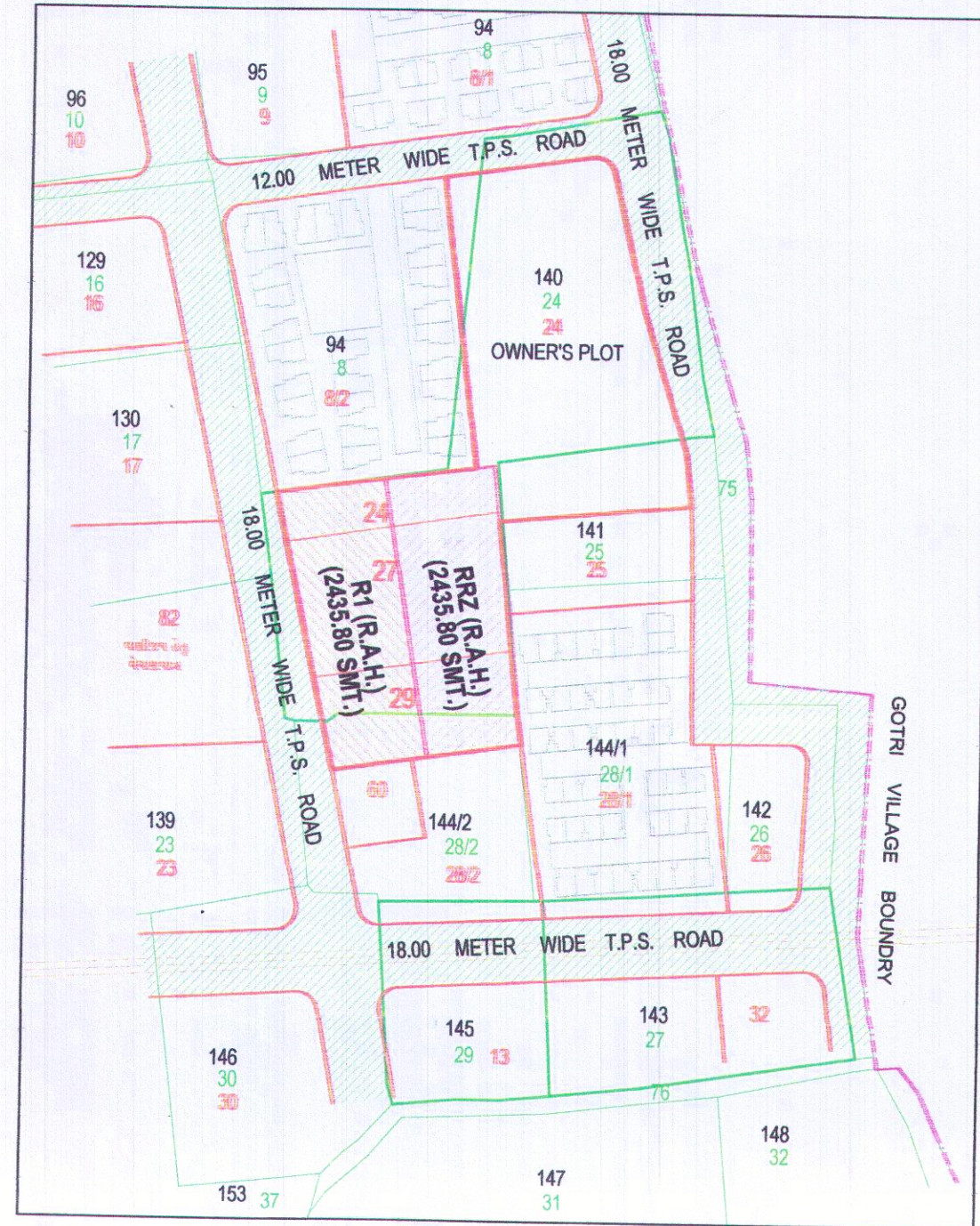
