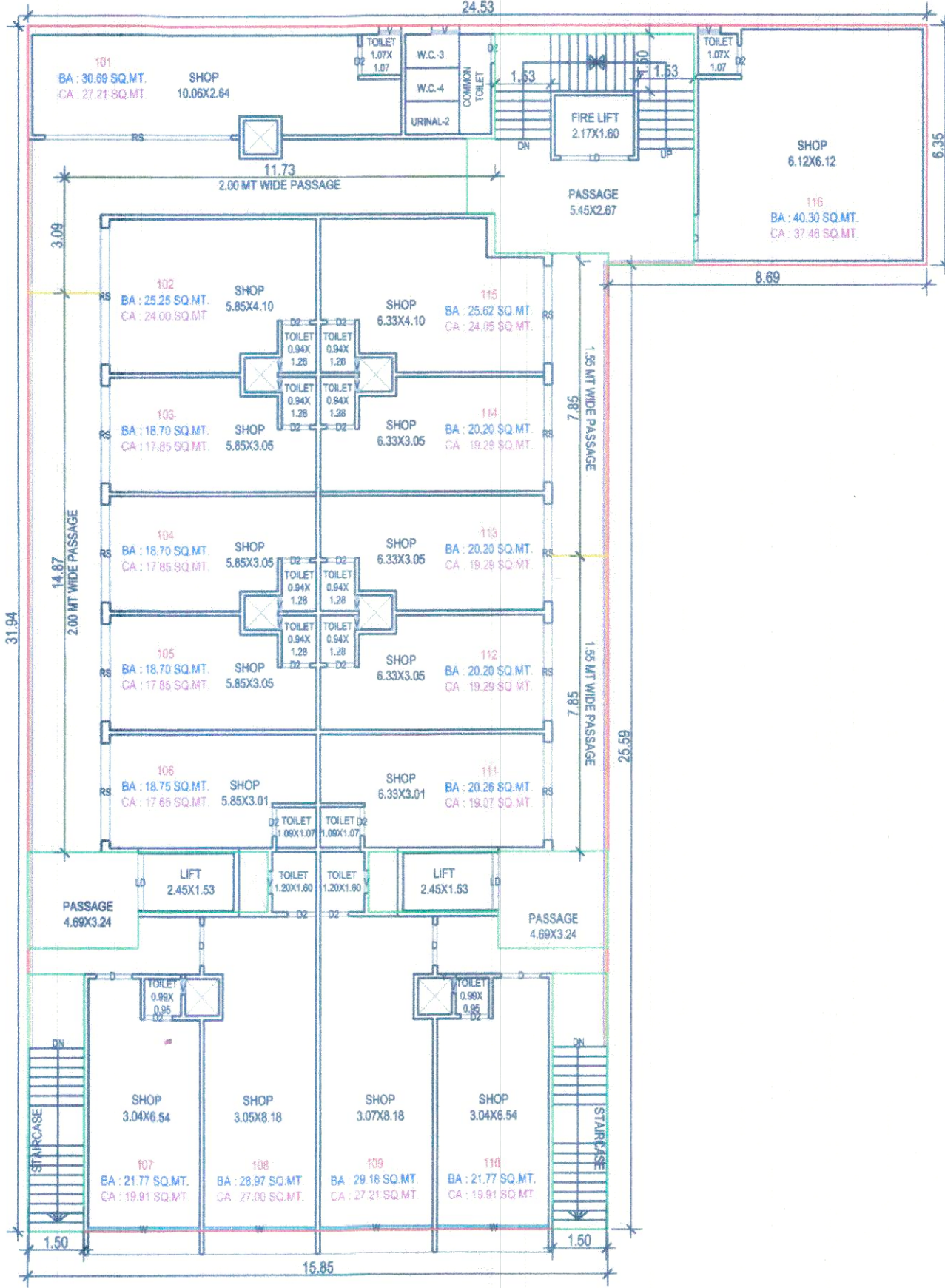
SIGNATURE OF OWNER / BUILDERS
SIGNATURE OF ARCHITECTS-ENGINEERS

OWNER / BUILDER / ORGANISOR / DEVELOPER

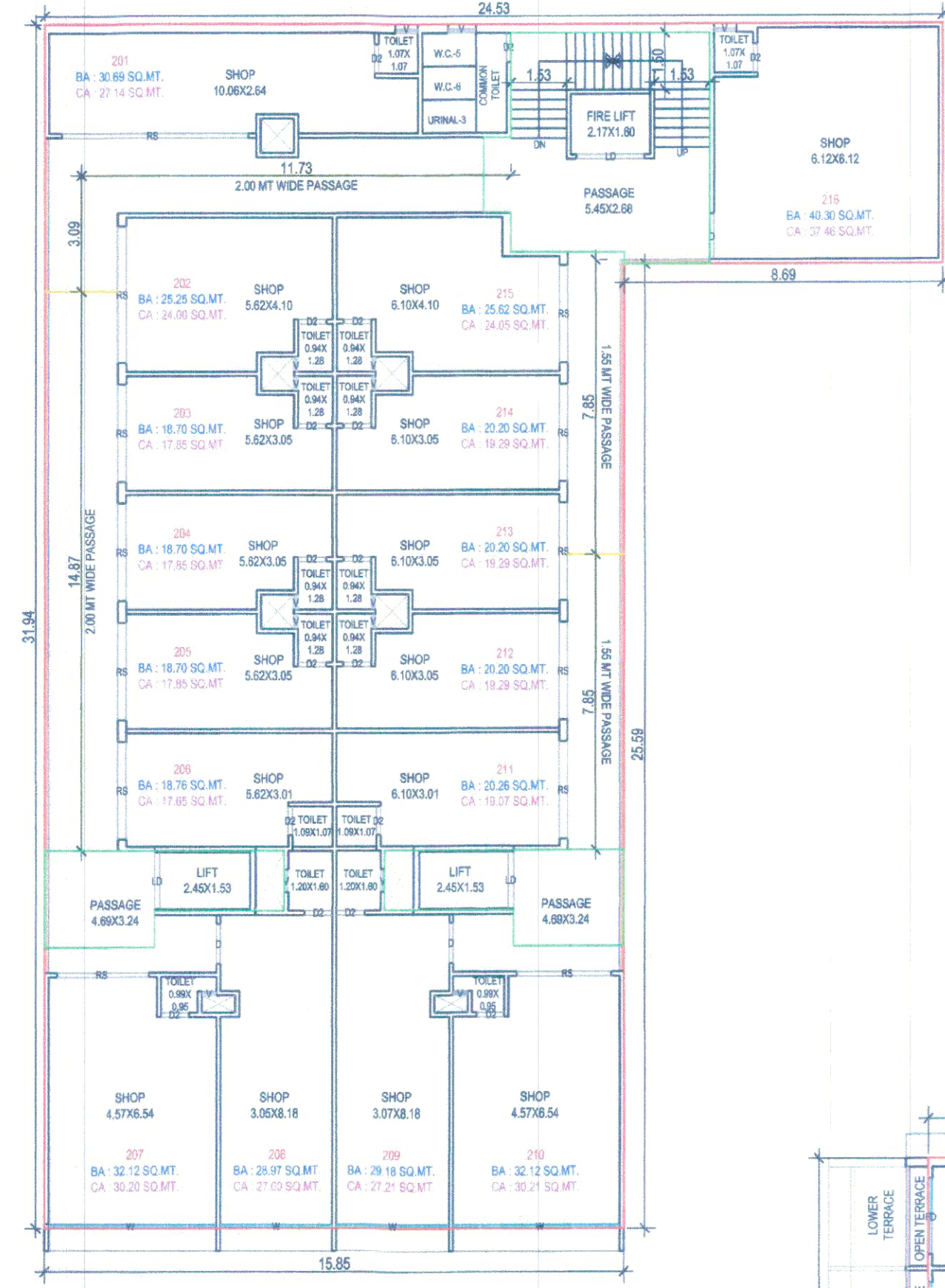
A. P. Prajapati
ENGINEER
VMC LIC. NO. ER 281-2020/2025
17-B SHILP BUNGLOWS OPP. MANAN COMPLEX NR. DMART DABHOI WAGHODAR ROAD VADODARA M. - 91 - 97 2 2 9 6 5 5 9



