

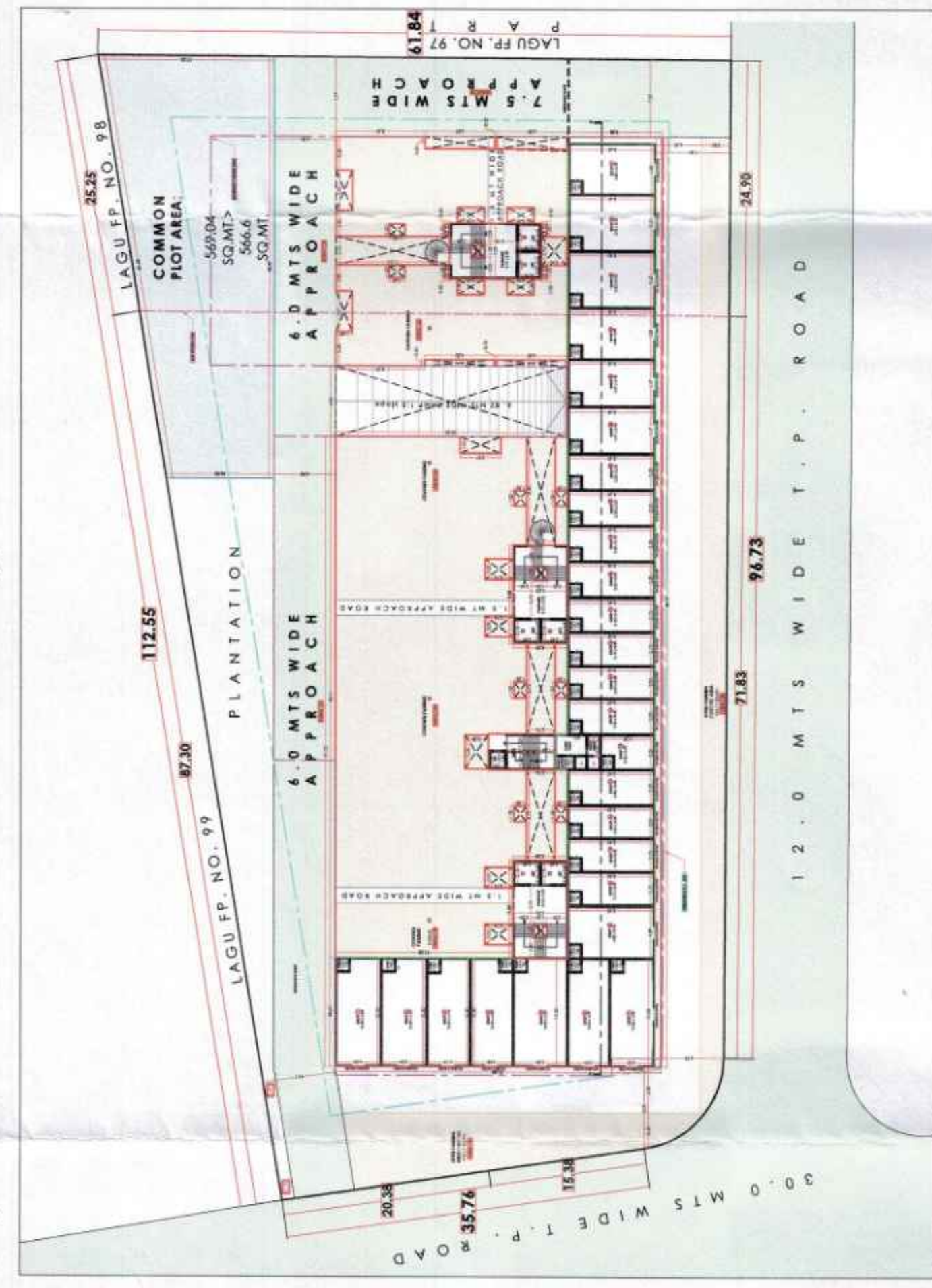
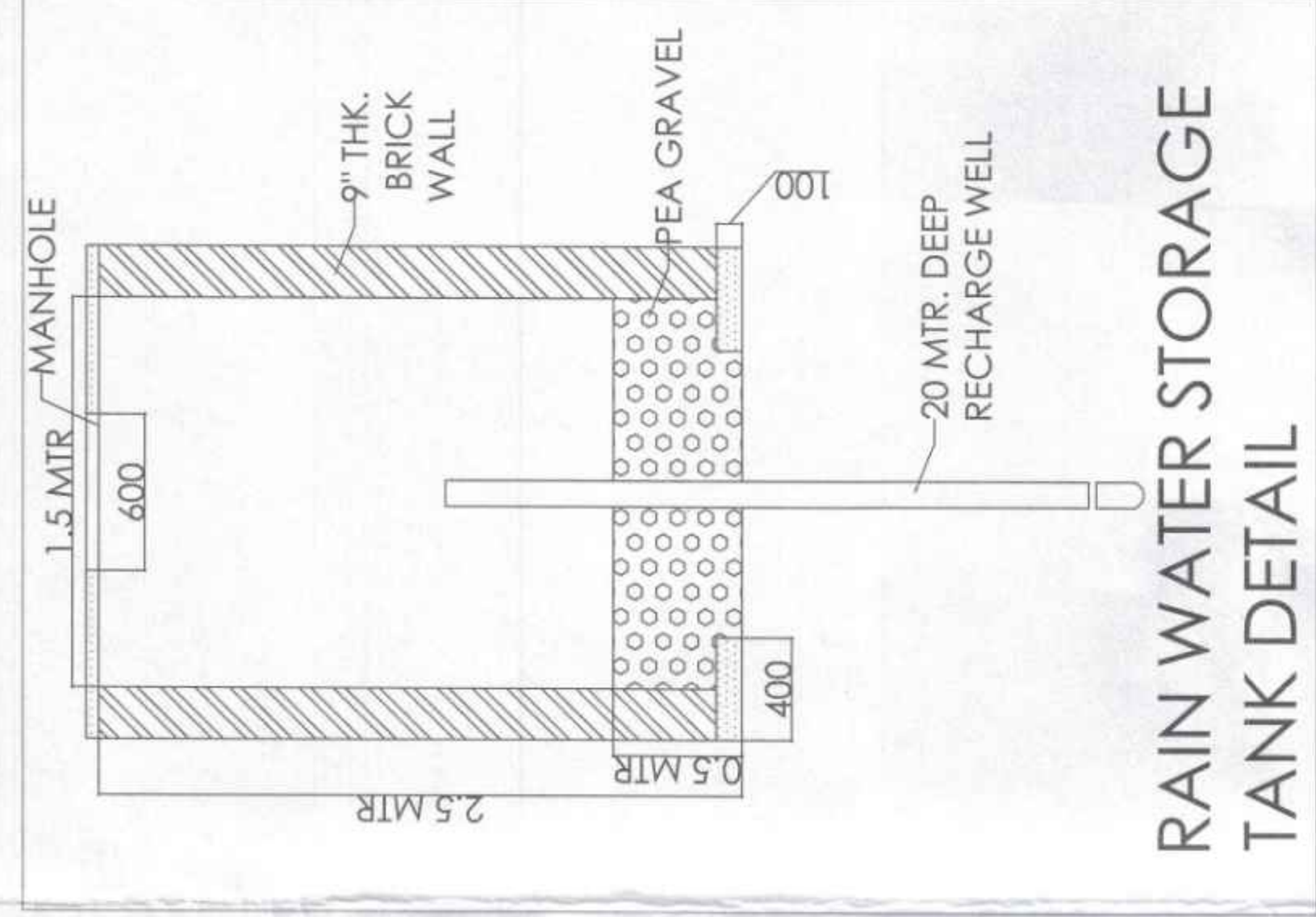
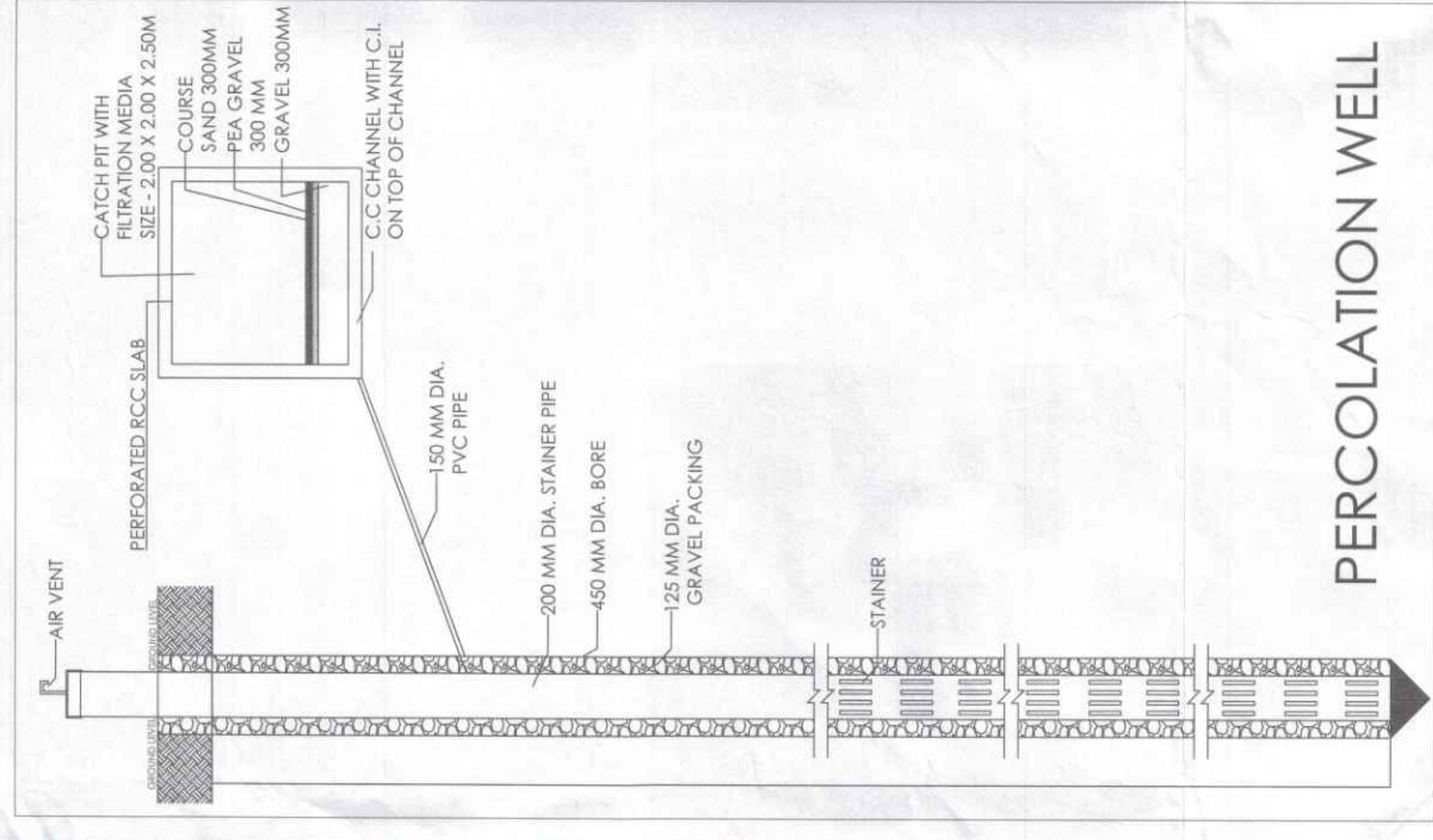


PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT LAYOUT PLAN & BASEMENT FLOOR PLAN ON F.P. NO. 85-2, BLOCK NO. 580, OLD SURVEY NO. 641-642 AND 50% OF AREA OF F.P. 97, BLOCK NO. 583, OLD SURVEY NO. 645, T.P.S. NO. 5 (BHAYLI - BIL - SAMIYALA), TA. & DIST. VADODARA

02/05

Approved By:    
 Date: 02/05/2023   
 Project No: HB-CC-122-23   
 Etd: 28/12/23

Dr.    
 Date: 02/05/2023   
 Project No: HB-CC-122-23   
 Etd: 28/12/23

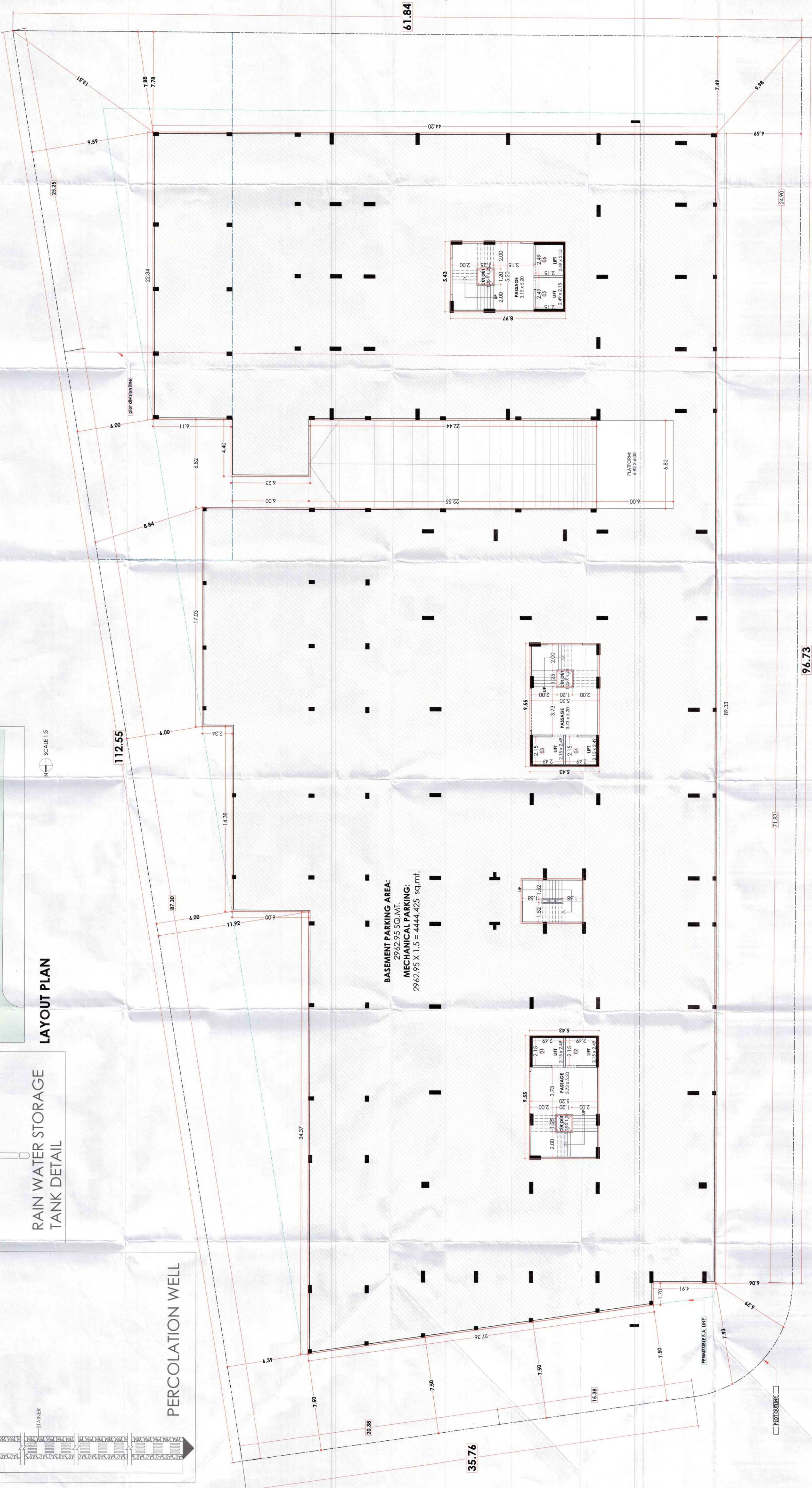


LAYOUT PLAN

SCALE 1:5

RAIN WATER STORAGE TANK DETAIL

PERCOLATION WELL



BASEMENT PARKING AREA:  
2962.95 SQ.MT.  
MECHANICAL PARKING:  
2962.95 X 1.5 = 4444.425 sq.mt.

BASEMENT FLOOR PLAN

B.A. AREA: 3210.62 SQ.MT.

F.S.I AREA: 0.00 SQ.MT.

SCALE 1:100

BASEMENT PARKING AREA: 2962.95 SQ.MT.

BASEMENT PARKING AREA X 1.5 : 4444.425 SQ.MT. (MECHANICAL PARKING)



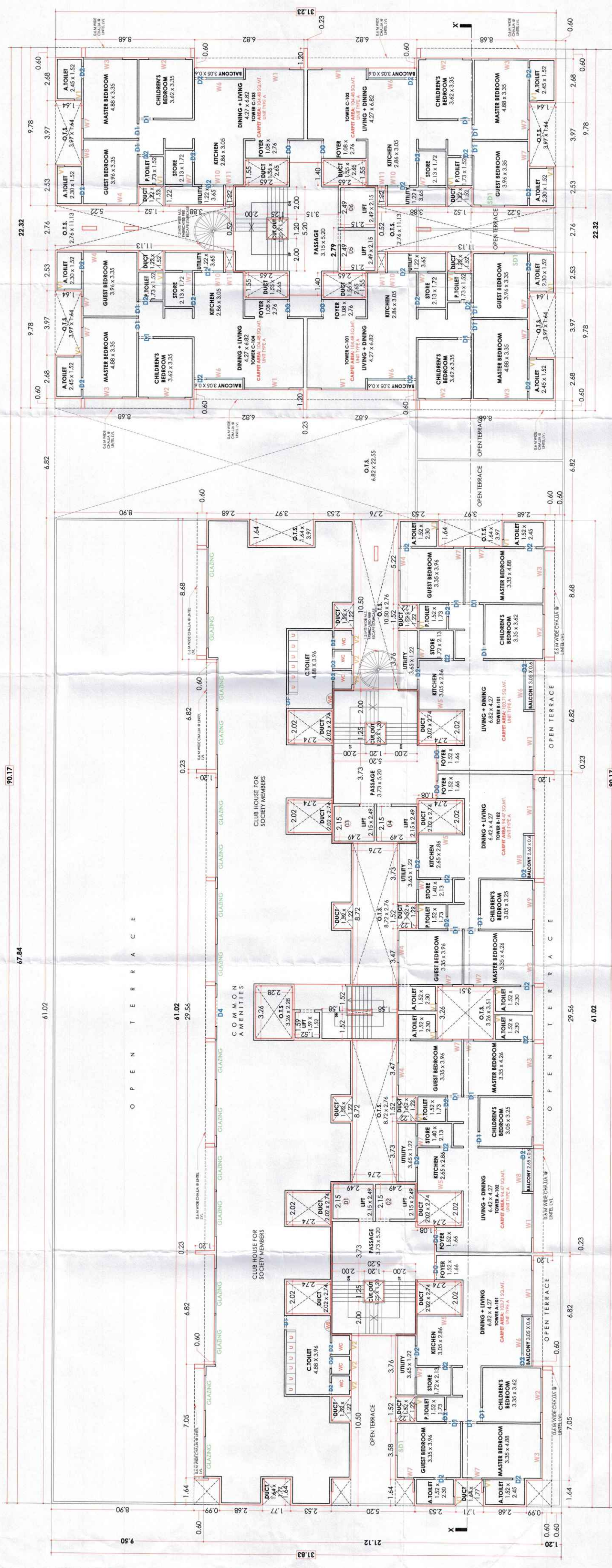
Architect / Engineer / Surveyor  
V.M.C. Registration No. VMCA/AOR/30/18-23  
Name : Ar. Anil Srivastava  
Address :

| SIGNATARY                                                                           |  | EVEREST CONSTRUCTION CO.                                                            |  |
|-------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|
|  |  |  |  |
| PROJECT                                                                             |  | PROJECT                                                                             |  |
| TITLE                                                                               |  | TITLE                                                                               |  |
| DATE                                                                                |  | DATE                                                                                |  |
| SCALE                                                                               |  | SCALE                                                                               |  |
| ISSUE ON                                                                            |  | ISSUE ON                                                                            |  |

