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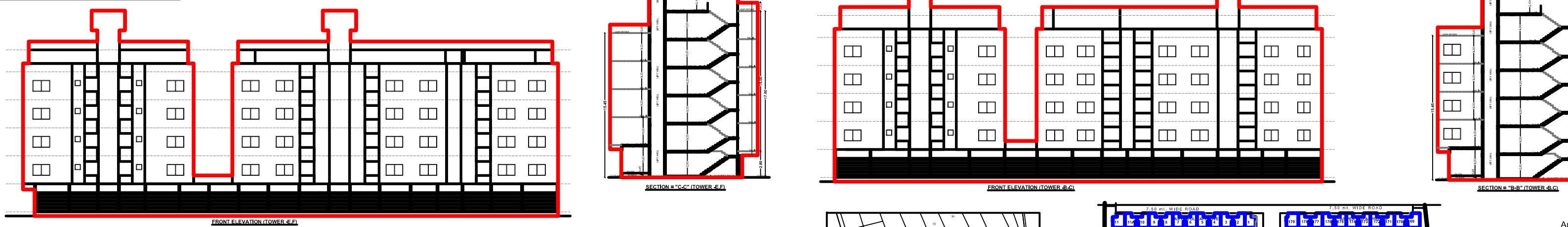
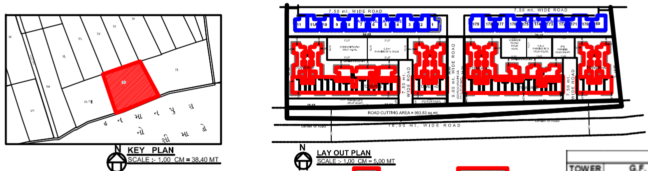
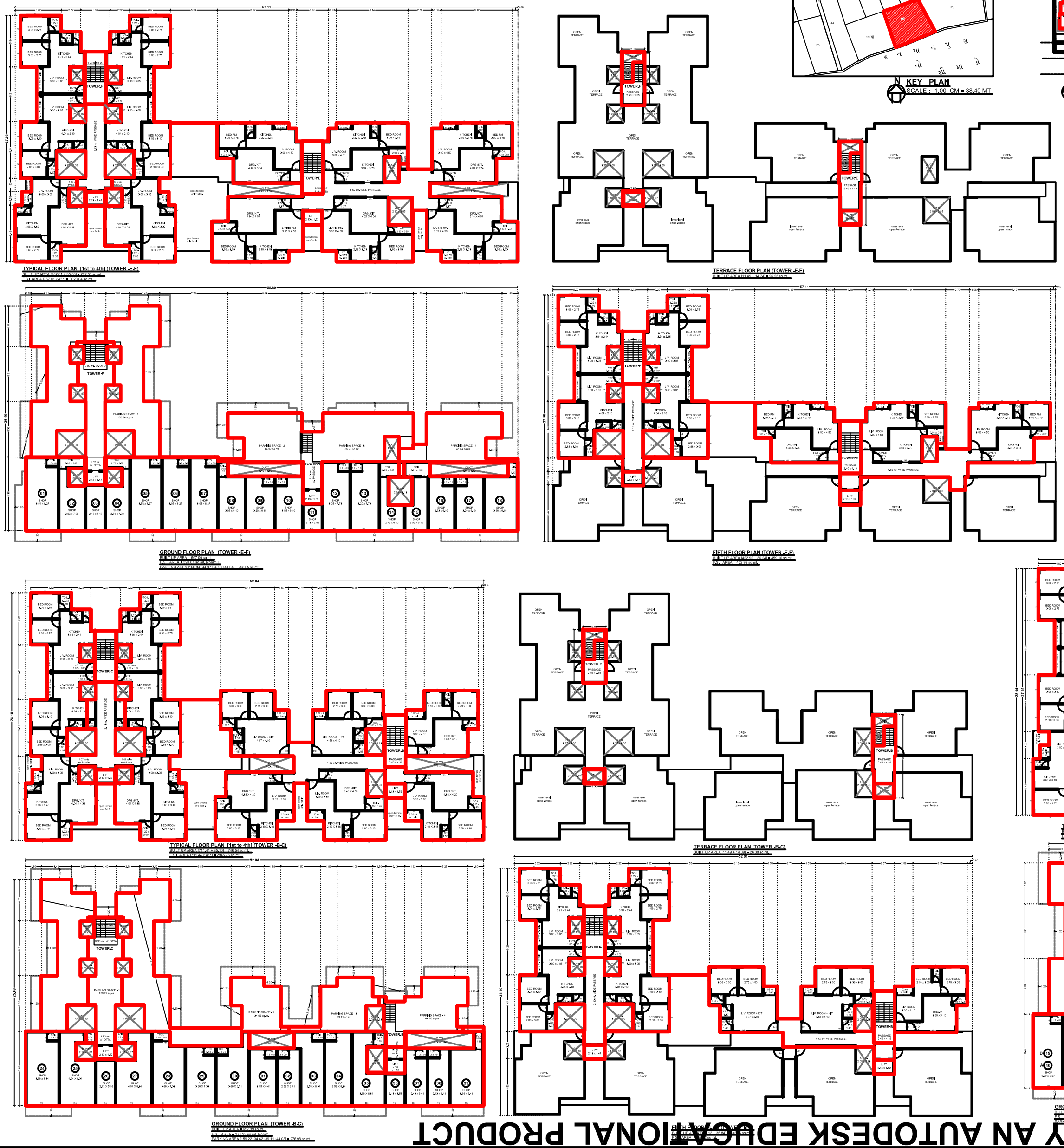
PROPOSED COMMERCIAL AND RESIDENTIAL BUILDING PLAN IN OWNER'S PLOT: 01 & 02, OF S.No:32/P, AT VILL:SAYAJIPURA, TALUKA:VADODARA, DIST:VADODARA.

