

PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN OF R.S.NO.68,F.P.NO.74/1,O.P.NO.44/1,T.P.NO.02,AT VILL: BHAYLI, DIST. VADODARA.

AREA TABLE
FORM No : 6A
(See Schedule 4a)

DETAIL OF LAND AREA	sq.MTS
1. Area of land/property as per record	3894.00
F.P.No.	
AREA IN sq.mt.	

B. Deduction for:	
as per the condition	

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

3. Common plot (1885.54 x 10% = 188.55)	200.00
Balance area of plot	1685.54
6. Permis b.up area on G.F.	N.A.
7(a) Permis. normal F.S.I. (1885.54 x 1.80)	3393.97
7(a) Permis. premium F.S.I. (1885.54 x 0.90)	1686.98
TOTAL PERMISSIBLE F.S.I. (1.80 + 0.90 = 2.70)	5090.95
9. Proposed built up area G.F.	461.06
10. Grand total of built up area on G.F.	461.06
11. Proposed floor space area	BUILT UP F.S.I.

BASEMENT	1227.43
Ground floor	461.06
First floor	371.50
Second floor	371.50
Third floor	371.50
Fourth floor	371.50
Fifth floor	371.50
Sixth floor	371.50
Seventh floor	371.50
Eighth floor	371.50
Ninth floor	371.50
Tenth floor	371.50
Eleventh floor	371.50
Twelfth floor	371.50
Thirteenth floor	371.50
Terrace floor	56.92
Total proposed floor space area	7590.90
12. Total existing floor space area (if any)	5076.82
13. Grand total of floor space area	5076.82
14. Total F.S.I. consumed	2.69 < 2.70

FOR COMMERCIAL PARKING	VEHICLE	REO. AREA	REO. AREA
CAR PARKING @ 50%	50.22	482.57	482.57
OTHERS PARKING @ 40%	30.13	386.07	386.07
VISITORS PARKING @ 20%	20.08	96.50	96.50
TOTAL	100.44	966.14	966.14

FOR RESIDENTIAL PARKING	VEHICLE	REO. AREA	REO. AREA
CAR PARKING @ 50%	50.22	482.57	482.57
OTHERS PARKING @ 40%	30.13	386.07	386.07
VISITORS PARKING @ 20%	20.08	96.50	96.50
TOTAL	100.44	966.14	966.14

DISCUSSION	F.S.I. @ 1.80	F.S.I. @ 2.70	F.S.I. DIFF. @ 40% JANTRI	AMINITIZE
AREA IN SQ.MT.	3393.97	5090.95	1682.85	7590.90
RUPEES	4207125.00	2277270.00		

