PROFORMA-I LAYOUT V.P.- 0374

PROPOSED: PROP.RESIDENTIAL BLDGS. ON LAND BEARING S. No. 367, H.NO.6, AT VILLAGE :JUCHANDRA. TAL - VASAI, DIST - PALGHAR

DRAWING SHEET NO. 01/04

STAMPS OF APPROVAL OF 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. VVCMC/TP/Vasai VP...0374 / 1165 / 2022-23 Dated ... 21/07/2022

COMMISSIONER VASAI-VIRAR CITY MUNICIPAL CORPORATION Virar (East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director, VVCMC, Virar.

PERMI. RG AREA = 430.94
PROP. RG AREA = 430.21
TOTAL RG PROPOSED = 430.21

BUILDING-02 TOTAL CONST. AREA STATEMENT

FLOOR	BUA	ANCILLARY AREA	TOTAL CONST. AREA
GR. FL.	66.57/1.6 =41.60	66.57-41.60 =24.97	66.57 SQMT
1ST FL.	274.23/1.6 =171.39	274.23-171.39 =102.84	274.23 SQMT
2ND FL.	281.14/1.6 =175.71	281.14-175.71 =105.43	281.14 SQMT
3RD FL.	274.23/1.6 =171.39	274.23-171.39 =102.84	274.23 SQMT
4TH FL.	281.14/1.6 =175.71	281.14-175.71 =105.43	281.14 SQMT
5TH FL.	274.23/1.6 =171.39	274.23-171.39 =102.84	274.23 SQMT
6TH FL.	281.14/1.6 =175.71	281.14-175.71 =105.43	281.14 SQMT
7TH FL.	274.23/1.6 =171.39	274.23-171.39 =102.84	274.23 SQMT
8TH FL.	259.52/1.6 =162.20	259.52-162.20 =97.32	259.52 SQMT
9TH FL.	274.23/1.6 =171.39	274.23-171.39 =102.84	274.23 SQMT
10TH FL.	281.14/1.6 =175.71	281.14-175.71 =105.43	281.14 SQMT
TOTAL	1763.99	1058.21	2821.80 SQMT
TOTAL BLDG-1+2	6785.19	5271.48	14056.67 SQMT

TOTAL CONST. AREA STATEMENT BUILDING-01 (A-WING)

FLOOR	BUA	ANCILLARY AREA	TOTAL CONST. AREA
GR. FL.	126.10/1.6 =78.81	126.10-78.81 =47.29	126.10 SQMT
1ST FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
2ND FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
3RD FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
4TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
5TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
6TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
7TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
8TH FL.	365.85/1.6 =228.65	365.85-228.65 =137.20	365.85 SQMT
9TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
10TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
11TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
12TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
13TH FL.	371.58/1.6 =232.23	371.58-232.23 =139.35	371.58 SQMT
14TH FL.	395.55/1.6 =247.21	395.55-247.21 =148.34	395.55 SQMT
TOTAL	3506.21	2103.92	5610.13 SQMT

TOTAL CONST. AREA STATEMENT BUILDING-01 (B-WING)

FLOOR	BUA	ANCILLARY AREA	TOTAL CONST. AREA
GR. FL.	126.10/1.6 =78.81	126.10-78.81 =47.29	126.10 SQMT
1ST FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
2ND FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
3RD FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
4TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
5TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
6TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
7TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
8TH FL.	366.86/1.6 =229.28	366.86-229.28 =137.58	366.86 SQMT
9TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
10TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
11TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
12TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
13TH FL.	372.58/1.6 =232.86	372.58-232.86 =139.72	372.58 SQMT
14TH FL.	396.60/1.6 =247.87	396.60-247.87 =148.73	396.60 SQMT
TOTAL	3515.39	2109.35	5624.74 SQMT
TOTAL A+B	7021.60	4213.27	11234.87 SQMT

NO. OF FLAT'S STATEMENT

(BLDG-1 WING-A)

FLOOR	1RK	1BHK	2BHK
GR. FL.	NIL	NIL	NIL
1ST FL.	01	07	NIL
2ND FL.	01	07	NIL
3RD FL.	01	07	NIL
4TH FL.	01	07	NIL
5TH FL.	01	07	NIL
6TH FL.	01	07	NIL
7TH FL.	01	07	NIL
8TH FL.	NIL	07	NIL
9TH FL.	01	07	NIL
10TH FL.	01	07	NIL
11TH FL.	01	07	NIL
12TH FL.	01	07	NIL
13TH FL.	NIL	07	NIL
14TH FL.	01	07	NIL
TOTAL	12	95	NIL

