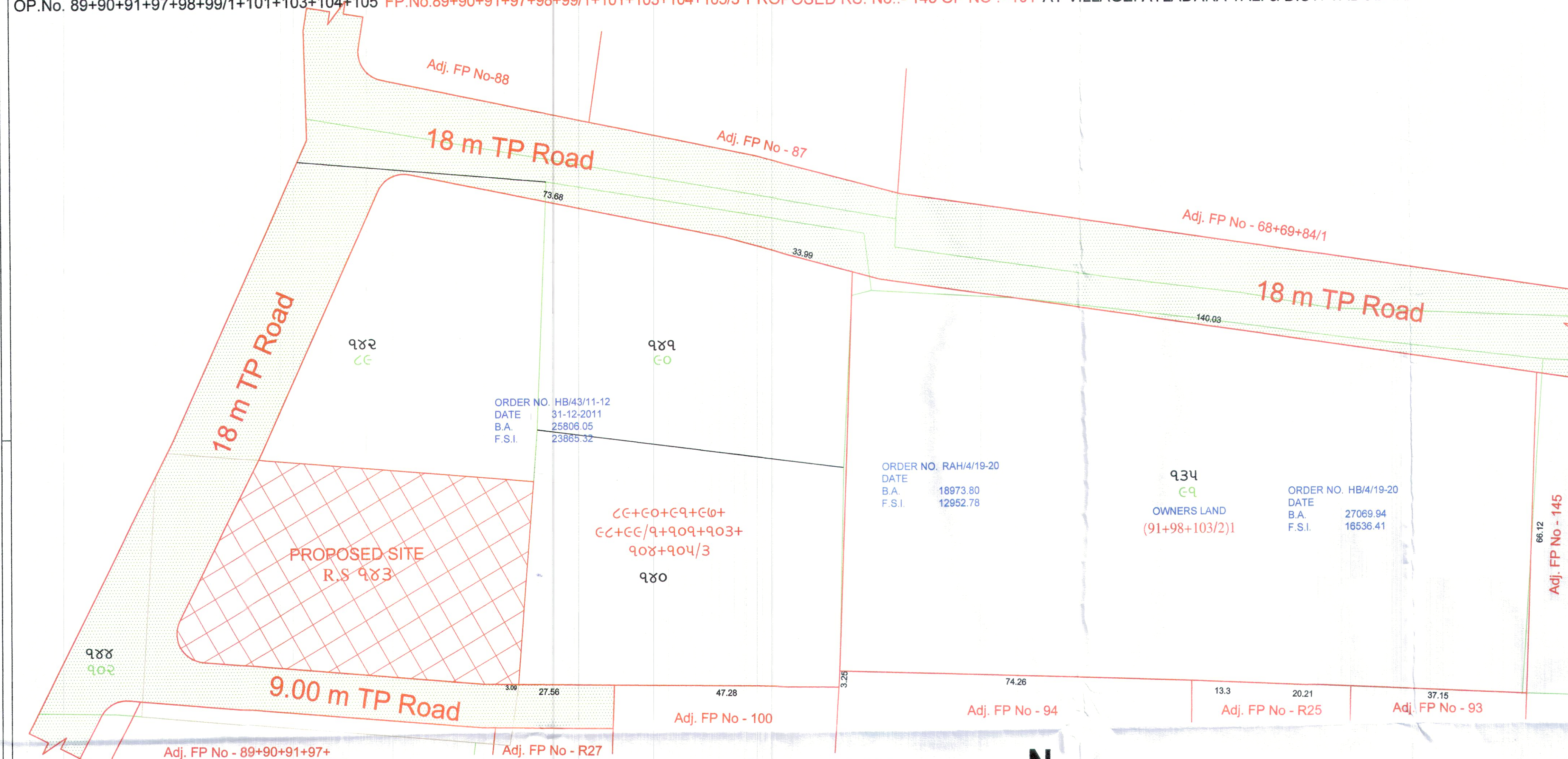
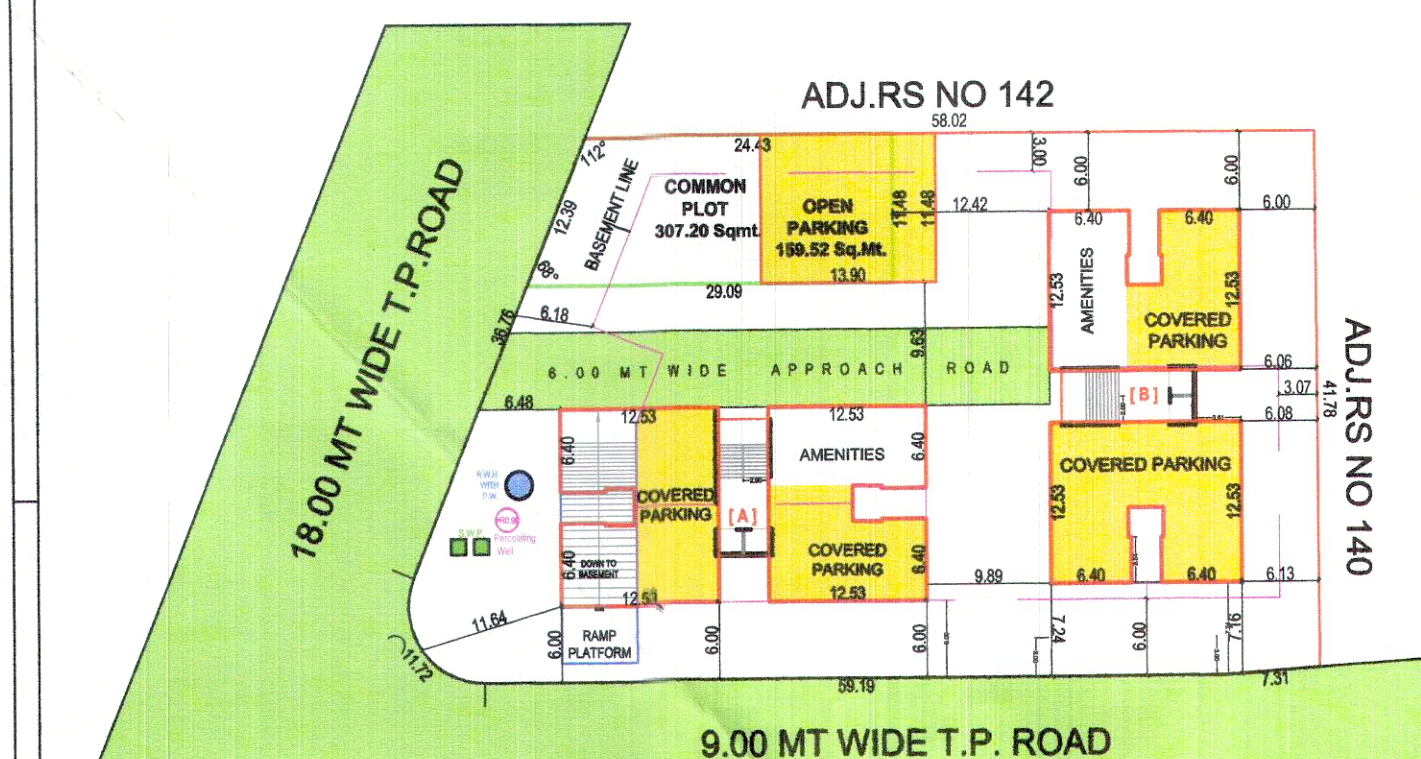


