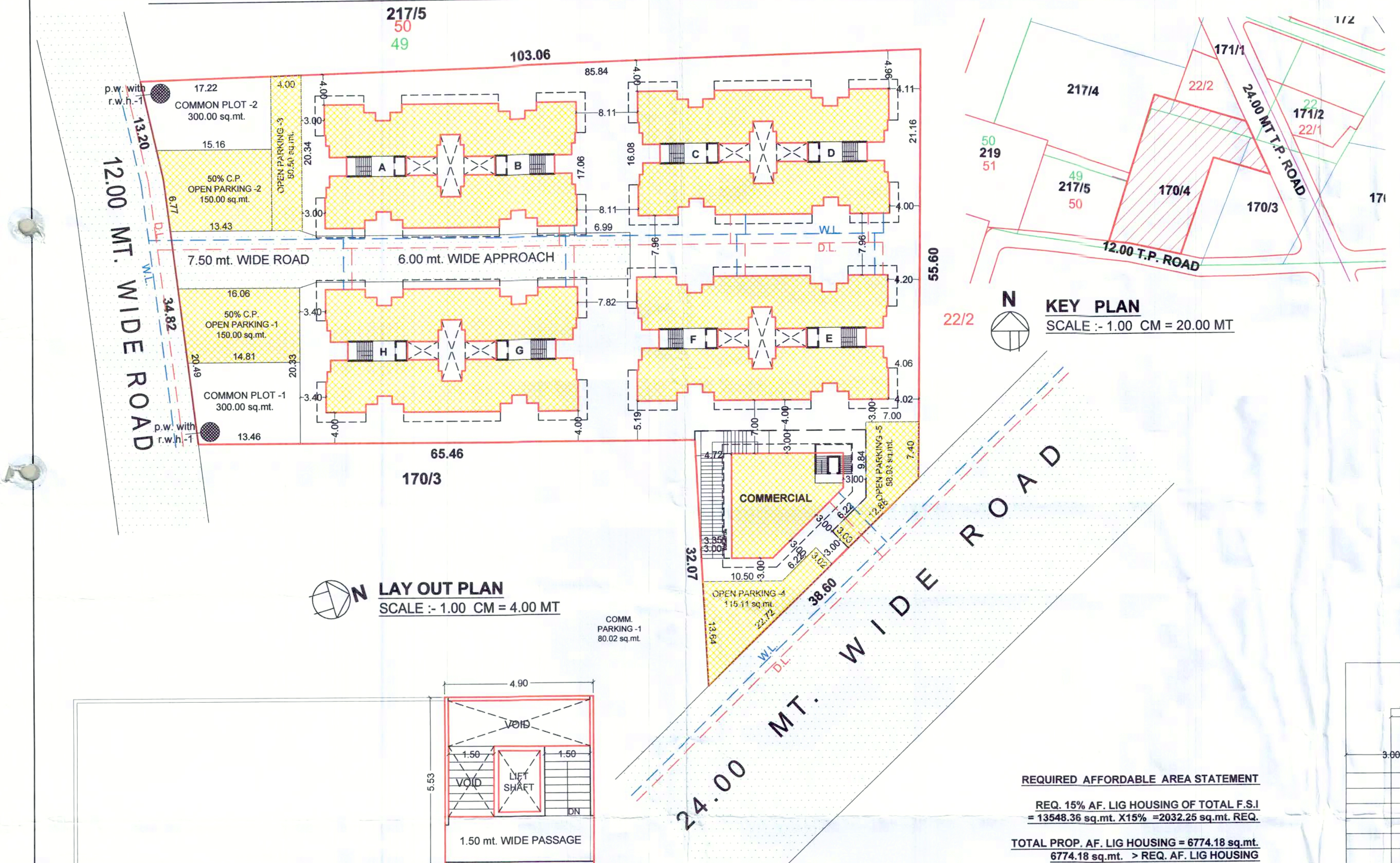
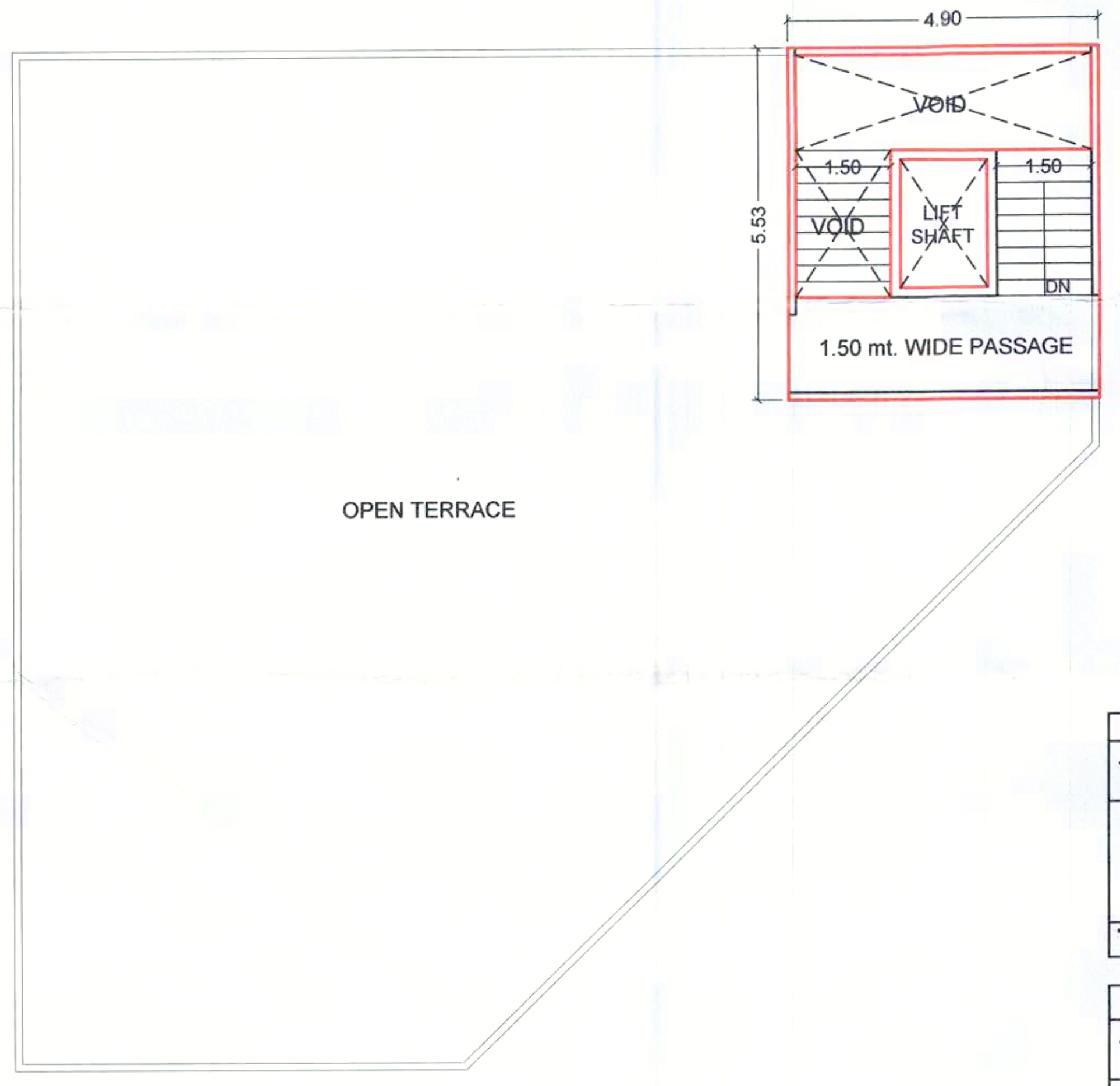
PROPOSED LAY-OUT & BUILDING PLAN OF R.S.No:170/4, F.P.No:21/4P, T.P.No:27, AT VILL: TANDALJA , DIST. VADODARA.



LAY OUT PLAN
SCALE :- 1.00 CM = 4.00 MT

KEY PLAN
SCALE :- 1.00 CM = 20.00 MT



TERRACE FLOOR PLAN (COMMERCIAL)

BUILT UP AREA = 13.90 sq.mt.

