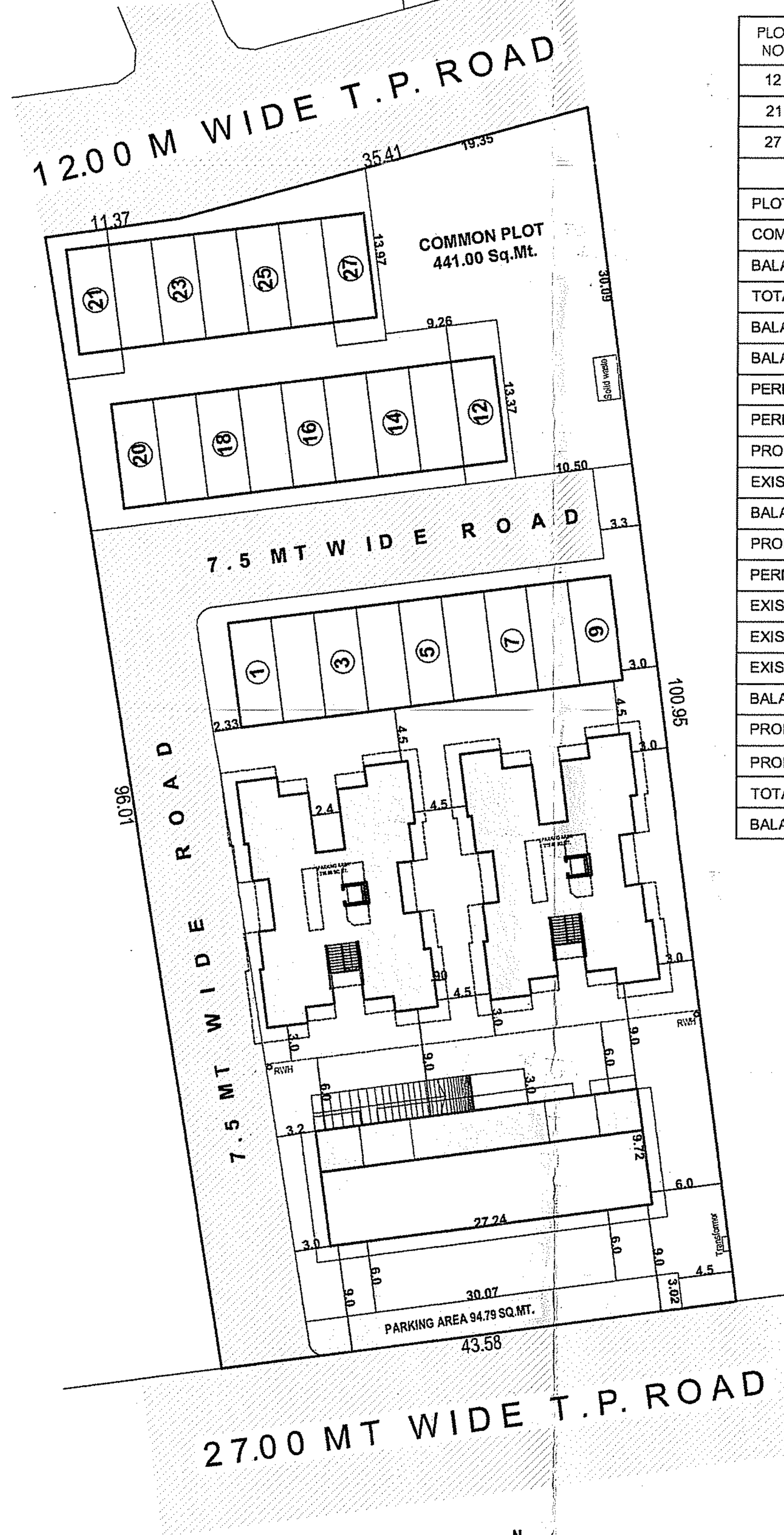
REVISED LAY OUT AND BUILDING IN R.S.NO. 815/1/B/P,T.P.S. NO. 43, F.P.NO.158/2/P AT. VILLAGE BAPOD, NEAR NALANDA COLAGE, VADODARA.



