

CERTIFICATE

Date: 26/05/2023

To
M/s. Alembic City West,
F.B. Colony,
Gorwa, VADODARA.

Subject: Certificate of Carpet Area for Construction Work of Villa Phase – II.

Sir,

Carpet area for Villa Phase - II

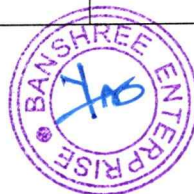
Sr. No.	Villa	Carpet Area	Remark
		For Each Unit (In Sqm)	
1	Villa – 11,Type C		
	Ground floor	177.76	
	First floor	172.45	
	Terrace Floor	49.27	
	Total carpet area	399.48	
2	Villa – 12,Type C		
	Ground floor	177.94	
	First floor	172.49	
	Terrace Floor	19.83	
	Total carpet area	370.26	
3	Villa – 13 ,Type A2		
	Basement	73.37	
	Ground floor	178.62	
	First floor	164.52	
	Terrace floor	50.43	
	Out house	42.45	
	Total carpet area	509.39	
4	Villa – 14,Type C		
	Ground floor	177.94	

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	First floor	172.49	
	Terrace floor	19.83	
	Total carpet area	370.26	
5	Villa – 15, Type A1		
	Ground floor	192.88	
	First floor	164.92	
	Terrace floor	50.66	
	Out house	42.56	
	Total carpet area	451.02	
6	Villa – 16, Type C		
	Ground floor	177.94	
	First floor	172.49	
	Terrace floor	19.83	
	Total carpet area	370.26	
7	Villa – 17, Type D2		
	Ground floor	204.24	
	First floor	174.34	
	Terrace floor	9.88	
	Total carpet area	388.46	
8	Villa – 18, Type D2		
	Ground floor	204.24	
	First floor	174.34	
	Terrace floor	9.88	
	Total carpet area	388.46	
9	Villa – 19-20, Type B1		
	Ground floor	232.23	
	First floor	223.47	
	Out house	87.17	
	Total carpet area	542.87	
10	Villa – 21, Type D2		
	Ground floor	204.24	
	First floor	174.34	
	Terrace floor	9.88	
	Total carpet area	388.46	

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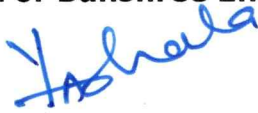


11	Villa – 22, Type D2		
	Ground floor	204.24	
	First floor	174.34	
	Terrace floor	9.88	
	Total carpet area	388.46	

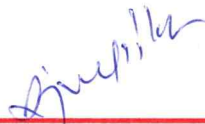
Note:

- Carpet Areas given above are as per RERA guidelines and as per CAD drawings provided by M/s. Alembic Ltd.

Yours Faithfully,
For Banshree Enterprise



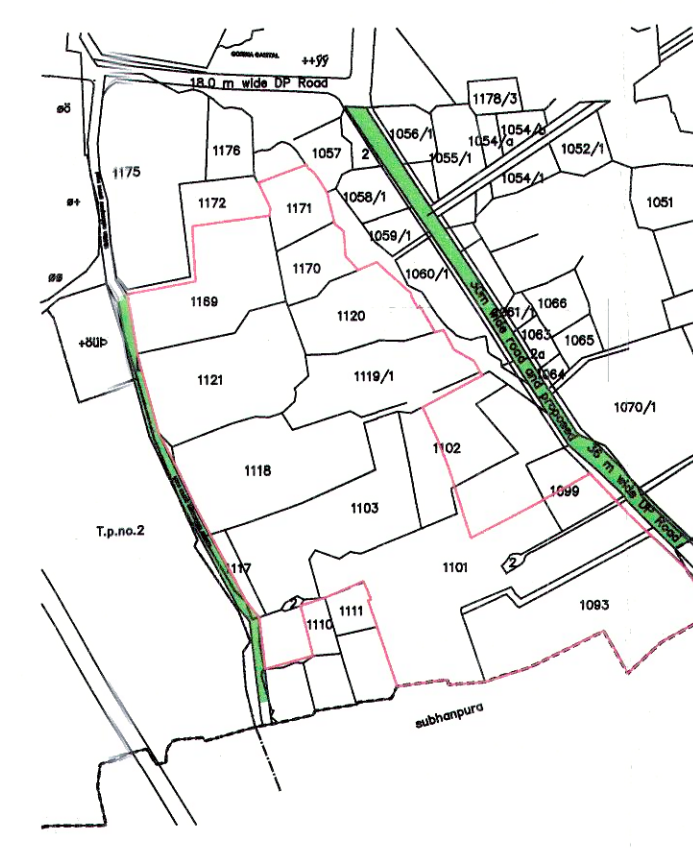
Mr. Yogendrasinh Jhala
(CHARTERED ENGINEER No. AM1748036)
(REGISTERED ENGINEER No. EOR - 320)
VALID FROM 01/04/2023 to 31/03/2026
AUTHORISED SIGNATORY

PROPOSED THE GARDENS- BUILDINGS - 2 TO 5 AND REVISED GARDEN BUILDING 1 & VILLA no. 3,7,8,11&19-20 ,
AT REVENUE 1093,1099,1101,1102,1103,1109,1118,1119,1120,1121,1169,1170,1171,CITY SURVEY NO 2561 & 2558,
VILLAGE GORWA,ALEMBIC LTD & SHRENO LTD , ALEMBIC CITY- WEST, ALEMBIC ROAD VADODARA-390003

DRAWING NO 1/1

Approved Sub-Condition laid
Down in Building Permission
Ward No. 1093
Order No. HB-28/22-23
Date 15/02/23
16/02/23
Dy. Town Development Officer
Vadodara Mahanagarpalika
H.O.D (I & E) dt 16/02/23



