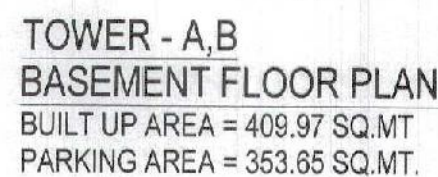
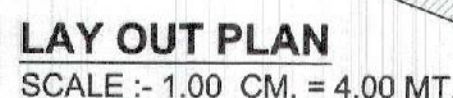


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AS PER CGDCR - 2017 POINT NO 8.2.2
FLOOR SPACE INDEX DENSITY
 HECTOR (10000.00 SQ.MT.) = 225 FLAT
 DW. UNITS REQ. AS PER PLOT
 7.13 X 225 / 10000.00 = 19.19 FLAT
PROVIDED UNITS
 PROVIDED UNITS = 41 FLATS + 09 SHOPS

B	1ST	101	45.77	3.23	49.00	51.85
		102	49.42	2.36	51.78	54.61
		103	45.62	2.44	48.06	53.55
		104	49.30	2.13	51.43	54.43
	2ND	201	45.77	3.23	49.00	51.85
		202	49.42	2.36	51.78	54.61
		203	45.62	2.44	48.06	53.55
		204	49.30	2.13	51.43	54.43
	3rd	301	45.77	3.23	49.00	51.85
		302	49.42	2.36	51.78	54.61
		303	45.62	2.44	48.06	53.55
		304	49.30	2.13	51.43	54.43
	4th	401	45.77	3.23	49.00	51.85
		402	49.42	2.36	51.78	54.61
		403	45.62	2.44	48.06	53.55
		404	49.30	2.13	51.43	54.43
	5th	501	45.77	3.23	49.00	51.85
		502	49.42	2.36	51.78	54.61
		503	45.62	2.44	48.06	53.55
		504	49.30	2.13	51.43	54.43
	6th	601	45.77	3.23	49.00	51.85
		602	49.42	2.36	51.78	54.61
		603	45.62	2.44	48.06	53.55
		604	49.30	2.13	51.43	54.43
	7th	701	45.77	3.23	49.00	51.85
		702	49.42	2.36	51.78	54.61
		703	45.62	2.44	48.06	53.55
		704	49.30	2.13	51.43	54.43
	TOTAL	28	1330.77	71.12	1401.89	1501.08

25% COMMON SANITARY PROVID		
URINAL	MALE W.C.	FEVALE W.C.
1	1	

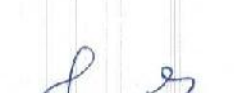
F.S.I. AREA STATEMENT			
TOWER	A,B		TOTAL
	COMM.	RESI.	
GF.	108.66		108.66
1ST FL.	104.65	212.07	316.72
2ND. FL.	18.56	298.16	316.72
3RD. FL.		317.47	317.47
4TH FL.		317.47	317.47
5TH. FL.		317.47	317.47
6TH. FL.		317.47	317.47
7TH. FL.		317.47	317.47
TOTAL	231.87	2097.58	2329.45

PROVIDED PARKING STATEMENT IN SQ. MTS.	
COV. PARKING	206.57
OPEN PARKING -01	27.50
BASEMENT PARKING	353.65
TOTAL PROVIDED PARKING	587.72

CHARGEABLE F.S.I				
F.S.I. @ 1.8		JANTRI RATES FOR RESI. F.S.I. DIFF. @ 1.8 TO 3.6	JANTRI RATE RESI (20%) FOR RAH	TOTAL
COMMERCIAL	RESIDENTIAL	RESIDENTIAL		
231.87	1303.83	793.75	793.75X10500X20%	
			1668875.00	1668875.00
231.87+1303.83+793.75 = 2329.45				1,666,875.00



5th floor	361.16	317.47	SCHEDULE OF OPENING	
6th floor	361.16	317.47	R.S	2.40 X 2.10
7th floor	361.16	317.47	MD	1.07 X 2.10
ST.CABIN	46.92		D	0.90 X 2.10
TOTAL	3406.86	2329.45	D1	0.75 X 2.10
Total proposed floor space area		2329.45	W	1.52 X 1.20
12. Total existing floor space area(if any)			W1	.079 X 1.20
13. Grand total of floor space area		2329.45	WK	1.20 X 0.90
14. Total f.s.i. consumed		2.73 < 3.60	V	0.60 X 0.80

Architect / Engineer / Surveyor V.M.C. Registration No. :- Name :- Address :-  MAYUR B. PATEL V.M.C. L. No. ER 51/19-24 VUDA L. No. 333/16-23	SIGNATURE OF OWNERS/BUILDERS.  ☒ BR Patel, Owner / Builder / Organizer / Developer or Authorized Agent of Owner
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PROPOSED LAY-OUT & BUILDING PLAN OF "OMKAR MOTI-2", IN PLOT: 02, R.S.NO: 386/P/1, AT VILL:- TARSALI DIST:- VADODARA.
(RAH : RESIDENTIAL AFFORDABLE HOUSING)