AFFORDABLE HOUSING PARKING AREA STATEMENT	
TYPE	PARKING AREA IN sq.mt.
OPEN PARKING - 1	150.00
OPEN PARKING - 2	150.00
OPEN PARKING - 3	80.50
OPEN PARKING - 5	88.93
[A] TOTAL OPEN PARKING	469.43
COVER PAKING	PARKING AREA IN sq.mt.
TOWER: A-B	399.44
TOWER: C-D	399.44
TOWER: E-F	399.44
TOWER: G-H	399.44
[B] TOTAL COVER PARKING	1597.76
NET TOTAL PROVIDE PARKING AREA	[A+B] 2067.19

COMMERCIAL PARKING AREA STATEMENT	
TYPE	PARKING AREA IN sq.mt.
BASEMENT	158.45
GROUND FLOOR COVER	143.83
OPEN PARKING - 4	115.11
[C] TOTAL PARKING	417.39

AFFORDABLE HOUSING BUILT UP AREA STATEMENT

FLOOR	A-B	C-D	E-F	G-H	TOTAL
	RESID.	RESID.	RESID.	RESID.	
G.F.	440.77	440.77	440.77	440.77	1763.08
1ST	521.60	521.60	521.60	521.60	2086.40
2ND	521.60	521.60	521.60	521.60	2086.40
3rd	521.60	521.60	521.60	521.60	2086.40
4th	521.60	521.60	521.60	521.60	2086.40
5th	521.60	521.60	521.60	521.60	2086.40
6th	521.60	521.60	521.60	521.60	2086.40
7th	521.60	521.60	521.60	521.60	2086.40
CABIN	24.18	24.18	24.18	24.18	96.72
TOTAL	4116.2	4116.15	4116.2	4116.15	16464.60

AFFORDABLE HOUSING F.S.I. AREA STATEMENT

FLOOR	A-B	C-D	E-F	G-H	TOTAL
	RESID.	RESID.	RESID.	RESID.	
G.F.	0.00	0.00	0.00	0.00	0.00
1ST	483.87	483.87	483.87	483.87	1935.48
2ND	483.87	483.87	483.87	483.87	1935.48
3rd	483.87	483.87	483.87	483.87	1935.48
4th	483.87	483.87	483.87	483.87	1935.48
5th	483.87	483.87	483.87	483.87	1935.48
6th	483.87	483.87	483.87	483.87	1935.48
7th	483.87	483.87	483.87	483.87	1935.48
CABIN	0.00	0.00	0.00	0.00	0.00
TOTAL	3387.09	3387.09	3387.09	3387.09	13548.36

REQUIRED AFFORDABLE AREA STATEMENT

REQ. 15% AF. LIG HOUSING OF TOTAL F.S.I
= 13548.36 sq.mt. X15% =2032.25 sq.mt. REQ.

TOTAL PROP. AF. LIG HOUSING = 6774.18 sq.mt.
6774.18 sq.mt. > REQ. AF. LIG HOUSING

REQ. 35% AF. LIG HOUSING OF TOTAL AVAS
= 224 UNIT X35% = 78 UNIT

TOTAL PROP. AF. LIG HOUSING = 112 sq.mt.
112 sq.mt. > REQ. AF. LIG HOUSING

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
A	101	52.11	201	52.11	301	52.11	401	52.11	501	52.11	601	52.11	701	52.11
	102	52.11	202	52.11	302	52.11	402	52.11	502	52.11	602	52.11	702	52.11
	103	52.11	203	52.11	303	52.11	403	52.11	503	52.11	603	52.11	703	52.11
	104	52.11	204	52.11	304	52.11	404	52.11	504	52.11	604	52.11	704	52.11
TOTAL	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
B	101	52.11	201	52.11	301	52.11	401	52.11	501	52.11	601	52.11	701	52.11
	102	52.11	202	52.11	302	52.11	402	52.11	502	52.11	602	52.11	702	52.11
	103	52.11	203	52.11	303	52.11	403	52.11	503	52.11	603	52.11	703	52.11
	104	52.11	204	52.11	304	52.11	404	52.11	504	52.11	604	52.11	704	52.11
TOTAL	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
C	101	49.91	201	49.91	301	49.91	401	49.91	501	49.91	601	49.91	701	49.91
	102	49.91	202	49.91	302	49.91	402	49.91	502	49.91	602	49.91	702	49.91
	103	49.91	203	49.91	303	49.91	403	49.91	503	49.91	603	49.91	703	49.91
	104	49.91	204	49.91	304	49.91	404	49.91	504	49.91	604	49.91	704	49.91
TOTAL	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
D	101	49.91	201	49.91	301	49.91	401	49.91	501	49.91	601	49.91	701	49.91
	102	49.91	202	49.91	302	49.91	402	49.91	502	49.91	602	49.91	702	49.91
	103	49.91	203	49.91	303	49.91	403	49.91	503	49.91	603	49.91	703	49.91
	104	49.91	204	49.91	304	49.91	404	49.91	504	49.91	604	49.91	704	49.91
TOTAL	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
E	101	49.91	201	49.91	301	49.91	401	49.91	501	49.91	601	49.91	701	49.91
	102	49.91	202	49.91	302	49.91	402	49.91	502	49.91	602	49.91	702	49.91
	103	49.91	203	49.91	303	49.91	403	49.91	503	49.91	603	49.91	703	49.91
	104	49.91	204	49.91	304	49.91	404	49.91	504	49.91	604	49.91	704	49.91
TOTAL	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

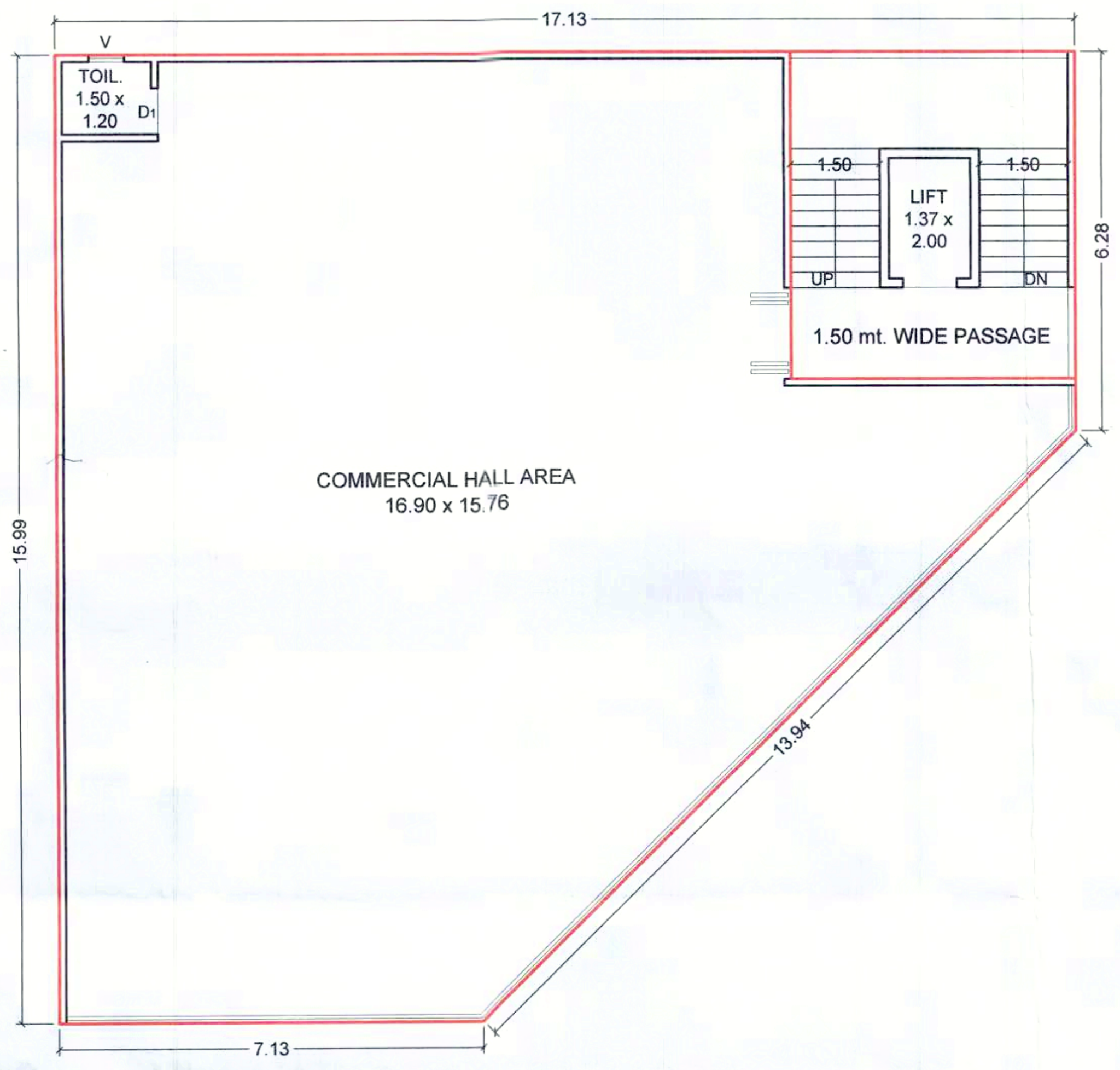
TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
F	101	49.91	201	49.91	301	49.91	401	49.91	501	49.91	601	49.91	701	49.91
	102	49.91	202	49.91	302	49.91	402	49.91	502	49.91	602	49.91	702	49.91
	103	49.91	203	49.91	303	49.91	403	49.91	503	49.91	603	49.91	703	49.91
	104	49.91	204	49.91	304	49.91	404	49.91	504	49.91	604	49.91	704	49.91
TOTAL	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64	4FLAT	199.64

AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
G	101	52.11	201	52.11	301	52.11	401	52.11	501	52.11	601	52.11	701	52.11
	102	52.11	202	52.11	302	52.11	402	52.11	502	52.11	602	52.11	702	52.11
	103	52.11	203	52.11	303	52.11	403	52.11	503	52.11	603	52.11	703	52.11
	104	52.11	204	52.11	304	52.11	404	52.11	504	52.11	604	52.11	704	52.11
TOTAL	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44

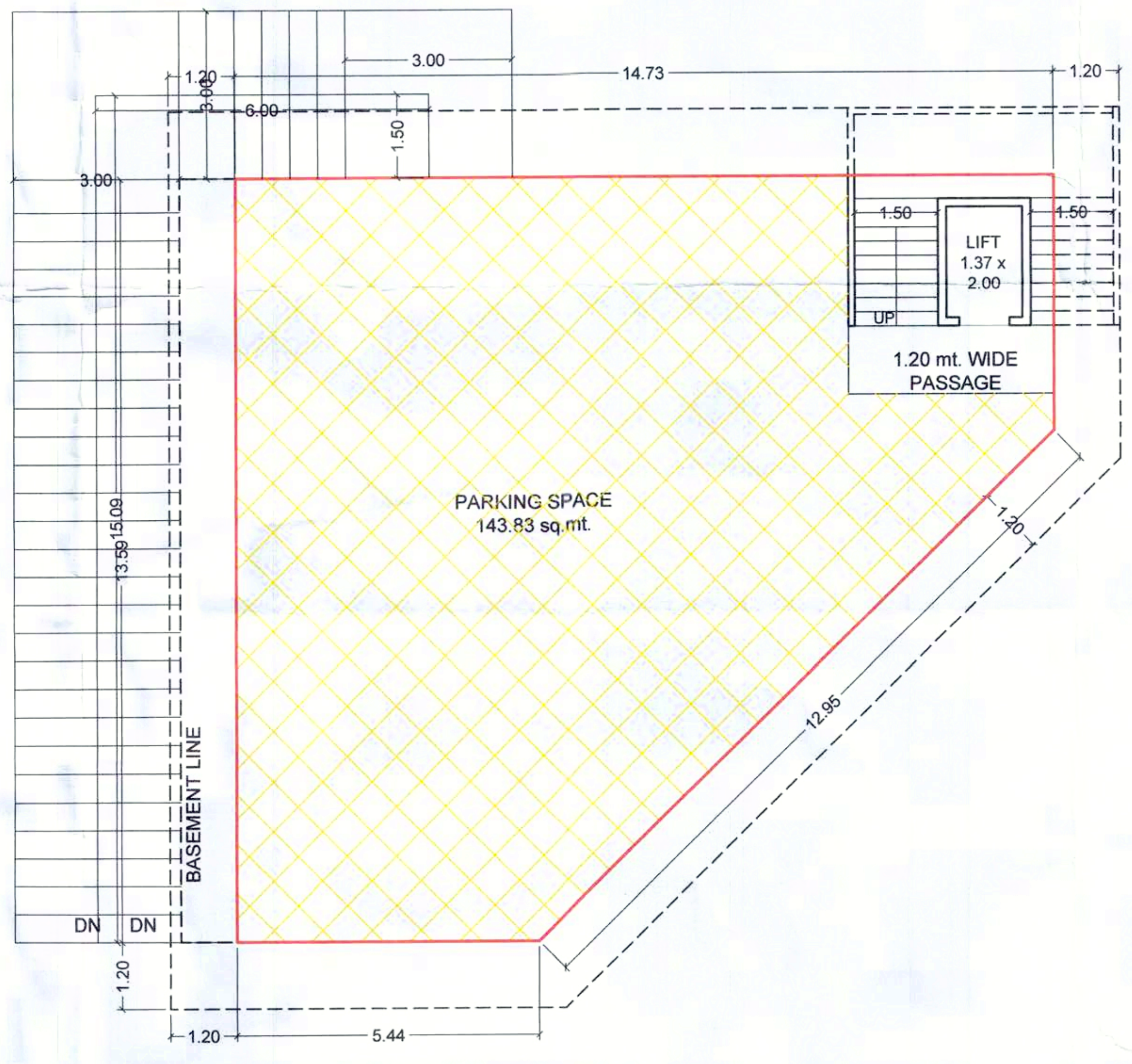
AFFORDABLE HOUSING CARPET AREA STATEMENT IN SQ.MT

TOWER	1st FLOOR		2nd FLOOR		3rd FLOOR		4th FLOOR		5th FLOOR		6th FLOOR		7th FLOOR	
	FLAT	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET	FLAT NO:	CARPET
H	101	52.11	201	52.11	301	52.11	401	52.11	501	52.11	601	52.11	701	52.11
	102	52.11	202	52.11	302	52.11	402	52.11	502	52.11	602	52.11	702	52.11
	103	52.11	203	52.11	303	52.11	403	52.11	503	52.11	603	52.11	703	52.11
	104	52.11	204	52.11	304	52.11	404	52.11	504	52.11	604	52.11	704	52.11
TOTAL	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44	4FLAT	208.44



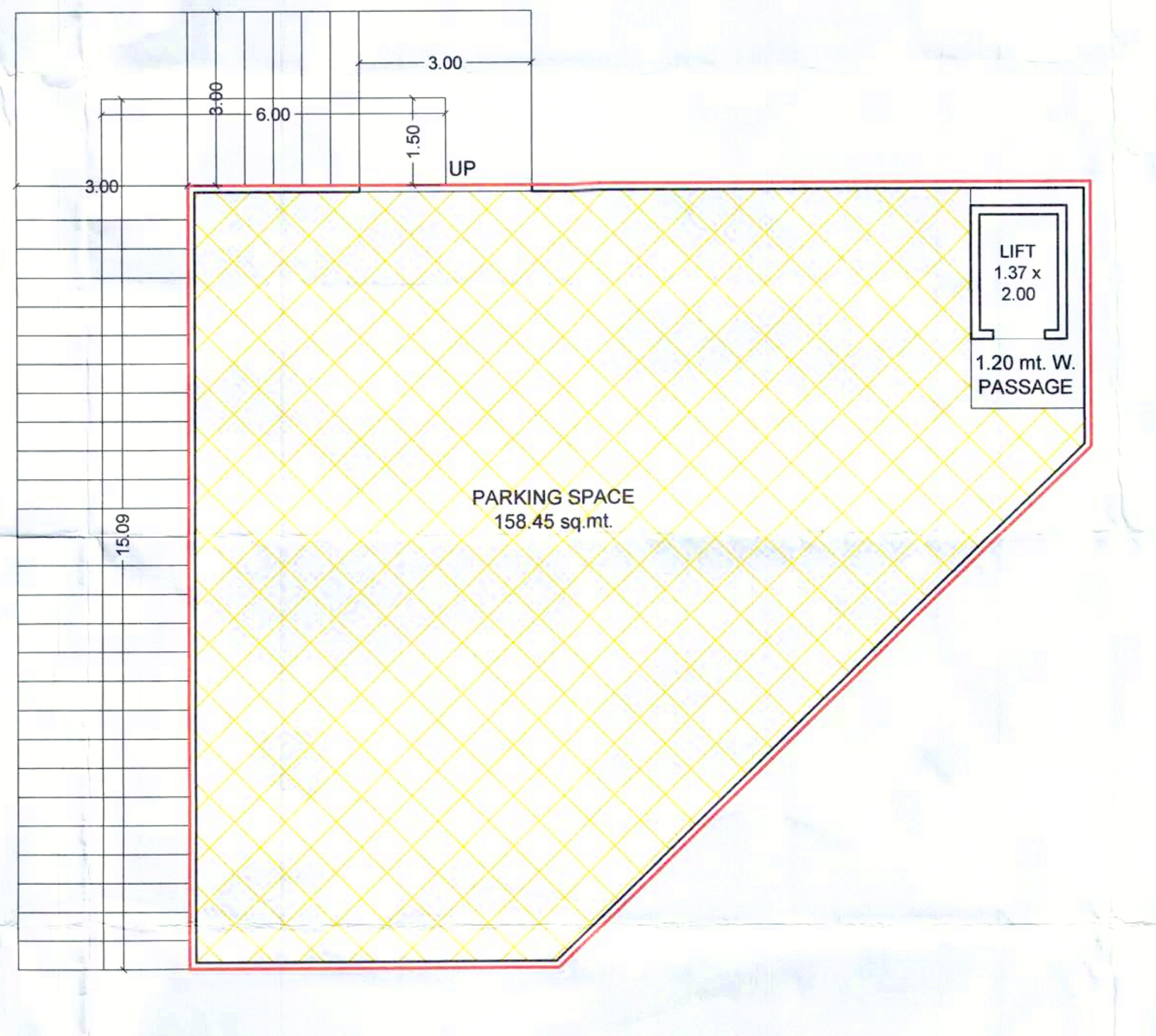
1ST TO 5TH FLOOR PLAN (COMMERCIAL)