KEY PLAN

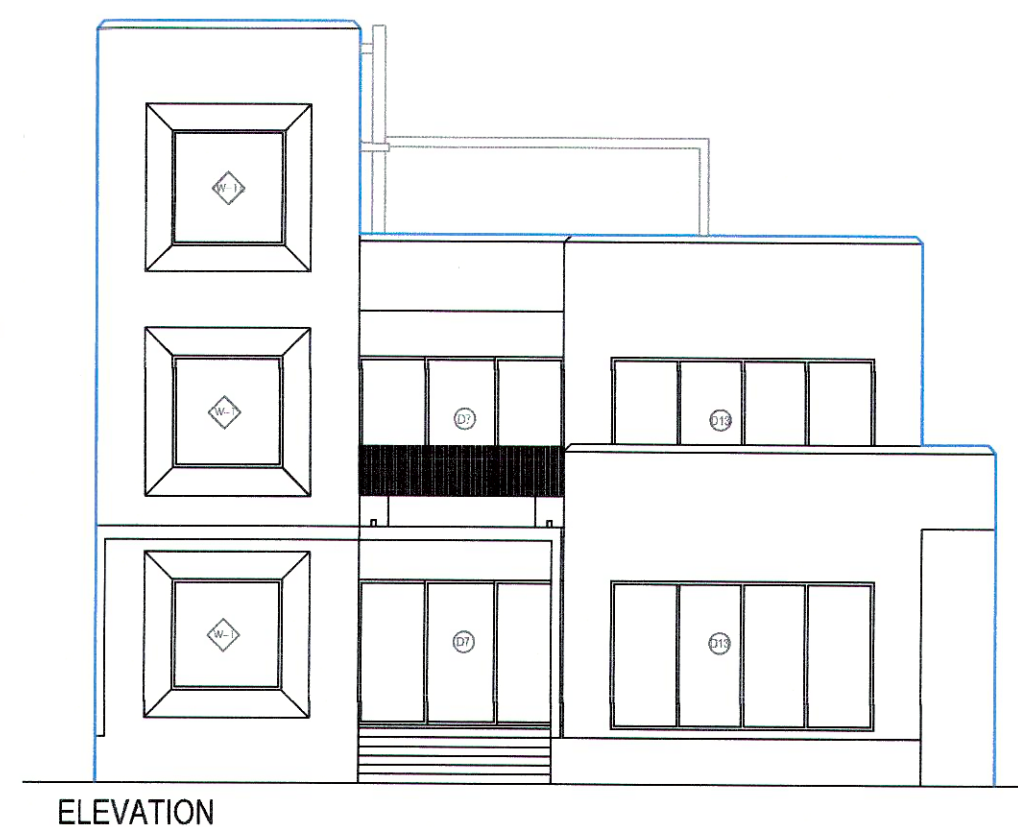
Scale = NTS

FORM NO 3 See Regulation No 3.2 (ix)			
A AREA STATEMENT :		AREA IN SQMTR	I. LIST OF DRAWING ATTACHED
LAND AREA AS PER RECORD ALEMBIC LIMITED		148119.50	Sr.No Description Copies
LAND AREA AS PER RECORD SHRENO LIMITED		58389.50	
GRAND TOTAL LAND AREA		206509.00	
LAND AREA AS PER CITY SURVEY DRAWING		208454.43	
SUB PLOT - 2 AREA		7981.79	
NET BALANCE LAND AREA IN PLOT - 1		196527.21	
PLOT AREA		196527.21	
B DEDUCTION AREAS :			
(a) 12.00 Mtr Wide Gorwa-subhanpura D.P Road Line Area		1912.00	
(b) Nalla Set Back - 1 (at North Side)		1048.98	
(c) Nalla Set Back - 2 (at East Side)		5.40	
(d) Gorwa Road 36.00 Mtr wide D.P Road Line Area		586.93	
TOTAL DEDUCTION AREA		3553.31	
BALANCE NET LAND AREA AFTER DEDUCTIONS		192973.90	
C REQUIRED COMMON PLOT AREA (10%)		19297.39	
PROPOSED COMMON PLOT AREA		19298.00	
D NET PLOT AREA		173675.90	
E PERMISSIBLE FSI 1.8		353748.978	
F EXISTING AREA STATEMENT			
		RESIDENTIAL	COMMERCIAL
		FSI AREA (Sqmtr)	BUILT-UP AREA (Sqmtr)
Existing Area on Basement (As per statement)		153.54	388.24
Existing Area On Ground Floor (As per Statement)		45076.10	46597.99
Existing Area On Upper Floor (As per Statement)		13987.34	16207.76
Total Existing Area		59216.98	63193.99
GRAND TOTAL AREA (RESIDENTIAL + COMMERCIAL)		64248.72	68517.13
LESS EXISTING BUILDING AREA		3726.03	4473.73
BALANCE CONSUMED AREA		60522.69	64043.40
G PROPOSED AREAS FOR PLOT - 1			
		RESIDENTIAL	COMMERCIAL
		F.S.I Area	Built-up Area
Proposed Ground Floor		1947.49	2870.73
Proposed 1st Floor		2169.11	2485.30
Proposed 2nd Floor		1508.69	1773.68
Proposed 3rd Floor		1443.33	1708.32
Proposed 4th Floor		1450.74	1715.73
Proposed 5th Floor		1172.97	1437.96
Proposed 6th Floor		578.77	690.01
Proposed 7th Floor		486.18	597.42
Proposed 8th Floor		290.62	346.24
Proposed 9th Floor		198.03	253.65
Proposed Staircase / LMR		0.00	290.36
TOTAL PROPOSED AREA		12689.26	15878.72
H Total Existing Floor Space Area (If any)		60522.69	64043.40
I Grand Total		73211.95	79922.12
J Total F.S.I Consumed		0.37	
K PARKING STATEMENT :-			
1 REQUIRED PARKING		Area In Sqmt	
Residential - 20% of 10896.34 sqmtr		As Per Statement	
Commercial - 50%		As Per Statement	
Required at Ground Level		As Per Statement	
Required at Other Level			
2 PROPOSED PARKING		Area In Sqmt	
Residential (20%)		As Per Statement	
Commercial (50%)		As Per Statement	
Proposed at Ground / Stilt Level		0.00	
Proposed at Open Space		0.00	
Total Parking Area		0.00	
SIGNATURES			
OWNERS SIGNATURE			
SIGNATURE OF ARCHITECT			

