INCLUSIVE HOUSING STATEMENT
AREA OF THE PLOT = 12300 SQ.M
ROAD WIDENING(DP) = 954.84 SQ.M
GROSS AREA OF THE PLOT = 11345.20 SQ.M
AMENITY(10%) = 1134.52 SQ.M
NET AREA OF THE PLOT = 10210.64 SQ.M
BASIC FSI 1.1 = 11231.70 SQ.M
20% FOR CONSTRUCTING
LIG/EWS TENEMENTS = 2246.34 SQ.M
PROPOSED BUILT-UP AREA = 2251.86 SQ.M
TOTAL NO.OF TENEMENTS = 59 NOS
30 SQ.M < 40 TENEMENTS
40 SQ.M > 19 TENEMENTS

AMENITY AREA STATEMENT
AREA OF THE PLOT = 12300.00 SQ.M
ROAD WIDENING (DP) = 954.84 SQ.M
GROSS AREA OF THE PLOT = 11345.20 SQ.M
REQUIRED 10% AMENITY AREA= 1134.52 SQ.M
RESID. AREA (11 OF 1134.52) = 1247.97 SQ.M
PROPOSED NET AREA = 1251.17 SQ.M

OPEN SPACE AREA STATEMENT
AREA OF THE PLOT = 12300.00 SQ.M
ROAD WIDENING (DP) = 954.84 SQ.M
GROSS AREA OF THE PLOT = 11345.20 SQ.M
REQUIRED OPEN SPACE (10%) = 1134.50 SQ.M
PROPOSED OPEN SPACE = 1134.50 SQ.M

PERMISSIBLE STRUCTURE IN OPEN SPACE
= 15% OF OPEN SPACE AREA =170.175 SQ.M.
PROPOSED BUILT UP AREA OF STRUCTURE = 169.97 SQ.M.

AREA STATEMENT...AS PER USAGE (SQ.M.)

COMMERCIAL AREA	687.49
RESIDENTIAL AREA	15331.96
ADDITIONAL STRUCTURES	71.70
AMENITY AREA	1281.17
INCLUSIVE HOUSING	2251.86
TOTAL	19627.80

PARKING AREA STATEMENT

	PARKING AREA STATEMENT IN SQ.M.	REQUIRED			PROPOSED			
		4 WHEELER	3 WHEELER	BICYCLE	4 WHEELER		2 WHEELER	BICYCLE
		2.5X5.0 (50%)	2.5X4.5 (50%)		2.5X5.0 (50%)	2.5X4.5 (50%)		
A	COMMERCIAL - 687.72 sq.m. REQUIREMENT IS- FOR 100 SQ.M (2 CAR, 4 SCOOTER & CYCLE)	6	6	24	24	6	0	24
		12			12			
B	AMENITY - 1643.72 SQ.M REQUIREMENT IS- FOR 100 SQ.M (2 CAR, 5 SCOOTER & CYCLE)	14	13	80	67	10	10	40
		27			20			
C	RESIDENTIAL TENEMENTS (556 FLATS) FOR 1 TENEMENT REQUIREMENT IS- 0.5 CAR SPACE TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M. REQUIRMENT IS- (1 CAR, 4 SCOOTER & CYCLE)	168	168	1344	672	111	111	888
		336			222			
D	RESIDENTIAL TENEMENTS (59 FLATS) FOR 4 TENEMENT HAVING CARPET AREA UPTO 40 SQ.M REQUIRMENT IS- (1 CAR, 4 SCOOTER & CYCLE)	8	7	80	50	7	7	56
		15			14			
E	FUTURE EXPANSION	0	0	0	0	57	57	456
		0			114			
F	VISITORS PARKING (5% OF RESIDENTIAL)	9	9		9	9		72
		18			18			72
	TOTAL PARKING (A+B+C+D+E+F)	204	204	1676.80	892.80	200	200	1536.80
		408			485			3036.80

