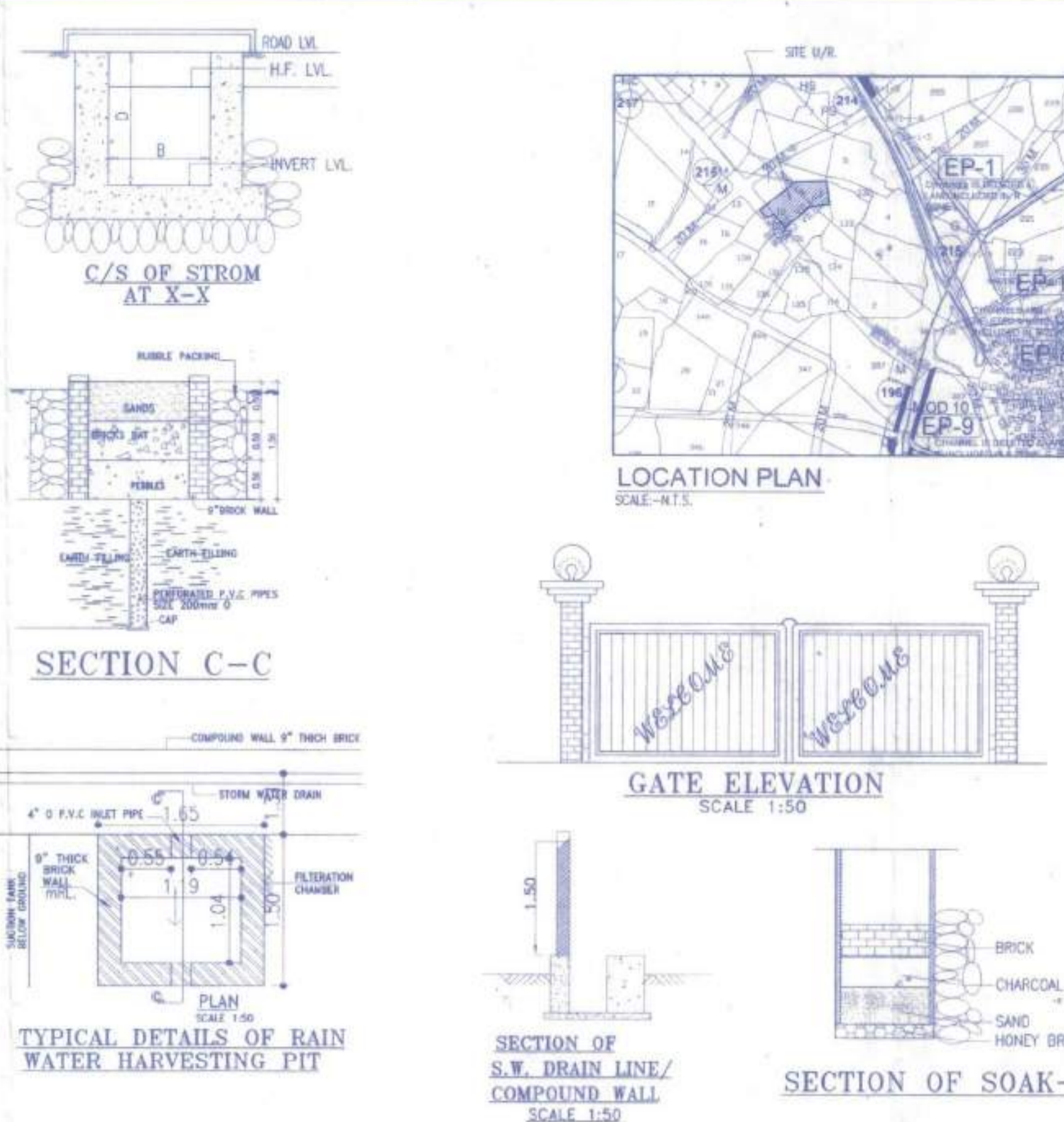
