TOTAL CONSTRUCTION AREA STATEMENT

BUILDING	FLOOR	BUILT UP AREA COV.	BUILT UP AREA F.S.I.	DEDUCTIONS	TOTAL BUILT UP AREA	BALCONY AREA	STAIRCASE AREA	ENTRANCE AREA	CONST. AREA	SELF AREA	REFUGE AREA	F.S. AREA	PROT. AREA
BUNGLOW TOTAL	BASE+GR+1ST	---	225.302	2.420	227.722	22.530	68.514	102.784	421.55	---	---	---	---
		---	225.302	2.420	227.722	22.530	68.514	102.784	421.55	---	---	0.00	---
2	GR+7th	---	849.74	6.80	856.54	84.548	286.19	---	1229.31	114.04	24.21	0.00	---
3	1st+4th/8th	---	821.52	7.82	829.34	77.68	103.54	---	1010.56	192.620	---	84.82	110.38
4	5th+8th	---	596.60	1.68	598.28	58.68	92.27	---	750.23	173.79	---	0.00	---
TOTAL		---	2267.860	16.300	2284.160	222.34	484.000	---	2990.500	480.450	24.21	84.82	110.38
		---	2493.162	18.720	2511.882	244.870	552.514	102.784	3412.050	480.450	24.21	84.82	110.38

BUNGLOW-1 PARKING STATEMENT

SL. NO.	DESCRIPTION	NOS OF TENEMENT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	VISITOR PARKING REQUIRED	VISITOR PARKING PROVIDED
1	CARPET AREA FOR BUNGLOW	01 NOS	01 NOS	01 NOS	00 NOS	00 NOS
2	CARPET AREA 100.00 TO 150 SQMT	- NOS	- NOS	- NOS	- NOS	- NOS
	TOTAL	01 NOS	01 NOS	01 NOS	00 NOS	00 NOS

BUILDING NO.2 PARKING STATEMENT

SL. NO.	DESCRIPTION	NOS OF TENEMENT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	VISITOR PARKING REQUIRED	VISITOR PARKING PROVIDED
1	CARPET AREA BELOW 30.00 SQMT	- NOS	- NOS	- NOS	- NOS	- NOS
2	CARPET AREA 30.00 TO 50.00 SQMT	10 NOS	08 NOS	08 NOS	10 NOS	10 NOS
3	CARPET AREA 50.00 TO 75.00 SQMT	01 NOS	01 NOS	01 NOS	01 NOS	01 NOS
4	PARKING FOR COMM. AREA ---/100M²	---	- NOS	- NOS	- NOS	- NOS
5	ADDITION VISITORS PARKING NOS	- NOS	01 NOS	01 NOS	00 NOS	00 NOS
	TOTAL	11 NOS	11 NOS	11 NOS	21 NOS	21 NOS

BUILDING NO.3 PARKING STATEMENT AS PER NEW DCR

SL. NO.	DESCRIPTION	NOS OF TENEMENT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	VISITOR PARKING REQUIRED	VISITOR PARKING PROVIDED
1	CARPET AREA ABOVE 70.00 SQMT	01 NOS	02 NOS	02 NOS	02 NOS	02 NOS
2	ADDITION VISITORS PARKING NOS	- NOS	01 NOS	01 NOS	01 NOS	01 NOS
	TOTAL PARKING	01 NOS	03 NOS	03 NOS	03 NOS	03 NOS

PARKING STATEMENT AS PER OLD DCR

SL. NO.	DESCRIPTION	NOS OF TENEMENT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	VISITOR PARKING REQUIRED	VISITOR PARKING PROVIDED
1	CARPET AREA BELOW 37.50	NIL	NIL	NIL	NIL	NIL
2	CARPET AREA 37.50 TO 50.00 SQMT	03 NOS	01 NOS	01 NOS	03 NOS	03 NOS
3	CARPET AREA 50.00 TO 80.00 SQMT	06 NOS	01 NOS	01 NOS	06 NOS	06 NOS
	TOTAL PARKING	09 NOS	02 NOS	02 NOS	09 NOS	09 NOS