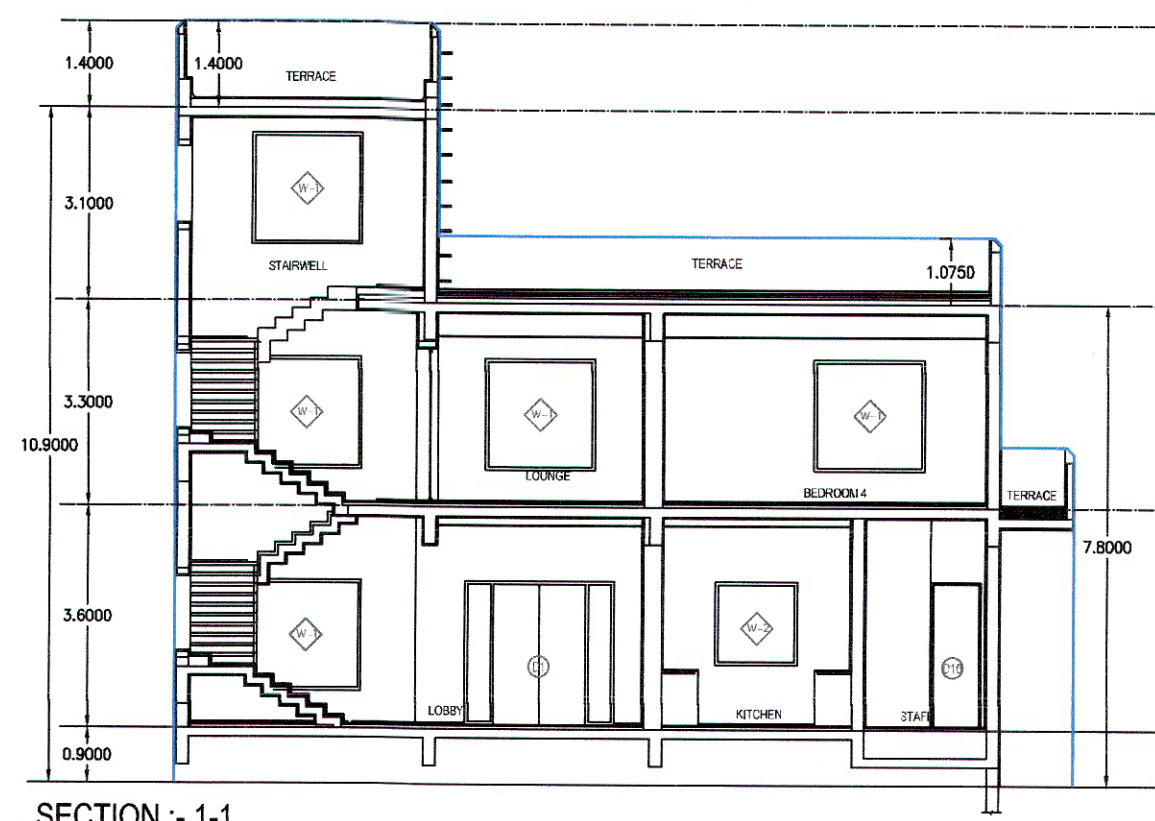
Part layout - plan
scale - 1 : 1

AREAS STATEMENT FOR LESS EXISTING BUILDING AREA STATEMENT APPROVED BY L-19/20-21 & BY SHB 106/21-22	
FLOORS	VILLA - TYPE - B1 (7)
GROUND FLOOR	367.75
FIRST FLOOR	261.63
SECOND FLOOR	0.00
THIRD FLOOR	0.00
FOURTH FLOOR	0.00
FIFTH FLOOR	0.00
SIXTH FLOOR	0.00
STAIR CASE / LMR	10.75
GRAND TOTAL	640.53
FLOORS	VILLA - TYPE - A1 (8)
GROUND FLOOR	367.75
FIRST FLOOR	261.63
SECOND FLOOR	0.00
THIRD FLOOR	0.00
FOURTH FLOOR	0.00
FIFTH FLOOR	0.00
SIXTH FLOOR	0.00
STAIR CASE / LMR	10.75
GRAND TOTAL	640.53
FLOORS	VILLA - TYPE - D2 (19-20)
GROUND FLOOR	367.75
FIRST FLOOR	261.63
SECOND FLOOR	0.00
THIRD FLOOR	0.00
FOURTH FLOOR	0.00
FIFTH FLOOR	0.00
SIXTH FLOOR	0.00
STAIR CASE / LMR	10.75
GRAND TOTAL	640.53
FLOORS	VILLA - TYPE - C (3)
GROUND FLOOR	367.75
FIRST FLOOR	261.63
SECOND FLOOR	0.00
THIRD FLOOR	0.00
FOURTH FLOOR	0.00
FIFTH FLOOR	0.00
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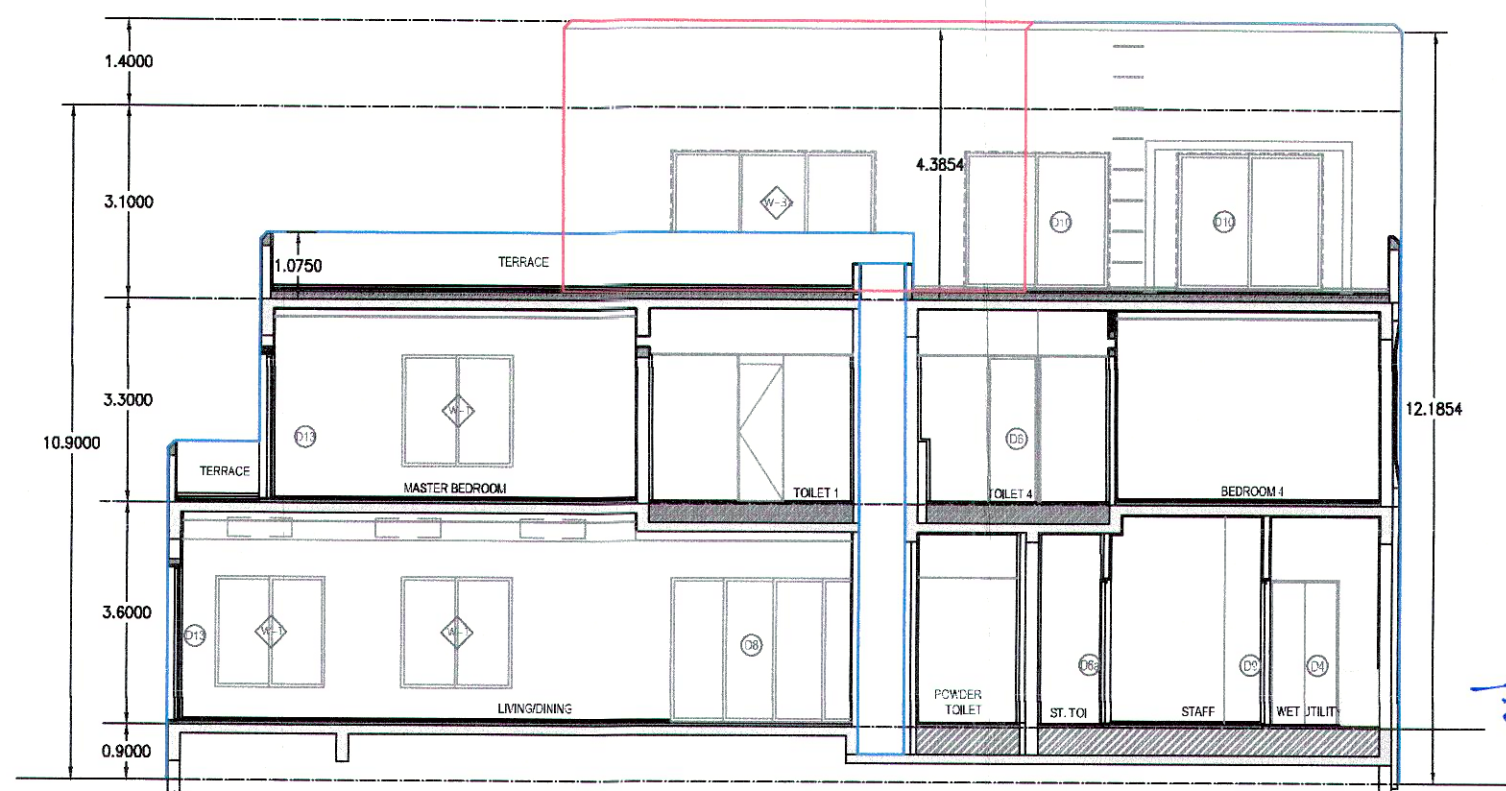
DRAWING NO 10



