

"PALM HUB"**REVISED COMMERCIAL SCHEME IN****R.S.NO.-244/1/PAIKI; AT VILLAGE = CHHANI, VADODARA.**

	GROUND FL.	FIRST FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	TOTAL AREA
SHOP - 1	17.55	17.55	0	0	0	0	35.1
SHOP - 2	12.2	9.96	0	0	0	0	22.16
SHOP - 3	9.96	9.96	0	0	0	0	19.92
SHOP - 4	15.63	15.63	0	0	0	0	31.26
SHOP - 5	15.36	11.83	0	0	0	0	27.19
SHOP - 6	7.75	17.55	0	0	0	0	25.3
SHOP - 7	20.15	17.87	0	0	0	0	38.02
SHOP - 8	15.32	12.2	0	0	0	0	27.52
SHOP - 9	10.41	12.2	0	0	0	0	22.61
SHOP - 10	13.16	17.55	0	0	0	0	30.71
SHOP - 11	17.55	0	0	0	0	0	17.55
SHOP - 12	17.87	0	0	0	0	0	17.87
SHOP - 13	12.2	0	0	0	0	0	12.2
SHOP - 14	12.2	0	0	0	0	0	12.2
SHOP - 15	17.55	0	0	0	0	0	17.55
OFFICE - 1	0	80.38	183.5	183.5	183.5	0	630.88
OFFICE - 2	0	0	89	89	89	68.16	335.16
TOTAL	214.86	222.68	272.5	272.5	272.5	68.16	1323.2

SANITARY PROVISION

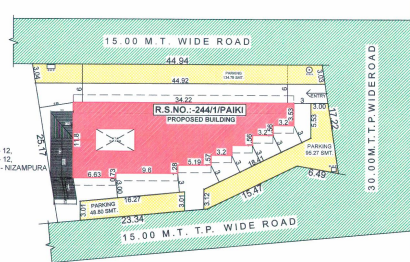
(AS PER GDCR CL. NO. 21.8.1)
 TOTAL COMMERCIAL F.S.I. AREA = 1556.01 sq.mt.
 OTHER FL. PROVIDED EACH UNIT INSIDE
 1556.01/4 = 389.50 SAY 390 PERSON
 ASSUME 195 MALE & 195 FEMALE USER
 REG. FOR MALE USER
 REG. PER 25 PERSON 1 URINAL (195/25) = 7.8 URINAL (SAY 8)
 REG. PER 25 PERSON 1 W.C. (195/25) = 7.8 W.C. (SAY 8)
 REG. FOR FEMALE USER
 REG. PER 25 PERSON 1 W.C. (195/25) = 7.8 W.C. (SAY 8)
 MINIMUM 25% OF SUCH WATER CLOSETS AND
 URINALS SHALL BE PROVIDED IN COMMON AND
 ACCESSIBLE LOCATIONS OF THE BUILDING
 REG. FOR MALE USER
 URINAL = 8 X 25% = 2 SAY 2
 W.C. = 8 X 25% = 2 SAY 2
 REG. FOR FEMALE USER
 W.C. = 8 X 25% = 2 SAY 2

25% COMMON SANITARY PROVIDED			
URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
20	16	2	1

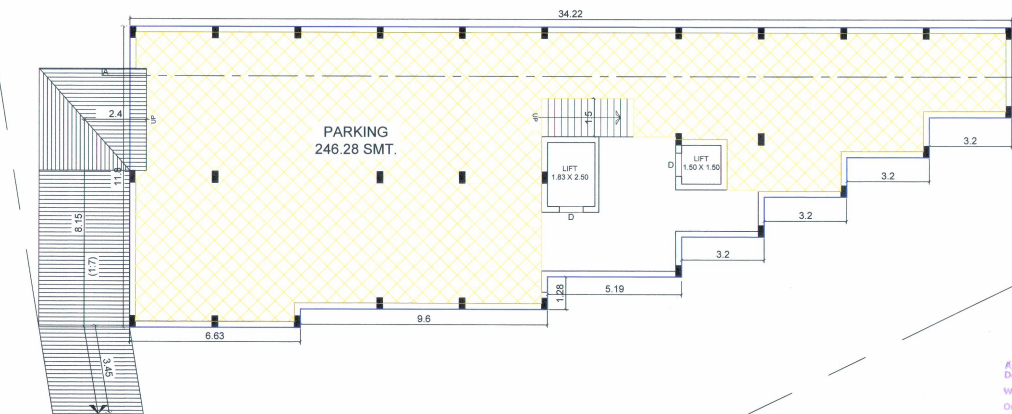
25% COMMON SANITARY REQUIRED			
URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
2	2	2	1

GROUND FLOOR PLAN (EXISTING)

B. UP AREA = 278.81 SMT.
 STAIR & LIFT AREA = 25.75 SMT.
 F.S.I. AREA = 250.08 SMT.
 PARKING AREA = 278.88 SMT.
 SCALE = 1 : 100



PART KEY PLAN
 SCALE: 1 CM = 400 MT.