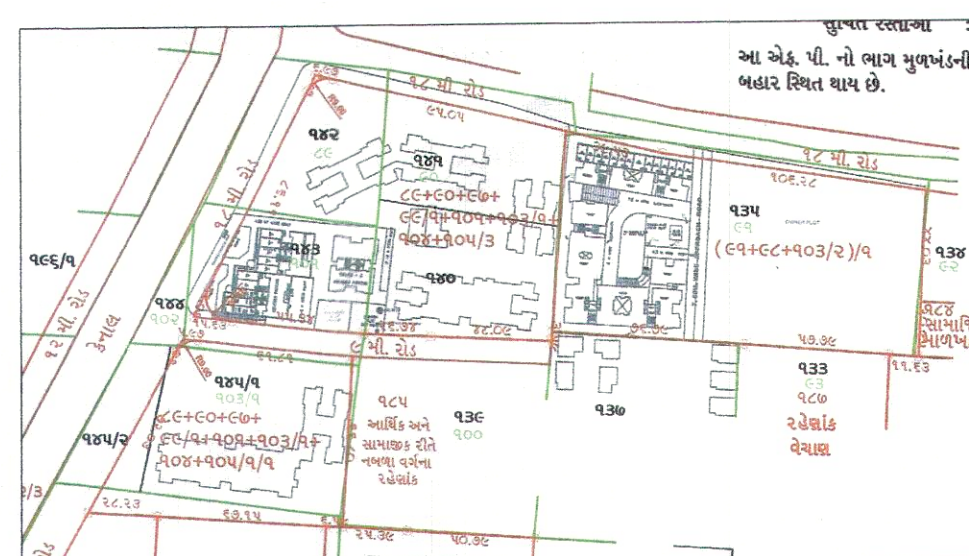
PROPOSED REVISED RESIDENTIAL LAY OUT & BUILDING PLAN FOR DRAFT TP. No. 25, TP SCHEME OF ATLAS ARA, R.S NO. 140,141,142,135,129,128,138/P-1,143,145/1,145/2,146,150,151
OP.No. 89+90+91+97+98+99/1+101+103+104+105 FP.No.89+90+91+97+98+99/1+101+103+104+105/3 PROPOSED RS. No.:- 143 OP NO :- 101 AT VILLAGE. ATLASDARA TAL. & DIST: VADODARA



