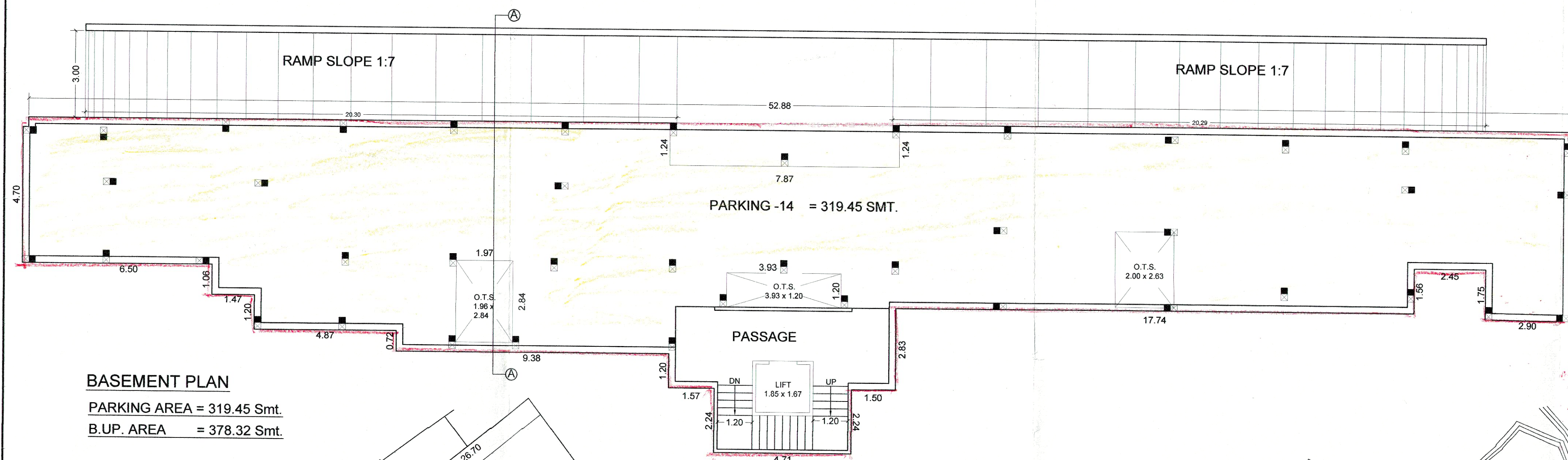


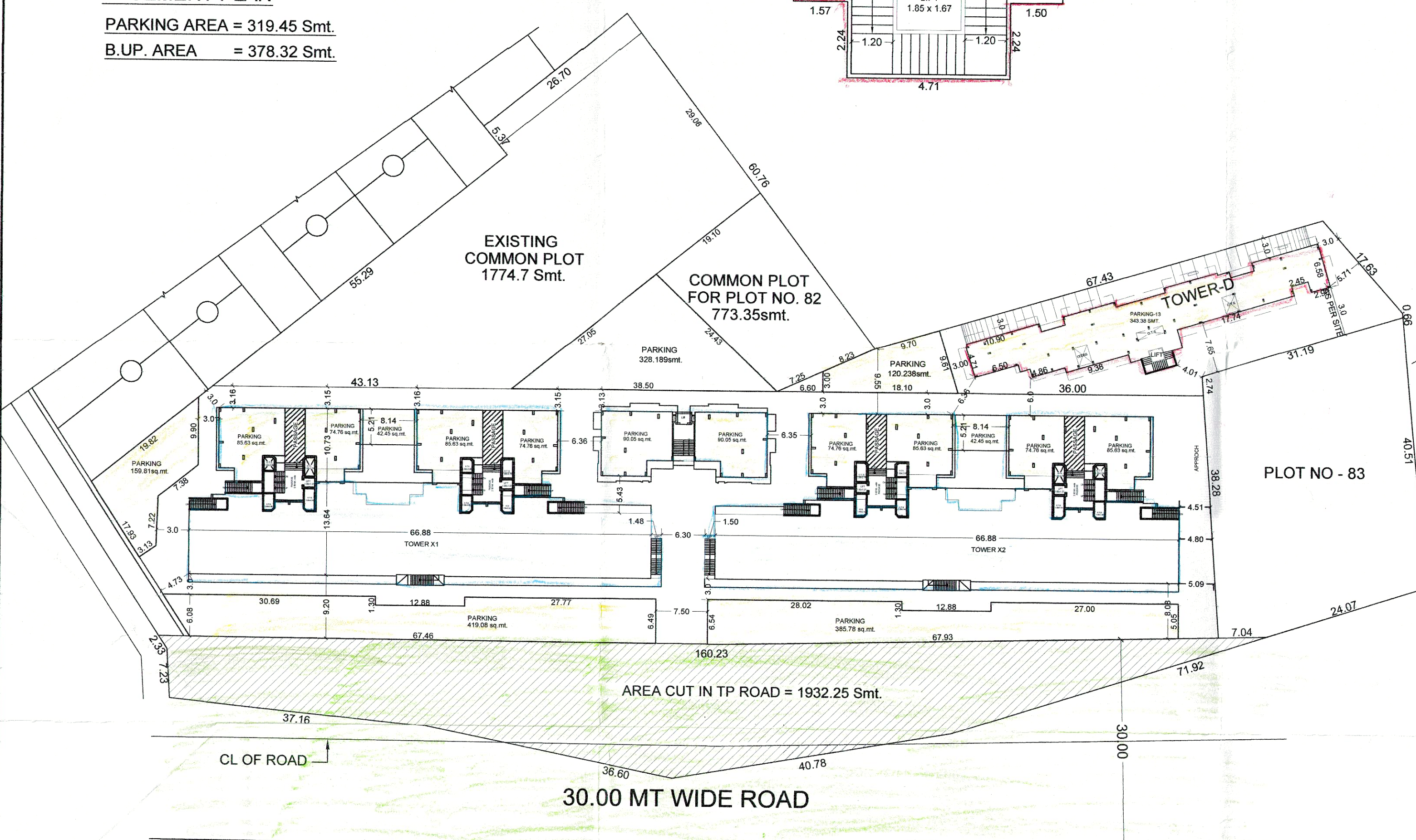
PART PROPOSED BUILDING PLAN FOR PRATHAM PLAZA IN SUB PLOT NO. 82, R.S.NO.20, VILL, AKOTA-VADODARA



