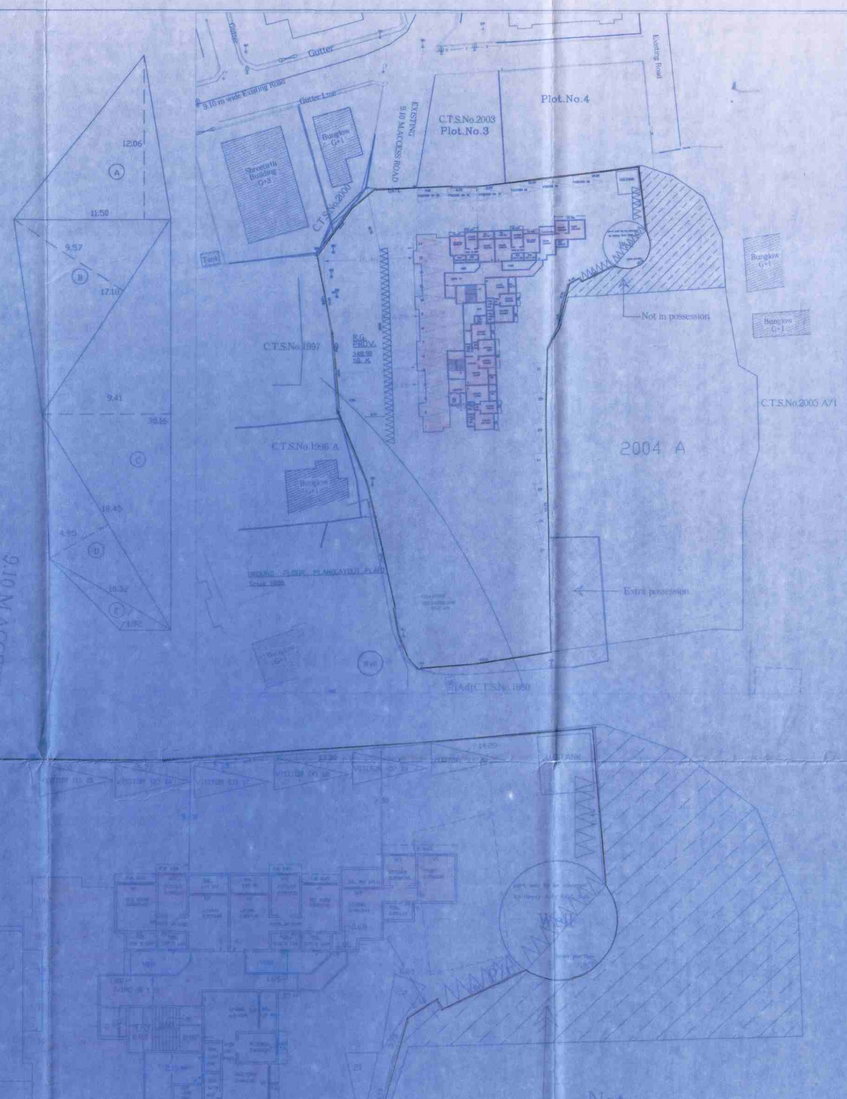
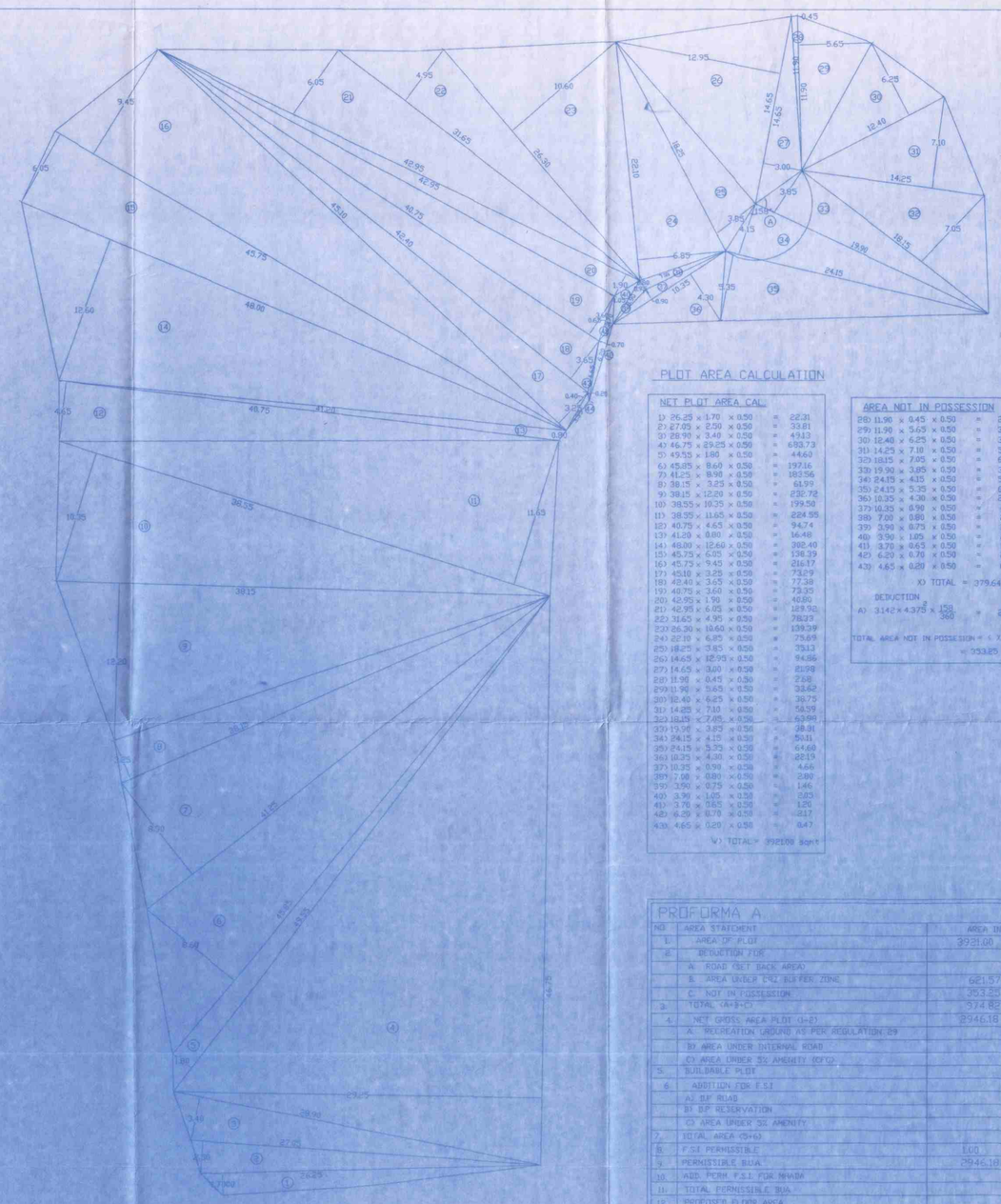
R.G PROVIDED AREA CALC.			
A)	11.50 x 12.06 x 0.50	=	69.34
B)	17.18 x 9.57 x 0.50	=	82.20
C)	30.16 x 9.41 x 0.50	=	141.80
D)	18.45 x 4.95 x 0.50	=	45.66
E)	10.32 x 1.92 x 0.50	=	9.90
		=	348.90