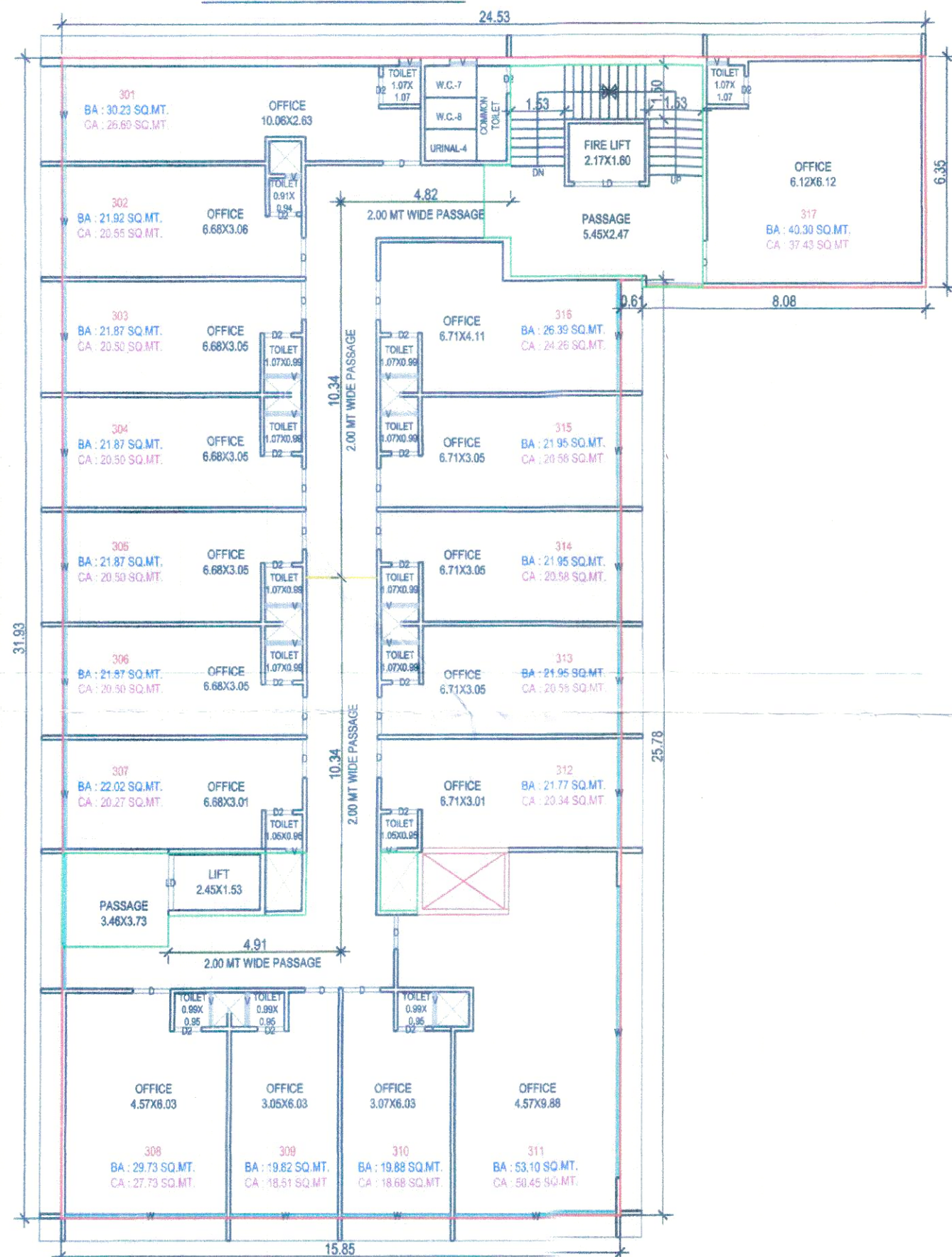
GROUND FLOOR PLAN
B. AREA : 560.62 SQ.MT.
DEDU. : STAIR + LIFT + PASS. AREA : 68.09 SQ.MT.
F.S.I. AREA : 492.53 SQ.MT.



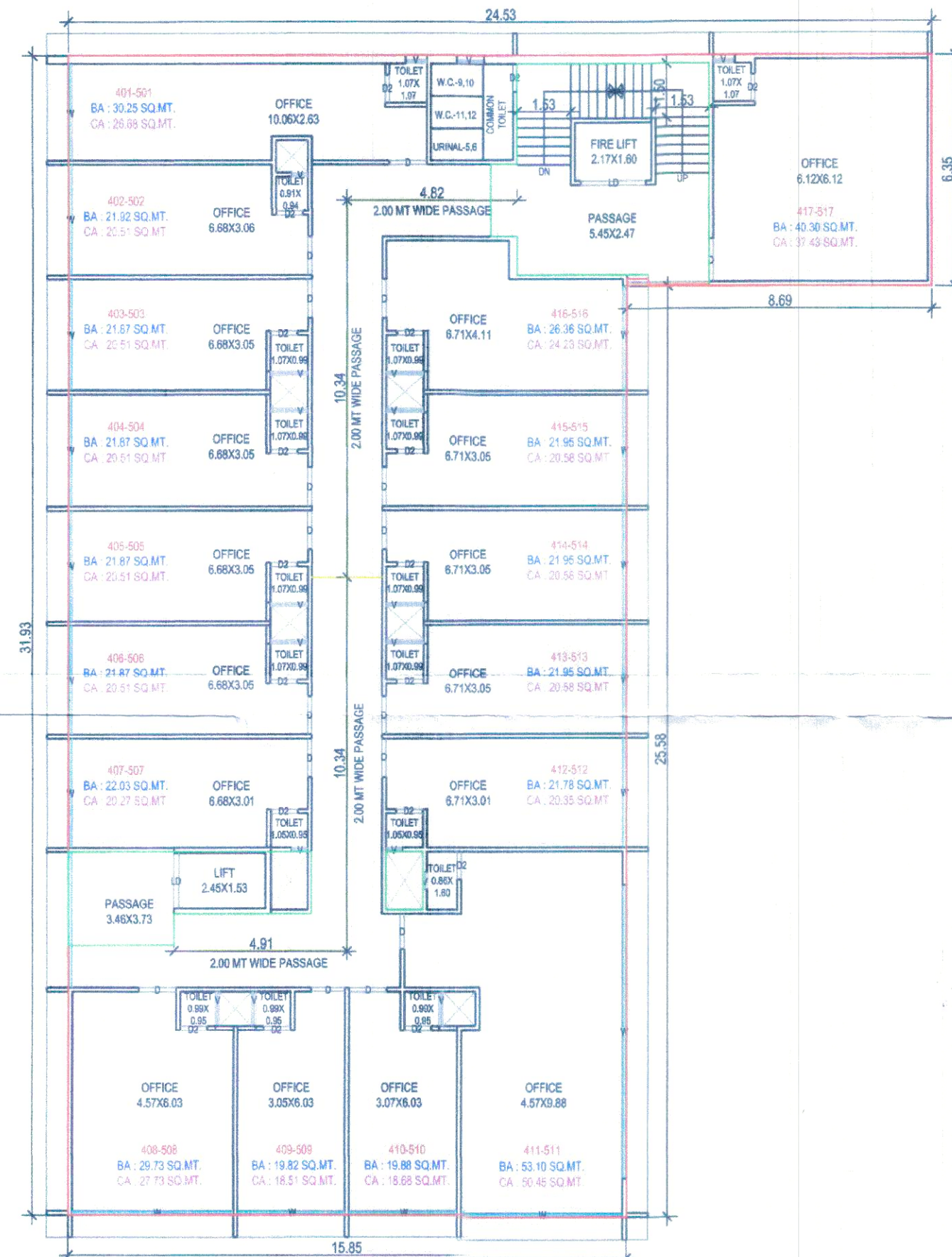
1ST FLOOR PLAN
B. AREA : 561.27 SQ.MT.
DEDU. : STAIR + LIFT + PASS. AREA : 81.39 SQ.MT.
F.S.I. AREA : 479.88 SQ.MT.



