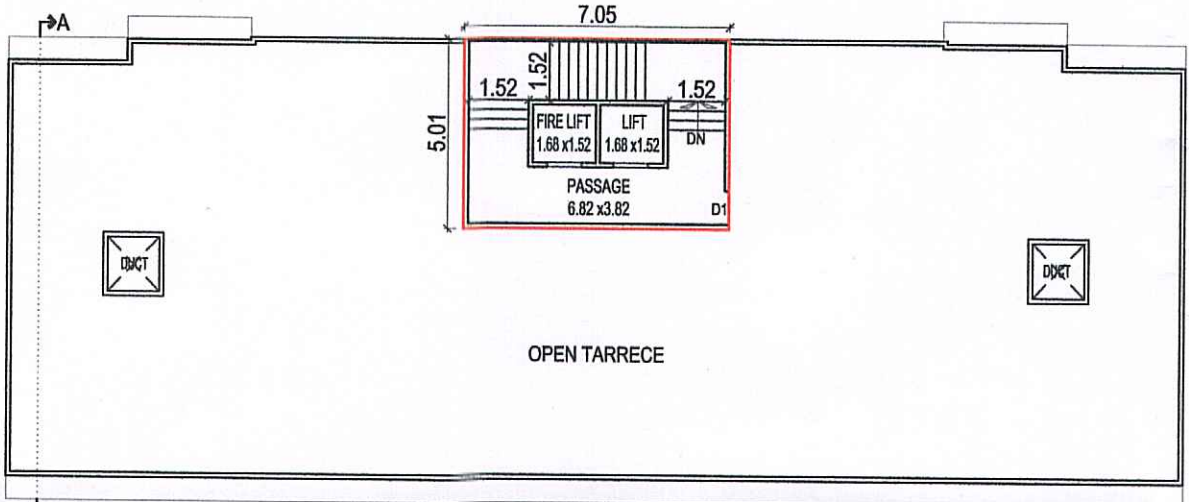


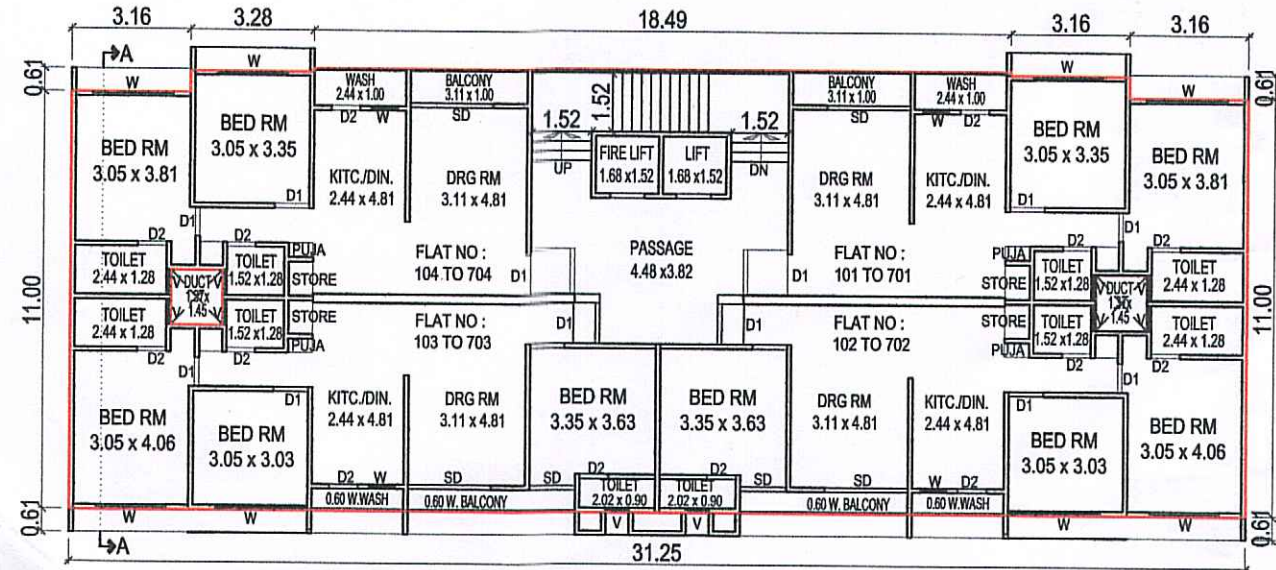
PROPOSED R.A.H. LAYOUT & BUILDING PLAN FOR BLOCK NO : 544/A , O.P. NO : 53 , F.P.NO : 53 , T.P.S. NO : 27/A (BILL) AT VILLAGE - BILL , TAL. - DISTRICT : VADODARA.