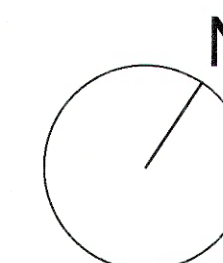
ELEVATION



SECTION :- 1-1



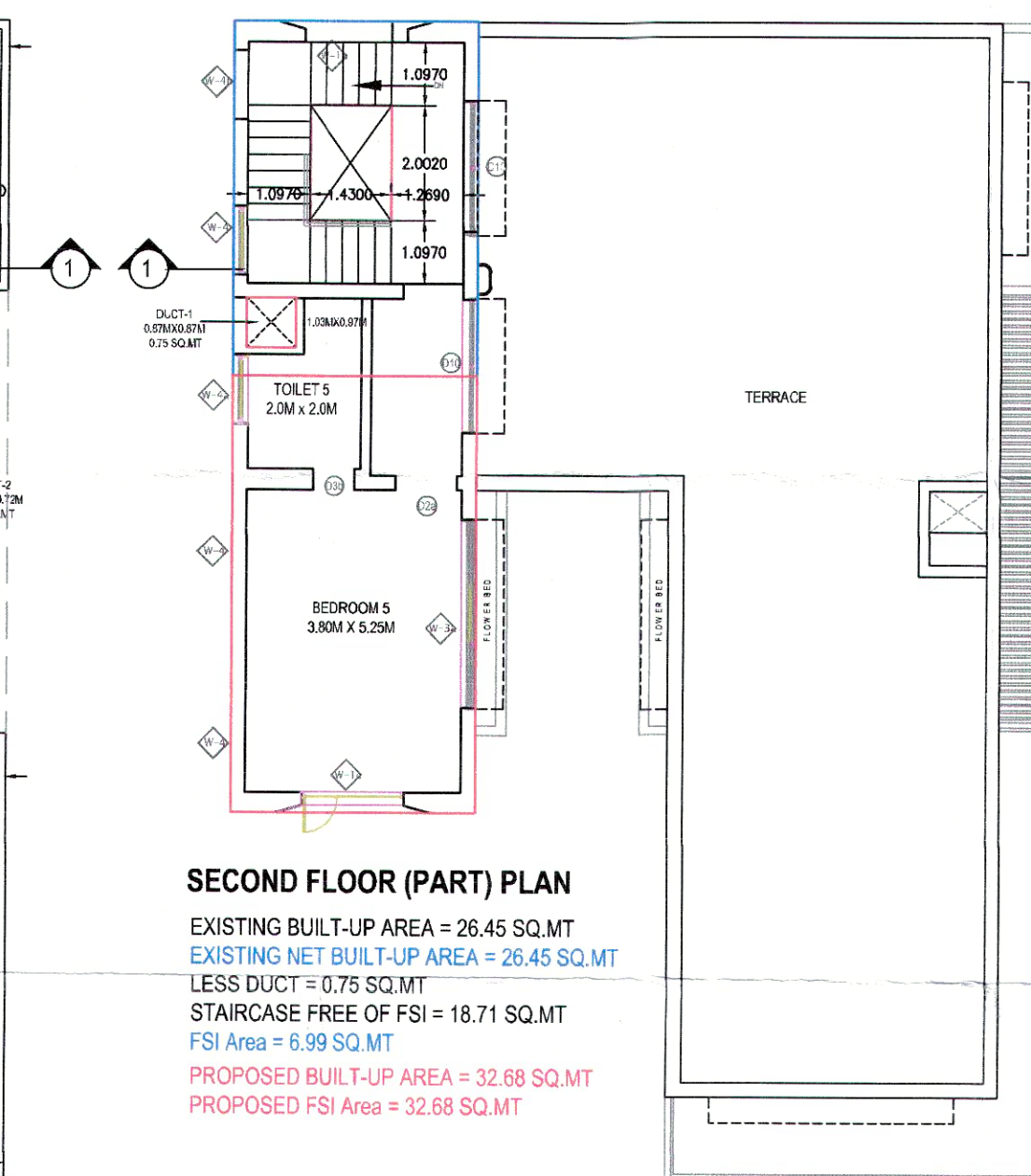
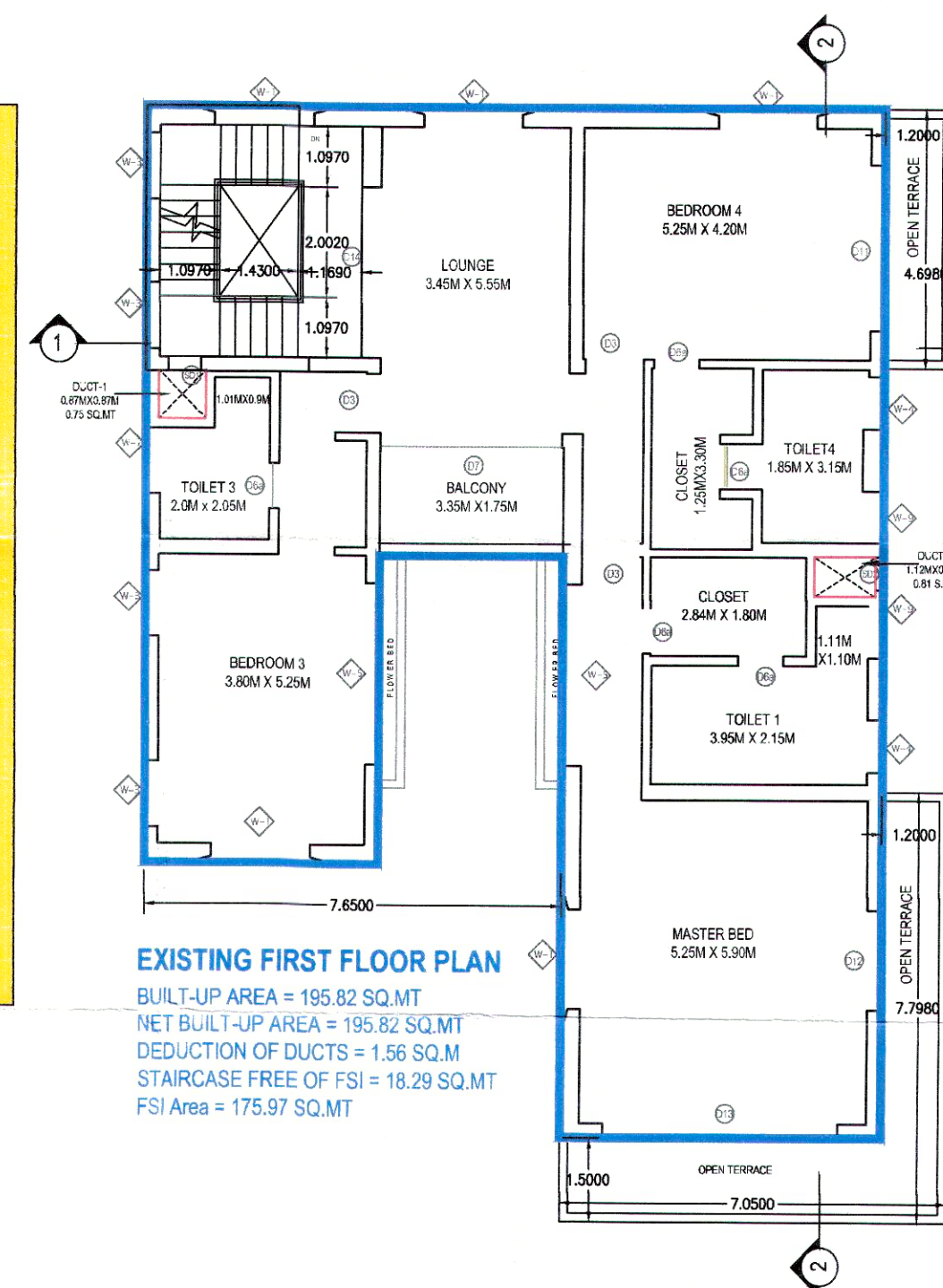
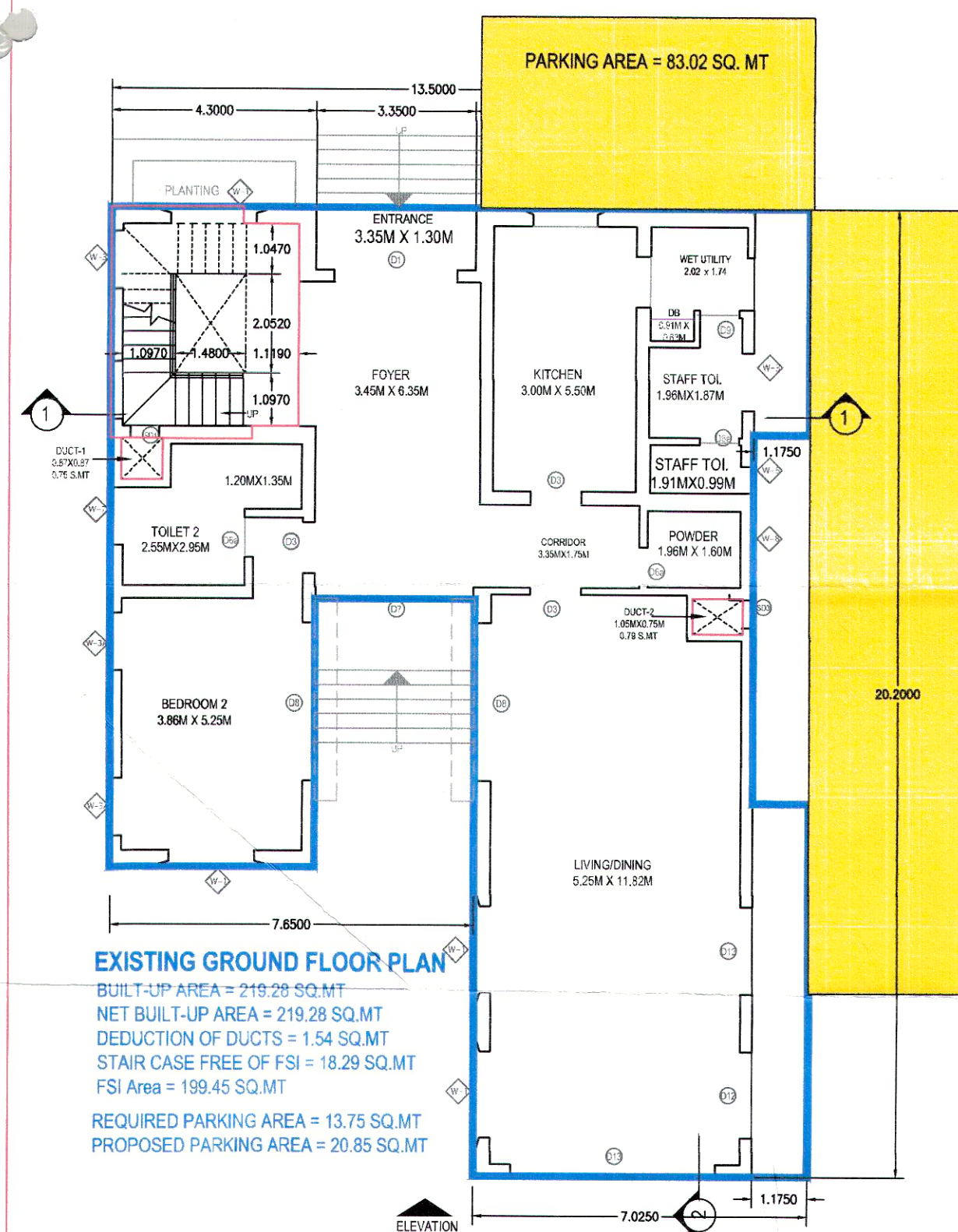
SECTION :- 2-2



scale 1:1

Approved Subject to Confirmation
Down In Building Permits
Word No. 60789
Order No. HB-2022-23
Date 25.22