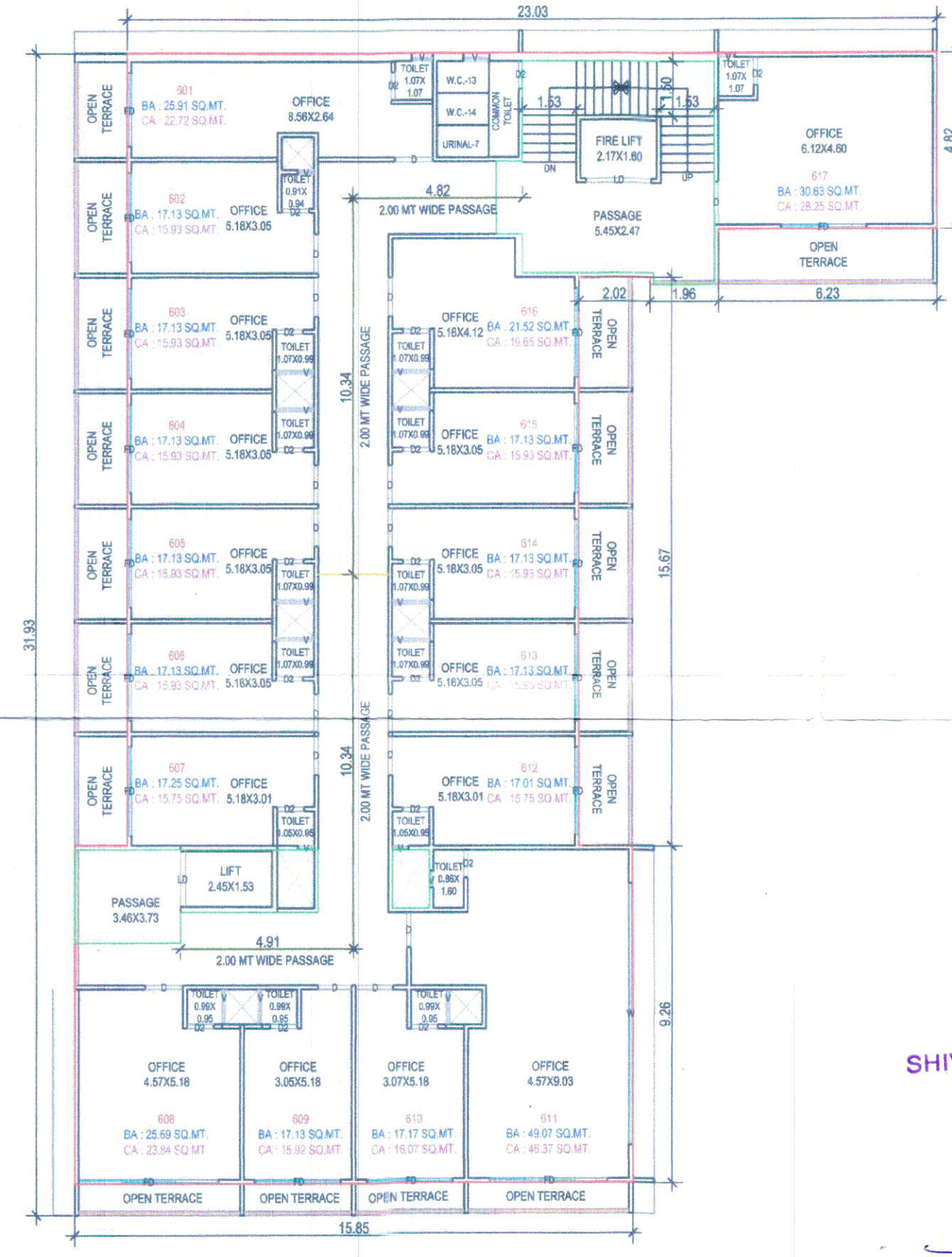
2ND FLOOR PLAN
B. AREA : 561.27 SQ.MT.
DEDU. : STAIR + LIFT + PASS. AREA : 60.67 SQ.MT.
F.S.I. AREA : 500.60 SQ.MT.



