

BUILT UP AREA STATEMENT PLOT-B	
APPROVED AREA (WING-A+B+C+D)	32932.99 SQMT
PROPOSED AREA (WING-A+B+C+D)	220.12 SQMT
TOTAL BUILT UP AREA	33153.11 SQMT

PARKING AREA STATEMENT PLOT-B			
TENEMENTS	NO OF FLAT	CAR PARKING REQUIRED	SCOOTER
30.00 TO 40.00 SQMT	333	166.5	333
40.00 TO 80.00 SQMT	173	86.5	173
TOTAL	506	253	506
VISITORS PARKING 5%		12.65	25.30
TOTAL		265.65	531.30
PARKING REQUIRED FOR V.V.C.M.C. 80%		212.52	
PARKING REQUIRED FOR		212.52	531.30
TOTAL PARKING PROVIDED	213		50 CARS + 233 SCOOTERS

S.NO	H.NO	AREA SQMT	NAME OF THE OWNERS AS PER 7/12	APPLICANT
24	B/3	1949.50	MR. MAHESH H. PATIL PARTNER M/S. DATTAKRUPA DEVELOPERS	MR. MAHESH H. PATIL PARTNER M/S. DATTAKRUPA DEVELOPERS
24	B/4	7200.50		
TOTAL AREA		9150.00		



AREA DIAGRAM
SCALE-1:2000



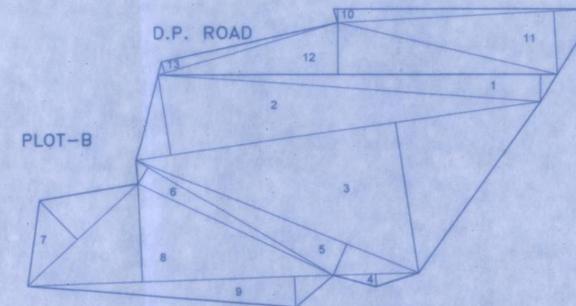
R.G-1 AREA CALCULATION

1	1/2 x 37.08 x 12.95 x 1NO	= 240.09	SQ.MT.
2	1/2 x 37.08 x 19.15 x 1NO	= 355.04	SQ.MT.
TOTAL ADDITION		= 595.13	SQ.MT.



R.G-2 AREA CALCULATION

1	1/2 x 23.37 x 10.71 x 1NO	= 125.15	SQ.MT.
TOTAL ADDITION		= 125.15	SQ.MT.
TOTAL AREA = 1 + 2		= 720.28	SQ.MT.

