

PROPOSED RESI-COMM LAYOUT AND BUILDING PLAN ON
R.S. NO.: 408, T.P. NO.: 19 (MANJALPUR), O.P. NO.: 180, F.P. NO.: 401,
AT VILLAGE: MANJALPUR, TA. DIS.: VADODARA.

SHOP AND FLAT WISE BUILT UP AREA & CARPET AREA STATEMENT																		
TOWER	GROUND FLOOR			1st FLOOR			2nd FLOOR			3rd TO 11th FLOOR TYPICAL FLOOR			12th FLOOR PENT HOUSE LOWER LEVEL			13th FLOOR PENT HOUSE UPPER LEVEL		
	SHOP NO.	B.A.	CARPET A.	SHOP NO.	B.A.	CARPET A.	SHOP NO.	B.A.	CARPET A.	FLAT NO.	B.A.	CARPET A.	FLAT NO.	B.A.	CARPET A.	FLAT NO.	B.A.	CARPET A.
	1	172.78	168.76	1	202.44	197.25	1	114.94	111.18	301 TO 1101	144.37	119.32	1201	145.50	122.50	1201	106.26	93.22
	2	91.04	93.25	2	154.44	149.57	2	87.82	85.00	302 TO 1102	144.37	119.32	1202	145.50	122.50	1202	106.26	93.22
	3	71.79	68.74	3	68.76	65.75	3	68.76	65.75	303 TO 1103	144.37	119.32	1203	145.50	122.50	1203	106.26	93.22
	4	93.13	91.04	4	154.44	149.57	4	86.96	85.00	304 TO 1104	144.37	119.32	1204	145.50	122.50	1204	106.26	93.22
	5	123.12	121.77	5	202.44	197.25	5	114.94	111.18									
	6	90.17	87.56															
	7	84.09	81.29															
	TOTAL	7	706.12	692.41	5	782.52	759.39	5	473.42	458.11	4	577.48	477.28	4	582.00	490.00	0	425.04

PROPOSED BUILT UP AREA STATEMENT IN SQ.MTS.																		
TOWER	LOWER BASEMENT	UPPER BASEMENT	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	STAIR CABIN	TOTAL
	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA	B.AREA
	1470.93	1470.93	969.38	967.93	967.93	969.37	969.37	969.37	969.37	969.37	969.37	969.37	969.37	969.37	969.37	969.37	969.37	969.37

PROPOSED F.S.I. AREA STATEMENT IN SQ.MTS.																		
TOWER	LOWER BASEMENT	UPPER BASEMENT	GROUND FLOOR	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	6th FLOOR	7th FLOOR	8th FLOOR	9th FLOOR	10th FLOOR	11th FLOOR	12th FLOOR	13th FLOOR	STAIR CABIN	TOTAL
	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.	F.S.I.A.
COMMERCIAL F.S.I.	0.00	0.00	841.36	823.34	520.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2184.93
RESIDENTIAL F.S.I.	0.00	0.00	0.00	0.00	303.11	599.48	599.48	599.48	599.48	599.48	599.48	599.48	599.48	599.48	532.98	447.04	0.00	6678.45
TOTAL	0.00	0.00	841.36	823.34	823.34	599.48	599.48	599.48	599.48	599.48	599.48	599.48	599.48	599.48	532.98	447.04	0.00	8863.38

SANITARY CALCULATION AS PER CGDCR-17						
CRITERIA	COMMERCIAL F.S.I. AREA	RATE FOR NO. OF USERS	NO. OF USERS	MIN. NO. OF URINALS	MIN. NO. OF WATER CLOSETS	HANDICAPPED W.C.
REQUIRED AS PER CGDCR-17	2184.93 SQ.MT.	1 USER / 4 SQ.MT.	547 USERS	11 NO.	6 NO. PER GENDER	1 NO.
PROPOSED SANITARY FACILITY			1 URINAL IN EACH SHOP (i.e. 17 SHOPS)	1 W.C. IN EACH SHOP (i.e. 17 SHOPS)	1 PROVIDED ON G.F.	
25% OF REQUIRED SANITARY TO PROVIDE FOR COMMON USE			3 NO.	2 NO.	-	-
PROVIDED COMMON SANITARY FACILITY			3 NO.	2 NO.	-	-

TOTAL UNIT TABLE		
TOWER	SHOPS	FLATS
LOWER BASEMENT	0	0
UPPER BASEMENT	0	0
GROUND FLOOR	7	0
1st FLOOR	5	0
2nd FLOOR	5	0
3rd FLOOR	0	4
4th FLOOR	0	4
5th FLOOR	0	4
6th FLOOR	0	4
7th FLOOR	0	4
8th FLOOR	0	4
9th FLOOR	0	4
10th FLOOR	0	4
11th FLOOR	0	4
12th FLOOR	0	4
13th FLOOR	0	0
TOTAL	17	40
GRAND TOTAL SHOPS+FLATS		57

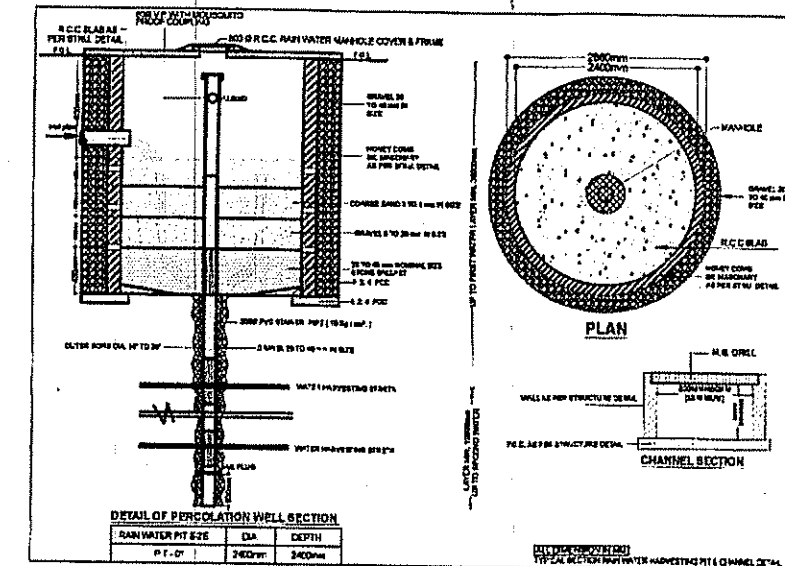
REQUIRED P.W. CALCULATION	
REQUIRED P.W.	
PLOT AREA = 2494 / 4000	
= 0.90 SAY 1 NOS.	
PROVIDED P.W. = 1.00 NOS.	
REQUIRED TREE CALCULATION	
REQUIRED TREE	
PLOT AREA = 2494 / 200	
= 12.47 x 5 = 62.35 TREES	
PROVIDED TREE = 63 NOS.	
REQUIRED SOLID WASTE BIN	
For Residential = 10 Liters Bin / Unit	
Provided Bin = 40 Nos. of 10 Liters Bin	
For Commercial = 20 Liters Bin / Unit	
Provided Bin = 17 Nos. of 20 Liters Bin	

SOLAR POWER CALCULATION	
MIN 5% OF CONNECTED LOAD	
ESTIMATED CONNECTED LOAD = 50 Kw	
SOLAR PROVISION 5% = 2.5 Kw	
12 SQ.MT./1Kw i.e. 30.00 SQ.MT. AREA OF TERRACE	
PROVIDED ON TERRACE = 30 SQ.MT.	

