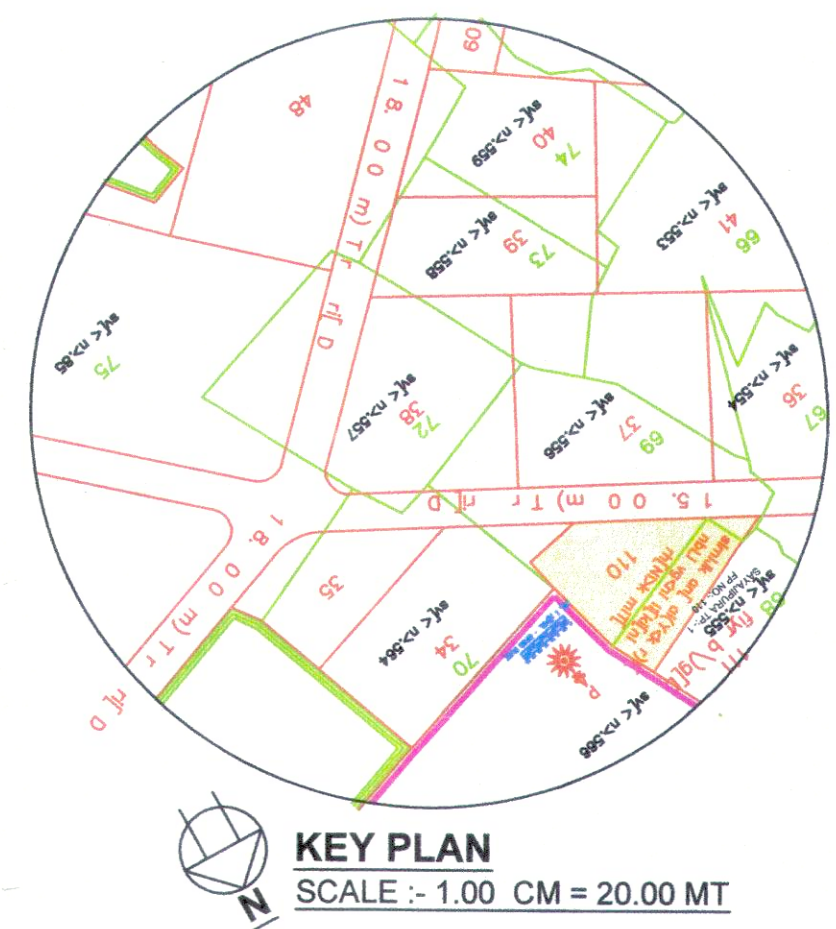
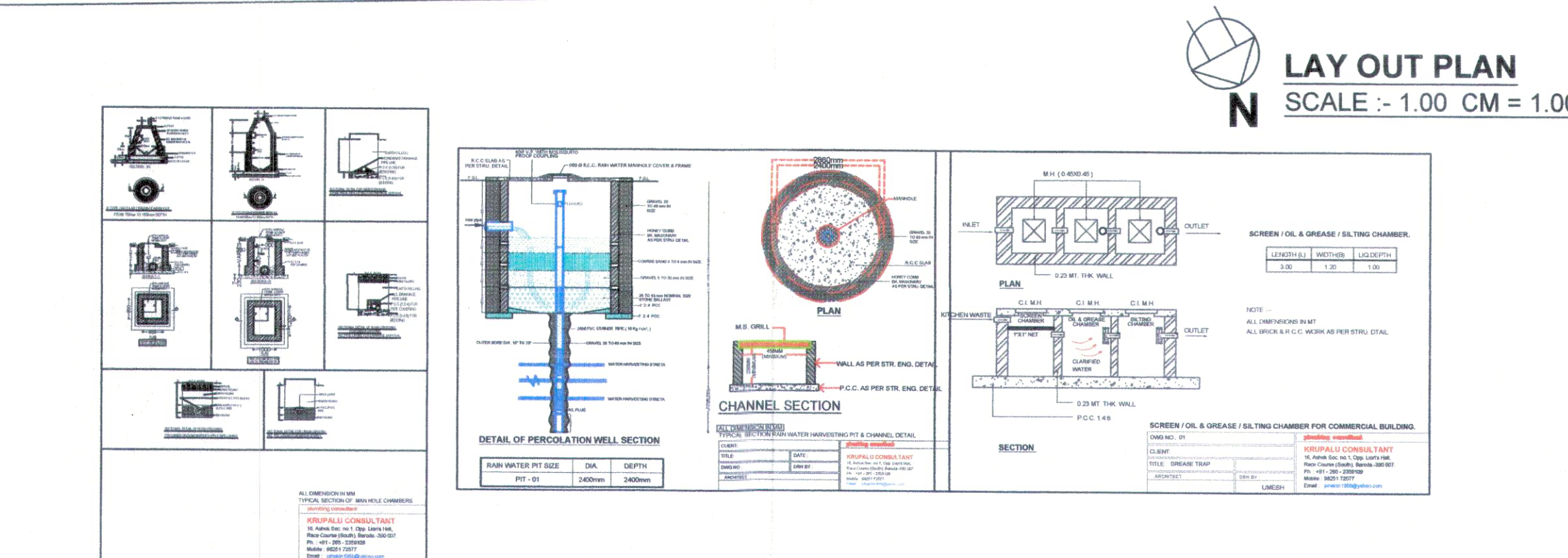
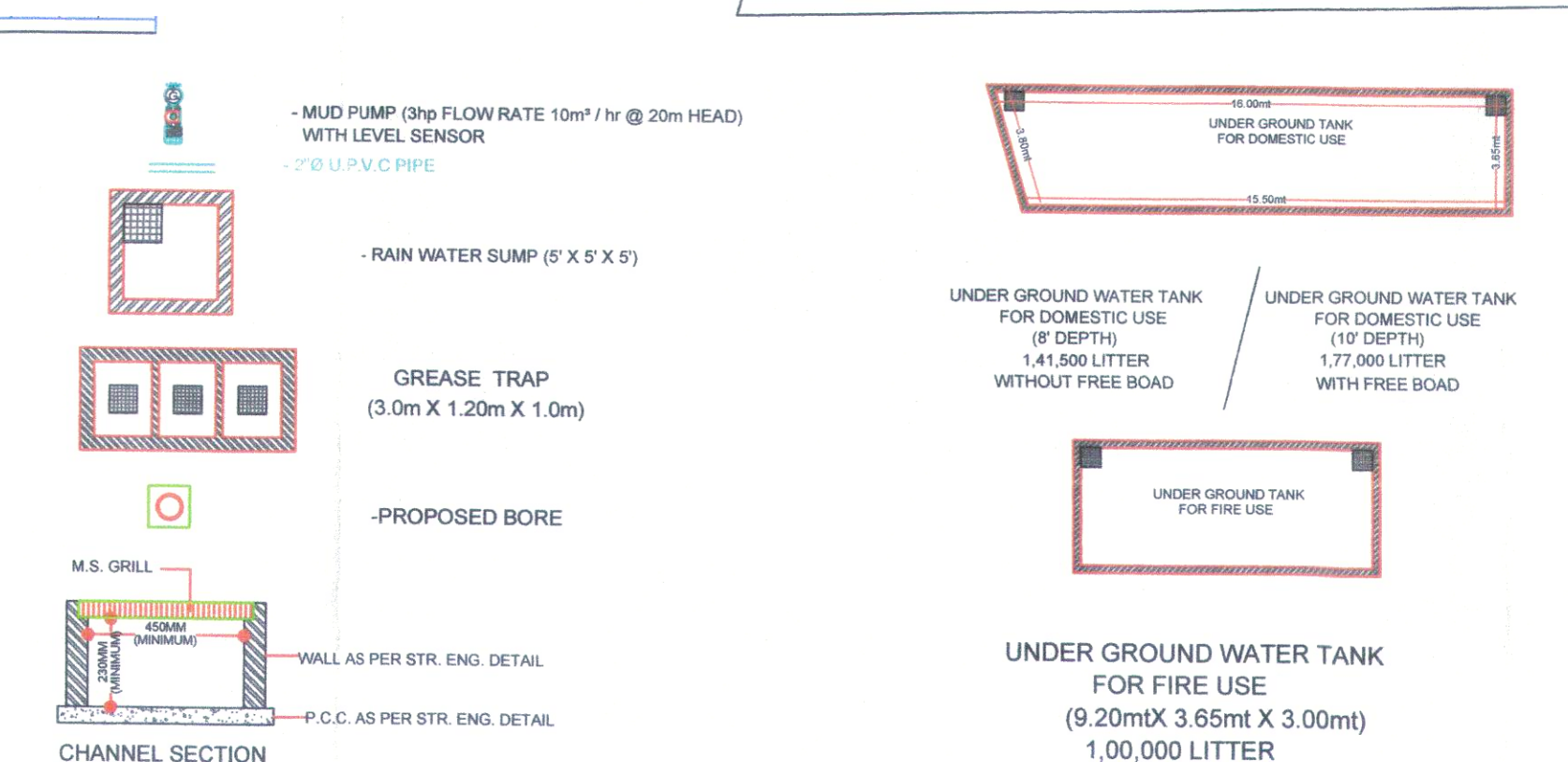


PROPOSED RESIDENTIAL LAY-OUT & BUILDING PLAN OF R.S.No:557, F.P.NO.38, O.P.NO.72, T.P.NO.01, AT VILL: SAYAJIPURA, DIST. VADODARA.



