



| Inward No                                     | ODPS/2023/056302                                                                                    | Sheet                                           | 1/4                     |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------|
| Inward Date                                   |                                                                                                     | Scale                                           | 1:200                   |
| PROJECT DETAIL                                |                                                                                                     | VERSION NO.: 1.0.57<br>VERSION DATE: 16/03/2023 |                         |
| Authority                                     | Vadodara Municipal Corporation (VMC)                                                                | PLOT USE:                                       | Mercantile              |
| Authority Class                               | D1                                                                                                  | PLOT SUBUSE:                                    | ResComm Building        |
| Authority Grade                               | Municipal Corporation                                                                               | PLOT USE GROUP:                                 | Mercantile-1 (M1)       |
| Project Type                                  | Building Permission                                                                                 | PLOT CATEGORY:                                  | M1                      |
| Nature of Development                         | NEW                                                                                                 | Land Use Zone:                                  | Residential Zone I      |
| Development Area                              | Draft/Preliminary Town Planning Scheme                                                              | Conceptualized Use Zone:                        | R1                      |
| SubDevelopment Area:                          | Other Area                                                                                          |                                                 |                         |
| Special Project                               | NA                                                                                                  |                                                 |                         |
| Site Address:                                 | RS NO 561 P 1 F.P NO 81 OP NO 81 T.PS NO 01 (GORWA-ANKODIYA) AT VILL ANKODIYA TAL AND DIST VADODARA |                                                 |                         |
| AREA DETAILS                                  |                                                                                                     |                                                 |                         |
| 1. Area of Plot As per record                 | -                                                                                                   | Sq.Mts                                          |                         |
| Plot Validation Certificate                   |                                                                                                     |                                                 | 1396.00                 |
| Physical area measured at site                |                                                                                                     |                                                 | 1396.00                 |
| 7/12 or Document                              |                                                                                                     |                                                 | 1396.00                 |
| Plot area drawn as per Site                   |                                                                                                     |                                                 | 1448.86                 |
| Area of Plot Considered                       |                                                                                                     |                                                 | 1396.00                 |
| 2. Deduction for                              |                                                                                                     |                                                 |                         |
| (a) Proposed roads                            |                                                                                                     |                                                 | 0.00                    |
| (b) Key reservations                          |                                                                                                     |                                                 | 0.00                    |
| Total (a + b)                                 |                                                                                                     |                                                 | 0.00                    |
| 3. Net Area of plot (1 - 2) AREA OF PLOT      |                                                                                                     |                                                 | 1396.00                 |
| % of Common Plot (Resd.)                      |                                                                                                     |                                                 | 200.00                  |
| % of Common Plot (Prop)                       |                                                                                                     |                                                 | 200.88                  |
| Common Plot                                   |                                                                                                     |                                                 | 200.88                  |
| Balance area of Plot (1 - 4)                  |                                                                                                     |                                                 | 1195.12                 |
| Plot Area For Coverage                        |                                                                                                     |                                                 | 1396.00                 |
| Plot Area For FSI                             |                                                                                                     |                                                 | 1396.00                 |
| Perm. FSI Area (1.80)                         |                                                                                                     |                                                 | 2512.80                 |
| Perm. Paid FSI Area (0.90)                    |                                                                                                     |                                                 | 1256.40                 |
| 5. Total Perm. FSI area with Paid FSI (2.70)  |                                                                                                     |                                                 | 3769.20                 |
| Total Perm. FSI area                          |                                                                                                     |                                                 | 3769.20                 |
| Total Paid Proposed FSI Area                  |                                                                                                     |                                                 | 1241.19                 |
| 6. Total Built up area permissible at:        |                                                                                                     |                                                 |                         |
| a. Ground Floor                               |                                                                                                     |                                                 | 0.00                    |
| Proposed Coverage Area (11.21 %)              |                                                                                                     |                                                 | 156.51                  |
| Total Prop. Coverage Area (11.21 %)           |                                                                                                     |                                                 | 156.51                  |
| Balance coverage area ( % )                   |                                                                                                     |                                                 | 0.00                    |
| Proposed Area at:                             |                                                                                                     |                                                 |                         |
|                                               | Proposed Built up                                                                                   | Existing Approved F.S.I                         | Existing Approved F.S.I |
| Basement First Floor                          | 727.62                                                                                              | 0.00                                            | 0.00                    |
| Basement Floor                                | 727.62                                                                                              | 0.00                                            | 0.00                    |
| Ground Floor                                  | 428.11                                                                                              | 0.00                                            | 324.39                  |
| First Floor                                   | 413.23                                                                                              | 0.00                                            | 317.28                  |
| Second Floor                                  | 413.23                                                                                              | 0.00                                            | 317.28                  |
| Third Floor                                   | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Fourth Floor                                  | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Fifth Floor                                   | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Sixth Floor                                   | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Seventh Floor                                 | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Eighth Floor                                  | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Ninth Floor                                   | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Tenth Floor                                   | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Eleventh Floor                                | 359.07                                                                                              | 0.00                                            | 287.28                  |
| Twelfth Floor                                 | 275.81                                                                                              | 0.00                                            | 209.54                  |
| Terrace Floor                                 | 52.81                                                                                               | 0.00                                            | 0.00                    |
| Total Area                                    | 6269.86                                                                                             | 0.00                                            | 3754.01                 |
| Total FSI Area:                               |                                                                                                     |                                                 | 3753.99                 |
| Total Builtup Area:                           |                                                                                                     |                                                 | 6269.84                 |
| Proposed F.S.I. consumed:                     |                                                                                                     |                                                 | 2.89                    |
| Tenement Statement                            |                                                                                                     |                                                 |                         |
| 1. Tenement Proposed At:                      |                                                                                                     |                                                 | 9.00                    |
| 2. All Floors                                 |                                                                                                     |                                                 | 41.00                   |
| 3. Total Tenements (3 + 4)                    |                                                                                                     |                                                 | 50                      |
| Parking Statement                             |                                                                                                     |                                                 |                         |
| 1. Parking Space Required as per Regulations: |                                                                                                     |                                                 | 942.59                  |
| 2. Proposed Parking Space:                    |                                                                                                     |                                                 | 1456.77                 |