REQUIRED LIFT CALCULATION	
1. G.F. TO 2nd Floor, = 17 SHOPS & 11.47 M HEIGHT (COMMERCIAL)	
1 LIFT (CAP=6 PERSON) REQD. FOR ABOVE 10.00 M HEIGHT	
PROVIDED 2 NOS. OF LIFT	
COMMERCIAL USE HAS INDIVIDUAL LIFT ACCESS	
2. 3rd TO 13th Floor, = 40 DWELLING UNITS (RESIDENTIAL)	
1 LIFT (CAP=6 PERSON) REQD. FOR 30 DWELLING UNITS	
TOTAL DWELLING UNITS = 40 / 30 = 1.33 SAY REQ. 2 NOS. LIFT.	
PROVIDED 2 NOS. LIFT, RESIDENTIAL USE HAS INDIVIDUAL LIFT ACCESS	

LEGEND	
	2-0" MAN HOLE WITH R.C.C. COVER (32 TON)
	12" R.C.C. / P.V.C. / D.W.C. PIPE
	10" R.C.C. / P.V.C. / D.W.C. PIPE
	8" R.C.C. / P.V.C. / D.W.C. PIPE
	6" R.C.C. / P.V.C. / D.W.C. PIPE
	SOAK PIT (400 X 100 DEPTH)

PLOT AREA AS PER PROPERTY CARD	
PLOT NO.	AREA (SQ.MTS.)
D3	445.74
B4 + E5 + A6 + C7	1037.58
D8	459.40
B1 + A2	527.31
TOTAL	2470.03

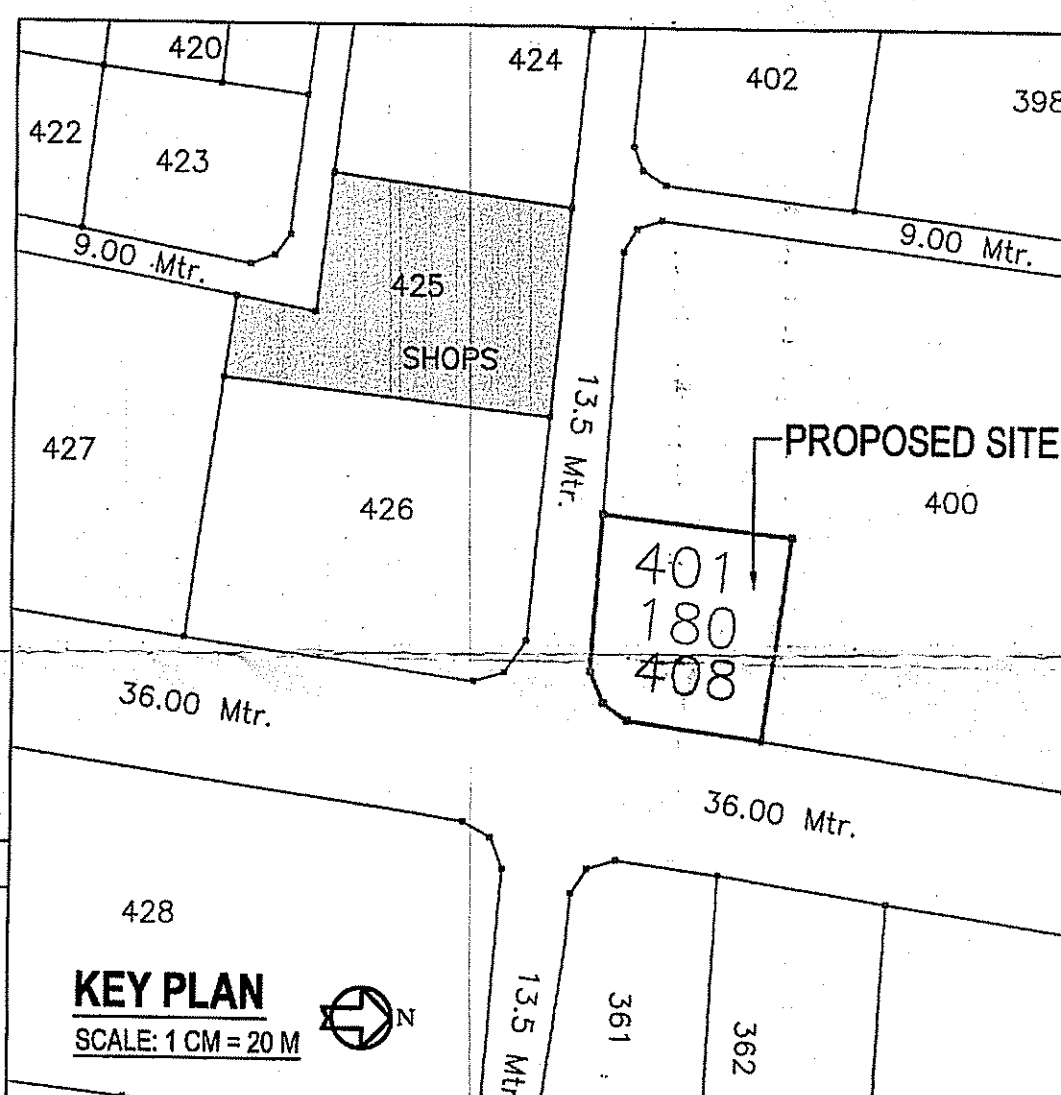


REQUIRED COMMERCIAL PARKING AREA IN SQ.MT.				
TOTAL	50%	20%	50%	
COMM. F.S.I.	COMM. PARKING	VISITOR PARKING	VISITOR PARKING	
2184.93	1092.47	218.49	109.25	

REQUIRED RESIDENTIAL PARKING AREA IN SQ.MT.				
TOTAL	20%	10%	50%	
RESI. F.S.I.	RESI. PARKING	VISITOR PARKING	VISITOR PARKING	
6678.45	1335.69	133.57	66.78	

TOTAL REQUIRED PARKING				
TOTAL	8863.38	2428.16	352.06	176.03
TOTAL REQUIRED PARKING		2428.16		

PROPOSED PARKING AREA STATEMENT IN SQ. MT.	
DESCRIPTION	SQ.MT.
PARKING IN COMMON PLOT	128.21
OPEN PARKING - 1	72.16
LOWER BASEMENT	1194.27
UPPER BASEMENT	1137.23
TOTAL PARKING PROVIDED	2531.87
PARKING ON GROUND FLOOR	
TOTAL COVER PARKING	2331.50
TOTAL OPEN + COVER PARKING PROVIDED	2531.87
PROPOSED VISITOR'S PARKING	
PROPOSED VISITOR'S PARKING ON G.L.	176.03



AREA STATEMENT			1/3
A	AREA STATEMENT		SQ.MTS.
01	Area of land / property as record F. P. NO. 401		2494.00
	As per site condition [Plot Area As Per Property Card]		2470.03
02	Deductions if any		00.00
03	Net area of plot [CONSIDER FOR PLANNING]		2470.03
04	Required Common Plot (10%)		247.00
	Proposed Common Plot		256.42
05	Balance area of plot For Planning		2237.58
06	Total Permissible F.S.I.	Base Free FSI = 1.8	4446.05
		Chargeable FSI = 1.8	4446.05
		TOTAL FSI (3.60)	8892.10
07	PROPOSED FLOOR SPACE AREA	Built Up Area	F.S.I. Area
	Lower Basement	1470.93	00.00
	Upper Basement	1470.93	00.00
	Ground Floor	969.38	841.36
	1st Floor	967.93	823.34
	2nd Floor	967.93	823.34
	3rd Floor	969.38	599.48
	4th Floor	969.38	599.48
	5th Floor	969.38	599.48
	6th Floor	969.38	599.48
	7th Floor	969.38	599.48
	8th Floor	969.38	599.48
	9th Floor	969.38	599.48
	10th Floor	969.38	599.48
	11th Floor	969.38	599.48
	12th Floor	969.38	599.48
	13th Floor	969.38	599.48
	Stair Cabin	72.29	00.00
08	TOTAL PROPOSED FLOOR SPACE AREA	13,247.26	8863.38
09	Consumed F.S.I.	8863.38 < 8892.10	3.59 < 3.60
10	Consumed Premium / Chargeable F.S.I. (@ 40% JANTRI RATE)	8863.38 - 4446.05 = 4417.33	
11	JANTRI RATE FOR RESIDENTIAL = 16,000 Rs. / Sq. Mts.		
12	Consumed Premium / Chargeable F.S.I. Amount = 4417.33 Sq.Mts. X 16,000 Rs. X 40% = 2,82,70,912.00 Rs. SAY 2,82,70,915.00 Rs.		
13	AMINITIES (RESI. + COMM.) Amount = 13,247.26 Sq.Mts. X 300 Rs. = 39,74,178.00 Rs. SAY 39,74,180.00 Rs.		
STAMP OF APPROVAL			
Approved Subject to Condition laid Down in Building Permission.			
Order No. HB-19/29-22			
Date: 22-10-2021			
By: Talib F.E. Chartered Architect			
Talib Patel Associates			
"GALAV" 3rd Floor, Nr. Sardar Patel's Statue, Sayajigunj, Vadodara-390020			
V.M.S.S. LIC.NO.CAJAOR/12/2019-2023			
VUDA LIC.NO.CAJAOR/220/2018-2023			

