

A	AREA STATEMENT	VERSION NO. : 1.0.23
		VERSION DATE: 18/05/2020
PROJECT DETAIL :		
Site Address: TFSName: 08, RevenueNo: 80, OFNo: 127, F.P.No: 127, TenementNo: 80, OnSurveyNo: 11, WARD NO.11		Plot Use: Residential
Authority: Vadodra Municipal Corporation (VMC)		Plot SubUse: Residential Apartment Bldg
AuthorityClass: D1		Plot Use Group: Dwelling-3 (DW3)
AuthorityGrade: Municipal Corporation		Land Use Zone: Residential Zone I
Project Type: Building Permission		Conceptualized Use Zone: R1

Parking Floor	721.82	0.00	0.00	0.00
First Floor	721.82	0.00	636.66	0.00
Second Floor	721.82	0.00	636.66	0.00
Third Floor	721.82	0.00	636.66	0.00
Fourth Floor	721.82	0.00	636.66	0.00
Fifth Floor	721.82	0.00	636.66	0.00
Terrace Floor	78.10	0.00	0.00	0.00
Total Area	4409.02	0.00	3183.30	0.00
Total FSI Area:				3183.30
Total Builtup Area:				4409.02
Proposed F.S.I. consumed:				1.31

D. Tenement Statement:		
4. Tenement Proposed At:		
All Floors		36.00
5. Total Tenements (3 + 4)		35
E. Parking Statement:		
1. Parking Space Required as per Regulations:		636.66
2. Proposed Parking Space:		769.43

Color Notes		
COLOR INDEX		
PLOT BOUNDARY		
ADJUTING ROAD		
PROPOSED CONSTRUCTION		
COMMON PLOT		
ROAD ALIGNMENT (ROAD WIDENING AREA)		
FUTURE T.P. SCHEME DEDUCTION AREA		
EXISTING (To be retained)		
EXISTING (To be demolished)		

2. Deduction for		
(a) Depreciable assets		0.00

(a) Proposed roads	0.00
(b) Any reservations	0.00
Total (a + b)	0.00

Parking Floor	408.12	0.00	313.70	0.00	721.82	0.00
First Floor	408.12	363.84	313.70	272.82	721.82	636.66
Second Floor	408.12	363.84	313.70	272.82	721.82	636.66
Third Floor	408.12	363.84	313.70	272.82	721.82	636.66
Fourth Floor	408.12	363.84	313.70	272.82	721.82	636.66
Fifth Floor	408.12	363.84	313.70	272.82	721.82	636.66
Terrace Floor	38.82	0.00	39.28	0.00	78.10	0.00
Total	1819.20	1921.48	1364.10	4409.02	3183.30	

4.	% of Common Plot (Reqd.)	242.80
	% of Common Plot (Prop)	245.68

Residential	318.33	653.70	0	0	63.66	115.73	0	3	636.66	769.43	-	-
Total	318.33	653.70	0	0	63.66	115.73	0	3	636.66	769.43	-	-

Plot Area For Coverage	2428.00
Plot Area For FSI	2428.00

TOWER AB (GOTRI)	Residential	Residential Apartment Bldg	> 80.0	-	-	1819.22	363.84	181.92	36.38	
TOWER (GOTRI)	Residential	Residential Apartment Bldg	> 80.0	-	-	1364.12	272.82	136.41	27.28	
Total:			0	-	-		636.66	318.33	63.66	

6.	Total Built up area permissible at:		
a.	Ground Floor (30.00 %)		728.40

TOWER AB (GOTRI)	2	2487.54		2487.54	181.02	54.45	369.30	1819.20	1819.20	20
TOWER (GOTRI)	1	1981.31	59.83	1921.48	168.72	54.60	274.42	1364.10	1364.10	15
Grand Total	3	4468.85	59.83	4409.02	349.74	109.08	643.73	3183.30	3183.30	35

Total Reg. Coverage Area (sq.ft. / %)	121.85
Balance coverage area (0.27 %)	6.57
Proposed area at	

TOWER AB (GOTRI)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)	-	-	10	PARKING FLOOR	Residential	Residential Apartment Bldg	-	-	-
TOWER (GOTRI)	Residential	Residential Apartment Bldg	Dwelling-3 (DW3)	-	-	15	TERRACE FLOOR PLAN	Residential	Residential Apartment Bldg	-	-	-

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3. The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:		
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OWNER'S NAME AND SIGNATURE		
PRANAY PRAVINCHANDRA CHOKSHI		
ARCHENG'S NAME AND SIGNATURE		
Anil Konde		
STRUCTURE ENGINEER		
GEDIYA VIPUL DAMJIBHAI		
VMC-SH-126		

