

PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN IN RESIDENTIAL AFFORDABLE HOUSING [R.A.H.] OF BLOCK No:209/A, 144/2, O.P.No: 60, 28/2, F.P.No: 60, 28/2, T.P.No:03, AT VILL: SEVASI, DIST. VADODARA.

CARPET AREA DETAIL						
TOWER : A-B GROUND FLOOR [FLAT/SHOP]						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
TOWER-AB	1	FLATS	23.27	0.00	0.00	0.00
	2	FLATS	23.27	0.00	0.00	0.00
	3	FLATS	31.30	0.00	0.00	0.00
	4	FLATS	23.27	0.00	0.00	0.00
	5	FLATS	23.27	0.00	0.00	0.00
	6	FLATS	23.27	0.00	0.00	0.00
TOTAL			147.65	0.00	0.00	0.00
TOWER : A-B 1ST FLOOR TO 7TH FLOOR						
Building name	SHOPS No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
	7	SHOP	23.27	0.00	0.00	0.00
	8	SHOP	29.00	0.00	0.00	0.00
	9	SHOP	22.27	0.00	0.00	0.00
	9/A	SHOP	18.06	0.00	0.00	0.00
	10	SHOP	15.17	0.00	0.00	0.00
	11	SHOP	23.94	0.00	0.00	0.00
	12	SHOP	23.27	0.00	0.00	0.00
	13	SHOP	31.90	0.00	0.00	0.00
TOTAL			186.88	0.00	0.00	0.00

