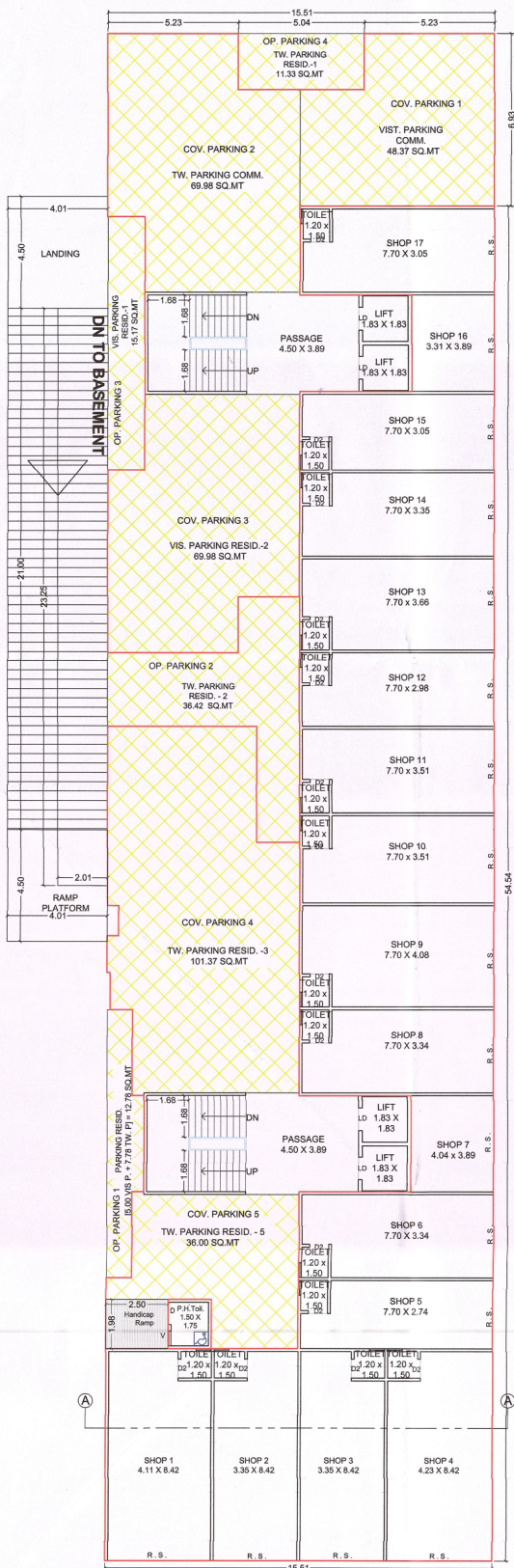
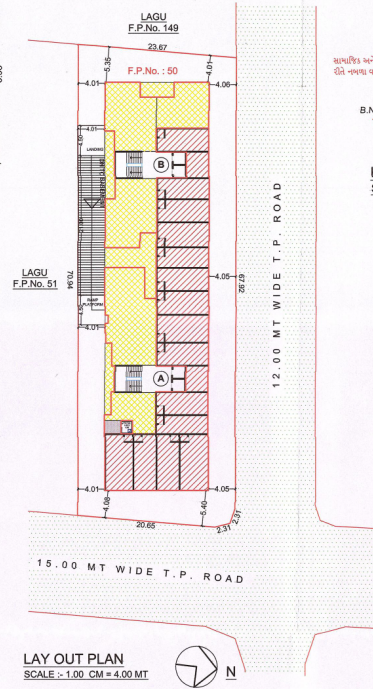


PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN FOR R.S.No:225, O.P.No:38/2, F.P.No. 50, T.P.NO.2, AT VILL : SEVASI, DIST. VADODARA.

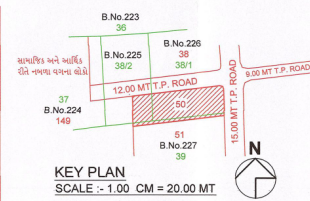
1/3



GROUND FLOOR PLAN [TOWER A-B]
 BUILT UP AREA = 876.80 sq.mt.
 COMM F.S.I. = 456.89 sq.mt.
 COVERED PARKING AREA [P1 TO P5]
 [36.00+101.37+69.98+69.98+48.37] = 325.70 sq.mt.
 OPEN PARKING AREA = [O.P1 TO O.P4] [12.78+36.42+15.17+11.33] = 75.70 sq.mt.



