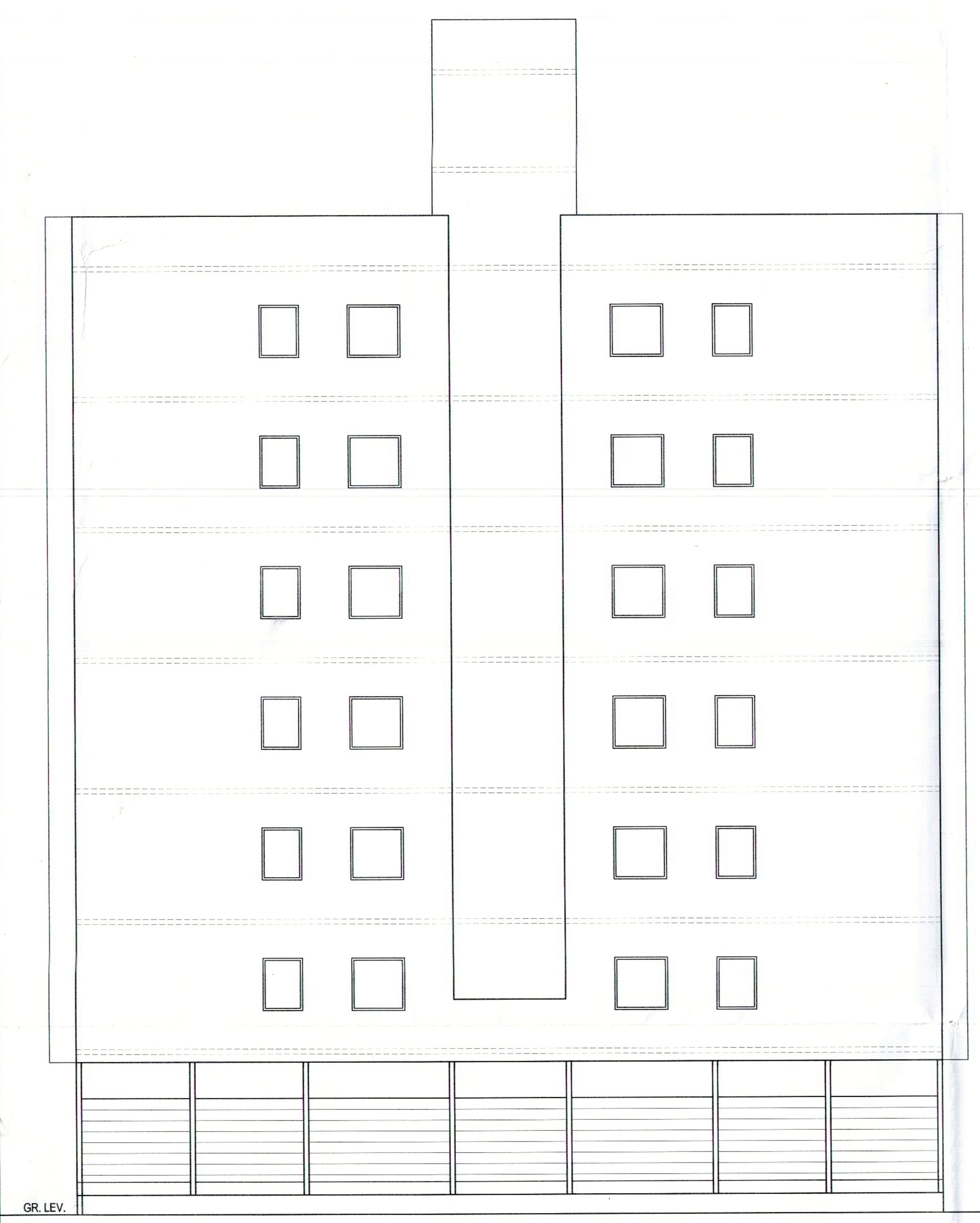
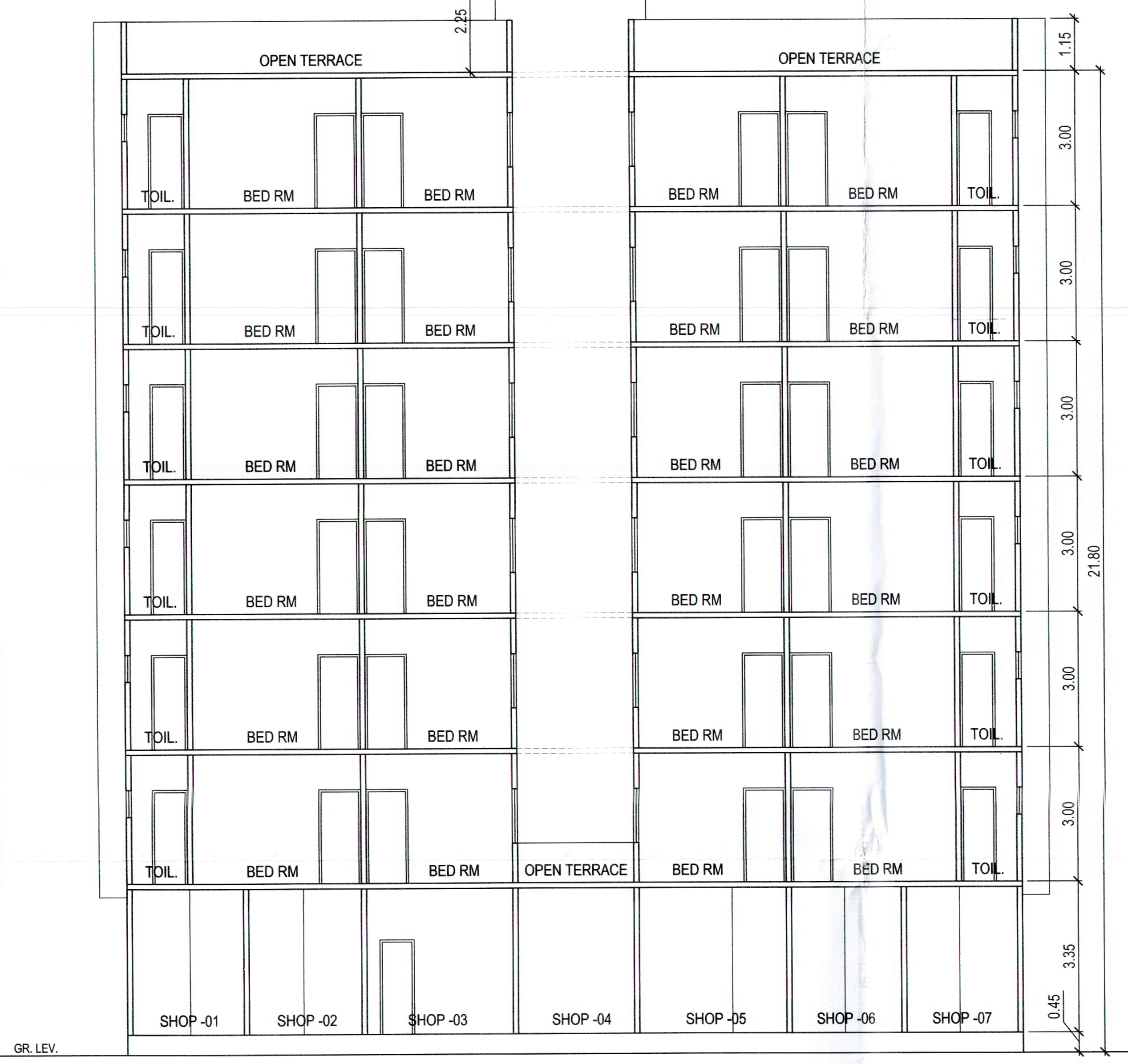
PROPOSED (R.A.H) LAY-OUT AND BUILDING PLAN FOR R.S. No : 264/1/A/P, O.P. No: 47/1, F.P. No: 47/1/2, T.P.S. No: 25, (ATLADARA) AT VILLAGE - ATLADARA , TAL.- DISTRICT : VADODARA .



