



Approved Subject to Condition laid
Down in Building Permisio
Order No. 92
H13-25/23-27
Date 28/11/23
M.O. 24.05.23
Dy. Town Development Officer
Vadodara Mahanagarpalika
H.O.D. (L & E) 01 65201

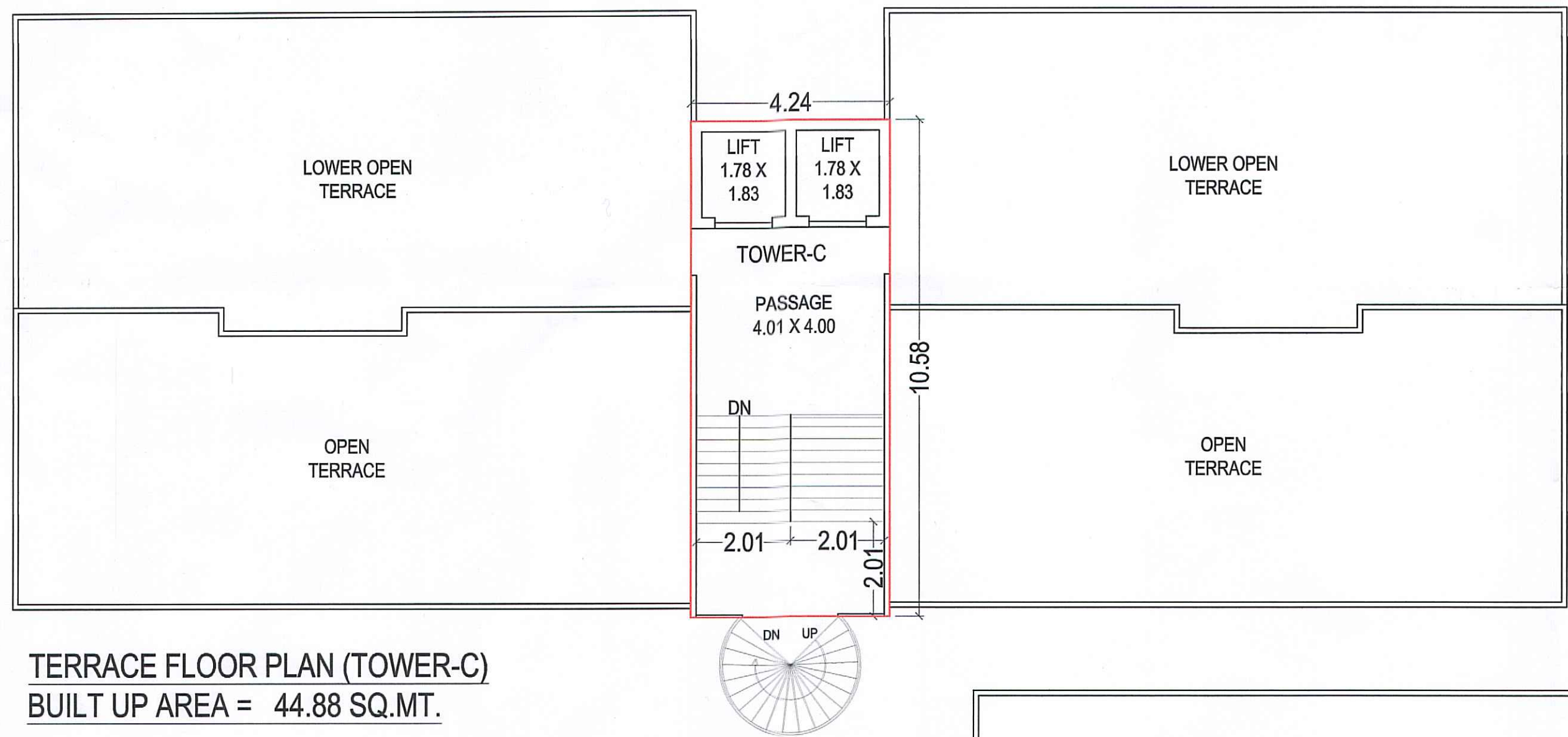


RUCHIR SHETH
ARCHITECT
DESIGN STUDIO
architects & interiors
VMC LIC.NO. CA/AOR-57/18 TO 23

