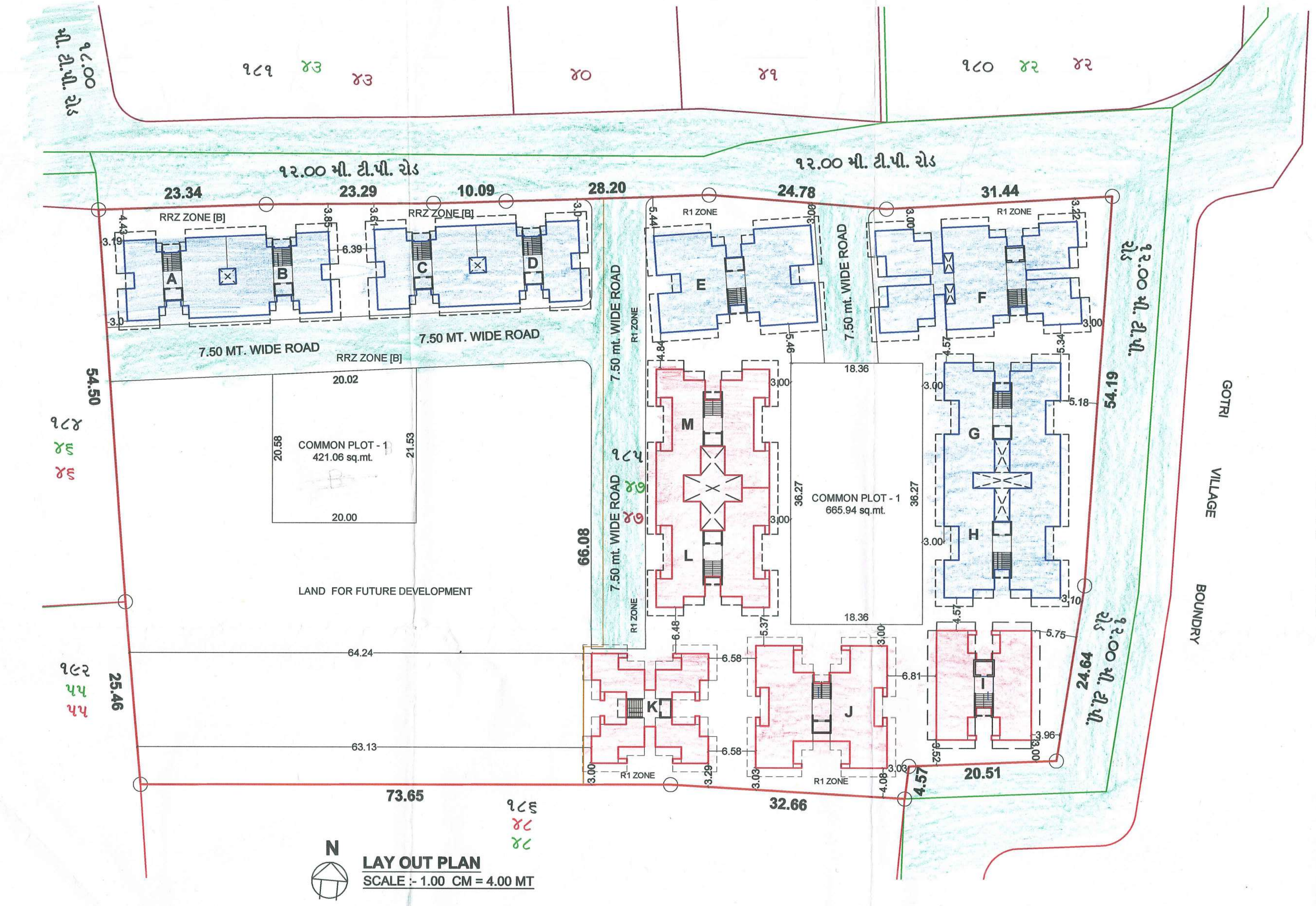
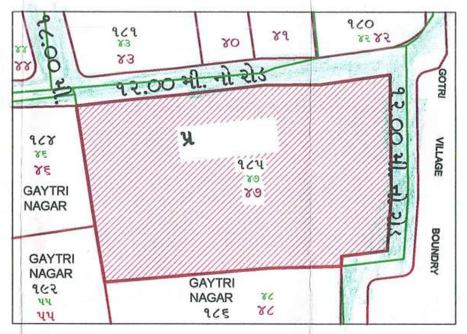
EXIST. AND REVISED PROPOSED LAY-OUT & BUILDING PLAN OF BLOCK No:185, F.P.No:47, O.P.No:47,T.P.No:03, AT VILL:SEVASI, DIST. VADODARA.