ADJ. F.P. NO. 361
LAYOUT PLAN
SCALE: 1.0 CM = 5.0 M



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AT VILLAGE : MANJALPUR, TA. DIS : VADODARA.

Approved Subject to Condition laid
Down in Building Permission.

Order No. 118-119/19-22

Date: 22-10-2021

By: Talib Patel

Vadodara Mahanagar Palika

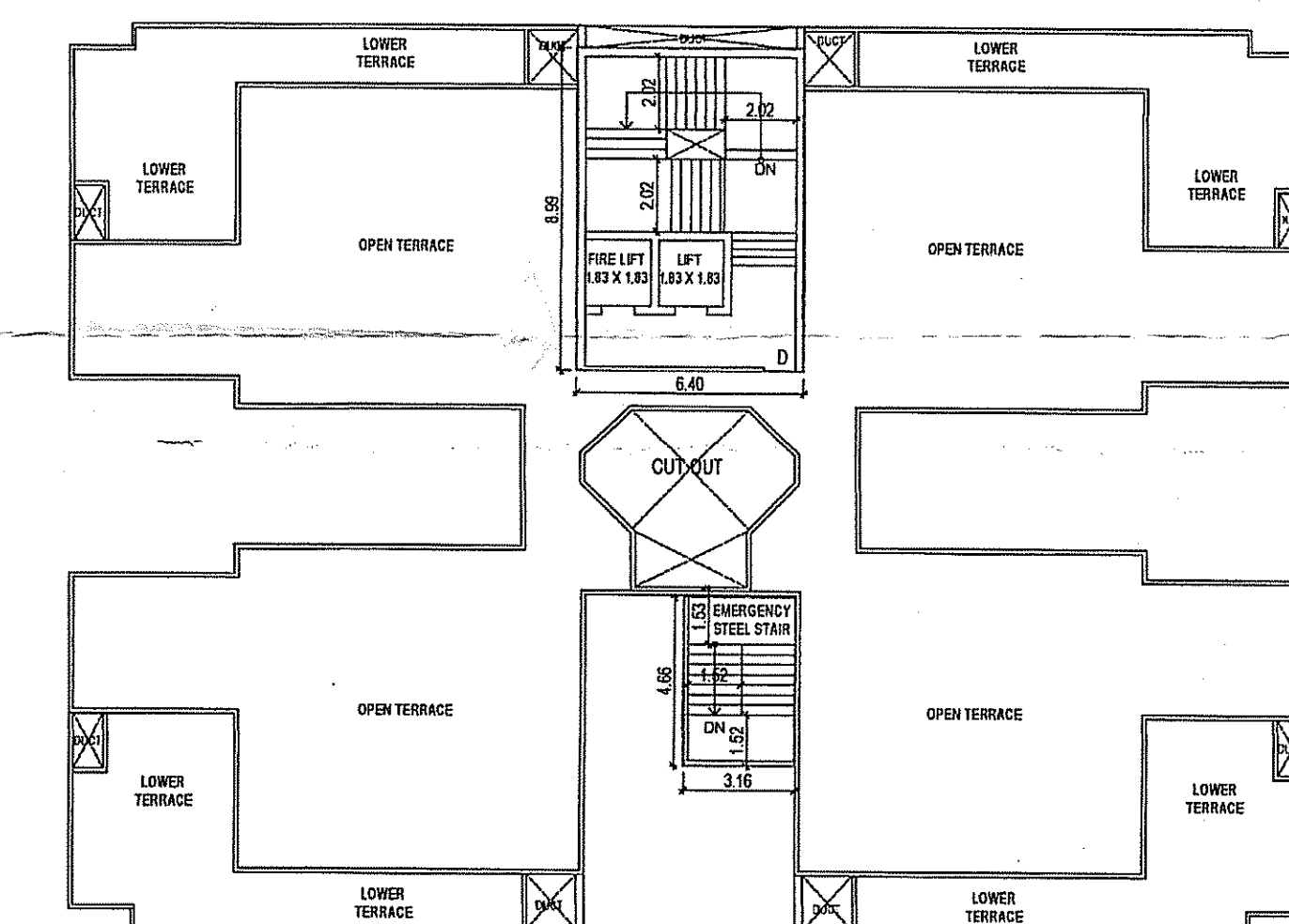
સુબિ. ઇન્જિનિયરશ્રી ના હસ્તાક્ષર

UPPER BASEMENT PLAN

BUILT UP AREA = 140.35 SQ.MT.
 F.S.I. AREA = 99.00 SQ.MT.
 PARKING AREA = 1197.23 SQ.MT.

LOWER BASEMENT PLAN

BUILT UP AREA = 140.35 SQ.MT.
 F.S.I. AREA = 99.00 SQ.MT.
 PARKING AREA = 1194.27 SQ.MT.



STAIR CABIN PLAN

BUILT UP AREA = 97.55 + 14.74 = 112.29 SQ.MT.
 F.S.I. AREA = 99.00 SQ.MT.

NOTE : ALL DIMENSIONS ARE IN 1.00 CM = 2.00 METER SCALE

SIGNATURE OF OWNERS / BUILDERS.