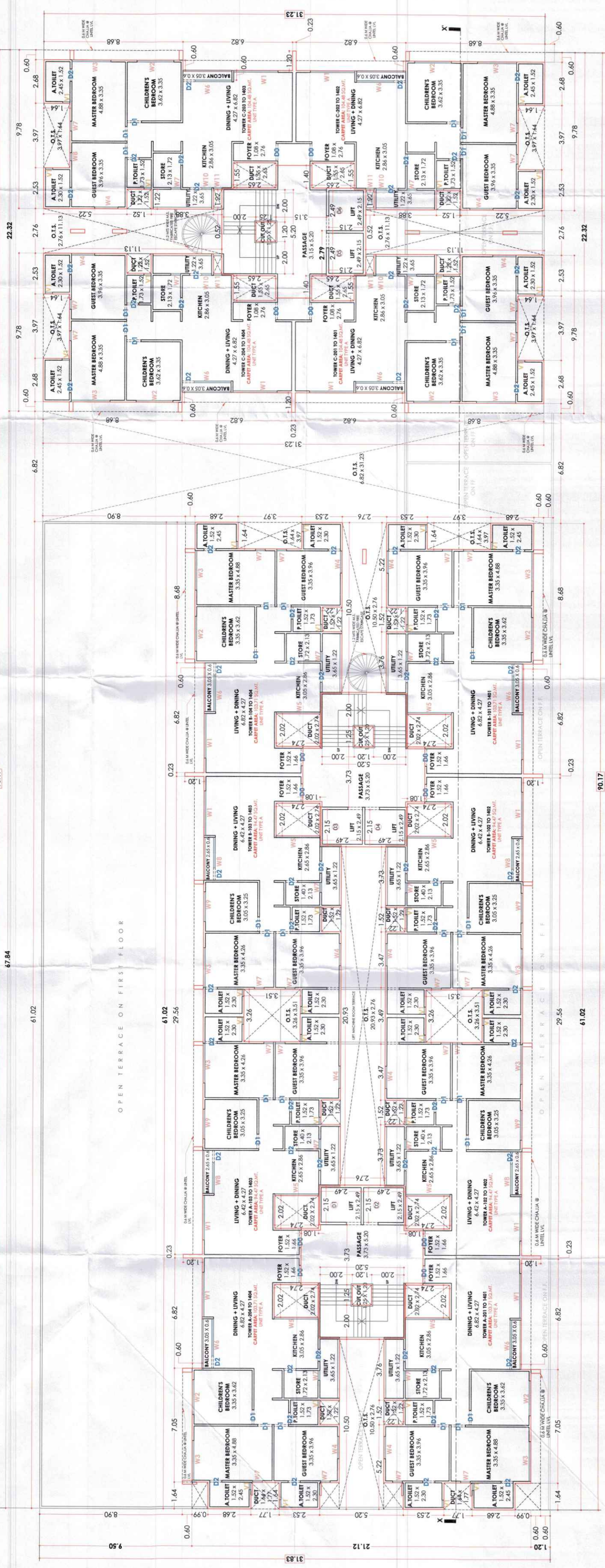
MODI SRIVASTAVA & ASSOCIATES  
ARCHITECTS  
INTERIOR DESIGNERS  
HUMAN RESOURCE  
OLD PANDRA ROAD, VADODARA - 39  
PH. 2250057 / 2250053  
Email: modisrivashtava@yahoo.co.in@gmail.com

PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT FIRST & TYPICAL FLOOR PLANS ON F.P. NO. 85-2, BLOCK NO. 580, OLD SURVEY NO. 641-642 AND 50% OF AREA OF F.P. 97, BLOCK NO. 583, OLD SURVEY NO. 645, T.P.S. NO. 5 (BHAYLI - BIL - SAMIYALA), TA. & DIST. VADODARA

03/05



**FIRST FLOOR PLAN** SCALE 1:100  
B.A. AREA: 1023.26 + 527.98 + 4.70 = 1555.94 SQ.MT.  
F.S.I AREA: 895.73 + 474.71 = 1370.43 SQ.MT.  
STRUCTURE: 4.70 SQ.MT.  
STAIR & LIFT: 180.81 SQ.MT.



**TYPICAL FLOOR PLAN (2 TO 14)**  
B.A. AREA: 1009.86 + 527.98 + 4.70 = 1542.54 SQ.MT.  
F.S.I AREA: 897.17 + 474.71 = 1371.88 SQ.MT.  
STAIR & LIFT: 165.96 SQ.MT. STRUCTURE: 4.70 SQ.MT.

