



TOTAL AREA STATEMENT (PROPOSED NEW USES)

BLDG	WING	FLOORS	CONST. AREA (SQM)	CONVEY. AREA (SQM)	TOTAL AREA (SQM)	MINIMUM AREA (SQM)	PLAT AREA (SQM)	PROPOSED AREA (SQM)	POCKET/TERRACE AREA (SQM)
7	B	ST+15	---	3719.22	3719.22	---	195.30	87.16	---
10	A	RS+16/4	---	3769.53	3769.53	---	168.77	85.90	---
	B	RS+16/4	---	3879.53	3879.53	---	167.31	83.70	---
	C	RS+16/4	228.56	5494.10	5722.66	---	166.43	115.16	68.54
	D	RS+16/7	304.72	10740.32	11045.04	---	320.34	260.04	81.99
	E	RS+16/11	230.06	8686.78	8916.84	---	113.62	154.67	45.84
	F	RS+16/11	---	4454.50	4454.50	---	158.72	129.87	---
	G	RS+16/11	---	4422.38	4422.38	---	154.29	126.57	---
	H	RS+16/11	---	5182.35	5182.35	---	179.76	103.26	---
	I	RS+16/11	---	9036.65	9036.65	---	509.36	178.00	---
TOTAL			791.54	62415.65	63207.19	8288.09	1538.42	1517.17	194.21
GRAND TOTAL			791.54	60134.74	60926.28	8288.09	1537.72	1504.33	194.21
C.F.C. BLDG	G42		1502.10	---	1502.10	---	---	---	---

TOTAL MHADA AREA TRIP = 1423.80 SQ.MT.  
TOTAL MHADA AREA PROP. = 1427.60 SQ.MT.

TOTAL CONSTRUCTION AREA STATEMENT (PROPOSED OLD DCR)

BLDG	WING	FLOORS	COMMA AREA	RES. AREA	TOTAL AREA	CONVEY AREA	PLAT AREA	MINIMUM AREA	C.B. AREA	MINIMUM PLAT AREA	CONST. AREA	MINIMUM PLAT AREA	P.B./D.A. AREA
1	A,B,C	G47	409.27	4491.24	4900.51	458.56	427.68	---	---	13.80	5748.37	397.55	104.00
2		G47	176.44	1955.73	2132.17	183.97	152.83	---	---	12.84	2391.71	360.99	76.97
3	A,B	G47	223.63	2409.74	2633.37	259.29	235.68	---	---	12.64	3368.18	171.64	133.38
4	A,B,C	G47	651.68	4121.16	4772.84	426.27	415.40	---	---	15.75	5408.08	278.54	445.64
	D,E	G47	148.7	1344.88	1493.58	141.82	124.00	---	---	14.83	3691.42	452.87	383.19
5	A,B,C	G47	---	3334.45	3334.45	329.89	469.20	---	---	13.15	4148.48	577.07	326.16
6	A,B,C,D	G47	---	3351.36	3351.36	329.94	829.18	---	---	14.85	4521.43	819.20	56.40
8	A,B	G44	224.74	1059.05	1283.79	123.63	144.45	8.44	---	12.05	1874.75	86.84	133.63
9	A,B	G47	254.87	2959.62	3214.49	283.54	408.85	---	---	12.80	3987.79	225.83	296.38
RS-1		ST+1	---	712.23	712.23	19.18	12.98	---	4.19	---	548.48	164.44	58.20
RS-2		ST+1	---	223.66	223.66	13.44	12.85	---	4.19	---	258.39	158.91	58.20
RS-3		ST+1	---	223.66	223.66	13.44	12.85	---	4.19	---	258.39	158.91	58.20
GRAND TOTAL			1956.51	39975.34	41931.85	3882.18	3458.91	8.64	6.38	130.13	97910.09	2148.98	1995.09
TOTAL CLUB HOUSE			---	257.55	257.55	---	---	---	---	---	---	---	---
TOTAL BLDG AREA			---	---	---	---	---	---	---	---	---	---	---

DEVELOPMENT OF GARDEN REQUIREMENT  
1) AREA UNDER GARDEN = 3044.85 SQ.MT.  
2) DEVELOPMENT LOADED AREA FOR V' 70% = 2272.65 SQ.MT.  
3) AREA FOR RESIDENTIAL USE 30% = 973.60 SQ.MT.

