

DHIMAH DEVELOPERS

07,FF, Sukhdham Signature FEJ-1, Narayan Vidhyalay Road, Vadodara, Gujarat-390025

Email:- dhimahidevelopers@gmail.com
9714889299

Phone No.:- +91-

To,
2025
Secretary,
Gujarat Real Estate Regulatory Authority,
4th Floor, Sahyog Complex,
Sector - 11, Gandhinagar - 382010.

Date: 22nd April

Subject: Submission of Calculation of Total Number of 2-Wheeler and 4-Wheeler Parking Spaces (Open & Covered) - As per Approved Layout Plan for project Vrundavan Vibes of Dhimahi Developers. having RERA Acknowledgement No: PR/VADODARA/VADODARA/VADODARA MUNICIPAL CORPORATION/250325/026606

Dear Sir/Madam,

With reference to the inquiry raised by the GujRERA team regarding the project Vrundavan Vibes of Dhimahi Developers (RERA Acknowledgement No: PR/VADODARA/VADODARA/VADODARA MUNICIPAL CORPORATION/ 250325/ 026606), we wish to clarify the following:

We hereby submit the calculation and details of the total number of parking spaces required and proposed for the project, in accordance with applicable building norms and as per the approved layout plan. The calculation includes both 2-wheeler and 4-wheeler parking, categorized under open and covered spaces.

Provided Parking Statement in Sq. Mtrs		
Block Name	Type of Parking	Square Meters
A+B	Open Parking	0
A+B	Covered Parking	515.21
	Basement Parking	966.69
	Total	1481.9

Vehicle Parking	Square Meters including Open+ Covered+ Basement
Car Parking Area @50%	740.95
Other's Parking Area @30%	444.57
Visitor's Parking Area @20%	296.38
Total	1481.9

DHIMAH DEVELOPERS

Partner / Authorized Signatory

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FOR MIHIR C. PATEL
ENGINEER
V.M.S.S. LIC. NO: EOR-306

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			Open Parking				Covered Parking (Area In Sq.Mt)				Total (Area In Sq.Mt)				Total
Use Type	LAVEL	2 Wheeler		4 Wheeler		2 Wheeler		4 Wheeler		2 Wheeler		4 Wheeler			
		No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area		
Residential	BASEMENT					46	120.00	52	846.69	91	193.20	75	1288.70		
Commercial	GROUND.F					25	48.80	15	286.05						
						20	24.40	8	155.96						
						91	193.2	75	1288.7	91	193.2	75	1288.7	1481.90	