PART PLAN
SCALE :- 1.00 CM = 4.00 MT



LAY OUT PLAN
SCALE :- 1.00 CM = 4.00 MT



KEY PLAN
SCALE :- 1.00 CM = 20.00 MT

BUILT UP AREA STATEMENT				F.S.I AREA STATEMENT			
DESCRIPTION	BUILT UP AREA IN SQ.MT		TOTAL	DESCRIPTION	F.S.I AREA IN SQ.MT		TOTAL
	TOWER-A	TOWER-B			TOWER-A	TOWER-B	
BASEMENT			1435.00	GR.FLOOR	79.96	79.96	159.92
GR.FLOOR	393.61	393.61	787.22	1ST.FLOOR	344.72	344.72	689.44
1ST.FLOOR	393.61	393.61	787.22	2ND.FLOOR	344.72	344.72	689.44
2ND.FLOOR	393.61	393.61	787.22	3RD.FLOOR	344.72	344.72	689.44
3RD.FLOOR	393.61	393.61	787.22	4TH.FLOOR	344.72	344.72	689.44
4TH.FLOOR	393.61	393.61	787.22	5TH.FLOOR	344.72	344.72	689.44
5TH.FLOOR	393.61	393.61	787.22	6TH.FLOOR	344.72	344.72	689.44
6TH.FLOOR	393.61	393.61	787.22	7TH.FLOOR	344.72	344.72	689.44
7TH.FLOOR	393.61	393.61	787.22	8TH.FLOOR	344.72	344.72	689.44
8TH.FLOOR	393.61	393.61	787.22	9TH.FLOOR	344.72	344.72	689.44
9TH.FLOOR	393.61	393.61	787.22	10TH.FLOOR	344.72	344.72	689.44
10TH.FLOOR	393.61	393.61	787.22	11TH.FLOOR	176.47	176.47	352.94
11TH.FLOOR	222.11	222.11	444.22	STAIR CABIN	0.00	0.00	0.00
STAIR CABIN	47.58	47.58	95.16	TOTAL	3703.63	3703.63	7406.86
TOTAL	4599.4	4599.4	9198.8				

CARPET AREA STATEMENT							
FLOOR	TOWER	UNIT	CARPET AREA			TOTAL CARPET AREA	
			UNIT	BALCONY	WASH	UNIT	TOTAL
1st. To 10th.	A	86.18	76.96	2.08	1.7	80.74	3229.60
1st. To 10th.	B	86.18	76.96	2.08	1.7	80.74	3229.60
TOTAL			153.92	4.16	3.4	161.48	6459.20
11th.	A	86.18	76.96	2.08	1.7	80.74	161.48
11th.	B	86.18	76.96	2.08	1.7	80.74	161.48
TOTAL			153.92	4.16	3.4	161.48	322.96
TOTAL						84	6782.16

UNIT STATEMENT			
DESCRIPTION	NO OF UNIT		TOTAL
	TOWER-A	TOWER-B	
GR.FLOOR	0	0	0.00
1ST.FLOOR	4	4	8
2ND.FLOOR	4	4	8
3RD.FLOOR	4	4	8
4TH.FLOOR	4	4	8
5TH.FLOOR	4	4	8
6TH.FLOOR	4	4	8
7TH.FLOOR	4	4	8
8TH.FLOOR	4	4	8
9TH.FLOOR	4	4	8
10TH.FLOOR	4	4	8
11TH.FLOOR	2	2	4
STAIR CABIN	0	0	0
TOTAL	42	42	84

