

PROPOSED LAY-OUT & BUILDING PLAN OF BL.NO:-423/2 AT VILLAGE : DANTESHWAR ,DIST. VADODARA.(RAH) RESIDENTIAL AFFORDABLE HOUSING

1/3

SANITARY PROVISION FOR COMMERCIAL

(AS PER GDCR CL.NO-21.9.1)
TOTAL COMMERCIAL B.U.P.AREA=603.24
OTHER FL PROVIDED EACH UNIT INSIDE
603.24/4 = 150.81 SAYS 151 PERSON
ASSUME 25 MALE & 25 FEMALE USER
21 TO 100 FOR 1 PER 25 USER OF GENDER

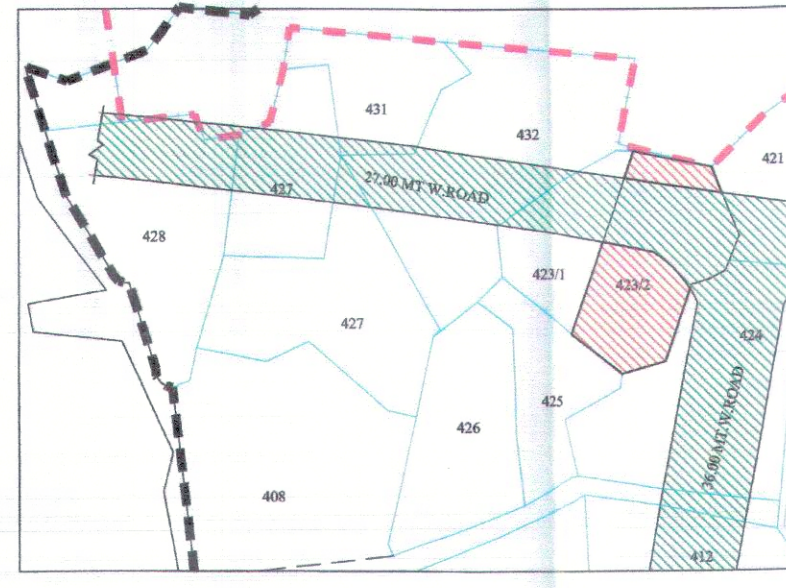
REQ.FOR MALE USER
REQ.PER 25 PERSON 1 URINAL (25/25) = 1 URINAL
REQ.PER 25 PERSON 1 W.C. (25/25) = 1 W.C.

REQ.FOR FEMALE USER
REQ.PER 100 PERSON 1 W.C. (25/25) = 1 W.C.
Minimum 25% of such water closets and urinals shall be
provided in common and accessible location of building

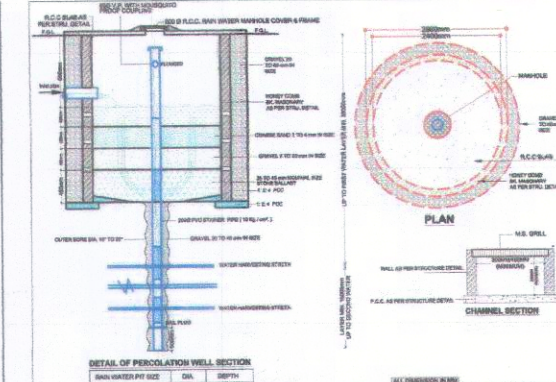
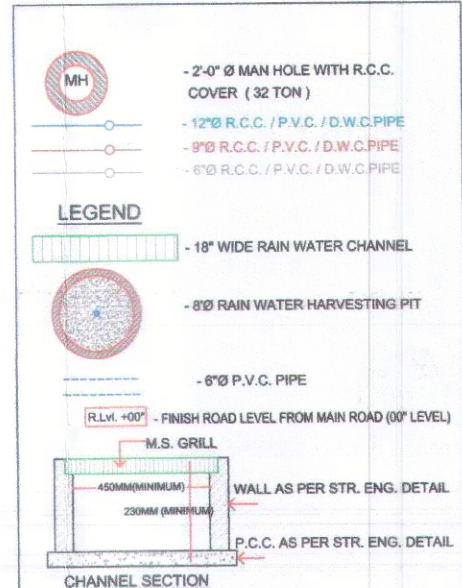
REQ.FOR MALE USER
REQ.PER 100 PERSON 1 URINAL = 1 X 25 = 0.25 URINAL SAY 1
REQ.PER 100 PERSON 1 W.C. = 1 X 25 = 0.25 W.C.SAY 1
REQ.FOR FEMALE USER
REQ.PER 100 PERSON 1 W.C. = 1 X 25 = 0.25 W.C.SAY 1

PROVIDED SANITARY FACILITY
URINAL MALE W.C. FEMALE W.C. PH.TOILET
2 1 2 1

AS PER GDCR - 2017 POINT NO 8.2.2
FLOOR SPACE INDEX DENSITY
1 HECTOR (10000.00 SQ.MT.) = 225 FLAT DW. UNITS REQ.
AS PER PLOT
1885.20 X 225 / 10000.00 = 42.42 FLAT .SAYS 43 FLATS
PROVIDED UNITS
PROVIDED UNITS :- 76 FLATS+8 SHOPS+2 HALL = 86 UNITS



SITE PLAN
SCALE :- 1.00 CM. = 20.00 MT.



REQ. RESI. LIFT CALCULATION

3rd to 12th Floor. = 68 DWELING UNITS
1 LIFT CAP. = 6 PERSON REQ. FOR 30 DWELING UNITS
TOTAL DWELING UNITS = 68 / 30 REQ. = 2.27 NOS. LIFT.

