



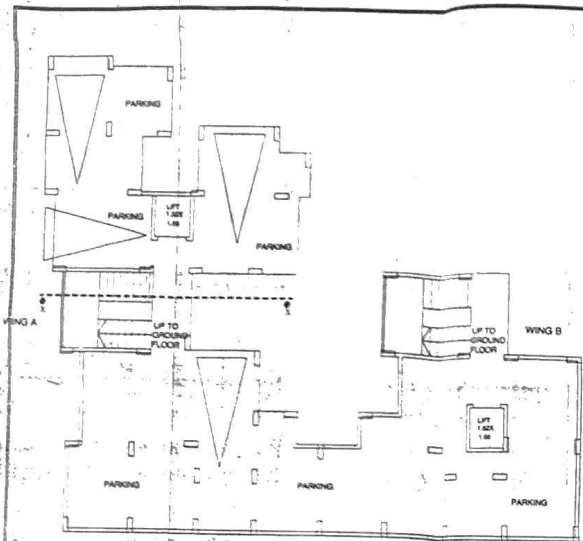
STAMP OF DATE RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

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

Approved as amended in  
Subject to the Conditions mentioned in the Office Letter No. VVC/CR/TP/2014/VP-5492-1/2014/24/14/14  
Dated: 22.08.2014

Mistry Associates Architects  
Mistry Director Town Plan  
Mistry Director Municipal Corp  
Vand



BASEMENT FLOOR PLAN  
SCALE 1:100



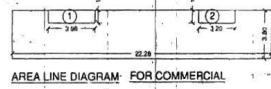
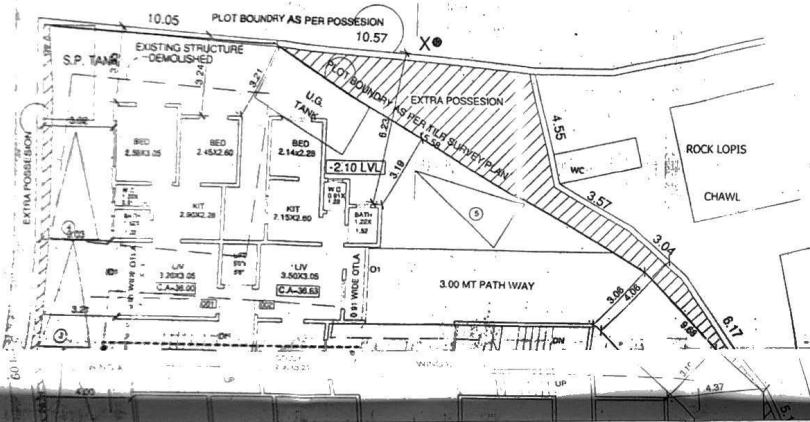
BLOCK PLAN  
SCALE 1:500

**BUILTUP & BALCONY AREA CALCULATION**

FLOOR	DEDUCTION FOR STAIRCASE	NET FLOOR AREA	PERMISSIBLE BALCONY 10%	PROVIDED BALCONY AREA	EXCESS BALCONY	NET FLOOR AREA	SOCIETY OFFICE TOILET	CONSTRUCTION AREA
BASMENT								216.70
GROUND	48.71 SQ.MT	154.00	15.40	13.99	0.00	154.00		216.70
1st FLOOR	48.71 SQ.MT	154.00	15.40	13.99	0.00	154.00		216.70
2nd FLOOR	48.71 SQ.MT	154.00	15.40	13.99	0.00	154.00		216.70
3rd FLOOR	48.71 SQ.MT	154.00	15.40	13.99	0.00	154.00		216.70
4th FLOOR	48.71 SQ.MT	154.00	15.40	13.99	0.00	154.00		216.70
TOTAL	243.55 SQ.MT	770.00	77.00	69.95	NIL	770.00	NIL	1300.20

**PARKING AREA STATEMENT**

PARKING AREA < 30 sq.mt	REQ. FOR AREA > 30-70 sq.mt	TOTAL PARK REQ.	PARKING PROVIDED	TWO WHEELER REQ.	TWO WHEELER PROVIDED
14	7	21	7	11-2	12



**COMMERCIAL AREA CALCULATION**

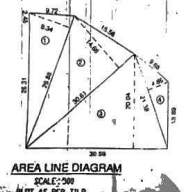
ADDITIONS  
A = 2228 x 380 x 1 = 8466 SQ.MT

