## PARKING AREA STATEMENT (AS PER UDCPR-2020) BUILDING

| CARPET AREA OF APARTMENTS | REQUIRED APARTMENTS | NO OF FLATS | REQUIRED CAR | REQUIRED BIKE | PROVIDED CAR | PROVIDED BIKE |
|---|---|---|---|---|---|---|
| | | AS PER UDCPR-2020 TABLE NO-06 | | MULTIPLYING FACTOR 0.05 TABLE NO-06 | | |
| UP TO 30 SQ.MT. | 0 CAR FOR 0 FLATS<br>0 BIKE FOR 0 FLATS | 24 | 00 | 02 | 00 | 02 |
| 30 TO 40 SQ.MT. | 1 CAR FOR 2 FLATS<br>2 BIKE FOR 2 FLATS | NIL | NIL | NIL | NIL | NIL |
| 40 TO 60 SQ.MT. | 1 CAR FOR 1 FLAT<br>3 BIKE FOR 1 FLAT | 32 | 16 | 03 | 16 | 70 |
| 60 TO 100 SQ.MT. | 1 CAR FOR 1 FLAT<br>3 BIKE FOR 1 FLAT | NIL | NIL | NIL | NIL | NIL |
| ABOVE 100 SQ.MT. | 2 CAR FOR 1 FLAT<br>3 BIKE FOR 1 FLAT | NIL | NIL | NIL | NIL | NIL |
| TOTAL | | 56 FLATS | 16 NOS | 05 NOS | 16 NOS | 72 NOS |
| ON PREMISES | | | 01 NOS | 00 NOS | 01 NOS | 00 NOS |
| TOTAL PARKING REQUIRED | | | 17 NOS | 05 NOS | 17 NOS | 72 NOS |

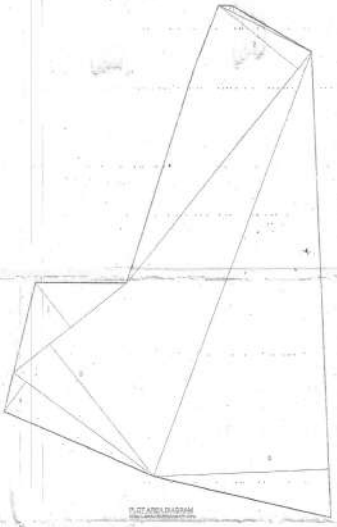
## PARKING AREA STATEMENT (AS PER UDCPR-2020) BUNGALOW

| CARPET AREA OF APARTMENTS | REQUIRED PARKING APARTMENTS | NO OF BUNGALOW | REQUIRED CAR | REQUIRED BIKE | PROVIDED CAR | PROVIDED BIKE |
|---|---|---|---|---|---|---|
| | AS PER UDCPR-2020 TABLE NO-06 | | | MULTIPLYING FACTOR 0.05 TABLE NO-06 | | |
| UP TO 30 SQ.MT. | 0 CAR FOR 0 FLATS<br>0 BIKE FOR 0 FLATS | NIL | NIL | NIL | NIL | NIL |
| 30 TO 40 SQ.MT. | 1 CAR FOR 2 FLATS<br>2 BIKE FOR 2 FLATS | NIL | NIL | NIL | NIL | NIL |
| 40 TO 60 SQ.MT. | 1 CAR FOR 1 FLAT<br>3 BIKE FOR 1 FLAT | NIL | NIL | NIL | NIL | NIL |
| 60 TO 100 SQ.MT. | 1 CAR FOR 1 FLAT<br>3 BIKE FOR 1 FLAT | 1 | 1 | 3 | 1 | 2 |
| ABOVE 100 SQ.MT. | 2 CAR FOR 1 FLAT<br>3 BIKE FOR 1 FLAT | NIL | NIL | NIL | NIL | NIL |
| TOTAL | | 1 NOS | 01 NOS | 03 NOS | 01 NOS | 02 NOS |
| ON PREMISES | | | 01 NOS | 00 NOS | 00 NOS | 00 NOS |
| TOTAL PARKING REQUIRED | | | 01 NOS | 03 NOS | 01 NOS | 02 NOS |