PROVIDED : 4 LIFT FOR 24 PASSENGER
PROV. 4 LIFT X 6 PASSENGER PER LIFT = 24 PASSENGERS

SOLAR POWER CALCULATION

MIN 5 % OF CONNECTED LOAD
ESTIMATED CONNECTED LOAD = 500 KW
SOLAR PROVISION 5 % = 25.00 KW
12 SQMT / 1KW La 300 sqmt. AREA OF TERRACE
PROV. 300 SQ.MT (AS PR ONE TOWER)
ON TERRACE "A.B. TOWER

R.W.H. CALCULATION

1885.20 / 4000 = 0.47
SAY : 1 NOS. R.W.H. REQ.
PROP. 1 NOS. R.W.H.

TREE PLANTATION CALCULATION

1885.20 / 200 = 9.43 X 5 = 47.15
SAY : 48.00 TREES

TOWER	G.F.	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
A	4	4	4	4	4	4	4	4	4	4	4	4	4	40
B	4	4	4	4	4	4	4	4	4	4	4	4	4	40
TOTAL	8	8	8	8	8	8	8	8	8	8	8	8	8	80

NO. OF FLATS :- 76 & NO. OF SHOPS :- 8 HALLS :- 2 TOTAL UNITS 86

CARPET AREA STATEMENT IN SQ.MT

FLOOR	TOWER-A	TOWER-B	NO. OF FLATS
1st	101 68.69 1	102 68.37 1	2
2nd	103 68.70 1	104 68.70 1	2
3rd	105 68.69 1	106 68.69 1	2
4th	107 68.69 1	108 68.69 1	2
5th	109 68.69 1	110 68.69 1	2
6th	111 68.69 1	112 68.69 1	2
7th	113 68.69 1	114 68.69 1	2
8th	115 68.69 1	116 68.69 1	2
9th	117 68.69 1	118 68.69 1	2
10th	119 68.69 1	120 68.69 1	2
11th	121 68.69 1	122 68.69 1	2
12th	123 68.69 1	124 68.69 1	2
TOTAL	1235.30	1235.30	24

B.A. AREA SHEET

TOWER	1	2	3	4	PASSAGE	B.A.	TOTAL	UNIT
A	77.18	79.99	80.31	79.01	316.49	4	393.36	393.36
B	77.18	79.99	80.31	79.01	316.49	4	393.36	393.36
TOTAL	154.36	159.98	160.62	158.02	632.98	8	786.72	786.72

BUILT UP AREA STATEMENT

FLOOR	AREA	TOTAL
BASEMENT	1286.88	1286.88
GF.	668.83	668.83
1ST FL.	658.16	658.16
2ND FL.	658.16	658.16
3RD FL.	674.23	674.23
4TH FL.	674.23	674.23
5TH FL.	674.23	674.23
6TH FL.	674.23	674.23
7TH FL.	674.23	674.23
8TH FL.	674.23	674.23
9TH FL.	674.23	674.23
10TH FL.	674.23	674.23
11TH FL.	674.23	674.23
12TH FL.	674.23	674.23
TOTAL	9923.31	9923.31

RAH PAID F.S.I. CALCULATION

FLOOR	REGULAR	PAID F.S.I. AS PER RAH	TOTAL F.S.I.	UP TO	GRAND TOTAL
G.F.	201.24	201.24	201.24	201.24	201.24
1ST FL.	529.43	529.43	529.43	529.43	529.43
2ND FL.	529.43	529.43	529.43	529.43	529.43
3RD FL.	569.78	569.78	569.78	569.78	569.78
4TH FL.	569.78	569.78	569.78	569.78	569.78
5TH FL.	569.78	569.78	569.78	569.78	569.78
6TH FL.	569.78	569.78	569.78	569.78	569.78
7TH FL.	569.78	569.78	569.78	569.78	569.78
8TH FL.	569.78	569.78	569.78	569.78	569.78
9TH FL.	569.78	569.78	569.78	569.78	569.78
10TH FL.	569.78	569.78	569.78	569.78	569.78
11TH FL.	569.78	569.78	569.78	569.78	569.78
12TH FL.	569.78	569.78	569.78	569.78	569.78
TOTAL	3933.36	3933.36	3933.36	3933.36	3933.36

PROVIDED PARKING STATEMENT IN SQ. MTS.

OPEN PARKING-1	56.97
OPEN PARKING-2	19.28
COV. PARKING-1	245.11
COV. PARKING-2	60.52
50% PARKING AREA ON C.P.	100.97
BASEMENT AREA	1054.15
TOTAL PROVIDED PARKING	1537.00

LAY OUT PLAN

SCALE :- 1.00 CM. = 4.00 MT.