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

SIGNATURE OF ARCHITECTS-ENGINEERS

Talib Patel
TALIB PATEL

CHARTERED ARCHITECT
 CA/750/1019

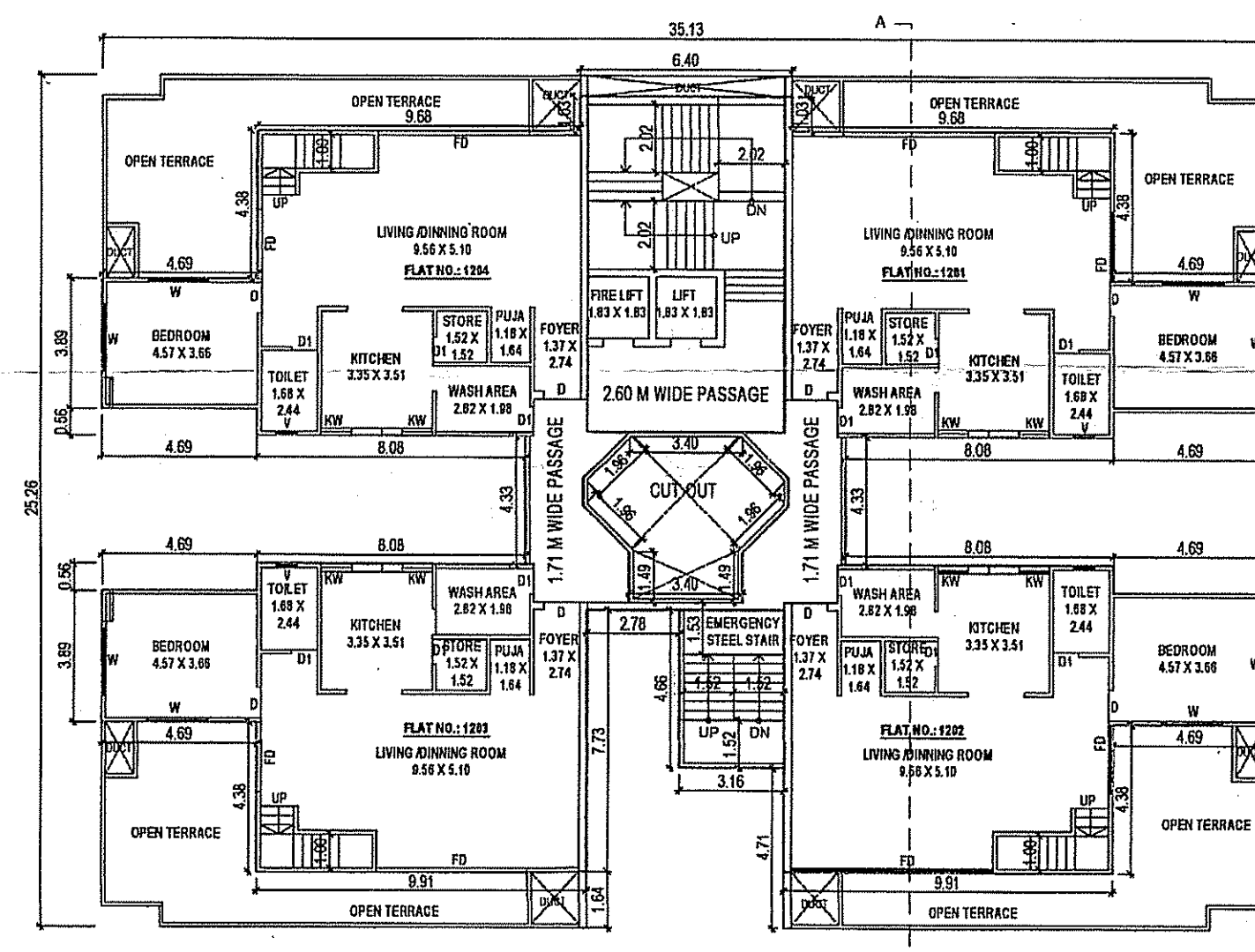
TALIB PATEL ASSOCIATES

"GALAV" 3rd Floor, Nr. Sardar Patel's Statue,
 Sayajigunj, Vadodara-390020

V.M.S.S. LIC.NO.CA/AOR/12/2019-2023

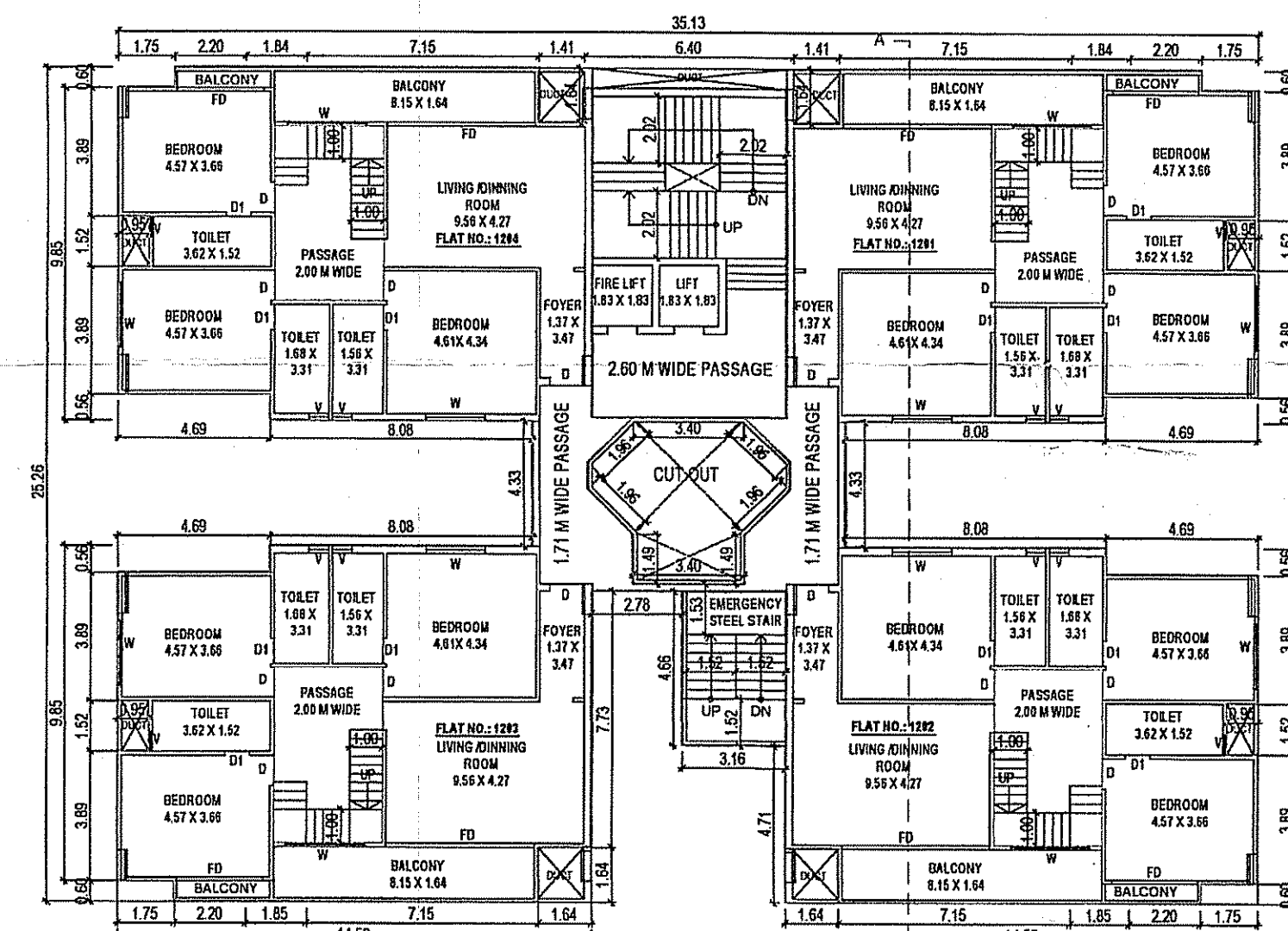
VUDA LIC.NO.CA/AOR/220/2018-2023

SCHEDULE OF OPENING	
R.S.	R.S. 2.50 X 2.40
SD	SD 1.71 X 2.10
DOORS	D 1.07 X 2.10
	D1 0.90 X 2.10
	D2 0.75 X 2.10
WINDOWS	SW 1.81 X 1.95
	W1 0.75 X 0.90
	W2 1.20 X 1.20
VENTS	V 0.60 X 0.60



