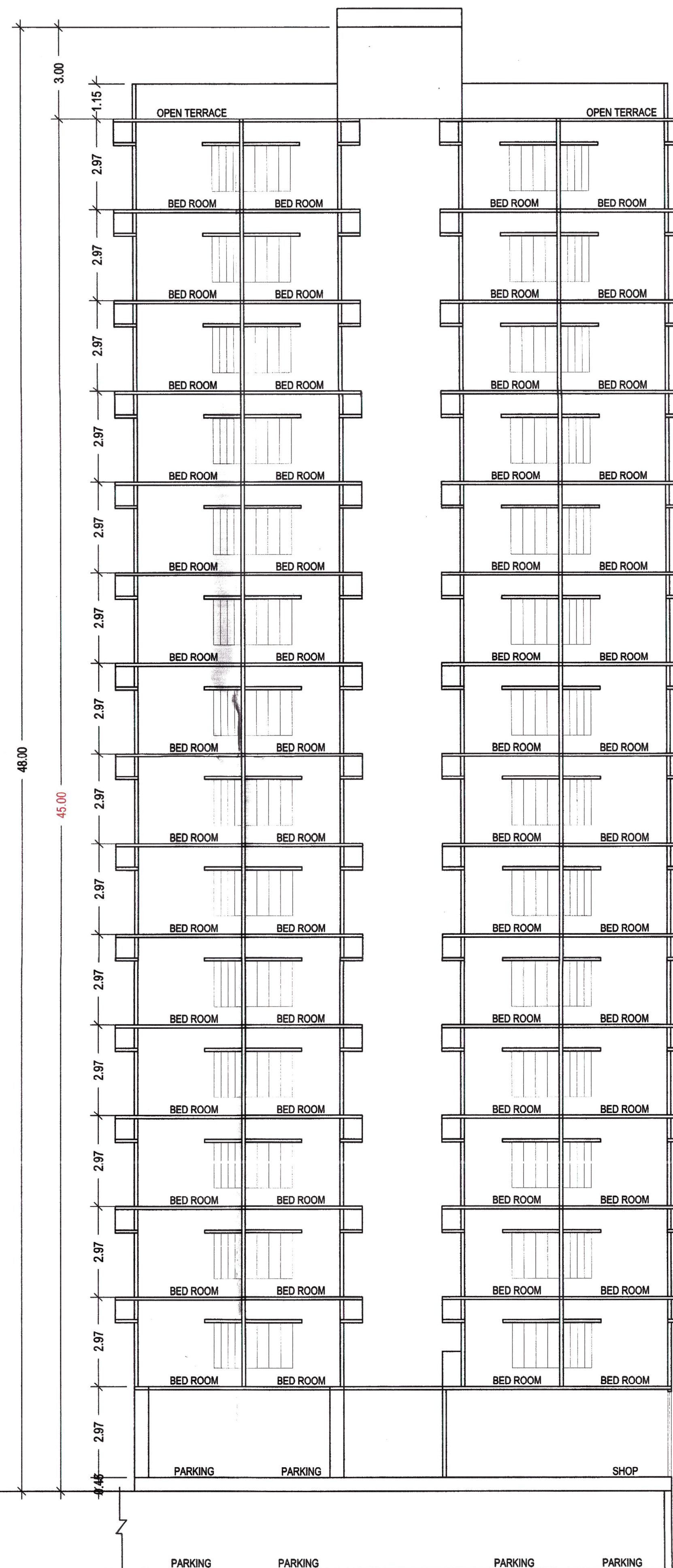
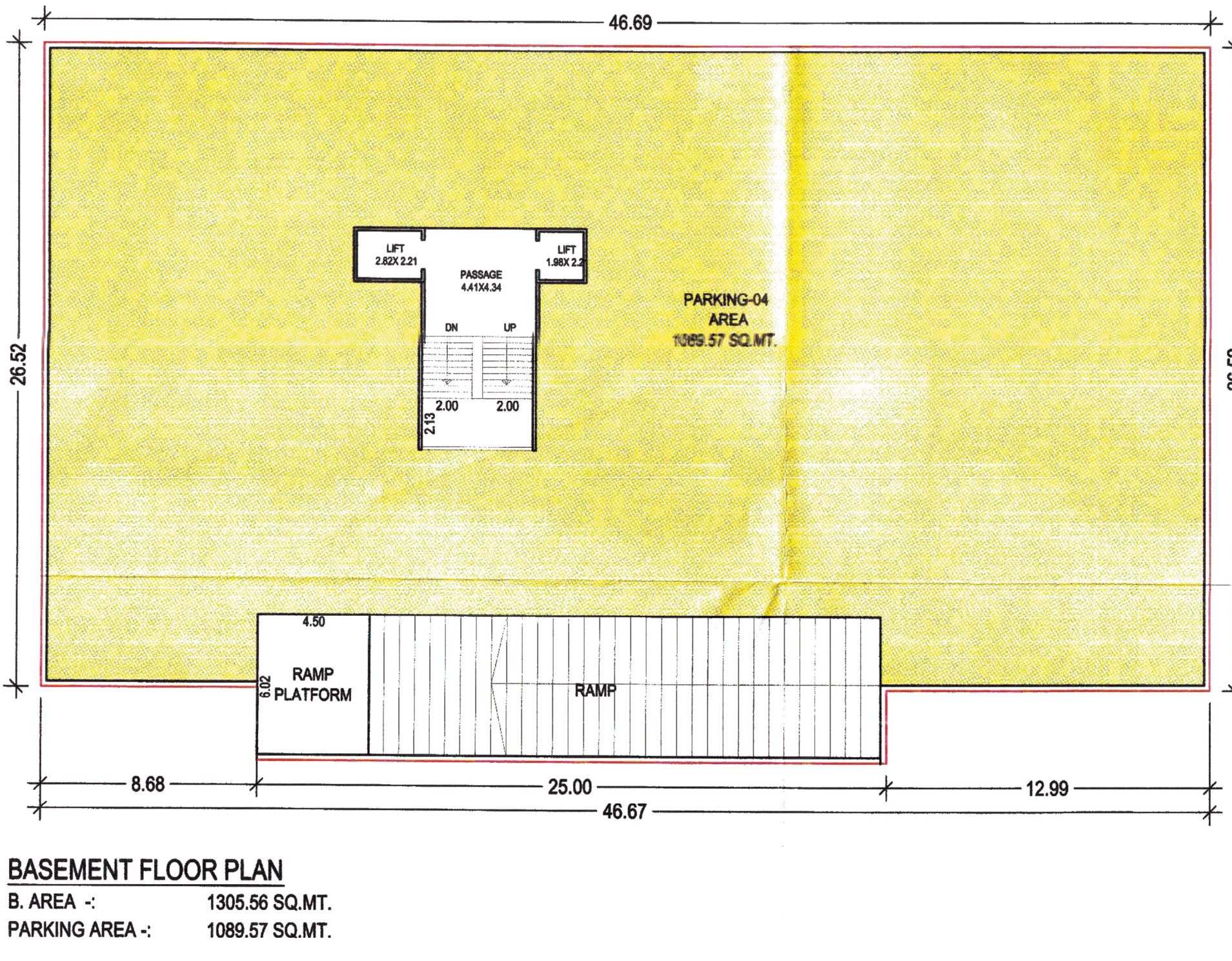
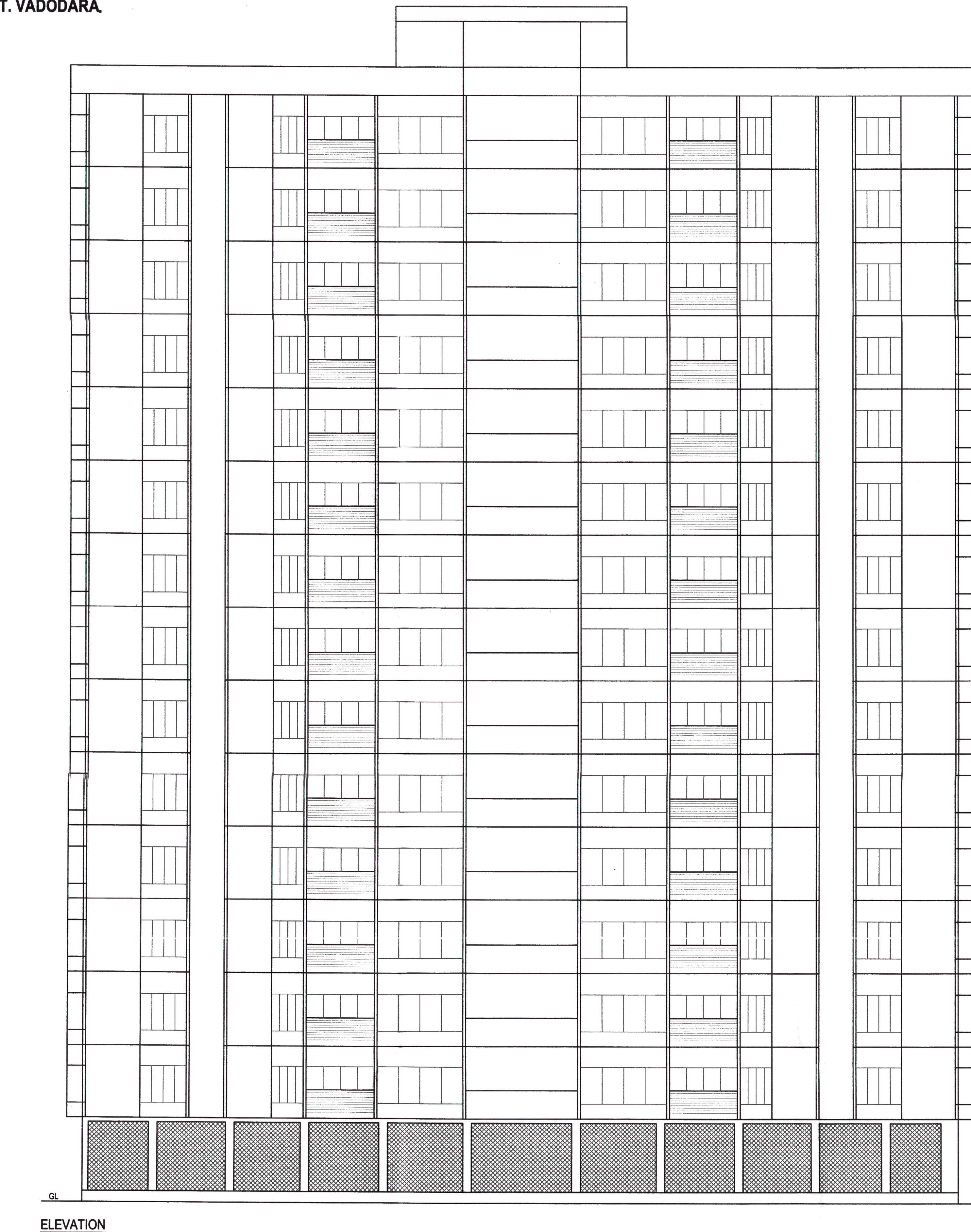
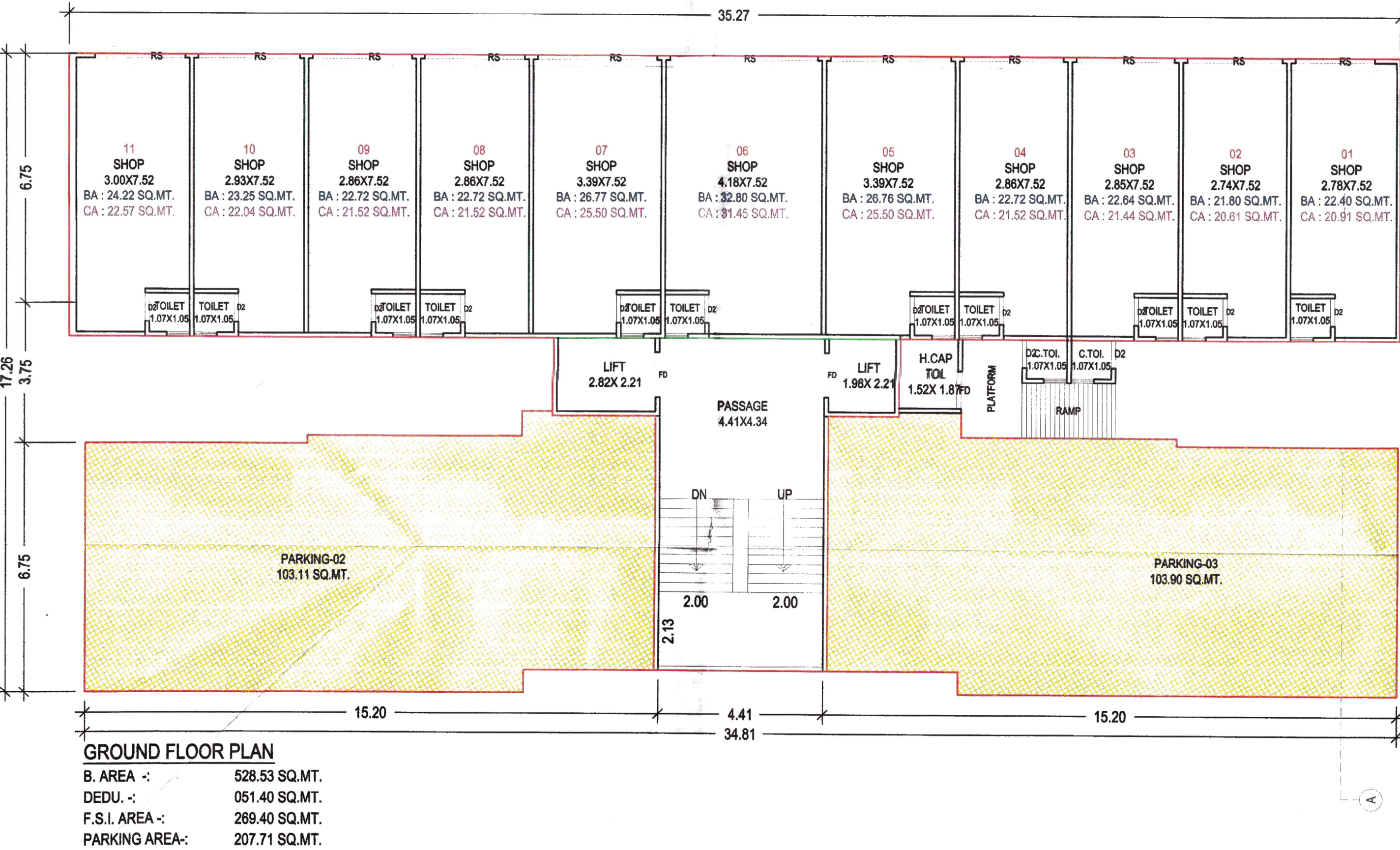
