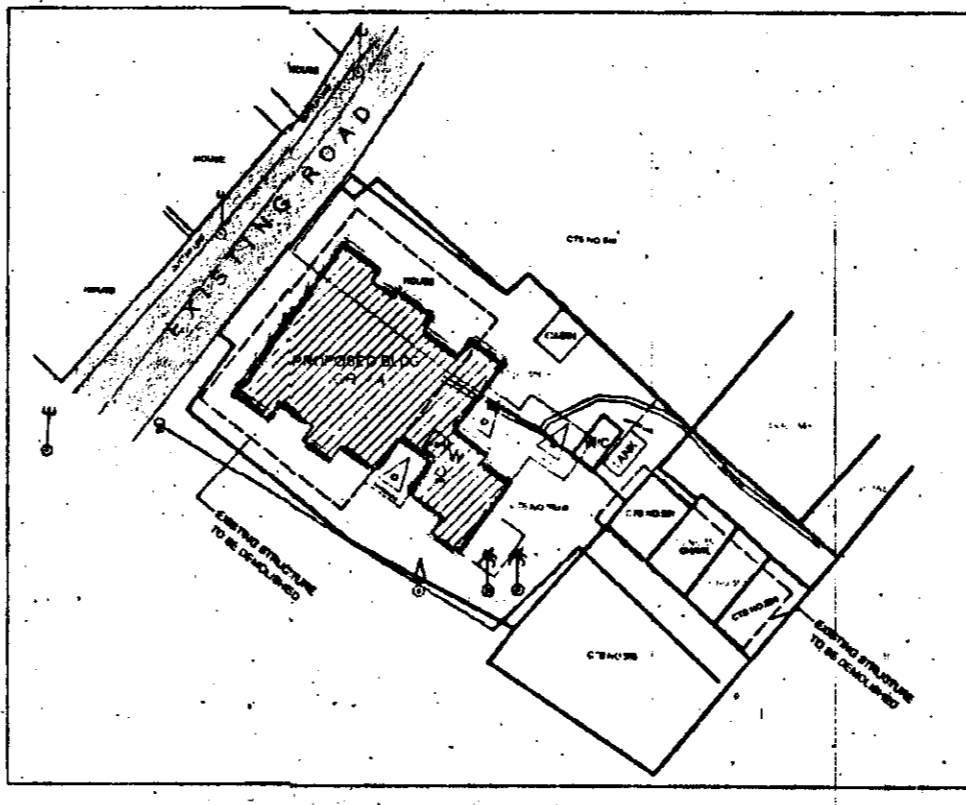
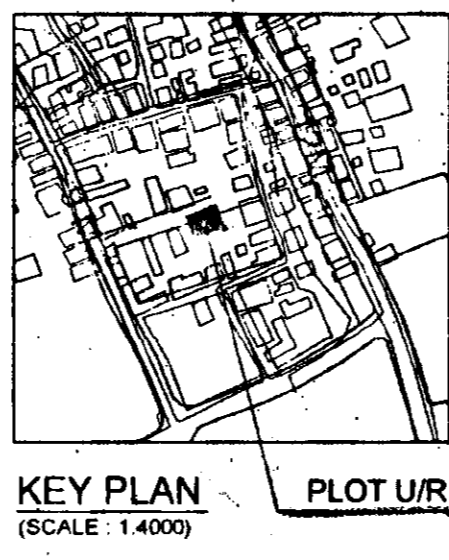


