

PROFORMA-I

SQ.MTS.

A. AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF a, b, c & d TO BE CONSIDERED)

(a) AS PER OWNERSHIP DOCUMENT (7/12)

(b) AS PER MEASUREMENT SHEET

(c) AS PER SITE (AREA UNDER ENCROACHMENT & EXISTING RD) (4640 - 62.13+30.40)

(d) AS PER SITE

2. DEDUCTIONS FOR

(a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING

(b) ANY D.P. RESERVATION AREA

TOTAL (a+b)

3. BALANCE AREA OF THE PLOT(1 - 2)

4. AMENITY SPACE (IF APPLICABLE)

(a) REQUIRED-

(b) ADJUSTMENT OF 2(b) IF ANY-

(c) BALANCE PROPOSED-

5. NET PLOT AREA (3-4)

6. RECREATIONAL OPEN SPACE (IF APPLICABLE)

(a) REQUIRED-

(b) PROPOSED-

7. INTERNAL ROAD AREA

8. PLOTABLE AREA (IF APPLICABLE)

9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH

(5 X 1.10)

10. ADDITION OF FSI ON PAYMENT OF PREMIUM

(a) MAXIMUM PREMIUM AREA PERMISSIBLE

(b) PROPOSED FSI ON PAYMENT OF PREMIUM

11. IN-SITU FSI/TOR LOADING

(a) IN-SITU AREA D.P. ROAD (2.0 X SR.NO.2(c)), IF ANY

(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER

(2.03 OR) 2.5 X SR.NO.4 (b) AND /OR (c)

(c) MAXIMUM TOR AREA PERMISSIBLE

(d) TOTAL IN-SITU/TOR LOADING PROPOSED (11(a)+(b)+(c))

12. ADDITIONAL FSI AREA UNDER CHAPTER NO.7

13. MAXIMUM ENTITLEMENT OF FSI IN THE PROPOSAL

(5+10a+11c)

(A) COMMERCIAL AREA

(B) RESIDENTIAL AREA

(C) TOTAL ANCILLARY AREA

15. TOTAL ENTITLEMENT BUILT-UP AREA

(14+15C)

16. TOTAL PROPOSED

(AS PER "P-LINE")

17. (A) PROPOSED COMMERCIAL AREA (AS PER "P-LINE")

(B) BUILT-UP AREA

(C) 80% ANCILLARY AREA

(A) PROPOSED RESIDENTIAL AREA (AS PER "P-LINE")

(B) BUILT-UP AREA

(C) 80% ANCILLARY AREA

(I) BUILT-UP AREA

(II) ANCILLARY AREA

B. TENEMENT STATEMENT

(I) PROPOSED AREA (ITEM 1,14 ABOVE)

(II) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)

(III) AREA AVAILABLE FOR TENEMENTS (MINUS II)

(IV) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)

(V) TENEMENTS PROPOSED

(VI) TENEMENTS EXISTING

TOTAL TENEMENTS ON THE PLOT

C. PARKING STATEMENT

(I) PARKING REQUIRED BY RULE

CAR

SCOOTER/MOTORCYCLE

OUTSIDERS (VISITORS)

(II) LOCK-UP GARAGES PERMISSIBLE

(III) LOCK-UP GARAGES PROPOSED

CAR

SCOOTER/MOTORCYCLE

OUTSIDERS (VISITORS)

(IV) TOTAL PARKING PROVIDED

D. TRANSPORT VEHICLES PARKING

(I) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES

(II) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)

PROFORMA II

CONTENTS OF SHEET

PLOT AREA DIAGRAM, PLOT AREA CALCULATION, HOLDING AREA DIAGRAM & STATEMENT

BLOCK PLAN, LOCATION PLAN AND ARCHITECTURAL DRAWINGS.

CERTIFICATE OF AREA

26/08/2020

THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF THE SITE ETC.

I hereby certify that the BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN ZONE-II IS CORRECT TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING.

IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY DUTY QUALIFIED STRUCTURAL ENGINEER AT LEAST A/E(CIVIL) OR EQUIVALENT

I hereby certify that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director, VVCMC, Virar.