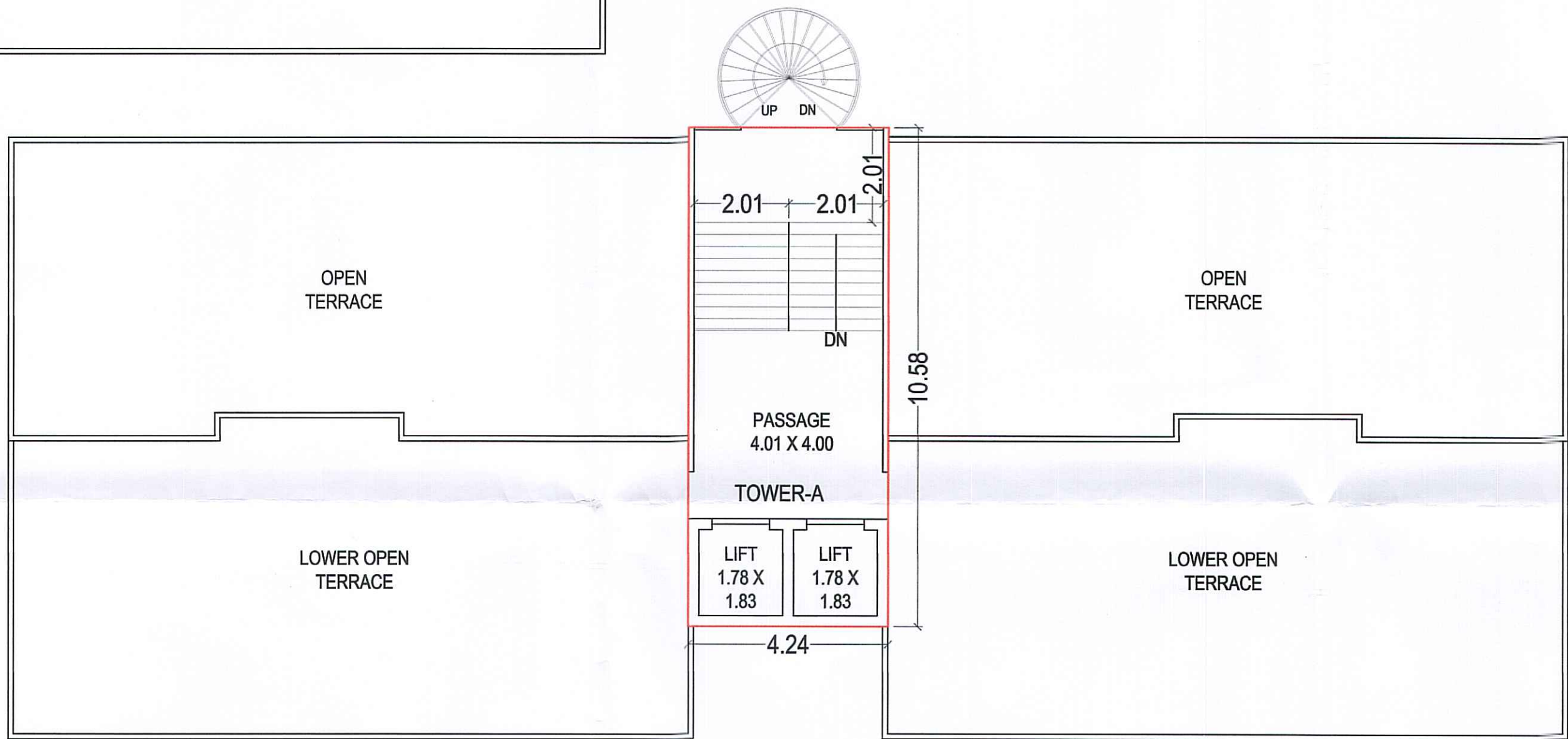
K.M. PATEL
Dy. A. H. El

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

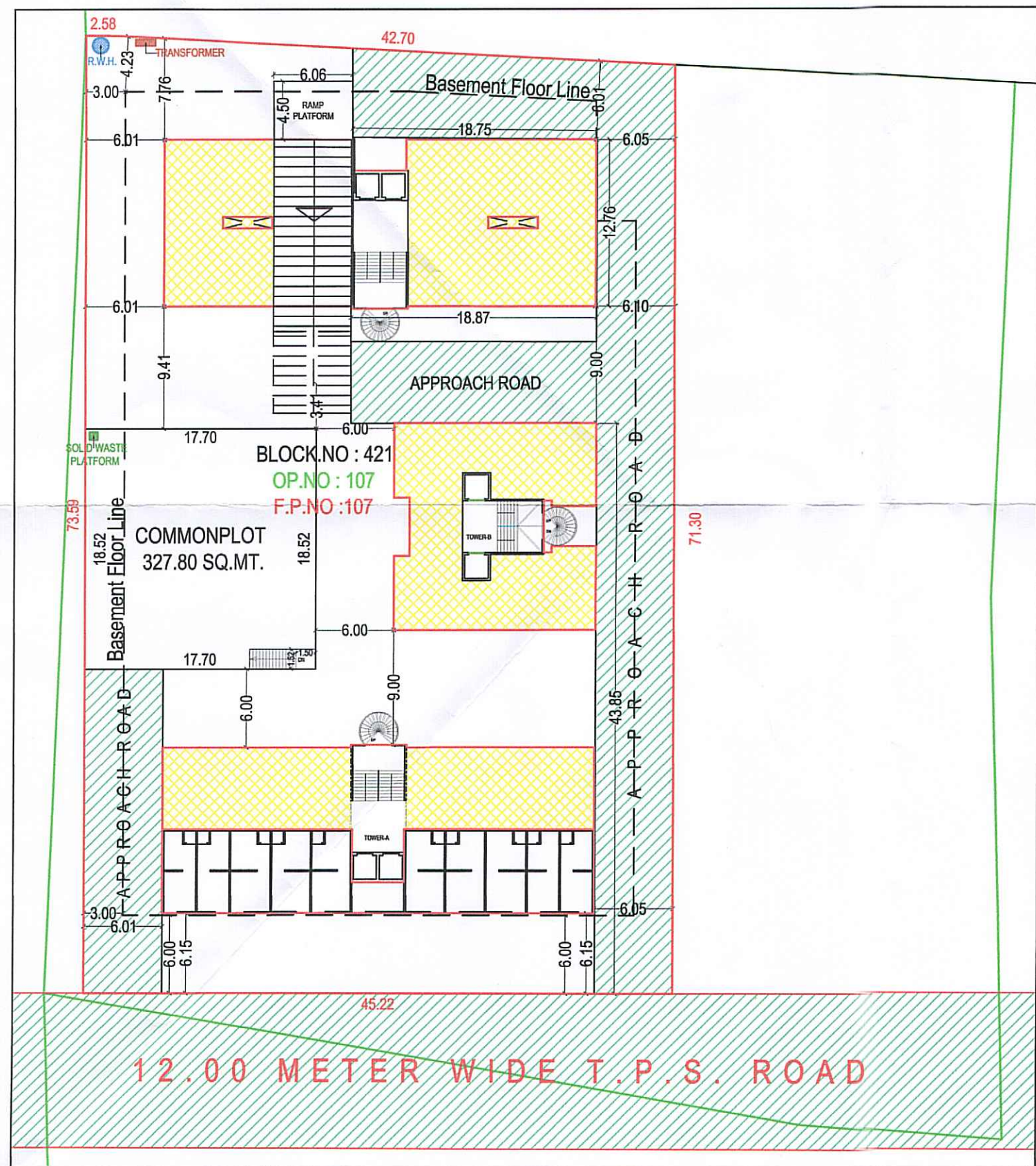
PROPOSED LAY-OUT & BUILDING PLAN OF BLOCK.NO : 421,OP.NO : 107, F.P.NO :107 ,
T.P.NO : 5 ,AT VILLAGE : SAMIYALA-BILL-BHAYLI , VADODARA.



TERRACE FLOOR PLAN (TOWER-C)
BUILT UP AREA = 44.88 SQ.MT.

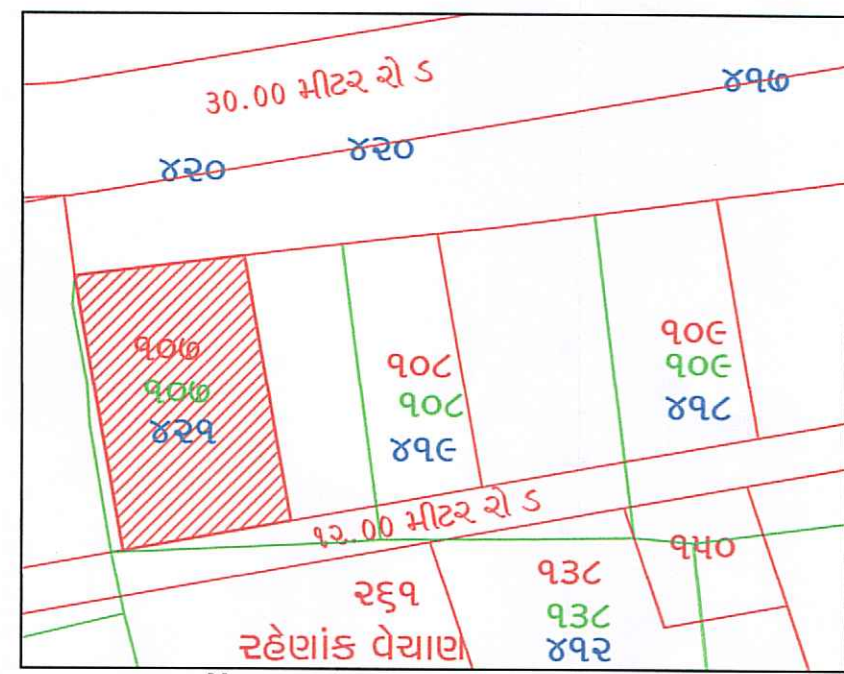


TERRACE FLOOR PLAN (TOWER-A)
BUILT UP AREA = 44.88 SQ.MT.