LAYOUT PLAN
SCALE =1:400

PLOT AREA STATEMENT

PLOT NO.	PLOT AREA	PERRMISSIBLE BUILT UPAREA		PROPOSED B.A.	PERRMISSIBLE F.S.I. 1.60	PROPOSED F.S.I.		
						G.FL.	F.FL.	TOTAL
12	55.83	65%	36.28	31.50	89.32	28.47	33.55	62.02
21	68.69	65%	44.64	31.50	109.90	28.47	33.55	62.02
27	61.11	65%	39.72	31.50	97.77	28.47	33.55	62.02
	134.64		120.64	94.50	296.99	85.41	100.65	186.06

PLOTED AREA	185.63
COMMON PLOT AREA	441.00
BALANCE TENAMENT TYPE LAND AREA	3781.17
TOTAL LAND AREA	4407.80
BALANCE LAND AREA FOR HIGH RISE	900.75
BALANCE LAND AREA FOR LOW RISE	2880.42
PERMISSIBLE B.A. IN TENEMENT TYPE AREA LOW RISE 2880.42 X 40%	1152.17
PERMISSIBLE B.A. IN TENEMENT TYPE AREA HIGH RISE 900.75 X 30%	270.22
PROPOSED B.A. IN TENEMENT TYPE AREA HIGH RISE	268.13
EXISTING B.A. IN TENEMENT TYPE AREA 31.50 X 22 UNITS	693.00
BALANCE B.A. IN TENEMENT TYPE AREA FOR LOW RISE	459.17
PROPOSED B.A. IN TENEMENT TYPE AREA LOW RISE 224.93X 2 UNITS	449.86
PERMISSIBLE F.S.I. IN TENEMENT TYPE AREA 4222.17 X 1.60	6755.47
EXISTING F.S.I. IN TENEMENT TYPE G.FL.AREA 28.47 X 22 UNITS	626.34
EXISTING F.S.I. IN TENAMENT TYPE F.FL.AREA 33.35 X 22 UNITS	733.70
EXISTING F.S.I. IN TENEMENT TYPE 62.02 X 22 UNITS	1364.44
BALANCE F.S.I. IN TENEMENT TYPE AREA	5391.03
PROPOSED F.S.I. IN TENEMENT TYPE AREA LOW RISE 1394.10X 2 UNITS	2788.20
PROPOSED F.S.I. IN TENEMENT TYPE AREA HIGH RISE	2508.74
TOTAL PROPOSED F.S.I. IN TENEMENT TYPE AREA	5296.94
BALANCE F.S.I. IN TENEMENT TYPE AREA	94.09

	F.S.I AREA			
	HIGH RISE		LOW RISE	TOTAL
	COMMERCIAL	RESIDENCIAL	RESIDENCIAL	
GROUND FL. AREA	170.68			170.68
FIRST FL. AREA		259.21	557.64	816.85
SECOND FL. AREA		259.21	557.64	816.85
THIRD FL. AREA		259.21	557.64	816.85
FOURTH FL. AREA		259.21	557.64	816.85
FIFTH FL. AREA		259.21	557.64	816.85
SIXTH FL. AREA		259.21		259.21
SEVENTH FL. AREA		259.21		259.21
EIGHT FL. AREA		259.21		259.21
NINTH FL. AREA		259.21		259.21
	170.68	2332.89	2788.20	5291.77
TOTAL F.S.I AREA				= 5291.77

PARKING STATEMENT FOR HIGH RISE	PARKING STATEMENT FOR LOW RISE
REQUIRED PARKING	
COMMERCIAL 170.68 X (30%) = 51.20 RESIDENTIAL 2332.89 X (15%) = 349.93 TOTAL = 401.13	RESIDENTIAL 2788.20 X (15%) = 418.23
PROVIDED PARKING	
OPEN IN FRONT PARKING 94.79 COVERED PARKING 66.79 IN BASEMENT PARKING 239.71 TOTAL = 401.29	COVERED PARKING 215.60 X 2 = 431.20