|                                            |  |
|--------------------------------------------|--|
| Color Notes                                |  |
| COLOR INDEX                                |  |
| PLOT LINES                                 |  |
| EXISTING STREET                            |  |
| FUTURE STREET IF ANY                       |  |
| PERMISSIBLE BUILDING LINE                  |  |
| OPEN SPACES                                |  |
| EXISTING WORKS                             |  |
| WORK PROPOSED TO BE DEMOLISHED             |  |
| PROPOSED WORK                              |  |
| DRAINAGE AND SEWERAGE WORK                 |  |
| WATER SUPPLY WORK                          |  |
| WORK WITHOUT PERMISSION IF STARTED ON SITE |  |
| APPROVED WORK                              |  |

| Buildingwise Floor FSI Details |                                 |                            |                                       |                         |                              |
|--------------------------------|---------------------------------|----------------------------|---------------------------------------|-------------------------|------------------------------|
| Floor Name                     | Building Name                   |                            | Total                                 |                         |                              |
|                                | Proposed Built Up Area (Sq.mt.) | Proposed FSI Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FSI Area (Sq.mt.) | Total Paid FSI Area (Sq.mt.) |
| Basement First Floor           | 727.62                          | 0.00                       | 727.62                                | 0.00                    | 0.00                         |
| Basement Floor                 | 727.62                          | 0.00                       | 727.62                                | 0.00                    | 0.00                         |
| Ground Floor                   | 428.11                          | 324.39                     | 428.11                                | 324.39                  | 0.00                         |
| First Floor                    | 413.23                          | 317.28                     | 413.23                                | 317.28                  | 0.00                         |
| Second Floor                   | 413.23                          | 317.28                     | 413.23                                | 317.28                  | 0.00                         |
| Third Floor                    | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 0.00                         |
| Fourth Floor                   | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 0.00                         |
| Fifth Floor                    | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 0.00                         |
| Sixth Floor                    | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 0.00                         |
| Seventh Floor                  | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 0.00                         |
| Eighth Floor                   | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 169.83                       |
| Ninth Floor                    | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 287.28                       |
| Tenth Floor                    | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 287.28                       |
| Eleventh Floor                 | 359.07                          | 287.28                     | 359.07                                | 287.28                  | 287.28                       |
| Twelfth Floor                  | 275.81                          | 209.54                     | 275.81                                | 209.54                  | 209.54                       |
| Terrace Floor                  | 52.81                           | 0.00                       | 52.81                                 | 0.00                    | 0.00                         |
| Total:                         | 6269.86                         | 3754.01                    | 6269.86                               | 3754.01                 | 1241.21                      |

