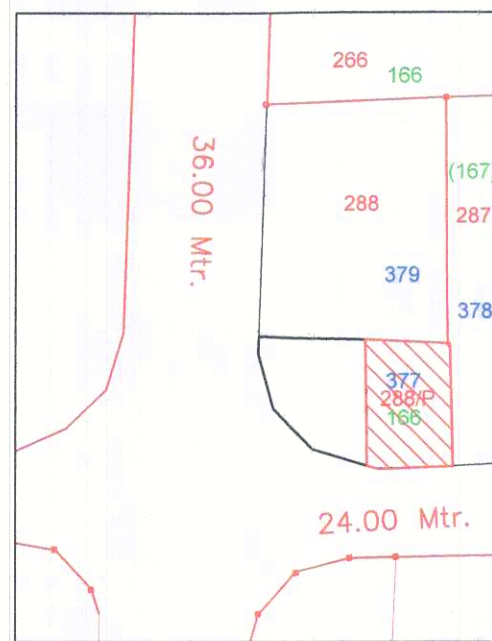
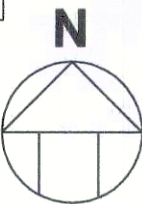


PROPOSED LAY OUT & BUILDING PLAN OF T.P.NO.:19, R.S. NO.: 377,379, F.P. NO.: 288/PAIKI, O.P. NO.: 166, AT VILLAGE .MANJALPUR, DIST :-VADODARA.

1/2



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



CHARGEABLE F.S.I				
F.S.I. @ 1.8		JANTRI RATES FOR RESI.	JANTRI RATE RESI (40%)	TOTAL
		F.S.I. DIFF. @ 1.8 TO 3.6		
COMMERCIAL	RESIDENTIAL	RESIDENTIAL		
470.56	879.44	1337.56	1337.56X13750X40%	
			7356580.00	7356580.00
				73,56,580.00



LEGEND



- 8" RAIN WATER HARVESTING PIT

REQ. RESI. LIFT CALCULATION

3rd TO 7th Floor. = 15 DWELLING UNITS
1 LIFT (CAP. = 6 PERSON) REQ. FOR 30 DWELLING UNITS
TOTAL DWELLING UNITS = 15 / 30 REQ. : 0.50 NOS. LIFT.
(SAYS 1 x 6 = 06 PASSENGER)
PROVIDED : 2 LIFT OF 12 PASSENGER
PROV. 2 LIFT x 6 PASSENGER PER LIFT = 12 PASSENGERS

SANITARY PROVISION:

(AS PER GDCR CL. NO-23.9.2)
TOTAL COMM. FL. AREA = 470.56 SQ.MT.
470.56 / 4 = 117.64 SAY 118 PERSON
ASSUME 59 MALE & 59 FEMALE USER

REQUIRED SANITARY

NOS. OF PERSON	URINAL	MALE W.C.	FEMALE W.C.
1 - 100 MALE	2	2	2
1 - 100 FEMALE			
TOTAL	2	2	2

25% COMMON SANITARY

URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
1	1	1	1

25% COMMON SANITARY PROVIDE

URINAL	MALE W.C.	FEMALE W.C.	PH. TOILET
1	1	1	1

SOLAR POWER CALCULATION

MIN 5 % OF CONNECTED LOAD
ESTIMATED CONNECTED LOAD = 500 KW
SOLAR PROVISION 5 % = 25.00 KW
12 SQMT / 1KW i.e 300 sq.mt. AREA OF TERRACE
PROV 300 SQ.MT (AS PR ONE TOWER)
ON TERRACE TOWER : A

TREE PLANTATION CALCULATION
750.00 / 200 = 3.75 X 5 = 18.75
SAY : 19 TREES PROV. = 20

R.W.H. CALCULATION

750.00 / 4000 = 0.18
SAY : 1 NOS. R.W.H. REQ.
PROP. 1 NOS. R.W.H.

SHOPS CARPET AND B.U.P AREA			
SHOP	CARPET AREA	B. U.P AREA	
G.F 1	73.08	76.72	
G.F 2	42.23	44.08	
G.F 3	43.62	45.49	
G.F 4	65.87	69.11	
F.F 101	72.62	76.47	
F.F 102	41.88	44.08	
F.F 103	43.26	45.49	
F.F 104	65.41	69.12	
TOTAL	8	447.97	470.56