SITE U/R

LOCATION PLAN
Scale 1:5000





PLOT AREA DIAGRAM
Scale : 1:200

PLOT AREA CALCULATION

NET PLOT AREA CALC.			
1)	26.25 x 1.70 x 0.50	=	22.31
2)	27.05 x 2.50 x 0.50	=	33.81
3)	28.90 x 3.40 x 0.50	=	49.13
4)	46.75 x 29.25 x 0.50	=	683.73
5)	49.55 x 1.80 x 0.50	=	44.60
6)	45.05 x 8.60 x 0.50	=	193.16
7)	41.25 x 8.90 x 0.50	=	183.56
8)	38.15 x 3.25 x 0.50	=	61.99
9)	38.15 x 12.20 x 0.50	=	232.72
10)	38.55 x 10.35 x 0.50	=	199.50
11)	38.55 x 11.65 x 0.50	=	224.55
12)	40.75 x 4.65 x 0.50	=	94.74
13)	41.20 x 0.80 x 0.50	=	16.46
14)	46.00 x 12.60 x 0.50	=	290.40
15)	45.75 x 6.05 x 0.50	=	138.39
16)	45.75 x 9.45 x 0.50	=	216.17
17)	45.10 x 3.25 x 0.50	=	73.29
18)	42.40 x 3.65 x 0.50	=	77.38
19)	42.75 x 3.60 x 0.50	=	77.33
20)	42.95 x 1.90 x 0.50	=	40.80
21)	42.95 x 6.05 x 0.50	=	129.90
22)	31.65 x 4.95 x 0.50	=	78.23
23)	26.30 x 10.60 x 0.50	=	139.39
24)	22.10 x 6.85 x 0.50	=	75.69
25)	18.25 x 3.85 x 0.50	=	35.13
26)	14.65 x 12.93 x 0.50	=	94.86
27)	14.65 x 3.00 x 0.50	=	21.99
28)	11.90 x 0.45 x 0.50	=	2.68
29)	11.90 x 5.65 x 0.50	=	33.62
30)	12.40 x 6.25 x 0.50	=	38.75
31)	14.25 x 7.10 x 0.50	=	50.59
32)	18.25 x 7.05 x 0.50	=	63.98
33)	19.90 x 3.85 x 0.50	=	38.31
34)	24.15 x 4.15 x 0.50	=	50.11
35)	24.15 x 5.35 x 0.50	=	64.69
36)	10.35 x 4.30 x 0.50	=	22.19
37)	10.35 x 0.90 x 0.50	=	4.66
38)	7.00 x 0.80 x 0.50	=	2.80
39)	3.90 x 0.75 x 0.50	=	1.46
40)	3.90 x 1.05 x 0.50	=	2.05
41)	3.70 x 0.65 x 0.50	=	1.20
42)	6.25 x 0.70 x 0.50	=	2.17
43)	4.65 x 0.20 x 0.50	=	0.47
X)	TOTAL	=	379.64 sqmt
	DEDUCTION		
A)	$3.142 \times 4.375 \times \frac{158}{360}$	=	26.29
	TOTAL AREA NOT IN POSSESSION = (X + A)		
		=	353.35 sqmt