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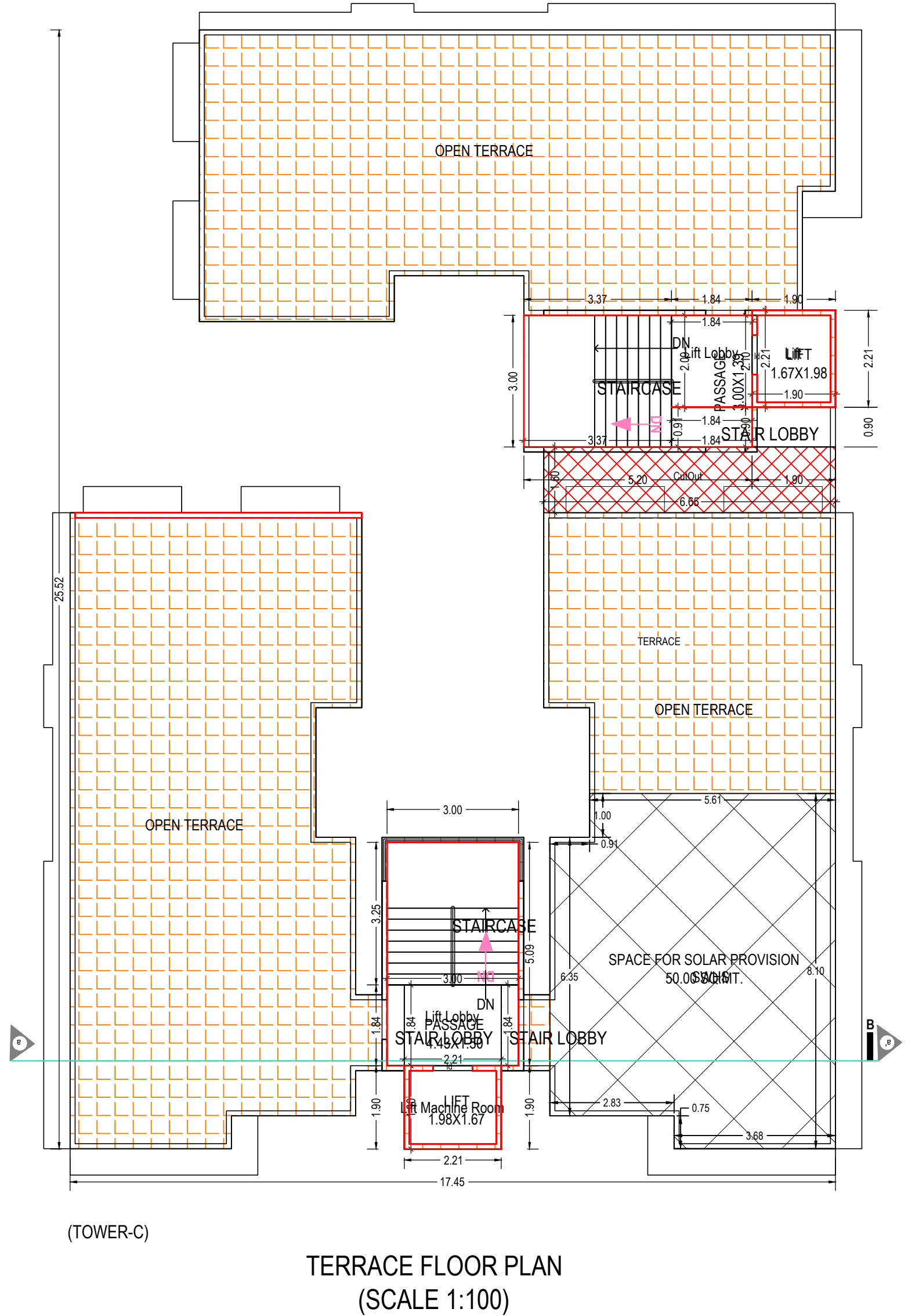
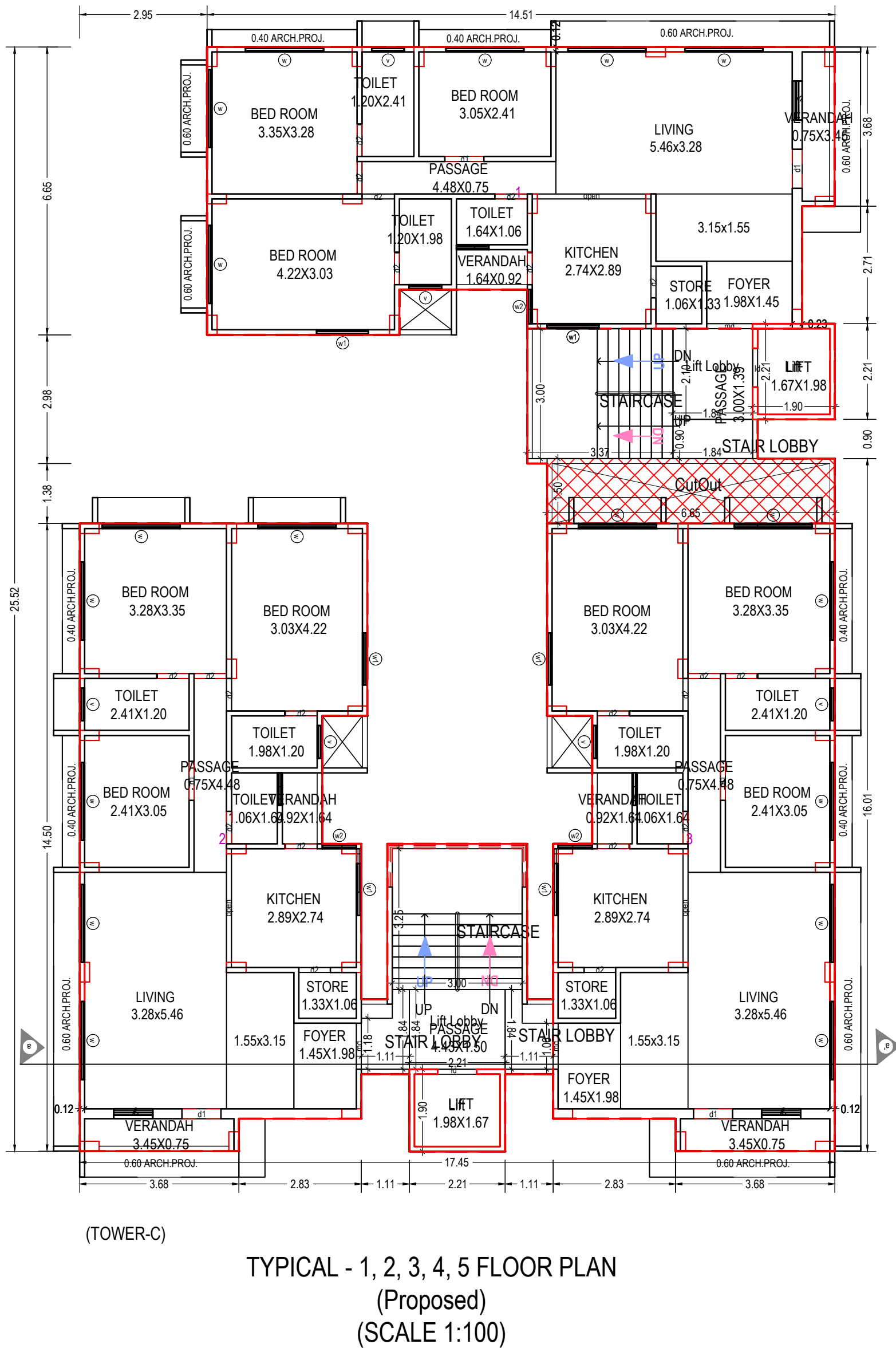
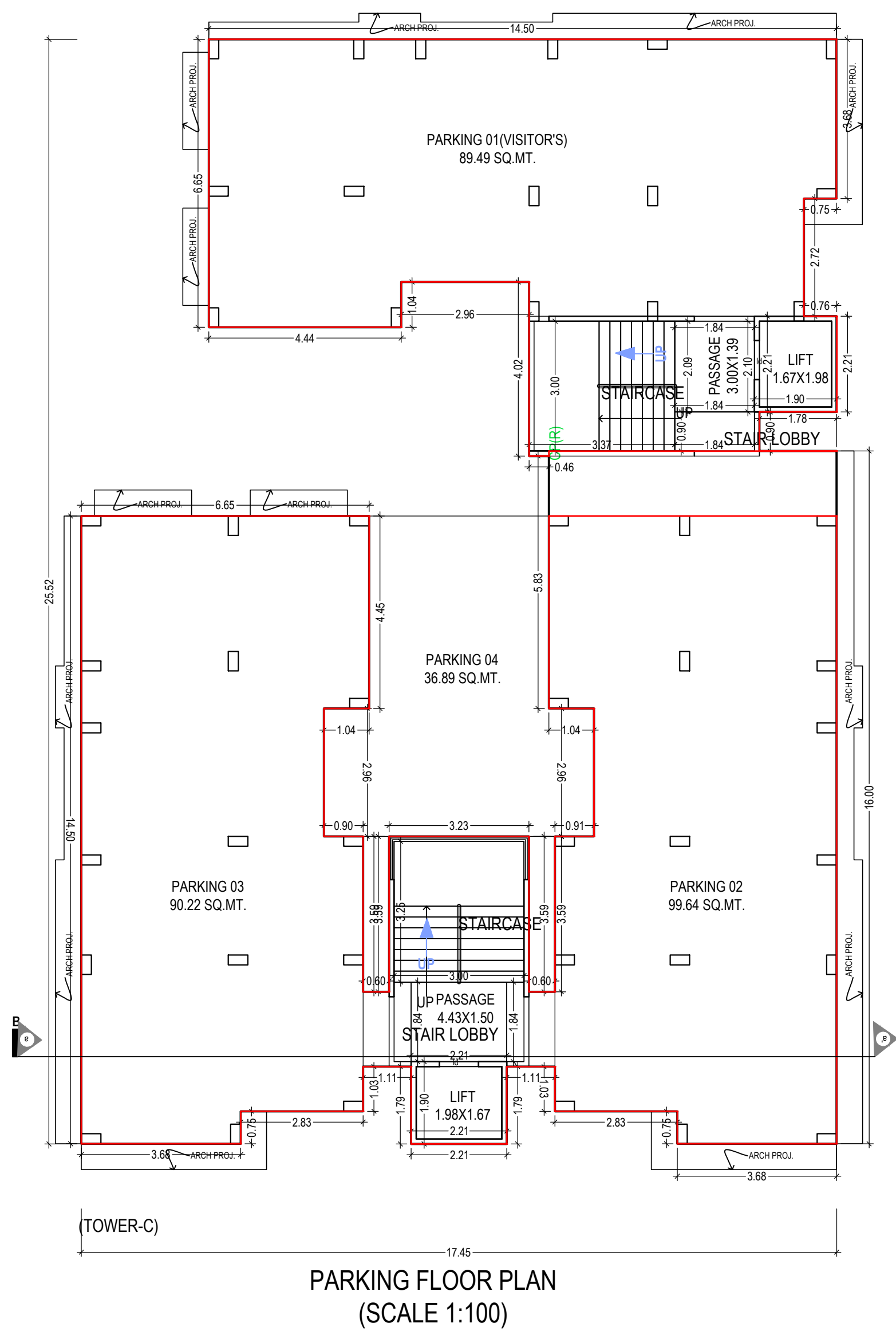
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Up Area (Sq.mt.)	Proposed Up Area (Sq.mt.)	Up Area (Sq.mt.)	Proposed Up Area (Sq.mt.)	Built Up Area (Sq.mt.)	Total Up Area (Sq.mt.)
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Building :TOWER (GOTRI)											
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed	FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		Duct(Void, Duct, Chowk)		Stair/Case	Lift	Lift Machine	Lift Lobby				
Parking Floor	313.70	0.00	313.70	22.96	8.40	0.00	7.92	274.42		0.00	00
First Floor	323.67	9.97	313.70	24.56	8.40	0.00	7.92	0.00	272.82	272.82	03
Second Floor	323.67	9.97	313.70	24.56	8.40	0.00	7.92	0.00	272.82	272.82	03
Third Floor	323.67	9.97	313.70	24.56	8.40	0.00	7.92	0.00	272.82	272.82	03
Fourth Floor	323.67	9.97	313.70	24.56	8.40	0.00	7.92	0.00	272.82	272.82	03
Fifth Floor	323.67	9.97	313.70	24.56	8.40	0.00	7.92	0.00	272.82	272.82	03
Terrace Floor	49.26	9.98	39.28	22.96	4.20	4.20	7.92	0.00	0.00	0.00	00
Total:	1981.31	59.83	1921.48	168.72	54.60	4.20	55.44	274.42	1364.10	1364.10	15
Total Number of Same Buildings:	1										
Total:		1981.31	59.83	1921.48	168.72	54.60	4.20	55.44	274.42	1364.10	1364.10