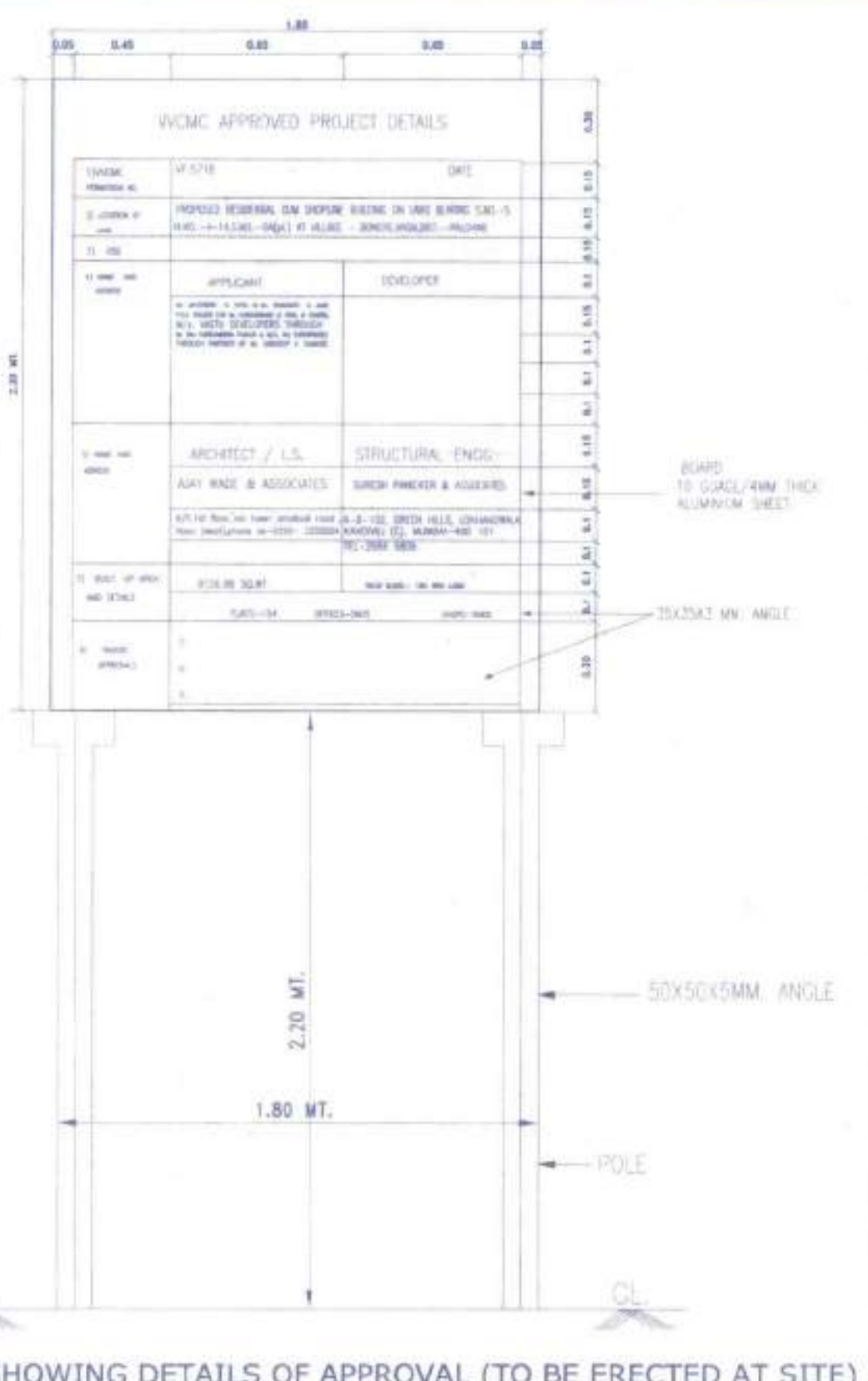