BASEMENT FLOOR PLAN
BUILT UP AREA :- 1286.88 SQ.MT
PARKING AREA :- 1054.15 SQ.MT

AREA TABLE

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

1. AREA STATEMENT

2. AREA OF LAND/PROPERTY AS PER RECORD

3. DEDUCTION FOR :

4. NET AREA OF PLOT

5. BALANCE AREA OF PLOT

6. PERMISSIBLE B.U.P. AREA ON G.F.

7. PERMISSIBLE B.U.P. AREA ON G.F.

8. EXISTING BUILT UP AREA ON G.F.

9. PROPOSED BUILT UP AREA

10. GROUND FLOOR (G.F. COVERAGE)

11. TOTAL EXISTING FLOOR SPACE AREA (IF ANY)

12. GRAND TOTAL OF FLOOR SPACE AREA (G.F. COVERAGE)

13. PROPOSED FLOOR SPACE AREA

14. TOTAL F.S.I. CONSUMED

15. TOTAL F.S.I. AVAILABLE

16. TOTAL F.S.I. DEFICIT

17. TOTAL F.S.I. SURPLUS

18. TOTAL F.S.I. BALANCE

19. TOTAL F.S.I. DEFICIT

20. TOTAL F.S.I. SURPLUS

21. TOTAL F.S.I. BALANCE

22. TOTAL F.S.I. DEFICIT

23. TOTAL F.S.I. SURPLUS

24. TOTAL F.S.I. BALANCE

25. TOTAL F.S.I. DEFICIT

26. TOTAL F.S.I. SURPLUS

27. TOTAL F.S.I. BALANCE

28. TOTAL F.S.I. DEFICIT

29. TOTAL F.S.I. SURPLUS

30. TOTAL F.S.I. BALANCE

31. TOTAL F.S.I. DEFICIT

32. TOTAL F.S.I. SURPLUS

33. TOTAL F.S.I. BALANCE

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38. TOTAL F.S.I. SURPLUS

39. TOTAL F.S.I. BALANCE

40. TOTAL F.S.I. DEFICIT

41. TOTAL F.S.I. SURPLUS

42. TOTAL F.S.I. BALANCE

43. TOTAL F.S.I. DEFICIT

44. TOTAL F.S.I. SURPLUS

45. TOTAL F.S.I. BALANCE

46. TOTAL F.S.I. DEFICIT

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65. TOTAL F.S.I. SURPLUS

66. TOTAL F.S.I. BALANCE

67. TOTAL F.S.I. DEFICIT

68. TOTAL F.S.I. SURPLUS

69. TOTAL F.S.I. BALANCE

70. TOTAL F.S.I. DEFICIT

PROPOSED LAY-OUT & BUILDING PLAN OF BL.NO:-423/2 AT VILLAGE : DANTESHWAR ,DIST. VADODARA.(RAH) RESDENTIAL AFFORDABLE HOUSING

Approved Subject to Condition laid
Down in Building Permission.
Mord No. 3 RAH
Order No. HB 59121-22
Date: 6-2-22
By: *[Signature]*
For: *[Signature]*
શ્રી. કમિશનરશ્રી ના કુકમથી

SIGNATURE OF OWNERS / BUILDERS.

SIGNATURE OF ARCHITECTS-ENGINEERS

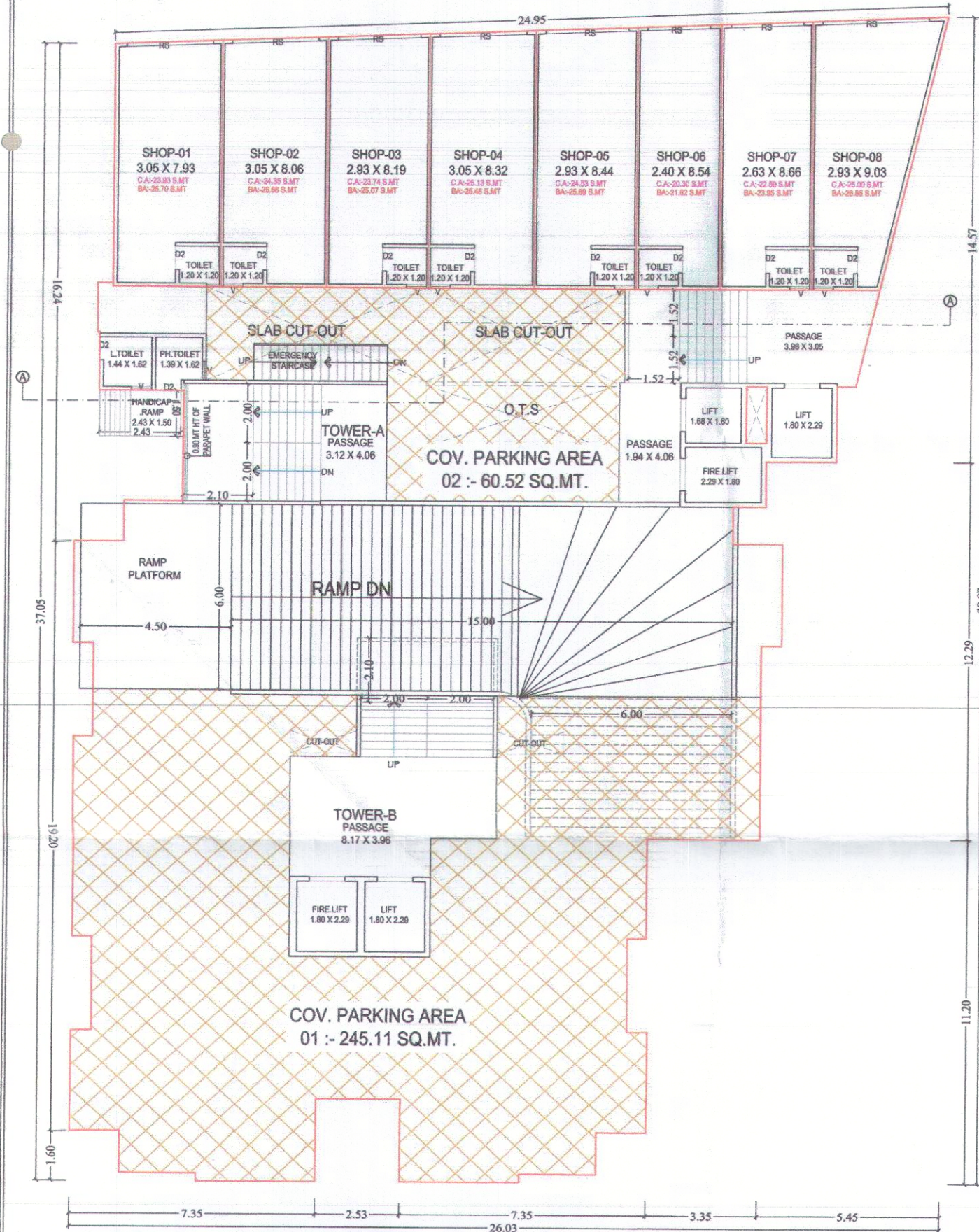
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Architect / Engineer / Surveyor
V.M.C. Registration No. :-
Name :-
Address :-

