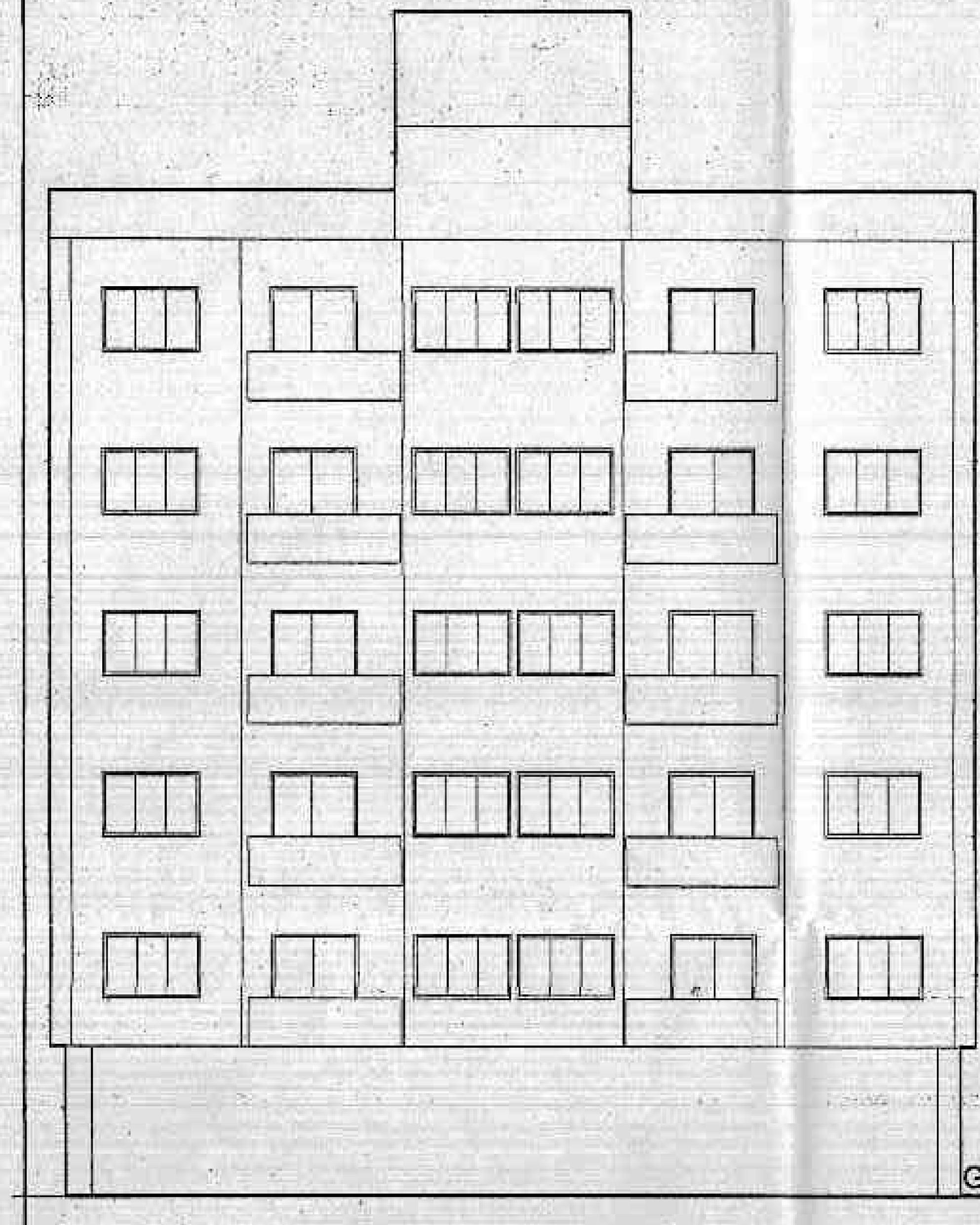
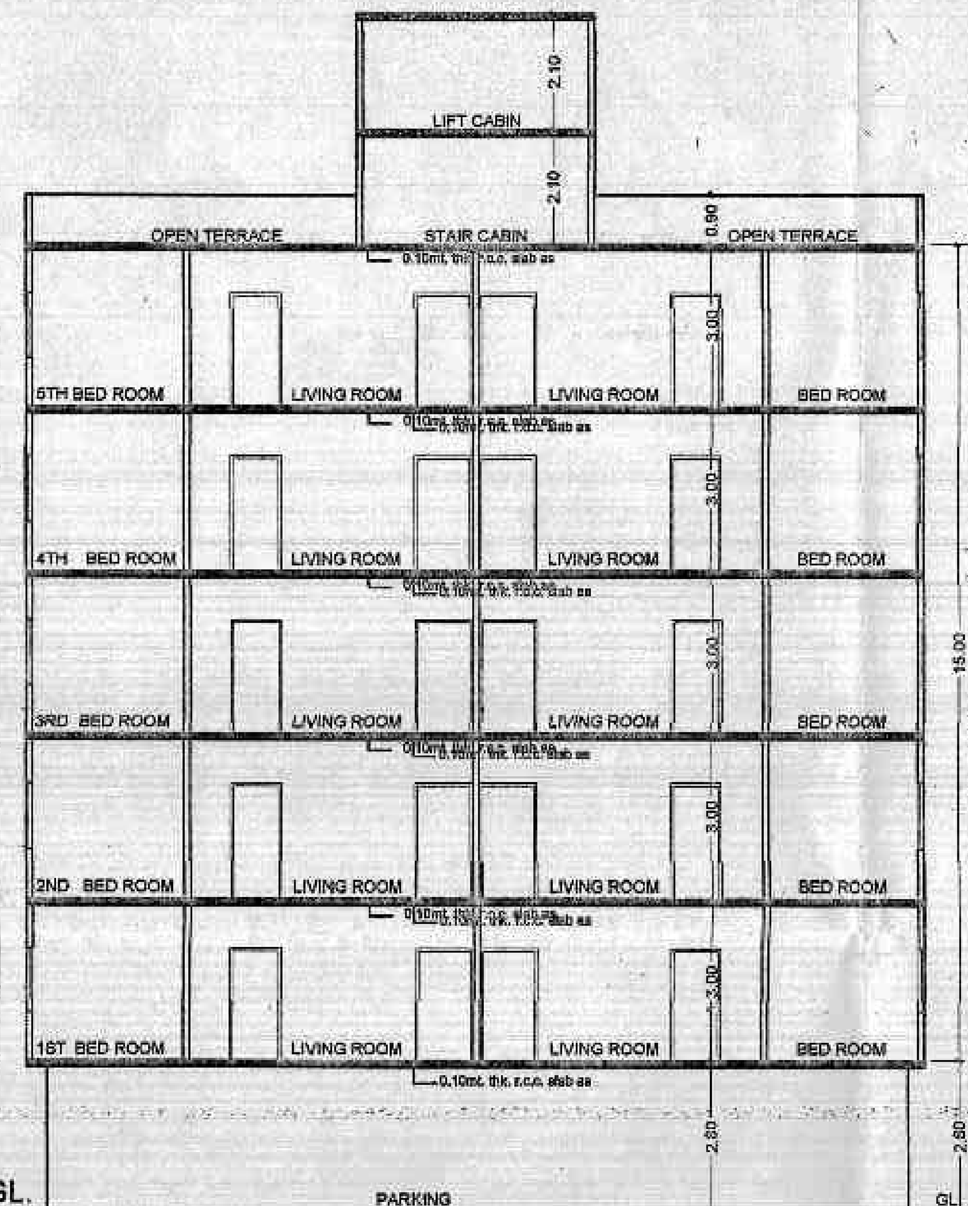
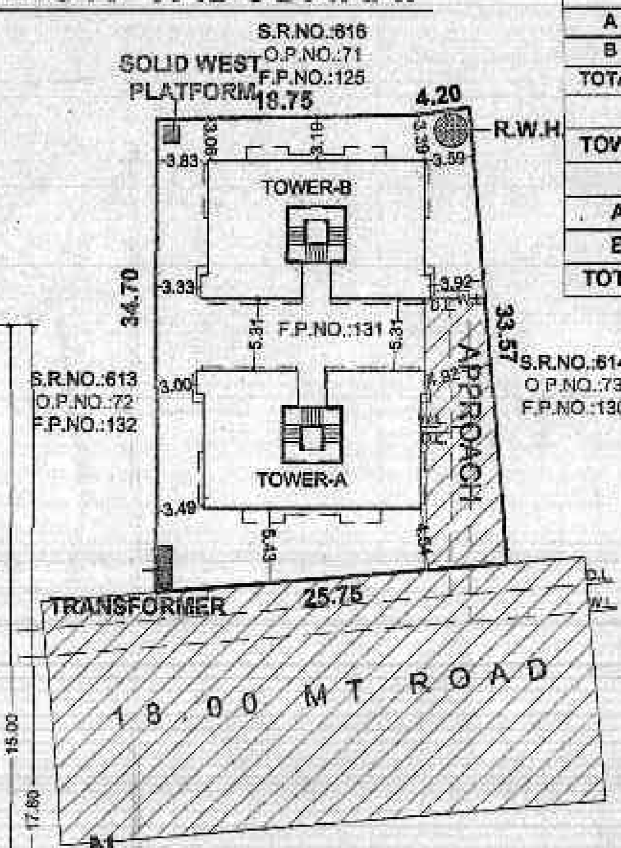
PROPOSED LAY-OUT & BUILDING PLAN OF F.P.No133, T.P.No:1, AT VILL: SAMA , DIST. VADODARA.



