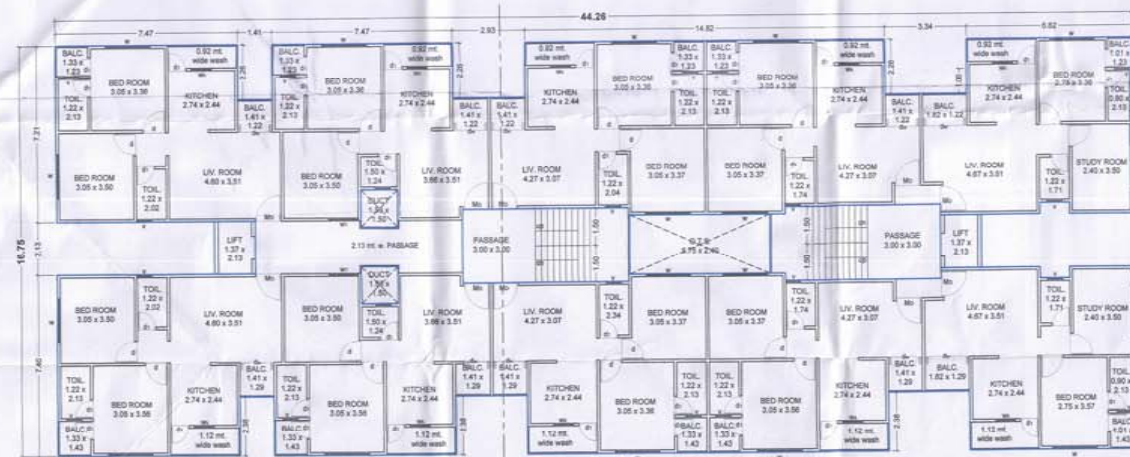
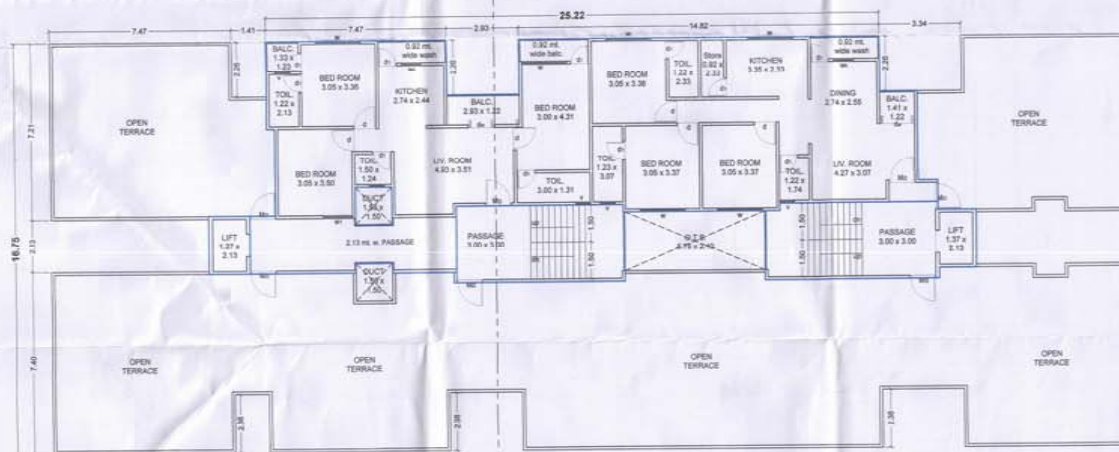
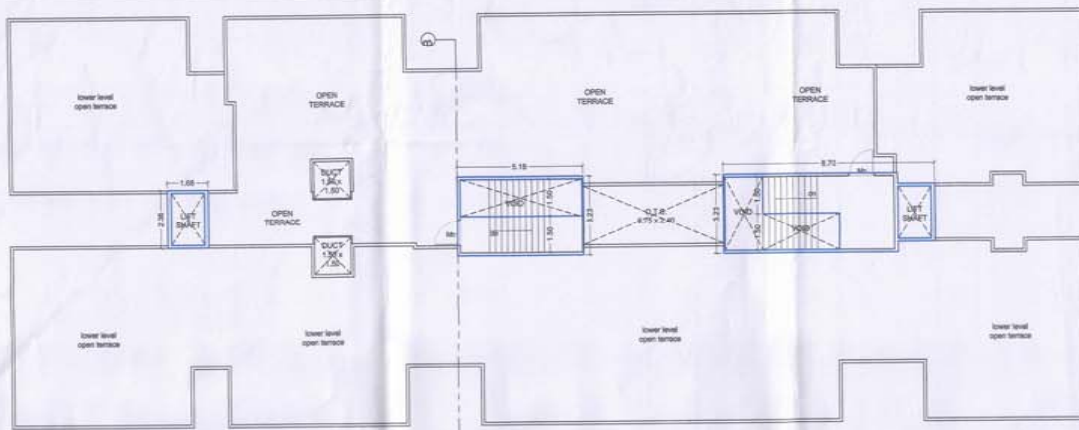
