

PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN OF BLOCK. No:293,O.P.NO.109,F.P.NO.122, AT VILL: SEVASI,T.P.02, DIST. VADODARA.

AREA TABLE
FORM No : 6A
(See Schedule 4a)

1/2

A. AREA STATEMENT	SQ.MTS.	DETAIL OF LAND AREA
1. Area of land/property as per record or as per site condition	3824.00	F.P.No. AREA IN sq.mt.
B. Deduction for : (a) road cutting area (b) any reservation		
3. Net area of plot	3824.00	
4. Common Plot (3824.00 x 10%)	382.40	
5. Balance area of Plot	3441.60	
6. Permis. b up area on G.F.	N.A.	
7.(a) Permis. normal F.S.I. (3824.00 x 1.80)	6883.20	
(b) Permis. premium F.S.I. (3824.00 x 0.90)	3441.60	
TOTAL PERMISSIBLE F.S.I. (1.80 + 0.90 = 2.70) (6883.20 + 3441.60)	10324.80	
(c) Premium F.S.I. to be Purchased	3440.01	
8. Existing built up area on G.F.	---	
9. Proposed built up area G.F.	1011.24	
10. Grand total of built up area on G.F.	1011.24	
11. Proposed floor space area	BUILT UP F.S.I.	
BASEMENT	2908.98	
Ground floor	1011.24	270.62

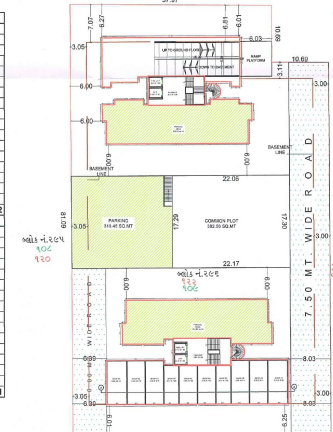
SCHEDULE OF OPENING

MD	- 1.07 X 2.10
D1	- 0.80 X 2.10
D2	- 0.75 X 2.10
W	- 1.80 X 2.10
W1	- 1.20 X 1.20
W2	- 1.20 X 0.90
W3	- 0.80 X 0.60

STAMP AND SIGNATURE OF APPROVAL

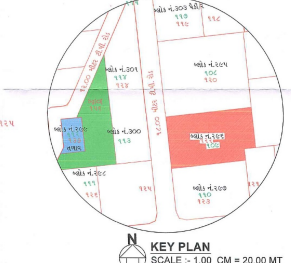
First floor	942.28	837.99
Second floor	942.28	837.99
Third floor	942.28	837.99
Fourth floor	942.28	837.99
Fifth floor	942.28	837.99
Sixth floor	942.28	837.99
Seventh floor	942.28	837.99
Eighth floor	942.28	837.99
Ninth floor	942.28	837.99
Tenth floor	942.28	837.99
Eleventh floor	942.28	837.99
Twelfth floor	938.98	834.70
Terrace floor	106.94	
Total proposed floor space area	15333.22	10323.21
12. Total existing floor space area (if any)		
13. Grand total of floor space area	10323.21	
14. Total f.s.i. consumed	2.69 < 2.70	

B. PARKING STATEMENT AS PER TABLE			
TOTAL PROP. COMM. F.S.I. = 270.62 sq.mt.		TOTAL PROP. RESI. F.S.I. = 10032.58 sq.mt.	
REQ. PARKING @ 50% = 135.31 sq.mt.		REQ. PARKING @ 20% = 200.65 sq.mt.	
(AS PER GOCC CL. NO. 8.12.1)		(AS PER GOCC CL. NO. 8.12.1)	
FOR COMMERCIAL PARKING		FOR RESIDENTIAL PARKING	
VEHICLE	REQ. AREA	VEHICLE	REQ. AREA
CAR PARKING @ 50%	67.65	CAR PARKING @ 50%	100.25
OTHERS PARKING @ 30%	40.50	OTHERS PARKING @ 40%	80.21
VISITOR'S PARKING @ 20%	27.06	VISITOR'S PARKING @ 10%	20.06
TOTAL	135.21	TOTAL	200.52
COMM.	RESID.	COMM.	RESID.
50%	20%	REQ.	BASEMENT
67.65	100.25	1072.90	1103.05
40.50	80.21	844.81	850.00
27.06	20.06	228.11	206.59
NET TOTAL	135.31	2010.51	2145.82