STAMP OF DATE OF RECEIPT OF PLANS

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

Approved as amended in the office of the Commissioner, VVCMC, Virar, dated 26/08/2020.

Subject to the Conditions mentioned in this office letter No. VVCMC/TP/CO/ VPL/66.61/2020/26.08.2020.

COMMISSIONER VVCMC, VIRAR

VIRAR (EAST), PIN NO. 401 505, DIST. PALGHAR.

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

Deputy Director, VVCMC, Virar.

REVISIONS

DESCRIPTION

DATE

SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING WITH SHOPLINE ON LAND BEARING

S.NO.23A H.NO.1,2,3; S.NO.23B VILLAGE-UMBLE, TAL-VASAI, DIST-PALGHAR.

NAME OF OWNER/APPLICANT

SIGNATURE OF APPLICANT

M/S. RUBY LIFESPACES THROUGH PARTNER

M/S. RUBY STRUCTURES PVT.LTD.-DIRECTOR

MR. JUDE S. PEREIRA

JOB NO.

V P-6061

FILE NO-2038

DRAWING NO.

SI OF S7

NORTH LINE

DRAWN BY

DINESH

CHECKED BY

DATE

24-05-22

SCALE

AS SHOWN

EN-CON

Architectural & Structural Works

Project Consultants

G 7/8 "D" WING, SETHI PALACE AMBADI ROAD,

VASAI ROAD (WEST), 401 202

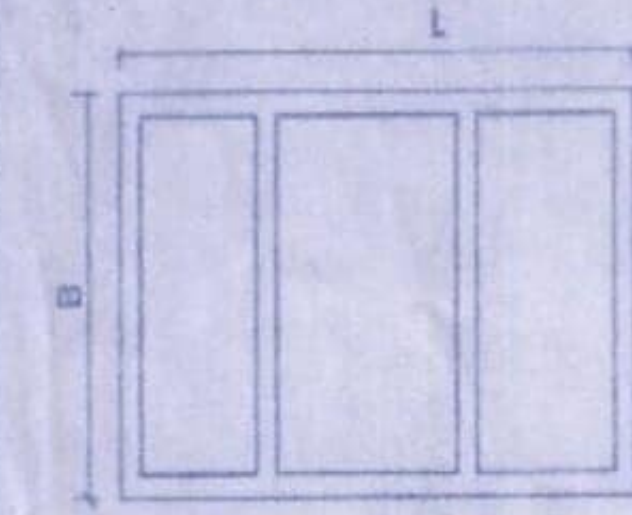
PHONE: 02260-330318, 333904

E-mail: encon48@gmail.com

133/9/PROJECT/0054 VIRAR/JUDE PEREIRA/AMLE/25.05.2022/266

TENEMENT STATEMENT (WING A,B&C)

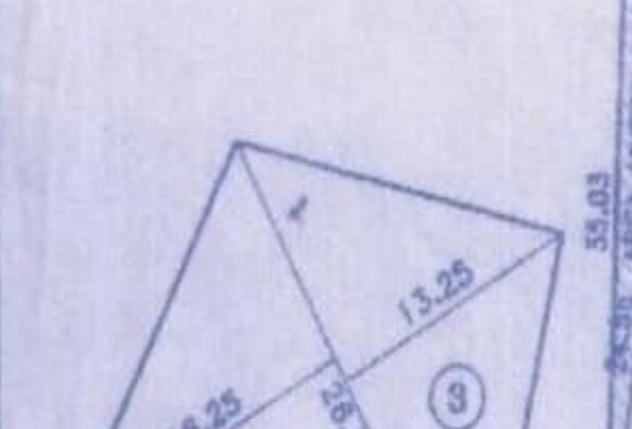
FLOOR	BELOW 30.00 SQ.MT.	ABOVE 30.00 SQ.MT.	TOTAL
1ST FLOOR	8 NOS	9 NOS	17 NOS
2ND FLOOR	8 NOS	9 NOS	17 NOS
3RD FLOOR	8 NOS	9 NOS	17 NOS
4TH FLOOR	8 NOS	9 NOS	17 NOS
5TH FLOOR	8 NOS	9 NOS	17 NOS
6TH FLOOR	8 NOS	9 NOS	17 NOS
7TH FLOOR	8 NOS	9 NOS	17 NOS
8TH FLOOR	8 NOS	9 NOS	17 NOS
9TH FLOOR	8 NOS	9 NOS	17 NOS
10TH FLOOR	8 NOS	9 NOS	17 NOS
11TH FLOOR	8 NOS	9 NOS	17 NOS
12TH FLOOR	8 NOS	9 NOS	17 NOS
13TH FLOOR	8 NOS	9 NOS	17 NOS
14TH FLOOR	8 NOS	9 NOS	17 NOS
15TH FLOOR	8 NOS	9 NOS	17 NOS
16TH FLOOR	8 NOS	9 NOS	17 NOS
17TH FLOOR	2 NOS	2 NOS	4 NOS
TOTAL	130 NOS	140 NOS	270 NOS
	48.15 %	51.85 %	