LAY OUT PLAN
SCALE :- 1.00 CM = 4.00 MT

JANTRI RATES FOR RESIDENTIAL				9825	AMINITIZE
DISCRPTION	F.S.I. @ 1.80	F.S.I. @ 2.70	F.S.I. DIFF. @ 1.80 TO 2.70 @ 40% JANTRI		300
AREA IN SQ.MT. RUPEES	RESID. 5900.40	RESID. 8850.60	RESID. 2950.11		13718.76
			11593932		4115628

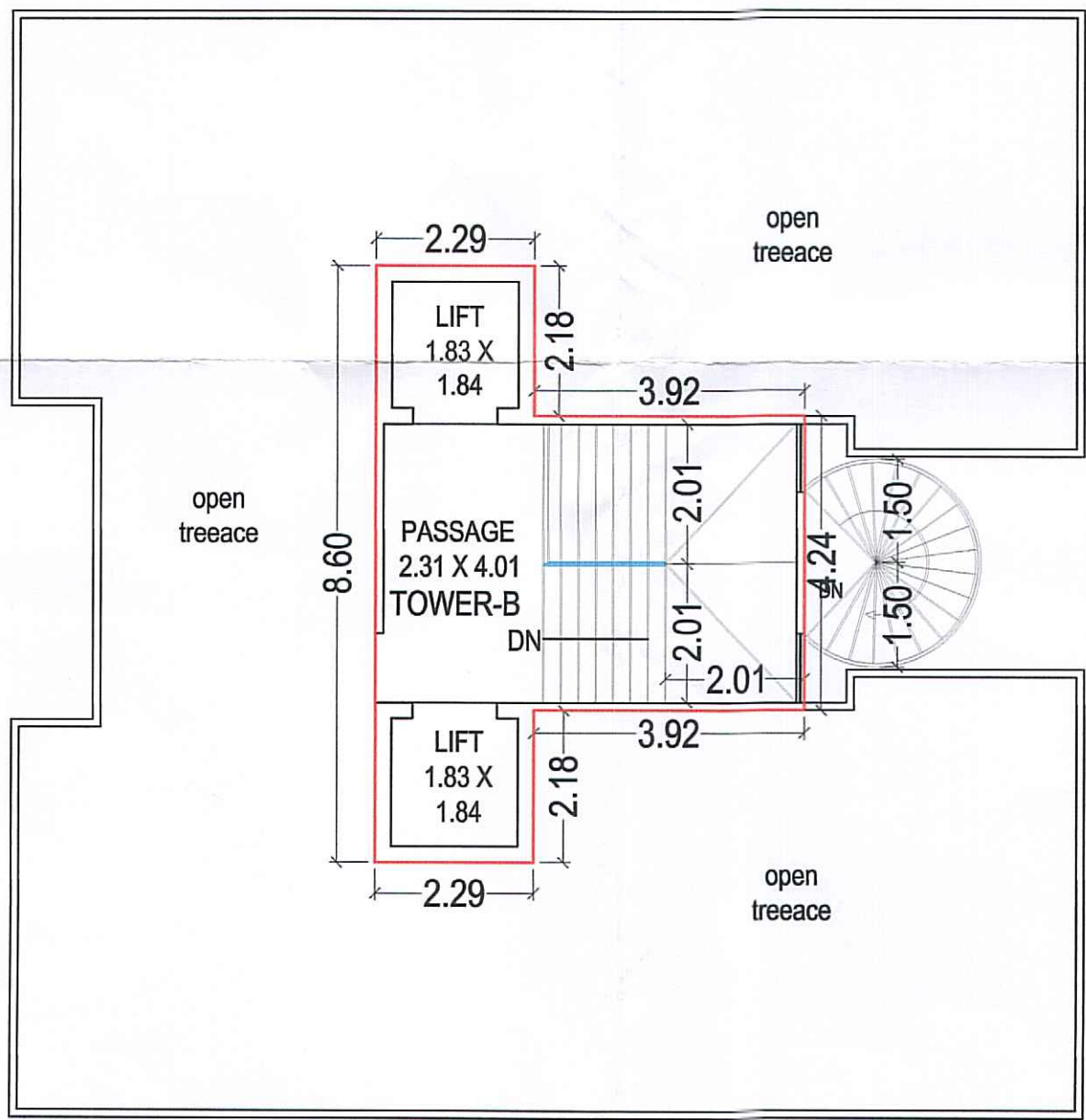


PROPOSED BUILT UP AREA TABLE				
	A	B	C	TOTAL
BASEMENT	RESID.	RESID.	RESID.	AREA
G.F.	424.03	228.96	407.84	1060.83
1st	407.84	228.96	407.84	1044.64
2nd	407.84	228.96	407.84	1044.64
3rd	407.84	228.96	407.84	1044.64
4th	407.84	228.96	407.84	1044.64
5th	407.84	228.96	407.84	1044.64
6th	407.84	228.96	407.84	1044.64
7th	407.84	228.96	407.84	1044.64
8th	407.84	228.96	407.84	1044.64
9th	407.84	228.96	407.84	1044.64
10th	227.81	228.96	227.81	684.58
TERR.F.	44.88	35.00	44.88	124.76
TOTAL	4367.28	2553.56	4351.09	13718.76

PROPOSED F.S.I. AREA TABLE				
	A	B	C	TOTAL
BASEMENT	RESID.	RESID.	RESID.	AREA
G.F.	197.19	0.00	0.00	197.19
1st	357.04	187.54	357.04	901.62
2nd	357.04	187.54	357.04	901.62
3rd	357.04	187.54	357.04	901.62
4th	357.04	187.54	357.04	901.62
5th	357.04	187.54	357.04	901.62
6th	357.04	187.54	357.04	901.62
7th	357.04	187.54	357.04	901.62
8th	357.04	187.54	357.04	901.62
9th	357.04	187.54	357.04	901.62
10th	175.60	187.54	175.60	538.74
TOTAL	3586.15	1875.40	3388.96	8850.51

LIFT CALCULATION			
TOWER - A = 3rd TO 10TH = 4 flats X 7Ftr. + 2 flats = 30 FLATS			
1 LIFT (CAP. = 6 PERSON) REQD. FOR THIRTY UNITS			
30/30 = 1 REQUIRED NOS. LIFT. (SAYS 1 X 6 = 6 PASSENGER)			
PROVIDED 1 LIFT OF 6 PASSENGER & 1 FIRE LIFT IN TOWER : A			
TOWER - B = 3rd TO 10TH = 2 flats X 8 Ftr. = 16 FLATS			
1 LIFT (CAP. = 6 PERSON) REQD. FOR THIRTY UNITS			
16/30 = 1 REQUIRED NOS. LIFT. (SAYS 1 X 6 = 6 PASSENGER)			
PROVIDED 1 LIFT OF 6 PASSENGER & 1 FIRE LIFT IN TOWER : B			
TOWER - C = 3rd TO 10TH = 4 flats X 7Ftr. + 2 flats = 30 FLATS			
1 LIFT (CAP. = 6 PERSON) REQD. FOR THIRTY UNITS			
30/30 = 1 REQUIRED NOS. LIFT. (SAYS 1 X 6 = 6 PASSENGER)			
PROVIDED 1 LIFT OF 6 PASSENGER & 1 FIRE LIFT IN TOWER : C			

CARPET AREA STATEMENT IN SQ.MT. TOWER - AB					
GROUND FLOOR					
TOWER	FLAT NOS	CARPET	BALCONY	WASH	OPEN TERRACE
AB	1	15.54	0	0	0
	2	15.42	0	0	0
	3	19.28	0	0	0
	4	18.80	0	0	0
	5	18.80	0	0	0
	6	9.53	0	0	0
	7	18.80	0	0	0
	8	18.80	0	0	0
	9	19.28	0	0	0
	10	15.42	0	0	0
	11	15.54	0	0	0
TOTAL		185.21	0.00	0.00	0.00
1ST TO 9TH FLOOR					
TOWER	FLAT NOS	CARPET	BALCONY	WASH	OPEN TERRACE ONLY 1ST FLOOR
A	101 TO 901	82.47	2.40	2.06	0.00
	102 TO 902	82.47	2.40	2.06	4.77
	103 TO 903	82.47	2.40	2.06	4.77
	104 TO 904	82.47	2.40	2.06	0.00
TOTAL		329.88	9.60	8.24	9.54
10TH FLOOR					
TOWER	FLAT NOS	CARPET	BALCONY	WASH	OPEN TERRACE
A	1001	82.47	2.40	2.06	90.28
	1002	82.47	2.40	2.06	90.28
	TOTAL	164.94	4.80	4.12	180.56
1ST TO 10TH FLOOR					
TOWER	FLAT NOS	CARPET	BALCONY	WASH	OPEN TERRACE
B	101 TO 1001	85.93	2.88	2.76	0.00
	102 TO 1002	85.93	2.88	2.76	0.00
	TOTAL	171.86	5.76	5.52	0.00
1ST TO 9TH FLOOR					
TOWER	FLAT NOS	CARPET	BALCONY	WASH	OPEN TERRACE ONLY 1ST FLOOR
C	101 TO 901	82.47	2.40	2.06	0.00
	102 TO 902	82.47	2.40	2.06	0.00
	103 TO 903	82.47	2.40	2.06	0.00
	104 TO 904	82.47	2.40	2.06	0.00
TOTAL		329.88	9.60	8.24	0.00
10TH FLOOR					
TOWER	FLAT NOS	CARPET	BALCONY	WASH	OPEN TERRACE
C	1001	82.47	2.40	2.06	90.28
	1002	82.47	2.40	2.06	90.28
	TOTAL	164.94	4.80	4.12	180.56



