PROFORMA II

CONTENTS OF SHEET

BASEMENT, GROUND, 1ST TO 3RD, & 4TH FLOOR PLAN BUILT UP AREA DIAGRAM & CALCULATION, ELEVATION FEATURES AREA DIAGRAM, CALCULATION, AND ARCHITECTURAL DRAWINGS ETC.

STAMP OF DATE OF RECEIPT OF PLANS / STAMP OF APPROVAL OF PLANS

Approved as amended in... Subject to the conditions mentioned in ... Dated: 10/12/2020

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

VVCMC/BP/SANCTION/ 5506 & 5819/128/2020 dt. 10/12/2020

VASAI-VIRAR CITY MUNICIPAL CORPORATION, Vasai Fort, Pin. No. 401 ...

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

Deputy Director, VVCMC, Vasai

REVISIONS	DESCRIPTION	SIGNATURE

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/04/2019 AND THE DIMENSIONS OF THE SITE ETC.OF THE PLOT SHOWN ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD DOCUMENTS OF CONSENT FROM THE ADJOINING OWNERS IF ANY, HAVE BEEN OBTAINED AND ARE ENCLOSED.

Signature of Registered Engineer / Supervisor
(Licensed Surveyor/Engineer/Structural Engineer / Supervisor)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMMERCIAL /RESIDENTIAL BUILDING ON LAND BEARING S.NO.67/1, 68/4, S.NO.84/2, 64/3 /4, 64/5, 64/6, 64/7, AT VILLAGE-CHIKNE, TAL-VASAI, DIST-PALGHAR

NAME OF OWNERS/APPLICANTS

M/S. SHREE MAHALAXMI ENTERPRISES
THROUGH PARTNER MR.PRATAM PRABHAKAR PATIL
M/S. SHREE VARAD BUILDERS & DEVELOPERS LLP
THROUGH PARTNER MR.RAJESH KESHAV VARTAK

SIGNATURE OF APPLICANT

JOB NO.	DATE
V.P.NO.5506/5819 FILE NO-18934/1868	09/11/2020
DRAWING NO. S2 OF S3	SCALE AS SHOWN
DRAWN BY NAH	
CHECKED BY	

NORTH LINE

EN-CON
Architectural & Structural Works
Project Consultants
SANJAY S. NATANG
REGISTERED ENGINEER
(Regn. No.VVCMC/ENGR/01)
C-1/A-1, Mool Ashish Apartment, Nr. Mool Ashish Hotel, Mukti Path, Chikni, Chikna, Vasai (W) 401 202.
Mobile : 9823 0 11 744 E-mail : sanjay.natang@gmail.com

SCHEDULE OF LIGHT&VENTILATION

ROOM	CARPET AREA	REQUIRED	PROVIDED
LIVING	3.05 X 4.15 = 12.66	2.10	1.50 X 1.80=2.70
STUDY	2.80 X 2.60 = 7.54	1.35	1.50 X 1.80=2.70
BED	3.00 X 3.75 = 11.25	1.87	1.50 X 1.80=2.70
KITCHEN	2.45 X 2.75 = 6.73	1.13	1.20 X 1.80=2.16
TOI.	2.45 X 1.25 = 3.06	0.51	0.60 X 0.90=0.54

SCHEDULE OF DOORS&WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.05X7.10	T.W. PUSH DOOR
D1	0.80X7.10	T.W. PUSH DOOR
D2	0.75X7.00	T.W. PANEL DOOR
W1	1.50X1.20	ALUMINIUM SLIDING WINDOW
V	0.40X0.90	EXHAUST VENTILATOR

BUILT UP AREA DIAGRAM (COMMERCIAL)

(GROUND FLOOR) (SCALE 1:200)

BUILT UP AREA CALCULATION (COMMERCIAL)

(GROUND FLOOR)

A	33.51 X 24.11 X 1	= 807.93SQMT
RECTANGLE AREA		= 807.93SQMT
DEDUCTION		
1	7.65 X 5.51 X 1	= 42.15 SQMT
2	8.85 X 5.50 X 1	= 48.68 SQMT
3	4.75 X 4.21 X 2	= 39.85 SQMT
4	10.97 X 3.07 X 0.50 X 2	= 33.68 SQMT
5	3.22 X 9.41 X 2	= 60.80 SQMT
6	12.07 X 5.90 X 0.50 X 2	= 71.27 SQMT
BUILT-UP AREA		= 511.78 SQMT
TOTAL DEDUCTION		= 296.15 SQMT
	(807.93 - 296.15)	511.78 SQMT

STILT AREA DIAGRAM

(GROUND FLOOR) (SCALE 1:200)

STILT AREA CALCULATION

(GROUND FLOOR)