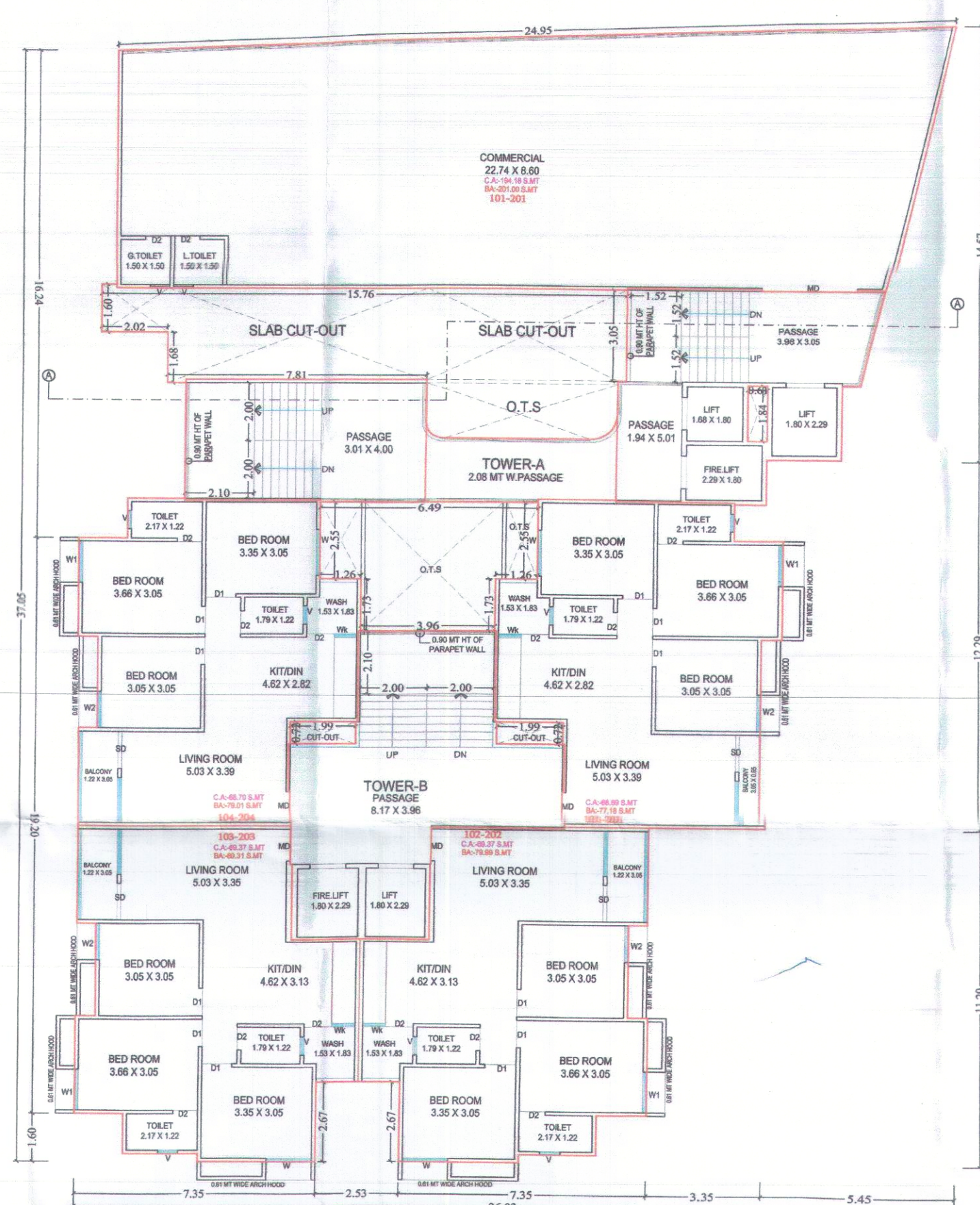
[Signature]
Rohini J.K.
Rohini M.
Rohini Zee
મહેશ રાવલ
મનમોહ રાવલ

Ar. MAHESH L. RATHOD
VMC L.No. CA/AOR/143/ 20-23
18/202 KP Luxuria, Nr. Bright School,
Bhayli, Vadodara, (391410)

