LAYOUT PLAN
SCALE 1:500
KEY PLAN
SCALE 1:2000
PELHAR
LOCATION PLAN
SITE U/R
LAND HOLDING AREA DIAGRAM
SCALE 1:2000
PLOT AREA DIA SCALE 1:1000
ENCR. AREA DIA SCALE 1:500
PLOT 01
PLOT 02
PLOT 03
PLOT 1
PLOT 2
PLOT 3
S.NO. - 245
S.NO. - 244
S.NO. - 243/pt
S.NO. 241/pt
S.NO. -232 / 4
S.NO. -234
ADJ. S.No.272
ADJ. S.No.271
ADJ. S.No.246
ADJ. S.No.235
ADJ. S.No.233
ADJ. S.No.236
ADJ. S.No.237
TO AHMEDABAD
TO MUMBAI
12 M. INTERNAL ROAD
9.00 M WIDE INTERNAL ROAD
4.50 M WIDE PATHWAY
37 M BUILDING CONTROL
G+2 PT
B16
B17
B18
B19
B20
ENCROACHMENT
Recreational Open space
Amenity
BURNING GHAT
64.16
23.36

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PARKING AREA STATEMENT UDCPR PLOT 3

HAVING CARPET AREA	NOS.OF TENAMENT	PARKING REQU.			PARKING PROVI.		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
BELOW 30 SQ.MTS	338		338				
BETWEEN 30 TO 40 SQ.MTS	918	459	918				
BETWEEN 40 TO 80 SQ.MTS	386	193	386				
SHOPPING /100 690.012 SQ.MT.		14	42				
TOTAL	1642	666	1684		871	1322	

1322 SCOOTER PROVIDED 362 SCOOTER CONVERTED TO 81 CARS
TOTAL CAR REQ. 666+81=727

LOADING SPACE AREA STATEMENT

CARPET/1000	REQUIRED	PROVIDED
7951.759 SQ.MT.	8	8

PARKING AREA STATEMENT UDCPR PLOT 2

HAVING CARPET AREA	NOS.OF TENAMENT	PARKING REQU.			PARKING PROVI.		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
GALA /300 7951.759 SQ.MT.		78	234				
TOTAL		78	234		106	53	

53 SCOOTER PROVIDED BALANCE 181 CONVERT TO 30

SANITATION STATEMENT

SHOPPING CARPET	occupant load	required	REQUIRED
690.012	230	29	8(4L TOI+4G.TOI.)

PARKING AREA STATEMENT OLD APPROV

HAVING CARPET AREA	NOS.OF TENAMENT	PARKING REQU.			PARKING PROVI.		
		CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
BELOW 100	567	141	567		141	567	
TOTAL	567	141	567		141	567	

PLOT 2

AMENITY AREA DIA. SCALE 1:500
PLOT 2

AMENITY AREA CAL. PLOT 2			
NO	SIZE IN MTS.		AREA M²
1	21.28 X	13.64 X 0.50	145.142
2	21.28 X	10.29 X 0.50	109.57
TOTAL CFC AREA			254.712
AMENITY REQ.			254.712
AMENITY PROVI.			254.712

ROP AREA DIA. SCALE 1:500
PLOT 2

RECREATIONAL OPEN SPACE AREA CAL. PLOT 2			
NO	SIZE IN MTS.		AREA M²
1	32.91 X	14.53 X 0.50	239.02
2	32.91 X	5.29 X 0.50	87.09
3	30.65 X	10.45 X 0.50	160.18
TOTAL RG AREA			486.290
ROP REQ.			483.952
ROP PROVI.			486.290

PLOT 2 AREA DIA SCALE 1:500

PLOT 2 AREA CALCULATION			
NO	SIZE IN MTS.		AREA M²
1	57.09 X	22.87 X 0.50	[illegible]
2	100.15 X	34.19 X 0.50	1712.10
3	118.72 X	13.21 X 0.50	784.14
4	118.72 X	35.67 X 0.50	2117.10
5	41.42 X	16.12 X 0.50	333.89
TOTAL PLOT AREA			5600.000
DEDUCT N-H 8			505.770
AREA OF PLOT 2			5094.230