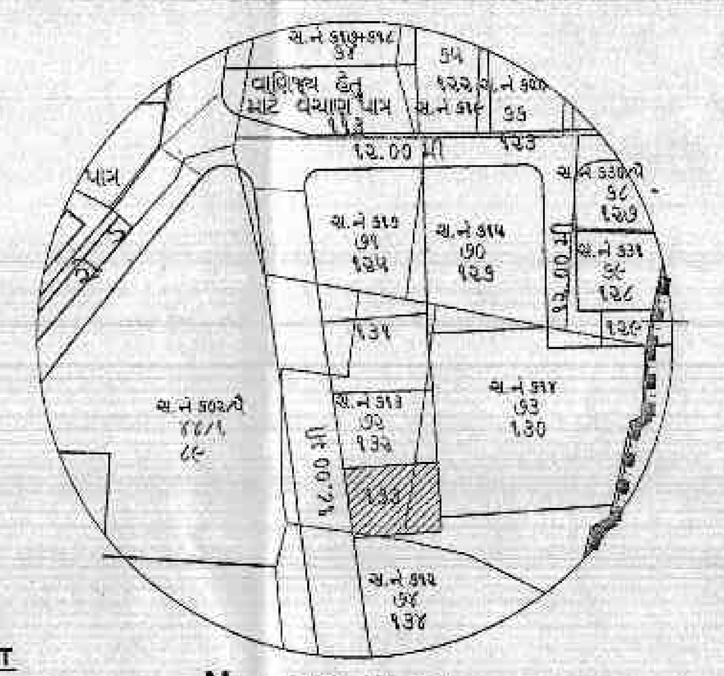
FRONT SIDE ELEVATION



SECTION = "AB"



LAY OUT PLAN
SCALE :- 1.00 CM = 4.00 MT



KEY PLAN
SCALE :- 1.00 CM = 20.00 MT

G.F. COVERAGE		BUILT UP AREA FOR TYPICAL FLOOR						
TOWER	GROUND	1st	2nd	3rd	4th	5th	TERR.	TOTAL
	COVERAGE	B.UP	B.UP	B.UP	B.UP	B.UP	B.UP	B.UP
A	156.33	171.12	171.12	171.12	171.12	171.12	14.15	1026.08
B	156.33	171.12	171.12	171.12	171.12	171.12	14.15	1026.08
TOTAL	312.66	342.24	342.24	342.24	342.24	342.24	28.30	2052.16

