

PLOTWISE AREA STATEMENT F.P.NO.74/1, TPS 46, CHHANI													
PLOT NO	PLOT AREA	G.FLOOR B.A.	G.FLOOR F.S.I.	1st FLOOR B.A.	1st FLOOR F.S.I.	2nd FLOOR B.A.	2nd FLOOR F.S.I.	3rd FLOOR B.A.	3rd FLOOR F.S.I.	4th FLOOR B.A.	4th FLOOR F.S.I.	TERRACE FLOOR B.A.	TOTAL TOTAL B.A. F.S.I.
1	202.50	38.63	0.00	38.63	21.47	38.63	21.47	38.63	21.47	38.63	21.47	17.91	211.06 85.88
2	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
3	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
4	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
5	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
6	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
7	148.97	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
8	148.97	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
9	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
10	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
11	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
12	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
13	123.34	59.33	55.99	59.33	52.22	34.96	27.85	0.00	0.00	0.00	0.00	0.00	153.62 136.06
TOTAL	1733.84	750.59	671.88	750.59	648.11	458.15	355.67	38.63	21.47	38.63	21.47	17.91	2054.50 1718.60

A	AREA STATEMENT	SQ.MT
01	Area of land / property as record F.P.NO. 74 / 1	3405.00
	or as per sight condition	
02	Deduction for	
	(a) Proposed Road	
	(b) Any Reservation OWNER'S PLOT WITH C.P.	851.25
03	Net area of plot	2553.75
04	Common Plot @ 10 % (REQ 2553.75 X 10% = 255.37)	255.37
05	Balance area of plot For Planning	2298.38
06	Permissible B.Area @ G. floor (30 %)	766.12
07	Total Permissible F.S.I. @ (2553.75 X 1.80) =	4596.75
08	Existing built up area	
	(i) Ground floor	0.00
	(ii) First floor	0.00
	(iii) Second floor (St.Cabin)	0.00
09	TOTAL EXISTING BUILT UP AREA	0.00
10	Proposed Builtup Area @ G.F.	
	(i) Ground floor (Main structure)	
11	GRAND TOTAL OF BUILTUP AREA ON G.F.	1551.00
12	PROPOSED FLOOR SPACE AREA	B-UP A. F.S.I.
	Ground Floor	750.59 671.88
	First Floor	750.59 648.11
	Second Floor	458.15 355.67
	Third Floor	38.63 21.47
	Fourth Floor	38.63 21.47
	Stair Cabin	17.91
13	TOTAL PROPOSED FLOOR SPACE AREA	2054.50 1718.60
14	Total existing Floor Space Area (if any)	0.00 0.00
15	GRAND TOTAL OF FLOOR SPACE AREA	2054.50 1718.60
16	Total f.s.i. Consumed	0.87 < 1.80

B PARKING AREA STATEMENT IN SQ.MT.

Total maximum possible floor space area		Total require parking space	TOTAL PROPOSED F.S.I. AREA = 000.00 SQ.MT. (AS PER GDCR CL. NO. 15.10.1)			
Residential Plot No. 01	85.88	(20%) 17.17				
Commercial		(50%)				
TOTAL	85.88	17.17				
Total provided parking space		Provided on Ground level	Provided on BASE level	TOTAL		
Residential		20.72		20.72		
Commercial						
TOTAL	20.72			20.72		

CARPET AREA STATEMENT					
PLOT NO	GROUND FLOOR	1ST FLOOR	2ND FLOOR		
	CARPET AREA	CARPET AREA	CARPET AREA	TERRACE AREA	
2	45.97	49.37	2.70	29.85	23.52
3	45.97	49.37	2.70	29.85	23.52
4	45.97	49.37	2.70	29.85	23.52
5	45.97	49.37	2.70	29.85	23.52
6	45.97	49.37	2.70	29.85	23.52
7	45.97	49.37	2.70	29.85	23.52
8	45.97	49.37	2.70	29.85	23.52
9	45.97	49.37	2.70	29.85	23.52
10	45.97	49.37	2.70	29.85	23.52
11	45.97	49.37	2.70	29.85	23.52
12	45.97	49.37	2.70	29.85	23.52
13	45.97	49.37	2.70	29.85	23.52
TOTAL	551.64	592.44	32.40	358.20	282.24

SIGNATURE OF OWNERS

SIGNATURE OF ARCHI. - ENGIN.

RADHE DEVELOPERS

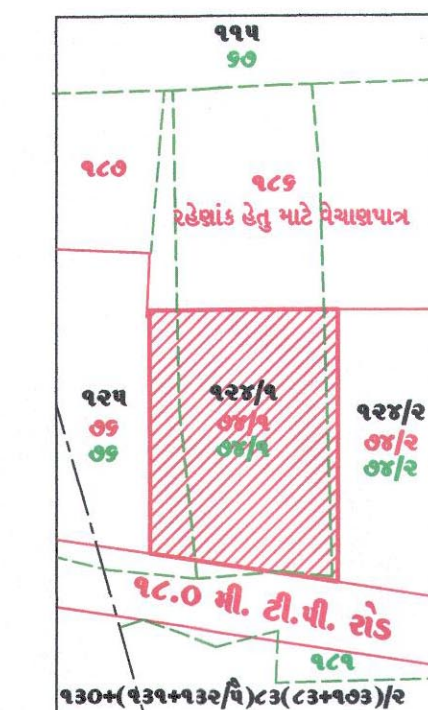
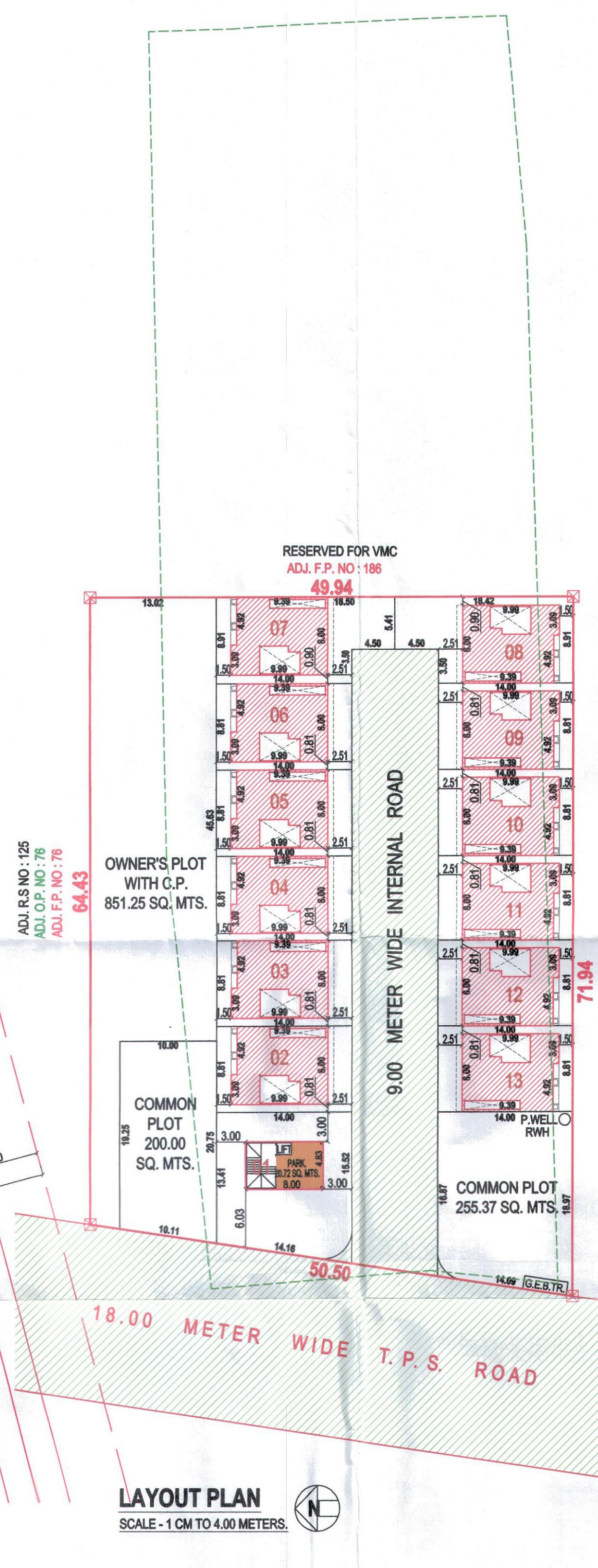
Amish PARTNER

