

TOTAL BUILT-UP & CONSTRUCTION AREA STATEMENT (BLDG NO.1&2)

BUILDING NO.	FLOOR	COMMERCIAL			RESIDENTIAL		TOTAL B/U AREA	BALCONY AREA	STAIR CASE AREA	TOTAL CON.AREA	FIRE ESCAPE STAIR CASE AREA	STILT AREA	POCKET TERR. AREA	PATIO AREA	F.B./D.B AREA	REFUGE AREA
		BUILT UP AREA	RESIDENTIAL AREA	EXCESS BALCONY	RESIDENTIAL AREA	EXCESS BALCONY										
1	ST/GR+7(P.T)	354.96 SQMT	1024.08 SQMT	93.03 SQMT	1472.07 SQMT	102.40 SQMTS	207.72 SQMT	1782.19 SQMTS	106.33 SQMT	79.90 SQMTS	20.56 SQMT	24.54 SQMT	141.54 SQMT	15.06 SQMTS		
2	ST/GR+2	10.68 SQMT	164.19 SQMT	20.84 SQMT	195.71 SQMT	16.42 SQMTS	-	212.13 SQMTS	-	13.91 SQMTS	4.79 SQMT	-	-	-	-	-
TOTAL		365.64 SQMT	1188.27 SQMT	113.87 SQMT	1667.78 SQMT	118.82 SQMTS	207.72 SQMT	1994.32 SQMTS	106.33 SQMT	93.81 SQMTS	25.35 SQMT	24.54 SQMT	141.54 SQMT	15.06 SQMTS		

PARKING AREA STATEMENT (BLDG NO.1)

AREAS	TENEMENT	CAR PARKING		TWO WHEELER PARKING	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
COMM. 354.96 SQ.MT.	SHOP ABOVE 28 SQ.MT.	93.77/50= 1.87 NOS	2		
	SHOP BELOW 20 SQ.MT.	261.19/100= 2.61 NOS	3		
OTHER VISITORS		10% OF (4.48)=0.45 NOS	1		
TENEMENT BETWEEN 30.00 TO 50 SQ.MT.	5 NOS	5/2= 2.50 NOS	3	5/1=5.00 NOS	
TENEMENT BETWEEN 50.00 TO 70 SQ.MT.	12 NOS	12/1= 12.00 NOS	12	12/1=12.00 NOS	
ADD. VISITORS		10% OF (14.50)=1.45 NOS	2		
TOTAL	17 FLATS	29.68 NOS	23	17.00 NOS	17
		23 PARKING PROVIDED		17 PARKING PROVIDED	

(NOTE:- CARPET AREA OF FLAT EXCLUDING BALCONY CONSIDERED FOR PARKING.)

PARKING AREA STATEMENT (BLDG NO.2) (ATTACHED BUNGLOW)