DHIMAHI DEVELOPERS

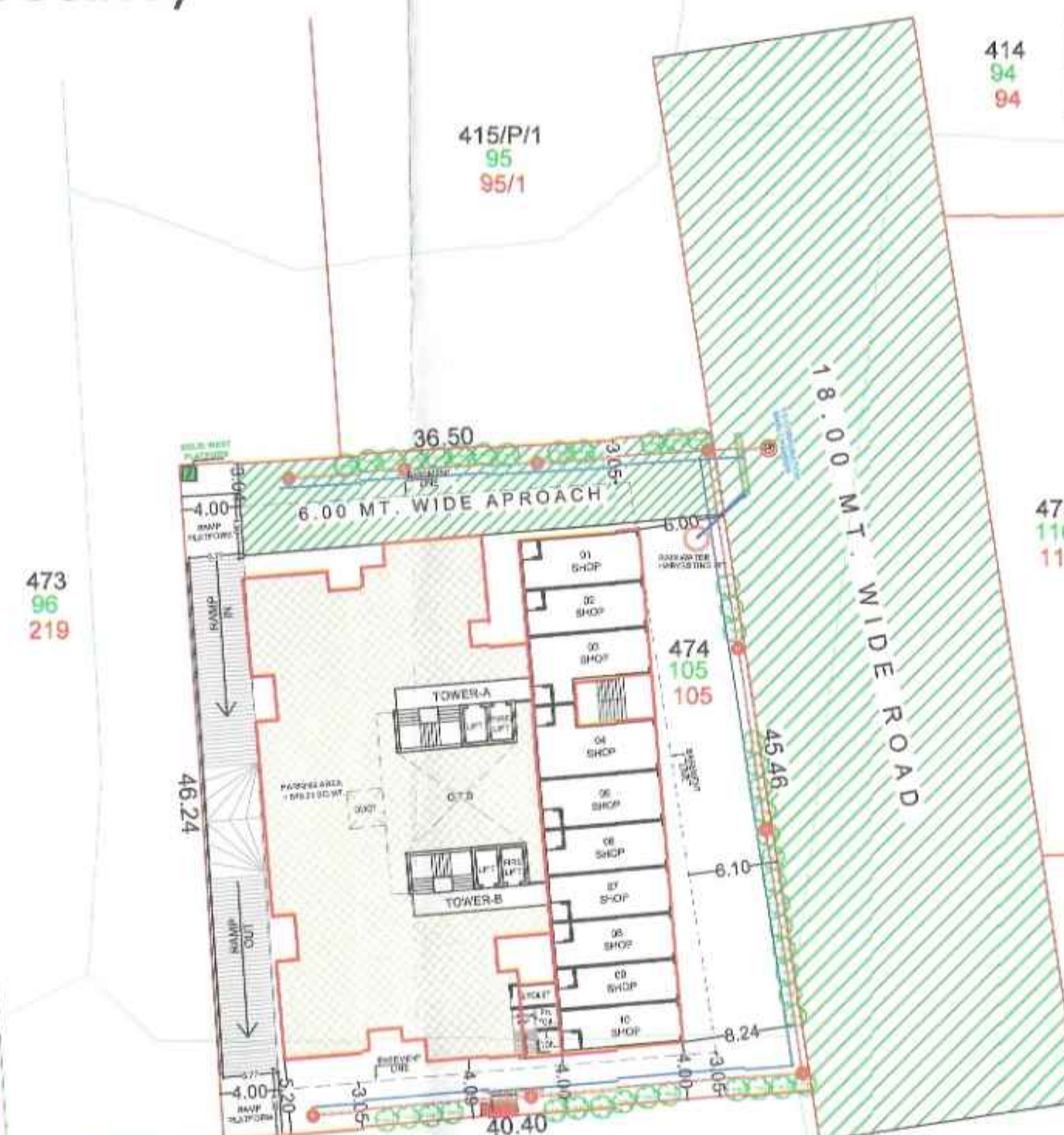
Partner / Authorized Signatory

FOR MIHIR C. PATEL
ENGINEER
V.M.S.S. LIC. NO: EOR-306

DHIMAHI DEVELOPERS

Partner / Authorized Signatory

PROPOSED LAY-OUT & BUILDING PLAN OF T.P.NO: 44, S.NO : 474, F.P.NO.105, O.P.NO. 105,
AT VILLAGE : BAPOD, DIST. VADODARA. (RAH: RESIDENTIAL AFFORDABLE HOUSING)

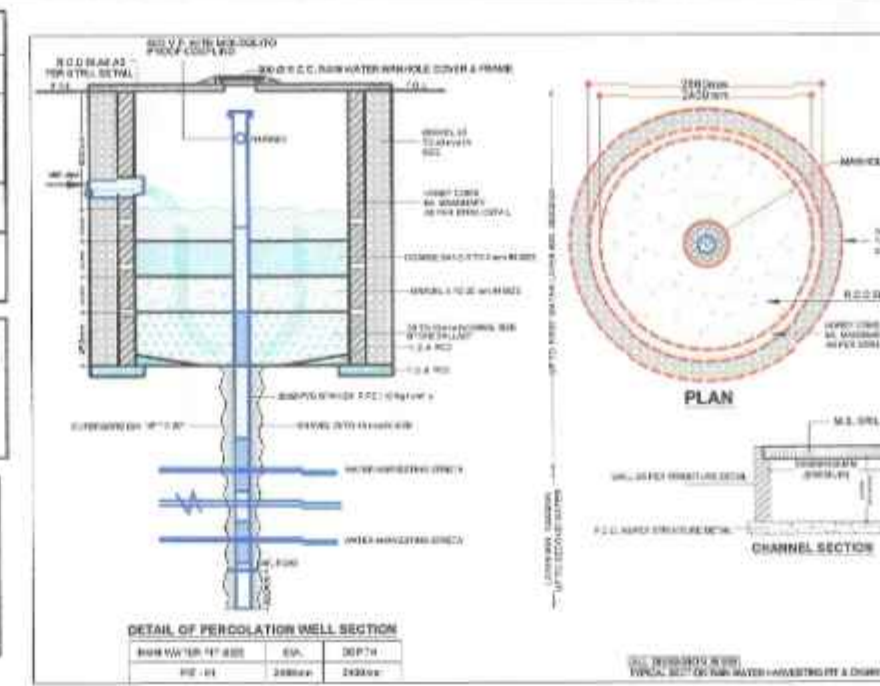


LAY OUT PLAN
SCALE :- 1.00 CM. = 4.00 MT.

REQ. COMM. LIFT CALCULATION
3rd & 7th Floor = 50 DWELLING UNITS
1 LIFT (CAP = 6 PERSON) REQD. FOR 30 DWELLING UNITS
TOTAL DWELING UNITS = 50 / 30 REQ. : 1.66 NOS. LIFT.
PROVIDED : 04 LIFT OF 24 PASSENGER
PROV. 4 LIFT x 6 PASSENGER PER LIFT = 24 PASSENGERS

TREE PLANTATION CALCULATION
1760.00 / 4000 = 0.44
SAY : 44 TREES PROV. = 45

R.W.H. CALCULATION
1760.00 / 4000 = 0.44
SAY : 1 NOS. R.W.H. REQ.
PROV. 1 NOS. R.W.H.



