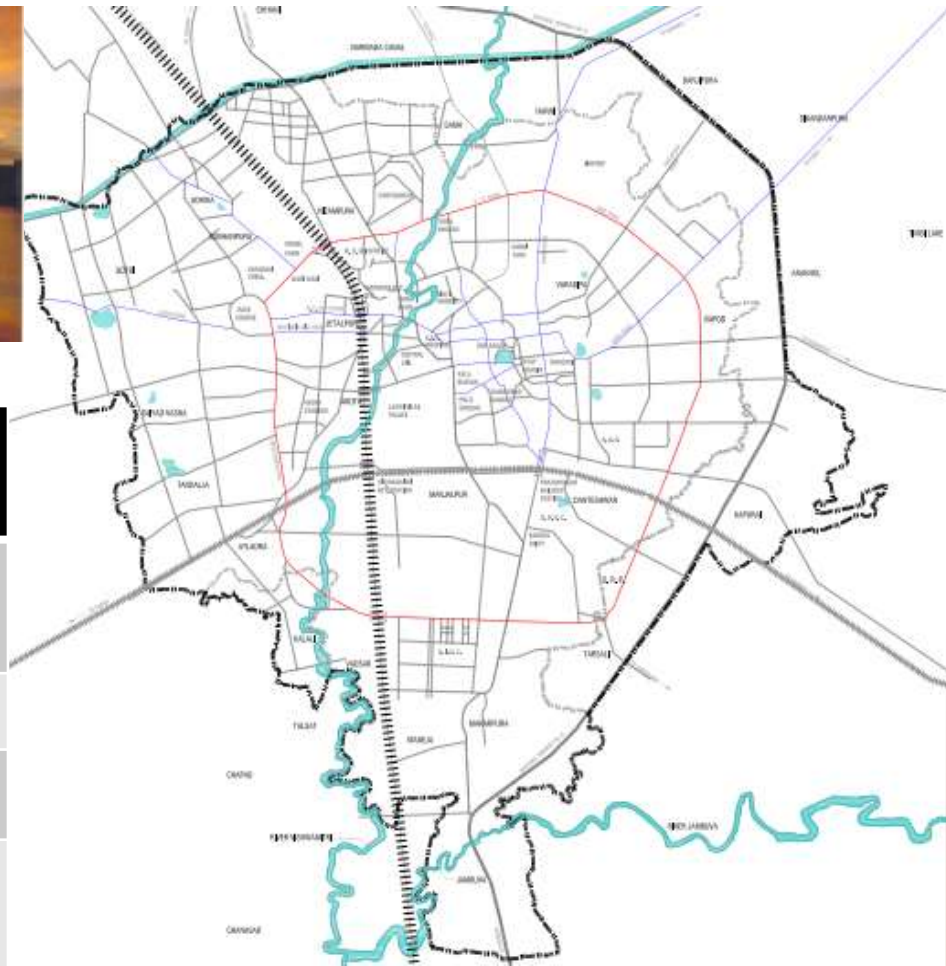




Affordable Housing in Partnership (AHP) Scheme
And Mukhya Mantri GRUH Yojana
Proposal for EWS Scheme (Green field) Phase –I for 1491 Dwelling Units

VADODARA MUNICIPAL CORPORATION
Affordable Housing Mission, Urban Development and Urban Housing
Department, Gujarat

VADODARA : City Profile



Sr. No.	Description	VADODARA
1	Population (Census 2011)	16,66,703
2	Area	159.31 Sq.Km
3	Population Density	104 person/ha
4	No. of Administrative Zone	4
5	No. of Ward	12
6	Election Ward	25



Need of the Project (EWS Scheme)

- ❑ Migration of people to large cities results in Housing shortage.
- ❑ People from Economical Weaker Section are not able to purchase houses from private developers.
- ❑ EWS DU's are subsidised by State and Central Govt.
- ❑ Beneficiaries will get EWS DU's with all Infrastructure facilities for Rs. 3.00 Lacs only.
- ❑ Under this scheme EWS people shall able to get a house on Affordable price, results in reduction of Slums.

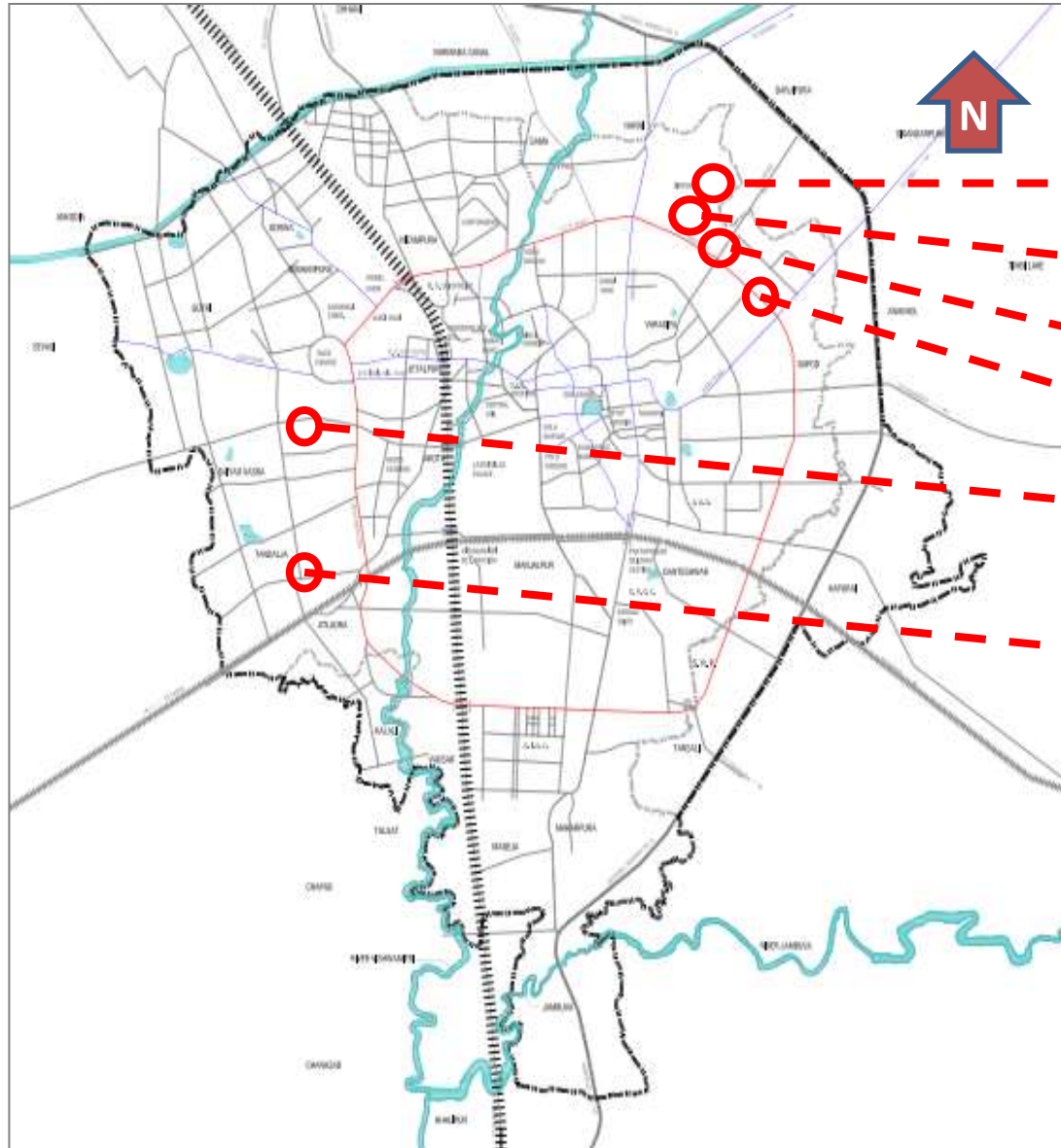
Salient Features of Scheme

- ❑ VMC has engaged Project Management Consultant and Third Party Inspection Agency for Quality Control.
- ❑ Earthquake Resistant RCC framed structure.
- ❑ Common plot with children's play area, Garden, Landscaping and other common amenities like Health Centre/ Aanganwadi /Community hall etc.
- ❑ Compound wall with Security cabin & Main gate.
- ❑ Vitrified tiles flooring in all the rooms.
- ❑ Kota stone platform in kitchen with Glazed tile dado.
- ❑ Defect liability period for the buildings 10 years from the date of completion.
- ❑ Land Ownership of all plots is with VMC