BASEMENT PLAN

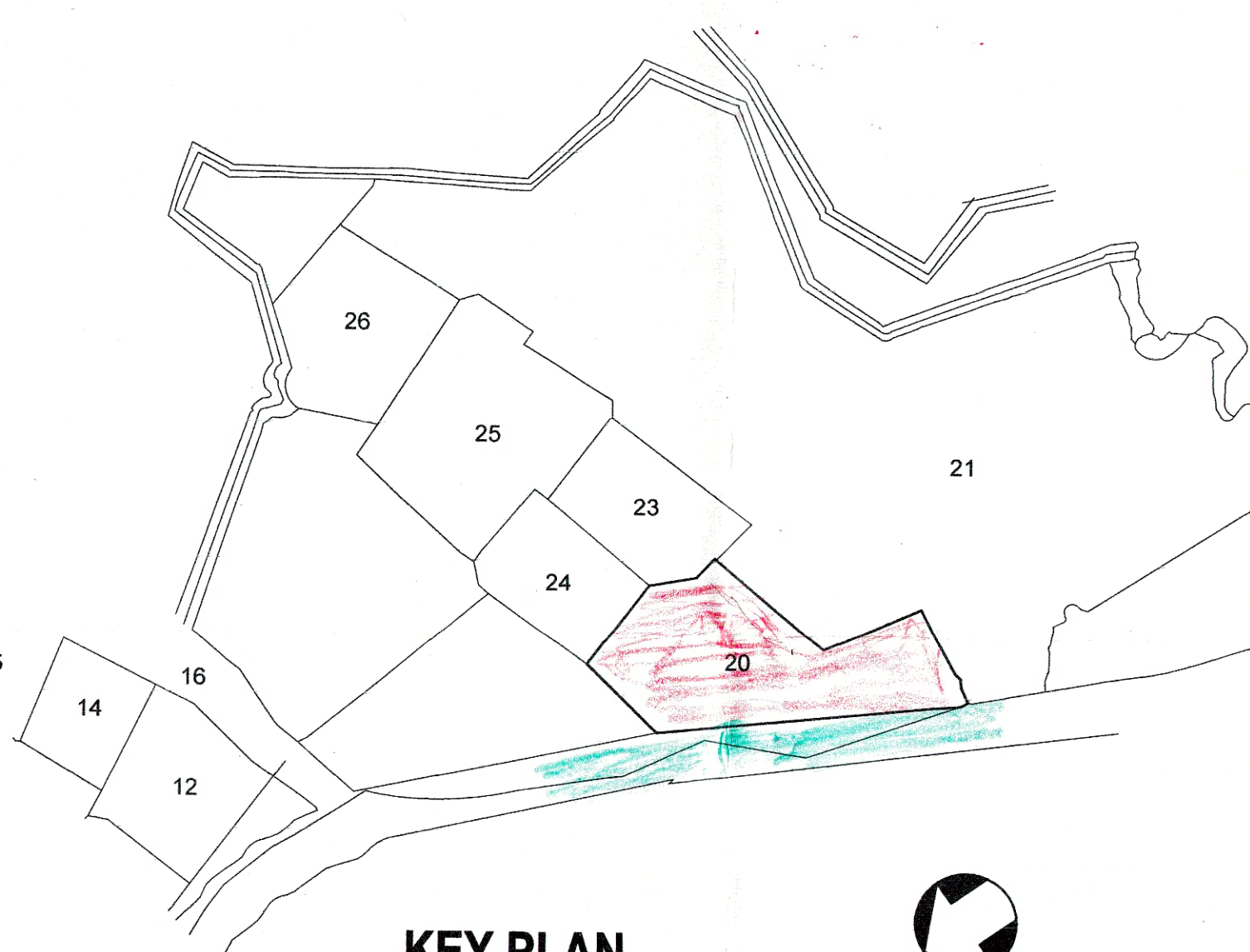
PARKING AREA = 319.45 Smt.

B.UP. AREA = 378.32 Smt.



LAY OUT PLAN

Scale:-1:500



KEY PLAN

Scale : 1cm. = 38.40 mt.

BUILT UP / FSI STATEMENT				
Total Plot Area	Permissible b.Up.Area	Existing B.Up Area	Proposed B.Up Area	Total
Net Plot Area 6740.61	40% ² 696.24	1706.53	348.98	2055.51
Total Plot Area Inclu Road cutting Common Plot	Permissible FSI. 1.6	Existing F S I	Proposed F S I	Total
9446.21	12916.6	10771.8	2144.8	15113.93

		19446.21	12916.6	10771.8	2144.8	15113.93
Existing Approval Area Parking statement in sq.mt.						
Total Residence area (Impact area)						5553.3
Required parking area		15%				832.995
Total commercial area						4936.04
Required parking area		30%				1480.812
Total Existing parking area						2313.807
Actual Existing parking area						2319.628
Proposed residence area						2144.8
Required parking area		15%				321.72
Proposed parking area (Basement and ground floor)(323.46+319.45)						642.91
Required total parking area						2635.527
Actual Grand total parking area						2962.539

