

PROPOSED BUILT UP AREA STATEMENT

BUILDING NO.	COMMERCIAL AREA	BUILT UP AREA	EXCESS BALCONY	TOTAL BUILT UP AREA	BALCONY AREA	PASSAGE AREA	STAIR & LIFT AREA	TOTAL CON. AREA
3	722.94	2649.76	-	3372.70 SQ.MT.	256.77	473.91	474.43	4579.81 SQ.MT.
TOTAL	722.94	2649.76	-	3372.70 SQ.MT.	256.77	473.91	474.43	4579.81 SQ.MT.

EXISTIN BUILT UP AREA STATEMENT

BUILDING NO.	BUILT UP AREA	EXCESS BALCONY	TOTAL BUILT UP AREA	BALCONY AREA	STAIR CASE AREA	TOTAL CON. AREA
1	1072.15	1.68	1073.83 SQ.MT.	104.85	145.50	1324.18 SQ.MT.
2	765.15	-	765.15 SQ.MT.	69.85	70.20	905.20 SQ.MT.
TOTAL	1837.30	1.68	1838.98 SQ.MT.	174.70	215.70	2229.38 SQ.MT.

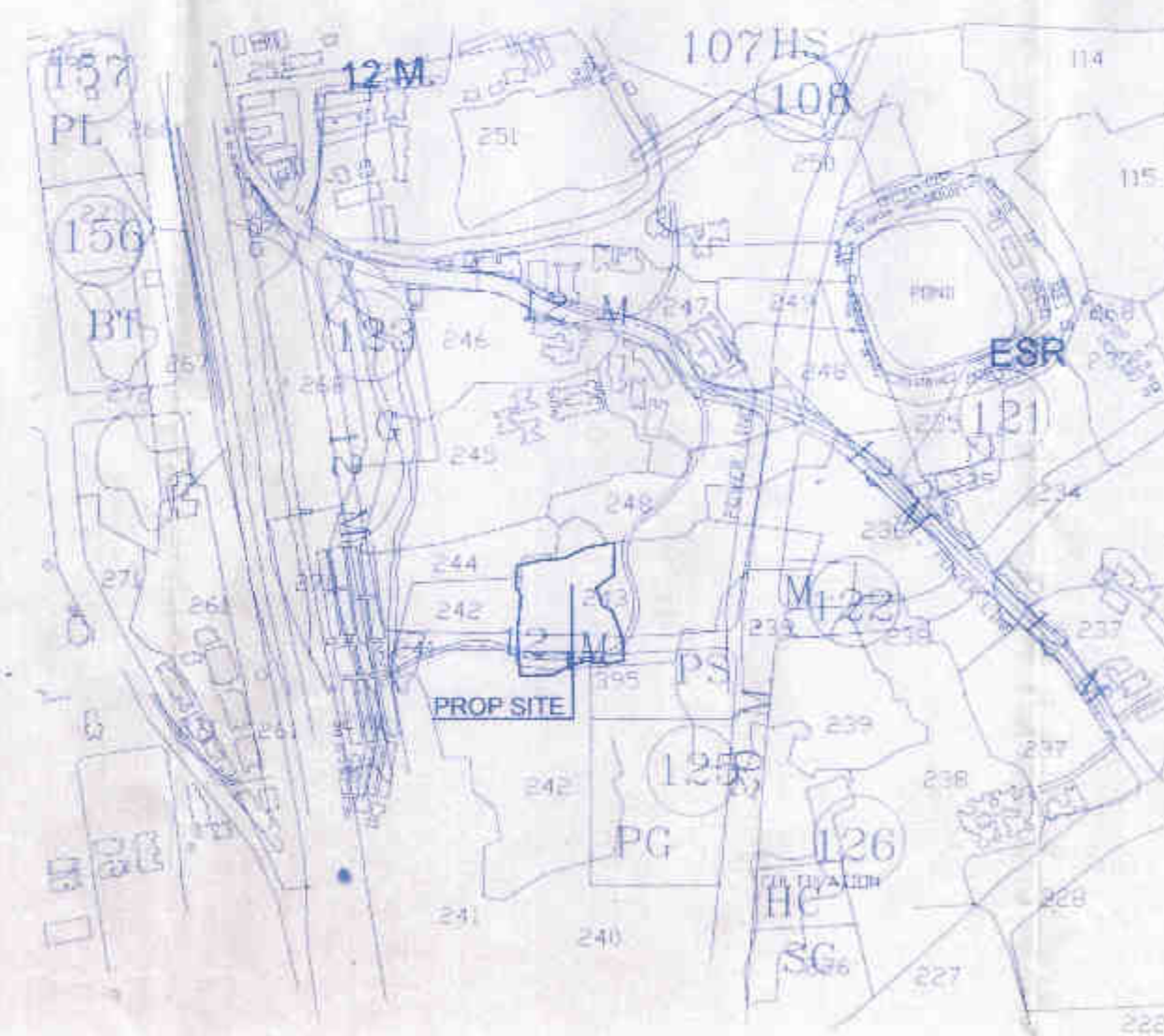
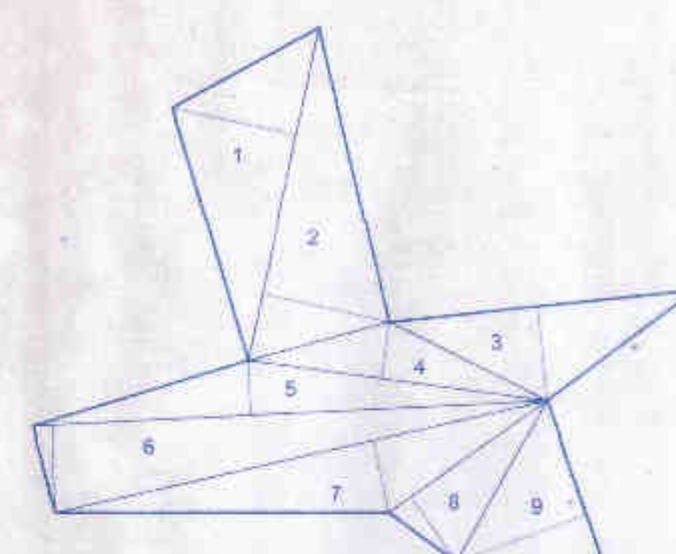
PROPOSED PARKING AREA STATEMENT