DETAIL OF UNITS	COMM. RESID.	SHOPS	FLATS	TOWER
TOTAL	8	0	39	
13th	0	0	3	
12th	0	0	3	
11th	0	0	3	
10th	0	0	3	
9th	0	0	3	
8th	0	0	3	
7th	0	0	3	
6th	0	0	3	
5th	0	0	3	
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2nd	0	0	3	
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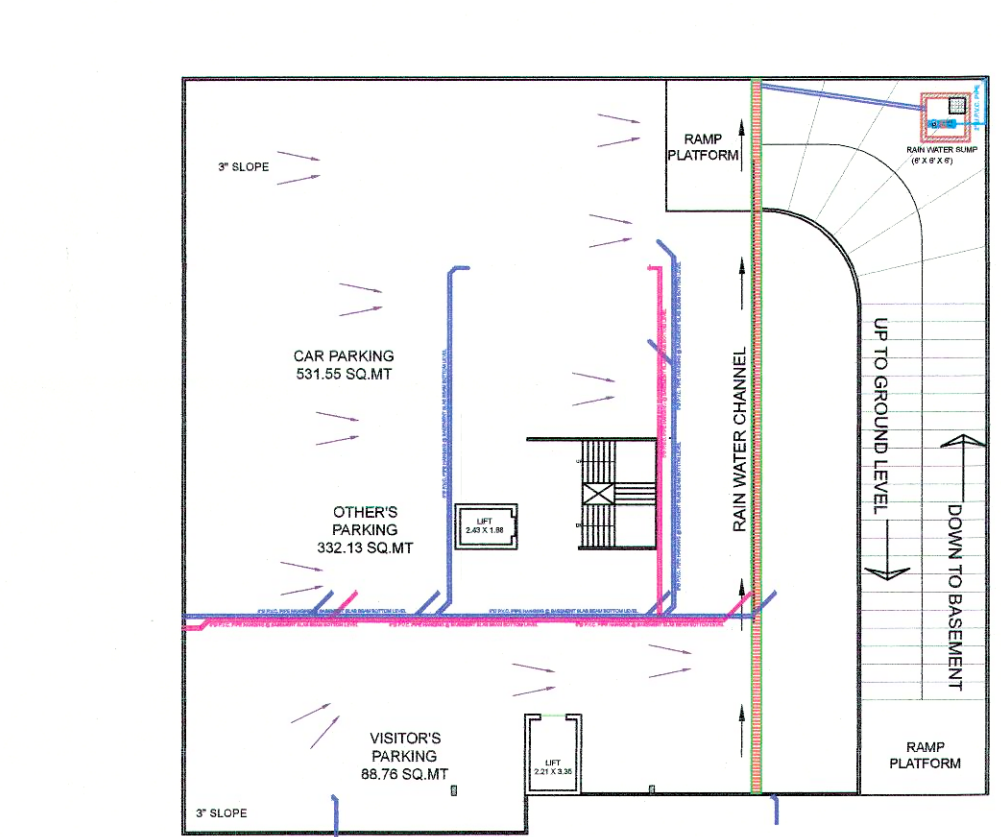
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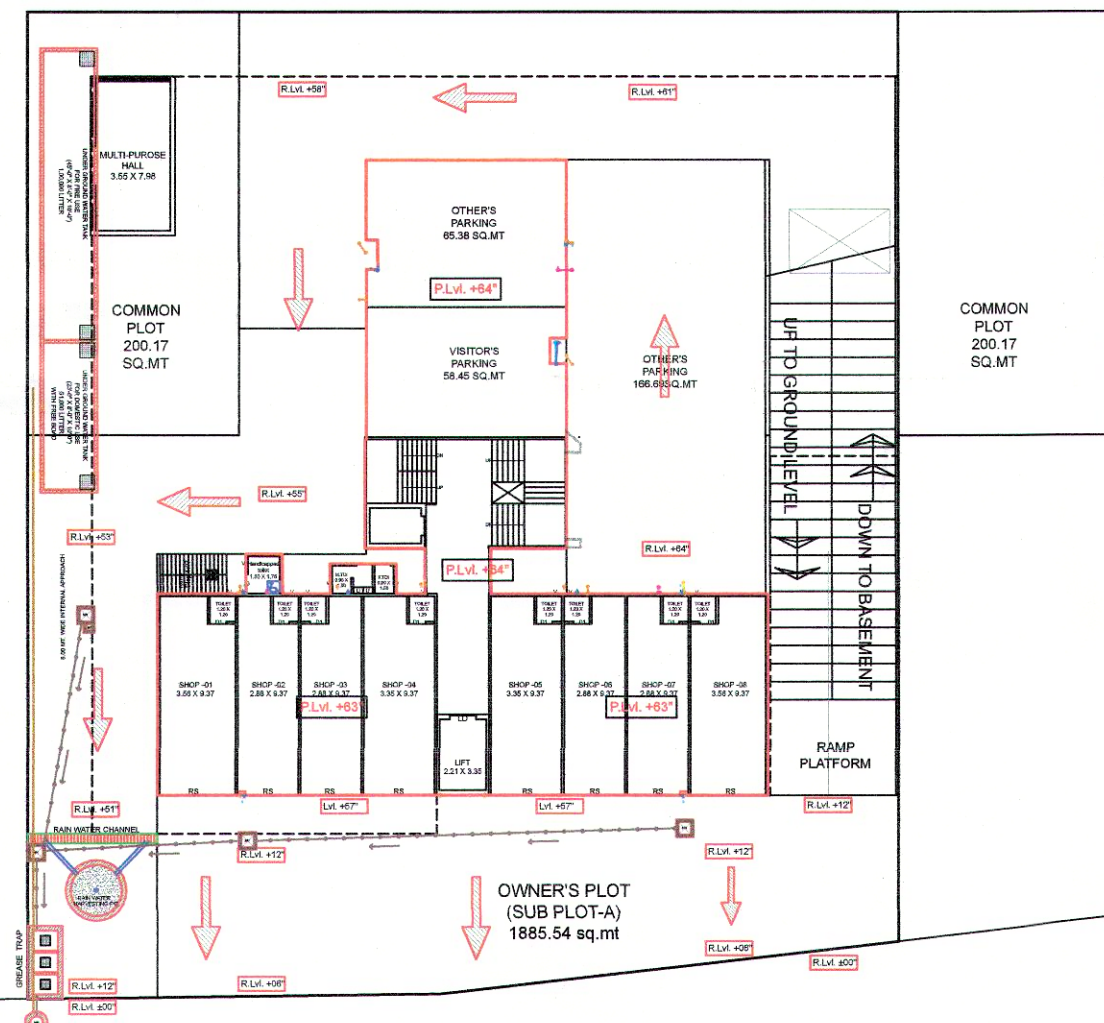
