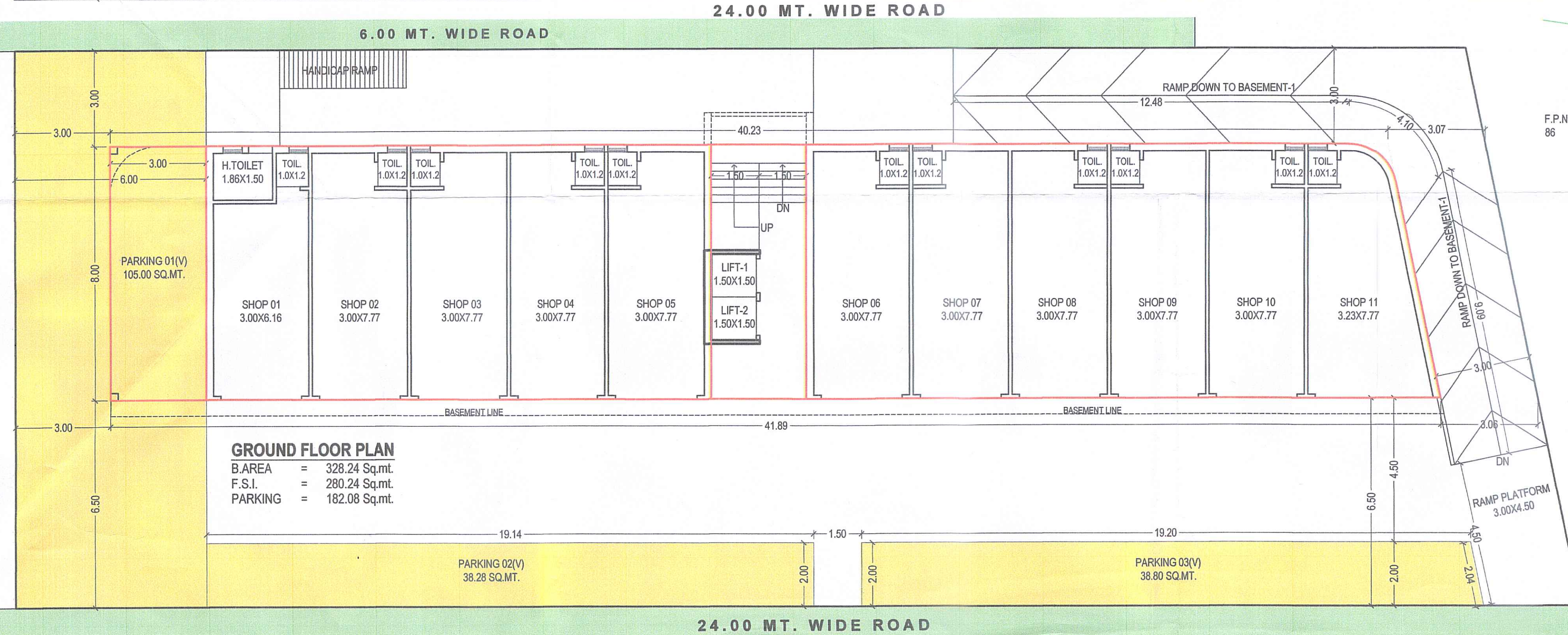
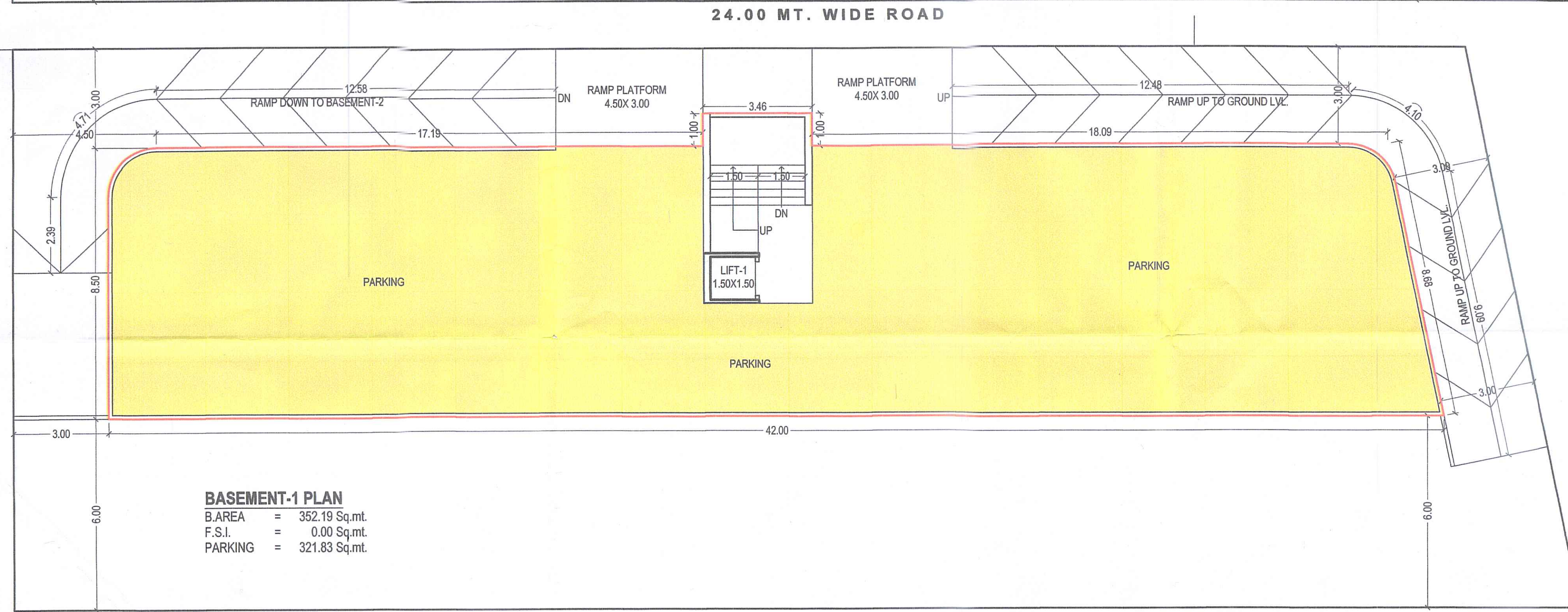