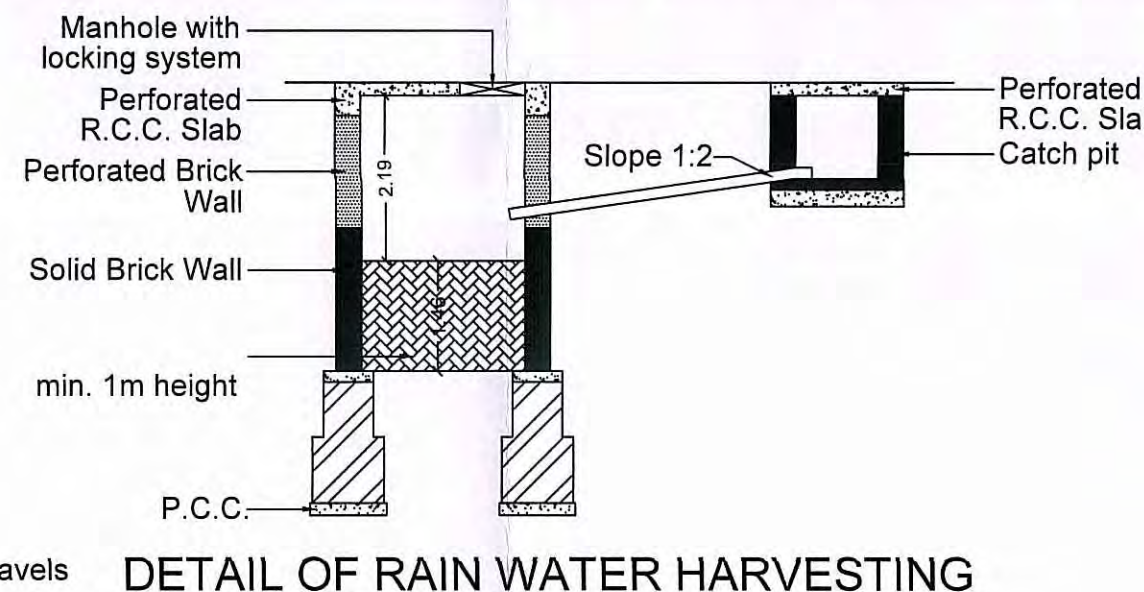
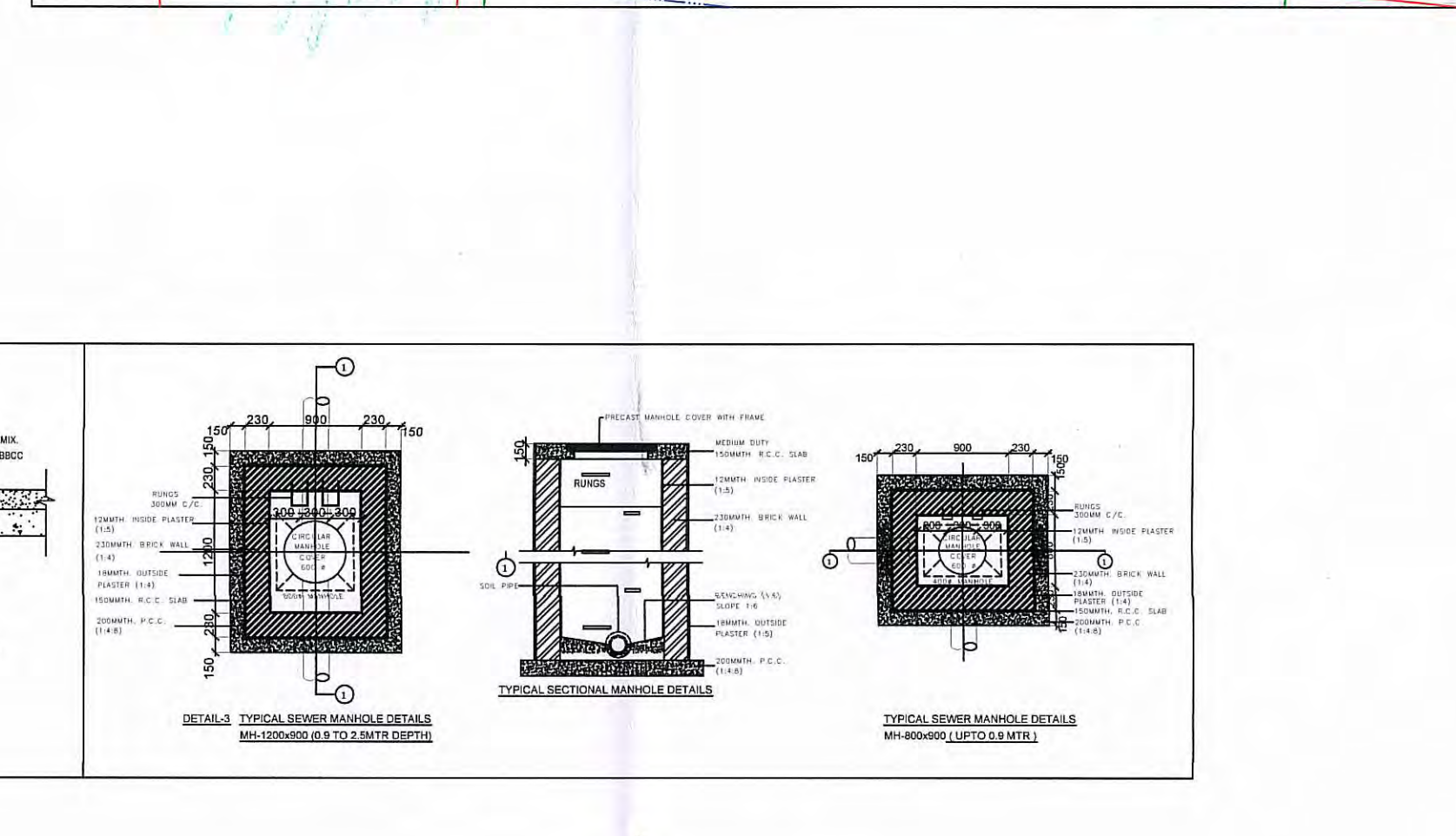
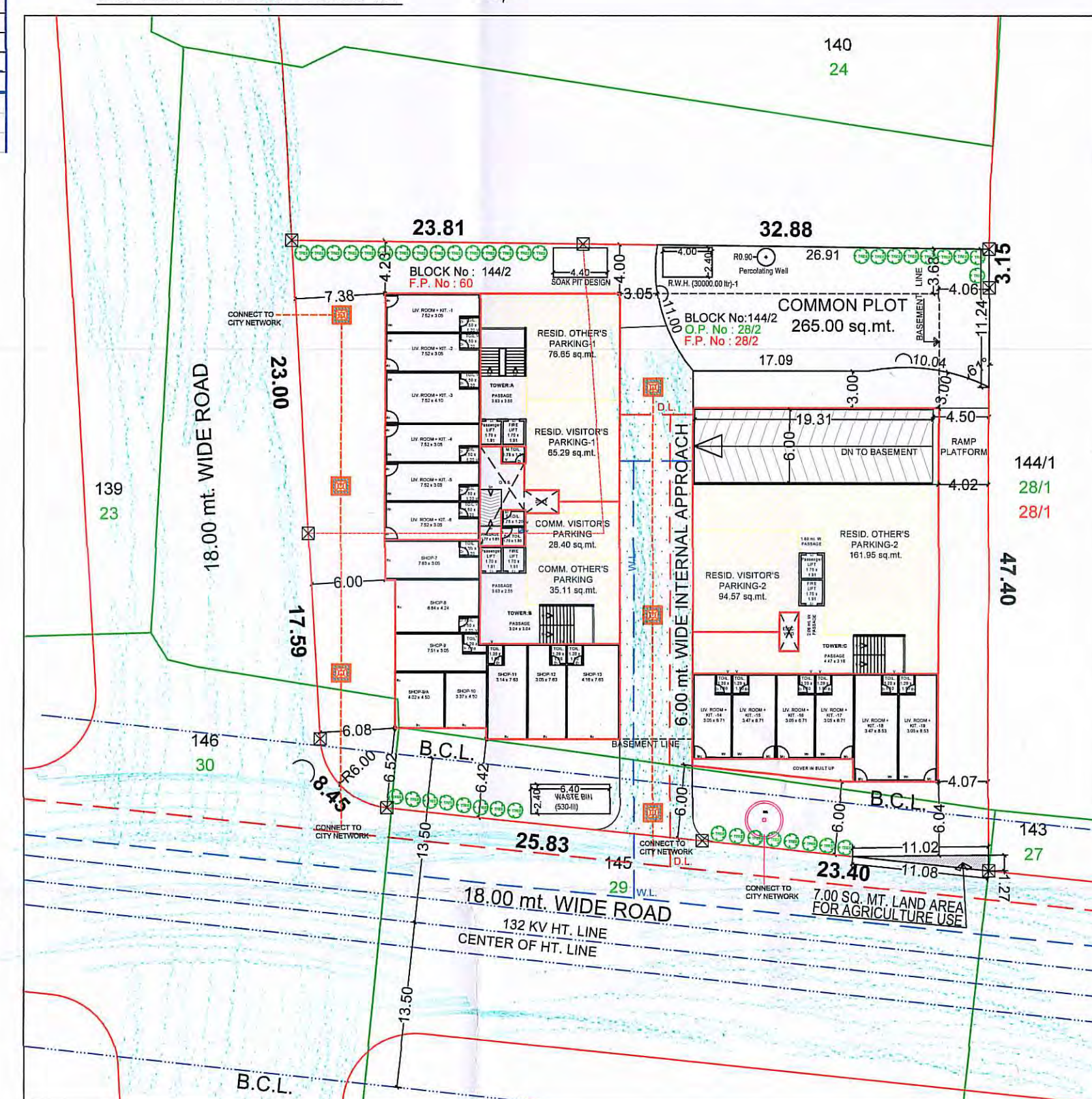
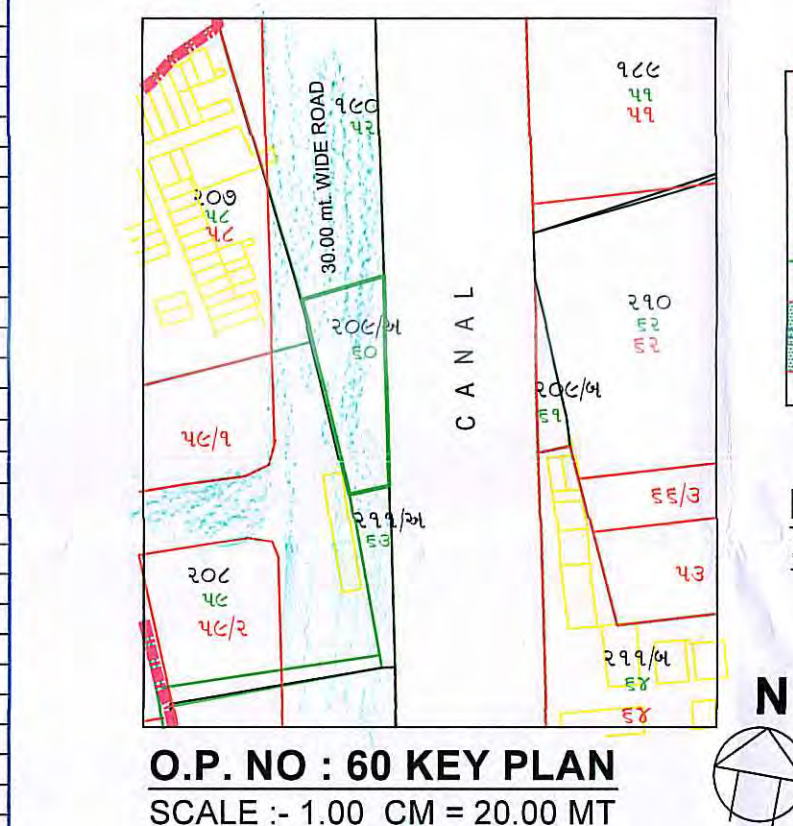
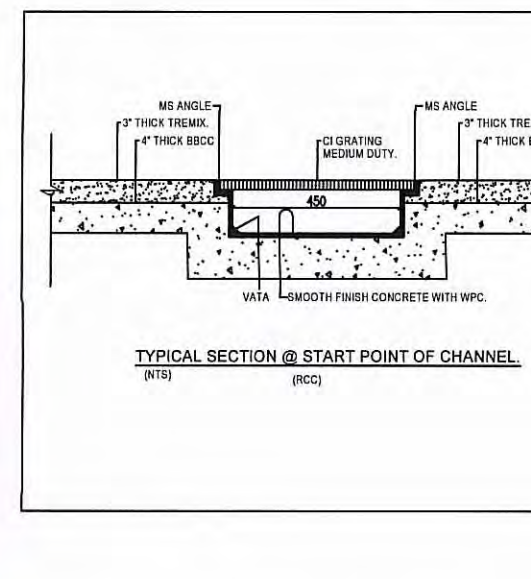
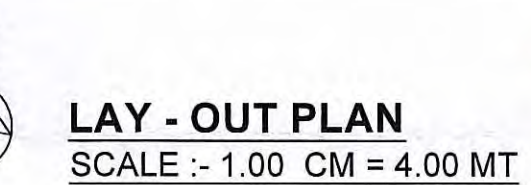
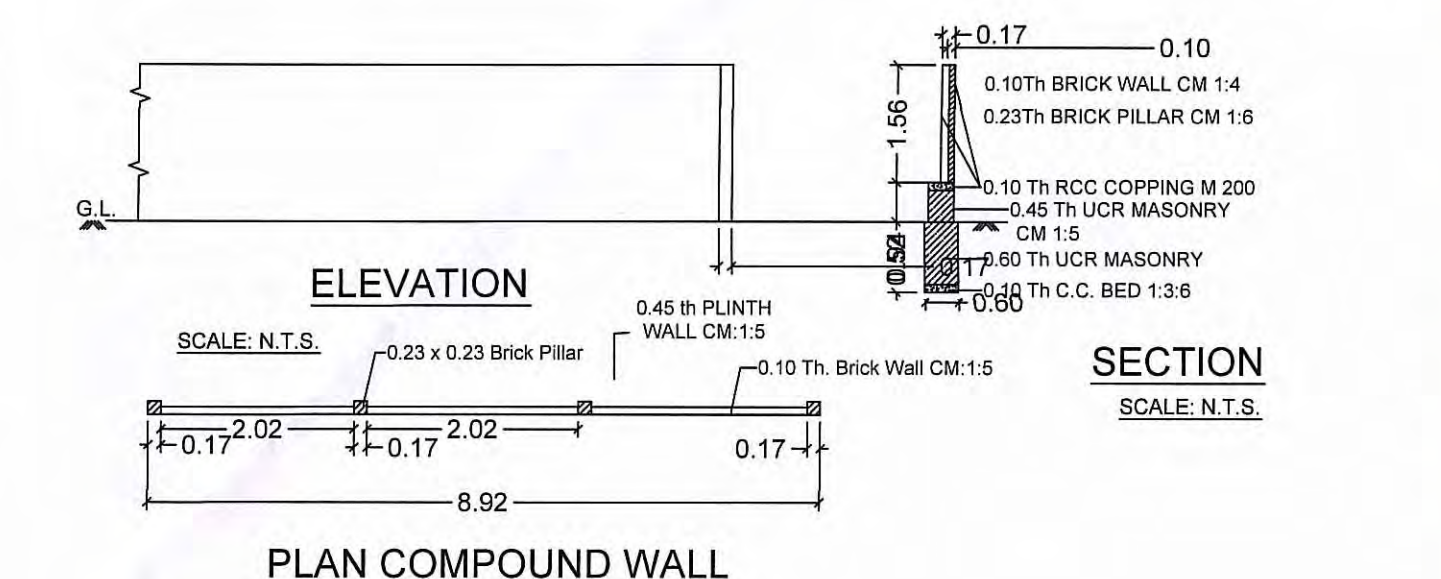
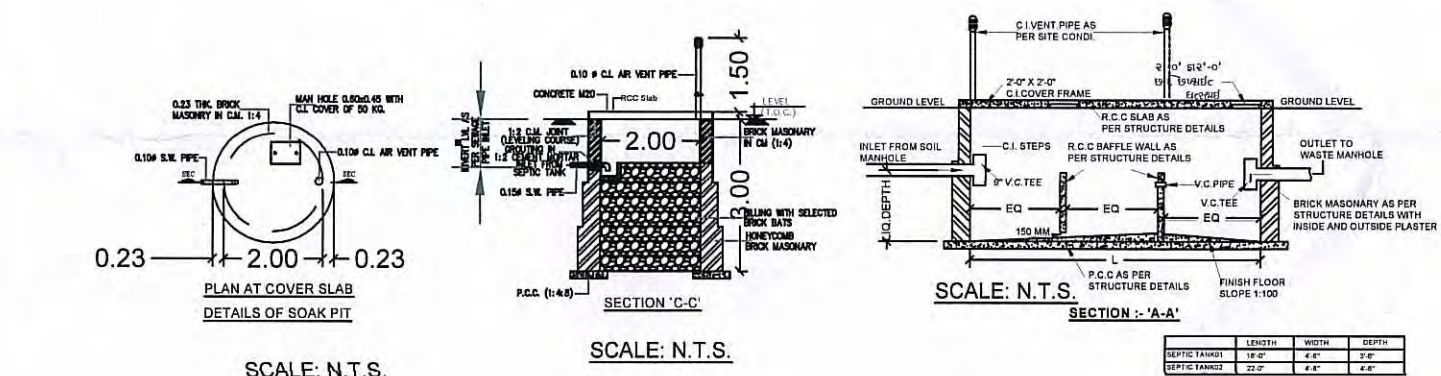
TOWER : A 1ST FLOOR TO 7TH FLOOR						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
TOWER-A	A-101	FLATS	50.49	2.66	2.56	11.61
	A-102	FLATS	50.49	2.66	2.56	3.90
	A-103	FLATS	50.49	2.66	2.56	6.37
	A-104	FLATS	50.49	2.66	2.56	11.61
	A-201	FLATS	50.49	2.66	2.56	0.00
	A-202	FLATS	50.49	2.66	2.56	0.00
	A-203	FLATS	50.49	2.66	2.56	0.00
	A-204	FLATS	50.49	2.66	2.56	0.00
