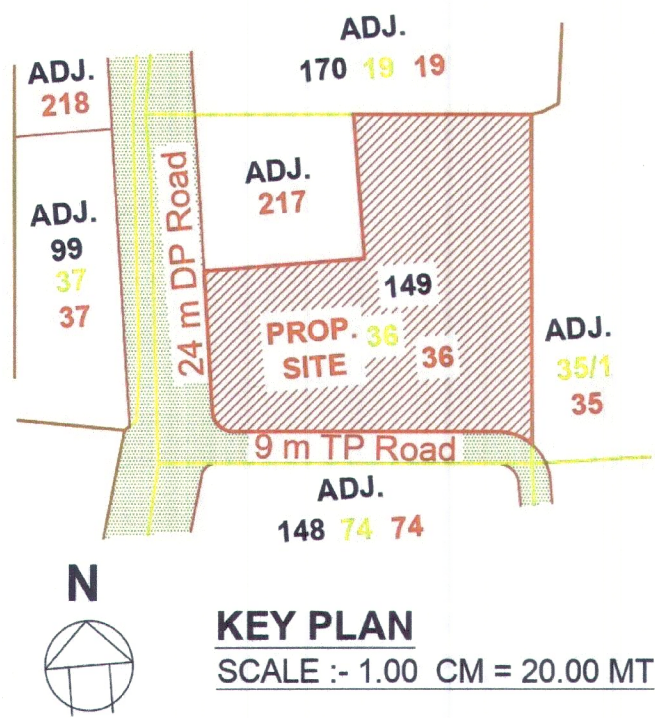
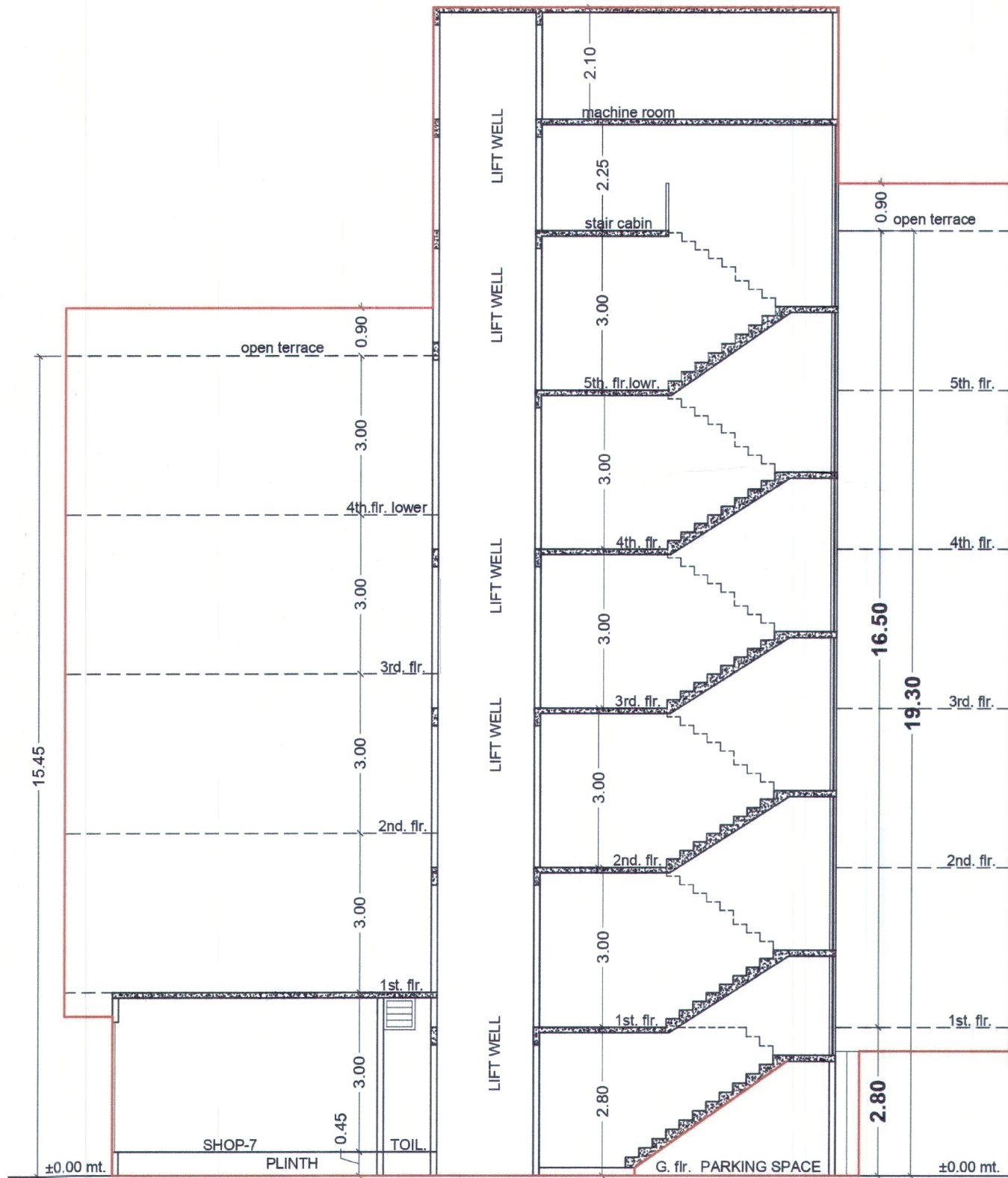