PLOT 1

ROP 01 DIA SCALE 1:1000
PLOT 1

RECREATIONAL OPEN SPACE AREA CAL. PLOT 1			
NO	SIZE IN MTS.		AREA M²
1	22.38 X	8.85 X 0.50	99.02
TOTAL ROP AREA			99.02

AMENITY AREA DIA. SCALE 1:500
PLOT 1

AMENITY AREA CAL PLOT 1			
NO	SIZE IN MTS.		AREA M²
1	16.61 X	6.28 X 0.50	52.21
TOTAL AMENITY AREA			52.21

PLOT 1 AREA DIA. SCALE 1:500

PLOT 1 AREA CALCULATION			
NO	SIZE IN MTS.		AREA M²
1	40.72 X	20.26 X 0.50	412.43
2	41.42 X	0.73 X 0.50	15.17
3	42.27 X	1.33 X 0.50	28.11
4	43.47 X	1.98 X 0.50	43.04
5	42.87 X	2.15 X 0.50	46.15
6	42.87 X	2.35 X 0.50	50.44
7	42.00 X	11.43 X 0.50	239.99
8	31.59 X	12.41 X 0.50	196.02
TOTAL PLOT 1 AREA			1031.350

PLOT 3

AMENITY 1 AREA DIA.
PLOT 3 SCALE 1:500

AMENITY 1 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	~~30.35X~~	~~18.22X 0.50~~	~~276.39~~
2	39.44X	5.92X 0.50	116.75
3	~~7.46X~~	~~3.50X 0.50~~	13.07
4	45.85X	3.54X 0.50	81.16
5	55.37X	20.59X 0.50	569.93
6	25.12X	3.96X 0.50	49.70
7	29.89X	10.91X 0.50	162.99
8	33.53X	5.47X 0.50	91.69
9	19.99X	4.13X 0.50	41.32
10	19.99X	4.94X 0.50	49.37
TOTAL AMENITY1 AREA			1452.370

AMENITY 4 AREA DIA SCALE 1:500
PLOT 3

AMENITY 4 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	18.72 X	11.41 X 0.50	106.77
2	15.27 X	7.15 X 0.50	54.61
TOTAL AMENITY 4 AREA			161.380
AMENITY REQ.			2160.886
AMENITY PROVI.(1 TO 4)			2160.930

AMENITY 3 AREA DIA. SCALE 1:500
PLOT 3

AMENITY 3 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	17.58X	11.76X 0.50	103.40
2	17.58X	5.86X 0.50	51.52
TOTAL AMENITY 3 AREA			154.920

AMENITY 2 AREA DIA.
PLOT 3 SCALE 1:500

AMENITY 2 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	31.86 X	12.38 X 0.50	197.18
2	31.86 X	5.78 X 0.50	92.08
3	22.65 X	0.99 X 0.50	11.18
4	22.65 X	8.11 X 0.50	91.89
TOTAL AMENITY2 AREA			392.260

ROP 05 DIA SCALE 1:1000
PLOT 3

RECREATIONAL OPEN SPACE 05 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	15.61 X	7.76 X 0.50	60.60
2	15.61 X	7.76 X 0.50	60.60
TOTAL ROP 05 AREA			121.200

RECREATIONAL OPEN SPACE 01 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	71.89 X	18.96 X 0.50	681.60
2	81.23 X	6.20 X 0.50	251.81
3	21.60 X	7.28 X 0.50	78.66
4	21.60 X	5.82 X 0.50	62.86
TOTAL ROP 01 AREA			1074.930