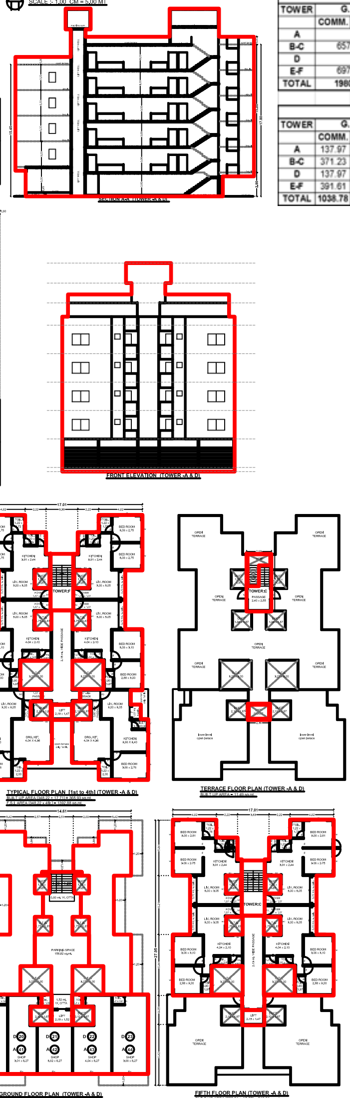




TRUE COPY
Approved Subject To Condition Laid
Down In Building Permission
Order No . VUDA /plan-2/permission/50/2016
Dated :- 5.10.2016

sd/-
Town Planner
Urben Development Authority
VADODARA





PROPOSED BUILT UP AREA

TOWER	G.F.		1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	Terr. flr.	NET
	COMM.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	CABIN	TOTAL
A		312.97	365.93	365.93	365.93	365.93	240.01	11.49	2028.19
B-C	657.39		746.54	746.54	746.54	746.54	432.96	26.38	4102.89
D		312.97	365.93	365.93	365.93	365.93	240.01	11.49	2028.19
E-F	697.00		792.51	792.51	792.51	792.51	459.16	26.23	4352.43
TOTAL	1980.33		2270.91	2270.91	2270.91	2270.91	1372.14	75.59	12511.70