F.S.I. AREA FOR TYPICAL FLOOR

TOWER	G.F.		2nd	3rd	4th	5th	TOTAL
	F.S.I.	RESI.	F.S.I.	F.S.I.	F.S.I.	F.S.I.	F.S.I.
A	0.00	153.00	153.00	153.00	153.00	153.00	765.00
B	0.00	153.00	153.00	153.00	153.00	153.00	765.00
TOTAL	0.00	306.00	306.00	306.00	306.00	306.00	1530.00

REQUIRED PARKING STATEMENT

[FOR PERMI. F.S.I. OF 15%]
3130.26 X 15% = 469.54 sq.mt.

PROVIDE PARKING SPACE

[A] 138.28 + [B] 138.28

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

JANTRI RATES FOR RESIDENTIAL		12750 RATES FOR NON-RESI.			0		300	300
DISCRIPTION	F.S.I. @ 1.60	F.S.I. @ 1.80			F.S.I. DIFF. @ 1.60 TO 1.80		AMINITIES CHARGES	
	RESIDENTIAL	NON-RESI.	RESIDENTIAL	NON-RESI.	RESIDENTIAL	NON-RESI.	RESIDENTIAL	NON-RESI.
AREA IN SQ.MT.	1360	0	1530	0	170	0	1530	0
RUPEES	0	0	0	0	216750	0	459000	0

AREA TABLE

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

A. AREA STATEMENT	SQ.MTS.	
1. Area of land/property as per record	850.00	
or as per site condition		
B. Deduction for :		
(a) road cutting area	—	
(b) Any reservation	—	
3. Net area of plot	850.00	
4. Common Plot (10%)	—	
5. Balance area of Plot	850.00	
6. Permissible built up area on G.F. [40%]	340.00	
7.a Permis. Normal F.S.I. [1.60]	1360.00	
7.b Permis. Premium F.S.I. [1.80]	1530.00	
7.c Premium F.S.I. to be purchased	—	
8. Existing built up area on G.F		
9. Proposed built up area		
(i) Ground floor (G.F. Coverage)	312.66	
(ii) Out house /Garrage	—	
Total proposed (G.F. Coverage)	312.66	
10. Grand total of built up area on (G.F.Coverage)	312.66	
11. Proposed floor space area	B.UP.	F.S.I.
Ground floor	312.66	—
First floor	342.24	306.00
Second floor	342.24	306.00
Third floor	342.24	306.00
Fourth floor	342.24	306.00
Fifth floor	342.24	306.00
Terrace floor [cabin]	28.30	---
Total proposed floor space area	2052.16	1530.00
12. Total existing floor space area(if any)	—	
13. Grand total of floor space area	1530.00	
14. Total f.s.i. consumed	1.80	

I. LIST OF DRAWING ATTACHED

Sr.No	Description	Copies

II REFERENCES

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

Approved Subject to Condition laid Down in Building Permission
Ward No. 9
Order No. [illegible]
Date [illegible]

[illegible]
Dy. Town Development Officer
Vadodara Mahanagarpalika
પ્રભુ. કમિશ્નરશ્રીના હુકમથી

STAMP AND SIGNATURE OF APPROVAL

B. PARKING STATEMENT

Total maximum possible floor space area		Total require parking space		50% required on G.Level
Residential	1530.00	(15%)	229.5	
Commercial		(30%)		
Industrial		(10%)		
TOTAL			229.5	

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential	276.56		276.56
Commercial			
Industrial			
REQUIRED < PROVIDE		TOTAL	276.56