ROP 01 DIA SCALE 1:1000
PLOT 3

RECREATIONAL OPEN SPACE 08 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	27.12 X	4.41 X 0.50	59.84
2	28.70 X	8.01 X 0.50	[illegible]
3	36.20 X	1.26 X 0.50	22.87
4	53.77 X	5.69 X 0.50	[illegible]
5	81.25 X	23.72 X 0.50	963.59
6	40.64 X	14.57 X 0.50	[illegible]
7	42.45 X	15.57 X 0.50	330.40
8	42.45 X	8.47 X 0.50	[illegible]
9	12.42 X	3.69 X 0.50	22.91
10	12.42 X	2.41 X 0.50	14.95
11	11.40 X	4.48 X 0.50	25.57
12	19.13 X	2.45 X 0.50	23.46
13	25.93 X	2.75 X 0.50	35.65
14	37.22 X	4.19 X 0.50	78.00
15	12.37 X	1.47 X 0.50	9.11
16	8.44 X	3.31 X 0.50	13.98
17	15.56 X	0.20 X 0.50	1.54
18	15.61 X	1.50 X 0.50	11.70
19	22.92 X	1.65 X 0.50	18.87
20	20.20 X	2.94 X 0.50	29.66
TOTAL ROP 08 AREA			2405.260
TOTAL ROP REQ.			3981.526
TOTAL ROP PROP.(1-8)			4074.766

ROP 02 DIA SCALE 1:1000
PLOT 3

RECREATIONAL OPEN SPACE 02 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	37.15 X	6.52 X 0.50	121.09
TOTAL ROP 02 AREA			121.09

RG 08 DIA. SCALE 1:1000
PLOT 3

ROP 06 DIA SCALE 1:1000
PLOT 3

PODIUM RECREATIONAL OPEN SPACE 06 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	36.50 X	4.66 X 0.50	85.07
2	36.50 X	4.66 X 0.50	85.07
TOTAL ROP 06 AREA			170.140

ROP 07 DIA SCALE 1:1000
PLOT 3

RECREATIONAL OPEN SPACE 07 AREA CAL. PLOT 3			
NO	SIZE IN MTS.		AREA M²
1	31.65 X	11.51 X 0.50	182.146
TOTAL ROP 07 AREA			182.146

D.P ROAD(NH8) AREA DIA.
SCALE 1/1000

	D.P ROAD NH-8 AREA CAL.			
	NO	SIZE IN MTS.		AREA M²
ROAD IN PLOT	1	41.59 X	6.15 X 0.50	335.85
	2	42.90 X	7.92 X 0.50	169.92
	3	10.31 X	7.79 X 0.50	40.17
	4	10.31 X	5.49 X 0.50	28.3
	D.P ROAD AREA			574.25