Date: 14/6/22 Agosto
116
The Town Development Office
Vadodra - 390001

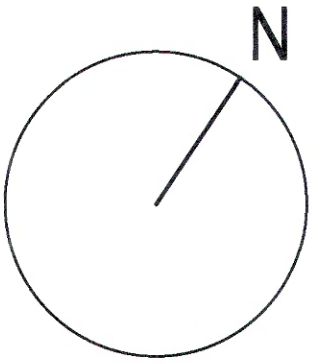


SECOND FLOOR (PART) PLAN

EXISTING BUILT-UP AREA = 26.45 SQ.MT
 EXISTING NET BUILT-UP AREA = 26.45 SQ.MT
 LESS DUCT = 0.75 SQ.MT
 STAIRCASE FREE OF FSI = 18.71 SQ.MT
 FSI Area = 6.99 SQ.MT
 PROPOSED BUILT-UP AREA = 32.68 SQ.MT
 PROPOSED FSI Area = 32.68 SQ.MT

PROPOSED REVISED VILLA NO. 19-20 (TYPE-B1) AT REVENUE SURVEY NO 1120,1169,CITY SURVEY NO. 2561 VILLAGE GORWA ALEMBIC CITY WEST, ALEMBIC LIMITED, ALEMBIC ROAD, VADODARA 390003