REQ. RESI. LIFT CALCULATION (TOWER : B)	
3rd & 11th Floor. = 34 DWELLING UNITS	
1 LIFT (CAP = 6 PERSON) REQ. FOR 30 DWELLING UNITS	
TOTAL DWELLING UNITS = 34/30 REQ. : 1.13 NOS. LIFT.	
PROVIDED : 2 LIFT OF 06 PASSENGER	
PROV. 2 LIFT X 6 PASSENGER PER LIFT = 12 PASSENGER'S	

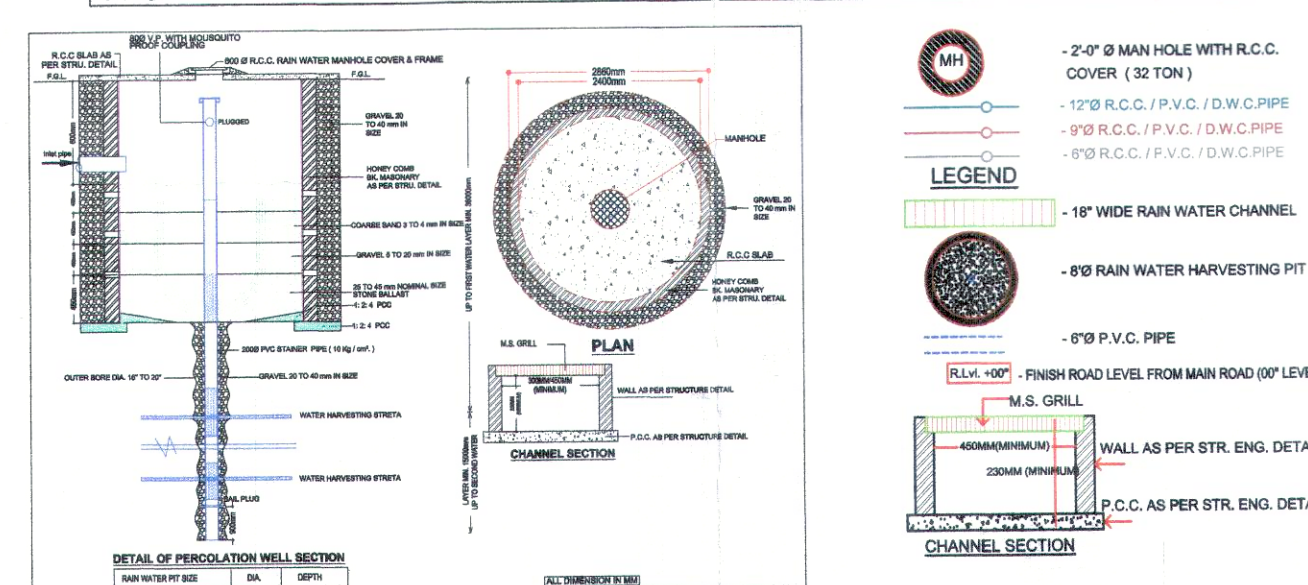
REQ. RESI. LIFT CALCULATION (TOWER : A)	
3rd & 11th Floor. = 34 DWELLING UNITS	
1 LIFT (CAP = 6 PERSON) REQ. FOR 30 DWELLING UNITS	
TOTAL DWELLING UNITS = 34/30 REQ. : 1.13 NOS. LIFT.	
PROVIDED : 2 LIFT OF 06 PASSENGER	
PROV. 2 LIFT X 6 PASSENGER PER LIFT = 12 PASSENGER'S	

REQ. RESI. LIFT CALCULATION (TOWER : A & B)	
3rd & 11th Floor. = 68 DWELLING UNITS	
1 LIFT (CAP = 6 PERSON) REQ. FOR 30 DWELLING UNITS	
TOTAL DWELLING UNITS = 68/30 REQ. : 2.26 NOS. LIFT.	
PROVIDED : 4 LIFT OF 06 PASSENGER	
PROV. 4 LIFT X 6 PASSENGER PER LIFT = 24 PASSENGER'S	

R.W.H. CALCULATION	
3072.00 / 4000 = 0.768	
SAY : 1 NOS. R.W.H. REQ.	
PROP. 1 NOS. R.W.H.	