ENCROACHMENT AREA CAL.			
NO	SIZE IN MTS.		AREA M²
1	22.30 X	4.72 X 0.50	52.63
2	12.70 X	1.01 X 0.50	6.40
3	8.93 X	3.16 X 0.50	14.12
4	15.58 X	2.41 X 0.50	18.77
5	22.91 X	1.21 X 0.50	13.81
6	12.27 X	3.50 X 0.50	21.48
7	6.86 X	4.26 X 0.50	14.62
8	6.86 X	1.18 X 0.50	4.06
9	15.16 X	0.91 X 0.50	6.90
10	14.05 X	6.66 X 0.50	46.79
11	12.05 X	2.55 X 0.50	15.34
12	13.40 X	0.11 X 0.50	0.73
13	60.14 X	2.94 X 0.50	88.28
14	47.16 X	4.71 X 0.50	111.16
15	37.64 X	2.25 X 0.50	42.40
16	3.06 X	0.12 X 0.50	0.19
17	3.87 X	0.24 X 0.50	0.47
18	5.90 X	0.58 X 0.50	1.70
19	20.67 X	1.68 X 0.50	17.40
20	12.55 X	4.45 X 0.50	27.90
21	8.65 X	4.16 X 0.50	17.99
22	11.70 X	1.79 X 0.50	10.47
23	65.44 X	7.78 X 0.50	254.69
24	47.91 X	1.43 X 0.50	34.31
25	44.41 X	1.44 X 0.50	31.95
26	37.65 X	9.30 X 0.50	175.00
27	23.52 X	5.34 X 0.50	62.85
28	27.87 X	4.74 X 0.50	66.11
29	4.24 X	1.17 X 0.50	2.48
30	11.25 X	0.43 X 0.50	2.42
31	60.86 X	1.62 X 0.50	49.34
32	49.75 X	0.43 X 0.50	10.80
33	49.74 X	0.55 X 0.50	13.78
34	46.70 X	0.52 X 0.50	12.20
35	43.03 X	0.39 X 0.50	8.43
36	12.71 X	3.23 X 0.50	20.50
37	32.36 X	5.30 X 0.50	85.70
38	50.00 X	3.75 X 0.50	93.72
39	19.12 X	3.78 X 0.50	36.15
40	17.39 X	2.59 X 0.50	22.50
41	30.89 X	2.89 X 0.50	44.57
42	14.04 X	3.37 X 0.50	23.63
43	9.31 X	3.93 X 0.50	18.29
44	10.92 X	4.93 X 0.50	26.93
45	15.64 X	3.44 X 0.50	26.93
46	7.62 X	3.57 X 0.50	13.61
47	6.87 X	2.26 X 0.50	7.77
48	6.67 X	1.04 X 0.50	3.48
49	4.20 X	0.24 X 0.50	0.51
50	30.82 X	0.69 X 0.50	10.61
51	30.60 X	1.01 X 0.50	15.40
52	20.50 X	0.43 X 0.50	4.40
53	14.44 X	1.02 X 0.50	7.39
54	8.73 X	1.47 X 0.50	6.41
55	13.95 X	1.85 X 0.50	12.91
56	32.87 X	12.89 X 0.50	211.90
57	88.14 X	9.26 X 0.50	408.11
TOTAL ENCR. AREA			2359.390

PLOT AREA CALCULATION			
NO	SIZE IN MTS.		AREA M²
1	51.99 X	16.49 X 0.50	428.54
2	121.32 X	44.63 X 0.50	2707.51
3	121.32 X	37.10 X 0.50	2250.53
4	85.43 X	33.70 X 0.50	1439.39
5	54.99 X	9.72 X 0.50	267.25
6	55.98 X	10.10 X 0.50	282.69
7	134.35 X	51.10 X 0.50	3432.42
8	136.82 X	2.74 X 0.50	187.55
9	136.82 X	53.28 X 0.50	3644.79
10	127.00 X	11.03 X 0.50	700.66
11	127.00 X	17.70 X 0.50	1124.17
12	29.40 X	10.73 X 0.50	157.69
13	32.98 X	5.38 X 0.50	88.70
14	19.66 X	4.07 X 0.50	39.97
15	19.66 X	4.86 X 0.50	47.76
16	137.85 X	34.67 X 0.50	2389.57
17	160.64 X	30.59 X 0.50	2456.62
18	190.01 X	15.97 X 0.50	1517.39
19	190.01 X	60.17 X 0.50	5716.79
20	178.25 X	4.66 X 0.50	415.60
21	178.25 X	18.68 X 0.50	1664.52
22	64.28 X	18.11 X 0.50	582.20
23	79.36 X	7.32 X 0.50	290.61
24	170.96 X	14.10 X 0.50	1205.35
25	93.90 X	11.57 X 0.50	543.43
26	85.62 X	17.60 X 0.50	753.36
27	48.36 X	5.79 X 0.50	140.00
28	45.73 X	13.88 X 0.50	317.35
29	46.93 X	12.38 X 0.50	290.56
30	46.93 X	11.47 X 0.50	269.05
31	84.32 X	18.43 X 0.50	776.94
32	84.32 X	37.25 X 0.50	1570.33
33	39.41 X	8.83 X 0.50	173.93
34	20.11 X	5.59 X 0.50	56.24
35	43.28 X	17.36 X 0.50	375.75
36	57.75 X	34.06 X 0.50	983.41
37	63.62 X	6.52 X 0.50	207.46
38	92.78 X	6.79 X 0.50	314.87
39	21.85 X	4.97 X 0.50	54.28
40	27.38 X	15.89 X 0.50	217.60
41	99.24 X	18.36 X 0.50	911.11
42	99.24 X	65.99 X 0.50	3274.33
43	94.29 X	19.13 X 0.50	901.73
44	90.32 X	28.25 X 0.50	1275.80
45	90.32 X	43.93 X 0.50	1983.64
46	79.44 X	42.97 X 0.50	1706.75
47	68.76 X	20.06 X 0.50	689.51
48	27.61 X	10.47 X 0.50	144.59
TOTAL PLOT AREA			50970.490
AREA IN D P ROAD			574.25
AREA AS PER 7/12.			50970.00