PROPOSED F.S.I. AREA

TOWER	G.F.		1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	Terr. flr.	NET
	COMM.	RESID.	RESID.	RESID.	RESID.	RESID.	RESID.	CABIN	TOTAL
A	137.97	0.00	348.22	348.22	348.22	348.22	222.24	0.00	1753.09
B-C	371.23	0.00	711.44	711.44	711.44	711.44	397.12	0.00	3614.11
D	137.97	0.00	348.22	348.22	348.22	348.22	222.24	0.00	1753.09
E-F	391.61	0.00	757.01	757.01	757.01	757.01	422.92	0.00	3842.57
TOTAL	1038.78	0.00	2164.89	2164.89	2164.89	2164.89	1264.52	0.00	10962.86

AREA TABLE

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

A. AREA STATEMENT [ONER'S PLOT: 01+02]		SQ.MTS.
1. Area of land/property as per record		5769.57
or as per site condition		
B. Deduction for :		
(a) road cutting area for 18.00 mt.		953.83
(b) road cutting area		----
(c) owner's plot		----
3. Net area of plot		5769.57
4. Common Plot (10%) [518.71+300.00]		818.71
5. Balance area of Plot		4950.86
6. Permis.b.up area on G.F. [4950.86 x 40%]		1980.34
7.a Total Permis. Normal F.S.I.[6091.07X0.75]		4568.30
7.b Total Permis. Premium F.S.I.[6091.07X1.60]		9745.71
7.c Total Permis. Premium F.S.I.[6091.07X1.80] Add 9.00 mt. wide internal road between two owner's plot Area in F.S.I. Calculation 5769.57 + 321.50 = 6091.07 sq.mt.		10963.92
9. Proposed built up area		
(i) Ground floor (Main structure)		1980.33
10. Grand total of b.up area on G.F.		1980.33
11. Proposed floor space area	B.UP.	F.S.I.
Ground floor	1980.33	1038.78
First floor	2270.91	2164.89
Second floor	2270.91	2164.89
Third floor	2270.91	2164.89
Fourth floor	2270.91	2164.89
Fifth floor	1372.14	1264.52
Terr. floor	75.59	
Total proposed floor space area	12511.70	10962.86
12. Total exist.area(if any)		
13. Grand total of floor space area	12511.70	10962.86
14. Total f.s.i. consumed		1.650

Owner's Plot:01 = 3043.66 sq.mt.
Owner's Plot:02 = 2725.91 sq.mt.
TOTAL AREA = 5769.57 sq.mt.

II REFERENCES

Last approved plan (if any)
Permissible order no.
Date of approval

SCHEDULE OF OPENING

MD - 1.07 X 2.10
D1 - 0.90 X 2.10
D2 - 0.75 X 2.10
W - 1.80 X 1.20
W1 - 1.20 X 1.20
WK - 1.20 X 0.90
V - 0.60 X 0.60

B. PARKING STATEMENT

Total maximum possible floor space area		Total require parking space		50% Req. on G. Level
Residential	9924.08	(15%)	1488.61	
Commercial	1038.78	(30%)	311.63	155.81
TOTAL			1800.24	155.81

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential	1803.30		1803.30
Commercial			
TOTAL			1803.30

REQUIRED PARKING STATEMENT

[FOR COMMERCIAL]
[TWR.-A,B-C,D,E-F = G.F PART]
137.97+371.23+137.97+391.61 =1038.78
1038.78 X 30% = 311.63 sq.mt.
311.63X 50 % Required on Ground Level
= 155.81 sq.mt.

[FOR RESIDENTIAL]
[10962.86 -1038.78] 9924.08 X 15 % = 1488.61 sq.mt.

TOTAL REQ. PARKING
[for comm. 311.63 + for residential 1488.61]
= 1800.24 sq.mt.

TOTAL PROVIDE PARKING SPACE
[Tow.-A] 158.82 sq.mt + [TOW.B-C] 276.98 sq.mt+
[TOW.D]158.82+[TOW.E-F]298.65+[P1]132.53+[P2]80.68+
[P3]287.47+[C.P.1]259.35+[C.P.2]150.00
= 1803.30 Sq.Mt

50% PROVIDE ON G.LEVEL FOR COMM.
[P2+P3] = 368.15 sq.mt. > REQ.155.81 sq.mt.

TRUE COPY

RUCHIR SHETH
ARCHITECT
VUDA Lic.No. A-308/2013-2016

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

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