SOLAR POWER CALCULATION	
MIN 5 % OF CONNECTED LOAD	
ESTIMATED CONNECTED LOAD = 500 KW	
SOLAR PROVISION 5 % = 25.00 KW	
12 SQMT / 1KW i.e 300 sq.mt. AREA OF TERRACE	
PROV. 300 SQ.MT. (AS PR ONE TOWER)	
ON TERRACE "A,B", TOWER	

TREE PLANTATION CALCULATION	
3072.00 / 200 = 15.36 X 5 = 76.80	
SAY : 77 TREES	
PROP. TREES = 80 NOS.	

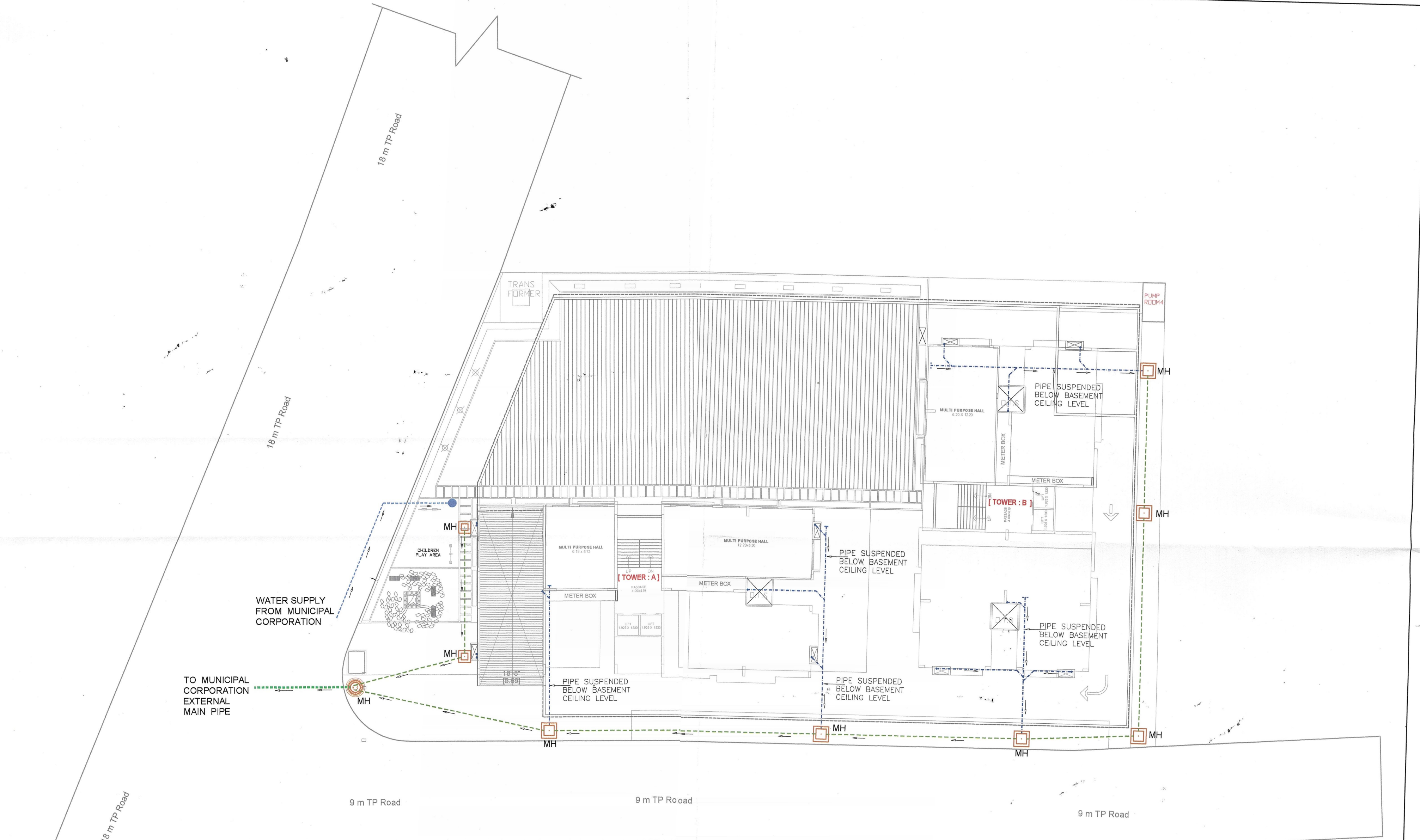


AREA CALCULATION TABLE			DRG. No. :- 1/5	
SR NO.	Particular	Sq. Mt.	1. LIST OF DRAWING ATTACHED	
A	Land Area As Per 7/12 & Property Card	0.00		
a	Land Area As Per Old Approved Layout	23041.00		
b	Land Area As Per Site Condition	22356.00		
	Land Area Consider For Planning	23041.00		
B	Deduction Area			
1	Old Approved Land	9425.00		
2	Ownres Land	10544.00		
3	Area Under Acquisition	0.00		
4	Area Not In Possession	0.00		
5	Total Deduction	19969.00		
C	Net Area Of The Land (A3-B5)	3072.00	2. REFERENCE	
D	Common Plot			
1	Required Common Plot (10%)	307.20		
2	Proposed Common Plot	307.20		
E	Balance Area Of Land (C-D2)	2764.80		
	Permissible F.S.I.@1.80	5529.60		
	Max. Permissible F.S.I.@2.7	8294.4		
G	Coverage Area			
1.1	Permissible Coverage Area @ 30 %	-		
	Existing Coverage Area	-		
	Proposed Coverage Area	787.22		
F	Total Proposed Floor Space Area		3. STAMP AND SIGNATURE OF APPROVAL	
	Basement Lower	1435.00		
	Basement Upper	0.00		
	Ground Floor	787.22		
	1st Floor	787.22		
	2nd Floor	787.22		
	3rd Floor	787.22		
	4th Floor	787.22		
	5th Floor	787.22		
	6th Floor	787.22		
	7th Floor	787.22		
	8th Floor	787.22		
	9th Floor	787.22		
	10th Floor	787.22		