ELEVATION

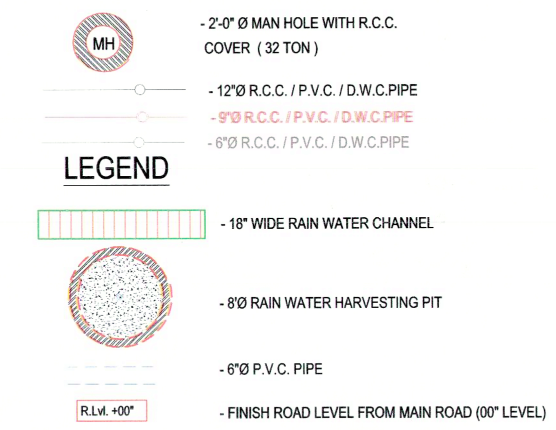


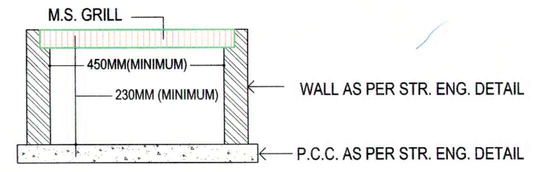
SECTION: A-A

SCHEDULE OF OPENNING

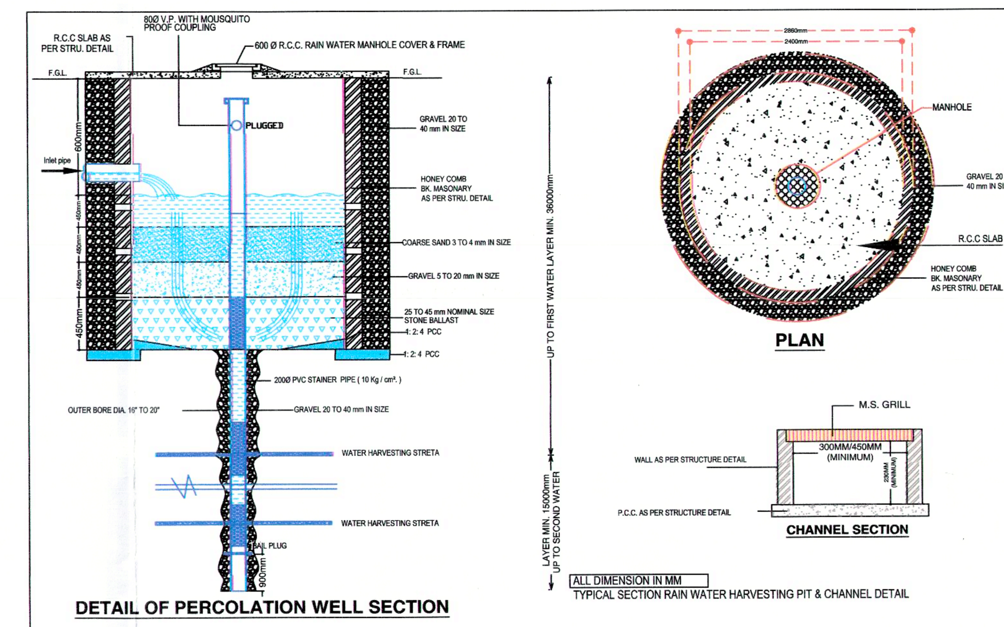
R.S.		3.00 X 2.40	
		2.00 X 2.40	
S/D		1.22 X 2.13	
DOORS	D	1.06 X 2.13	
	D1	0.90 X 2.13	
	D2	0.75 X 2.13	
WINDOWS	W	1.45 X 1.20	
	W1	1.05 X 1.20	
	W2	0.90 X 1.20	
VENTS	V	0.60 X 0.60	

LEGEND





CHANNEL SECTION



DETAIL OF PERCOLATION WELL SECTION

RAIN WATER PIT SIZE	DIA.	DEPTH
PIT - 01	2400mm	2400mm

SANITARY PROVISION:			
(AS PER GDCR CL. NO-23.9.2) TOTAL COMM. FL. AREA = 147.83 SQ.MT. 147.83 / 4 = 36.96 SAY 37 PERSON ASSUME 19 MALE & 18 FEMALE USER			
REQUIRED SANITARY			
NOS. OF PERSON	URINAL	MALE W.C.	FEMALE W.C.
1 - 100 MALE	1	1	1
1 - 100 FEMALE	1	1	1
TOTAL	2	2	2

25% COMMON SANITARY REQ.

URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
1	1	1	1

25% COMMON SANITARY PROVIDE

URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
1	1	1	1

REQ. SOLAR POWER CALCULATION

MIN 5% OF CONNECTED LOAD

ESTIMATED CONNECTED LOAD = 48 FLAT x 7 Kv = 336 Kw
SOLAR PROVISION 5% = 16.80 Kw
12 SQMT x 16.80 Kw i.e. 201.60 SQ.MT. AREA OF TERRACE

TOTAL REQ. SOLAR PROVISION : 202.00 SQ.MT.

TOTAL PROVIDED SOLAR PROVISION : 252.28 SQ.MT.

wing - a & b/ terrace area = 252.28 SQ.MT.

REQ. LIFT CALCULATION

3rd TO 6th Floor. = 32 DWELING UNITS

1 LIFT (CAP.=6 PERSON) REQD. FOR 30 DWELING UNITS
TOTAL DWELING UNITS = 32 / 30 REQ. : 1.06 NOS. LIFT. (SAYS 2 x 6 = 12 PASSENGER)

PROVIDED : 4 LIFT OF 24 PASSENGER

PROV. 4 LIFT x 6 PASSENGER PER LIFT=24 PASSENGER'S

PROVIDED PARK. AREA STATEMENT IN SQ. MT.

WING'S	DESCRIPTION	SQ.MT.
	COV. PARKING	
A & B	OPEN+COV. PARKING	424.31
	TOTAL GROUND FL. COV. PARKING	424.31
	OPEN PARKING	
	OPEN PARKING - [01]	37.70
	OPEN PARKING - [02]	80.22
	TOTAL OPEN PARKING	117.92
	GRAND TOTAL PARKING	
	COV.PARK. + OPEN PARK.	542.23