PROPOSED SITE

LOCATION PLAN
SCALE : 1:500

LAYOUT PLAN
SCALE : 1:200



PLOT AREA DIAGRAM

| PLOT AREA CALCULATION | | | | | | | USE PREVIOUS APPROVAL |
|---|---|---|---|---|---|---|---|
| 1 | 1/3 | X | 12.01 | X | 3.49 | X 1.10 | = 0.00 SQ.MT. |
| 2 | 1/3 | X | 34.50 | X | 11.97 | X 1.10 | = 339.49 SQ.MT. |
| 3 | 1/2 | X | 18.16 | X | 7.38 | X 1.10 | = 73.70 SQ.MT. |
| 4 | 1/3 | X | 22.66 | X | 9.44 | X 1.10 | = 98.57 SQ.MT. |
| 5 | 1/3 | X | 33.74 | X | 21.82 | X 1.10 | = 411.18 SQ.MT. |
| 6 | 1/2 | X | 33.74 | X | 19.42 | X 1.10 | = 457.05 SQ.MT. |
| | | | | | TOTAL ADDITION | | = 1379.99 SQ.MT. |

AREA OF STATEMENT :-
(R.P. NO. 436 PROPOSED SUB DIVN.)

| BLDG & SUNGALOW | PLINTH AREA | LIFT AREA | STILT AREA | NET COVER AREA |
|---|---|---|---|---|
| BLDG.(G.S.TO 7TH) | 2048.92 SQ.MT. | 39.79 SQ.MT. | 271.39 SQ.MT. | 3647.04 SQ.MT. |
| SUNGALOW(GF TO 2ND) | 105.59 SQ.MT. | — | 85.42 SQ.MT. | 218.11 SQ.MT. |
| TOTAL | 2154.51 SQ.MT. | 39.79 SQ.MT. | 356.79 SQ.MT. | 3765.15 SQ.MT. |

BLOCK PLAN
SCALE 1:200

VP 3434/2022 SHEET NO:- 1/A

LAYOUT PLAN

STAMP OF APPROVAL

This Plan shall not be considered as a proof of ownership for any purpose and not on law

Approved as amended in Subject to the Letter No. VVDN/STP/CC VP/3434/22 Dt. 24.5.23
Dated 15/6/23

COMMISSIONER
VALLABHIPUR CITY MUNICIPAL CORPORATION
Vice (Exch. Pin No. 411 546, Dist. Rajkot)

Certified that the above permission is issued by Commissioner, VVCMC, Vitner.

Deputy Director,
VVCMC, Vitner.