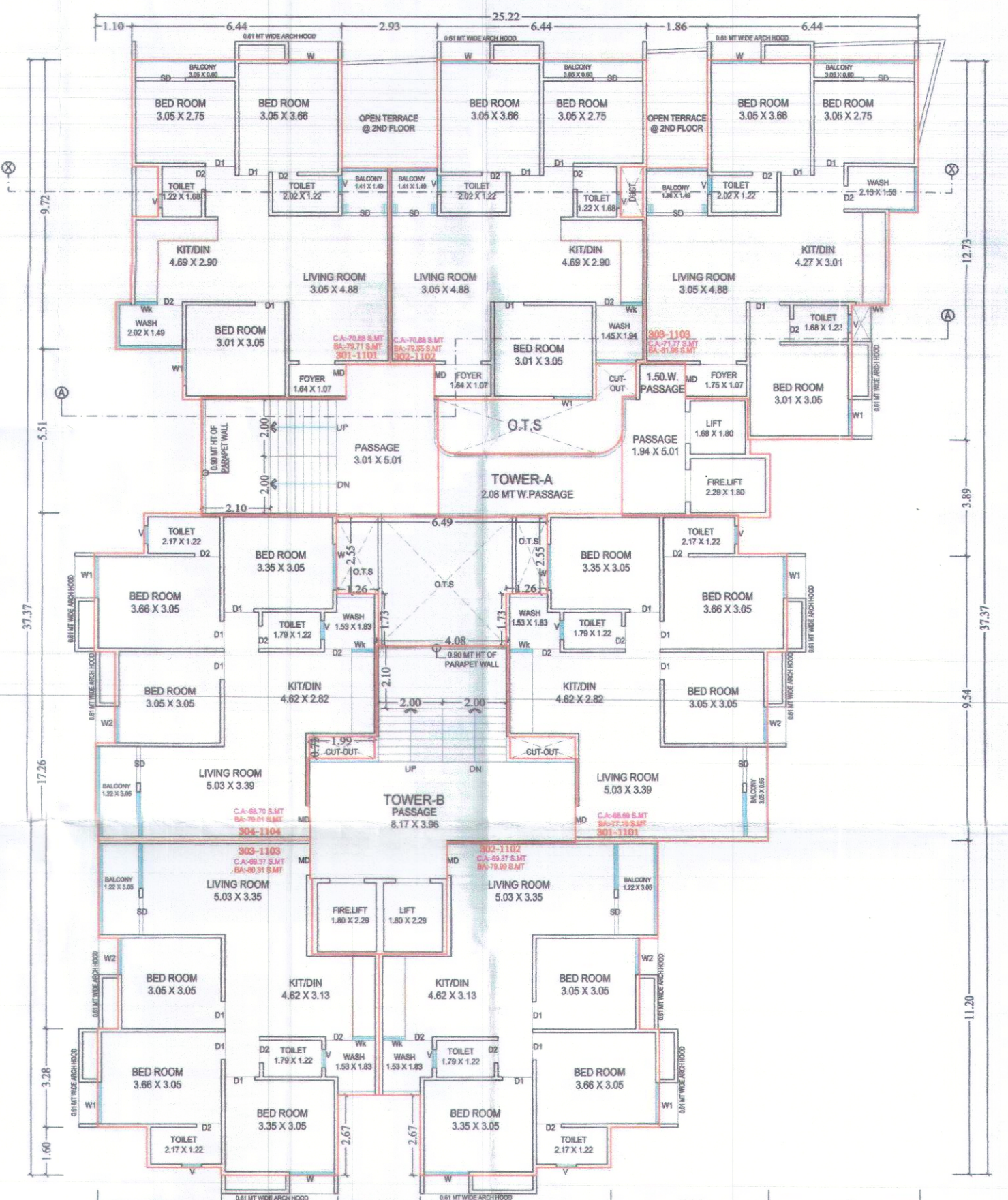
Owner / Builder / Organizer / Developer
or Authorized Agent of Owner



GROUND FLOOR PLAN
BUILT UP AREA :- 668.83 SQ.MT
F.S.I AREA :- 201.24 SQ.MT
STAIR+LIFT+PASSAGE :- 124.72 SQ.MT
PARKING AREA:- 305.63 SQ.MT



1ST & 2ND FLOOR PLAN
BUILT UP AREA :- 658.16 X 2 = 1316.32 SQ.MT
F.S.I AREA :- 201.00 X 2 = 402.00 SQ.MT [COMM]
F.S.I AREA :- 328.43 X 2 = 656.86 SQ.MT [RESI]
STAIR+LIFT+PASSAGE :- 128.73 X 2 = 257.46 SQ.MT



TYPICAL FLOOR PLAN (3RD TO 11TH)
BUILT UP AREA :- 674.23 X 09 = 6068.07 SQ.MT
F.S.I AREA :- 569.78 X 09 = 5128.02 SQ.MT
STAIR+LIFT+PASSAGE :- 104.45 X 09 = 940.05 SQ.MT

PROPOSED LAY-OUT & BUILDING PLAN OF BL.NO:-423/2 AT VILLAGE : DANTESHWAR ,DIST. VADODARA.
(RAH) RESIDENTIAL AFFORDABLE HOUSING

Approved Subject to Condition new
Dams in Building Permission.