LAND HOLDING AREA STATMENT		
1	S.No.-232/4	13340.00 SQ.MT.
2	S.No.-234/PT	3000.00 SQ.MT.
3	S.No.-244	11130.00 SQ.MT.
4	S.No.-241/1	1140.00 SQ.MT.
5	S.No.-241/2	4460.00 SQ.MT.
6	S.No.-243/1PT	8820.00 SQ.MT.
7	S.No.-245	11080.00 SQ.MT.
		50970.000 SQ.MT.

PLOT AREA STATMENT				
	PLOT 01 BUNGALOW	PLOT 02 INDUSTRIAL	PLOT 03 EWS	TOTAL
1	1031.33	5600.00	44338.67	50970.00

P LINE AREA STATEMENT (IN SQ.MT.)

BLDG. NO.	FLOOR	B/U AREA	ANCILLARY AREA 80%	TOTAL P LINE AREA
BLDG. NO.01	GR FLOOR	1672.920	1338.340	3011.260
	MEZZANINE FL.	179.030	143.230	322.260
	1ST FLOOR	1890.540	1512.430	3402.970
	2ND FLOOR	1702.390	1361.910	3064.300
	TOTAL	5444.880	4355.910	9800.790
	TOTAL P LINE AREA = 9800.790			
NO OF GALA = 64NOS. MEZZ = 4NOS.				
PK.TERRACE AREA = 338.670				

APPROVED BUILT UP & CONSTRUCTION AREA STATEMENT

BUILDING NO.	FLOOR	NOW OF FLATS	BUILT UP AREA COMM+RESI	EXCESS BAL.	COMM+RESI TOTAL BUA	FREE F.S.I. BALCONEY	FREE OF STAIR CASE	passage	CB AREA	CONS-AREA	STILT AREA	TOTAL CONST
1	G+3	32	782.528	12.480	795.008	78.240	40.292	175.180	58.800	1147.520		1147.520
2	G+3	28	682.000	11.200	693.200	68.200	188.880		51.440	1001.720		1001.720
5	G+3	32	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
8	G+3	32	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
9	GR+3	32	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
10	G+3	32	729.960	0.000	729.960	69.800	212.080		63.360	1075.200		1075.200
11	G+3	32	729.960	0.000	729.960	69.800	212.080		63.360	1075.200		1075.200
12	GR+STILT+3	27	559.844	18.078	577.922	55.956	46.712	127.676	49.232	857.498	130.930	988.428
13	G+3	32	729.000	17.400	746.400	72.880	40.036	155.312	53.640	1068.268		1068.268
14	G+3	32	729.000	17.400	746.400	72.880	40.036	155.312	53.640	1068.268		1068.268
15	G+3	32	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
21	G+3	32	729.000	12.160	741.160	66.680	40.036	155.312	53.640	1056.828		1056.828
22	G+3	32	729.000	12.160	741.160	66.680	40.036	155.312	53.640	1056.828		1056.828
23	G+3	32	729.000	12.160	741.160	66.680	40.036	155.312	53.640	1056.828		1056.828
24	G+3	32	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
25	G+3	32	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
26	G+3	30	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
27	G+3	32	667.176	21.260	688.436	66.680	46.712	127.676	58.800	988.304		988.304
BUNGALOW			377.040	1.980	379.020	31.540	0.000		11.060	421.620	258.750	680.370
TOTAL		567	12844.340	284.498	13128.838	1252.776	1273.920	2100.824	1035.852	18792.210	389.680	18181.890