FORM OF STATEMENT 2

	FIRST PHASE				
WING NAME	TOTAL BUILT-UP AREA OF WING	COMMERCIAL	COMMERCIAL EXCESS BALCONY	RESIDENTIAL	RESIDENTIAL EXCESS BALCONY	ADDITIONAL STRUCTURES
WING A	4564.97	315.02	29.35	4170.60	0.00	70.02
WING B	3725.80	0.00	0.00	3725.80	0.00	0.00
WING C1 & C2	3838.76	0.00	0.00	3838.76	0.00	0.00
WING D1 & D2	3962.20	0.00	0.00	3962.20	0.00	0.00
WING E1, E2 & E3	323.12	323.12	0.00	0.00	0.00	0.00
TOTAL	16674.85	638.14	29.35	15697.36	0.00	70.02

TDR STATEMENT

PLOT AREA	12300 SQ.M
TDR PERMISSIBLE (1.65%)	6026.31 SQ.M
TDR AVAILED	0 SQ.M.
TDR CERTIFICATE NO.	
DATE	

PREMIUM STATEMENT

NET PLOT AREA	10260
PREMIUM PERMISSIBLE (1.65%)	3135.32 SQ.M.
PREMIUM TO BE AVAILED 70%)	0 SQ.M.

DOOR WINDOW SCHEDULE

DOOR/WINDOW	SIZE	DESCRIPTION
D	1.05X2.25	PLYWOOD WITH LAMINATE
D1	0.90X2.25	PLYWOOD WITH LAMINATE
D2	0.80X2.25	PLYWOOD WITH LAMINATE
D3	1.50X2.25	PLYWOOD WITH LAMINATE
D4	0.75X2.25	PLYWOOD WITH LAMINATE
W	2.40X1.35	ALUMINIUM GLIDING WINDOW
W1	1.80X2.10	ALUMINIUM GLIDING WINDOW
W2	1.80X1.35	ALUMINIUM GLIDING WINDOW
W3	0.60X1.35	ALUMINIUM GLIDING WINDOW
W4	1.05X1.35	ALUMINIUM GLIDING WINDOW
W5	1.65X1.35	ALUMINIUM GLIDING WINDOW
W6	1.13X1.35	ALUMINIUM GLIDING WINDOW
W7	1.95X1.35	ALUMINIUM GLIDING WINDOW
W8	1.65X1.35	ALUMINIUM GLIDING WINDOW
V	0.60X0.60	ALUMINIUM FIXED VENTILATOR
V1	0.60X0.75	ALUMINIUM FIXED VENTILATOR

DOOR WINDOW SCHEDULE

DOOR/WINDOW	SIZE	DESCRIPTION
RS1	1.50X2.40	ROLLING SHUTTER
RS2	2.40X2.40	ROLLING SHUTTER
RS3	2.41X2.40	ROLLING SHUTTER
RS4	3.18X2.40	ROLLING SHUTTER
RS5	3.45X2.40	ROLLING SHUTTER
RS6	3.45X2.40	ROLLING SHUTTER
RS7	3.76X2.40	ROLLING SHUTTER
RS8	2.39X2.40	ROLLING SHUTTER
RS9	2.70X2.40	ROLLING SHUTTER
RS10	2.71X2.40	ROLLING SHUTTER
RS11	4.31X2.40	ROLLING SHUTTER

KEY PLAN

LOCATION PLAN

PROPOSED SITE

SECTION J-J
SCALE 1:100

SECTION I-I
SCALE 1:100

BUILDING A | BUILDING B | BUILDING C | BUILDING D | BUILDING E

STAMP OF AUTHORITY
SHEET NO. 01 of 01

APPROVED
The Plans amended in accordance with the Regulations and as per the conditions mentioned in the accompanying commencement Certificate No. CJT/1546/2018/A dated 30/04/2021