SEPTIC TANK PLAN SCALE 1:500



R.G. AREA DIAGRAM SCALE 1:500



R.G. AREA CALCULATION

1 21.75 X 6.00 X 0.50 = 65.25 SQMT

2 26.50 X 16.25 X 0.50 = 215.31 SQMT

3 26.50 X 13.25 X 0.50 = 175.56 SQMT

R.G. AREA PROVIDED = 456.12 SQMT

R.G. AREA REQUIRED = (454.75) SQMT

PLOT AREA DIAGRAM

SCALE 1:500

PLOT AREA CALCULATION

AREA UNDER ENCROACHMENT

A 35.00 X 2.50 X 0.50 = 43.75 SQMT

B 13.00 X 2.15 X 0.50 = 13.98 SQMT

TOTAL = 57.73 SQMT

AREA UNDER EXISTING ROAD

I 4.00 X 15.20 X 0.50 = 30.40 SQMT

TOTAL = 30.40 SQMT

BALANCE PLOT AREA

1 7.00 X 19.50 X 0.50 = 68.30 SQMT

2 28.00 X 10.38 X 0.50 = 145.07 SQMT

3 35.70 X 6.85 X 0.50 = 122.05 SQMT

4 51.85 X 13.00 X 0.50 = 337.03 SQMT

5 51.85 X 26.35 X 0.80 = 1090.35 SQMT

6 58.50 X 34.20 X 0.80 = 1609.92 SQMT

7 58.50 X 28.00 X 0.50 = 819.00 SQMT

8 51.85 X 28.50 X 0.50 = 738.83 SQMT

9 51.85 X 17.35 X 0.50 = 448.06 SQMT

10 35.00 X 13.35 X 0.50 = 233.83 SQMT

11 31.65 X 4.25 X 0.50 = 67.28 SQMT

12 22.10 X 2.80 X 0.50 = 30.94 SQMT

13 14.75 X 6.85 X 0.50 = 50.52 SQMT

14 27.50 X 2.75 X 0.50 = 37.81 SQMT

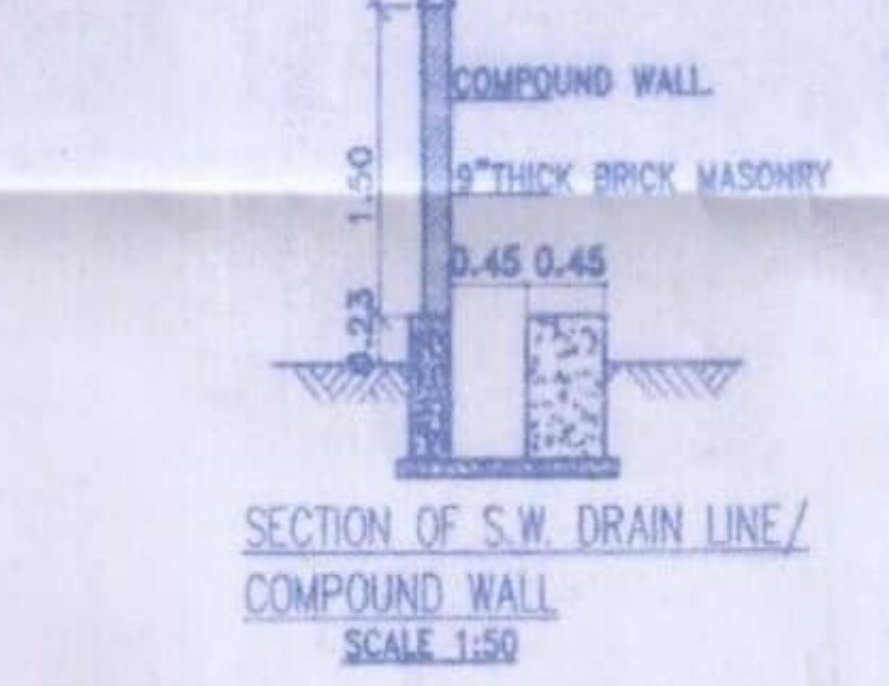
TOTAL = 4551.98 SQMT

TOTAL PLOT AREA = 4540.11 SQMT

AREA AS PER 7/12 = 4540.00 SQMT

TOTAL AREA STATEMENT

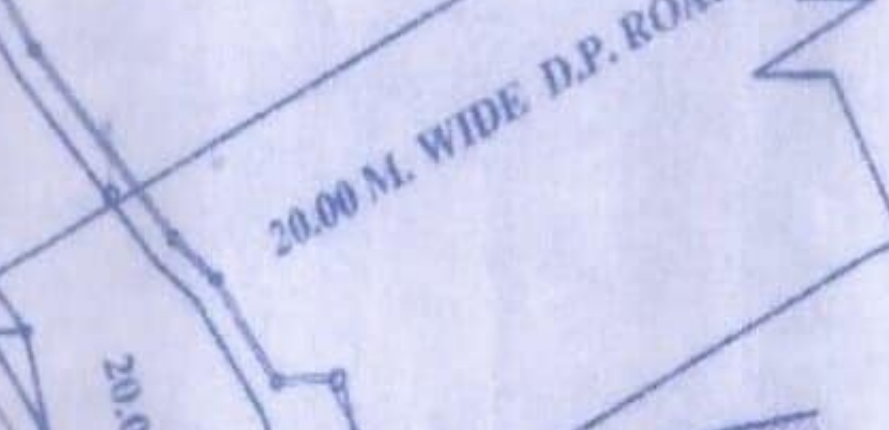
FLOOR	P.LINE AREA COMMERCIAL				P.LINE AREA RESIDENTIAL	P.LINE AREA A + B SQMT	STILT AREA				REFUGEE AREA				RECREATION AREA SQMT	TOTAL CON. AREA SQMT	POCKET TERRACE AREA SQMT			
	SQMT	SQMT	SQMT	SQMT			SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT	SQMT						