Selection of Beneficiaries

- ❑ The applications are invited by VMC in collaboration with three banks viz. ICICI, HDFC & AXIS bank.
- ❑ The beneficiaries who does not have their own house in Vadodara city in the name of husband and wife and having yearly income less than Rs. 1.00 lakh are eligible to apply.
- ❑ Till date a total of 1100 applications are received for EWS scheme.
- ❑ The selection of beneficiaries shall be done by computerized draw system.
- ❑ The allotted leasehold DUs shall be joint ownership of the spouse, subsequently female will have first right on property and shall be so entered in all the relevant records including stamp duty registration and property card.
- ❑ Stamp Duty Registration of the dwelling unit shall be made on Rs.100/- Stamp paper.
- ❑ The beneficiary shall be granted leasehold property rights for first 7 years and freehold property rights thereafter only for DU.
- ❑ Ownership of the land shall remain with the VMC.

Location Map of EWS Housing Plots



T.P. 1 (Sayajipura), F.P. No. 109

T.P. 1 (Sayajipura), F.P. No. 115

T.P. 2 (Sayajipura), F.P. No. 39

T.P. 1 (Sayajipura), F.P. No. 124

T.P. 15 (Saiyad-vasna), F.P. No.103

T.P. 21 (Atladra), F.P. No.104

Location Plan of Scheme

Location Plan of EWS Scheme (Green Field), Vadodra



Land, Location and Ownership

Package	Location	TP No.	FP No.	Area (in Sq. mt.)	Adjoining Road Width (mt.)	Purpose	Land ownership
Package-1	Sayajipura	1	109	2297.00	18.00	Social & Economic Weaker Section Housing	Vadodara Municipal Corporation
	Sayajipura	1	115	2637.00	15 & 18		
Package-1	Sayajipura	1	124	1856.00	18 & 12		
	Sayajipura	2	39	4759.00	12.00		
Package-3	Atladara	21	104	6092.00	12.00		
Package-4	Saiyad-vasna	15	103	5056.00	9.00		
	Total			22706.00			

EWS Housing Detail (Actual planned as per Town Planning rules)

Package	Location	TP No.	FP No.	Area (in Sq. mt.)	Carpet area (sq. mt.)	Super built up area (Sq. mt.)	Total No. of Dwelling Units
Package-1	Sayajipura	1	109	2297.00	26.62	36.40	154
	Sayajipura	1	115	2637.00	26.62	36.40	182
Package-1	Sayajipura	1	124	1856.00	26.12	36.40	144
	Sayajipura	2	39	4759.00	26.12	36.40	347
Package-3	Atladara	21	104	6092.00	26.12	36.40	451
Package-4	Saiyad-vasna	15	103	5056.00	26.62	36.40	213
	Total			22706.00			1491

Project Cost Contribution (Physical and Financial) EWS 1491 DU's

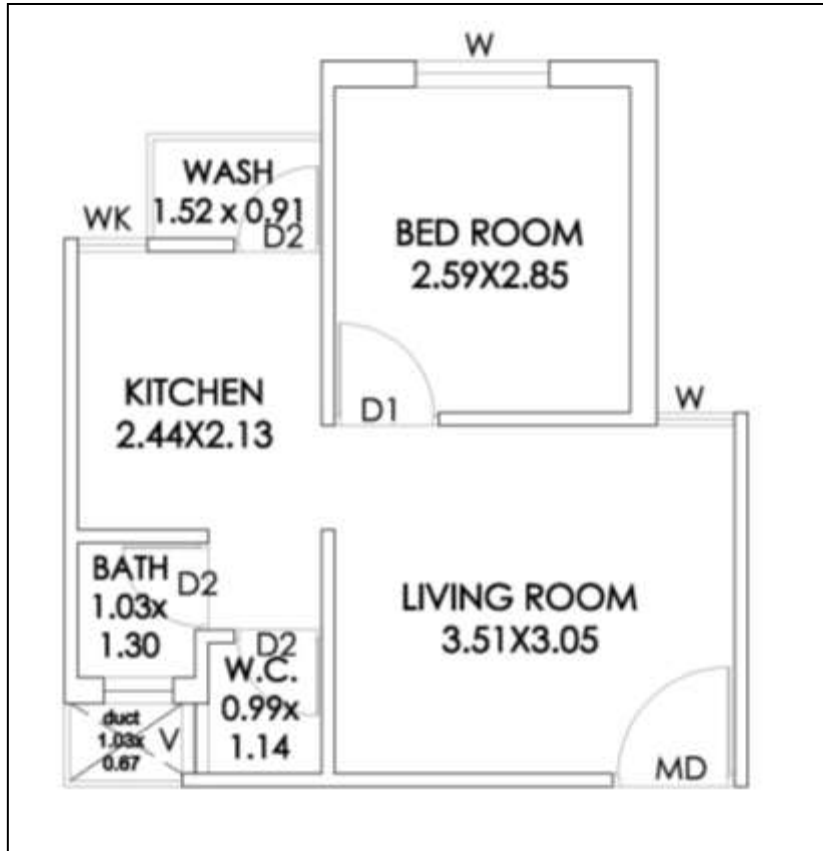
Sr. No.	Nos. of DU's	Total Project Cost (Rs. Lakh)	Central Share @ Rs 75,000/- per DU (Rs. Lakh)	State Share @ Rs 1,50,000/- per DU (Rs. Lakh)	ULB Share (Rs. Lakh)	Beneficiary Share @ Rs 284000/- per DU (Rs. Lakh)
1.	1491	7978.28	1118.25	2236.50	389.09	4234.44

Project Cost Contribution (Physical and Financial) EWS 1491 DU's

Sr. No.	Project Components	Total Project Cost	Central Share @ Rs 75000/- per DU	State Share @ Rs 100000/- per DU	ULB Share	Beneficiary Share @ Rs 284000/- per DU
A	Housing Construction of 1491 DUs, Rs. 432538/- per DU with Carpet area ranging from 26.12 and 26.62 m2 having 1 Bed room, Hall, Kitchen, Wash area with WC & Bath including contingency/supervision and O&M charges @7%	6900.58	1118.25	1491	56.89149	4234.44
	Sub Total (A)	6900.58	1118.25	1491.00	56.89	4234.44
B	Physical Infrastructure					
1	Water supply lines	12.62	0.00	12.62	0.00	0.00
2	Underground sump	49.65	0.00	49.65	0.00	0.00
3	Pump sets	2.78	0.00	2.78	0.00	0.00
4	Sewage system	51.17	0.00	51.17	0.00	0.00
5	Lifts	337.00	0.00	337.00	0.00	0.00
6	Solar panels	31.31	0.00	31.31	0.00	0.00
7	Storm water drains	3.00	0.00	3.00	0.00	0.00
8	Percolation tanks	5.28	0.00	5.28	0.00	0.00
9	Tube wells	4.80	0.00	4.80	0.00	0.00
10	Internal roads	33.45	0.00	33.45	0.00	0.00
11	Paving of parking area	57.25	0.00	57.25	0.00	0.00
12	Compound wall	34.67	0.00	34.67	0.00	0.00
	Sub Total (B)	622.98	0.00	622.98	0.00	0.00
C	Social Infrastructure					
1	Anganwadi	20.00	0.00	20.00	0.00	0.00
2	Tree plantations	2.24	0.00	2.24	0.00	0.00
3	Landscaping of common plot	2.80	0.00	2.80	0.00	0.00
	Sub Total (C)	25.04	0.00	25.04	0.00	0.00
D	Other Costs					
1	Commercial shops at six sites	359.17	0.00	48.70	310.47	0.00
	Sub Total (D)	359.17	0.00	48.70	310.47	0.00
E	Provision for contingencies supervision charges and O&M charges @ 7% on B,C & D	70.51	0.00	48.77	21.73	0.00
F	Total Project cost (A+B+C+D+E)	7978.28	1118.25	2236.50	389.09	4234.44

