BUILT UP AREA STATEMENT IN R-ZONE

BLDG NO	WING	BUILT UP AREA COMMERCIAL	BUILT UP AREA RESI.	TYPE OF TENEMENTS	FSI/ FAR COMMERCIAL	FSI/ FAR RESI.	FAR/ PREMIUM	FAR/ TDR	COMP. AREA	TERRACE AREA	ANC. PROV.	REFUGE AREA	STILT AREA
1	A	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00
	B	3994.55	4.00	13160.80	331.49	330.00	1326.62	1325.72		127.00	87.32		375.72
	C	1485.19	35.75	2496.52	121.59	167.19	286.68	11.60		364.00	16.33		380.33
	D	965.36	5.00	965.36	80.55	80.55	1751.57	803.55		93.00	86.61		76.16
	E	1438.65	3.75	1438.65	122.61	119.84	1241.61	243.65		173.76	73.81		146.56
TOTAL		4886.80	48.50	18160.47	663.79	2383.63	4860.82	459.80		862.85	599.07		997.82

BUILT UP AREA STATEMENT IN MAHUA

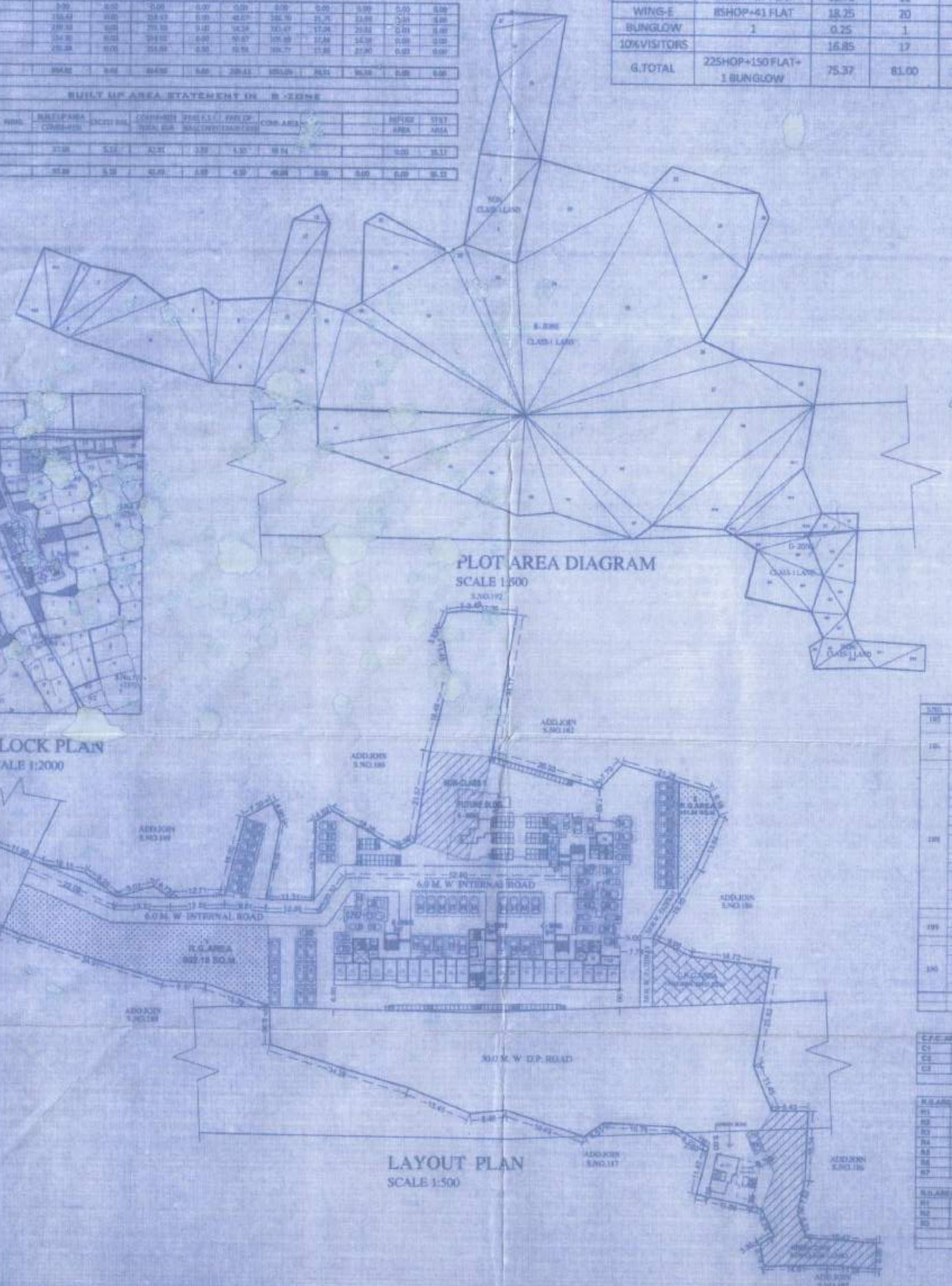
BLDG A FL 1		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00
BLDG A FL 2		256.62	0.00	256.62	0.00	48.07	256.76	21.75		23.00	0.00	0.00	0.00
BLDG C FL 1		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00
BLDG C FL 2		256.62	0.00	256.62	0.00	48.07	256.76	21.75		23.00	0.00	0.00	0.00
BLDG E FL 1		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00
BLDG E FL 2		256.62	0.00	256.62	0.00	48.07	256.76	21.75		23.00	0.00	0.00	0.00
TOTAL		1026.48	0.00	1026.48	0.00	192.28	1026.72	87.00		92.00	0.00	0.00	0.00