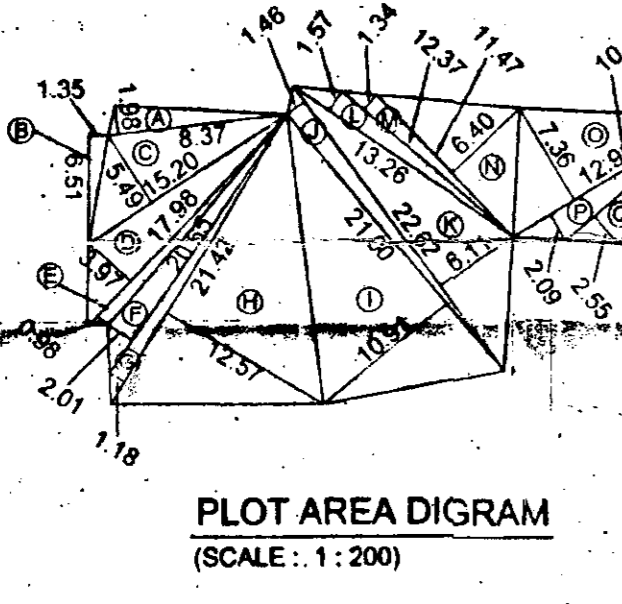
TOTAL BUILT UP AREA & CONSTRUCTION AREA STATEMENT(SQ.MTRS.)

FLOOR	BUILT UP AREA	BALCONY AREA	EX BAL AREA	STAIRCASE AREA	LIFT AREA	PASSAGE AREA	FLOWER BED AREA	STILT AREA	TOTAL CONSTRUCTION AREA
GR. FLOOR	144.23	5.79	—	23.34	4.39	3.46	—	56.94	238.15
1st FLOOR	203.90	20.64	—	23.34	4.39	4.72	6.56	—	263.55
2nd FLOOR	203.90	20.64	—	23.34	4.39	4.72	6.56	—	263.55
3rd FLOOR	203.90	20.64	—	23.34	4.39	4.72	6.56	—	263.55
4th FLOOR	203.90	20.64	—	23.34	4.39	4.72	6.56	—	263.55
TOTAL	959.83	88.35	—	116.70	21.95	22.34	26.24	56.94	1292.35



