

BUILT UP AREA STATEMENT

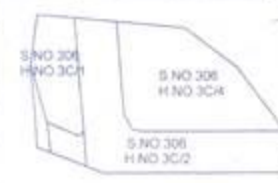
BUILDING NO	BUILT UP AREA	EXCESS BALCONY	TOTAL BUILT UP AREA	BALCONY AREA	BASEMENT AREA	STAIR CASE LFT & PASSAGE AREA	TOTAL CON AREA	TOTAL CON COMMUNITY HALL
2	502.29	10.38	512.67 SQ MT	20.64	163.10	233.07	829.48 SQ MT	538.44 SQ MT
TOTAL	502.29	10.38	512.67 SQ MT	20.64	163.10	233.07	829.48 SQ MT	538.44 SQ MT

PARKING AREA STATEMENT

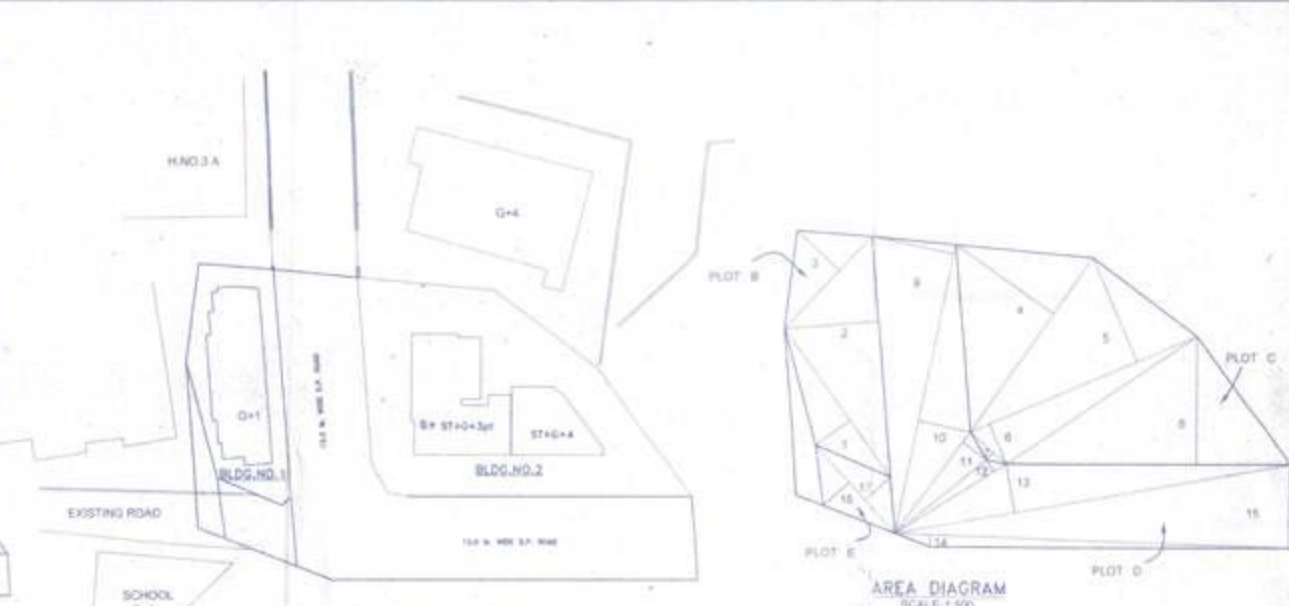
TENEMENTS	NO OF FLAT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELERS
BELOW 30 SQ MT				
30.0 TO 50.00 SQ MT	4	2	2	4
SHOP AREA	118.65/50	2.26	2	
ONE PARKING SPACE FOR EVERY 27.50 SQMT. OF OFFICE SPACE UP TO 1500 SQMT	175 17/27.50	4.70	5	
ONE PARKING SPACE FOR EVERY 37.50 SQMT. OF FLOOR AREA	538 44/37.50	14.38	18	
10% VISITOR PARKING			1	
TOTAL	5	23.45	26	4