AREA TABLE			
FORM No : 6A (See Schedule 4a)			
A. AREA STATEMENT		SQ.MTS.	DETAIL OF LAND AREA
1. Area of land/property as per record or as per site condition		5552.00	F.P.No. AREA IN sq.mt.
B. Deduction for :			
(a) road cutting area			
(b) any reservation			
3. Net area of plot		5552.00	SCHEDULE OF OPENING
4. Common Plot (5551.35 x 10%)		555.20	
5. Balance area of Plot		4996.80	
6. Permis. b up area on G.F. (30%)		---	
7.[a] Permis.(basic free) F.S.I. [5552.00 x 1.80]		9993.60	
[b] premium(purchased)F.S.I.[5552.00 x 0.90]		4996.80	MD - 1.07 X 2.10
TOTAL PERMISSIBLE F.S.I. [1.80 + 0.90 = 2.70]		14990.40	D1 - 0.90 X 2.10
[c] Premium F.S.I. to be Purchased		4975.02	D2 - 0.75 X 2.10
8. Existing built up area on G.F		---	W - 1.80 X 1.20
9. Proposed built up area G.F.		1647.62	W1 - 1.20 X 1.20
10. Grand total of built up area on G.F.		1647.62	WK - 1.20 X 0.90
11. Proposed floor space area		BUILT UP	V - 0.60 X 0.60
		F.S.I.	
BASEMENT		2179.73	
Ground floor		1647.62	
First floor		1647.62	
Second floor		1290.07	
Third floor		1290.07	
Fourth floor		1290.07	
Fifth floor		1290.07	
Sixth floor		1290.07	
Seven floor		1290.07	
Eighth floor		1290.07	
Ninth floor		1290.07	
Tenth floor		1290.07	
Eleventh floor		1290.07	
Twelve floor		1290.07	
Terrace floor		---	
Total proposed floor space area		19665.74	
12. Total existing floor space area (if any)			
13. Grand total of floor space area		14967.45	
14. Total f.s.i. consumed		2.69 < 2.70	
B. PARKING STATEMENT AS PER TABLE			
TOTAL PROP. COMM F.S.I. = 1738.38 sq.mt.		TOTAL PROP. RESI. F.S.I. = 13229.07	
REQ PARKING @ 50 % = 869.19 sq.mt.		REQ PARKING @ 20% = 2645.81 sq.mt.	
(AS PER GDOR CL. NO. 8.12.1)		(AS PER GDOR CL. NO. 8.12.1)	
FOR COMMERCIAL PARKING		FOR RESIDENTIAL PARKING	
VEHICLE	REQ. AREA	VEHICLE	REQ. AREA
CAR PARKING @ 50 %	434.59	CAR PARKING @ 50 %	1322.90
OTHER'S PARKING @ 30%	260.76	OTHER'S PARKING @ 40%	1056.32
VISITOR'S PARKING @ 20%	173.84	VISITOR'S PARKING @ 10%	264.59
TOTAL	869.19	TOTAL	2645.81
	COMM.	RESID.	TOTAL
	50%	20%	
CAR PARKING	434.59	1322.90	1757.49
OTHER'S PARKING	260.76	1056.32	1319.08
VISITOR'S PARKING	173.84	264.59	438.43
NET TOTAL	869.19	2645.81	3515.00
			1799.39
			1832.82
			3632.21

- LEGEND**
- 18" WIDE RAIN WATER CHANNEL
 - 8"Ø RAIN WATER HARVESTING PIT
 - 4"Ø P.V.C. SWR SOIL WASTE DOWNTAKE LINE
 - 6"Ø P.V.C. SWR SOIL WASTE DOWNTAKE LINE
 - 4"Ø P.V.C. SWR KITCHEN WASTE DOWNTAKE LINE
 - 2'-0" Ø MAN HOLE WITH R.C.C. COVER (32 TON)
 - 2'-0" X 2'-0" MAN HOLE WITH R.C.C. COVER (25 TON)
 - 1'-0" X 1'-0" GULLY TRAP CHAMBER WITH R.C.C. COVER
 - 12"Ø R.C.C. / P.V.C. / D.W.C. PIPE
 - 4"Ø STONE WARE PIPE
 - 6"Ø C.I. / D.I. CORPORATION PIPE LINE

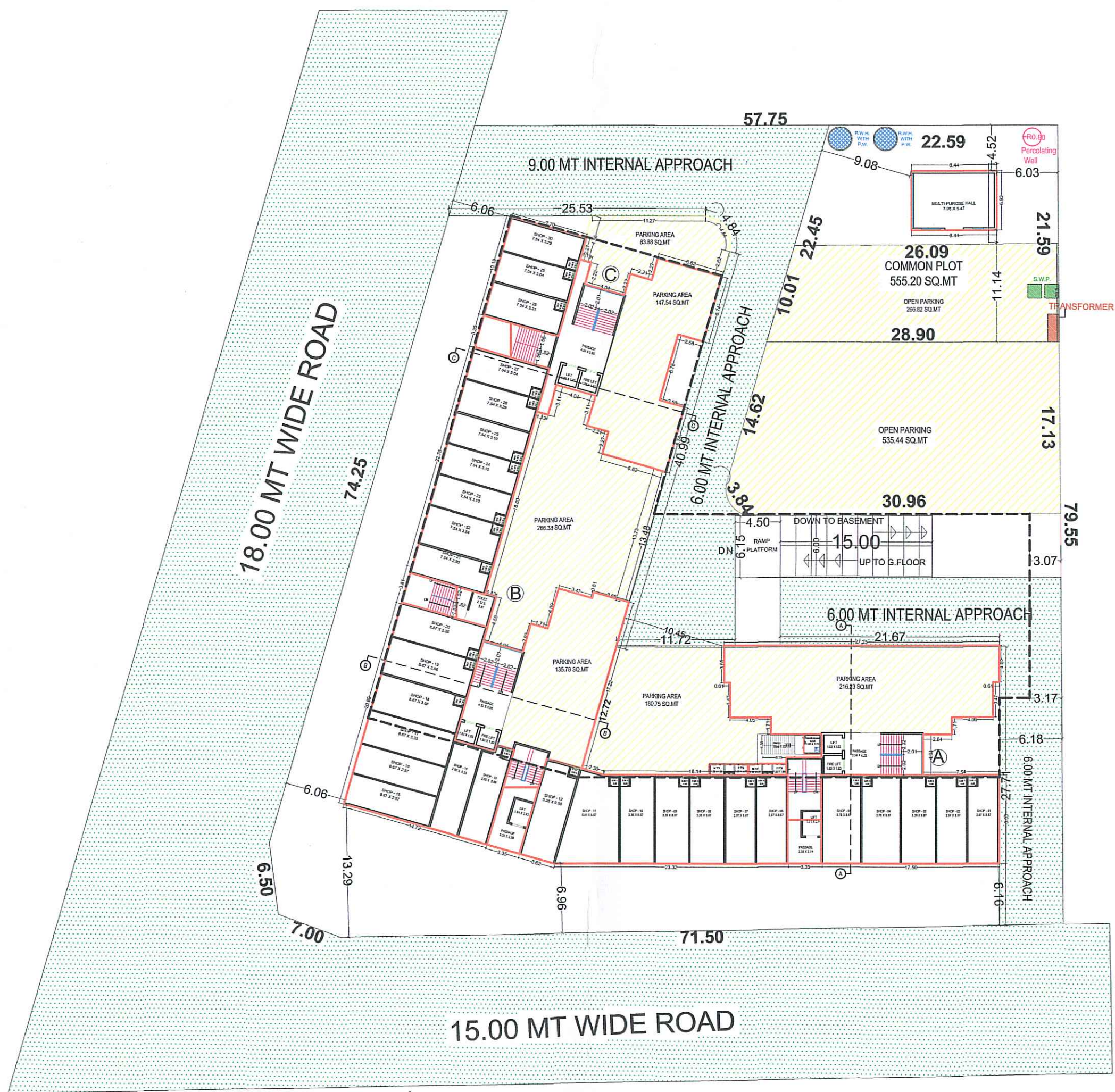


SIGNATURE OF PLUMBING CONSULTANT
KRUPALU CONSULTANT
16, Ashok Soc. no.1, Opp. Lion's Hall, Race Course (South), Baroda.-390 007.
Off.No : +91 75738 40909
Mobile : 98251 72577
Email : pinakun1968@yahoo.com
Web Site : www.krupaluconsultant.com

SIGNATURE OF ARCHITECT-ENGINEER
RUCHIR SHETH ARCHITECT
VUDA LIC No. A-308-2018 to 2023
VUDA LIC No. S.S-154-2018 to 2023
VMSS LIC No. CA-57 2016 to 2023

DATE : 21-07-2022
OMKARA SKYLINES

PROPOSED RESIDENTIAL LAY-OUT & BUILDING PLAN OF
R.S.No:557,F.P.NO.38,O.P.NO.72, T.P.NO.01, AT VILL: SAYAJIPURA, DIST. VADODARA.