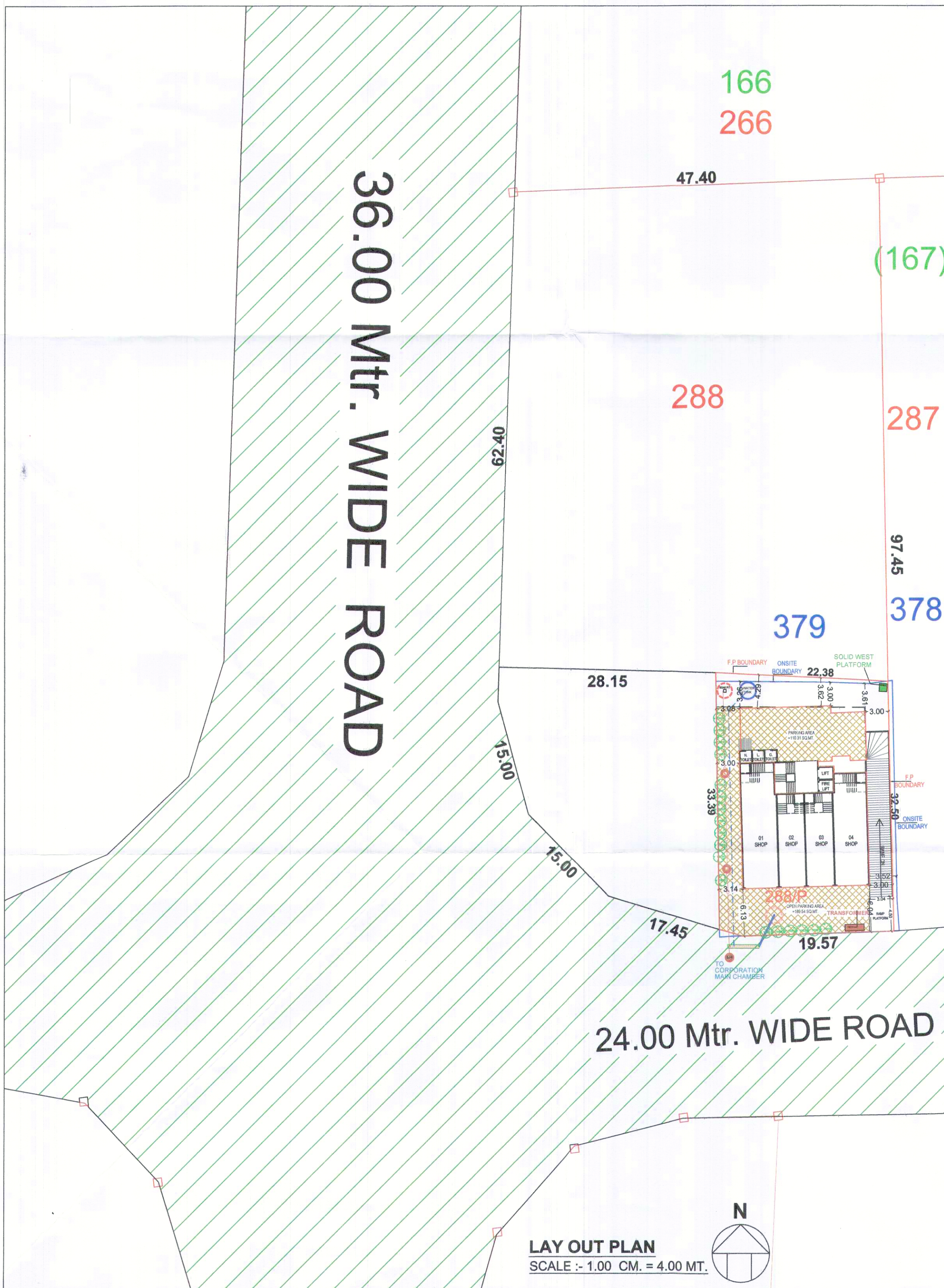
BUILT UP AREA STATEMENT			
	COMM.	RESI.	TOTAL
BASEMENT	391.54		391.54
GF.	386.04		386.04
1ST FL.	385.63		385.63
2ND FL.		379.17	379.17
3RD FL.		379.17	379.17
4TH FL.		379.17	379.17
5TH FL.		379.17	379.17
6TH FL.		379.17	379.17
7TH FL.		379.17	379.17
ST.CABIN	31.94		31.94
TOTAL	2306.96	3470.17	

F.S.I. AREA STATEMENT

	COMM.	RESI.	TOTAL
GF.	235.40		235.40
1ST FL.	235.16	120.84	356.00
2ND FL.		349.36	349.36
3RD FL.		349.36	349.36
4TH FL.		349.36	349.36
5TH FL.		349.36	349.36
6TH FL.		349.36	349.36
7TH FL.		349.36	349.36
TOTAL	470.56	2217.00	2687.56

PROVIDED PARKING STATEMENT IN SQ. MTS.	
COV. PARKING	110.31
OPEN PARKING	189.54
BASEMENT PARKING	345.59
TOTAL PROVIDED PARKING	645.44

FLATS B.U.P AND CARPET AREA CALCULATION						
Floor	Flat No.	Nos. of Flat	CARPET OF FLAT	WASH & BALC.	TOTAL CARPET OF FLAT	B.A. of Flat
101	101	1	108.97	6.91	115.88	120.84
2ND	201	1	108.97	6.91	115.88	121.09
	202 & 203	2	99.48	9.26	217.48	114.14
3rd	301	1	108.97	6.91	115.88	121.09
	302 & 303	2	99.48	9.26	217.48	114.14
4th	401	1	108.97	6.91	115.88	121.09
	402 & 403	2	99.48	9.26	217.48	114.14
5th	501	1	108.97	6.91	115.88	121.09
	502 & 503	2	99.48	9.26	217.48	114.14
6th	601	1	108.97	6.91	115.88	121.09
	602 & 603	2	99.48	9.26	217.48	114.14
7th	701	1	108.97	6.91	115.88	121.09
	702 & 703	2	99.48	9.26	217.48	114.14
		19			2116.04	2217.06



LAY OUT PLAN
SCALE :- 1.00 CM. = 4.00 MT.



