

TOTAL BUILT UP & CONSTRUCTION AREA STATEMENT

BLDGS	WING	COMM. AREA	RESL. AREA	EXCESS BALCONY	TOTAL B/U AREA	BALCONY AREA	STAIR CASE AREA	TOTAL CON. AREA	STILT AREA	PROPOSED TERRACE/CH FLOOR AREA	REFUGES AREA	LIFT WELL AREA	POCKET TERRACE AREA	F.B./D.B. AREA
BLDG. NO.1	AMB	164.47 SQMTS	8232.20 SQMTS	43.29 SQMTS	8439.96 SQMTS	823.19 SQMTS	1271.45 SQMTS	8534.60 SQMTS	474.74 SQMTS	158.60 SQMTS	155.48 SQMTS	—	—	886.81 SQMTS
BLDG. NO.2	—	—	1256.92 SQMTS	19.46 SQMTS	1276.38 SQMTS	125.65 SQMTS	303.36 SQMTS	1705.39 SQMTS	195.50 SQMTS	—	—	—	—	—
BLDG. NO.3	—	168.93 SQMTS	1872.70 SQMTS	1.10 SQMTS	2142.73 SQMTS	186.75 SQMTS	470.99 SQMTS	2810.47 SQMTS	112.68 SQMTS	105.60 SQMTS	42.95 SQMTS	—	62.62 SQMTS	283.14 SQMTS
TOTAL	—	333.40 SQMTS	9461.82 SQMTS	63.85 SQMTS	8559.07 SQMTS	945.59 SQMTS	2045.80 SQMTS	12850.46 SQMTS	782.72 SQMTS	105.60 SQMTS	201.55 SQMTS	155.48 SQMTS	62.62 SQMTS	1269.95 SQMTS

TOTAL BUILT UP & CONSTRUCTION AREA STATEMENT (C.F.C. BUILDING)

FLOOR	BUILT UP AREA (SQ.MT.)	STAIRCASE AREA (SQ.MT.)	CONSTRUCTION AREA (SQ.MT.)
GROUND FL.	132.79	22.07	154.83
1ST FL.	73.79	22.07	95.86
TOTAL	206.55	44.14	250.69

PARKING AREA STATEMENT

RESIDENTIAL PLOT	CAR PARKING	TWO WHEELER
BLDG. NO.	NO. OF PLATS	REQUIRED
BLDG. NO.1	124 NOS	62.00 NOS
BLDG. NO.2	38 NOS	19.00 NOS
BLDG. NO.3	54 NOS	27.00 NOS
TOTAL	216 NOS	108.00 NOS

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

WEIGHTED AVERAGE DETAILS OF RECEIVING PLOT

S.NO.	PLOT AREA (SQ.MT.)	D.P. RESERVATIONS (SQ.MT.)	NET PLOT AREA (SQ.MT.)	RR RATE (SQ.MT.)	RR VALUE (SQ.MT.)
20	2000.00	142.64	1857.36	12100/-	2,24,74,056/-
21	6266.17	2804.10	3462.07	12100/-	4,18,91,047/-
255/256	806.00	—	806.00	13100/-	1,05,58,600/-
TOTAL	9072.17	2946.74	6125.43	—	7,49,23,703/-