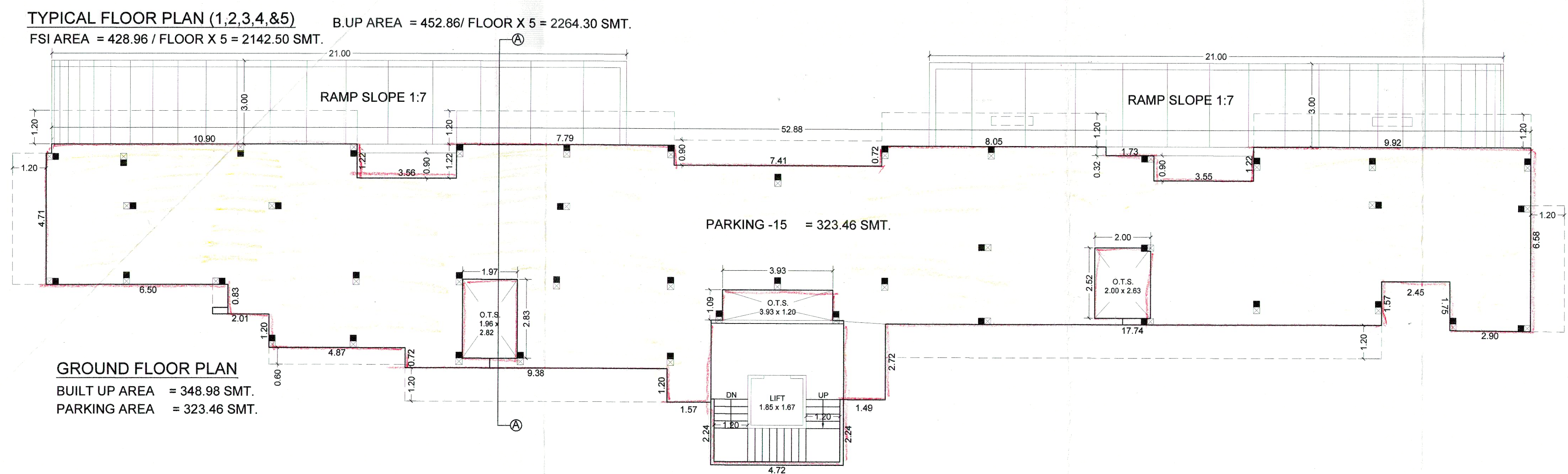
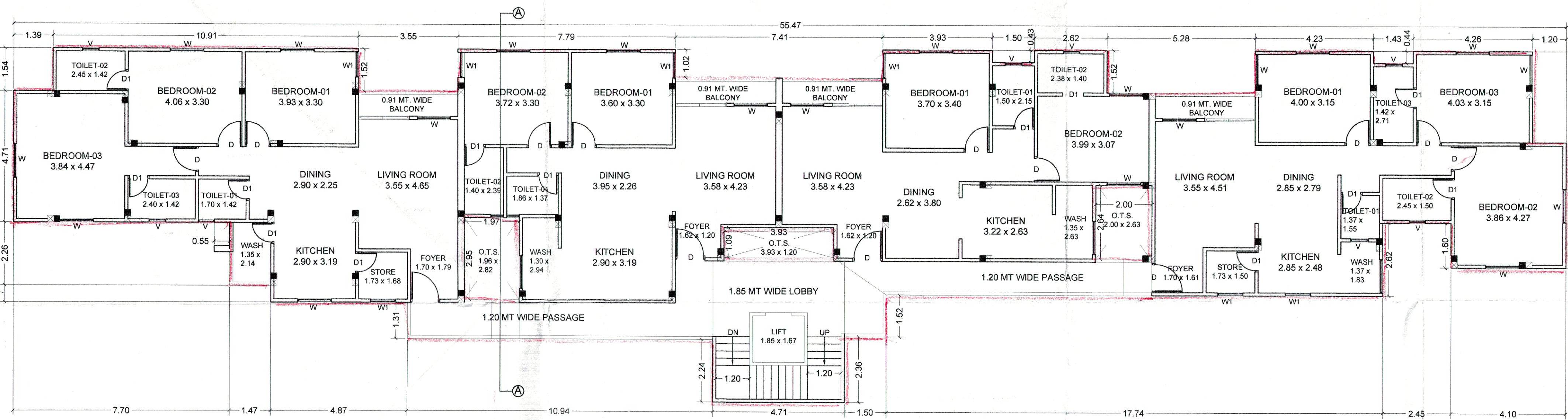
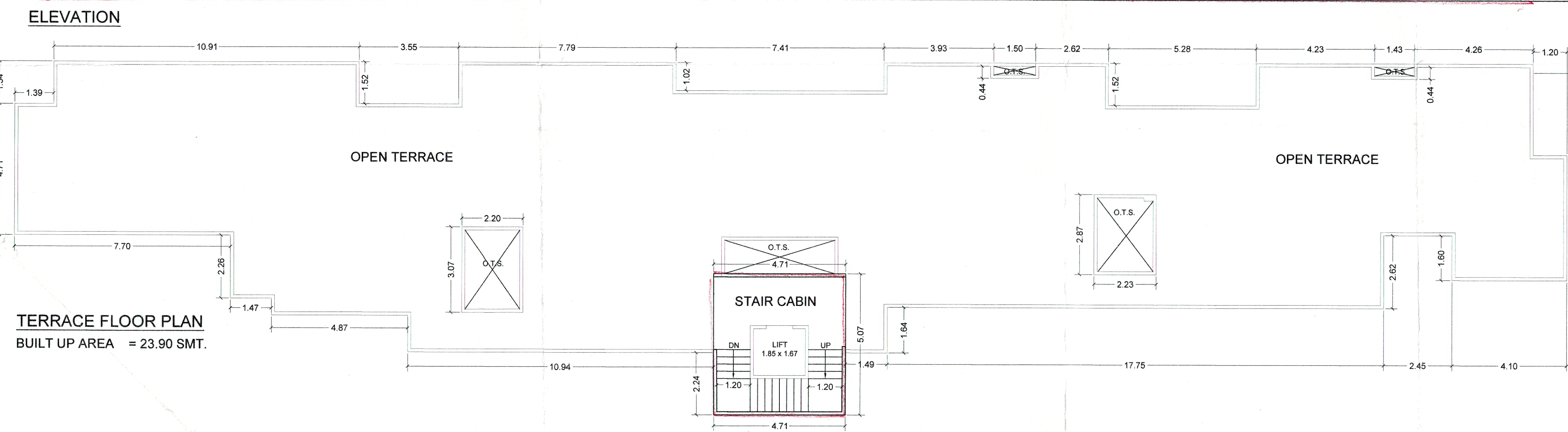