| FSI & Tenement Details |                  |                              |                             |             |              |            |        |             |         |         |                            |        |                         |             |
|------------------------|------------------|------------------------------|-----------------------------|-------------|--------------|------------|--------|-------------|---------|---------|----------------------------|--------|-------------------------|-------------|
| Building               | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) |             |              |            |        |             |         |         | Proposed FSI Area (Sq.mt.) |        | Total FSI Area (Sq.mt.) | No. of Unit |
|                        |                  |                              | Star/Case                   | Stair Lobby | Lift Machine | Lift Lobby | Ramp   | Refuge Area | Parking | Res.    | Commercial                 |        |                         |             |
| A (TOWER)              | 1                | 6269.86                      | 364.15                      | 294.59      | 140.86       | 4.86       | 122.17 | 193.56      | 195.00  | 1227.78 | 2795.06                    | 958.95 | 3754.01                 | 50          |
| Grand Total            | 1                | 6269.86                      | 364.15                      | 294.59      | 140.86       | 4.86       | 122.17 | 193.56      | 195.00  | 1227.78 | 2795.06                    | 958.95 | 3754.01                 | 50          |

| Required Parking |             |           |      |          |                               |         |                     |        |        |
|------------------|-------------|-----------|------|----------|-------------------------------|---------|---------------------|--------|--------|
| Building Name    | Type        | SubUse    | Area | Units    | Required Parking Area(Sq.mt.) | Car     | Other Visitor's Car |        |        |
| A (TOWER)        | Mercantile  | Shop      | -    | > 0      | 1                             | 958.95  | 383.58              | 191.79 | 76.72  |
|                  |             |           |      | 0 - 0    | -                             | -       | -                   | -      | -      |
|                  |             |           |      | 0 - 1000 | 1000                          | -       | -                   | -      | -      |
|                  |             |           |      | 0.0 - 80 | 1                             | -       | -                   | -      | -      |
|                  | Residential | Apartment | -    | > 80.0   | -                             | 2795.04 | 559.01              | 279.51 | 55.90  |
| Total            |             |           |      | 0 - 0    | -                             | -       | 942.59              | 471.30 | 132.62 |

| Parking Check (Table 7b) |        |         |       |       |               |        |       |       |                    |         |       |       |  |
|--------------------------|--------|---------|-------|-------|---------------|--------|-------|-------|--------------------|---------|-------|-------|--|
| Use Type                 | Car    |         |       |       | Visitor's Car |        |       |       | Total Parking Area |         |       |       |  |
|                          | Area   |         | No.   | Prop. | Area          |        | No.   | Prop. | Area               |         | No.   | Prop. |  |
|                          | Reqd.  | Prop.   | Reqd. | Prop. | Reqd.         | Prop.  | Reqd. | Prop. | Reqd.              | Prop.   | Reqd. | Prop. |  |
| Residential              | 279.51 | 889.10  | 0     | 0     | 55.90         | 83.41  | 0     | 1     | 559.01             | 972.51  | -     | -     |  |
| Commercial               | 191.79 | 309.01  | 0     | 0     | 76.72         | 175.25 | 0     | 1     | 383.58             | 484.26  | -     | -     |  |
| Total                    | 471.30 | 1198.10 | 0     | 0     | 132.62        | 258.67 | 0     | 2     | 942.59             | 1456.77 | -     | -     |  |