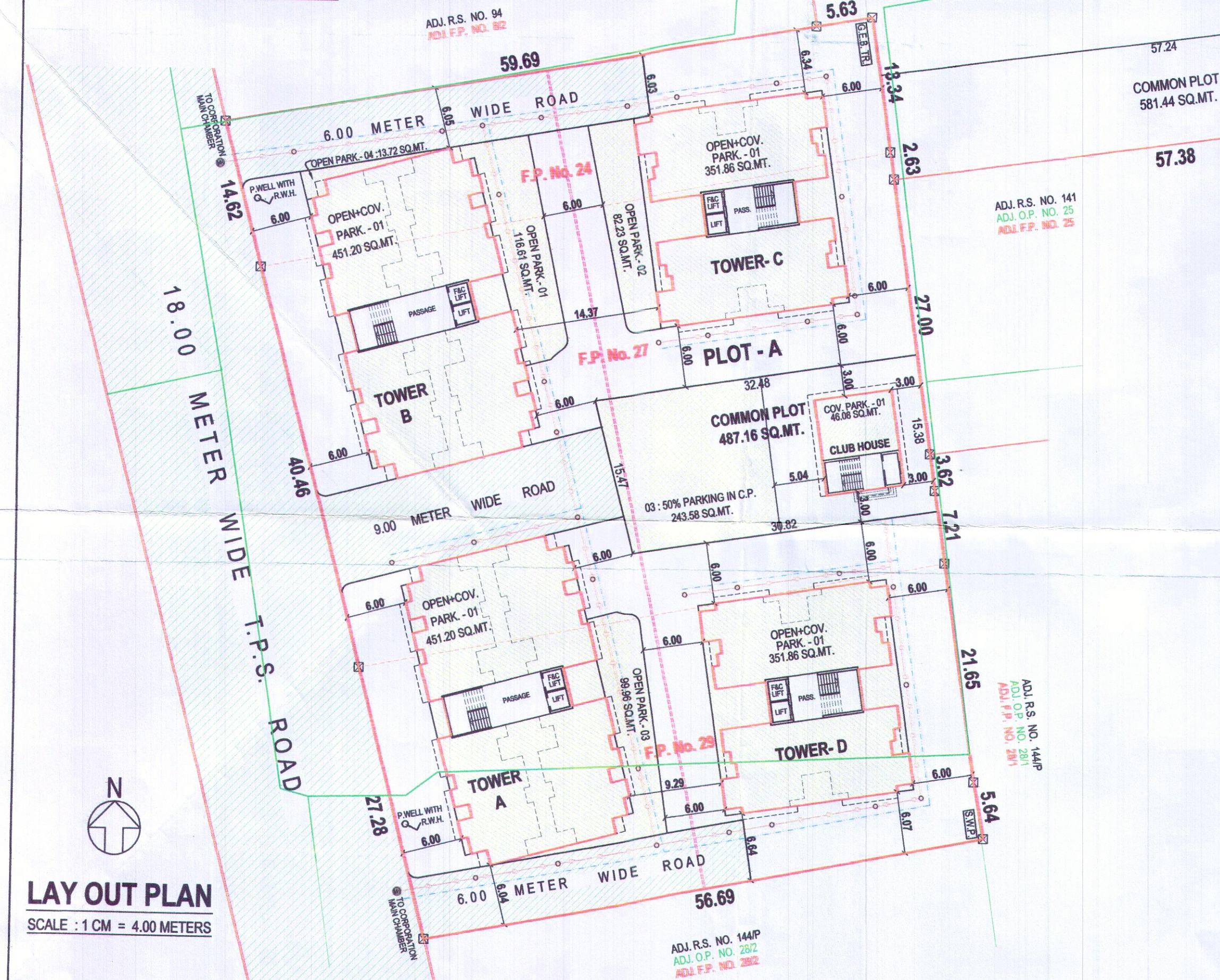


