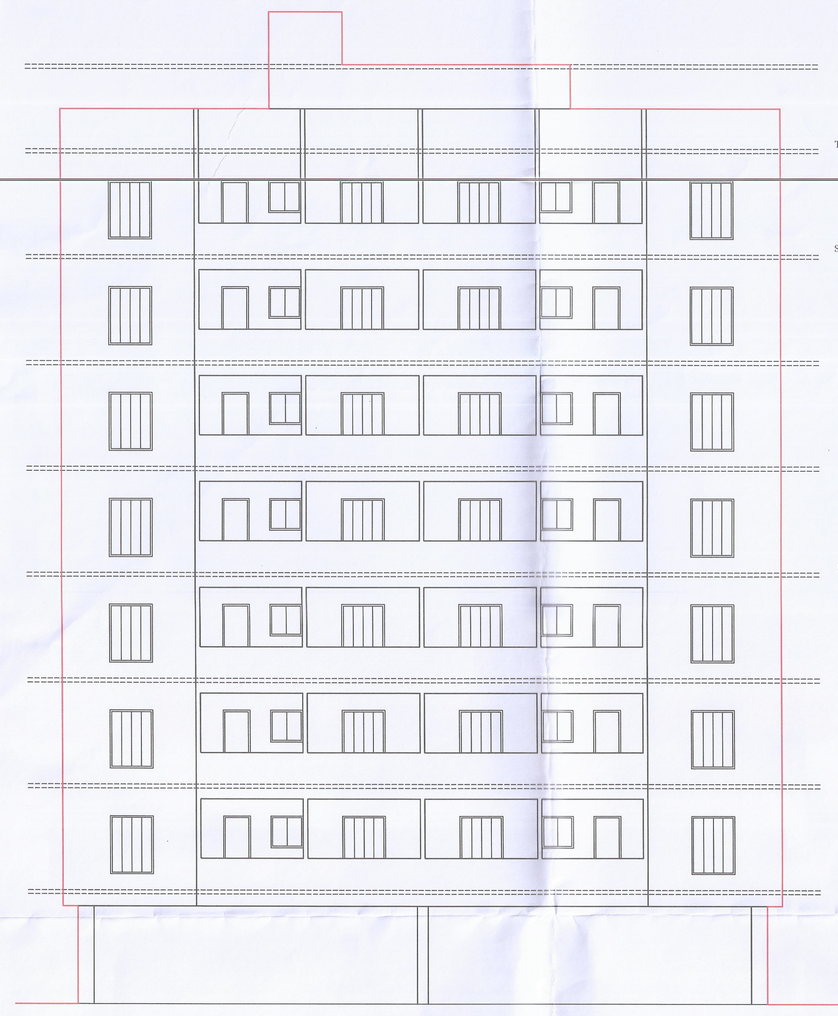
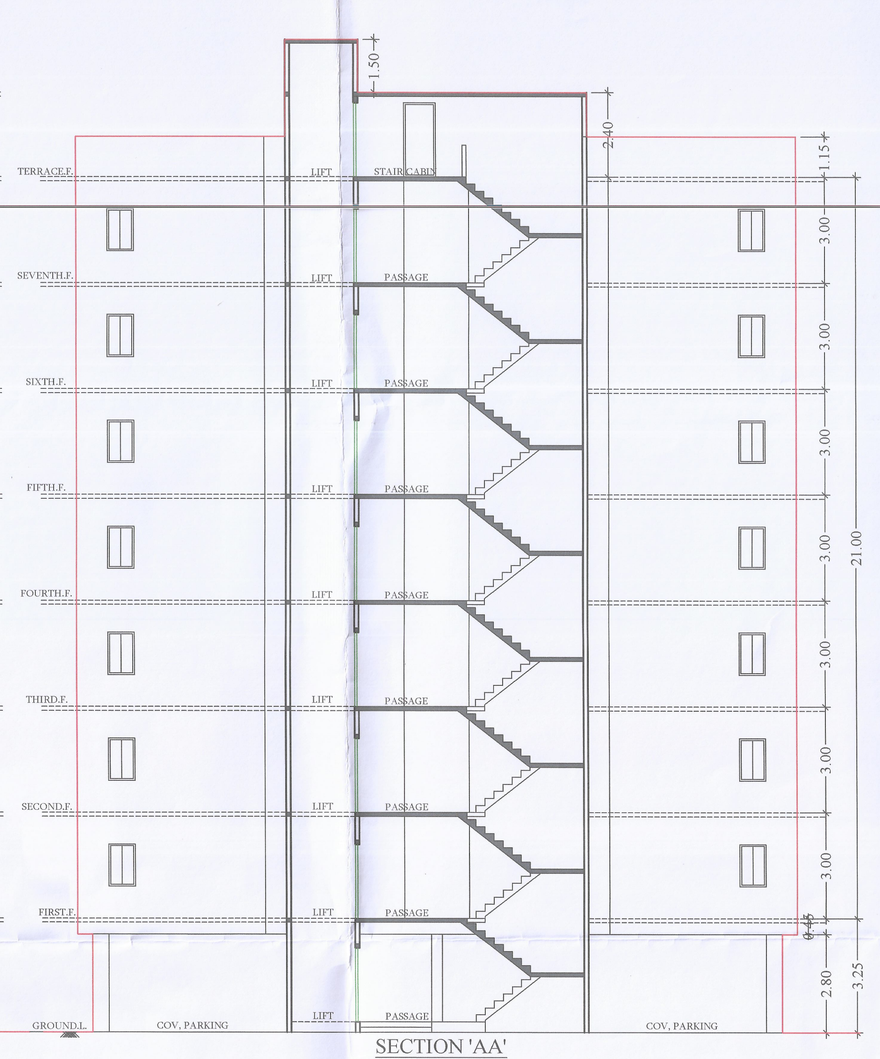
REVISED PROP. LAYOUT & BUILDING PLAN ON T. P. NO. :- 19, F. P. NO. :- 446, AT:- MANJALPUR, VADODARA.