F.S.I. AREA STATEMENT OF LOW RISE

FLOOR	PROPOSED F.S.I.		
	TOWER 1	TOWER 2	TOTAL
G.FL.	00.00	00.00	00.00
1ST.FL.	278.82	278.82	557.64
2ND.FL.	278.82	278.82	557.64
3RD.FL.	278.82	278.82	557.64
4TH.FL.	278.82	278.82	557.64
5TH.FL.	278.82	278.82	557.64
TOTAL	1394.10	1394.10	2788.20

BUILT UP AREA STATEMENT

	PROPOSED BUILT UP		
	TOWER 1	TOWER 2	TOTAL
LOW RISE	224.93	224.93	449.86

Appoved Subject to Condition laid Down In Building Permission
Ward No. 3
Order No. HB-<|૧૪.૧૬
Date: ૨૦.૯.૧૪
20-07-15
Dy. Town Development Officer
Vadodara Mahanagar Seva Sadan
મ્યુનિસિપલ કમિશ્નરશ્રી ના હુકમથી
20/7/15

FORM No.3
See Regulation No.3.2

A. AREA STATEMENT	SQ. MT.
1.Area of land plot/property as per record or as per sight condition F.P.158/2	8993.00
2. Deduction	
(a) Proposed Road Area	
(b) Net Plot area F.P.158/2/P	4407.80
(c) Common plot (10 %)	441.00
3. Net area for Planning	3966.80
4. Permissible Built up 40%	
5. Total Permissible F.S.I. 1.6	AS PER STATEMENT
6. Existing Built up Area	
(i) Ground Floor	
(ii) Out-house / Garrage	
(iii) First Floor	
(iv) Upper Floors	
TOTAL EXISTING BUILT UP AREA	
7. Proposed Built up Area	PLOT / TENAMENT
(i) Ground Floor (main structure)	94.50 / 693.00
(ii) Out-house / Garrage	
TOTAL PROPOSED BUILT UP AREA	693.00
8. GRAND TOTAL OF BUILT UP AREA	
9.Proposed floor space Area	Sq.mtrs.
Basement Floor	
Ground Floor	170.68
First floor	816.85
Second floor	816.85
Third floor	816.85
Forth floor	816.85
Fifth floor	816.85
Sixth floor	259.21
Seventh floor	259.21
Eighth floor	259.21
Ninth floor	259.21
TOTAL PROPOSED FLOOR SPACE AREA	5291.77
10. Total Existing Floor Space Area (if any)	1364.44
11. GRAND TOTAL OF FLOOR SPACE	6656.21 < 6755.47
12. Total F.S.I. Consumed	1.57 < 1.60

1.LIST OF DRAWING ATTACHED

Sr. No.	Description copies

REFERENCE

Last Approved Plan (if any)
Premmision order No.
Date of Approved

DESCRIPTION OF PROPERTY & PROPOSED DEVELOPEMENT WORK

STAMPS AND SIGNATURE OF APPROVAL

B. PARKING STATEMENT

	Total Required Parking Space	Parking Space Provided
Residential (15%)	AS PER STATEMENT	
Commercial (30%)		
Other Use (%)		

Total Proveded Parking Space	Provided on Ground level	Provided on Other level	Total Sq.Mtrs.
Residential	AS PER STATEMENT		
Commercial			
Other Use			

NORTH LINE	SCALE	DATE
N	1:100	

(i) Existing structure and adjoining property is seen by me and necessary precautions will be be taken for smooth working working without any defect to existing work. Manhole conne--ction is possible and is verified by me.

(ii) Certified that the plot under reference was surved by me on ....and the dimensions of plot stated on are as meas--ured on site an d are so worked out tallies with the area stated in the documents of ownership/T.P.record/property card or 7, 12 record.

