


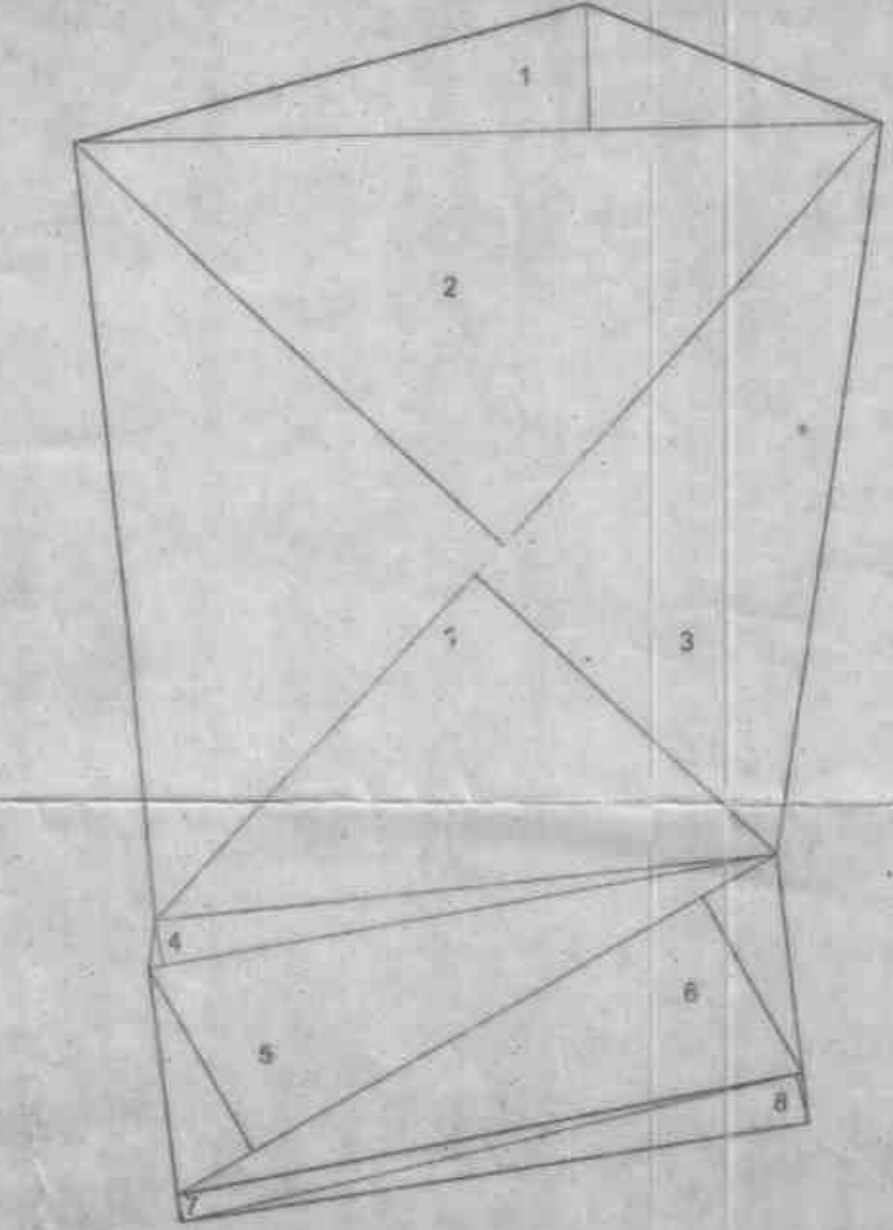
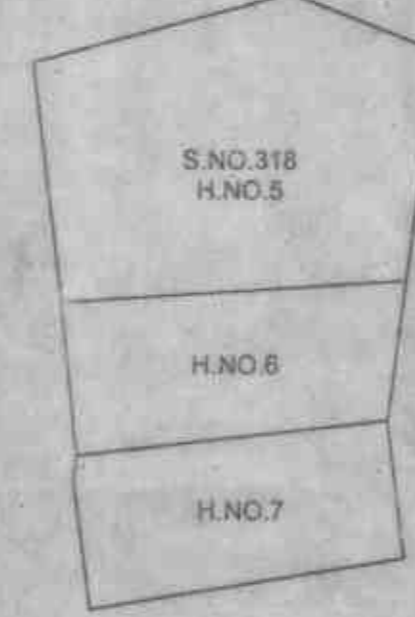
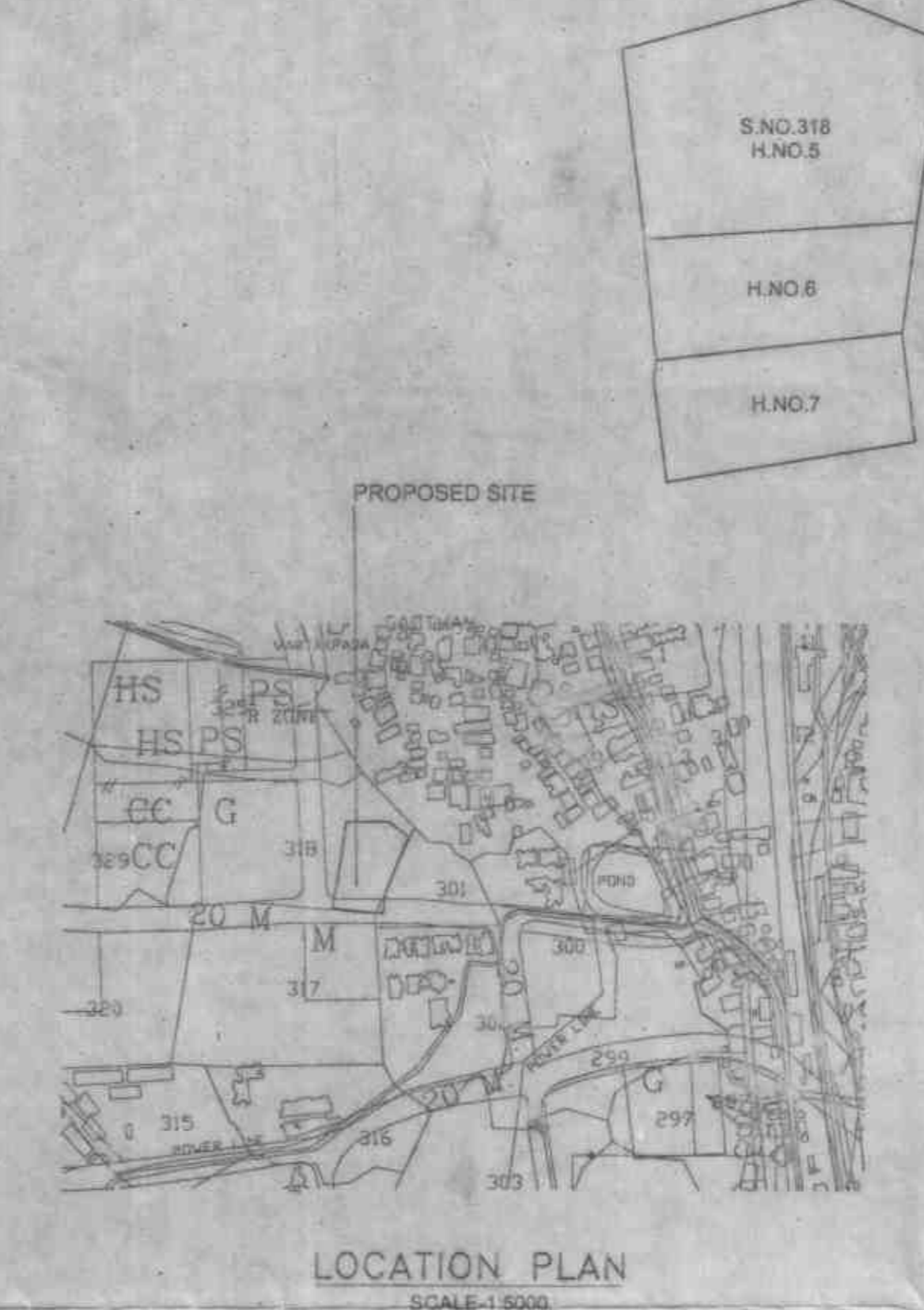
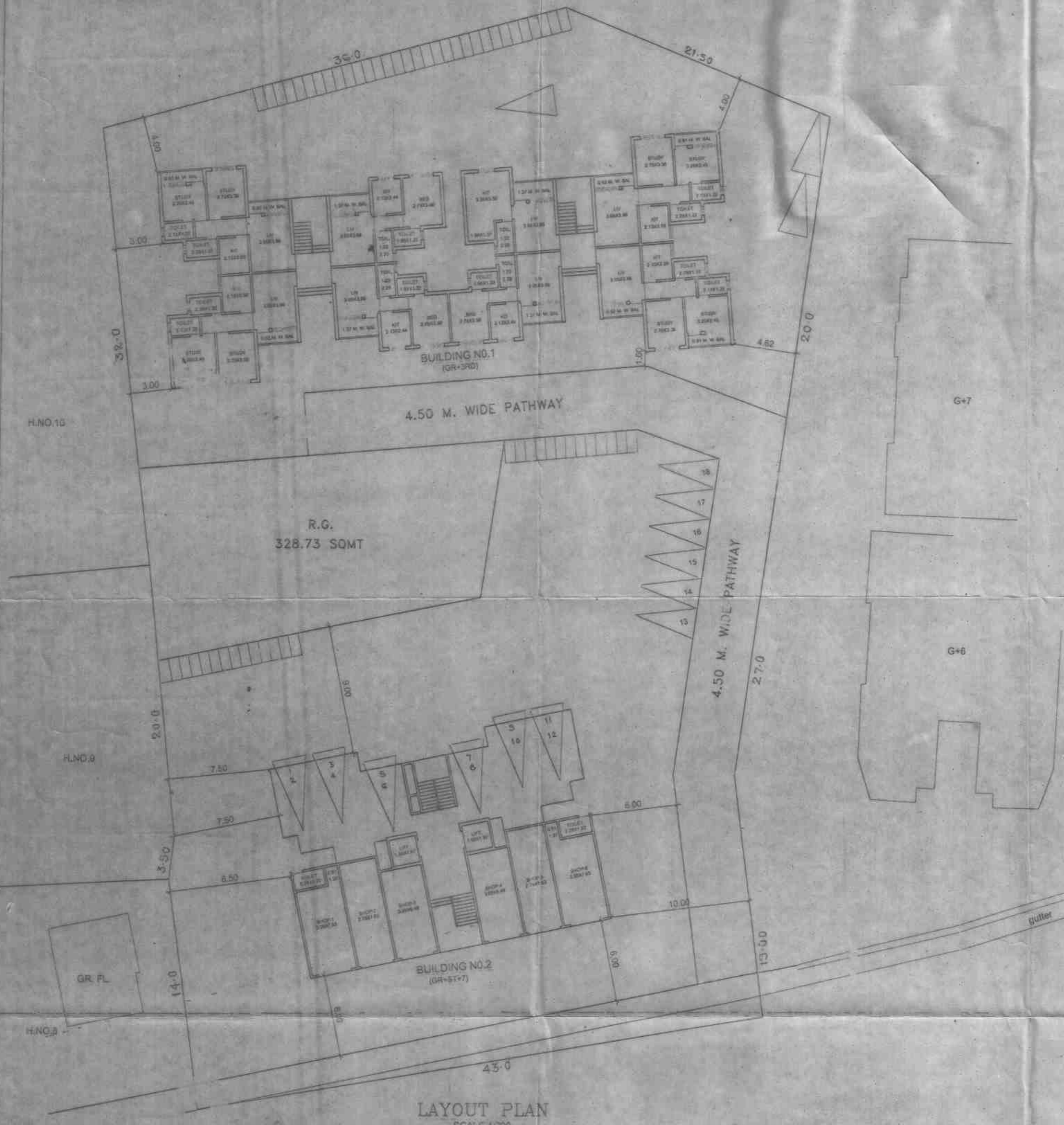
BUILT UP AREA STATEMENT							EXISTING PARKING AREA STATEMENT				PROPOSED PARKING AREA STATEMENT				PROFORMA-1					
BUILDING NO.	BUILDING TYPE	BUILT UP AREA	EXCESS BALCONY	TOTAL BUILT UP	PROPOSED