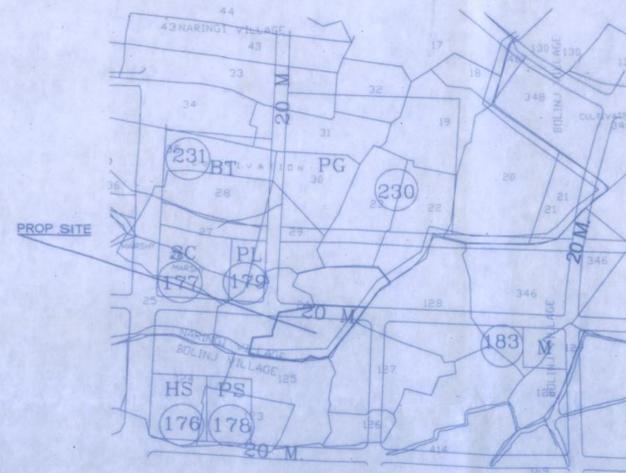


PLOT-B AREA CALCULATION

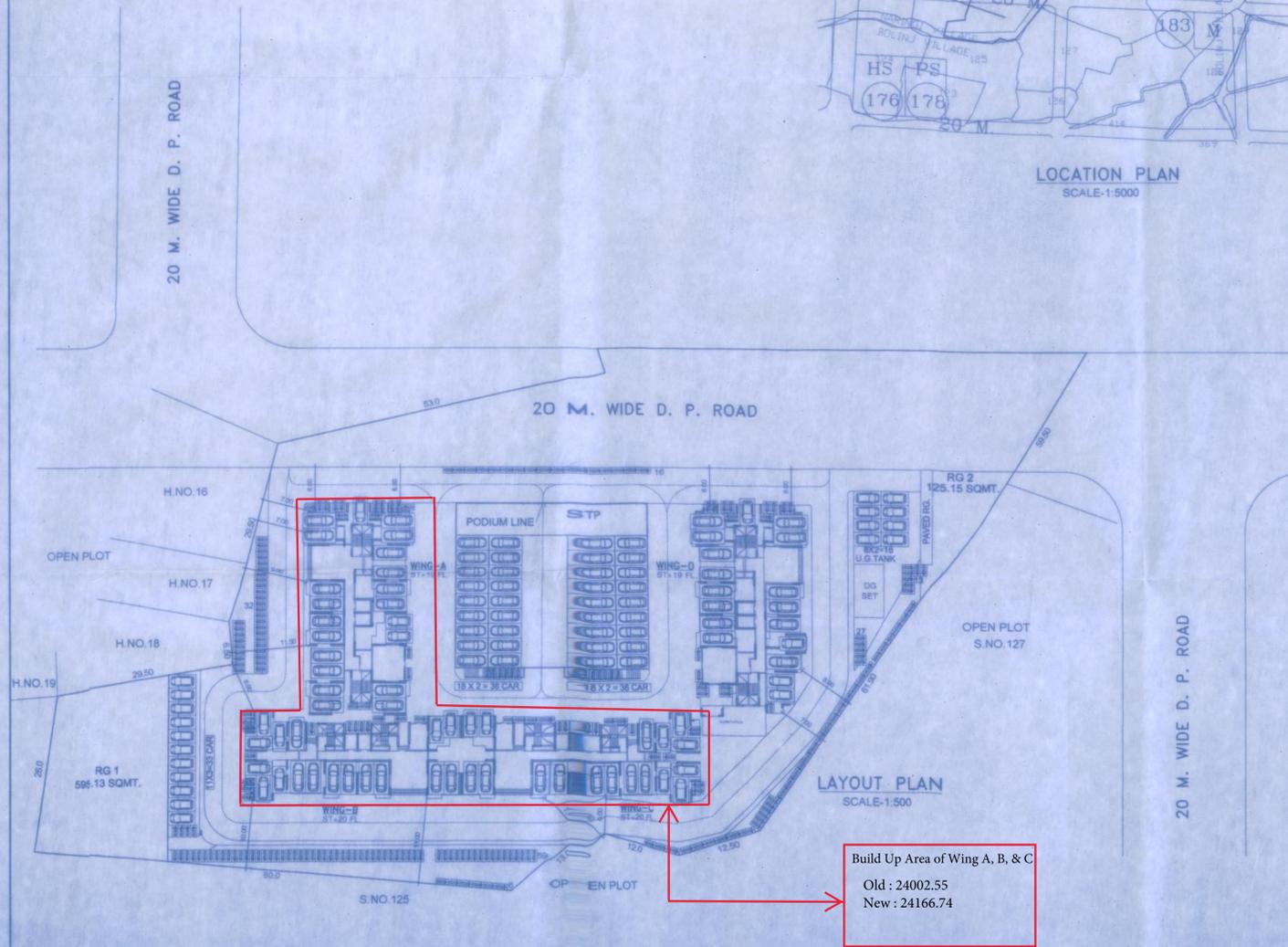
1	118.15	x	8.15	x	0.5	=	481.46
2	121.40	x	24.90	x	0.5	=	1493.22
3	121.40	x	46.30	x	0.5	=	2810.41
4	25.15	x	3.70	x	0.5	=	46.53
5	90.70	x	10.0	x	0.5	=	453.50
6	68.30	x	5.60	x	0.5	=	191.24
7	45.35	x	16.25	x	0.5	=	368.47
8	91.25	x	29.75	x	0.5	=	1357.34
9	91.25	x	9.25	x	0.5	=	422.03
TOTAL ADDITION							= 7624.20

20.0M D. P. ROAD AREA CALCULATION - B

10	1/2 x 78.40 x 4.20 x 1NO	=	164.64	SQ.MT.
11	1/2 x 77.30 x 19.35 x 1NO	=	747.88	SQ.MT.
12	1/2 x 118.39 x 15.85 x 1NO	=	938.24	SQ.MT.
13	1/2 x 55.63 x 3.55 x 1NO	=	98.74	SQ.MT.
TOTAL ADDITION		=	1949.50	SQ.MT.
TOTAL PLOT AREA		=	7624.20	SQ.MT.
D. P. ROAD AREA		=	1949.50	SQ.MT.
TOTAL ADDITION		=	9573.70	SQ.MT.