N
LAY OUT PLAN
SCALE :- 1.00 CM = 4.00 MT



N
KEY PLAN
SCALE :- 1.00 CM = 20.00 MT

AREA CALCULATION OF R1 ZONE

LAND AREA [10870.00 x 50%] R1 ZONE = 5435.00 sq.mt.
FOR TOWER IN R1 ZONE = E,F,G-H,I,J,K,L,M

AREA CALCULATION OF RRZ ZONE

LAND AREA [10870.00 x 50%] RRZ ZONE = 5435.00 sq.mt.
NET AREA OF LAND [PLOT : A] = 5435.00 sq.mt.
50% AREA OF LAND FOR [5435.00 x 50%] = 2717.50 sq.mt.
FOR TOWER IN RRZ ZONE: A = OPEN PLOT

[DEVELOPMENT OF LOW COST HOUSING] [PLOT: B]
PERMISI. B.UP. AREA = 40.00 sq.mt. EACH FLAT
50% FOR PLANNING AREA [PLOT: B] = 2717.50 sq.mt.
PERMIS. B.UP AREA = 80.00 sq.mt. EACH FLAT
FOR TOWER IN RRZ ZONE: B = A-B, C-D

Development permission is granted subject to the condition the responsibility of the applicant and the Architect / Engineers / Survey / Structural Designer to Follow relevent I. S. specification in structural design to ensure safety of the Building and is such structural designs are to verified

APPROVED SUBJECT TO CONDITION LAID DOWN IN BUILDING PERMISSION
Order No. Vuda / Plan - 4 /Permission/ 17/2016
Date : 30 / 6 /2016
Town Planner
Urban Development Authority
Vadodara.

કોમન પ્લોટમાં જી.ઈ.બી.ના ટ્રાન્સફોર્મર માટેની જગ્યા અલગથી રાખવાની રહેશે.

Ownership of the Common Plot Shil be in Joint Ownership of all the members of layout area and it shall not be Saleble

REQUIRED PARKING STATEMENT

[FOR RESIDENTIAL]
10655.00 X 15 % = 1598.25 sq.mt.

TOTAL REQ. PARKING
[for residential 1598.25]

PROVIDE PARKING SPACE

[TWR.= A,B] 233.33 + [TWR.= C,D] 233.33 +
[TWR.= E] 229.42+[TWR.= F] 271.05+
[TWR.= G,H]384.58+[TWR.=I]148.48+[TWR.= J]203.32
+[TWR.= K]125.86+[TWR.=L,M]314.30

TOTAL PROVIDE PARKING = 2143.67 sq.mt.

TOTAL PROVIDE PARKING
1598.25 sq.mt. > REQ. PARKING

PROP. GROUND COVRAGE AND BUILT UP AREA TABLE

TOWER	ZONE	G.F. COVR. EXIST.	G.F. COVR. PROP.	1st TYP. B.UP	2nd TYP. B.UP	3rd TYP. B.UP	4th TYP. B.UP	5th TYP. B.UP	CABIN B.UP	NET TOTAL B.UP
A-B	RRZ	269.52	0.00	262.17	262.17	262.17	262.17	245.47	25.11	1588.78
C-D	RRZ	269.52	0.00	262.17	262.17	262.17	262.17	245.47	25.11	1588.78
E	R1	247.51	0.00	239.92	239.92	239.92	239.92	221.35	12.44	1440.98
F	R1	304.70	0.00	291.25	291.25	291.25	291.25	262.12	10.15	1741.97
G,H	R1	420.80	0.00	399.16	399.16	399.16	399.16	364.25	24.86	2406.55
I	R1	0.00	166.54	175.63	175.63	175.63	175.63	162.05	13.04	1044.15
J	R1	0.00	223.88	252.04	252.04	252.04	252.04	234.05	14.32	1480.41
K	R1	0.00	144.87	170.49	170.49	170.49	170.49	156.06	12.49	995.38
L,M	R1	0.00	350.04	361.70	361.70	361.70	361.70	331.89	24.26	2152.99
TOTAL		1512.05	885.33	2414.53	2414.53	2414.53	2414.53	2222.71	161.78	14439.99