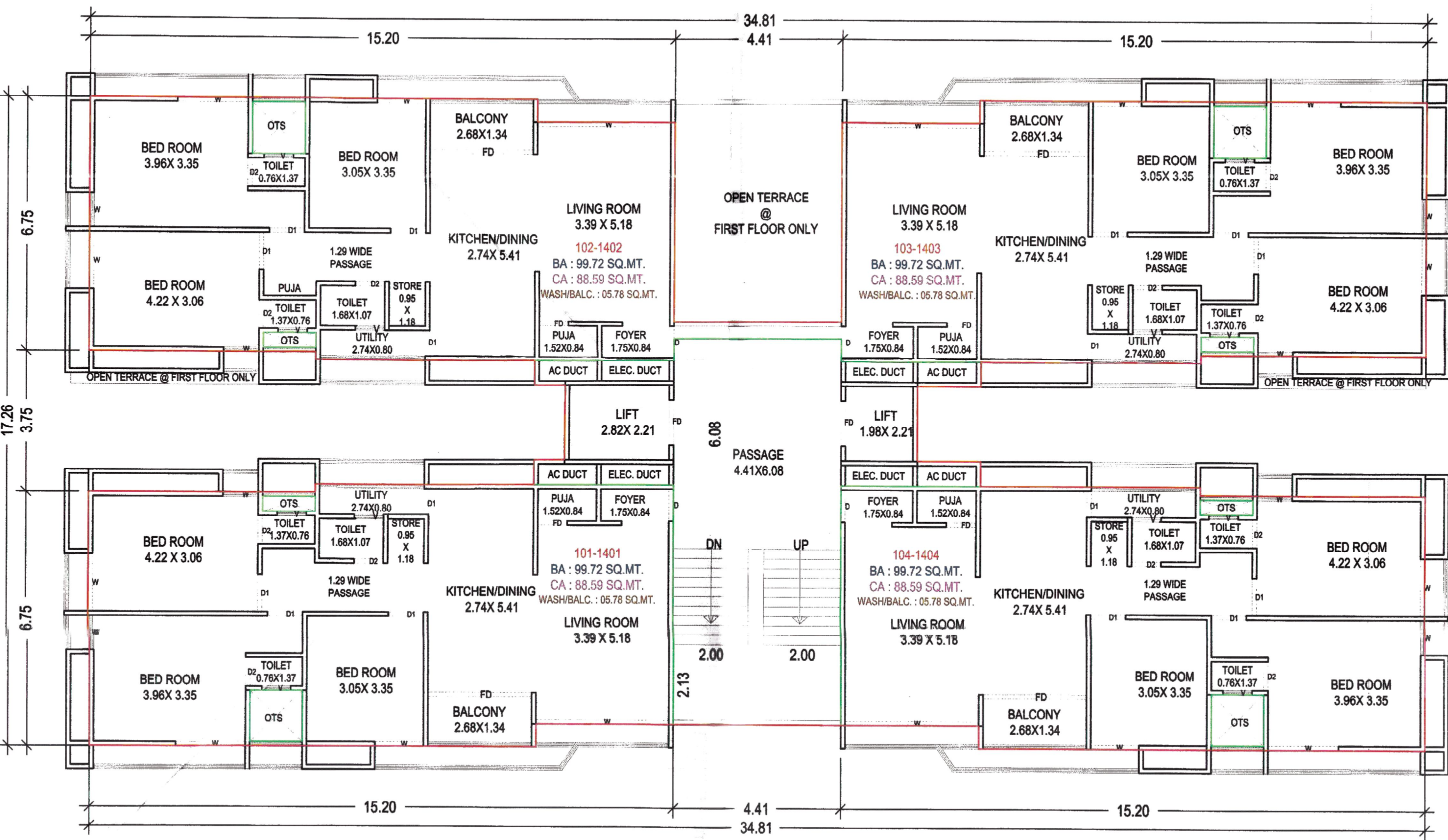
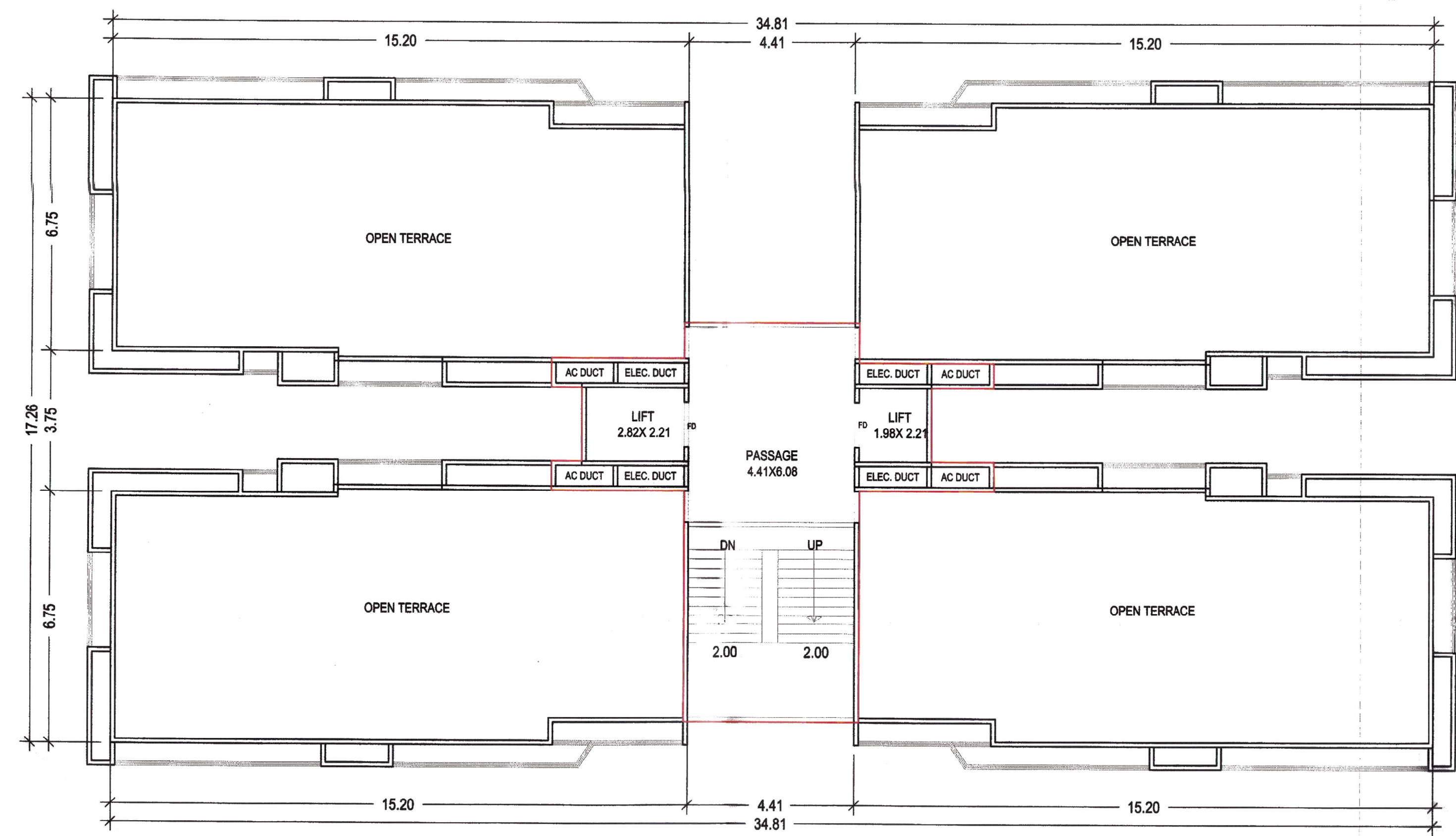


LAYOUT & BUILDING PLAN OF RESI.-COM. TOWER ON R S NO 1041/2, O.P. NO : 232/2, F.P. NO : 232/2 T P NO 49(CHHANI), AT VILLAGE CHHANI, DIST. VADODARA.



AREA CALCULATION TABLE		
Particular	Sq. M.	F.S.I.
A Land Area As Per 7/12 & Property Card	2185.00	
a) Land Area As Per Old Approved Layout	-	
b) Land Area As Per Site Condition	-	
OP Area	3642.00	
FP Area	2185.00	
Land Area Consider For Planning	2185.00	
B Deduction Area		
1) Proposed / Existing Road Alignment	0.00	
2) Area Under Set Back (A)	0.00	
3) Area Under Acquisition	0.00	
4) Area Not In Possession	0.00	
5) Total Deduction	0.00	
Land Use Zone	R-1	
Use	Comm.-Resi.	