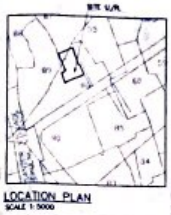
BUILDING NO.4 PARKING STATEMENT AS PER NEW DCR

SL. NO.	DESCRIPTION	NOS OF TENEMENT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	VISITOR PARKING REQUIRED	VISITOR PARKING PROVIDED
1	CARPET AREA BELOW 30.00SQMTS	-----	-----	-----	-----	-----
1	CARPET AREA 30.00SQMTS TO 50 SQMT	16 NOS	08 NOS	08 NOS	16 NOS	16 NOS
1	CARPET AREA 50.00SQMTS TO 70 SQMT	00 NOS	00 NOS	00 NOS	00 NOS	00 NOS
2	ADDITION VISITORS PARKING NOS	- NOS	01 NOS	01 NOS	02 NOS	02 NOS
	TOTAL PARKING	16 NOS	09 NOS	09 NOS	18 NOS	18 NOS
	GRAND TOTAL	46 NOS	26 NOS	26 NOS	53 NOS	53 NOS

SECTION OF COMPOUND WALL

TENEMENT STATEMENT

BLDG.NO.	1BHK	2BHK	4BHK	TOTAL
BUNGLOW	-	-	1	01
2	18	-	-	18
3	-	8	-	10
4	16	-	-	16
TOTAL	34	10	2	46

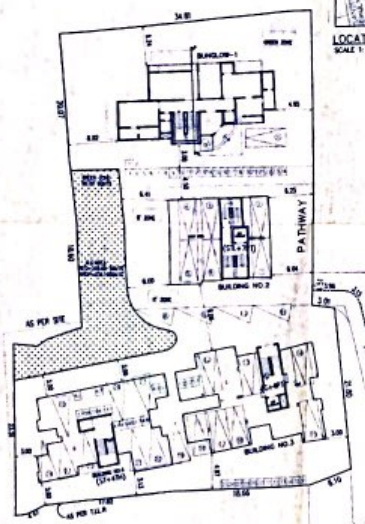


LOCATION PLAN
SCALE 1:5000

RG. AREA CALCULATION
SCALE-1:500

R.G AREA CALCULATION

1	1/2	X	5.64	X	2.94	X 1 NO	= 8.28 SQ.MT
2	1/2	X	7.13	X	0.41	X 1 NO	= 1.46 SQ.MT
3	1/2	X	30.00	X	4.58	X 2 NO	= 137.40 SQ.MT
4	1/2	X	16.16	X	2.05	X 1 NO	= 16.56 SQ.MT
5	1/2	X	13.36	X	2.88	X 1 NO	= 19.86 SQ.MT
6	1/2	X	2.88	X	0.68	X 1 NO	= 0.98 SQ.MT
7	1/2	X	3.30	X	0.65	X 1 NO	= 0.75 SQ.MT
8	1/2	X	1.88	X	0.13	X 1 NO	= 0.14 SQ.MT
9	1/2	X	1.53	X	0.30	X 1 NO	= 0.23 SQ.MT
10	1/2	X	13.38	X	0.34	X 1 NO	= 2.11 SQ.MT
11	1/2	X	16.67	X	3.35	X 1 NO	= 28.04 SQ.MT
12	1/2	X	21.72	X	4.78	X 1 NO	= 51.91 SQ.MT
13	1/2	X	21.72	X	6.38	X 1 NO	= 69.16 SQ.MT
					TOTAL ADDITION	=	286.42 SQ.MT
DEDUCTIONS							
4	1/2	X	7.06	X	1.14	X 1 NO	= 4.02 SQ.MT
					TOTAL DEDUCTION	=	4.02 SQ.MT
TOTAL R.G.AREA						=	282.40 SQ.MT
R.G.AREA REQUIRED						=	236.00 SQ.MT
R.G.AREA PROPOSED						=	236.00 SQ.MT