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
PARKING FLOOR PLAN	STAIRCASE	1.50	0.25	0.21
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN	STAIRCASE	1.50	0.25	0.21
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.25	0.21
	STAIRCASE	1.50	0.25	0.20
	STAIRCASE	1.50	0.25	0.21
	STAIRCASE	1.50	0.25	0.21
	STAIRCASE	1.50	0.25	0.00
	STAIRCASE	1.50	0.25	0.00

UnitBUA Table for Building :TOWER (GOTRI)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Wall	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN	1	FLAT	90.09	90.09	0.10	89.99	03
	2	FLAT	90.22	90.22	0.10	90.12	
	3	FLAT	90.22	90.22	0.10	90.12	
	Total :		270.53	270.53	0.30	270.23	
	Total per Floor:	Typical Floor = 5					
	Total :		1352.65	1352.65	1.50	1351.15	15
-							
Total:	-	-	1352.65	1352.65	1.56	1351.15	15

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (GOTRI)	v	0.75	1.00	45
TOWER (GOTRI)	w2	0.79	1.20	15
TOWER (GOTRI)	w2	0.90	1.20	15
TOWER (GOTRI)	w1	1.20	1.20	30
TOWER (GOTRI)	w	1.80	1.20	90

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (GOTRI)	d2	0.73	2.10	60
TOWER (GOTRI)	d2	0.75	2.10	45
TOWER (GOTRI)	d1	0.90	2.10	30
TOWER (GOTRI)	md	1.06	2.10	15
TOWER (GOTRI)	open	2.51	2.10	15

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ARCH/ENG'S NAME AND SIGNATURE

Anil Koranne

VMC-EOR-161

STRUCTURE ENGINEER

GEDIYA VIPUL DAMJIBHAI

VMC-SH-126





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1 Project Title :PROPOSED RESIDENTIAL LAYOUT & BUILDING PLAN IN R.S.NO.-80 F.P.NO.-127,O.P.NO.-127, T.P.S.NO.-08, VILLAGE-GOTRI, VADODARA.