TOTAL NO. OF FLATS = 110
TOTAL NO. OF SHOP = NIL

(BLDG-1 WING-B)

FLOOR	1RK	1BHK	2BHK
GR. FL.	NIL	NIL	NIL
1ST FL.	01	07	NIL
2ND FL.	01	07	NIL
3RD FL.	01	07	NIL
4TH FL.	01	07	NIL
5TH FL.	01	07	NIL
6TH FL.	01	07	NIL
7TH FL.	01	07	NIL
8TH FL.	NIL	07	NIL
9TH FL.	01	07	NIL
10TH FL.	01	07	NIL
11TH FL.	01	07	NIL
12TH FL.	01	07	NIL
13TH FL.	NIL	07	NIL
14TH FL.	01	07	NIL
TOTAL	12	95	NIL

TOTAL NO. OF FLATS = 110
TOTAL NO. OF SHOP = NIL

(BLDG-2)

FLOOR	1RK	1BHK	2BHK
GR. FL.	NIL	NIL	NIL
1ST FL.	NIL	06	NIL
2ND FL.	NIL	06	NIL
3RD FL.	NIL	06	NIL
4TH FL.	NIL	06	NIL
5TH FL.	NIL	06	NIL
6TH FL.	NIL	06	NIL
7TH FL.	NIL	06	NIL
8TH FL.	NIL	05	NIL
9TH FL.	NIL	06	NIL
10TH FL.	NIL	06	NIL
TOTAL	NIL	59	NIL

TOTAL NO. OF FLATS = 59
TOTAL NO. OF SHOP = NIL

Land Area for Project: Maharudra Residency Bldg No 2 as per application is1600 sq. meter

BLDG-1 PARKING AREA STATEMENTS A-WING

TENEMENT	NO. OF FLATS	REQUIRED CAR	PROVIDED CAR	REQUIRED TWO WHEL	PROVIDED TWO WHEL
FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET LESS THAN 30 SQ.M	110	NIL	NIL	220	220
5% VISITORS PARKING FROM TOTAL PARKING		NIL	NIL	11	11
TOTAL	110	NIL	NIL	231	231
TOTAL X 0.8	110	NIL	NIL	185	185

BLDG-1 PARKING AREA STATEMENTS B-WING

TENEMENT	NO. OF FLATS	REQUIRED CAR	PROVIDED CAR	REQUIRED TWO WHEL	PROVIDED TWO WHEL
FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET LESS THAN 30 SQ.M	110	NIL	NIL	220	220
5% VISITORS PARKING FROM TOTAL PARKING		NIL	NIL	11	11
TOTAL	110	NIL	NIL	231	231
TOTAL X 0.8	110	NIL	NIL	185	185

BLDG-2 PARKING AREA STATEMENTS

TENEMENT	NO. OF FLATS	REQUIRED CAR	PROVIDED CAR	REQUIRED TWO WHEL	PROVIDED TWO WHEL
FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET LESS THAN 30 SQ.M	59	NIL	NIL	118	118
5% VISITORS PARKING FROM TOTAL PARKING		NIL	NIL	06	06
TOTAL	59	NIL	NIL	124	124
TOTAL X 0.8	59	NIL	NIL	99	99
TOTAL BLDG-1 & BLDG-2	279	NIL	NIL	469	427

FOR BALANCE TWO WHEELER PARKING = 469-426=42
COMPOSITE PARKING PROVIDED /4-WHEELER= 7 NO. = 7 X 6 =42 NO.

NOT IN POSSESSION-1 AREA CALCULATION							
1	1/2 x	14.83 x	1.00 x	1 NO.	=	7.42	SQ.MT.
2	1/2 x	14.83 x	1.00 x	1 NO.	=	7.42	SQ.MT.
3	1/2 x	9.00 x	2.00 x	1 NO.	=	9.00	SQ.MT.
4	1/2 x	9.00 x	2.00 x	1 NO.	=	9.00	SQ.MT.
				TOTAL ADDITION	=	33.00	SQ.MT.