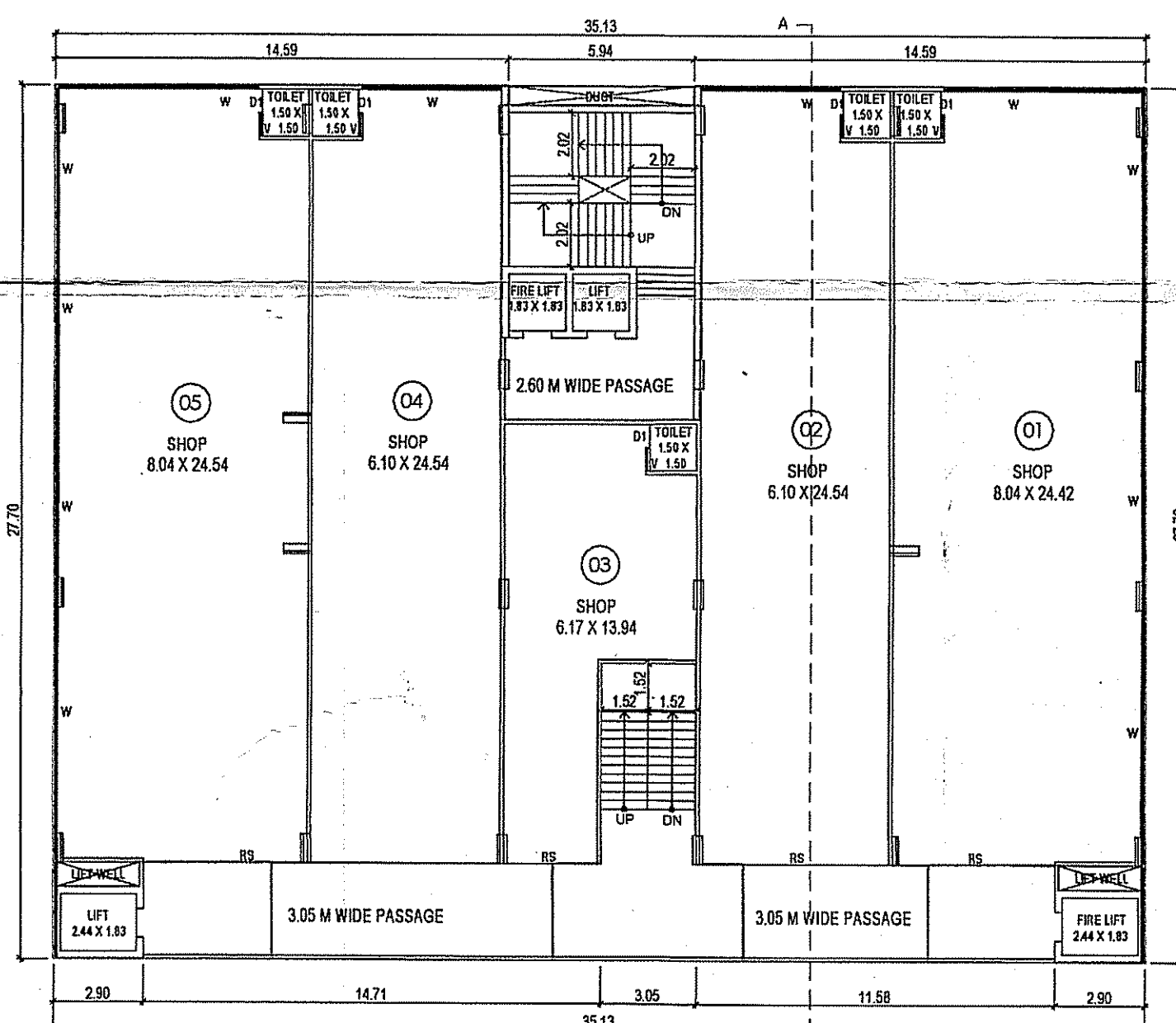
13th FLOOR PLAN [PENT HOUSE - UPPER LEVEL] [RESIDENTIAL]

BUILT UP AREA : 529.66 - 23.30 (CUT OUT) = 14.74 (EMERGENCY STAIR) = 521.04 SQ.MT.
 F.S.I. AREA : 521.10 - 59.32 (STAIR - LIFT) - 14.74 (EMERGENCY STAIR) = 447.04 SQ.MT.



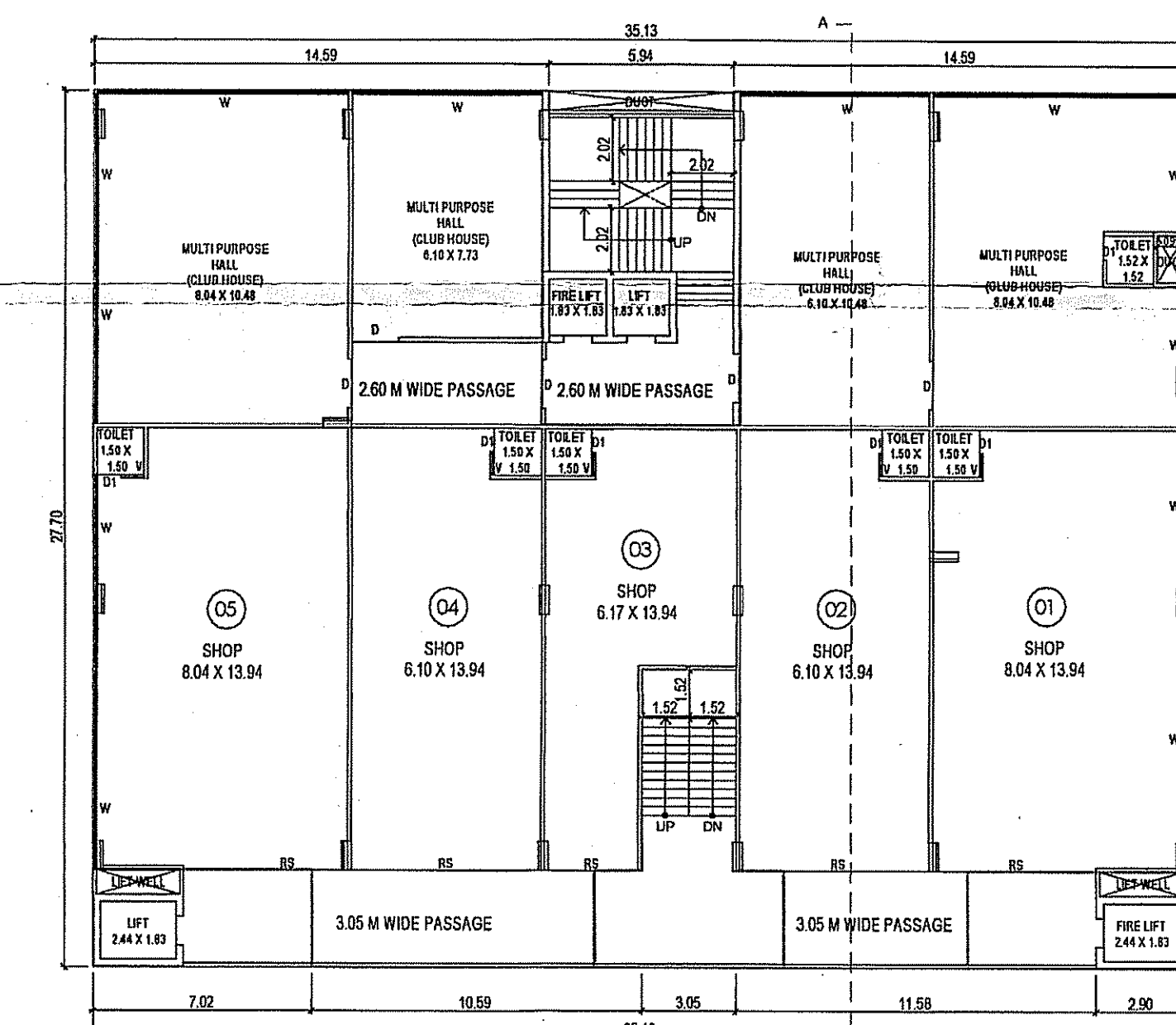
12th FLOOR PLAN [PENT HOUSE - LOWER LEVEL] [RESIDENTIAL]

BUILT UP AREA : 569.60 - 23.30 (CUT OUT) = 14.74 (EMERGENCY STAIR) = 579.04 SQ.MT.
 F.S.I. AREA : 578.04 - 59.32 - (17.75 X 4) (STAIR - LIFT) - 14.74 (EMERGENCY STAIR) = 523.99 SQ.MT.