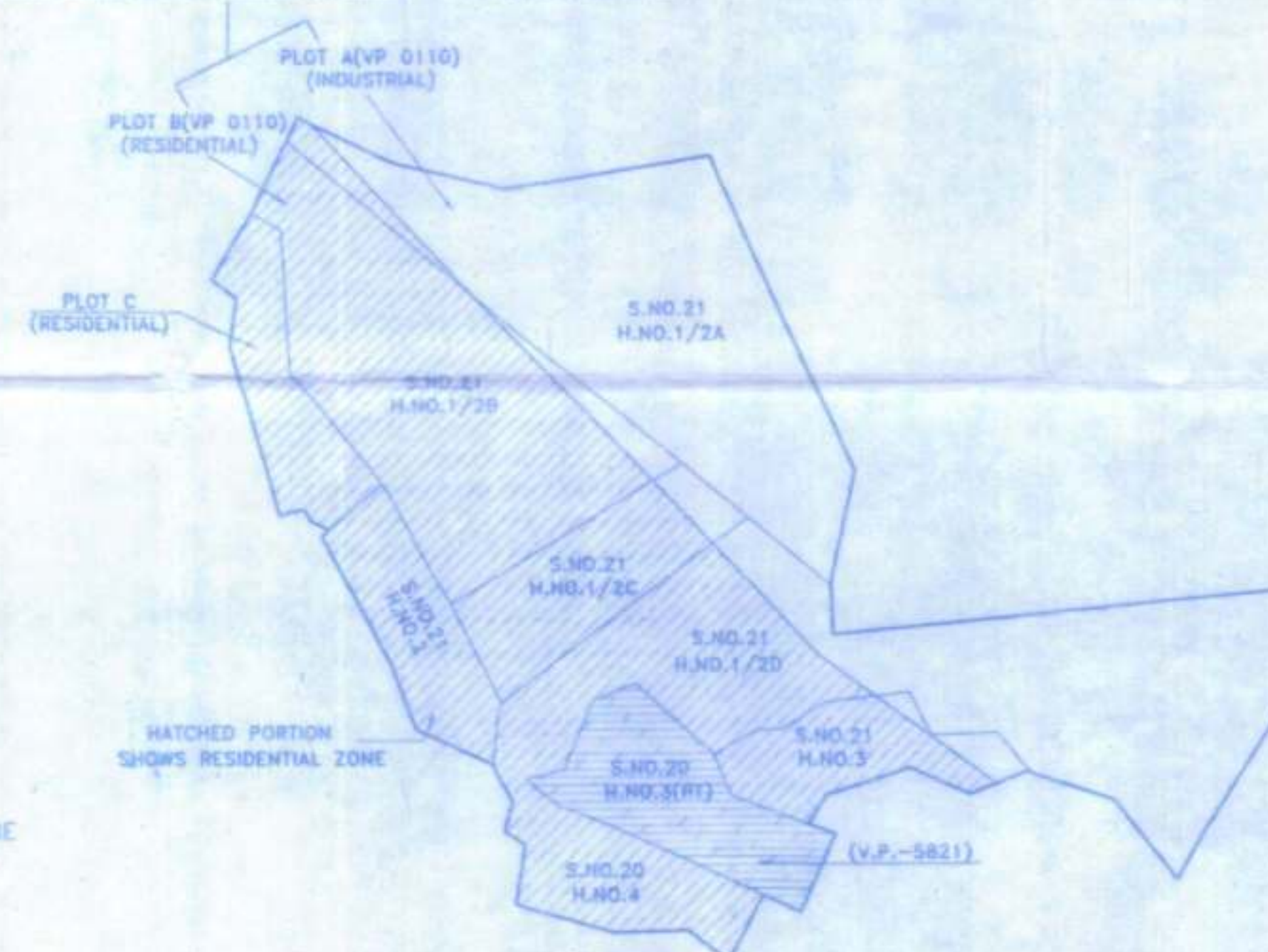
1. WEIGHTED AVERAGE = $\frac{7,49,23,703/-}{6125.43}$ = RS.12231.58/-

TDR AREA CALCULATION

GENERATING PLOT	X AREA
A) R.R. VALUE OF GENERATING PLOT (2018)	
S.NO.32/A/1A/18/4 (SOPARA) DRC NO 104 = RS. 15400/-	
B) R.R. VALUE OF RECEIVING PLOT (2018)	
S.NO.20, S.NO.21, S.NO.255, S.NO.256, (DOKHIVARE) = RS. 12231.58	
T.D.R. GENERATED	
$\frac{A}{B} = \frac{15400}{12231.58} \times 1324 = 1666.96$ SQ.MT	

LOCATION PLAN
SCALE 1:5000

AS PER SUBDIVISION APPROVAL NO VYMC/TP/HAMOC/ VP-0110/504/30/07/2011

HOLDING AREA DIAGRAM
SCALE 1:5000

HOLDING AREA STATEMENT

VP.NO 0110	S.NO.	H.NO.	AREA IN SQMT
PLOT B	S.NO.20	4	810.00
	S.NO.21	1/2A	194.30
	"	1/2B	2963.80
	"	1/2C	901.50
	"	1/2D	722.27
	"	3	754.50
	"	2	730.00
	TOTAL		7076.17
PLOT C	S.NO.2558+2559/1,2,3,4,5 (OLD S.NO.255,H.NO.41A,42B, 44B,44C,44A,45A,45B,45A,410, 411,S.NO.2560/NO.4,5,6,7,9,10.)		806.00
	TOTAL		7882.17
	VP.NO 5821	S.NO.20	3(P)
GRAND TOTAL			9072.17

ADDITIONAL C.F.C. FOR
PARKING AREA DIAGRAM
SCALE-1:500

1	31.33 X 9.55 X 0.50	=	101.85 SQ.M
TOTAL AREA		=	101.85 SQ.M
TOTAL C.F.C. REQUIRED		=	35.76 SQ.M
TOTAL C.F.C. PROVIDED		=	101.85 SQ.M