Owner / Builder / Organisor / Developer or Authorised Agent of Owner

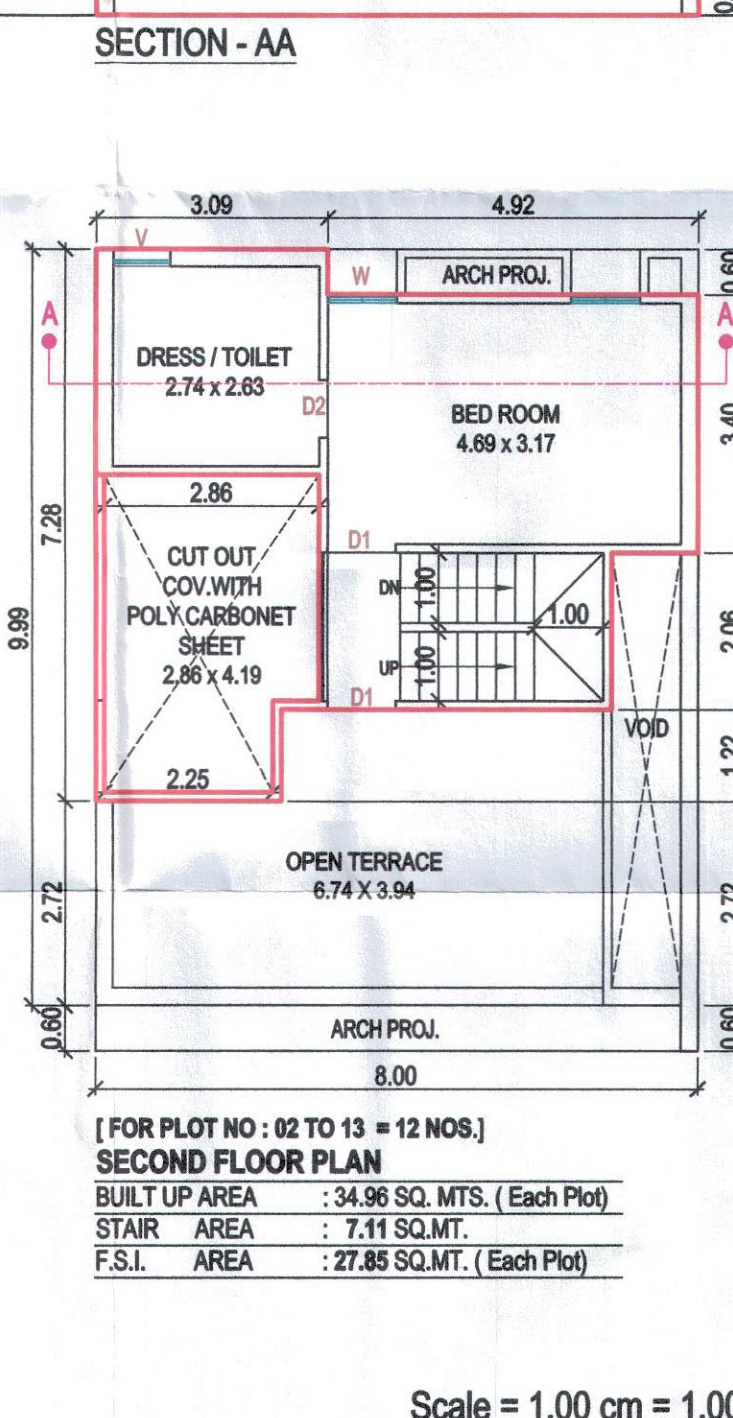
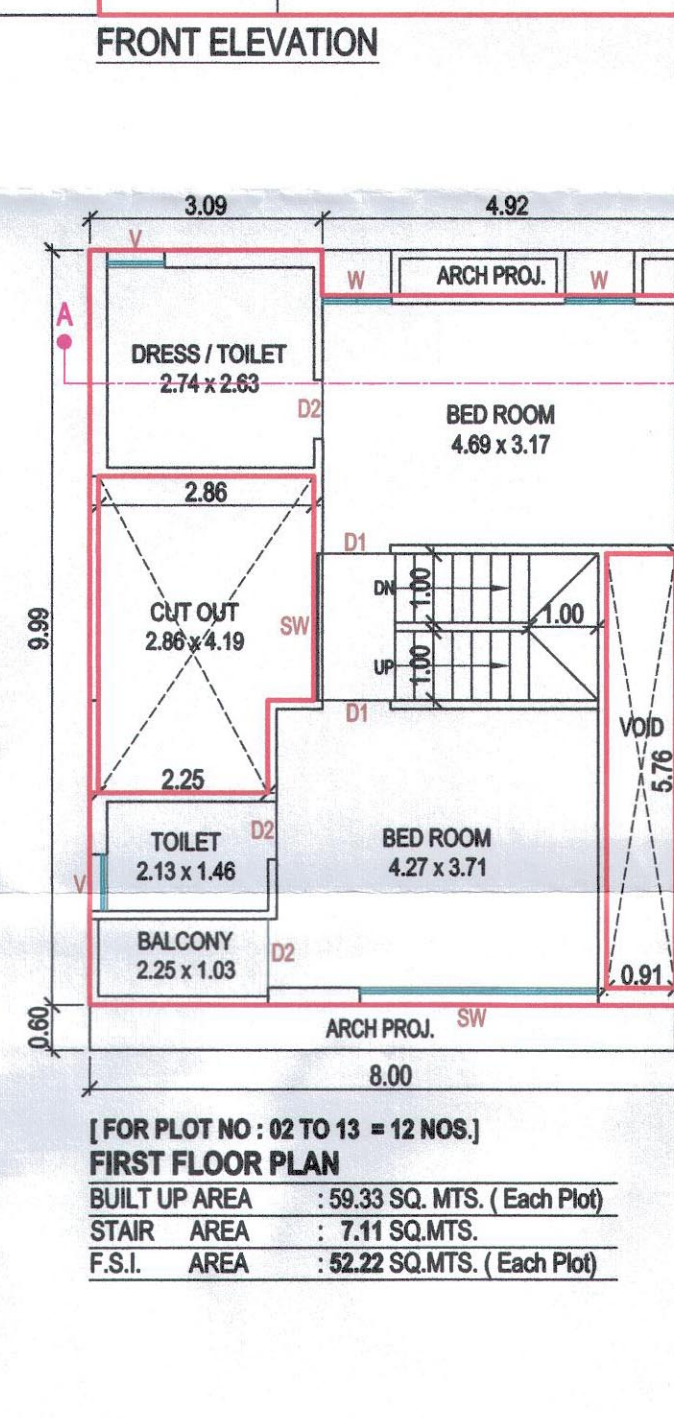
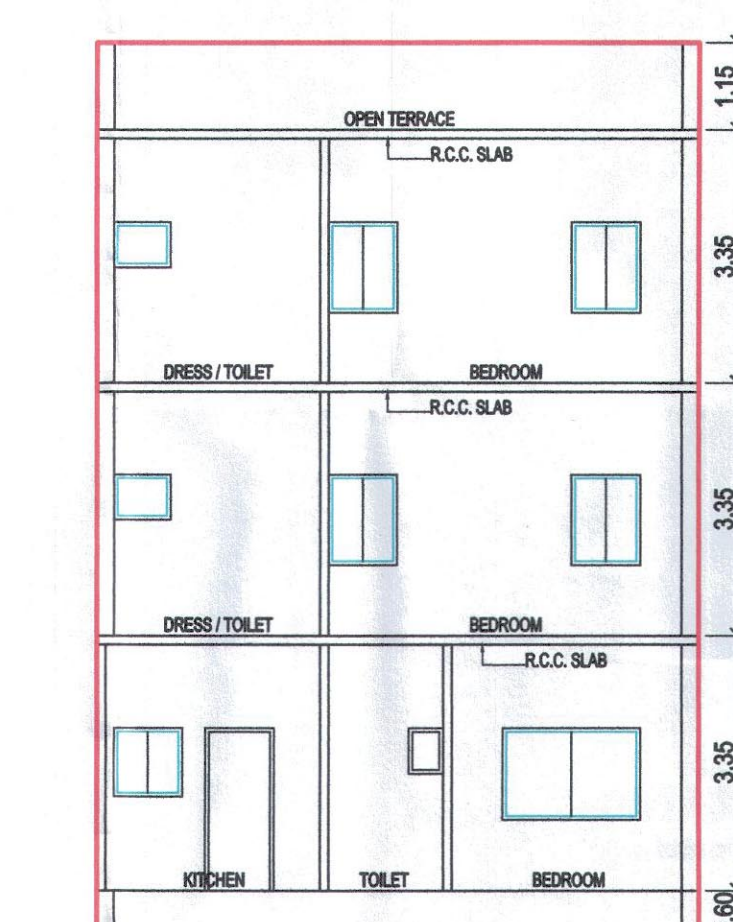
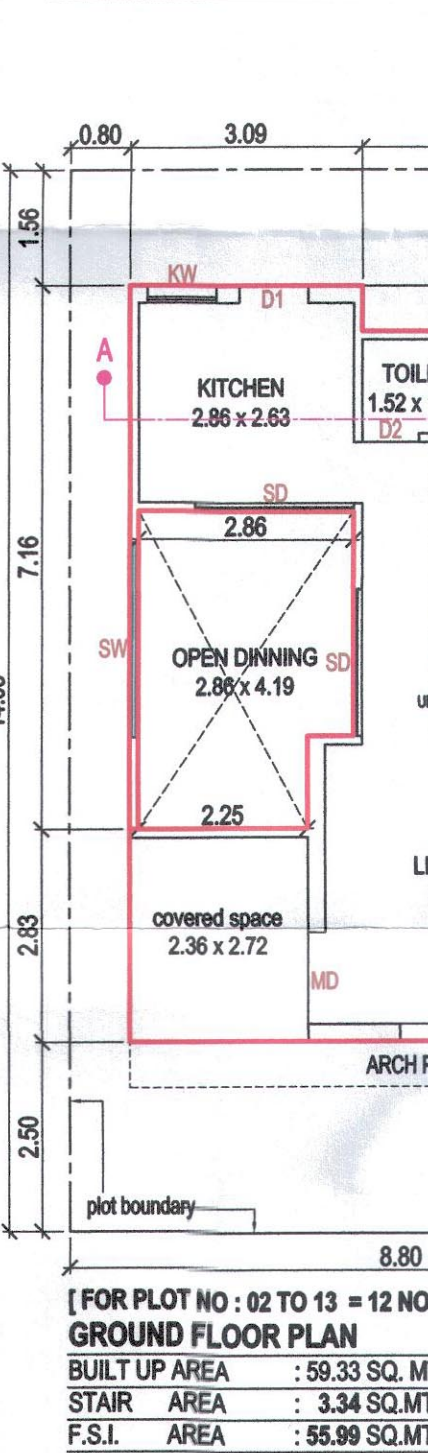
(KANUBHAI M. PATEL)