1	8.70 X 8.85 X 2	= 118.53 SQMT
2	8.20 X 8.39 X 2	= 137.59 SQMT
3	2.80 X 6.69 X 2	= 46.66 SQMT
4	2.05 X 3.54 X 1	= 17.51 SQMT
TOTAL AREA		= 320.35 SQMT

BASEMENT AREA DIAGRAM

(BASEMENT-1&2 FLOOR) (SCALE 1:200)

BASEMENT AREA CALCULATION

(BASEMENT-1&2 FLOOR)

1	11.45 X 4.91 X 0.50	= 56.62 SQMT
2	11.26 X 1.42 X 0.50	= 16.25 SQMT
3	22.45 X 7.99 X 0.50	= 89.56 SQMT
4	8.55 X 10.99 X 1	= 93.96 SQMT
5	23.52 X 11.70 X 0.50	= 136.52 SQMT
6	11.54 X 11.63 X 1	= 134.22 SQMT
7	1.90 X 3.15 X 0.50	= 3.00 SQMT
8	18.12 X 5.85 X 1	= 106.01 SQMT
9	2.52 X 3.06 X 1	= 7.71 SQMT
10	10.94 X 5.51 X 1	= 60.30 SQMT
11	21.04 X 11.70 X 1	= 246.09 SQMT
12	14.88 X 5.90 X 0.50	= 43.84 SQMT
13	14.88 X 5.47 X 0.50	= 40.64 SQMT
14	14.88 X 8.38 X 0.50	= 49.66 SQMT
15	14.88 X 5.08 X 0.50	= 37.74 SQMT
16	8.22 X 14.88 X 1	= 92.43 SQMT
17	18.21 X 20.85 X 1	= 400.33 SQMT
18	57.96 X 14.85 X 0.50	= 283.57 SQMT
19	10.04 X 2.54 X 1	= 25.50 SQMT
20	10.37 X 4.36 X 0.50	= 22.61 SQMT
21	11.29 X 4.25 X 0.50	= 23.99 SQMT
22	12.63 X 4.20 X 0.50	= 26.52 SQMT
23	14.10 X 3.38 X 0.50	= 23.86 SQMT
TOTAL AREA		= 2093.06 SQMT

STAIR CASE & PASSAGE AREA DIAGRAM

(GROUND FLOOR) (COMMERCIAL) SCALE 1:200

STAIR CASE & PASSAGE AREA CALCULATION

(GROUND FLOOR) (COMMERCIAL)

1	6.70 X 3.75 X 2	= 50.25 SQMT
2	1.97 X 1.65 X 2	= 6.50 SQMT
3	1.75 X 0.48 X 0.50 X 2	= 0.83 SQMT
TOTAL AREA		= 57.58 SQMT

PIRE SCAPE PASSAGE AREA DIAGRAM

(1ST FLOOR) (COMMERCIAL) SCALE 1:200

PIRE SCAPE PASSAGE AREA CALCULATION

(1ST FLOOR) (COMMERCIAL)

1	3.57 X 1.58 X 0.50 X 2	= 5.64 SQMT
2	8.30 X 3.20 X 0.50 X 2	= 26.56 SQMT
3	7.90 X 1.64 X 0.50 X 2	= 12.98 SQMT
4	12.50 X 1.60 X 0.50 X 2	= 20.00 SQMT
5	13.18 X 1.65 X 0.50 X 2	= 21.75 SQMT
6	12.85 X 1.65 X 0.50 X 2	= 21.20 SQMT
7	13.54 X 1.65 X 0.50 X 1	= 11.17 SQMT
TOTAL AREA		= 107.66 SQMT

SANITATION REQUIREMENTS

1ST FLOOR

AREA = 648.19 SQMTS			
NO OF OCCUPANTS = 648.19/10= 64.82 (65) PERSONS			
MALE = 39 PERSONS			
FEMALE = 26 PERSONS			
	DESCRIPTION	REQUIRED	PROVIDED
MALE	W.C.	2.34 NOS	3 NOS
	URINALS	1.56 NOS	3 NOS
FEMALE	W.C.	1.83 NOS	3 NOS

SANITATION REQUIREMENTS

GROUND FLOOR

AREA = 511.78 SQMTS			
NO OF OCCUPANTS = 511.78/10= 51.18 (52) PERSONS			
MALE = 35 PERSONS			
FEMALE = 17 PERSONS			
	DESCRIPTION	REQUIRED	PROVIDED
MALE	W.C.	1.40 NOS	2 NOS
	URINALS	2.80 NOS	3 NOS
FEMALE	W.C.	1.13 NOS	2 NOS

PARKING AREA STATEMENT

AREAS	TENEMENT	CAR PARKING	TWO WHEELER PARKING
COMM. 2302.25 SQ.MT.	30 SQ.MT. ABOVE	(1536.97/100= 15.37 NOS	14
DINER VISITORS		(1DU+ (15.0)= 1.36 NOS	2
RESIDENTIAL			