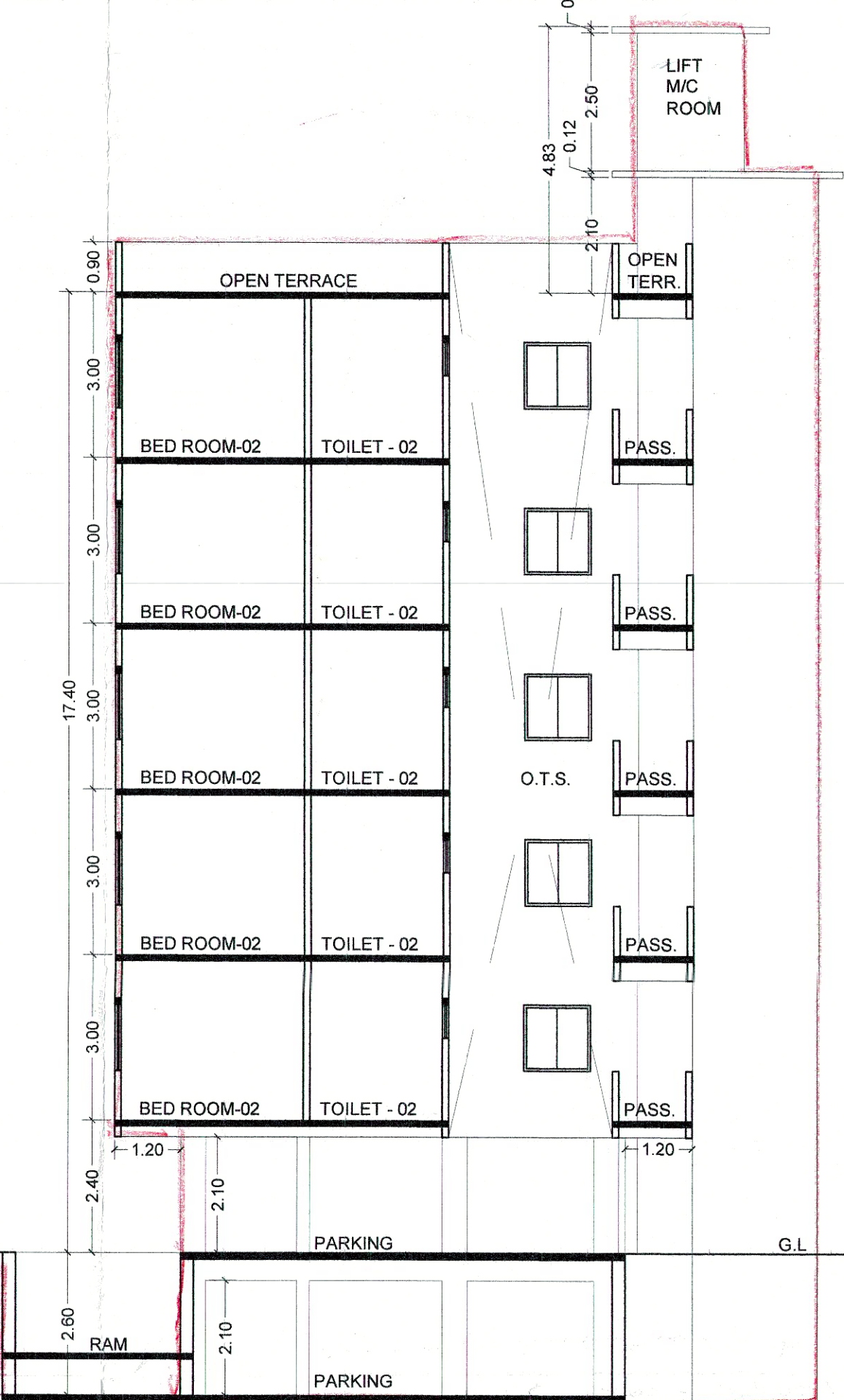
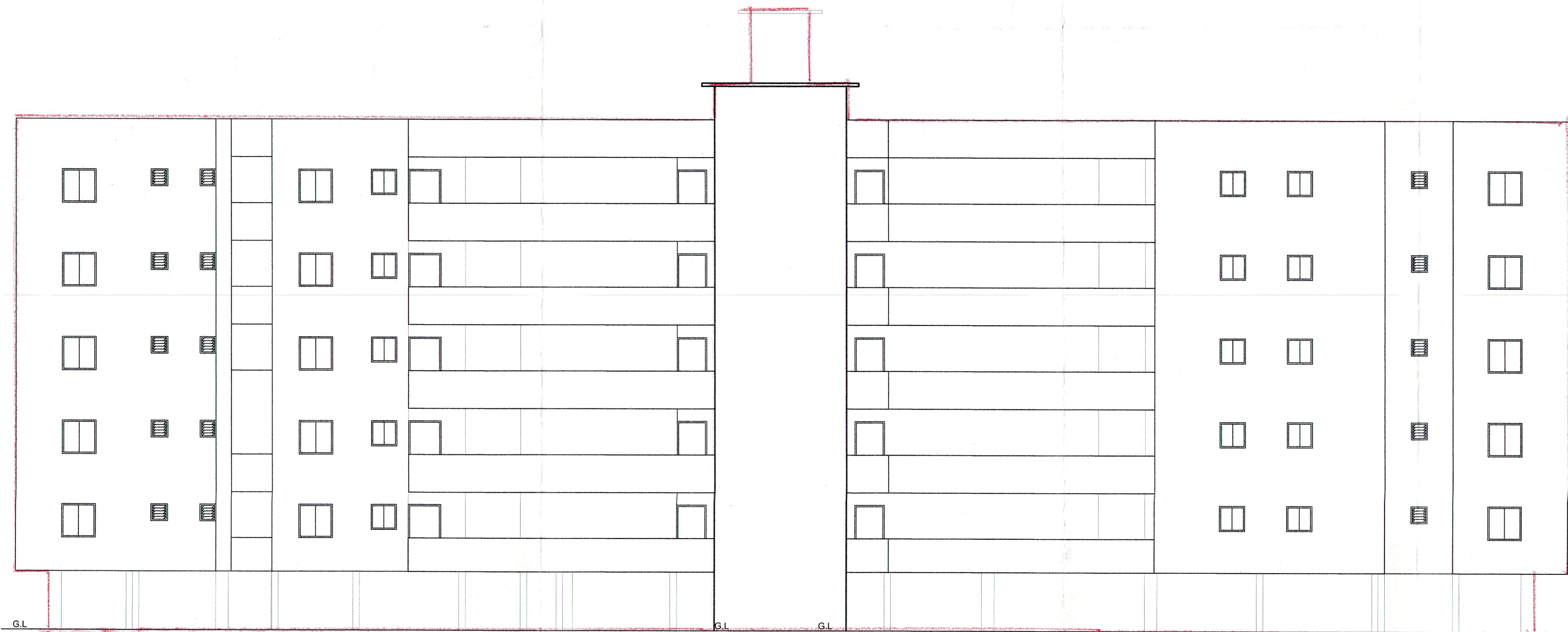
	AREA IN SMT	PERMISSIBLE FSI IN SMT
ROAD CUTTING AREA	1932.25	3091.6
COMMON PLOT AREA	773.35	1237.36
TOTAL AVAILABLE FSI		4328.96