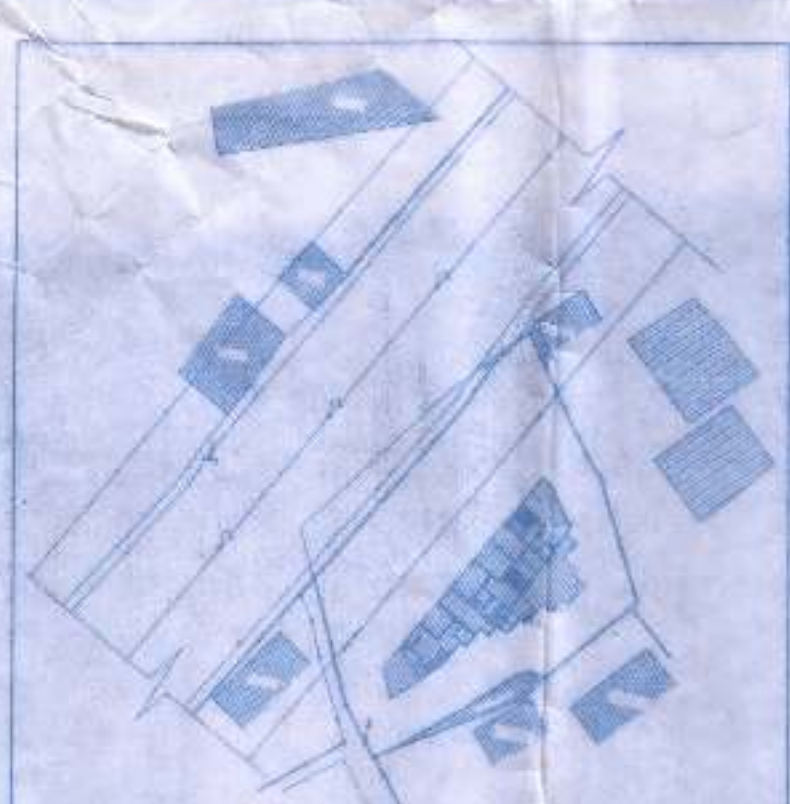
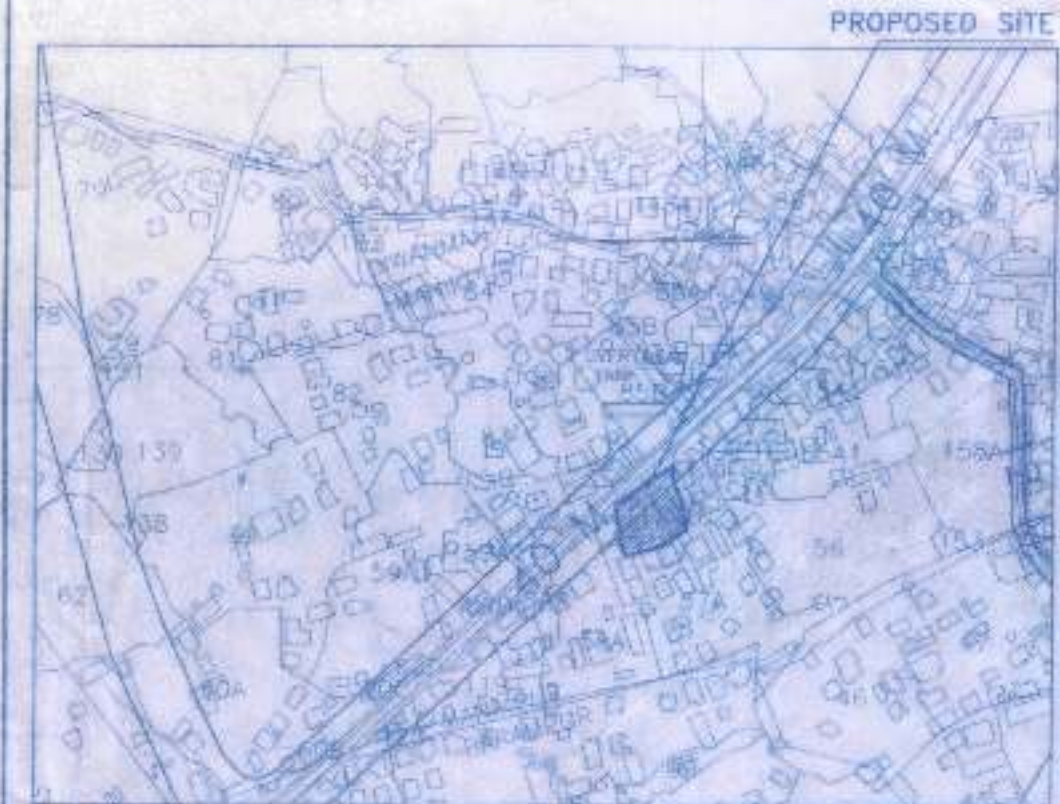
AREAS	TENEMENT	CAR PARKING		TWO WHEELER PARKING	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
COMM. 10.68 SQ.MT.	SHOP BELOW 20 SQ.MT.	10.68 /50= 0.21 NOS	-		
TENEMENT ABOVE 70 SQ.MT.	1 NOS	1/0.50= 2.00 NOS	-	1/1=1.00 NOS	
ADD. VISITORS		10% OF (2.2)=0.22 NOS	-		
TOTAL	1 FLATS	2.45 NOS	3	1.00 NOS	1
		3 PARKING PROVIDED		1 PARKING PROVIDED	