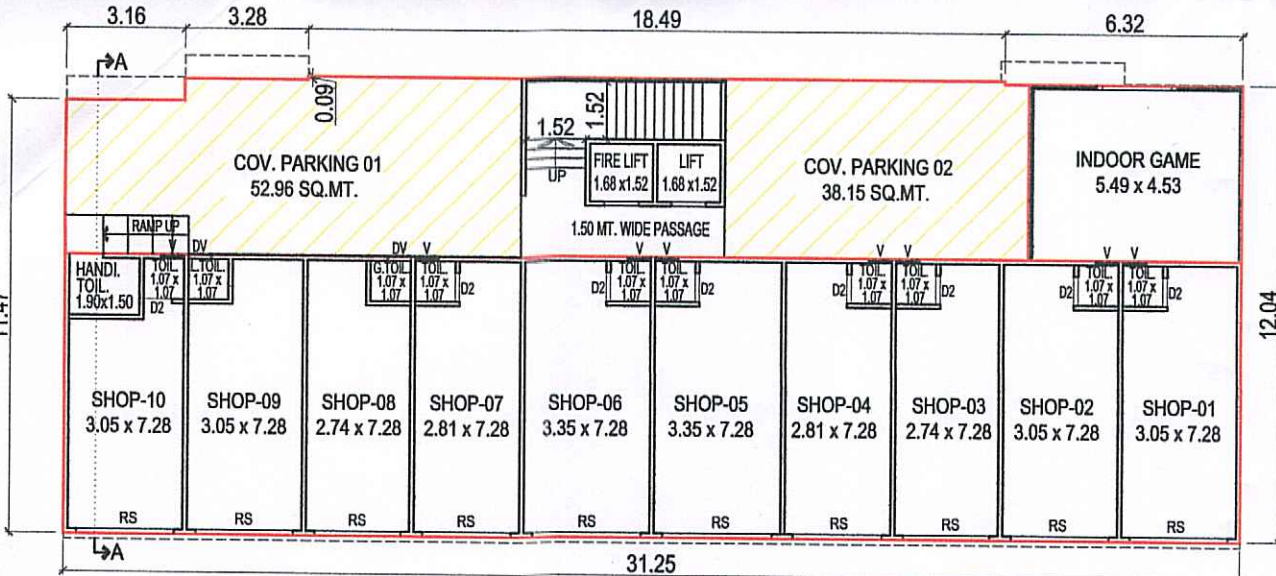
ELEVATION



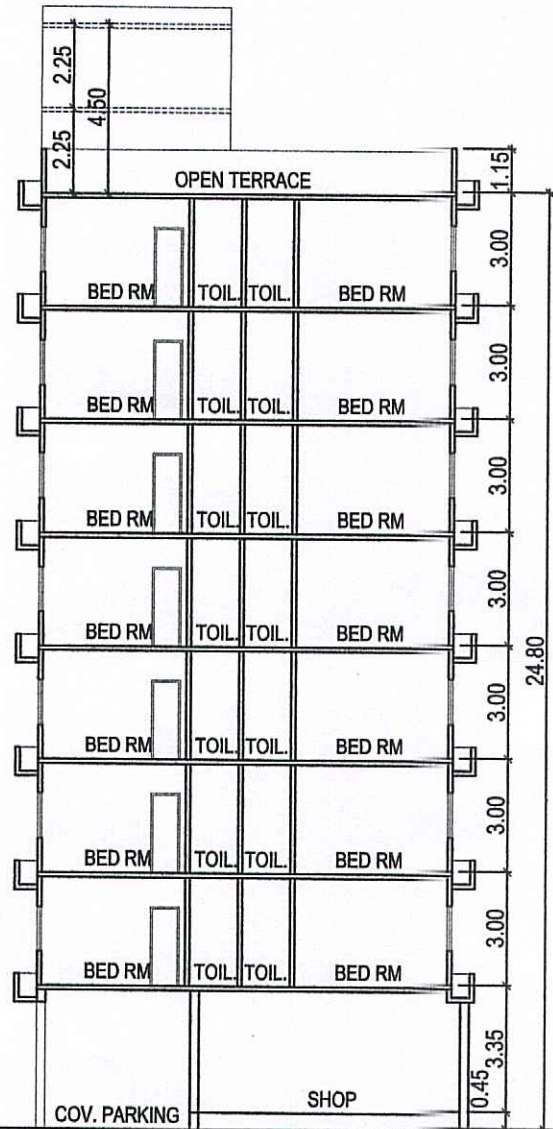
TERRACE PLAN (S. CABIN) (TOWER : 01)
B. AREA : 35.37 SQ.MT. / DEDU. : STAIR + LIFT = 35.37 SQ.MT.
F.S.I. AREA : 00.00 SQ.MT.