LOCATION PLAN
SCALE-1:5000



Build Up Area of Wing A, B, & C
Old : 24002.55
New : 24166.74

RDP/ CC	LAYOUT	SHEET No.1/11	VP-0541 A
DESCRIPTION OF PROPOSEL & PROPERTY			
PROPOSED BUILDING ON PROPERTY BEARING S.NO.24 (OLD128) H.NO. B/3, B/4 (PLOT- B) OF VILLAGE-DONGRE TAL-VASAI, DIST-PALGHAR.			
STAMP AND DATE OF APPROVAL OF PLAN		Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/T/PA/AMEND/..... VPI.CS41.A/22.1.2023-24 Dated: 12/01/2024	
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW.		 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.	

PROFORMA-1		SQUARE METRES
A	AREA STATEMENT	PLOT-B
1	AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	9150.00
a.	AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	9150.00
b.	AS PER MEASUREMENT SHEET	9150.00
c.	AS PER SITE	9150.00
2	DEDUCTIONS FOR	
a.	PROPOSED 20.0 M. WIDE D.P.ROAD	1949.50
b.	ANY D. P. RESERVATION AREA	-
TOTAL (a+b)		1949.50
3	BALANCE AREA OF THE PLOT (1 MINUS 2)	7200.50
4	AMENITY SPACE (IF APPLICABLE)	
a.	REQUIRED	-
b.	ADJUSTMENT OF 2(b), IF ANY	-
c.	BALANCE PROPOSED	-
5	NET PLOT AREA (3-4a)	7200.50
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
a	REQUIRED	720.05
b	PROPOSED	720.28
7	INTERNAL ROAD AREA	-
8	PLOTTABLE AREA (IF APPLICABLE)	-
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH (Sr. No. 5X BASIC F.S.I.)	1.10
10	ADDITIONAL OF FSI ON PAYMENT OF PREMIUM	
a.	MAXIMUM PERMISSIBLE PREMIUM FSI (9150.00 X 0.5 = 4575.00)	4575.00
b.	PROPOSED PREMIUM FSI	4575.00
11	IN-SITU FSI/TOR LOADING	3899.00
(a)	IN-SITU AREA AGAINST D. P. ROAD (1949.50 X 2.00)	-
(b)	IN-SITU AREA AGAINST AMENITY SPACE	-
(c)	T D R AREA (9150.0 X 0.9 = 8235) - 3899.00 = 4336.00	4336.00
(d)	TOTAL IN-SITU/T.D.R.LOADING PROPOSED (11(a)+(b)+(c))	8235.00
12	ADDITIONAL FSI AREA UNDER CHAPTER 7	-
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	20730.55
(a)	(9+10(b))+11(d)) OR WHICHEVER IS APPLICABLE	12438.33
(b)	ANCILLARY AREA FSI	33168.88
(c)	TOTAL ENTITLEMENT (a+b)	33168.88
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO.8.1 or 8.2 or 8.3 or 8.4 AS APPLICABLE) X 1.8 or 1.8	
(a)	APPROVED BUILT-UP AREA	32932.99
(b)	PROPOSED BUILT-UP AREA	220.12
(c)	TOTAL (a+b)	33153.11
16	F.S.I. CONSUMED (13/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	
17	AREA FOR INCLUSIVE HOUSING IF ANY	
(a)	REQUIRED (20% OF Sr. NO.5)	
(b)	PROPOSED	

CERTIFICATE OF AREA:
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 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/T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

(SAMEER R. DESAI)

OWNER'S DECLARATION-
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK SUPERVISION LF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

For DATTA KRUPA DEVELOPERS
DATTAKRUPA DEVELOPERS

NAME OF THE OWNER
MR. MAHESH H. PATIL, PARTNER
M/S. DATTAKRUPA DEVELOPERS

JOB INO. DRAWING NO. SCALE DRAWN BY CHECKED BY REGISTRATION NO. OF ARCHITECT
CA/89/12282

SAMEER R. DESAI
ARCHITECT
14, MIRZA NAGAR, 1ST FLOOR,
OPP-RLY.STATION, VIRAR (E).
PHONE- 9511860451