PLOT NO 3 P-LINE AREA STATEMENT										
BLDG NO	FLOOR		BUILT UP AREA	ANCILLARY 60%	P-LINE AREA	3BHK	2BHK	1BHK	1RK	SHOP
3	ST-14	RESI	5528.750	3317.320	8846.070		40	126		
6	ST-14	RESI	3331.820	1999.040	5330.860		28	68		
7	GR+7	COMM	41.140	32.910	74.050					4
		RESI	702.890	421.720	1124.610			21	7	
12	GR+3	RESI	81.160	48.690	129.850			3	2	
16	GR+14	COMM	183.530	146.830	330.360					15
		RESI	15550.630	9330.370	24881.000		106	347	0	
17	GR+14	COMM	154.750	123.820	278.570					15
		RESI	8023.500	4814.140	12837.640	14	56	152		
18	ST+16	RESI	3528.670	2117.150	5645.820		32	62		
19	ST+14	RESI	6900.440	4140.310	11040.750		56	150		
20	ST+14	RESI	7922.030	4753.260	12675.290		54	180		
28	GR+14	COMM	57.790	46.230	104.020					8
		RESI	3452.000	2071.100	5523.100		14	96		
29	ST+7	RESI	877.170	526.330	1403.500		7	21		
TOTAL		RESI	55899.06	33539.43	89438.49	14.00	393.00	1226.00	9.00	42.00
		COMM	437.22	349.78	787.00					
TOTAL			56336.28	33889.21	90225.49					