BUILT UP AREA = 225.37 sq.mt.
F.S.I. AREA = 199.46 sq.mt.



GROUND FLOOR PLAN (COMMERCIAL)

BUILT UP AREA = 158.31 sq.mt.
COVER PARKING AREA = 143.83 sq.mt.



BASEMENT FLOOR PLAN (COMMERCIAL)

BUILT UP AREA = 172.01 sq.mt.
COVER PARKING AREA = 158.45 sq.mt.

SCHEDULE OF OPENING

MD	-	1.07 X 2.10
D1	-	0.90 X 2.10
D2	-	0.75 X 2.10
W	-	1.80 X 1.20
W1	-	1.20 X 1.20
WK	-	1.20 X 0.90
V	-	0.60 X 0.60

AREA TABLE

1/2

FORM.NO.3
(See Regulation NO.3.2(ix)

A. AREA STATEMENT [F.P.No:21/3P]	SQ.MTS.
1. Area of land/property as per record	5325.00
or as per site condition	
B. Deduction for :	
(a) road cutting area	---
(b) Any reservation	---
3. Net area of plot	5325.00
4. Common Plot (5325.00 x 10%)	532.50
5. Balance area of Plot	4792.50
commercial use balance area	727.99
6. Permissible b.up area on G.F. [727.99 x 40%]	291.19
727.99 x 532.50 / 4792.50 = 80.89 c.p. add in f.s.i.	
[727.99 + 80.89] = 808.88 sq.mt.	
7.a Permis. Normal F.S.I. [808.88 x 1.60]	1294.20
7.b Permis. Premium F.S.I. [1.80]	N.A.
7.c Permis. Premium F.S.I. [2.00]	N.A.
8. Existing built up area on G.F	
9. Proposed built up area	
(i) Ground floor (G.F. Coverage)	---
Total proposed (G.F. Coverage)	---
10. Grand total of built up area on (G.F.Coverage)	

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 varifed by me.

ii) Certificate that the plot under referance was served by me on ______ and the dimension of sides etc. of plot stated on are as measured on site and are so worked out tailles with the area stated in the document of ownership /T.P. record/property card or 7-12 record.

11. Proposed floor space area	B.UP.	F.S.I.
Ground floor	158.31	0.00
First floor	225.37	199.46
Second floor	225.37	199.46
Third floor	225.37	199.46
Fourth floor	225.37	199.46
Fifth floor	225.37	199.46
Terrace floor [cabin]	13.90	0.00
Total proposed floor space area	1299.06	997.30

12. Total existing floor space area(if any)	---
13. Grand total of floor space area	997.30
14. Total f.s.i. consumed	1.232 < 1.60

FOR AFFORDABLE HOUSE DETAIL

affordable use balance area	4064.51
	0.00
4064.51 x 532.50 / 4792.50 = 451.61 c.p. add in f.s.i.	
[4064.51 + 451.61] = 4516.12 sq.mt.	
7.affordable F.S.I. [4516.12 x 3.00]	13548.36

	B.UP.	F.S.I.
Ground floor	1763.08	0.00
First floor	2086.40	1935.48
Second floor	2086.40	1935.48
Third floor	2086.40	1935.48
Fourth floor	2086.40	1935.48
Fifth floor	2086.40	1935.48
Sixth floor	2086.40	1935.48
Seventh floor	2086.40	1935.48
Terrace floor [cabin]	96.72	0.00
Total proposed	16464.60	13548.36

B. PARKING STATEMENT

Total maximum possible floor space area		Total require parking space	Visitor require parking space
Commercial	997.30	(30%) 299.19	
299.19 x (50%) on g.level 149.59			
TOTAL		299.19	

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential Commercial	258.94	158.45	417.39
	Total provided parking		417.39
REQUIRED < PROVIDE		TOTAL	417.39

B. PARKING STATEMENT

Total maximum possible floor space area		Total require parking space
Residential	13548.36	(15%) 2032.25
2032.25 x (50%) on g.level 1016.12		
TOTAL		2032.25

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential Commercial	2067.19	----	2067.19
	Total provided parking		2016.19
REQUIRED < PROVIDE		TOTAL	2016.19

STAMPS & SIGN. OF APPROVAL

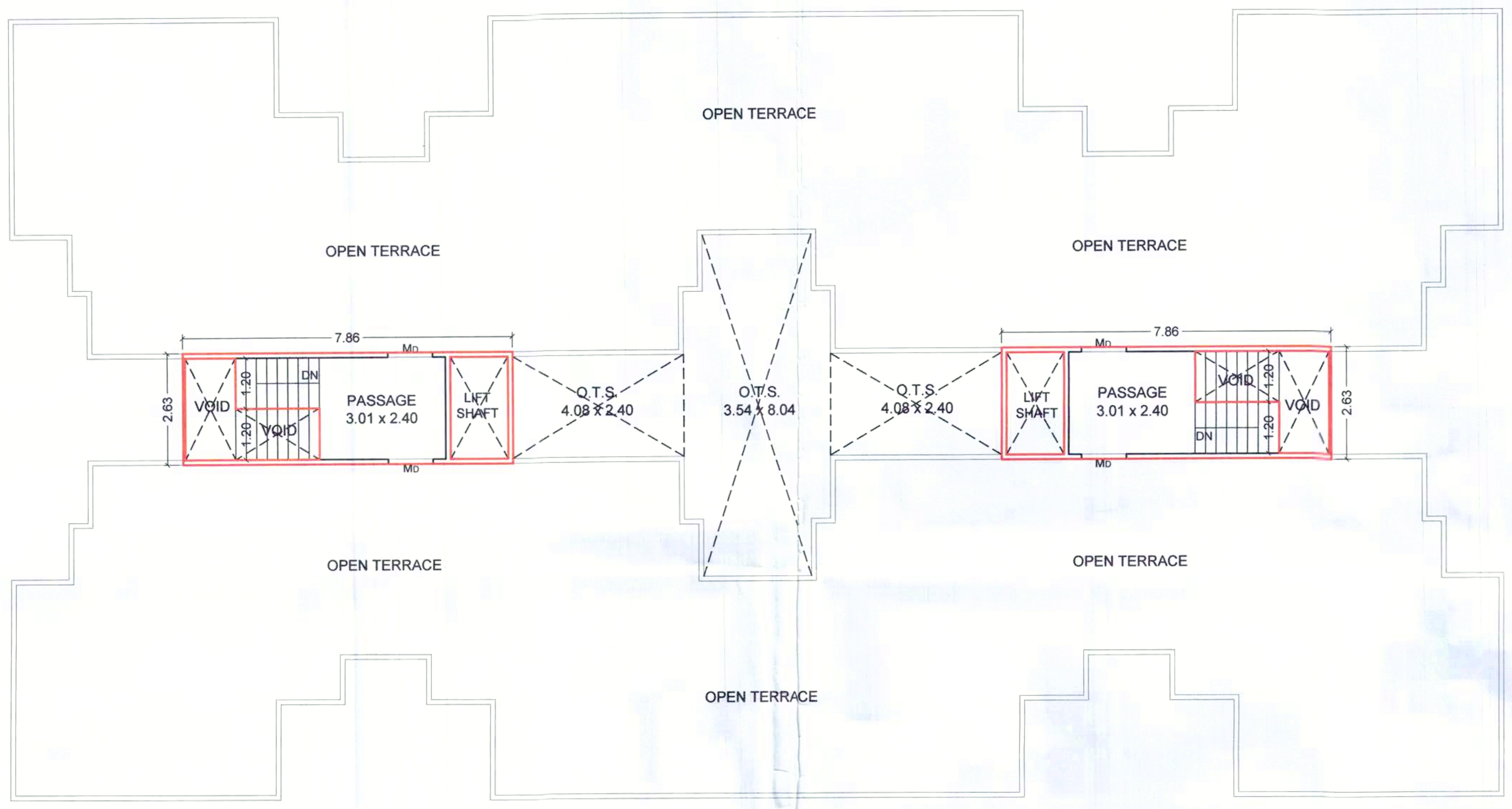
Appoved Subject to Condition leid Down in Building Permission.
Ward No. ૨૨
Order No. HB - 02 | ૧૫-૧૬
Date : 3-૪-૧૮
3/4/18
Dy. Town Devel[illegible]
Vadodara Mu[illegible]
મ્યુનિ. કમિશ્નર શ્રીના હુકમથી