(NOTE:- CARPET AREA OF FLAT EXCLUDING BALCONY CONSIDERED FOR PARKING.)

TDR AREA CALCULATION GENERATING PLOT X AREA RECEIVING PLOT

A) R.R. VALUE OF GENERATING PLOT (2018)
S.NO.32/A/1A/1B/4 (SOPARA) DRC NO 104 = RS. 15400/-

B) R.R. VALUE OF RECEIVING PLOT (2018)
S.NO.121, H.NO.B, (MANIKPUR) = RS. 8350/-
T.D.R. GENERATED

$$\frac{A}{B} = \frac{15400}{8350} = 1.8443 \times 383.00 = 706.37 \text{ SQ.MT}$$


LOCATION PLAN SCALE 1:5000

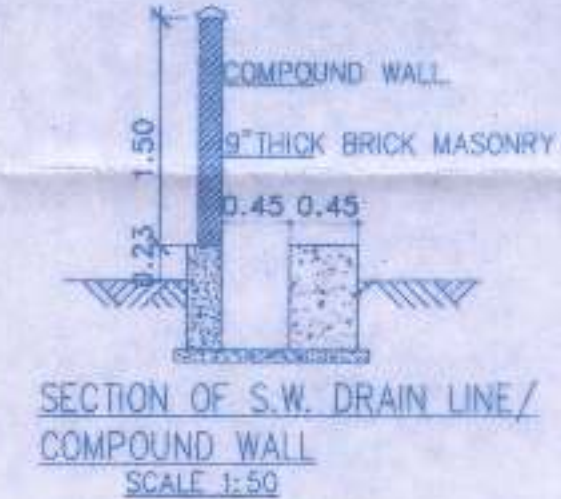
KEY PLAN (SCALE-N.T.S)



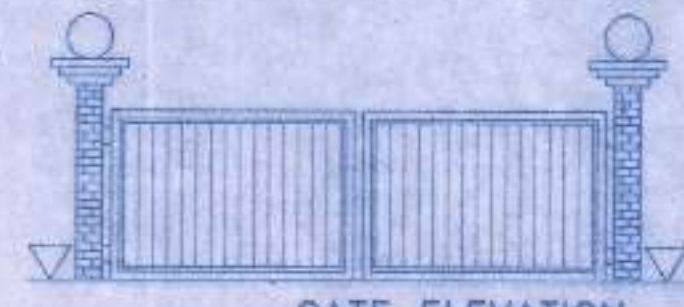
HOLDING AREA DIAGRAM SCALE 1:500

HOLDING AREA STATEMENT

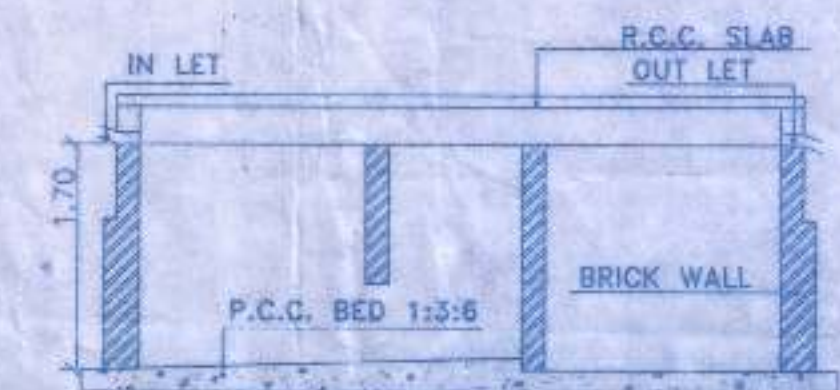
S. NO.	H. NO.	PLOT AREA
121	B	1568.00 SQMT
TOTAL		1568.00 SQMT



