

Project Title :PROPOSED LAY-OUT & BUILDING PLAN OF C.S.NO: 661, R.S.NO : 437/P , O.P.NO : 99 , F.P.NO : 177 , T.P.NO : 22 (AKOTA,TANDALJA) AT VILLAGE : TANDALJA , DIST. : VADODARA.

Application No. : 003BDP21220519 Development Permission No. : 003BP21220491



Inward No	ODPS/2021/04399	Sheet	1
Inward Date		Scale	1:100

AREA STATEMENT		VERSION NO. 1.0-40	
		VERSION DATE: 13/07/2021	
PROJECT DETAIL			
Site Address : 1, SOBHANNANAGAR, NR. TAKSHI COMPLEX, VSANA ROAD, VADODARA.		Plot Use: Mercantile	
Authority: Vadodara Municipal Corporation (VMC)		Plot Sub-Use: Commercial Building	
Authority Class: D1		Plot Use Group: Mercantile-1 (M1)	
Authority Grade: Municipal Corporation		Land Use Zone: Residential Zone-I	
Project Type: Building Permission		Conceptualized Use Zone: R1	
Nature of Development: NEW			
Development Area: Final Town Planning Scheme			
Sub-Development Area: Other Areas			
Special Project: NA			
Special Road: NA			
Site Address : 1, SOBHANNANAGAR, NR. TAKSHI COMPLEX, VSANA ROAD, VADODARA.			
AREA DETAILS		Sq.Mts	
1. Area of Plot as per record			
Plot Validation Certificate		514.00	
Physical area measured at site		514.00	
Property Card		514.00	
Plot area drawn as per Site		509.72	
Area of Plot Considered		514.00	
2. Deduction for			
(a) Proposed roads		0.00	
(b) Key reservations		0.00	
Total (a + b)		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		514.00	
% of Common Plot (Regd.)		0.00	
% of Common Plot (Prop)		0.00	
Balance area of Plot (1 - 4)		514.00	
Plot Area For Coverage		514.00	
Perm. FSI Area (1.80)		925.20	
Perm. Paid FSI Area (0.80)		462.80	
5. Total Perm. FSI area with Paid FSI (2.70)		1387.80	
6. Total Perm. FSI area		1387.80	
Total Plotted Proposed FSI Area		458.64	
B. Ground Floor			
Proposed Coverage Area (40.82 %)		209.79	
Total Prop. Coverage Area (40.82 %)		209.79	
Balance coverage area (- %)		0.00	
Proposed Area at:			
Proposed Built up		Proposed F.S.I	Existing/ Approved B.U.Area
Basement First Floor		257.84	0.00
Basement Second Floor		257.84	0.00
Ground Floor		224.79	174.71
First Floor		209.79	168.79
Second Floor		209.79	168.79
Third Floor		209.79	174.31
Fourth Floor		209.79	174.31
Fifth Floor		209.79	174.31
Sixth Floor		209.79	174.31
Seventh Floor		209.79	174.31
Tenise Floor		31.74	0.00
Total Area		2240.74	1383.84
Total FSI Area:			1383.84
Total Builtup Area:			2240.74
Proposed F.S.I. consumed:			2.65
B. Tenement Statement			
1. Tenement Proposed At:			
10. F.		5.00	
All Floors		20.00	
2. Total Tenements (3 + 4)		35	
C. Parking Statement			
1. Parking Space Required as per Regulations:		415.15	
2. Proposed Parking Space:		474.49	

COLOR INDEX	
EXISTING STREET	
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	

Buildingwise Floor FSI Details					
Floor Name	Building Name		Total		
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Total Paid FSI Area (Sq.mt.)
Basement First Floor	257.84	0.00		0.00	
Basement Second Floor	257.84	0.00	257.84	0.00	0.00
Ground Floor	224.79	174.71	224.79	174.71	0.00
First Floor	209.79	168.79	209.79	168.79	0.00
Second Floor	209.79	168.79	209.79	168.79	0.00
Third Floor	209.79	174.31	209.79	174.31	0.00
Fourth Floor	209.79	174.31	209.79	174.31	0.00
Fifth Floor	209.79	174.31	209.79	174.31	110.02
Sixth Floor	209.79	174.31	209.79	174.31	174.31
Seventh Floor	209.79	174.31	209.79	174.31	174.31
Tenise Floor	31.74	0.00	31.74	0.00	0.00
Total	2240.74	1383.84	2240.74	1383.84	458.64