	11th Floor	444.22		
	12th Floor	0.00		
	13th Floor	0.00		
	Terrace Floor	95.16		
	Total Area	10633.80		
	Existing Area	0.00		
	Grand Total Of Proposed Area	10633.80		
	Proposed F.S.I Commercial	0.00		
	Proposed F.S.I Residential	7406.86		
J	Parking Area Statement			
	Com. 50% Resi. 20%			
1	Total Parking Req.	0.00	1481.37	1481.37
a	Car Parking	0.00	740.69	740.69
b	Visitor Parking At Ground Level	0.00	74.07	74.07
c	Visitor Parking At Other Level	0.00	74.07	74.07
d	Loading/ Unloading	0.00	0.00	0.00
e	Others	0.00	592.55	592.55
	Parking Provided			
1	Open Parking		159.52	
2	Parking @ Basement Lvl.		1167.59	
3	Covered Parking-1		96.24	
4	Covered Parking-2		94.53	
5	Covered Parking-3		173.01	
6	Covered Parking-4		94.53	
	Total Area		1785.42	

Approved Subject to Condition laid
Down in Building Permission
Ward No. 93
Order No. RAH. 112-95/13-25
Date 22-6-2023
Dr. Tami Development Officer
Vadodara Mahanagarपालिका
H.O.D. (I & E) न. 63041

Owner / Builder / Organiser / Developer
Or Authorised Agent of Owner

KARTIK J. PANCHAL
D-4041
A/4, Amarkant Svc-2, B/H. Sparshat Apt.
Nr. Nandiv Park Soc. Urm/Vaccine Road,
Vadodra-7. Ph. :- 91-988 231 000102
Lic.No.ACR-0219-24



KARTIK J. PANCHAL
D.A.R.C.H.
A/A, Amrakunj Soc.-2, B/h. Spandan Apt.
Nr. Nehru Park Soc., Umi-Vaccine Road,
Vadodara-7. Ph.: +91 265 231 0001 / 02
Lic. No. AR-2/ 24-27

JAYANTIBHAI D. PANCHAL
D.C.E., D.B.M.
Architect Engineer & Valuer
A/A, Amrakunj Soc.-2, B/h. Spandan Apt.
Nr. Nehru Park Soc., Umi-Vaccine Road,
Vadodara-7. Ph.: +91 265 231 0001 / 02
Lic. No. E-4/ 2023-2028