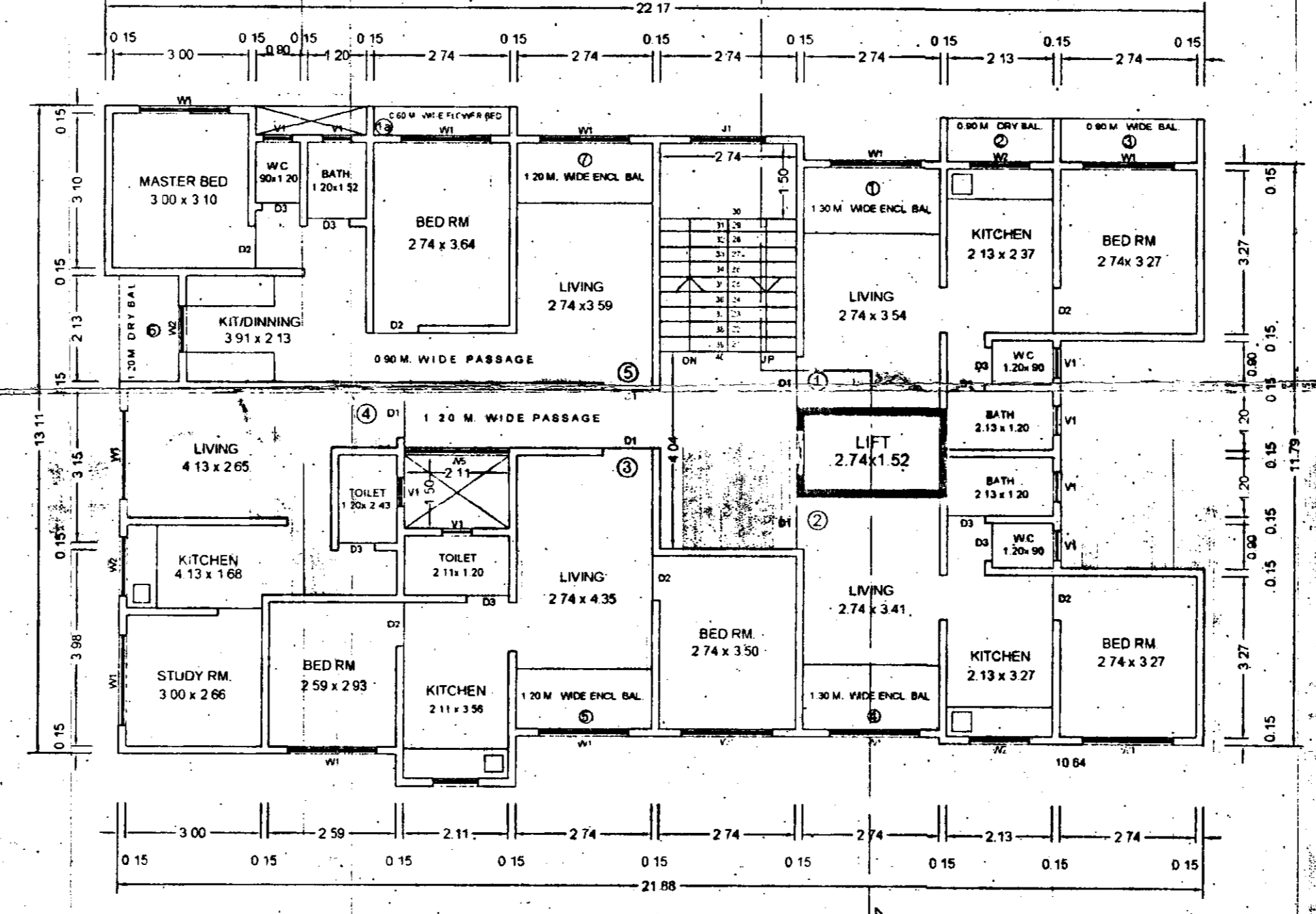
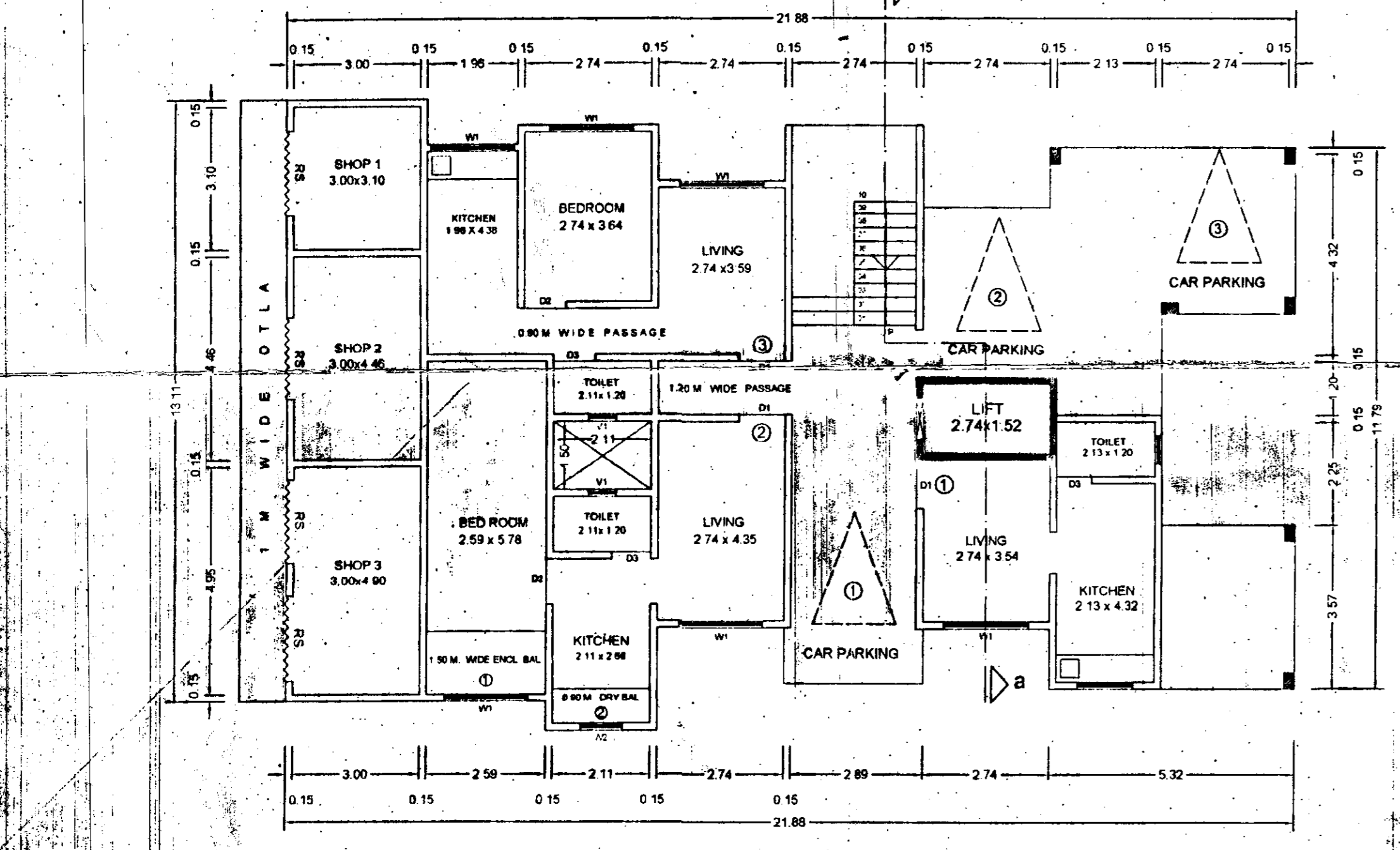