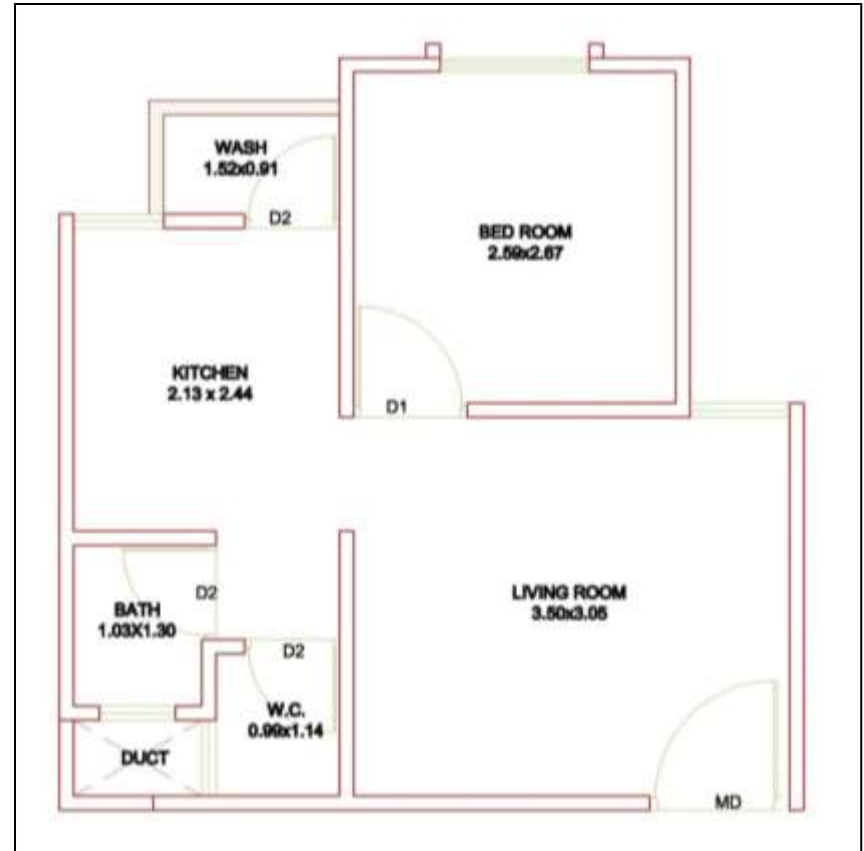
Unit Plans for EWS Scheme

Planning -1



Carpet Area of single DU = 26.62 Sq. mt.

Planning -2



Carpet Area of single DU = 26.12 Sq. mt.

Proposed Project Location Package -1 (FP-109, TP-1)



FP. No.-109

18.00 m Road

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Imagery Date: 3/11/2013 22°19'36.11" N 73°14'12.58" E elev 115 ft eye alt 729 ft

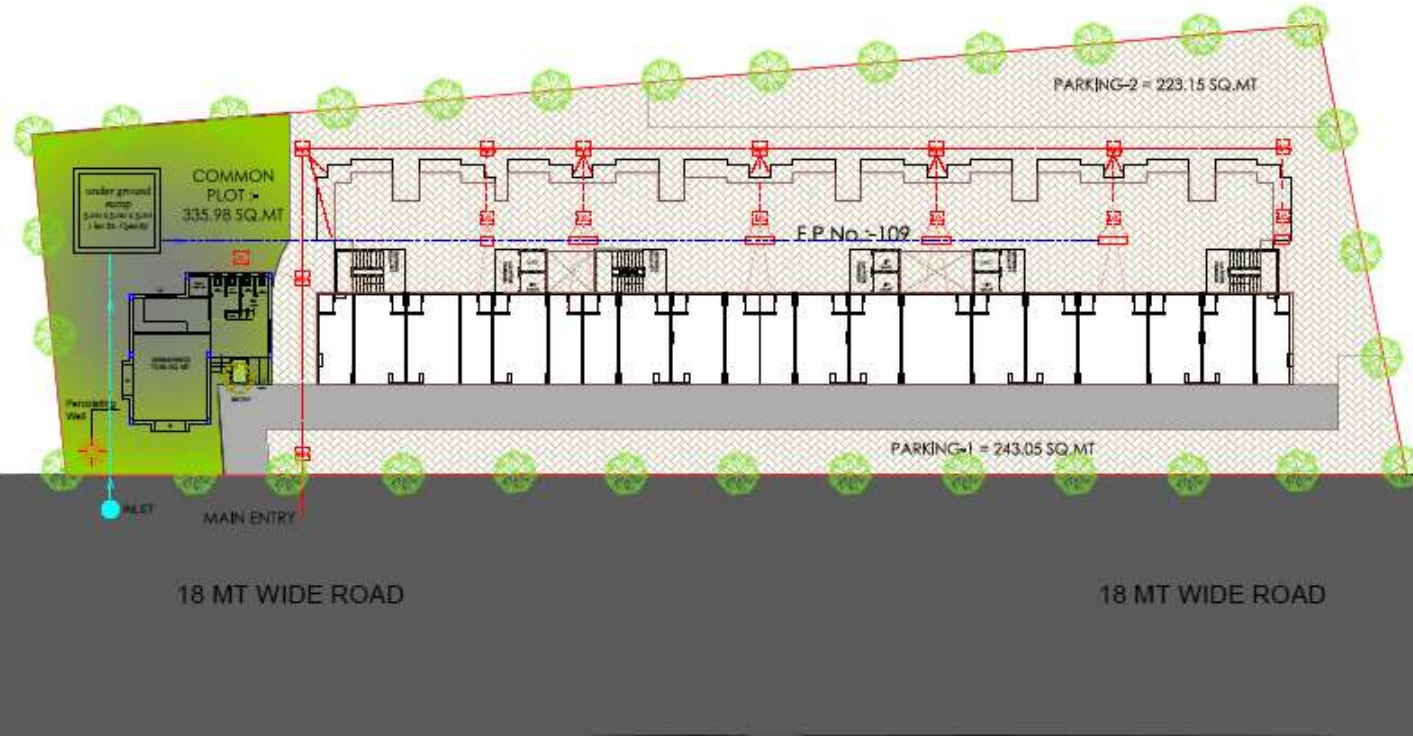
Proposed Layout Plan (FP-109, TP-1)

TREE PLANTATION CALCULATION

PLOT AREA - 2297.00 smt.
 200.00 SMT = 3 NO TREE REQUIRED
 = 2297 x 3 / 200 = 35 NOS TREES REQ.
 = 35 NOS TREES PROVIDED

PERCOLATING WELL CALCULATION

PLOT AREA > = 2297.00 smt.
 1500.00 to 4000.00 SMT = 1 NO PERCOLATING WELL
 1 NO PERCOLATING WELL REQD
 SAY 1 NOS PERCOLATING WELL PROVIDED