- 2'-0" Ø MAN HOLE WITH R.C.C. COVER (32 TON)

- 12" Ø R.C.C. / P.V.C. / D.W.C. PIPE

- 9" Ø R.C.C. / P.V.C. / D.W.C. PIPE

- 6" Ø R.C.C. / P.V.C. / D.W.C. PIPE

- 6" Ø P.V.C. PIPE

- FINISH ROAD LEVEL FROM MAIN ROAD (00" LEVEL)

M.S. GRILL

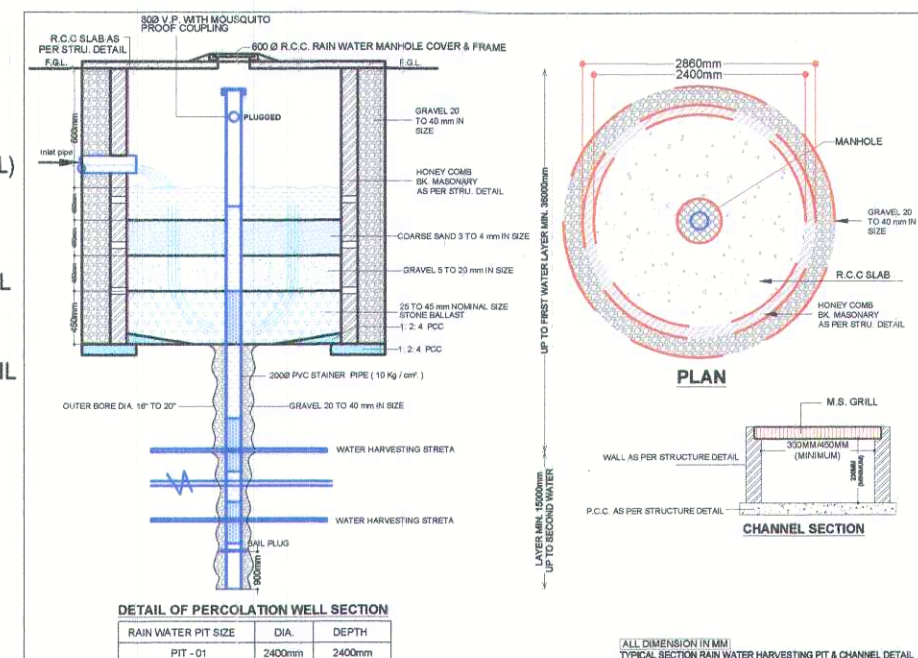
450MM (MINIMUM)

230MM (MINIMUM)

CHANNEL SECTION

WALL AS PER STR. ENG. DETAIL

P.C.C. AS PER STR. ENG. DETAIL



AREA TABLE

A. AREA STATEMENT		SQ.MTS.	I. LIST OF DRAWING ATTACHED	
1. Area of land/property as per record		750.00	Sr.No	Description Copies
or as per site condition				
B. Deduction for :				
(a) road cutting area				
(b) Any reservation				
3. Net area of plot		750.00		
4. Common Plot [10%]				
5. Balance area of Plot		750.00		
6. Permissible b.up area on G.F.				
7.a Permis. Normal F.S.I. [750.00 x 1.80]		1350.00		
7.b Permis. Premium F.S.I. [750.00 x 3.60]		2700.00		
7.c Permis. Purchasable F.S.I. (2687.56 - 1350.00 = 1337.56)		1337.56		
8. Existing built up area on G.F			II REFERENCES	
9. Proposed built up area			Last approved plan (if any) Permissible order no. Date of approval	
(i) Ground floor (G.F. Coverage)		386.04		
(ii) Out house /Garage				
Total proposed (G.F. Coverage)		386.04		
10. Grand total of b.up area on (G.F.Coverage)		386.04		
11. Proposed floor space area	B.U.P.	F.S.I.		
Basement floor	391.54			
Ground floor	386.04	235.40		
First floor	385.63	356.00		
Second floor	379.17	349.36		
Third floor	379.17	349.36		
Fourth floor	379.17	349.36		
Fifth floor	379.17	349.36		
Sixth floor	379.17	349.36		
Seventh floor	379.17	349.36		
Terrace floor [cabin]	31.94			
Total proposed floor space area	3470.17	2687.56		
12. Total existing floor space area(if any)				
13. Grand total of floor space area		2687.56		
14. Total f.s.i. consumed		3.58 < 3.60		
B. PARKING STATEMENT				
Total maximum possible floor space area				
Residential	2217.00	(20%) 443.40		
Commercial	470.56	(30%) 141.16		
Industrial		(10%) -		
TOTAL	2687.56	584.56		
Total provided parking space				
COV. PARKING	110.31	189.54		
BASEMENT PARKING		345.59		
Industrial				
TOTAL	2687.56	584.56		
REQUIRED < PROVIDE				
STAMP AND SIGNATURE OF APPROVAL				
Approved Subject to Condition laid Down in Building Permission				
Ward No. 8				
Order No. 5418-59/22-23				
Date. 26-09-2022				
Signature of Architect/Engineers				
Signature of Owners / Builders.				
Architect / Engineer / Surveyor V.M.C. Registration No. :- Name :- Address :-				
Owner / Builder / Organizer / Developer or Authorized Agent of Owner				

PROPOSED LAY OUT & BUILDING PLAN OF T.P.NO.-19, R.S. NO.- 377,379, F.P. NO.- 288/PAIKI, O.P. NO.- 166,
AT VILLAGE .MANJALPUR, DIST :-VADODARA.

Approved Subject to Condition laid
Down in Building Permission
Ward No. 9
Order No. S.H.B-51/22-23
Date 20-11-2023
Dr. Town Development Officer
Vadodara Mahanagar Palika
H.O.D. shi (L & E) an gshah

SIGNATURE OF OWNERS / BUILDERS.

