

PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN OF R.S.No:815P1/P-2, F.P.No:152/1, O.P.No:197/2, T.P.No:43, AT VILL:BAPOD , DIST. VADODARA.

REQUIRED PARKING STATEMENT

[FOR COMMERCIAL G.flr. +1st flr.]
[322.23 + 400.86] 723.09 X 30% = 216.92 sq.mt.
216.92 X 50 % REQUIRED ON G.LEVEL = 108.46 sq.mt.

[FOR RESIDENTIAL 1st flr. + 5th flr.]
[5417.88-723.09] 4694.79 X 15 % = 704.22 sq.mt.

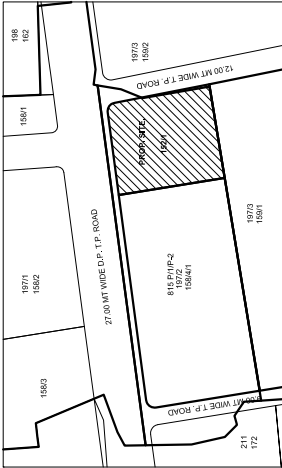
TOTAL REQ. PARKING

[for comm. 216.92 + for Residential. 704.22]
= 921.14 sq.mt.

PROVIDE COMM. PARKING AREA
[P1]119.10+ [C.P. PARKING P2]135.75 = 254.85 sq.mt.

PROVIDE RESID. PARKING AREA
[BASEMENT] 269.02 +
[TWR. = A-B] 133.80 + [TWR. = C] 224.50 +
[TWR. = D] 224.50= 851.82 sq.mt.

TOTAL PROVIDE PARKING
[254.85 + 851.82] = 1106.67 sq.mt.
50% PROVIDE ON G.LEVEL FOR COMM.
254.85 sq.mt. > REQ.108.46 sq.mt.



KEY PLAN
SCALE :- 1.00 CM = 20.00 MT

R1 & RRZ AREA CALCULATION

PERMISSIBLE F.S.I. AREA = 5430.00 sq.mt.

50% AREA IN R1 ZONE

[5430.00 x 50%] = 2715.00 sq.mt.

25% AREA IN RRZ ZONE FOR 80.00 sq.mt. EACH FLAT

[5430.00 x 25%] = 1357.50 sq.mt.

25% AREA IN RRZ ZONE FOR 40.00 sq.mt. EACH FLAT

[5430.00 x 25%] = 1357.50 sq.mt.

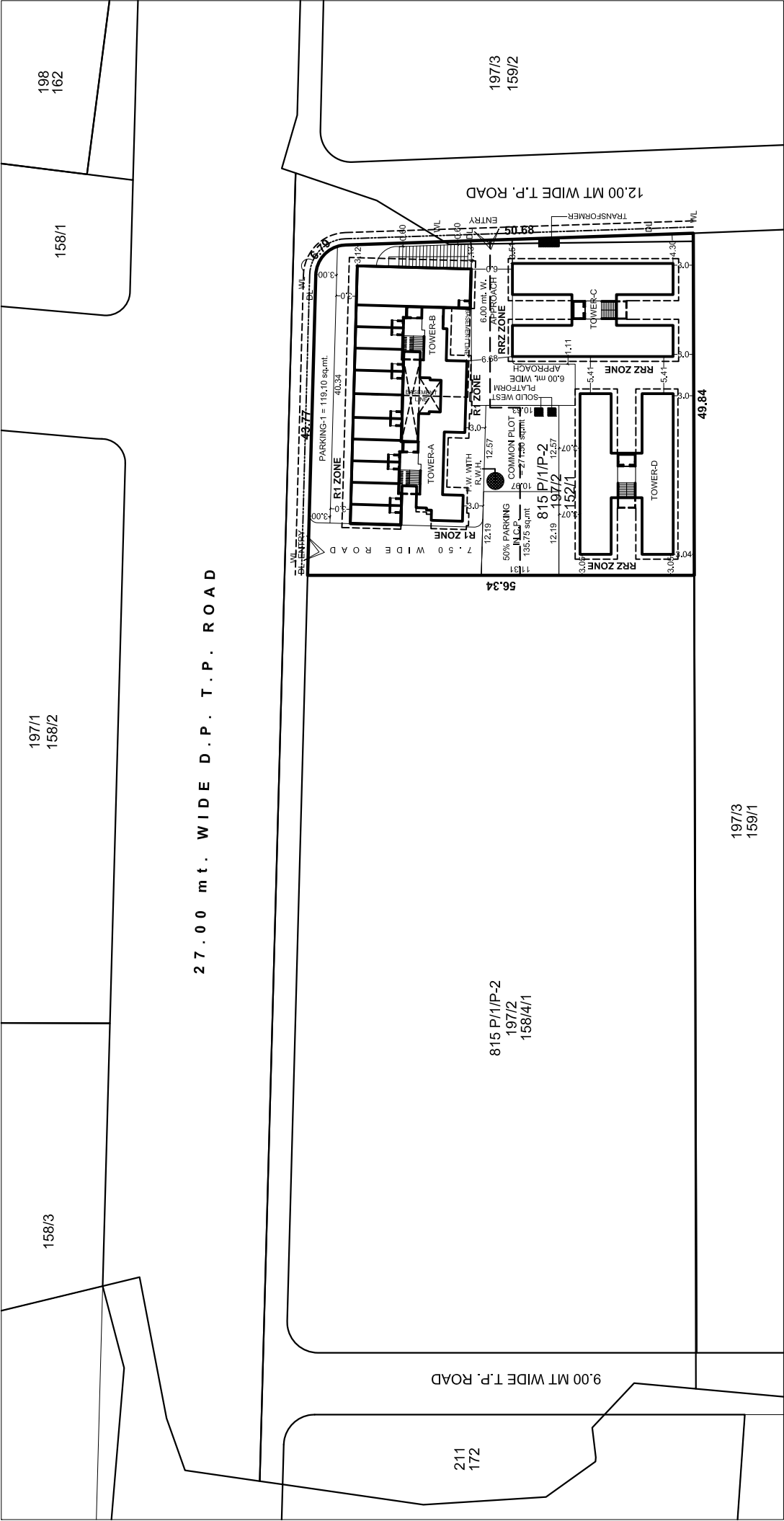
TOWER	PROPOSED BUILT UP AREA TABLE									
	BASE.	G.F.	1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	Terr. flr.	NET	
A-B	310.14	494.30	0.00	400.86	215.41	475.55	475.55	206.05	26.94	3080.35
C	0.00	0.00	241.55	0.00	325.09	325.09	325.09	325.09	11.66	1878.66
D	0.00	0.00	241.55	0.00	325.09	325.09	325.09	325.09	11.66	1878.66
TOTAL	310.14	494.30	483.10	400.86	865.59	1125.73	1125.73	856.23	50.26	6837.67