DISHA Architects-Engineers

124, 125 First floor, Ashwamegh Complex, Opp.Sayaji Vihar Club,Rajmahal Road, Vadodara-390 001. Ph. (0265) - 2419241 V.M.S.S. LIC. NO : ER / 45 / 2024 TO 2027 V.U.D.A LIC. NO : E / 298 / 2023 TO 2028



FOR PLOT NO : 02 TO 13 = 12 NOS.]
FIRST FLOOR PLAN
BUILT UP AREA : 59.33 SQ. MTS. (Each Plot)
STAIR AREA : 7.11 SQ.MTS.
F.S.I. AREA : 52.22 SQ.MTS. (Each Plot)



Scale = 1.00 cm = 1.00 mts.

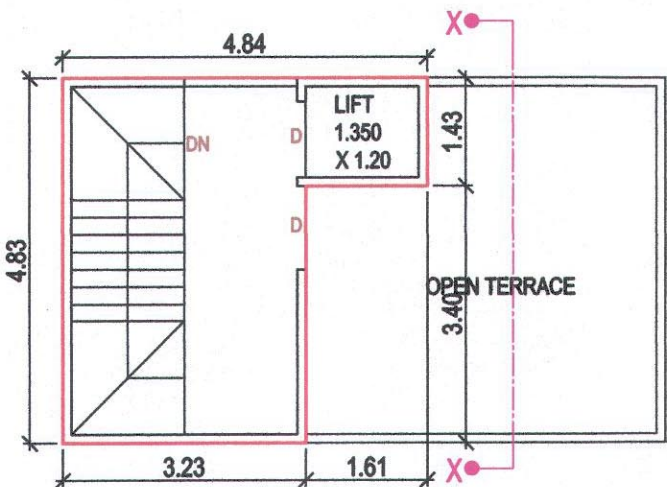
PROPOSED BUILDING PLAN FOR R. S. NO: 124 / 1 + 124 / 2 , O.P. NO: 74 / 1 , F.P. NO: 74 / 1 ,
T.P.S. NO: 46 , AT VILLAGE : CHHANI, TA- DIST. - VADODARA

STAMPS AND SIGN. OF APPORVAL 2/2

Approved Subject to Condition laid
Down in Building Permission
Ward No. 09
Order No. L-101-22-24
Date 14.11.24

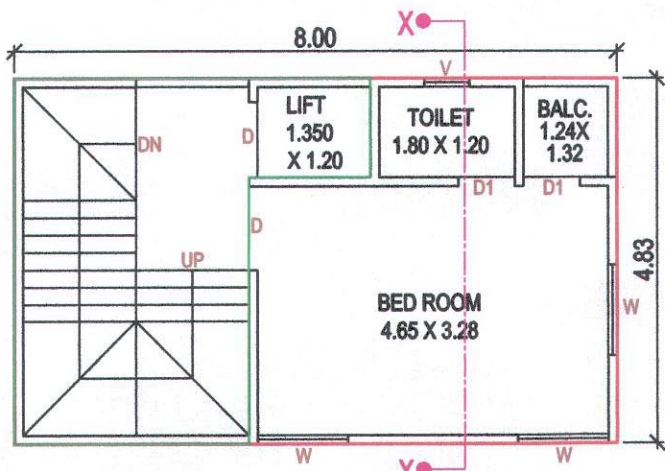
14.11.24
H.O.D (L & E) of G.P.D.