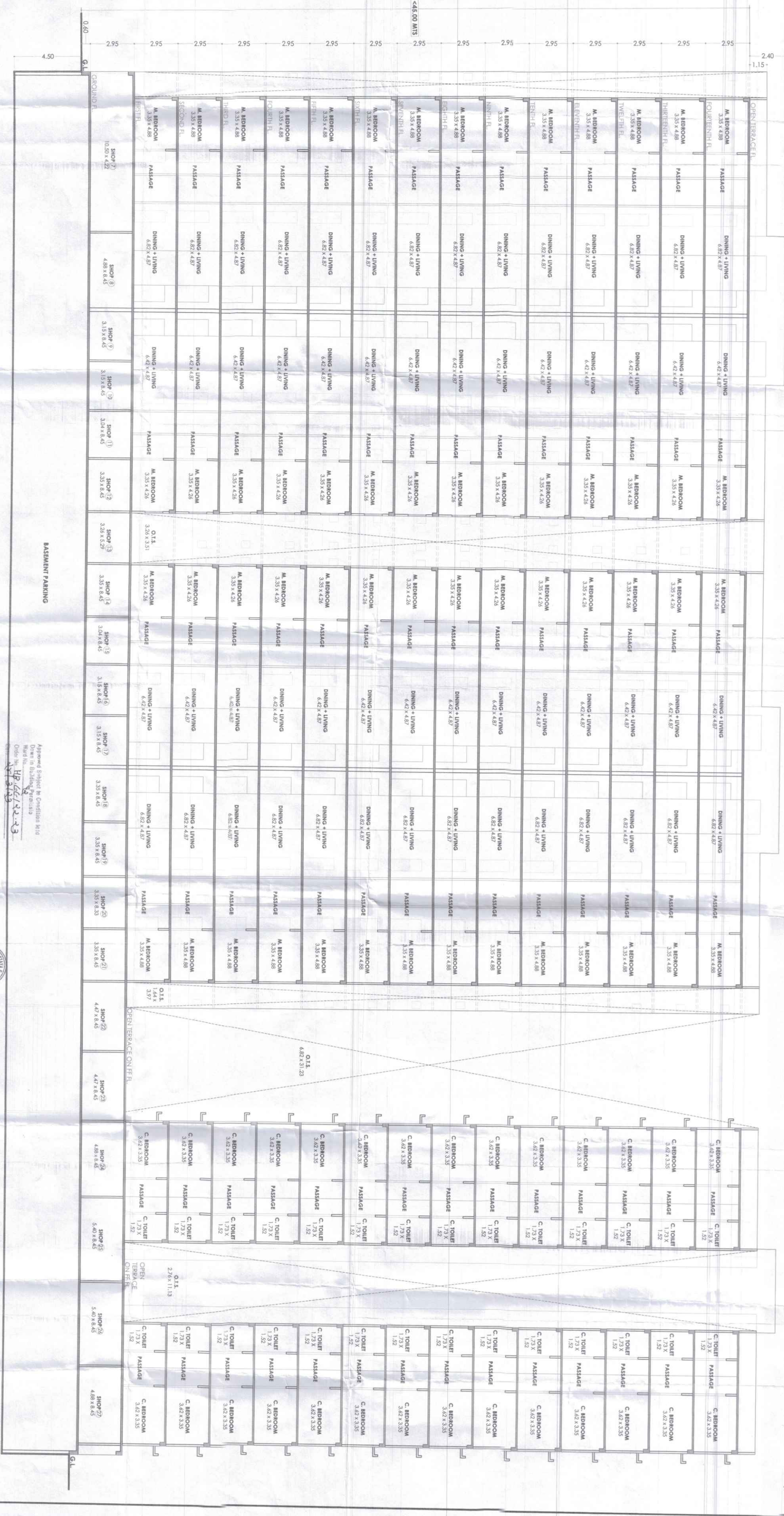
**SIGNATURES**

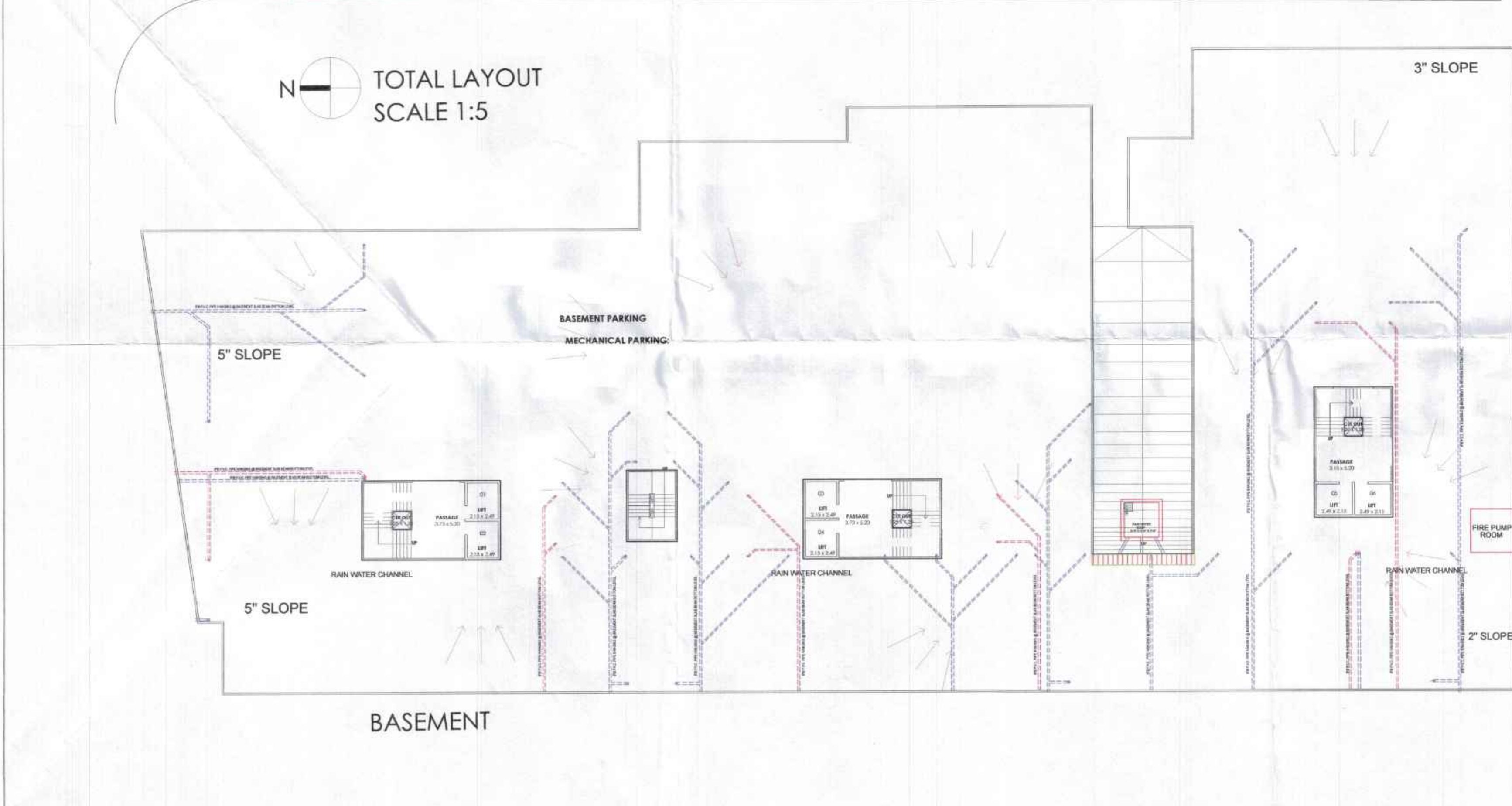
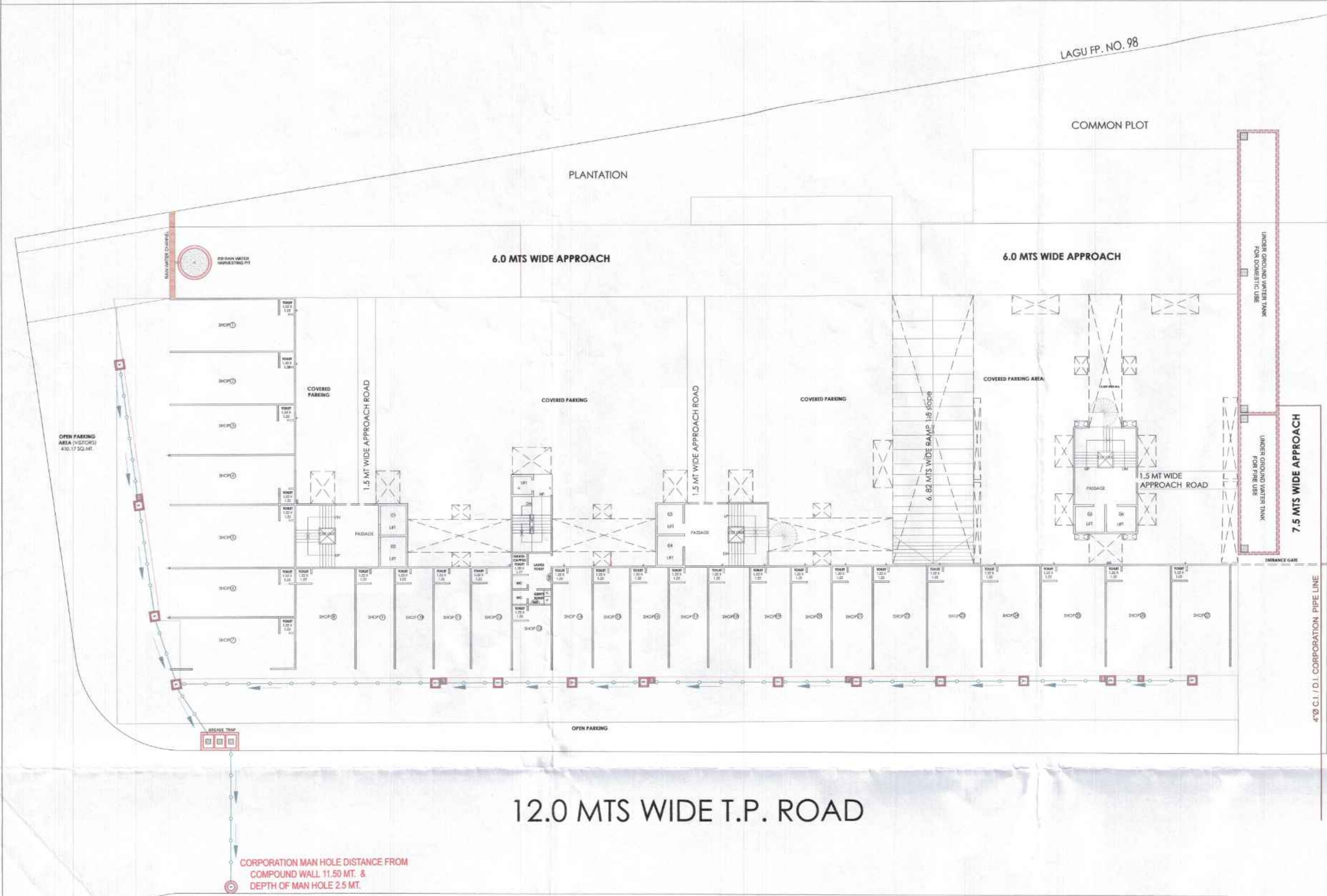
Architect / Engineer / Surveyor,  
V.M.C. Registration No. VMC-CA/ACR/30/18-23.  
Name : Ar. Anil Sivastava  
Address :