PROPOSED **R. A. H.** LAY-OUT PLAN FOR BLOCK No: 140,143,145,
O.P. No: 24,27,29, **F.P. No: 24,27,29** T.P.S. No: 03 (SEVASI) AT VILLAGE :
SEVASI, TAL. - DISTRICT : VADODARA

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
4871.60 X 225 / 10000.00 = **109.61** FLAT / SAY: 110 FLATS
PROPOSED UNITS
PROPOSED UNITS = **216** FLATS



KEY PLAN 
SCALE : 1 CM = 20.00 MT.

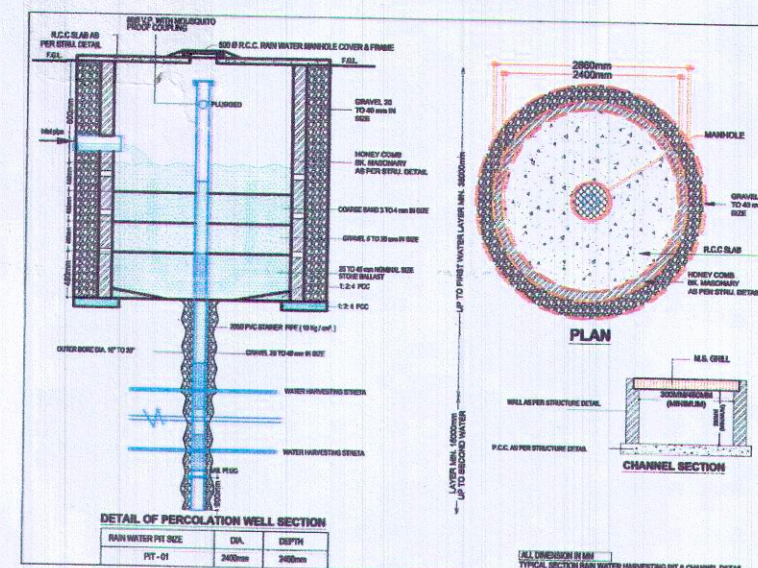


LAY OUT PLAN

SCALE : 1 CM = 4.00 METERS

TREE PLANTATION CALCULATION
 $4871.60 / 200 = 24.36 \times 5 = 121.79$
 SAY : 122 TREES

R.W.H. CALCULATION
4871.60 / 4000 = 1.22
SAY : 2 NOS. R.W.H. REQ.
PROP. 2 NOS. R.W.H.



(N)
 2'-0" Ø MAN HOLE WITH R.C.C. COVER (32TON)
 12"Ø R.C.C. / P.V.C. / D.W.C. PIPE
 18" R.C.C. / P.V.C. / D.W.C. PIPE
 18" R.C.C. / P.V.C. / D.W.C. PIPE
 LEGEND
 18" WIDE RAIN WATER CHANNEL
 18" RAIN WATER HARVESTING PIT
 6"Ø P.V.C. PIPE
 18" x 10" - FINISH ROAD LEVEL FROM MAIN ROAD (80' LEVEL)
 M.S. GRILL
 400MM (MINIMUM) 200MM (MINIMUM)
 WALL AS PER STR. ENG. DETAIL
 P.C.C. AS PER STR. ENG. DETAIL
 CHANNEL SECTION

PROPOSED BUILT - UP AREA STATEMENT IN SQ.MT. TOWER - A TO D (R.A.H.)															
TOWER	GROUND FL.	1st FL.	2nd FL.	3rd FL.	4th FL.	5th FL.	6th FL.	7th FL.	8th FL.	9th FL.	10th FL.	11th FL.	12th FL.	ST. CABIN	TOTAL
A	470.35	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	277.28	45.10	5114.08
B	470.35	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	392.85	277.28	45.10	5114.08
C	330.58	310.49	310.49	310.49	310.49	310.49	310.49	310.49	310.49	310.49	310.49	256.41		34.40	3726.29
D	330.58	310.49	310.49	310.49	310.49	310.49	310.49	310.49	310.49	310.49	310.49	256.41		34.40	3726.29
TOTAL	1601.86	1406.68	1406.68	1406.68	1406.68	1406.68	1406.68	1406.68	1406.68	1406.68	1406.68	1298.52	554.56	159.00	17680.74

[illegible]

REQ. SOLAR POWER CALCULATION	
MIN 5% OF CONNECTED LOAD	
ESTIMATED CONNECTED LOAD = (216 FLAT x 7 Kw = 1512 Kw	
SOLAR PROVISION 5% = 75.60 Kw	
12.00 SQMT x 75.60 Kw i.e. 907.20 SQ.MT. AREA OF TERRACE	
TOTAL PROVIDED SOLAR PROVISION	
TOWER- A	= 227.00 SQ.MT.
TOWER- B	= 227.00 SQ.MT.
TOWER- C	= 227.00 SQ.MT.
TOWER- D	= 227.00 SQ.MT.
TOTAL PROVIDED SOLAR PROVISION: 908.00 SQ.MT.	