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

A	AREA STATEMENT	B-UP A.	SQ.MTS / F.S.I. A.
01	Area of land / property as record or as per sight condition		1200.00
02	Deduction for (a) any road cutting (b) any reservation		
03	Net area of plot		1200.00
04	Common Plot @ 10 %		
05	Balance area of plot For Planning		1200.00
06	Permissible B.Area @ G. floor		
07	Total Permissible F.S.I. @ 2.70 — REGULAR F.S.I. : 1200.00 X 1.80 = 2160.00 SQ.MT. PAID F.S.I. : 1200.00 X 0.90 = 1080.00 SQ.MT. TOTAL F.S.I. : 1200.00 X 2.70 = 3240.00 SQ.MT.		3240.00
08	Existing built up area (i) Ground floor		
09	TOTAL EXISTING BUILT UP AREA		
10	Proposed Builtup Area		593.36
	(i) Ground floor (Main structure)		
11	GRAND TOTAL OF BUILTUP AREA ON G.F.		593.36
12	PROPOSED FLOOR SPACE AREA	B-UP A.	F.S.I. A.
	Basement	----------	----------
	Ground Floor	593.36	147.83
	First Floor	572.68	515.04
	Second Floor	572.68	515.04
	Third Floor	572.68	515.04
	Forth Floor	572.68	515.04
	Fifth Floor	572.68	515.04
	Sixth Floor	572.68	515.04
	Stair Cabin	62.08	----------
13	TOTAL PROPOSED FLOOR SPACE AREA	4091.52	3238.07
14	Total existing Floor Space Area (if any)		
15	GRAND TOTAL OF FLOOR SPACE AREA	4091.52	3238.07
16	Total f.s.i. Consumed		2.69 < 2.70

STAMPS & SIGN. OF APPORVAL

Approved Subject to Condition laid Down in Building Permission.
Ward No. 5
Order No. ઓનલાઈન SHB-ગ/2022
Date 24/10/2020
15/10/2020
Dy. Town Development of Vadodara Mahanagar Palika
15/10/2020
H.O.D શ્રી (L & E) ના હુકમથી

TOTAL PROPOSED F.S.I.	=	**3238.07** SQ.MT.
PERMISSIBLE REGULAR F.S.I. (1.80)	=	2160.00 SQ.MT.
TOTAL PAID F.S.I AREA	=	1078.07 SQ.MT.
@ 2.70 (JANTRY)	=	**1078.07** SQ.MT.

NOTES.

i) Existing structure and adjoing property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work.

Manhole connection is possible and is verified by me

ii) Certified that the plot under referrence was served by me on___________and the dimension of sides etc.of plot stated on are as measyred on site and area so worked out tailled with the area stated in the document of ownership / T.P. record / property card or 7.12 records.

B PARKING AREA STATEMENT SQ.MTS

	Total maximum possible floor space area		Total require parking space
Residential	3090.24	(11%)	339.92
Commercial	147.83	(50%)	73.92
TOTAL	3238.07		413.84

Total provided parking space	COV. PARK. (Provided on Ground level)	OPEN PARK. (Provided on Ground level)	TOTAL PARKING (Provided on Ground level)	Provided on BASE. level	TOTAL
Residential	424.31	42.92	467.23	----------	467.23
Commercial	000.00	75.00	75.00	----------	75.00
TOTAL	424.31	117.92	542.23	----------	542.23

- TOTAL PROPOSED F.S.I AREA = 3238.07 SQ.MT. (AS PER GDCR CL. NO. 15.10.1)

VEHICAL	REQ. PARK. AREA	PROVIDE PARKING GR.LVL.	BAS.LVL.	TOTAL
CAR PARKING AREA @ 50 %	206.92	271.115	--------	271.115
OTHER'S PARKING AREA @ 30%	124.152	162.669	--------	162.669
VISITOR'S PARKING AREA @ 20%	82.768	108.446	--------	108.446
TOTAL	413.84	542.23	--------	542.23

R.A.H. SHOP & FLAT WISE BUILT-UP AREA STATEMENT IN SQ.MT (WING - A & B)