AREA NOT IN POSSESSION			
28)	11.90 x 0.45 x 0.50	=	2.68
29)	11.90 x 5.65 x 0.50	=	33.62
30)	12.40 x 6.25 x 0.50	=	38.75
31)	14.25 x 7.10 x 0.50	=	50.59
32)	18.25 x 7.05 x 0.50	=	63.98
33)	19.90 x 3.85 x 0.50	=	38.31
34)	24.15 x 4.15 x 0.50	=	50.11
35)	24.15 x 5.35 x 0.50	=	64.69
36)	10.35 x 4.30 x 0.50	=	22.19
37)	10.35 x 0.90 x 0.50	=	4.66
38)	7.00 x 0.80 x 0.50	=	2.80
39)	3.90 x 0.75 x 0.50	=	1.46
40)	3.90 x 1.05 x 0.50	=	2.05
41)	3.70 x 0.65 x 0.50	=	1.20
42)	6.25 x 0.70 x 0.50	=	2.17
43)	4.65 x 0.20 x 0.50	=	0.47
X)	TOTAL	=	379.64 sqmt
	DEDUCTION		
A)	$3.142 \times 4.375 \times \frac{158}{360}$	=	26.29
	TOTAL AREA NOT IN POSSESSION = (X + A)		
		=	353.35 sqmt

PROFORMA A

NO	AREA STATEMENT	AREA IN S.M.
1.	AREA OF PLOT	3931.00
2.	DEDUCTION FOR	
	A) ROAD (SET BACK AREA)	
	B) AREA UNDER CRZ BUFFER ZONE	621.57
	C) NOT IN POSSESSION	353.35
3.	TOTAL (A+B+C)	974.82
4.	NET GROSS AREA PLOT (1-2)	2956.18
	A) RECREATION GROUND AS PER REGULATION 29	
	B) AREA UNDER INTERNAL ROAD	
	C) AREA UNDER 5% AMENITY (OPEN)	
5.	BUILDABLE PLOT	
6.	ADDITION FOR F.S.I	
	A) BP ROAD	
	B) BP RESERVATION	
	C) AREA UNDER 5% AMENITY	
7.	TOTAL AREA (5+6)	
8.	F.S.I PERMISSIBLE	1.00
9.	PERMISSIBLE BUA	2956.18
10.	ADD. PERM. F.S.I. FOR MHADA	
11.	TOTAL PERMISSIBLE BUA	
12.	PROPOSED FLOOR AREA	
13.	EXCESS BALCONY TAKEN IN F.S.I (AS PER RC/BELLTV.)	0.00
14.	TOTAL BUILT UP AREA PROPOSED	2010.86
15.	F.S.I CONSUMED (14/9)	68%
B.	BALCONY AREA STATEMENT	AS PER STATEMENT
1.	PERMISSIBLE BALCONY AREA PER FLOOR	
2.	PROPOSED BALCONY PER FLOOR	
3.	EXCESS BALCONY AREA (TOTAL)	
C.	TENEMENT STATEMENT	
1.	NET AREA OF PLOT (ITEM A(2)) ABOVE	
2.	LESS B.D. OF NON RESI.AREA (SHOP)	
3.	AREA OF TENEMENTS (A-B)	
4.	TENEMENTS PROPOSED	
5.	TENEMENTS EXISTING	
D.	PARKING STATEMENT	
1.	PARKING REQUIRED	
2.	GARAGE PERMISSIBLE	
3.	GARAGE PROPOSED	
4.	TOTAL PARKING PROPOSED	AS PER STATEMENT

PROFORMA-II

CONTENTS OF SHEET
GROUND FLOOR PLAN, BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM AND CALCULATION,R.G.AREA DIAGRAM AND CALCULATION ETC.