KIRAN PATEL
ARCHITECT
VMSS Lic.No.CA/97-2014 to 2019
VUDA Lic.No.A/302-2013 to 2018
VMSS Lic.No.S/155-2013 to 2018

⊗ ભરતકુમાર સોમાણી

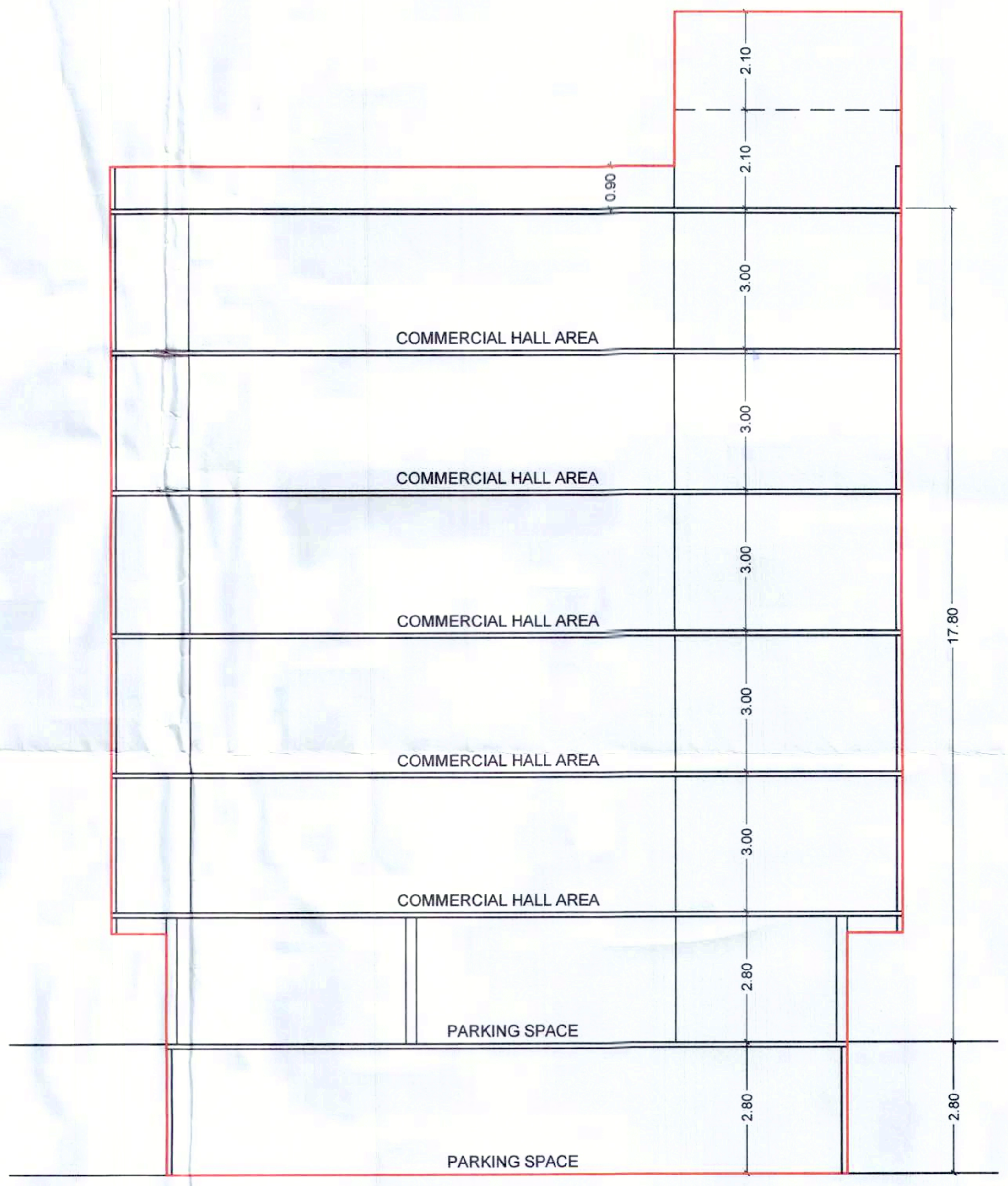
Owner / Builder / Organiser / Developer
Or Authorised Agent of Owner

PROPOSED LAY-OUT & BUILDING PLAN OF R.S.No:170/4, F.P.No:21/4P, T.P.No:27, AT VILL: TANDALJA , DIST. VADODARA.