TENEMENTS	NO OF FLAT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELERS
BELOW 30.00 SQ.MT.	48	12	12	48
30.0 TO 50.00 SQ.MT.	20	10	10	20
SHOP AREA	228.29/50	4.56	5	
ONE PARKING SPACE FOR EVERY 37.50 SQ.MT. OF OFFICE SPACE UP TO 1500 SQ.MT.	494.65/37.50	13.19	13	
10% VISITOR PARKING	22/10	2.20	2	
TOTAL	68	41.95	42	68

EXISTING PARKING AREA STATEMENT

TENEMENTS	NO OF FLAT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELERS
BELOW 37.50 SQ.MT.	20	-	-	20
37.50 TO 50.00 SQ.MT.	20	2.50	3	20
TOTAL	40	2.50	3	40

S.NO	H.NO	AREA SQMT	NAME OF THE OWNERS AS PER 7/12	APPLICANT
243	B/1	934.18	MRS. PRANITA P. THAKUR & 4 OTHERS	M/S. CHINAR CONSTRUCTION CO.
243	B/3	545.72	MRS. PRANITA P. THAKUR & 4 OTHERS	
243	C	2700.00	MRS. PRANITA P. THAKUR & 3 OTHERS	
243	B/2	851.00	V.V.C.M.C	
243	B/4	249.10	V.V.C.M.C	
TOTAL		5260.00		