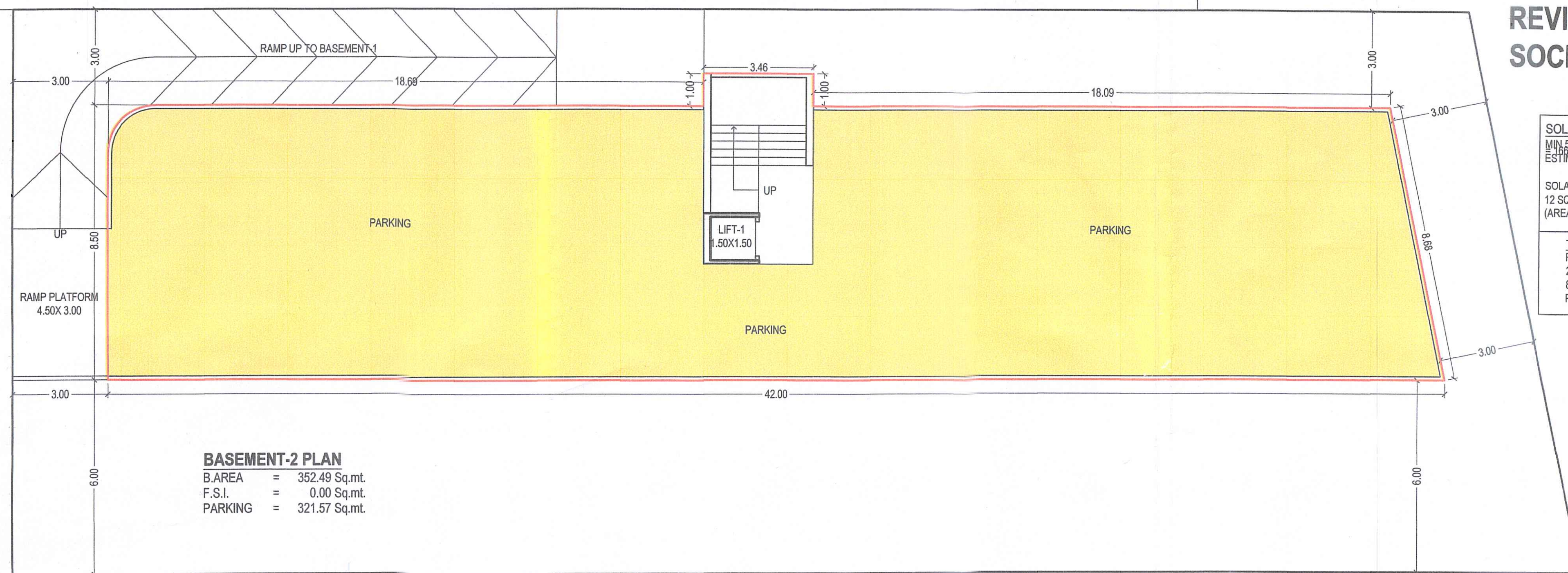