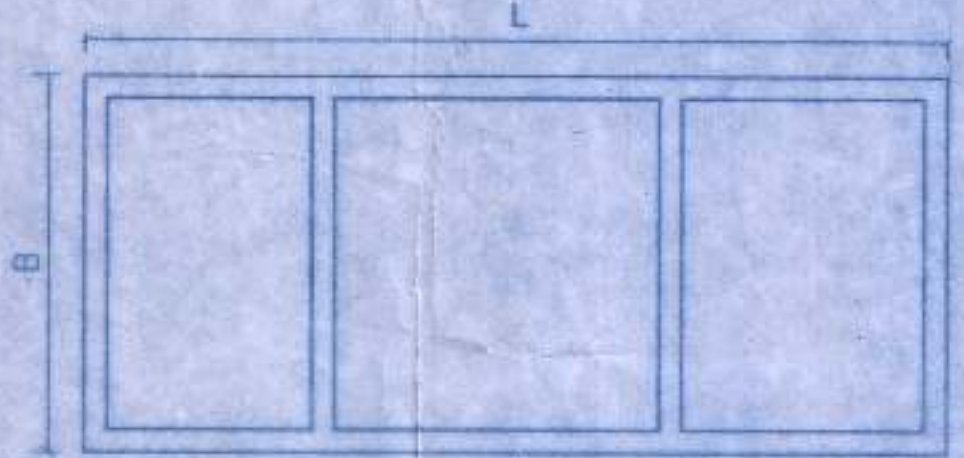
SECTION OF S.W. DRAIN LINE / COMPOUND WALL SCALE 1:50



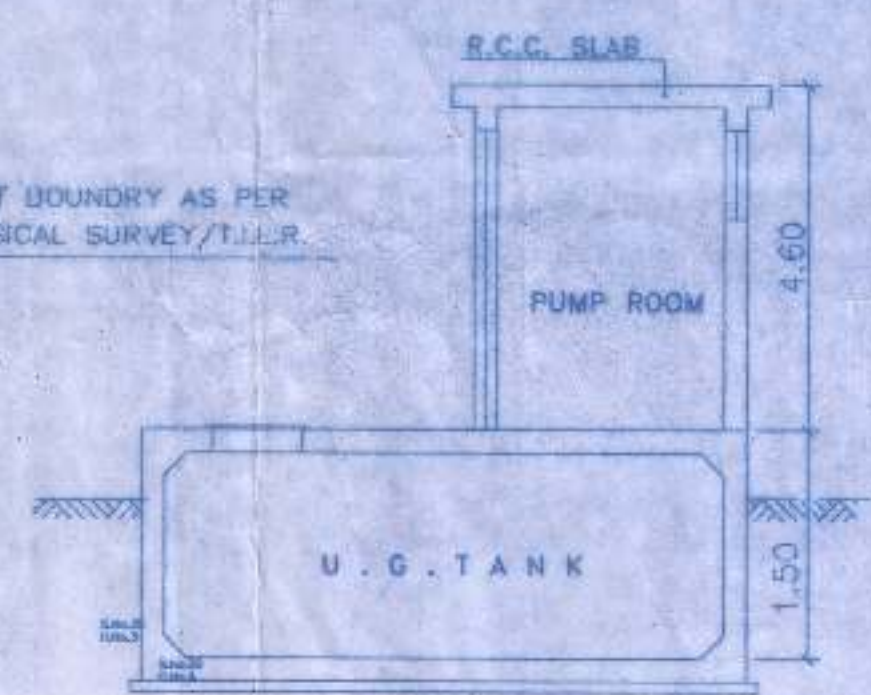
GATE ELEVATION SCALE 1:500



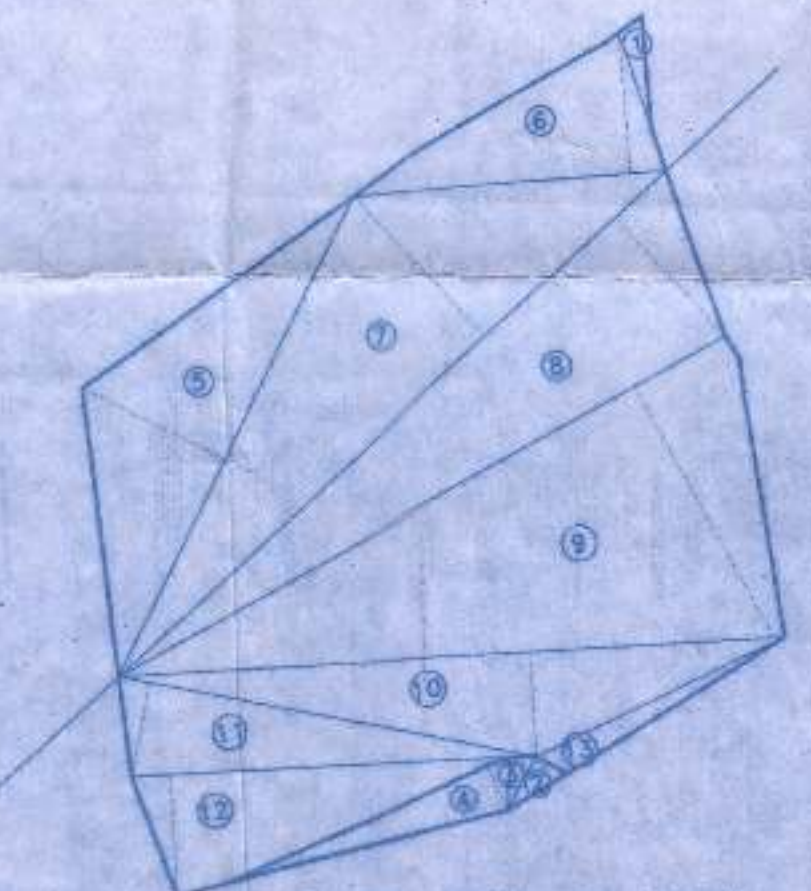
SECTION OF SEPTIC TANK SCALE 1:50



SEPTIC TANK PLAN SCALE 1:50



SECTION OF U.G. WATER TANK & PUMP ROOM SCALE 1:50



PLOT AREA DIAGRAM SCALE 1:500

PLOT AREA CALAULATION