LAY OUT PLAN
SCALE :- 1.00 CM = 4.00 MT

CARPET AREA DETAIL						
TOWER : ABC GROUND FLOOR [COMMERCIAL]						
Building name	SHOP	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
TOWER-ABC	1	SHOP	25.78			
	2	SHOP	25.78			
	3	SHOP	29.09			
	4	SHOP	32.61			
	5	SHOP	32.61			
	6	SHOP	25.76			
	7	SHOP	25.76			
	8	SHOP	29.07			
	9	SHOP	29.07			
	10	SHOP	29.07			
	11	SHOP	45.86			
	12	SHOP	32.41			
	13	SHOP	26.25			
	14	SHOP	25.24			
	15	SHOP	25.78			
	16	SHOP	25.78			
	17	SHOP	29.09			
	18	SHOP	31.73			
	19	SHOP	31.73			
	20	SHOP	29.07			
	21	SHOP	21.85			
	22	SHOP	29.00			
	23	SHOP	23.38			
	24	SHOP	23.38			
	25	SHOP	23.38			
	26	SHOP	24.81			
	27	SHOP	22.90			
	28	SHOP	25.01			
	29	SHOP	22.90			
	30	SHOP	24.81			
TOTAL			828.96			

TOWER : ABC 1ST FLOOR [COMMERCIAL]						
Building name	HALL/SHOP/FLAT	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE AREA
TOWER-ABC	1	HALL	147.49			
	2	HALL	111.00			
	3	HALL	107.75			
	4	HALL	134.51			
	5	HALL	93.19			
	6	SHOP	16.05			
	7	SHOP	21.30			
	8	SHOP	17.18			
	9	SHOP	17.18			
	10	SHOP	17.20			
	11	SHOP	18.23			
	12	SHOP	16.83			
	13	SHOP	18.38			
	14	SHOP	16.83			
	15	SHOP	18.24			
TOTAL			771.36			
TOWER-A	A-101	FLAT	93.99	4.49	2.88	
	A-102	FLAT	93.99	4.49	2.88	
TOWER-B	B-101	FLAT	94.94	4.37	2.88	
TOWER-C	C-101	FLAT	64.26	3.54	2.50	
	C-102	FLAT	64.26	3.54	2.50	
TOTAL			411.44	20.43	13.64	

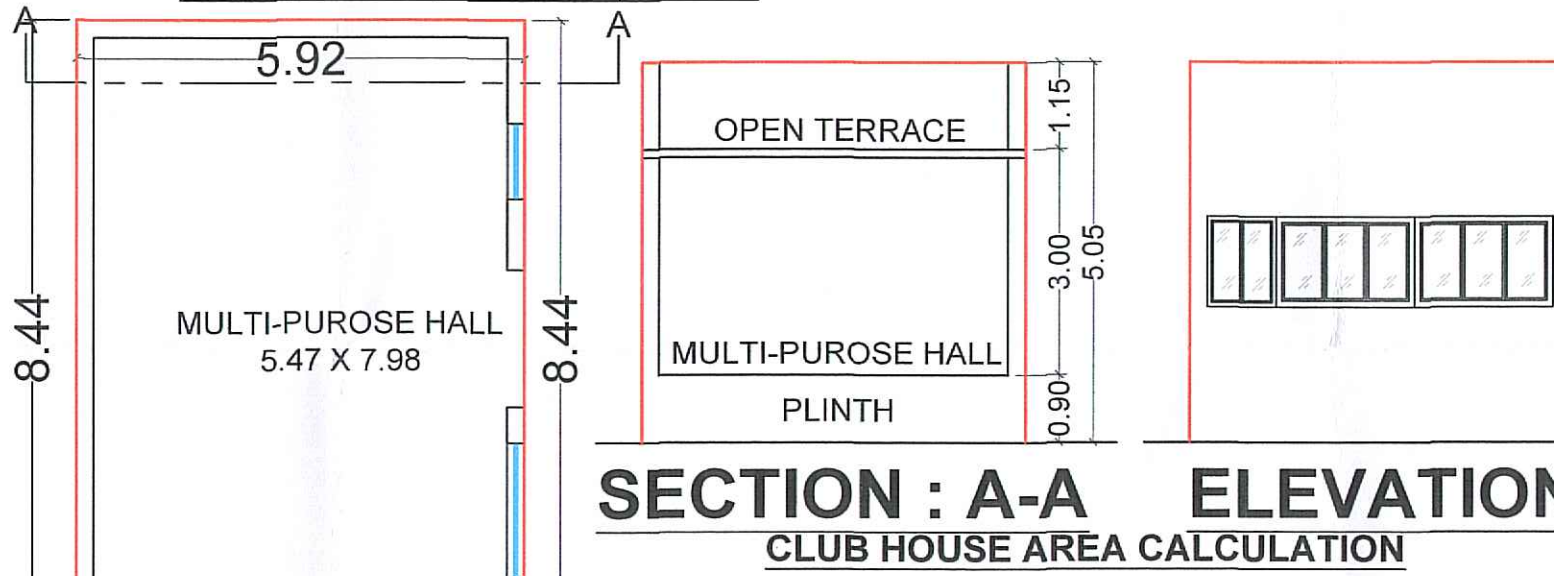
TOWER : A 2ND TO 12TH FLOOR [RESIDENTIAL FLAT]						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE ONLY FOR 2ND FLOOR
TOWER-A	A-201 TO 1201	FLATS	93.99	4.49	2.88	7.95
	A-202 TO 1202	FLATS	93.99	4.49	2.88	78.70
	A-203 TO 1203	FLATS	93.99	4.49	2.88	0.00
	A-204 TO 1204	FLATS	93.99	4.49	2.88	0.00
TOTAL			375.96	17.96	11.52	86.65

TOWER : B 2ND TO 12TH FLOOR [RESIDENTIAL FLAT]						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE ONLY FOR 2ND FLOOR
TOWER-B	B-201 TO 1201	FLATS	94.94	4.37	2.88	0.00
	B-202 TO 1202	FLATS	94.94	4.37	2.88	101.41
	B-203 TO 1203	FLATS	94.94	4.37	2.88	26.26
	B-204 TO 1204	FLATS	94.94	4.37	2.88	59.42
TOTAL			379.76	17.48	11.52	187.09

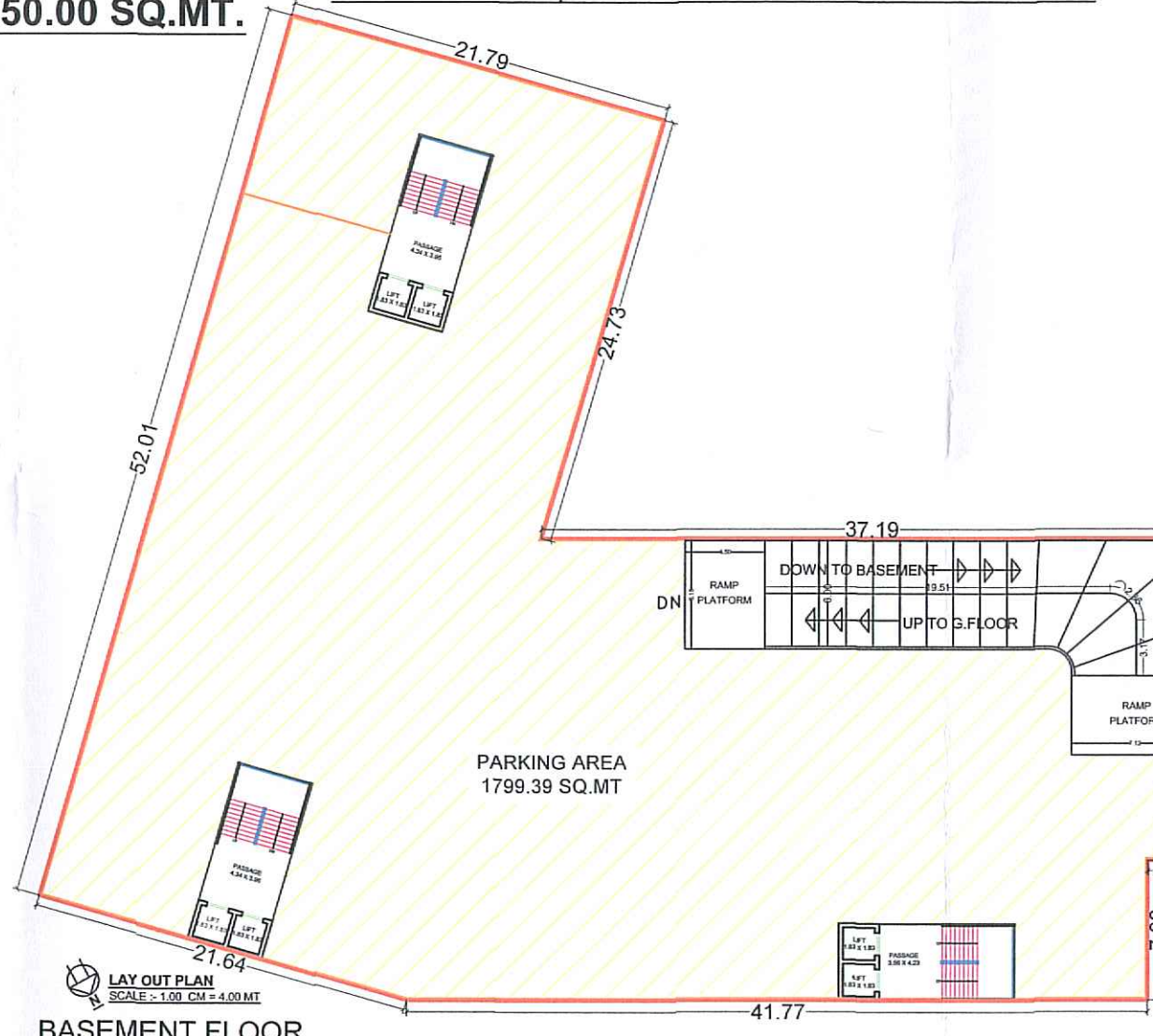
TOWER : C 2ND TO 12TH FLOOR [RESIDENTIAL FLAT]						
Building name	FLAT No.	TYPE	Carpet Area	Balcony AREA	WASH AREA	OPEN TERRACE ONLY FOR 2ND FLOOR
TOWER-C	C-201 TO 1201	FLATS	64.26	3.54	2.50	0.00
	C-202 TO 1202	FLATS	64.26	3.54	2.50	0.00
	C-203 TO 1203	FLATS	64.26	3.54	2.50	62.82
	C-204 TO 1204	FLATS	64.26	3.54	2.50	8.73
TOTAL			257.04	14.16	10.00	71.55