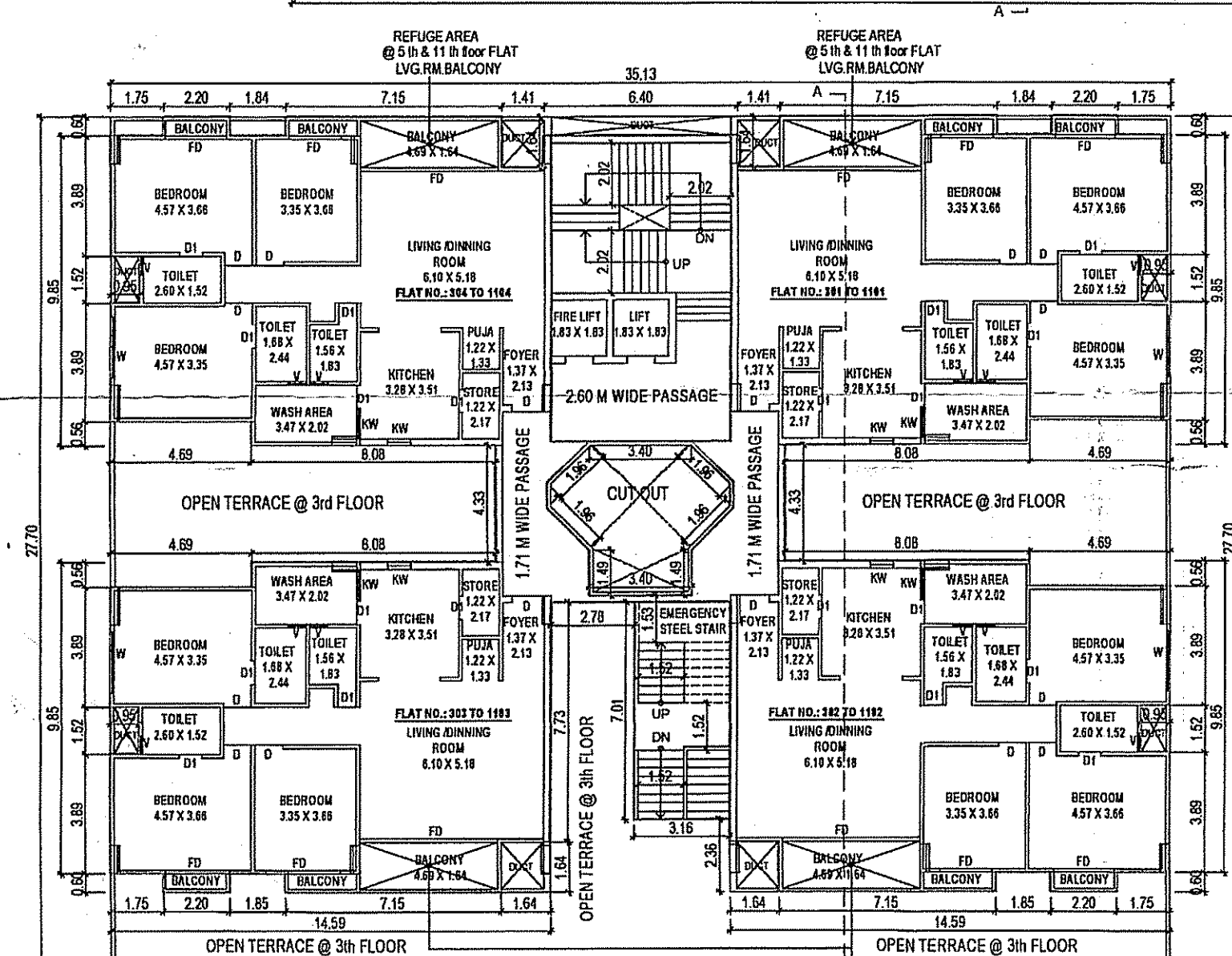
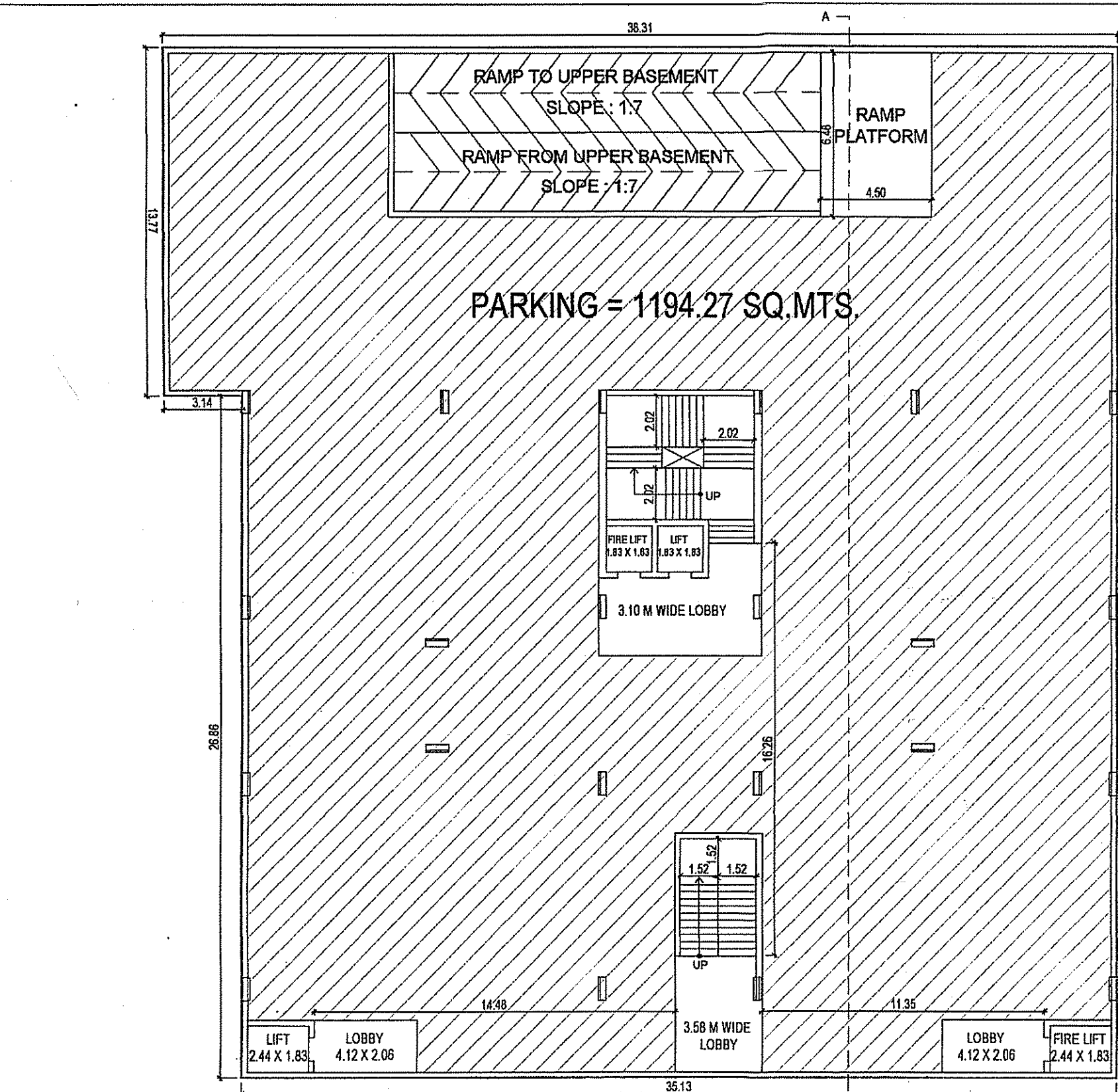
1st FLOOR PLAN [COMMERCIAL]

BUILT UP AREA : 967.99 SQ.MT.
 F.S.I. AREA : 967.93 - 21.38 - 37.93 + 63.90 (STAIR - LIFT) = 923.34 SQ.MT.