NOT IN POSSESSION-2 AREA CALCULATION							
1	1/2 x	14.83 x	1.00 x	1 NO.	=	7.42	SQ.MT.
2	1/2 x	14.83 x	1.00 x	1 NO.	=	7.42	SQ.MT.
3	1/2 x	9.00 x	2.00 x	1 NO.	=	9.00	SQ.MT.
4	1/2 x	9.00 x	2.00 x	1 NO.	=	9.00	SQ.MT.
				TOTAL ADDITION	=	33.00	SQ.MT.

D.P. ROAD AREA CALCULATION							
1	1/2 x	19.35 x	1.85 x	1 NO.	=	17.90	SQ.MT.
2	1/2 x	19.34 x	1.85 x	1 NO.	=	17.79	SQ.MT.
				TOTAL ADDITION	=	35.69	SQ.MT.

R.G							
1	1/2 x	18.20 x	0.34 x	1 NO.	=	3.09	SQ.MT.
2	1/2 x	18.79 x	5.38 x	1 NO.	=	50.55	SQ.MT.
3	1/2 x	23.62 x	11.36 x	1 NO.	=	133.97	SQ.MT.
4	1/2 x	14.40 x	3.68 x	1 NO.	=	26.50	SQ.MT.
				TOTAL ADDITION	=	213.44	SQ.MT.

R.G PODIUM							
1	1/2 x	21.67 x	5.90 x	1 NO.	=	66.43	SQ.MT.
2	1/2 x	21.67 x	4.68 x	1 NO.	=	50.82	SQ.MT.
3	1/2 x	19.77 x	4.63 x	1 NO.	=	45.77	SQ.MT.
4	1/2 x	5.72 x	3.22 x	1 NO.	=	9.25	SQ.MT.
5	1/2 x	5.22 x	3.50 x	1 NO.	=	9.27	SQ.MT.
6	1/2 x	3.52 x	3.50 x	1 NO.	=	6.16	SQ.MT.
				TOTAL ADDITION	=	217.40	SQ.MT.

PLOT AREA CALCULATION							
1	1/2 x	32.67 x	24.72 x	1 NO.	=	403.80	SQ.MT.
2	1/2 x	39.64 x	10.49 x	1 NO.	=	208.95	SQ.MT.
3	1/2 x	47.36 x	12.37 x	1 NO.	=	292.92	SQ.MT.
4	1/2 x	59.90 x	3.96 x	1 NO.	=	118.60	SQ.MT.
5	1/2 x	58.90 x	12.40 x	1 NO.	=	377.38	SQ.MT.
6	1/2 x	62.89 x	7.84 x	1 NO.	=	246.53	SQ.MT.
7	1/2 x	62.89 x	14.79 x	1 NO.	=	465.07	SQ.MT.
8	1/2 x	51.91 x	21.88 x	1 NO.	=	567.90	SQ.MT.
9	1/2 x	27.50 x	5.31 x	1 NO.	=	73.01	SQ.MT.
10	1/2 x	38.34 x	7.95 x	1 NO.	=	152.40	SQ.MT.
11	1/2 x	38.34 x	6.34 x	1 NO.	=	121.54	SQ.MT.
12	1/2 x	39.36 x	19.35 x	1 NO.	=	380.81	SQ.MT.
13	1/2 x	57.89 x	20.39 x	1 NO.	=	590.19	SQ.MT.
14	1/2 x	57.80 x	14.77 x	1 NO.	=	426.85	SQ.MT.
15	1/2 x	63.81 x	2.87 x	1 NO.	=	91.56	SQ.MT.
				TOTAL ADDITION	=	4511.52	SQ.MT.