Approved as amended in Subject to the Conditions mentioned in this Office Letter No. V.P.C.M.A. NO. 1819 DATED. 24.11.2019
 Issued As per Approved by Commissioner
 Deputy Director Town Planning
 Vasai-Virar City Municipal Corporation
 Vasai - Virar (E)



BUILT UP AREA PROPOSED FOR SALE = 6771.28 SQ.MT.
 MINIMUM REQUIRED 20% AREA TO MHADA = 1354.25 SQ.MT.
 TOTAL PROPOSED B.U.AREA TO MHADA = 1384.61 SQ.MT.
 (448.53 + 936.08)

20% AREA TO BE HANDOVER TO MHADA

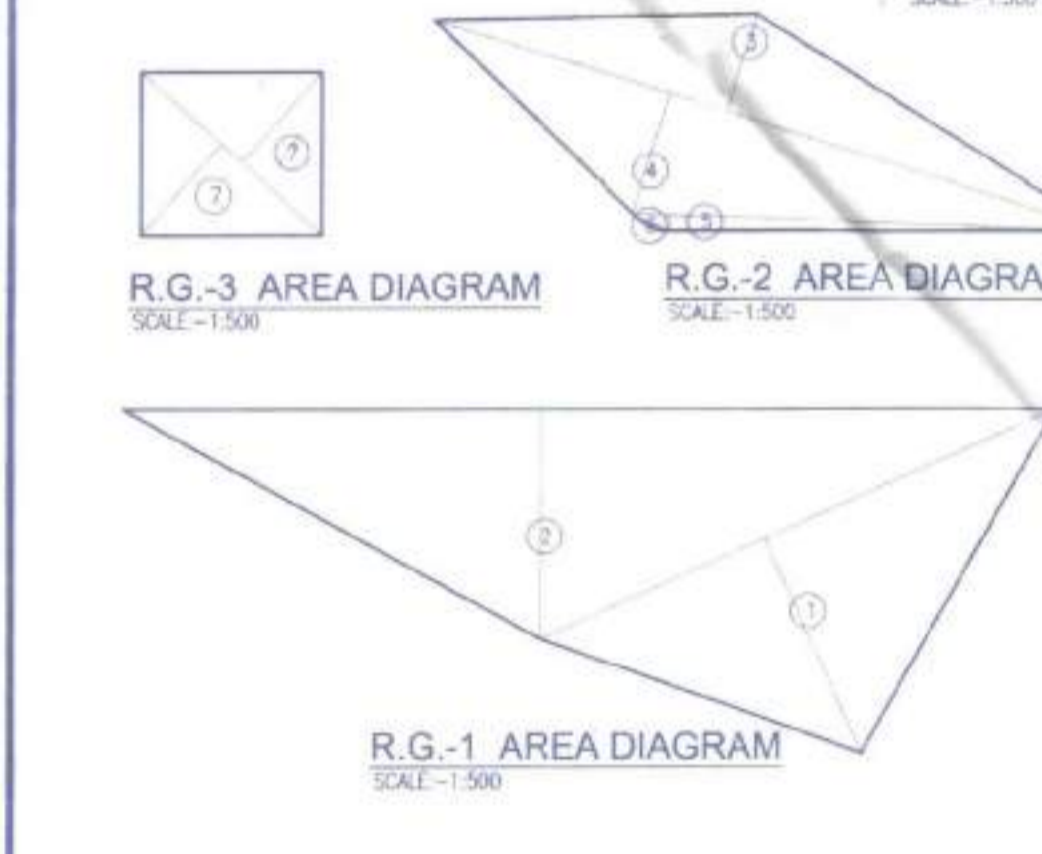
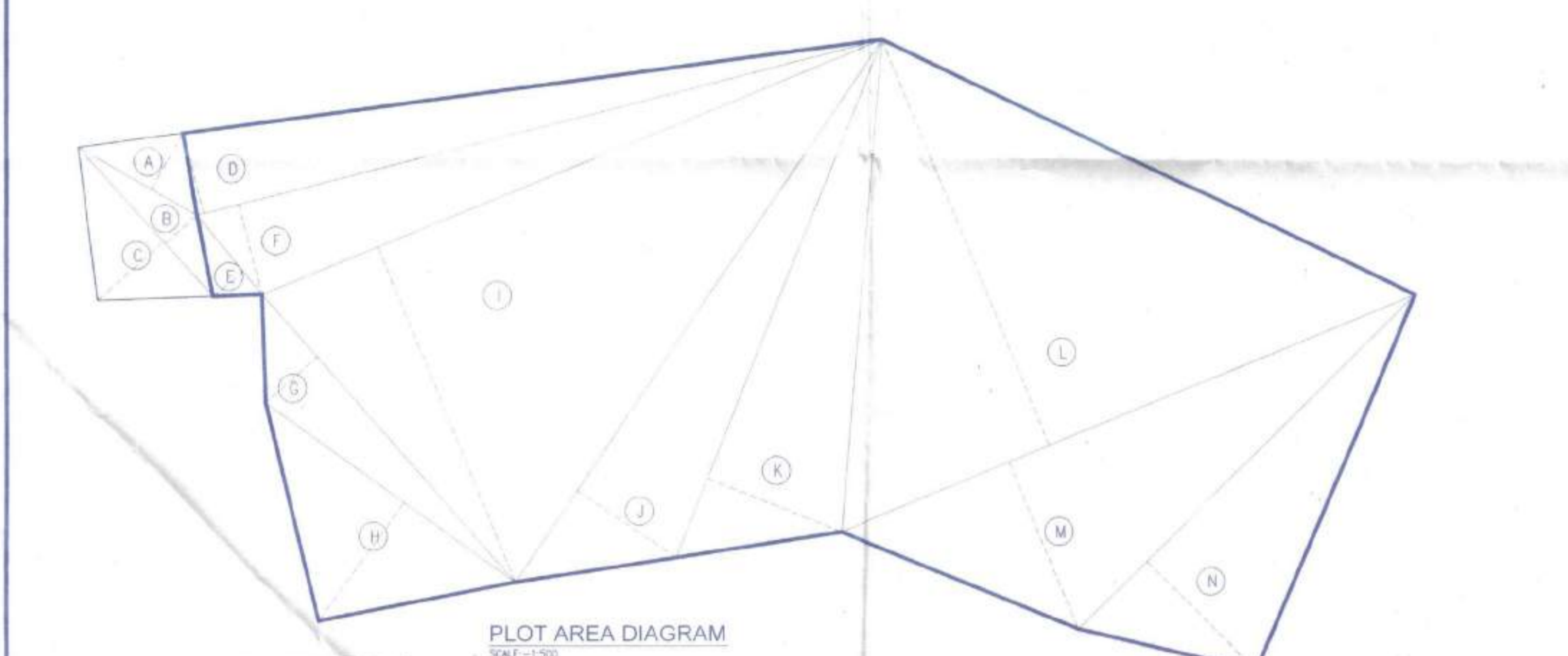
BUILT UP AREA STATEMENT					
WING	FLOOR	FLAT NO	BUILT UP AREA	TOTAL BUILT UP AREA	
A	2ND	201	49.06	6.92	55.98
	3RD	301	49.06	6.92	55.98
	4TH	401	49.06	6.92	55.98
	5TH	501	49.06	6.92	55.98
	6TH	601	49.06	6.92	55.98
	7TH	701	49.06	6.92	55.98
	7TH	703	37.55	0.00	37.55
TOTAL AREA			407.01	41.52	448.53