**CLIENT** EVEREST CONSTRUCTION CO.  
**PROJECT** EVEREST ANARA  
**TITLE** FIRST FLOOR & TYPICAL FLOOR  
PLAN CORPORATION DRAWING.  
**DRG. NO.** 03  
**DRN. BY.** MAREVI  
**DATE** 16/09/22  
**SCALE** 1:100  
**ISSUE ON**

**ARCHITECTS**  
MODI SRIVASTAVA & ASSOCIATES  
16-MANISHA, MANISH CHAR RASTA,  
OLD P.D.A. ROAD VADODARA - 20  
E-mail: modisrivastava@yahoo.co.in@gmail.com



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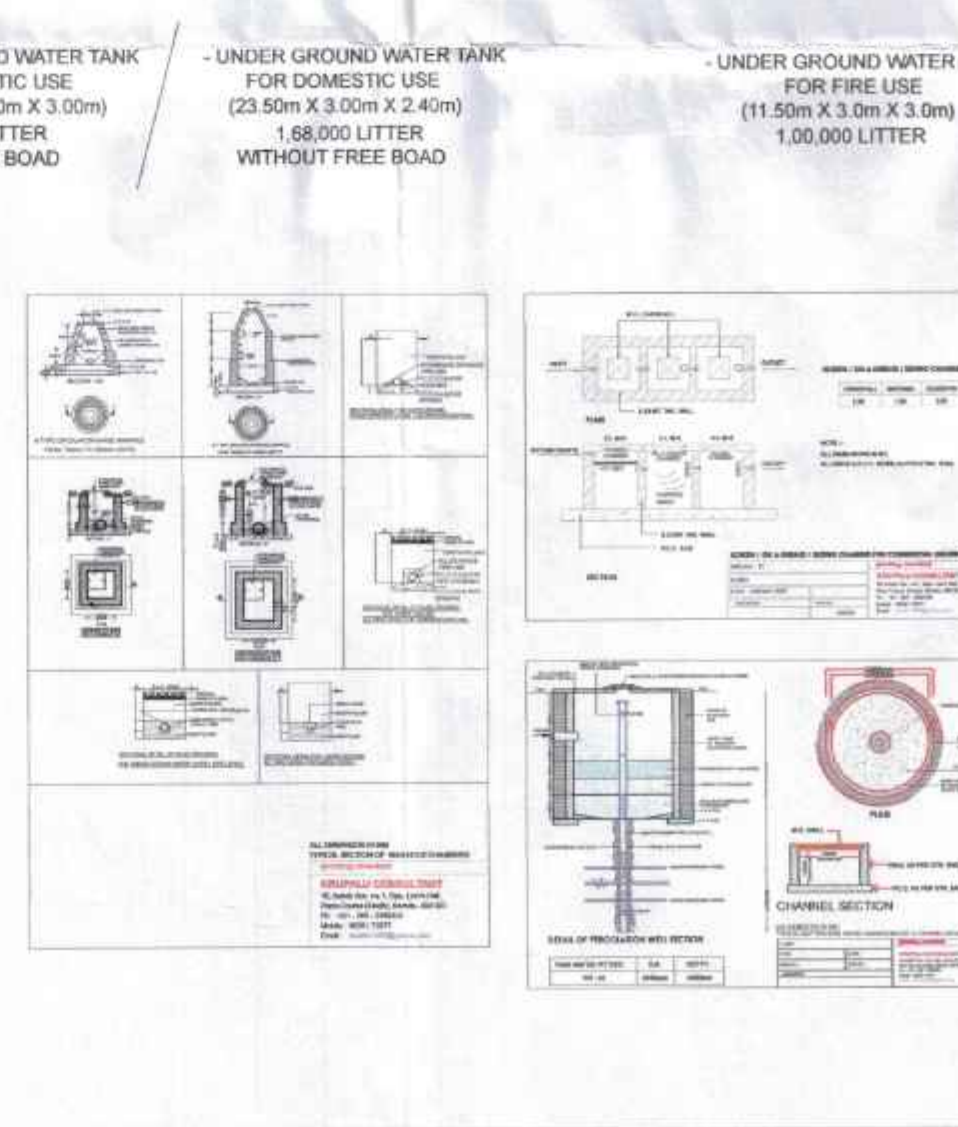
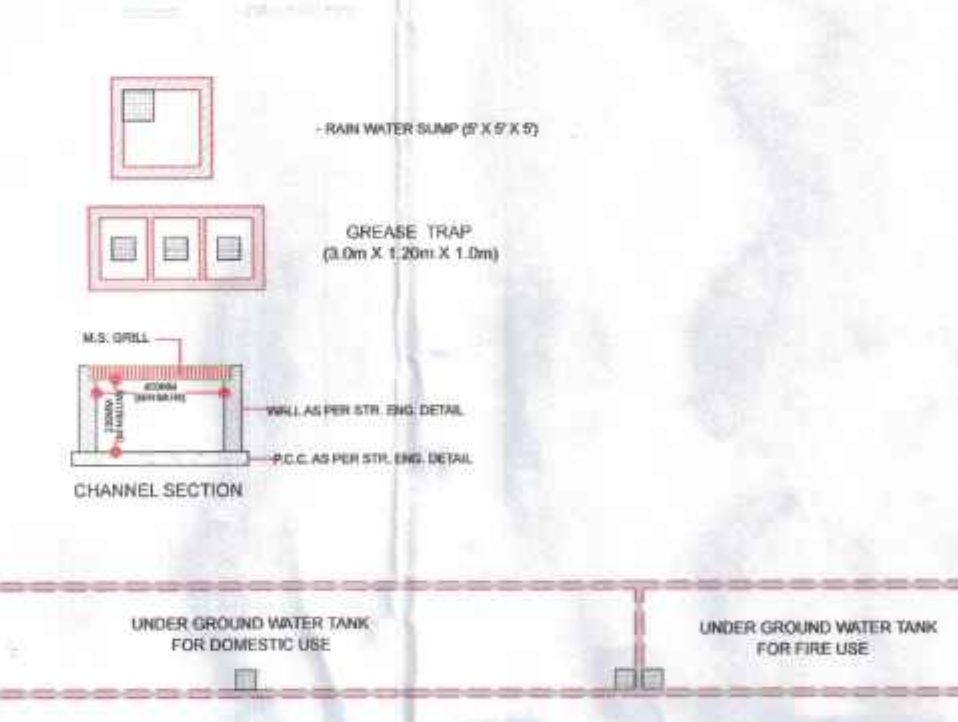
PLOT DIVISION PLAN  
SCALE 1CM=10MTS