TOTAL ADDITION AREA = 9466 SQ.MT

DEDUCTION  
1 = 398 x 1.06 x 1 = 422  
2 = 320 x 1.06 x 1 = 339

LESS TOTAL = 761

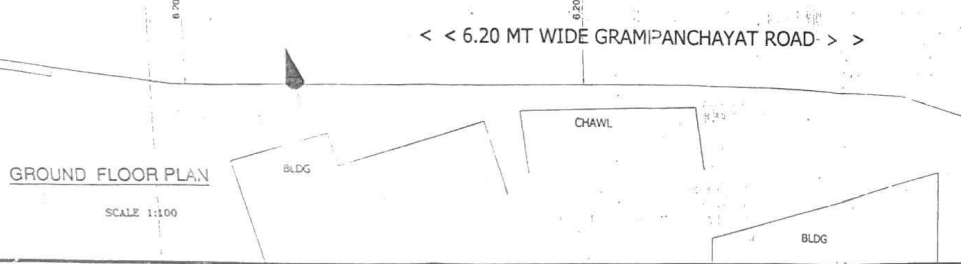
COMMERCIAL AREA 7705 SQ.MT



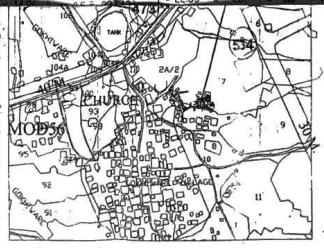
**PLOT AREA CALCULATION**

ADDITION PLOT AS PER TBLR  
1 = 29.88 x 9.34 x 0.5 = 139.54

ADDITION PLOT AS PER POSSESSION SCALE 1:50  
1 = 2265 x 1.06 x 0.5 = 1200.15



GROUND FLOOR PLAN  
SCALE 1:100



**PROFORMA - I**

**A AREA STATEMENT**

1. AREA OF THE PLOT	578.00 SQ.MT.
2. DEDUCTION FOR	
a) EXISTING ROAD	
b) PROPOSED D.P. ROAD (20.0MT D.P. ROAD)	
c) 9.00 MT WIDE INTERNAL ROAD	
TOTAL	578.00 SQ.MT.
3. NET GROSS AREA OF THE PLOT	578.00 SQ.MT.
4. R.G. REQUIRED	578.00 SQ.MT.
NET PLOT AREA	578.00 SQ.MT.
AREA OF AMINITY PLOT 5% OF NET PLOT	28.90 SQ.MT.
5. NET AREA OF PLOT PERMISSIBLE	549.10 SQ.MT.
6. ADDITION FOR F.S.I. (a) EXISTING FLOOR AREA	190.29 SQ.MT.
7. TOTAL AREA (5 + 6)	739.39 SQ.MT.
8. F.S.I. PERMISSIBLE	1.00
9. FLOOR SPACE INDEX CREDIT AVAILABLE	
10. PERMISSIBLE FLOOR AREA (7 X 8 + 9) ABOVE	771.89 SQ.MT.
11. EXISTING FLOOR AREA	
12. PROPOSED FLOOR AREA	770.00
13. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
14. TOTAL BUILT UP AREA PROPOSED (11 + 12 + 13)	770.00
15. F.S.I. CONSUMED (14/5)	

**B BALCONY AREA STATEMENT**

a) PERMISSIBLE BALCONY AREA PER FLOOR (total)	77.00
b) PROPOSED BALCONY AREA PER FLOOR (total)	69.95
c) EXCESS BALCONY AREA (TOTAL)	0.00

**C TENEMENT STATEMENT**

a) NET AREA OF PLOT ITEM A 12 ABOVE	576.62
b) LESS DEDUCTION OF NON RESIDENTIAL CONVENIENT SHOPPING (8 SHOPS)	77.05
c) TENEMENT PROPOSED	
i) 18 to 35-sq.m built up area	26 Flats
ii) More than 35 sq.m built up area	
d) AREA OF TENEMENTS	499.57
e) TENEMENT EXISTING	
TOTAL TENEMENTS	26 flats + 8 shops

**D PARKING STATEMENT**

a) PARKING REQUIRED	
BY REGULATION	
i) Cars	7
ii) Scooters & Motor cycle	12
iii) Out siders	
b) CARRIAGES PERMISSIBLE	8
c) CARRIAGES PROPOSED	8

PROPOSED REDEVELOPMENT OF EXISTING JOSHI CHAWL ON PLOT BEARING S.NO.78 H.NO.222 AT VILL:GOKHVIRE, TAL:VASAL, DIST:THANE

NAME OF OWNER  
SHREE VARAD VINAYAK BUILDERS & DEVELOPERS THROUGH ITS PARTNER  
RAJIV K PATIL, KRUNALI S DESHMUKH

DATE	JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
28/08/2014	1	AS 1:100		SAM	MAK

NORTH

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

**MISTRY ASSOCIATES ARCHITECTS**

GANESH PRASAD BUILDING, JVDANDA ROAD, VIRAR (EAST)  
TEL NO VIRAR: 2526108/2526014/2523937