TOTAL NUMBER OF FLATS PROPOSED = 09 NOS.

20% AREA TO BE HAND OVER TO MHADA

BUILT UP AREA STATEMENT							
WING	FLOOR	FLAT NO	BUILT UP AREA	TOTAL BUILT UP AREA			
B	3RD	310	35.72	0.00	35.72		
	TOTAL AREA			35.72	0.00	35.72	
	4TH	401	35.94	0.00	35.94		
		406	35.94	0.00	35.94		
		407	35.72	0.00	35.72		
		408	49.44	0.56	50.00		
		409	49.44	0.56	50.00		
		410	35.72	0.00	35.72		
		TOTAL AREA			242.24	1.12	243.36
		5TH	501	35.98	0.00	35.98	
504			34.57	0.67	35.24		
506			35.94	0.00	35.94		
507	35.72		0.00	35.72			
408	49.44		0.56	50.00			
509	49.44		0.56	50.00			
510	35.72		0.00	35.72			
TOTAL AREA			276.81	1.79	278.60		
6TH	601		35.98	0.00	35.98		
	606		35.94	0.00	35.94		
	607	35.72	0.00	35.72			
	608	44.80	1.02	45.84			
	609	44.80	1.02	45.84			
	610	35.72	0.00	35.72			
	TOTAL AREA			233.00	2.04	235.04	
	7TH	701	35.98	0.00	35.98		
		706	35.94	0.00	35.94		
		707	35.72	0.00	35.72		
710		35.72	0.00	35.72			
TOTAL AREA			143.36	0.00	143.36		
TOTAL(4TH TO 7TH)			931.13	4.95	936.08		

TOTAL NUMBER OF FLATS PROPOSED = 24 NOS.