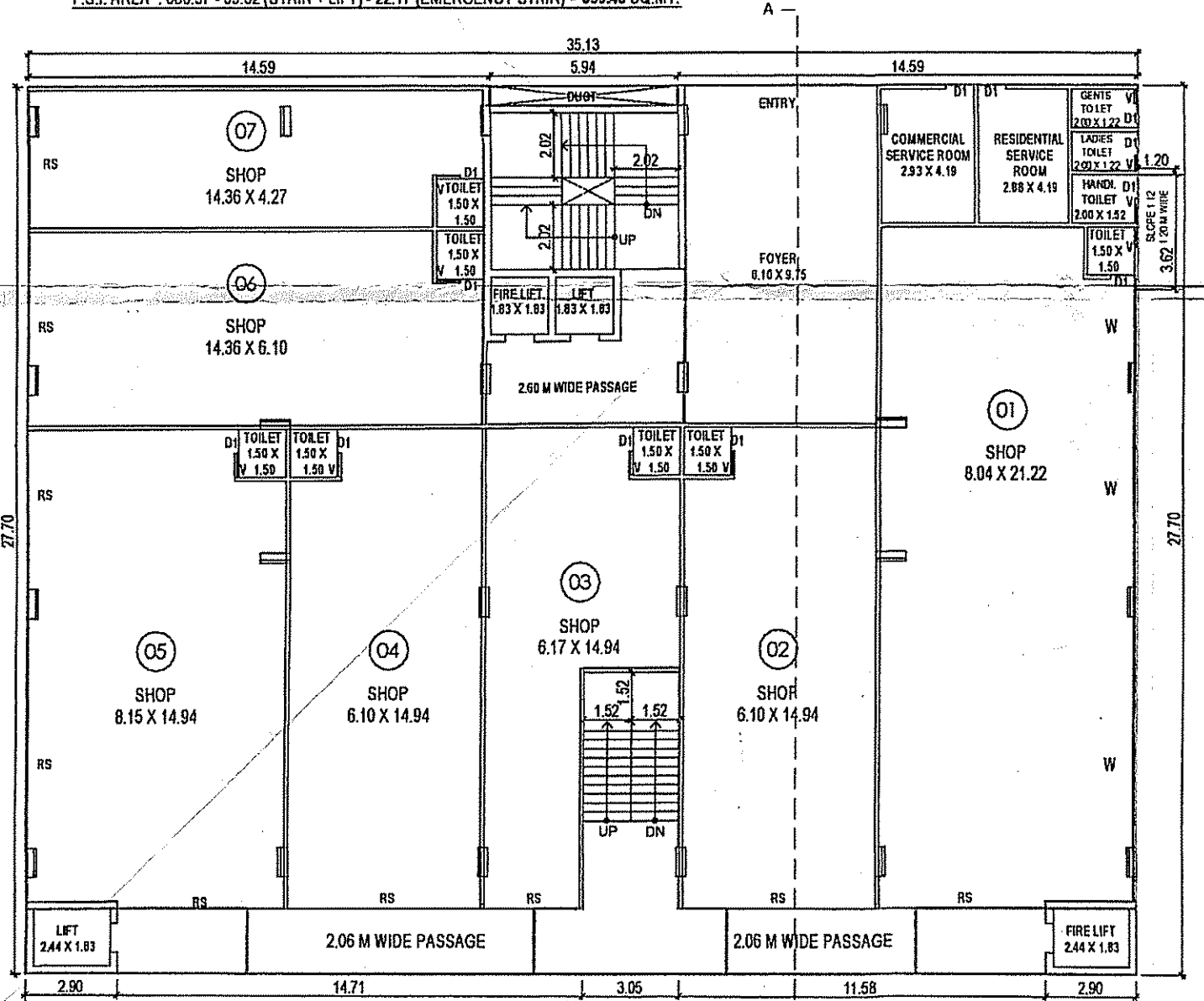
2nd FLOOR PLAN [RESI-COMM]

BUILT UP AREA : 967.99 SQ.MT.
 F.S.I. AREA : 967.93 - 21.38 - 37.93 + 63.90 (STAIR - LIFT) = 923.34 SQ.MT.



TYPICAL FLOOR PLAN [3rd to 11th FLOOR] [RESIDENTIAL]

BUILT UP AREA : 682.10 - 23.30 (CUT OUT) - 22.17 (EMERGENCY STAIR) = 636.63 SQ.MT.
 F.S.I. AREA : 680.97 - 59.32 (STAIR - LIFT) - 22.17 (EMERGENCY STAIR) = 599.48 SQ.MT.



GROUND FLOOR PLAN [COMMERCIAL]

BUILT UP AREA : 969.38 SQ.MT.
 F.S.I. AREA : 969.38 - (14.43 + 14.43 + 35.26 + 63.90) (STAIR - LIFT) = 841.38 SQ.MT.

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3/3

SIGNATURE OF OWNERS / BUILDERS.

SIGNATURE OF ARCHITECTS-ENGINEERS

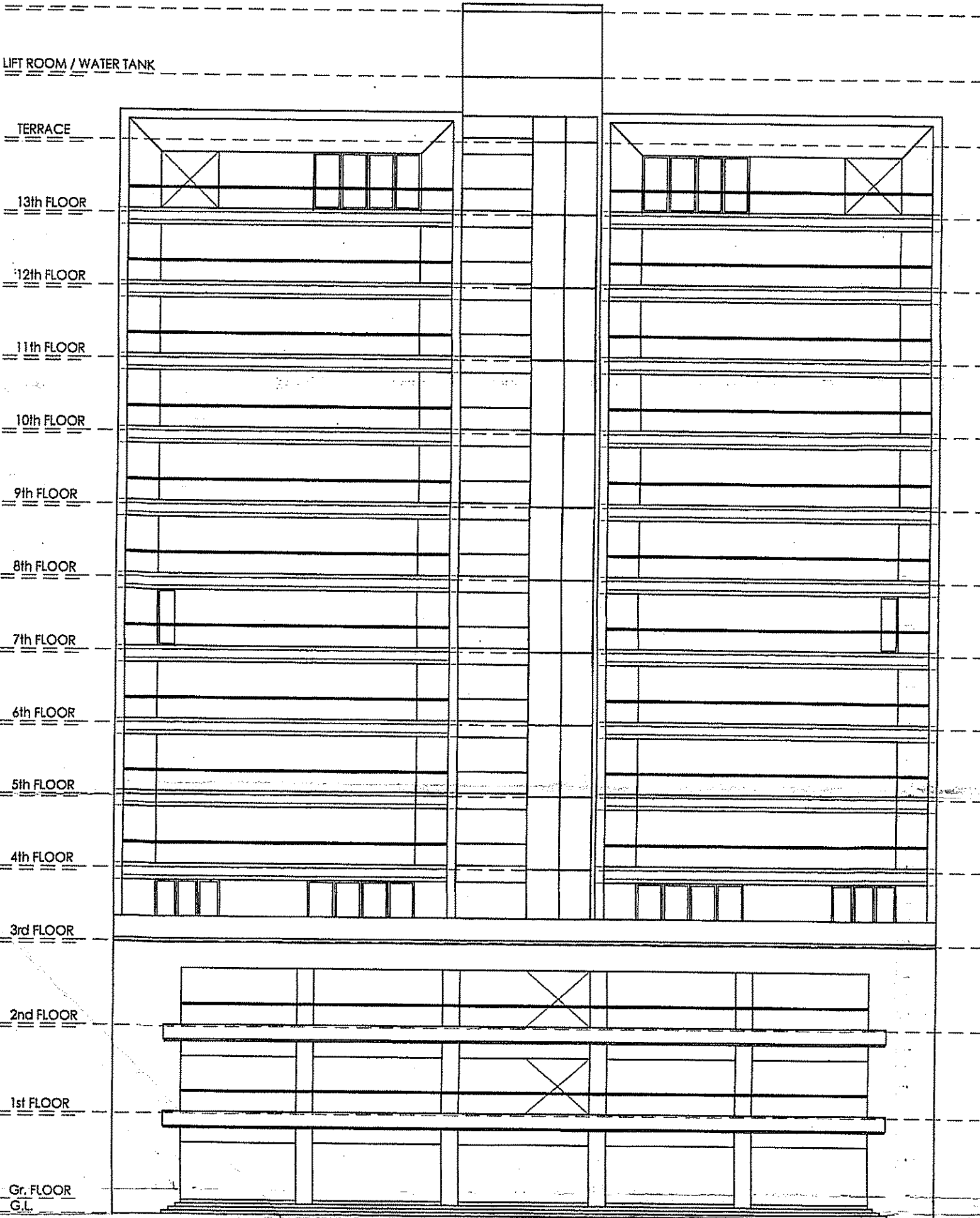
[Signature]
Owner / Builder / Organisator / Developer
or Authorised Agent of Owner