	A-301	FLATS	50.49	2.66	2.56	0.00
	A-302	FLATS	50.49	2.66	2.56	0.00
	A-303	FLATS	50.49	2.66	2.56	0.00
	A-304	FLATS	50.49	2.66	2.56	0.00
	A-401	FLATS	50.49	2.66	2.56	0.00
	A-402	FLATS	50.49	2.66	2.56	0.00
	A-403	FLATS	50.49	2.66	2.56	0.00
	A-404	FLATS	50.49	2.66	2.56	0.00
	A-501	FLATS	50.49	2.66	2.56	0.00
	A-502	FLATS	50.49	2.66	2.56	0.00
	A-503	FLATS	50.49	2.66	2.56	0.00
	A-504	FLATS	50.49	2.66	2.56	0.00
	A-601	FLATS	50.49	2.66	2.56	0.00
	A-602	FLATS	50.49	2.66	2.56	0.00
	A-603	FLATS	50.49	2.66	2.56	0.00
	A-604	FLATS	50.49	2.66	2.56	0.00
	A-701	FLATS	50.49	2.66	2.56	0.00
	A-702	FLATS	50.49	2.66	2.56	0.00
	A-703	FLATS	50.49	2.66	2.56	0.00
	A-704	FLATS	50.49	2.66	2.56	0.00
TOTAL			1413.72	74.48	71.68	33.49