Slard No. 3 RAH

Order No. HB 59/21-22

Date: 6-2-22

(Signature) 9/2/22
Dr. Town Development
Vadodra Mahanagar Palika

(Signature)
21/2/2022
શ્રી. કમિશનરશ્રી ના કુકચથી

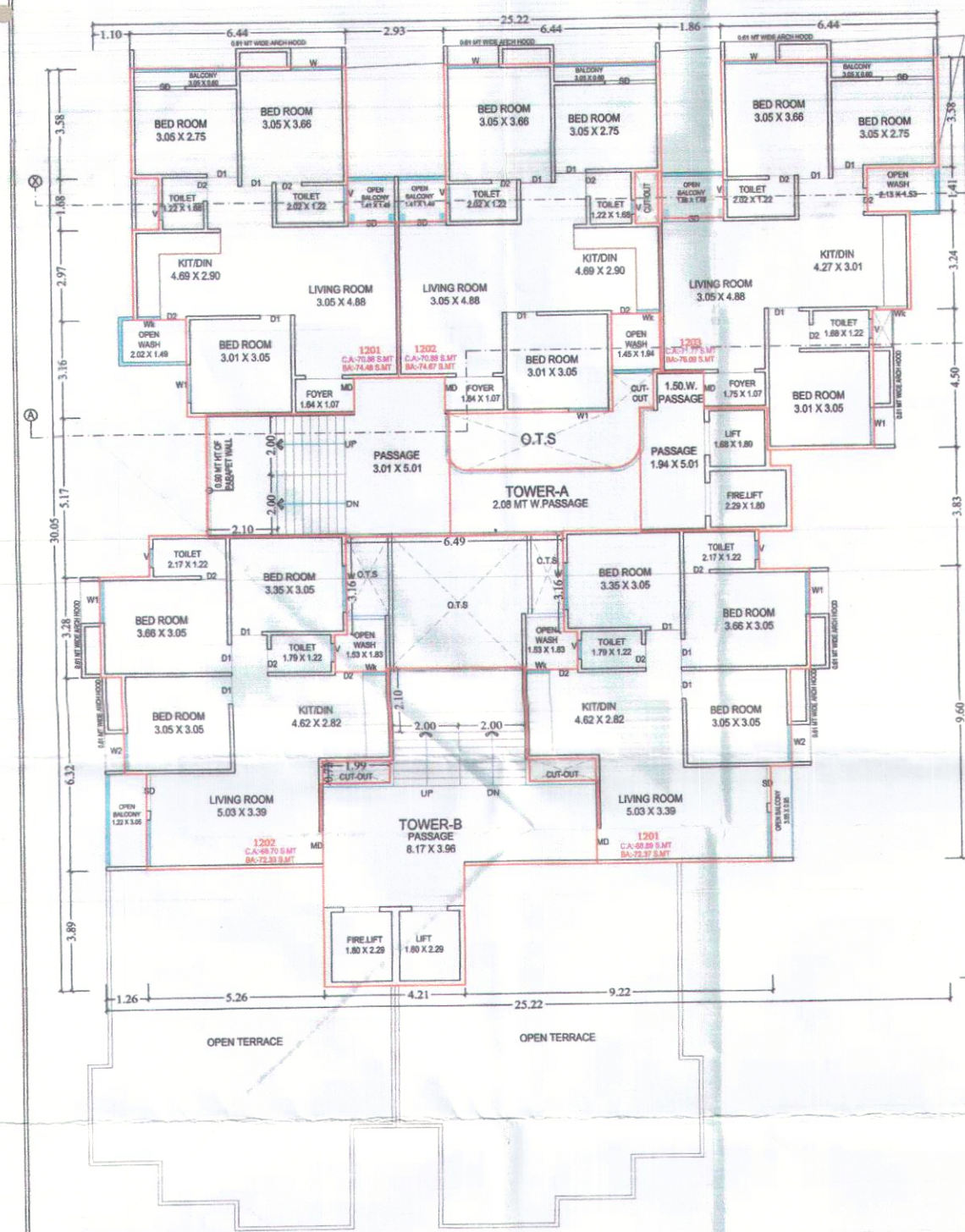
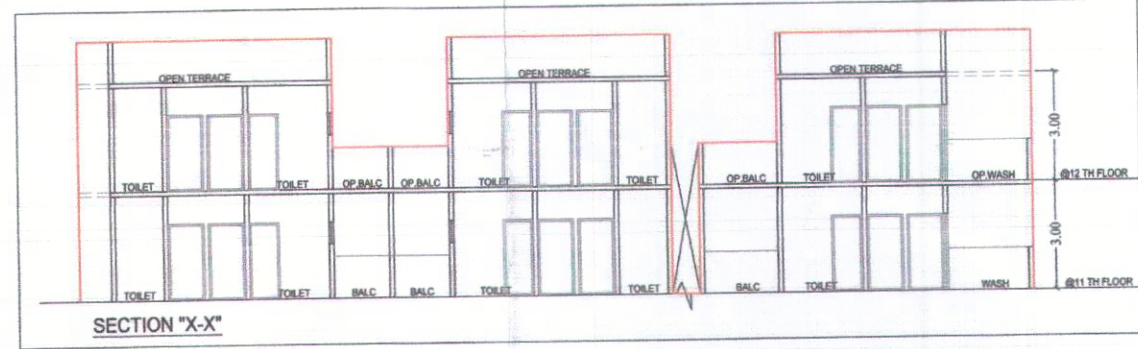
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SIGNATURE OF ARCHITECTS-ENGINEERS