TERRACE FLOOR PLAN (TOWER-B)
BUILT UP AREA = 35.00 SQ.MT.

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

1/3

A. AREA STATEMENT	SQ.MTS.	DETAIL OF DRAWING SHOWING
1. Area of land/property as per record or as per site condition	3278.00	Approved Subject to Condition laid Down in Building Permit: Word No. 118-25/23-28 Order No. 118-25/23-28 Date 22/11/23
B. Deduction for :		
(a) road cutting area		
(B) owners plot		
3. Net area of plot	327.80	
4. Common Plot (10%)		
5. Balance area of Plot		
6. Permis. b.up area on G.F.		
7.[a] Permis. normal F.S.I. [3278.00 X 1.80]	5900.40	
[b] Permis. premium F.S.I. [3278.00 X 0.90]	2950.20	
Total PERMISSIBLE F.S.I. [1.80 + 0.90 = 2.7]	8850.60	
[5900.40+2950.20]		
[c] Premium F.S.I. to be Purchased	2950.11	
8. Existing built up area on G.F		
9. Proposed built up area G.F.		
10. Grand total of built up area on G.F.		
11. Proposed floor space area	B. UP.	F.S.I.
Basement floor	2446.83	0.00
Ground floor	1060.83	197.19
1st floor	1044.64	901.62
2nd floor	1044.64	901.62
3rd floor	1044.64	901.62
4th floor	1044.64	901.62
5th floor	1044.64	901.62
6th floor	1044.64	901.62
7th floor	1044.64	901.62
8th floor	1044.64	901.62
9th floor	1044.64	901.62
10th floor	684.58	538.74
Terrace floor	124.76	0.00
Total proposed floor space area	13718.76	8850.51
12. Total existing floor space area (if any)		
13. Grand total of floor space area		
14. Total f.s.i. consumed	2.69 < 2.7	

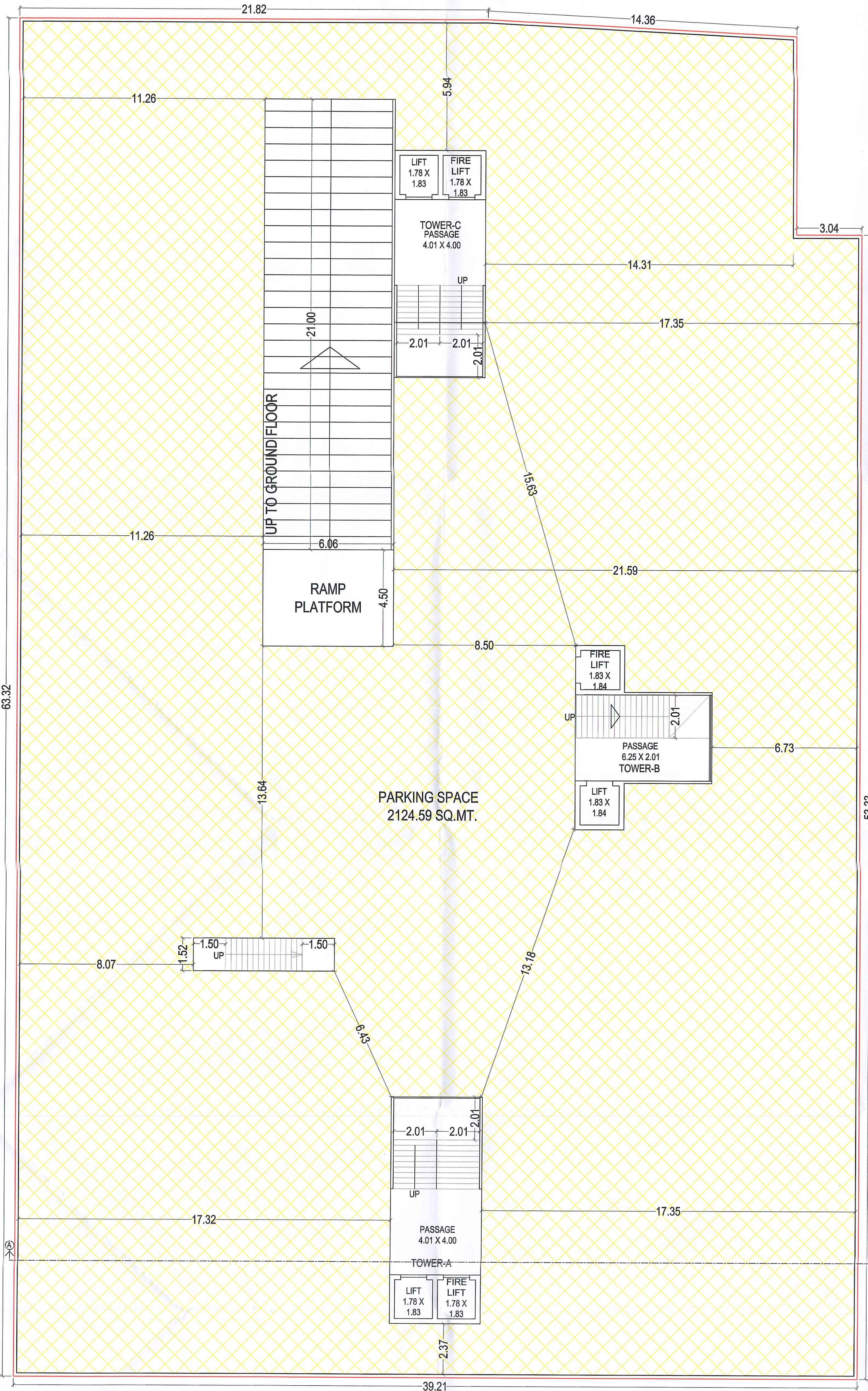
B. PARKING STATEMENT AS PER TABLE			
PARKING AREA TABLE			PROVIDED PARKING
RESID. REQD. PARKING			BASEMENT 2124.59
RESID.	%	Req. Area	TOWER-A 182.88
F.S.I.		in Sq.Mt.	TOWER-B 192.00
8850.51	20%	1770.10	TOWER-C 292.02
FOR DIVISIONAL PARKING			TOTAL 2791.49
Vehicle's	%	Req. Area	
		in Sq.Mt.	
Car	50%	885.05	
Other's	40%	708.04	
Visitor's	10%	177.01	
TOTAL		1770.10	
TOTAL PROVIDED PARKING RESID.			
Vehicle's	BASEMENT T LEVEL	G.LEVEL	TOTAL
Car	900.00	0.00	900.00
Other's	1224.59	466.90	1691.49
Visitor's	0.00	200.00	200.00
TOTAL	2124.59	666.90	2791.49