REQ. RESI. LIFT CALCULATION
3rd To 12th Floor. = 184 DWELING UNITS
1 LIFT (CAP.=6 PERSON) REQD. FOR 30 DWELING UNITS
TOTAL DWELING UNITS = 184 / 30 REQ. : 6.13 NOS. LIFT. (SAYS 7 x 6 = 42 PASSENGER)
PROVIDED : 08 LIFT OF 48 PASSENGER
PROV. 08 LIFT x 6 PASSENGER PER LIFT = 48 PASSENGERS

R.A.H. PAID F.S.I. CALCULATION							
FLOOR	REGULAR UP TO 1.80	PAID F.S.I. AS PER RAH			TOTAL F.S.I	UP TO	GRAND TOTAL F.S.I.
		UP TO 50 10% JANTRY	UP TO 66 20% JANTRY	UP TO 90 30% JANTRY			
BASEMENT						1.80	REGULAR
G.FL.					0.00	8768.88	8768.88
1ST FL.	1162.76				1162.76		
2ND FL.	1162.76				1162.76		
3rd FL.	1162.76				1162.76		
4th FL.	1162.76				1162.76		
5th FL.	1162.76				1162.76		
6th FL.	1162.76				1162.76		
7th FL.	1162.76				1162.76		
8th FL. / PART	629.56				629.56	1.80 TO 2.70	PAID
8th FL. / PART				533.20	533.20		
9th FL.		497.28		665.48	1162.76	4383.32	4383.32
10th FL.		497.28		665.48	1162.76		
11th FL.		198.16	226.36	665.48	1090.00		
12th FL.		184.76	249.84		434.60		
TOTAL	8768.88	1377.48	476.20	2529.64	13152.20		13152.20
1	PAID F.S.I. RS. (UP TO 90 SQ.MT. B.A. FLAT UNIT) = X 1377.48 X 10%						
1	PAID F.S.I. RS. (UP TO 66 SQ.MT. B.A. FLAT UNIT) = X 0476.20 X 20%						
2	PAID F.S.I. RS. (UP TO 90 SQ.MT. B.A. FLAT UNIT) = X 2529.64 X 30%						

R. A. H. BUILT-UP AREA STATEMENT IN SQ.MT. (TOWER-A & B)									
FOR - RI (R.A.H.)									
TOWERS	GROUND FLOOR	1st. FL. To 11th. FL			12th. FLOOR			TOTAL B-UP AREA	TOTAL OF FLATS
	PARKING	FLAT no:	B-UP A	FL. S	FLAT no:	B-UP A	FL. S	FLATS	FLATS
A		101to1101	82.94	11	1201/A	46.19	1	958.53	1
		102to1102	83.43	11	1201/B	62.46	1	980.19	1
		103to1103	83.43	11	1202/A	46.19	1	963.92	1
		104to1104	82.94	11	1202/B	62.46	1	974.80	1
	TOTAL		332.74	44		217.30	4	3877.44	4
TOWERS	GROUND FLOOR	1st. FL. To 11th. FL			12th. FLOOR				
	PARKING	FLAT no:	B-UP A	FL. S	FLAT no:	B-UP A	FL. S		
B		101to1101	82.94	11	1201/A	46.19	1	958.53	1
		102to1102	83.43	11	1201/B	62.46	1	980.19	1
		103to1103	83.43	11	1202/A	46.19	1	963.92	1
		104to1104	82.94	11	1202/B	62.46	1	974.80	1
	TOTAL		332.74	44		217.30	4	3877.44	4
TOTAL OF RI (96 FLATS) (FLATS B. AREA : 7754.88 SQ.MT.)								7754.88	96