AREA AS PER 7/12

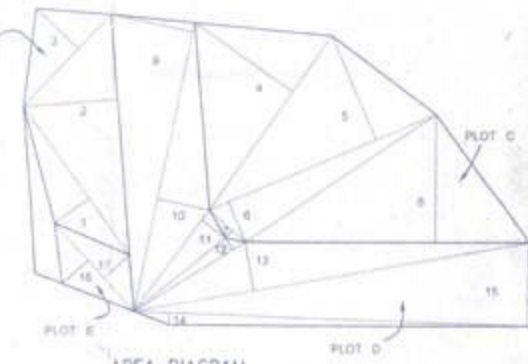
S NO	H NO.	AREA SQ MT
306	3C1	400.00
	3C2	1010.00
	3C4	1150.00
TOTAL		2560.00



AREA DIAGRAM SCALE: 1:1000



BLOCK PLAN SCALE: 1:500



AREA DIAGRAM SCALE: 1:500

PLOT B AREA CALCULATION

1	10 x 26.30 x 6.09 + 1NO	= 90.08 SQ MT
2	10 x 34.71 x 13.66 + 1NO	= 237.07 SQ MT
3	10 x 18.32 x 9.36 + 1NO	= 76.86 SQ MT
TOTAL ADDITION		= 394.00 SQ MT

PLOT C AREA CALCULATION

4	10 x 30.51 x 17.53 + 1NO	= 261.32 SQ MT
5	10 x 35.25 x 16.14 + 1NO	= 294.47 SQ MT
6	10 x 35.25 x 6.23 + 1NO	= 109.80 SQ MT
7	10 x 6.92 x 1.48 + 1NO	= 5.12 SQ MT
8	10 x 40.81 x 18.32 + 1NO	= 373.82 SQ MT
TOTAL ADDITION		= 1034.53 SQ MT

PLOT D D.P. ROAD AREA CALCULATION

9	1/2 x 42.27 x 12.07 + 1NO	= 258.10 SQ MT
10	1/2 x 42.27 x 7.68 + 1NO	= 160.63 SQ MT
11	1/2 x 18.20 x 4.31 + 1NO	= 39.22 SQ MT
12	1/2 x 18.89 x 1.95 + 1NO	= 16.42 SQ MT
13	1/2 x 57.74 x 7.98 + 1NO	= 294.40 SQ MT
14	1/2 x 57.67 x 1.77 + 1NO	= 51.04 SQ MT
15	1/2 x 57.67 x 11.92 + 1NO	= 343.71 SQ MT
TOTAL ADDITION		= 1072.52 SQ MT

PLOT E EXISTING ROAD AREA CALCULATION

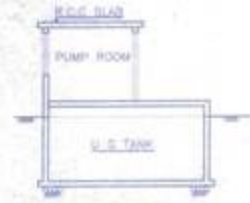
16	1/2 x 16.72 x 4.91 + 1NO	= 41.09 SQ MT
17	1/2 x 16.72 x 4.642 + 1NO	= 40.48 SQ MT
TOTAL ADDITION		= 81.53 SQ MT

TOTAL PLOT AREA CALCULATION

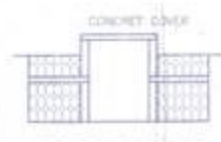
PLOT B	= 394.00 SQ MT
PLOT C	= 1034.58 SQ MT
PLOT D	= 1072.52 SQ MT
PLOT E	= 81.53 SQ MT
TOTAL AREA	= 2682.63 SQ MT



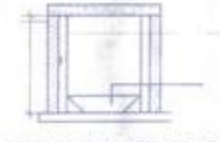
LAYOUT PLAN SCALE: 1:200



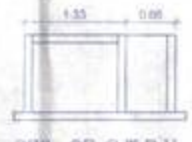
PUMP ROOM SEC.



SEC. OF SOAK PIT



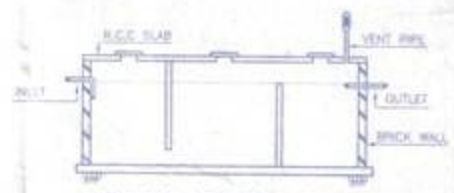
CROSS SEC. OF DRAIN



SEC. OF S.W.D.U.