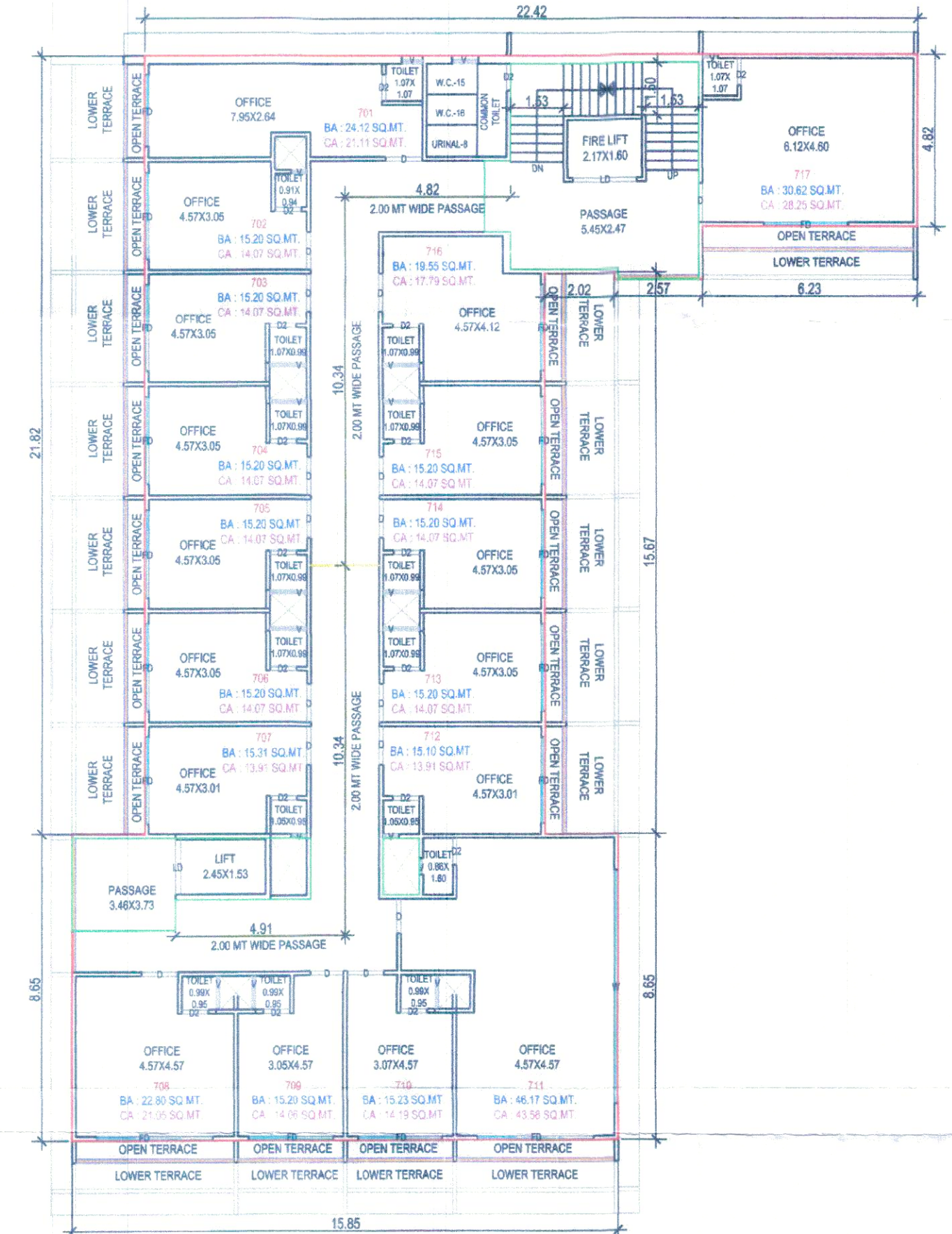
3RD FLOOR PLAN
B. AREA : 561.01 SQ.MT.
DEDU. : STAIR + LIFT + PASS. AREA : 49.76 SQ.MT.
F.S.I. AREA : 511.25 SQ.MT.



4TH & 5TH FLOOR PLAN
B. AREA : 561.01 SQ.MT.
DEDU. : STAIR + LIFT + PASS. AREA : 49.76 SQ.MT.
F.S.I. AREA : 511.25 SQ.MT.



6TH FLOOR PLAN
B. AREA : 481.45 SQ.MT.
DEDU. : STAIR + LIFT + PASS. AREA : 49.76 SQ.MT.
F.S.I. AREA : 431.69 SQ.MT.

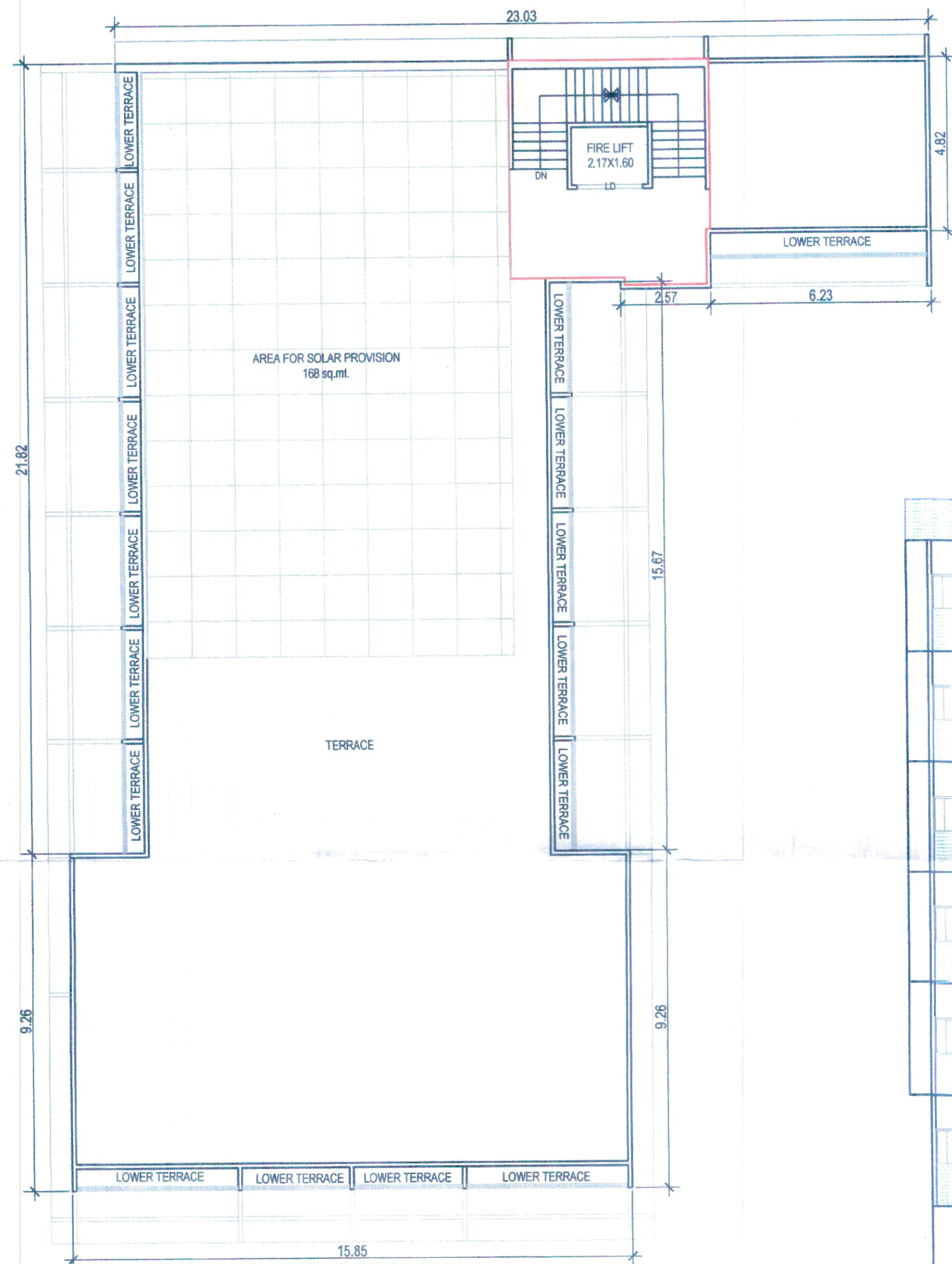


7TH FLOOR PLAN
B. AREA : 449.05 SQ.MT.
DEDU. : STAIR + LIFT + PASS. AREA : 49.76 SQ.MT.
F.S.I. AREA : 399.29 SQ.MT.