PROPOSED F.S.I. AREA TABLE

TOWER	ZONE	G.F. F.S.I. EXIST.	G.F. F.S.I. PROP.	1st TYP. F.S.I.	2nd TYP. F.S.I.	3rd TYP. F.S.I.	4th TYP. F.S.I.	5th TYP. F.S.I.	CABIN F.S.I.	NET TOTAL F.S.I.
A-B	RRZ	0.00	0.00	224.33	224.33	224.33	224.33	207.74	0.00	1105.06
C-D	RRZ	0.00	0.00	224.33	224.33	224.33	224.33	207.74	0.00	1105.06
E	R1	0.00	0.00	221.05	221.05	221.05	221.05	202.48	0.00	1086.68
F	R1	0.00	0.00	270.95	270.95	270.95	270.95	241.82	0.00	1325.62
G-H	R1	0.00	0.00	361.43	361.43	361.43	361.43	326.52	0.00	1772.24
I	R1	0.00	0.00	156.90	156.90	156.90	156.90	143.32	0.00	770.92
J	R1	0.00	0.00	232.49	232.49	232.49	232.49	214.50	0.00	1144.46
K	R1	0.00	0.00	152.43	152.43	152.43	152.43	138.00	0.00	747.72
L-M	R1	0.00	0.00	325.41	325.41	325.41	325.41	295.60	0.00	1597.24
TOTAL		0.00	0.00	2169.32	2169.32	2169.32	2169.32	1977.72	0.00	10655.00

ELEVATION (TOWER -ALL OTHER'S EXISTING)

ELEVATION (TOWER -A,B,C,D,G,H)

SECTION (TOWER -A,B,C,D,E,F,G,H)

ELEVATION (TOWER -I,J,K)

ELEVATION (TOWER -L,M)

SECTION (TOWER - I,J,K,L,M)

AREA TABLE

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

A. AREA STATEMENT [F.P.No:47]		SQ.MTS.
1. Area of land/property as per record		10870.00
or as per site condition		
B. Deduction for :		
(a) Naliya road set bck area		
(b) Any reservation		
3. Net area of plot		10870.00
4. Common Plot (10870.00 x 10%)		1087.00
5. Balance area of Plot		9783.00
6. Permissible b.up area on G.F. [9783.00 x 40%]		3913.20
7.[a] Permis. normal F.S.I. [10870.00 x 1.60]		17392.00
8. Existing built up area on G.F		1512.05
9. Proposed built up area		
(i) Ground floor (Main structure)		885.33
10. Grand total of built up area on G.F. 885.33 + 1512.05		2397.38
11. Proposed floor space area	B.UP.	F.S.I.
Ground floor	885.33	---
First floor	2414.53	2169.32
Second floor	2414.53	2169.32
Third floor	2414.53	2169.32
Fourth floor	2414.53	2169.32
Fifth floor	2222.71	1977.72
Terrace floor [Cabin]	161.78	---
Total proposed floor space area	12927.94	10655.00
12. Total exist. area(if any)	1512.05	---
13. Grand total area	14439.99	10655.00
14. Total f.s.i. consumed		0.98

B. PARKING STATEMENT

Total maximum possible floor space area	Total require parking space	Reserved for car 50%
Residential 10655.00	(15%) 1598.25	
Commercial	(30%)	
Industrial	(10%)	
TOTAL	1598.25	

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential	2143.67		2143.67
Commercial			
Industrial			
REQUIRED < PROVIDE		TOTAL	2143.67

I. LIST OF DRAWING ATTACHED

Sr.No	Description	Copies

II REFERENCES

Last approved plan (if any)
Permissible order no.
Date of approval

STAMP AND SIGNATURE OF APPROVAL

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

RUCHIR SHETH
ARCHITECT
VUDA Lic.No. A-308/2012-2013

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