FORM NO.3

(SEE REGULATION NO.3,2 (ix))

A AREA STATEMENT			SQ. MT		I LIST OF DRAWING ATTACHED		
1 Area of land plot / property as per record. PLOT No.:-82			8672.86	SR NO	DESCRIPTION	COPIES	
or as per site condition.							
2 Deduction for :							
(a) proposed road CUTTING			1932.25				
(b) Total plot area							
(c) common plot			773.35				
3 Net area of building unit for planning			6740.61				
4 Permissible Built up area on ground floor 40%			2696.24				
5 Total permissible f.s.i. 9446.21x1.6 including road cutting + common plot area			15113.93				
6 Existing built up area				II	REFERENCE		
(i) Basement floor			612.12	Last approved plan(if any)			
(ii) Ground floor			1706.53	Permission order no			
(iii) First floor to Fourth floor			8454.16	Date of approval			
TOTAL EXISTING BUILT UP AREA			10771.80	III DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK			
7 Proposed floor space area impact change of use			BUA	FSI			
Basement floor			378.32	---			
Ground floor			348.98	---			
Mezzanine floor			---	---			
First floor			452.86	428.96			
Second floor			452.86	428.96			
Third floor			452.86	428.96			
Fourth floor			452.86	428.96			
Fifth floor			452.86	428.96			
Stair Cabin			23.90	---			
TOTAL PROPOSED FLOOR SPACE AREA			3015.5	2144.8			
8 Total existing floor space area							
9 GRAND TOTAL OF FLOOR SPACE AREA			12916.6				
10 Total f.s.i. consumed			1.48				
11 PARKING STATEMENT							
(i) Residential (EXISTING)			5553.3X0.15 = 832.995				
(ii) Commercial (EXISTING)			4936.04X0.30 = 1480.81				
(iii) Proposed Tower D (PROPOSED)			2144.8X0.15 = 321.72				
TOTAL			2635.525				
12 ACTUAL PARKING AREA							
(i) Existing Actual Parking area			2319.62				
(ii) Proposed Tower D parking area (Basement + Ground floor)			319.45+323.46				
TOTAL PARKING AREA			2962.53				
SIGNATURE OF ARCHITREC			IV NORTH SCALE DATE				
			V CERTIFICATE				
			(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 verified by me.				
			(ii) Certified that the plot under reference was surveyed by me on --- and the dimensions of sides etc. of plot stated on are as measured on site and area so worked out talks with the area ownership/t.p. record/property card or 7/12 record				
			VI SIGNATURE (OWNER)				
			X				
			OWNERS/BUILDER/ORGANISER DEVELOPER OR AUTHORISED AGENT OF OWNER				
			Jayant Sanghvi. 24 September 2019 11/11/19				

REVISED LAYOUT AND BUILDING PLAN FOR PRATHAM PLAZA IN SUB PLOT NO. 82, R.S.NO.20, VILL, AKOTA-VADODARA



Approved Subject to Condition level
Date: 23/03/2023
By: 23/03/2023
23-3-14
Dr. T. N. Desai
Vadodra Mahanagar Sahi

SIGNATURE OF ARCHITECT

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

VI. SIGNATARIES (OWNER)

Signature
Authority of Owner