R. A. H. BUILT-UP AREA STATEMENT IN SQ.MT. (TOWER-C & D)												
FOR - RRZ (R.A.H.)												
TOWERS	GROUND FLOOR	1st. FL. To 6th. FL.			7th. FL. To 10th. FL.			11th. FLOOR		TOTAL B+P AREA	TOTAL FLATS	
	PARKING	FLAT no:	B-U/P A	FL'S	FLAT no:	B-U/P A	FL'S	FLAT no:	B-U/P A	FL'S	FLATS	<40SQ.MT. 40to90 SQ.MT.
C		101to601	62.16	6	701/A to 1001/A	36.44	4	1101/A	49.54	1	568.26	4
		102to602	62.16	6	701/B to 1001/B	25.72	4	1101/B	56.59	1	532.43	4
		103to603	62.16	6	702/A to 1002/A	36.44	4	1102/A	49.54	1	568.26	4
		104to604	62.16	6	702/B to 1002/B	25.72	4	1102/B	56.59	1	532.43	4
					703/A to 1003/A	36.44	4				145.76	4
					703/B to 1003/B	25.72	4				102.88	4
					704/A to 1004/A	36.44	4				145.76	4
TOTAL		248.64	24		248.64	32		212.26	4	2696.66	32	28

TOWER'S	GROUND FLOOR		1st. FL. To 10th. FL.		7th. FL. To 10th. FL.		11th. FLOOR				
	FLAT no:	B-U-P A / FL'S	FLAT no:	B-U-P A / FL'S	FLAT no:	B-U-P A / FL'S	FLAT no:	B-U-P A / FL'S			
D	1010601	62.16	6	7011A to 10011A	36.44	4	11011A	49.54	1	568.26	4
	1020602	62.16	6	7011B to 10011B	35.72	4	11011B	56.59	1	532.43	4
	1030603	62.16	6	7021A to 10021A	36.44	4	11021A	49.54	1	568.26	4
	1040604	62.16	6	7021B to 10021B	35.72	4	11021B	56.59	1	532.43	4
				7031A to 10031A	36.44	4				145.76	4
				7031B to 10031B	35.72	4				102.88	4
				7041A to 10041A	36.44	4				145.76	4
			7041B to 10041B	25.72	4				102.88	4	
TOTAL		248.64	24		248.64	32		212.28	4	2698.66	32
TOTAL OF RR/ (64 + 56 = 120 FLATS) (B-U-P AREA : 5397.32 SQ.MT.)										5397.32	64

CARPET AREA STATEMENT IN SQ.MT (TOWER-A & B)											
FOR - R1 (R.A.H.)											
TOWERS	GROUND FLOOR		1st. FL. To 11th. FL.		12th. FLOOR		FLATS		TOTAL CARPET AREA OF	TOTAL OF	
	PARKING		FLAT NO.	CARPET FL'S	FLAT NO.	CARPET FL'S		FLATS			
A			101to101	72.55 11	1201/A	42.23 1			840.28	12	
			102to1102	72.55 11	1201/B	57.85 1			855.90	12	
			103to1103	72.55 11	1202/A	42.23 1			840.28	12	
			104to1104	72.55 11	1202/B	57.85 1			855.90	12	
	TOTAL			290.20	44	200.16	4		3392.36	48	
TOWERS	GROUND FLOOR		1st. FL. To 11th. FL.		12th. FLOOR		FLATS		TOTAL CARPET AREA OF	TOTAL OF	
	PARKING		FLAT NO.	CARPET FL'S	FLAT NO.	CARPET FL'S		FLATS			
B			101to101	72.55 11	1201/A	42.23 1			840.28	12	
			102to1102	72.55 11	1201/B	57.85 1			855.90	12	
			103to1103	72.55 11	1202/A	42.23 1			840.28	12	
			104to1104	72.55 11	1202/B	57.85 1			855.90	12	
	TOTAL			290.20	44	200.16	4		3392.36	48	
TOTAL OF R1 (96 FLATS) (FLATS CARPET AREA : 6784.72 SQ.MT.)										6784.72	96