[Signature]
TALIB F.E.
CHARTERED ARCHITECT
CA/75/01019
TALIB PATEL ASSOCIATES
"GALAV" 3rd Floor, Nr. Sardar Patel's Statue,
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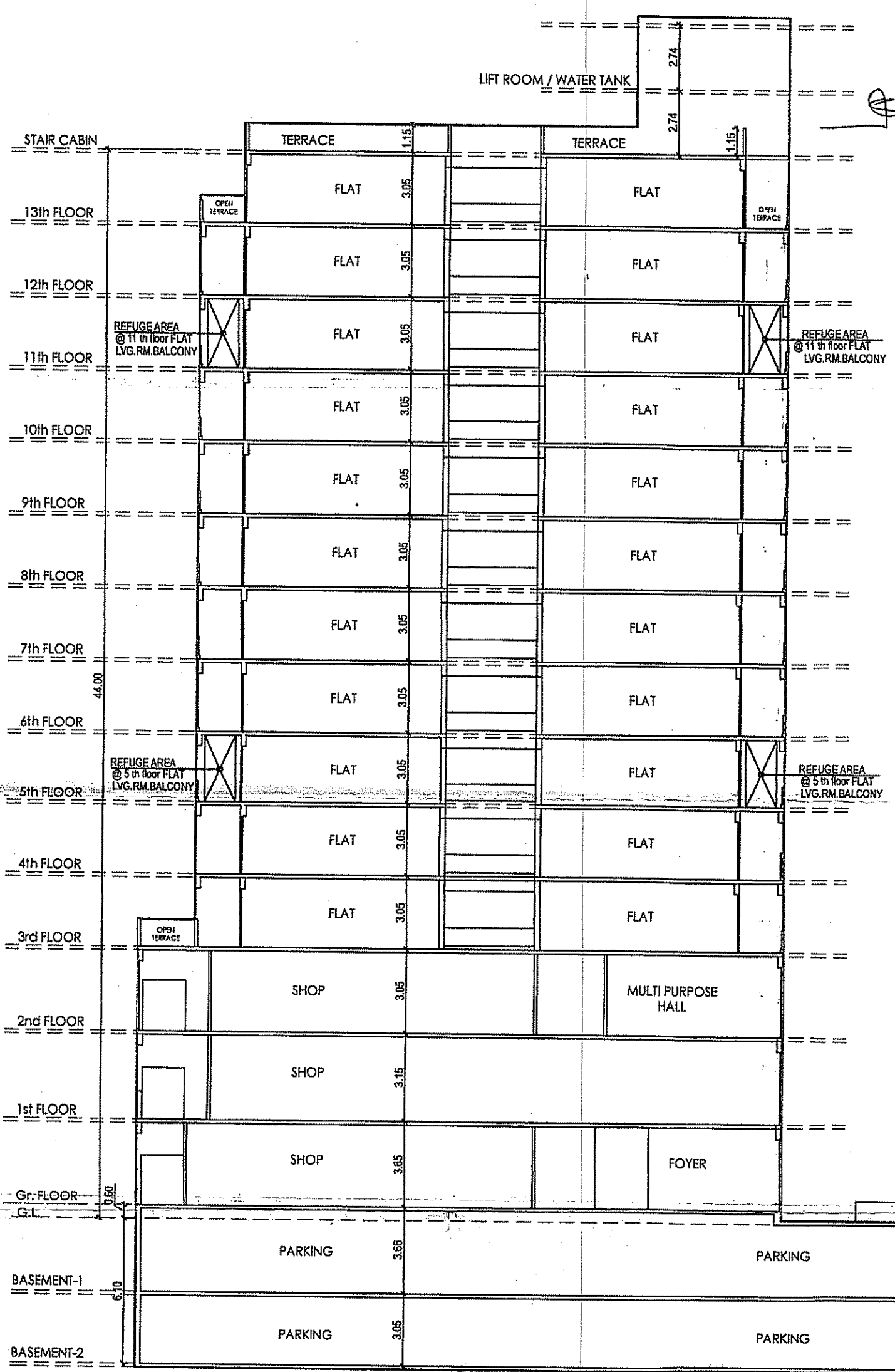
Approved Subject to Condition laid
Down in Building Permission.

Plot No. 08
Order No. HB-29/29-22
Date 22-10-2021

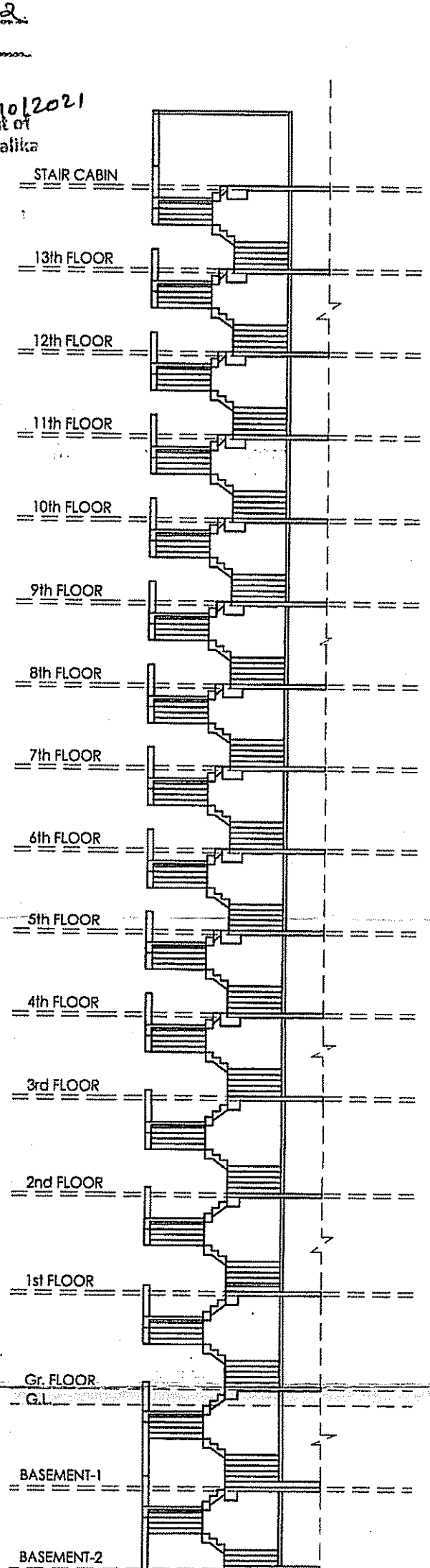
[Signature]
Dy. Town Development Officer
Vadodara Mahanagar Palika
22/10/2021 85481



ELEVATION



SECTION A-A



STAIR-LANDING DETAILS

NOTE : ALL DIMENSIONS ARE IN 1.00 CM = 2.00 METER SCALE