

PROPOSED LAY OUT PLAN FOR (NEW) R. S. NO : 52,53,54,58
(OLD) BLOCK NO : 42,43,44,51/1, AT VILLAGE : SRIPOR TIMBI,
TAL - WAGHODIA, DISTRICT : VADODARA.

COMMON PLOT AREA STATEMENT				
COMMON PLOT	AREA IN SQ.MT.	PERMI. G.F. B-UP @ 15%	PROP. G.F.L. B-UP AREA	PROP. F.F.L. B-UP AREA
1	340.59	51.09	51.00	
2	416.35	62.45		
3	645.73	96.86		
4	1434.73	215.21	-208.85	172.19
TOTAL	2837.40		259.85	172.19

AREA STATEMENT IN SQ.MT.			
R.S.NO	AREA AS PER OLD RECORD (DIL/R7-12)	AREA AS PER RE SERVE (DIL/R7-12)	FINAL AREA FOR PLANNING
42	10398.00	10398.00	10398.00
43	4658.00	4011.00	4011.00
44	4350.00	4532.00	4350.00
51/1	28531.00	30899.00	28531.00
TOTAL	47937.00	49840.00	47290.00

AREA STATEMENT		
R.S.NO	FINAL AREA FOR PLANNING	AREA
42	PLANNING	10398.00
43	PLANNING	4011.00
44	PLANNING	4350.00
51/1	PLANNING	28531.00
TOTAL		47290.00
40 % T.P. AREA STATEMENT		18916.00
1800 MT. RD CUTTING		3020.88
1200 MT. INTERNAL RD		5183.00
FUTURE T.P. DEVELOPMENT		
[01]	= 4759.38	
[02]	= 1024.81	10711.91
[03]	= 2937.72	
TOTAL		18916.00

FORM NO. 3		1/3
(See Regulation No. 3.2 (ix))		
A AREA STATEMENT	SQ.MTS.	STAMPS & SIGNATURE OF APPROVAL
1. Area of land plot/property as per old record	47937.00	APPROVED SUBJECT TO CONDITION
Area as per re survey	49840.00	LAI D DOWN IN BUILDING PERMISSION
Area as per planning	47290.00	Order No. Vuda / Plan - 2 / Permission / 207 / 2017
Deduction for		Date : 19 / 12 / 2017
(a) 10% FUTURE T.P. PLANNING AREA AS PER STATEMENT	19916.00	Sd/- Town Planner Urban Development Authority Vadodra.
(b) Any Reservation		
3. Net Area of Planning	28374.00	Development permission is granted subject to the condition the responsibility of the applicant and his Architect / Engineers / Survey / Structural Designer to Follow relevant I. S. specification in structural design to ensure safety of the Building and is such structural design are to be verified
4. Common Plot @10%	2837.40	
5. Balance area of plot	25536.60	
6. Total Permissible G.F. Built up area @ 40%	10214.64	
7. Total Permissible F.S.I. area @ 0.75 (28374.00X1.20)	34048.80	
Regular F.S.I. @ 0.75 x 28374.00 = 21280.50		Ownership of the Common Plot Shall be in Joint Ownership of all the members of layout area and if shall not be Sateble
Paid F.S.I. @ 0.45 x 28374.00 = 12768.30		
TOTAL F.S.I. (28374.00X1.20) = 34048.80		
8. Existing Building Area	-----	
1) Ground Floor		
Total Existing Builtup Area	10192.58	કેન ન પહેલ ને. જી. ડી. ને ઇન્સ્ટ્રક્શન મેટ ને જરૂર અલગથી તપાસ ને કરેને,
9. Proposed Building Area	10192.58	
1) Ground Floor		
10. Grand Total of Builtup Area on G. Floor		
11. PROPOSED FLOOR SPACE AREA	SQ.MT.	BUPI F.S.I. AREA
Ground Floor		10192.58
First Floor		12481.95
Second Floor		1608.18
12. Total Proposed Floor Space Area	42822.71	
14. Total Existing Floor Space Area (if any)	-----	
15. Grand Total of Floor Space Area	42822.71	
16. Total F.S.I. Consumed	0.85 x 1.20	
PAID F.S.I. CALCULATION		
PERMISSIBLE (0.75) = 21280.50 SQ.MT.		
TOTAL PROPOSED F.S.I. = 24292.71 SQ.MT.		
TOTAL PAID F.S.I. AREA = 03002.21 SQ.MT.		

B. PARKING STATEMENT				
Total maximum possible floor space area	Total require parking space	Reserved for car 50%	Total provided parking space	Provided on Ground level
Residential	(15%)			
Commercial	(30%)			
TOTAL			TOTAL	

SCHEDULE OF OPENING		V. CERTIFICATE	
DOORS	WINDOWS	1). Existing Structure and Adjoining Property is seen by me and necessary precautions will be taken for smooth working without any defect to existing work.	
D1 1.00 X 2.10	W1 1.50 X 1.20	manhole connection is possible & is verified by me.	
D1 0.90 X 2.10	W1 1.20 X 1.20		
D2 0.75 X 2.10	W2 0.90 X 0.90		
VANTILATION		2). Certified that the plot under reference was surveyed by me on and the dimension of sizes etc. of plot stated 'on as is measured on site and area so worked out takes with the area ownership i.e. Record/property card and 7/12 record	
V 0.60 X 0.60			



PROPOSED TENAMENT TYPE BUILT-UP/F.S.I. AREA STATEMENT IN SQ.MTS.										
BLOCK NO:	TYPE	PROP. B.A. FOR EACH UNIT			TOTAL	NOS. OF UNITS	TOTAL PROPOSED B.AREA			GRAND TOTAL B-UP AREA
		GROUND FLOOR	FIRST FLOOR	SECOND FLOOR			GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	
20.21, 24to26, 29,30,33,34,37,38,41,42,46,47,48,49	A	43.41	55.43	32.82	131.66	28	1215.48	1552.04	918.96	3686.48
23,27,28,31,32,35,36,40, 43to45	A	44.09	55.43	32.82	132.34	21	925.89	1164.03	689.22	2779.14
53,57,58,62,63,67,68, 72to77, 81	B	39.35	53.15		92.50	23	905.05	1222.45		2127.50
3to41, 44to51, 54to56, 59to61, 64to66, 69to71, 78to80,	B	40.02	53.15		93.17	58	2321.16	3082.70		5403.86
74,75, 87to1, 88, 95, 96to1, 100,101,106	C	39.35	45.13		84.48	28	1023.10	1173.38		2196.48
5, 179,181,184, 189	C	39.35	45.13		84.48	105	3801.90	4287.35		8089.25
1to60, 63to73, 78to87, 89to94, 96to99,101to106,159to162,	C	40.02	45.13		85.15	105	3801.90	4287.35		8089.25
5, 180, 183, 188										
TENAMENT TYPE DUPLEX						263	10192.58	12481.95	1608.18	24282.71
MON PLOT - 01						1	51.00			51.00
MON PLOT - 04						1	208.85	172.19		381.04
CLUB HOUSE						2	259.85	172.19		432.05

Signature Of Owners / Builders.

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

Signature Of Architects-Engineers

TRUE COPY

JITENDRA S. PATEL

 **ANJALI**
Associate

502 - Fifth Floor, Sai Rutu Complex,
Opp. Nilkanth Party Plot, Near Tulshidham
Crossing, Manjalpur, Vadodara -390 011
V.M.S.S. LIC. NO : ER / 36 / 2016 TO 2019
V.U.D.A LIC NO : 68 / 2016 TO 2019