LOCATION PLAN
SCALE-1:5000

R. G. AREA CALCULATION

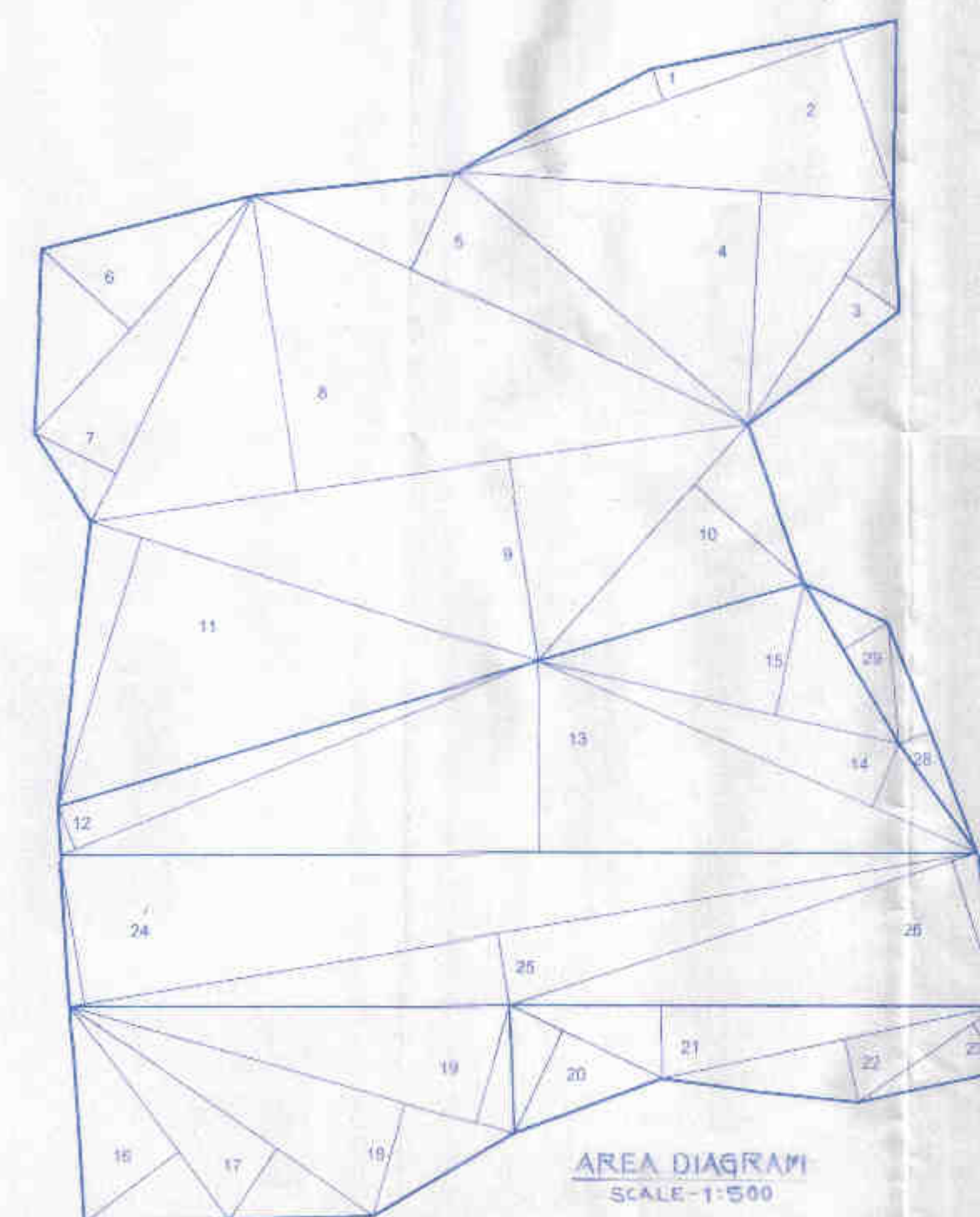
1	1/2 x 22.48 x 8.40 x 1NO	=	94.42	SQ.MT.
2	1/2 x 22.48 x 8.58 x 1NO	=	96.44	SQ.MT.
3	1/2 x 20.40 x 6.27 x 1NO	=	63.95	SQ.MT.
4	1/2 x 19.98 x 4.00 x 1NO	=	39.96	SQ.MT.
5	1/2 x 34.10 x 3.60 x 1NO	=	61.38	SQ.MT.
6	1/2 x 34.10 x 5.75 x 1NO	=	98.04	SQ.MT.
7	1/2 x 33.28 x 4.86 x 1NO	=	80.67	SQ.MT.
8	1/2 x 12.68 x 5.27 x 1NO	=	33.41	SQ.MT.
9	1/2 x 11.21 x 9.15 x 1NO	=	51.29	SQ.MT.