PROPOSED BUILT UP AREA IN sq.mt.			
TOWER	COMM	RESID	TOTAL
BASEMENT			2179.73
G.F.	1006.48	641.14	1647.62
1st	1006.48	641.14	1647.62
2nd		1290.07	1290.07
3rd		1290.07	1290.07
4th		1290.07	1290.07
5th		1290.07	1290.07
6th		1290.07	1290.07
7th		1290.07	1290.07
8th		1290.07	1290.07
9th		1290.07	1290.07
10th		1290.07	1290.07
11th		1290.07	1290.07
12th		1290.07	1290.07
TERRACE			0.00
TOTAL	2012.96	15473.05	19665.74
PROPOSED F.S.I. AREA IN sq.mt.			
TOWER	COMM	RESID	TOTAL
G.F.	869.19		869.19
1st	869.19	471.38	1340.57
2nd		1159.79	1159.79
3rd		1159.79	1159.79
4th		1159.79	1159.79
5th		1159.79	1159.79
6th		1159.79	1159.79
7th		1159.79	1159.79
8th		1159.79	1159.79
9th		1159.79	1159.79
10th		1159.79	1159.79
11th		1159.79	1159.79
12th		1159.79	1159.79
TOTAL	1738.38	13229.07	14967.45

SANITARY PROVISION FOR COMMERCIAL		LIFT CALCULATION	
(AS PER GDCR CL. NO-21.9.1) TOTAL COMMERCIAL CARPET AREA = 1592.81 sq.mt. OTHER FL. PROVIDED EACH UNIT INSIDE 1592.81 / 4 = 398.20 SAY 400 PERSON ASSUME 400 MALE & 400 FEMALE USER < 500 FOR 1 PER 50 USER OF GENDER		(TOWER-A)= 3th to 12 th Flr. = 4flat's x 10Flr. = 40 FLAT'S 1 LIFT (CAP.=6 PERSON) REQD. FOR 30 UNITS 40 / 30 = 1.33 REQ. NOS. LIFT.(SAYS 1X6 = 06 PASSENGER) PROVIDED 1 LIFT OF PASSENGER PROVIDED 1 LIFT FOR FIRE	
REQ. FOR MALE USER REQ. PER 50 PERSON 1 URINAL [400/50] = 8 URINAL REQ. PER 50 PERSON 1 W.C. [400/50] = 8 W.C.		(TOWER-B)= 3th to 12 th Flr. = 4flat's x 10Flr. = 40 FLAT'S 1 LIFT (CAP.=6 PERSON) REQD. FOR 30 UNITS 40 / 30 = 1.33 REQ. NOS. LIFT.(SAYS 1X6 = 06 PASSENGER) PROVIDED 1 LIFT OF PASSENGER PROVIDED 1 LIFT FOR FIRE	
REQ. FOR FEMALE USER REQ. PER 50 PERSON 1 W.C. [400/50] = 8 W.C. 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 = 8 X 25% = 2 W.C. REQ. PER 100 PERSON 1 W.C. = 8 X 25% = 2 URINAL REQ. FOR FEMALE USER REQ. PER 100 PERSON 1 W.C. = 8 X 25% = 2 W.C. PROVIDED SANITARY FACILITY		(TOWER-C)= 3th to 12 th Flr. = 4flat's x 10Flr. = 40 FLAT'S 1 LIFT (CAP.=6 PERSON) REQD. FOR 30 UNITS 40 / 30 = 1.33 REQ. NOS. LIFT.(SAYS 1X6 = 06 PASSENGER) PROVIDED 1 LIFT OF PASSENGER PROVIDED 1 LIFT FOR FIRE	
URINAL MALE W.C. FEMALE W.C. PH.TOILET			
2 2 2 2			



CLUB HOUSE
GROUND FLOOR PLAN
B.U.P.AREA = 50.00 SQ.MT.
F.S.I AREA = 50.00 SQ.MT.

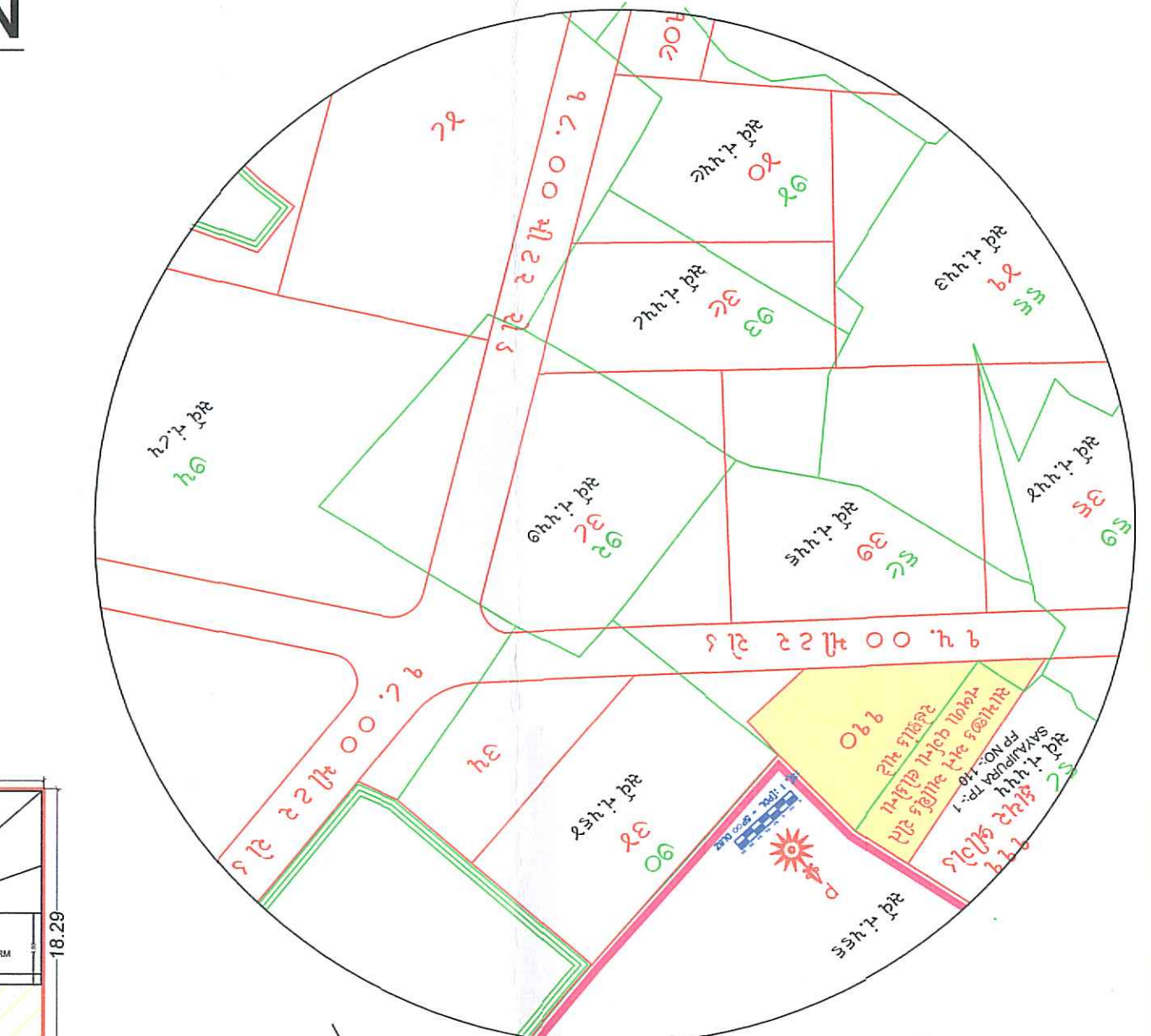


JANTRI RATES FOR RESIDENTIAL				8600.00	AMINITIZE
DISCRPTION	F.S.I. @ 1.80	F.S.I. @ 2.70	F.S.I. DIFF. @ 1.80 TO 2.70 @ 40% JANTRI		300
AREA IN SQ.MT.	RESID.	RESID.	RESID.		COMM.+RESID.
RUPEES	9993.60	14990.40	4973.85		19665.74
			17110044		5899722