CARPET AREA STATEMENT IN SQ.MT. (TOWER-C & D)											
FOR - R/RZ (R.A.H.)											
TOWERS	GROUND FLOOR	1st. FL. To 6th. FL.	7th. FL. To 10th. FL.	11th. FLOOR	TOTAL CARPET AREA OF		TOTAL				
	PARKING	FLAT NO. : CARPET FL'S	FLAT NO. : CARPET FL'S	FLAT NO. : CARPET FL'S	FLATS	PLATS	FLATS	PLATS			
C		101to801 55.60	6 701/A TO 1001/A 32.32	4 1101/A 42.09	1	504.97	11				
		102to802 55.60	6 702/A TO 1002/A 32.32	4 1101/B 52.65	1	474.69	11				
		103to803 55.60	6 703/A TO 1003/A 32.32	4 1102/A 42.09	1	504.97	11				
		104to804 55.60	6 702/B TO 1002/B 22.11	4 1102/B 52.65	1	474.69	11				
			703/A TO 1003/A 32.32	4		129.28					
			703/B TO 1003/B 22.11	4		88.44					
			704/A TO 1004/A 32.32	4		129.28					
			704/B TO 1004/B 22.11	4		88.44					
TOTAL		222.40 24	217.72 32	169.48 4	2394.76	60					

TOWER'S	GROUND FLOOR PARKING	1st. FL. To 8th. FL.		7th. FL. To 10th. FL.		11th. FLOOR						
		FLAT NO.	CARPET'FL'S	FLAT NO.	CARPET'FL'S	FLAT NO.	CARPET'FL'S					
D		10106001	55.60	6	7021A to 1001A	22.21	4	1101A	42.09	1	504.97	11
		1020602	55.60	7	7021B to 1001B	22.22	4	1101B	42.05	1	474.69	11
		1030603	55.60	8	7021A to 1002A	22.32	4	1102A	42.09	1	504.97	11
		1040604	55.60	6	7022B to 1002B	22.11	4	1102B	42.05	1	474.69	11
					7031A to 1003A	22.32	4				128.28	
					7032B to 1003B	22.21	4				88.44	
					7041A to 1004A	22.32	4				128.28	
					7042B to 1004B	22.11	4				88.44	
TOTAL			222.40	24		217.72	32		188.48	4	2204.76	60
	TOTAL OF RRZ (120 FLATS)		CARPET AREA : 4789.52 SQ.MT.								4789.52	120
GRAND TOTAL OF (R1 + RRZ) CARPET AREA + UNITS											11574.32	216

F.P. No.- 24	= 06616.00 SQ.MT.	AREA CALCULATION	1/3
F.P. No.- 27	= 02490.00 SQ.MT.		
F.P. No.- 29	= 01580.00 SQ.MT.		
TOTAL AREA	= 10686.00 SQ.MT.		

A. AREA STATEMENT			SQ.MTS		STAMPS & SIGN. OF APPROVAL	
01	Area of land / property as record		10686.00		Approved Subject to Condition laid down in Building Permit. No. Ward No. 29 Order No. HB 37/20-29 Date: 20.1.29 <i>(Signature)</i> By. Town Development Officer <i>(Signature)</i> Joint. Executive Engineer & Joint. Engineer	
	or as per sight condition					
02	Deduction for					
	(a) PLOT-B FOR OWNER'S PLOT WITH C.P.		5814.40			
	(b)					
03	Net area of plot FOR PLOT-A		4871.60			
04	Common Plot @ 10 %		487.16			
05	Balance area of plot For Planning		4384.44			
06	Permissible B.Area @ G. floor					
07	Total Permissible F.S.I. @ 2.70		13153.32			
REGULAR F.S.I. : 4871.60 X 1.80 = 8768.88 — PAID F.S.I. : 4871.60 X 0.90 = 04384.44 TOTAL F.S.I. : 4871.60 X 2.70 = 13153.32						
08	Existing built up area (i) Ground floor					
09	TOTAL EXISTING BUILT UP AREA					
10	Proposed Builtup Area @ G.F.L		1674.86			
	(i) Ground floor (Main structure)					
11	GRAND TOTAL OF BUILTUP AREA ON G.F.		1674.86			
12	PROPOSED FLOOR SPACE AREA		B-UP A.	F.S.I. A.		
	Ground Floor { CLUB HOUSE 73.00 + TOWER 1601.86 } =		1674.86	—		
	First Floor { CLUB HOUSE 73.00 + TOWER 1405.68 } =		1479.68	1162.76		
	Second Floor		1406.68	1162.76		
	Third Floor		1406.68	1162.76		
	Fourth Floor		1406.68	1162.76		
	Fifth Floor		1406.68	1162.76		
	Sixth Floor		1406.68	1162.76		
	Seventh Floor		1406.68	1162.76		
	Eighth Floor		1406.68	1162.76		
	Ninth Floor		1406.68	1162.76		
	Tenth Floor		1406.68	1162.76		
	11th Floor		1298.52	1090.00		
	12th Floor		554.56	434.60		
	13th Floor		—	—		
	Stair Cabin		159.00	—		
13	TOTAL PROPOSED FLOOR SPACE AREA		17826.74	13152.20		
14	Total existing Floor Space Area (If any)					
15	GRAND TOTAL OF FLOOR SPACE AREA		17826.74	13152.20		
16	Total f.s.i. Consumed		2.699 < 2.70			