Inward No	1427657	Sheet	4
Inward Date		Scale	1:100

Staircase Checks (Table 8a-1)

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TERRACE FLOOR PLAN	STAIRCASE	1.50	0.25	0.00

Building :TOWER AB (GOTRI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Resi.	FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
		StairCase	Lift	Lift Machine	Lift Lobby	Parking				
Parking Floor	204.06	10.98	4.54	0.00	3.89	184.65		0.00	0.00	00
First Floor	204.06	13.71	4.54	0.00	3.89	0.00		181.92	181.92	02
Second Floor	204.06	13.71	4.54	0.00	3.89	0.00		181.92	181.92	02
Third Floor	204.06	13.71	4.54	0.00	3.89	0.00		181.92	181.92	02
Fourth Floor	204.06	13.71	4.54	0.00	3.89	0.00		181.92	181.92	02
Fifth Floor	204.06	13.71	4.54	0.00	3.89	0.00		181.92	181.92	02
Terrace Floor	19.41	10.98	0.00	4.54	3.89	0.00		0.00	0.00	00
Total:	1243.77	90.51	27.24	4.54	27.23	184.65		909.60	909.60	10
Total Number of Same Buildings:	2									
Total:	2487.54	181.02	54.48	9.08	54.46	369.30		1819.20	1819.20	20

UnitBUA Table for Building :TOWER AB (GOTRI)

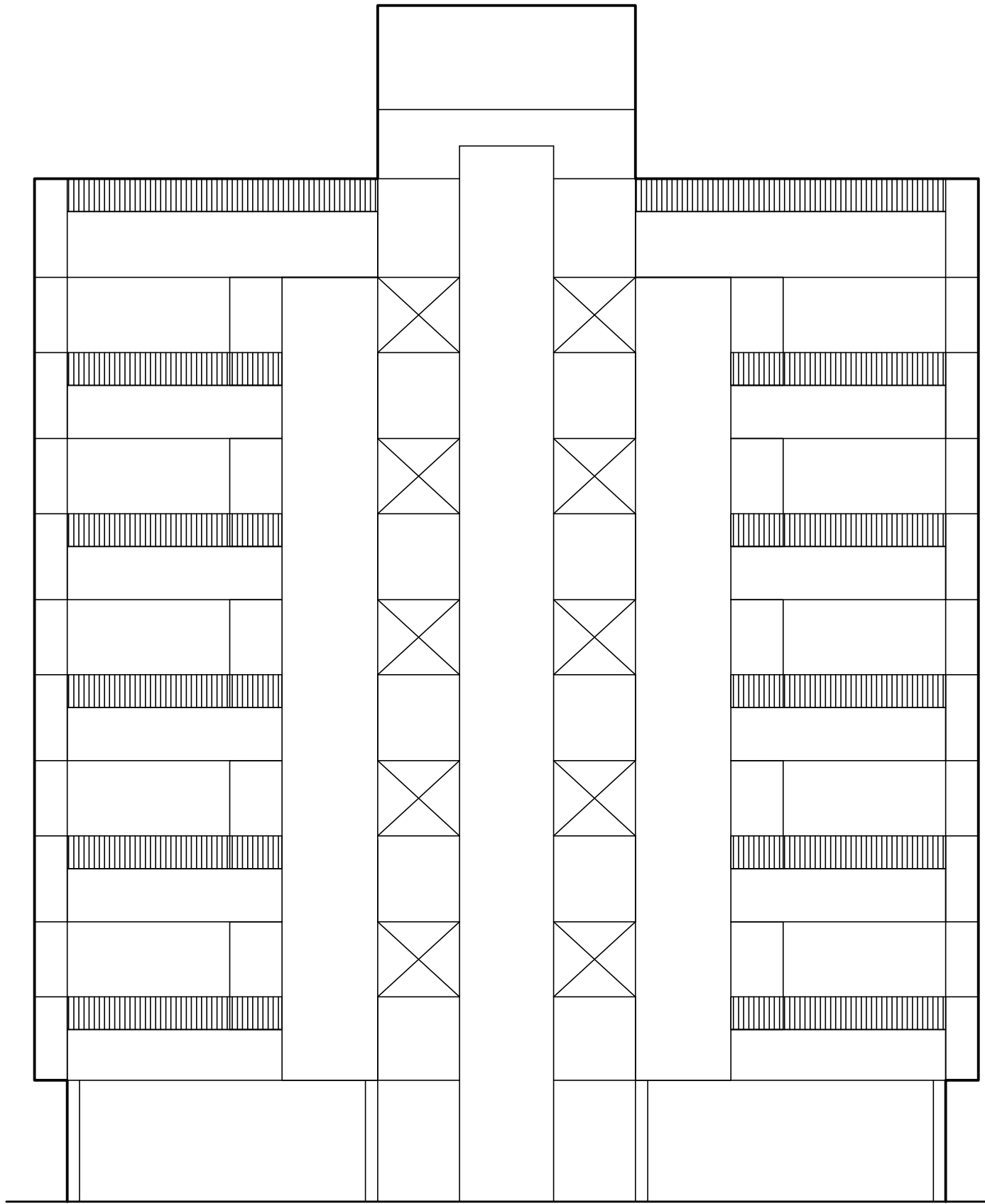
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN	4	FLAT	90.22	90.22	0.10	90.12	02
	5	FLAT	90.22	90.22	0.10	90.12	02
	Total:		180.44	180.44	0.20	180.24	02
	Total per Floor:	Typical Floor = 5					
-	Total:		902.20	902.20	1.00	901.20	10

SCHEDULE OF WINDOW/VENTILATION:

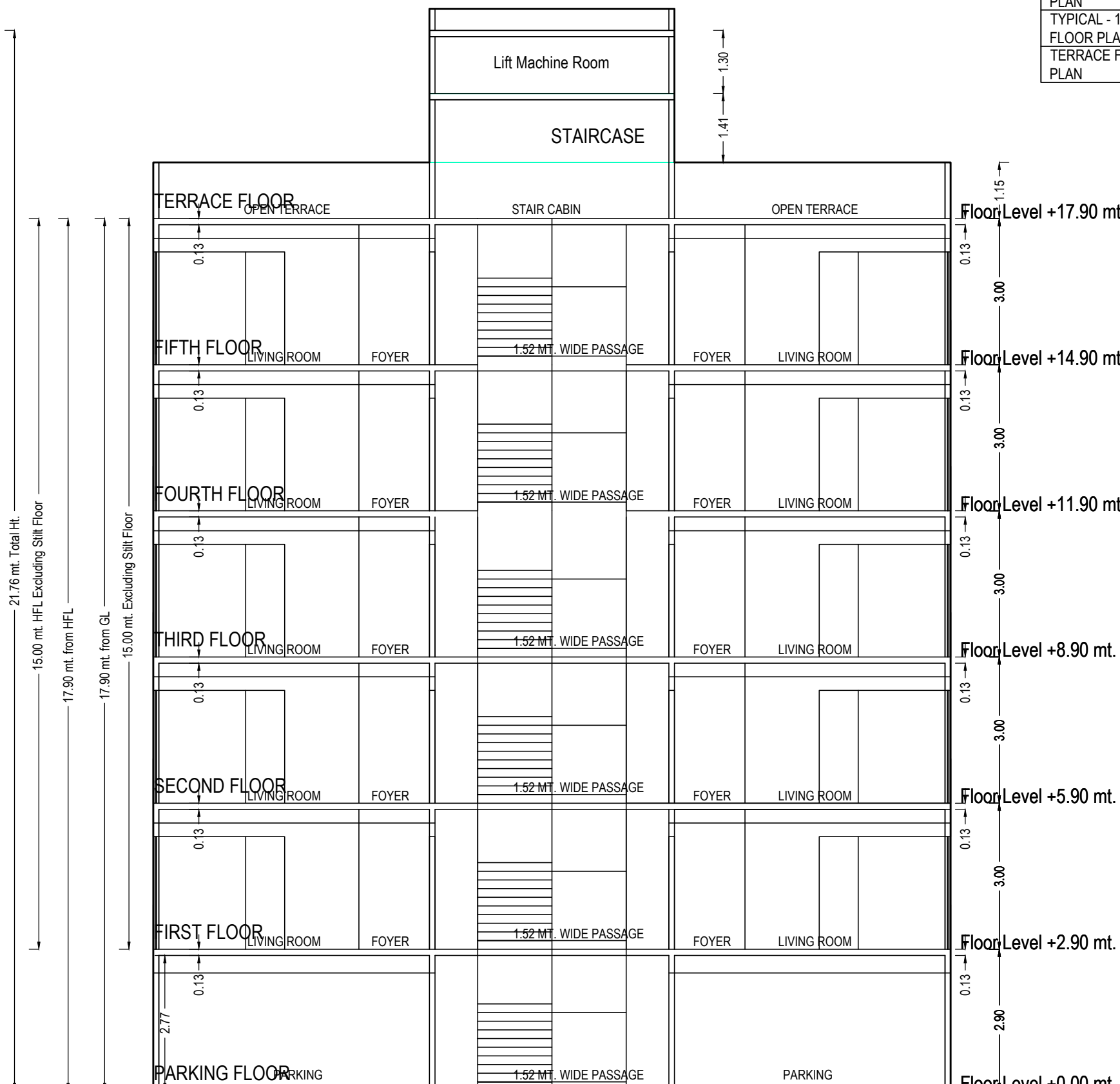
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER AB (GOTRI)	v	0.75	1.00	30
TOWER AB (GOTRI)	w2	0.79	1.20	10
TOWER AB (GOTRI)	w2	0.90	1.20	10
TOWER AB (GOTRI)	w1	1.20	1.20	20
TOWER AB (GOTRI)	w	1.80	1.20	60

SCHEDULE OF DOOR:

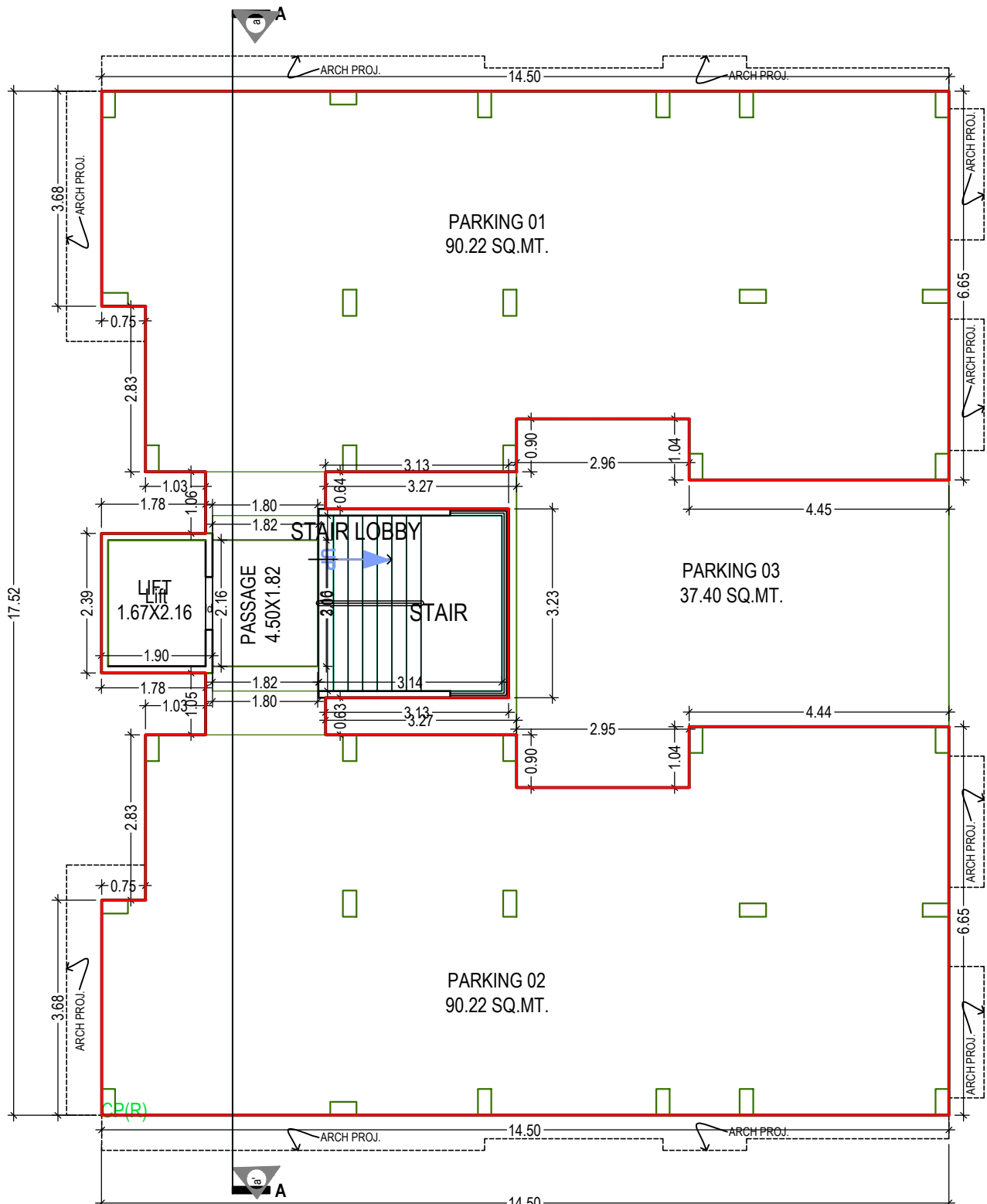
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER AB (GOTRI)	d2	0.73	2.10	40
TOWER AB (GOTRI)	d2	0.75	2.10	30
TOWER AB (GOTRI)	d1	0.90	2.10	20
TOWER AB (GOTRI)	md	1.06	2.10	10
TOWER AB (GOTRI)	open	2.51	2.10	10