CARPET AREA STATEMENT		
FLOOR	CARPET AREA	BALCONY / WASH
GROUND FL.	0.00	0.00
1ST FL.	17.88	1.35
2ND FL.	17.88	1.35
3RD FL.	17.88	1.35
4TH FL.	17.88	1.35
TOTAL	71.52	5.40



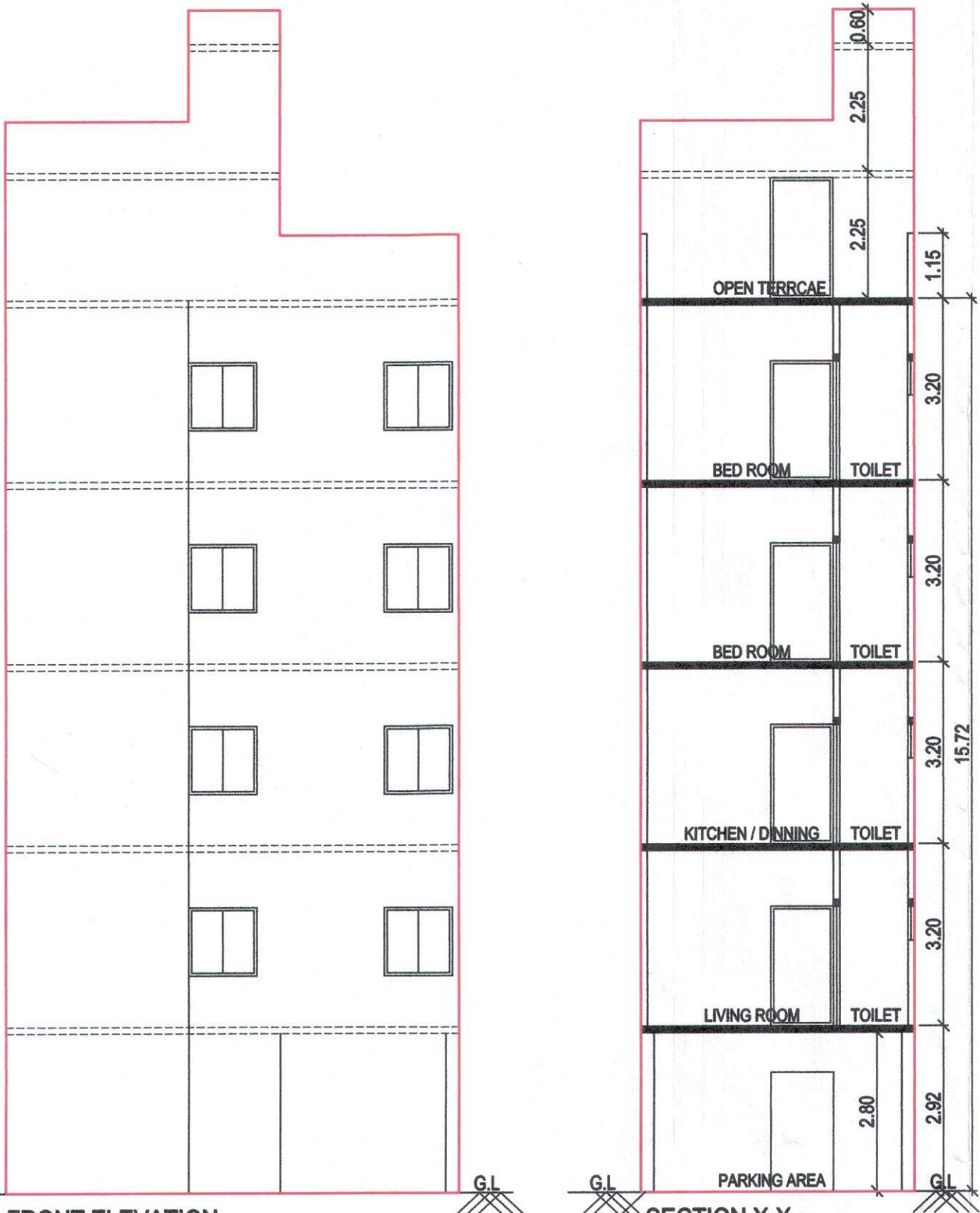
TERRACE FLOOR PLAN

BUILT UP AREA : 17.91 SQ.MT.
[UNIT NO : 01 = 01 NOS.]



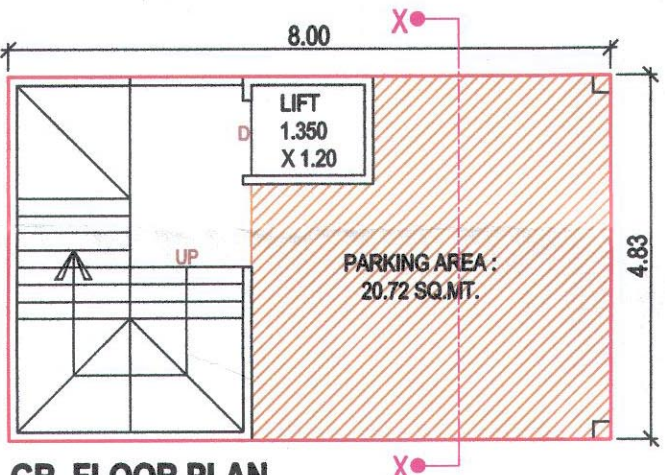
3rd. & 4th. FLOOR PLAN

BUILT UP AREA : 38.63 SQ.MT.
STAIR, LIFT AREA : 17.16 SQ.MT.
F.S.I AREA : 21.47 SQ.MT.
[UNIT NO : 01 = 01 NOS.]



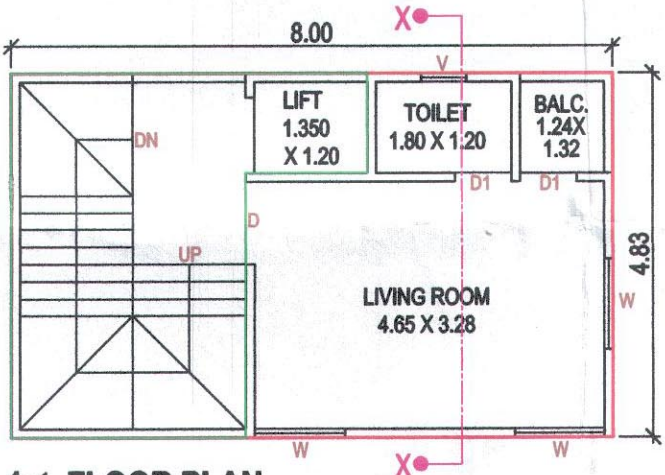
FRONT ELEVATION

SECTION X-X



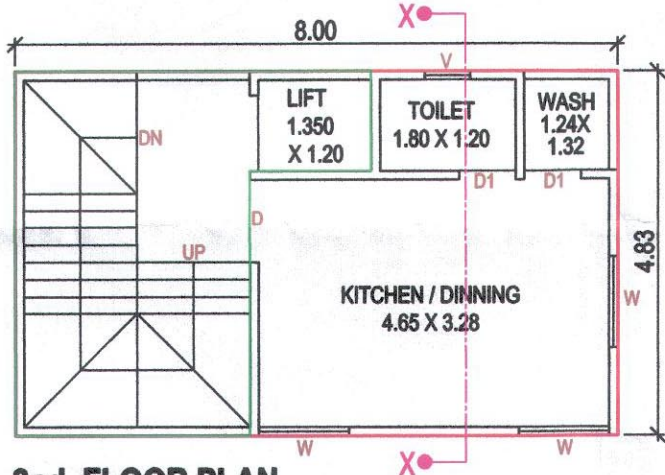
GR. FLOOR PLAN

BUILT UP AREA : 38.63 SQ.MT.
PARKING AREA : 20.72 SQ.MT.
[UNIT NO : 01 = 01 NOS.]



1st. FLOOR PLAN

BUILT UP AREA : 38.63 SQ.MT.
STAIR, LIFT AREA : 17.16 SQ.MT.
F.S.I AREA : 21.47 SQ.MT.
[UNIT NO : 01 = 01 NOS.]



2nd. FLOOR PLAN

BUILT UP AREA : 38.63 SQ.MT.
STAIR, LIFT AREA : 17.16 SQ.MT.
F.S.I AREA : 21.47 SQ.MT.
[UNIT NO : 01 = 01 NOS.]