2/2

RS Patel
S. H. B. 51/22-23
20-11-2023
H.O.D. shi (L & E) an gshah

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

SIGNATURE OF ARCHITECTS-ENGINEERS

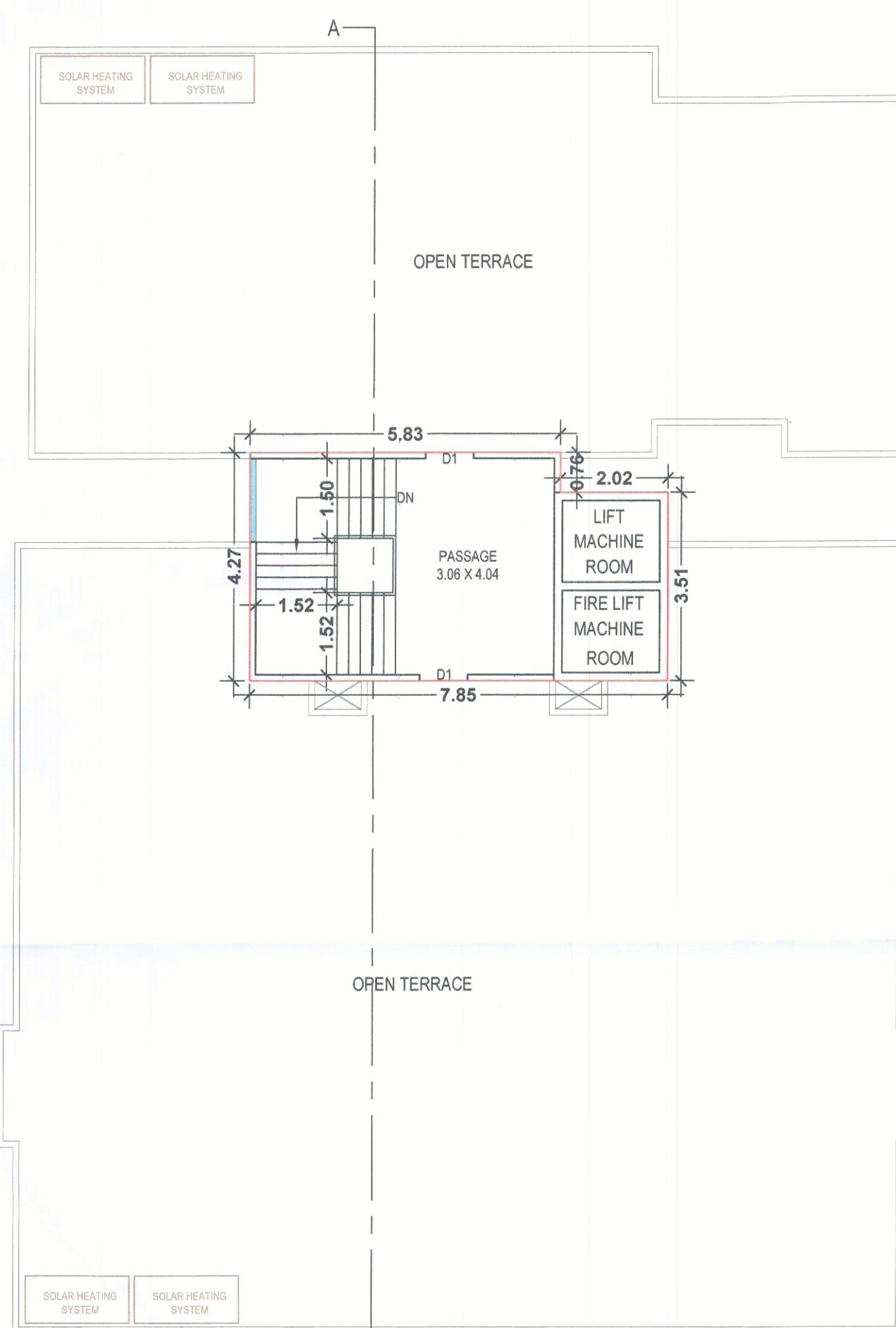
Architect / Engineer / Surveyor