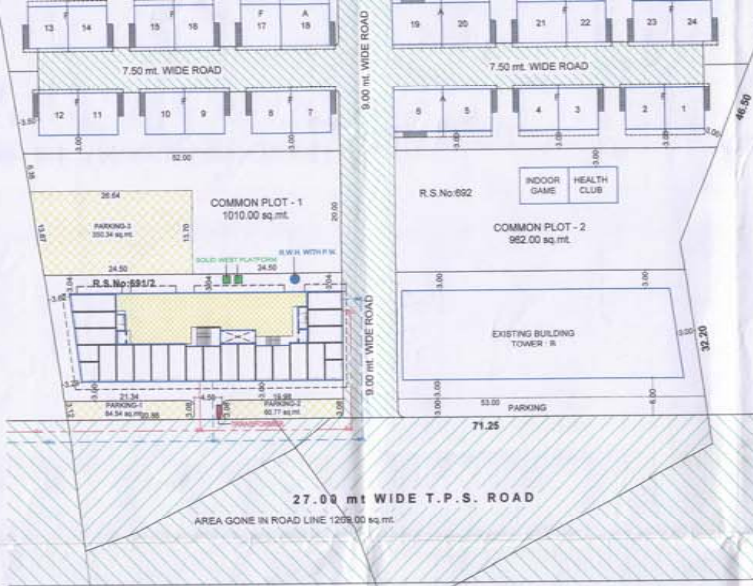
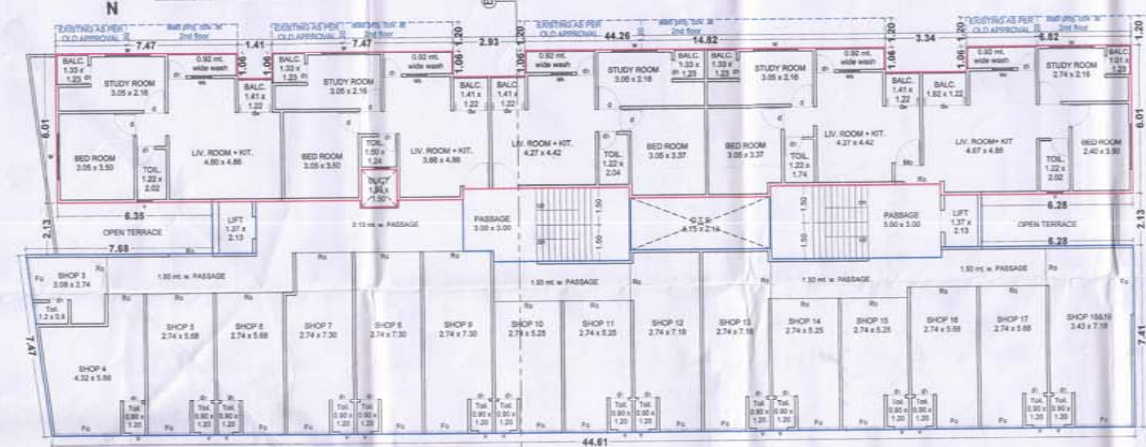