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

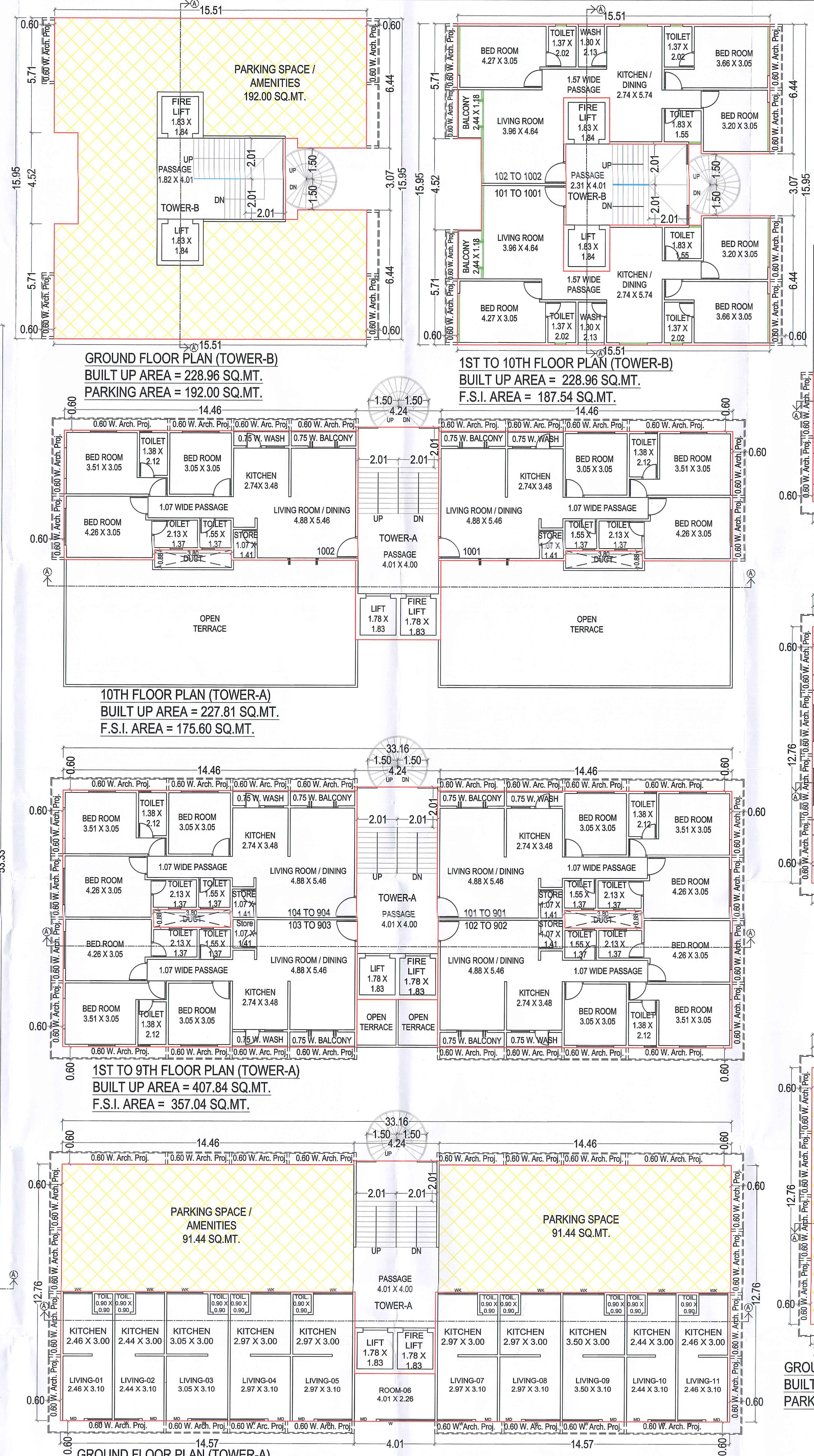


K.M.PATEL
Rm
Am
Owner / Builder / Organiser / Developer
Or Authorised Agent of Owner

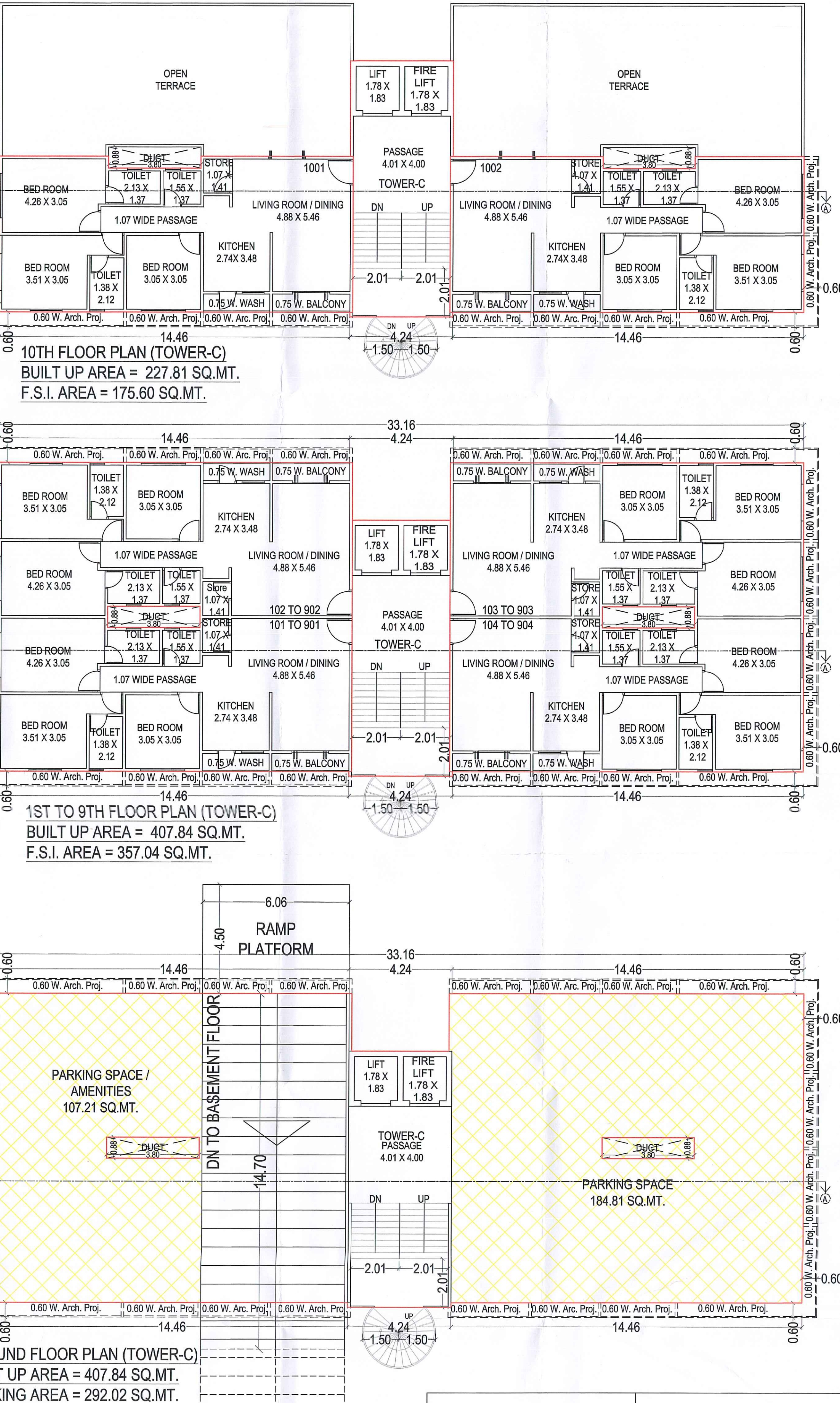
PROPOSED LAY-OUT & BUILDING PLAN OF BLOCK.NO : 421,OP.NO : 107, F.P.NO :107 ,
T.P.NO : 5 ,AT VILLAGE : SAMIYALA-BILL-BHAYLI , VADODARA.