Approved Subject to Condition laid
Down in Building Permission
Ward No. 03
Order No. 118/2012-23
Date. 11/12/22
Signature of Dy. Town Development Officer
Vadodara Mahanagarpalika

AREA TABLE			
FORM No : 6A (See Schedule 4a)			
A. AREA STATEMENT	sq.mts.	DETAIL OF LAND AREA	
1. Area of land/property as per record or as per site condition	5552.00	F.P.No.	AREA IN sq.mt.
B. Deduction for : (a) road cutting area (b) any reservation			
3. Net area of plot	5552.00	SCHEDULE OF OPENING	
4. Common Plot (5551.35 x 10%)	555.20	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 V - 0.60 X 0.60	
5. Balance area of Plot	4996.80		
6. Permis. b.up area on G.F. (30%)	---		
7.[a] Permis.(basic free) F.S.I. [5552.00 x 1.80] [b] premium(purchased)F.S.I.[5552.00 x 0.90]	9993.60 4996.80		
TOTAL PERMISSIBLE F.S.I. [1.80 + 0.90 = 2.70] [9996.60+4996.80]	14990.40		
[c] Premium F.S.I. to be Purchased	4973.85		
8. Existing built up area on G.F	---		
9. Proposed built up area G.F.	1647.62		
10. Grand total of built up area on G.F.	1647.62		
11. Proposed floor space area	BUILT UP	F.S.I.	
BASEMENT	2179.73	---	
Ground floor	1647.62	869.19	
First floor	1647.62	1340.57	
Second floor	1290.07	1159.79	
Third floor	1290.07	1159.79	
Fourth floor	1290.07	1159.79	
Fifth floor	1290.07	1159.79	
Sixth floor	1290.07	1159.79	
Seven floor	1290.07	1159.79	
Eight floor	1290.07	1159.79	
Ninth floor	1290.07	1159.79	
Tenth floor	1290.07	1159.79	
Eleventh floor	1290.07	1159.79	
Twelve floor	1290.07	1159.79	
Terrace floor	---	---	
Total proposed floor space area	19665.74	14967.45	
12. Total existing floor space area(if any)			
13. Grand total of floor space area	14967.45		
14. Total f.s.i. consumed	2.69 < 2.70		

B. PARKING STATEMENT AS PER TABLE			
TOTAL PROP. COMM. F.S.I = 1738.38 sq.mt. REQ. PARKING @ 50 % = 869.19 sq.mt. (AS PER GDCR CL. NO. 8.12.1)		TOTAL PROP. RESI. F.S.I = 13229.07 REQ. PARKING @ 20% = 2645.81 sq.mt. (AS PER GDCR CL. NO. 8.12.1)	
FOR COMMERCIAL PARKING		FOR RESIDENTIAL PARKING	
VEHICLE	REQ. AREA	VEHICLE	REQ. AREA
CAR PARKING @ 50 %	434.59	CAR PARKING @ 50 %	1322.90
OTHER'S PARKING @ 30%	260.76	OTHER'S PARKING @ 40%	1058.32
VISITOR'S PARKING @ 20%	173.84	VISITOR'S PARKING @ 10%	264.59
TOTAL	869.19	TOTAL	2645.81
	COMM.	RESID.	TOTAL
	50%	20%	
CAR PARKING	434.59	1322.90	1757.49
OTHER'S PARKING	260.76	1058.32	1319.08
VISITOR'S PARKING	173.84	264.59	438.43
NET TOTAL	869.19	2645.81	3515.00
	1799.39	1832.82	3632.21



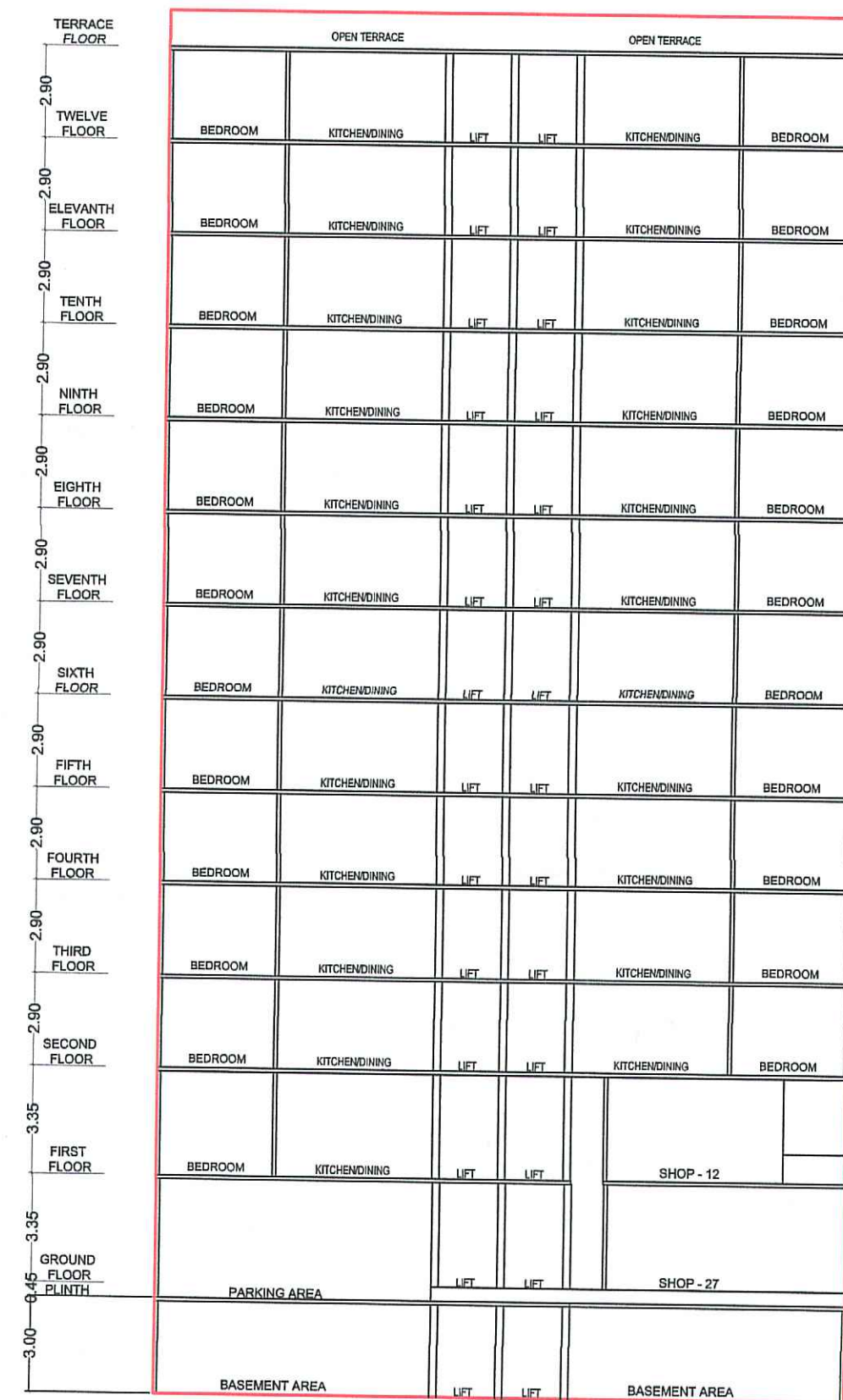
KEY PLAN
SCALE :- 1.00 CM = 20.00 MT

SOLAR ENERGY CALCULATION RESIDENTIAL				
TOWER	ROOF AREA	REQUIRED SOLAR ENERGY 70%	REQUIRED SOLAR ENERGY IN KW	PROVIDED SOLAR ENERGY IN KW
TOWER-A	475.88	333.12	27.76	30.00
TOWER-B	473.96	331.77	27.65	30.00
TOWER-C	340.23	238.16	19.85	30.00
TOTAL	1290.07	903.05	75.25	90.00