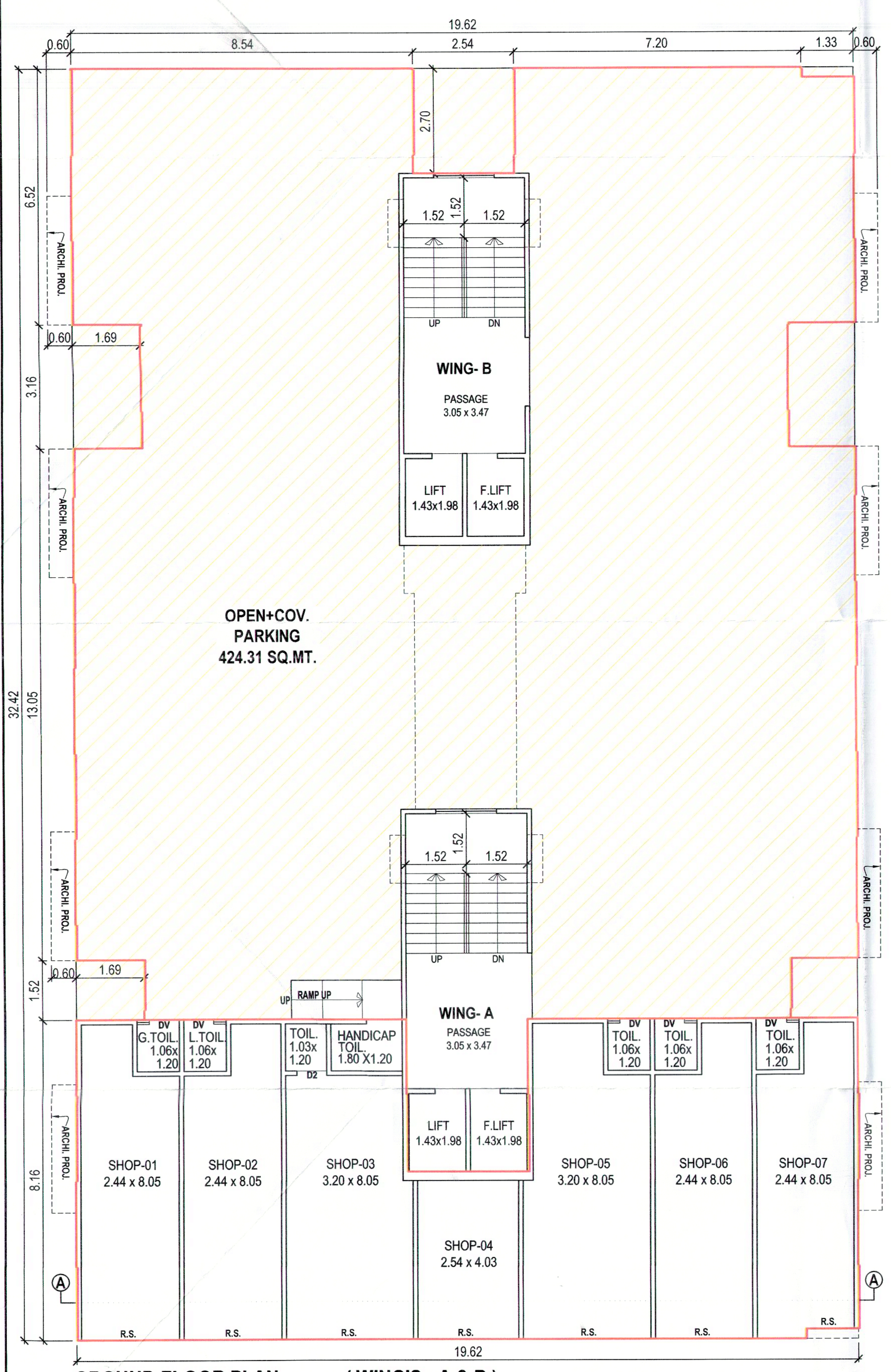
WING	GROUND FLOOR SHOP NO:	B-UP A.	1st FL. To 6th FL. FLAT NO:	B-UP A.	FLOOR'S	TOTAL B-UP AREA SHOP	FLAT
A	1	21.30	101	64.22	6		385.32
	2	20.84	102	64.38	6		386.28
	3	26.28	103	64.70	6		388.20
	4	11.31	104	64.22	6		385.32
	5	26.28					
	6	20.84					
	7	20.98					
TOTAL	7	147.83		257.52	6	147.83	1545.12

WING	GROUND FLOOR PARKING	1st FL. To 6th FL. FLAT NO:	B-UP A.	FLOOR'S		FLAT
B		101	63.90	6		383.40
		102	64.70	6		388.20
		103	64.70	6		388.20
		104	64.22	6		385.32
TOTAL		4	257.52	6		1545.12
TOTAL OF (SHOP'S + FLATS)					147.83	3090.24
GRAND TOTAL OF : 07 SHOP + 48 FLAT = 55 (SHOP B-UP AREA : 147.83 + FLAT B-UP AREA : 3090.24 = 3238.07 SQ.MTS.)					3238.07	