OWNER'S NAME AND SIGNATURE  
HARDIK HASHMUKHBHAI DODHI AND OTHERS 6

ARCHENGO'S NAME & SIGNATURE  
Aakash Pravin Kant Paragati

003ERH3103200281

SUPERVISORS NAME & SIGNATURE  
DATE OF APPROVAL  
13/06/2023

DESIGNATION OF APPROVER: Deputy Town Development Officer



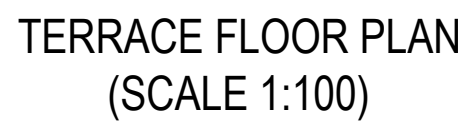
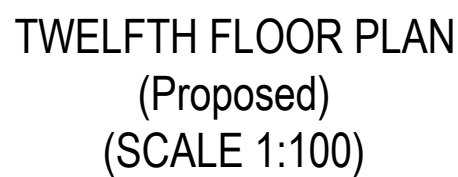
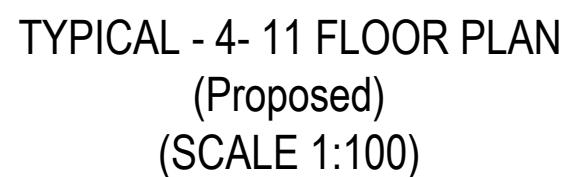
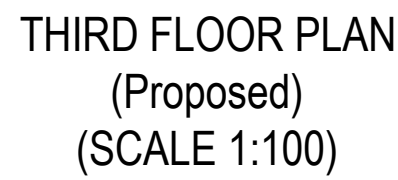
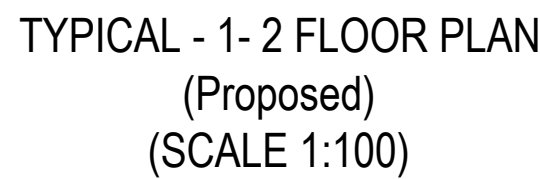
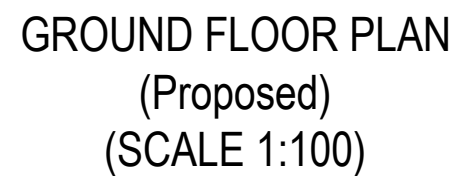
| Building USE/SUBUSE Details |              |                  |                    |                         |                             |                               |             |                  |                 |
|-----------------------------|--------------|------------------|--------------------|-------------------------|-----------------------------|-------------------------------|-------------|------------------|-----------------|
| Building Name               | Building Use | Building SubUse  | Building Use Group | No Of Residential Units | No Of Non-Residential Units | Floor Name                    | Floor Use   | Floor SubUse     | FSI Name        |
| A (TOWER)                   | Mercantile   | ResComm Building | Mercantile-1 (M1)  | 29                      | 21                          | BASEMENT FIRST FLOOR PLAN     | Parking     | Parking          | -               |
|                             |              |                  |                    |                         |                             | GROUND FLOOR PLAN             | Mercantile  | Shop             | Commercial FSI  |
|                             |              |                  |                    |                         |                             | TYPICAL 1-2 FLOOR PLAN        | Mercantile  | Shop             | Commercial FSI  |
|                             |              |                  |                    |                         |                             | THIRD FLOOR PLAN              | Residential | Apartment        | Residential FSI |
|                             |              |                  |                    |                         |                             | TYPICAL 4-11 FLOOR PLAN       | Residential | Apartment        | Residential FSI |
|                             |              |                  |                    |                         |                             | TWELFTH FLOOR PLAN            | Residential | Apartment        | Residential FSI |
|                             |              |                  |                    |                         |                             | TERRACE FLOOR PLAN            | Mercantile  | ResComm Building | -               |
|                             |              |                  |                    |                         |                             | Tree Details (Table 3h)       |             |                  |                 |
|                             |              |                  |                    |                         |                             | PLOT                          | Name        | No. Of Trees     | Prop.           |
|                             |              |                  |                    |                         |                             | RS NO 526 P TFP NO 8TOP NO 81 | Tree        | 35               | 35              |

| Tree Details (Table 3h)       |            |
|-------------------------------|------------|
| PLOT                          | Name       |
| RS NO 526 P TFP NO 8TOP NO 81 | Tree       |
| Common Plot Area              |            |
| Name                          | Prop. Area |
| COMMON PLOT                   | 200.88     |