**SANITATION REQUIREMENTS FOR COMMERCIAL USE (GROUND ONLY)**  
Total Carpet Area of Ground Floor = 948.52 sq.mt.  
For business, requirement is to consider 1 User per 4.00 sq.mt. of Carpet Area.  
Therefore, total no. of Users = 948.52/4 = 237.145 = 238 No. of Users  
URINALS REQUIRED (101/500) = 1 Urinal Per 50 Male Users  
So For 233 Users Required Urinals = 238/50 = 4.76 Urinals = 5 No. of Urinals  
URINALS PROVIDED : 27 (1 PER SHOP)  
WATER CLOSET (W.C.) REQUIRED (101/500) : 1 W.C. Per 50 Users  
So For 233 Users Required Urinals = 238/50 = 4.76 W.C. = 5 No. of W.C.  
WATER CLOSET PROVIDED : 27 (1 PER SHOP)  
MIN. REQ. COMMON SANITATION = 25% OF TOTAL REQ. SANITATION  
FOR URINALS 25% OF 5 = 1.25 = 2 URINALS  
FOR W.C. 25% OF 5 = 1.25 = 2 W.C.  
PROVIDED COMMON SANITATION = 4 URINALS > 2 URINALS = 4 W.C. > 2 W.C.  
PROVIDED COMMON SANITATION FOR HANDICAPPED = 1

**TREE PLANTATION CALCULATIONS**  
Total Unit Area of land = 5666 sq.mt.  
For 100 sq.mt., no. of tree required = 04  
Up to 500 sq.mt., 4 trees are required per 200 sq.mt.  
Therefore for next 400 sq.mt., no. of trees required = (400/200) \* 4 = 8  
Total no. of trees required for 500 sq.mt. = 12  
Beyond 500 sq.mt., 5 trees are required per 200 sq.mt.  
= Remaining Area of land x 5 = (5666 - 500) x 5 = 26830  
= 26830/200 = 134.15 = 135  
Total no. of trees for remaining area = 135  
TOTAL NO. OF TREES REQ. FOR PLANTATION = 147  
TOTAL NO. OF TREES PROVIDED = 145

**SOLID WASTE BIN CALCULATIONS**  
Provided Solid Waste Bin @ 80 lit. capacity.  
For Commercial Use  
100.00 sq.mt. of floor area @ 20.00 lit. capacity  
Floor area for commercial = 948.52 sq.mt.  
Req. no. of bins = 199.134/80 = 2.48 = 3 nos. of bins  
SOLID WASTE BINS PROVIDED (ONLY COM.) = 3  
For Residential Use  
10.00 lit. capacity per dwelling unit  
Total no. of dwelling units = 164  
Req. no. of bins = 1640/80 = 20.5 = 21 no. of bins  
SOLID WASTE BINS PROVIDED (ONLY RES.) = 21

**LIFT REQ. CALCULATION**  
TOTAL NO. OF RES. UNITS (EXCLUDING GF + 2 UPPER FLOORS) = 12 (NO. OF UNITS PER FLOOR) X 12 (NO. OF FLOORS) = 144  
NO. OF LIFTS REQ. (1 PER 30 UNITS) 144/30 = 4.8  
PROVIDED NO. OF LIFTS: 6 > 5



| LAND STATEMENT                                      |                |
|-----------------------------------------------------|----------------|
| F.P. 85/2 AREA (BLOCK NO. 580)                      | 4179.00 SQ.MT. |
| F.P. 97/PAIKI AREA (BLOCK NO. 583 PAIKI NORTH SIDE) | 1487.00 SQ.MT. |
| TOTAL AREA FOR PLANNING                             | 5666.00 SQ.MT. |

| F.S.I CALCULATION                |                                                      |
|----------------------------------|------------------------------------------------------|
| REGULAR F.S.I. PERMISSIBLE (1.8) | 10198.80 SQ.MT.                                      |
| PREMIUM F.S.I. PERMISSIBLE (1.8) | 10198.80 SQ.MT.                                      |
| TOTAL F.S.I. PERMISSIBLE (3.6)   | 20397.60 SQ.MT.                                      |
| TOTAL F.S.I. USED (3.56 < 3.6)   | 20214.88 SQ.MT. < 20397.60 SQ.MT.                    |
| PREMIUM F.S.I. AREA USED         | USED F.S.I. - PERM. REG. F.S.I.<br>= 10016.08 SQ.MT. |