C Net Area Of The Land (A3-B5)	2185.00	
D Common Plot		
1) Required Common Plot (10%)	218.50	
2) Proposed Common Plot	231.80	
E Balance Area Of Land	1953.20	
Permissible F.S.I. @ 1.80	3533.00	
Permissible Paid F.S.I. @ 0.90	1966.50	
Max Permissible F.S.I. @ 2.7	5899.50	
G Coverage Area		
Permissible Coverage Area @ 30 %	655.5	
Existing Coverage Area	-	
Proposed Coverage Area	528.53	
F Total Proposed Area		
Basement Lower	0.00	
Basement Upper	1305.56	
Ground Floor	528.53	
1st Floor	476.62	
2nd Floor	476.62	
3rd Floor	476.62	
4th Floor	476.62	
5th Floor	476.62	
6th Floor	476.62	
7th Floor	476.62	
8th Floor	476.62	
9th Floor	476.62	
10th Floor	476.62	
11th Floor	476.62	
12th Floor	476.62	
13th Floor	476.62	
14th Floor	476.62	
Terrace Floor	69.54	
Total Area	8576.31	5899.50
Existing Area If Any	6.80	0.00
Grand Total Of Proposed Area	8576.31	5899.50
Proposed F.S.I Commercial	269.40	
Proposed F.S.I Residential	563.10	
J Parking Area Statement		
Com. 40% / Resi. 20%	Total	
1) Total Parking Req.	107.78	1233.76
a) Car Parking	53.89	563.01
b) Visitor Parking At Ground Level	10.78	56.30
c) Visitor Parking At Other Level	10.78	56.30
d) Loading/ Unloading	0.00	0.00
e) Others	32.33	450.41
1) Total Parking Provt.	107.78	1233.87
a) Car Parking	53.89	563.01
b) Visitor Parking At Ground Level	10.78	56.30
c) Visitor Parking At Other Level	10.78	56.30
d) Loading/ Unloading	0.00	0.00
e) Others	32.33	563.06
H Proposed Paid F.S.I	1966.50	
I Consumed F.S.I	2.70	

RERA B.A.U.C.A. WASH-BALC.				
UNIT NO.	No. of same	BUILT UP AREA	CARPET AREA	WASH-BALC.
SHOP 01	1	22.40	20.91	0.00
SHOP 02	1	21.90	20.61	0.00
SHOP 03	1	22.84	21.44	0.00
SHOP 04	1	22.72	21.52	0.00
SHOP 05	1	20.76	20.56	0.00
SHOP 06	1	32.80	31.45	0.00
SHOP 07	1	20.77	20.50	0.00
SHOP 08	1	22.72	21.52	0.00
SHOP 09	1	22.72	21.52	0.00
SHOP 10	1	23.25	22.04	0.00
SHOP 11	1	24.22	22.57	0.00
Flat 101-1401	14	99.72	88.59	5.78
Flat 102-1402	14	99.72	88.59	5.78
Flat 103-1403	14	99.72	88.59	5.78
Flat 104-1404	14	99.72	88.59	5.78
TOTAL	67	667.68	606.94	23.12

B.A. - F.S.I.				
FLOOR	BA	DUD	FBI	
LOWER BASEMENT	0.00	-	-	
UPPER BASEMENT	1305.56	-	-	
1	528.53	51.40	289.40	1st - 4
2	476.62	74.47	402.15	2nd - 4
3	476.62	74.47	402.15	3rd - 4
4	476.62	74.47	402.15	4th - 4
5	476.62	74.47	402.15	5th - 4
6	476.62	74.47	402.15	6th - 4
7	476.62	74.47	402.15	7th - 4
8	476.62	74.47	402.15	8th - 4
9	476.62	74.47	402.15	9th - 4
10	476.62	74.47	402.15	10th - 4
11	476.62	74.47	402.15	11th - 4
12	476.62	74.47	402.15	12th - 4
13	476.62	74.47	402.15	13th - 4
14	476.62	74.47	402.15	14th - 4
CABIN	69.54	-	0.00	
TOTAL	8576.31	1093.98	5899.50	TOTAL 11 58

SIGNATURE OF OWNER / BUILDERS

SIGNATURE OF ARCHITECTS-ENGINEERS

OWNER / BUILDER / ORGANISOR / DEVELOPER

AAKASH PRAJAPATI
ENGINEER
VMD LIC. NO. ER 261-2020/2025
17-B SHILP BUNGLOWS OPP. MANAN
COMPLEX NR. DMART DABHOI
WASHOJARI ROAD VADODARA
M. : + 91 - 9 7 2 2 9 5 5 5 9