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

	43 PARKING PROVIDED		32 PARKING PROVIDED		
	TOTAL	18 FLATS	43 NOS	31.80 NOS	32
	OFF (1+0.5)= 2.40 NOS		2		
	ADD. VISITORS				
RESIDENTIAL	TENEMENT WITHIN 750 MTS. RADIUS	6 NOS	6/0.5= 12.00 NOS	12	6/1= 6.00 NOS
	TENEMENT BEYOND 750 MTS. RADIUS	12 NOS	12/1= 12.00 NOS	12	12/1= 12.00 NOS

TENEMENT STATEMENT

FLOOR NOS.	SHOP/OFFICE NOS.	1BHK NOS.	2BHK NOS.	3BHK NOS.	TOTAL NOS.
GROUND FLOOR	4	-	-	-	4
1ST FLOOR	4	-	-	-	4
2ND FLOOR	-	-	4	2	6
3RD FLOOR	-	-	4	2	6
4TH FLOOR	-	-	4	2	6
TOTAL	8	-	12	6	26

BUILT UP AREA DIAGRAM

1ST FLOOR (SCALE 1:200)

BUILT UP AREA CALCULATION (COMMERCIAL)

1ST FLOOR

A	57.45 X 32.50 X 1	= 1217.12SQMT
RECTANGLE AREA		= 1217.12SQMT
DEDUCTION		
1	4.70 X 3.60 X 2	= 48.24 SQMT
2	2.75 X 7.84 X 2	= 43.87 SQMT
3	5.19 X 8.41 X 2	= 87.47 SQMT
4	2.65 X 5.21 X 2	= 39.86 SQMT
5	8.85 X 5.50 X 1	= 48.67 SQMT
6	2.05 X 0.15 X 1	= 0.30 SQMT
7	8.85 X 2.42 X 2	= 19.35 SQMT
8	12.05 X 5.90 X 0.50 X 2	= 71.27 SQMT
TOTAL DEDUCTION		= 368.93 SQMT
BUILT-UP AREA	(1217.12 - 368.93)	= 848.19 SQMT

BUILT UP AREA DIAGRAM

(GROUND FLOOR) (SCALE 1:200)

BUILT UP AREA CALCULATION (COMMERCIAL)

(GROUND FLOOR)

A	33.51 X 24.11 X 1	= 807.93SQMT
RECTANGLE AREA		= 807.93SQMT
DEDUCTION		
1	7.65 X 5.51 X 1	= 42.15 SQMT
2	8.85 X 5.50 X 1	= 48.68 SQMT
3	4.75 X 4.21 X 2	= 39.85 SQMT
4	10.97 X 3.07 X 0.50 X 2	= 33.68 SQMT
5	3.22 X 9.41 X 2	= 60.80 SQMT
6	12.07 X 5.90 X 0.50 X 2	= 71.27 SQMT
BUILT-UP AREA		= 511.78 SQMT
TOTAL DEDUCTION		= 296.15 SQMT
	(807.93 - 296.15)	511.78 SQMT

TOTAL BUILT-UP & CONSTRUCTION AREA STATEMENT

FLOOR	BUILT-UP AREA				FREE OF FSI WITH PREMIUM							
	COMM. AREA sqmt	RESI. AREA sqmt	BALCONY AREA sqmt	TOTAL B/U AREA sqmt	STAIRCASE/PASS. AREA sqmt	FIRE SCAPE COMM AREA sqmt	FIRE SCAPE RESI. AREA sqmt	TOTAL CONST. AREA (A) sqmt	BASEMENT AREA sqmt	STILT AREA sqmt	SERVICE AREA sqmt	P.H./D.R./ P.TERR. AREA sqmt
BASEMENT-1 FLOOR	-	-	-	-	55.03	-	-	55.03	2093.06	-	-	-
BASEMENT-2 FLOOR	-	-	-	-	55.03	-	-	55.03	2093.06	-	-	-
GR. FLOOR	611.78	-	-	611.78	65.79	57.56	-	630.15	320.35	-	-	-
1ST FLOOR	848.19	-	-	848.19	65.79	-	107.66	1021.64	-	-	-	-
2ND FLOOR	-	443.27	443.27	443.30	104.43	-	-	592.00	-	-	-	25.00
3RD FLOOR	-	443.27	443.27	443.30	104.43	-	-	592.00	-	-	-	65.10
4TH FLOOR	-	443.27	443.27	443.30	104.43	-	-	592.00	-	-	-	66.10
TOTAL	1459.97	1329.81	2669.78	132.90	664.90	57.56	107.66	3642.65	4186.12	322.36	-	156.00

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