REVISED COMMERCIAL BUILDING ON BLOCK NO.B2,B/1&A/1, OF OJAS PARK SOCIETY,IN T.P.NO.26, F.P.NO.97, R.S.NO.338,AT VILLAGE:TANDALJA, VADODARA. 01/02



SOLAR POWER CALCULATION
MIN 5% OF CONNECTED LOAD
ESTIMATED CONNECTED LOAD = (83 UNITS X 2 KV)
SOLAR PROVISION 5% = 8.3 KV
12 SQ.MT. X 8.3 KV i.e. 99.60 SQ.MT.
(AREA ON TERRACE)

TREE PLANTATION
PLOT AREA = 831.78 Sqm
200 Sqm/5 TREE
831.78 Sqm = 20.79 TREE SAY 21 NO OF TREE
PROVIDED TREE = 22 NO. OF TREE

Ground Floor Shops												
Ground Floor	Shop 01	Shop 02	Shop 03	Shop 04	Shop 05	Shop 06	Shop 07	Shop 08	Shop 09	Shop 10	Shop 11	Total
B.AREA	22.70	24.92	24.92	24.92	26.30	26.30	24.92	24.92	24.92	24.92	26.89	276.63
Carpet	19.79	22.97	22.97	22.97	22.97	22.97	22.97	22.97	22.97	22.97	23.67	250.19
First Floor Shops												
First Floor	Shop 101	Shop 102	Shop 103	Shop 104	Shop 105	Shop 106	Shop 107	Shop 108	Shop 109	Shop 110	Shop 111	Total
B.AREA	25.49	18.69	18.69	18.69	18.69	19.72	19.72	18.69	18.69	18.69	18.69	241.76
Carpet	22.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	216.56
Second Floor Offices												
Second Floor	Office 201	Office 202	Office 203	Office 204	Office 205	Office 206	Office 207	Office 208	Office 209	Office 210	Office 211	Total
B.AREA	25.49	18.69	18.69	18.69	18.69	19.72	19.72	18.69	18.69	18.69	18.69	241.76
Carpet	22.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	216.56
Third Floor Offices												
Third Floor	Office 301	Office 302	Office 303	Office 304	Office 305	Office 306	Office 307	Office 308	Office 309	Office 310	Office 311	Total
B.AREA	25.49	18.69	18.69	18.69	18.69	19.72	19.72	18.69	18.69	18.69	18.69	241.76
Carpet	22.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	216.56
Fourth Floor Offices												
Fourth Floor	Office 401	Office 402	Office 403	Office 404	Office 405	Office 406	Office 407	Office 408	Office 409	Office 410	Office 411	Total
B.AREA	25.49	18.69	18.69	18.69	18.69	19.72	19.72	18.69	18.69	18.69	18.69	241.76
Carpet	22.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	216.56
Fifth Floor Offices												
Fifth Floor	Office 501	Office 502	Office 503	Office 504	Office 505	Office 506	Office 507	Office 508	Office 509	Office 510	Office 511	Total
B.AREA	25.49	18.69	18.69	18.69	18.69	19.72	19.72	18.69	18.69	18.69	18.69	241.76
Carpet	22.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	16.97	216.56
Sixth Floor Offices												
Sixth Floor	Office 601	Office 602	Office 603	Office 604	Office 605	Office 606	Office 607	Office 608	Office 609	Office 610	Office 611	Total
B.AREA	21.78	15.04	15.04	15.04	15.04	15.87	15.87	15.04	15.04	15.04	15.04	198.00
Carpet	19.46	13.46	13.46	13.46	13.46	13.46	13.46	13.46	13.46	13.46	13.46	175.08
Terrace	3.71	3.64	3.64	3.64	3.64	3.85	3.85	3.64	3.64	3.64	3.64	43.68
Total												
Total B.AREA	171.93	133.41	133.41	133.41	134.79	140.77	139.39	133.41	133.41	133.41	135.38	1683.43
Total Carpet	154.10	121.28	121.28	121.28	121.28	121.28	121.28	121.28	121.28	121.28	121.28	1508.07