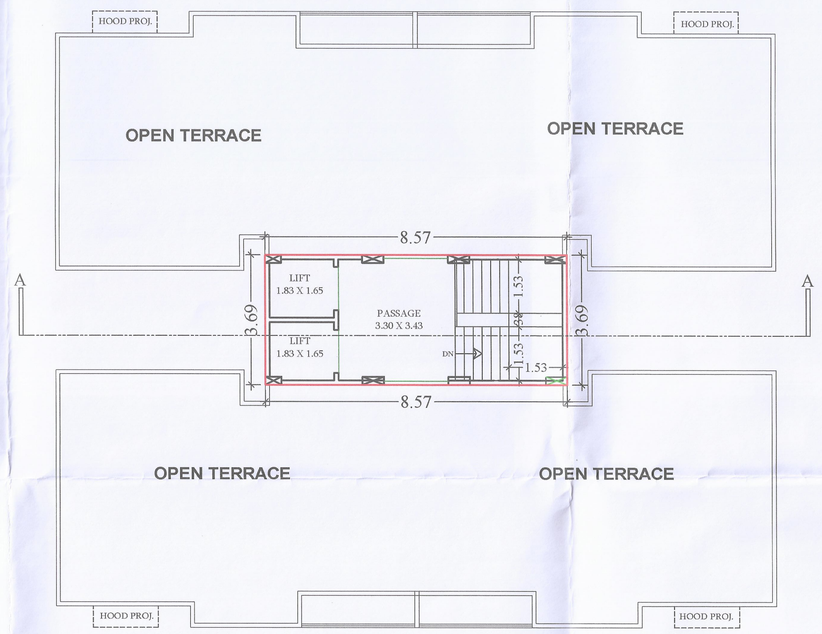


ELEVATION



SECTION 'AA'