TOTAL ADDITION = 619.76 SQ.MT.

C.F.C AREA CALCULATION

1	1/2 x 21.30 x 9.53 x 1NO	=	101.49	SQ.MT.
2	1/2 x 21.30 x 10.24 x 1NO	=	109.06	SQ.MT.

TOTAL ADDITION = 210.55 SQ.MT.



PLOT AREA CALCULATION

1	1/2 x 36.95 x 2.72 x 1NO	=	50.25	SQ.MT.
2	1/2 x 36.95 x 13.50 x 1NO	=	249.41	SQ.MT.
3	1/2 x 21.30 x 5.20 x 1NO	=	55.38	SQ.MT.
4	1/2 x 34.95 x 18.50 x 1NO	=	323.29	SQ.MT.
5	1/2 x 43.30 x 8.45 x 1NO	=	182.94	SQ.MT.
6	1/2 x 25.65 x 9.53 x 1NO	=	122.22	SQ.MT.
7	1/2 x 28.90 x 7.35 x 1NO	=	106.21	SQ.MT.
8	1/2 x 52.60 x 23.80 x 1NO	=	625.94	SQ.MT.
9	1/2 x 52.60 x 16.30 x 1NO	=	428.69	SQ.MT.
10	1/2 x 25.10 x 11.80 x 1NO	=	148.09	SQ.MT.
11	1/2 x 37.14 x 22.19 x 1NO	=	412.07	SQ.MT.
12	1/2 x 40.81 x 3.70 x 1NO	=	75.50	SQ.MT.
13	1/2 x 72.70 x 15.15 x 1NO	=	550.70	SQ.MT.
14	1/2 x 36.00 x 5.50 x 1NO	=	104.50	SQ.MT.
15	1/2 x 29.40 x 10.80 x 1NO	=	158.76	SQ.MT.
16	1/2 x 21.00 x 9.45 x 1NO	=	99.22	SQ.MT.
17	1/2 x 29.20 x 6.80 x 1NO	=	99.28	SQ.MT.
18	1/2 x 36.55 x 9.20 x 1NO	=	168.13	SQ.MT.
19	1/2 x 36.55 x 9.80 x 1NO	=	179.09	SQ.MT.

TOTAL ADDITION = 4139.67 SQ.MT.

PRIMARY SCHOOL AREA CALCULATION

20	1/2 x 13.00 x 8.64 x 1NO	=	56.16	SQ.MT.
21	1/2 x 38.46 x 5.37 x 1NO	=	103.26	SQ.MT.
22	1/2 x 27.00 x 4.67 x 1NO	=	63.04	SQ.MT.
23	1/2 x 13.19 x 4.04 x 1NO	=	26.64	SQ.MT.

TOTAL ADDITION = 249.10 SQ.MT.

12.0 M. D.P. ROAD AREA CALCULATION

24	1/2 x 72.60 x 11.70 x 1NO	=	424.71	SQ.MT.
25	1/2 x 72.60 x 5.48 x 1NO	=	198.92	SQ.MT.
26	1/2 x 38.60 x 11.50 x 1NO	=	223.57	SQ.MT.
27	1/2 x 11.60 x 0.65 x 1NO	=	3.80	SQ.MT.

TOTAL ADDITION = 851.00 SQ.MT.

ENCROACHMENT AREA CALCULATION

28	1/2 x 19.17 x 2.44 x 1NO	=	23.39	SQ.MT.
29	1/2 x 14.42 x 3.83 x 1NO	=	27.61	SQ.MT.

TOTAL ADDITION = 51.00 SQ.MT.

TOTAL PLOT AREA CALCULATION

AREA UNDER 'R' ZONE	=	4139.67	SQ.MT.
PRIMARY SCHOOL AREA	=	249.10	SQ.MT.
D.P. ROAD AREA	=	851.00	SQ.MT.
ENCROACHMENT AREA	=	51.00	SQ.MT.
TOTAL AREA	=	5290.77	SQ.MT.

THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW.

Approved As per Approved By Commissioner Subject to the Conditions mentioned in this Office Letter No. VVCMCTPA/VP/...