(I) AREA UNDER ENCROCHMENT

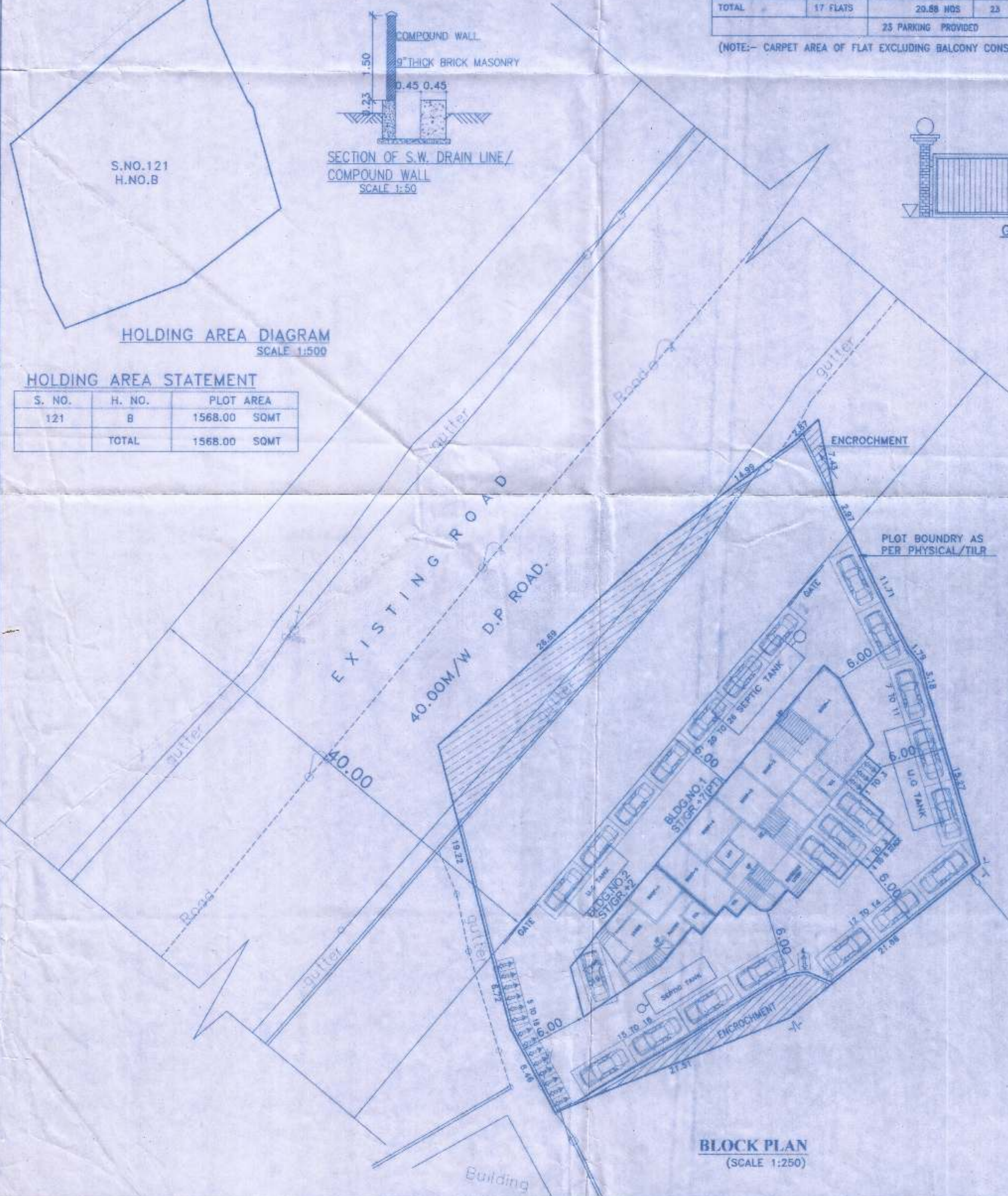
1	7.40 X 1.45 X 0.50 =	5.36 SQ.M
2	4.80 X 2.00 X 0.50 =	4.80 SQ.M
3	4.05 X 1.50 X 0.50 =	3.04 SQ.M
4	20.40 X 3.25 X 0.50 =	33.15 SQ.M
TOTAL AREA		46.35 SQ.M

(II) AREA UNDER EXISTING & D.P. ROAD

5	35.35 X 9.50 X 0.50 =	167.91 SQ.M
6	20.13 X 9.30 X 0.50 =	93.61 SQ.M
7	49.19 X 12.15 X 0.50 =	298.83 SQ.M
TOTAL AREA		560.35 SQ.M

(IV) CLEAR PLOT AREA CALCULATION

8	49.35 X 10.60 X 0.50 =	261.56 SQ.M
9	46.02 X 18.18 X 0.50 =	418.32 SQ.M
10	44.20 X 8.50 X 0.50 =	143.65 SQ.M
11	27.55 X 6.30 X 0.50 =	86.78 SQ.M
12	26.10 X 8.00 X 0.50 =	104.40 SQ.M
13	18.23 X 1.88 X 0.50 =	17.14 SQ.M
TOTAL AREA		1031.85 SQ.M
TOTAL AREA (I+II+III+IV)		1838.35 SQ.M
PLOT AREA AS PER 7/12		1568.00 SQ.M