SHIVANTA BUILDCON
PARTNER

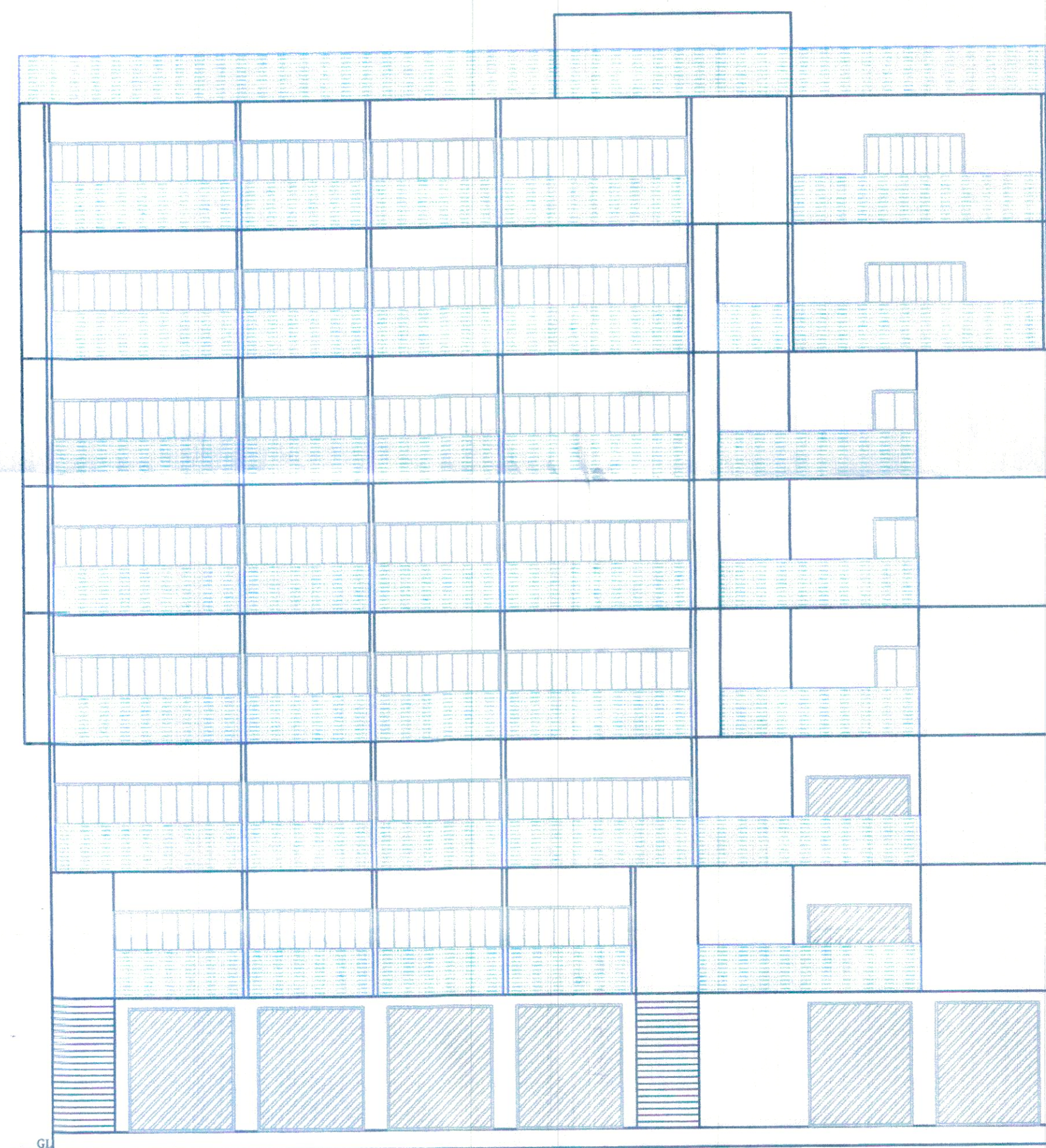
SHRENIK R. SONI
Regn. No. CA/2021/47240

SIGNATURE OF OWNER / BUILDERS	SIGNATURE OF ARCHITECTS-ENGINEERS
OWNER / BUILDER / ORGANISOR / DEVELOPER	ENGINEER VMC LIC. NO. ER 281-2020/2025 17-B SHILP BUNGLOWS OPP. MANAN COMPLEX NR. DMART DABHOI WAGHODIAR ROAD VADODARA M : + 9 1 - 9 7 2 2 9 6 5 5 5 9

