PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PERMISSIBLE			PROPOSED	UNIT
TOTAL LAND FOR F.P.:- 63 =2488.00 SQ.MT X 2.10 = 5224.80 SQ.MT. PERMISSIBLE				
50% LAND FOR COMM. & RESI. =1244.00 SQ.MT	F.S.I= 2612.40 SQ.MT	R-1	2612.00 SQ.MT	14 40
25% LAND FOR RESIDENCE=622.00 SQ.MT UP TO40 SQ.MT	F.S.I= 1306.20 SQ.MT	RR-Z	1115.38 SQ.MT	28
25% LAND FOR RESIDENCE=622.00 SQ.MT ABOVE 40 TO UP TO 80 SQ.MT	F.S.I= 1306.20 SQ.MT	RR-Z	1201.48 SQ.MT	28
TOTAL F.S.I	= 5224.80 SQ.MT		4928.86 SQ.MT	14+96

PROPOSED F. S. I. CALCULATION

FLOOR	COMM. + RESI. PART :- A (R1)	NOS. OF UNIT SHOP	NOS. OF UNIT FLAT	RESI. UP TO 40 SQ. MT. RRZ PART :- B	NOS. OF UNIT	RESI. ABOVE 40-80 SQ. MT. RRZ PART :- B	NOS. OF UNIT
GROUND FL.	271.05	14	.....	.....	.....	.....	.....
FIRST FL.	468.19	.....	8	159.33	4	171.63	4
SECOND FL.	468.19	.....	8	159.33	4	171.63	4
THIRD FL.	468.19	.....	8	159.33	4	171.63	4
FOURTH FL.	468.19	.....	8	159.33	4	171.63	4
FIFTH FL.	468.19	.....	8	159.33	4	171.63	4
SIXTH FL.	.....	.....	.....	159.33	4	171.63	4
SEVENTH FL.	.....	.....	.....	159.33	4	171.63	4

OPENING SCHEDULE

ROLLING SHUTTER
R.S. 2.44 X 2.10

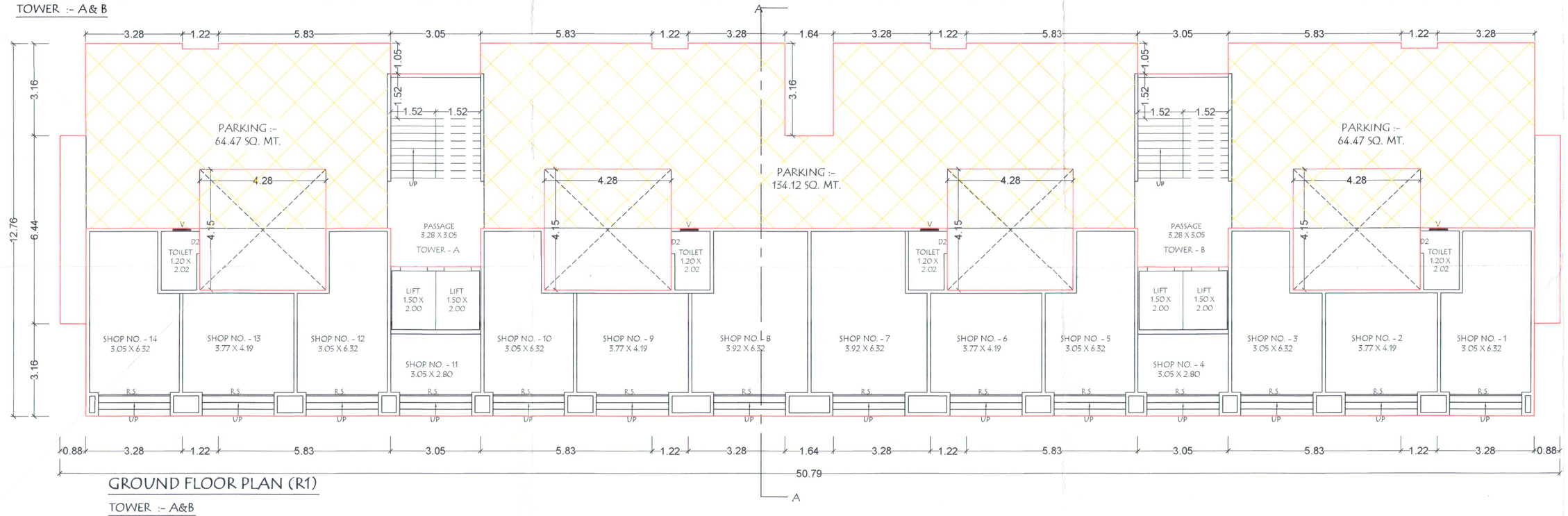
DOOR
D 1.07 X 2.10
D1 0.90 X 2.10
D2 0.76 X 2.10