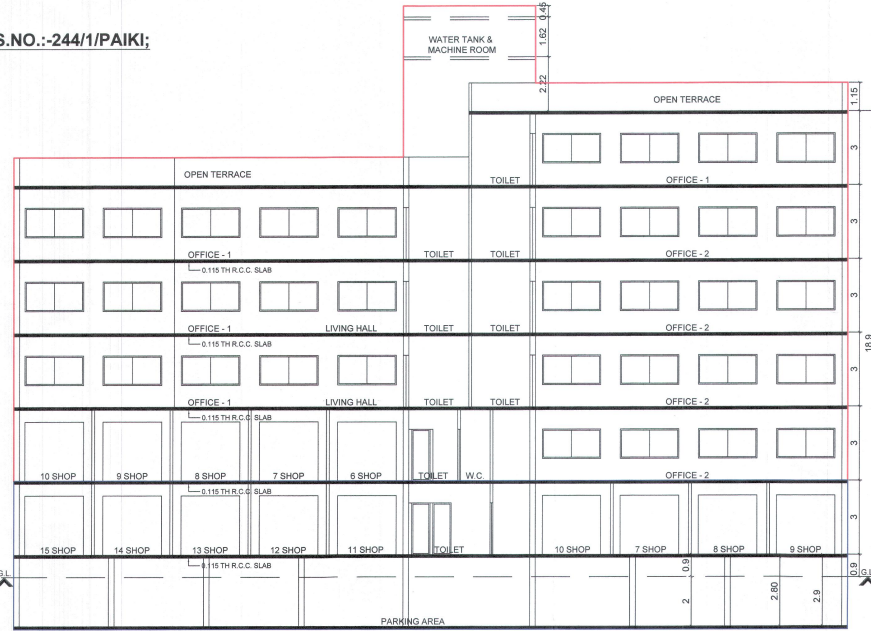
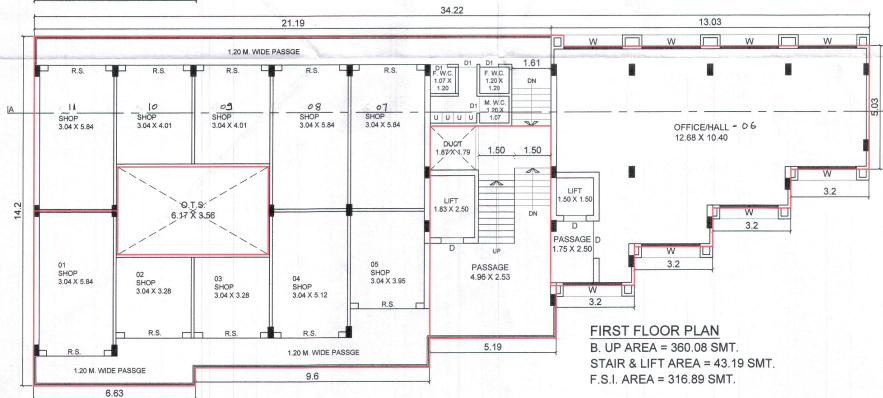
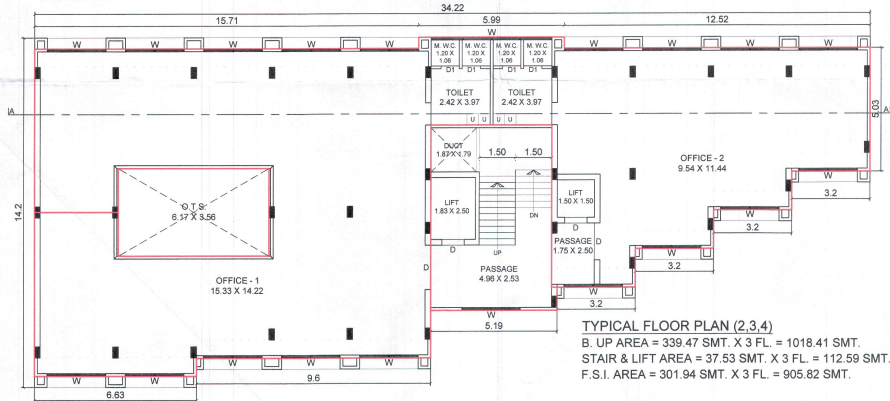
BASEMENT FLOOR PLAN (EXISTING)
 B. UP AREA = 310.71 SMT.
 PARKING AREA = 246.28 SMT.