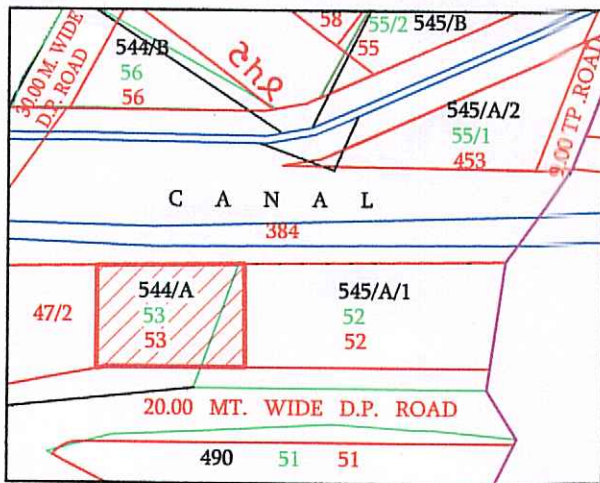
1ST TO 7TH FLOOR PLAN (TOWER : 01)
B. AREA : 355.64 SQ.MT. / DEDU. : STAIR + LIFT = 46.46 SQ.MT.
F.S.I. AREA : 309.18 SQ.MT.



GROUND FLOOR PLAN (TOWER : 01)
B. A. : 376.10 SQ.MT. / F.S.I. A. : 257.37 SQ.MT. (230.98 COMM.+ 26.39 GAME)
PARKING AREA = 91.11 SQ.MT. SCALE : 1.00 CM. = 2.00 MT.