R.G. AREA CALCULATION

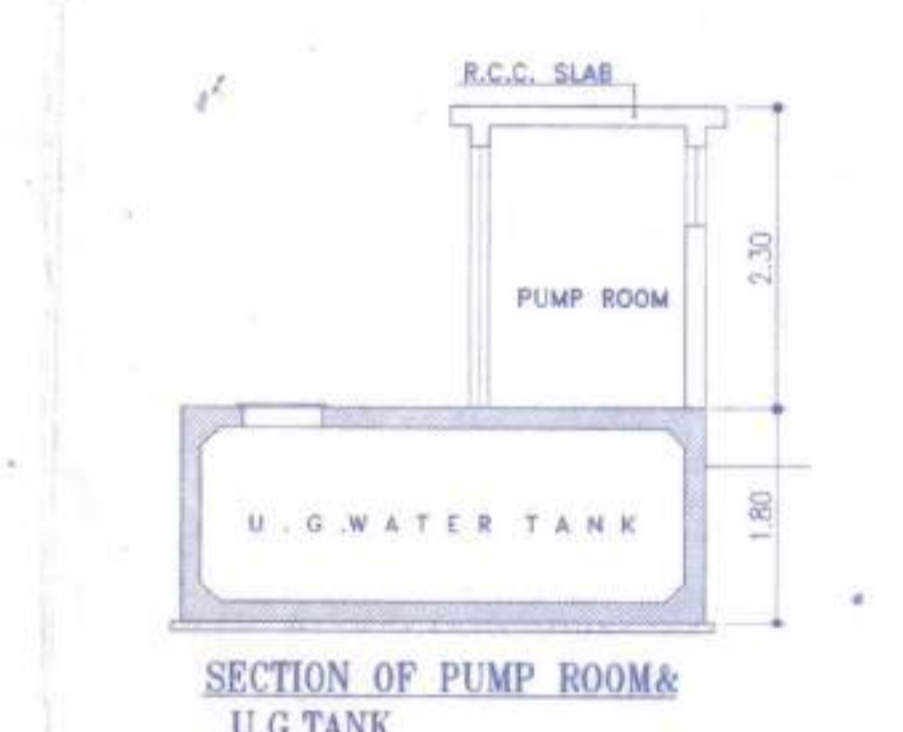
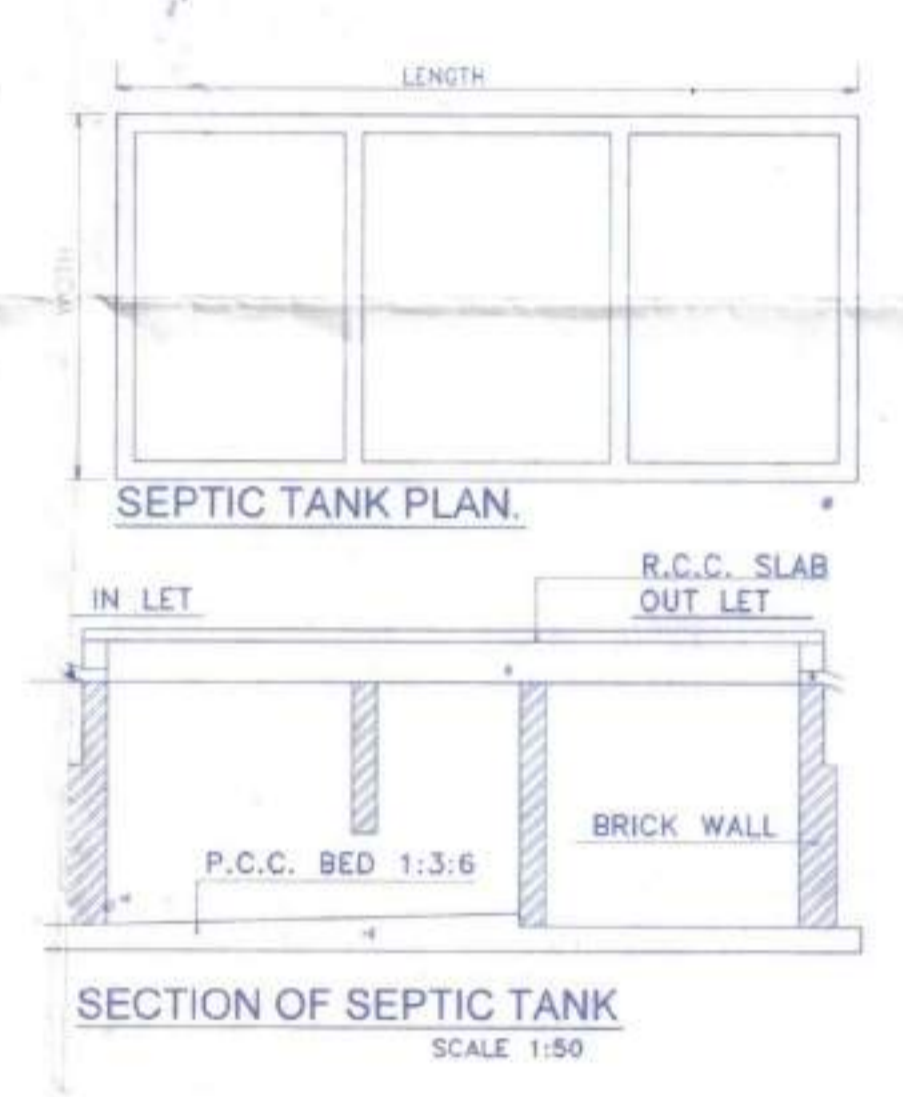
R.G.1					
1	1/2 X 37.40 X 15.88 X 1NO	=	291.22 SQ.MT.		
2	1/2 X 61.78 X 15.31 X 1NO	=	472.93 SQ.MT.		
TOTAL ADDITION				=	766.15 SQ.MT.

R.G.2

3	1/2 X 46.46 X 6.81 X 1NO	=	158.20 SQ.MT.		
4	1/2 X 46.46 X 8.29 X 1NO	=	192.58 SQ.MT.		
5	1/2 X 31.22 X 1.06 X 1NO	=	16.55 SQ.MT.		
6	2/3 X 2.67 X 0.28 X 1NO	=	0.50 SQ.MT.		
TOTAL ADDITION				=	367.83 SQ.MT.

R.G.3

7	1/2 X 16.10 X 8.00 X 1NO	=	64.40 SQ.MT.		
8	1/2 X 16.10 X 8.00 X 1NO	=	64.40 SQ.MT.		
TOTAL ADDITION				=	128.80 SQ.MT.
TOTAL R.G. PROPOSED (1+2+3)				=	1262.78 SQ.MT.
TOTAL R.G. PERMISSIBLE				=	1200.37 SQ.MT.