TOWER : B 1ST FLOOR TO 7TH FLOOR						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
TOWER-B	B-101	FLATS	50.49	2.66	2.56	18.57
	B-102	FLATS	69.82	3.10	2.72	8.27
	B-103	FLATS	50.49	2.66	2.56	4.78
	B-104	FLATS	50.49	2.66	2.56	7.23
	B-201	FLATS	50.49	2.66	2.56	0.00
	B-202	FLATS	69.82	3.10	2.72	0.00
	B-203	FLATS	50.49	2.66	2.56	0.00
	B-204	FLATS	50.49	2.66	2.56	0.00
	B-301	FLATS	50.49	2.66	2.56	0.00
	B-302	FLATS	69.82	3.10	2.72	0.00
	B-303	FLATS	50.49	2.66	2.56	0.00
	B-304	FLATS	50.49	2.66	2.56	0.00
	B-401	FLATS	50.49	2.66	2.56	0.00
	B-402	FLATS	69.82	3.10	2.72	0.00
	B-403	FLATS	50.49	2.66	2.56	0.00
	B-404	FLATS	50.49	2.66	2.56	0.00
	B-501	FLATS	50.49	2.66	2.56	0.00
	B-502	FLATS	69.82	3.10	2.72	0.00
	B-503	FLATS	50.49	2.66	2.56	0.00
	B-504	FLATS	50.49	2.66	2.56	0.00
	B-601	FLATS	50.49	2.66	2.56	0.00
	B-602	FLATS	69.82	3.10	2.72	0.00
	B-603	FLATS	50.49	2.66	2.56	0.00
	B-604	FLATS	50.49	2.66	2.56	0.00
	B-701	FLATS	50.49	2.66	2.56	0.00
	B-702	FLATS	69.82	3.10	2.72	0.00
	B-703	FLATS	50.49	2.66	2.56	0.00
	B-704	FLATS	50.49	2.66	2.56	0.00
TOTAL			1549.03	77.56	72.80	38.85