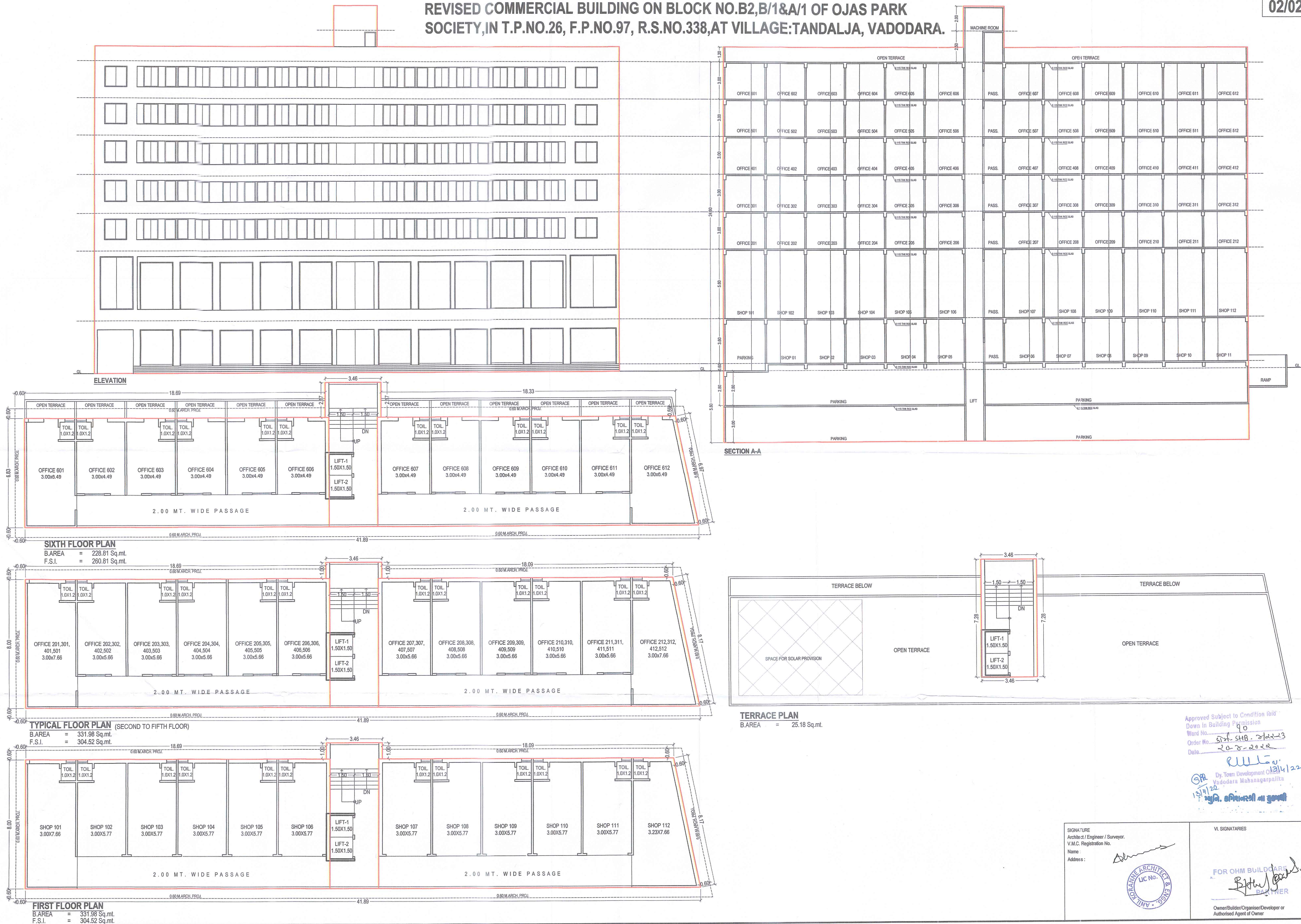
Area Statement	
Land Area as Per record	10623.00
Net Area For Planning	6654.60
Existing B.A. of Society	1900.69
Existing B.A. of A/1,B/1,B/2	261.30
Permissible Base F.S.I. @ 1.80	
261.30x1.80=6654.60 =	1900.69
Permissible Base F.S.I. @ 0.90	
260.30x0.90=6654.60 =	823.37
1900.69	2470.10
Total Permissible F.S.I. @ 2.70	
2470.10	2470.10
Parking Calculation	
Req. parking For Comm. @40%	825.46
2063.65 x 0.40 =	825.46
Req. Visitor parking For Comm. @20%	165.09
825.46 x 0.20 =	165.09
Proposed Parking	
Parking 01 (V)	105.00
Parking 02 (V)	38.28
Parking 03 (V)	38.80
Basement 1 Parking	321.83
Basement 2 Parking	321.57
Total Provided Parking	825.48
Proposed Visitor Parking	182.08