SIGNATURE OF OWNER / DEVELOPERS

RADHE DEVELOPERS

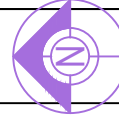
Amir
PARTNER

SIGN. OF ARCHITECT - ENGINEERS

Kanubhai M. Patel
(KANUBHAI M. PATEL)

DISHA
Architects- Engineers

124, 125 First floor, Ashwamegh Complex,
Opp. Sayaji Vihar Club, Rajmahal Road,
Vadodara-390 001. Ph. (0265) - 2419241
V.M.S.S. LIC. NO : ER / 45 / 2024 TO 2027
V.U.D.A LIC. NO : E / 298 / 2023 TO 2028



Inward No		ODPS/2024/131074		Sheet		1/1	
Inward Date		Version No. : 1.0/62		Scale		1:100	
A	AREA STATEMENT			VERSION DATE: 19/10/2024			
	PROJECT DETAIL :						
	Authority: Vadodra Municipal Corporation (VMC)			Plot Use: Residential			
	Authority/Class: D1			Plot Use: Residential Semi-detached (Dwelling)			
	Authority/Class: Municipal Corporation			Plot Use Group: Dwelling 2 (Dwelling)			
	Project Type: Building Permission			Plot Category: NA			
	Nature of Development: NEW			Land Use Zone: Residential Zone 1			
	Development Area: Draft/Preliminary Town Planning Scheme			Conceptualized Under Zone: R1			
	Subdevelopment Area: Other Areas						
	Special Project: NA						
	Special Road: NA						
	Site Address: PLOT_01 FOR R. S. NO: 124/1 + 124/2, O.P. NO: 74/1, F.P. NO: 74/1, T.P.S. NO: 46, AT VILLAGE: CHHANI, TA. DIST.: VADODARA						
	AREA DETAILS						
	1. Area of Plot As per record			Sq.Mts			
	Plot Variation Certificate			202.50			
	Physical area measured at site			202.50			
	Index Copy			202.50			
	Plot area drawn as per Site			202.50			
	Area of Plot Consumed			202.50			
	2. Deduction for						
(a)Proposed roads			0.00				
(b)Utility reservations			0.00				
Total(a + b)			0.00				
3. Net Area of plot (1 - 2) AREA OF PLOT			202.50				
4. % of Common Plot (Group)			202.50				
5. % of Common Plot (Project)			202.50				
Balance area of Plot(1 - 4)			202.50				
Plot Area For Coverage			202.50				
Plot Area For FSI			202.50				
Perm. FSI Area (1.80)			364.50				
Total Perm. FSI Area			364.50				
Total Built up area permissible at:							
a. Ground Floor							
Proposed Coverage Area (34.70 %)			70.27				
Total Prop. Coverage Area (34.70 %)			70.27				
Balance coverage area (% -1)			0.00				
Proposed Area at:							
Ground Floor			70.27	0.00	65.96	0.00	
First Floor			70.28	0.00	62.56	0.00	
Second Floor			167.35	0.00	39.43	0.00	
Total Area			407.90	0.00	168.95	0.00	
Total FSI Area					158.93		
Total BuiltUp Area					178.30		
Proposed F.S.I. consumed			0.87				
Tenement Statement							
1. Tenement Proposed At:			G.F.				
2. Total Tenements (3 + 4)			1.00				

Color Notes

COLOR INDEX

PLOT LINES	
EXISTING STREET	
FUTURE STREET, IF ANY	
PERMISSIBLE BUILDING LINE	
OPEN SPACES	
EXISTING WORKS	
WORK PROPOSED TO BE DEMOLISHED	
PROPOSED WORK	
DRAINAGE AND SEWERAGE WORK	
WATER SUPPLY WORK	
WORK WITHOUT PERMISSION IF STARTED ON SITE	
APPROVED WORK	