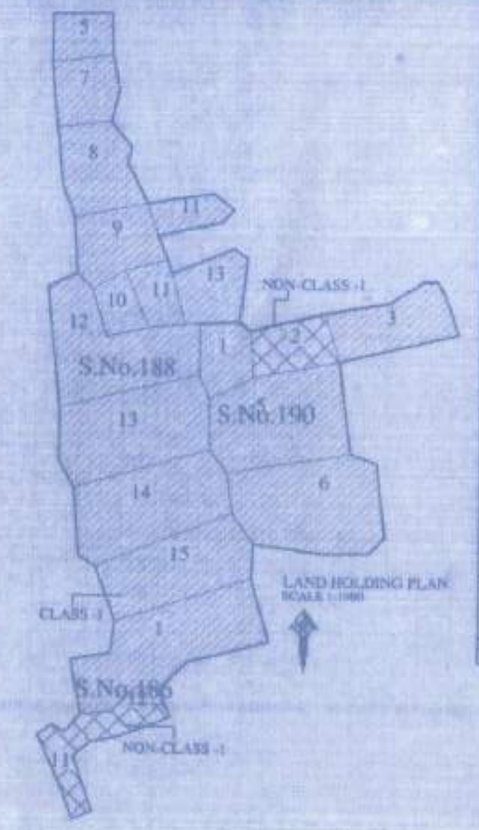
BUILT UP AREA STATEMENT IN R-ZONE

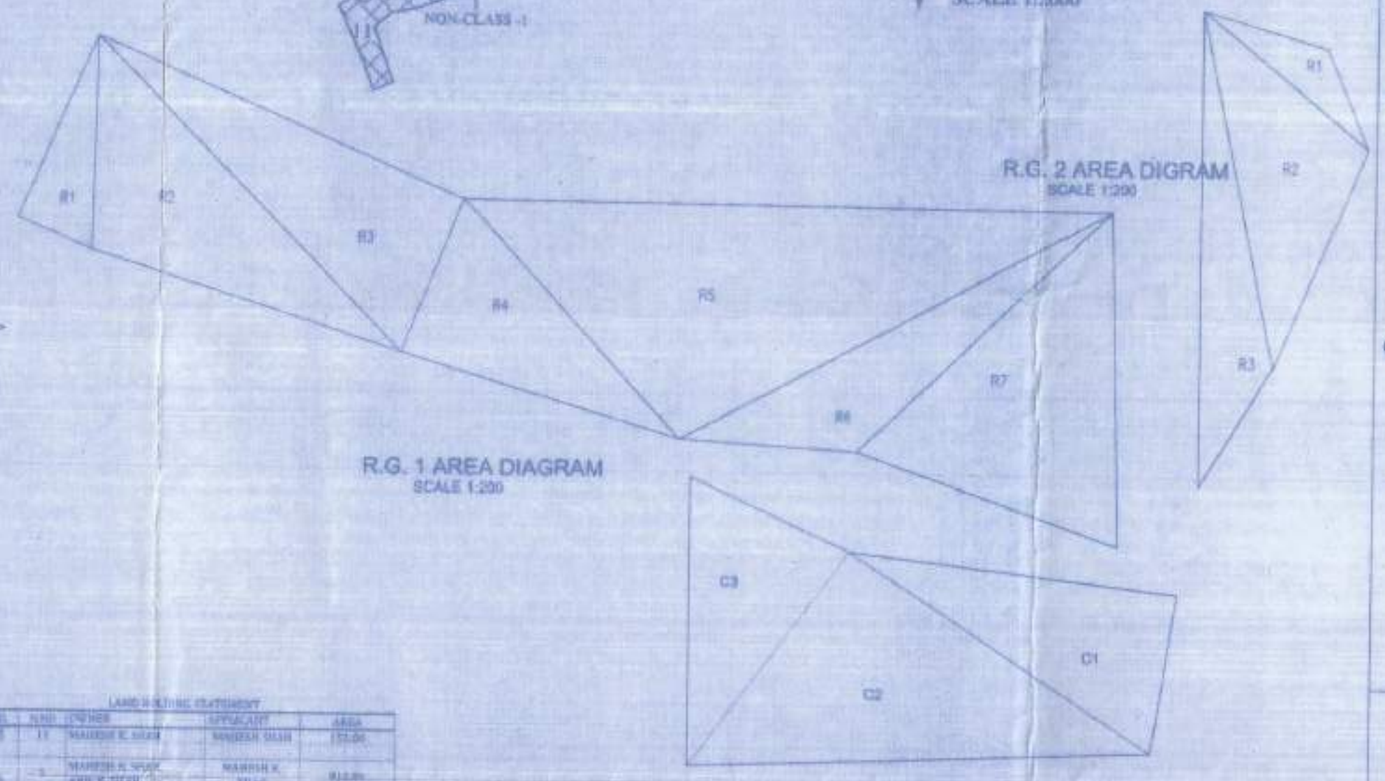
BLDG NO.	WING	BUILT UP AREA COMMERCIAL	BUILT UP AREA RESI.	TYPE OF TENEMENTS	FSI/ FAR COMMERCIAL	FSI/ FAR RESI.	FAR/ PREMIUM	FAR/ TDR	COMP. AREA			REFUGE AREA	STILT AREA
BUNGLOW		77.00	5.00	A2 FL	1.00	4.00	82.14					0.00	15.11
TOTAL		77.00	5.00	A2 FL	1.00	4.00	82.14					0.00	15.11