WINDOW
W 1.52 X 1.20
W1 1.22 X 1.20
W2 0.91 X 1.05
W3 0.90 X 1.05

VENT.
V 0.60 X 0.60

ELEVATION (R1)

TOWER :- A& B



GROUND FLOOR PLAN (R1)

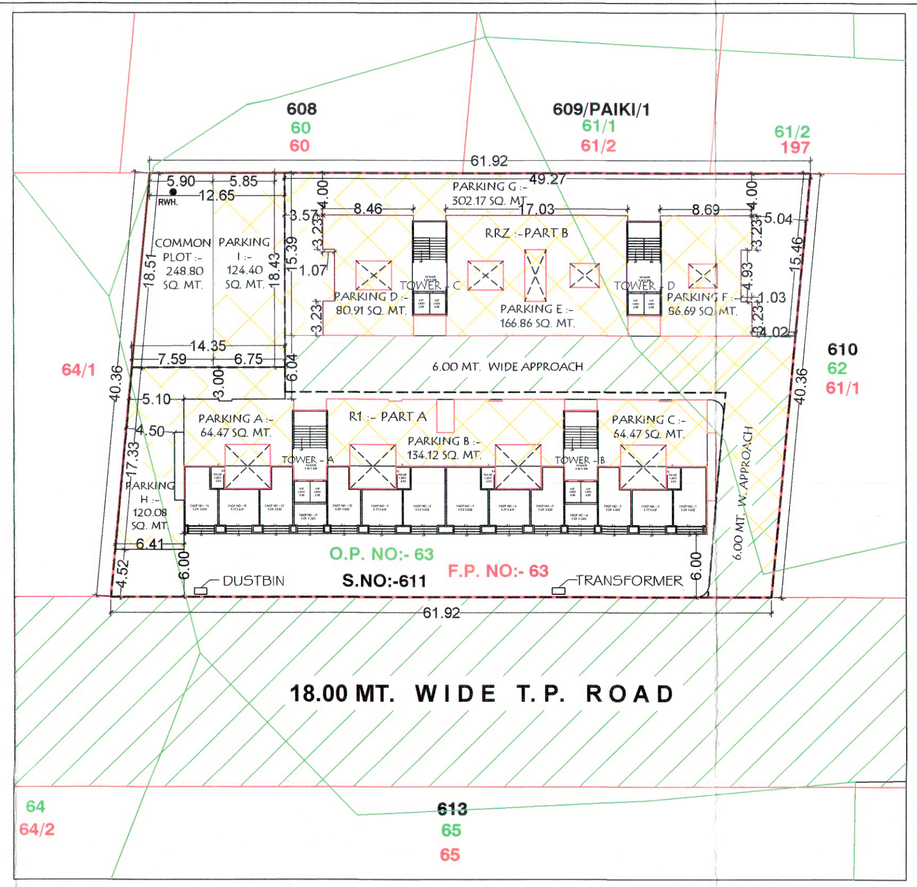
TOWER :- A&B

B.A. :- 553.46 SQ. MT.

F.S.I. A. :- 271.05 SQ.MT.

NO. OF SHOPS :- 14

PARKING A. :- 64.47 + 134.12 + 64.47 = 263.06 SQ. MT.



LAY- OUT PLAN

SCALE :- 1 CM. = 4.00 MT.

PARKING AREA STATEMENT

REQ. COMM. PARKING :-
271.05 X 50% = 135.52 SQ. MT.

REQ. COMM. VISITOR PARKING :-
135.52 X 20% = 27.10 SQ. MT.

REQ. RESI. PARKING :-
4657.81 X 20% = 931.56 SQ. MT.

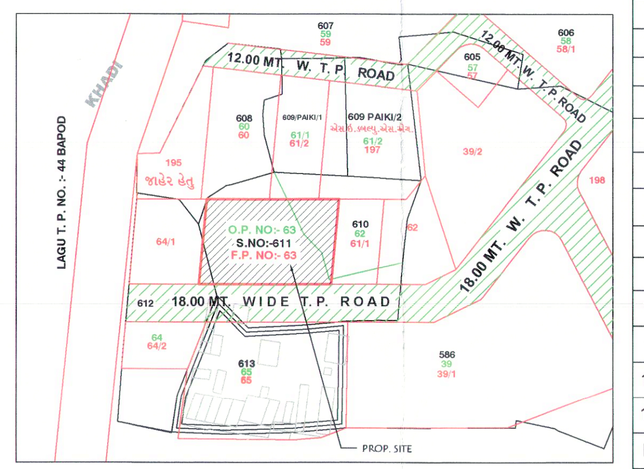
REQ. RESI. VISITOR PARKING :-
931.56 X 10% = 93.15 SQ. MT.

TOTAL REQ. PARKING :-
COMM. :- 135.52 SQ. MT.
RESI. :- 931.56SQ. MT.
TOTAL :- 1067.08 SQ. MT.