FSI & Tenement Details														
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FSI Area (Sq.mt.)	Add Area In FSI (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
			Stair/Case	Lift Lobby	Lift Machine	Lift Lobby	Ramp	Parking	Commercial	Passage				
BUILDING (A)	1	2240.74	107.22	9.29	91.28	3.76	145.42	160.19	339.75		1383.84	46.98	1383.84	35
Grand Total	1	2240.74	107.22	9.29	91.28	3.76	145.42	160.19	339.75		1383.84	46.98	1383.84	35

Required Parking									
Building Name	Type	SubUse	Area	Units		Required Parking Area(Sq.mt.)	Car	Other Parking	
				Regd.	Prop.			Loading/Unloading	Visitor's Car Parking
BUILDING (A)	Mercantile	Commercial Building	> 0	1					
			-		1383.84	415.15	207.57	-	83.03
			0 - 0	-					
			> 1000.01	1000	-	-	-	52.50	-
	Total:					415.15	207.57	52.50	83.03

Parking Check (Table 7b)																	
Use Type	Car				Loading/Unloading				Visitor's Car Parking				Total Parking Area				
	Area		No.		Area		No.		Area		No.		Area		No.		
	Regd.	Prop.	Regd.	Prop.	Regd.	Prop.	Regd.	Prop.	Regd.	Prop.	Regd.	Prop.	Regd.	Prop.	Regd.	Prop.	
Commercial	207.57	320.45	0	0	52.50	52.50	2	2	83.03	101.54	0	2	2	415.15	474.49	-	-
Total	207.57	320.45	0	0	52.50	52.50	2	2	83.03	101.54	0	2	2	415.15	474.49	-	-

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Regd	Prop
PLOT	Tree	15	15

Building USE/SUBUSE Details										OWNER'S NAME AND SIGNATURE			
Building Name	Building Use	Building SubUse	Building Use Group	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FSI Name	FSI Use	FSI SubUse	Creative Builders and Partners Sashimohan Goenka, Madhav S Goenka		
BUILDING (A)	Mercantile	Commercial Building	Mercantile- (M1)	35	BASEMENT SECOND FLOOR PLAN	Mercantile	Commercial Building	-	-	-		ARCHENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
					BASEMENT FIRST FLOOR PLAN	Mercantile	Commercial Building	-	-	-			
					GROUND FLOOR PLAN	Mercantile	Commercial Building	Commercial	Mercantile	Commercial Building	RUCHIR M SHETH	003AR1032300057	
					TYPICAL - 1 & 2 FLOOR PLAN	Mercantile	Commercial Building	Commercial	Mercantile	Commercial Building			
					TYPICAL - 3, 4, 5 & 6, 7 FLOOR PLAN	Mercantile	Commercial Building	Commercial	Mercantile	Commercial Building	SUPERVISOR'S NAME AND SIGNATURE		
					TYPICAL - 7 FLOOR PLAN	Mercantile	Commercial Building	Commercial	Mercantile	Commercial Building			
					TYPICAL - TERRACE FLOOR PLAN	Mercantile	Commercial Building	-	-	-			
										DATE OF APPROVAL		DESIGNATION OF APPROVER	
										12/08/2022		Deputy Town Development Officer	



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PROPOSED LAY-OUT & BUILDING PLAN OF C.S.NO: 661, R.S.NO : 437/P , O.P.NO : 99 , F.P.NO : 177 , T.P.NO : 22 (AKOTA,TANDALJA)
AT VILLAGE : TANDALJA , DIST. : VADODARA.