V.M.C. Registration No. :-

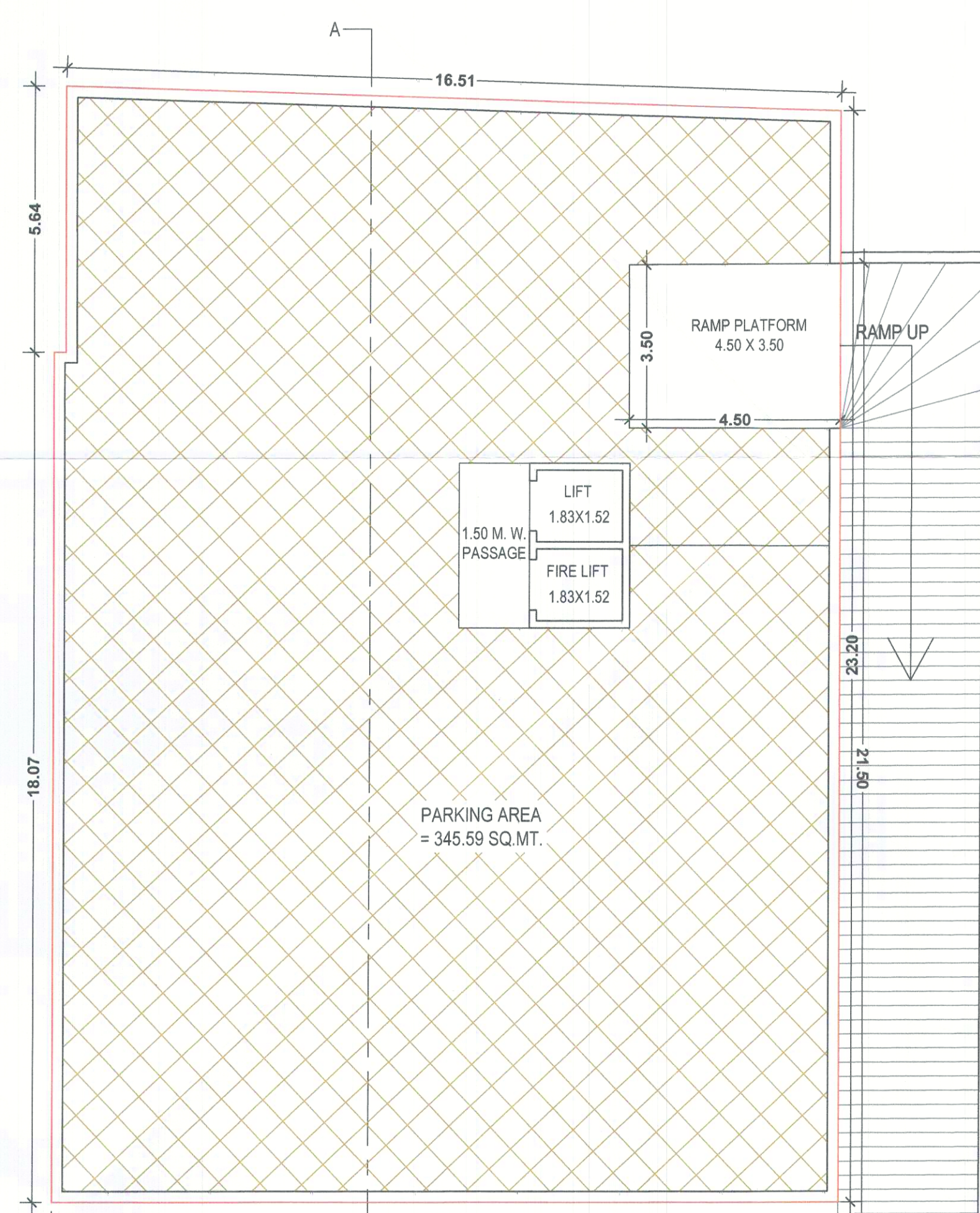
Name :-

Address :-

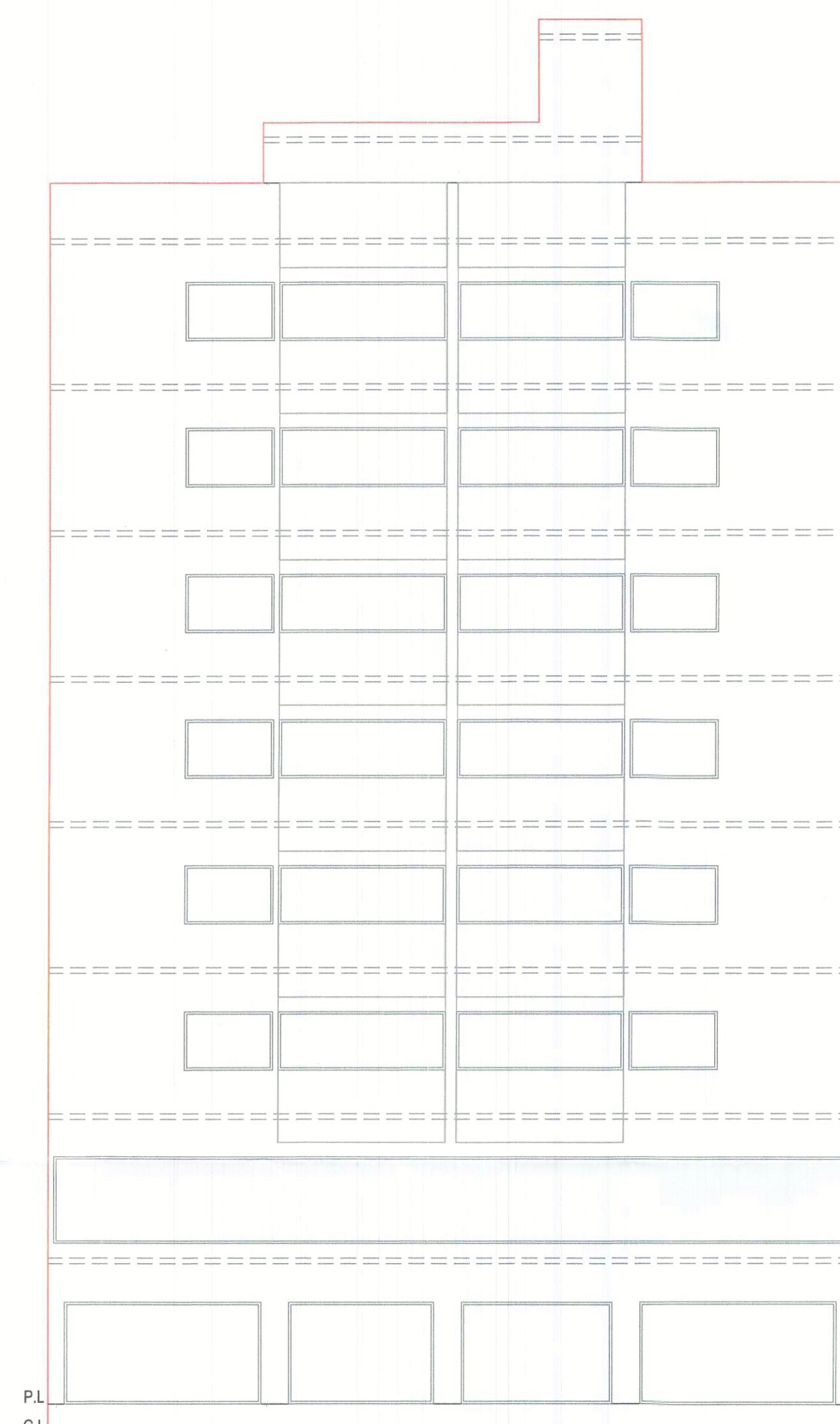
MAYUR B. PATEL
V.M.S.S.L. No. EOR-51/19-24,
VUDA L. No. EOR-333/19-23