PROP. PARKING :-

TOWER - A & B :- 263.06 SQ. MT.
TOWER - C & D :- 344.46 SQ. MT.
50 % PARKING IN C. P.
PARKING - I :- 124.40 SQ. MT.
OPEN PARKING GROUND FLOOR :-
PARKING - G :- 302.17 SQ. MT.
PARKING - H :- 120.08 SQ. MT.
TOTAL PARKING :- 1154.17 SQ. MT.

PROP. > REQ.
1154.17 > 1067.08
50 % VISITORS PARKING REQ. AT G. L. :-
27.10 + 93.15 = 120.25 X 50 % = 60.12 SQ. MT.
PROP. PARKING ON G. F. :- 1154.17 SQ. MT.



KEY PLAN

SCALE :-1CM= 20.0 MT.

B. A. CALCULATION :- (BAPOD :- F. P. NO. :- 63)

LEVEL	TOWER :- A&B B. A.	TOWER :- A&B F. S. I.	TOWER :- C & D B. A.	TOWER :- C & D F. S. I.	TOTAL B. A.	TOTAL F. S. I.
GROUND FLOOR	553.46	271.05	393.60	.....	**947.06**	**271.05**
FIRST FLOOR	530.28	468.19	393.60	330.98	**923.88**	**799.17**
SECOND FLOOR	530.28	468.19	393.60	330.98	**923.88**	**799.17**
THIRD FLOOR	530.28	468.19	393.60	330.98	**923.88**	**799.17**
FOURTH FLOOR	530.28	468.19	393.60	330.98	**923.88**	**799.17**
FIFTH FLOOR	530.28	468.19	393.60	330.98	**923.88**	**799.17**
SIXTH FLOOR	.....	.....	393.60	330.98	**393.60**	**330.98**
SEVENTH FLOOR	.....	.....	393.60	330.98	**393.60**	**330.98**
STAIR CABIN	58.38	.....	59.14	.....	**117.52**	.....
TOTAL	**3263.24**	**2612.00**	**3207.94**	**2316.86**	**6471.18**	**4928.86**

AREA STATEMENT	SQ. MT.
AREA OF PLOT FOR F. P. NO. :- 63	2488.00
COMMON PLOT 10 %	248.80
LAND AREA USE FOR R1 :- A = 2488.00 X 50 %	1244.00
LAND AREA USE FOR RRZ :- B = 2488.00 X 50 %	1244.00

F.S.I. CALCULATION	PART :- A R1 (2.10)	PART :- B RRZ (2.10)	TOTAL 2.10
PERMI. F.S.I. 1.80 X 1244.00	2239.20	2239.20	4478.40
PERMI. PREMIMUM F.S.I. 0.30 X 1244.00	373.20	373.20	746.40
TOTAL PERMI. F.S.I.	2612.40	2612.40	5224.80
PROP. F. S. I.	**TOWER :- A&B**	**TOWER :- C & D**	**TOWER :- A,B&C**
GROUND FLOOR	271.05	.....	**271.05**
FIRST FLOOR	468.19	330.98	**799.17**
SECOND FLOOR	468.19	330.98	**799.17**
THIRD FLOOR	468.19	330.98	**799.17**
FOURTH FLOOR	468.19	330.98	**799.17**
FIFTH FLOOR	468.19	330.98	**799.17**
SIXTH FLOOR	.....	330.98	**330.98**
SEVENTH FLOOR	.....	330.98	**330.98**
TOTAL PROP. F. S. I.	**2612.00**	**2316.86**	**4928.86**
F.S.I. CONSUMED	2612.40 >2612.00 2.10 > 2.09	2612.40>2316.86 2.10 > 1.86	5224.80>4928.86 2.10 > 1.98

FLOOR	FLAT NOS.	RESI. UP TO 40 SQ. MT. RRZ PART :- B	NOS. OF UNIT	RESI. ABOVE 40-80 SQ. MT. RRZ PART :- B	NOS. OF UNIT
GROUND FL.		TOWER - C		TOWER - D	
	.....	.....	.....	.....	.....
FIRST FL.					
	1	39.93	1	42.82	1
	2	39.93	1	42.82	1
	3	39.74	1	43.00	1
	4	39.74	1	43.00	1
SECOND FL.					
	1	39.93	1	42.82	1
	2	39.93	1	42.82	1
	3	39.74	1	43.00	1
	4	39.74	1	43.00	1
THIRD FL.					
	1	39.93	1	42.82	1
	2	39.93	1	42.82	1
	3	39.74	1	43.00	1
	4	39.74	1	43.00	1
FOURTH FL.					
	1	39.93	1	42.82	1
	2	39.93	1	42.82	1
	3	39.74	1	43.00	1
	4	39.74	1	43.00	1
FIFTH FL.					
	1	39.93	1	42.82	1
	2	39.93	1	42.82	1
	3	39.74	1	43.00	1
	4	39.74	1	43.00	1
SIXTH FL.					
	1	39.93	1	42.82	1
	2	39.93	1	42.82	1
	3	39.74	1	43.00	1
	4	39.74	1	43.00	1
SEVENTH FL.					
	1	39.93	1	42.82	1
	2	39.93	1	42.82	1
	3	39.74	1	43.00	1
	4	39.74	1	43.00	1
TOTAL		1115.38	28	1201.48	28