PARKING AREA STATEMENT (PROPOSED NEW UDZPR)

BLDG NO	WING	NO OF FLATS	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BLDG NO.07	B	73 NOS	30.64 NOS	31.00	89.12 NOS	99.00
BLDG NO.10	A	54 NOS	22.68 NOS	23.00	80.84 NOS	81.00
	B	34 NOS	14.16 NOS	13.50	45.94 NOS	45.00
	C	82 NOS	39.20 NOS	39.00	145.50 NOS	149.00
	D	164 NOS	78.60 NOS	74.00	285.50 NOS	286.00
	E	82 NOS	39.40 NOS	39.00	101.60 NOS	101.00
	F	85 NOS	37.29 NOS	27.00	97.44 NOS	97.00
	G	85 NOS	37.29 NOS	27.00	97.44 NOS	97.00
	H	85 NOS	37.29 NOS	27.00	97.44 NOS	97.00
	I	136 NOS	61.12 NOS	57.00	220.08 NOS	220.00
TOTAL		747 NOS	335.55 NOS	336.00	1208.86 NOS	1208.00
GRAND TOTAL		840 NOS	387.79 NOS	388.00	1300.01 NOS	1300.00
C.F.C. BLDG		2000 NOS	50.00	60.30 NOS	60.00	

PARKING AREA STATEMENT (PROPOSED OLD DCR)

BLDG NO	WING	NO OF FLATS	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BLDG NO.1		79 NOS	15.78 NOS	16.00	94.56 NOS	95.00
BLDG NO.2		42 NOS	5.71 NOS	7.00	60.52 NOS	61.00
BLDG NO.3		56 NOS	6.15 NOS	10.00	88.74 NOS	89.00
BLDG NO.4	A,B,C,D	84 NOS	14.38 NOS	15.00	123.11 NOS	124.00
BLDG NO.4	DAY	56 NOS	7.72 NOS	10.00	58.00 NOS	58.00
BLDG NO.5		84 NOS	1.75 NOS	2.00	84.00 NOS	84.00
BLDG NO.6		112 NOS	10.30 NOS	12.00	112.00 NOS	112.00
BLDG NO.8		28 NOS	3.38 NOS	8.00	41.88 NOS	42.00
BLDG NO.9		63 NOS	38.22 NOS	81.00	63.00 NOS	63.00
TOTAL		599 NOS	149.04 NOS	154.00	703.53 NOS	706.00
RH1 & RH2		2 NOS	4.00 NOS	4.00	NIL	NIL
RH3 & RH4		2 NOS	4.00 NOS	4.00	NIL	NIL
GRAND TOTAL		599 NOS	149.04 NOS	154.00	703.53 NOS	706.00

(A) HANDED OVER DEED DATED 10/01/2007 (12.00 M/W D.P. ROAD)  
1) AREA UNDER 12.00M/W D.P. ROAD = 3118.79 SQ.MT (DR CLAIMED)  
(B) HANDED OVER DEED DATED 10/01/2007 (12.00 M/W D.P. ROAD)  
1) AREA UNDER 12.00M/W D.P. ROAD = 1039.79 SQ.MT  
2) AREA UNDER 20.00M/W D.P. ROAD = 2082.14 SQ.MT  
TOTAL = 3421.93 SQ.MT  
(C) HANDED OVER DEED DATED 10/01/2007 (11.60 M/W D.P. ROAD)  
1) AREA UNDER 12.00M/W D.P. ROAD = A(1)+B(1)+C(1) = 4489.74 SQ.MT  
2) AREA UNDER 20.00M/W D.P. ROAD = B(2) = 2382.14 SQ.MT  
TOTAL = 6871.88 SQ.MT