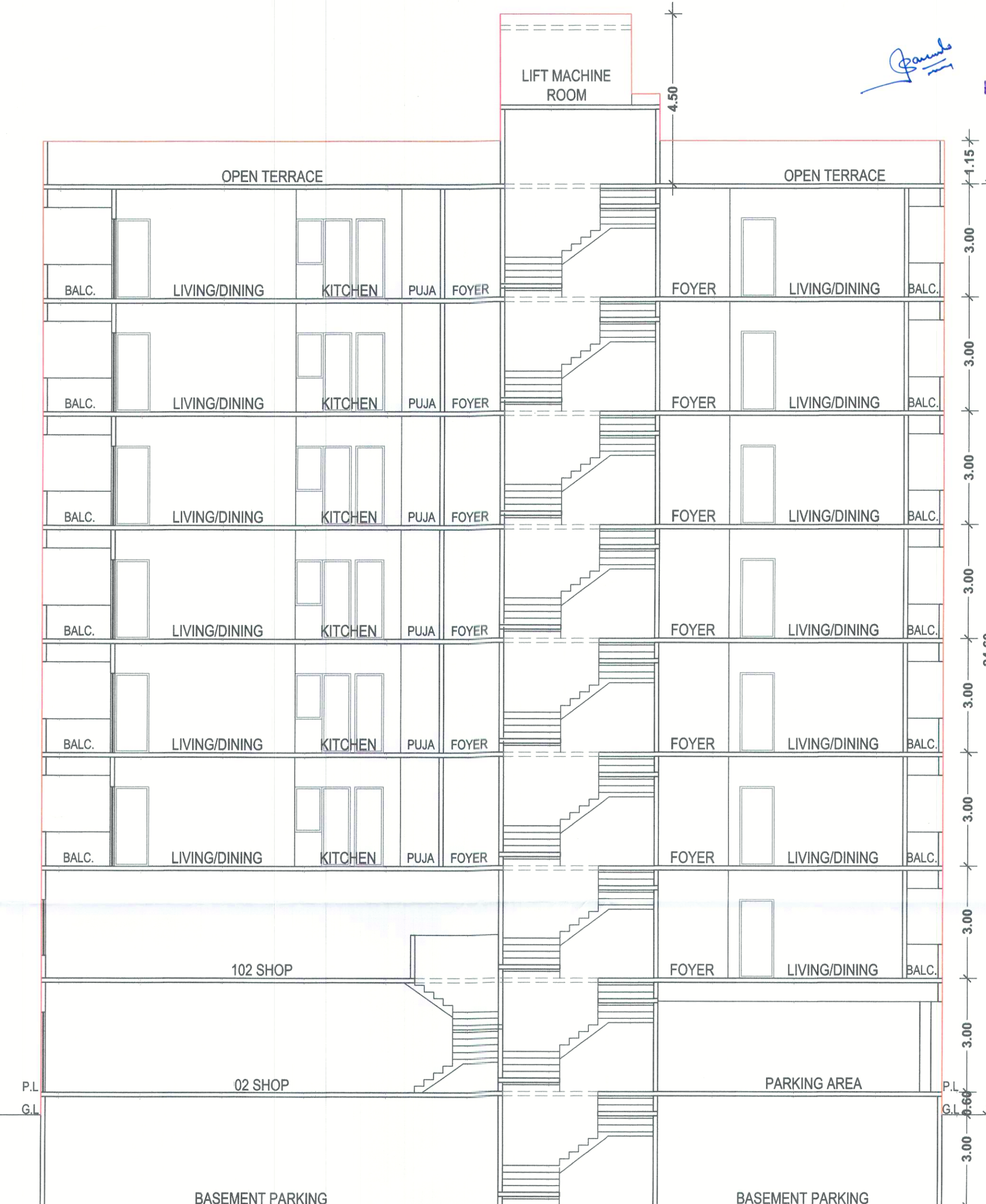
TERRACE FLOOR PLAN
B.U.P. AREA = 31.94 SQ.MT.