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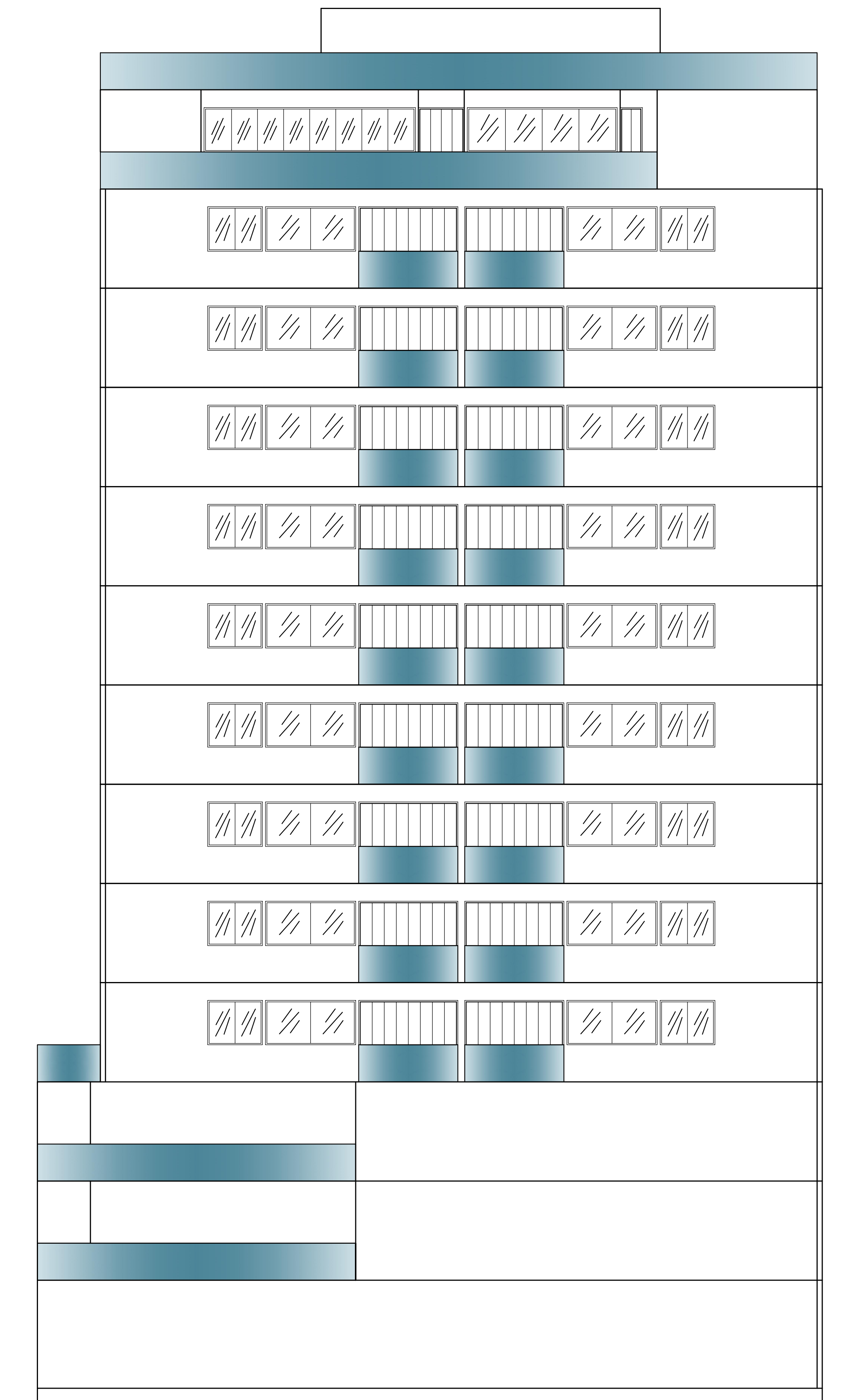
| Floor                     | Name            | UNIBA Type | Gross UNIBA Area | UNIBA Area | Deductions (Area Sq.m) | Carpet Area | No. of Unit |
|---------------------------|-----------------|------------|------------------|------------|------------------------|-------------|-------------|
| GROUND FLOOR PLAN         | GF UNIT 01      | SHOP       | 55.88            | 55.88      | 3.19                   | 52.70       |             |
|                           | GF UNIT 02      | SHOP       | 28.22            | 28.22      | 1.82                   | 26.40       |             |
|                           | GF UNIT 03      | SHOP       | 28.54            | 28.54      | 3.22                   | 25.32       |             |
|                           | GF UNIT 04      | SHOP       | 51.16            | 51.16      | 2.43                   | 48.72       |             |
|                           | GF UNIT 05      | SHOP       | 29.52            | 29.52      | 2.31                   | 27.21       |             |
|                           | GF UNIT 06      | SHOP       | 31.38            | 31.38      | 2.18                   | 29.20       |             |
|                           | GF UNIT 07      | SHOP       | 31.38            | 31.38      | 2.18                   | 29.20       |             |
|                           | GF UNIT 08      | SHOP       | 29.72            | 29.72      | 2.08                   | 27.64       |             |
|                           | GF UNIT 09      | SHOP       | 47.76            | 47.76      | 3.63                   | 44.13       |             |
|                           | TOILET          | OTHER      | 0.00             | 0.00       | 0.00                   | 0.00        |             |
|                           | Total           |            | 332.97           | 332.97     | 23.03                  | 309.94      | 08          |
|                           | Total Floor + 1 |            |                  |            |                        |             |             |
|                           | Total           |            | 332.97           | 332.97     | 23.03                  | 309.94      | 09          |
| TYPICAL 1 - 12 FLOOR PLAN | FF & SF UNIT 01 | FLAT       | 56.13            | 56.13      | 3.23                   | 52.90       |             |
|                           | FF & SF UNIT 02 | FLAT       | 23.50            | 23.50      | 1.20                   | 22.30       |             |
|                           | FF & SF UNIT 03 | FLAT       | 24.10            | 24.10      | 2.43                   | 21.67       |             |
|                           | FF & SF UNIT 04 | FLAT       | 23.23            | 23.23      | 0.68                   | 22.55       |             |