BALCONY	STAIR & LIFT AREA	TOTAL CON. AREA	NO OF FLAT	PARKING REQUIRED	PARKING PROVIDED	TWO WHEELERS	NO OF FLAT	PARKING REQUIRED	PARKING PROVIDED	TWO WHEELERS	S.NO	H.NO	AREA SQMT	NAME OF THE OWNERS AS PER 7/12	APPLICANT
1	A	1576.44	5.24	1581.68 SQMT	157.62	131.18	1870.46 SQMT	BELOW 37.50 SQMT	10	-	10	BELOW 30.0 SQMT	-	-	-	318	5	1720.00	MR. MADHUKAR B. BHOIR & 3 OTHERS	P.A. TO MR. DATTATRAY B. BHOIR
2	B	1391.03	-	1391.03 SQMT	145.92	422.48	2263.43 SQMT	37.50 TO 50.00 SQMT	22	2.75	3	30.0 TO 50.0 SQMT	27	13.50	14	318	6	860.00		
TOTAL		3267.47	5.24	3272.71 SQMT	307.54	553.64	4133.89 SQMT	50.00 TO 80.00 SQMT	-	-	-	SHOP AREA	147.34/50	2.94	3	318	7	810.00		
TOTAL								TOTAL	32	2.75	3	VCP 10%	27	1.30	1	TOTAL		3390.00		