Approved Subject to City Engineer's
Review in Building Permits.
Ward No. 03
Cluster No. 103
Date: 20/03/2024
Vadodra Suburban Palika



LAY OUT PLAN
SCALE - 1:500 CM = 4.00 MT

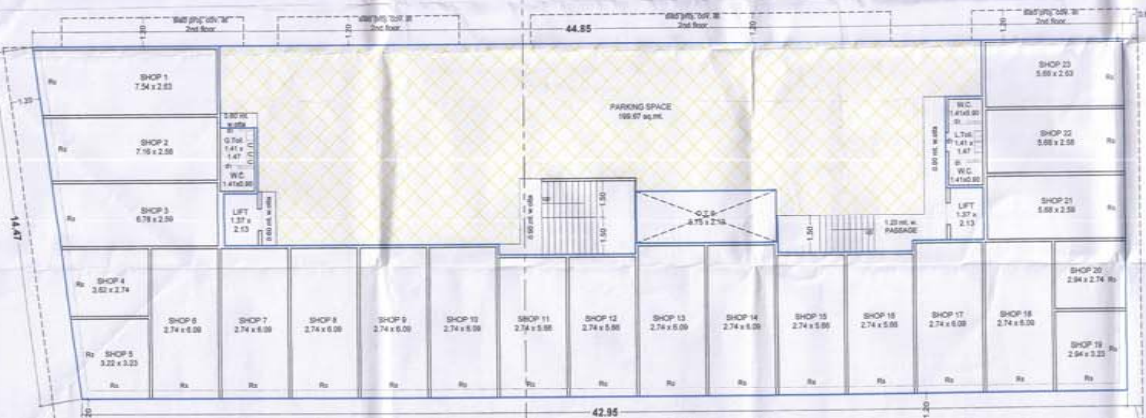


EXISTING FIRST FLOOR PLAN

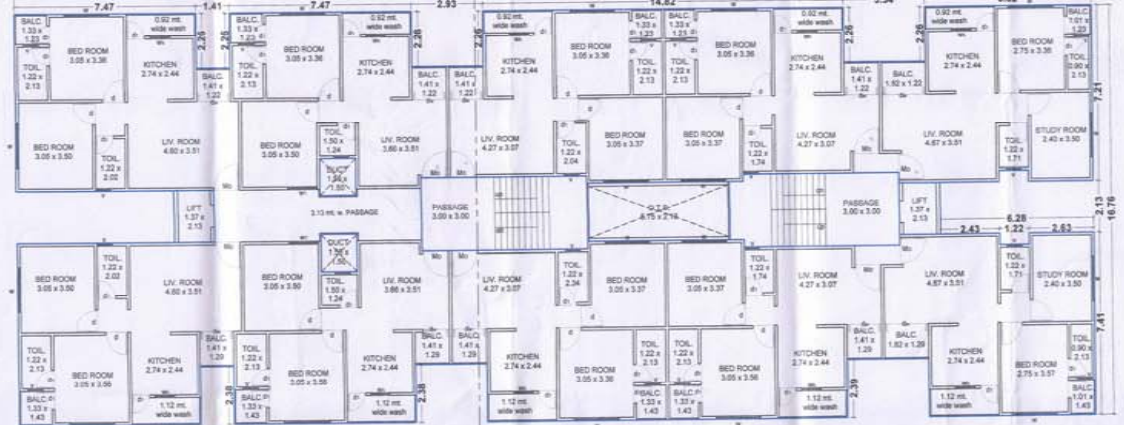
BUILT UP AREA (346.40 + 48.42) = 394.82 sq.mt. [COMMERCIAL]
F.S.I. AREA = 346.40 sq.mt. [COMMERCIAL]

PROPOSED FIRST FLOOR PLAN

BUILT UP AREA = 250.10 sq.mt. [RESIDENTIAL]
F.S.I. AREA = 250.10 sq.mt. [RESIDENTIAL]



EXISTING SECOND FLOOR PLAN
BUILT UP AREA (810.85 + 48.36) = 859.21 sq.mt. [RESIDENTIAL]
F.S.I. AREA = 810.85 sq.mt. [RESIDENTIAL]



KEY PLAN
SCALE - 1:500 CM = 36.40 MT

EXISTING & PROPOSED BUILT UP AREA TABLE										
G.F.	1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	Terr. flr.	CABIN	NET		
COMM.	RESID.	COMM.	RESID.	RESID.	RESID.	RESID.	RESID.	CABIN	TOTAL	
TOWER	379.96	227.83	394.82	250.10	599.21	599.21	243.57	24.68	3508.61	

EXISTING & PROPOSED F.S.I. AREA TABLE										
G.F.	1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	Terr. flr.	NET			
COMM.	RESID.	COMM.	RESID.	RESID.	RESID.	RESID.	RESID.	CABIN	TOTAL	
TOWER	379.96	0.00	346.40	250.10	610.85	610.85	192.51	0.00	3001.54	

PERM. G.F. COVR. = P x Y X 0.40 X LAND

638.68 + 16753.87 X 0.40 X 41140.10
= 627.32 Sq.Mt.