|                           | FF & SF UNIT 05 | SHOP       | 23.25            | 23.25      | 1.62                   | 21.63       |             |
|                           | FF & SF UNIT 06 | SHOP       | 138.75           | 138.75     | 15.51                  | 123.00      |             |
|                           | Total Floor + 1 | Total      | 288.96           | 288.96     | 15.91                  | 273.05      | 06          |
|                           | Total Floor + 2 | Total      | 577.92           | 577.92     | 31.83                  | 546.10      | 12          |
|                           | A.301           | FLAT       | 96.01            | 96.01      | 8.23                   | 87.78       |             |
|                           | A.302           | FLAT       | 96.24            | 96.24      | 7.43                   | 88.81       |             |
| A.303                     | FLAT            | 96.49      | 96.49            | 7.43       | 89.06                  |             |             |
|                           | Total Floor + 1 | Total      | 290.74           | 290.74     | 23.09                  | 267.65      | 03          |
|                           | Total Floor + 2 | Total      | 290.74           | 290.74     | 23.09                  | 267.65      | 03          |
| TYPICAL 4 - 11 FLOOR PLAN | A.401-1101      | FLAT       | 96.01            | 96.01      | 8.23                   | 87.78       |             |
|                           | A.402-1102      | FLAT       | 96.49            | 96.49      | 7.43                   | 89.06       |             |
|                           | A.403-1103      | FLAT       | 96.49            | 96.49      | 7.43                   | 89.06       |             |
|                           | Total Floor + 1 | Total      | 290.99           | 290.99     | 23.09                  | 267.90      | 03          |
|                           | Total Floor + 2 | Total      | 2327.92          | 2327.92    | 184.72                 | 2143.20     | 24          |
|                           | A.1201          | FLAT       | 96.01            | 96.01      | 8.23                   | 87.78       |             |
|                           | AMENITIES       | FLAT       | 121.93           | 121.93     | 9.33                   | 112.60      |             |
|                           | Total Floor + 1 | Total      | 219.94           | 219.94     | 17.56                  | 202.38      | 02          |
|                           | Total Floor + 2 | Total      | 219.94           | 219.94     | 17.56                  | 202.38      | 02          |
|                           |                 | Total      |                  | 3749.49    | 3749.49                | 280.16      | 3469.27     |