PROPOSED COMMERCIAL CUM RESIDENTIAL LAY-OUT & BUILDING PLAN OF R.S.No:149, F.P.No:36, O.P.No:36, T.P.No:32, AT VILL:VADSAR, DIST. VADODARA.



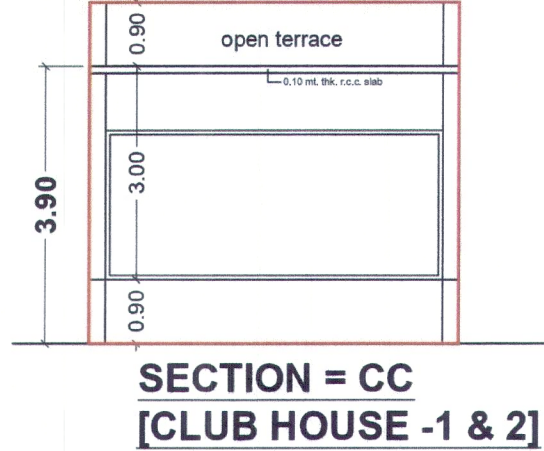
JANTRI RATES FOR RESIDENTIAL		7500	10% OF JANTRI	40 % OF JANTRI	300
DISCRPTION	F.S.I. @ 1.60	F.S.I. @ 2.00	F.S.I. DIFF. @ 1.60 TO 1.80	F.S.I. DIFF. @ 1.80 TO 2.00	AMINITIES CHARGES
AREA IN SQ.MT.	COMM. + RESID.	COMM. + RESID.	RESIDENTIAL	RESIDENTIAL	COMM. + RESID.
RUPEES	10198.40	12748.00	1274.80	1217.26	12690.46
			956100.00	3651780.00	3807138.00



SECTION = "AB" (TOWER:-A, B-C,D-E.)

PROPOSED BUILT UP AREA TABLE									
	G.F.	1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	Terr. flr.	NET	
	COMM.	RESID.	COMM.	RESID.	RESID.	RESID.	CABIN	TOTAL	
A	98.02	113.32	128.79	134.40	247.70	247.70	135.36	16.00	1368.99
B-C	104.68	378.02	133.51	367.88	494.26	494.26	205.16	31.60	2703.63
D-E	0.00	452.92	0.00	469.62	469.62	469.62	253.71	35.60	2620.71
F-G	0.00	350.18	0.00	467.12	467.12	467.12	29.38	2715.14	
J-K	0.00	350.18	0.00	467.12	467.12	467.12	29.38	2715.14	
H	0.00	269.78	0.00	351.90	351.90	351.90	27.26	2056.54	
I	0.00	177.28	0.00	246.70	246.70	246.70	16.04	1426.82	
TOTAL	202.70	2091.68	262.30	2504.74	2744.42	2744.42	2127.07	185.22	

PROPOSED F.S.I. AREA TABLE									
	G.F.	1st flr.	2nd flr.	3rd flr.	4th flr.	5th flr.	Terr. flr.	NET	
	COMM.	RESID.	COMM.	RESID.	RESID.	RESID.	CABIN	TOTAL	
A	98.02	0.00	128.79	113.29	226.59	226.59	113.29	1.00	1134.16
B-C	104.68	194.64	133.51	324.00	450.95	450.95	159.62	14.30	2283.60
D-E	0.00	250.82	0.00	428.59	428.59	428.59	211.10	18.30	2194.58
F-G	0.00	0.00	0.00	431.55	431.55	431.55	14.36	2172.11	
J-K	0.00	0.00	0.00	431.55	431.55	431.55	14.36	2172.11	
H	0.00	0.00	0.00	317.85	317.85	317.85	12.26	1601.51	
I	0.00	0.00	0.00	226.27	226.27	226.27	1.04	1132.39	
TOTAL	202.70	445.46	262.30	2273.10	2513.35	2513.35	1891.23	75.62	



SECTION = CC
[CLUB HOUSE -1 & 2]