FORM NO. 3
(See Regulation No. 3.2 (ix))

A. AREA STATEMENT F. P. NO. :- 63	Sq.Mts.
1. Area of land Plot / Property as per record or as per sight condition/layout plan	2488.00
2. deduction for :	
(a) proposed road LINE	
(b) any reservation for slum clearence board	
(c) common plot 10 %	248.80
3. Net area of Building unit for planning	2239.20
4. Permi. built up Area on Ground Floor	
5. Total Permissible F.S.I 1.80 x 2488.00 =	4478.40
5a. Permi. Premimum F.S.I 0.30 x 2488.00 =	746.40
5b. Total Permi. F.S.I 2.10 x 2488.00 =	5224.80
6. Existing Builtup Area	
(i) Ground Floor	
(ii) Out house / Gairage	
TOTAL EXISTING BUILT UP AREA	
7. Proposed Bilt up Area	
(i) Ground floor (Main structure)	947.06
(ii) Out house / Garrage	
TOTAL PROPOSED BUILT UP AREA	947.06
8. GRAND TOTAL OF BUILT UP AREA ON G.F.	

9. Proposed floor space Area	B. AREA	Sq.Mts. F.S.I. AREA
Basement Floor	----	----
Ground Floor	947.06	271.05
First Floor	923.88	799.17
Second Floor	923.88	799.17
Third Floor	923.88	799.17
Fourth Floor	923.88	799.17
Fifth Floor	923.88	799.17
Sixth Floor	393.60	330.98
Seventh Floor	393.60	330.98
Eighth Floor	----	----
Stair Cabin	117.52	----
TOTAL PROP. FL. SPACE AREA	6471.18	4928.86
10. Total Existing Floor Space Area (if any)		------
11. GRAND TOTAL OF FLOOR SPACE AREA		4928.86
12. Total F.S.I Consumed		2.10 > 1.98

PARKING STATEMENT		SQ.MTS.
Total Maximum Possible Floor Space area	Total Required Parking Space	Reserved for Car 50 %
Residential 4657.81	(20 %) 931.56	
Commercial 271.05	(50 %) 135.52	
Industrial	(10%)	
Total 4928.86	(%) 1067.08	

Total Provided Parking Space	Provided on Ground Level	Provided on Other Level	Total Sq. mtrs.
Residential	1154.17		1154.17
Commercial			
Industrial			
Other Use			

DRG. NO. .:- 1/3

I. LIST OF DRAWING ATTACHED

Sr. No.	Description	Copies

II. REFERENCE

Last Approved Plan (if any)
Permission Oreder No.
Date Of Approval

III. DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK

STAMPS AND SIGNATURE OF APPROVAL

	PERMI. 1.80	PREMIUM 0.30	TOTAL 2.10
PERMI.	4478.40	746.40	5224.80
PROP.	4478.40	450.46	4928.86
PREMI.	------	295.94	295.94

F. S. I.	PERMI. F.S.I.	CONSUMED F.S.I.	JANTRI RATE -
1.8	4478.40	4478.40	
0.3 (2.1)	746.40	450.46	40%
	5224.80	4928.86	

IV. North LINE | Scale | Date

V. CERTIFICATE

i) Existing structure and adjoining propeprty is seen by me and necessary precautions will be taken for smooth working without any defect to existing work.
Manhole connnection is possible and is verified by me.
ii) Certified that the plot under referance was surveyed by me on and the dimensions of sides etc. of plot stated on area as measured on site and are so worked out tallies with the area stated in the documents of ownership/ T.P./ property card or 7-12 record.

SIGNATURE
Architect / Engineer / Surveyor
B.M.C. Registration No. :
Name :
Address :

VI. SIGNATARIES
Owner/Builder/Organiser/Developer or Athorised Agent of Owner

PROP. DEVELOPEMENT PLAN ON R. S. NO. :- 611, F.P. NO:-63, O. P. NO :-63 , T. P. S. NO.:- 43 AT VILLAGE :- BAPOD, VADODARA.

HITESH ENGINEERS
ARCHITECT&ENGINEERS
502, NIRVANA RESIDENCY,
OPP. SHUKAN-3,
WATER TANK ROAD, KARELIBAUG,
VADODARA.
PHONE :(0265) 2467974

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