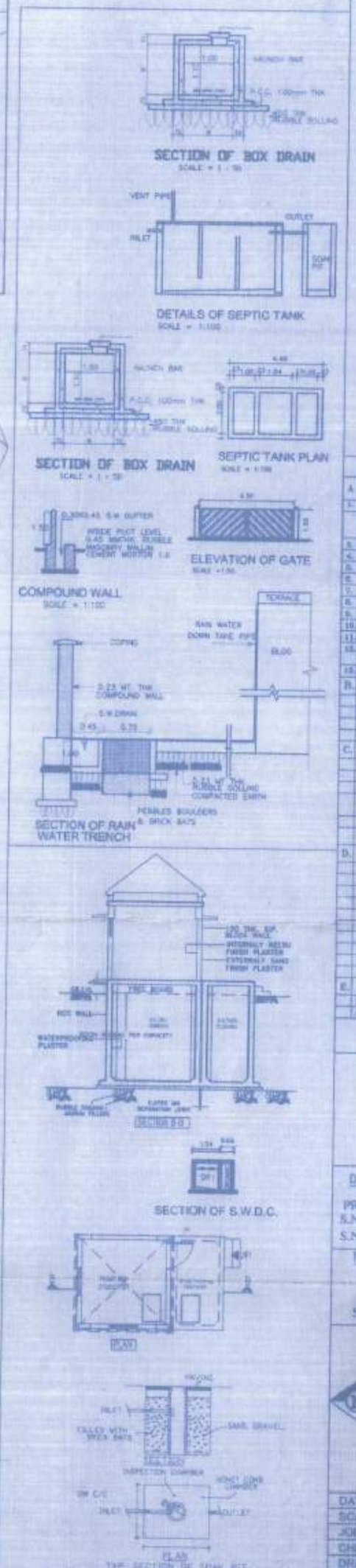
PARKING AREA STATEMENT IN R-ZONE

BUILDING NO	NO OF TENAMENT	CAR PARKING AS PER DRAFT D.C.R		SPACE FOR SCOOTER	
		REQU	PROVI	REQU	PROVI
WING-A	0	0.00	0	0	0
WING-B	41FLAT	12	13	41	41
WING-C	85HOP+41 FLAT	16.27	18	41	41
WING-D	65HOP+27 FLAT	11.75	12	27	27
WING-E	85HOP+41 FLAT	18.25	20	41	41
BUNGLOW	1	0.25	1	1	1
10%VISITORS		16.85	17		
G.TOTAL	225HOP+150 FLAT+ 1 BUNGLOW	75.37	81.00	151.00	151.00