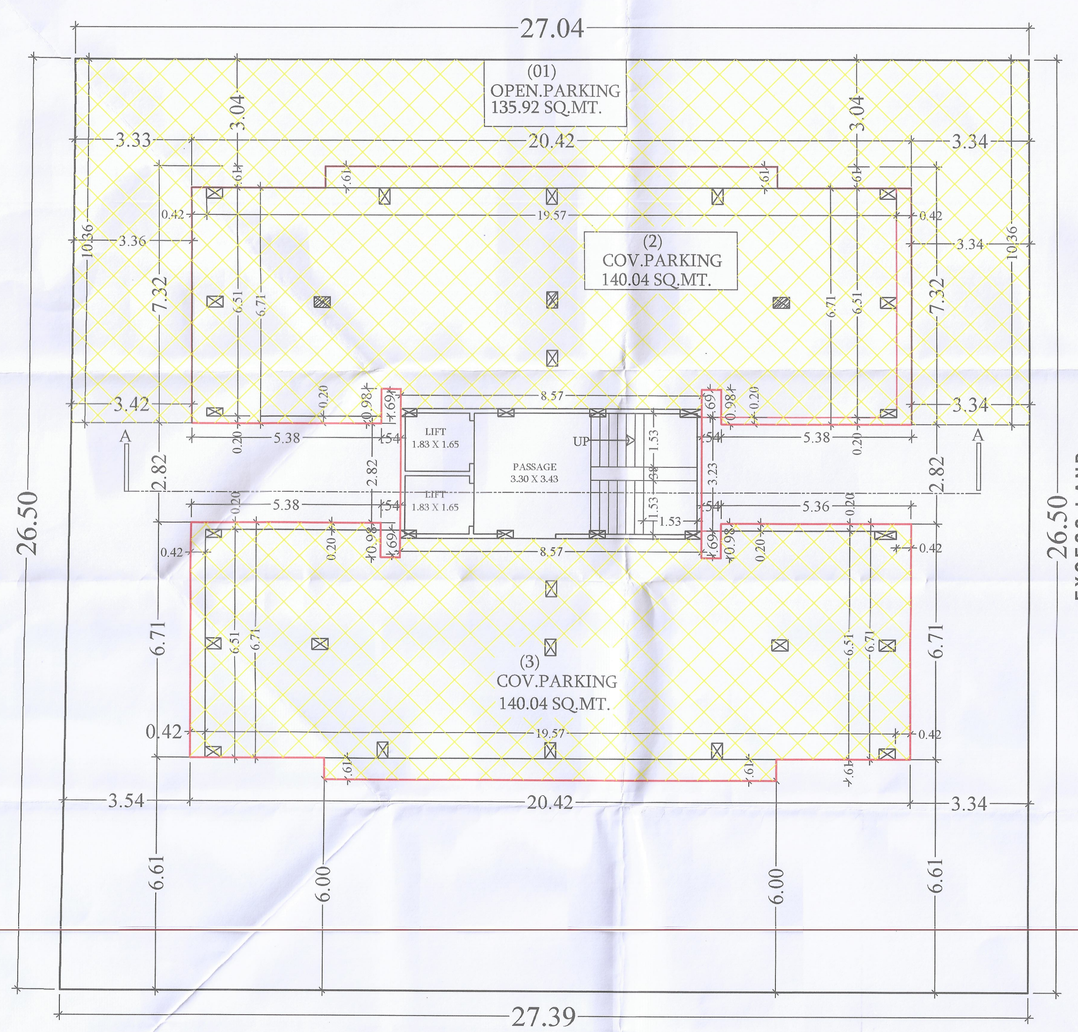
TOWR	NAME	UNIT BUA TYPE	UNIT BUA AREA (IN SQ.MT.)	CARPET AREA (IN SQ.MT.)	BALCONY AREA (IN SQ.MT.)	WASH AREA (IN SQ.MT.)	OPEN TERRACE (IN SQ.MT.)	NO FO UNIT
A	101 TO 601	FLAT	69.81	57.26	2.99	2.78		24
	102 TO 602	FLAT	69.81	57.26	2.99	2.78		
	103 TO 603	FLAT	69.79	57.26	2.99	2.78		
	104 TO 604	FLAT	69.79	57.26	2.99	2.78		
	701	FLAT	69.79	57.26		2.78	2.99	4
	702	FLAT	69.79	57.26		2.78	2.99	
	703	FLAT	69.79	57.26		2.78	2.99	
	704	FLAT	69.79	57.26		2.78	2.99	
	TOTAL PER FLOOR		558.36	458.08	11.96	22.24	11.96	