PLOT B AREA DIAGRAM
SCALE-1:5000

AREA CALCULATION PLOT B

1	16.78 X 2.61 X 0.50	=	21.90 SQ.M
2	138.46 X 16.41 X 0.50	=	1136.06 SQ.M
3	151.72 X 16.32 X 0.50	=	1238.03 SQ.M
4	27.30 X 15.19 X 0.50	=	206.89 SQ.M
5	41.42 X 7.07 X 0.50	=	146.42 SQ.M
6	16.60 X 2.86 X 0.50	=	23.74 SQ.M
7	18.11 X 3.04 X 0.50	=	27.53 SQ.M
8	4.73 X 1.53 X 0.50	=	3.62 SQ.M
9	7.07 X 1.85 X 0.50	=	6.53 SQ.M
10	16.23 X 3.25 X 0.50	=	26.37 SQ.M
11	10.55 X 7.16 X 0.50	=	37.77 SQ.M
12	25.78 X 1.32 X 0.50	=	17.02 SQ.M
13	15.06 X 7.38 X 0.50	=	55.65 SQ.M
TOTAL AREA		=	2946.74 SQ.M

BALANCE PLOT AREA

14	31.76 X 1.54 X 0.50	=	24.45 SQ.M
15	31.76 X 2.91 X 0.50	=	46.21 SQ.M
16	30.41 X 1.84 X 0.50	=	27.98 SQ.M
17	41.87 X 6.23 X 0.50	=	130.42 SQ.M
18	57.02 X 10.13 X 0.50	=	288.61 SQ.M
19	57.02 X 10.44 X 0.50	=	297.64 SQ.M
20	57.09 X 2.58 X 0.50	=	73.65 SQ.M
21	57.09 X 5.41 X 0.50	=	154.43 SQ.M
22	60.26 X 6.30 X 0.50	=	189.82 SQ.M
23	63.96 X 10.83 X 0.50	=	346.29 SQ.M
24	28.84 X 5.36 X 0.50	=	77.93 SQ.M
25	105.96 X 15.54 X 0.50	=	823.31 SQ.M
26	28.13 X 1.67 X 0.50	=	23.49 SQ.M
27	6.21 X 0.81 X 0.50	=	2.51 SQ.M
28	141.36 X 19.30 X 0.50	=	1085.23 SQ.M
29	40.04 X 2.32 X 0.50	=	46.45 SQ.M
30	34.57 X 4.59 X 0.50	=	78.88 SQ.M
31	147.11 X 7.03 X 0.50	=	517.09 SQ.M
32	19.33 X 3.31 X 0.50	=	51.32 SQ.M
33	151.92 X 16.11 X 0.50	=	1223.72 SQ.M
34	147.11 X 7.03 X 0.50	=	517.09 SQ.M
35	8.71 X 2.54 X 0.50	=	11.06 SQ.M
TOTAL AREA		=	6179.55 SQ.M
TOTAL PLOT AREA		=	9126.29 SQ.M
PLOT AREA AS PER 7/12		=	9072.17 SQ.M

R.G. AREA CALCULATION

1	30.84 X 8.25 X 0.50	=	127.43 SQ.M
2	20.94 X 11.70 X 0.50	=	181.00 SQ.M
3	53.14 X 10.40 X 0.50	=	276.53 SQ.M
4	37.52 X 11.17 X 0.50	=	209.55 SQ.M
5	17.79 X 11.43 X 0.50	=	101.87 SQ.M
6	13.15 X 5.19 X 0.50	=	34.12 SQ.M
TOTAL AREA		=	930.30 SQ.M
TOTAL R.G. REQUIRED		=	916.81 SQ.M
TOTAL R.G. PROVIDED		=	930.30 SQ.M