NARAYAN REALTY INFRASTRUCTURE
PARTNER
SIGNATURE
OWNERS / BUILDER / ORGANISE /
DEVELOPER OR AUTHORISED
AGENT OF OWNER

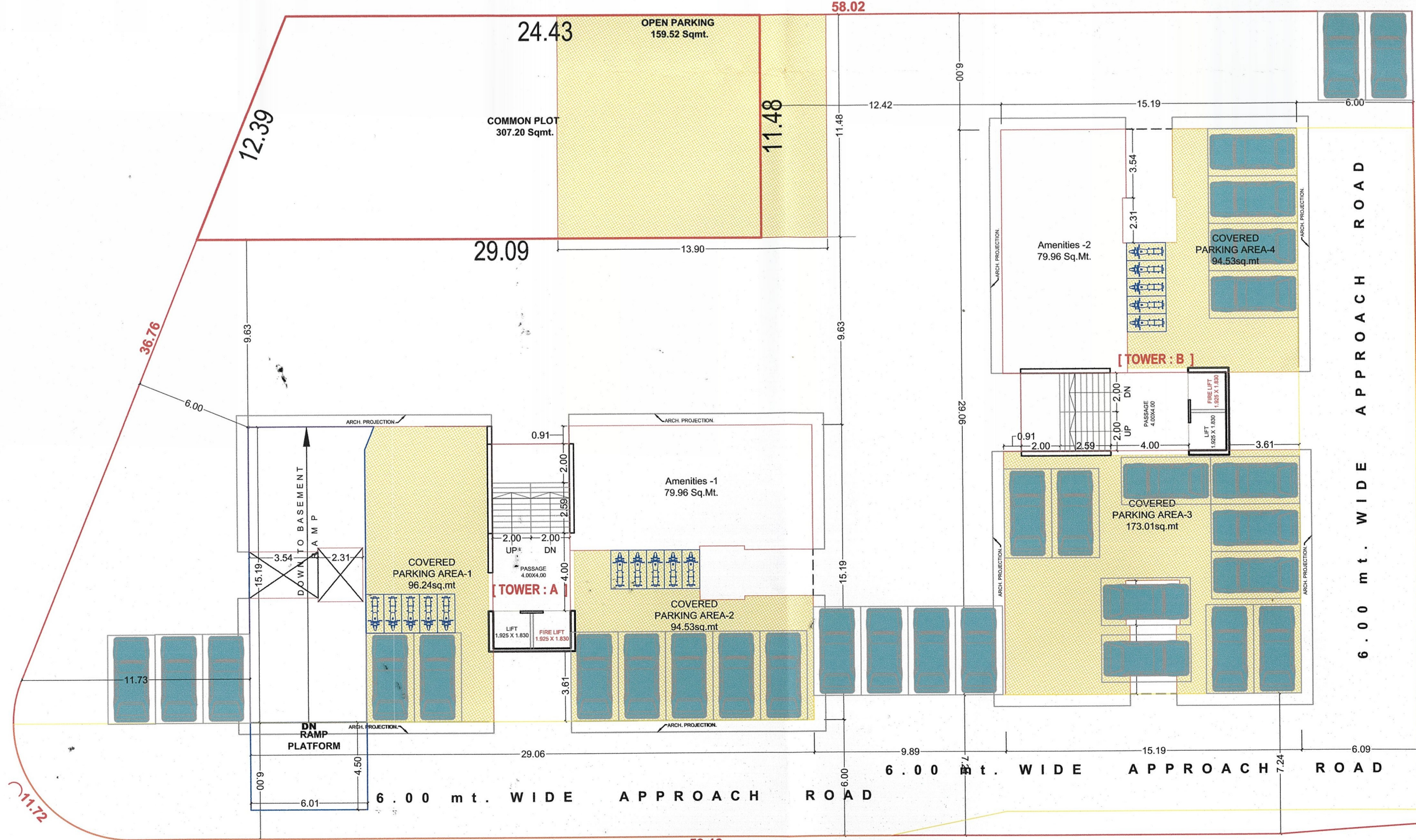
DRAWING TITLE :- EXTERNAL DRAINAGE LAYOUT FOR RERA
PROJECT NAME :- PROPOSED REVISED RESIDENTIAL LAY OUT & BUILDING PLAN FOR DRAFT TP, No. 25, TP SCHEME OF ATADARA, PROPOSED RS. No.- 143 OP NO :- 101 AT VILLAGE, ATADARA TAL. & DIST: VADODARA
PLUMBING CONSULTANT
Vraj Sanitation
PLUMBING, SANITATION & FIRE-
PROTECTION CONSULTANT
VADODARA
PH.NO. (O) - 094095 65264
(M) - 094260 07748
E-MAIL :- vrazoffice@gmail.com
SIGNATURE & STAMP
CONSULTANT / ENGINEER