PROFORMA-I

Sr. No.		AREA STATEMENT	
1		AREA OF PLOT (minimum area s.b.d. to be considered)	4490.00
	(a)	AS PER OWNERSHIP DOC. UNDER 7/12 (7/12 extract)	4800.00
	(b)	AS PER MEASUREMENT SHEET	4317.52
	(c)	AS PER REG.	—
2		LESS DEDUCTION	—
	(a)	EXISTING ROAD	—
	(b)	20.00M WIDE D.P.ROAD	29.62
	(c)	NOT IN POSSESSION	150.96
		TOTAL (a+b)	180.58
3		NET AREA OF PLOT (1-2)	4309.42
4		AMENITY SPACE (if applicable)	—
	(a)	RG(10%)	—
	(b)	AMENDMENT OF SHAPE ARY	—
	(c)	BALANCE PROPOSED	—
5		NET PLOT AREA (3-4(c))	4309.42
6		RECREATIONAL OPEN SPACE (if applicable)	
	(a)	REQUIRED	430.94
	(b)	PROPOSED	432.77
7		INTERNAL ROAD AREA	—
8		PLOTABLE AREA (7-(if applicable))	4309.42
9		SHED OF AREA WITH REFERENCE TO BASIC FSI AS PER	4780.96
		FRONT ROAD WIDTH (4800.42 X 1.1)	
10		ADDITION OF F.S.I ON PAYMENT OF PREMIUM	—
11		MAXIMUM PERMISSIBLE INTAMATE FSI (Sr.No.9+10)	8570.07
		ROAD WIDTH 20.00 METER (18.00 to 24.00)	
12		TENEMENT TYPE PAYMENT OF INCENTIVE	—
	(a)	ADDITIONAL FSI	—
	(b)	ADDITIONAL AREA AGAINST D.P. ROAD 7/12 & 9/ No.7 (if) IF ANY	—
	(c)	TOTAL ADDITIONAL AMENITY SPACE IF ENNAMERATED	—
		(Amount 40% Sr. No.6(b) and 10(c))	
	(d)	TOTAL FSI ALLOWED	8570.07
	(e)	TOTAL IN - 7(21) / TDR LOADING PROPOSED (1(b)+(c)+(d))	—
13		TOTAL FSI PERMISSIBLE	8570.07
	(a)	PROPOSED FSI ON PERMISSIBLE AREA	8570.07
	(b)	PROPOSED FSI ON 12 WITHOUT PAYMENT OF PREMIUM	—
14		NET BUILT UP AREA (13-(a)+(b))	8570.07
		(ATMA) 3(a)+(b)+(c)+(d)+(e)+(f)+(g)+(h)+(i)+(j)+(k)+(l)+(m)	
	(a)	TOTAL FSI ITT EMBODIED	6489.61
15		MAXIMUM PERMITTED ACCUMULATED OF F.S.I BY TDR (LOADING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per regulation No.6.1 or 6.2 or 6.3 or 6.4 or applicable) (1.0 or 1.5)	—
		TOTAL BUILT UP AREA IN PROPOSAL (excluding area of Sr. No. 17 (a))	
16	(a)	BASIC FSI BUILT UP AREA	2742.30
	(b)	PROPOSED TDR AREA	542.23
	(c)	PROPOSED PREMIUM FSI AREA	3200.00
	(d)	PROPOSED ANCILLARY AREA	8571.48
		TOTAL (a+b+c+d)	14856.01
17		FSI CONSUMED (1/13) (should not be more than serial No.14 above.)	
		AMENITY SPACE (REWARD) IF ANY	—
	(a)	FSI (Sr.No.7) 20% OF Sr. No. 9	—
	(b)	PROPOSED	—

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON , 1825.81 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / L.T. SURVEY RECORD / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

(NAME OF ARCHITECT / LICENSED ENGINEER/SUPERVISOR.)

OWNER NAME AND SIGNATURE
MR. ANIL GUPTA (OWNER)

ARCHITECT/ LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

STATEMENT OF DISTRIBUTION OF F.S.I. ON EACH PLOT
(TO BE PRINTED AT SUITABLE PLACE ON PLAN)

PLOT NO.	PLOT AREA (sq.m)	CORNER REMAINING AREA OF ROAD (if any) (sq.m)	REMAINING R.G. AREA (sq.m)	APPL. DATA F.S.I. FACTOR	BUILT UP AREA (sq.m) PRO-RATA BASIS (sq.m)	PROPO-SED WIDTH (m)	BASIC F.S.I.	VERIFIED BY
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

DATE 25/06/2022	SCALE AS SHOWN	FILE NO. 110	DRAWN BY PRANAV	CHECKED BY PRANAV	EL 256.48 (PWD)

NORTH LINE

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT

HIMESH GUPTA & ASSOCIATES
ENGINEERS & LICENSED SURVEYORS
401, shubham heritage, behind gopal bldg,
tembodi naka, vasai (w), dist - palghar.
Phone - 9225022107

Carried out at 256.48 D. TEAM/SHUBHAM JUCHANDRA S.No.367 H.NO.1/SUB DIV.01,45 PER UDCPR/30-08-2022.pdf