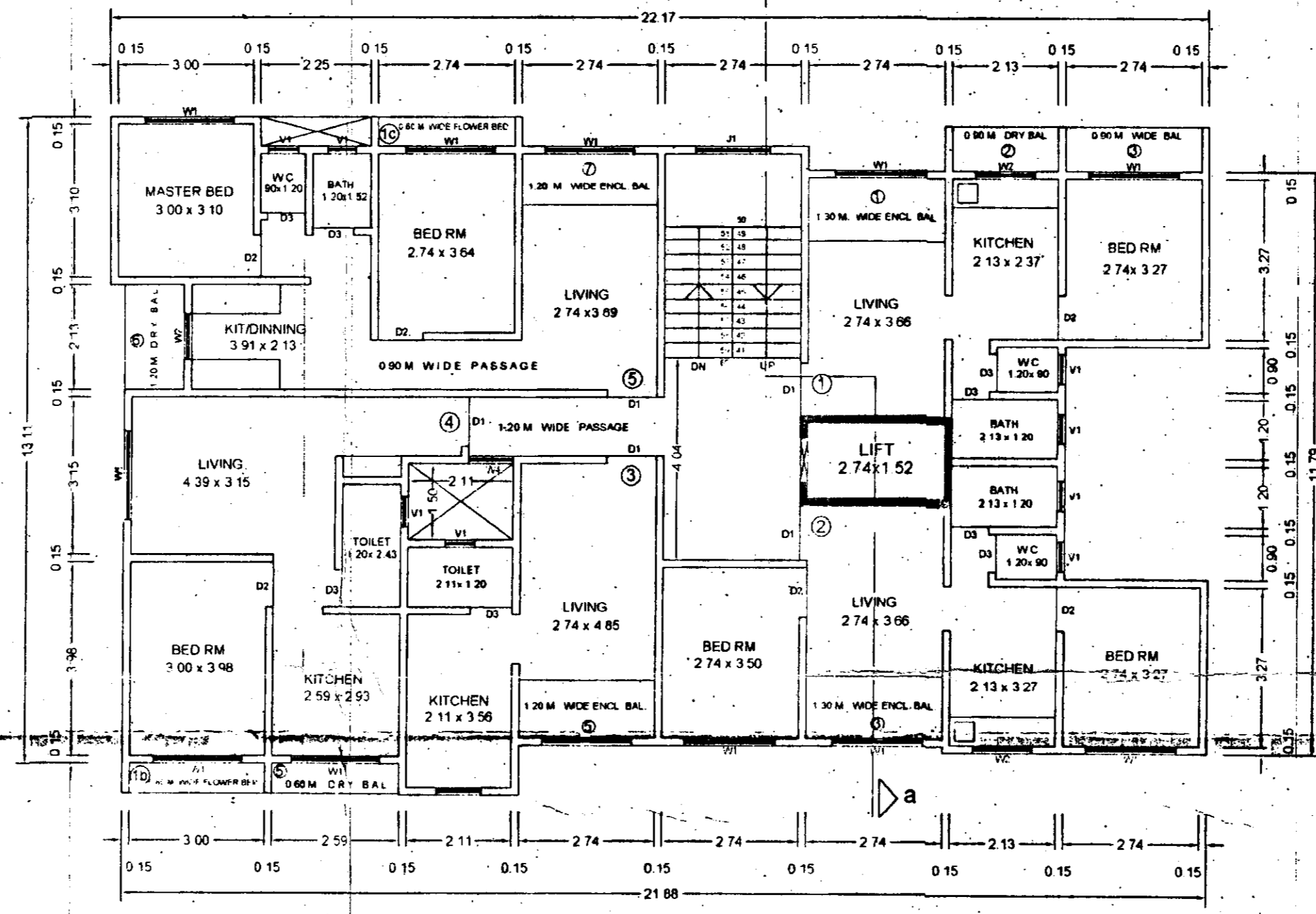
GROSS PLOT AREA CALCULATION