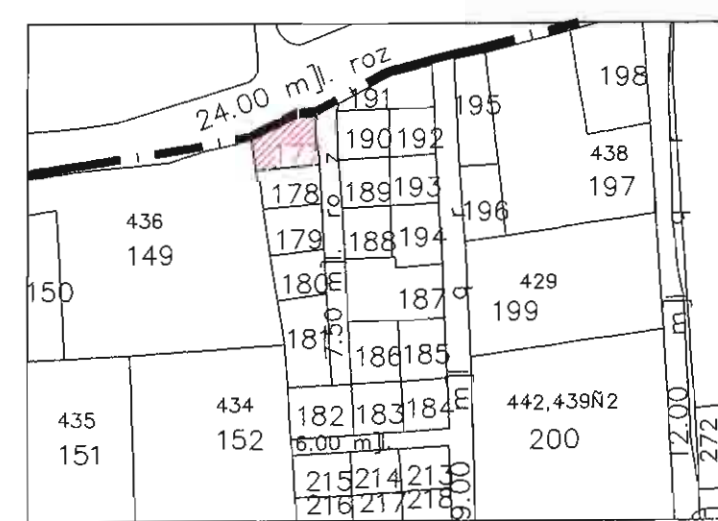
24.00 MT TP MAINROAD

MAN HOLE DISTANCE FROM
COMPOUND WALL 1.00 MT. &
DEPTH OF MAN HOLE 2.5 MT

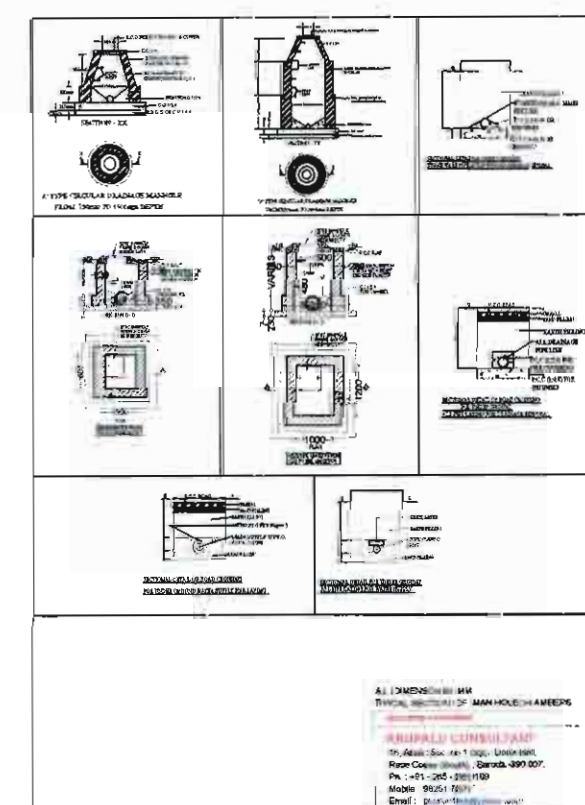
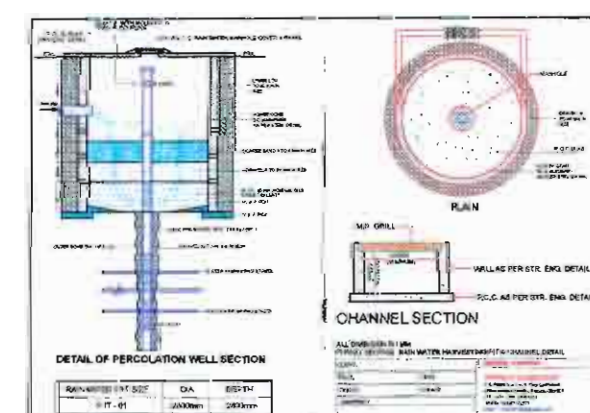
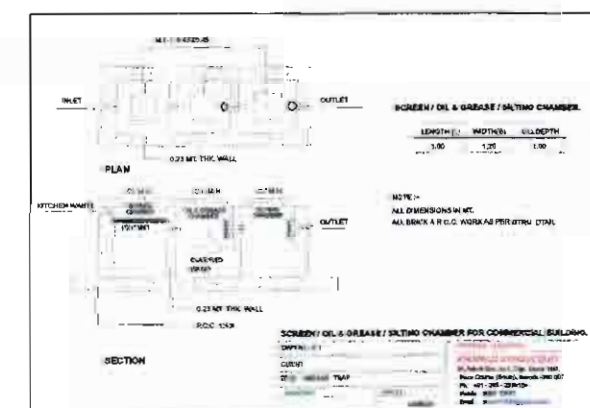
RAIN WATER CHANNEL
RAIN WATER HARVESTING PIT
FIRE & DOMESTIC TANK