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

Issued As per Approved by Commissioner

Approved as amended Subject to the conditions mentioned in this Order Letter No. VVCMC/TP. PDP VP 3731/1168/2019-20 Date: 24/10/2019

Dr. Pradyumn K. Desai, Deputy Director, Town Planning, Vasai-Virar City Municipal Corporation, Vasai-Virar (E).

PLOT AREA CALCULATION

1 $1/2 \times 53.832 \times 8.21 \times 1\text{NO} = 220.96 \text{ SQ.MT.}$
 2 $1/2 \times 71.36 \times 38.83 \times 1\text{NO} = 1385.46 \text{ SQ.MT.}$
 3 $1/2 \times 71.36 \times 27.45 \times 1\text{NO} = 979.42 \text{ SQ.MT.}$
 4 $1/2 \times 42.51 \times 3.02 \times 1\text{NO} = 64.19 \text{ SQ.MT.}$
 5 $1/2 \times 45.93 \times 14.05 \times 1\text{NO} = 322.66 \text{ SQ.MT.}$
 6 $1/2 \times 45.93 \times 13.49 \times 1\text{NO} = 309.80 \text{ SQ.MT.}$
TOTAL ADDITION = 3282.50 SQ.MT.

D.P. ROAD AREA CALCULATION

7 $1/2 \times 42.60 \times 1.764 \times 1\text{NO} = 38.01 \text{ SQ.MT.}$
 8 $1/2 \times 42.60 \times 3.31 \times 1\text{NO} = 70.50 \text{ SQ.MT.}$
TOTAL ADDITION = 108.50 SQ.MT.

GARDEN AREA CALCULATION

1 $1/2 \times 27.81 \times 7.02 \times 1\text{NO} = 97.61 \text{ SQ.MT.}$
 2 $1/2 \times 30.35 \times 6.34 \times 1\text{NO} = 96.21 \text{ SQ.MT.}$
 3 $1/2 \times 30.35 \times 6.89 \times 1\text{NO} = 134.91 \text{ SQ.MT.}$
TOTAL ADDITION = 328.73 SQ.MT.