14.00 मीटर टी.पी. रोड

LAY OUT PLAN
SCALE - 1:100 CM = 4.00 MT



KEY PLAN
SCALE - 1:100 CM = 20.00 MT

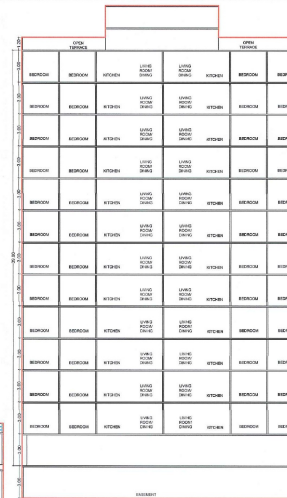
For ANAND REAL CON
Partner
Owner / Builder / Organiser / Developer
Or Authorised Agent of Owner



ELEVATION (TOWER-A) SCALE - 1:100 CM = 2.00 MT



SECTION (TOWER-A) SCALE - 1:100 CM = 2.00 MT



ELEVATION (TOWER-B) SCALE - 1:100 CM = 2.00 MT

SANITARY PROVISION FOR COMMERCIAL

(AS PER GOCC CL. NO. 8.12.1)
TOTAL COMMERCIAL CARPET AREA = 408.79 sq.mt.
OTHER FL. PROVIDED EACH UNIT INDICE
206.79 / 4 = 51.69 SAY 50 PERSON
ASSUME 50 MALE & 50 FEMALE USER
= 500 FOR 1 PER 50 USER OF GENDER
REQ. FOR MALE USER
REQ. PER 50 PERSON 1 URINAL (3300) = 0.66 URINAL SAY 1
REQ. PER 50 PERSON 1 W.C. (3300) = 0.66 W.C. SAY 1
REQ. FOR FEMALE USER
REQ. PER 50 PERSON 1 W.C. (3300) = 0.66 W.C. 1
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 = 1 X 25% = 0.25 W.C. SAY 1
REQ. PER 100 PERSON 1 W.C. = 1 X 25% = 0.25 URINAL SAY 1
REQ. FOR FEMALE USER
REQ. PER 100 PERSON 1 W.C. = 1 X 25% = 0.25 W.C. SAY 1

PROVIDED SANITARY FACILITY			
URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
1	1	1	1

SOLAR ENERGY CALCULATION RESIDENTIAL

TOWER	ROOF AREA	REQUIRED SOLAR ENERGY IN KW	REQUIRED SOLAR ENERGY IN KW	PROVIDED SOLAR ENERGY IN KW
TOWER-A	467.56	327.29	27.27	30.00
TOWER-B	471.42	329.99	27.50	30.00
TOTAL	938.98	657.29	54.77	60.00

LIFT CALCULATION

TOWER-A = 340 TO 120 Fl. = 86 Flats x 100 = 8600 FLATS
TOWER-B = 340 TO 120 Fl. = 86 Flats x 100 = 8600 FLATS
1 LIFT (CAP-40 PERSONS) REQD. FOR 50 UNITS
60 / 30 = 2.00 REQUIRED NOS. LIFTS (SAY 300 = 16 PASSENGER)
PROVIDED 2 LIFTS FOR FIRE

JANTRI RATES FOR RESIDENTIAL

DISCRPTION	F.S.I. @ 1.80	F.S.I. @ 2.70	F.S.I. DIFF. @ 1.80 TO 2.70 @ 40% JANTRI	AMINITIZE
RESID.	6883.20	10324.80	3440.01	15333.22
AREA IN SQ.MT. RUPEES	6883.20	10324.80	3440.01	15333.22

825603.00 4599966.00

CARPET AREA DETAIL TOWER : A GROUND FLOOR [COMMERCIAL]					
Building name	SHOP	TYPE	Carpet Area	Balcony Area	WASH AREA
TOWER-A	1	SHOP	29.84		
	2	SHOP	27.19		
	3	SHOP	27.29		
	4	SHOP	19.82		
	5	SHOP	24.32		
	6	SHOP	24.32		
	7	SHOP	19.82		
	8	SHOP	27.29		
	9	SHOP	27.19		
	10	SHOP	29.70		
TOTAL			256.78		

BASEMENT FLOOR PLAN
BUILT UP AREA = 2908.98 sq.mt.
PARKING AREA = 2456.28 sq.mt.

48.59