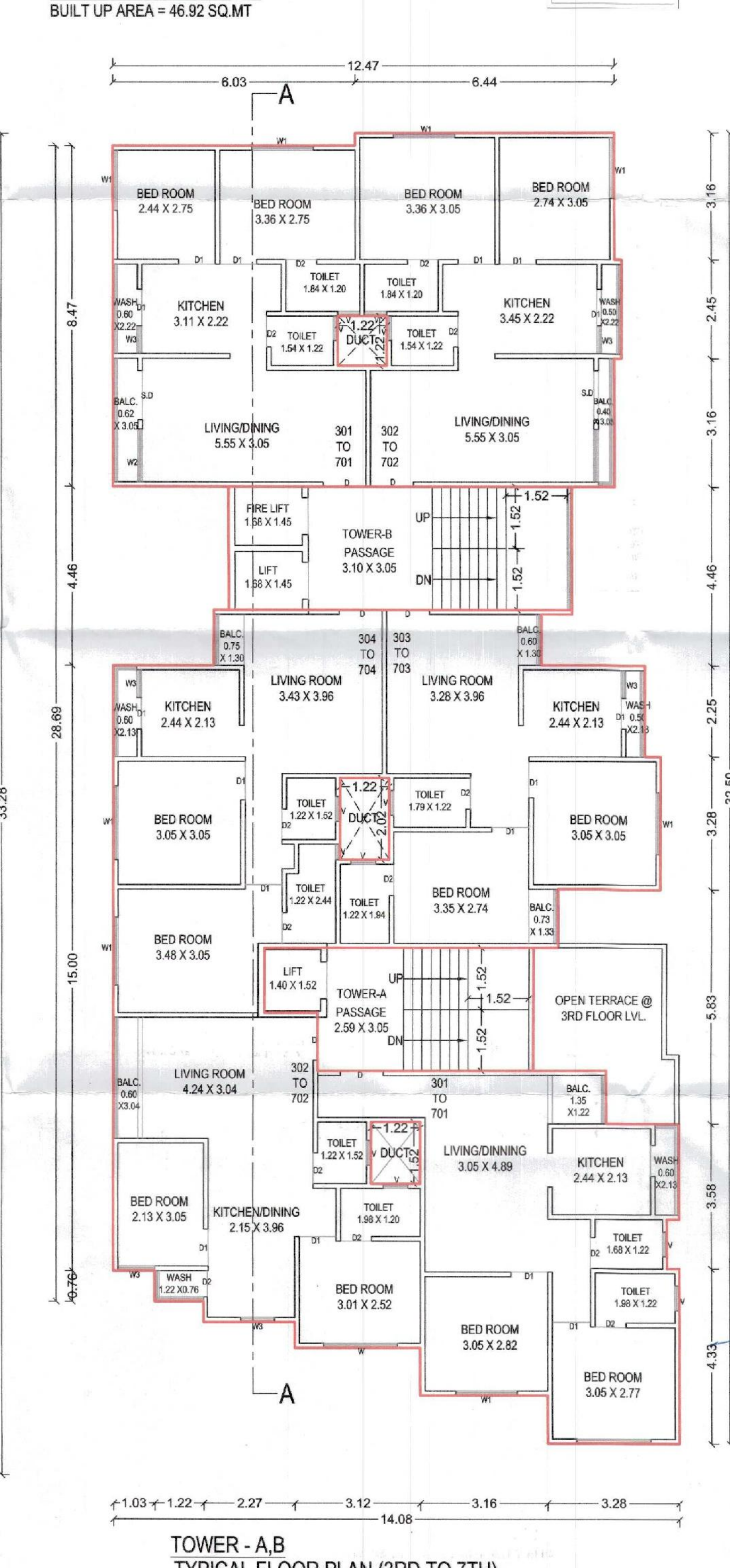
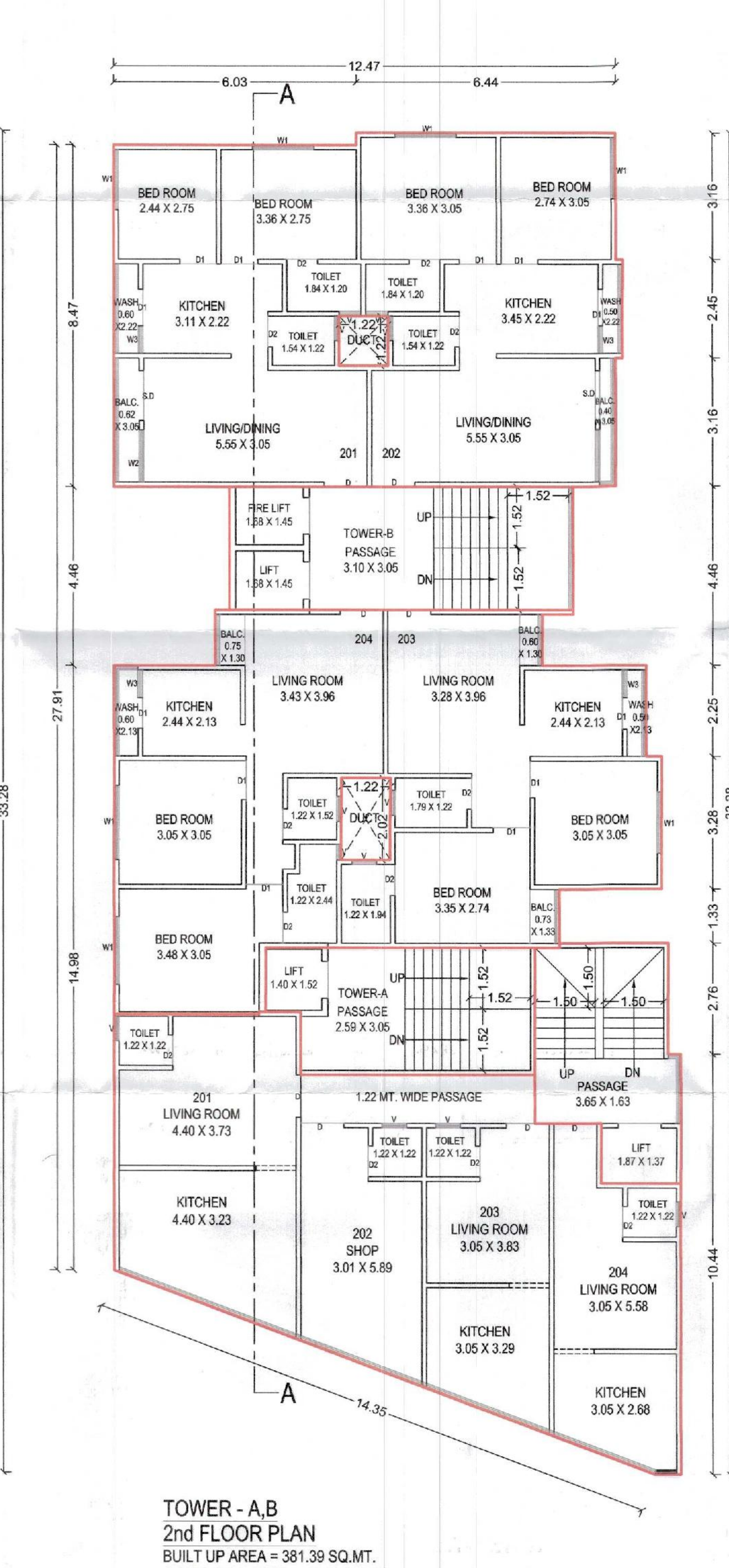
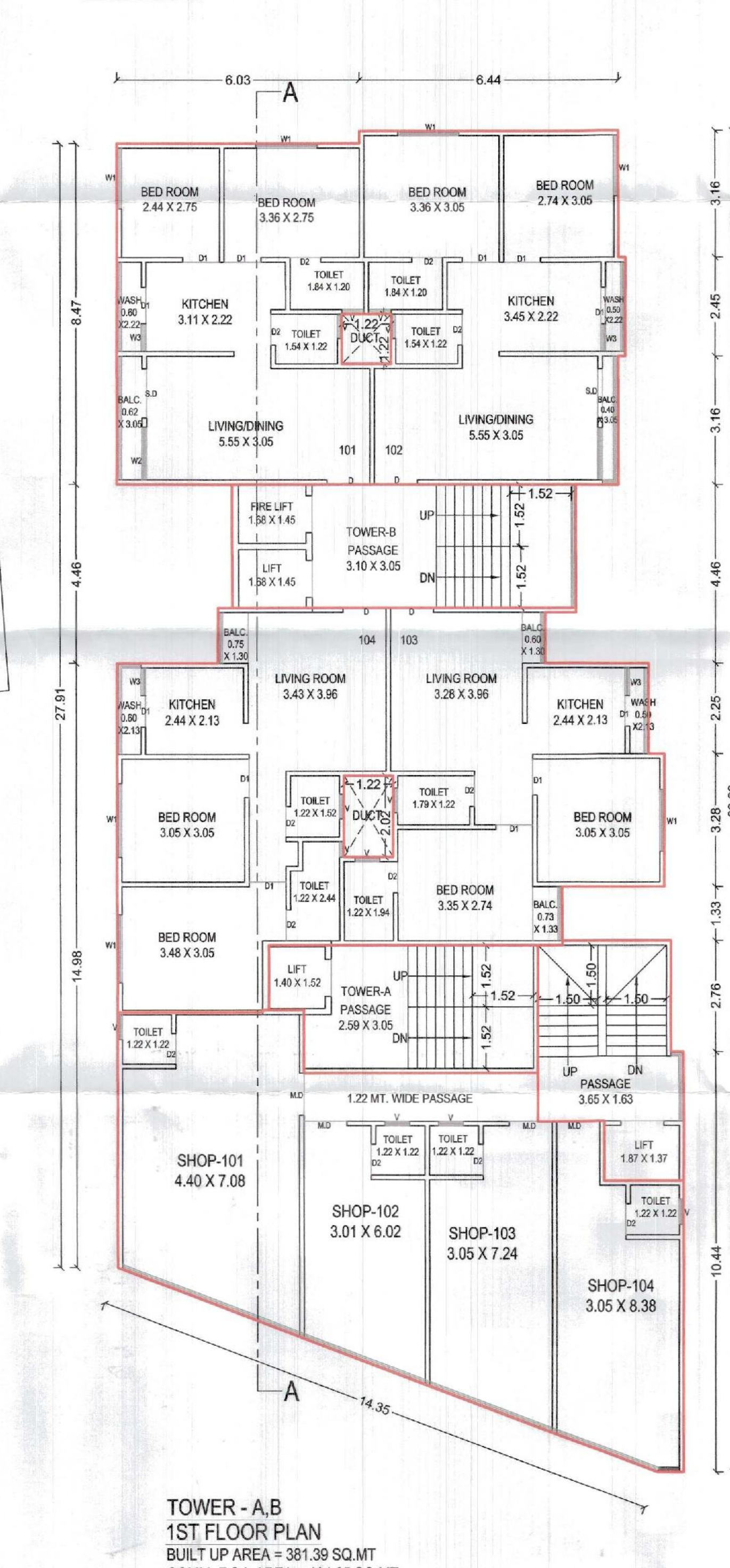