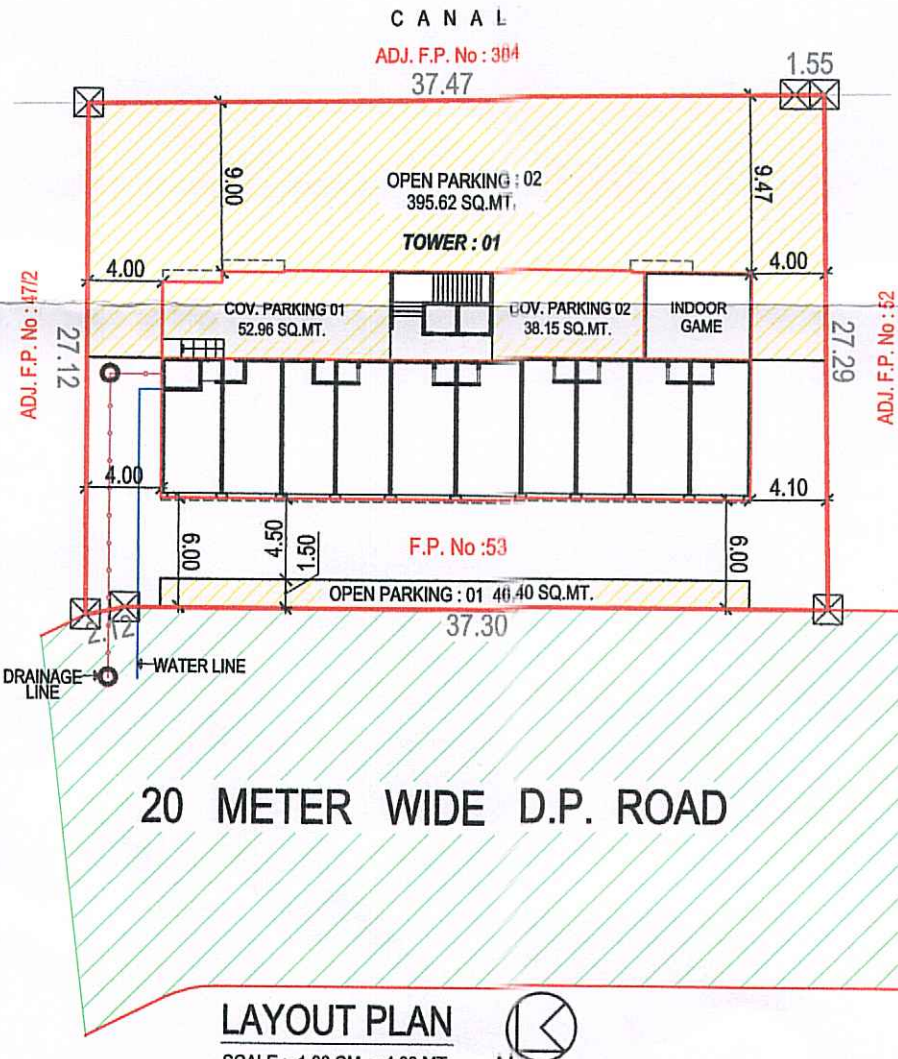


SECTION : A A



KEY PLAN
SCALE : 1.00 CM. = 20.00 MT.

R.A.H. PAID F.S.I. CALCULATION					
FLOOR	REGULAR	PAID F.S.I. AS PER R.A.H.	TOTAL F.S.I.	UP TO 1.80	GRAND TOTAL F.S.I.
	UP TO 1.80	UP TO 66 20% JANTRY			
BASEMENT					
G.F.L.	257.37		257.37		
1ST FL.	309.18		309.18		
2ND FL.	309.18		309.18		
3rd FL.	309.18		309.18		
4th FL.	309.18		309.18		
5th FL.	309.18		309.18		
6th FL. / PART	101.13		101.13		
6th FL. / PART		208.05	208.05		
7th FL.		309.18	309.18		
TOTAL	1904.40	517.23	2421.63	2421.63	2421.63
1	PAID F.S.I. RS. (UP TO 90 SQ.MT. B.A. FLAT UNIT) = 517.23 X 7500 X 30% = 11,63,767.50				
	TOTAL PAID F.S.I. RUPEES SAY				
	11,63,770.00				



LAYOUT PLAN
SCALE : 1.00 CM. = 4.00 MT.

FORM NO. 3
(See Regulation No. 3.2 (ix))

A AREA STATEMENT

SQ.MTS.

STAMPS & SIGNATURE OF APPROVAL

1. Area of land plot/property as per record of as per sight condition

1058.00

2. Deduction for

3. Net Area of Planing

1058.00

4. Common Plot @10%

5. Balance area of plot

1058.00

6. Total Permissible G.F. Built up area @ 0%

7. Total Permissible F.S.I. area @ 1.80 + 0.90 = 2.70
(1058.00 X 1.80 = 1904.40) PERMISSIBLE
(1058.00 X 0.90 = 0952.20) (AS PER JANTRY)

2856.60

8. Existing Building Area I) Ground Floor

Total Existing Builtup Area

9. Proposed Builtup Area I) Ground Floor

376.10

10. Grand Total of Builtup Area on G. Floor

376.10

11. PROPOSED FLOOR SPACE AREA

B.AREA

F.S.I.

BASEMENT

Ground Floor

376.10

257.37

First Floor

355.64

309.18

Second Floor

355.64

309.18

3rd floor

355.64

309.18

4th floor

355.64

309.18

5th floor

355.64

309.18

6th floor

355.64

309.18

7th floor

355.64

309.18

TERRACE FLOOR (Stair Cabin)

35.37

00.00

12. Total Proposed Floor Space Area

2900.95

2421.63

14. Total Existing Floor Space Area (if any)

15. Grand Total of Floor Space Area

2900.95

2421.63

16. Total F.S.I. Consumed

2.28 < 2.70

B. PARKING STATEMENT IN SQ.MTS.

Total maximum possible floor space area

Total require parking space

Residential 2190.65 (20%)

438.13

Commercial 230.98 (40%)

92.39

TOTAL 2421.63

530.52

Total provided parking space

Provided on Ground level

TOTAL

Residential 91.11 442.02 533.13

Commercial 91.11 442.02 533.13

TOTAL 91.11 442.02 533.13

V. CERTIFICATE

1). Existing Structure and Adjoining Property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work manhole connection is possible & is verified by me.