FSI & Tenement Details

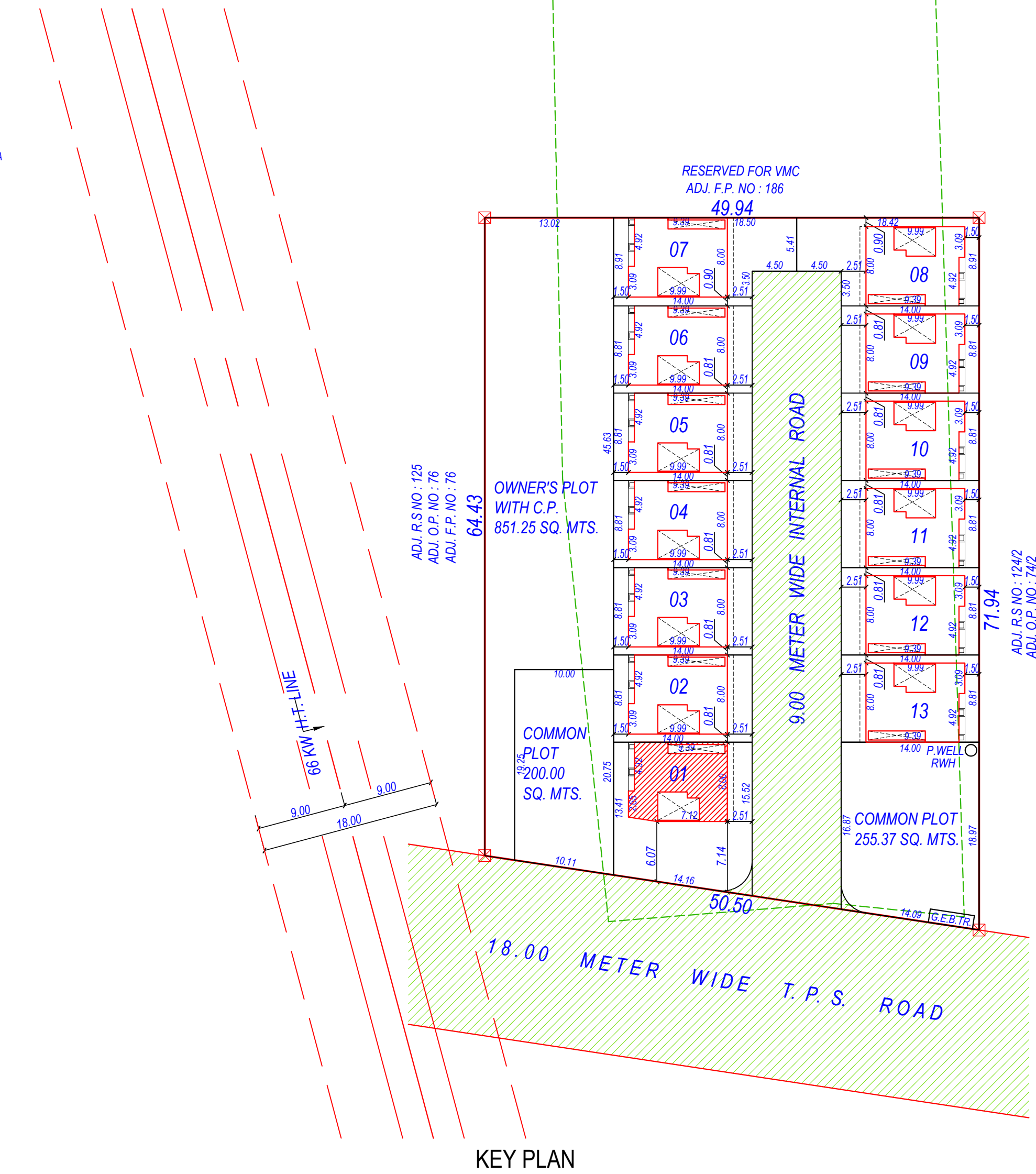
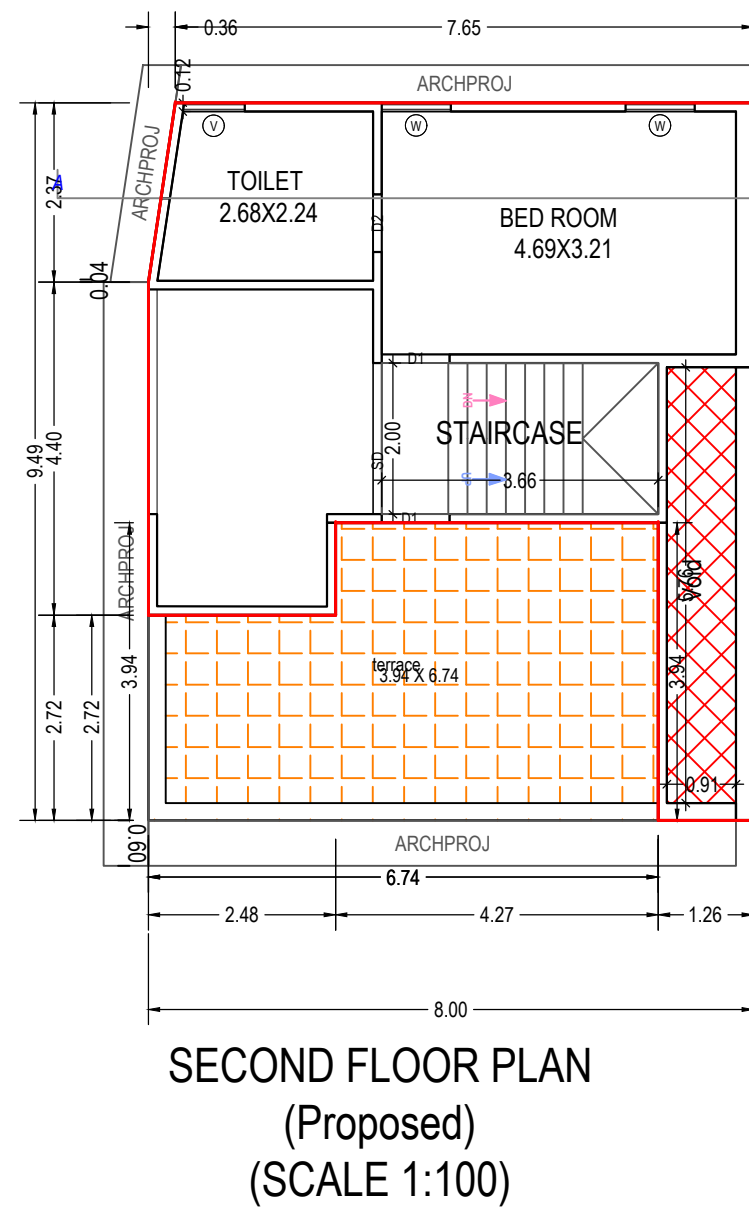
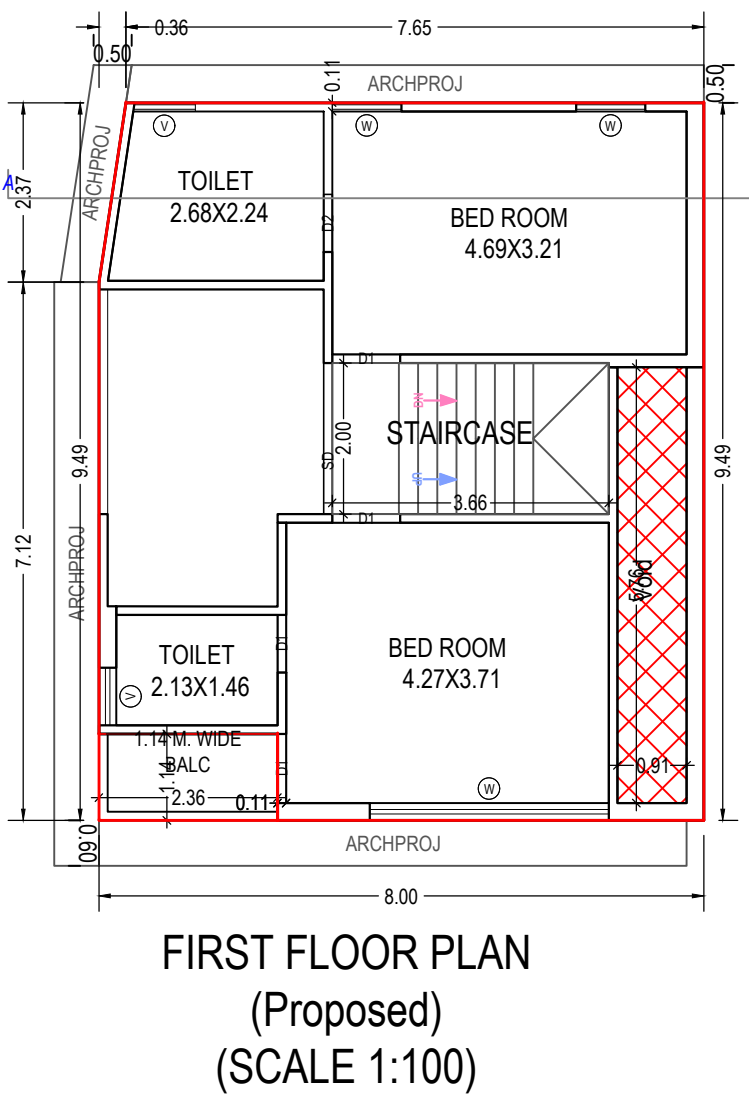
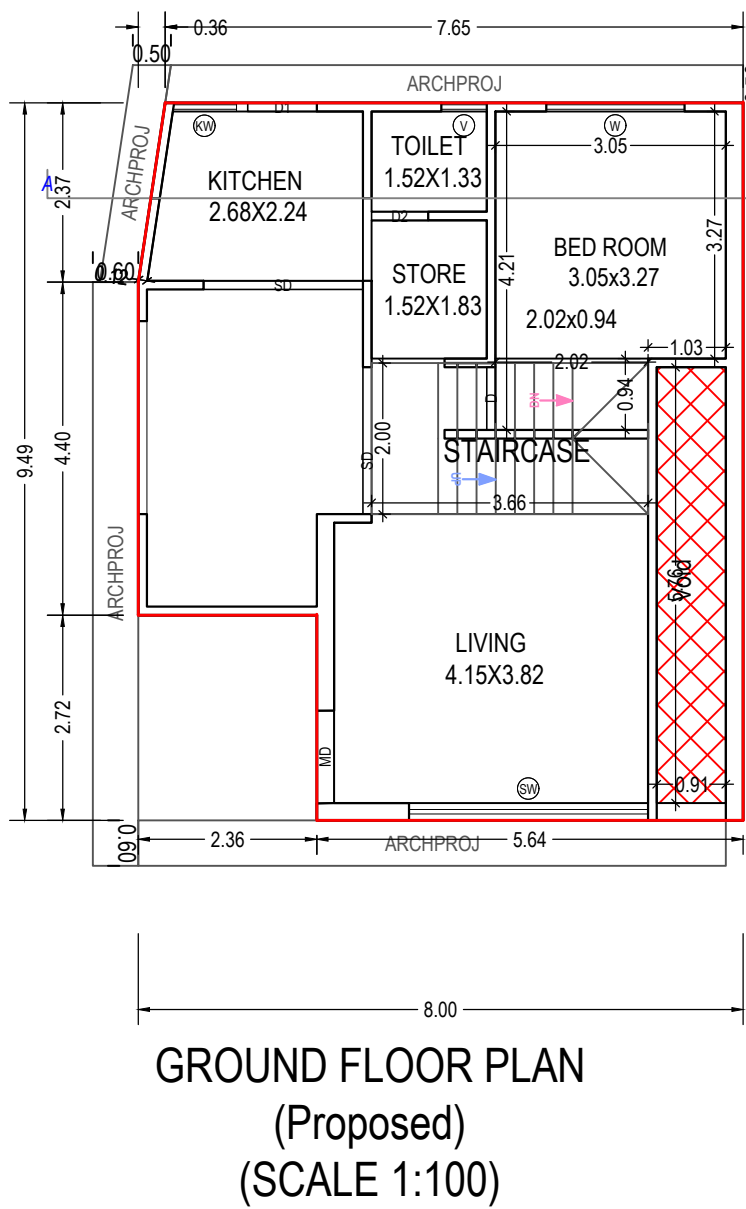
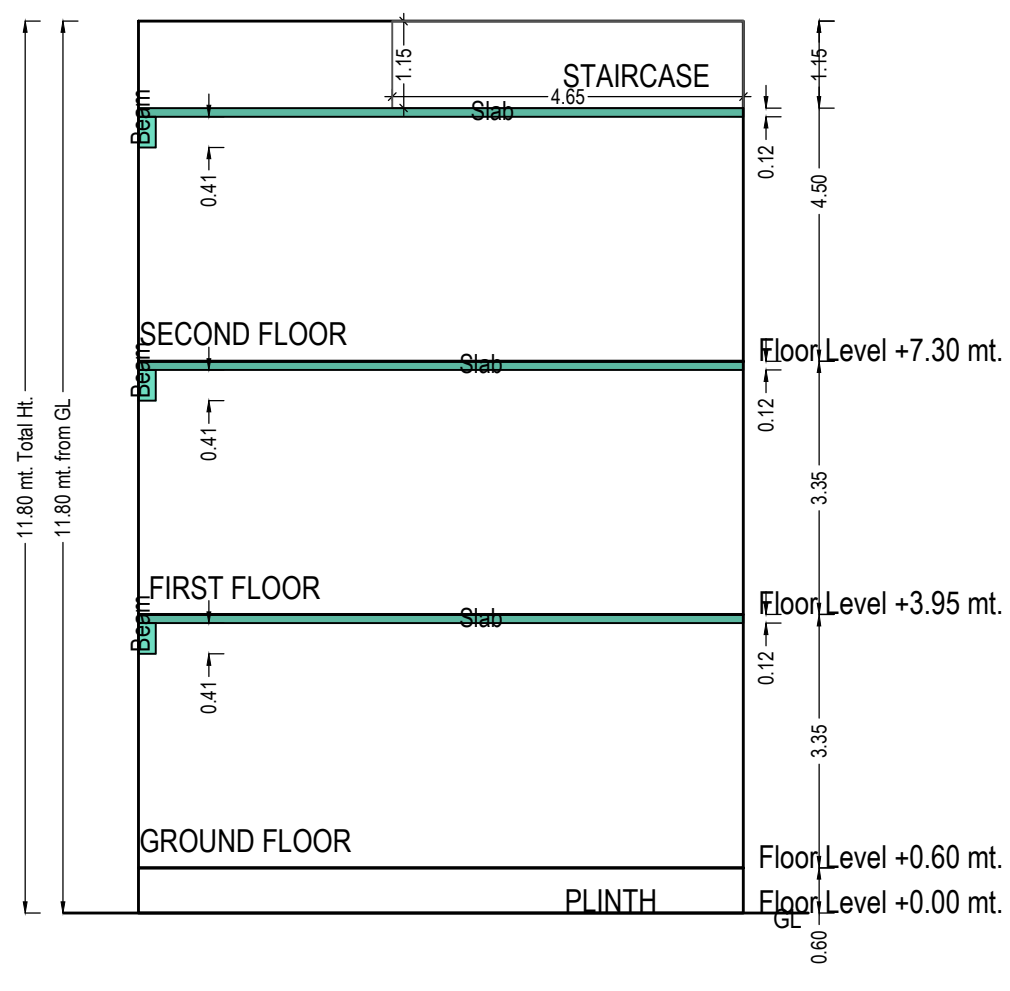