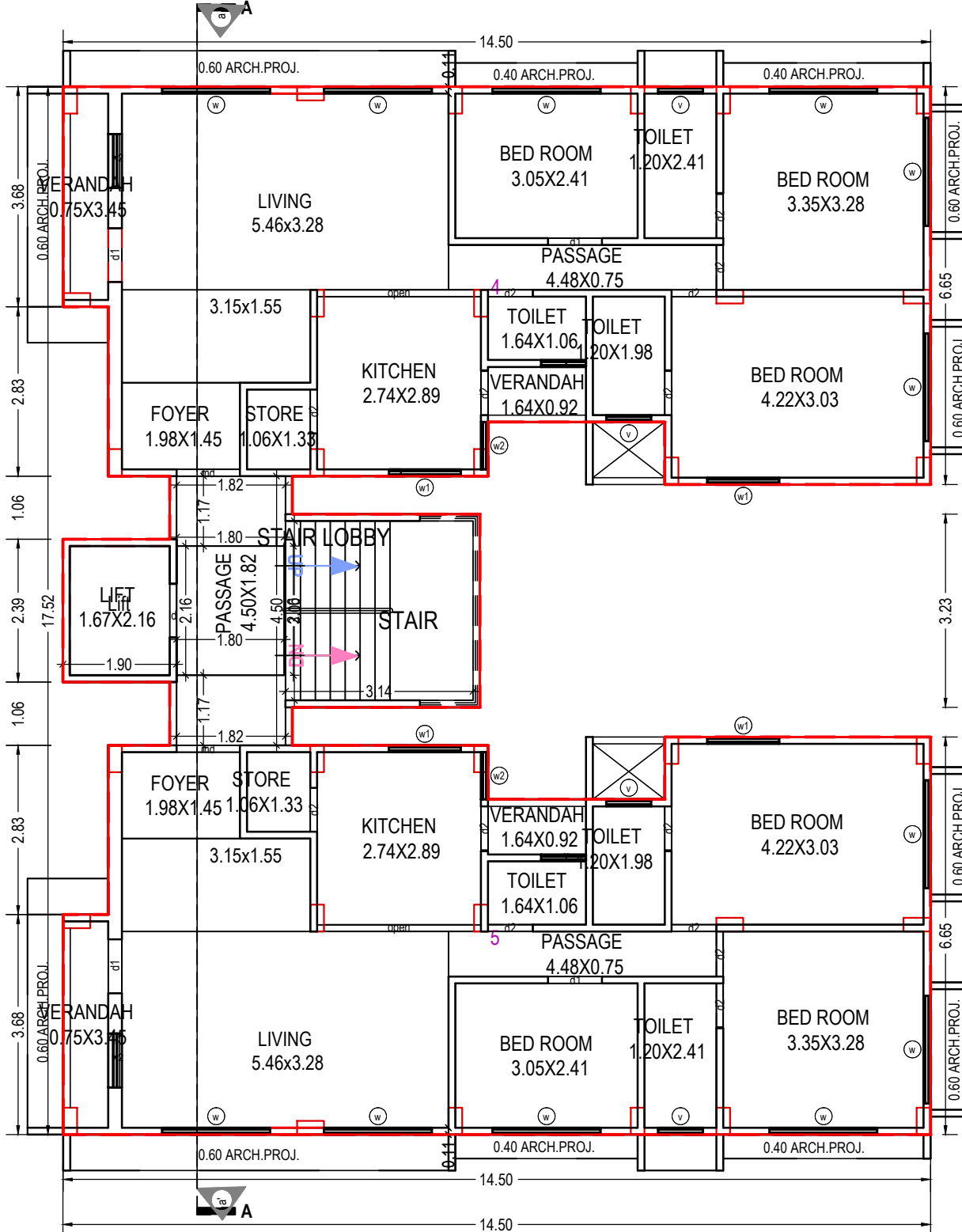
ELEVATION



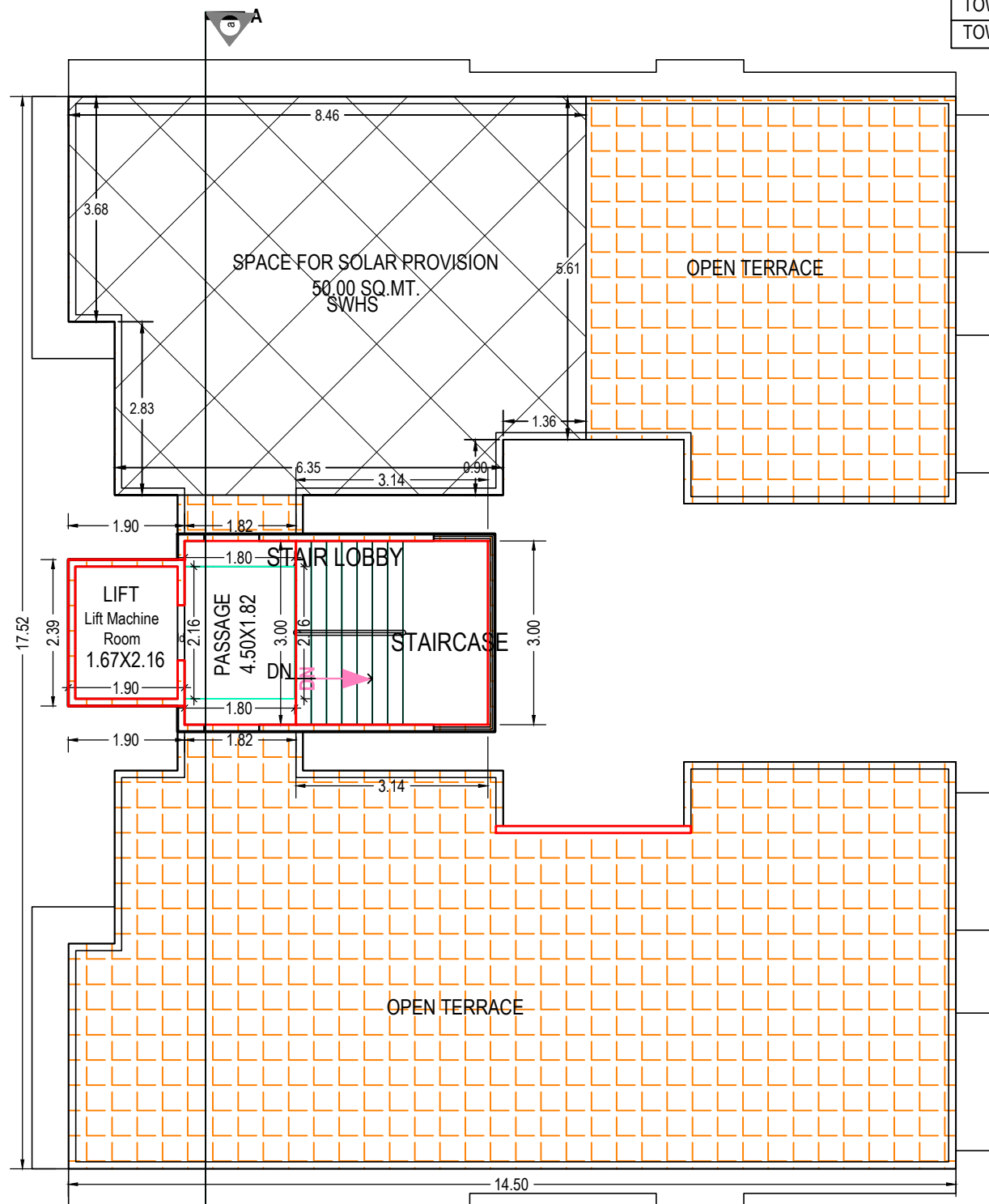
SECTION A-A



PARKING FLOOR PLAN
(SCALE 1:100)



TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

GRANT OF THE PERMISSION IS SUBJECT TO THE FOLLOWING CONDITIONS

- The remaining payments are to be made online within seven days and only thereafter this permission shall be considered to be valid and shall be valid for 12 months.
- The permission granted does not absolve the owner from any the liabilities or the permissions required under any other act.
- The permission does not constitute the acceptance of correctness, confirmation, approval or endorsement of:
 - Title, ownership, and easement rights of the Building/unit for which the building is proposed;
 - The area, dimensions and other properties of the plot which violate the plot validation certificate.
 - Correctness of demarcation of the plot on site.
 - Workmanship, soundness of material and structural safety of the proposed building;
 - Structural reports and structural drawings and shall not bind or render the Competent Authority liable in any way in regard to (a), (b), (c) (d), (e) and (f) above.
- The applicant, as specified in CGDCR, shall submit:
 - Structural drawings and related reports, before the commencement of the construction,
 - Progress reports.
- Follow the requirements for construction as per regulation no 5 of CGDCR.
- The permission has been granted relying uploaded submissions, undertakings, attachments of true copies of the original documents made along with the online application. It is believed that the aforesaid data uploaded by the owner or the applicant is true and legally valid. Also the plans are as per the prevailing Comprehensive General Development Control Regulation-2017

In case of any discrepancy/lack of authenticity of the data found in the aforesaid declaration or in the attachments, or violation of any conditions, the application shall automatically stand cancelled/revoked and the construction / development carried out shall be considered illegal and unauthorized and the competent authority may take legal action to pull down illegal construction, action to discontinue further construction and or the use of building, and or other legal actions including initiating criminal proceedings. Consequent damage or loss on account of aforesaid shall be at the cost of the owner or the applicant. Also, the owner or applicant shall have no right for any claim or damages on account of any action by the competent authority.