TOTAL PLOT AREA CALCULATION

AREA UNDER 'R' ZONE = 3282.50 SQMT
 D.P. ROAD AREA = 108.50 SQMT
TOTAL AREA = 3391.00 SQMT

PROFORMA-1		SQUARE METRES
A	AREA STATEMENT	
1	AREA OF PLOT	3390.00
2	DEDUCTIONS FOR	
a.	ROAD SETBACK AREA	-
b.	PROPOSED ROAD	108.50
c.	ANY RESERVATIONS	-
	TOTAL (A-B+C)	108.50
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	3281.50
4	DEDUCTION FOR	
a.	RECREATION GROUND (NON DEDUCTIBLE 10%)	328.15
b.	INTERNAL ROADS	-
	TOTAL (A-D)	3281.50
5	BALANCE AREA OF PLOT (3 MINUS 4C)	3281.50
6	ADDITIONS FOR FLOOR SPACE INDEX	
7a.	100%	-
7b.	100%	-
7	TOTAL AREA (5 PLUS 6)	3281.50
8	FLOOR SPACE INDEX PERMISSIBLE (F.A.I.)	1
9	FLOOR SPACE INDEX CREDIT AVAILABLE ADEVELOPMENT RIGHTS (RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM NO. 3)	-
10	PERMISSIBLE FLOOR AREA (7 PLUS 8) PLUS 9 ABOVE	3281.50
11	EXISTING FLOOR AREA	1581.68
12	PROPOSED AREA	1691.03
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	-
14	TOTAL BUILT UP AREA PROPOSED (11+12+13)	3272.71
15	F.A.I. CONSUMED (14/7)	0.99
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 PER FLOOR	
C	TENEMENT STATEMENT	
(i)	PROPOSED AREA (ITEM A, 12 ABOVE)	3272.71
(ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.)	147.34
(iii)	AREA AVAILABLE FOR TENEMENTS (i MINUS ii)	3125.37
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	94
(v)	TENEMENTS PROPOSED	27
(vi)	TENEMENTS EXISTING	32
	TOTAL TENEMENTS OF THE PLOT	59
D	PARKING STATEMENT	
(i)	PARKING REQUIRED BY RULE	
	CAR	20
	SCOOTER/MOTOR CYCLE/BYCYCLES	68
	OUTSIDERS (VISITORS)	-
(ii)	LOCK-UP GARAGES PERMISSIBLE	-
(iii)	LOCK-UP GARAGES PROPOSED	-
	CAR	-
	SCOOTER/MOTOR CYCLE/BYCYCLES	-
	OUTSIDERS (VISITORS)	-
(iv)	TOTAL PARKING PROVIDED	-
E	TRANSPORT VEHICLES PARKING/LOADING UNLOADING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	-
(ii)	TOTAL TRANSPORT VEHICLES (SPACES PROVIDED)	-

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES 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.

DESCRIPTION OF PROPOSED PROPERTY

PROPOSED BUILDING ON LAND BEARING S.NO.318 H.NO.5,6,7 OF VILLAGE-VIRAR TAL-VASAI, DIST-PALGHAR

NAME OF THE OWNER
 MR. MADHUKAR B. BHOIR & 3 OTHERS
 P.A. TO MR. DATTATRAY B. BHOIR

JOB NO. DATE SIGNATURE OF THE OWNER

DRAWING NO. SCALE DRAWING HAS BEEN PREPARED AS PER DOCUMENTS GIVEN BY THE OWNERS

NORTH LINE N

DRAWN BY
 CHECKED BY

SAMEER R. DESAI
 ARCHITECT

14, MIRZA NAGAR, 1ST FLOOR
 OPP - RLY STATION, VIRAR (E)
 PHONE - 9511860