TOTAL PROPOSED F.S.I. = 13152.20 SQ.MT.

PERMISSIBLE REGULAR F.S.I. (1.80) = 8768.88 SQ.MT.

TOTAL PAID F.S.I AREA = 04383.32 SQ.MT.

@ 2.70 (JANTRY) = 04383.32 SQ.MT.

NOTES.

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 verified by me

ii) Certified that the plot under reference was served by me on _____ and the dimension of sides etc of plot stated on area as measured on site and area so worked out tallied with the area stated in the document of ownership / T.P. record / property card or 7.12 records.

B PARKING AREA STATEMENT IN SQ.MT. FOR PLOT - A						
Total maximum possible floor space area				Total require parking space		
Residential	R1	/754.88	(20%)	1550.98		
Residential	RRZ	5397.32	(11%)	593.70		
TOTAL		13152.20		2144.68		
Total provided parking space	Provided on Ground level	Provided on BASE level	TOTAL			
DOWK PARK	CENV PARK	TOTAL PARK				
Residential	1606.12	556.10	2162.22	—	2162.22	
Commercial	—	—	—	—	—	
TOTAL	1606.12	556.10	2162.22	—	2162.22	
PROVIDED PARKING AREA STATEMENT IN SQ. MT.						
● TOTAL PROPOSED F.S.I AREA = 13152.20 SQ.MT. (AS PER GDQR CL. NO. 15.10.1)				VEHICAL		
				REQ. PARK.	AREA	GR./LVL.
					BAS./LVL.	TOTAL
CAR PARKING AREA @ 50 %				1072.34	1081.11	1081.11
OTHERS PARKING AREA @ 30%				643.40	648.66	648.66
VISITOR'S PARKING AREA @ 20%				428.936	432.444	432.444
TOTAL				2144.68	2162.22	2162.22

COV. PARKING			UNITS TABLE					
TOWERS\	DESCRIPTION	SQ.MT.	FLOOR	TOWER-A FLAT'S	TOWER-B FLAT'S	TOWER-C FLAT'S	TOWER-D FLAT'S	TOTAL OF FLAT'S
A	PARKING - 01 (OPEN+COV.)	451.20	G.F.					
B	PARKING - 01 (OPEN+COV.)	451.20	1st	4	4	4	4	16
C	PARKING - 01 (OPEN+COV.)	351.86	2nd	4	4	4	4	16
D	PARKING - 01 (OPEN+COV.)	351.86	3rd	4	4	4	4	16
TOTAL OF COV. PARKING		1606.12	4th	4	4	4	4	16
OPEN PARKING			5th	4	4	4	4	16
OPEN PARKING - 01		116.61	6th	4	4	4	4	16
OPEN PARKING - 02		82.23	7th	4	4	8	8	24
OPEN PARKING - 03		99.96	8th	4	4	8	8	24
OPEN PARKING - 04		15.72	9th	4	4	8	8	24
50% PARKING IN C.P. - 03		243.56	10th	4	4	8	8	24
TOTAL OPEN PARKING		556.10	11th	4	4	4	4	16
GRAND TOTAL PARKING			12th	4	4			8
COV.PARK. + OPEN PARK.		2162.22	TOTAL	48	48	60	60	216
GRAND TOTAL OF UNITS (FLAT'S)								216

Signature Of Owners / Builders

Signature Of Architects-Engineers

MAHALAXMEE ASSOCIATES
15724
PARTNER

KIRAN PATEL
ARCHITECT

V.M.S.S Lic.No.-CA-97/2019TO2024