(See Regulation NO.3.2.(ix))			
A. AREA STATEMENT		F.P.No.-109	sq.mts
1. Area of land/property as per record		2297.00	sq.mts
or as per site condition			
B. Deduction for :			
(a) total cutting area		---	
(b) Any reservation		---	
3. Net area of plot		2297.00	
4. (a) Common Plot (10% as per G.O.C.R)		229.70	
4. (b) Common Plot (as provided)		262.39	
5. Balance area of Plot		2024.00	
5. Permissible built up area on G.F. (40%)		827.2	
7. Total Perml. Regular F.S.I. (2387.06 x 3.40)		8110.00	
8. Existing built up area on G.F.		---	
9. Proposed built up area			
(i) Ground floor (G.F. Coverage)		819.84	
(ii) Out house/Garage		---	
10. Grand total of built up area on G.F. Coverage		819.84	
11. Proposed floor space area			
	G.F.	F.S.I.	
Ground floor	819.84	301.71	
Mezzanine floor	0.00	0.00	
First floor	955.70	600.75	
Second floor	955.70	600.75	
Third floor	955.70	600.75	
Fourth floor	955.70	600.75	
Fifth floor	955.70	600.75	
Sixth floor	955.70	600.75	
Seventh floor	955.70	600.75	
Roof/Garden	15.00	0.00	
Total proposed floor space area	7824.74	8626.96	
13. Total existing floor space area (if any)			
13. Grand total of floor space area		8626.96	
14. Total f.a.i. consumed		2.88%	
B. PARKING STATEMENT			
Total maximum available floor space area	Total required parking space	Provide for Visitors	IV North line
Residential 6236.26 (10%) 623.62	2000.00	200.00	Scale
Commercial 301.71 (50%) 150.85	100.00	100.00	Date
Industrial	---	---	
8626.96	810.31	810.31	IV Certificate
Total provided parking space			
Residential 696.00	0	0	Total Sq. Mt.
Commercial 216.00	0	0	862.00
Industrial 0	0	0	
862.00	< 862.00	TOTAL	862.00
COLOUR NOTES			
F.P. BOUNDARY	---	1. Existing structure and adjoining property is seen by line and necessary permission will be taken for smooth working without any defect to existing work.	
PROP. DRAINAGE	---	2. Multiple connection is possible and is settled by me.	
ROAD	---	3. Certificate that the pro/construction reference was given by me on ... and the dimension of road etc. if provided on site as per construction site and all the work is done with the same status in the Government of ownership / F.P. record/property card or T-12 record.	
TREES	---		
PAVED AREA	---		
PERCOLATING WELL	---		
PROJECT NAME: EWS SCHEME FOR VMSS SAYAJIPURA F.P. -109, T.P. NO.-1, VADODRA.			
LAYOUT PLAN			
WAPCOS LIMITED (A GOVT. OF INDIA UNDERTAKING)			

Proposed Project Location Package -1 (FP-115, TP-1)



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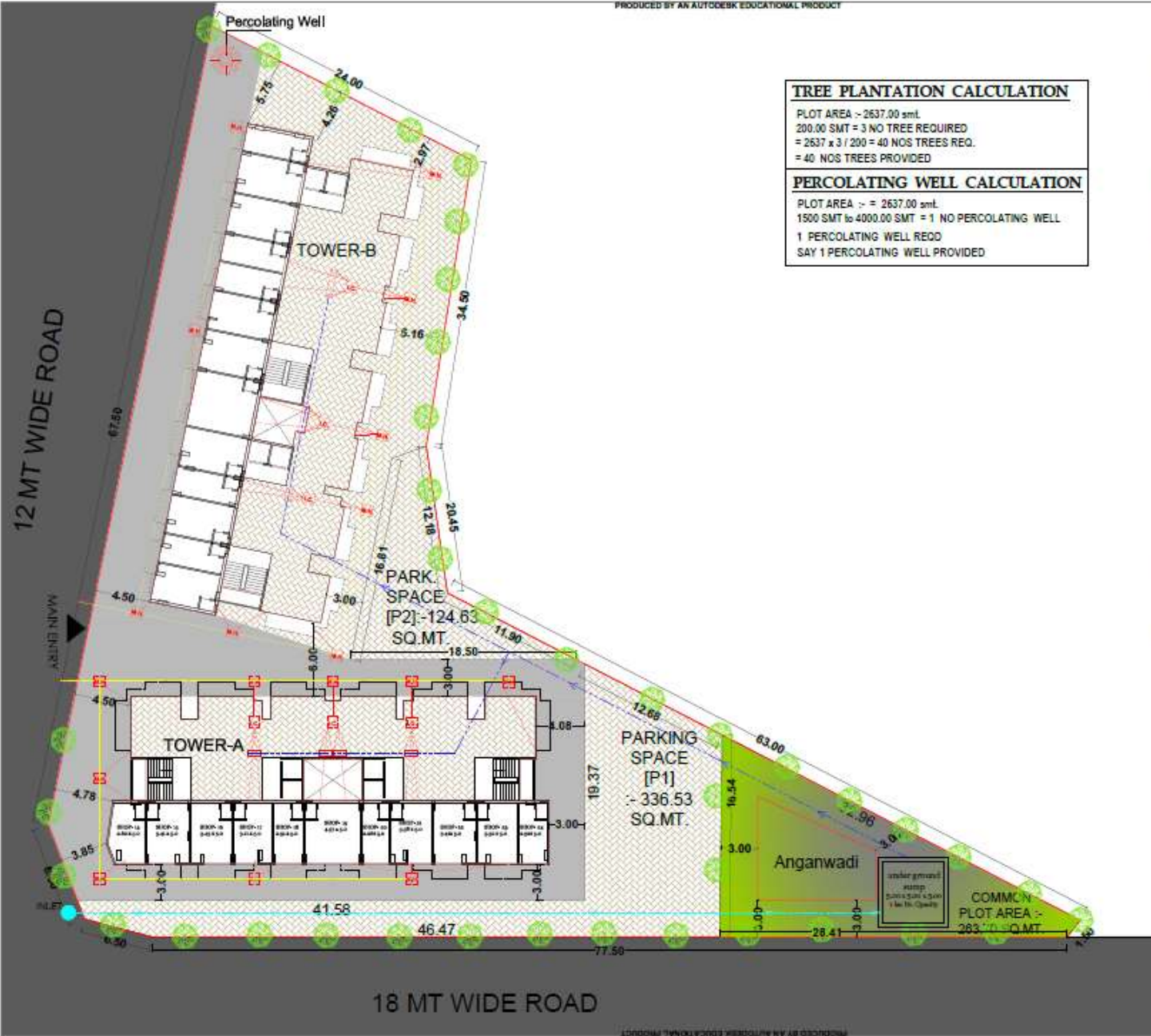


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Imagery Date: 3/11/2013 22°19'31.33" N 73°14'26.92" E elev 123 ft eye alt 662 ft

Proposed Layout Plan (FP-115, TP-1)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