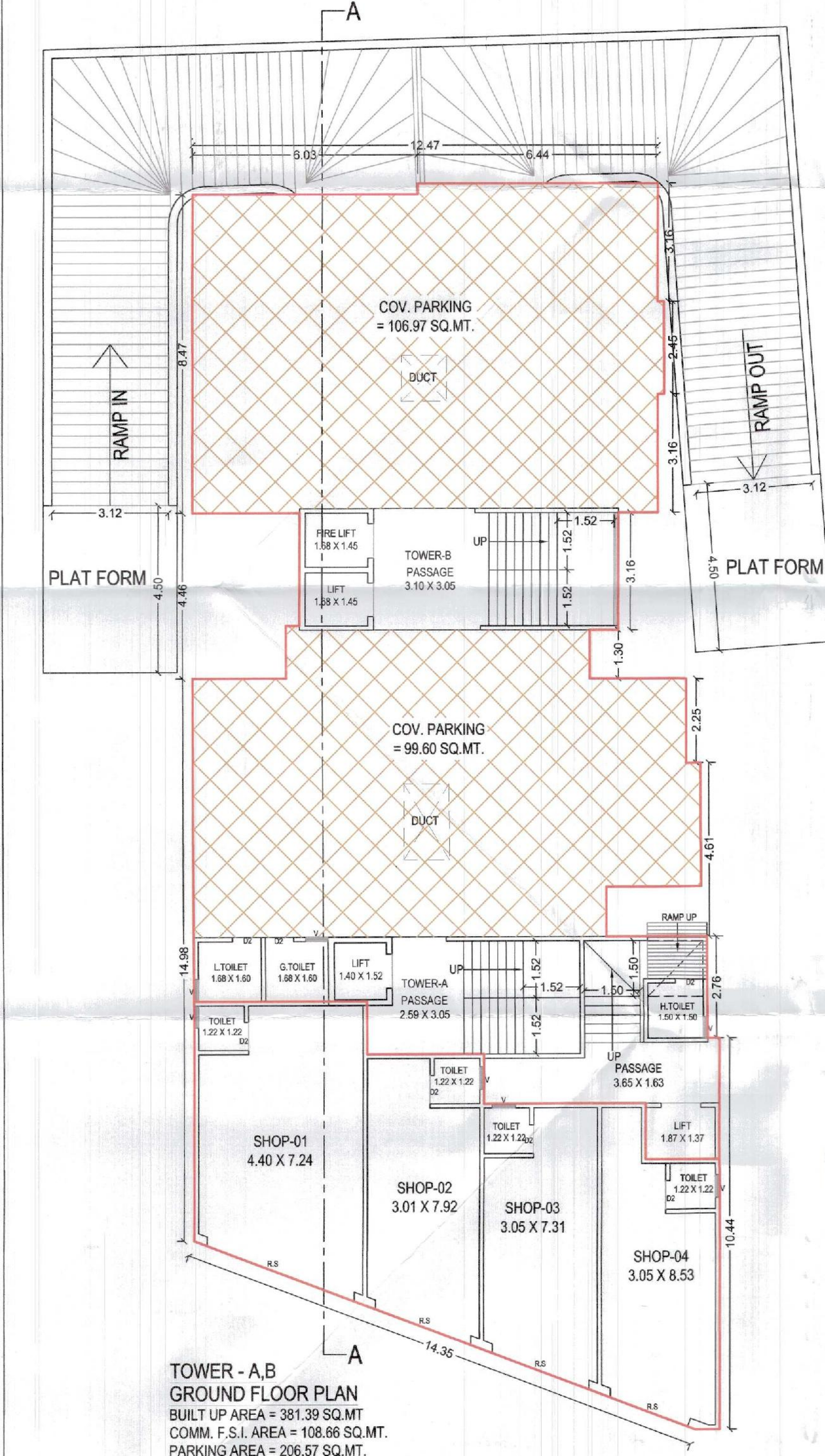
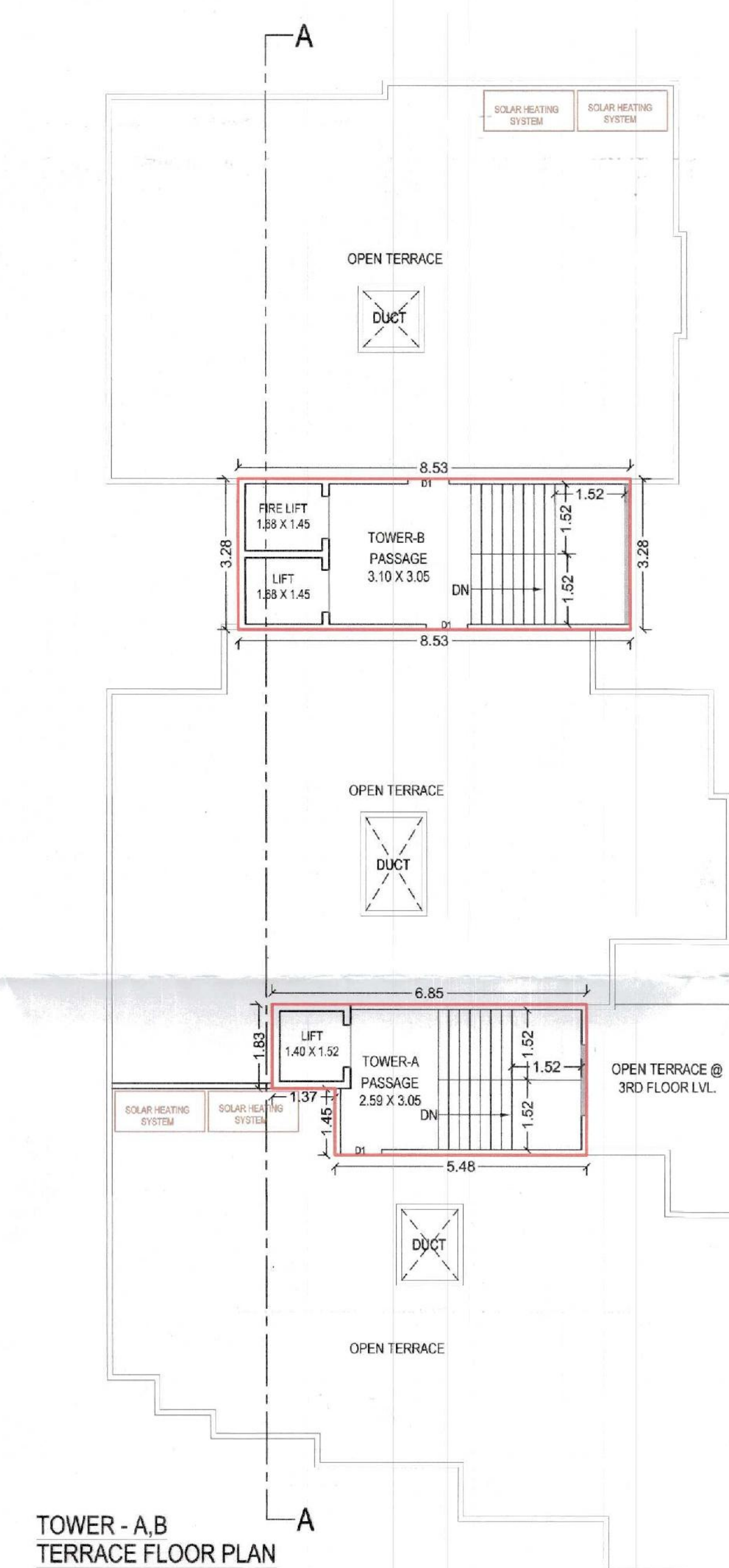
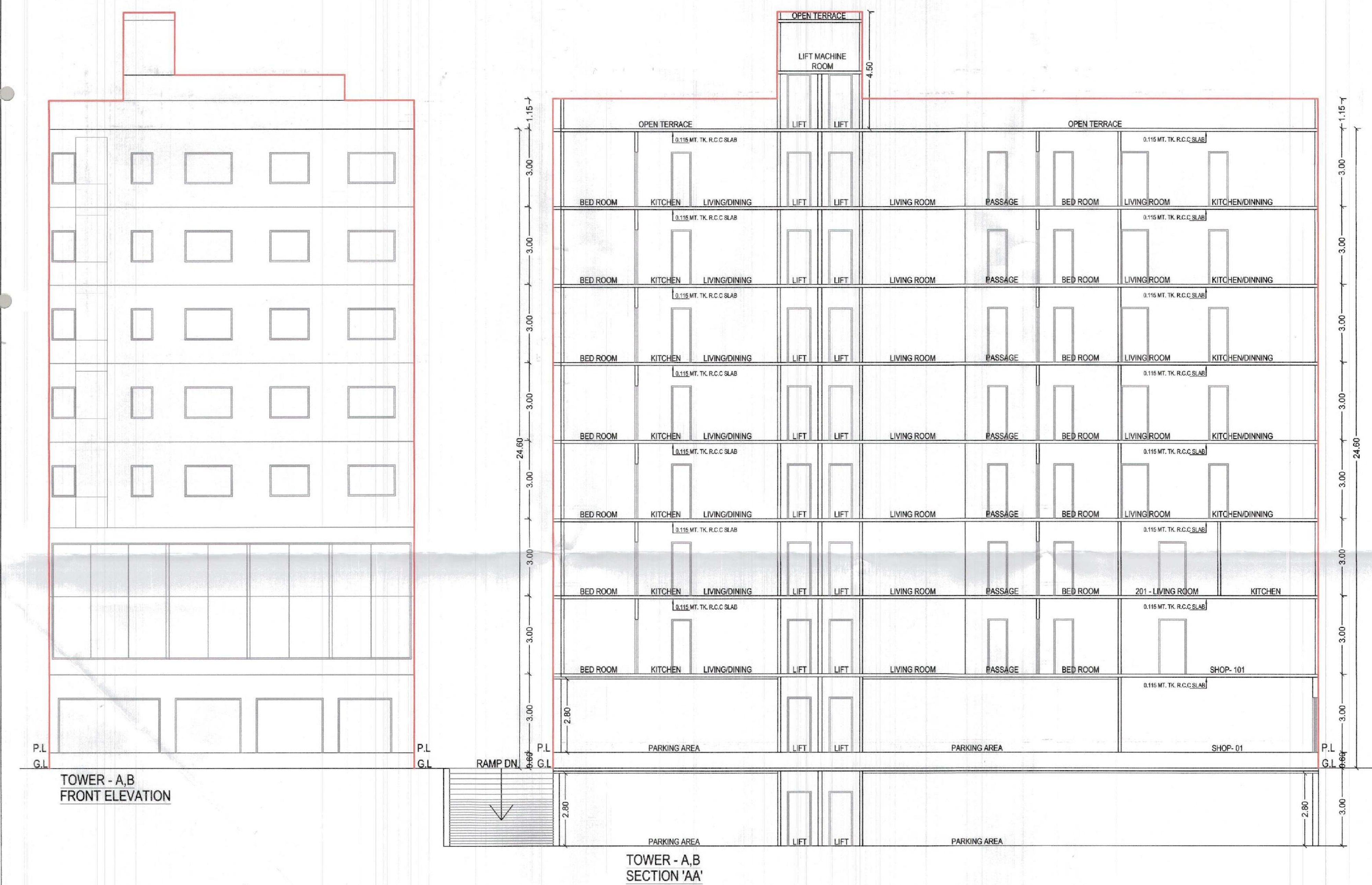
SIGNATURE OF OWNERS / BUILDERS.