LAYOUT PLAN
SCALE 1:500

PROFORMA I	V.P.0110	V.P.5821	TOTAL
A. AREA STATEMENT	SQ.MT.	SQ.MT.	SQ.MT.
1. PLOT AREA AS PER 7/12 EXTRACT (7076.17+806)+1180.00	7882.17	1190.00	9072.17
2. DEDUCTIONS FOR			
a. AREA UNDER ENCROACHMENT	—	—	—
b. EXISTING ROAD	—	—	—
TOTAL DEDUCTIONS (a+b)	—	—	—
3. BALANCE PLOT AREA (1)-(2)	7882.17	1190.00	9072.17
4. DEDUCTIONS			
a. AREA UNDER B.P. ROAD	2865.90	80.84	2946.74
b. AREA UNDER RESERVATION	—	—	—
c. AREA UNDER RESERVATION	—	—	—
TOTAL DEDUCTIONS (a+b+c)	2865.90	80.84	2946.74
5. NET PLOT AREA (3) - (4)	5016.27	1109.16	6125.43
6. PROVISION FOR:-			
a. RECREATIONAL GROUND (R.G.)	—	—	989.07
b. C.F.C. 2%	—	—	306.37
7. BUILDABLE PLOT AREA ((7876.17+1190)-(2946.74)+989.07+306.37)	—	—	5327.52
8. PERMISSIBLE FSI	—	—	1.00
9. ELIGIBLE BUILTUP AREA (BASE FSI) (7) X (8)	—	—	5327.52
10. ADD. 25.80 MT W. B.P. ROAD (APPROVED S.P. NO. 0710)	—	—	2865.90
11. ADDING T.D.R. (D.P.C. OF S.NO.32/A/1A/18/4, VILLAGE-SOPARA (CERTIFICATE NO.104)	—	—	1666.96
12. MAXIMUM PERMISSIBLE D.R./TDR	—	—	0.90
13. MAXIMUM BUILT UP AREA PERMISSIBLE WITH D.R./TDR (6125.43 X 0.90) = 5527.52	—	—	10840.41
14. TOTAL BUILT UP AREA PERMISSIBLE (9 + 10 + 11)	—	—	9860.38
15. TOTAL PROPOSED BUILT UP AREA	—	—	9859.07
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 AREAS/LOT A-15 ABOVE	—	—	9859.07
(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	—	—	333.40
(iii) AREA AVAILABLE FOR TENEMENTS (MINUS B)	—	—	9525.67
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	—	—	788
(v) TENEMENTS PROPOSED	—	—	306
(vi) TENEMENTS EXISTING	—	—	—
TOTAL TENEMENTS ON THE PLOT	—	—	—
D. PARKING STATEMENT			
PARKING REQUIRED BY RULE	—	—	112
(i) CAR	—	—	240
(ii) SCOOTER/MOTORCYCLE	—	—	—
(iii) LOCK-UP GARAGES PERMISSIBLE	—	—	—
(iv) LOCK-UP GARAGES PROPOSED	—	—	—
(v) TOTAL PARKING PROVIDED	—	—	352
E. TRANSPORT VEHICLES PARKING			
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	—	—	—
(ii) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)	—	—	—
F. LEGEND			
(i) PLOT BOUNDARY	(ii) PROPOSED NEW - RED FULL LINE	(iii) EXISTING ROAD - RED FULL LINE	(iv) EXISTING ROAD - RED FULL LINE
(v) EXISTING STREET - GREEN	(vi) EXISTING STREET - GREEN	(vii) EXISTING STREET - GREEN	(viii) EXISTING STREET - GREEN
(ix) EXISTING STREET - GREEN	(x) EXISTING STREET - GREEN	(xi) EXISTING STREET - GREEN	(xii) EXISTING STREET - GREEN
(xiii) EXISTING STREET - GREEN	(xiv) EXISTING STREET - GREEN	(xv) EXISTING STREET - GREEN	(xvi) EXISTING STREET - GREEN
(xvii) EXISTING STREET - GREEN	(xviii) EXISTING STREET - GREEN	(xix) EXISTING STREET - GREEN	(xx) EXISTING STREET - GREEN

PROFORMA II	VP-0110 & VP-5821
CONTENTS OF SHEET	LAYOUT PLAN, PLOT AREA DIAGRAM AND CALCULATION, BUILT UP AREA CALC., CONST. AREA CALC. LOCATION PLAN, HOLDING AREA DIAGRAM, & CALCULATION ETC.
CERTIFICATE OF AREA	CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 02.02.2017 AND THE DIMENSIONS OF THE SITE 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
STAMP OF DATE OF RECEIPT OF PLANS	Stamp of the Engineer/Supervisor
STAMP OF DATE OF RECEIPT OF PLANS	Stamp of the Engineer/Supervisor
REVISIONS	REVISIONS
DESCRIPTION OF PROPOSAL & PROPERTY	PROPOSED RESIDENTIAL BUILDINGS WITH SHOP LINE AND C.F.C. BUILDING ON LAND BEARING S.NO.20, H.NO.3(P) & H.NO.4, S.NO.21, H.NO.1/2A/1/2B/1/2C/1/2D/2,3 (PLOT B), S.NO.2558+2559/1,2,3,4,5 (PLOT C) OF VILLAGE-SOPARA, TAL.-VASAL, DIST.-RAJGARH
NAME OF OWNER	MR.NITESH J.PARMAR & MR.DAKUL J.PARMAR PARTNERS OF M/S.PARMAR BUILD TECH BUILDERS & DEVELOPERS
SIGNATURE OF OWNER	SIGNATURE OF OWNER
DATE	02-11-2019
SCALE	AS SHOWN
DRAWN BY	DARSHAN
CHECKED BY	CHECKED BY