PERM. F.S.I. = P x Y X 1.60 X LAND

638.68 + 16753.87 X 1.60 X 41140.10
= 2508.30 Sq.Mt.

PREMIUM F.S.I. (1.80)

0.20 X 2509.30 + 1.60 = 313.66

TOTAL F.S.I. = 313.66 + 2509.30
= 2822.96 sq.mt.

PREMIUM F.S.I. (2.00)

0.20 X 2822.96 + 1.80 = 313.66

TOTAL F.S.I. = 313.66 + 2822.96
= 3136.62 sq.mt.

ACTUAL F.S.I.

3011.54 + 3136.62 X 2.00 = 1.92

REQUIRED PARKING STATEMENT PARKING SPACE

[FOR COMMERCIAL G.F. PART + F.F. FOR COMMERCIAL]
(379.96 + 346.40) 726.38 X 30% = 217.91 sq.mt.
217.91 X 50 % Required on Ground Level = 108.95 sq.mt.

[FOR RESIDENTIAL FOR RESIDENTIAL]
(3011.54 + 2285.16) 5296.70 X 15 % = 342.77 sq.mt.

TOTAL REQ. PARKING REQ. PARKING
(for comm. 217.91 + for residential 342.77)
= 560.68 sq.mt.

PROVIDE PARKING SPACE PARKING SPACE

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

A. AREA STATEMENT	60 MTS	LIST OF DRAWING ATTACHED
1. Area of land/property as per record	49823.00	Sr.No Description Copies
2. Area as per site condition		
3. Deduction for:		
(a) area gone in road line [as per old app.]	4110.67	
(b) Any reservation	---	
3. Net area of plot	45712.33	
4. Common Plot (10%)	4571.63	
5. Balance area of Plot	41140.70	
6. Permissible built up area on G.F. [40%]	16456.44	
7. Permits. F.S.I. for soc. [41140.10 x 1.80]	63824.16	
F.S.I. AREA CALCULATION FOR REVISED TOWER		
7a. Permits. Normal F.S.I. [1.60] as per P.Y.	2509.30	
7b. Permits. Premium F.S.I. [1.80] as per P.Y.	2822.96	
7c. Permits. Premium F.S.I. [2.00] as per P.Y.	3136.62	
7d. Premium F.S.I. to be purchased	502.24	
[3011.54 + 2509.30]		
8. existing built up area on G.F. [for soc.]	16753.87	
8. existing built up area on G.F.	617.81	
8. existing total f.s.i.	2761.44	
9. Proposed built up area		
(i) Ground floor (G.F. Coverage)		
Total proposed (G.F. Coverage)		
10. Grand total of built up area on (G.F. Coverage)		
11. Proposed floor space area	B.U.P.	F.S.I.
Ground floor		
First floor proposed area	250.10	250.10
Second floor	---	---
Third floor	---	---
Fourth floor	---	---
Fifth floor	---	---
Terrace floor (cabin)	---	---
Total proposed floor space area	250.10	250.10
12. Total existing f.s.i.	3258.51	2761.44
13. Grand total of floor space area	3508.61	3031.54
14. Total f.s.i. consumed (AS PER P.Y.)	1.92	2.00
B. PARKING STATEMENT		
Total maximum possible floor space area	Total require parking space	50% required on G.Level
Residential 2285.16	(15%) 342.77	
Commercial 726.38	(30%) 217.91	108.95
Industrial	(10%)	
TOTAL	560.68	
Total provided parking space	Provided on Ground level	Provided on Other level
Residential	361.32	361.32
Commercial	314.00	314.00
Industrial	---	---
REQUIRED < PROVIDE	TOTAL	675.32

IV North line Scale Date
Approved Subject to Condition of
Order to Building Permission.
Ward No. 10
Office No. 10
Date 10/10/2020
Signature
Vidya Maheshwari