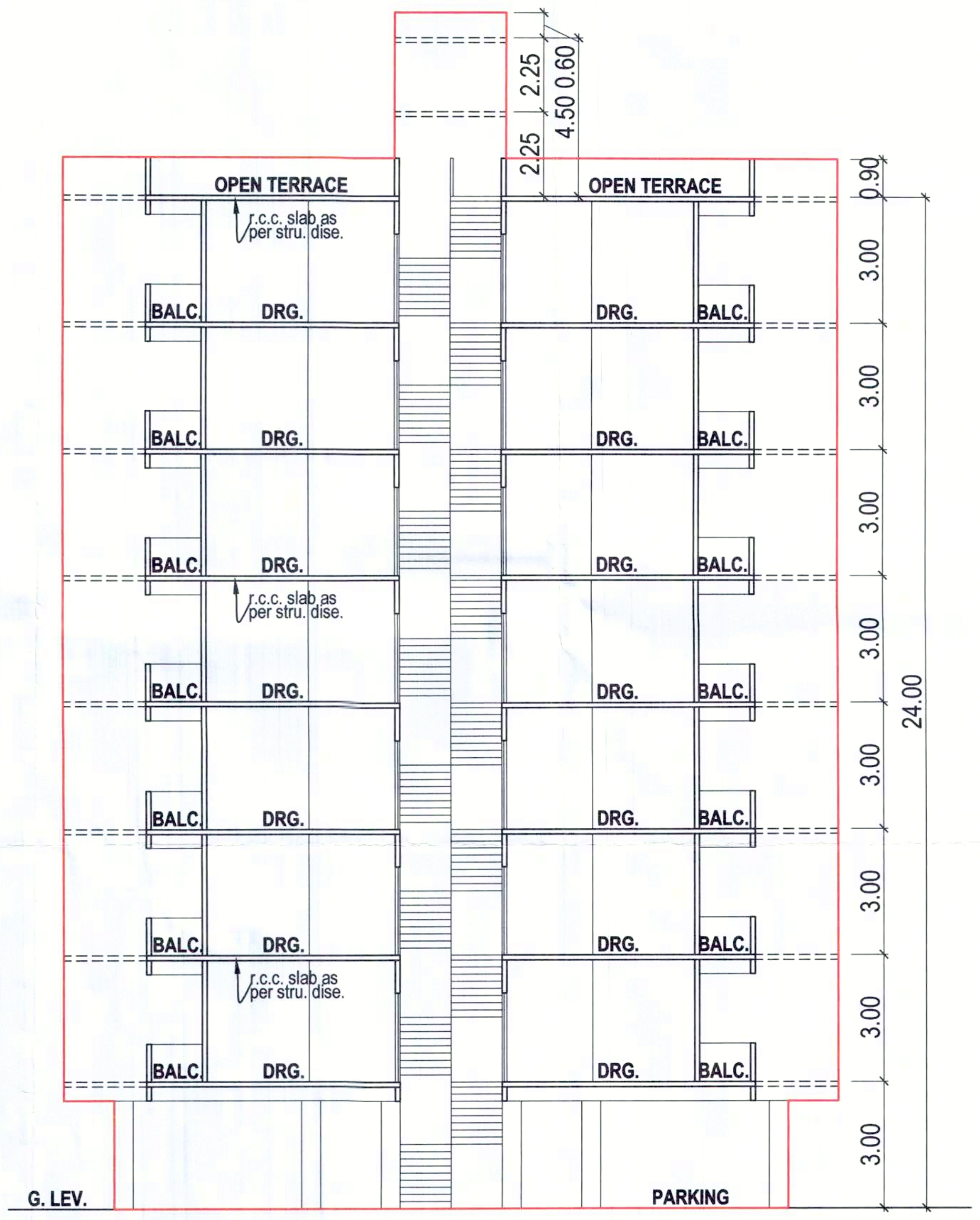

OPEN TERRACE
OPEN TERRACE
OPEN TERRACE
7.86
7.86
VOID
VOID
DN
PASSAGE 3.01 x 2.40
LIFT SHAFT
O.T.S. 4.08 x 2.40
O.T.S. 3.54 x 8.04
O.T.S. 4.08 x 2.40
OPEN TERRACE
OPEN TERRACE
OPEN TERRACE

TERRACE FLOOR PLAN (TOWER -A TO H)

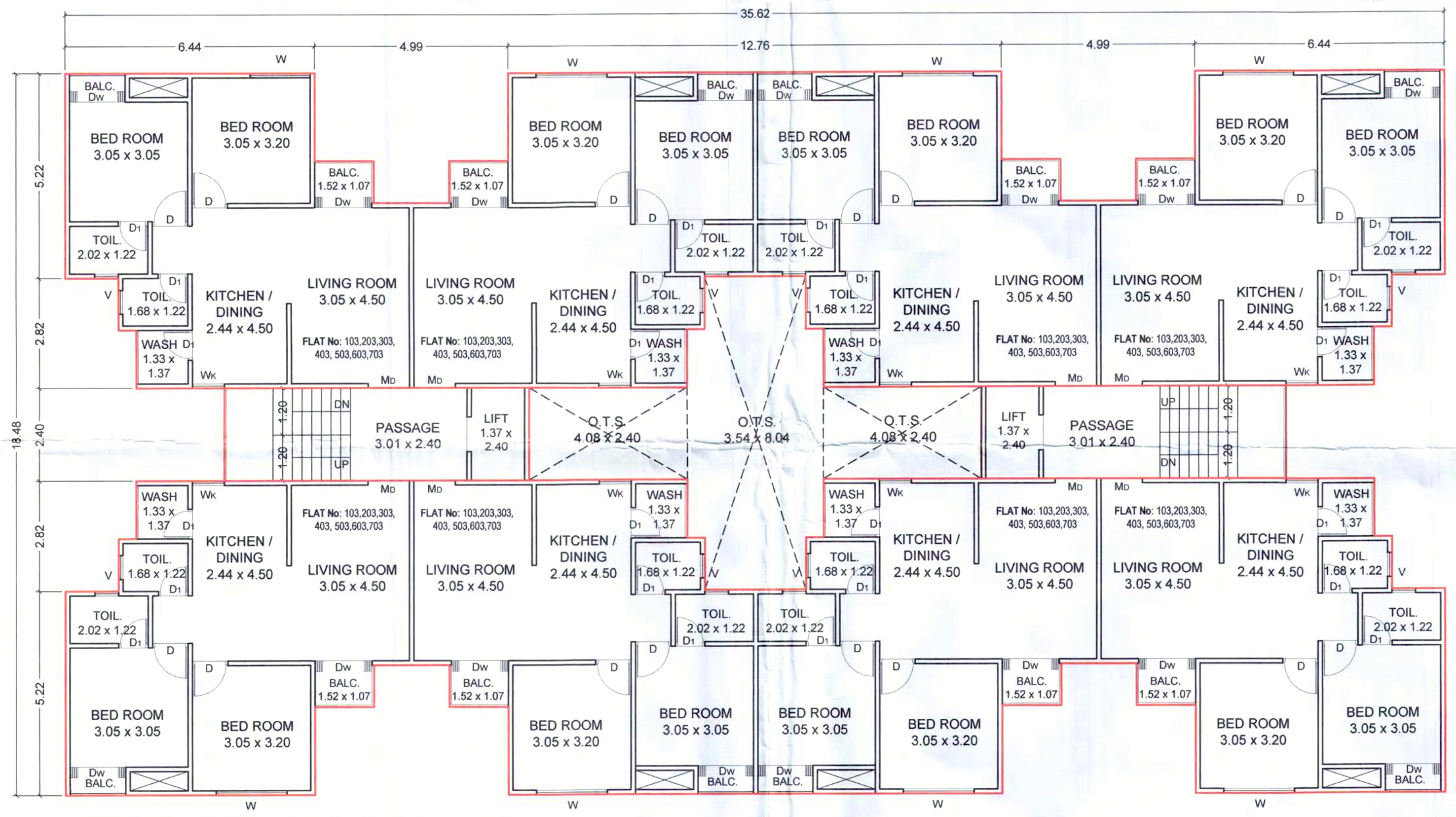
BUILT UP AREA [12.09+12.09] = 24.18 sq.mt. [TWINS TOWER]


COMMERCIAL HALL AREA
COMMERCIAL HALL AREA
COMMERCIAL HALL AREA
COMMERCIAL HALL AREA
COMMERCIAL HALL AREA
PARKING SPACE
PARKING SPACE
0.90
2.10
2.10
3.00
3.00
3.00
3.00
3.00
2.80
2.80
17.80

SECTION = CD (COMMERCIAL)


2.25
2.25
4.50
0.60
OPEN TERRACE
OPEN TERRACE
r.c.c. slab as per stru. dise.
BALC.
DRG.
DRG.
BALC.
G. LEV.
PARKING
0.90
3.00
24.00