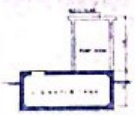
AS PER 7/12

S.NO.	H.NO.	ZONE	AREA SQ.MT.
86	9(PT)	R.ZONE	690.00
87	8	G.ZONE	760.00
		R.ZONE	480.00
89	3/6	R.ZONE	450.00
TOTAL			2380.00

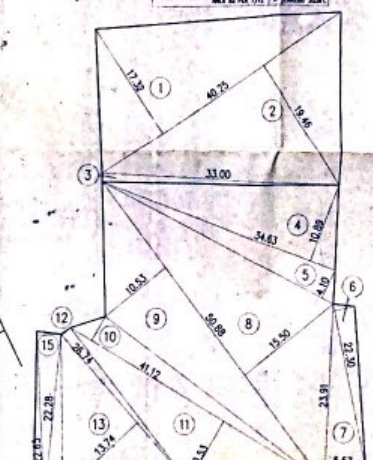
PLOT AREA CALCULATION

G.ZONE AREA CALCULATION								
1	1/2	X	40.25	X	17.32	X 1 NO	=	348.37 SQ.MT
2	1/2	X	40.25	X	19.46	X 1 NO	=	391.63 SQ.MT
3	1/2	X	33.00	X	1.20	X 1 NO	=	19.80 SQ.MT
						TOTAL ADD NOS	=	760.00 SQ.MT
R.ZONE AREA CALCULATION								
4	1/2	X	34.83	X	10.89	X 1 NO	=	189.58 SQ.MT
5	1/2	X	38.10	X	4.10	X 1 NO	=	78.03 SQ.MT
6	1/2	X	22.30	X	2.83	X 1 NO	=	31.55 SQ.MT
7	1/2	X	22.91	X	5.57	X 1 NO	=	63.76 SQ.MT
8	1/2	X	50.88	X	15.50	X 1 NO	=	394.32 SQ.MT
9	1/2	X	50.88	X	10.53	X 1 NO	=	267.88 SQ.MT
10	1/2	X	41.12	X	3.69	X 1 NO	=	75.72 SQ.MT
11	1/2	X	41.12	X	9.53	X 1 NO	=	195.94 SQ.MT
12	1/2	X	26.74	X	1.53	X 1 NO	=	20.46 SQ.MT
13	1/2	X	26.74	X	13.74	X 1 NO	=	183.70 SQ.MT
14	1/2	X	22.28	X	2.45	X 1 NO	=	27.26 SQ.MT
15	1/2	X	22.65	X	3.28	X 1 NO	=	37.26 SQ.MT
16	1/2	X	22.79	X	1.48	X 1 NO	=	16.86 SQ.MT
						TOTAL R.ZONE AREA	=	1579.91 SQ.MT
						TOTAL PLOT AREA =G.ZONE+ R.ZONE	=	2339.91 SQ.MT
						AREA AS PER 7/12	=	2380.00 SQ.MT