A) 1/2 x 8.37 x 1.98 = 8.28 sq.mt.
B) 1/2 x 6.51 x 1.35 = 4.39 sq.mt.
C) 1/2 x 15.20 x 5.49 = 41.72 sq.mt.
D) 1/2 x 17.98 x 3.97 = 35.69 sq.mt.
E) 1/2 x 17.98 x 0.98 = 8.81 sq.mt.
F) 1/2 x 20.65 x 2.01 = 20.75 sq.mt.
G) 1/2 x 21.42 x 1.18 = 12.63 sq.mt.
H) 1/2 x 21.42 x 12.57 = 134.62 sq.mt.
I) 1/2 x 21.00 x 10.91 = 114.55 sq.mt.
J) 1/2 x 22.82 x 1.46 = 16.51 sq.mt.
K) 1/2 x 22.82 x 6.11 = 69.10 sq.mt.
L) 1/2 x 13.26 x 1.57 = 10.40 sq.mt.
M) 1/2 x 12.37 x 1.34 = 8.28 sq.mt.
N) 1/2 x 11.47 x 6.40 = 36.70 sq.mt.
O) 1/2 x 12.92 x 7.36 = 47.45 sq.mt.
P) 1/2 x 12.92 x 2.09 = 13.50 sq.mt.
Q) 1/2 x 10.14 x 2.55 = 12.92 sq.mt.
R) 1/2 x 8.36 x 2.34 = 9.79 sq.mt.
S) 1/2 x 6.70 x 3.32 = 11.21 sq.mt.
TOTAL PLOT AREA = 617.30 sq.mt.
PLOT AREA AS PER 7/12 = 617.30 sq.mt.