2/2

[Signature]
Owner / Builder / Organizer / Developer
or Authorized Agent of Owner

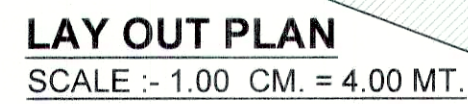
SIGNATURE OF ARCHITECTS-ENGINEERS
Architect / Engineer / Surveyor
V.M.C. Registration No. :-
Name :-
Address :-

MAYUR B.PATEL
V.M.C. L. No. ER 51/19-24
VUDAL No. 333/16-23



Approved Subject to Condition told
Drawn in Building Permission.
Ward No. 3
Order No. RAH SHR 0019-22
Date: 2-4-23
Dr. Town Development Officer
Vadodra Mahanagar Palika
2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 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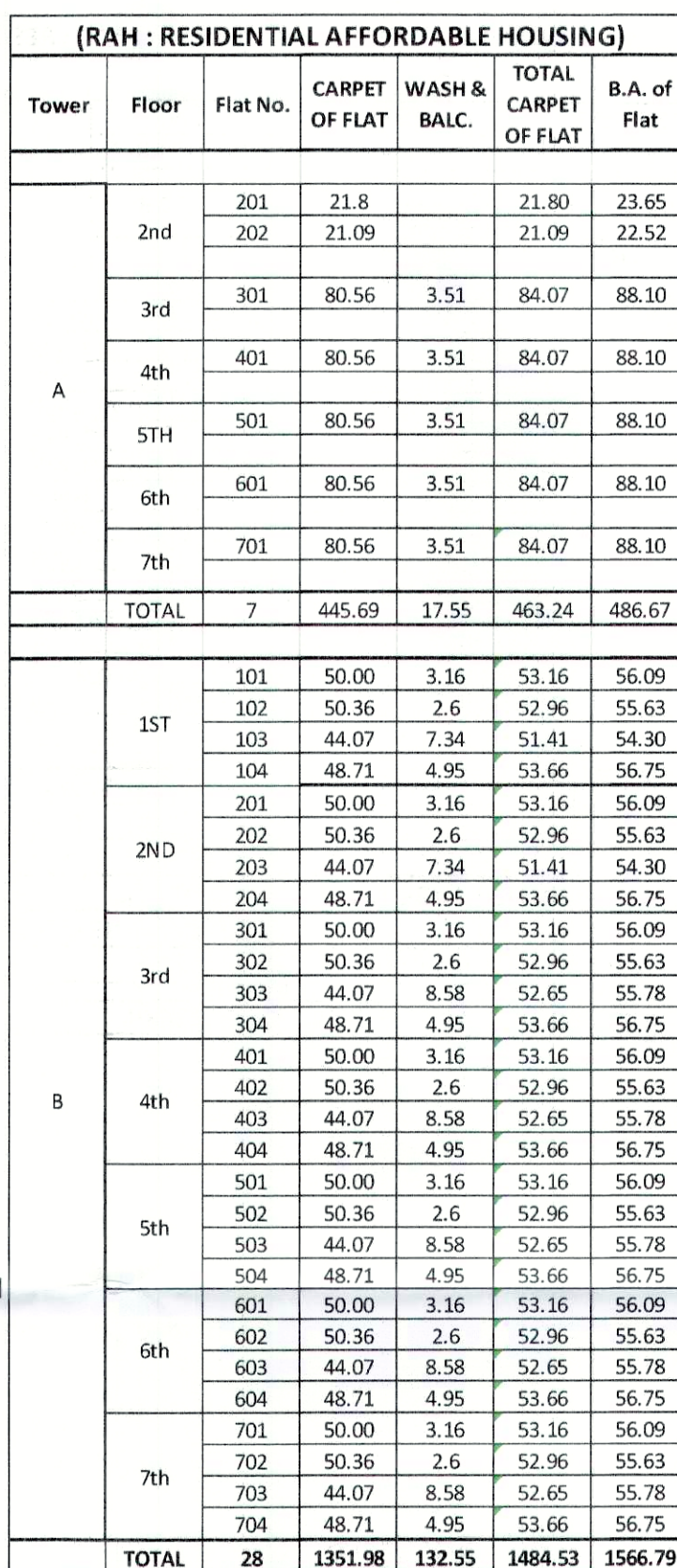
R.W.H. CALCULATION
 $853.17 / 4000 = 0.21$
 SAY : 1 NOS. R.W.H. REQ.
 PROP. 1 NOS. R.W.H.

TREE PLANTATION CALCULATION
 $853.17 / 200 = 4.26 \times 5 = 21.30$
 SAY : 22 TREES PROV. = 31

25% COMMON SANITARY PROVIDE		
URINAL	MALE W.C.	FEMALE W.C.
1	1	

REQ. RESI. LIFT CALCULATION
3rd To 7th Floor. = 25 DWELING UNITS
1 LIFT (CAP. = 6 PERSON) REQD. FOR 30 DWELING UNITS
TOTAL DWELING UNITS = 25 / 30 REQ. : 0.83 NOS. LIFT. (SAYS 1 x 6 = 06 PASSENGER)
PROVIDED : 3 LIFT OF 24 PASSENGER
PROV. 3 LIFT x 6 PASSENGER PER LIFT = 18 PASSENGERS

AS PER CGDCR - 2017 POINT NO 8.2.2
FLOOR SPACE INDEX DENSITY
 1 HECTOR (10000.00 SQ.MT.) = 225 FLAT
 DW. UNITS REQ. AS PER PLOT
 $853.17 \times 225 / 10000.00 = 19.19$ FLAT
PROVIDED UNITS
 PROVIDED UNITS = 35 FLATS + 10 SHOPS



TOWER PRE FLOOR UNIT STATEMENT											
TOWER	G.F.	1st		OFFICE	2nd	3rd	4th	5TH	6TH	7TH	TOTAL
		SHOP	FLAT								
A	4	4		2	2	1	1	1	1	1	17
B			4		4	4	4	4	4	4	28
TOTAL	4	4	4	2	6	5	5	5	5	5	45

RAH PAID F.S.I. CALCULATION								
FLOOR	PAID F.S.I. AS PER RAH					TOTAL F.S.I	UP TO	GRAND TOTAL F.S.I
	UP TO 1.80	0 TO 50 10% JANTRY	50 TO 66 26% JANTRY	66 TO 90 30% JANTRY	90 TO 100 40% JANTRY			
BASEMENT	0.00				0.00		1535.70	1535.70
G.FL.	89.36					89.36		
1ST FL.	311.67					311.67		
2ND FL.	311.67					311.67		
3rd FL.	312.36					312.36		
4th FL.	312.36					312.36		
5th FL.	198.28					198.28	UP TO 1.80	
5th FL.PART			114.08			114.08	738.80	738.80
6th FL.			224.28	88.10		312.38		
7th FL.			224.28	88.10		312.38		
TOTAL	1535.70	0.00	562.60	176.20	0.00	2274.50	UP TO 2.70	2274.50