SANITARY PROVISION
(AS PER GDCR CL. NO-23.9.2)
TOTAL COMM. FL. AREA = 450.91 SQ. MT.
450.91 / 4 = 112.72 SAY 114.00 PERSON
ASSUME 57 MALE & 57 FEMALE USER

REQUIRED SANITARY

NOS. OF PERSON	URINAL MALE W.C.	URINAL FEMALE W.C.	PH. TOILET
1 - 50 MALE	2	2	2
1 - 50 FEMALE	2	2	2
TOTAL	2	2	2

25% COMMON SANITARY

URINAL MALE W.C. FEMALE W.C.	PH. TOILET
1	1
1	1

25% COMMON SANITARY PROVIDE

URINAL MALE W.C. FEMALE W.C.	PH. TOILET
1	1
1	1

BUILT UP AREA STATEMENT

TOWER	COMM.	RESI.	TOTAL
BASEMENT	1125.21		1125.21
GF.	275.67	525.16	800.83
1ST FL.	191.34	573.09	764.43
2ND FL.		747.98	747.98
3RD FL.		747.98	747.98
4TH FL.		747.98	747.98
5TH FL.		747.98	747.98
6TH FL.		747.98	747.98
7TH FL.		747.98	747.98
ST. CABIN	107.51	107.51	
TOTAL	467.01	5693.64	7285.86

F.S.I. AREA STATEMENT

TOWER	COMM.	RESI.	TOTAL
GF.	275.67		275.67
1ST FL.	175.24	453.14	628.38
2ND FL.		628.03	628.03
3RD FL.		628.03	628.03
4TH FL.		628.03	628.03
5TH FL.		628.03	628.03
6TH FL.		628.03	628.03
7TH FL.		628.03	628.03
TOTAL	450.91	4221.32	4672.23

PROVIDED PARKING STATEMENT IN SQ. MTS.

A.B.	COV. PARKING	515.21
BASEMENT PARKING		966.69
TOTAL PROVIDED PARKING		1481.90

TOTAL F.S.I. (4672.23 X 10 % = 467.22)
(PERMISSIBLE COMMERCIAL GROUND FLOOR PLAN)

SHOP	CARPET AREA	B. UP AREA
G.F. 1	27.25	29.13
G.F. 2	24.80	26.17
G.F. 3	29.46	31.50
G.F. 4	31.62	33.69
G.F. 5	27.24	28.66
G.F. 6	24.78	26.15
G.F. 7	25.13	26.51
G.F. 8	24.80	26.17
G.F. 9	22.28	23.61
G.F. 10	22.27	24.08
F.F.101	27.15	28.24
F.F.102	18.76	19.91
F.F.103	23.35	25.05
F.F.104	24.98	26.71
F.F.105	20.61	21.79
F.F.106	24.54	26.20
TOTAL	399.02	424.57

AS PER CGDCR - 2017 POINT NO 8.2.2
FLOOR SPACE INDEX DENSITY
1 HECTOR (10000.00 SQ.MT.) = 225 FLAT DW. UNITS
REQ. AS PER PLOT
1760.00 X 225 / 10000.00 = 39.60 FLAT
PROVIDED UNITS
PROVIDED UNITS = 77 FLATS + 16 SHOPS

UNIT CALCULATION

TOTAL NO. OF UNITS	77
< 40.00 SQ.MT. REQUIRED (UNITS) 77 X 25% =	20
PROVIDED UNITS	20

AREA TABLE

A. AREA STATEMENT	SQ.MTS.	STAMPS & SIGNATURE OF APPROVAL
1. Area of land/property as per record	B.NO.-105 1760.00	Approved Subject to Condition laid Down in Building Permission Order No. 150325 Date 24-03-24 Dy. Town Development Officer Vadodara Mahanagarpalika
B. Deduction for :		
(a) road cutting area		
(b) Any reservation		
3. Net area of plot	1760.00	
4. Common Plot [10%]		
5. Balance area of Plot	1760.00	
6. Permissible b.up area on G.F.		
7. Permis. Normal F.S.I. [1760.00 x 1.80]	3168.00	
7a. Permis. Premium F.S.I. [1760.00 x 2.70]	4752.00	
7b. Permis. Purchasable F.S.I. [4672.23 - 3168.00]	1504.23	
8. Existing built up area on G.F		
9. Proposed built up area		
(i) Ground floor (G.F. Coverage)	800.83	
(ii) Out house /Garage		
Total proposed (G.F. Coverage)	800.83	
10. Grand total of b.up area on (G.F. Coverage)		
11. Proposed floor space area	B. UP. 1125.21 F.S.I.	
Basement floor	1125.21	
Ground floor	800.83 275.67	
First floor	764.43 628.38	
Second floor	747.98 628.03	
Third floor	747.98 628.03	
4th floor	747.98 628.03	
5th floor	747.98 628.03	
6th floor	747.98 628.03	
7th floor	747.98 628.03	
Terrace floor [cabin]	107.51	
Total proposed floor space area	7285.86 4672.23	
12. Total existing floor space area (if any)		
13. Grand total of floor space area	4672.23	
14. Total f.s.i. consumed	2.65 < 2.70	

SCHEDULE OF OPENING

MD	1.07 X 2.10
D	0.90 X 2.10
D1	0.75 X 2.10
W	1.83 X 1.20
W1	1.52 X 1.20
W2	1.20 X 1.20
W3	0.90 X 1.20
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 tailies with the area stated in the document of ownership /T.P. record/property card or 7-12 record.