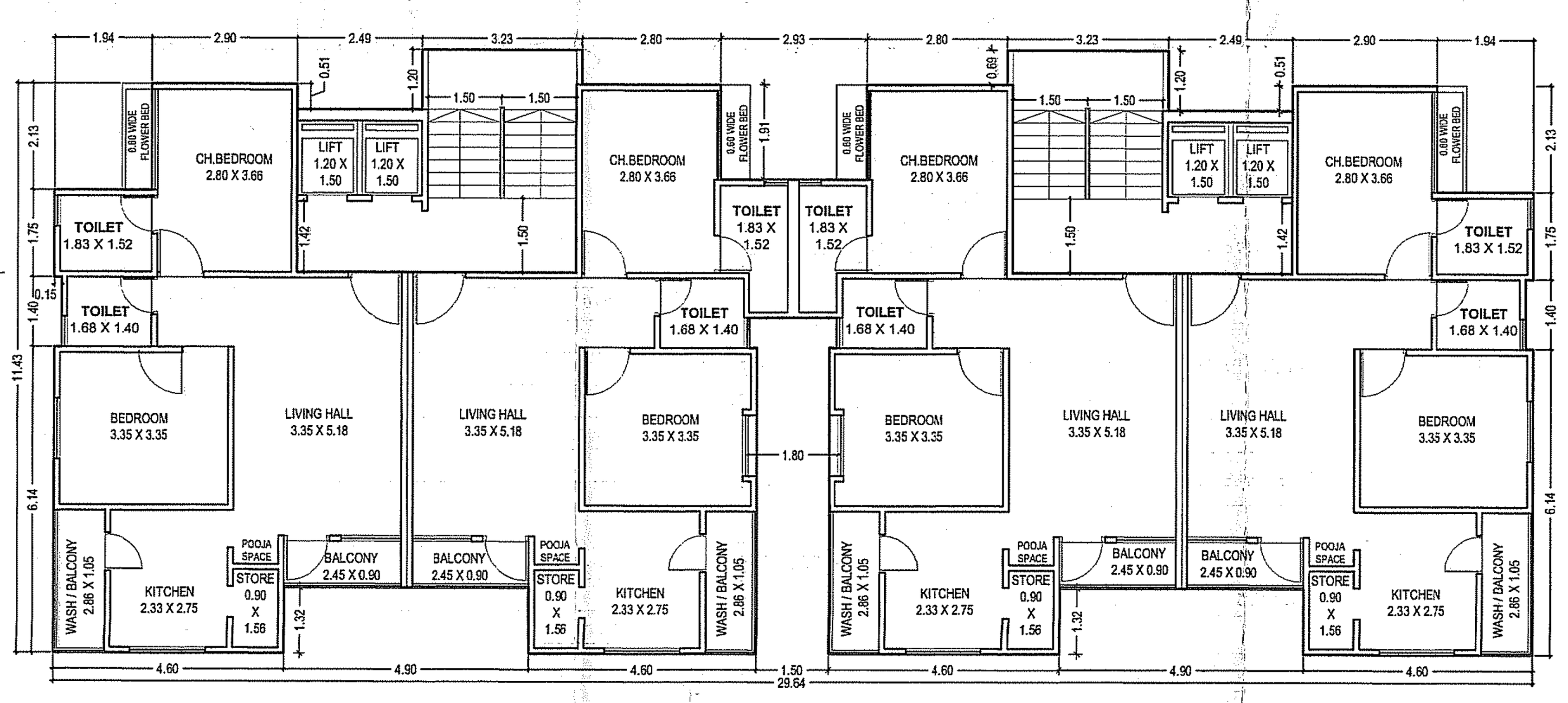
SIGNATURE

Architect / Engineer / Surveyor
V.M.C. Registration No.