PROV. PARKING AREA	
TOWER	sq. mt.
A	75.96
B-C	127.52
D-E	164.78
F-G	305.74
J-K	305.74
H	235.04
I	157.36
P-1	41.42
P-2	64.74
P-3	158.70
P-4	134.54
P-5	150.00
P-6	58.75
TOTAL	1991.10

REQUIRED PARKING STATEMENT

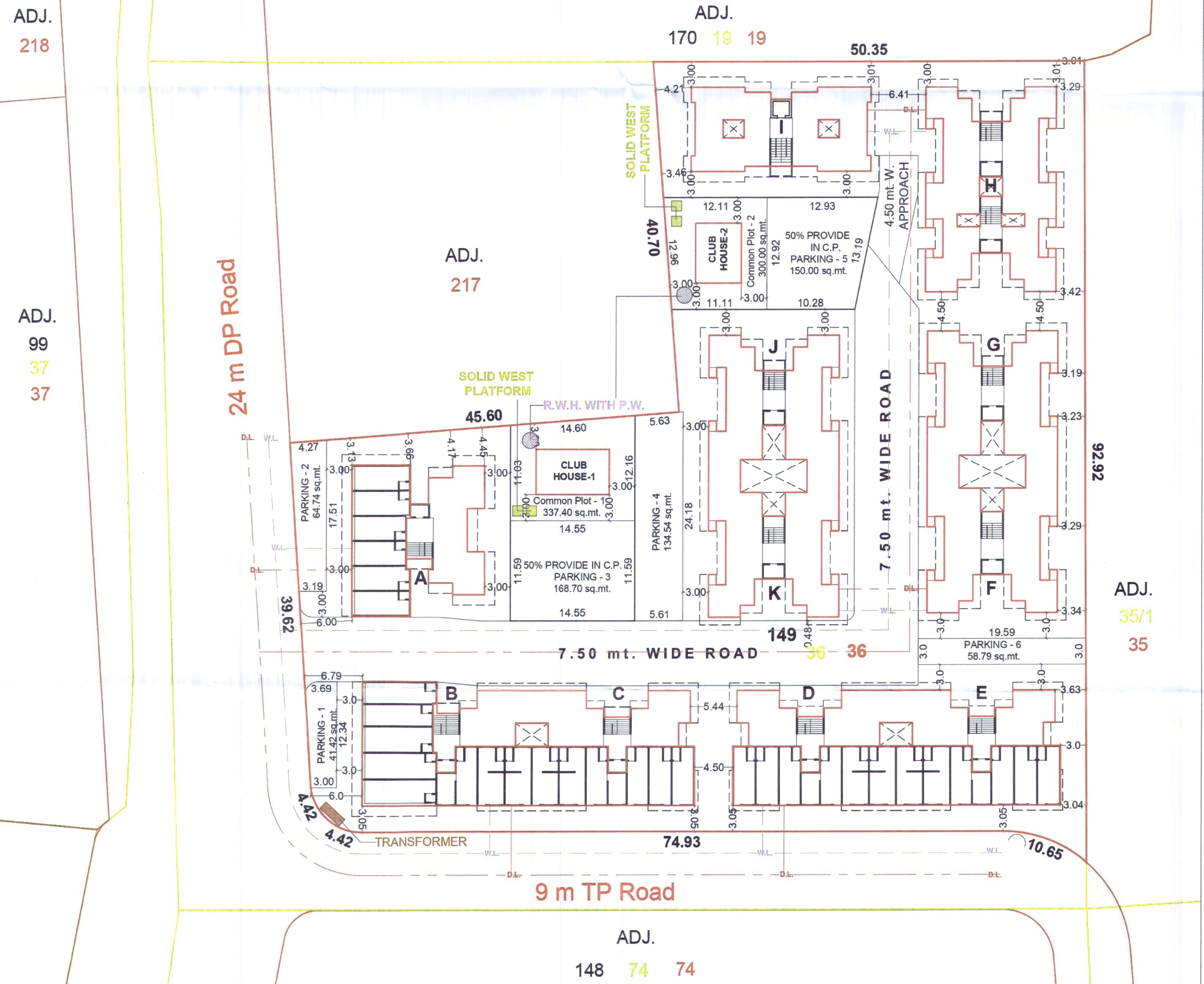
[FOR COMMERCIAL]
465.00 X 30% = 139.50 sq.mt.
139.50 X 50 % Required on Ground Level
= 69.75 sq.mt.

[FOR RESIDENTIAL]
[12690.46 - 465.00] 12225.46 X 15 %
= 1833.81 sq.mt.