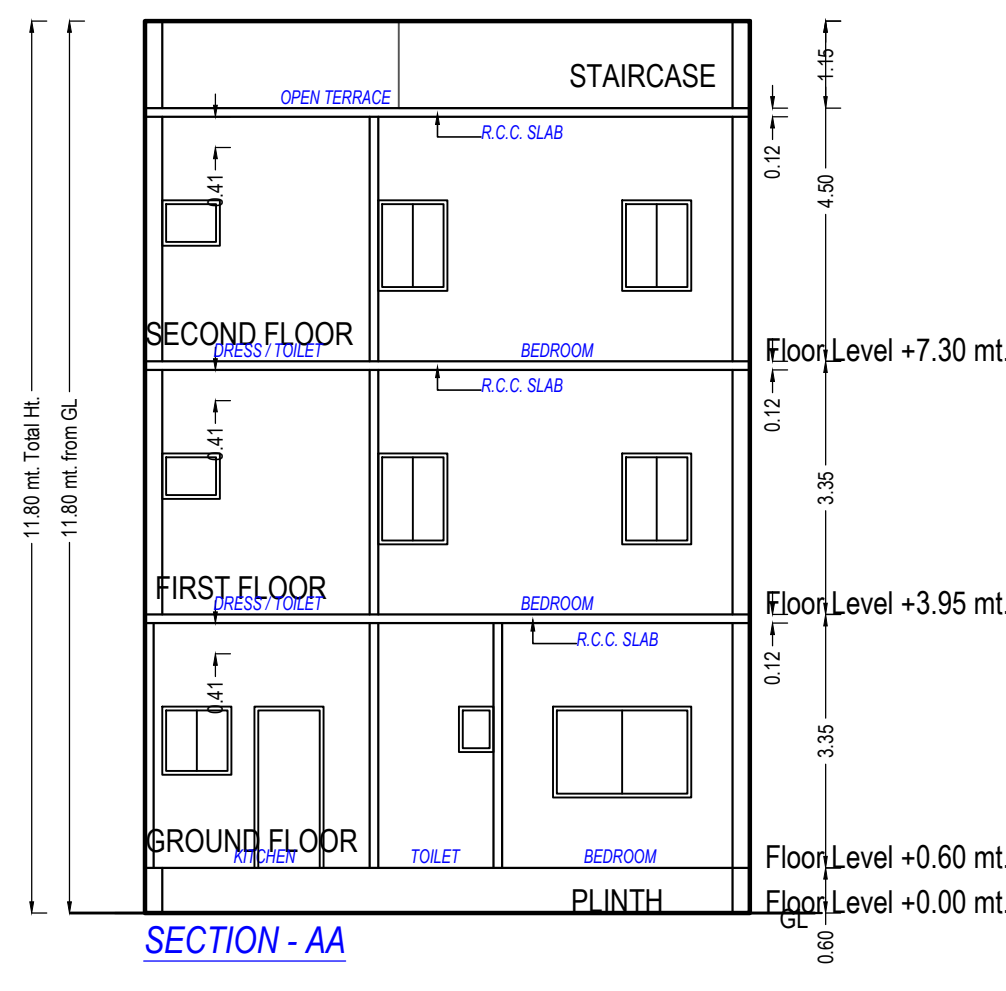
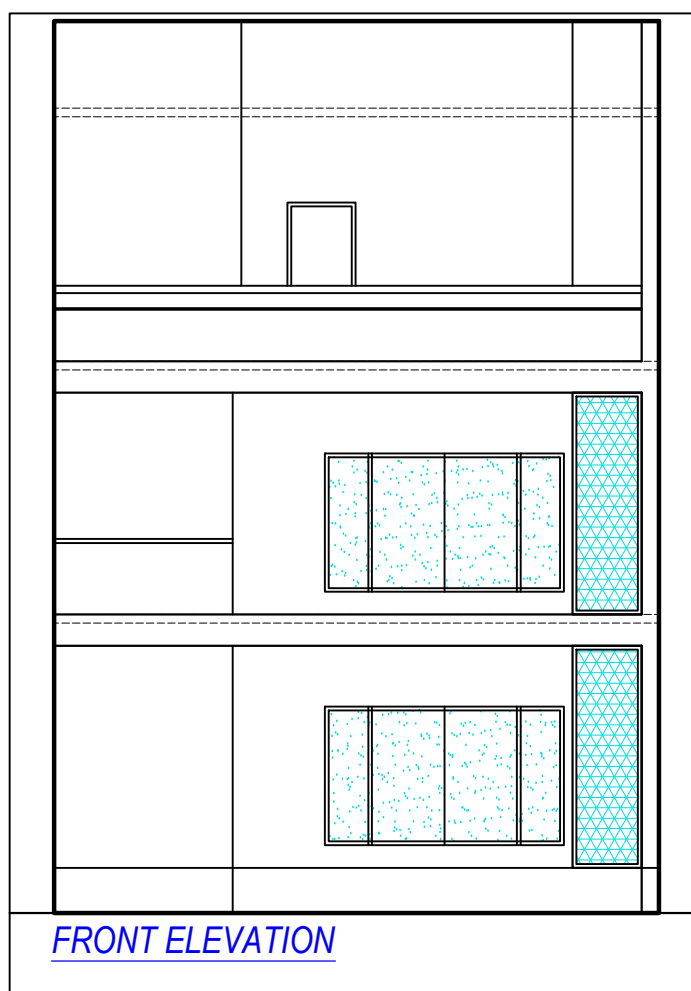
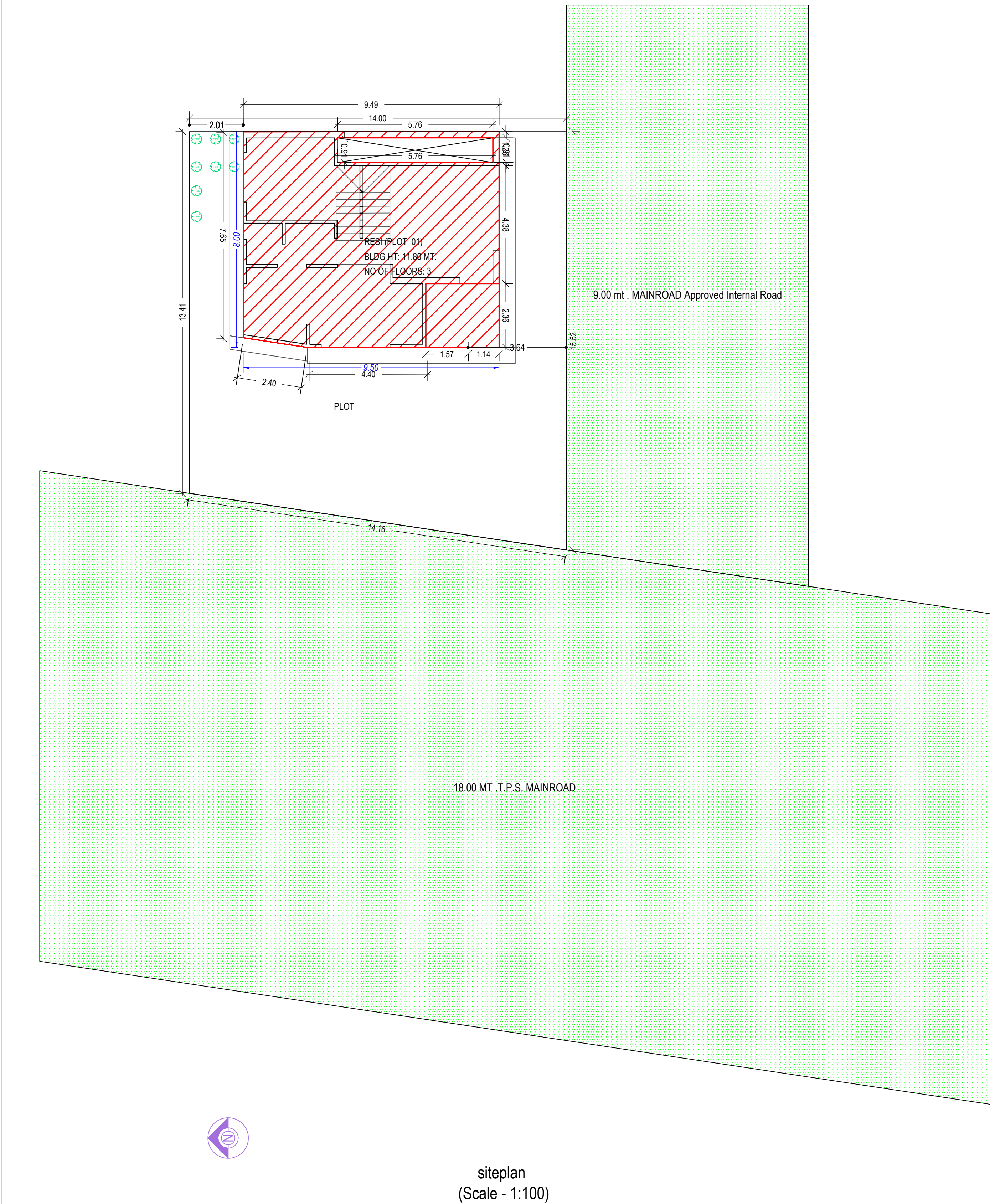
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
RESI (PLOT_01)	1	187.30	21.96	6.42	158.93	01
Grand Total :	1	187.30	21.96	6.42	158.93	01