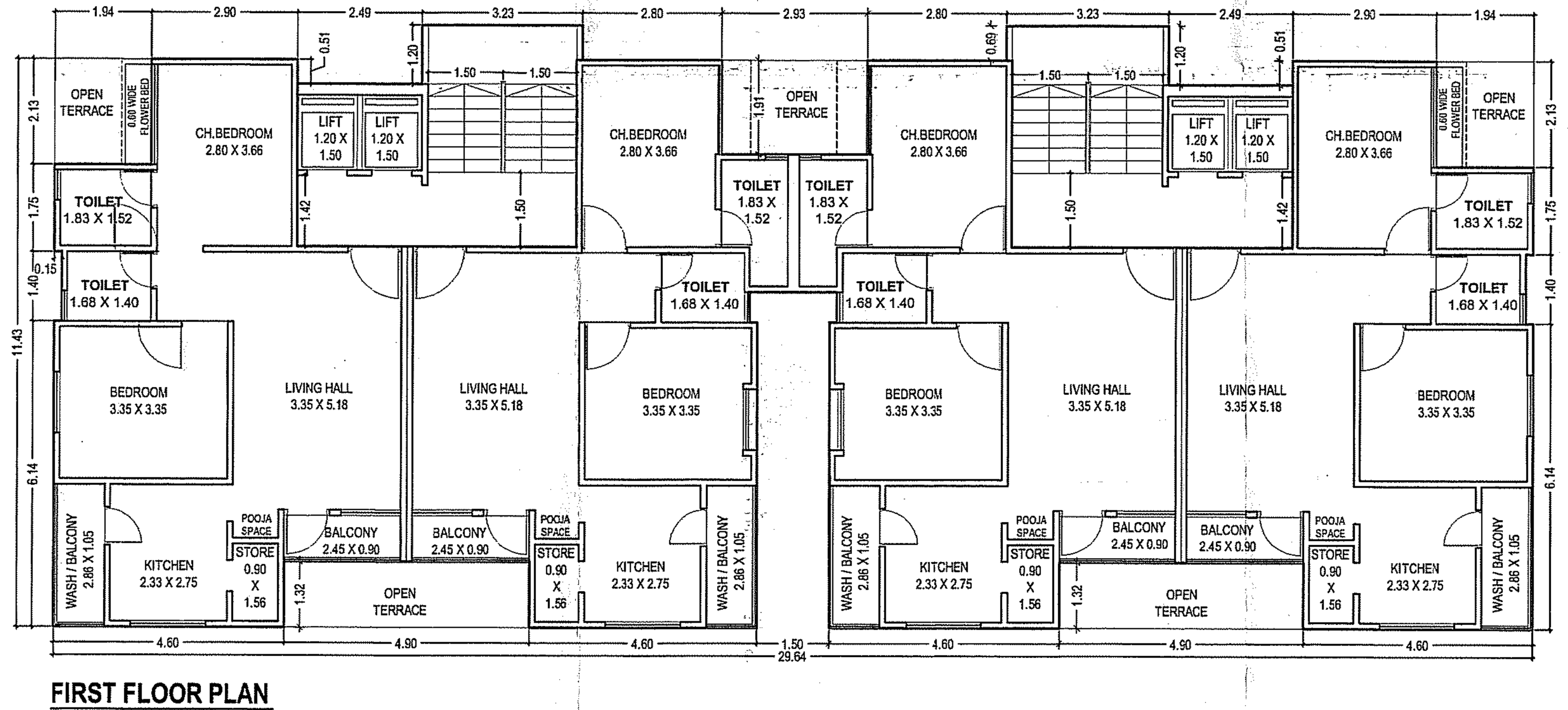
Name : AR. GIRDHAR LOOMBA
Address: VMC Lic. No. CA/119
COA Regd. No. CA-2004/34033
202, GIRIRAJ APPT., NR. BIRD CIRCLE,
RACE COURSE, VADODARA-390007.