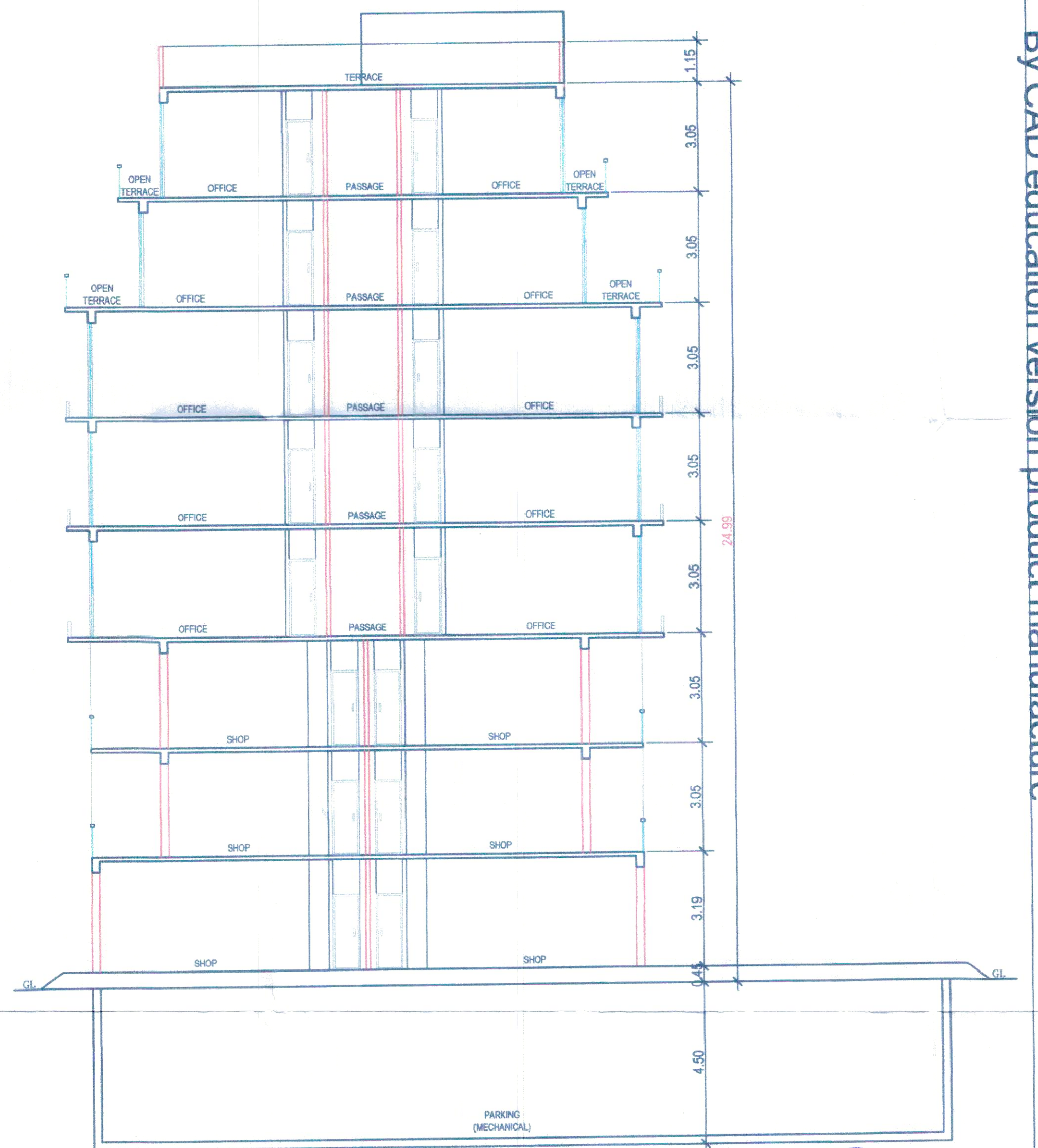


TERRACE FLOOR PLAN

B. AREA : 34.61 SQ.MT.



ELEVATION



SECTION

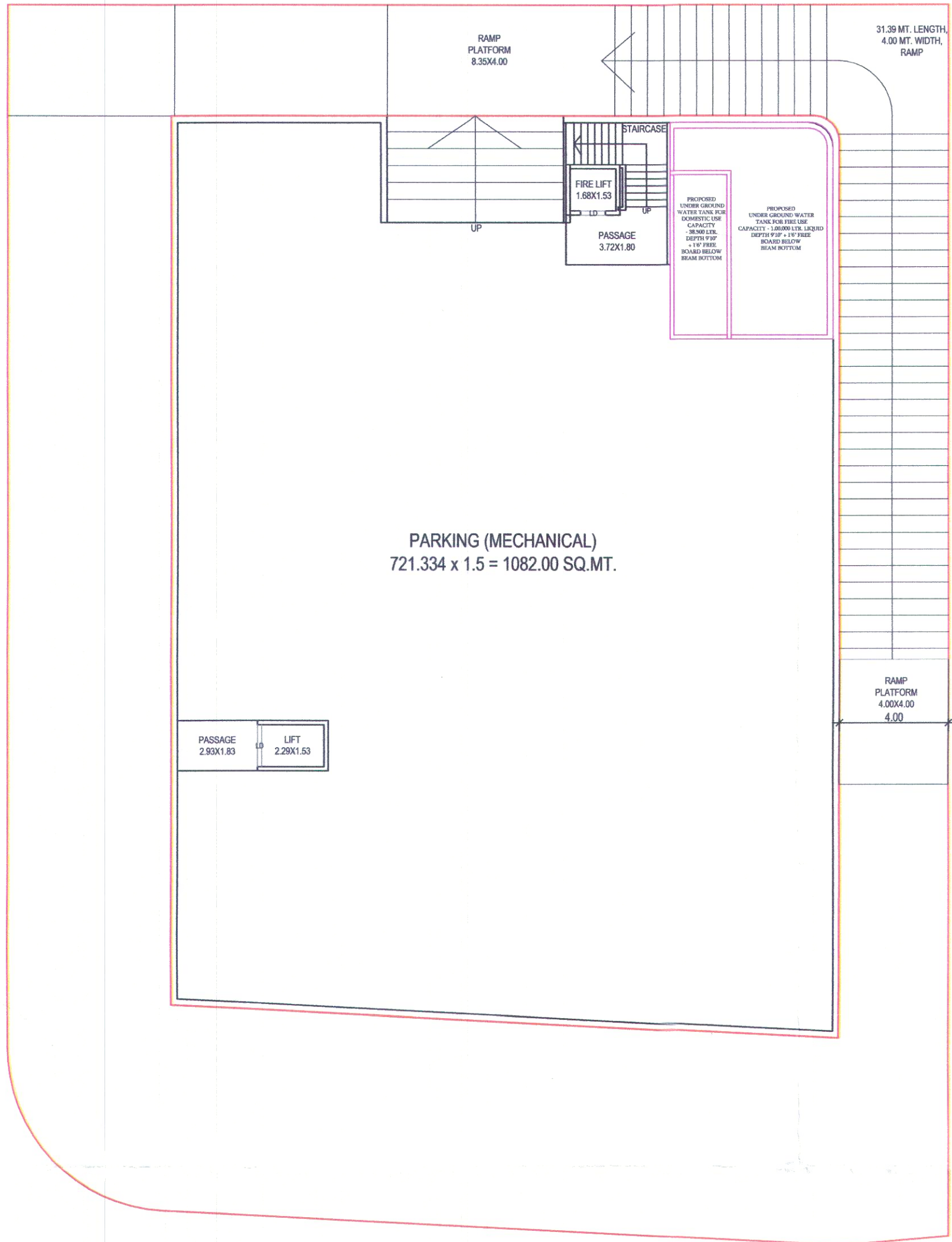
SHIVANTA BUILDCON

PARTNER

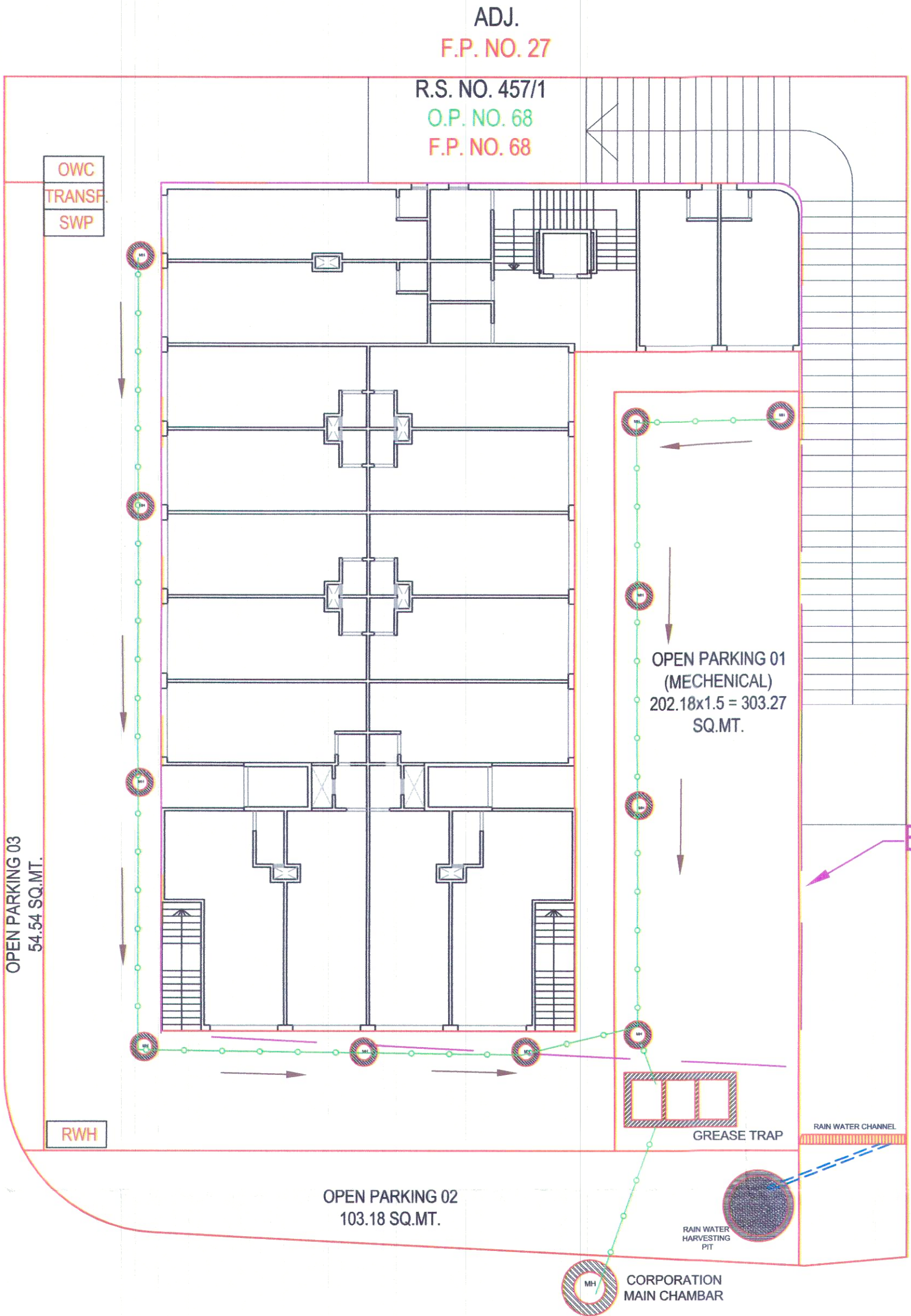
SHRENIK R. SONI
Regn. No. CA/2021/127240

Parth. P. Amin
Lic No. EOR-369/23-36
Amin Design & Engineering Consultant
New Sama Road,