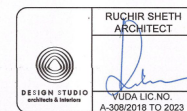
LAY OUT PLAN
 SCALE :- 1.00 CM = 4.00 MT



KEY PLAN
 SCALE :- 1.00 CM = 20.00 MT

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

A. AREA STATEMENT		SQ.MTS.	LIST OF DRAWING ATTACHED	
1. Area of land/property as per record	1770.00	Sr.No	Description	Copies
2. Area of land/property as per site condition				
B. Deduction for :				
(a) road cutting area	-----			
(b) Any reservation	-----			
3. Net area of plot	1770.00			
4. Common Plot (10%)	-----			
5. Balance area of Plot	-----			
6. Permissible built up area on G.F.	-----			
7.a Permis. Normal F.S.I. [1770.00 x 1.80]	3186.00	II REFERENCES		
7.b Permis. Premium F.S.I. [1770.00 x 2.70]	4779.00	Last approved plan (if any)		
7.c Premium F.S.I. TO BE PURCHASED [4778.32 - 3186.00]	1592.32	Permissible order no.		
8. Existing built up area on G.F		Date of approval		
9. Proposed built up area		APPROVED SUBJECT TO CONDITION LAD DOWN IN BUILDING PERMITS/ORDINANCE Order No. Vada / F.S.I. / A. (Permitted) Date : 05/01/2019  Urban Development Authority, Vadodra.		
(i) Ground floor (G.F. Coverage)				
(ii) Out house /Garage				
Total proposed (G.F. Coverage)				
10. Grand total of b.a. on (G.F. Coverage)				
11. Proposed floor space area	B.U.P.	F.S.I.		
Basement floor	793.71	-----		
Ground floor	876.80	460.11		
1st floor	779.03	695.82		
2nd floor	779.03	695.82		
3rd floor	779.03	695.82		
4th floor	779.03	695.82		
5th floor	779.03	695.82		
6th floor	779.03	695.82		
7th floor	204.32	143.29		
Terrace floor [cabin]	23.01	-----		
Total proposed floor space area	6572.02	4778.32		
12. Total existing floor space area (if any)	-----			
13. Grand total of fl. space area	4778.32			
14. Total f.s.i. consumed	2.69 < 2.7			
B. PARKING STATEMENT				
● TOTAL PROP. COMM. F.S.I. AREA = 456.89		● TOTAL PROP. RESID. F.S.I. AREA = 4321.63 sq.mt.		
REQ. PARKING AREA @ 50 % = 228.34 sq.mt.		REQ. PARKING AREA @ 20 % = 864.32 sq.mt.		
(AS PER GDCH CL. NO. 8.12.1)		(AS PER GDCH CL. NO. 8.12.1)		
FOR COMMERCIAL PARKING		FOR RESIDENTIAL PARKING		
VEHICAL	REQ. AREA	VEHICAL	REQ. AREA	
CAR PARKING AREA @ 50 %	114.17	CAR PARKING AREA @ 50 %	432.16	
OTHERS PARKING AREA @ 30%	68.50	OTHERS PARKING AREA @ 40%	345.72	
VISITORS PARKING AREA @ 20%	45.66	VISITORS PARKING AREA @ 10%	86.44	
TOTAL	228.34	TOTAL	864.32	
TOTAL REQ. COMM. + RESID.		PROVIDED PARKING		
COMM. + RESID.	TOTAL REQ. AREA	BASEM.	GR. LVL.	TOTAL
CAR PARKING AREA	114.17 + 432.16 = 546.33	550.00	---	550.00
OTHERS PARKING AREA	68.50 + 345.72 = 414.22	153.39	262.88	416.27
VISITORS PARKING AREA	45.66 + 86.44 = 132.10	---	138.52	138.52
NET TOTAL	228.34 + 864.32 = 1092.66	703.39	401.40	1104.79
LIFT CALCULATION				
TOWER: A-B = 3rd to 6th Fl. = 8 flrs x 4 flrs = 32 FLATS				
TOWER: B = 7th Fl. = 2 flrs				
TOTAL = 34 FLATS				
1 LIFT (CAP=6 PERSON) REQD. FOR 30 UNITS				
34 / 30 = 1.13 REQUIRED NOS. LIFT. (SAYS 1 X 12 = 12 PASSENGER)				
PROVIDED 4 LIFT OF 6 [4 x 6 = 24] PASSENGER IN TOWER : A-B				
SOLAR POWER CALCULATION				
MIN 5% OF CONNECTED LOAD				
ESTIMATED CONNECTED LOAD = 400 Kw				
SOLAR PROVISION 5% = 20 Kw				
12 SQ.MT/1Kw i.e. 240 SQ.MT. AREA OF TERRACE				
PROV. 280.16 SQ.MT. ON TERRACE TOWER : A-B				



M.B. Parikh
 Owner / Builder / Organiser / Developer
 Or Authorised Agent of Owner