TOWER : C GROUND FLOOR [FLAT]						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
TOWER-C	14	FLATS	20.80	0.00	0.00	0.00
	15	FLATS	23.86	0.00	0.00	0.00
	16	FLATS	20.80	0.00	0.00	0.00
	17	FLATS	20.80	0.00	0.00	0.00
	18	FLATS	29.99	0.00	0.00	0.00
	19	FLATS	26.36	0.00	0.00	0.00
TOTAL			142.41	0.00	0.00	0.00

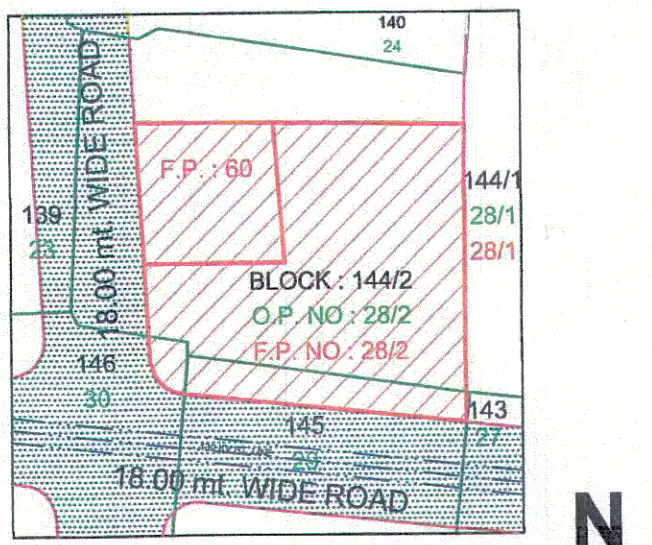
TOWER : C 1ST FLOOR TO 7TH FLOOR						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
TOWER-C	C-101	FLATS	69.82	3.10	2.72	11.29
	C-102	FLATS	69.82	3.10	2.72	23.25
	C-103	FLATS	70.26	2.20	3.16	6.47
	C-104	FLATS	33.70	0.00	1.85	2.78
	C1-104	FLATS	33.87	3.10	0.00	4.47
	C-105	FLATS	33.70	0.00	1.85	0.00
	C1-105	FLATS	33.87	3.10	0.00	4.47
	C-106	FLATS	50.49	2.66	2.56	8.09
	C-201	FLATS	69.82	3.10	2.72	0.00
	C-202	FLATS	69.82	3.10	2.72	0.00
	C-203	FLATS	70.26	2.20	3.16	0.00
	C-204	FLATS	33.70	0.00	1.85	2.78
	C1-204	FLATS	33.87	3.10	0.00	4.47
	C-205	FLATS	33.70	0.00	1.85	0.00
	C1-205	FLATS	33.87	3.10	0.00	4.47
	C-206	FLATS	50.49	2.66	2.56	0.00
	C-301	FLATS	69.82	3.10	2.72	0.00
	C-302	FLATS	69.82	3.10	2.72	0.00
	C-303	FLATS	70.26	2.20	3.16	0.00
	C-304	FLATS	33.70	0.00	1.85	2.78
	C1-304	FLATS	33.87	3.10	0.00	4.47
	C-305	FLATS	33.70	0.00	1.85	0.00
	C1-305	FLATS	33.87	3.10	0.00	4.47
	C-306	FLATS	50.49	2.66	2.56	0.00
	C-401	FLATS	69.82	3.10	2.72	0.00
	C-402	FLATS	69.82	3.10	2.72	0.00
	C-403	FLATS	70.26	2.20	3.16	0.00
	C-404	FLATS	33.70	0.00	1.85	2.78
	C1-404	FLATS	33.87	3.10	0.00	4.47
	C-405	FLATS	33.70	0.00	1.85	0.00
	C1-405	FLATS	33.87	3.10	0.00	4.47
	C-406	FLATS	50.49	2.66	2.56	0.00
	C-501	FLATS	69.82	3.10	2.72	0.00
	C-502	FLATS	69.82	3.10	2.72	0.00
	C-503	FLATS	70.26	2.20	3.16	0.00
	C-504	FLATS	33.70	0.00	1.85	2.78
	C1-504	FLATS	33.87	3.10	0.00	4.47
	C-505	FLATS	33.70	0.00	1.85	0.00
	C1-505	FLATS	33.87	3.10	0.00	4.47
	C-601	FLATS	69.82	3.10	2.72	0.00
	C-602	FLATS	69.82	3.10	2.72	0.00
	C-603	FLATS	70.26	2.20	3.16	0.00
	C-604	FLATS	33.70	0.00	1.85	2.78
	C1-604	FLATS	33.87	3.10	0.00	4.47
	C-605	FLATS	33.70	0.00	1.85	0.00
	C1-605	FLATS	33.87	3.10	0.00	4.47
	C-606	FLATS	50.49	2.66	2.56	0.00
	C-701	FLATS	69.82	3.10	2.72	0.00
	C-702	FLATS	33.87	2.93	0.00	0.00
	C1-702	FLATS	33.70	0.00	1.85	4.47
	C-703	FLATS	70.26	2.20	3.16	0.00
	C-704	FLATS	33.70	0.00	1.85	0.00
	C1-704	FLATS	33.87	3.10	0.00	37.38
	C-705	FLATS	50.49	2.66	2.56	55.45
TOTAL			2698.89	117.55	101.30	216.72
LAND AREA			2643.00			
COVERED AREA			1241			
COMMON PLOT AREA			265.00			

SANITARY PROVISION FOR COMMERCIAL				
(AS PER G.D.C.R. NO-21.9.1)				
TOTAL COMMERCIAL CARPET AREA = 186.88 sq.mt.				
OTHER FL. PROVIDED EACH UNIT INSIDE				
186.88 / 4 = 46.72 SAYS 48 PERSON				
ASSUME 24 MALE & 24 FEMALE USER				
< 500 FOR 1 PER 50 USER OF GENDER				
REQ. FOR MALE USER				
REQ. PER 50 PERSON 1 URINAL [24/50] = 0.48 URINAL SAY 1				
REQ. PER 50 PERSON 1 W.C. [24/50] = 0.48 W.C. SAY 1				
REQ. FOR FEMALE USER				
REQ. PER 50 PERSON 1 W.C. [24/50] = 0.48 W.C. 1				
Minimum 25% of such water closets and urinals				
locations of the building				
REQ. FOR MALE USER				
REQ. PER 100 PERSON 1 URINAL = 1 X 25% = 0.25 W.C. SAY 1				
REQ. FOR FEMALE USER				
REQ. PER 100 PERSON 1 W.C. = 1 X 25% = 0.25 W.C. SAY 1				
PROVIDED SANITARY FACILITY				
URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET	
1	1	1	1	