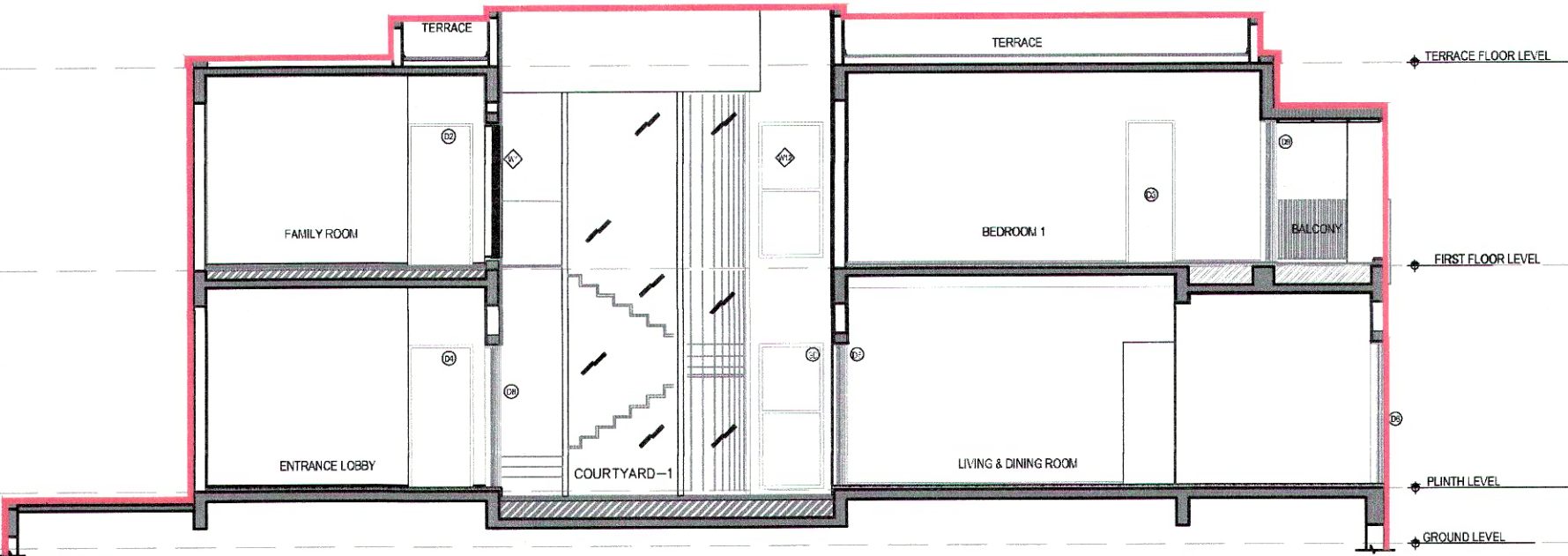
DRAWING NO. 11



scale 1:1



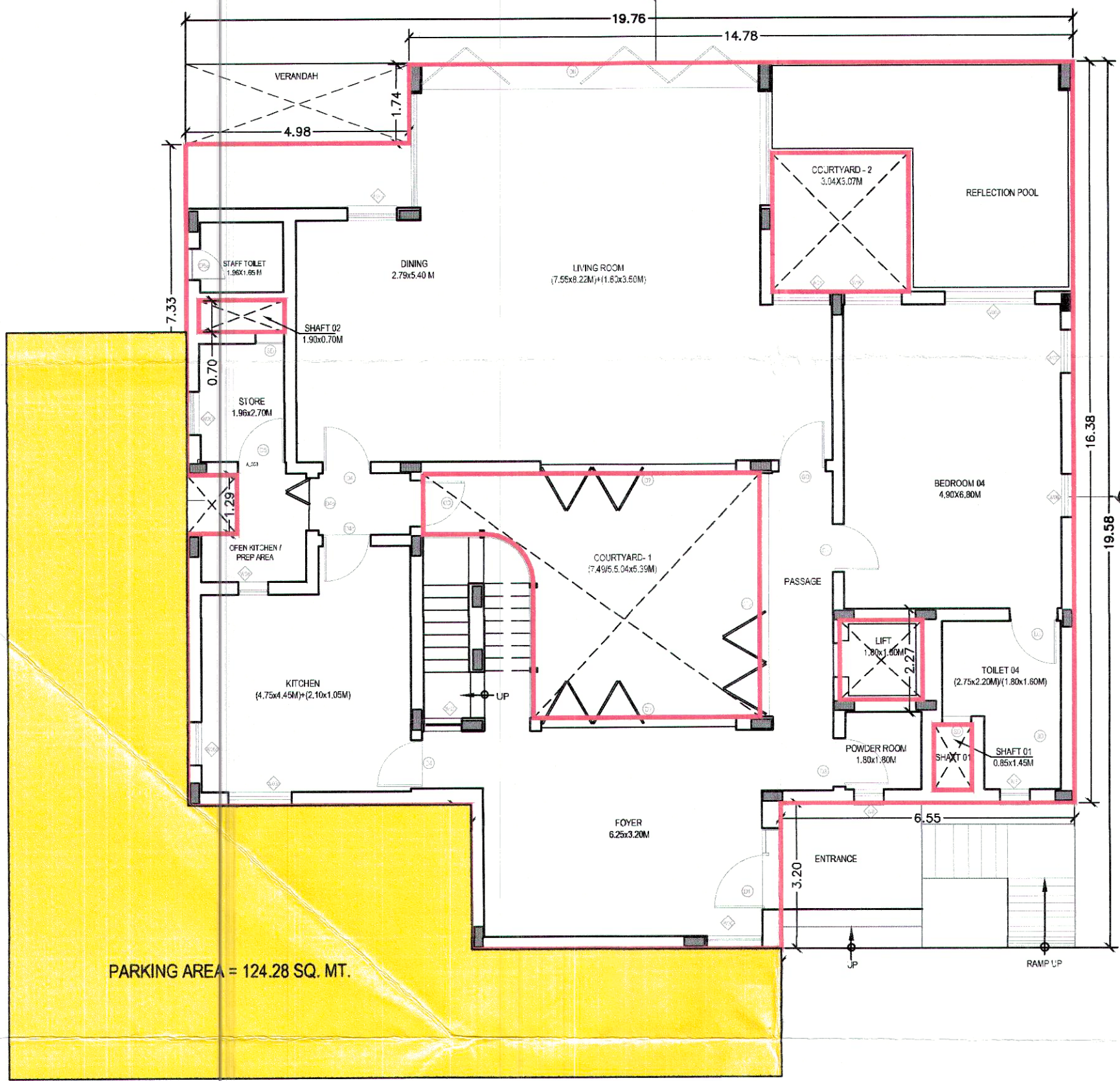
ELEVATION A



SECTION 1



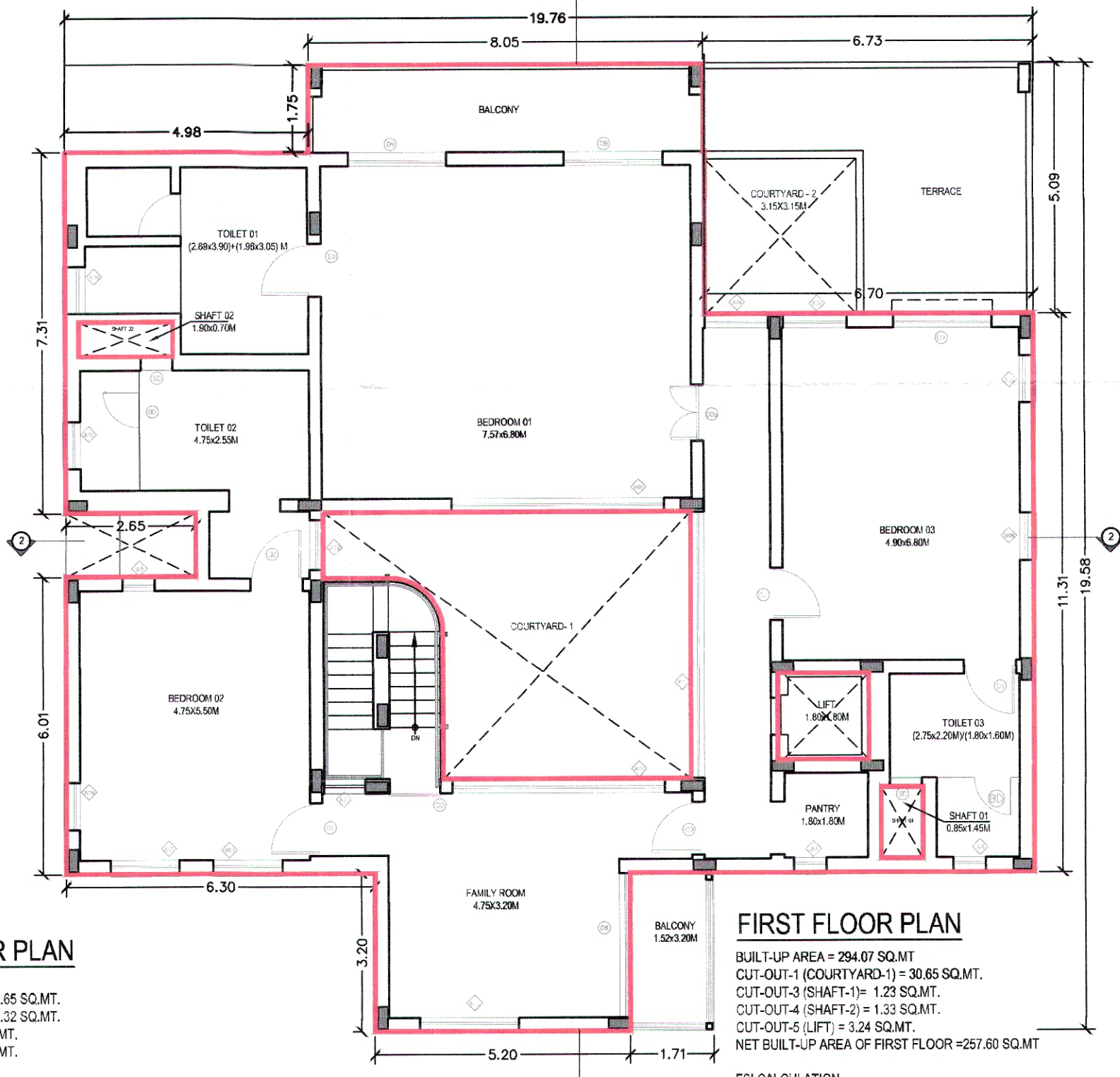
SECTION 2



GROUND FLOOR PLAN

BUILT-UP AREA = 326.65 SQ.MT.
OUT-OUT-1 (COURTYARD-1) = 30.65 SQ.MT.
OUT-OUT-2 (COURTYARD-2) = 08.32 SQ.MT.
OUT-OUT-3 (SHAFT-1) = 1.23 SQ.MT.
OUT-OUT-4 (SHAFT-2) = 1.33 SQ.MT.
OUT-OUT-5 (LIFT) = 3.24 SQ.MT.
NET BUILT-UP AREA = 289.88 SQ.MT.
BUILT-UP AREA OF OUT HOUSE = 109.06 SQ.MT.
TOTAL BUILT-UP AREA OF GROUND FLOOR = 398.94 SQ.MT.

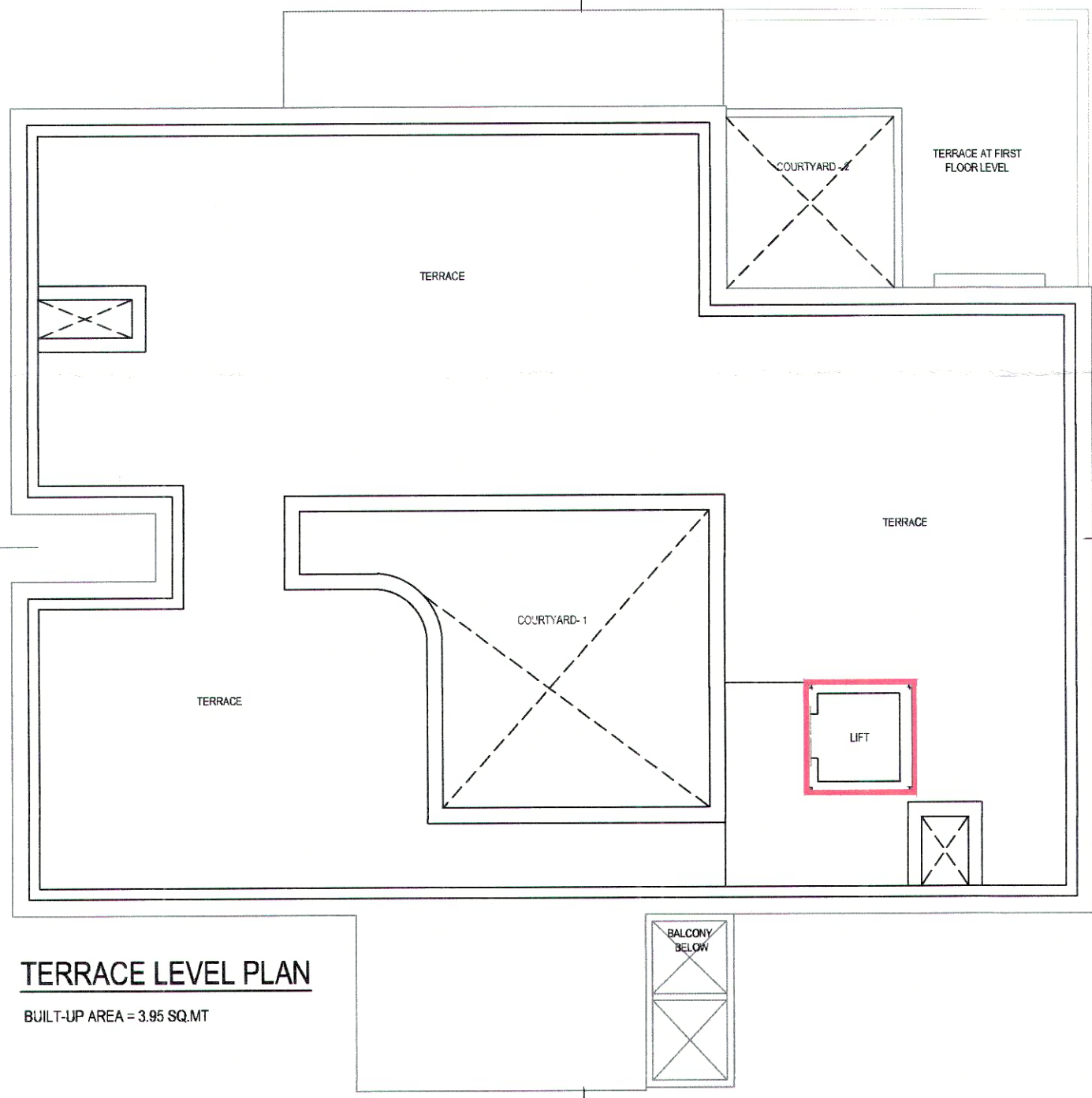
FSI CALCULATION
STAIR CASE AREA - 9.74 SQ.MT.
LIFT LANDING - 7.83 SQ.MT.
TOTAL FSI OF GROUND FLOOR = 381.37 SQ.MT.
PROPOSED PARKING AREA = 16.02 SQ.MT.