DRAINAGE LEGEND:-

	MH	3'-0" DIA ROUND & 3'0" x 3'0" SQUARE DRAIN MANHOLE
		300 OR 150 RCC NP3 CLASS DRAINAGE PIPE LINE, UNDER GROUND
		1600 / 2000 MM PIPE SUSPENDED AT BASEMENT FLOOR CEILING LEVEL
		WATER SUPPLY PIPE FROM CORPORATION



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

FLOOR	CAR	TWO- WHEELER
GROUND	30	15
BASEMENT	47	---
TOTAL	77	15

FLOOR	PARKING AREA SQ.MT.
GROUND	617.83 SQ.MT.
BASEMENT	1167.59 SQ.MT.
TOTAL	1785.42 SQ.MT.

PARKING PLANS

Owners sign :
For NARAYAN REALTY INFRASTRUCTURE

Architect Sign:-
KARAN J. PANCHAL
D.ARCHT
A/P, Amarkunj Soc-2, B/H, Spandan Apt.
Nr. Nandana Park Soc. Urmi-Vaccine Road,
Vadodra-7. Ph. :- +91 265 231 0001/02
Lic.No.AOR-0224-27

Sr. No.: 671

Date: 14/12/2024



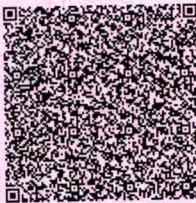
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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Gujarat
Certificate of Stamp Duty

Certificate No. : IN-GJ17238398342811W
Certificate Issued Date : 13-Dec-2024 01:28 PM
Account Reference : IMPACC (SV)/ gj13148804/ BARODA/ GJ-BA
Unique Doc. Reference : SUBIN-GJGJ1314880447808662447541W
Purchased by : K R PUROHIT
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : NARAYAN REALTY INFRASTRUCTURE
Second Party : Not Applicable
Stamp Duty Paid By : NARAYAN REALTY INFRASTRUCTURE
Stamp Duty Amount(Rs.) : 300
(Three Hundred only)



IN-GJ17238398342811W

HF 0029911230

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Affidavit

Affidavit cum declaration of **Mr. KARTIK JAYANTILAL PANCHAL**, Promoter / Duly authorized Signatory of **NARAYAN REALTY INFRASTRUCTURE** for Project **NARAYAN ARIA** at Block/R.S No. **143**, T.P.No. **-25**, F.P. No.-**89+90+91+97+98+99/1+101+103+104+105/part-2**, O. P. No.-**101** Area of Plot: **3072.00 Sq.Mts.** Admeasuring Net Area of Planning: **3072.00 Sq.Mts.** Mouje Village -**ATLADARA, VADODARA, GUJARAT-390012** Authority: **VMC, VADODARA**

I **Mr. KARTIK JAYANTILAL PANCHAL**, authorized Signatory by the promoter **NARAYAN REALTY INFRASTRUCTURE** do hereby solemnly declare, undertake and state that,

I have submitted an application for RERA registration for my above-mentioned project.

In the submitted Plans (approved by competent authority) are not Showing RERA Carpet area. But the form – 3 submitted by me as prepared by chartered accountant Mr. **CA. BHUVANESHKUMAR D. SARWAR (SARWAR & CO)** is showing RERA Carpet area, which is true & correct according to my best knowledge.

I am aware that from 31/08/2019 it is mandatory to pay RERA registration fees as per carpet area vide notification no – GH/V/116 of 2019/RAR-102018-1005-L dated 31/08/2019. If any shortfall remains in fees as per form – 3 carpet area calculation, I/We are bound to pay the same.



Promoter

For NARAYAN REALTY INFRASTRUCTURE

Mr. Kartik Jayantilal Panchal

Date : 12/12/2024
Place : Vadodara



SOLEMNLY AFFIRM & DECLARE ON OATH
BY
SIGNED BEFORE ME ON OATH.

V. P. SHAH NOTARY - VADODARA

14/12/2024