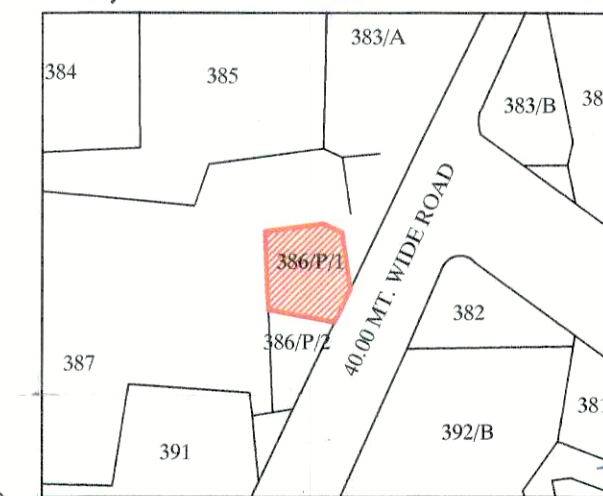
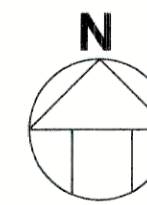
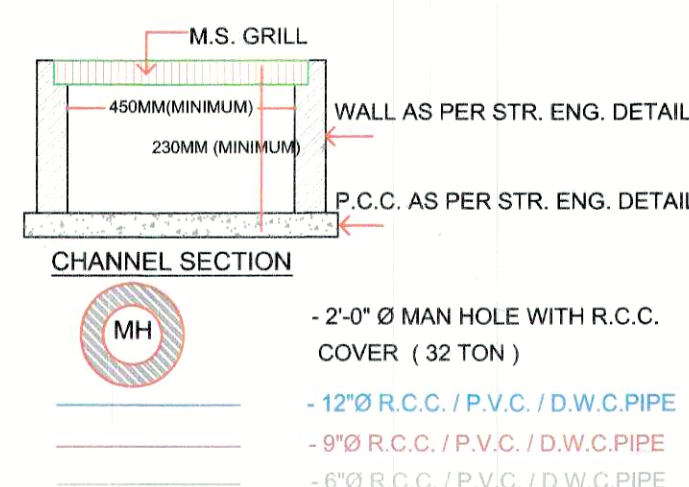
CHARGE BAILE F.S.I				
F.S.I. @ 1.8	JANTRI RATES FOR RESI. F.S.I. DIFF. @ 1.8 TO 3.6	JANTRI RATES RESI. (20%)	JANTRI RATES RESI. (30%)	TOTAL
RES+COMM	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	
1535.70	738.80	562.60 X 10500 X 20%	176.20X10500X 30%	
		1181460	555030	1736490.00
1535.70+738.80	2274.5			17,36,490.00
AMENITIES CHARGE				
	3386.57 X 300			1015971
TOTAL				20709521

	TOTAL F.S.I (2274.50X 10 % =227.45) (PERMISSIBLE COMMERCIAL)		
TOWER - A	SHOP/ OFFICE	CARPET AREA	B. UP AREA
	G.F 1	19.36	20.76
	G.F 2	17.73	18.78
	G.F 3	24.91	26.12
	G.F 4	22.09	23.70
	F.F 101	19.08	20.61
	F.F 102	14.27	15.43
	F.F 103	21.09	22.52
	F.F 104	21.08	23.65
	S.F 201	19.08	20.61
S.F 202	14.27	15.43	
	TOTAL	192.96	207.61

BUILT UP AREA STATEMENT			
TOWER	A.B		TOTAL
	COMM.	RESL.	
BASEMENT	427.16		427.16
GF.	375.20		375.20
1ST FL.	375.20		375.20
2ND.FL.	375.20		375.20
3RD. FL.		357.31	357.31
4TH FL.		357.31	357.31
5TH. FL.		357.31	357.31
6TH. FL.		357.31	357.31
7TH. FL.		357.31	357.31
ST.CABIN	47.26		47.26
TOTAL	2209.01		3386.61

F.S.I. AREA STATEMENT			
TOWER	A, B		TOTAL
	COMM.	RESI.	
	89.36		89.36
1ST FL.	88.90	222.77	311.67
2ND.FL.	39.22	272.45	311.67
3RD. FL.		312.36	312.36
4TH.FL.		312.36	312.36
5TH. FL.		312.36	312.36
6TH. FL.		312.36	312.36
7TH. FL.		312.36	312.36
TOTAL	217.48	2057.02	2274.50

PROVIDED PARKING STATEMENT IN SQ. MTS.	
COV. PARKING	223.70
OPEN PARKING -01	20.11
BASEMENT PARKING	390.22
TOTAL PROVIDED PARKING	634.03



KEY PLAN
SCALE :- 1.00 CM. = 20.00 MT

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

A. AREA STATEMENT				SQ.MTS.	I. LIST OF DRAWING ATTACHED		
1. Area of land plot / property as per record				853.17	Sr.No	Description	Copies
2. Deduction for :							
(a) road cutting area							
3. Net area of plot				853.17			
4. Common Plot [10%]							
5. Balance area of Plot				853.17			
6. Permis. Normal F.S.I. [853.17 x 1.80]				1535.70			
7a. Permis. premium F.S.I. [853.17 x 2.70]				2303.55			
8. Purchasable F.S.I. [2274.50 - 1535.70]				738.80	II REFERENCES		
9. Proposed built up area					Last approved plan (if any)		
(i) Ground floor				375.20	Permissible order no.		
Total proposed (G.F. Coverage)				375.20	Date of approval		
10. Grand total of b.up area on (G.F.Coverage)				375.20			
11. Proposed floor space area			B.A.	F.S.I.			
Basment floor			427.16				
Ground floor			375.20	89.36			
First floor			375.20	311.67			
Second floor			375.20	311.67			
Third floor			357.31	312.36			
4th floor			357.31	312.36	SCHEDULE OF OPENING		
5th floor			357.31	312.36	R.S	2.40 X 2.10	
6th floor			357.31	312.36	MD	1.07 X 2.10	
7th floor			357.31	312.36	D	0.90 X 2.10	
ST.CABIN			47.26		D1	0.75 X 2.10	
TOTAL			3386.57	2274.50	W	1.52 X 1.20	
Total proposed floor space area				2274.50	W1	.079 X 1.20	
12. Total existing floor space area(if any)					WK	1.20 X 0.90	
13. Grand total of floor space area				2274.50	V	0.60 X 0.60	
14. Total f.s.i. consumed				2.67 < 2.70	2274.50X2.7/303.55=2.67		
B. PARKING STATEMENT				SQ.MTS.	IV North line		
Total Maximum Possible Floor space Area On		Total Require +VISITOR PARKIG	TOTAL PARKING		Scale	Date	
Residential (UP TO 66)	1570.35	10+ 1 = 11%	172.74	172.74			
Residential (MORE THEN 66)	486.67	20%	97.33	97.33			
Commercial	217.48	50%	108.74	108.74	IV Certificate		
2274.50				378.81			
Total Provided Floor space	Provided On Ground IVL	PARK AT BASE LVVL		TOTAL			
Residential	(Cov. Parking)	(Open. Parking)					
Commercial	223.70	20.11	390.22				
Industrial							
TOTAL	223.70	20.11	390.22	634.03			

STAMP AND SIGNATURE OF APPROVAL

SIGNATURE OF ARCHITECTS-ENGINEERS

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

i) Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work.

Manhole connection is possible and is varied by me.

ii) Certificate that the plot under reference was served by me on _____ and the dimension of sides etc. of plot stated on _____ as measured on site and are so worked out tailies with the area stated in the document of ownership T.T. record/property card or T.P. 72 record.

SIGNATURE OF OWNERS / BUILDERS.

For Envoyta Developers	For Envoyta Developers
 Partner	 Partner

For Envolta Developers
 Partner
 Owner / Builder / Organizer / Developer
 or Authorized Agent of Owner

PROPOSED LAY-OUT & BUILDING PLAN OF "OMKAR MOTI-2", IN PLOT: 02, R.S.NO: 386/P/1, AT VILL:- TARSALI DIST:- VADODARA.(RAH : RESIDENTIAL AFFORDABLE HOUSING)