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PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN OF
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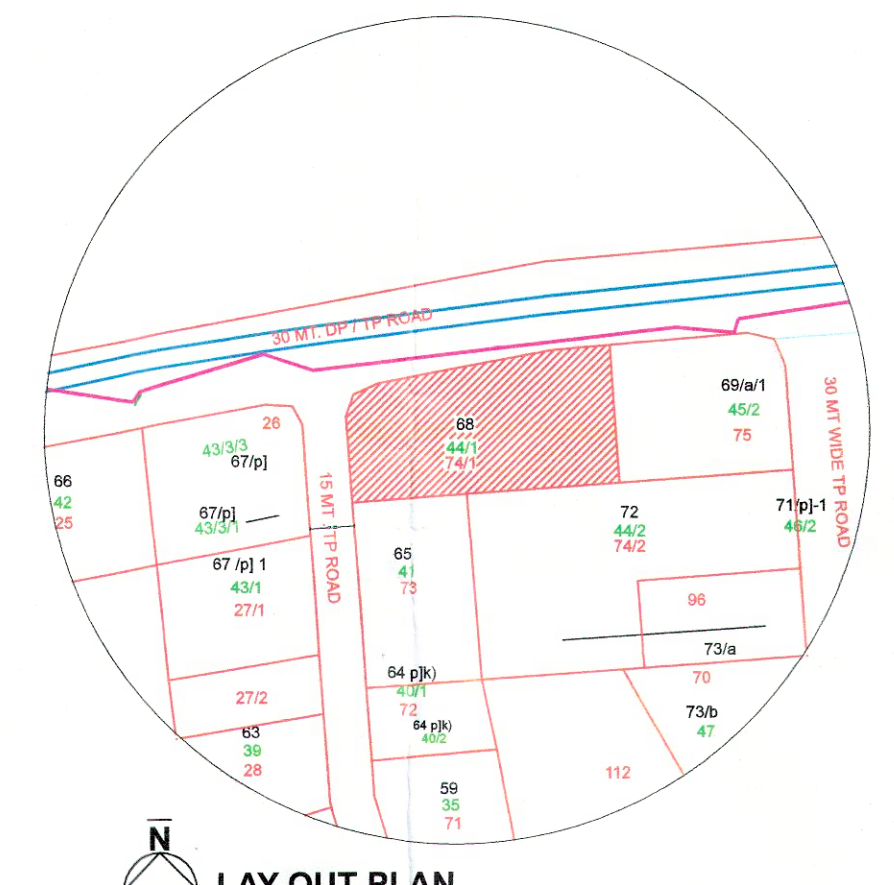
BASEMENT FLOOR (MECHANICAL PARKING) (TOWER-A)
BUILT UP AREA = 1227.43 sq.mt.
PARKING AREA = 531.55x1.50=797.32
332.13x1.50=498.19
88.76x1.50=133.14
TOTAL=1428.65 sq.mt.