| GROUND FLOOR PARKING AREA    |                 |
|------------------------------|-----------------|
| COVERED PARKING AREA 1:      | 91.02 SQ.MT.    |
| COVERED PARKING AREA 2:      | 540.51 SQ.MT.   |
| COVERED PARKING AREA 3:      | 326.08 SQ.MT.   |
| COVERED PARKING AREA 4:      | 437.05 SQ.MT.   |
| OPEN PARKING AREA:           | 410.17 SQ.MT.   |
| TOTAL PARKING AREA ON G.F.:  | 1804.83 SQ.MT.  |
| BASEMENT PARKING AREA        |                 |
| PARKING AREA :               | 2942.95 SQ.MT.  |
| PARKING AREA X 1.5           | 4414.425 SQ.MT. |
| TOTAL PARKING AREA PROVIDED: | 6249.255 SQ.MT. |

| A AREA STATEMENT                                               | SQ.MT.   | L LIST OF DRAWINGS ATTACHED               |
|----------------------------------------------------------------|----------|-------------------------------------------|
| 1. Area of land plot/property as per record F.P. 85/2          | 4179.00  | NO. DESCRIPTION COPIES                    |
| Area of land plot/property as per record F.P. 97/PAIKI         | 1487.00  | 1. GROUND LAYOUT DRAWING 1                |
| Total Area of land plot/property as per record                 | 5666.00  | 2. BASEMENT & FIRST FLOOR PLANS 1         |
| Area of land plot/property as per site condition (T.P. SCHEME) | 5666.68  | 3. TYPICAL & 7TH, 10TH FLOOR PLANS 1      |
| 2. Deduction for                                               | ---      | 4. TERRACE FLOOR PLAN & DETAIL DRAWINGS 1 |
| a. Proposed Road                                               | ---      | 5. ELEVATION & SECTION 1                  |
| b. Any reservation                                             | ---      |                                           |
| c. Common Plot (REQ. 10%)                                      | 566.60   |                                           |
| Common Plot (PROVIDED)                                         | 569.04   |                                           |
| 3. Net Area of Building Unit for Planning                      | 5096.96  |                                           |
| 4. Permissible B.A.                                            | 3030.01  |                                           |
| 5A. Permissible Regular F.S.I. (1.8 X 5666)                    | 10198.80 |                                           |
| 5B. Permissible premium F.S.I. (1.8 X 5666)                    | 10198.80 |                                           |
| 5C. Total Permissible F.S.I. (3.6 X 5666)                      | 20397.60 |                                           |
| 6. Existing Building Area                                      | ---      |                                           |

| I. REFERENCE                                 |                                  |
|----------------------------------------------|----------------------------------|
| 1. Ground Floor                              | ---                              |
| 2. First Floor                               | ---                              |
| Total Existing Builtup Area                  | ---                              |
| 7. Proposed Builtup Area                     | ---                              |
| 8. Grand Total of Builtup Area on            | ---                              |
| 9. PROPOSED                                  | BUILT UP (SQ.MT.) F.S.I (SQ.MT.) |
| Basement Floor                               | 3210.62 ---                      |
| Ground Floor (commercial)                    | 2485.90 1010.01                  |
| First Floor (residential)                    | 1555.94 1370.43                  |
| Second Floor (residential)                   | 1542.54 1371.88                  |
| Third Floor (residential)                    | 1542.54 1371.88                  |
| Fourth Floor (residential)                   | 1542.54 1371.88                  |
| Fifth Floor (residential)                    | 1542.54 1371.88                  |
| Sixth Floor (residential)                    | 1542.54 1371.88                  |
| Seventh Floor (residential)                  | 1542.54 1371.88                  |
| Eighth Floor (residential)                   | 1542.54 1371.88                  |
| Ninth Floor (residential)                    | 1542.54 1371.88                  |
| Tenth Floor (residential)                    | 1542.54 1371.88                  |
| Eleventh Floor (residential)                 | 1542.54 1371.88                  |
| Twelfth Floor (residential)                  | 1542.54 1371.88                  |
| Thirteenth Floor (residential)               | 1542.54 1371.88                  |
| Fourteenth Floor (residential)               | 1542.54 1371.88                  |
| Terrace floor (Stair cabin)                  | 148.07 ---                       |
| Total Proposed                               | 27453.55 20214.88                |
| 10. Total Existing Floor Space Area (if any) | ---                              |
| 11. Grand Total of Floor Space Area          | 20214.88 < 20397.60              |
| 12. Total F.S.I. Consumed                    | 20214.88/5666 = 3.56 < 3.60      |

| B. PARKING STATEMENT   |                | IV. NORTH LINE         | SCALE                  |
|------------------------|----------------|------------------------|------------------------|
| Total Maximum Possible | Total Required | Reserved for           |                        |
| Floor space Area On    | Parking space  | Car 50%                |                        |
| Residential 19204.87   | 20%            | 3840.97                | 1920.48                |
| Commercial 1010.01     | 50%            | 505.00                 | 252.50                 |
| Total                  | (%)            | 4345.97                | 2172.98                |
| Total Provided         | Provided on    | Provided on            | Total                  |
| Floor space            | Ground Level   | Other Level (Basement) | Sq. Mts.               |
| Residential 1294.66    | 4444.425       | 5739.085               | > 3840.97              |
| Commercial 410.17+100  | ---            | 510.17                 | > 505.00               |
| Total                  | TOTAL          | 6249.255               | > 4345.97              |
| Visitors (res.)        | Required       | Provided on G.F        |                        |
| Visitors (com.)        | 10%            | 384.09                 | 390.00                 |
| Total                  | 20%            | 101.00                 | 111.19 (91.02 + 20.17) |
|                        |                | 485.09                 | 501.19                 |

**JOGIYA SURESH G.**  
CIVIL-ENGINEER  
V.M.S. LIC NO.: ED3340  
A-102, SIDDHI VINAYAK RESIDENCY,  
BHAYLI, VADODARA

SIGNATURES OF OWNERS / BUILDERS

EVEREST CONSTRUCTION COMPANY  
PARTNER

SIGNATURE OF ARCHITECTS-ENGINEERS

SIGNATURE OF PLUMBING CONSULTANT

**KRUPALU CONSULTANT**  
16, Ashok Soc. no.1, Opp. Lion's Hall,  
Race Course (South), Baroda -390 007.  
Off.No : +91 75738 40909  
Mobile : 98251 72577  
Email : pinakin1968@yahoo.com  
krupalu1968@gmail.com  
Web Site: www.krupaluconsultant.com

1010.01 (com.)  
19204.87 (res.)  
20214.88

1. Existing structure and adjoining property is seen by me and necessary precautions will be taken for smooth working without and defect of existing work.  
2. Certified that the plot under reference was surveyed by me on \_\_\_\_\_ and the dimensions of sides etc. of plot out falls with the area stated in the documents of ownership/T.P. record/property card or 7.12 record.

05/06/23  
Yadav  
11:30am

EVEREST ANTARA  
DATE : 03-06-2023