DATE OF RECEIPT STAMP OF ISSUAL OF PLAN [Issued As per Approved by Commissioner]

The amended plan duly approved herewith Supercedes all the earlier approved plans

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/AMENDBP ..... VP....5204/ C.R./ 2019-20..... DATED 18/04/2019

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning POST. PALGHAR

Deputy Director Town Planning (T/C)
Vasai-Virar City Municipal Corporation
Vasai - Virar (E)

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on ..... and dimensions on sides etc. of plot stated on plan are as measured on site and the are worked out tallies with the area stated in document/T.P.Scheme Records ,land Records,Deptt/City Survey Records.

Signature Of Architect.

DESCRIPTION OF PROPOSAL&PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S.NO. 2004B, 2004C OF VILLAGE DHOVALI, TAL: VASAI, DS:PALGHAR FOR Shri. RYAN FERNANDES and others

NAME OF OWNER

RYAN FERNANDES | OLIVER GONSALVES | LEONA M. FURTADO

OASIS REALTY PARTNER

JOB NO	DRG.NO	SCALE	DRAWN BY	CHKD.BY	NORTH LINE
		1:100			

ARCHITECT
JAMES A. DIAS,
8-B,SURAM COMPLEX,
AZAD ROAD, OPP SHANI MANDIR,
VASAI-401201.

GROUND FLOOR PLAN(LAYOUT PLAN)
Scale 1:200

AREA UNDER CRZ BUFFER ZONE 621.57 sqmt

Extra possession

CRZ buffer line 200 mts. 621.57 sq. mts.

CONSTRUCTION AREA STATEMENT

BLDG. NO.	B.U.A RES.	B.U.A COMM.	BAL.	F.B/OB B.T.AREA	STAIR/LIFT PASS.AREA	CONST. AREA	STILTS AREA
1.	2010.86	-	191.98	163.49	504.537	2870.77	178.19

PARKING AREA STATEMENT

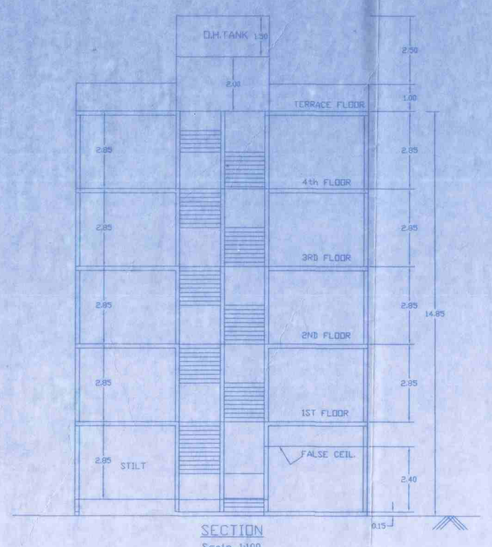
BLDG. NO.	Tenements SIZE	Tenements NOS	Parking Required CAR	Parking Required M/CY	Parking Required VISITOR CAR		TOTAL CAR	TOTAL M/CY	Parking Prop. CAR	Parking Prop. M/CY
BLDG.	< 30	-	-	-	-		26	46	31	60
	30-50	46	23	46	3					
	50-70	-	-	-	-					

TOTAL BUILT UP AREA STATEMENT

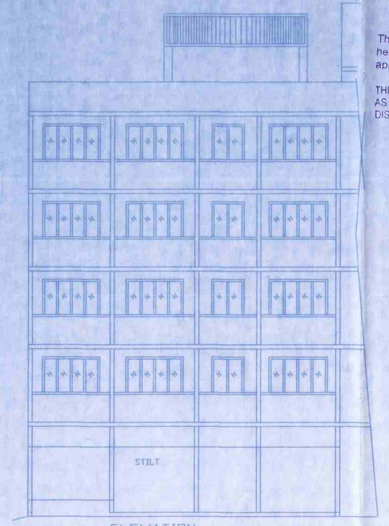
DESCRIPTION	GR FL	1st FL	2nd FL	3RD	4TH	5TH	6TH	7TH	TOTAL
BUILT UP AREA	259.62	437.81	437.81	437.81	437.81				2010.86
EXCESS BAL	-	-	-	-	-				0.00
EXCESS F.B	-	-	-	-	-				NIL
TOTAL	259.62	437.81	437.81	437.81	437.81				2010.86

NOTES

Sr.No.	Item	Site Plan	Building Plan
1.	Plot Lines	Thick Black	Thick Black
2.	Work Proposed to be demolished	Yellow hatched	Yellow hatched
3	Proposed work	Red filled in	Red filled in
4.	Drainage and Sewerage work	Red dotted	Red dotted
5	Roads and set backs	Burnt sienna	Burnt sienna



SECTION
Scale 1:100



ELEVATION
Scale 1:100