2). Certified that the plot under reference was surveyed by me on and the dimension of sides etc. of plot stated on are as measured on site and area so worked out talks with the area ownership/p. Record/property card or 7,12 record

FLAT WISE B. AREA & CARPET AREA STATEMENT IN SQ.MT (R.A.H.)

TOWER

GROUND FLOOR

1ST FLOOR TO 7th FLOOR

TOTAL

B.AREA

CARPET

SHOP NO. B.AREA CARPET

FLAT NO. B.AREA CARPET

1 23.80 22.20 101 TO 701 70.34 61.55

2 23.37 22.20 102 TO 702 84.25 75.99

3 21.12 19.95 103 TO 703 84.25 75.99

4 21.58 20.46 104 TO 704 70.34 61.55

5 25.62 24.39

6 25.62 24.39

7 21.58 20.46

8 21.12 19.95

9 23.37 22.20

10 23.80 22.20

IN. GAME 26.39 24.87

TOTAL 10 NOS. 257.37 243.27 28 NOS. 309.18 275.08 257.37 2164.26 243.27 1925.56

TOTAL : 10 SHOP + 28 FLAT

2421.63

2168.83

Signature Of Owners / Builders.

Signature Of Architects-Engineers

Owner / Builder / Organisor / Developer or Authorised Agent of Owner

RITESH J. KHARWA

CONSULTING CIVIL ENGINEER

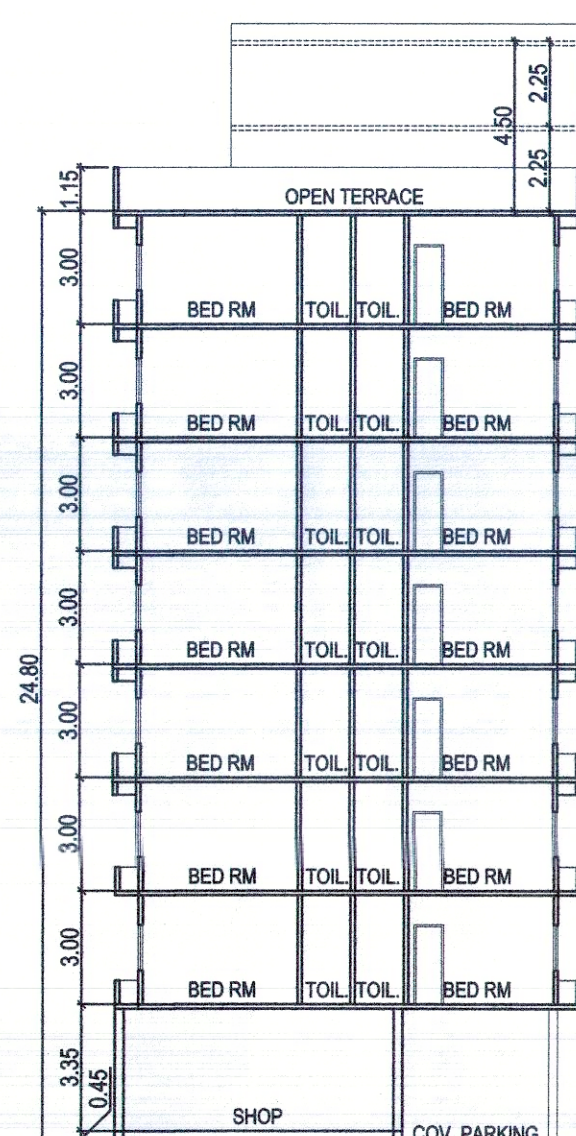
V.M.C. LIC NO. EOR-266/19-24

YUDA LIC NO. M. : 09016558110

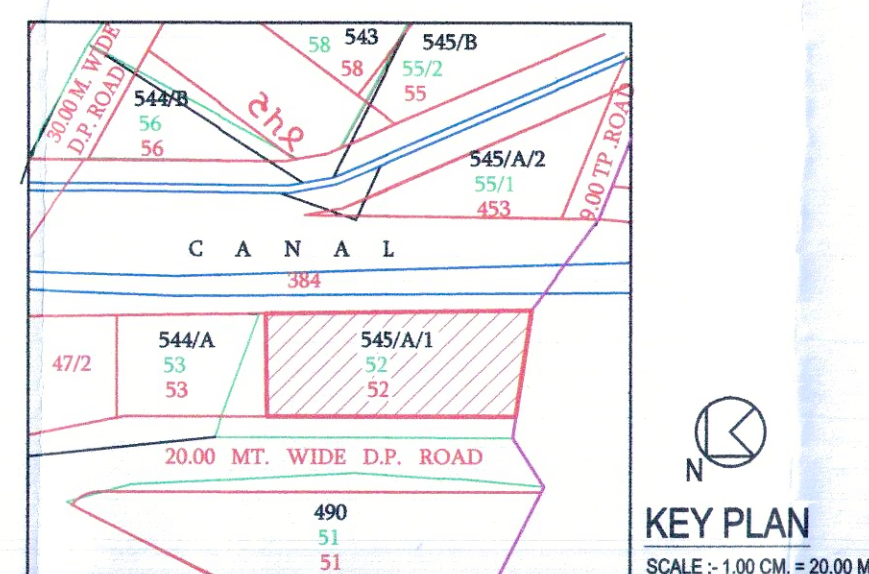
PROPOSED R.A.H. LAYOUT & BUILDING PLAN FOR BLOCK NO : 545/A/1 , O. P. NO : 52 , F.P.NO : 52 ,
T.P.S. NO : 27/A (BILL) AT VILLAGE - BILL , TAL. - DISTRICT : VADODARA.



ELEVATION

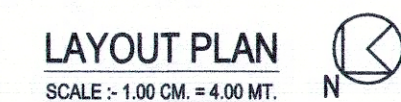
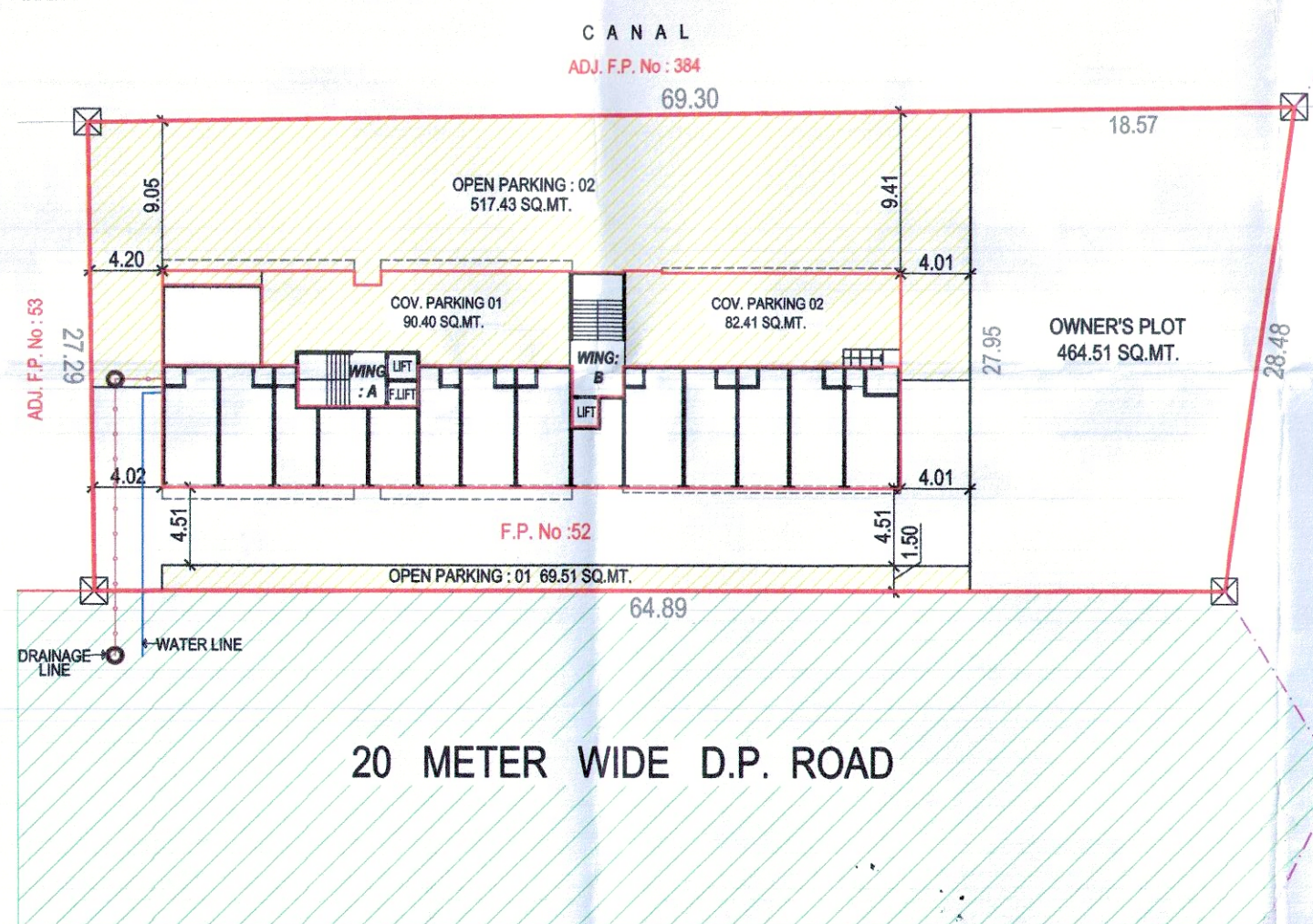