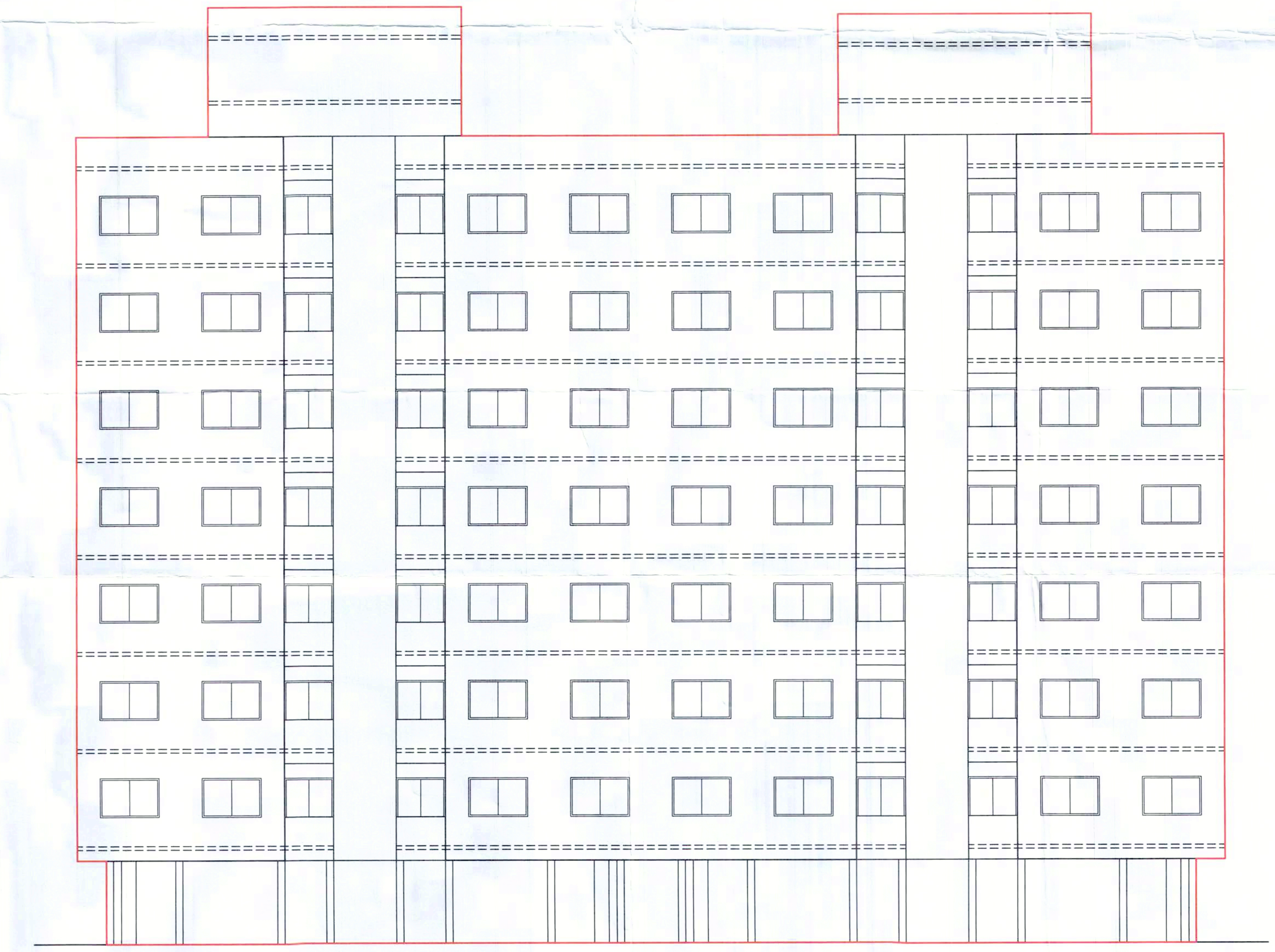
SECTION = AB (TOWER -A TO H)


35.62
6.44
4.99
12.76
4.99
6.44
BED ROOM 3.05 x 3.05
BED ROOM 3.05 x 3.20
BALC. 1.52 x 1.07
TOIL. 2.02 x 1.22
TOIL. 1.68 x 1.22
WASH 1.33 x 1.37
KITCHEN / DINING 2.44 x 4.50
LIVING ROOM 3.05 x 4.50
FLAT No: 103,203,303, 403, 503,603,703
PASSAGE 3.01 x 2.40
LIFT 1.37 x 2.40
O.T.S. 4.08 x 2.40
O.T.S. 3.54 x 8.04
UP
DN
5.22
2.82
2.40
18.48

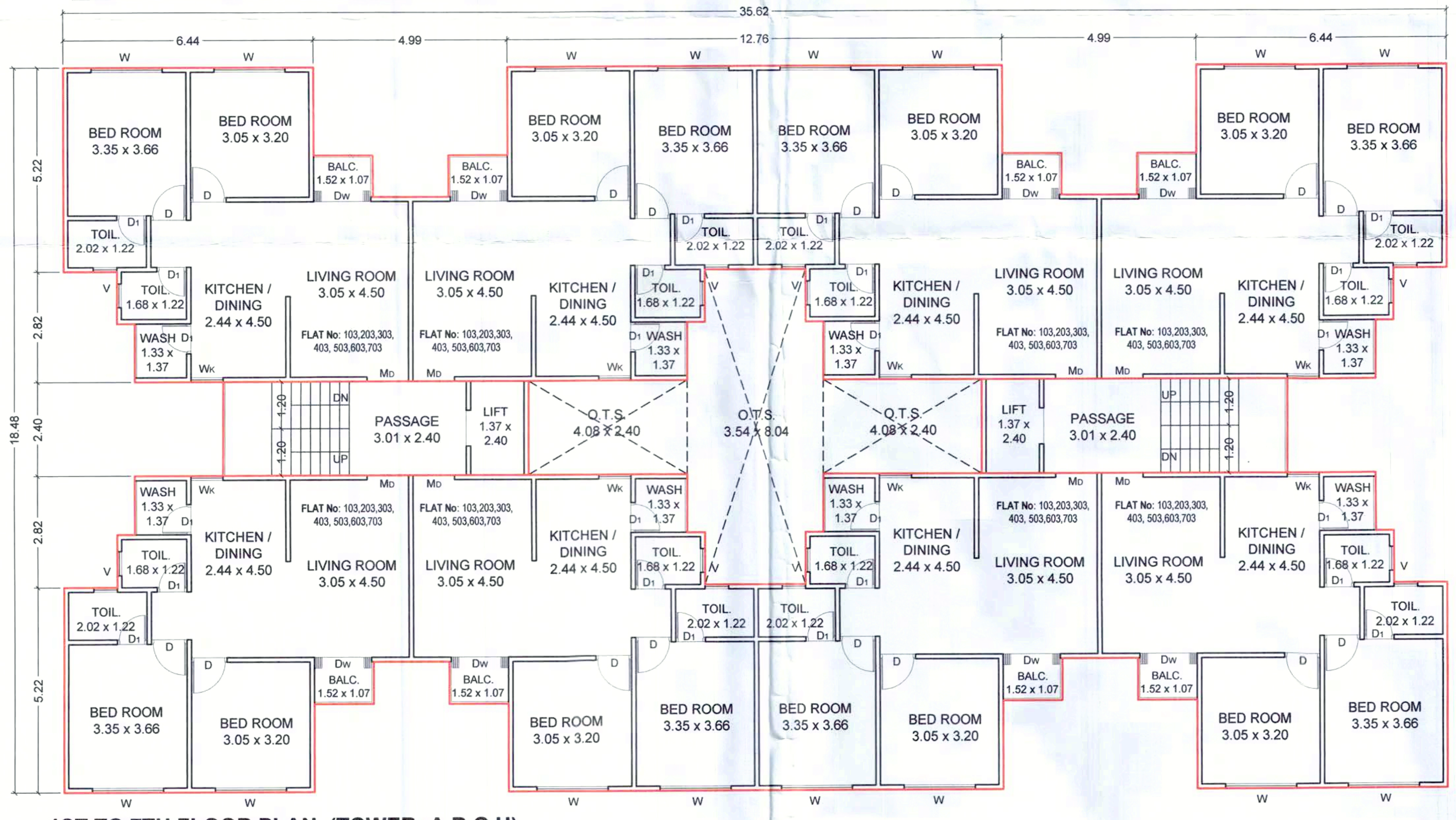
1ST TO 7TH FLOOR PLAN (TOWER -C,D,E,F)

BUILT UP AREA [483.87+37.73] = 521.60 sq.mt.

F.S.I. AREA = 483.87 sq.mt. [TWINS TOWER EACH FLOOR]



ELEVATION (TOWER -A TO H)


35.62
6.44
4.99
12.76
4.99
6.44
BED ROOM 3.35 x 3.66
BED ROOM 3.05 x 3.20
BALC. 1.52 x 1.07
TOIL. 2.02 x 1.22
TOIL. 1.68 x 1.22
WASH 1.33 x 1.37
KITCHEN / DINING 2.44 x 4.50
LIVING ROOM 3.05 x 4.50
FLAT No: 103,203,303, 403, 503,603,703
PASSAGE 3.01 x 2.40
LIFT 1.37 x 2.40
O.T.S. 4.08 x 2.40
O.T.S. 3.54 x 8.04
UP
DN
5.22
2.82
2.40
18.48