SIGNATURE OF OWNERS / BUILDERS. 2/2

For Enviro Developers Partner

For Enviro Developers Partner

For Enviro Developers Partner

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

SIGNATURE OF ARCHITECTS-ENGINEERS

Architect / Engineer / Surveyor

V.M.C. Registration No. :-

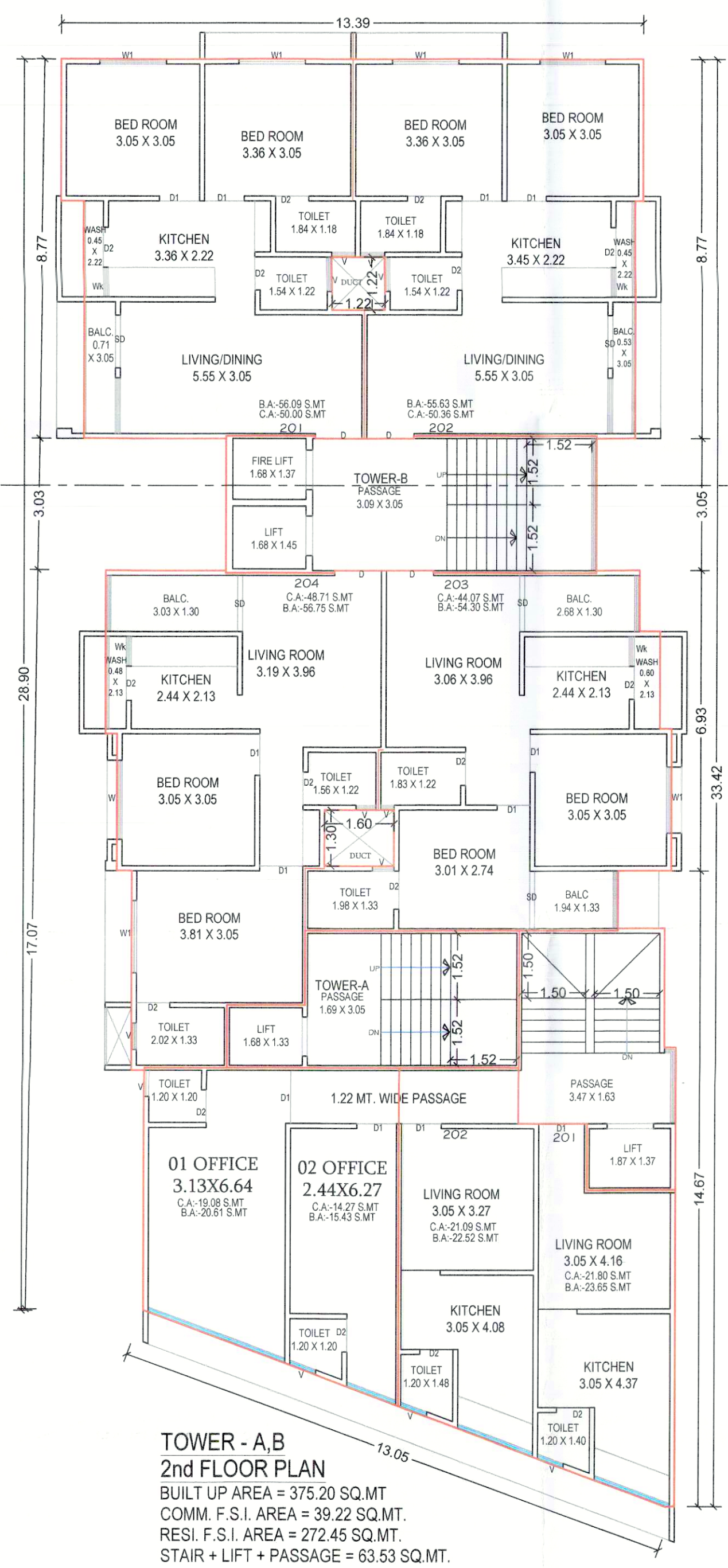
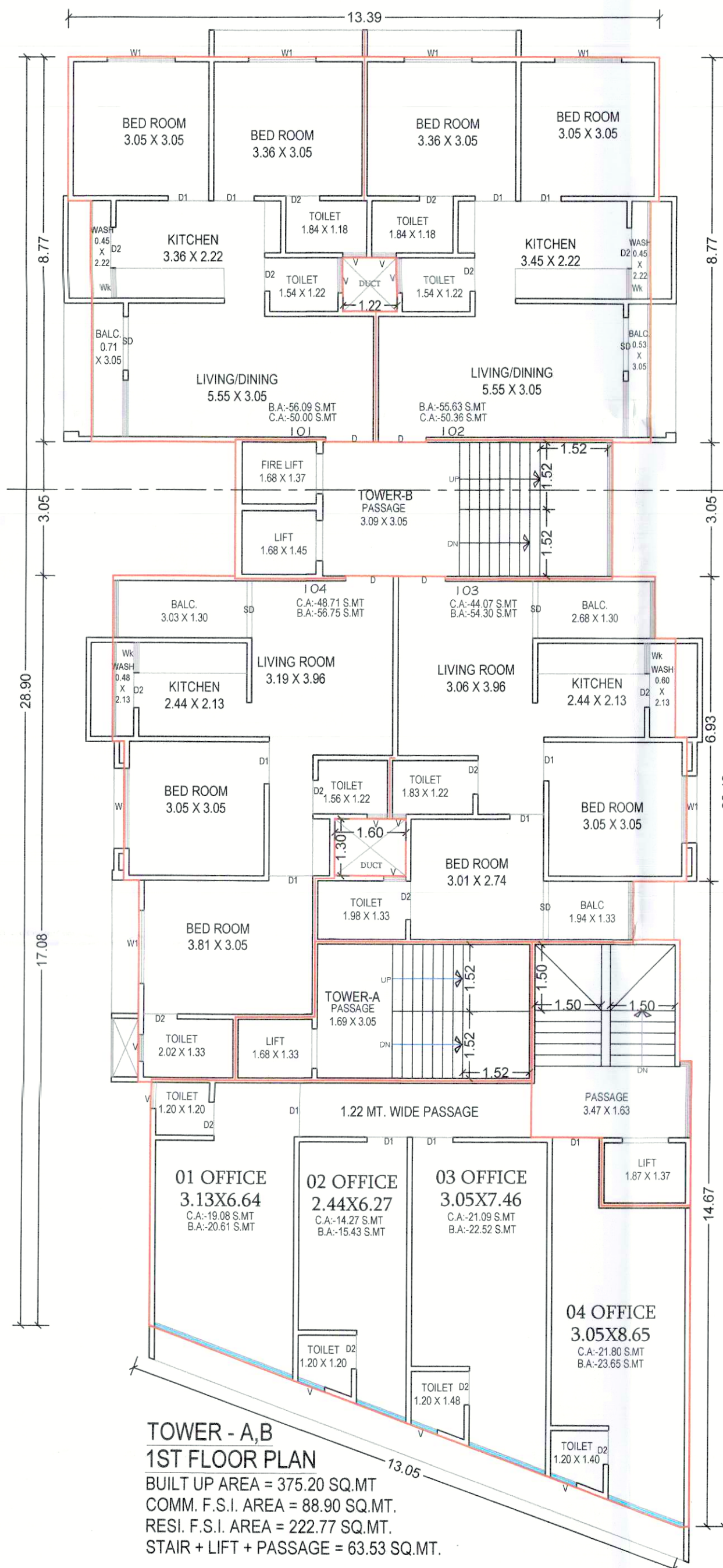
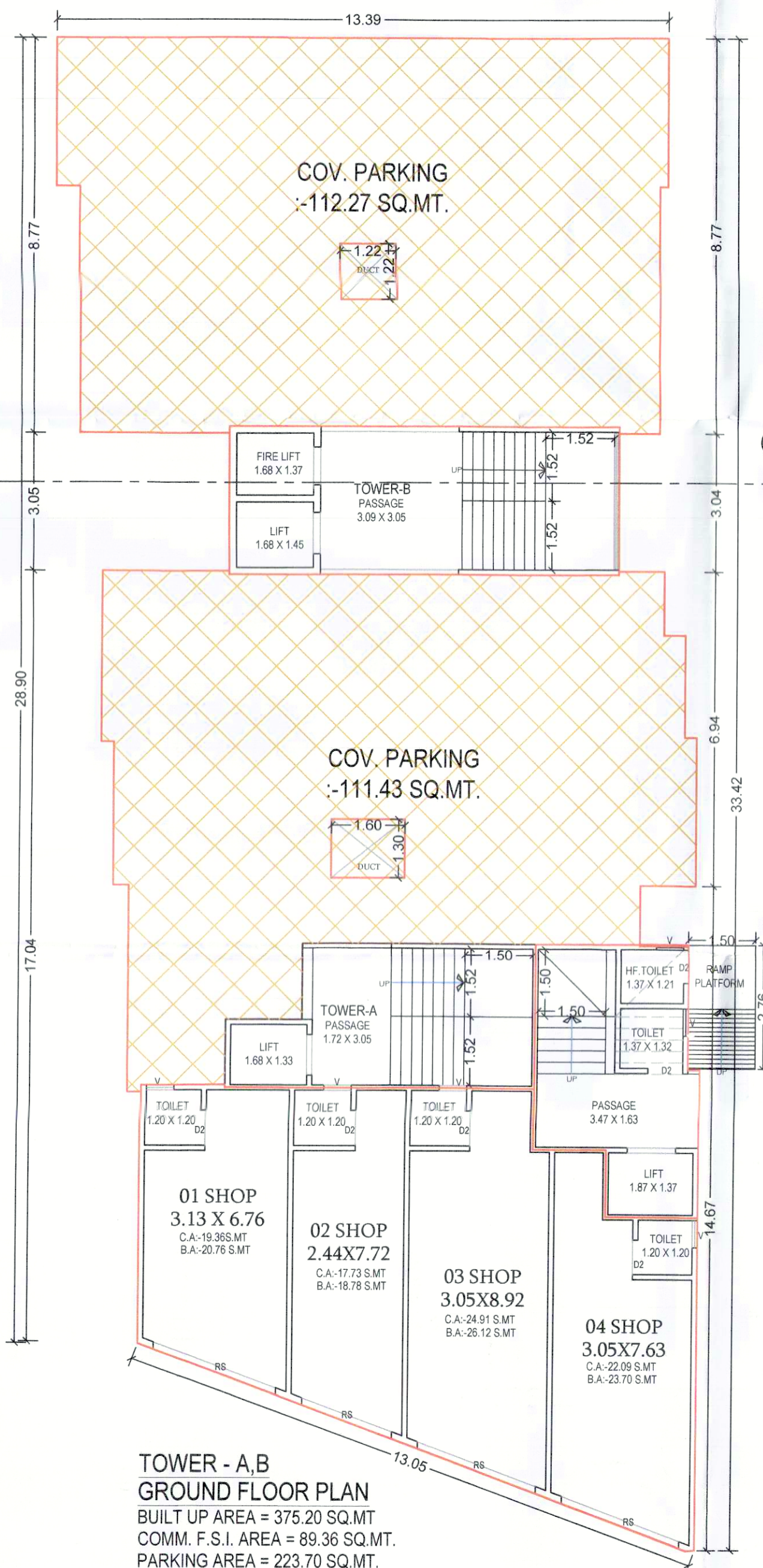
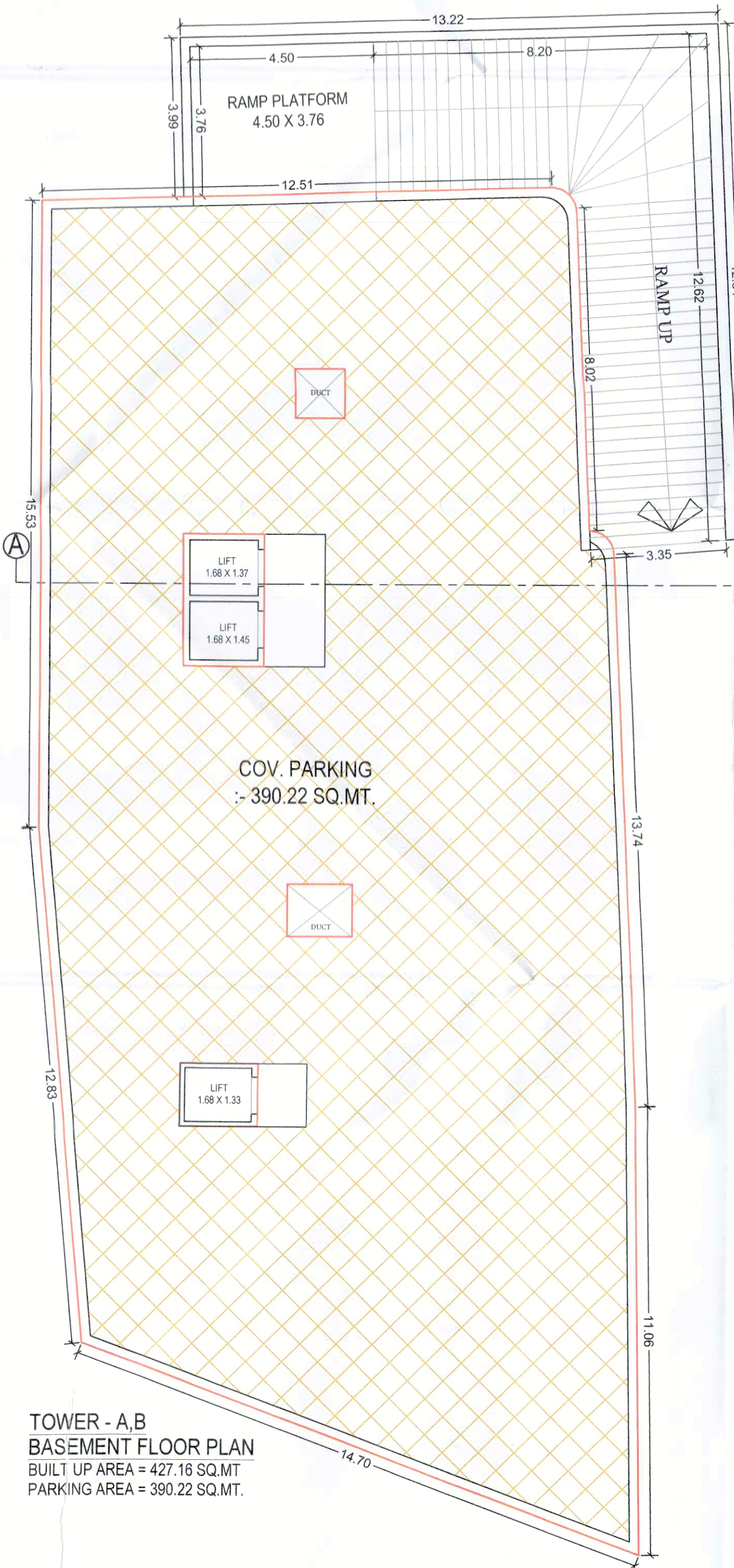
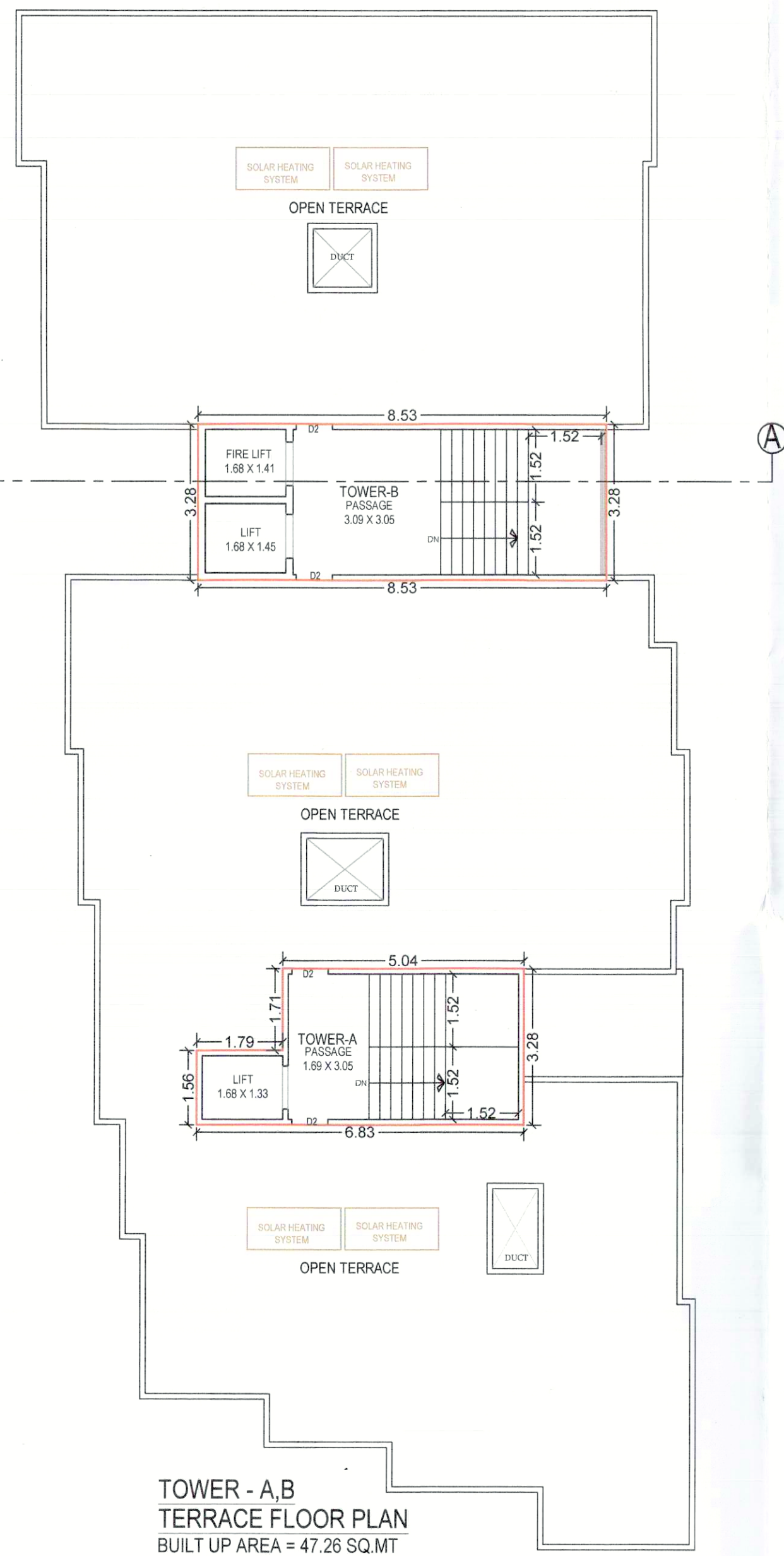
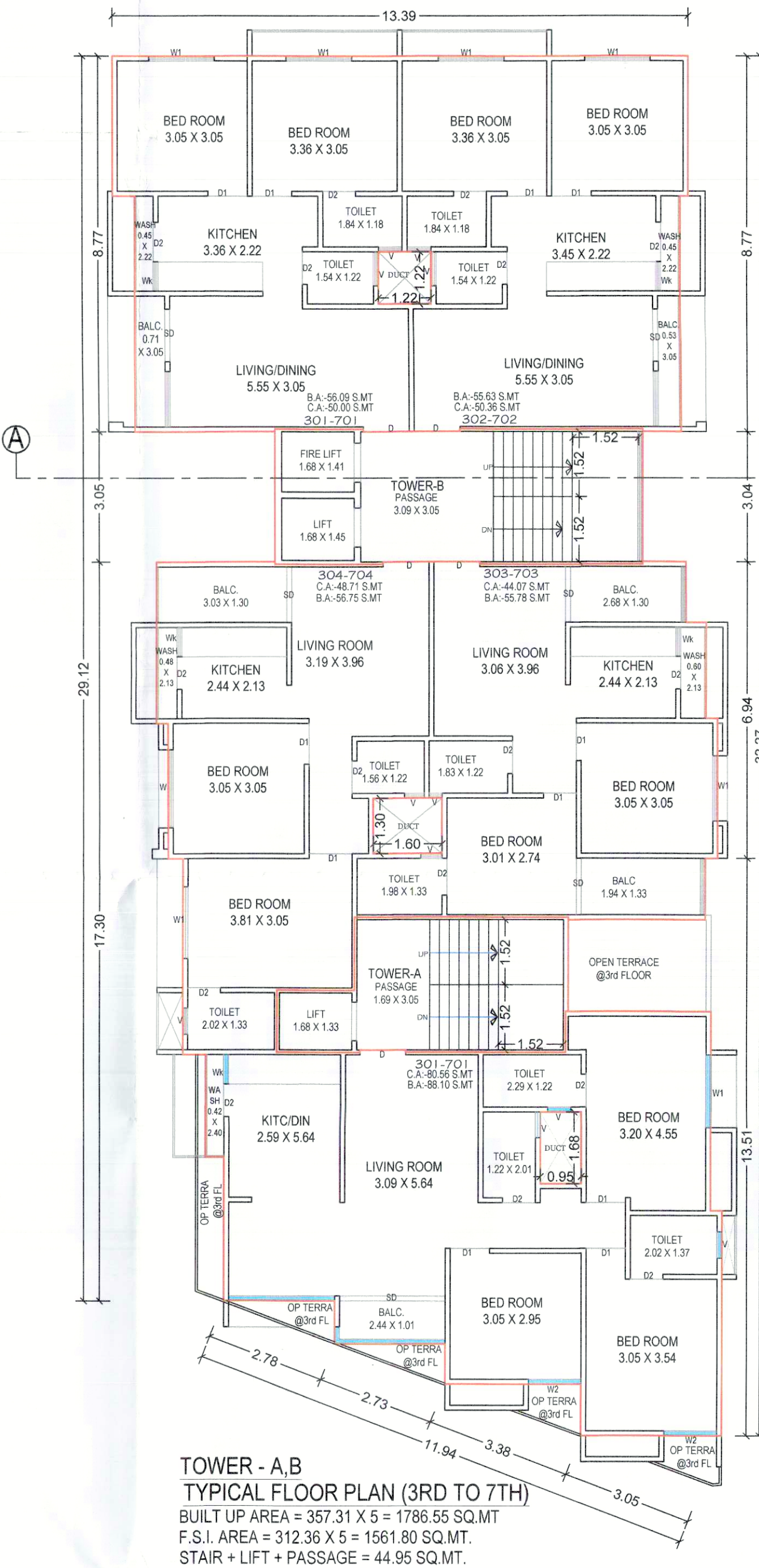
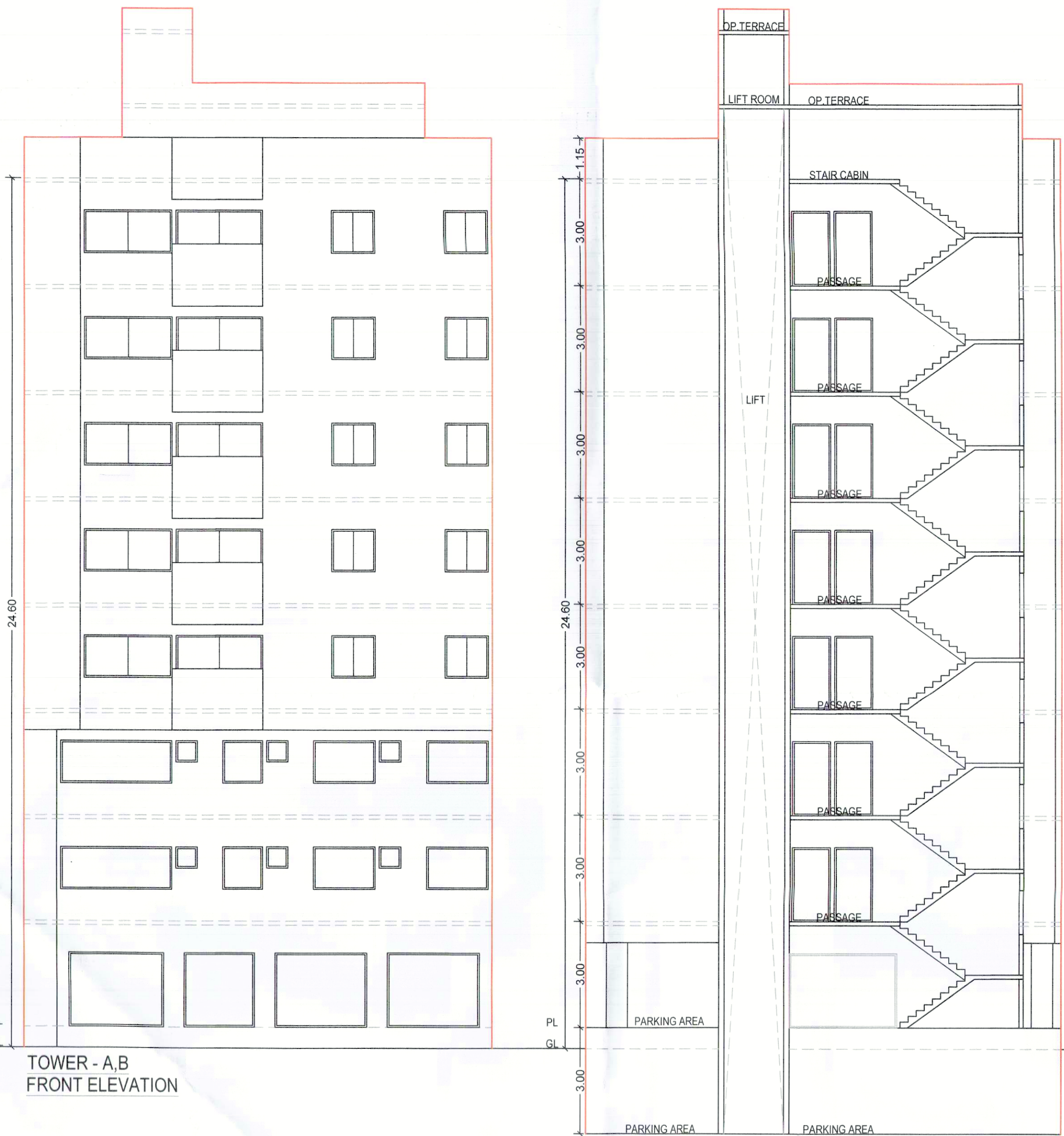
Name :-

Address :-

MAYUR B. PATEL

V.M.C. L. No. ER 51/19-24

VUDA L. No. 333/16-23



Approved Subject to Condition laid down in Building Permission.

Order No. 2/RAH

Order No. SHB-1419-24

Date: 09/10/2024

Dr. Town Developer

24/10/2024

રાઉન ડેવલપમેન્ટ ઓફિસના દુકાન