SIGNATURE OF ARCHITECTS-ENGINEERS	SIGNATURE OF OWNERS / BUILDERS.
Architect / Engineer / Surveyor V.M.C. Registration No. :- Name :- Address :-	
DINESH D. DUDHAIYA V.M.C. LNO : BOR/144/23-27 VUDA LNO : BOR/267/23-28	V. H. Parikh Shekh. N.R.
Owner / Builder / Organizer / Developer or Authorized Agent of Owner	

PROPOSED LAY-OUT & BUILDING PLAN OF T.P.NO: 44, S.NO : 474, F.P.NO.105, O.P.NO. 105,
AT VILLAGE : BAPOD, DIST. VADODARA. (RAH: RESIDENTIAL AFFORDABLE HOUSING)

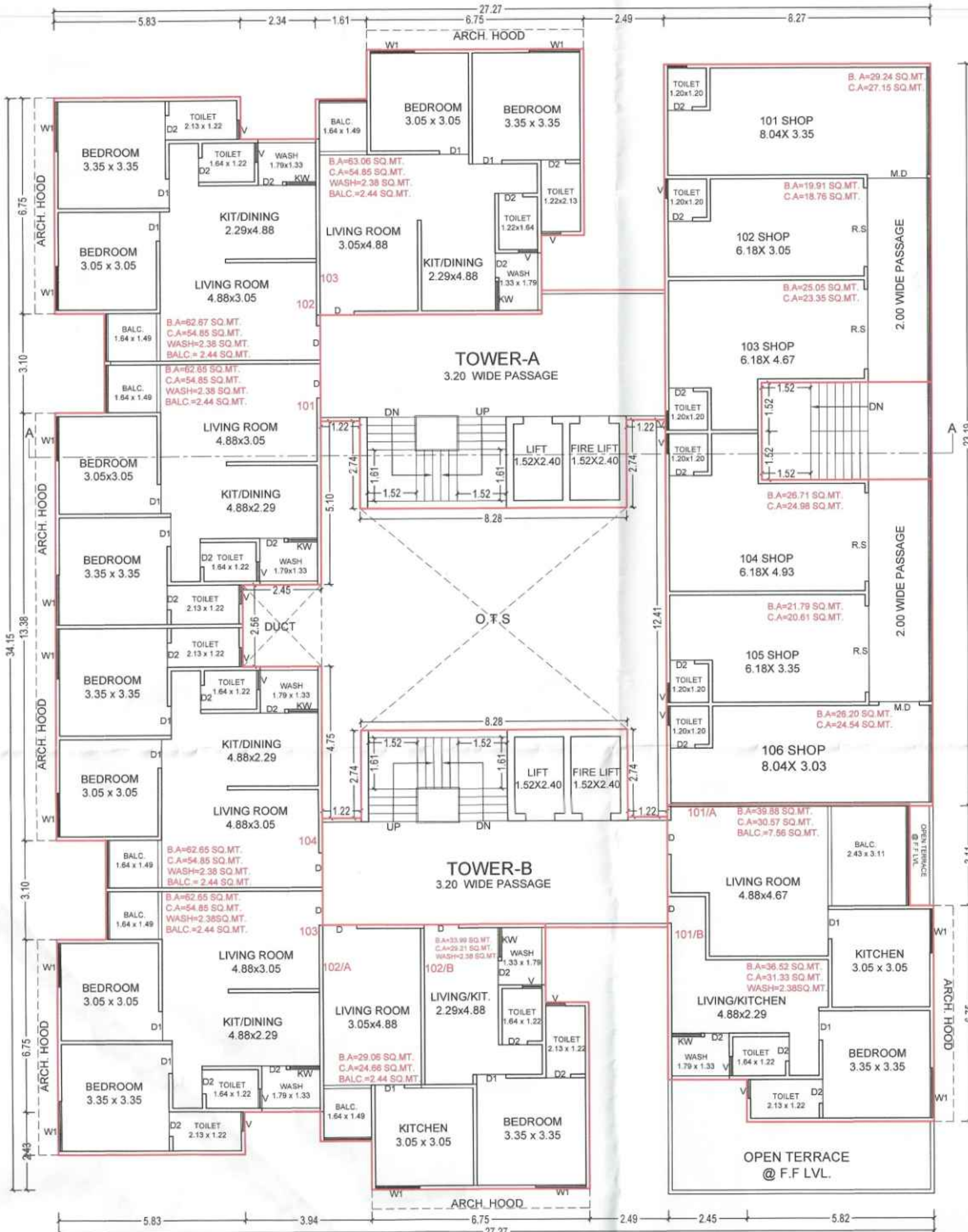
SIGNATURE OF ARCHITECTS-ENGINEERS

Architect / Engineer / Surveyor
V.M.C. Registration No. :-
Name :-
Address :-

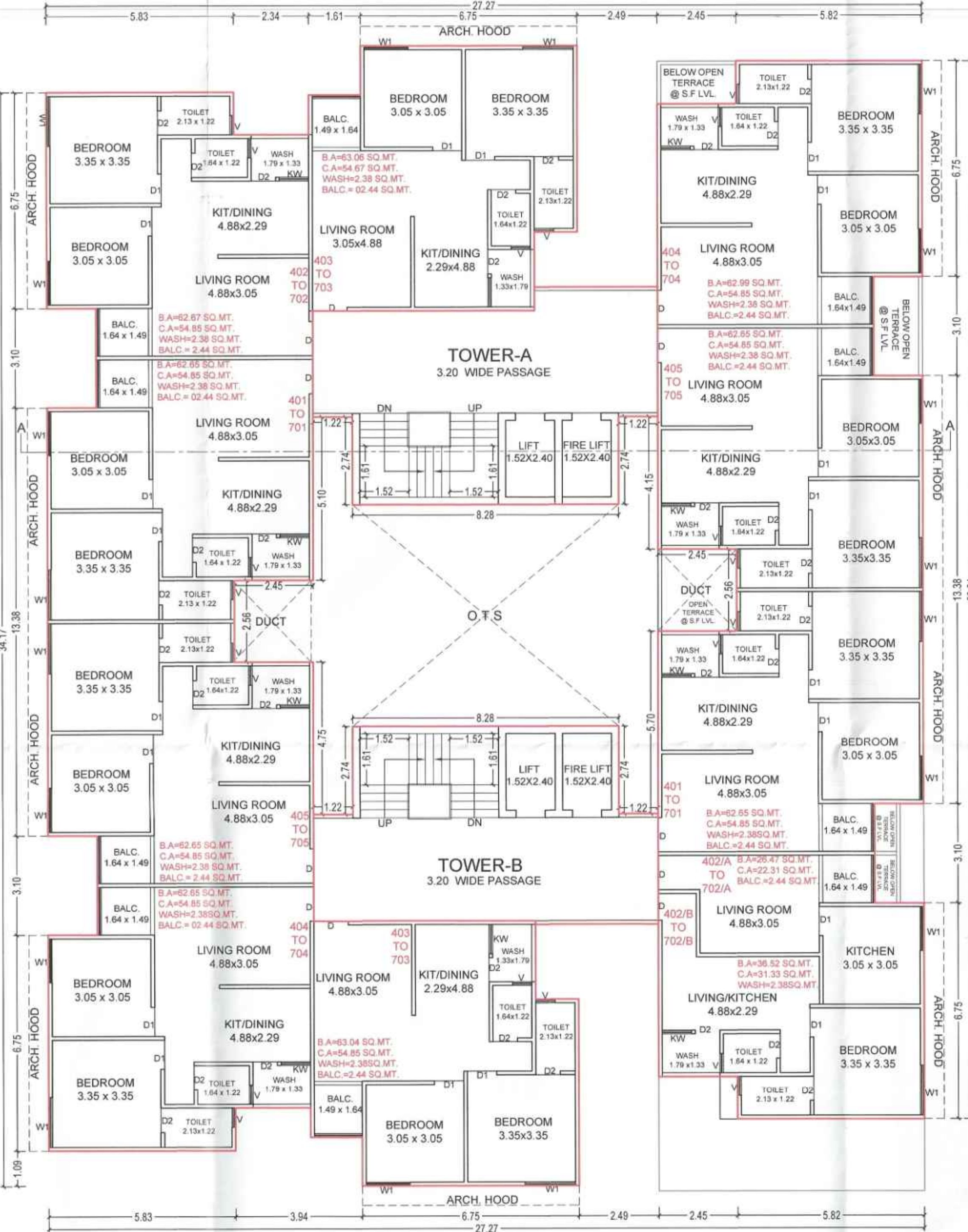
SIGNATURE OF OWNERS / BUILDERS

Owner / Builder / Organizer / Developer
or Authorized Agent of Owner

2/2



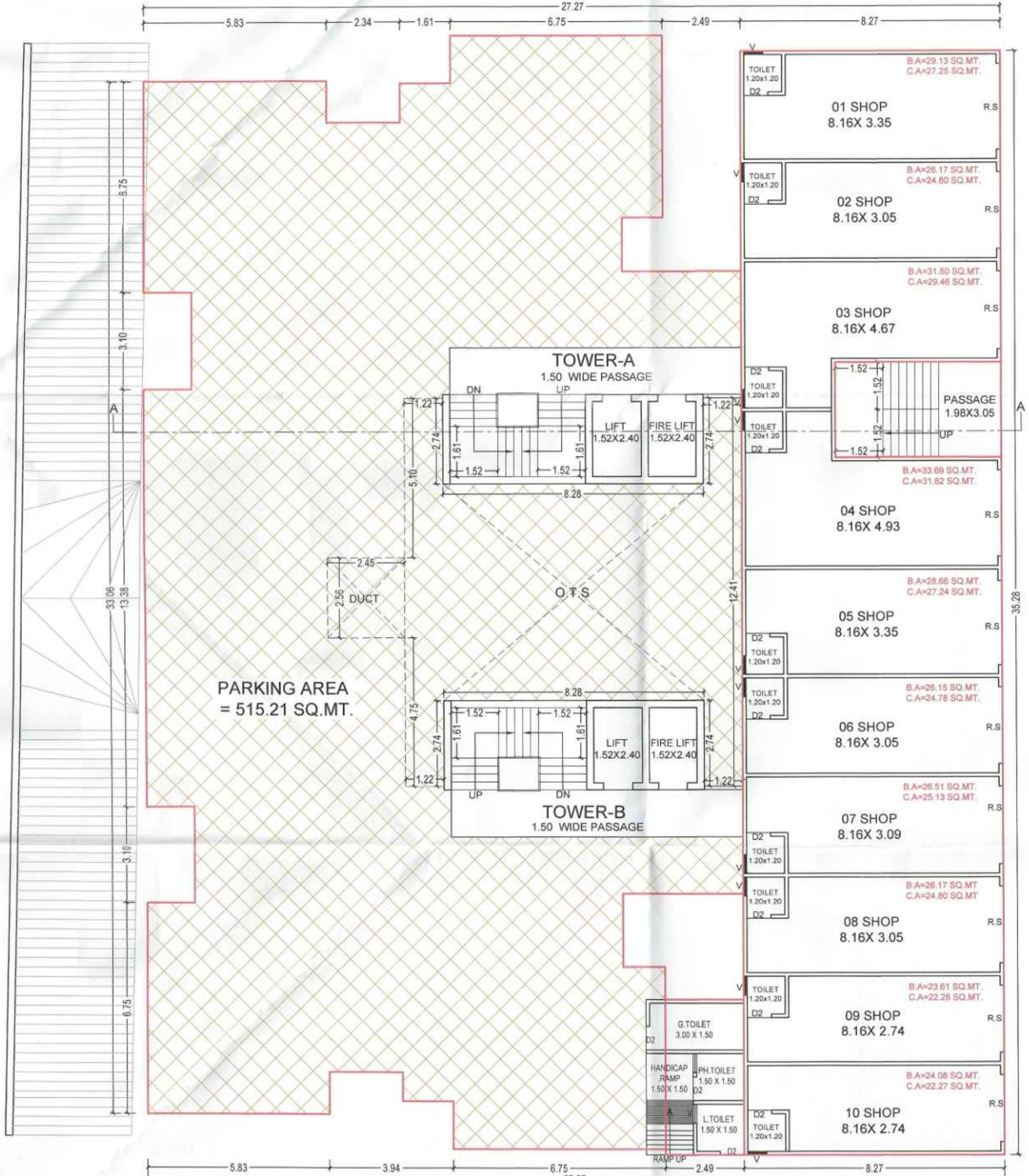