Dated: ...

Deny Director Town Planning Vasai-Virar City Municipal Corporation Vasai - Virar (E).

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PROFORMA-1

A	AREA STATEMENT	SQUARE METRES
1	AREA OF PLOT	2700.00 + 2580.00 = 5280.00
2	DEDUCTIONS FOR	
a.	ENCROACHMENT AREA	51.00
b.	PROPOSED ROAD	851.00
c.	ANY RESERVATIONS	249.10
	TOTAL (a+b+c)	1151.10
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	4128.90
4	DEDUCTION FOR	
a.	RECREATION GROUND (NON DEDUCTABLE)	15% R. G. = 619.34
b.	C. F. C.	5% = 206.44
	TOTAL (a+b)	825.78
5	BUILDABLE PLOT AREA (85% OF 3 ABOVE)	3509.56
6	PERMISSIBLE F.S.I.	1
7a.	200% + 5% (851.00 x 2.00/5 + 5% = (1702 + 42.55))	1744.55
7b.	200% + 5% (249.10 x 2.00/5 + 5% = (498.2 + 12.45))	510.65
8	PERMISSIBLE F.S.I. WITH DR/TDR	1.65
9	MAXIMUM PERMISSIBLE B. U. A. WITH DR/TDR	6193.34
10	ADD FOR D. P. ROAD	-
11	ADD TDR FROM DRS NO.	-
12	PERMISSIBLE FLOOR AREA (5+2a+2b+10)	5764.76
13	EXISTING FLOOR AREA	1838.98
14	PROPOSED AREA	3372.70
15	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	-
16	TOTAL BUILT UP AREA PROPOSED (11+12+13)	5211.66
17	F.A.R. CONSUMED (14/7)	-
B	BALCONY AREA STATEMENT	
(i)	PERMISSIBLE BALCONY AREA PER FLOOR	
(ii)	PROPOSED BALCONY AREA PER FLOOR	STATEMENT
(iii)	EXCESS BALCONY PER FLOOR	GIVEN
(iv)	TOTAL EXCESS BALCONY PER FLOOR	
C	TENAMENT STATEMENT	
(i)	PROPOSED AREA (ITEM A, 12 ABOVE)	5211.66
(ii)	LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)	722.94
(iii)	AREA AVAILABLE FOR TENEMENTS (I. MINUS II)	4488.74
(iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	135
(v)	TENEMENTS PROPOSED	68
(vi)	TENEMENTS EXISTING	40
	TOTAL TENEMENTS OF THE PLOT	166
D	PARKING STATEMENT	
(i)	PARKING REQUIRED BY RULE	
	CAR	45
	SCOOTER/MOTOR CYCLE/BYCYCLES	105
	OUTSIDERS (VISITORS)	
(ii)	LOCK-UP GARRAGES PERMISSIBLE	
(iii)	LOCK-UP GARRAGES PROPOSED	
	CAR	
	SCOOTER/MOTOR CYCLE/BYCYCLES	
	OUTSIDERS (VISITORS)	
(iv)	TOTAL PARKING PROVIDED	
E	TRANSPORT VEHICLES PARKING/LOADING UNLOADING	
(i)	SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	
(ii)	TOTAL TRANSPORT VEHICLE (SPACES PROVIDED)	

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ... AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AREA AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

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SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PROPERTY BEARING S.NO. 243 H.NO. B/1, B/2, B/3, B/4 & C OF VILLAGE-VIRAR TAL-VASAI DIST-PALGHAR.

NAME OF THE OWNER

MRS. PRANITA P. THAKUR & 3 OTHERS P.A.T.O M/s. CHINAR CONSTRUCTION Co.

JOB NO.	DATE	SIGNATURE OF THE OWNER
DRAWING NO.	SCALE	DRAWING HAS BEEN PREPARED AS PER DOCUMENTS GIVEN BY THE OWNERS
1		
NORTH LINE	DRAWN BY	
CHECKED BY		

SAMEER R. DESAI
ARCHITECT14, MIRZA NAGAR, 1st FLOOR,
OPP. RLY. STATION VIRAR (E).
PHONE- 9511860451