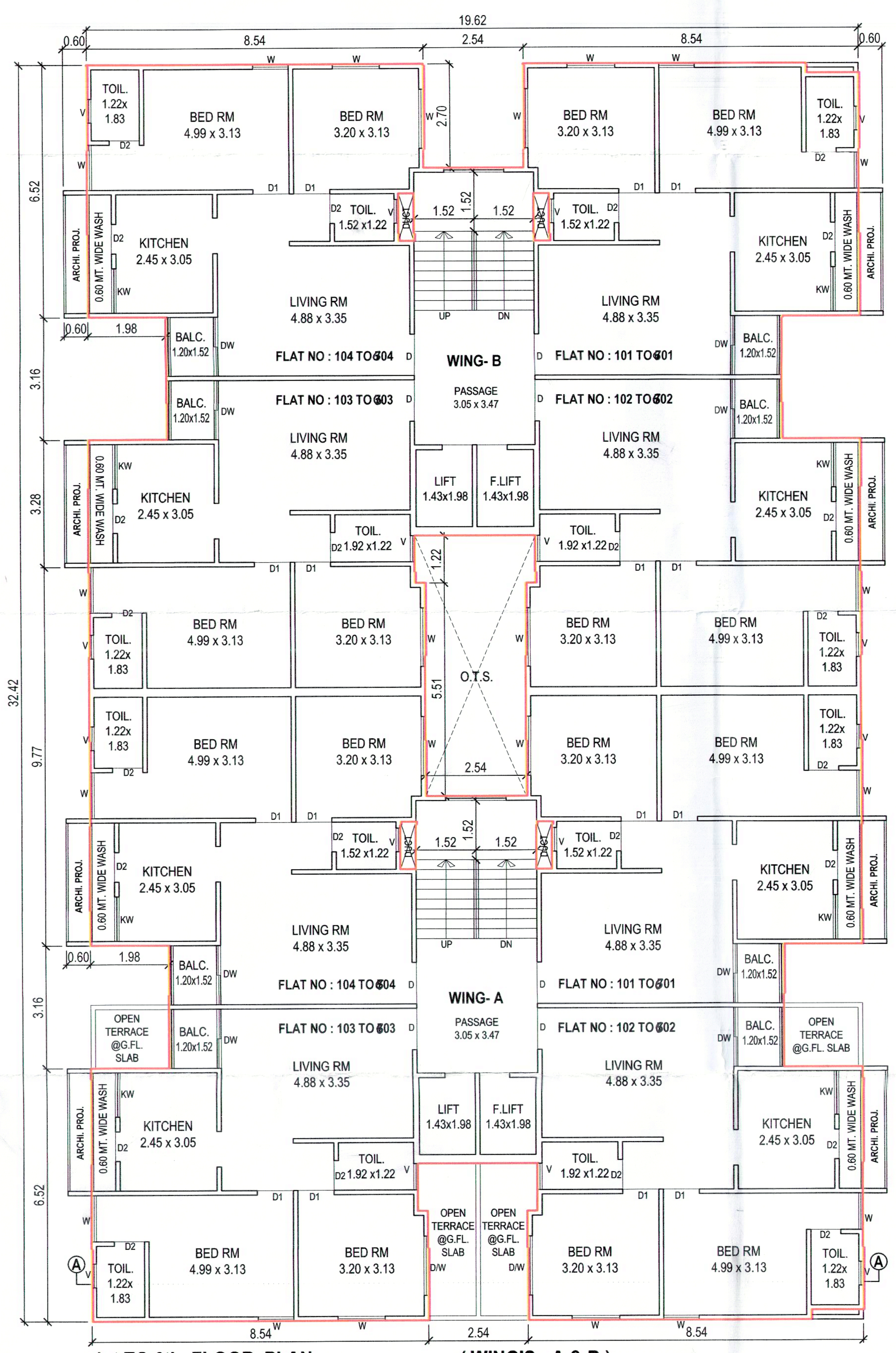
CARPET AREA STATEMENT IN SQ.MT FOR (SHOP & FLAT) (WING - A & B)

WING	GROUND FLOOR SHOP NO:	CARPET	1st FL. To 6th FL. FLAT NO:	CARPET	FLOOR'S	TOTAL CARPET AREA SHOP	FLAT
A	1	19.62	101	57.58	6		345.48
	2	19.62	102	57.98	6		347.88
	3	24.73	103	58.15	6		348.90
	4	10.24	104	57.58	6		345.48
	5	24.73					
	6	19.62					
	7	19.32					
TOTAL	7	137.88	per fl. 4flat	231.29	6	137.88	1387.74