COMPOUND WALL SEC.



SECTION OF SEPTIC TANK

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

Issued As per Approved by Commissioner

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VYCMC/AMEND/VP-3839/2024/20/2/24 DATED 12/03/2024

Deputy Director Town Planning Virar-Virar City Municipal Corporation Virar - Virar (E)



PROFORMA-1

A	AREA STATEMENT	SQ MTS
1	AREA OF THE PLOT	2560.00
2	DEDUCTIONS FOR	
a.	RECREATION AREA	1884.58
b.	PROPOSED ROAD	1672.52
c.	EXISTING ROAD	81.53
	TOTAL (2+a+b+c)	2168.63
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	271.37
4	DEDUCTION FOR	
a.	RECREATION GROUND (NON DEDUCTABLE)	-
b.	INTERNAL ROAD	-
	TOTAL (2+a+b)	-
5	BALANCE AREA OF PLOT (3 MINUS 4)	271.37
6	ADDITIONS FOR FLOOR SPACE INDEX	
2a.	FOR RESIDENTIAL	-
2b.	FOR C/E	577.39
7	TOTAL AREA (5 PLUS 6)	848.66
8	FLOOR SPACE INDEX PERMISSIBLE (F.S.I.)	1.50
9	FLOOR SPACE INDEX CREDIT AVAILABLE AS DEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM NO. 3)	-
10	PERMISSIBLE FLOOR AREA (7) PLUS (8) PLUS (9) ABOVE	688.58
11	EXISTING FLOOR AREA (BUILDING NO. 1)	537.40
12	PROPOSED AREA (RESIDENTIAL WITH SHOP LINE)	502.39
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	10.38
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	850.07
15	PROPOSED AREA (COMMUNITY CENTER)	538.44
16	F.A.R. (14/7)	-
B. BALCONY AREA STATEMENT		
(i)	PERMISSIBLE BALCONY AREA PER FLOOR	STATEMENT
(ii)	PROPOSED BALCONY AREA PER FLOOR	STATEMENT
(iii)	EXCESS BALCONY PER FLOOR	OVER
(iv)	TOTAL EXCESS BALCONY PER FLOOR	
C. TENEMENT STATEMENT		
(i)	PROPOSED AREA (ITEM 4, 13 ABOVE)	512.57
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	199.82
(iii)	AREA AVAILABLE FOR TENEMENTS (I MINUS II)	218.85
(iv)	TENEMENTS PERMISSIBLE (DIVERSITY OF TENEMENTS/HECTARE)	6.0
(v)	TENEMENTS PROPOSED	4.0
(vi)	TENEMENTS EXISTING	-
	TOTAL TENEMENTS OF THE PLOT	4.0
D. PARKING STATEMENT		
(i)	PARKING REQUIRED BY RULE	-
	CAR	4.0
	SCOOTER/MOTOR CYCLE/BICYCLES	4.0
	OVERSIDERS (VISITORS)	-
(ii)	LOCK-UP BARRIAGES PERMISSIBLE	-
(iii)	LOCK-UP BARRIAGES PROPOSED	-
	CAR	-
	SCOOTER/MOTORCYCLE/BICYCLES	-
(iv)	TOTAL PARKING PROVIDED	-
E. TRANSPORT VEHICLES PARKING/LOADING UNLOADING		
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	-
(ii)	TOTAL TRANSPORT VEHIC. (SPACES PROVIDED)	-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SEES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON LAND BEARING S.NO.306 H.NO. 30/2,3C/4 OF VILLAGE-VIRAR, TAL-YASAI, DIST-PALDHAR.

NAME OF THE OWNER

MR. BALIRAM SHINVAR PATIL & MR. DILIP BHIKA BORSE

JOB NO.	D.A.T.E	SIGNATURE OF THE OWNER
DRAWING NO.	S.C.A.L.E	DATE
NORTH LINE	DRAWN BY	CHECKED BY

SAMEER R. DESAI
ARCHITECT

14, MIREZA NAGAR, 1ST FLOOR
OPP-BLY, S.V.VIRAR (E)
PHONE- 0220 (2521905)