BASEMENT FLOOR PLAN (TOWER-ABC)
BUILT UP AREA = 2446.83 SQ.MT.
PARKING AREA = 2124.59 SQ.MT.



GROUND FLOOR PLAN (TOWER-A)
BUILT UP AREA = 424.03 SQ.MT.
F.S.I. AREA = 197.19 SQ.MT.
PARKING AREA = 182.88 SQ.MT.



GROUND FLOOR PLAN (TOWER-C)
BUILT UP AREA = 407.84 SQ.MT.
PARKING AREA = 292.02 SQ.MT.



IN-GJ99601096397105V



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Regd. No.: 1332
Date: 07-07-2023

Certificate No. : IN-GJ99601096397105V

Certificate Issued Date : 07-Jul-2023 12:11 PM

Account Reference : IMPACC (AC)/ gj13216011/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1321601125076916671277V

Purchased by : SOHAM

Description of Document : Article 4 Affidavit

Description : AFFIDAVIT

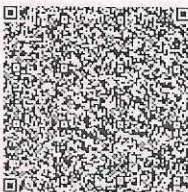
Consideration Price (Rs.) : 0
(Zero)

First Party : VED REALTY

Second Party : GUJ RERA

Stamp Duty Paid By : VED REALTY

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IE 0004801861

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit Cum Declaration

Affidavit cum Declaration of M/s. Ved Realty (Project Courtyard Regalia II) through Shri Ruchir Sheth of the project Courtyard Regalia II, situated at F P 107, Block No 421, T P 05, Bhayli, Vadodara.

I, Mr. Ruchir Sheth authorised signatory of proposed project, do hereby, solemnly declare, undertake and state as under;

We submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. We hereby undertake that till the drainage connectivity is provided by the concerned authority, Septic Tanks and Soak well would be provided in accordance with (IS 2470). The provision for disposal of drainage would be as per Rule 23.10.1 of the new GDCR -2017. OR

Our project Courtyard Regalia II (Project name) is in the Vadodara Mahanagarpalika (Authority name) municipal corporation area. There exist drainage network in surrounding of project area. We shall connect drainage network of our project with existing drainage network of Vadodara Mahanagarpalika (Authority name) municipal corporation. with prior permission of Vadodara Mahanagarpalika (Authority name) prior to giving possession to allottees.

~~We further undertake that we will take building use permission from planning authority after providing/constructing/executing drainage and sewerage disposal system as per GDCR/NBC. A copy of the same will be submitted to Gujarat Rera thereafter, for their record.~~

We also undertake to maintain the same in good working order till the maintenance is handed over to the service society of the allottees.

We understand that the entire responsibility for the same will be that of **Promoter/Architect/Engineer/Site Supervisor/Land Owner.**



Deponent

For VED REALTY

Partner

ATTESTED

PROPOSED LAY-OUT & BUILDING PLAN OF BLOCK.NO : 421,OP.NO : 107, F.P.NO :107 , T.P.NO : 5 ,AT VILLAGE : SAMIYALA-BILL-BHAYLI , VADODARA.

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

A. AREA STATEMENT	SQ.MTS.	DETAIL OF DRAWING SHOWING
1. Area of land/property as per record or as per site condition	3278.00	
B. Deduction for:		
(a) road cutting area		
(B) owners plot		
3. Net area of plot		
4. Common Plot (10%)	327.80	

5. Balance area of Plot		II REFERENCES
6. Permis. b up area on G.F.		
7(a) Permis. normal F.S.I.	[3278.00 X 1.80]	5900.40
[b] Permis. premium F.S.I.	[3278.00 X 0.90]	2950.20
Total PERMISSIBLE F.S.I. [1.80 + 0.90 = 2.7]		8850.60
[5900.40 + 2950.20]		
[c] Premium F.S.I. to be Purchased		2950.11

8. Existing built up area on G.F		
9. Proposed built up area G.F.		
10. Grand total of built up area on G.F.		
11. Proposed floor space area	B.U.P.	F.S.I.
Basement floor	2446.83	0.00
Ground floor	1060.83	197.19
1st floor	1044.64	901.62

2nd floor	1044.64	901.62
3rd floor	1044.64	901.62
4th floor	1044.64	901.62
5th floor	1044.64	901.62
6th floor	1044.64	901.62
7th floor	1044.64	901.62
8th floor	1044.64	901.62
9th floor	1044.64	901.62
10th floor	684.58	538.74
Terrace floor	124.76	0.00
Total proposed floor space area	13718.76	8890.51

12. Total existing floor space area (if any)	STAMP AND SIGNATURE OF APPROVAL
13. Grand total of floor space area	
14. Total f.s.i. consumed	
2.69 < 2.7	
B. PARKING STATEMENT AS PER TABLE	

PARKING AREA TABLE			PROVIDED PARKING	
RESID. REDU. PARKING			BASEMENT	
RESID	%	Req. Area	TOWER A	182.88
7.5 T	20%	182.88	TOWER B	182.88
8850.51	20%	1770.10	TOWER C	250.02
FOR DIMENSIONAL PARKING			TOTAL	512.98
Vehicular's	%	Req. Area		
		in Sq. Ft.		
Car	50%	885.05		
Others	40%	708.04		
Visitor's	10%	177.01		
TOTAL		1770.10		
TOTAL PROVIDED PARKING RESID.				
Vehicular's	BASEMENT	G LEVEL	TOTAL	
	T LEVEL			
Car	900.00	0.00	900.00	
Others	1224.59	666.90	1691.49	
Visitor's	0.00	250.00	250.00	
TOTAL	2124.59	666.90	2791.49	

LIFT CALCULATION	
TOWER - A = 3rd to 10TH = 4 flats X 7Flr. + 2 flats = 30 FLAT'S	
1 LIFT (CAP. = 6 PERSON) REQD. FOR THIRTY UNITS	
30/30 = 1 REQUIRED NOS. LIFT. (SAYS 1 X 6 = 6 PASSENGER)	
PROVIDED 1 LIFT OF 6 PASSENGER & 1 FIRE LIFT IN TOWER - A	
TOWER - B = 3rd to 10TH = 2 flats X 8 Flr. = 16 FLAT'S	
1 LIFT (CAP. = 6 PERSON) REQD. FOR THIRTY UNITS	
16/30 = 1 REQUIRED NOS. LIFT. (SAYS 1 X 6 = 6 PASSENGER)	
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TOWER - C = 3rd to 10TH = 4 flats X 7Flr. + 2 flats = 30 FLAT'S	
1 LIFT (CAP. = 6 PERSON) REQD. FOR THIRTY UNITS	
30/30 = 1 REQUIRED NOS. LIFT. (SAYS 1 X 6 = 6 PASSENGER)	
PROVIDED 1 LIFT OF 6 PASSENGER & 1 FIRE LIFT IN TOWER - C	

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
W1	-	1.20 X 1.20
WK	-	1.20 X 0.90
V	-	0.60 X 0.60