PROFORMA I AREA STATEMENT				
		PLOT01 (BUNGALOW)	PLOT 2 INDUSTRIAL)	PLOT 3 (EWS)
	AREA STATEMENT			
1	Area of Plot (Minimum area of a, b, c to be considered)	1031.330	5600.000	44338.670
a	As per Ownership document (7/12, CTS extract			
b	As per TILR	1031.330	5600.000	44338.670
c	As per Site			
d	Encroachment Area			2359.390
1A	Net Gross Plot Area	1031.330	5600.000	41979.280
2	Deductions for area under			
a	Area in d.p road (N.H-8)		505.770	68.480
b	area under garden reservation			
	(Total a + b)		505.770	68.480
3	Balance area of plot (1-2)	1031.330	5094.230	41910.800
4	Amenity Space (if applicable)			
a	Required -	51.567	254.712	2095.540
b	Proposed -			
	Balance proposed			
5	Net Plot Area (3-4c)	979.764	4839.519	39815.260
6	Recreational Open Space (if applicable)			
a	Required - 10 % AND 10 %	97.976	483.952	3981.526
b	Proposed	99.020	486.290	4074.766
7	Internal Road Area			
	BUILDABLE PLOT AREA (NET PLOT AREA X 0.85)			
	(40017.457 + GAOUTON AREA 2819.93)			
8	Plotable Area (if applicable)			
9	Built-Up Area with reference to Basic FSI as per front road width (Sr.No. 5 x basic FSI) IND 0.20, RES 1.1	391.905	967.904	43796.786
10	Addition of FSI on payment of premium			
a	Maximum permissible premium FSI - based on road width / TOD Zone @ IND 0.80, RES. 0.5 →		4480.000	20989.640
b	Proposed FSI on payment of premium @ 0.80,RES. 0.50		4476.976	20989.640
11	In-Situ FSI / TDR loading permissible as per Road Width			
a	In-Situ area against DP Road (2.0 x Sr. No. 2(a)), if any			
b	In-Situ area against Amenity Space if handed over (2.00 or 1.85			
c	TDR Area (for which Premium paid as per 7.71 of UDCPR)			58770.99
d	Total In-Situ / TDR loading proposed (11(a+b+c))			4300.00
e	TDR Loading proposed			
	Total (Basic + Premium)		5447.904	69086.43
	Approved Built-Up Area As Per DCR	379.020		12749.82
	balance potential base FSI in the propose			56336.61
12a	Maxi. potential base FSI in the proposal - Residential			55899.39
b	Maxi. potential base FSI in the proposal - Commercial		5447.904	437.22
c	Maxi. Ancillary FSI up to 60% with payment-Residential			33539.63
d	Maxi. Ancillary FSI up to 80% with payment-Commercial		4358.323	349.78
e	Maxi. P-LINE Residential			89439.02
f	Maxi. P-LINE Commercial		9806.227	787.00
13	Maxi. P-Line Area as per UDCPR RESI+COMM			90226.02
14a	Proposed BUA as per UDCPR - Residential			55899.06
b	Proposed BUA as per UDCPR - IND/Commercial		5444.880	437.22
	Proposed Ancillary 60% area as per UDCCPR - Residential			33539.43
	Proposed Ancillary 80% area as per UDCCPR - IND/Commercial		4355.910	349.78
	Proposed P-Line area as per UDCCPR - Residential			89438.49
	Proposed P-Line area as per UDCCPR - Commercial		9800.790	787.00
	Total P-Line Area as per UDCPR		9800.790	90225.49

PROFORMA II

CONTENTS OF SHEET

PLOT AREA CAL.,LOCATION PLAN,FLOOR PLAN,LINE DIA .AREA CAL.,BAL AREA STATEMENT,DOORS AND WINDOW SHEDULE,VENTILATION STATEMENT,SECTION,ELEVATION,CONSTRUCTION AREA STATEMENT ETC.

STAMP OF APPROVAL OF PLANS

The amended plan duly approved herewith Supercedes all the earlier approved 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/AMEND/
VP/5483,84,85 & 5269/646/2022-23
Dated : 31/03/2023

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

Town Planning

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

Deputy Director,
VVCMC, Virar.

PART OF PROFORMA - I

Certified that the building plans submitted for approval satisfy the safety requirements for structures being constructed in Seismic Zone-III is correct to the best of our knowledge and understanding.

It is also certified that the structural design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E.(Civil) or equivalent.

SIGNATURE OF OWNER/APPLICANT. SIGNATURE OF STRUCTURAL ENGINEER. SIGNATURE OF LICENSED SURVEYOR.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESI.WITH COMM & INDUSTRIAL BUILDING ON LAND BEARING
S.NO 232/4, S.NO 234, S.NO 241/1, S.NO 241/2, S.NO 243/1, S.NO 244, S.NO 245
AT VILLAGE: - PELHAR, TAL: - VASAI, DIST: - PALGHAR

NAME OF OWNER **M/s. RELIABLE TARANG THROUGH ITS PARTNER SHRI. MANISH J.CHURI**

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
	312	01			

NORTH LINE

SIGNATURE: NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT/ENGINEER/STRUCTURAL ENGINEER.

LICENSE SURVEYOR & ENGINEERS
PRITHVI ARCH CONSULTANTS
122 GAURI COMPLEX,1st FLOOR
NEAR BANK OF BARODA.
VASAI (E), DIST - THANE.
PHONE - 95250 2893435/36/37