(TOWER-A,B)
1ST FLOOR PLAN
BUILT UP AREA = 784.43 sq.mt.
COMM. F.S.I. AREA = 175.24 sq.mt.
RESI. F.S.I. AREA = 453.14 sq.mt.
LIFT + STAIR + PASSAGE = 136.06 sq.mt.



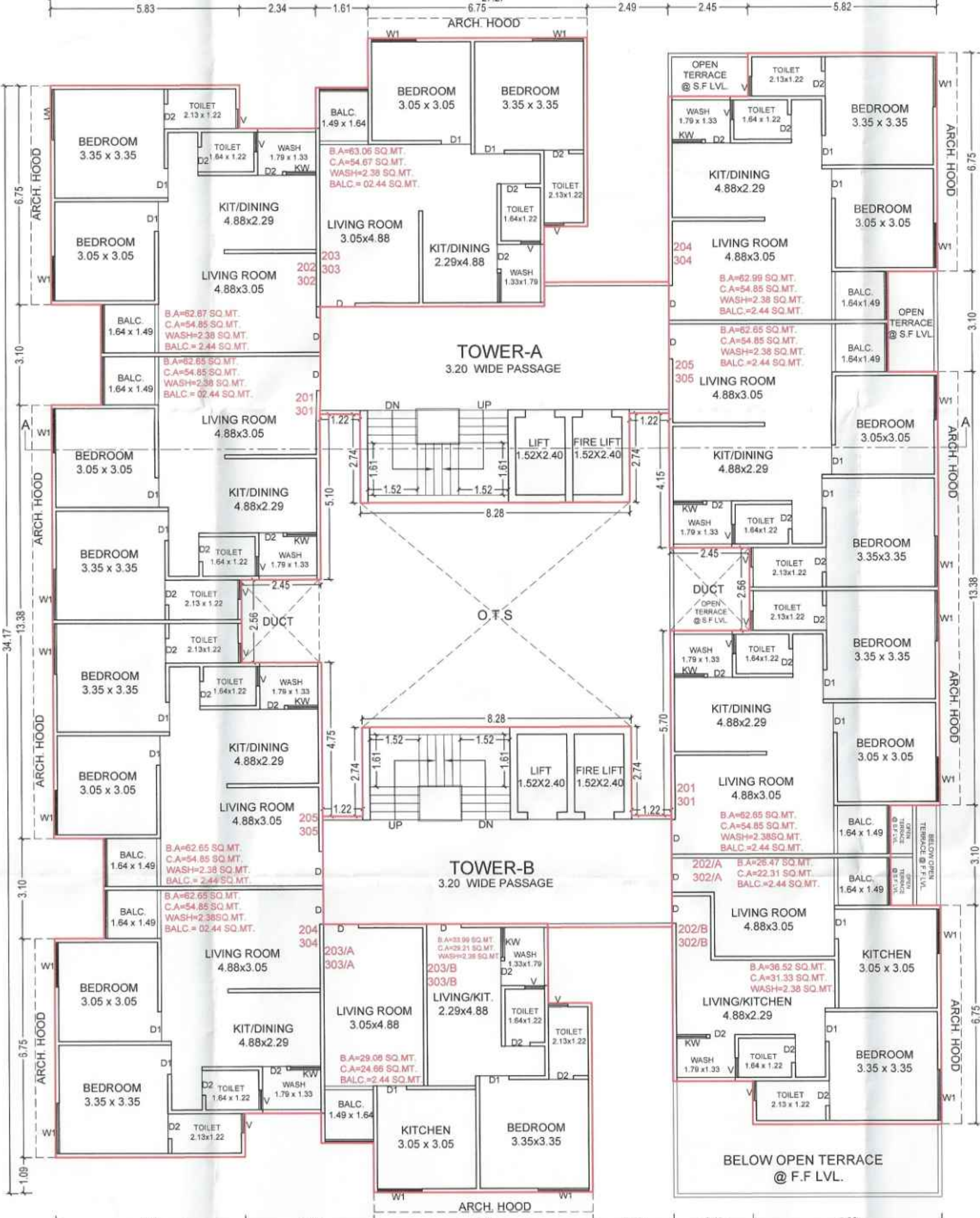
(TOWER-A,B)
TYPICAL FLOOR PLAN (4TH TO 7TH)
BUILT UP AREA = 747.98 X 4 = 2991.92 sq.mt.
F.S.I. AREA = 628.03 X 4 = 2512.12 sq.mt.
LIFT + STAIR + PASSAGE = 120.16 sq.mt.