GATE ELEVATION



LAYOUT PLAN
SCALE-1:250



PLOT AREA DIAGRAM
SCALE-1:250

SHEET NO- 01 OF 00 | VP. No. 0408-0543

STAMP OF DATE OF RECEIPT OF PLANS

PROFORMA I

A AREA STATEMENT		SQ.M.T. G.ZONE S.NO.87/8	R.ZONE 690+480 M/P NO.9/8 & S.NO.86/1,2,3	NEW T. ADDED R.ZONE	R.ZONE TOTAL
1.	AREA OF PLOT AS PER 7/12	760.00	1170.00	450.00	1620.00
2.	PLOT AREA AS PER POSSESSION	760.00	1130.26	449.65	1579.91
3.	DEDUCTION FOR ENCROACHMENT	--	-	-	-
4.	BALANCE PLOT AREA (1 MINUS 2)	760.00	1130.26	449.65	1579.91
5.	DEDUCTIONS FOR				
	a.RECREATION GROUND	76.00	117.00	45.00	162.00
	b.S.S AMENITY	-	-		-
	TOTAL (a+b)	-	-		-
6.	NET PLOT AREA	760.00	1130.26	449.65	1579.91
7.	ADDITIONS FOR FLOOR SPACE INDEX	-	-		-
	2a. 100%	-	-		-
	2b. 100%				-
8.	TOTAL AREA (6 PLUS 7)				1579.91
9.	PERMISSIBLE F.S.I	0.30	ONE	ONE	
10.	PERMISSIBLE BUILT UP AREA	228.00	1130.26	449.65	1579.91
		227.722		1579.91	1579.91
11.	FOR PURMISSIBLE BUILT UP AREA WITH TDR TAKEN FOR R.ZONE			1421.92	1421.92
12.	MAX.PERMISSIBLE BUILT UP AREA WITH TDR(10+11)	227.722		3001.83	3001.83
13.	(i)ADD BUA FROM TDR CERTIFICATE-66 IS 260.005SQMTS 15457.41/11379.83 x260.005		80+180		
		-		353.16	353.16
	II)ADD BUA FROM TDR CERTIFICATE-67 IS 121.005SQMTS 10400/11379.83 x121.00	-		110.58	110.58
	III)ADD BUA FROM TDR CERTIFICATE-44 IS 156.005SQMTS 12200/10331.09x156.00	-		184.22	184.22
	IV)ADD BUA FROM TDR CERTIFICATE-50 IS 43.005SQMTS 13700/9128.15 x43.00	-		64.53	64.53
	TOTAL PERMISSIBLE B.U.A.AVAILABLE OF TDR (i to iv)	-		712.49	712.49
14.	MAX PERMISSIBLE B.U.A. AVAILABLE WITH TDR(10+13)			2292.40	2292.40
15.	TOTAL BUILT UP AREA PROPOSED (15+16)	227.722		2284.16	2284.160
	BALANCE BUILT UP AREA			8.24	8.24

PROFORMA II

CONTENTS OF SHEET

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

The amended plan has been approved hereunder Subject to the further approved plans

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP IN CASE OF DISPUTES IN ANY COURT ONLY

Approved as amended or Subject to the Conditions mentioned in this Office Letter No. VP/NA/PALGHAR/ VP-2/2018/ 0543/2018 DATED 31/10/2018

Deputy Director Town Planning Vasai-West City Municipal Corporation Vasai - West (Z)

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT AREA ACCORDING THE SURVEYED MAP OF _____ AND THE DIMENSIONS OF THE SAID PLOT THE PLOT STATED ON THE PLANS ARE AS REQUIRED ON SITE AND ARE ALSO IN SHAPE AND FALLS WITH THE AREA SHOWN IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RESERVE LAND AND NOT OUT OF SURVEY NUMBER

Name & Designation of Surveyor Deputy Director / Surveyor

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING & BUNGLOW BLDG ON PLOT BEARING S.NO.-87, H.NO.-8, S.NO.-86,H.NO.-9/8 & S.NO.-89, H.NO.-3/6, VILLAGE :-CHULNE, TALUKA :-VASAI, DIST.-PALGHAR.

NAME OF OWNER, P/A HOLDER
1.MATTHEW MANUEL D'COSTA
2.PRAVIN VAMAN
3.MERCHANDE R VAMANALI
4.SUBHASH VENKOBAW

SIGNATURE OF OWNER

Date	Job No	FILE NO.	Scale	Drn By	Chd By
05.12.2018	08 NOS				

NORTH LINE

Ajay Wade & Associates
Architects, Engineers & Surveyors

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