Vadodara.

SIGNATURE OF OWNER / BUILDERS
SIGNATURE OF ARCHITECTS-ENGINEERS
Aakash Prajapati
ENGINEER
V.M.C. LIC. NO. ER 281 2020/2025
17-B SHILP BUNGLOWS OPP. MANAN
COMPLEX NR. DWARI DARGA
WAGHODIAR ROAD, VADODARA
M + 91 972296559



BASEMENT FLOOR PLAN



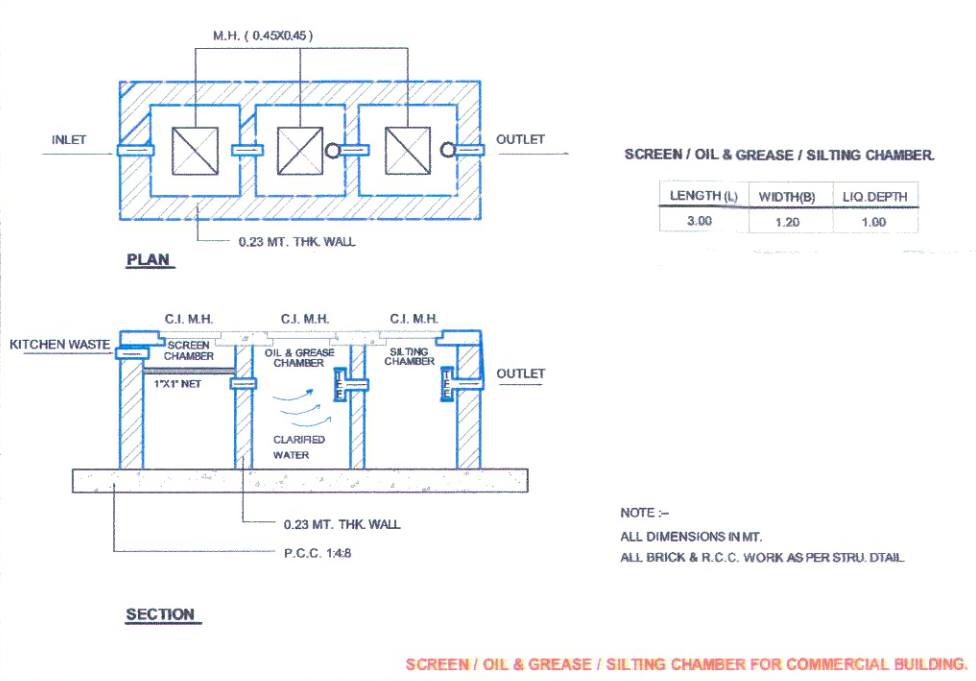
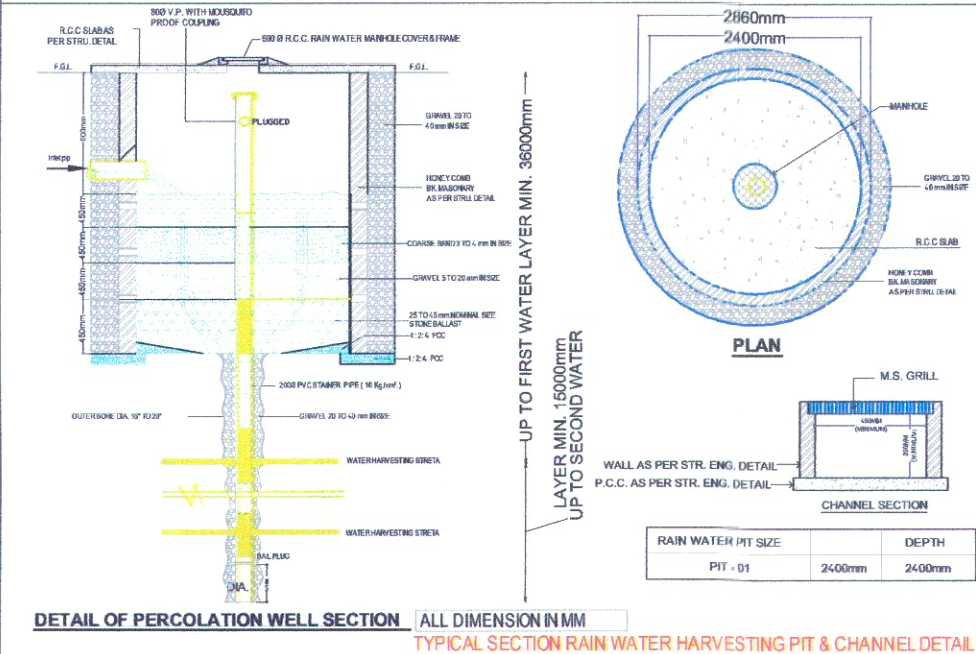
LAYOUT PLAN