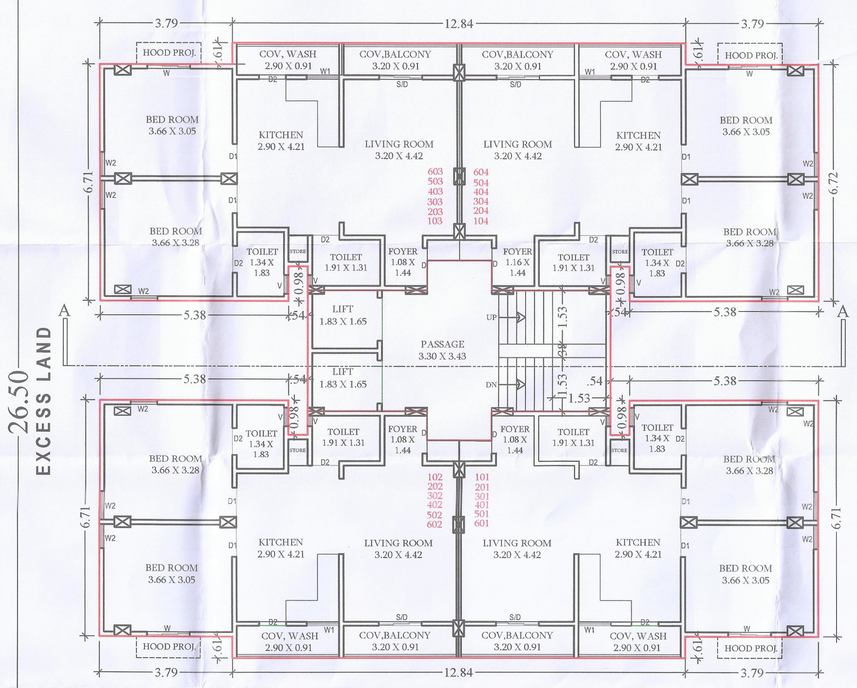
TERRACE FLOOR PLAN
STAIR CABIN
BUILT UP AREA:- 31.57 SQ.MT.

AREA CALCULATION		SQ. MT.
PLOT AREA AS/RECORD F. P. NO.-446		971.00
EXCESS LAND		251.50
NET AREA FOR PLANING		719.50
PERMI. F. S. I. 1.80 X 719.50 =		1295.10
PERMI. PREMI.F.S.I. 0.90 X 719.50 =		647.55
TOTAL PERMI. F.S.I. 2.70 X 719.50 =		1942.65
PROP. BUILT UP AREA ON		
	B.A.	F.S.I.
GROUND FLOOR	311.65	--------
FIRST FLOOR	311.65	279.22
SECOND FLOOR	311.65	279.22
THIRD FLOOR	311.65	279.22
FOURTH FLOOR	311.65	279.22
FIFTH FLOOR	311.65	279.22
SIXTH TH FLOOR	311.65	279.22
SEVENTH FLOOR	299.72	267.29
STAIR CABIN	31.57	--------
TOTAL	2512.84	1942.61
	1942.65 >	1942.61
	2.70 >	2.695