SIGNATURE OF OWNERS / BUILDERS

For VED REALTY



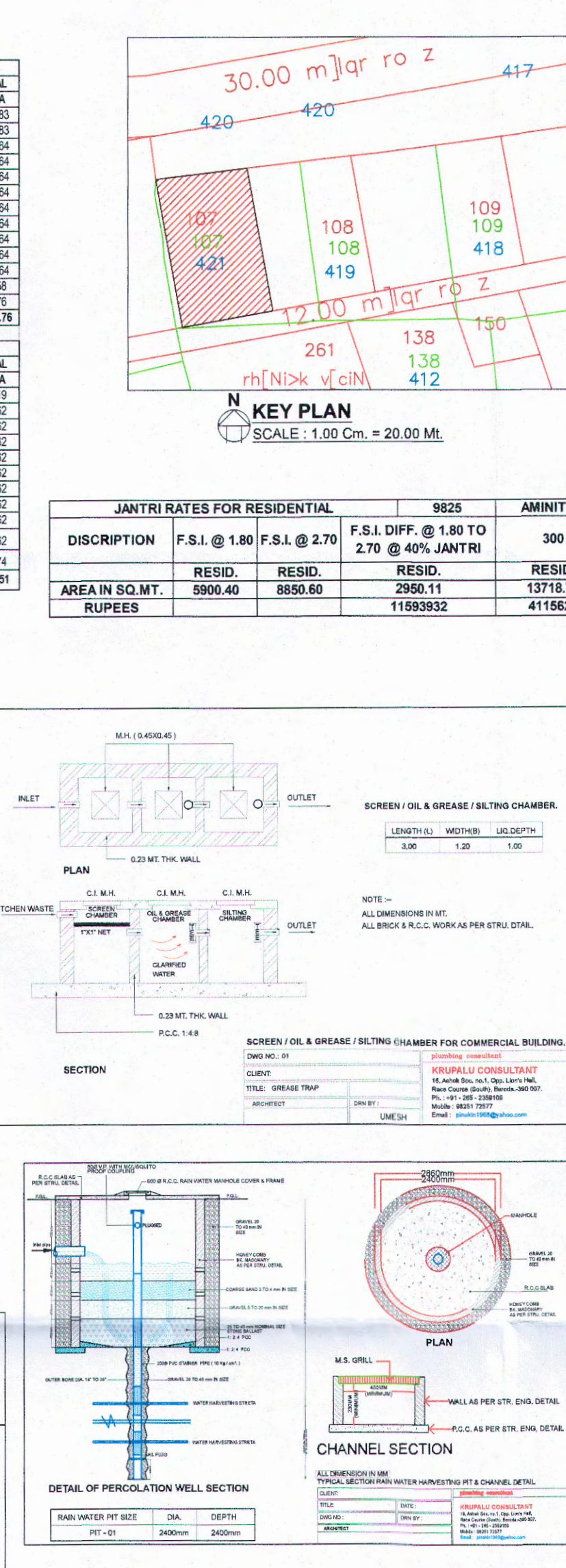
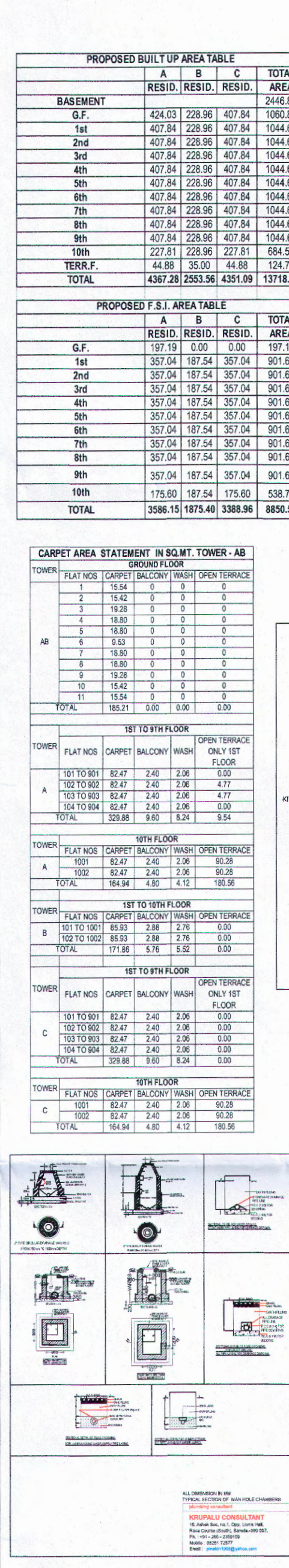
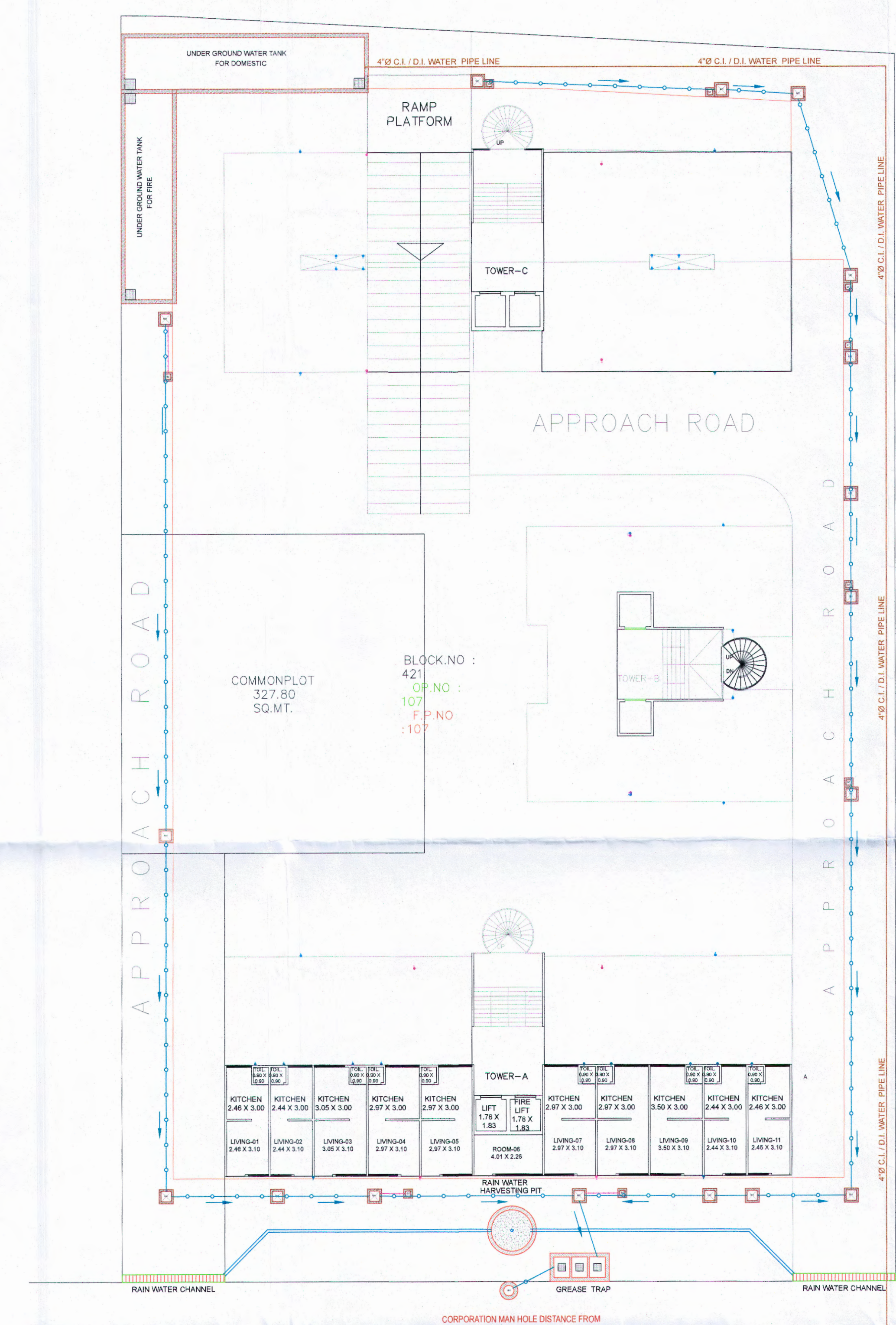
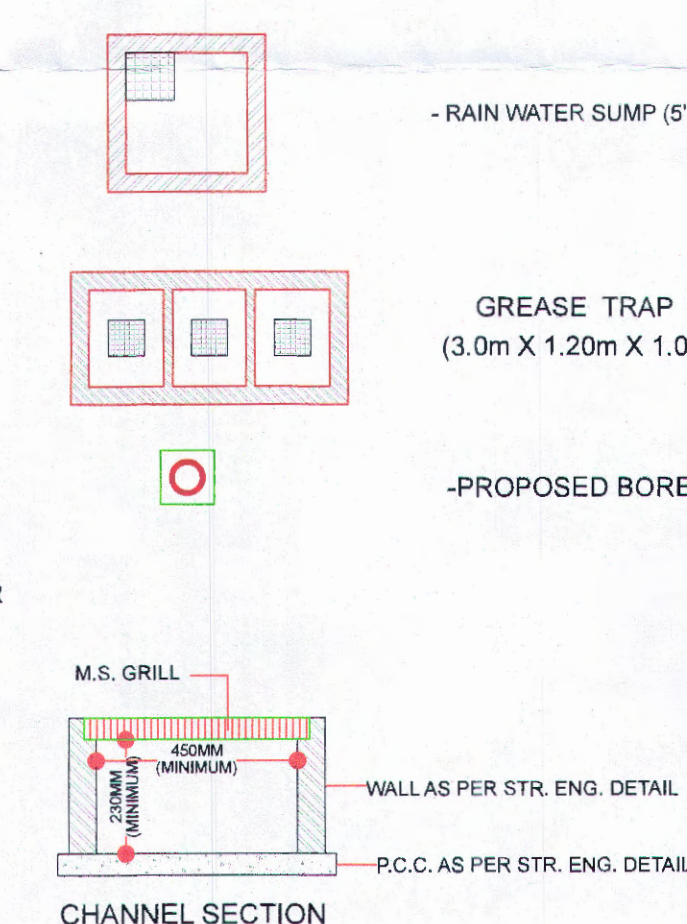
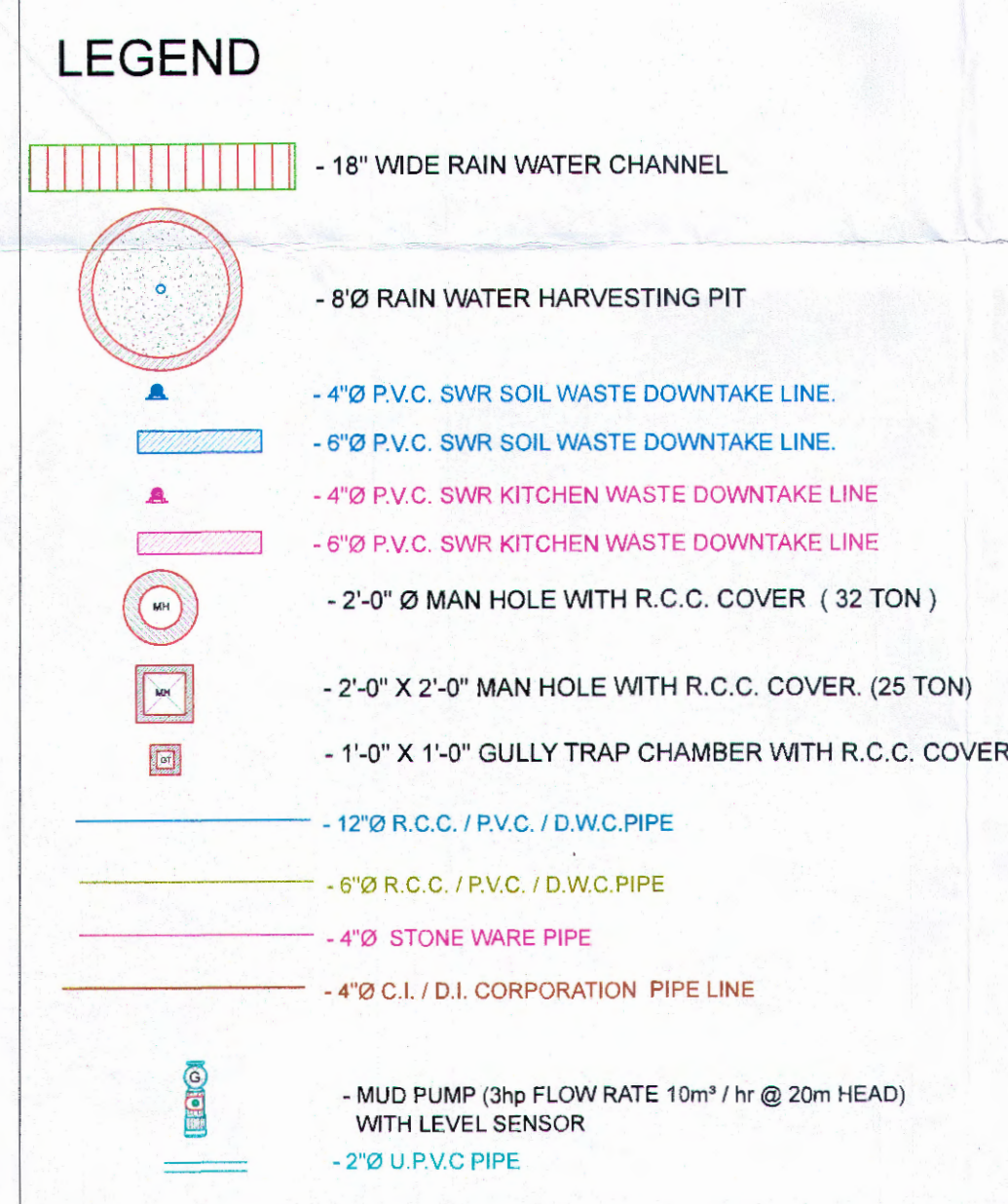
Partner

SIGNATURE OF ARCHITECTS-ENGINEERS

RUCHIR SHETH
ARCHITECT
VUDA LIC 10, A-308-2018 to 2023
VUDA LIC 10, S-154-2018 to 2023
VMSS LIC 10, CA-57 2018 to 2023

SIGNATURE OF PLUMBING CONSULTANT

KRUPALU CONSULTANT
16, Ashok Soc. no.1, Opp. Lion's Hall,
Race Course (South), Baroda-390 007.
Off.No : +91 75738 40909
Mobile : 98251 72577
Email : pinakin1968@yahoo.com
krupalu1968@gmail.com
Web Site: www.krupaluconsultant.com



- UNDER GROUND WATER TANK (14.00mt X 3.00mt X 2.40mt) 1,00,000 LITTER FOR DOMESTIC USE WITHOUT FREE BOARD	- UNDER GROUND WATER TANK (14.00mt X 3.00mt X 2.40mt) 1,26,000 LITTER FOR DOMESTIC USE WITH FREE BOARD
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- UNDER GROUND WATER TANK
(12.00mt X 2.77mt X 3.00mt)
1,00,000 LITTER
FOR FIRE USE



COURTYARD REGALIA 2
DATE : 28-06-2023