IV North line	Scale	Date

IV Certificate

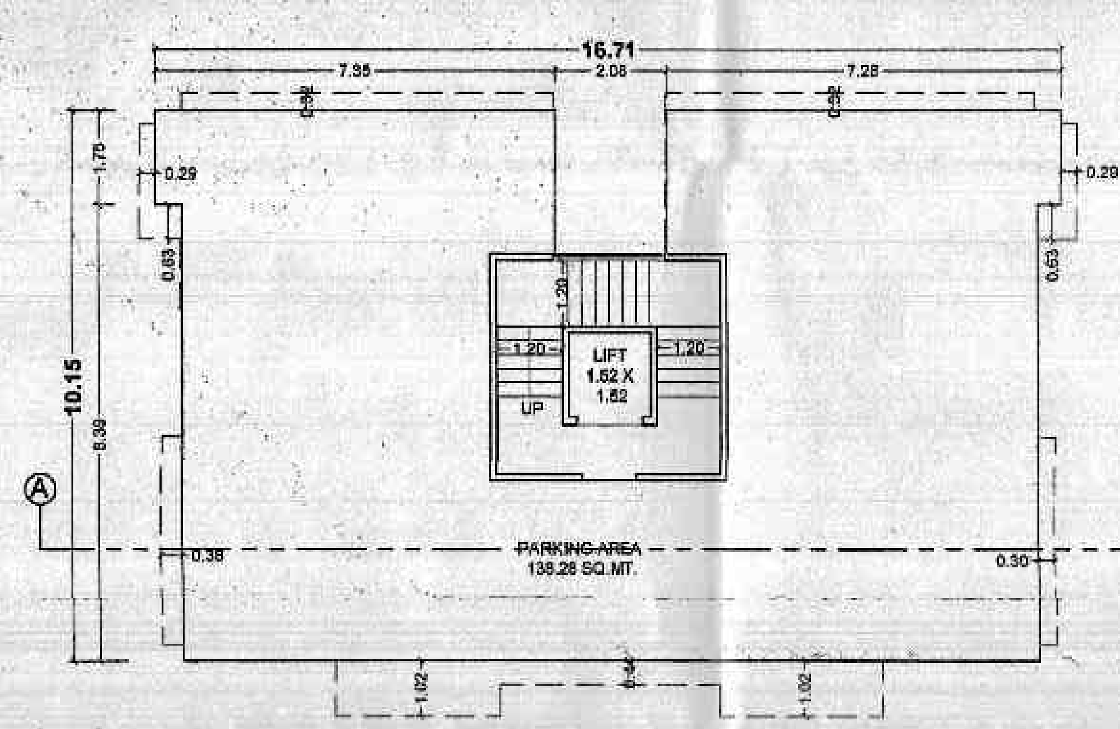
SCHEDULE OF OPENING

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

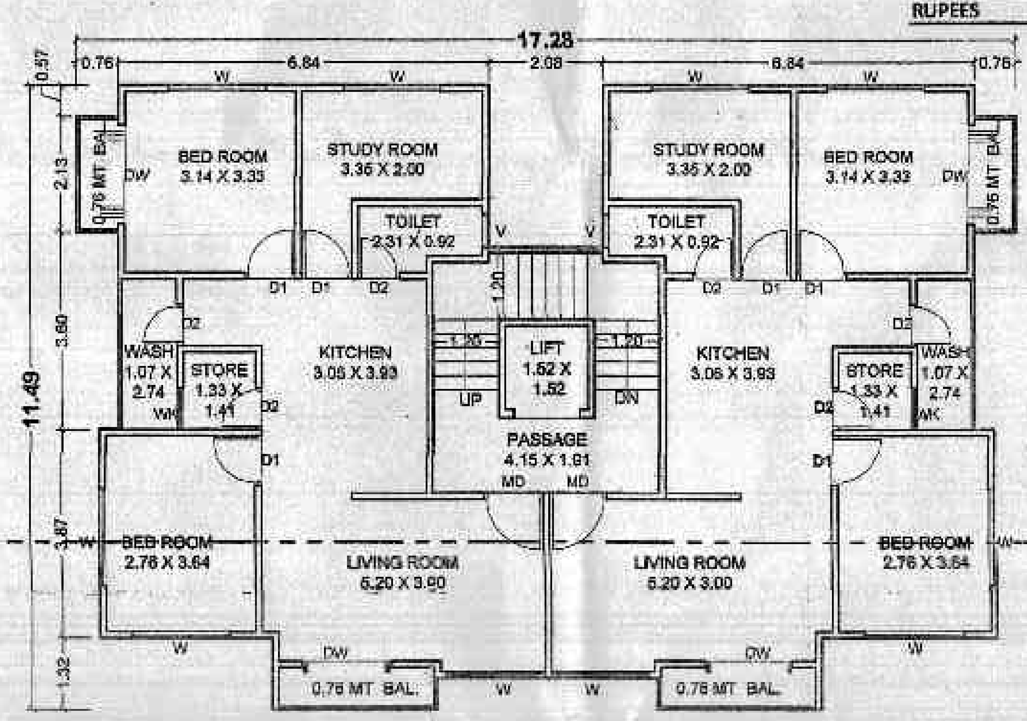
i) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work.