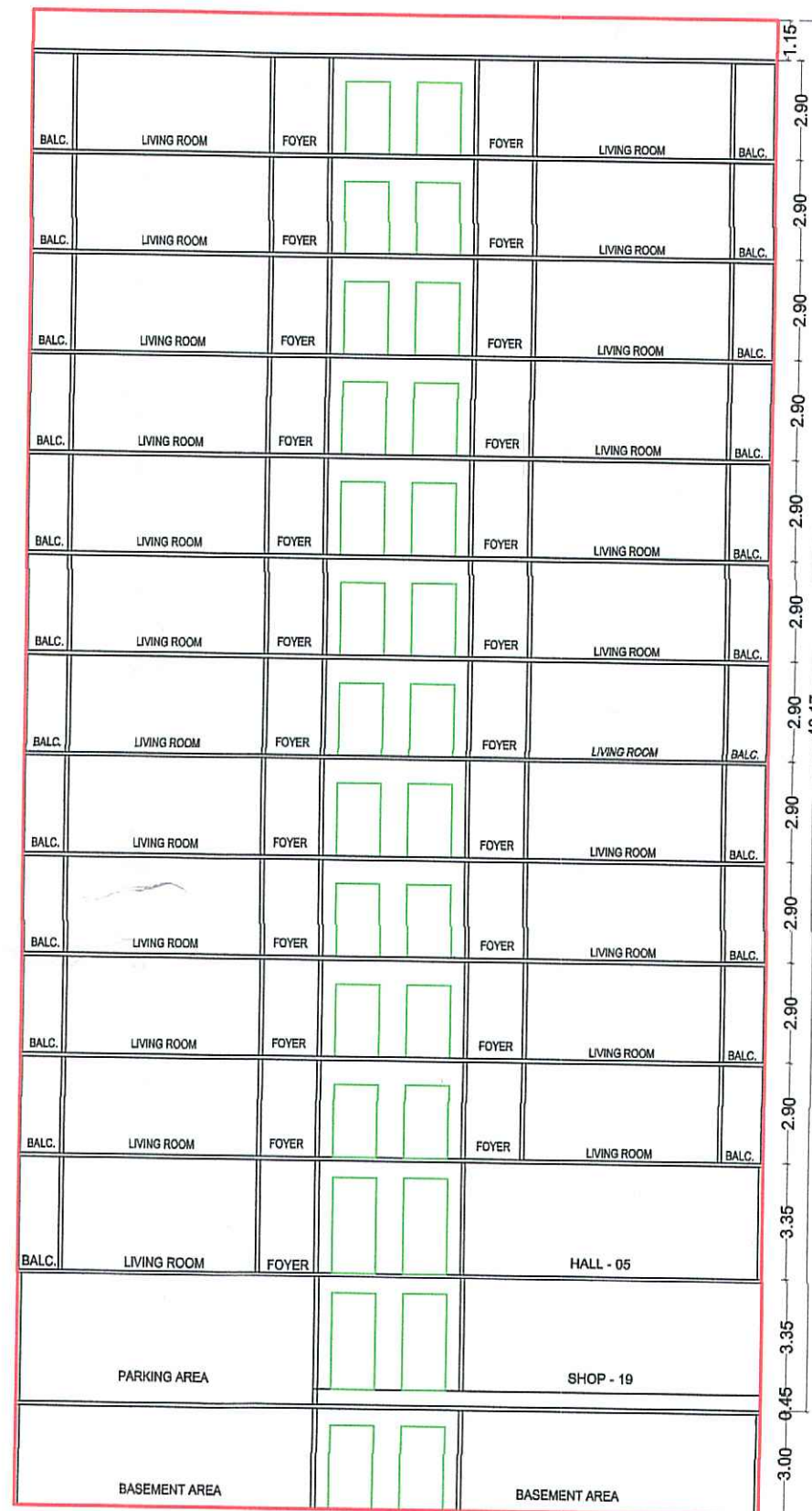
DETAIL OF UNITS						
TOWER	COMM.	COMM.	RESID.	A	B	C
	SHOPS	HALL	FLATS	FLATS	FLATS	FLATS
GF	30					
1st	10	5	2	1	2	
2nd			4	4	4	
3rd			4	4	4	
4th			4	4	4	
5th			4	4	4	
6th			4	4	4	
7th			4	4	4	
8th			4	4	4	
9th			4	4	4	
10th			4	4	4	
11th			4	4	4	
12th			4	4	4	
TOTAL	40	5	46	45	46	

PROPOSED RESIDENTIAL LAY-OUT & BUILDING PLAN OF R.S.No:557, F.P.NO.38, O.P.NO.72, T.P.NO.01, AT VILL: SAYAJIPURA, DIST. VADODARA.

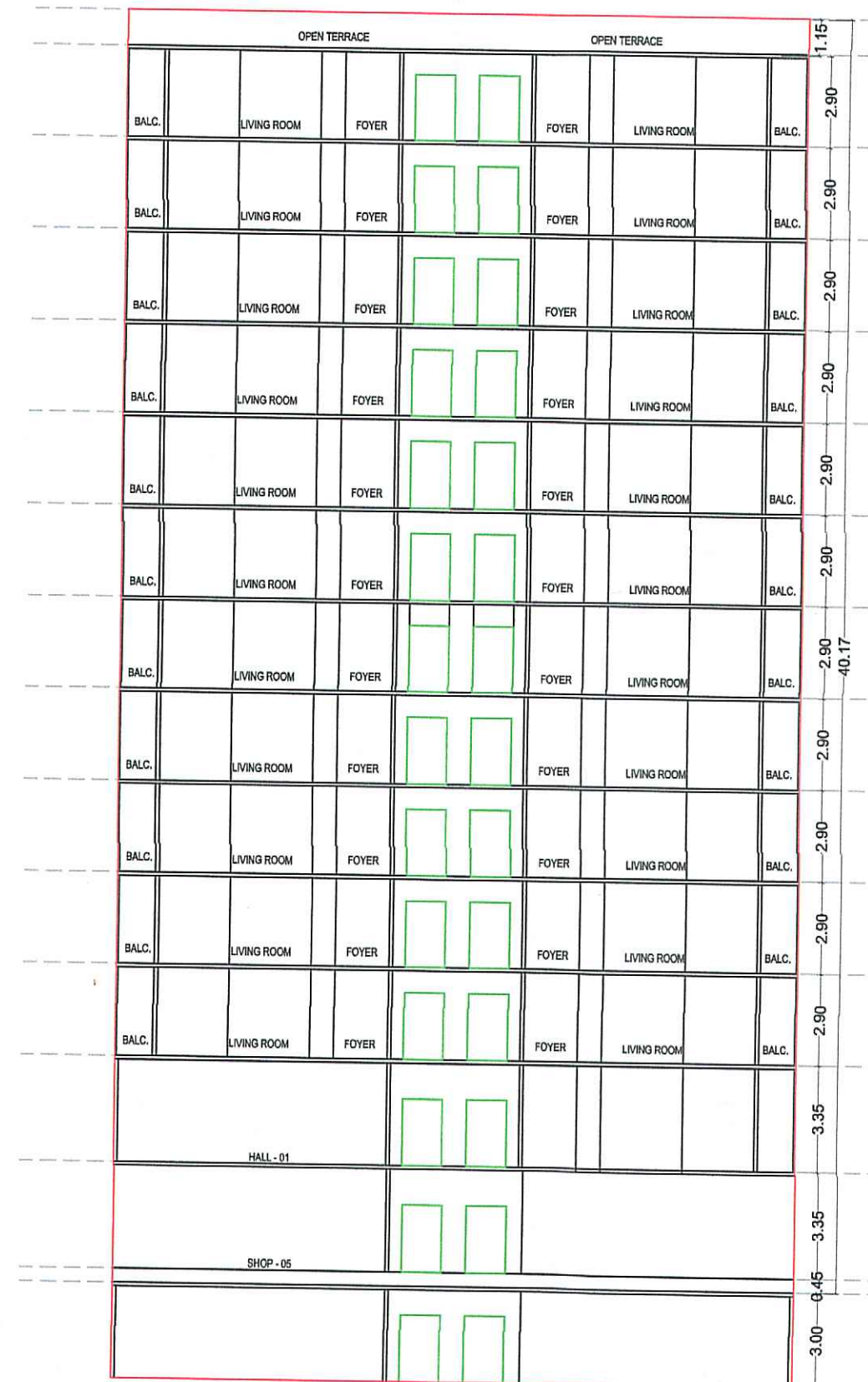
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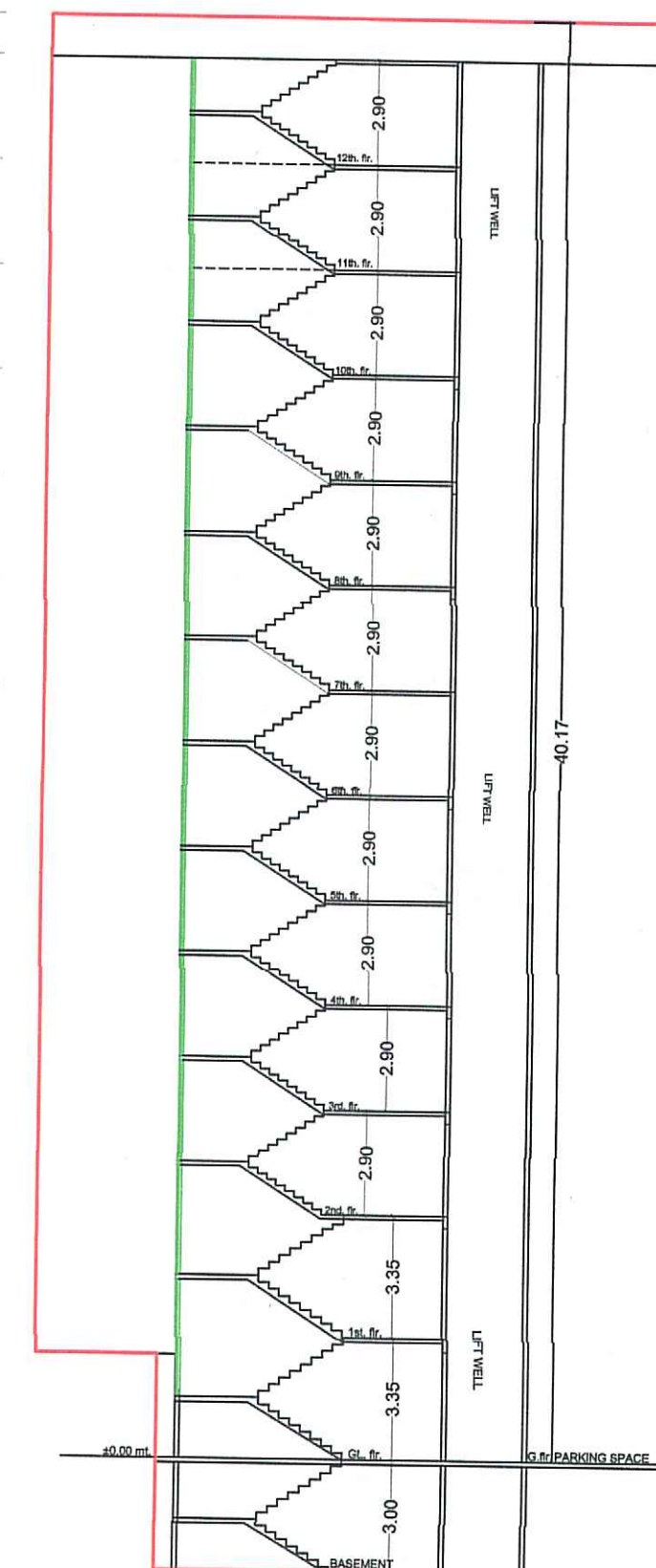
SECTION-CC TOWER-C
SCALE :- 1.00 CM = 2.00 MT