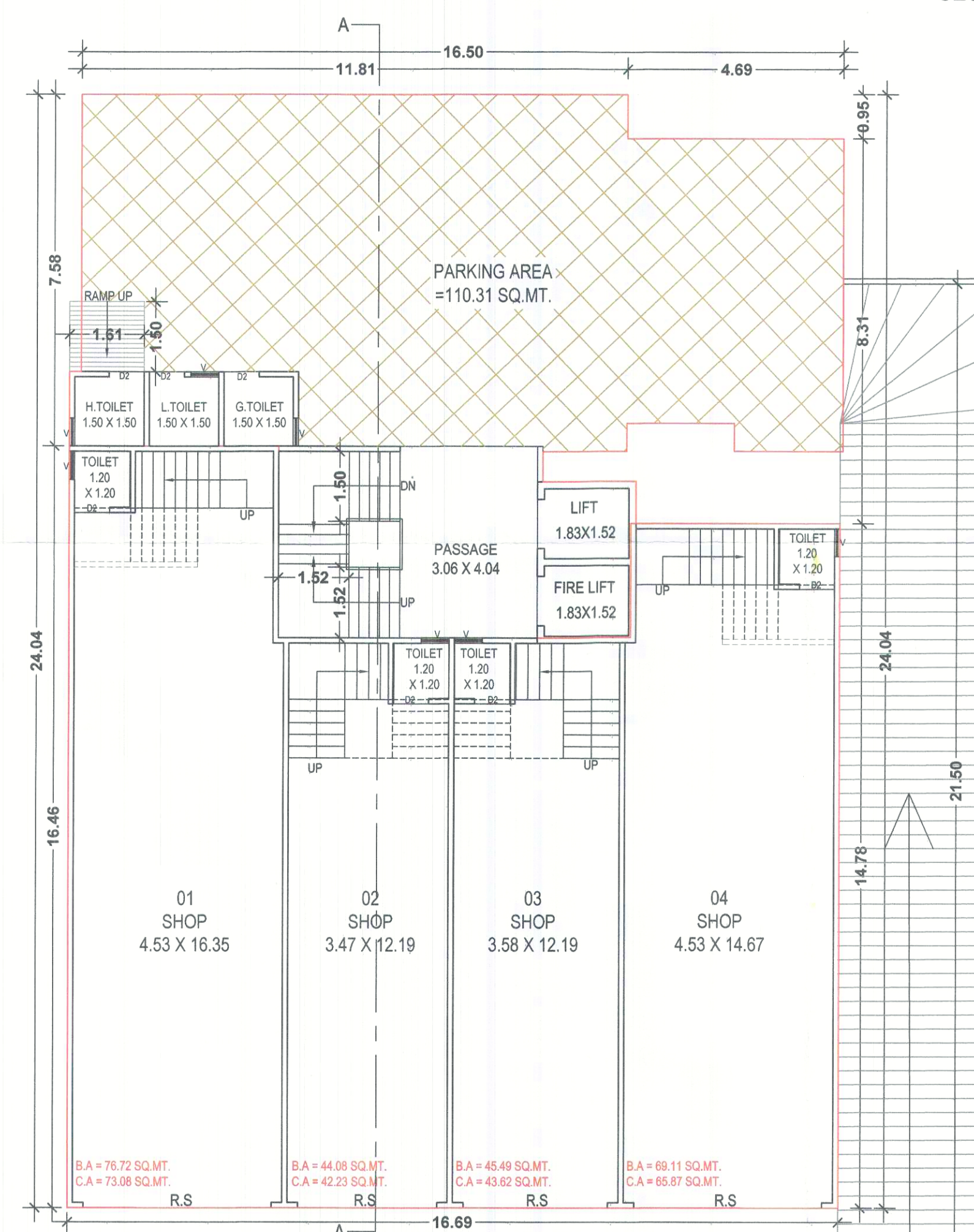
BASEMENT FLOOR PLAN
B.U.P. AREA = 391.54 SQ.MT.
PARKING AREA = 345.59 SQ.MT.