Manhole connection is possible and is verifed by me.

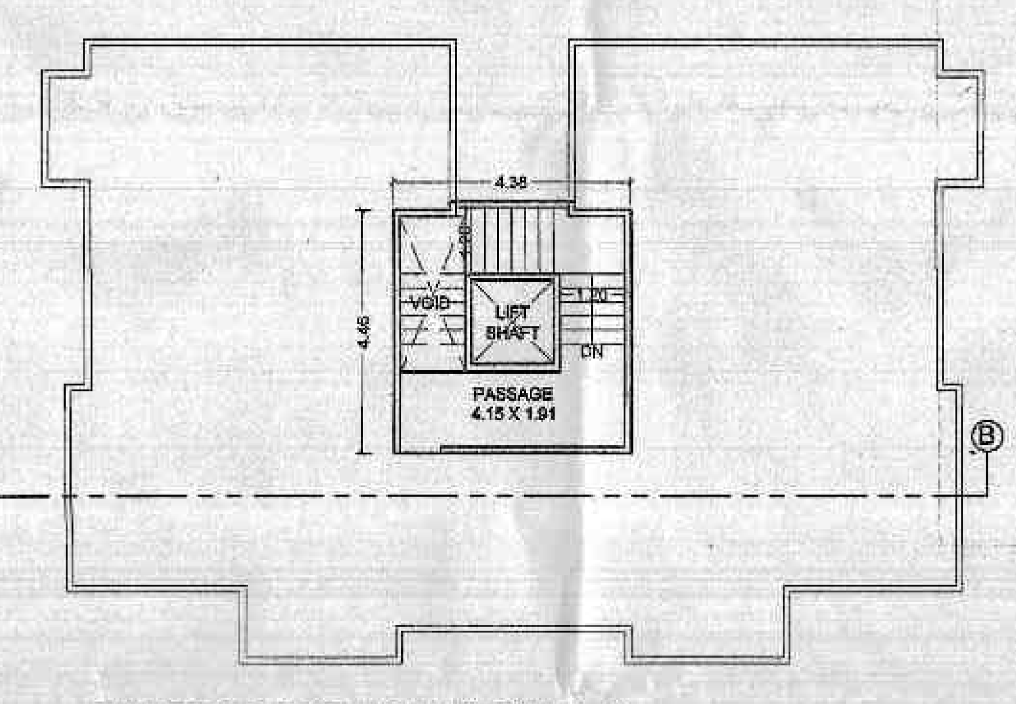
ii) Certificate that the plot under referance was served by me on ______ and the dimension of sides etc. of plot stated on are as measured on site and are so worked out tallies with the area stated in the document of ownership /T.P. record/property card or 7-12 record.