Layout Approved Details

Layout Approved	Common CP Provided	Common Parking Provided	Sanction Date	Sanction No.
Yes	No	No	11/14/2024	L - 10 / 2024 - 2025

Tree Details (Table 3h)

Plot	Name	No. of Trees	Prop
PLOT	Tree	8	8



Floor Name	Total Built Up Area (Sq.mt.)	Deductions from FSI/Area in Sq.mt.	Proposed FSI Area (Sq.mt.)	Total FSI Area (Sq.mt.)	No. of Unit
Ground Floor	70.28	7.32	6.42	56.54	01
First Floor	70.27	7.32	6.42	56.54	00
Second Floor	46.75	7.32	0.00	39.43	00
Total	187.30	21.96	6.42	158.93	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESI (PLOT_01)	D2	0.75	2.10	01
RESI (PLOT_01)	D2	0.75	2.10	02
RESI (PLOT_01)	D1	0.75	2.10	01
RESI (PLOT_01)	V	0.85	2.10	01
RESI (PLOT_01)	D	0.91	2.10	03
RESI (PLOT_01)	D1	0.91	2.10	02
RESI (PLOT_01)	M2	1.22	2.10	01
RESI (PLOT_01)	W	3.16	1.50	01
RESI (PLOT_01)	W	3.16	1.50	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESI (PLOT_01)	V	0.60	1.00	01
RESI (PLOT_01)	V	0.76	1.00	01
RESI (PLOT_01)	V	0.82	1.00	01
RESI (PLOT_01)	KW	0.84	1.50	01
RESI (PLOT_01)	W	0.91	1.50	04
RESI (PLOT_01)	W	1.83	1.50	01
RESI (PLOT_01)	W	3.16	1.50	01

Staircase Checks (Table 6a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	STAIRCASE	1.00	0.00	0.19
FIRST FLOOR PLAN	STAIRCASE	1.00	0.00	0.19
SECOND FLOOR PLAN	STAIRCASE	1.00	0.00	0.25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.14 X 2.38 X 1.1 X 1	2.70	2.70
Total			

UnitBUA Table for Building (RESI (PLOT_01))

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT PLOT_01	DWELLING UNIT	69.13	6.18	63.86	6.18	57.68	01
FIRST FLOOR PLAN	SPLIT PLOT_01	DWELLING UNIT	75.54	6.41	69.13	6.41	62.72	01
SECOND FLOOR PLAN	SPLIT PLOT_01	DWELLING UNIT	52.02	5.94	46.75	5.94	40.81	00

OWNER'S NAME AND SIGNATURE

RADHE DEVELOPERS PARTNERSHIP FIRM THROUGH ITS PARTNERS TEJAS RAMNIKHAI AMIN AND OTHERS

ARCHITECT'S NAME AND SIGNATURE

STRUCTURE ENGINEER

KANUBHAI MOTIBHAI PATEL

003ERL31032700045

SUPERVISOR'S NAME AND SIGNATURE

Building Inspector

DESIGNATION OF APPROVER :