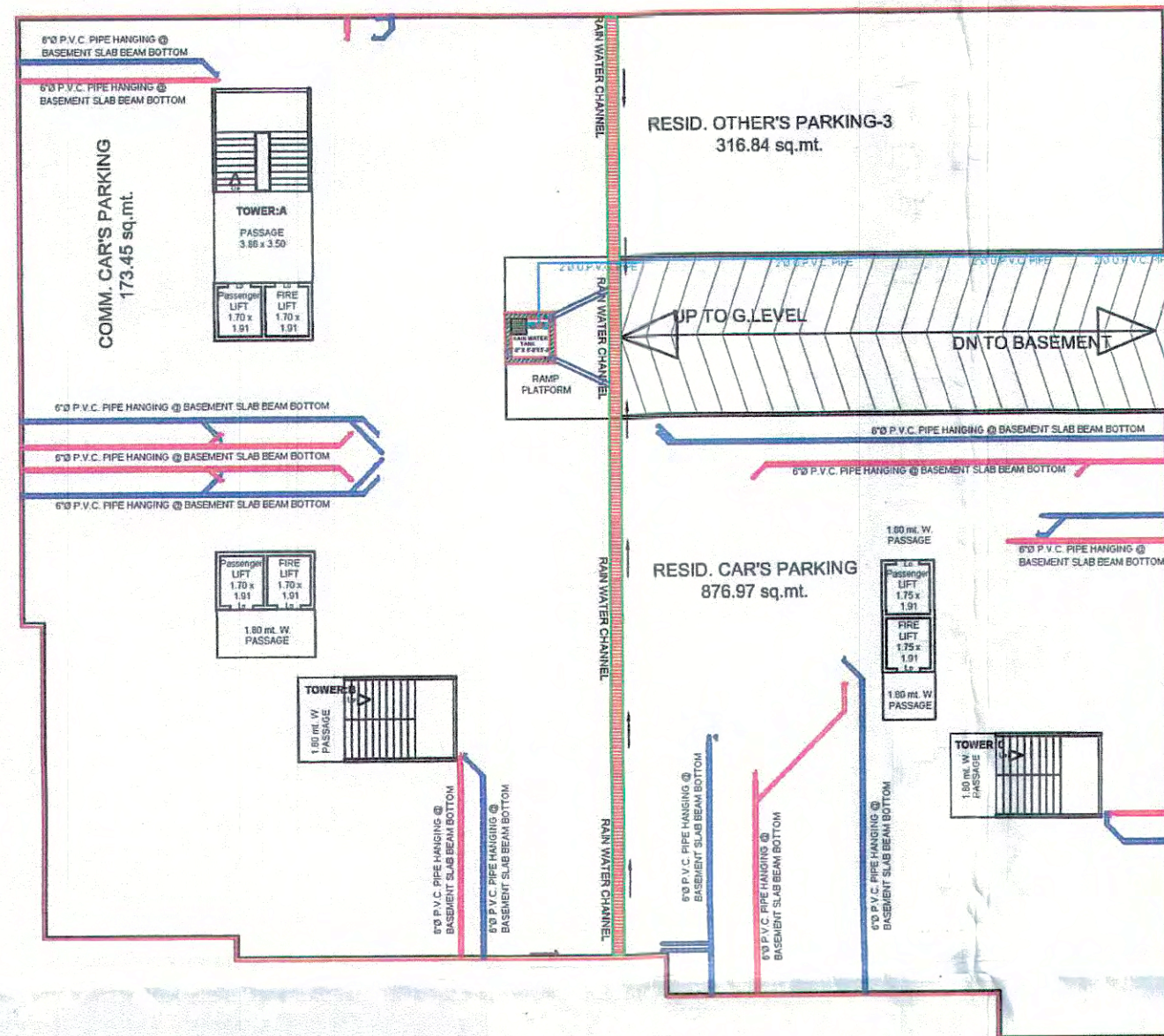


TREE PLANTATION CALCULATION
REQ. 200 SMT. PLOT AREA = 3 TREE REQ.
PLOT AREA = 2643.00/200 = 13.21 X 3 = 39.63
SAY 40 TREE REQ.

PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN IN RESIDENTIAL AFFORDABLE HOUSING [R.A.H.] OF BLOCK No:209/A, 144/2, O.P.No: 60, 28/2, F.P.No: 60, 28/2, T.P.No:03, AT VILL: SEVASI, DIST. VADODARA.

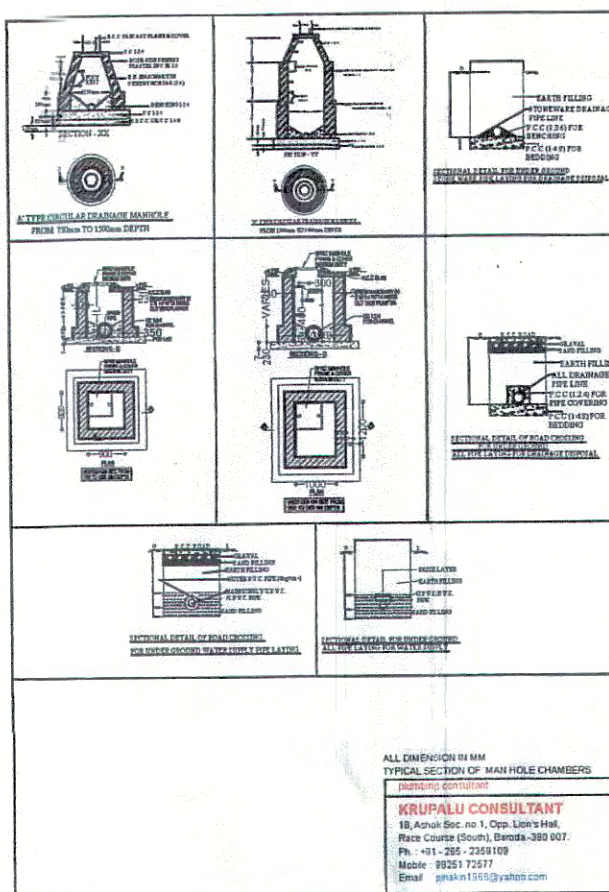


KEY PLAN
SCALE :- 1.00 CM = 20.00 MT



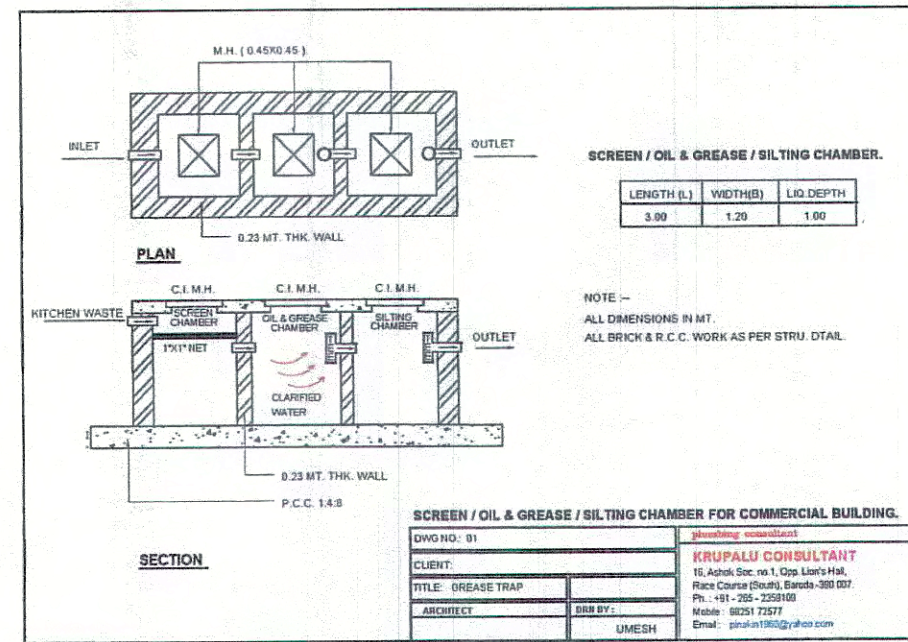
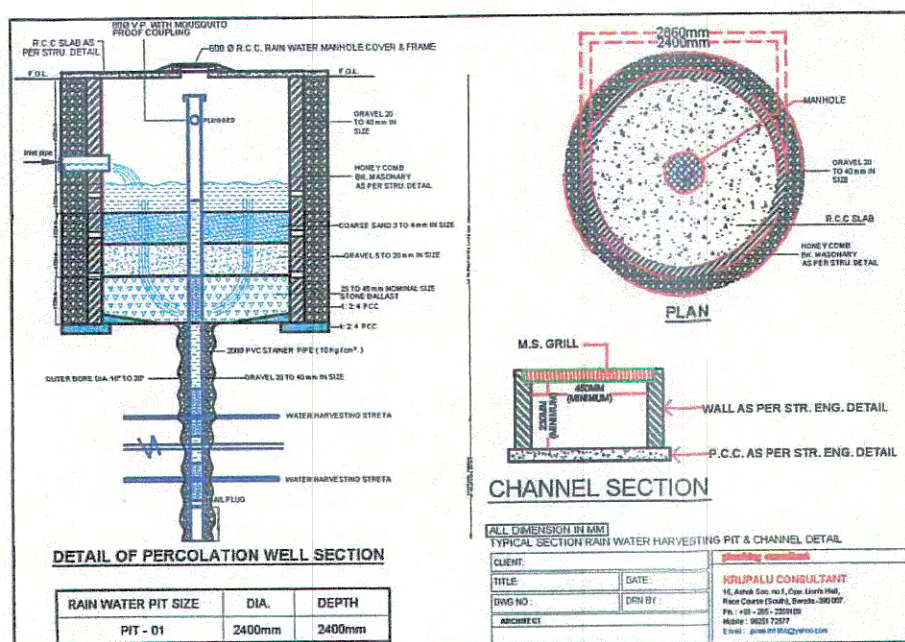
BASEMENT FLOOR PLAN [TOWER: A-B & C]
BUILT UP AREA = 1656.63 sq.mt.
PARKING AREA [316.84+876.97+173.45] = 1367.26 sq.mt.
SCALE : 1.00 cm = 4.00 mt.