AREA TABLE				1/1	
FORM NO.3 (See Regulation NO.3.2(ix))					
A. AREA STATEMENT	F.P. No. - 115	SG. MTS.	LIST OF DRAWING ATTACHED		
1. Area of land/property as per record	2637.00	SG. No.	Description	Copies	
or as per site condition					
B. Deduction for:					
(a) road cutting area	--				
(b) Any reservation	--				
3. Net area of plot	2637.00				
4. (a) Common Plot (10% as per G.O.C.R.)	263.70				
4. (b) Common Plot (as provided)	263.70				
5. Balance area of Plot	2373.30				
6. Permissible built up area on G.F. (40%)	949.32	4 REFERENCES			
7. Total Perm. Regular F.S.I. (2637.00 x 3.00)	7911.00	Last approved plan (if any)			
8. Existing built up area on G.F.	--	Permissible order no.			
9. Proposed built up area	--	Date of approval			
SOCIAL INFRASTRUCTURE					
(i) Ground floor (G.F. Coverage)	943.66	a) Road area	824.00		
(ii) Out house /Garage	--	b) Paved area	1254.20		
		c) Anganwadi	80.85		
10. Grand total of built up area on G.F. Coverage	943.66	d) Sewerage network	150 mt		
11. Proposed floor space area	--	e) Water supply network	125mm		
Ground floor	943.66	404.12	100 mm DI pipeline		
Mezzanine floor	0.00	0.00	Main GI pipeline		
First floor	1045.66	927.77			
Second floor	1045.66	927.77	WATER SUPPLY NETWORK OR ADDITIONAL		
Third floor	1045.66	927.77			
Fourth floor	1045.66	927.77			
Fifth floor	1045.66	927.77			
Sixth floor	1045.66	927.77			
Seventh floor	1045.66	927.77			
Stair Cabin	26.91	0.00			
Total proposed floor space area	8293.33	6891.51			
12. Total existing floor space area (if any)					
13. Grand total of floor space area					
14. Total F.S.I. consumed					
B. PARKING STATISTICS					
Total maximum possible floor space area	Total require parking space	Provide for Visitor	N/ North line	Scale	Date
Residential 6487.36	10% 648.74	10% OF 648.74 = 64.87			
Commercial 404.12	80% 323.29	-			
Industrial	-	-			
6891.51	972.03	64.87			
Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.		
Residential	966.47	0	966.47		
Commercial	0	0	0		
Industrial	0	0	0		
966.47	966.47	0	966.47		

Proposed Project Location Package - 2 (FP-124 , TP-1)



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2000

Imagery Date: 3/11/2013 22°19'22.45" N 73°14'33.88" E elev 120 ft eye alt 1098 ft

Proposed Layout Plan (FP-124 , TP-1)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



TREE PLANTATION CALCULATION

PLOT AREA :- 1856.00 smL
 200.00 SMT = 3 NO TREE REQUIRED
 = $1856 \times 3 / 200 = 28$ NOS TREES REQ.
 = 28 NOS TREES PROVIDED

PERCOLATING WELL CALCULATION

PLOT AREA :- = 1856.00 smL
 1500 SMT to 4000.00 SMT = 1 NO PERCOLATING WELL
 1 NOS PERCOLATING WELL REQD
 SAY 1 NOS PERCOLATING WELL PROVIDED

COLOUR NOTES	
F.P. BOUNDARY	
PROP DRAINAGE	
ROAD	
TREES	
PAVED AREA	
PERCOLATING WELL	

AREA TABLE			
FORM NO.3 (See Regulation NO.3.2.(ix)			
A. AREA STATEMENT (F.P.No.-124)		B. LIBIT OF DRAWING ATTACHED	
1. Area of land/property as per record	1856.00	Sl. No.	Description
or as per site condition			
B. Deduction for:			
(a) road cutting area	---		
(b) Any reservation	---		
3. Net area of plot	1856.00		
4. (a) Common Plot (10% as per GOCR)	185.58		
4. (b) Common Plot (as provided)	185.58		
5. Balance area of Plot	1670.4		
6. Permissible built up area on G.F. (40%)	668.16	C. REFERENCES	
7. Total Perml. Regular F.S.I. (1056.00 x 3.00)	3168.00	Last approved plan (if any)	
8. Existing built up area on G.F.	---	Permissible order no.	
9. Proposed built up area	---	Date of approval	
(i) Ground floor (G.F. Coverage)	581.96	SOCIAL INFRASTRUCTURE	
(ii) Out house Garage	---	a) Road area	
		b) Paved area	
		c) Anganwadi	
10. Grand total of built up area on G.F. Coverage	581.96	d) Sewerage network	
11. Proposed floor space area		e) Water supply network	
	B.L.P.	F.S.I.	
Ground floor	581.96	257.54	
Mazanine floor	0.00	0.00	--- 150 mm DI pipeline
First floor	592.33	823.73	--- Main GI pipeline
Second floor	802.10	969.48	
Third floor	802.10	969.48	STAMP AND SIGNATURE OF APPROVAL
Fourth floor	802.10	969.48	
Fifth floor	802.10	969.48	
Sixth floor	802.10	969.48	
Seventh floor	802.10	969.48	
Eighth floor	802.10	969.48	
Ninth floor	802.10	969.48	
Tenth floor	355.04	969.48	
Stair Cabin	32.84	0.00	
Total proposed floor space area	5197.25		
12. Total existing floor space area(if any)	---		
13. Grand total of floor space area	5197.25		
14. Total F.S.I. consumed	2.82%		
D. PARKING STATISTICS			
Total maximum possible floor space area	Total require parking space	Provide for Visitor's	IV North line
Residential	4925.14 (10%)	482.51	Scale
Commercial	572.11 (80%)	256.05	Date
Industrial	---	---	
	5197.25	748.56	
Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. mt.
Residential	680.00	0	680.00
Commercial	0	0	0
Industrial	0	0	0
680.00	<	680.00	TOTAL

PROJECT NAME : **EWS SCHEME FOR VMSS SAYAJIPURA F.P.-124, VADODARA.**

LAYOUT PLAN

WAPCOS LIMITED
 (A GOVT. OF INDIA ENTERPRISE)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Proposed Project Location Package - 2 (FP-39 , TP-2)



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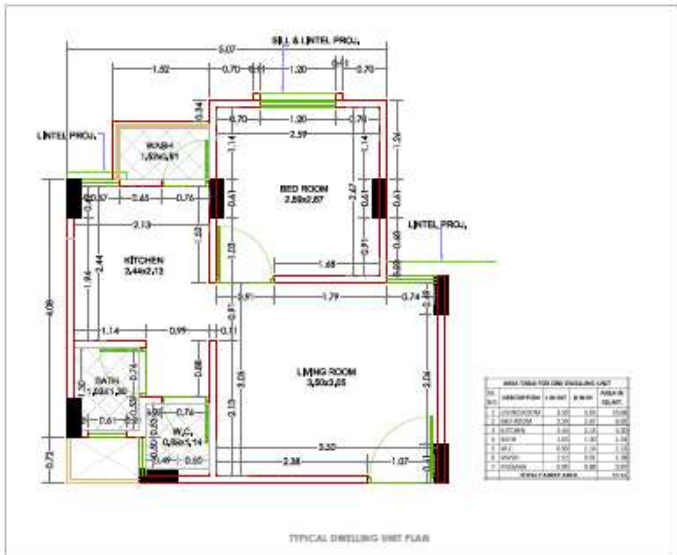
Imagery Date: 3/11/2013 22°19'37.56" N 73°14'31.69" E elev 123 ft eye alt 1055 ft

Proposed Layout Plan (FP-39, TP-2)



TREE PLANTATION CALCULATION
 PLOT AREA = 4750.00 sqm
 200.00 SMT = 3 NO TREE REQUIRED
 = 80 NOS TREES PROVIDED

PERCOLATING WELL CALCULATION
 PLOT AREA = 4750.00 sqm
 4000.00 SMT = 1 NO PERCOLATING WELL
 = 4750.00 / 4000
 1.19 NOS PERCOLATING WELL REQD
 SAY 2 NOS PERCOLATING WELL PROVIDED