PARKING STATEMENT AS PER NEW DCR

WING-A

SL. NO.	DESCRIPTION	NO. OF TENEMENTS	CAR PARKING PROVIDED	SCOOTER PARKING PROVIDED	PROVISION REQUIRED	PROVISION PROVIDED
1	CARPET AREA BELOW 30.00 SQ.MT	-	NOS	-	NOS	-
2	CARPET AREA 30.00 TO 50.00 SQ.MT	30	NOS	15	NOS	15
3	CARPET AREA 50.00 TO 70.00 SQ.MT	17	NOS	17	NOS	17
4	CARPET AREA ABOVE 70.00 SQ.MT	-	NOS	-	NOS	-
5	ADDITIONAL VISITORS PARKING 10%	-	NOS	03	NOS	03
6	PARKING FOR COMM. AREA 810.99/1000X1=8.11	08	NOS	08	NOS	08
TOTAL			47	NOS	43	NOS

WING-B

1	CARPET AREA BELOW 30.00 SQ.MT	55	NOS	14	NOS	14
2	CARPET AREA 30.00 TO 50.00 SQ.MT	12	NOS	06	NOS	06
3	CARPET AREA 50.00 TO 70.00 SQ.MT	-	NOS	-	NOS	-
4	CARPET AREA ABOVE 70.00 SQ.MT	-	NOS	-	NOS	-
5	ADDITIONAL VISITORS PARKING 10%	-	NOS	2	NOS	2
6	PARKING FOR COMM. AREA 179.03/1000X1=1.79	2	NOS	2	NOS	2
TOTAL			67	NOS	24	NOS

WING-C

1	CARPET AREA BELOW 30.00 SQ.MT	19	NOS	05	NOS	05
2	CARPET AREA 30.00 TO 50.00 SQ.MT	26	NOS	13	NOS	13
3	CARPET AREA 50.00 TO 70.00 SQ.MT	04	NOS	04	NOS	04
4	CARPET AREA ABOVE 70.00 SQ.MT	-	NOS	-	NOS	-
5	ADDITIONAL VISITORS PARKING 10%	-	NOS	2	NOS	2
6	PARKING FOR COMM. AREA 179.03/1000X1=1.79	2	NOS	2	NOS	2
TOTAL			49	NOS	26	NOS
GRANDTOTAL(A+B+C)			163	NOS	93	NOS

TOTAL BUILT UP AREA & CONSTRUCTED AREA STATEMENT (WING-A)