PROPOSED F.S.I. AREA TABLE									
FOR R1 ZONE [NORMAL ZONE]									
TOWER	G.F.	1st	2nd	3rd	4th	5th	TOTAL		
A-B	322.23	400.86	172.11	432.01	432.01	160.25	2351.48		

FOR RRZ ZONE [UP TO 80.00 sq.mt. FOR EACH UNITS]									
TOWER	G.F.	1st	2nd	3rd	4th	5th	TOTAL		
C	0.00	306.64	306.64	306.64	306.64	306.64	1533.20		

FOR RRZ ZONE [UP TO 40.00 sq.mt. FOR EACH UNITS]									
TOWER	G.F.	1st	2nd	3rd	4th	5th	TOTAL		
D	0.00	306.64	306.64	306.64	306.64	306.64	1533.20		
NET TOTAL	322.23	1014.14	785.39	1045.29	1045.29	160.25	5417.88		

C & D 1533.20 + 1533.20 = 3066.40
50% OF 5430.00 = 2715.00 1.129 < 2.00



LAY OUT PLAN
SCALE :- 1.00 CM = 4.00 MT

AREA TABLE

FORM.NO.3

(See Regulation NO.3.2(ix)

1/3

A. AREA STATEMENT	[F.P.No:152/1]	SQ.MTS.	I LIST OF DRAWING ATTACHED
1. Area of land/property as per record	2715.00	Sr.No	Description
or as per site condition			
B. Deduction for :			
(a) road cutting area	---		
(b) Any reservation	---		
3. Net area of plot	2715.00		
4. Common Plot (2715.00 x 10%)	271.50		
5. Balance area of Plot	2443.50		
6. Permissible b.u.p area on G.F. [2443.50 x 40%]	977.40		

II REFERENCES
7.a Permits. Normal F.S.I. [2715.00 x 1.60] 4344.00
7.b Permits. Premium F.S.I. [2715.00 x 1.80] 4887.00
7.c Permits. Premium F.S.I. [2715.00 x 2.00] 5430.00
7.d Premium F.S.I. to be purchased 1075.97

8. Existing built up area on G.F	977.40
9. Proposed built up area	977.40
(i) Ground floor (G.F. Coverage)	---
(ii) Out house /Garage	---
Total proposed (G.F. Coverage)	977.40
10. Grand total of built up area on (G.F.Coverage)	977.40
11. Proposed floor space area	B.U.P. F.S.I.
Basement floor	310.14 00.00
Ground floor	977.40 322.23
First floor	1266.45 1186.25
Second floor	1125.73 1045.29
Third floor	1125.73 1045.29
Fourth floor	1125.73 1045.29
Fifth floor	856.23 773.53
Terrace floor [cabin]	50.26 ---
Total proposed floor space area	6837.67 5417.88
12. Total existing floor space area(if any)	---
13. Grand total of floor space area	5417.88
14. Total f.s.i. consumed	1.995

Basement floor	310.14	00.00	STAMP AND SIGNATURE OF APPROVAL
Ground floor	977.40	322.23	
First floor	1266.45	1186.25	
Second floor	1125.73	1045.29	

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential	837.65	269.02	1106.67
Commercial			
Industrial			
REQUIRED < PROVIDE	TOTAL	TOTAL	1106.67

SCHEDULE OF OPENING			
RS	-	3.05	X 2.10
MD	-	1.07	X 2.10
D1	-	0.90	X 2.10
D2	-	0.75	X 2.10
W	-	1.80	X 1.20
W1	-	1.20	X 1.20
WK	-	1.20	X 0.90
V	-	0.60	X 0.60

I) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work.			
ii) Certificate that the plot under reference was served by me on _____ and the dimension of sides etc. of plot stated on are as measured on site and are so worked out tallies with the area stated in the document of ownership /T.P. record/property card or 7-12 record.			

RUCHIR SHETH
ARCHITECT

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