BASEMENT SECOND FLOOR PLAN

BASEMENT FIRST FLOOR PLAN

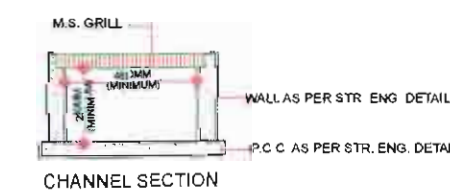


SITE PLAN
SCALE: 1:100 CM = 20.00 MT



LEGEND

- 18" WIDE RAIN WATER CHANNEL
- 8" RAIN WATER HARVESTING PIT
- 2'-0" MAN HOLE WITH R.C.C. COVER (32 TON)
- 2'-0" X 2'-0" MAN HOLE WITH R.C.C. COVER (25 TON)
- 12" R.C.C. / FIVE TO WELDER
- MUD PUMP (2HP FLOW RATE 1500 ltr/hr @ 20m HEAD) WITH LEVEL SENSOR
- RAIN WATER SUMP (5' X 5' X 5')
- GREASE TRAP (3.0m X 1.20m X 1.0m)



- FIRE & DOMESTIC TANK
10' DEPTH
1.25,000 LITER

AREA STATEMENT		VERSION NO. 1.0.0.0	VERSION DATE: 20/05/2021
PROJECT DETAILS:			
Application No.:	Local Rule	Plot Use:	Mercantile
Nature of Permission:	New	Plot Sub Use:	Commercial Building
Authority:	Vadodra Municipal Corporation (VMC)	Land Use Zone:	Residential Zone I
Authority Grade:	Municipal Corporation	Land Sub Use Zone:	R1
Authority Class:	D1	City Survey No.:	
Application Type:	General Proposal	Final Plot No.:	
Project Type:	Building Permission	Plot/SubPlot No.:	
Location:	Final Town Planning Scheme	Revenue Survey No./Survey No.:	
SubLocation:	NA	Original Plot No.:	
Name Of Road:		Block No.:	
Ward:		TP/DTP scheme No.:	
		Abutting Road Width:	
AREA DETAILS:		Sq.Mts.	
1.	Area of Plot As per record		
	(a) 7/12	514.00	
	(b) Hesa Form		
	(c) F Form	514.00	
	(d) Property Card any Sketch	514.00	
	As per site Drawing	509.72	
	Area of Plot Considered	514.00	
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	514.00	
4.	% of Deduction for Balance Plot Area	0.00	
	Balance area of Plot (1 - 4)	514.00	
	Plot Area for Coverage	514.00	
	Plot Area for FSI	514.00	
6.	Total Built up area permissible at:		
	b. All Floors		
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
	Existing F.S.I		
	Basement First Floor...	257.84	0.00
	Basement Second Floor...	257.84	0.00
	Ground Floor...	238.58	0.00
	First Floor...	238.58	0.00
	Second Floor...	238.58	0.00
	Third Floor...	225.06	0.00
	Fourth Floor...	225.06	0.00
	Fifth Floor...	225.06	0.00
	Sixth Floor...	225.06	0.00
	Seventh Floor...	225.06	0.00
	Terrace Floor...	31.74	0.00
	Total	2373.56	0.00
	Total Built up Area:	2373.56	
B. Balcony area statement:			
1.	Proposed Balcony Area All floor	0.00	
2.	Excess Balcony Area (Total)		
C. Tenement Statement			
1.	Area for Tenement		
2.	Tenement Permissible at:		
	G.F.		
	All Floors		
3.	Tenement Existing At:		
	G.F.	0.00	
	All Floors	0.00	
4.	Tenement Proposed At:		
	G.F.	0.00	
	All Floors	0.00	
5.	Total Tenements (3 + 4)	0	
D. Tenement Particulars			
1.	Nos. of Rooms per Tenement		
2.	Total Units provided for Tenement		
E. Parking Statement			
1.	Parking Space Required as per Regulations		
2.	Proposed Parking Space:	474.50	
3.	Loading/Unloading Area:		
F. SIGNATORIES			
	Signature	Signature	Name and Address with Regn. No.
	Owner		
	Architect		
	Engineer		
	Surveyor		