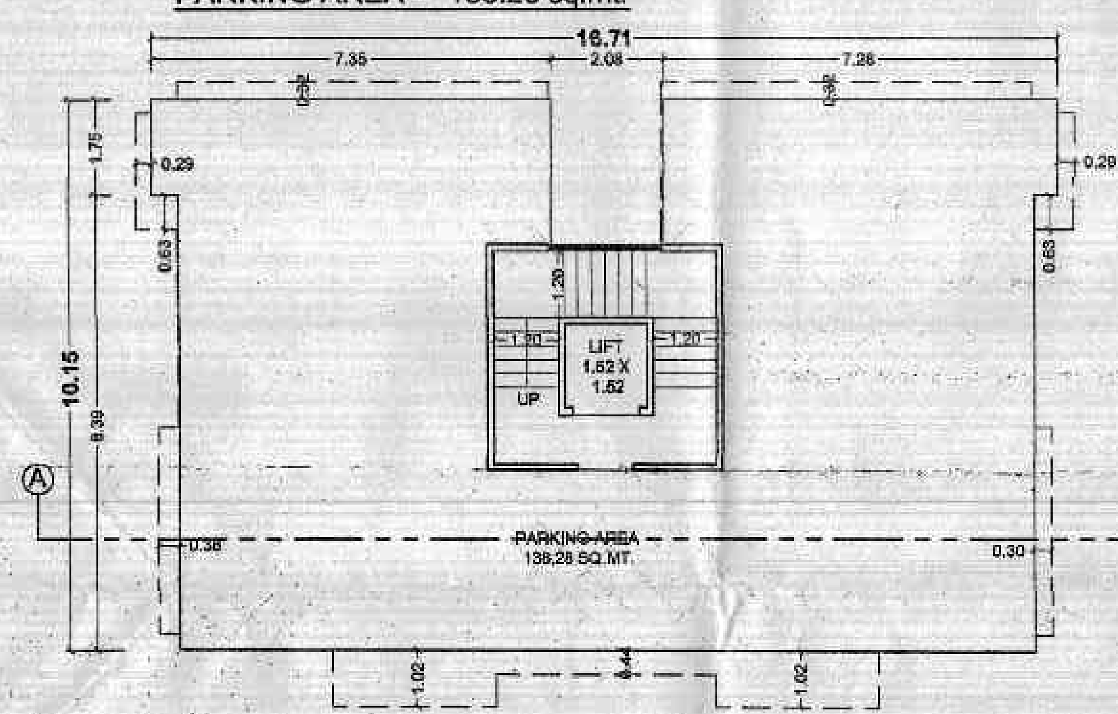
GROUND FLOOR PLAN (TOWER -A)
BUILT UP AREA = 156.33 sq.mt.
PARKING AREA = 138.28 sq.mt.



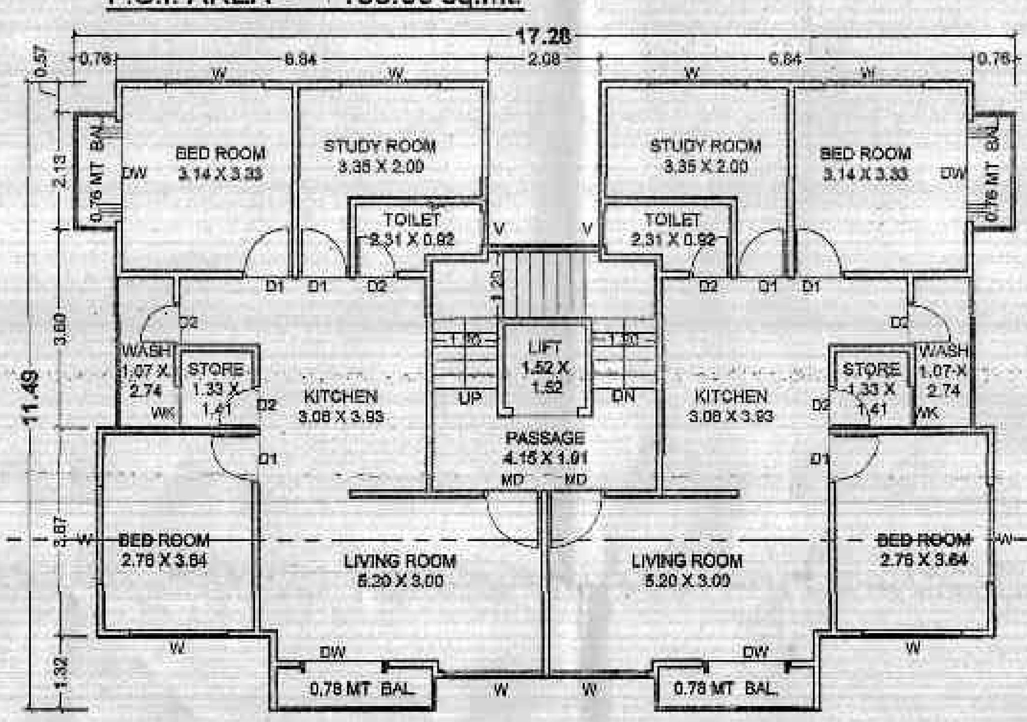
TYPICAL FLOOR PLAN(1ST TO 5TH) (TOWER -A)
B.UP AREA = (153+18.12)=171.12 sq.mt.
F.S.I. AREA = 153.00 sq.mt.