SECTION-BB TOWER-B
SCALE :- 1.00 CM = 2.00 MT



SECTION-AA TOWER-A
SCALE :- 1.00 CM = 2.00 MT



SECTION = EE [TOWER = C]



ELEVATION TOWER-BC
SCALE :- 1.00 CM = 2.00 MT



ELEVATION TOWER-AB
SCALE :- 1.00 CM = 2.00 MT



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

Approved Subject to Condition laid
Down in Building Permission
Ward No. 08
Order No. H13-20/22-23
Date 21/11/22

Signature of Dy. Town Development Officer
Vadodara Mahanagar Palika
23/11/2022

Prakash
HH

⑤

Chief / Builder / Organiser / Developer
Of Authorized Agent of Client

REKHA SHETH
ARCHITECT

REKHA SHETH
Architects
Pune

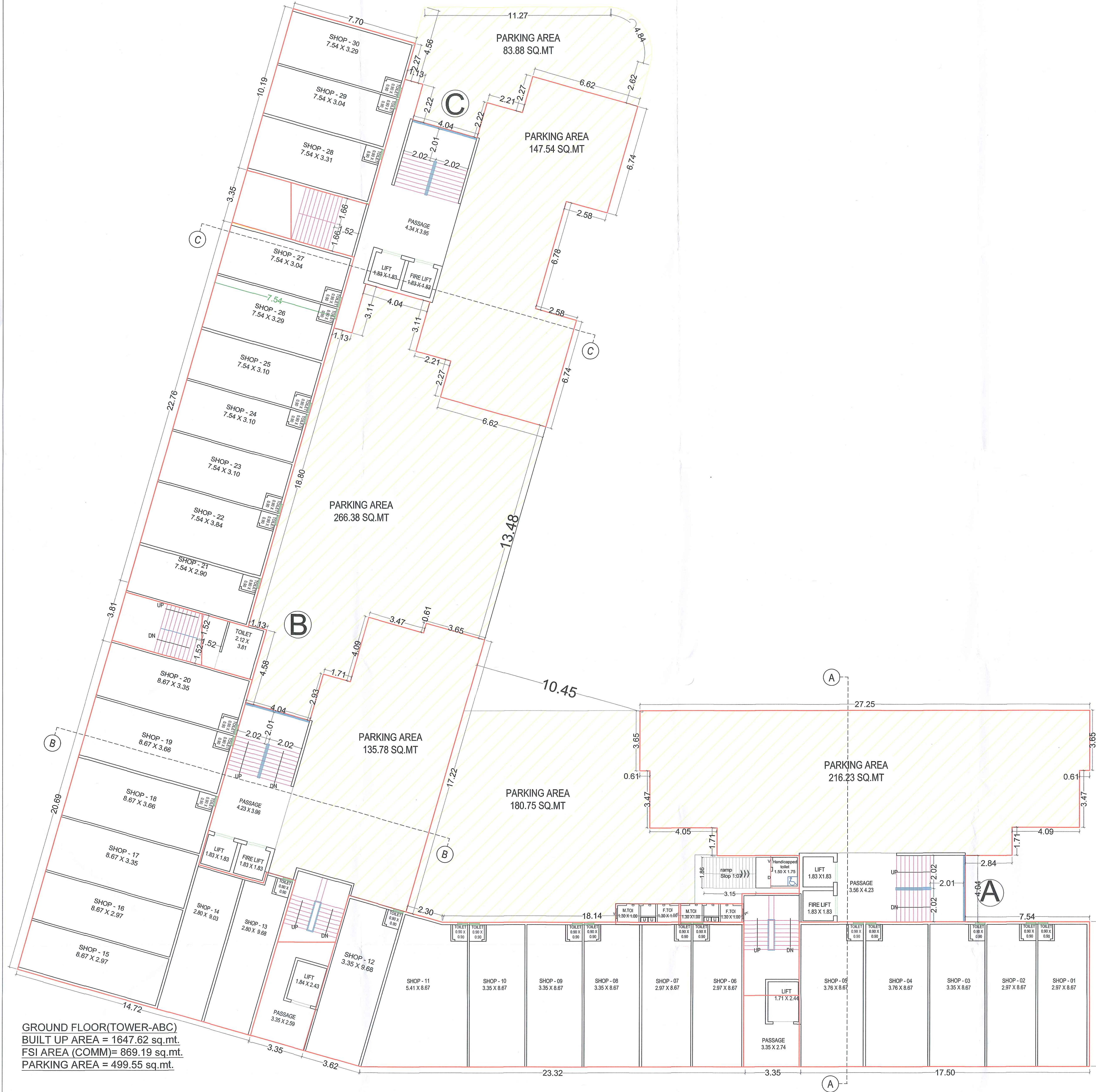
SUKHRA SHETH
ARCHITECT

MOB: 98200 12345
PUNJAGAD 411 007

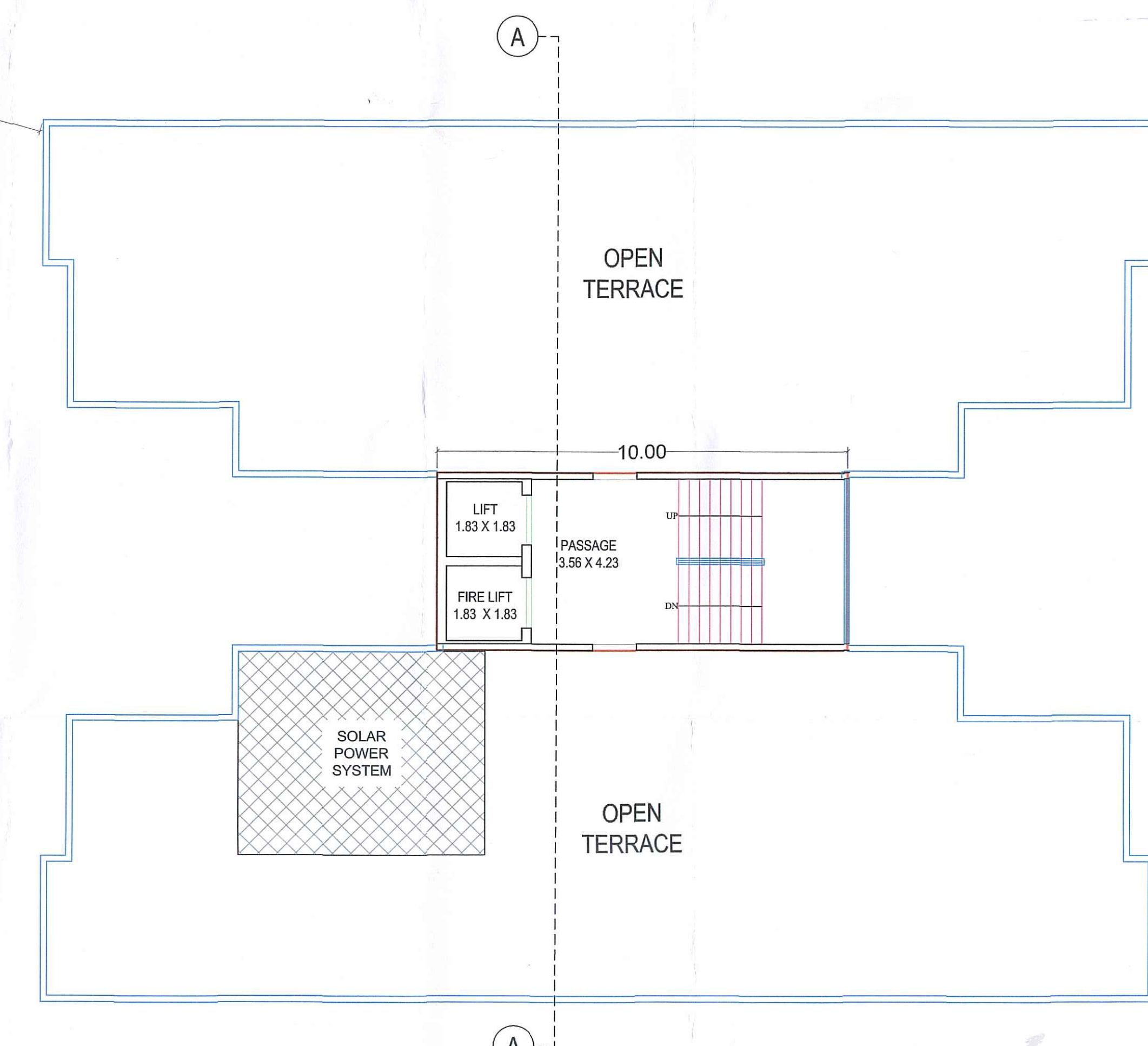
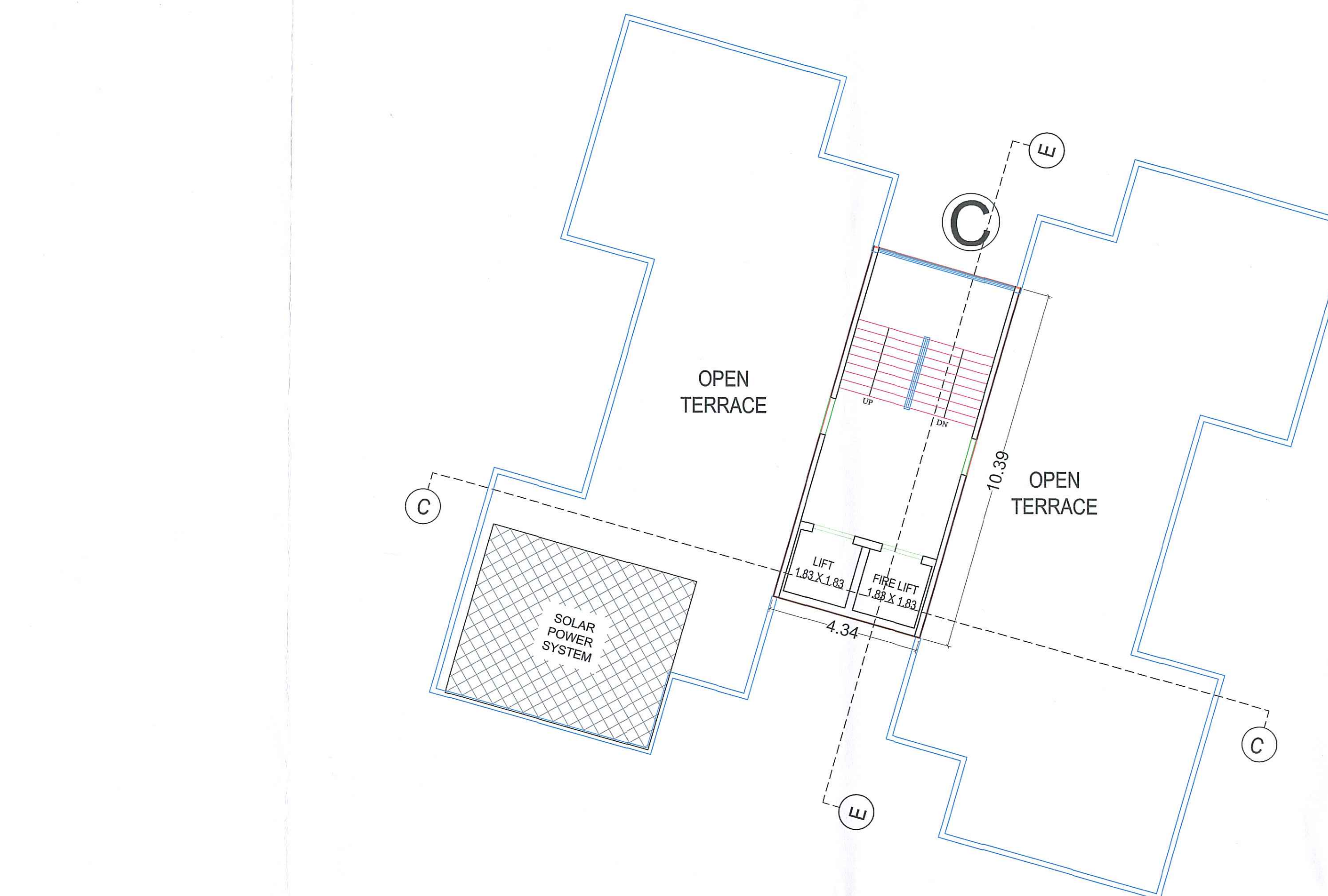
Approved Subject to Car¹ 100' x 140'
Down in Building Permits. :3
Ward No. 08
Order No. H.B.80/42-23
Date. 1/01/22

Sukhra
05/01/2022
By Town & Development Officer
Vandana Mahalingappa
7070 2109231-2109232

Well



Owner / Builder / Organiser / Developer Or Authorised Agent of Owner	4/ <i>[Signature]</i> KUMAR SNEHA ARCHITECT <i>[Signature]</i> DESIGN STUDIO Architects & Interiors HYD COIN, CHANDIGARH CHANDIGARH-201007
---	---



2ND TO 12TH FLOOR(TOWER-ABC)
 BUILT UP AREA = 475.88+473.96+340.23=1290.07 sq.mt.
 FSI AREA = 431.17+431.16+297.46=1159.79 sq.mt.



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Reg. Sr No. 3201
Date 09/09/2022
MAHESH M. PATEL