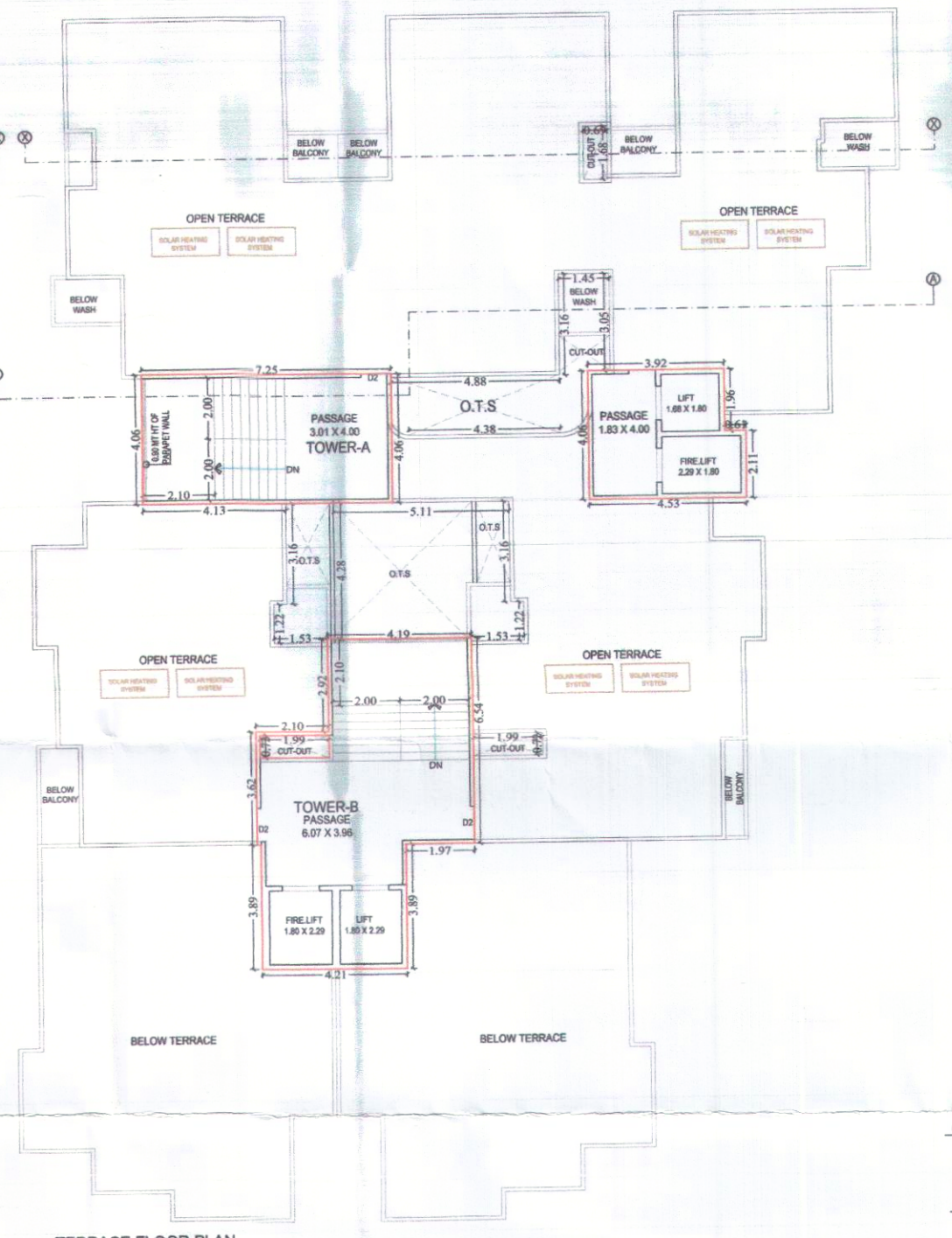
3/3

Owner / Builder / Organizer / Developer
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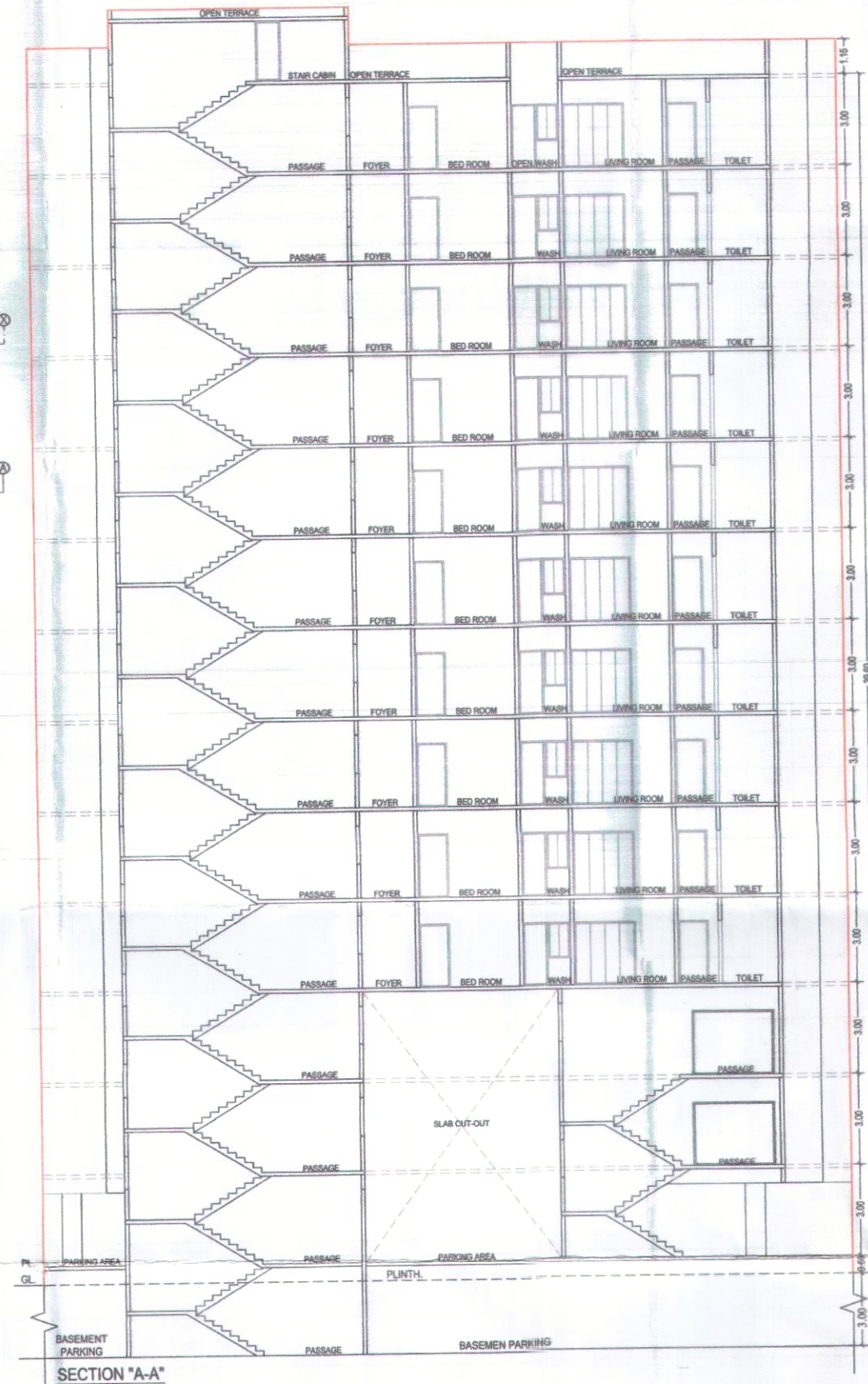
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