VI. SIGNATARIES

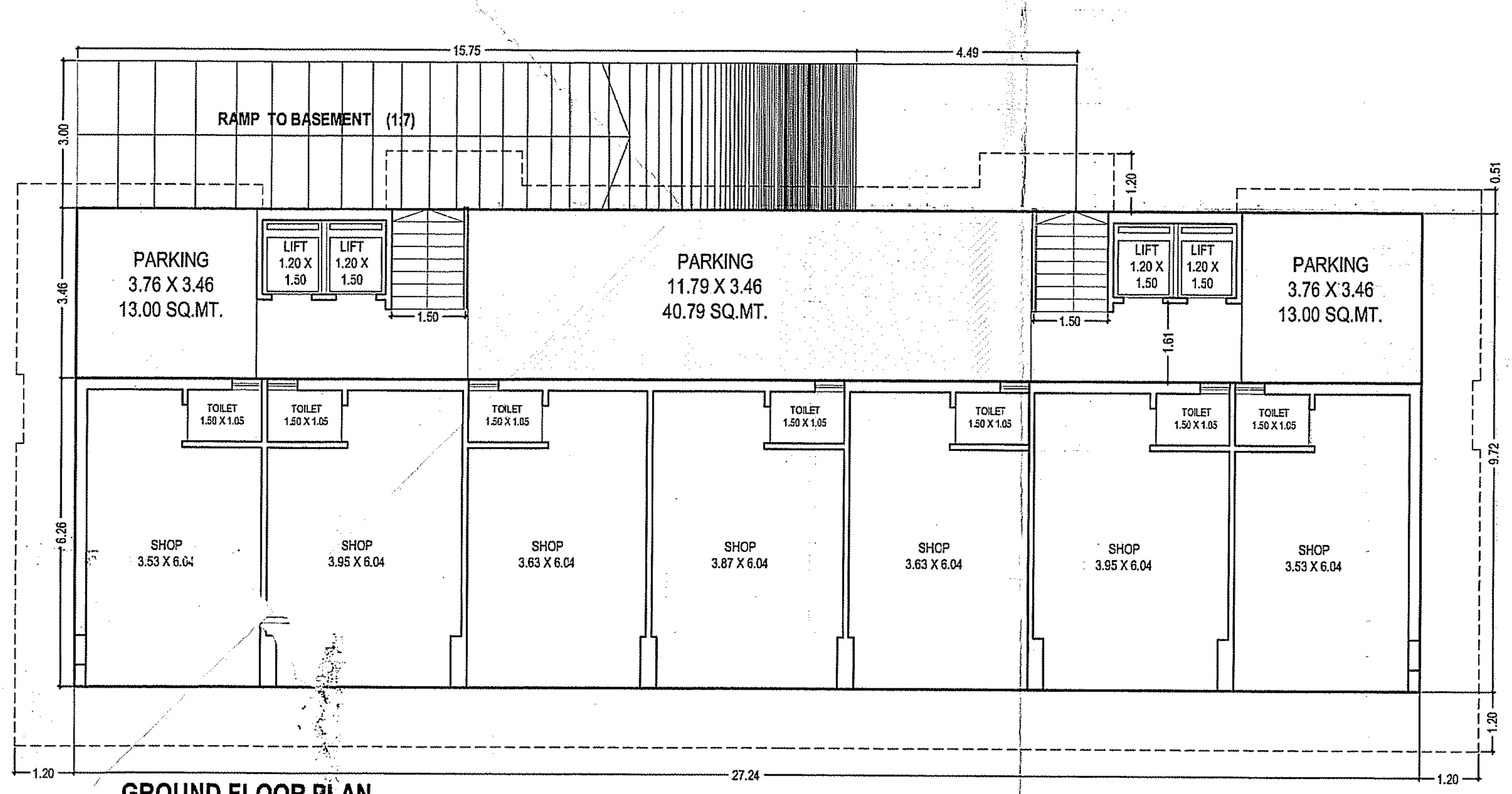
Authority of Owner



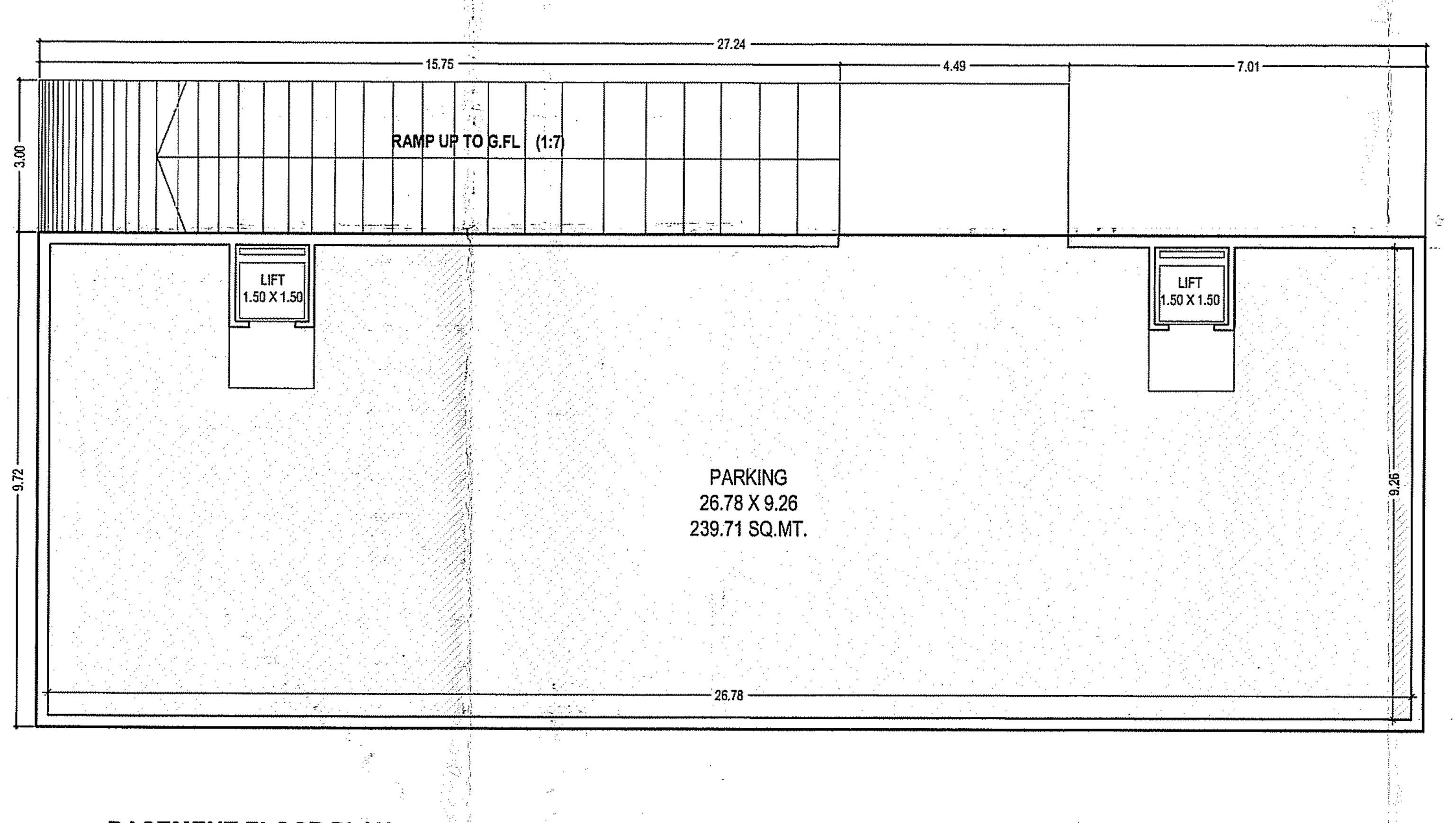
TYPICAL FLOOR PLAN
BUILT UP AREA = 303.45 SQ.MT.
F.S.I. AREA = 259.21 SQ.MT.



FIRST FLOOR PLAN
BUILT UP AREA = 303.45 SQ.MT.
F.S.I. AREA = 259.21 SQ.MT.



GROUND FLOOR PLAN
BUILT UP AREA = 264.82 SQ.MT.
F.S.I. AREA = 170.68 SQ.MT.
COVERED PARKING AREA =63.03 SQ.MT.
SCALE =1:100



BASEMENT FLOOR PLAN
BUILT UP AREA = 264.82 SQ.MT.
PARKING AREA = 239.71 SQ.MT.