- LEGEND
- 15" WIDE RAIN WATER CHANNEL
 - 8" RAIN WATER HARVESTING PIT
 - 4" P.V.C. PIPE SOIL WASTE DOWNTAKE LINE
 - 6" P.V.C. SWR SOIL WASTE DOWNTAKE LINE
 - 4" P.V.C. SWR KITCHEN WASTE DOWNTAKE LINE
 - 6" P.V.C. SWR KITCHEN WASTE DOWNTAKE LINE
 - 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)
 - 1'-0" X 1'-0" GULLY TRAP CHAMBER WITH R.C.C. COVER
 - 8" R.C.C. / P.V.C. / D.W.G. PIPE
 - 4" STONE WARE PIPE
 - 4" C.I./D.I. CORPORATION PIPE LINE
 - MUD PUMP (3hp FLOW RATE 10m³/hr @ 20m HEAD) WITH LEVEL SENSOR
 - 2" U.P.V.C. PIPE
 - RAIN WATER SUMP (7' X 9' X 5')
 - GREASE TRAP (3.0m X 1.20m X 1.0m)
 - PROPOSED BORE
 - M.S. GRILL
 - WALL AS PER STR. ENG. DETAIL
 - P.C.C. AS PER STR. ENG. DETAIL
 - CHANNEL SECTION

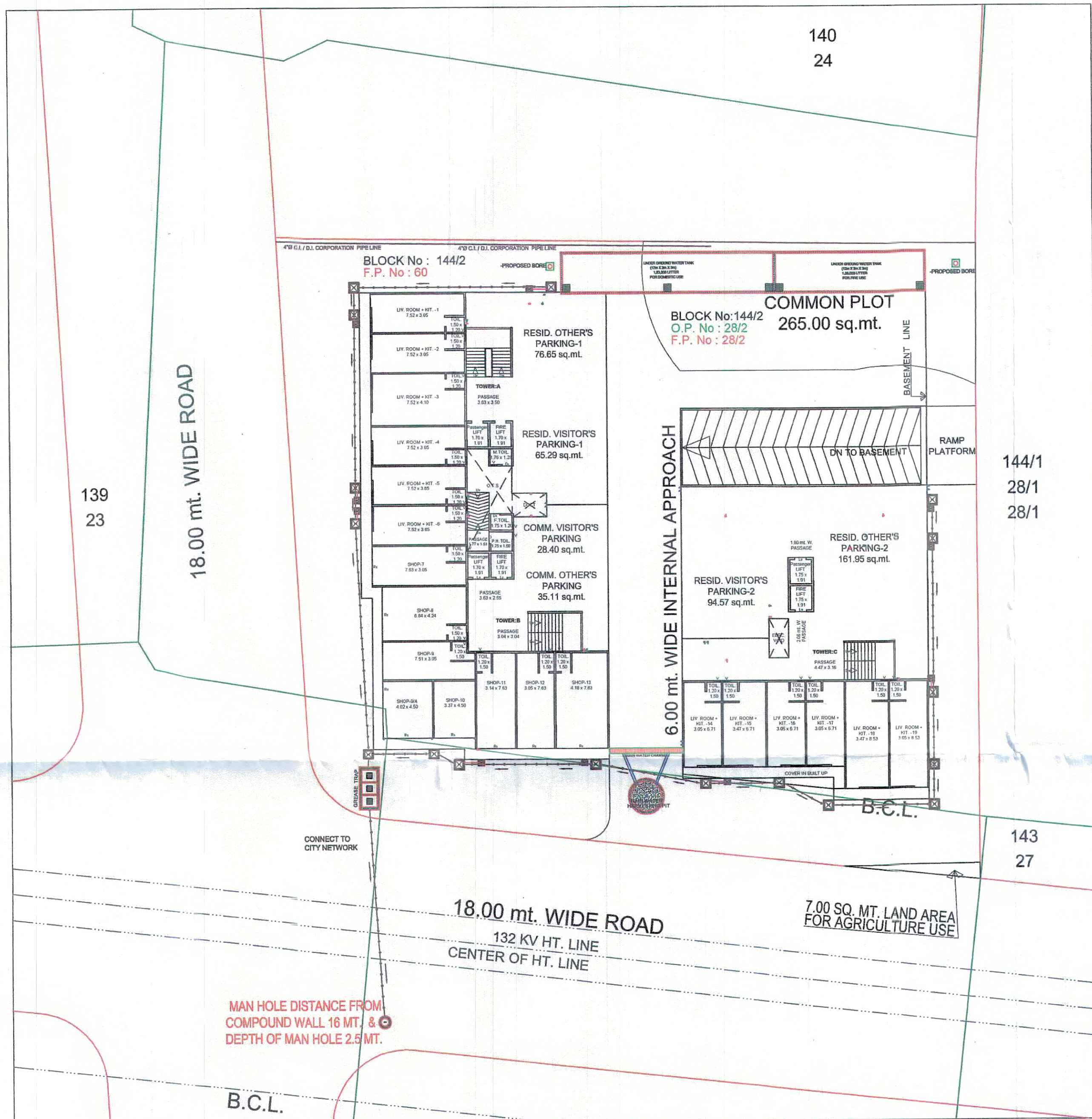


UNDER GROUND WATER TANK
(12m X 3m X 3m)
1,08,000 LITTER
FOR FIRE USE

UNDER GROUND WATER TANK
(17m X 3m X 3m)
1,53,000 LITTER
FOR DOMESTIC USE



LAY - OUT PLAN
SCALE :- 1.00 CM = 4.00 MT



R.A.H. BUILT-UP AREA STATEMENT (IN SQ.MT.) (TOWER: A & B)