AREA STATEMENT (as per 7/12 Extract)

SR. No.	S.No.	H.No.	AREA (m2)	KHARABA (m2)	TOTAL (m2)
1	550	A	184.1	—	184.1
2	550	B	321.1	—	321.1
3	551	—	21.7	—	21.7
4	552	—	20.1	—	20.1
5	553	—	20.1	—	20.1
6	554	—	50.1	—	50.2
TOTAL AREA IN m2			617.3		617.3



PROFORMA I

AREA STATEMENT	SQ. MTS.
1 GROSS PLOT AREA (as per 7/12 Extract)	617.30
2 DEDUCTION FOR	
(a) ROAD SET - BACK AREA	NIL
(b) PROPOSED ROAD	NIL
(c) ANY RESERVATION	NIL
TOTAL (a + b + c)	NIL
3 NET PLOT AREA OF PLOT (1-2)	617.30
4 BUILDABLE PLOT AREA	617.30
5 ADDITIONS FOR FLOOR SPACE INDEX	
100% OF (a) 2a	NIL
100% OF (a) 2b	NIL
6 TOTAL AREA (4+5)	617.30
7 FLOOR SPACE INDEX PERMISSIBLE	11.0
8 FLOOR SPACE INDEX CREDIT AVAILABLE BY TENENT F.S.I. (CLAUSE = 4.7)	343.11
9 PERMISSIBLE FLOOR AREA (6x7+8)	960.41
10 EXISTING FLOOR AREA	NIL
11 PROPOSED FLOOR AREA	959.83
12 EXCESS BALC. AREA TAKEN IN F.S.I. (AS PER B(III) BELOW)	NIL
13 TOTAL BUILT UP AREA PROPOSED (10+11+12)	959.83
B BALCONY AREA STATEMENT	
(i) PERMISSIBLE BALCONY AREA PER FLOOR	85.98
(ii) PROPOSED BALCONY AREA PER FLOOR	88.35
(iii) EXCESS BALCONY PER FLOOR	NIL
C RG AREA STATEMENT	
(i) NET PLOT AREA AS PER ITEM 3 ABOVE	NIL
(ii) RG REQUIRED AS PER REGULATION NO. 32	NIL
(iii) RG PROPOSED AS PER COMPUTATION	NIL
D CFC AREA STATEMENT	
(i) NET PLOT AREA AS PER ITEM 3 ABOVE	NIL
(ii) CFC REQUIRED AS PER REGULATION NO. 14	NIL
(iii) CFC PROPOSED AS PER COMPUTATION	NIL
E PARKING STATEMENTS ON THE PLOT	
(i) PARKING REQUIRED BY REGULATION FOR EDUCATIONAL BUILDING	07 NOS.
CAR	
SCOOTER/MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(ii) COVERED GARAGES PERMISSIBLE	
(iii) COVERED GARAGES PROPOSED	
CAR	
SCOOTER/MOTOR CYCLE	
OUTSIDERS (VISITORS)	
(iv) TOTAL PARKING PROVIDED	07 NOS.
F TRANSPORT VEHICLE PARKING	
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS	
(ii) TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACES PROVIDED	

REVISION	DESCRIPTION	DATE	SIGNATURE

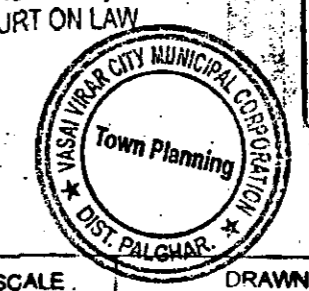
CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREASTATED IN DOCUMENT/ P.S./HOME RECORDS/LAND RECORDS DEPT./CITY SURVEY RECORDS.

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING CTS. NO. 550A, 550B, 551, 552, 553, 554
 MOUJE - M. MONDE, TAL. VASAI, DIST. THANE.

NAME OF OWNER
 THOMAS ALBERT RODRIGUES

STAMP OF APPROVAL OF PLANS

The amended plan duly approved herewith Supercedes all the earlier approved plans.
 THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW.



Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMCT/PLAN/EN/DBP/VP-5341/2022/2014-15
 DATE: 11/09/2024
 Deputy Director, Town Planning
 Virar City Municipal Corporation
 Virar (E)

DATE	JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
28/08/14	NM/202	01	AS SHOWN	VIPUL PAWAR	

nirman architects
 ARCHITECTS AND ENGINEERS
 PANDURANG WADI, AZAD ROAD PARNAKA, VASAI
 PHONE : (+91) 8600 059 719 . 9890 272 262