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

A. AREA STATEMENT	F.P.No.:-39	SC.1/16	1. LIST OF DRAWINGS ATTACHED
1. Area of land/property as per record or as per site condition	4750.00		No. Description Copies
2. Deductions for:			
(a) road cutting area	---		
(b) Any reservation	---		
3. Net area of plot	4750.00		
4. (a) Common Plot (10% as per GDGR)	475.00		
(b) Common Plot (as provided)	475.00		
5. Balance area of Plot	4285.00		
6. Permissible built up area on G.F. (50%)	1713.2		
7. Total Perms. Regular F.S.I. (1750.00 x 1.00)	14277.00		
8. Proposed built up area	1540.4		
(i) Ground floor (G.F. Coverage)	1540.4		
(ii) Out house/Garage	---		
10. Grand total of built up area on G.F. Coverage	1713.2		
11. Proposed floor space area			
Ground floor	1540.4	318.73	
Mazanine floor	0.00	0.00	
First floor	1938.15	1980.55	
Second floor	1954.09	1980.55	
Third floor	1954.09	1980.55	
Fourth floor	1954.09	1980.55	
Fifth floor	1954.09	1980.55	
Sixth floor	1954.09	1980.55	
Seventh floor	1954.09	1980.55	
Stair Cabin	104.21	0.00	
Total proposed floor space area	13484.78		
12. Total existing floor space area (if any)	---		
13. Grand total of floor space area	13484.78		
14. Total (a.) consumed	2.88%		
B. PROVISIONS (SMT/each)			
Total maximum possible floor space area			
Residential	12774.38	(17%) 1277.43	10% OF 14300 = 1430.00
Commercial	710.41	(50%) 355.20	10% OF 355.20 = 35.52
Industrial	---	---	---
	13484.78	1832.83	198.88
Total provided parking space			
Residential	1550	0	2016
Commercial	495	0	2016
Industrial	0	0	2016
	1831.31	< 2016	TOTAL 2016

REFERENCES
 Last approved plan (if any)
 Permissible order no.
 Date of approval

SOCIAL INFRASTRUCTURE

a) Road area	830
b) Paved area	2576
c) Footpath	75.59
d) Sewerage network	389.00
e) Water supply network	182.00

COLOUR NOTES

F.P. BOUNDARY: [Red line symbol]
 PROP. DRAINAGE: [Blue line symbol]
 ROAD: [Grey area symbol]
 TREES: [Green circle symbol]
 PAVED AREA: [Grey area symbol]
 PERCOLATING WELL: [Red cross symbol]

PROJECT NAME: **EWS SCHEME FOR VMSS SAYAJIPURA F.P.-39, VADODRA.**

LAYOUT PLAN
 2 m 5 m 10 m
WAPCOS LIMITED
 (A GOVT. OF INDIA UNDERTAKING)

PREPARED BY AN AUTHORIZED ARCHITECTURAL FIRM

Proposed Project Location Package - 3 (FP-104 , TP-21)



12.00 m Road

FP- 104

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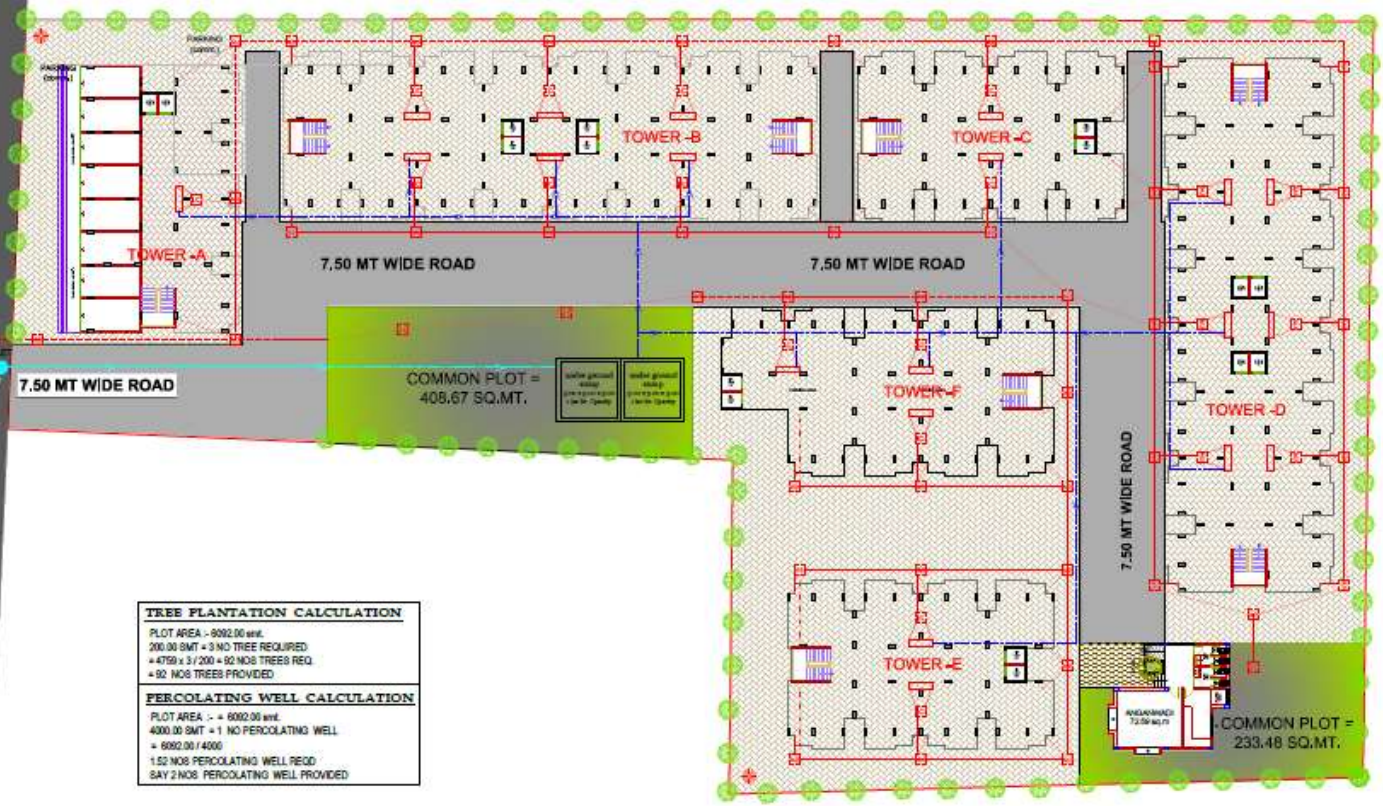
2000

Imagery Date: 3/11/2013 22°16'54.80" N 73°09'23.69" E elev. 102 ft. eye alt. 1122 ft.