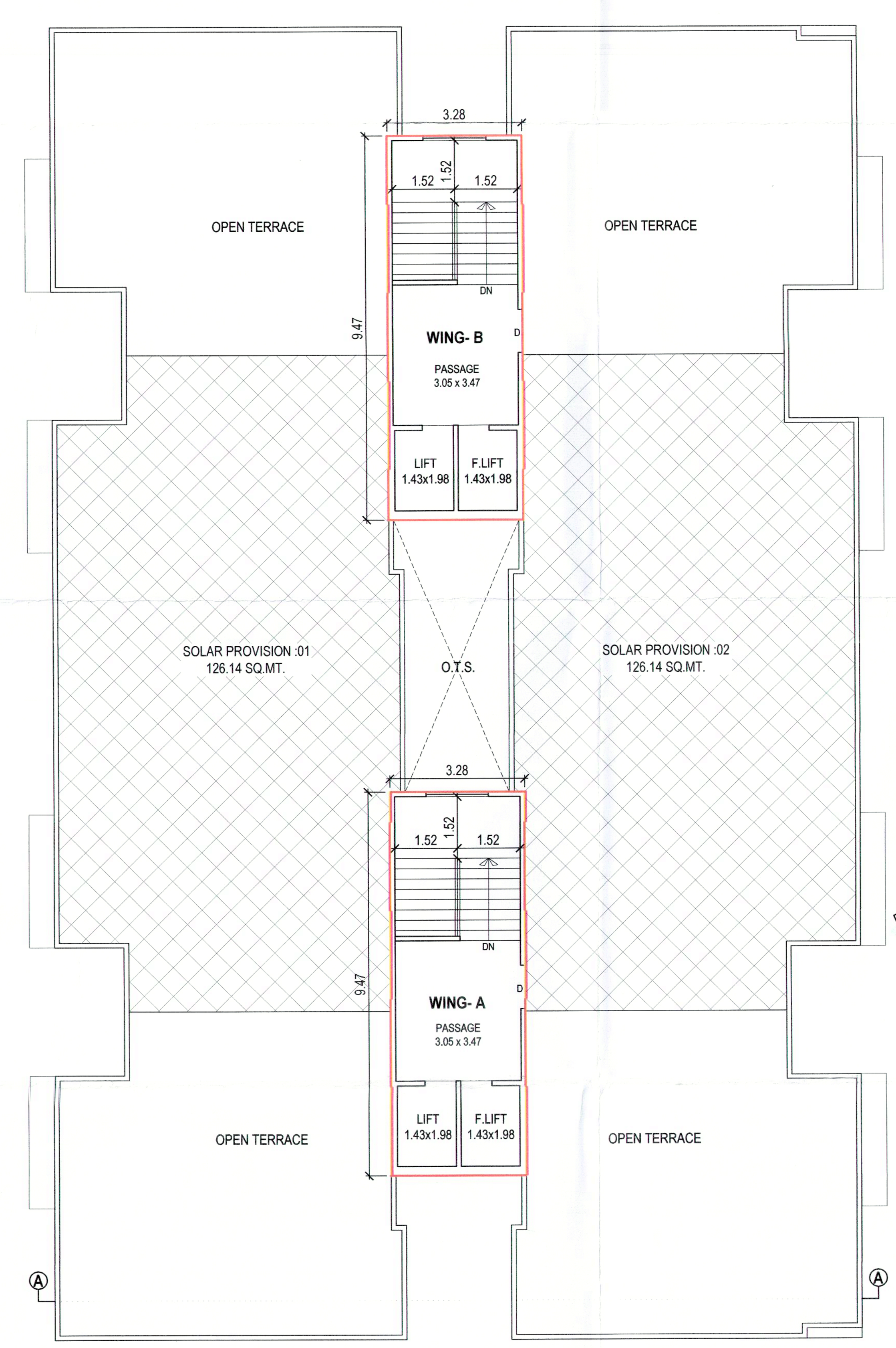
WING	GROUND FLOOR PARKING	1st FL. To 6th FL. FLAT NO:	CARPET	FLOOR'S	TOTAL CARPET AREA SHOP	FLAT
B		101	57.41	6		344.46
		102	58.15	6		348.90
		103	58.15	6		348.90
		104	57.58	6		345.48
TOTAL		per fl. 4flat	231.29	6		1387.74
TOTAL OF (SHOP'S + FLATS)					137.88	2775.48
GRAND TOTAL OF : 07 SHOP + 48 FLAT = 55 (SHOP B-UP AREA : 137.88 + FLAT B-UP AREA : 2775.48 = 2913.36 SQ.MTS.)					2913.36	