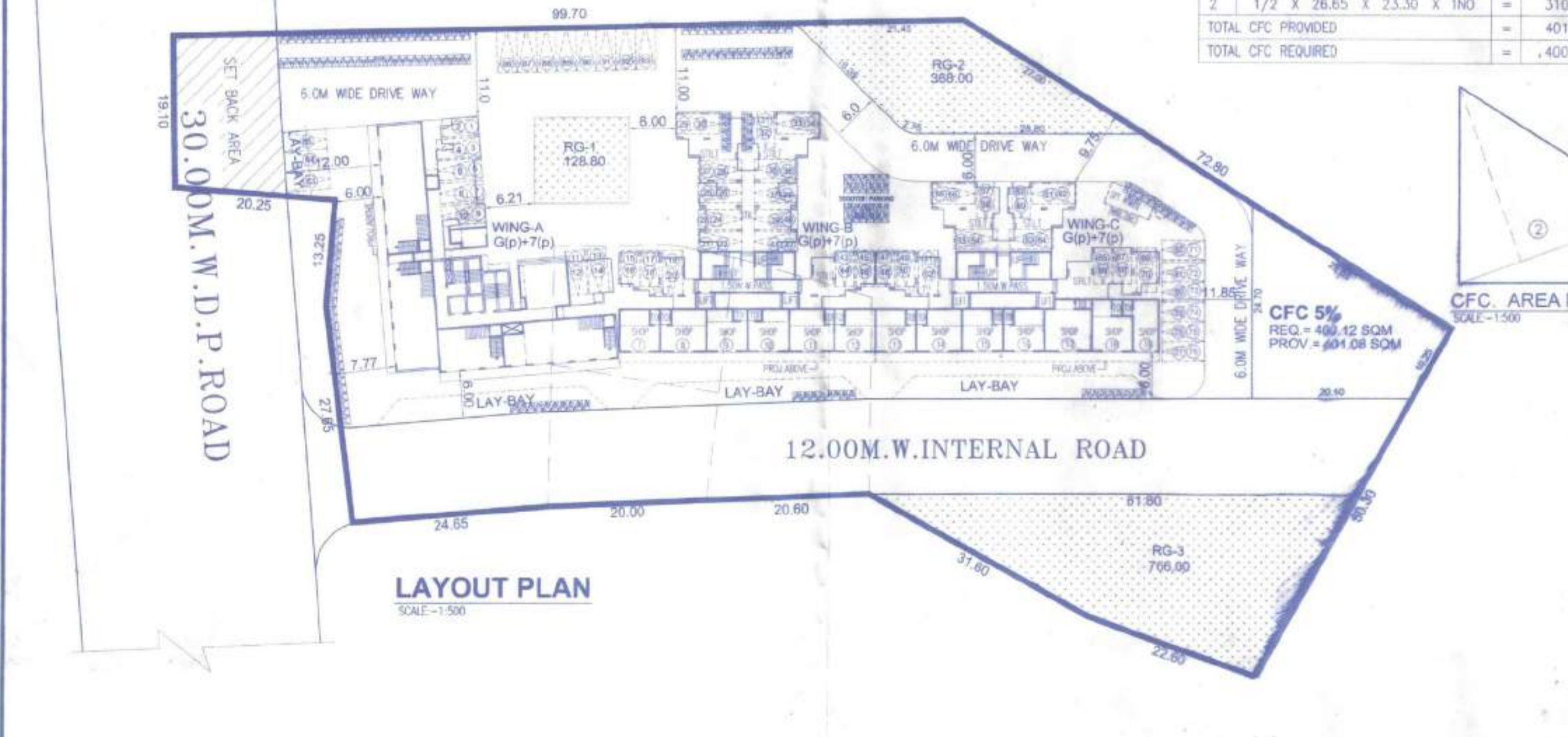
FLOOR	COMM.	RESL.	EX. BAL. AREA	C.B. AREA	B.I.U. AREA	BAL. AREA	ST. CASE AREA	TOTAL CONTA.	REFUGE AREA	STILT AREA	PKT. AREA	F.B. AREA	D.B. AREA	
GRD	296.84	0.00	0.00	296.84	0.00	85.11	381.95	0.00	0.00	381.95	0.00	11.40	32.95	
1ST	524.55	0.00	0.00	524.55	0.00	40.00	564.55	0.00	0.00	564.55	0.00	0.00	0.00	
2ND	352.69	2.62	355.31	35.27	92.64	483.22	22.44	14.81	520.47	0.00	0.00	0.00	0.00	
3RD	352.69	2.62	355.31	35.27	92.64	483.22	22.44	14.81	520.47	0.00	0.00	0.00	0.00	
4TH	352.69	2.62	355.31	35.27	92.64	483.22	22.44	14.81	520.47	0.00	0.00	0.00	0.00	
5TH	304.54	4.39	308.93	26.06	95.80	430.79	17.75	12.98	461.52	96.24	0.00	0.00	0.00	
6TH	352.69	2.62	355.31	35.27	92.64	483.22	22.44	14.81	520.47	0.00	0.00	0.00	0.00	
7TH	352.69	2.62	355.31	35.27	92.64	483.22	22.44	14.81	520.47	0.00	0.00	0.00	0.00	
TOTAL			2067.99	17.49	2067.87	202.41	684.11	3793.39	128.95	87.03	4010.37	96.24	62.45	11.40

TOTAL BUILT UP AREA & CONSTRUCTION AREA STATEMENT (WING-B)

FLOOR	COMM.	RESL.	EX. BAL. AREA	C.B. AREA	B.I.U. AREA	BAL. AREA	ST. CASE AREA	TOTAL CONTA.	REFUGE AREA	STILT AREA	PKT. AREA	F.B. AREA	D.B. AREA	
GRD	179.03	0.00	0.00	179.03	0.00	0.00	179.03	0.00	0.00	179.03	0.00	0.00	0.00	
1ST	349.16	0.37	349.53	13.59	383.12	36.92	97.21	517.25	0.00	0.00	64.05	29.56	9.00	
2ND	349.16	0.37	349.53	13.59	383.12	36.92	97.21	517.25	0.00	0.00	64.05	29.56	9.00	
3RD	349.16	0.37	349.53	13.59	383.12	36.92	97.21	517.25	0.00	0.00	64.05	29.56	9.00	
4TH	349.16	0.37	349.53	13.59	383.12	36.92	97.21	517.25	0.00	0.00	64.05	29.56	9.00	
5TH	335.98	0.00	335.98	0.00	335.98	0.00	335.98	335.98	0.00	0.00	0.00	0.00	0.00	
6TH	335.98	0.00	335.98	0.00	335.98	0.00	335.98	335.98	0.00	0.00	0.00	0.00	0.00	
7TH	275.54	0.00	275.54	0.00	275.54	0.00	275.54	275.54	0.00	0.00	0.00	0.00	0.00	
TOTAL			179.03	2440.50	3.58	85.32	2708.43	242.43	750.38	3701.24	38.30	297.03	87.24	269.81