OWNER'S NAME AND SIGNATURE

PRANAY PRAVINCHANDRA CHOKSHI

ARCH/ENG'S NAME AND SIGNATURE

Anil Koranne

VMC-EOR-161

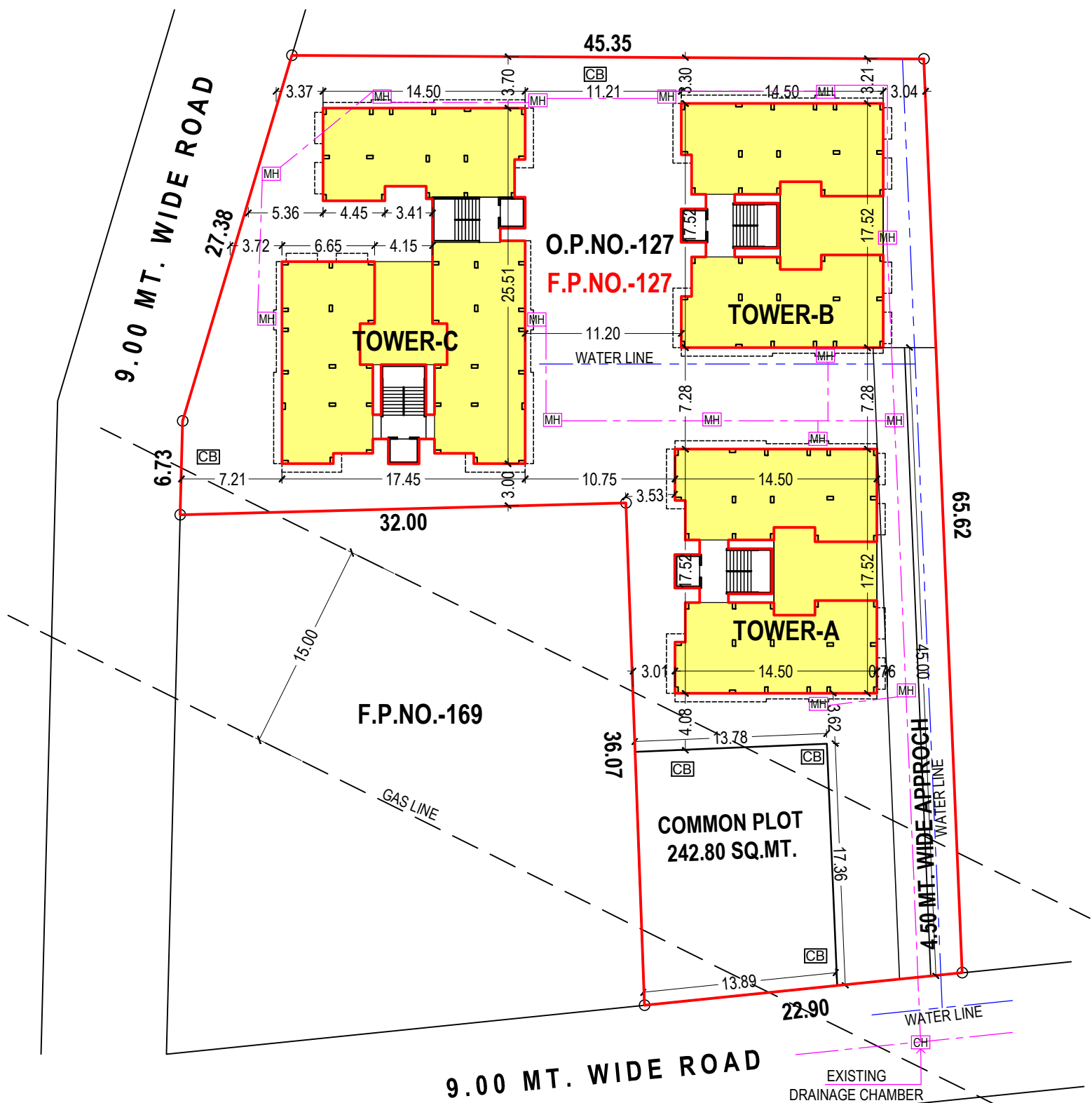
STRUCTURE ENGINEER

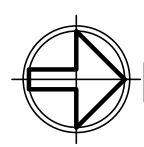
GEDIYA VIPUL DAMJIBHAI

VMC-SH-126

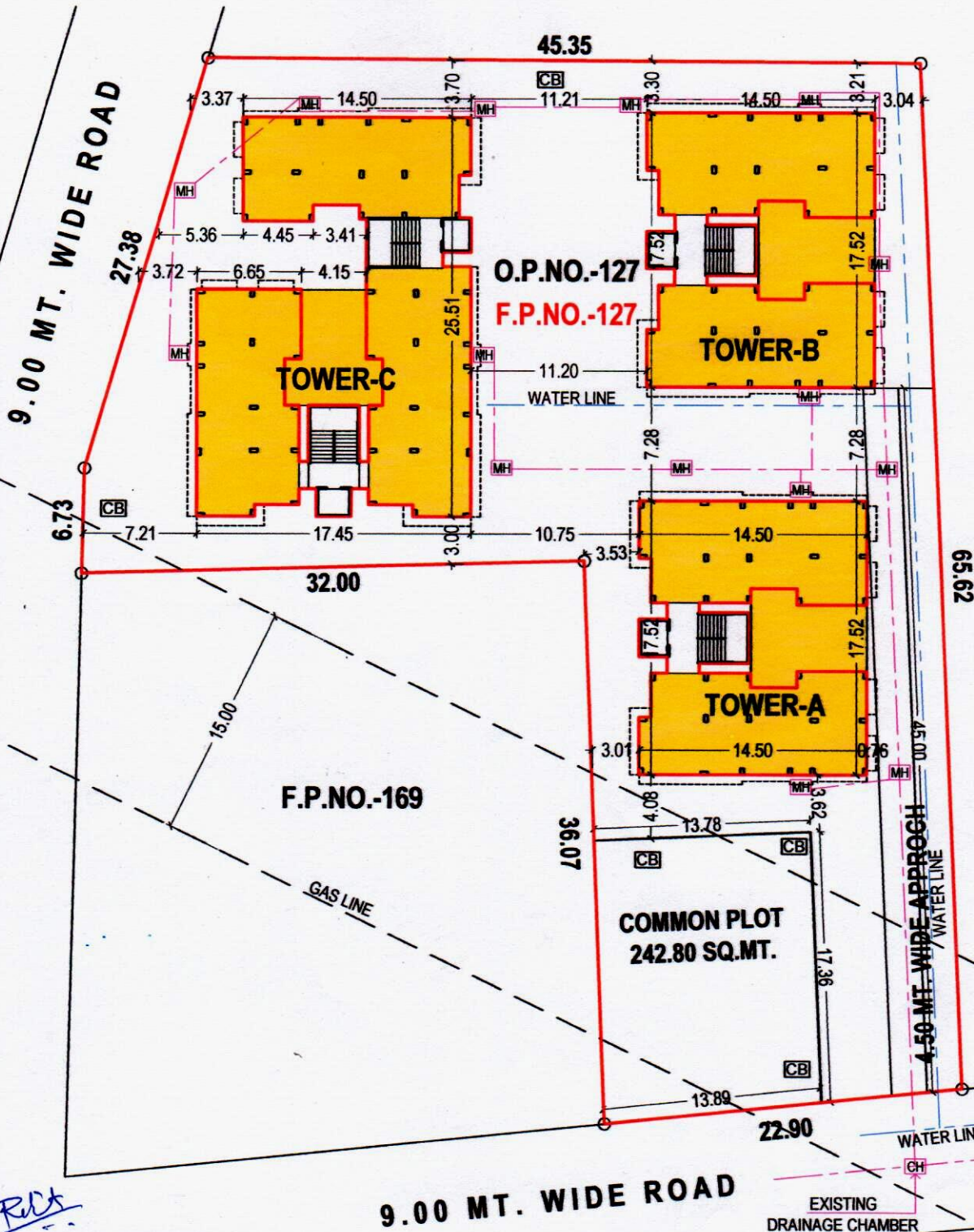


PROPOSED RESIDENTIAL LAYOUT & BUILDING PLAN IN R.S.NO.-80 F.P.NO.-127,O.P.NO.-127, T.P.S.NO.-08, VILLAGE-GOTRI, VADODARA.



 **SITE PLAN**
SCALE=1:400

PROPOSED RESIDENTIAL LAYOUT & BUILDING PLAN IN R.S.NO.-80 F.P.NO.-127, O.P.NO.-127, T.P.S.NO.-08, VILLAGE-GOTRI, VADODARA.



FOR
ROHIT HINGURAO & ASSOCIATES
ENGINEERS - ARCHITECTS
MR. R. Y. Hingurao
9-27, Jay Ambe Society,
Subhanpura Rd., Vadodara-23.
Lic. No-ER - 134-13/16

DAMODARDAS ENTERPRISES

DARTMOUTH



SITE PLAN

SCALE=1:400