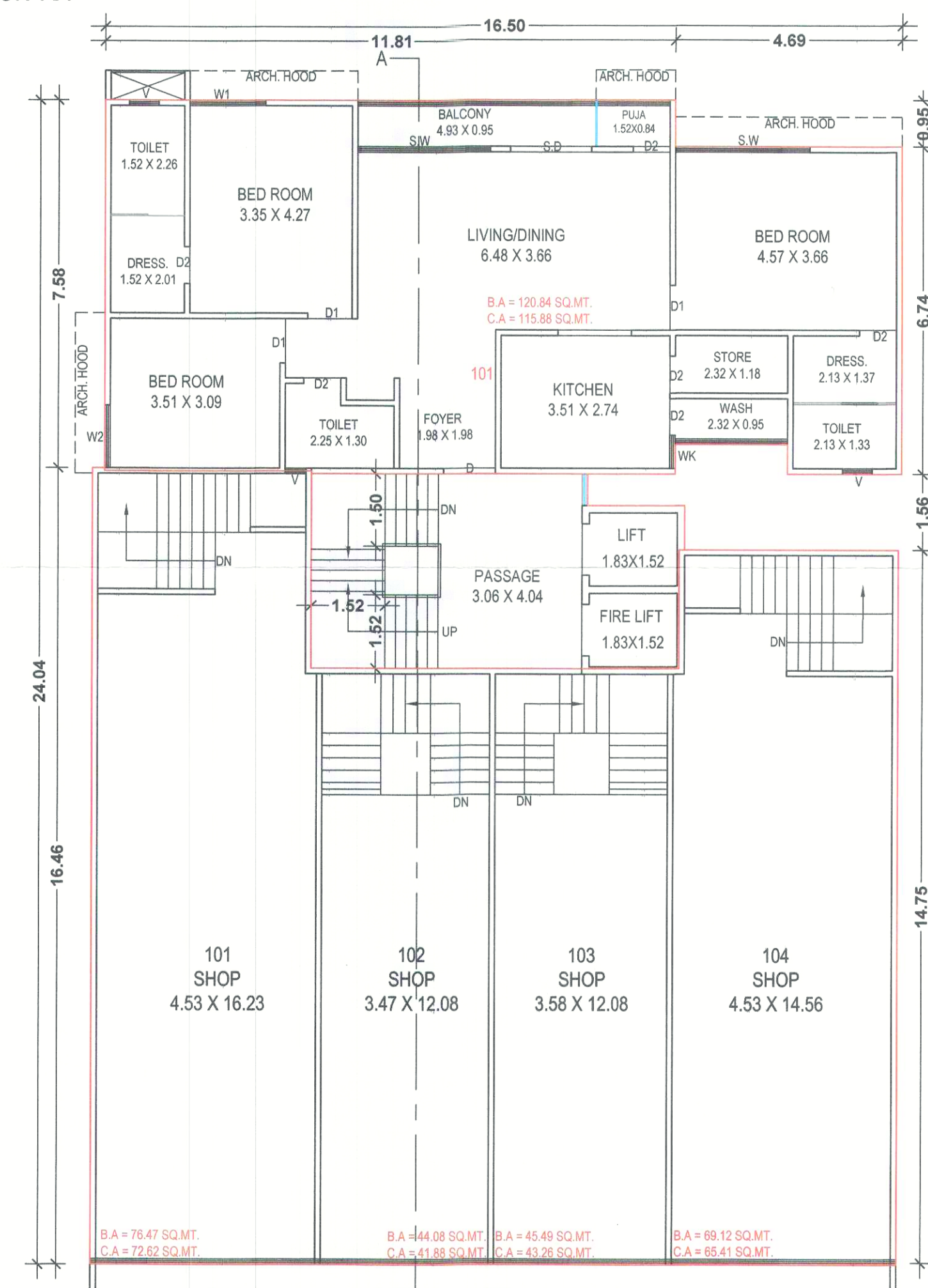
FRONT ELEVATION



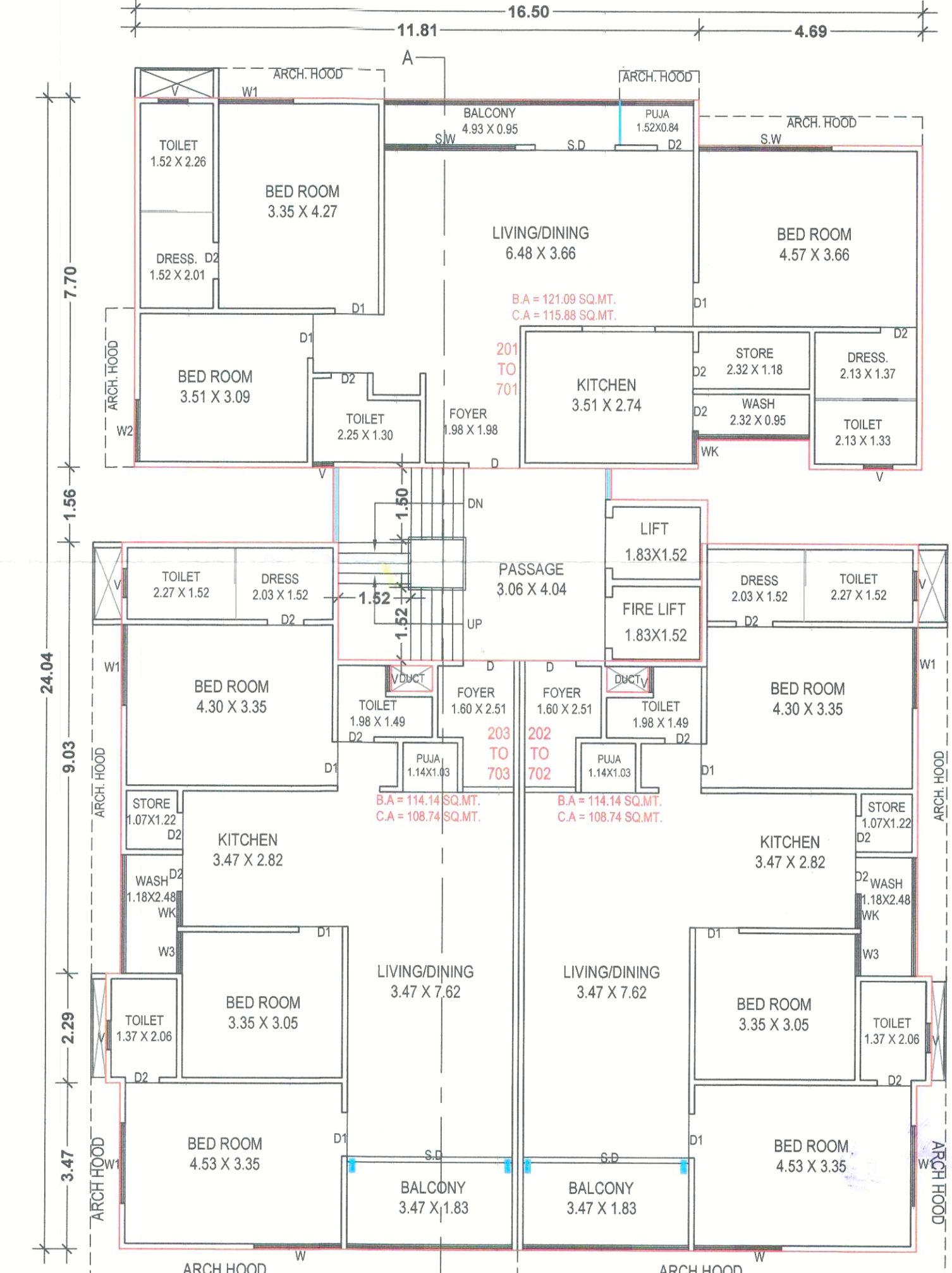
SECTION 'AA'



GROUND FLOOR PLAN
B.U.P. AREA = 386.04 SQ.MT.
F.S.I. AREA = 235.40 SQ.MT.
PARKING AREA = 110.31 SQ.MT.



FIRST FLOOR PLAN
B.U.P. AREA = 385.63 SQ.MT.
RESI. F.S.I. AREA = 120.84 SQ.MT.
COMM. F.S.I. AREA = 235.16 SQ.MT.
STAIR + LIFT + PASSAGE = 29.63 SQ.MT.



TYPICAL FLOOR PLAN (2ND TO 7TH)
B.U.P. AREA = 379.17 X 6 = 2275.02 SQ.MT.
F.S.I. = 349.36 X 6 = 2096.16 SQ.MT.
STAIR + LIFT + PASSAGE = 29.81 SQ.MT.