VP - 5793 SHEET NO. - 1/7

AMENDMENT - 1

STAMP OF APPROVAL

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

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR WHICH IS SATISFIED IN ANY DOUBT ON LAY

[Issued As per Approved by Commissioner]

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VP/5793/AMD/NEW/ vis. 8949/ E11/ 4614/ 18 DATED: 16/07/2018

Deputy Director, Town Planning Vasai-Virar City Municipal Corporation Vasai (W)

PROFORMA - I

A.	AREA STATEMENT				
		CLASS-I (Deflation)		NON-CLASS-I	
		R - ZONE	E - ZONE	R - ZONE	E - ZONE
1.	AREA OF PLOT	2985.00	1808.45	599.00	564.89
2.	AREA OF R.P./ROAD (69.0 m. & 36.0 m.)	2754.80	802.18	41.50	802.18
3.	N.A. PLOT AREA	2985.00	1808.45	599.00	564.89
4.	F.S.I. AREA	907.69	802.18	41.50	802.18
5.	F.S.I.	907.69	802.18	41.50	802.18
6.	PERMISSIBLE PLOT AREA	2985.00	1808.45	599.00	564.89
7.	PERMISSIBLE F.S.I.	2985.00	1808.45	599.00	564.89
8.	PERMISSIBLE R.G.A.	1.00	0.70	1.00	0.70
9.	PERMISSIBLE BUILT UP AREA	3140.00	1266.00	599.00	1395.00
10.	OPEN SPACE REQUIRED	2985.00	45.00	599.00	45.00
11.	1 PER PLOT BEARD	1810.00	802.18	41.50	802.18
12.	PROPOSED BUA PER WINGS AREA	1944.00	802.18	599.00	802.18
B.	BALCONY AREA STATEMENT				
	(i) PERMISSIBLE BALCONY AREA PER FLOOR				
	(ii) PROPOSED BALCONY AREA PER FLOOR				
	(iii) EXCESS BALCONY AREA PER FLOOR				
	(iv) TOTAL EXCESS BALCONY AREA FOR ALL FLOORS				
C.	TENEMENT STATEMENT				
	(i) PERMISSIBLE DENSITY AS PER DCR				
	(ii) RESIDENTIAL + COMMERCIAL				
	(iii) PROPOSED TENEMENTS				
	(iv) TENEMENTS PERMISSIBLE	AS PER DCR	BONUS /		
	(v) TENEMENTS EXISTING				
	TOTAL TENEMENTS ON THE PLOT	189.00	1.00		
D.	PARKING STATEMENT				
	(i) PARKING REQUIRED AS PER DCR				
	CAR (FOR TENEMENT & SHOP)	89.00	3.00		
	SCOOTER (FOR TENEMENT & SHOP)	151.00	3.00		
	OTHERS (SPECIFY)	17.00			
	CAR	51.00	1.00		
	SCOOTER/MOTORCYCLE	151.00	1.00		
	OTHERS (SPECIFY)				
	TOTAL PARKING PROVIDED	151.00	0.00		
E.	TRANSPORT VEHICLES PARKING				
	(i) 10 PERCENT FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES				
	(ii) TOTAL TRANSPORT VEHICLES PARKING PROVIDED				

PROFORMA - II

CERTIFICATE OF AREA

Certified the plot under reference was surveyed by me on 30 / 10 / 2015 and dimensions or strike etc. of the plot shown on plan are as measured on site and the area worked out tallies with the area stated in the 7/12 EXTRACT and as certified by T.I.L.R. Department vide sheet.

Signature of Architect

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDINGS & BUNGLOWS ON S.NO.-185 H.NO.11,S.NO.186 H.NO. 1,&12 S.NO.186 H.NO. 5,7,8,9,10,11,17&,12,8,13,14A,14B&15 S.NO.189 H.NO.11,12&15 S.NO.190 H.NO. 1,2,3,5 & 6 VILLAGE:- SANDOR , TAL. - VASAI, DIST. - PALGHAR.

NAME AND SIGN OF APPLICANT

Shri. ANIL K.SHAH

Shri. MAHESH K.SHAH

NAME AND SIGN OF ARCHITECT

Ashok Krishna Bangle

SHAPE CONSULTANTS

ARCHITECT,ENGINEERS,VALUERS AND PROJECT CONSULTANTS

DATE	16/10/2015
SCALE	AS SHOWN
JOB NO	
CHECKED BY	ATUL PRAJAPATI
DRAWN BY	SANJAY

11&12 AAKANSHA COMMERCIAL COMPLEX, FIRST FLOOR, ACHOLE ROAD, NALLASOPARA (E) TEL. : 09421494949 , 09226403997 Email :- shapeconsultants@gmail.com