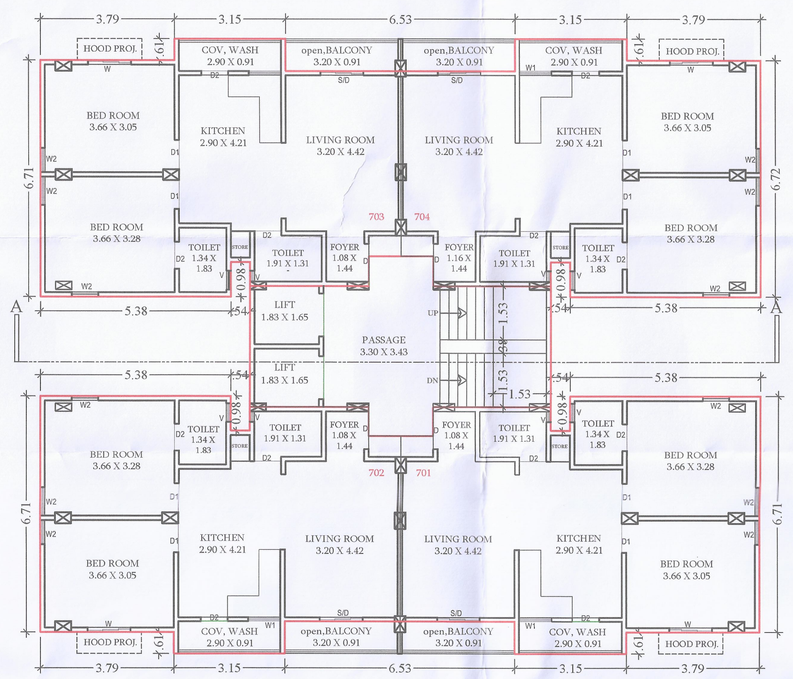
PARKING AREA STATEMENT
REQ. RESI. PARKING :-
1942.61 X 20% = 388.52 SQ. MT.
REQ. RESI. VISITOR PARKING :-
388.52 X 10% = 38.85 SQ. MT.
PROP. PARKING :-
GROUND FLOOR :-
PARKING - 1 :- 135.92 SQ. MT.
PARKING - 2 :- 140.04 SQ. MT.
PARKING - 3 :- 140.04 SQ. MT.
TOTAL PROP. PARK. :- 416.00 SQ. MT.
PROP. > REQ.
416.00 > 388.52
50 % VISITORS PARKING REQ. AT G. L. :-
38.85 X 50 % = 19.42 SQ. MT.
PROP. PARKING - ON G. F. :- 416.00 SQ. MT.



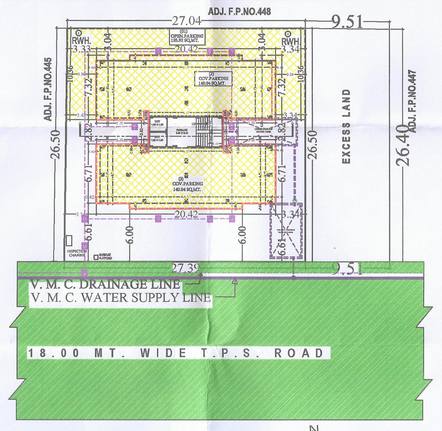
GROUND FLOOR PLAN
SCALE:1:100
BUILT UP AREA:- 311.65 SQ.MT.
PARKING AREA:- 416.00 SQ.MT.



FIRST TO SIXTH FLOOR PLAN
(1st TO 6th FLOOR)
BUILT UP AREA:- 311.65 X 06 FL. = 1869.90 SQ.MT.
F.S.I. AREA:- 279.22 X06 FL. = 1675.32 SQ.MT.
STAIR & LIFT AREA :- 32.43 SQ.MT.
NO OF FLATS :- 04 X 06 FL.=24 NOS.



SEVENTH FLOOR PLAN
(7th .FLOOR)
BUILT UP AREA:- 299.72 SQ.MT.
F.S.I. AREA:- 267.29 SQ.MT.
STAIR & LIFT AREA :- 32.43 SQ.MT.
NO OF FLATS :- 04 X 04 FL.=04 NOS.



LAY OUT PLAN
SCALE:-1 CM. 4 MT.