Proposed Layout Plan (FP-104 , TP-21)

12.00 M. WIDE ROAD

ENTRY



TREE PLANTATION CALCULATION
 PLOT AREA - 6062.00 sq. mt.
 200.00 SMT = 3 NOS TREE REQUIRED
 = 4759 x 3 / 200 = 92 NOS TREES REQ.
 = 92 NOS TREES PROVIDED

PERCOLATING WELL CALCULATION
 PLOT AREA - = 6062.00 sq. mt.
 4000.00 SMT = 1 NO PERCOLATING WELL
 = 6062.00 / 4000
 1.52 NOS PERCOLATING WELL REQ.
 SAY 2 NOS PERCOLATING WELL PROVIDED

FORM NO. 3 (See Regulation NO.3.2(ix))		LIST OF DRAWING ATTACHED	
A. AREA STATEMENT	[F.P.No.-104]	80 MTS	
1. Area of land/property as per record	6062.00	Gr.No	Description
or as per site condition			Copies
B. Deduction for:			
(a) road cutting area	---		
(b) Any reservation	---		
3. Net area of plot	6062.00		
4. (a) Common Plot (10% as per GOOR)	606.20		
4.(b) Common Plot (as provided)	642.15		
5. Balance area of Plot	5419.85		
6. Permissible built-up area on G.F. (40%)	2167.94		
7. Total Perml. Regular F.S.I. (6062.00 x 3.00)	18187.00		
8. Existing built-up area on G.F.	---		
9. Proposed built-up area			
(a) Ground floor (G.F. Coverage)	2084.35		
(b) Out-house/Garage	---		
10. Grand total of built-up area on G.F. Coverage	2168.58		
11. Proposed floor space area			
	B.S.P.	F.S.I.	
Ground floor	2084.35	129.24	
Mezzanine floor	0.00	0.00	
First floor	2430.61	2357.02	
Second floor	2430.61	2357.02	
Third floor	2430.61	2357.02	
Fourth floor	2430.61	2357.02	
Fifth floor	2430.61	2357.02	
Sixth floor	2430.61	2357.02	
Seventh floor	2430.61	2357.02	
Stair Cabin	123.21	0.00	
Total proposed floor space area	16661.63		
12. Total existing floor space area (if any)	---		
13. Grand total of floor space area	16661.63		
14. Total F.A.I. consumed	2.70%		
B. ZONING STATISTICS			
Total maximum possible floor space area	Total require parking space	Provide for visitor's	N/ North line
Residential 18375.10 (100%) 1837.51	126.12 (7000)	---	Scale
Commercial 286.73 (60%) 143.36	20% of 7000 = 1400.00	---	Date
Industrial ---	---	---	
16661.63	1780.87	192.42	
Total provided parking space	Provided on Ground level	Provided on Other level	Total Sq. Mt.
Residential 2000	0	0	2191
Commercial 101	0	0	
Industrial 0	0	0	
1973.29	<	2191	TOTAL
C. COLOUR NOTES			
F.P. BOUNDARY	---	1. Existing structure and adjoining property is shown by the solid line. Necessary encroachments will be shown by the dotted line without any effect to existing work.	
PROP. DRAINAGE	---	2. Main connection is possible and is verified by me.	
ROAD	---	3. Certificate that the plot under reference was served by me on _____ and the dimensions of plot are _____ sq. mt. are as mentioned on site and are enclosed here below with the area shown in the documents of ownership. F.P. should comply with the 7-12 norms.	
TREES	---		
PAVED AREA	---		
PERCOLATING WELL	---		
PROJECT NAME: EWS SCHEME FOR VMSS AT/LADARA F.P-104, VADODARA.			
		LAYOUT PLAN (A GOVT. OF INDIA UNDERTAKING)	

Proposed Project Location Package - 4 (FP-103 , TP-15)



F.P. No. 103

9.00 m Road

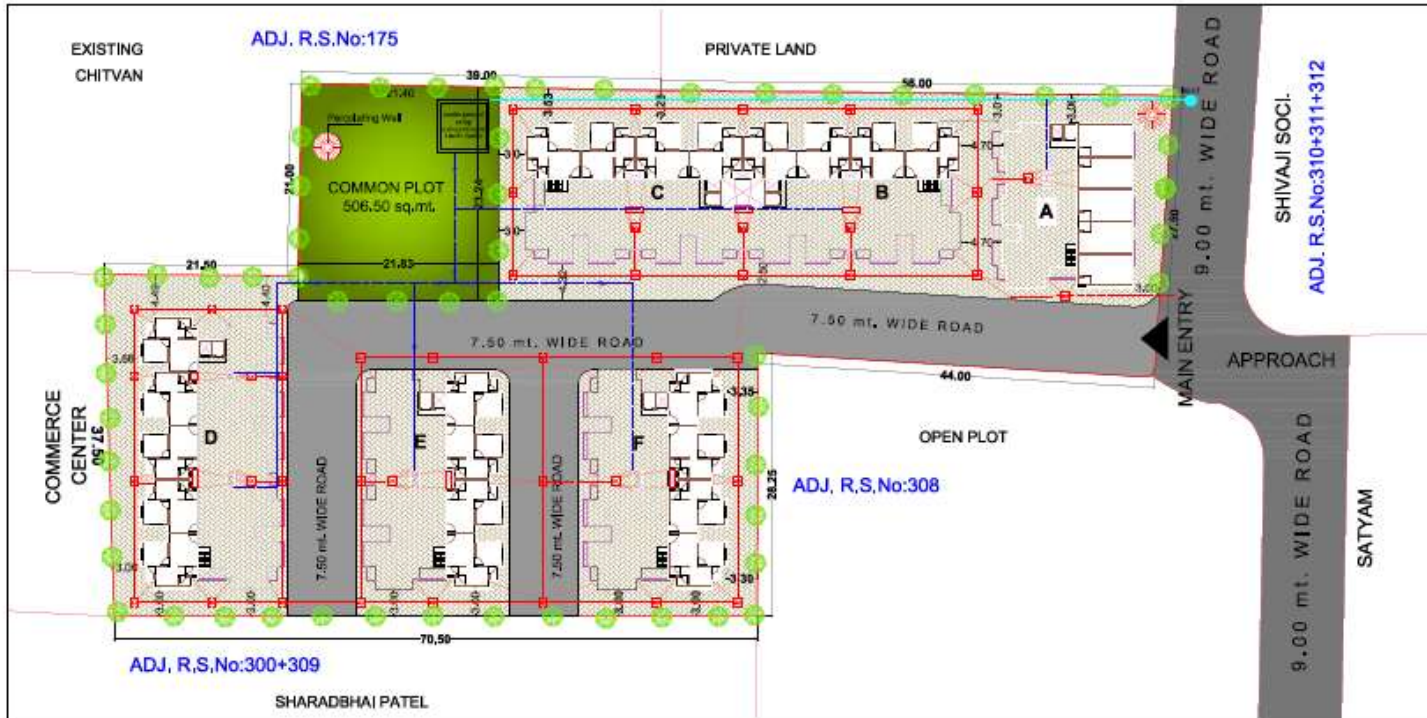
Image © 2014 DigitalGlobe
© 2013 Google



2000

Imagery Date: 3/11/2013 22°17'48.23" N 73°09'28.08" E elev 111 ft eye alt 918 ft

Proposed Layout Plan (FP-103 , TP-15)



TREE PLANTATION CALCULATION	
PLOT AREA - 5065 sq.m	
200.00 SMT + 1 NO TREE REQUIRED	
+ 50 NOS TREES PROVIDED	
PERCOLATING WELL CALCULATION	
PLOT AREA - 5065 sq.m	
400.00 SMT + 1 NO PERCOLATING WELL	
= 5065/614.000	
1.26 PERCOLATING WELL REQD	
SAY 2 PERCOLATING WELL PROVIDED	

AREA TABLE
 FORM NO.3
 (See Regulation No.3.2)(x)