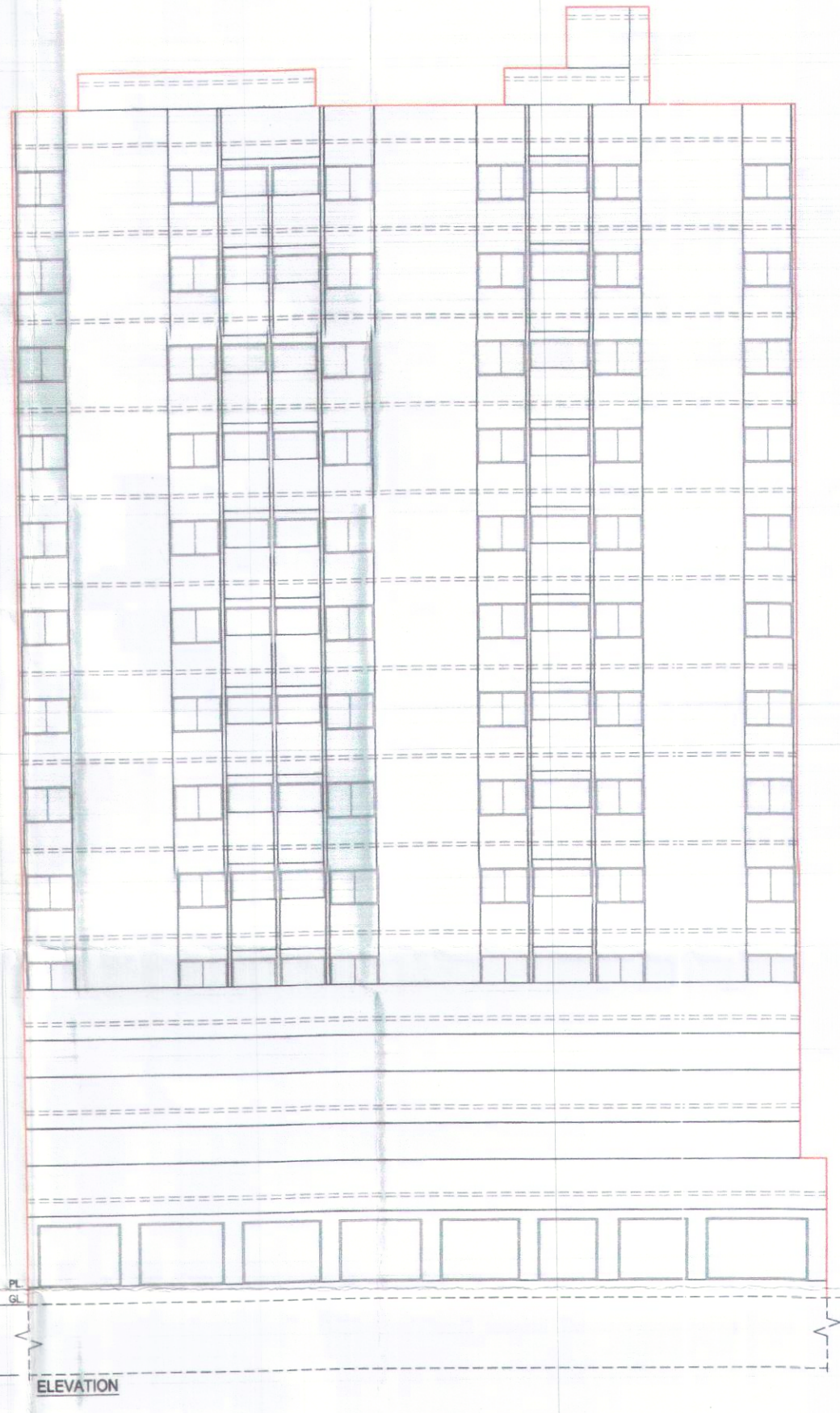
12TH FLOOR PLAN
BUILT UP AREA :- 486.60 SQ.MT
F.S.I AREA :- 381.89 SQ.MT
STAIR+LIFT+PASSAGE :- 104.71 SQ.MT



TERRACE FLOOR PLAN
BUILT UP AREA :- 96.61 SQ.MT



SECTION "A-A"



ELEVATION