FIRST FLOOR PLAN

BUILT-UP AREA = 294.07 SQ.MT.
OUT-OUT-1 (COURTYARD-1) = 30.65 SQ.MT.
OUT-OUT-2 (SHAFT-1) = 1.23 SQ.MT.
OUT-OUT-3 (SHAFT-2) = 1.33 SQ.MT.
OUT-OUT-4 (LIFT) = 3.24 SQ.MT.
NET BUILT-UP AREA OF FIRST FLOOR = 267.60 SQ.MT.

FSI CALCULATION
STAIR CASE AREA - 9.74 SQ.MT.
LIFT LANDING - 7.83 SQ.MT.
TOTAL FSI OF FIRST FLOOR = 240.03 SQ.MT.

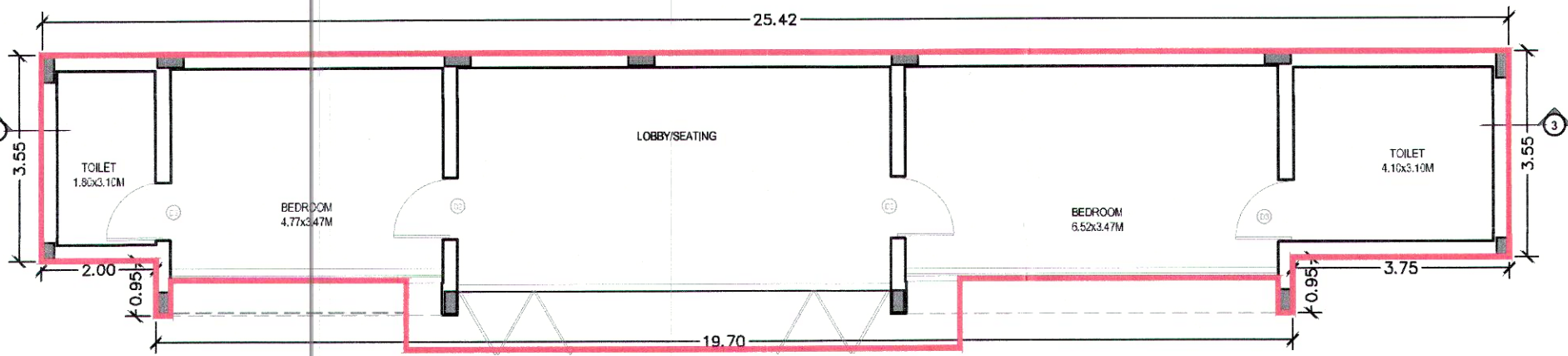


TERRACE LEVEL PLAN

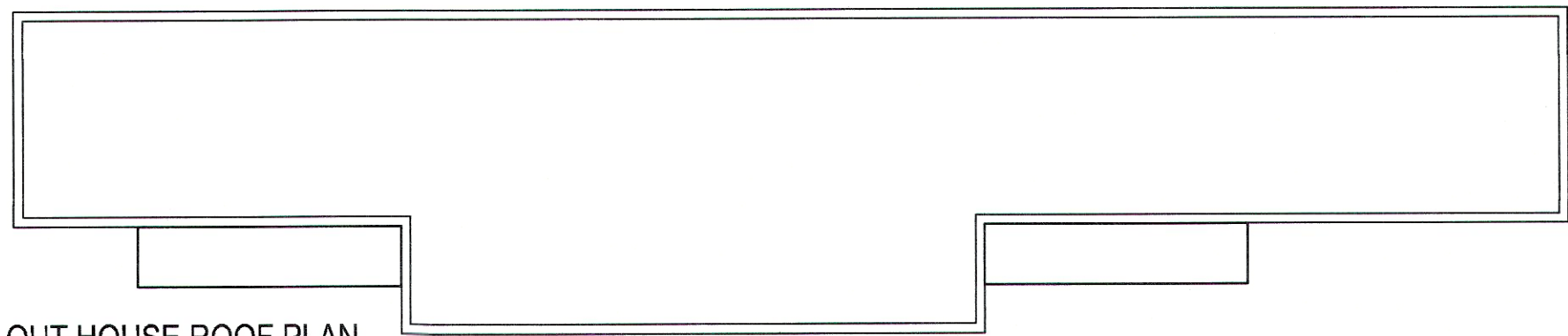
BUILT-UP AREA = 3.95 SQ.MT.

DOOR SCHEDULE (GARDEN VILLA B TYPE 01)			
ID	SIZE (MM)	TYPE	QTY
D01	1.80 x 2.40	-	1
D02	1.80 x 2.40	-	4
D03	1.20 x 2.40	-	1
D04	1.80 x 2.40	-	1
D05	1.20 x 2.40	-	1
D06	1.80 x 2.40	-	2
D07	1.80 x 2.40	-	1
D08	1.80 x 2.40	-	1
D09	1.20 x 2.40	-	2

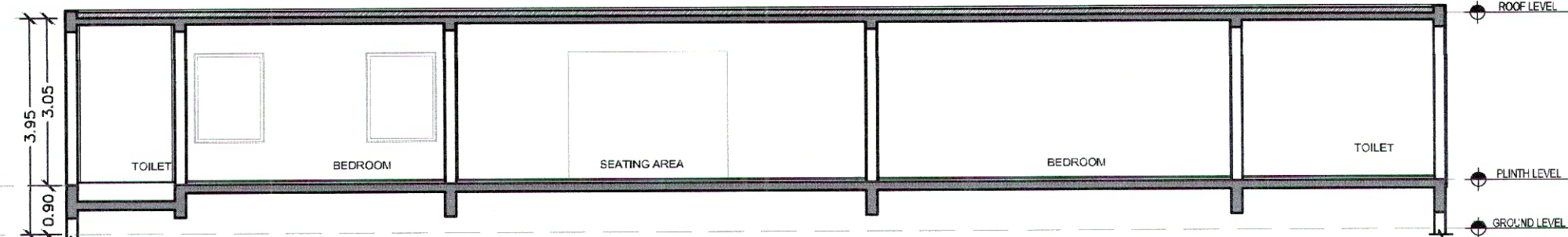
WINDOW SCHEDULE (GARDEN VILLA B TYPE 01)			
ID	SIZE (MM)	TYPE	QTY
W01	1.80 x 2.40	-	2
W02	1.20 x 2.40	-	3
W03	1.80 x 2.40	-	4
W04	1.80 x 2.40	-	1
W05	1.80 x 2.40	-	1
W06	1.80 x 2.40	-	1
W07	1.80 x 2.40	-	1
W08	1.80 x 2.40	-	1
W09	1.80 x 2.40	-	1
W10	1.80 x 2.40	-	1
W11	1.80 x 2.40	-	1
W12	1.80 x 2.40	-	1