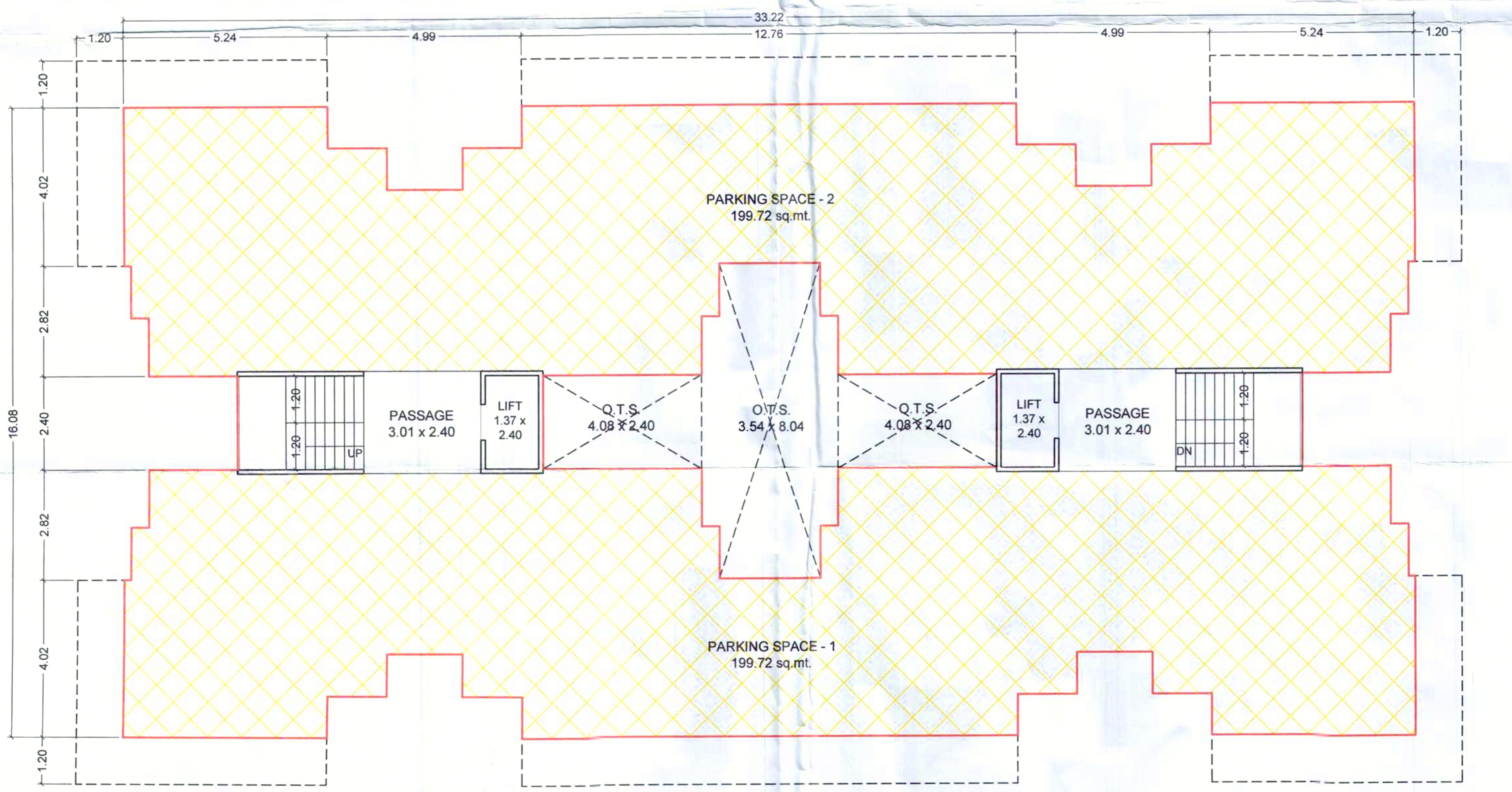
1ST TO 7TH FLOOR PLAN (TOWER -A,B,G,H)

BUILT UP AREA [483.87+37.73] = 521.60 sq.mt.

F.S.I. AREA = 483.87 sq.mt. [TWINS TOWER EACH FLOOR]

STAMPS & SIGN. OF APPROVAL

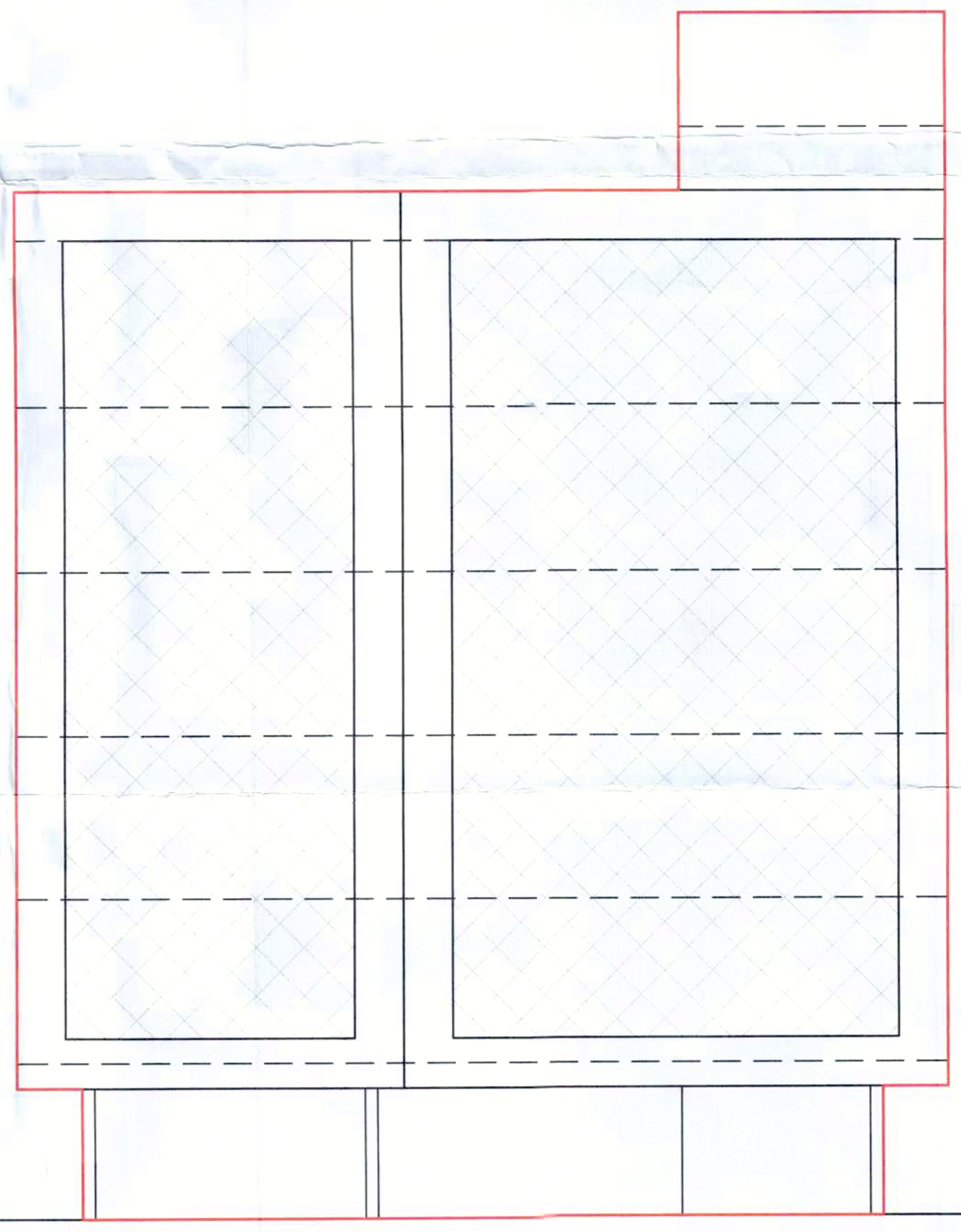
Appoved Subject to Condition leid Down in Building Permission.
Ward No. ૧૧
Order No. HB-૨/૧૮-૧૯
Date : ૩-૪-૧૮
3/4/18
Dy. Town Development Of
Vadodara Mahanagar palika
મ્યુનિ. કમિશનર શ્રીના હુકમથી


33.22
1.20
5.24
4.99
12.76
4.99
5.24
1.20
PARKING SPACE - 2 199.72 sq.mt.
PASSAGE 3.01 x 2.40
LIFT 1.37 x 2.40
O.T.S. 4.08 x 2.40
O.T.S. 3.54 x 8.04
O.T.S. 4.08 x 2.40
LIFT 1.37 x 2.40
PASSAGE 3.01 x 2.40
UP
DN
PARKING SPACE - 1 199.72 sq.mt.
4.02
2.82
2.40
16.08

GROUND FLOOR PLAN (TOWER -A TO H)

BUILT UP AREA = 440.77 sq.mt.[TWINS TOWER FLOOR]

COVER PARKING AREA = 399.44 sq.mt.



ELEVATION (COMMERCIAL)

KIRAN PATEL
ARCHITECT
VMSS Lic.No.CA/97-2014 to 2019
VUDA Lic.No.A/302-2013 to 2018
VMSS Lic.No.S/155-2013 to 2018

⊗ ભરતકુમાર સોમાણી

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