Executive Engineer
TOWN PLANNING
Vasai-Virar City Municipal Corporation
Palghar

PROFORMA I

A. AREA STATEMENT	IN SQ.M.
1. AREA OF PLAN	12300.00
2. DEDUCTION FOR	
[a] Proposed D.P.R.P. Road widening line	954.84
[b] Proposed Colony Road widening line	-
[c] Total	954.84 (a+b)
3. GROSS AREA OF PLOT (1-2)	11345.16
4. Recreational open space (10%)	
[a] Required (2.5 (a) X 10% =1134.5 X 10%)	1134.52
[b] Proposed	1134.52
5. Amenity space- (10%)	
[a] Required- (2.5 (a) X 10% =1134.5 X 10%)	1134.52
[b] Proposed as per DCPR 13.6.1.2 (under proposed to develop amenity space (1.1 of basic)	1247.97
6. Service road and tightway widening	443.64
7. Internal road extended/ transformed	-
8. Net Area of plot (1-2-5&6)	10210.64
9. Built up area with reference to Reg.-F.S.I. as per front road width (as no. 8-1.1.1)	11231.70
10. Additions of area for F.S.I.	PENAL/ UNUSED BONUS
[a]Amenity area against entry nos (1.2)over no. 3(a) if any	443.64 443.64
[b]Amenity area against DP. road (2.0)over no. 3(a) if any	1000.82 1000.82
[c]Amenity area against Amenity space(2.3)F. 4 or no.5(a)	2449.54 2449.53
[d]Premium FSI area (subject to maximum of 1.65 as in no.2 (permissible) colony road+DP road widening + ranvada)@ 70%(0.5) - WING 2B	256.27 0.00
[e]TDR area (subject to maximum of 0.65 of or no. 8) (TD in nos)@ 40%(TDS 0.65)	3838.81 0.00
Total [a+b+c+d+e+f+g]	7744.22 4451.02
11. Total area available [9+10]	18975.92 15675.72
12. Area under reservation (R.G.) Permissible as per Road width (As per Regulation no. 15.4.)	2.25 1.37
13. Total Built-up area in proposal (excluding area at Sr. No. 15.6)	
[a]Existing Built-up Area	-
[b]Proposed Built up Area, Area =13427.06 Comm = 839.14	16340.20
[c]Areas in Balcony Area counted in F.S.I.	25.38
[d]Extra Double Height/ terrace Area counted in F.S.I.	-
Total Built-up area proposed=16427.06+(839.14) + 25.38	16340.20
14. If S.I. consumed (12B) (should not be more than earmat no.12 above)	1.371
15. Area for Includes housing, if any	
[a] Required (20% of 9 or no. 3)	2246.34
[b]Provided	2251.86

OWNERS CONFIRMATION :
I CONFIRM THE ABOVE STATEMENT AND SHALL BE RESPONSIBLE FOR THE EXECUTION OF THE WORK AS PER SANCTIONED PLAN IN ALL RESPECTS .

SIGNATURE OF OWNER

OWNER :
SWATRAJ CONSTRUCTIONS LLP THROUGH PARTNER MILAN SHANTILAL BHATRAJA & OTHERS.

ARCHITECT : DARSHAN KAVE
Reg. No. : DARSHAN/ Proj. No. 40
STRUCTURAL ENGINEER : RATNAPARKHE

TITLE :
MUNICIPAL DRAWING

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDINGS ON SURVEY NO.47/1+2+3, NAVARAI, VASAI (E), DIST. PALGHAR, THROUGH PARTNER MILAN SHANTILAL BHATRAJA & OTHERS.

NOTE :
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN METRIC WITH TEN DIMENSIONS TO BE FOLLOWED RATHER THAN SCALED DIMENSIONS.

DRAWN BY	PRIYANKA	DWG NO.	10
CHKD. BY	ARUNITA	SHT NO.	01/10
DATE	15/05/2020	SCALE	1:100

FILE PATH :\name\drawings\year\2019\Apartments\Vasai_mandvi\detailed\submission\plan\PAGE_01.DWG

ORIGIN ARCHITECTS
ARCHITECTS INTERIORS LANDSCAPE DESIGNERS
18, ADARSH SECTOR 28, SANPADA, NAVI MUMBAI-400705, OPP.GANGOTRI RE. NAGAR.
PH.NO. 0203 2348826