FORM No. 3 (See Regulation No. 3.2(a))		
A. AREA STATEMENT	Sq. Mts.	LIST OF DRAWING ATTACHED
1. Area of land/Plot/Property as per record	932.00	No. Description Copies
2. Deduction for	-	
(a) Proposed road	-	
(b) any reservation	-	
3. Common Plot	-	
4. Net area of Plot	932.00	
5. Permissible built up Area on Ground Floor (20%)	278.81	REMARKS
7. Total Permissible F.S.I. (932.00 X 1.60)	1491.20	Last Approved Plan (if any)
F.S.I. To be Purchased (932.00 X 0.20)	186.40	Permission Order
Total Permissible F.S.I. (932.00 X 1.80)	1677.60	No. - COMM 25/117-18
10. Existing built up Area	8.40	Date of Approval - 16/02/2018
(i) Basement Floor	310.71	
(ii) Ground Floor	278.81	
(iii) Out house / Garage	-	
11. Proposed built up Area	589.52	
TOTAL EXISTING AREA	589.52	
TOTAL PROPOSED BUILT UP AREA	-	
12. GRAND TOTAL OF BARE AREA ON G.F.	-	
13. Proposed floor space Area	Sq. Mts.	
Basement Floor	310.71	
Ground Floor	278.81	
First Floor	360.08	
Second Floor	339.47	
Third Floor	339.47	
Fourth Floor	339.47	
Fifth Floor	122.65	
Verandah Floor	48.90	
TOTAL PROPO. FL. SP. AREA	1549.94	
14. Existing floor space Area (if any)	589.52	
15. GRAND TOTAL OF FL. SP. A.	2139.46	
16. Total F.S.I. Covered	1.73 < 1.80	
B. PARKING STATEMENT	Sq. Mts.	
Total Maximum Possible	Reserve for	
Floor space area	Car. 30%	
Commercial 1472.79	(30%) 441.83	
Commercial 83.22	(40%) 33.28	
Industrial -	(10%) -	
TOTAL	475.11	
Total Provided	Front Side	
Parking space	Ground Level	
Residential 278.88	246.28	
Commercial -	-	
Industrial -	-	
(REQUIRED) 475.11 < 525.15 (PROPOSED)		
☐ PROPOSED WORK ☐ EXIST. WORK ☐ ROAD ☐ PLOT BOUNDARY ☐ PARKING ☐ COMMON PLOT		
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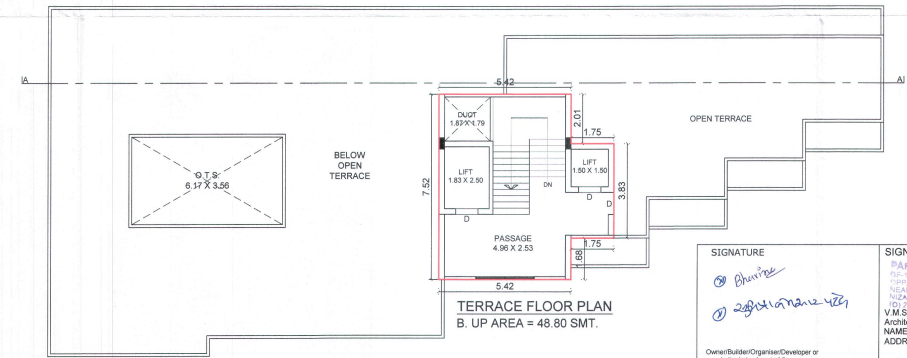
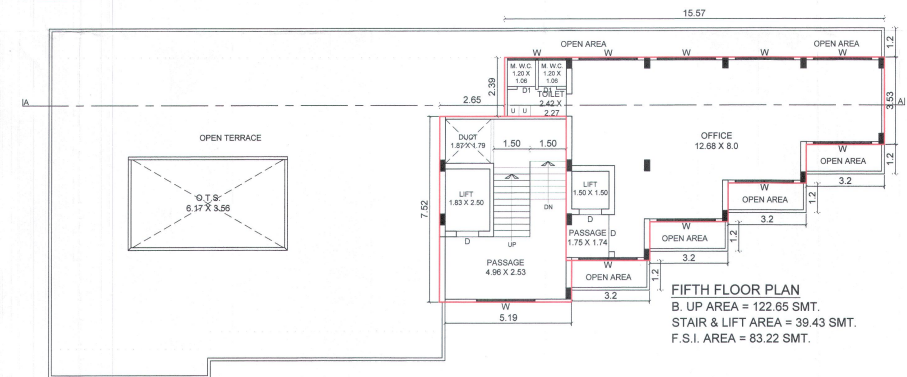
"PALM HUB"
REVISED COMMERCIAL SCHEME IN R.S.NO.: -244/1/PAIKI;
AT VILLAGE = CHHANI, VADODARA.



FRONT ELEVATION



SECTION AT 'A-A'



Approved Subject to Condition laid
 Down in Building Permission
 Ward No. 5
 Order No. 95-1-10-21
 Date: 16-9-2020
 By: T. K. Patel
 Dy. Town Planner
 Urban Development Officer
 P. K. Patel
 Dy. Town Planner
 Urban Development Officer

SIGNATURE
 P. K. Patel
 Dy. Town Planner
 Urban Development Officer

SIGNATURE
 P. K. Patel
 Dy. Town Planner
 Urban Development Officer
 NAME: P. K. Patel & ASSOCIATES
 ADDRESS: GF 1 NIKANTHVARNI APPART.,
 OPF CORPO GARDEN,
 NIZAMPURA, VADODARA.