LEGEND

- 18" WIDE RAIN WATER CHANNEL
- 8"Ø RAIN WATER HARVESTING PIT
- 6"Ø P.V.C. PIPE
- 2'-0" Ø MAN HOLE WITH R.C.C. COVER (32 TON)
- 9"Ø R.C.C. / P.V.C. / D.W.C.PIPE
- 4 "Ø C.I CORPORATION PIPE LINE
- CORPORATION DRAINAGE (VMC)

WALL AS PER STR. ENG. DETAIL
P.C.C. AS PER STR. ENG. DETAIL

- PROPOSED BORE
- SOAKPIT
- M.S. GRILL
- GREASE TRAP (3.00m X 1.20m X 1.00m)



LEGEND :-

- EW C - EUROPEAN WATER CLOSET WALL HUNG
- WB - WASH BASIN
- U - URINAL
- 110MM P.V.C. RAIN WATER PIPE
- 110mm P.V.C. SWR SOIL PIPE
- 110mm P.V.C. SWR WASTE PIPE
- U.P.V.C. / C.P.V.C. WATER PIPE
- C.P.V.C. HOT WATER PIPE
- U - CLAMP FOR PIPE
- FLOW DIRECTION
- NT NAHNI TRAP / FLOOR DRAIN
- P P-TRAP
- MF.NT MULTI FLOOR TRAP
- 2BC 2 WAY BIBCOCK
- AC / FC ANGLE COCK / FLUSH COCK
- SH SHOWER
- DIV DIVERTER
- SP SPOUT
- HF HELTH FAUCET
- MF METRO POLE FLUSH
- GT GT GULLY TRAP - 300 X 300
- MH MH MAN HOLE CHAMBER - 450 x 600
- MH MH MAN HOLE CHAMBER - 600 x 600
- MH MH ROUND MAN HOLE CHAMBER - 600mmØ
- 18"Ø R.C.C. (N.P.2) / P.V.C. / DWC PIPE
- 12"Ø R.C.C. (N.P.2) / P.V.C. / DWC PIPE
- 9"Ø R.C.C. (N.P.2) / P.V.C. / DWC PIPE
- 6"Ø R.C.C. (N.P.2) / P.V.C. / DWC PIPE
- 4"Ø STONE WARE PIPE
- CRUSHER PUMP / PRESSURE PUMP / MUD PUMP
- 4"Ø U P.V.C. PIPE (110mm)
- 3"Ø U P.V.C. PIPE (75mm)
- 2½"Ø U P.V.C. PIPE (63mm)
- 2"Ø U P.V.C. PIPE (50mm)
- 1½"Ø U P.V.C. PIPE (40mm)
- 1¼"Ø U P.V.C. PIPE (32mm)
- 1"Ø U P.V.C. PIPE (25mm)
- ¾"Ø U P.V.C. PIPE (20mm)

PROJECT : LAYOUT PLAN & BUILDING PLAN FOR R.S. NO : 457/1 , O.P. NO : 68 ,F.P. NO : 68 , T.P.S. NO : 01 (GORWA-ANKODIYA) , AT VILLAGE : GORWA , TAL. & DISTRICT : VADODARA.

TITLE : DRAINAGE LAYOUT

DATE :11-08-2023

PLUMBING CONSULTANT

SHRENIK R. SONI
Lic No. EOR-389/23-26
Amin Design & Engineering Consultant
New Sama Road,
Vadodara.

Parth P. Amin
Lic No. EOR-389/23-26
Amin Design & Engineering Consultant
New Sama Road,
Vadodara.

SHIVANTA BUILDCON
PARTNER

17/10/2023

To,
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul,
Sector – 11, Gandhinagar – 382010

Subject: **CLARIFICATION FOR NO OF PARKING AND OPEN PARKING & COVERED PARKING- SHIVANTA BUILDCON (SHIVANTA HIGHSTREET)**

RERA file Ack No: PR/VADODARA/VADODARA/GUJRERA/231004/015508

With respect to the query raised by the TP Inquiry, we would like to clarify that
The calculation of parking is as under:

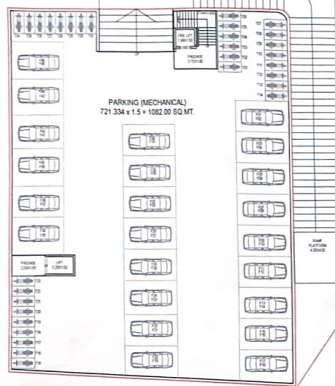
1. Total No. of Covered Parking – 121 Nos. (62 Cars+ 59 Two Wheelers)
2. Total Area of Covered Parking – 1542.99 Sq. Mtr.
3. Total No. of Open parking – Nil
4. Total Area of Open parking - Nil

I hope the above clarifications serve your purpose.

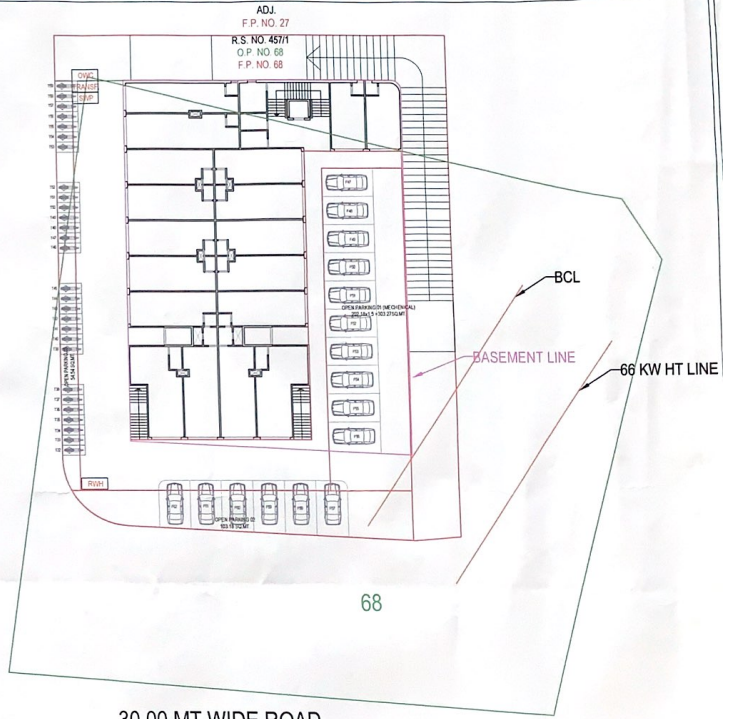
Thanking you.

SHIVANTA BUILDCON

PARTNER



18.00 MT WIDE ROAD



30.00 MT WIDE ROAD

B. PARKING STATEMENT IN SQ.MTS.				FLOOR		
Total required parking		Total required parking spaces		CAR		
Required		Required		BIKE		
Commercial		1032.10		BASEMENT		
Total		1032.10		G.F.		
Total provided parking spaces		1032.10		TOTAL		
Provided in		on BASE		F. FOUR WHEELER		
1.0 (100.00%)		1032.10		T. TWO WHEELER		
1.0 (100.00%)		1032.10		TOTAL		
1.0 (100.00%)		1032.10		TOTAL		

SHRENIK R. SONI
Regn. No. CA/2021/127240

Parth. P. Amin
Lic No. EOR-389/23-26
Amin Design & Engineering Consultant
New Sams Road,
Vadodra.

SHIVANTA BUILDCON
PARTNER