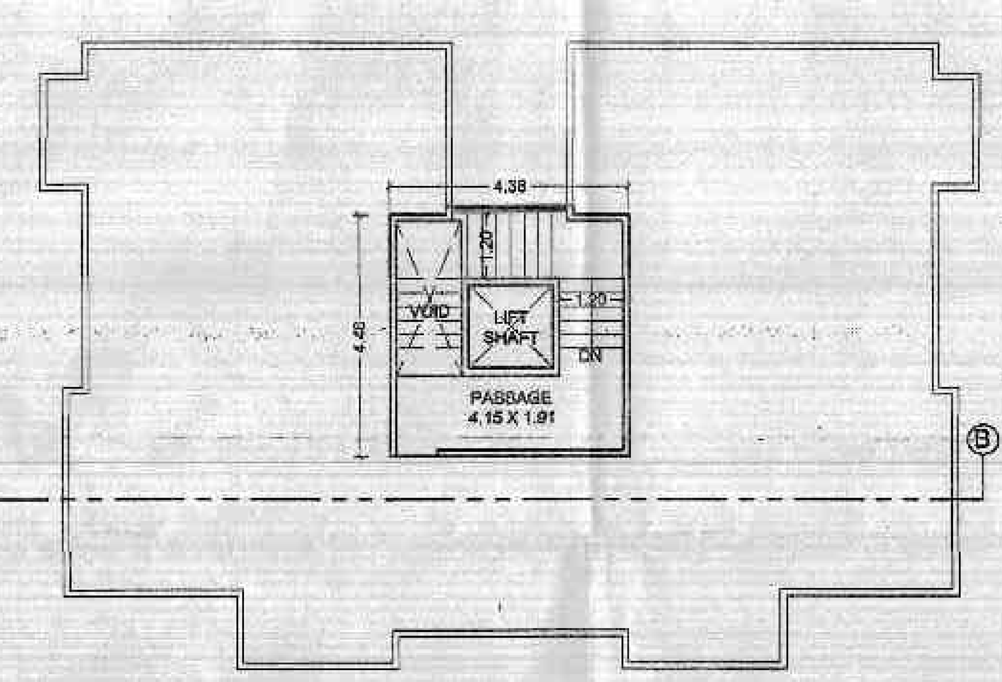
TERRACE FLOOR PLAN (TOWER -A)
B.UP AREA = 14.15 sq.mt.



GROUND FLOOR PLAN (TOWER -B)
BUILT UP AREA = 156.33 sq.mt.
PARKING AREA = 138.28 sq.mt.



TYPICAL FLOOR PLAN(1ST TO 5TH) (TOWER -B)
B.UP AREA = (153+18.12)=171.12 sq.mt.
F.S.I. AREA = 153.00 sq.mt.



TERRACE FLOOR PLAN (TOWER -B)
B.UP AREA = 14.15 sq.mt.

RUCHIR SHETH
ARCHITECT
VMSS Lic.No. CA-57/2013-2018

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