OUT HOUSE GROUND FLOOR PLAN



OUT HOUSE ROOF PLAN



SECTION 3

Approved Subject to Confirmation
Down in Building Permission
Ward No. 14 B-23-23-23
Order No. 14 B-23-23-23
Date: 14/03/2023

Approved By:
H.O.D. (L & E) at
ALEMBIC & SHILNO LTD.
VADODARA 390003

CHITRA SHAH
CO-ORDINATOR
VMS-PER-10-23-12-2023
ALEMBIC LIMITED
VADODARA-390003

PHASE 2, Villa No.11 to Villa No.22 Alembic Cith west,alembic road vadodara village Gorwa c.sno 2561 Tal. Vadodara city north , Dist Vadodara

NOTES :

IN CASE OF DISCREPANCY BETWEEN ARCHITECTURAL & MEP DRAWING IT IS TO BE BROUGHT TO THE NOTICE OF ARCHITECT / CONSULTANT BEFORE COMMENCEMENT OF THE WORK.THIS DRAWING SHOULD BE READ ALONG WITH THE RELEVANT ARCHITECTURAL DRAWINGS.DO NOT MEASURE THIS DRAWING.REFER TO DETAIL DRAWING WHEREVER RELEVANT.

LEGEND

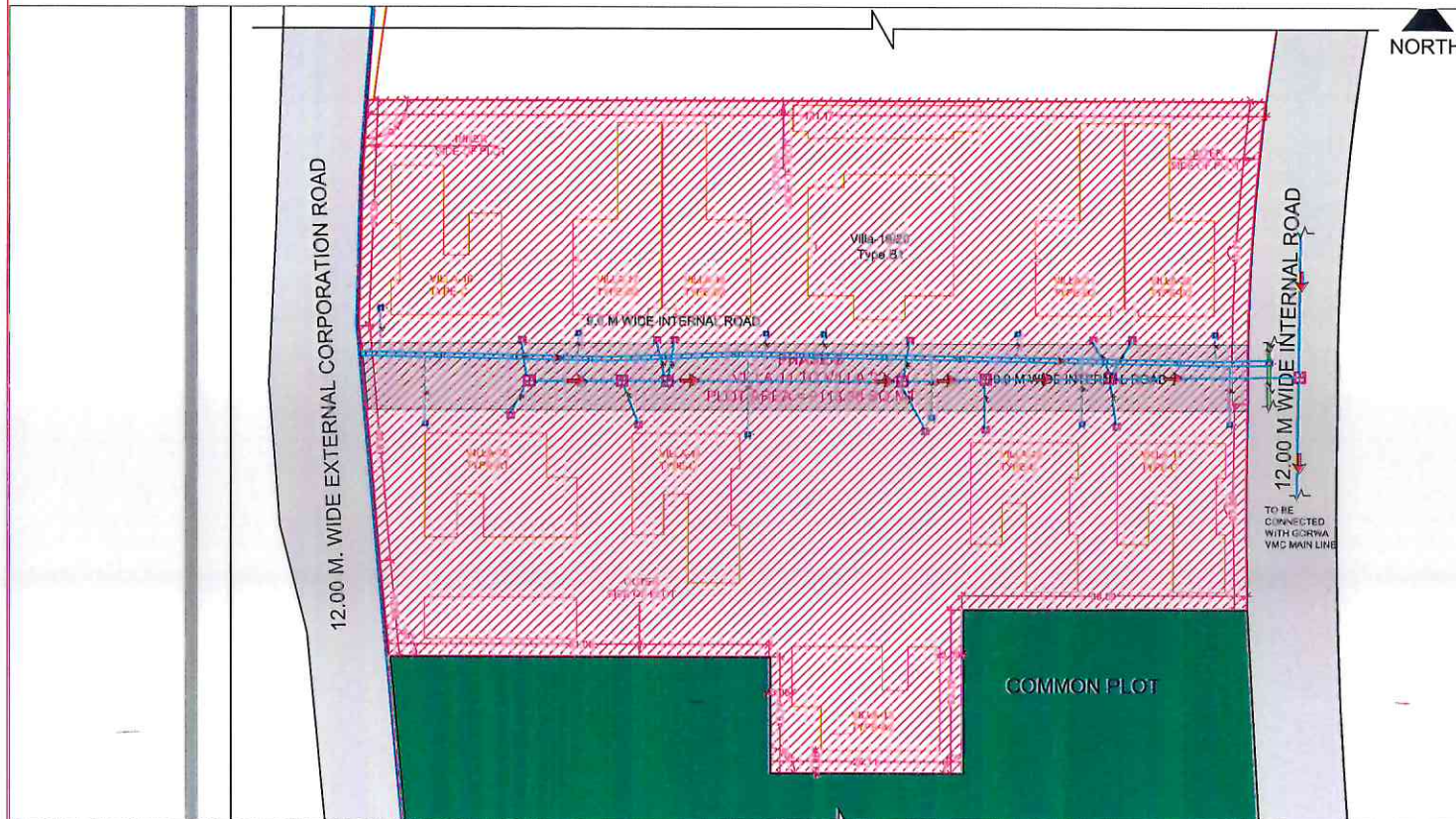
	DRAINAGE MAHHOLE
	VALVE CHAMBER
	DRAINAGE PIPE
	FLOW DIRECTION

CLIENT :

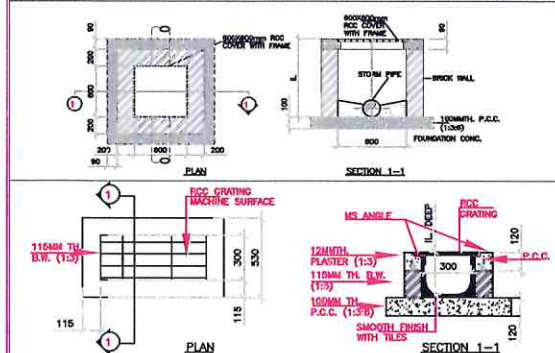
M/s. ALEMBIC REAL ESTATE.
AT VADODARA

PROJECT :

VILLA PHASE-02 UNIT 11 TO 22

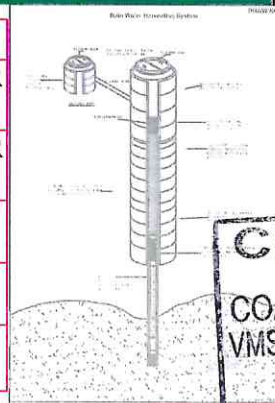


PLAN AND SECTION FOR STORM WATER CHAMBER



PLAN AND SECTION FOR RAIN WATER CHANNEL

SYMBOL	DESCRIPTION
	STORM WATER CHAMBER WITHOUT GRATING
	STORM WATER CHAMBER WITH GRATING
	FLOW DIRECTION
	STORM WATER PIPE.
	STORM WATER PIPE.



SIGN & STAMP

Chetan Shah
CHETAN SHAH
ARCHITECT
COA-REG. NO - CA/2012/56987
VMS - REG. NO. - AOR-48/2018-2023
ALEMBIC LIMITED
VADODARA-390003

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