Proposed B.A. / F.S.I.	
Floor	Use
Basement-2	Parking
Basement-1	Parking
Ground Floor	Commercial
First Floor	Commercial
Second Floor	Commercial
Third Floor	Commercial
Fourth Floor	Commercial
Fifth Floor	Commercial
Sixth Floor	Commercial
Terrace Fl.	Terrace
Total	
F.S.I. Consumed	2.26
2063.65 x 2.70 =	2.26
TOTAL USED PREMIUM F.S.I.	
Jantri Rate for Non Resil. Rs.	16,000.00
Payable Premium F.S.I. Amount Rs.	26,68,283.55

Area in Sq.mt.	
Land Area as Per record	10623.00
Net Area For Planning	6654.60
Existing B.A. of Society	1900.69
Existing B.A. of A/1,B/1,B/2	261.30
Permissible Base F.S.I. @ 1.80	
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Parking 03 (V)	38.80
Basement 1 Parking	321.83
Basement 2 Parking	321.57
Total Provided Parking	825.48
Proposed Visitor Parking	182.08

AREA TABLE	
A AREA STATEMENT	OWNER'S PLOT
1. Area of land plot/property as per record	10623.00
AS Per Site Condition	
2. Deduction Of Nalla Set Back	
a. Proposed Road	
b. Owner's Plot	
c. Any Reservation U.L.C Excess Land	
d. Common Plot	
3. Net Area Of Building Unit For Planning	6654.60
4. Permt. B.U.P ON Ground Floor	AS PLOT
5. Permissible Regular F.S.I (1.80)	6951.60
5. Permissible Chargeable F.S.I (0.90)	3475.80
5. Total Permissible F.S.I (2.70)	10427.40
6. Existing Built up Area On Ground Floor	
Ground Floor	261.30
b. Total Existing Built up area	1900.69
7. Proposed Built Up Area	
a. Ground Floor	328.24
8. Grand Total of Built up On Ground fl.	328.24
9. Proposed Floor Space Area	B.U.P
Basement-2	352.49
Basement-1	352.19
Ground Floor	328.24
First Floor	331.98
Second Floor	331.98
Third Floor	331.98
Fourth Floor	331.98
Fifth Floor	331.98
Sixth Floor	288.81
Seventh Floor	
St. cabin	25.18
Total	3006.81
10. Total Existing Floor Space Area (If any)	2063.65
11. Grand Total Of Floor Space Area	2063.65
12. Total F.S.I Consumed	2.26 < 2.70
12. Total F.S.I Consumed	416.92
B PARKING AREA STATEMENT	
Possible Floor Space Area On	Visitor Parking
Residential	(20%)
Commercial	(40%)
HOSPITAL	(50%)
Total Provided Floor Space	Provided On
Residential	Provided On
Commercial	Provided On
HOSPITAL	Provided On
Visitor parking	182.08
SIGNATURE	
Architect / Engineer / Surveyor	
V.M.C. Registration No.	
Name :	
Address :	
FOR OHM BUILDING	
Owner/Builder/Organizer/Developer or	
Authorised Agent of Owner	

REVISED COMMERCIAL BUILDING ON BLOCK NO.B2,B/1&A/1 OF OJAS PARK SOCIETY,IN T.P.NO.26, F.P.NO.97, R.S.NO.338,AT VILLAGE:TANDALJA, VADODARA.