TOTAL BUILT UP AREA & CONSTRUCTION AREA STATEMENT (WING-C)

FLOOR	COMM.	RESL.	EX. BAL. AREA	C.B. AREA	B.I.U. AREA	BAL. AREA	ST. CASE AREA	TOTAL CONTA.	REFUGE AREA	STILT AREA	PKT. AREA	F.B. AREA	D.B. AREA	
GRD	213.36	0.00	0.00	213.36	0.00	0.00	213.36	0.00	0.00	213.36	0.00	0.00	0.00	
1ST	334.69	0.55	335.24	14.07	349.31	33.47	81.68	464.46	0.00	0.00	80.58	45.65	13.80	
2ND	334.69	0.55	335.24	14.07	349.31	33.47	81.68	464.46	0.00	0.00	80.58	45.65	13.80	
3RD	334.69	0.55	335.24	14.07	349.31	33.47	81.68	464.46	0.00	0.00	80.58	45.65	13.80	
4TH	334.69	0.55	335.24	14.07	349.31	33.47	81.68	464.46	0.00	0.00	80.58	45.65	13.80	
5TH	300.40	1.10	301.50	12.96	314.46	30.04	81.68	426.18	38.30	0.00	0.00	41.30	12.08	
6TH	334.69	0.55	335.24	14.07	349.31	33.47	81.68	464.46	0.00	0.00	80.58	45.65	13.80	
7TH	240.74	0.00	240.74	0.00	240.74	0.00	240.74	240.74	0.00	0.00	0.00	0.00	0.00	
TOTAL			213.36	2214.59	3.85	90.36	2522.16	220.41	642.97	3385.54	38.30	225.53	80.58	281.02



PROFORMA-I

A AREA STATEMENT	AREA IN SQ.MT
1. AREA OF PLOT AS PER 7/12	8270.00
2. DEDUCTIONS FOR	-
a. ROAD SETBACK AREA (30.00 M.)	267.56
b. ENCROACHMENT AREA	-
TOTAL (a+b+c)	267.56
3. NET PLOT AREA (1 MINUS 2)	8002.44
4. DEDUCTIONS FOR	-
a. RECREATION GROUND 15% (NON DEDUCTABLE)	1200.37
b. C.F.C AREA 5%	400.12
TOTAL (a+b)	1600.49
5. BUILDABLE PLOT AREA (3 X 0.85)	6802.07
6. ADDITIONAL FSI ISSUED FOR MHADA (5X20%)	1360.41
7. TOTAL AREA (5 PLUS 6)	8162.48
8. FLOOR SPACE INDEX PERMISSIBLE	ONE
9. FLOOR SPACE INDEX CREDIT AVAILABLE AS PER DEVELOPMENT RIGHTS RESTRICTED TO 40% OF THE BALANCE AREA WIDE ITEM NO.3 ABOVE	---
10. PERMISSIBLE FLOOR AREA	8162.48
11. EXISTING BUILDING AREA	---
12. PROPOSED BUILT UP AREA FOR SALE	6771.28
13. MINIMUM REQUIRED BUILT UP AREA FOR MHADA (12X20%)	1355.74
14. PROPOSED BUILT UP AREA FOR MHADA	1366.18
15. TOTAL BUILT UP AREA PROPOSED	8137.46

PROFORMA - II
 CONTENTS OF SHEET
 BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & CALCULATION.

CERTIFIED AREA
 CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSION OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 8270.11 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL CUM SHOPLINE BUILDING ON LAND BEARING S.N.O-5 H.NO-44-S.N.O.-5A(PT.) AT VILLAGE - DONGRE, TALUKA-VASAI, DIST. PALGHAR.

NAME OF OWNER/APPLICANT
 Mr. JAYENDRA K. PATIL & Mr. BHAGVATI K. JAIN
 P.O.A. HOLDER FOR Mr. CHANDRAKANT D. PATIL & OTHERS.
 M/s. VASTU DEVELOPERS THROUGH
 Mr. RAJHARICHANDRA THAKUR & M/s. RAJ ENTERPRISES THROUGH PARTNER OF M. SANDEEP V. SANKHE

SIGNATURE OF OWNER
 J.K. Patil, Bhagwati K. Jain

DATE
 18.09.2019

SCALE
 CHKD BY

AS SHOWN

NORTH LINE
 DRG. NO
 01 OF 08
 JOB NO
 OFF-FILE-923

AJAYWADE & ASSOCIATES
 Architects, Engineers & Surveyors.
 A/6, 1st floor, sai tower, ambadi road,
 Vasai (west), phone no-0250- 2335504