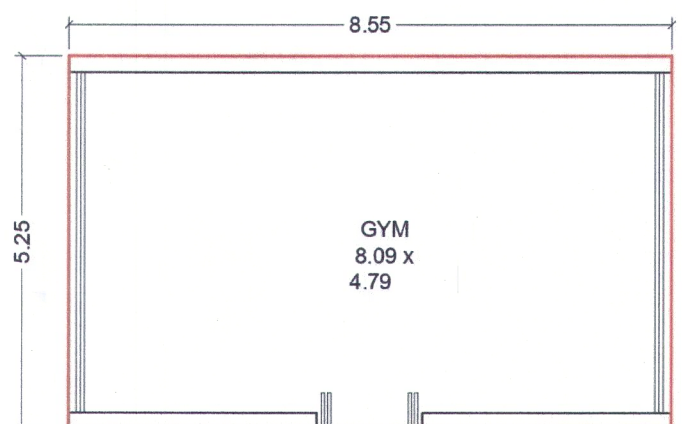
TOTAL REQ. PARKING
[for comm. 139.50 + for residential 1833.81]
= 1973.31 sq.mt.

TOTAL PROVIDE PARKING = 2000.04 sq.mt.

50% PROVIDE ON G.LEVEL FOR COMM.
170.00 sq.mt. > REQ. 81.09 sq.mt.

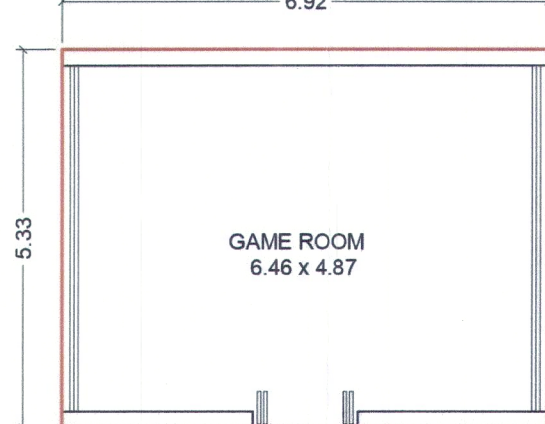


ELEVATION
[CLUB HOUSE -1]



GROUND FLOOR PLAN
[CLUB HOUSE -1]
BUILT UP AREA = 44.92 sq.mt.

ELEVATION
[CLUB HOUSE -2]



GROUND FLOOR PLAN
[CLUB HOUSE -2]
BUILT UP AREA = 36.91 sq.mt.

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

A. AREA STATEMENT[BLOCK No:157]	SQ.MTS.	LIST OF DRAWING ATTACHED
1. Area of land/property as per record	6374.00	Sr.No Description Copies
or as per site condition		
B. Deduction for :		
(a) road cutting area	---	
(b) Any reservation	---	
3. Net area of plot	6374.00	
4. Common Plot (6374.00 x 10%)	637.40	
5. Balance area of Plot	5736.60	
6. Permissible b.up area on G.F. [5736.60 x 40%]	2294.64	
7.a Permis. Normal F.S.I. [6374.00 x 1.60]	10198.40	II REFERENCES Last approved plan (if any) Permissible order no. Date of approval
7.b Permis. Premium F.S.I. [6374.00 x 1.80]	11473.20	
7.c Permis. Premium F.S.I. [6374.00 x 2.00]	12748.00	
7.d Premium F.S.I. to be purchased [12690.46 - 10198.40]	2492.06	
8. Existing built up area on G.F		
9. Proposed built up area		
(i) Ground floor (G.F. Coverage)	2294.38	
(ii) Out house /Garage	---	
Total proposed (G.F. Coverage)	2294.38	
10. Grand total of b.up area on (G.F.Coverage)	2294.38	
11. Proposed floor space area	B.U.P. F.S.I.	
Basement floor	---	
Ground floor	2294.38	648.16
First floor	2767.04	2535.40
Second floor	2744.42	2513.35
Third floor	2744.42	2513.35
Fourth floor	2744.42	2513.35
Fifth floor	2127.07	1891.23
Terrace floor [cabin]	185.22	75.62
Total proposed floor space area	15606.97	12690.46
12. Total existing floor space area(if any)	---	
13. Grand total of floor space area	12690.46	
14. Total f.s.i. consumed	1.990	

B. PARKING STATEMENT				IV North line
Total maximum possible floor space area	Total require parking space	50% required on G.Level		
Residential 12225.46	(15%)1833.81			
Commercial 465.00	(30%) 139.50	69.75		
Industrial	(10%)			
TOTAL	1973.31			IV Certificate

Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential	1821.10		1821.10
Commercial	170.00		170.00
Industrial			
REQUIRED < PROVIDE	TOTAL	1991.10	

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

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.
ii) Certificate that the plot under reference 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 tallies with the area stated in the document of ownership /T.P. record/property card or 7-12 record.

DESIGN STUDIO
architects & interiors

RUCHIR SHETH
ARCHITECT

VMSS Lic.No.
CA-57/2013to2018

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