Approved Subject to Condition laid
 Down in Building Permission
 Ward No. 90
 Order No. 514-SHB-2142-3
 Date 20-8-2022
 RULU
 Dy. Town Development Officer
 Vadodara Mahanagarpalika
 19/7/22
 મુ. સચિવશ્રી ના હસ્તાક્ષર

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

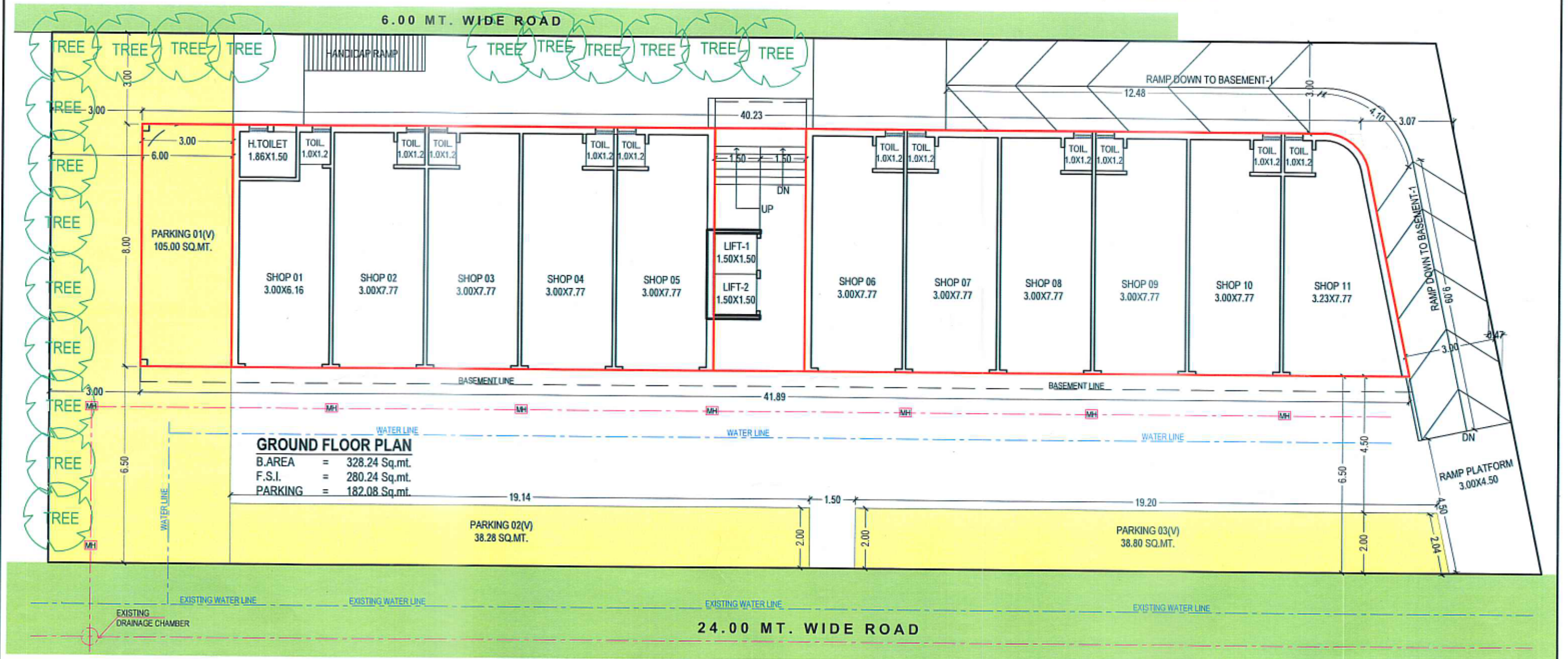


VI. SIGNATARIES

FOR OHM BUILDING
 PARTNER

Owner/Builder/Organiser/Developer or
 Authorised Agent of Owner

REVISED COMMERCIAL BUILDING FOR BLOCK NO.B/1,A/1,B/2 OF OJAS PARK SOCIETY,IN R.S.NO.338,AT VILLAGE:TANDALJA, VADODARA.



DRAINAGE LAYOUT PLAN

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

VI SIGNATARES

FOR OHM BUILD CARE
PARTNER

Owner/Builder/Organiser/Developer or
Authorised Agent of Owner

LIC No. ER/161 19-25