PROFORMA-I

A. AREA STATEMENT	SO.MTS.
1. AREA OF PLOT (MINIMUM AREA OF a, b, c, TO BE CONSIDERED) (a) AS PER OWNERSHIP DOCUMENT (C.T.S. EXTRACT) (b) AS PER MEASUREMENT SHEET (L.L.B.) (c) AS PER SITE (PHYSICAL)	48890.00
2. AREA OF PLOT UNDER CRZ II (a) BALANCE PLOT AREA FREE OF CRZ II	48741.77
3. BALANCE PLOT AREA FREE OF CRZ II	254.06
4. DEDUCTIONS FOR (a) PROPOSED ROAD 12 M/W D.P. ROAD (b) PROPOSED ROAD 20 M/W D.P. ROAD (c) GARDEN (d) RESERVATION AREA UNDER CHANNEL TOTAL (a+b+c+d)	48487.71
5. BALANCE AREA OF THE PLOT (a - 4)	4489.74
6. AMENITY SPACE (IF APPLICABLE) (a) REQUIRED-AS PER UDZPR (b) ADJUSTMENT OF (a) IF ANY-	2382.14
7. NET PLOT AREA (5-6)	3246.65
8. RECREATIONAL OPEN SPACE (IF APPLICABLE) (a) REQUIRED-AS PER UDZPR (34685.49 X 10%) = 3468.54 (b) PROPOSED-AS PER APPROVED	2112.20
9. INTERNAL ROAD AREA	12230.73
10. PLOTTABLE AREA (IF APPLICABLE)	7426.44
11. BUILT UP AREA WITH REFERENCE TO BASIC T.S.I. AS PER FRONT ROAD WIDTH (34685.49X1.10=37888.55)	38154.03
12. 20% MHADA AREA (38154.03-37888.55)/20% (Small portion area + surplus) ADDITION OF FSI ON PAYMENT OF PREMIUM	1423.92
13. (a) MAXIMUM PREMIUM AREA PERMISSIBLE (48487.71X0.50=24243.85) (b) PROPOSED FSI ON PAYMENT OF PREMIUM	24243.85
14. IN-SITU FSI/TDR LOADINGS (a) IN-SITU AREA D.P. ROAD 3118.79 (b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (12.00 OR) 8.5 X 36.04 (b) HAND / OR (C) (c) MAXIMUM TDR AREA PERMISSIBLE (48487.71X0.90=43638.93)	3118.79
15. MAXIMUM ENTITLEMENT OF FSI IN THE PROPOSAL (11+12+13+14) (a) TOTAL PERMISSIBLE F.S.I. (9+10+11b+12a+12d) (b) ANCILLARY AREA FSI UPTO GOV. WITH PAYMENT OF CHARGES. (c) TOTAL ENTITLEMENT (13a+13b)	66940.59
16. MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH [AS PER REGULATORY NC&1 OR E2 OR E3 OR E4 AS APPLICABLE] (10.6] (a) DEDUCT EXISTING BUILT-UP AREA (EXCLUDING BLDG. NO.-7 & 10) (b) BALANCE BUILT-UP AREA (66940.59-31331.85) (c) ADD. 60% ANCILLARY (35608.74X0.60)	66940.59
17. TOTAL PERMISSIBLE F.S.I. (a) DEDUCT EXISTING BUILT-UP AREA (EXCLUDING BLDG. NO.-7 & 10) (b) BALANCE BUILT-UP AREA (66940.59-31331.85) (c) ADD. 60% ANCILLARY (35608.74X0.60)	31331.85
18. TOTAL AREA PERMISSIBLE INCLUDING ANCILLARY (35608.74+21365.24)	56973.98
19. PROPOSED BUILT-UP AREA (AS PER 79-LINE) (I) BUILT-UP AREA (58895.08/1.60) (II) 60% ANCILLARY (35608.74-35560.05)	58895.08
	35560.05
	21336.03

PROFORMA II  
CONTENTS OF SHEET  
GROUND FLOOR PLAN WITH FSI BY STAND & TYPICAL FLOOR PLAN WITH AREA STATEMENT, PARKING STATEMENT, BALCONY AREA STATEMENT, SECTION, ELEVATION, ALLOCATION PLAN AND ARCHITECTURAL DRAWINGS.  
STAMP OF DATE OF RECEIPT OF PLANS STAMP OF APPROVAL OF PLANS  
The appended plan duly approved  
has been received by the Commissioner  
dated: 06/08/2021  
Approved as mentioned in Subject letter  
Conditions mentioned in the Office Letter  
No. 11223/2021 dated: 06/08/2021  
Commissioner  
Vasai-Virar City Municipal Corporation  
Vasai, Dist. Palghar  
Certified that the above permission is  
issued by Commissioner/VCMC, Virar.  
Deputy Director  
VCMC, Virar.

CERTIFICATE OF AREA  
CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 11.06.2021 AND THE DIMENSIONS OF THE SITE ETC OF THE PLOT STATED ON THE MAPS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / L.P. SCHEME RECORD LAND RECORDS DEPT. CITY SURVEY BUREAU.  
Signature of Licensed Surveyor/Engineer  
Structural Engineer / Supervisor  
DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED RESIDENTIAL/COMMERCIAL/INDUSTRIAL/AGRICULTURAL/GOVERNMENT/CLUB HOUSE/RESTAURANT/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/10