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	GROUND FLOOR	SQ.MT.	1241.01	1241.01	1241.01
2	FIRST FLOOR	SQ.MT.	1081.48	1081.48	1081.48
3	SECOND FLOOR	SQ.MT.	1081.48	1081.48	1081.48
4	THIRD FLOOR	SQ.MT.	1081.48	1081.48	1081.48
5	FOURTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
6	FIFTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
7	SIXTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
8	SEVENTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
9	EIGHTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
10	NINTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
11	TENTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
12	TERRACE FLOOR	SQ.MT.	135.53	135.53	135.53
13	BASEMENT FLOOR	SQ.MT.	1656.63	1656.63	1656.63
14	COMMON PLOT	SQ.MT.	265.00	265.00	265.00
15	RESID. VISITOR'S PARKING-1	SQ.MT.	65.25	65.25	65.25
16	RESID. VISITOR'S PARKING-2	SQ.MT.	94.57	94.57	94.57
17	RESID. OTHER'S PARKING-1	SQ.MT.	76.65	76.65	76.65
18	RESID. OTHER'S PARKING-2	SQ.MT.	161.95	161.95	161.95
19	COMM. VISITOR'S PARKING	SQ.MT.	28.40	28.40	28.40
20	COMM. OTHER'S PARKING	SQ.MT.	35.11	35.11	35.11
21	RESID. OTHER'S PARKING-3	SQ.MT.	316.84	316.84	316.84
22	RESID. CAR'S PARKING	SQ.MT.	876.97	876.97	876.97
23	COMM. CAR'S PARKING	SQ.MT.	173.45	173.45	173.45
24	TOTAL	SQ.MT.	13672.63	13672.63	13672.63

R.A.H. BUILT-UP AREA STATEMENT (IN SQ.MT.) (TOWER: C)

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1	GROUND FLOOR	SQ.MT.	1241.01	1241.01	1241.01
2	FIRST FLOOR	SQ.MT.	1081.48	1081.48	1081.48
3	SECOND FLOOR	SQ.MT.	1081.48	1081.48	1081.48
4	THIRD FLOOR	SQ.MT.	1081.48	1081.48	1081.48
5	FOURTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
6	FIFTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
7	SIXTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
8	SEVENTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
9	EIGHTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
10	NINTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
11	TENTH FLOOR	SQ.MT.	1081.48	1081.48	1081.48
12	TERRACE FLOOR	SQ.MT.	135.53	135.53	135.53
13	BASEMENT FLOOR	SQ.MT.	1656.63	1656.63	1656.63
14	COMMON PLOT	SQ.MT.	265.00	265.00	265.00
15	RESID. VISITOR'S PARKING-1	SQ.MT.	65.25	65.25	65.25
16	RESID. VISITOR'S PARKING-2	SQ.MT.	94.57	94.57	94.57
17	RESID. OTHER'S PARKING-1	SQ.MT.	76.65	76.65	76.65
18	RESID. OTHER'S PARKING-2	SQ.MT.	161.95	161.95	161.95
19	COMM. VISITOR'S PARKING	SQ.MT.	28.40	28.40	28.40
20	COMM. OTHER'S PARKING	SQ.MT.	35.11	35.11	35.11
21	RESID. OTHER'S PARKING-3	SQ.MT.	316.84	316.84	316.84
22	RESID. CAR'S PARKING	SQ.MT.	876.97	876.97	876.97
23	COMM. CAR'S PARKING	SQ.MT.	173.45	173.45	173.45
24	TOTAL	SQ.MT.	13672.63	13672.63	13672.63

AREA TABLE

FORM No : 6A
(See Schedule 4a)

A. AREA STATEMENT	SQ.MTS.	DETAIL OF LAND AREA
1. Area of land/property as per record	2650.00	F.P.No. AREA IN sq.mt.
or as per site condition		28/2 2107.00
B. Dedu. for : LAND AREA FOR AGRICULTURE USE	7.00	60 543.00
(a) road cutting area		TOTAL 2650.00
(b) any reservation		
3. Net area of plot	2643.00	SCHEDULE OF OPENING
4. Common Plot (2643.00 x 10%)	265.00	MD - 1.07 X 2.10
5. Balance area of Plot	2378.00	D1 - 0.30 X 2.10
6. Permis. b.up area on G.F.	N.A.	D2 - 0.75 X 2.10
7.(a) Permis. normal F.S.I. [2643.00 x 1.80]	4757.40	W - 1.80 X 1.20
[b] Permis. premium F.S.I. [2643.00 x 0.80]	2378.70	W1 - 1.20 X 1.20
		WK - 1.20 X 0.90
		V - 0.60 X 0.60
TOTAL PERMISSIBLE F.S.I. [1.80 + 0.80 = 2.70]	7136.10	
[4757.40 + 2378.70]		
[c] Premium F.S.I. to be Purchased	2368.23	
8. Existing built up area on G.F.		
9. Proposed built up area G.F.	1241.01	
10. Grand total of built up area on G.F.	1241.01	
11. Proposed floor space area	BUILT UP	F.S.I.
Club House	---	---
Basement floor	1656.63	---
Ground floor	1241.01	511.14
First floor	1081.48	956.21
Second floor	1081.48	956.21
Third floor	1081.48	956.21
Fourth floor	1081.48	956.21
Fifth floor	1081.48	956.21
Sixth floor	1081.48	956.21
Seven floor	1002.50	877.23
Eight floor	---	---
Ninth floor	---	---
Tenth floor	---	---
Terrace floor	135.53	---
Total proposed floor space area	10524.55	7125.63
12. Total existing floor space area (if any)		
13. Grand total of floor space area		7125.63
14. Total f.s.i. consumed		2.696 < 2.70

SIGNATURE OF PLUMBING CONSULTANT

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DATE: 30-12-2020

SIGNATURE OF ARCHITECTS-ENGINEERS

TRUE COPY
RUCHA SHETH
ARCHITECT
VUDA Lic No. A-308-20 to 20
VUDA Lic No. S.S.-154-20 to 20
VMS Lic No. CA-57 20 to 20

SHREE ENTERPRISE
Sachin A. Sheth
Partner

Owner / Builder / Organiser / Developer
Or Authorised Agent of Owner

DRAINAGE DRAWING