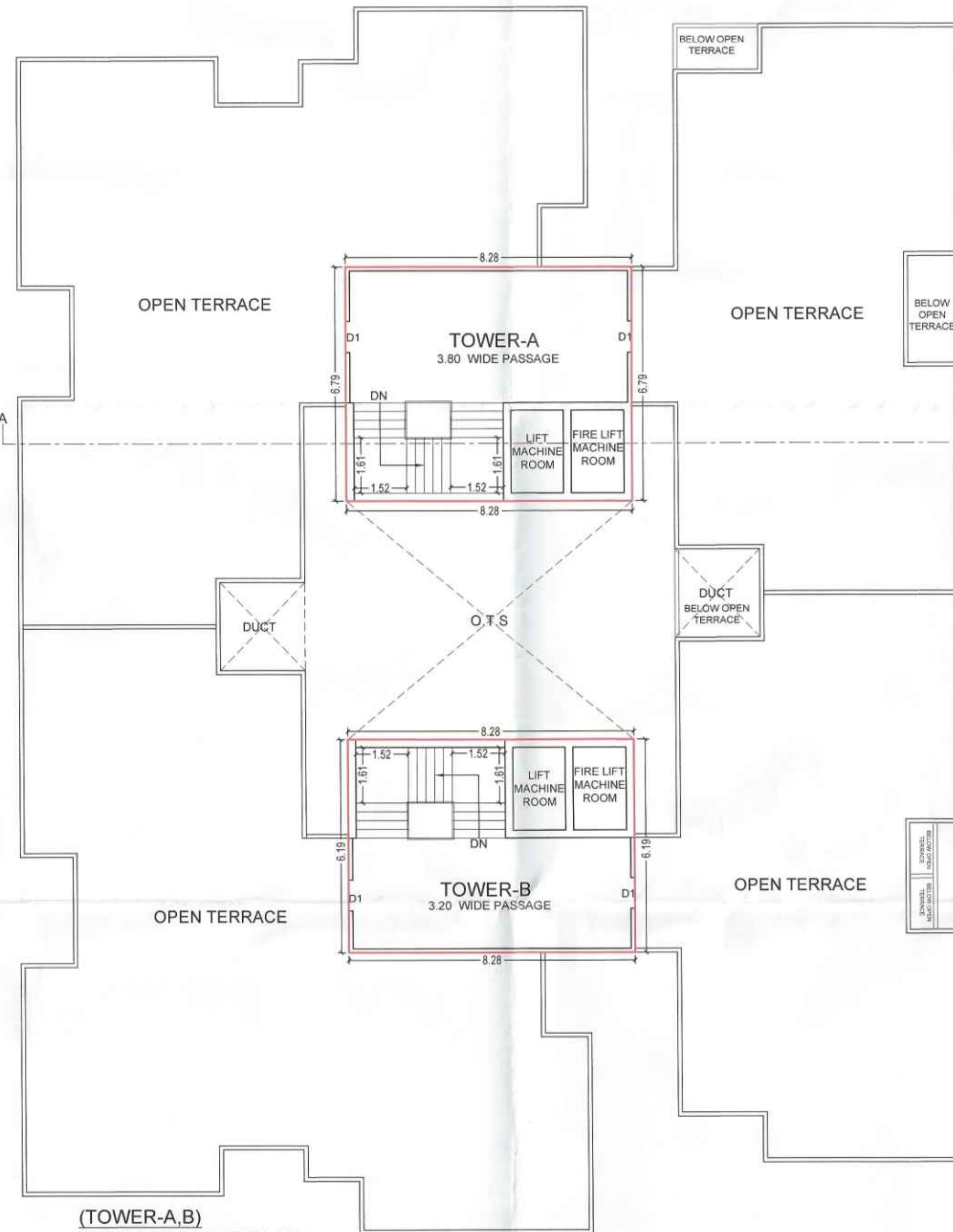
(TOWER-A,B) FRONT ELEVATION



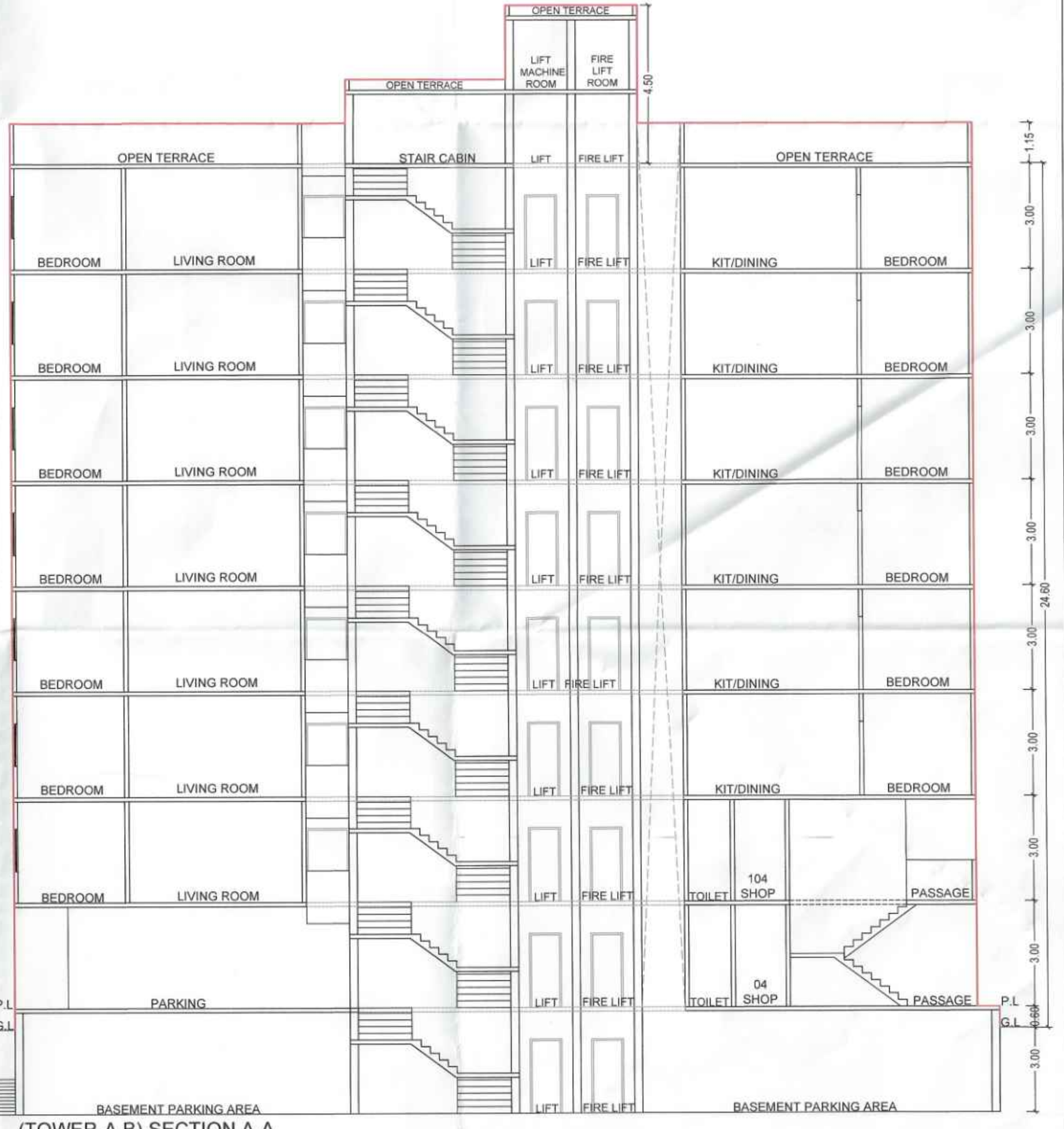
(TOWER-A,B)
GROUND FLOOR PLAN
BUILT UP AREA = 800.83 sq.mt.
COMM. F.S.I. AREA = 275.67 sq.mt.
PARKING AREA = 515.21 sq.mt.



(TOWER-A,B)
TYPICAL FLOOR PLAN (2ND & 3RD)
BUILT UP AREA = 747.98 X 2 = 1495.96 sq.mt.
F.S.I. AREA = 628.03 X 2 = 1256.06 sq.mt.
LIFT + STAIR + PASSAGE = 120.16 sq.mt.



(TOWER-A,B)
TERRACE FLOOR PLAN
BUILT UP AREA = 107.61 sq.mt.



(TOWER-A,B) SECTION A-A