| FLOOR                       | SIZE                | AREA  | TOTAL AREA |
|-----------------------------|---------------------|-------|------------|
| THIRD FLOOR PLAN            | 1.61 X 2.08 X 3 X 1 | 10.02 | 20.94      |
|                             | 1.04 X 3.58 X 1 X 1 | 3.72  |            |
|                             | 1.04 X 3.47 X 2 X 1 | 7.20  |            |
| TYPICAL - 4 - 11 FLOOR PLAN | 1.61 X 2.08 X 3 X 8 | 90.16 | 167.52     |
|                             | 1.04 X 3.58 X 1 X 8 | 29.76 |            |
|                             | 1.04 X 3.47 X 1 X 8 | 28.80 |            |
|                             | 1.04 X 3.46 X 1 X 8 | 28.80 |            |
| TWELFTH FLOOR PLAN          | 1.61 X 2.08 X 1 X 1 | 3.34  | 7.06       |
|                             | 1.04 X 3.58 X 1 X 1 | 3.72  |            |
| Total                       | -                   | -     | 195.52     |

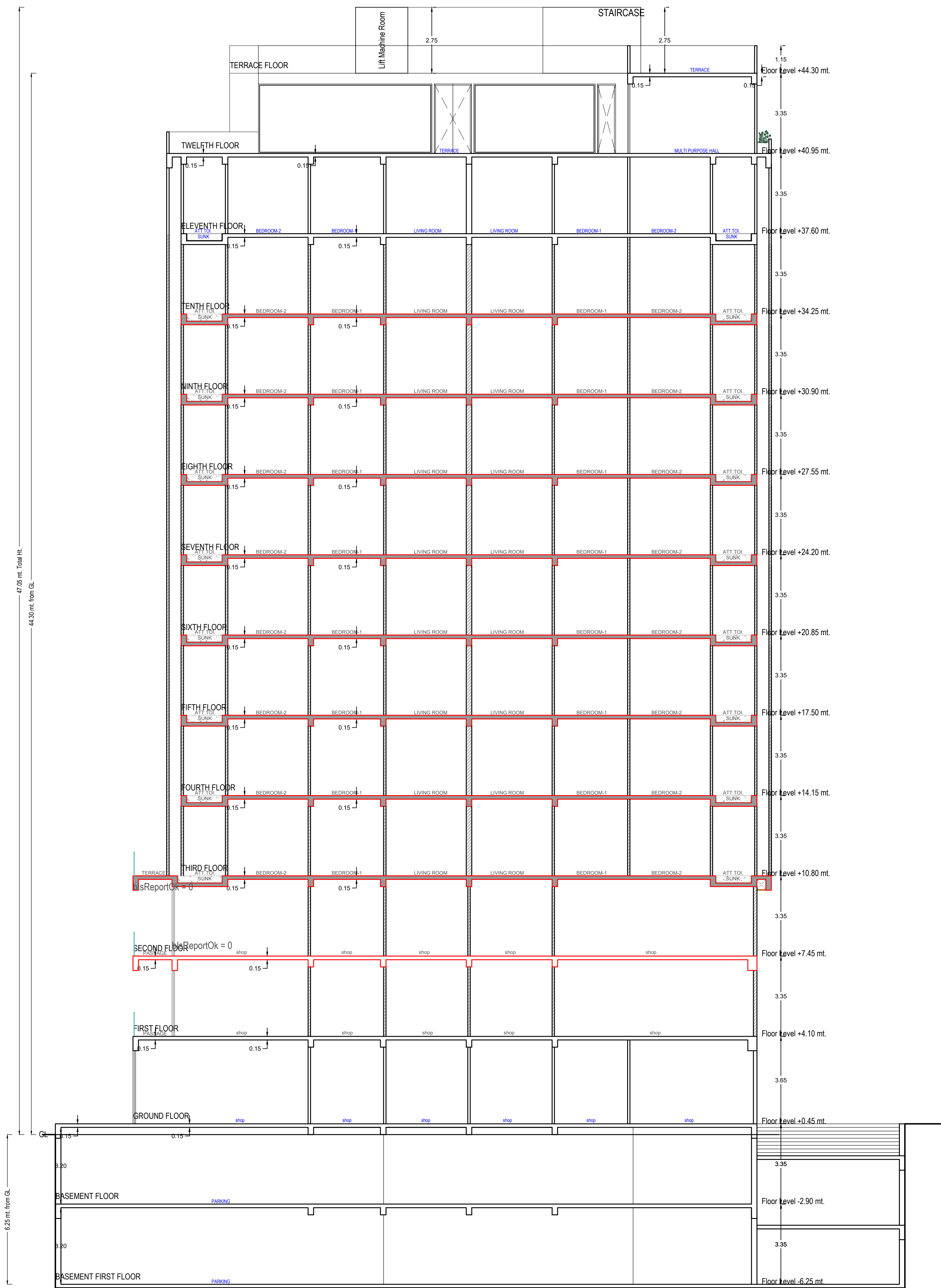




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| Inward Date |                  | Scale | 1:100 |



ELEVATION



SECTION

|                                                                      |                                |
|----------------------------------------------------------------------|--------------------------------|
| OWNER'S NAME AND SIGNATURE<br>HARDIK HASHMUKHBHAI DOSHI AND OTHERS 6 |                                |
| ARCHENG'S NAME & SIGNATURE<br>Aakash Pravin Kant Paragati            | STRUCTURE ENGINEER             |
| 003ERH31032500281                                                    |                                |
| SUPERVISOR'S NAME & SIGNATURE                                        | DATE OF APPROVAL<br>13/06/2023 |
| DESIGNATION OF APPROVER: Deputy Town Development Officer             |                                |
|                                                                      |                                |