OPENING SCHEDULE

DOOR	D	1.05 X 2.10
	D1	0.90 X 2.10
	D2	0.75 X 2.10
	SD	1.98 X 2.10
WINDOW	W	1.50 X 1.20
	W1	1.22 X 1.05
	W2	0.75 X 1.20
VENT.	V	0.60 X 0.60

Hitesh Chokshi & Associates.
Phone : (M) 9824603698
B - 31, Dhanlaxmi Apartments,
OPP. Royal Enfield Show-room,
Airport Circle,
Vadodara - 390018.
Mail : hcassocites206@gmail.com

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

A. AREA STATEMENT F. P. NO. :- 446	Sq.Mts.
1. Area of land Plot / Property as per record or as per sight condition/layout plan	971.00
2. deduction for :	
(a) proposed road LINE EXCESS LAND	251.50
(b) any reservation for	
(c) common plot 10 %	
3. Net area of Building unit for planning	719.50
4. Permi. built up Area on Ground Floor 40 %	------
5. Total Permissible F.S.I 1.80 x 719.50 =	1295.10
5a. Permi. Premimum F.S.I 0.90 x 719.50 =	647.55
5b. Total Permi. F.S.I 2.70 x 719.50 =	1942.65
6. Existing Builtup Area	
(i) Ground Floor for Snehkunj appartment	
(ii) Out house / Garrage	
TOTAL EXISTING BUILT UP AREA	
7. Proposed Bilt up Area	
(i) Ground floor (Main structure)	
(ii) Out house / Garrage	
TOTAL PROPOSED BUILT UP AREA	
8. GRAND TOTAL OF BUILT UP AREA ON G.F.	

9. Proposed floor space Area	B. AREA	Sq.Mts. F.S.I. AREA
Basement Floor	------	----
Ground Floor	311.65	-----
First Floor	311.65	279.22
Second Floor	311.65	279.22
Third Floor	311.65	279.22
Fourth Floor	311.65	279.22
Fifth Floor	311.65	279.22
Sixth Floor	311.65	279.22
Seventh Floor	299.72	267.29
Eighth Floor	-----	------
Stair Cabin	31.57	----
TOTAL PROP. FL. SPACE AREA	2512.84	1942.61
10. Total Existing Floor Space Area (if any)		------
11. GRAND TOTAL OF FLOOR SPACE AREA		1942.61
12. Total F.S.I Consumed		2.70 > 2.695

PARKING STATEMENT			SQ.MTS.
Total Maximum Possible Floor Space area	Total Required Parking Space	Reserved for Car 50 %	
Residential 1942.61	(20 %) 388.52		
Commercial	(50 %)		
Industrial	(10%)		
Total 1942.61	(%) 388.52		

Total Provided Parking Space	Provided on Ground Level	Provided on Other Level	Total Sq. mtrs.
Residential	416.00		416.00
Commercial			
Industrial			
Other Use			

1. LIST OF DRAWING ATTACHED

Sr. No.	Description	Copies

Approved Subject to Condition held Down In Building Permission
Ward No. 35 ward
Order No. GHP 46 / 2022-2023
Date. 02-05-23
Dy. Town Development Officer
Vadodara Mahanagarpalika
શહેર વિકાસ અધિકારીની કચેરી

II. REFERENCE

Last Approved Plan (if any)
Permission Oreder No.
Date Of Approval

III. DESCRIPTION OF PROPERTY & PROPOSED DEVELOPMENT WORK

STAMPS AND SIGNATURE OF APPROVAL

F.S.I.	PERMI. 1.80	PREMIUM 0.90	TOTAL 2.70
PERMI.	1295.10	647.55	1942.65
PROP.	1295.10	647.51	1942.61
PREMI.	------	0.04	0.04

F.S.I.	PERMI. F.S.I.	CONSUMED F.S.I.		JANTRI RATE -13750/-
1.8	1295.10	1295.10		
0.9 (2.7)	647.55	647.51	40%	35,61,305/-
	1942.65	1942.61		

SAY : Rs.35,61,310/-

IV. North LINE | Scale | Date

V. CERTIFICATE

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 connnection is possible and is verified by me.
ii) Certified that the plot under referance was surveyed by me on _____ and the dimensions of sides etc. of plot stated on area as measured on site and are so worked out tallies with the area stated in the documents of ownership/ T.P./ property card or 7-12 record.

SIGNATURE
Architect / Engineer / Surveyor
B.M.C. Registration No. :
Name :
Address :

VI. SIGNATARIES
Owner/Builder/Organiser/Developer
or Athorised Agent of Owner