SECTION : A A



R.A.H. PAID F.S.I. CALCULATION						
FLOOR	REGULAR UP TO 1.80	PAID F.S.I. AS PER R.A.H.		TOTAL F.S.I	UP TO 1.80	GRAND TOTAL F.S.I
		UP TO 66 20% JANTRY	ABOVE TO 90 40% JANTRY			
BASEMENT						
G.F.L	303.79			303.79	2511.88	2511.88
1ST FL.	441.40			441.40		
2ND FL.	441.40			441.40		
3rd FL.	441.40			441.40		
4th FL.	441.40			441.40		
5th FL.	441.40			441.40		
6th FL./PART	1.09			1.09	1.80 TO 2.70	PAID
6th FL./PART		247.35	192.96	440.31	881.71	881.71
7th FL.		248.44	192.96	441.40		
TOTAL	2511.88	495.79	385.92	3393.59	3393.59	3393.59
TOTAL PAID F.S.I. RUPEES						
1	PAID F.S.I. RS. (UP TO 66 SQ.MT. B.A. FLAT UNIT) = 495.79 X 7500 X 20%					7,43,685.00
2	PAID F.S.I. RS. (ABOVE UP TO 90 SQ.MT. B.A. FLAT UNIT) = 385.92 X 7500 X 40%					11,57,760.00
TOTAL PAID F.S.I. RUPEES						19,01,445.00

FLAT WISE B. AREA & CARPET AREA STATEMENT IN SQ.MT (R.A.H.)							TOTAL		TOTAL	
TOWER : 01			EACH FLOOR				B.AREA		CARPET	
WING	GROUND FLOOR			1ST FLOOR TO 7th FLOOR			SHOP	FLAT	SHOP	FLAT
	SHOP NO:	B.AREA	CARPET	FLAT NO:	B.AREA	CARPET				
A	14	22.94	21.38	101 TO 701	61.35	55.28				
	13	22.53	21.38	102 TO 702	62.87	56.86				
	12	15.35	14.12	103 TO 703	62.87	56.86				
	11	13.51	12.63	104 TO 704	61.35	55.28				
	10	13.51	12.63							
	9	17.41	16.33							
	8	22.53	21.38							
	7	22.74	21.38							
	MULT. HALL	26.46	24.87							
TOTAL	8 NOS.	176.98	166.11	28 NOS.	248.44	224.28	176.98	1739.08	166.11	1569.96
WING	GROUND FLOOR			1ST FLOOR TO 7th FLOOR			SHOP	FLAT	SHOP	FLAT
	SHOP NO:	B.AREA	CARPET	FLAT NO:	B.AREA	CARPET				
B	6	13.75	12.70	101 TO 701	96.48	84.76				
	5	24.65	23.34	102 TO 702	96.48	84.76				
	4	21.79	20.61							
	3	21.16	20.05							
	2	22.53	21.38							
	1	22.93	21.38							
TOTAL	6 NOS.	126.81	119.46	14 NOS.	192.96	169.52	126.81	1350.72	119.46	1186.64
							303.79	3089.8	285.57	2756.60
TOTAL : 14 SHOP & 42 FLAT							3393.59	3042.17		