Color	Index
Green	EXISTING STREET
Blue	FUTURE STREET IF ANY
Red	PERMISSIBLE BUILDING LINE
Black	OPEN SPACES
Yellow	EXISTING WORKS
Pink	WORK PROPOSED TO BE DEMOLISHED
Orange	PROPOSED WORK
Light Blue	DRAINAGE AND SEWERAGE WORK
Light Green	WATER SUPPLY WORK
Light Yellow	WORK WITHOUT PERMISSION IF STARTED ON SITE
Light Purple	APPROVED WORK

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FSI Area (Sq.mt.)
Basement First Floor...	185.25	0.00	185.25	0.00
Basement Second Floor...	185.25	0.00	185.25	0.00
Ground Floor...	209.79	189.58	209.79	189.58
First Floor...	209.79	189.58	209.79	189.58
Second Floor...	209.79	189.58	209.79	189.58
Third Floor...	209.79	189.58	209.79	189.58
Fourth Floor...	209.79	189.58	209.79	189.58
Fifth Floor...	209.79	189.58	209.79	189.58
Sixth Floor...	209.79	189.58	209.79	189.58
Seventh Floor...	209.79	189.58	209.79	189.58
Terrace Floor...	31.74	0.00	31.74	0.00
Total:	2080.56	1516.64	2080.56	1516.64

PARKING CALCULATION:

Use Type	Car		Visitor Parking		Loading/Unloading		Total Parking Area	
	No	Area	No	Area	No	Area	No	Area
Commercial	2	320.46	2	101.54	2	52.50	6	474.50
Total	2	320.46	2	101.54	2	52.50	6	474.50

MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
BUILDING-1 (A)	24.00 MT TP MAINROAD	6.00	3.01	3.12	0.00
BUILDING-1 (A)	7.50 Approved Internal Road	3.01	3.01	3.12	0.00

BASEMENT MARGIN DETAIL:

Building / Wing Name	Road Name	Front Margin	Rear Margin	Side1 Margin	Side2 Margin
BUILDING-1 (A)	24.00 MT TP MAINROAD	6.00	0.03	3.09	0.00
BUILDING-1 (A)	7.50 Approved Internal Road	3.28	0.03	3.09	0.00

FSI & Tenement Details (Table 40-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	Trmt (No.)
			StairCase	Lift	Lift Machine	Lift Lobby	Ramp			
BUILDING (A)	1	2373.56	116.51	91.28	3.76	145.42	160.19	339.76	1516.64	25
Grand Total:	1	2373.56	116.51	91.28	3.76	145.42	160.19	339.76	1516.64	25

SIGNATURE OF OWNERS/BUILDERS

OHM BUILDWELL LLP
PARTNER
Owner / Builder / Organizer / Developer
or Authorized Agent of Owner

SIGNATURE OF ARCHITECTS-ENGINEERS

DESIGN STUDIO ASSOCIATES
Bhima McDonald's
Nr. Manisha Char Rasta,
Old Padra Road, Vadodra.
Ph. No. 2353250, 2342053

SIGNATURE OF PLUMBING CONSULTANT

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DATE : 21-08-2021