## PROFORMA - II

| | | AREA SQ.MT. |
|---|---|---|
| A | AREA STATEMENT | |
| 1 | GROSS LAND AREA (AS PER PROPERTY CARD) | 1373.00 |
| 2 | DEDUCTION | |
| | (a) DP ROAD AREA | 0.00 |
| | (b) AREA NOT IN POSSESSION | 0.00 |
| | TOTAL DEDUCTION (a+b) | 0.00 |
| 3 | BALANCE AREA OF PLOT (1-2) | 1373.00 |
| 4 | AMENITY STRUCTURE (IF ANY) AREA | |
| | (a) RESERVED | N.A. |
| | (b) AMENITY DET AS PER TP/DP | N.A. |
| | (c) BALANCE PROPOSED | N.A. |
| 5 | NET PLOT AREA (3-4) | 1373.00 |
| 6 | RECREATIONAL OPEN SPACE (IF APPLICABLE) | |
| | (a) RESERVED AS PER DP/TP APPROVAL | N.A. |
| | (b) PROPOSED AS PER DP/GDCR APPROVAL | N.A. |
| 7 | INTERNAL ROAD AREA | NIL |
| 8 | PLOTABLE AREA (IF APPLICABLE) | N.A. |
| 9 | BUILT UP AREA WITH APPROVED TP SCHEME F.S.I. AS PER FRONT ROAD (NR. NO 5 & 6) | 1373.00 |
| 10 | ADDITION OF PAID PAYMENT OF PREMIUM | |
| | (a) ADDITIONAL PERMISSIBLE PREMIUM AREA BASED ON ROAD WIDTH (TP/DP) | NOT APPLICABLE |
| | (b) PROPOSED ON PAYMENT OF PREMIUM | |
| 11 | PARKING AREA | |
| | REQUIRED AREA AS PER GDCR (NOT INCLUDED IN FAR) | |
| | (a) PARKING AREA AS PER PERMIT GRANTED (NOT INCLUDED IN FAR) | NOT APPLICABLE |
| | (b) TOTAL PARKING PERMIT GRANTED (3 Car + 0 Bike = 0 Car + 0 Bike) | |
| 12 | TDR AREA | |
| | (a) TOTAL (9 SR.) + TDR LOADING PROPOSED (11 (a)+(b)) | |
| 13 | ADDITIONAL FSI AREA (SCRR CHAPTER NO. ) | NIL |
| 14 | TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | 1.10 |
| | (a) 2 (100+ TDR) OF PREMISES IS APPLICABLE | 1507.30 |
| | (b) ANCILLARY AREA FSI UP TO 60% OR 80% WITH PAYMENT OF CHARGES | 904.40 |
| | (c) TOTAL ENTITLEMENT (a+b) | 2411.70 |
| 15 | MAXIMUM LIMIT OF FSI (BUILDING WITH TOTAL PERMISSIBLE HEIGHT AS PER ROAD WIDTH (INCLUDING ADDITIONAL 0.1 FSI ON 9.0 MT. ROAD AS PER TP/DP APPROVAL) | 1.10 |
| 16 | TOTAL BUILT UP AREA (LIVING/WORK, EXCLUDING AREA AT SR. NO. 11) | |
| | (a) EXISTING BUILT UP AREA | 0.00 |
| | (b) PROPOSED BUILT UP AREA (AS PER PLAN) | 2466.61 |
| | (c) TOTAL (a+b) | 2466.61 |
| 17 | F.S.I. CONSUMED (TOTAL SHOULD NOT MORE THAN GRANTED NO. 14 ABOVE) | 0.99 |
| 18 | AREA OF EXCLUDED HOUSING, IF ANY | |
| | (a) REQUIRED (5% OF SR. NO. 7) | NIL |
| | (b) PROVIDED | NIL |

## PROFORMA - III

CERTIFICATE OF AREAS

CERTIFIED THE PLOT UNDER REFERENCE WAS SURVEYED OF ND ON 1 2021 AND DIMENSIONS OF BEMS ETC. OF TAKEN AT SITE AND IN PLAN ARE AS MEASURED ON SITE AND THE AREA NOTED OUT TALLIES WITH THE AREA STATED IN THE TP/DP/NOT AND AS CERTIFIED BY T.I.R. DEPARTMENT VIDE SHEET

M/S. DAS GEMS
HONEST DESIGN (I) LLP

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING WITH BUNGALOW ON LAND LEASHING
S.NO. 183, PLOT NO. - R.S. NO. 437 VILLAGE: SHIVANIVA, TAL: VASAL DIST: PALGHAR.

| NAME OF APPLICANT | SIGNATURE OF APPLICANT |
|---|---|
| 1) SHRI. PRAVEEN PUSHPATTAM BADAL | |
| 2) SHRI. KAUSHIK SUVARNA MANNAR | |

SOURCE BY :- S.S.
DRAWN BY :- DT.
DATE :- 27-01-2023

ONE SOURCE
ARCHITECTS/ENGINEERS/VALUERS
OFFICE:-
A/206, PLOT NO.1002, NEW SATHAS SQUARE, VIRAR (WEST), MAHARASHTRA.
OFFICE:-
SHOP NO.1, GROUND FLOOR, SAI KRUPA, VIRAR, PALGHAR, MAHARASHTRA.
TEL. / MOBILE CONTACT NUMBER(S):-
EMAIL:-

SAI COOP 27060