FORM NO. 3
(See Regulation No. 3.2 (ix))

A AREA STATEMENT		sq.mts.	STAMPS & SIGNATURE OF APPROVAL
1. Area of land plot/property as per record of as per sight condition		1860.00	Approved Subject to Condition laid Down in Building Permission Ward No. 92 Order No. SHB-92/22-23 Date 22-9-22 R. M. Jani 21/12/22 Dy. Town Development Officer Vadodra Mahanagarpalika I.O.D. no (P & E) etc TREE PLANTATION CALCULATION 1395.49 / 200 = 6.97 X 5 = 34.85 SAY : 35 TREES AS PER CGDCR - 2017 POINT NO 8.2.2 FLOOR SPACE INDEX DENSITY 1 HECTOR (10000.00 SQ.MT.) = 225 FLAT DW. UNITS REQ. AS PER PLOT 1395.49 X 225 / 10000.00 = 31.39 FLAT (SAY: 32 FLATS) PROPOSED UNITS PROPOSED UNITS = 42 FLATS REQ. LIFT CALCULATION (WING : A TO F) 3rd TO 7th Floor. = 20 DWELING UNITS 1 LIFT (CAP. =6 PERSON) REQD. FOR 30 DWELING UNITS TOTAL DWELING UNITS = 30 / 30 REQ. : 1.00 NOS. LIFT. (SAYS 1 x 1 = 6 PASSENGER) PROVIDED : 03 LIFT OF 18 PASSENGER PROVIDED 3 LIFT x 6 PASSENGER PER LIFT=18 PASSENGERS TOTAL PROPOSED F.S.I. = 3393.59 SQ.MTS. PERMISSIBLE (1.80) = 2511.88 SQ.MTS. TOTAL PAID F.S.I AREA = 0881.71 SQ.MTS. @ 2.70 (AS PAR JANTRY) = 0881.71 SQ.MTS.
2. Deduction for OWNER'S PLOT		464.51	
3. Net Area of Planing		1395.49	
4. Common Plot @10%			
5. Balance area of plot		1395.49	
6. Total Permissible G.F. Built up area @ 0%			
7. Total Permissible F.S.I. area @ 1.80 + 0.90 = 2.70 (1395.49 X 1.80 = 2511.88) PERMISSIBLE (1395.49 X 0.90 = 1255.94) (AS PER JANTRY)		3767.82	
8. Existing Building Area I) Ground Floor Total Existing Builtup Area			
9. Proposed Builtup Area I) Ground Floor		532.57	
10. Grand Total of Builtup Area on G. Floor		532.57	
11.PROPOSED FLOOR SPACE AREA	B.AREA	F.S.I.	
BASEMENT			
Ground Floor		532.57 303.79	
First Floor		497.86 441.40	
Second Floor		497.86 441.40	
3rd floor		497.86 441.40	
4th floor		497.86 441.40	
5th floor		497.86 441.40	
6th floor		497.86 441.40	
7th floor		497.86 441.40	
TERRACE FLOOR (Stair Cabin)		50.26 00.00	
12. Total Proposed Floor Space Area		4067.85 3393.59	
14. Total Existing Floor Space Area (if any)			
15. Grand Total of Floor Space Area		4067.85 3393.59	
16. Total F.S.I. Consumed		2.43 < 2.70	
B. PARKING STATEMENT IN SQ.MTS.			
Total maximum possible floor space area		Total require parking space	
Residential	3116.26 (20%)	623.25	
Commercial	277.33 (40%)	110.93	
TOTAL		3393.59	734.18
Total provided parking space	Provided on Ground level		
	COV.PARK	OPEN PARK	TOTAL
Residential	172.81	586.94	759.75
Commercial			
TOTAL	172.81	586.94	759.75
V. CERTIFICATE			
1). Existing Structure and Adjoining Property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work manhole connection is possible & is verified by me.		2). Certified that the plot under reference was surveyed by me on and the dimension of sides etc. of plot stated on are as measured on site and area so worked out talks with the area ownership/t.p. Record/property card or 7,12 record	
Signature Of Owners / Builders.		Signature Of Architects-Engineers	
Amit Shah.		RITESH J. KHARWA CONSULTING CIVIL ENGINEER V.M.C. LIC NO. EDR-266 VULCA LIC NO. M. : 09016558116	
Owner / Builder / Organisator / Developer or Authorised Agent of Owner			