Notary, Vadodara.

Certificate No. : IN-GJ25152146881187U
Certificate Issued Date : 09-Sep-2022 11:52 AM
Account Reference : IMPACC (SV)/ gj13098904/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1309890479976385257203U
Purchased by : DONIL RAMESHBHAI PATEL
Description of Document : Article 5(h) Agreement (not otherwise provided for)
Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : DONIL RAMESHBHAI PATEL
Second Party : DONIL RAMESHBHAI PATEL
Stamp Duty Paid By : DONIL RAMESHBHAI PATEL
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



JD0008998365

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 Mr. **Donil Rameshbhai Patel** authorised signatory of **AUM INFRA** for the project **OMKARA SKYLINES** situated at **F.P-38, Nr. D-mart, Beside Omkara Planet, New Karlibaug, Vadodara -390019**

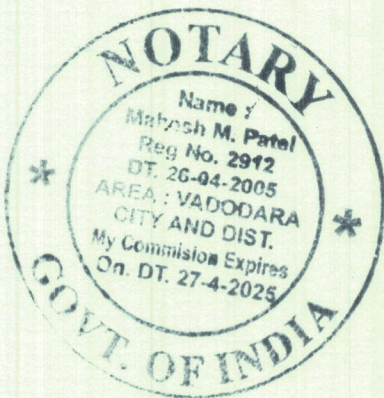
I **Donil Rameshbhai Patel** authorised signatory of proposed project duly authorized by the promoter of the project, do hereby, solemnly declare, undertake and state as under;

I /we submitted and got approval of our plan/layout in which drainage layout and sewerage disposal system is not shown as per GDCR/NBC. I/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.

I/we further undertake that I/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.



AUM INFRA
[Signature]
Partner
Deponent

Solemnly Affirmed / Declared
Sworn Before me by *D.R. Patel*
[Signature]
MAHESH M. PATE,
NOTARY, Vadodara