MAN HOLE DISTANCE FROM
COMPOUND WALL 1 MT. &
DEPTH OF MAN HOLE 2.4 MT.

OWNER'S PLOT
(SUB PLOT-B)
2008.46 sq.mt

15.00 MTR WIDE ROAD



LAY OUT PLAN
SCALE :- 1:100

TOWER A GROUND FLOOR (BENCH)									
Building name	SHOP NO	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	1	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
	2	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
	3	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
	4	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
	5	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
	6	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
	7	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
	8	SHOP	20.00	20.00	0.00	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 1ST FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-101	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-102	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-103	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-104	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 2ND FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-201	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-202	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-203	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-204	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 3RD FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-301	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-302	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-303	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-304	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 4TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-401	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-402	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-403	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-404	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 5TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-501	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-502	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-503	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-504	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 6TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-601	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-602	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-603	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-604	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 7TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-701	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-702	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-703	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-704	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 8TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-801	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-802	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-803	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-804	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 9TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-901	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-902	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-903	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-904	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 10TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-1001	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1002	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1003	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1004	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 11TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-1101	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1102	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1103	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1104	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 12TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-1201	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1202	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1203	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1204	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									
TOWER A 13TH FLOOR (FLAT)									
Building name	FLAT NO.	TYPE	Carpet Area	Balance Area	WASH AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA	OPEN SPACE AREA
TOWER A	A-1301	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1302	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1303	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
	A-1304	FLAT	106.52	7.94	3.72	0.00	0.00	0.00	0.00
TOTAL									

SANITARY PROVISION FOR COMMERCIAL			
(AS PER GDCR CL. NO-21.3.1)			
TOTAL COMMERCIAL CARPET AREA = 237.36 sq.mt.			
OTHER FL. PROVIDED EACH UNIT INSIDE			
237.36 / 4 = 59.34 SAY 60 PERSON			
ASSUME 30 MALE & 30 FEMALE USER			
< 500 FOR 1 PER 50 USER OF GENDER			
REQ. FOR MALE USER			
REQ. PER 50 PERSON 1 URINAL [30/50] = 0.60 URINAL SAY 1			
REQ. PER 50 PERSON 1 W.C. [30/50] = 0.60 W.C. SAY 1			
REQ. FOR FEMALE USER			
REQ. PER 50 PERSON 1 W.C. [30/50] = 0.60 W.C. 1			
Minimum 25% of such water closets and urinals shall be provided in common and accessible locations of the building			
REQ. FOR MALE USER			
REQ. PER 100 PERSON 1 URINAL = 1 X 25% = 0.25 W.C. SAY 1			
REQ. PER 100 PERSON 1 W.C. = 1 X 25% = 0.25 URINAL 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

PROPOSED BUILT UP AREA IN sq.mt.				
TOWER		A		NET
	COMM	RESID.		TOTAL
BASEMENT				1227.43
G.F.COMM+RESID	260.40	200.66		461.06
1st		449.95		449.95
2nd		449.95		449.95
3rd		449.95		449.95
4th		449.95		449.95
5th		449.95		449.95
6th		449.95		449.90
7th		449.95		449.95
8th		449.95		449.95
9th		449.95		449.95
10th		449.95		449.95
11th		449.95		449.95
12th		449.95		449.95
13th		448.14		448.14
TERRACE		56.92		56.92
TOTAL	260.40	6103.12		7390.90
PROPOSED F.S.I. AREA IN sq.mt.				
TOWER				NET
G.F.(COMM)	COMM	RESID.		TOTAL
1st	251.12			251.12
2nd		371.50		371.50
3rd		371.50		371.50
4th		371.50		371.50
5th		371.50		371.50
6th		371.50		371.50
7th		371.50		371.50
8th		371.50		371.50
9th		371.50		371.50
10th		371.50		371.50
11th		371.50		371.50
12th		371.50		371.50
13th		367.70		367.70
TOTAL	251.12	4825.70		5076.82