1/1

A. AREA STATEMENT (F.P.No.-103)	sq.mtrs	LIST OF DRAWING ATTACHED
1. Area of land/property as per record	5065	No. P/c Description Dates
2. Area per site condition	---	
B. Deduction for		
(a) road setting area	---	
(b) Any reservation	---	
3. Net area of plot	5065	
4. (a) Common Plot (10% as per G.O.C.R)	506.5	
4. (b) Common Plot (as provided)	506.5	
5. Balance area of Plot	4558.5	
6. Permission built up area on G.F. (40%)	1823.4	
7. Total Perm. Regular F.S.I. (5065.00 x 2.00)	10130.00	
8. Existing built up area on G.F.	---	
9. Proposed built up area		
(a) Ground floor (G.F. Coverage)	1791.48	1) Road area 627.18
(b) Out house (Flotage)	---	2) Paved area 984.82
10. Grand total of built up area on G.F. Coverage	1791.48	3) Sewerage network 645.7 m
11. Proposed floor space area		4) Water supply network 228m
	S.U.P.	F.S.I.
Ground floor	1791.48	793.54
Mezzanine floor	0.00	0.00
First floor	1826.7	1781.50
Second floor	1826.7	1781.50
Third floor	1826.7	1781.50
Fourth floor	1826.7	1781.50
Star Cabin	72.96	0.00
Total proposed floor space area	9171.24	7937.54
12. Total existing floor space area (if any)	---	---
13. Grand total of floor space area	7937.54	---
14. Total F.S.I. consumed	1.56%	---
B. PROPOSED STATEMENT		
Total maximum possible floor space area	Total require parking space	Provide for vehicle
Residential: 7736.14 (100%) 7739.91	14% (100%) 1403.58	---
Commercial: 106.90 (100%) 54.46	13% (100%) 7.08	---
Industrial: ---	---	---
7937.94	834.31	834.31
Total provided parking space	Provided on Ground level	Provided on Other level
Residential: 984.82	0	984.82
Commercial: 0	0	0
Industrial: 0	0	0
917.74	< 984.82	TOTAL 984.82
COLOUR NOTES		
F.P. BOUNDARY		i) Existing structure and adjoining property is seen by the and necessary precautions will be taken for smooth working without any effect to existing work. Machine connection is possible and is verified by me. ii) Certificate that the plot under reference was earned by the plot owner and the observation of site visit of plot stated on site as indicated on site and are as marked on table with the area within a the document of ownership (F.P. Record/property card or F-12 record).
PROP. DRAINAGE		
TREES		
PAVED AREA		
PERCOLATING WELL		
PROJECT NAME: EWS SCHEME FOR VMSS VASANA F.P-103, T.P-15 VADODARA.		

3-D views of scheme

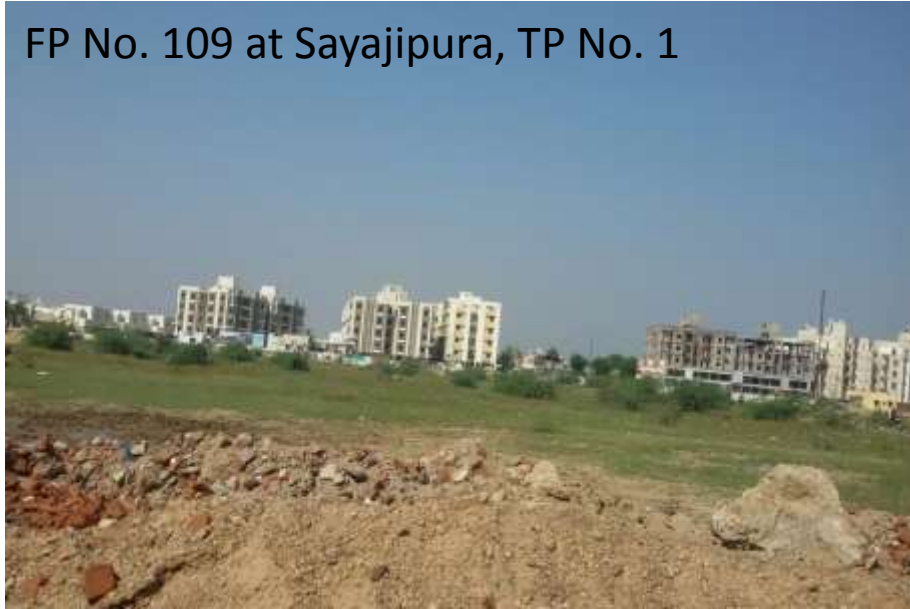


3-D views of scheme



Open Plot Photographs

FP No. 109 at Sayajipura, TP No. 1



FP No. 115 at Sayajipura, TP No. 1



FP No. 39 at Sayajipura, TP No. 2

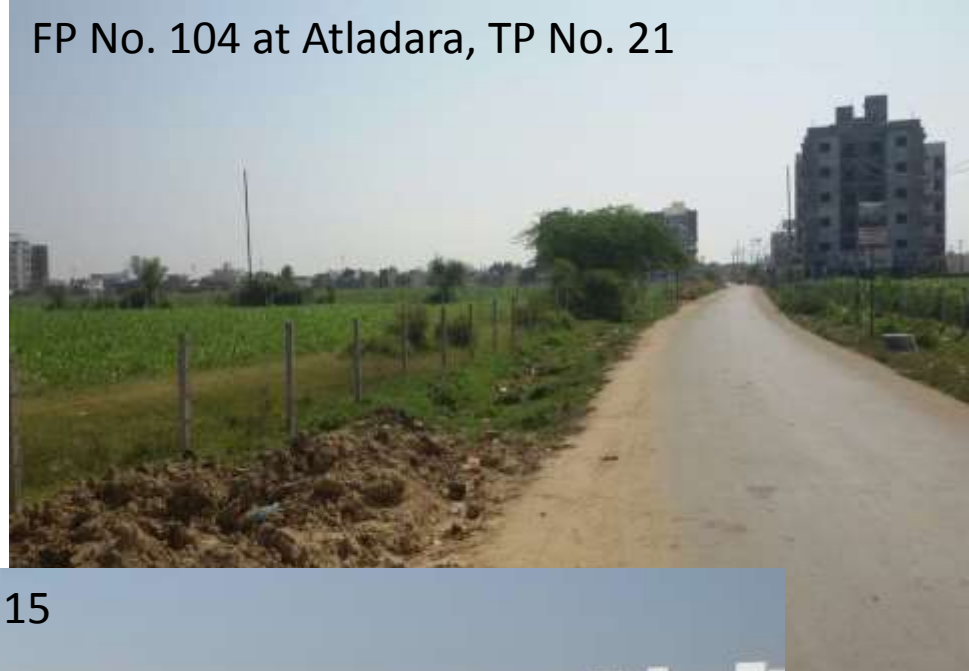


Open Plot Photographs

FP No. 124 at Sayajipura, TP No. 1



FP No. 104 at Atladara, TP No. 21



FP No. 103 at Saiyad-Vasna, TP No. 15



Planning of EWS, LIG & MIG Schemes

Phase No.	Target (No. of DU's)	Status (No. of DU's)	Remark
1	3500	1668 (EWS)	<ul style="list-style-type: none"> • For 732 EWS works are in Progress • For 936 EWS under Tender Process.
		3756 (LIG)	• 3756 LIG works are in Progress
		664 (MIG)	• 372 Under Approval & 292 Work Order Given
2	7500	1816(LIG)	<ul style="list-style-type: none"> • 544Works are in Progress • 1272 Tender under standing Committee Approval.
		1976(LIG)	<ul style="list-style-type: none"> • 328 work are in Progress • 1648 Tender Under Invitation
		184 (MIG)	• 184 Work are in Progress
Total	11000	10064	936 DUs at Planning Stage.

Planning of PPP Scheme

Phase No.	Target (No. of DU's)	Status (No. of DU's)	Remark
1	2000	3045	<ul style="list-style-type: none">• 525 DUs Odnagar work Started• 2520 DUs (Sanjay nagar at Sama & Bajaniyawas at Manjalpur) LOA given.
2	1000	2737	<ul style="list-style-type: none">• 375 DUs (Soniya nagar) LOA given• 1177 DUs (Jamvadi & Sainath nagar) & 1185 DUs (Driver faliya, Bhathujinagar & Marwadi maholloo) at Tender under Approval
Total	3000	5782	

Work in Progress at MGY Sites



Thank You....