BLOCK PLAN (SCALE 1:250)

PROFORMA I

A	AREA STATEMENT	SQ.MTS.
TOTAL		1568.00
1	AREA OF PLOT AS PER 7/12	1568.00
2	DEDUCTIONS	-
a.	ENCROCHMENT	46.15
b.	EXISTING ROAD & 40.00 MTR. WIDE D. P. ROAD	560.35
TOTAL (a+b)		606.50
3	NET AREA OF THE PLOT(1 - 2)	961.50
4	FLOOR SPACE INDEX PERMISSIBLE	1.00
5	TOTAL AREA (4 X 3)	961.50
6	MAXIMUM BUILT UP AREA PERMISSIBLE BY WAY OF DR/TDR (961.50+961.50X1.40)	2692.20
7	ADDITIONS FOR FLOOR SPACE INDEX	-
a.	ADD T.D.R FROM S.NO.32/A/1A/1B/4, VILL-SOPARA (CERTIFICATE NO. 104)	706.37
8	TOTAL PERMISSIBLE FLOOR AREA (3 + 7a)	1667.87
9	TOTAL BUILT UP AREA PROPOSED	1667.78

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)	PROPOSED AREA (ITEM A.14 ABOVE)	1667.78
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	365.64
(iii)	AREA AVAILABLE FOR TENEMENTS(MINUS II)	1302.14
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	39
(v)	TENEMENTS PROPOSED	18
(vi)	TENEMENTS EXISTING	-
TOTAL TENEMENTS ON THE PLOT		-

D. PARKING STATEMENT

(i)	PARKING REQUIRED BY RULE	-
(ii)	CAR	26
(iii)	SCOOTER/MOTORCYCLE	18
(iv)	OUTSIDERS (VISITORS)	-
(v)	LOCK-UP GARAGES PERMISSIBLE	-
(vi)	LOCK-UP GARAGES PROPOSED	-
(vii)	CAR	-
(viii)	SCOOTER/MOTORCYCLE	-
(ix)	OUTSIDERS (VISITORS)	-
(x)	TOTAL PARKING PROVIDED	44

TRANSPORT VEHICLES PARKING

(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	-
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PROFORMA II

CONTENTS OF SHEET

LAYOUT PLAN, PLOT AREA DIAGRAM, PLOT AREA CALCULATION, HOLDING AREA DIAGRAM, TDR AREA CALCULATION ETC.

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

APPROVED BY: Deputy Director Town Planning (E-10) Vasai-Virar City Municipal Corporation, Vasai, Virar (E)

REVISIONS	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08.09.2015 AND THE DIMENSIONS OF THE SIDE ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AND BUNGLOW ON PLOT BEARING S.NO.121, H.NO.B, VILL- MANIKPUR, TALUKA-VASAI, DIST- PALGHAR.

NAME OF APPLICANT: MR. LYNDON JOSEPH D'MELLO & MR. LLEWELLYN JOSEPH D'MELLO THROUGH P.A. HOLDER M/S. IDEAL PROPERTIES PROPRIETOR MR. PERCIVAL P. FURTADO

SIGNATURE OF APPLICANT: P. Furtado

JOB NO. VP.NO.5463 OFF FL.NO. 1690

DATE: 28-06-2019

DRAWING NO. S1 OF S3

SCALE: AS SHOWN

NORTH LINE

DRAWN BY: NABI

CHECKED BY:

EN-CON Architectural & Structural Works Project Consultants

G 7/8 "D" WING, BETHI PALACE AMBAOI ROAD, VASAI ROAD (WEST), 401 202

PHONE: 912-2503114, 333404

E-MAIL: encon1@gmail.com