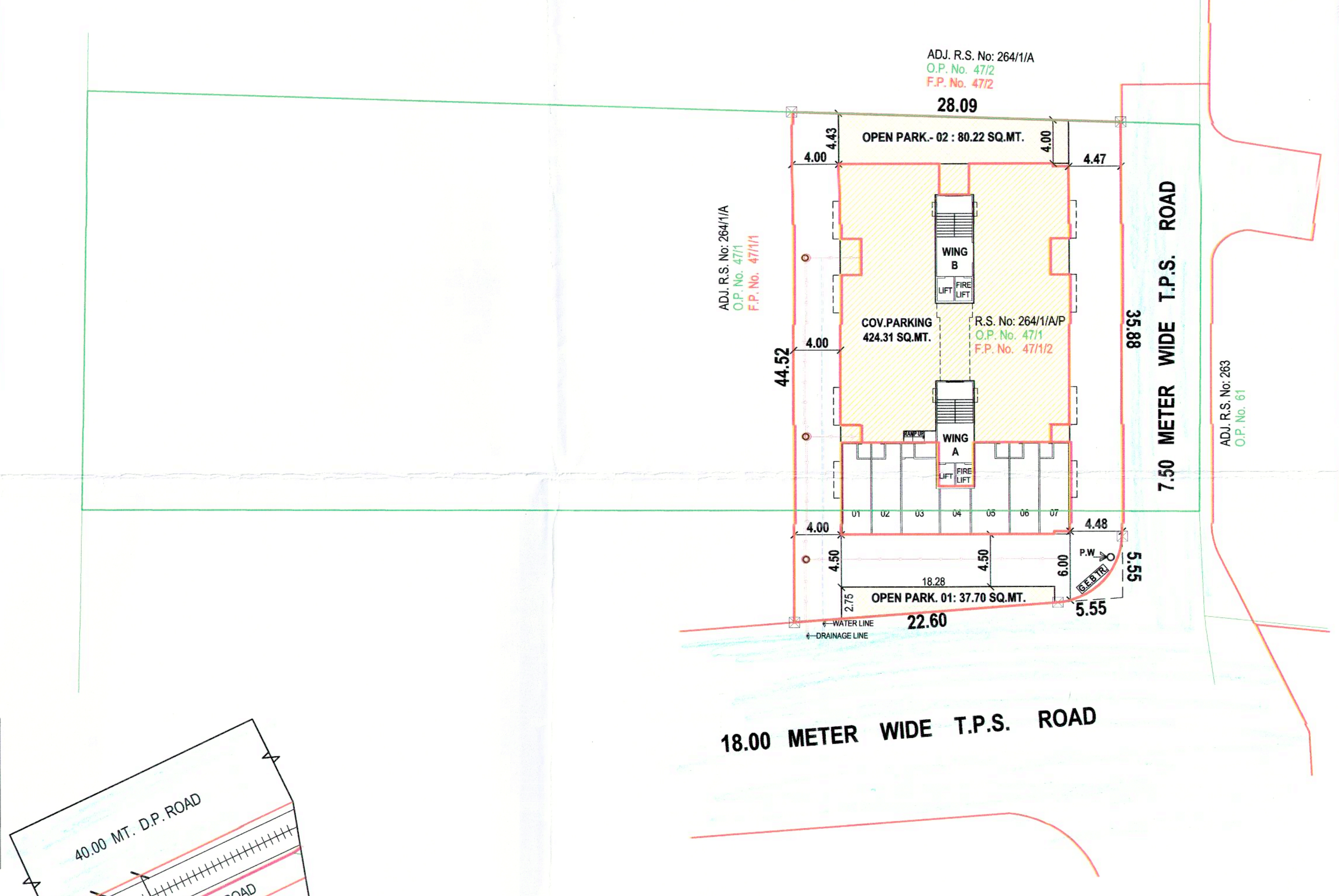
GROUND FLOOR PLAN (WING'S - A & B)
BUILT UP AREA : 593.36 SQ.MT. (COMM. + RESI.)
F.S.I. AREA : 147.83 SQ.MT. (COMM.)
PARKING AREA : 424.31 SQ.MT
SCALE - 1.0 CM. = 1.00 MT.



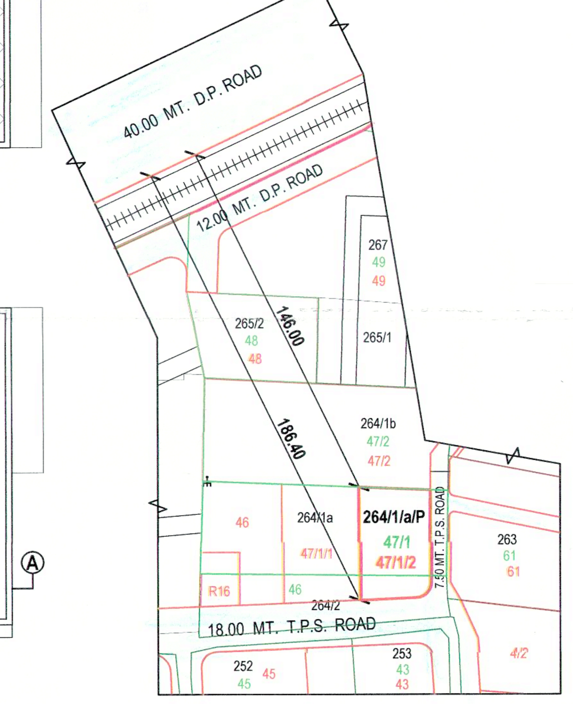
1st TO 6th FLOOR PLAN (WING'S - A & B)
BUILT UP AREA : 572.68 SQ.MT. (EACH FLOOR)
Dedu. : Stair + Lift : 57.64 SQ.MT. (EACH FLOOR)
F.S.I. AREA : 515.04 SQ.MT. (EACH FLOOR)



TERRACE PLAN (WING'S - A & B)
BUILT UP AREA : 62.08 SQ.MT.
Dedu. : Stair + Lift : 62.08 SQ.MT.
F.S.I. AREA : 00.00 SQ.MT.
TOTAL SOLAR PROVISION 126.14 X 02 = 252.28 SQ.MT.



LAY-OUT PLAN
SCALE - 1.0 CM. = 4.00 MT.



KEY PLAN
SCALE - 1.0 CM. = 20.00 MT.

Signature Of Owners / Builders.

Owner / Builder / Organisor / Developer or Authorised Agent of Owner

Signature Of Architects-Engineers

KIRAN PATEL
ARCHITECT

V.M.S.S Lic.No.-CA-97/2019TO2024