	WING -A	WING -B	WING -C	TOTAL	WING -A	WING -B	WING -C		WING -A	WING -B	WING -C	TOTAL	WING -A	WING -B	WING -C	TOTAL	W+x+y+z			
GR FL	178.27	135.48	-	313.75	33.98+17.73	-	-	-	365.46	101.51	358.38	404.68	864.57	-	-	-	-	1230.03	-	
1ST FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	99.08	
2ND FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
3RD FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
4TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
5TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
6TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
7TH FL					206.05	338.34	294.15	838.54	-	-	-	-	53.93	53.81	58.93	166.67	-	1005.21	-	
8TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
9TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
10TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
11TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
12TH FL					206.05	338.34	294.15	838.54	-	-	-	-	53.93	53.81	58.93	166.67	-	1005.21	-	
13TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
14TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
15TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
16TH FL					259.98	392.15	353.08	1005.21	-	-	-	-	-	-	-	-	-	1005.21	-	
17TH FL					21.22		256.53	277.75	-	-	-	-	-	-	-	-	727.45	1005.20	-	
TOTAL				513.75	72.93	4051.82	6166.78	5787.95	16393.23	101.51	358.38	404.68	864.57	107.86	107.82	117.88	333.34	727.45	18318.59	99.08



SECTION OF S.W. DRAIN LINE/ COMPOUND WALL SCALE 1:500



SECTION OF SEPTIC TANK SCALE 1:500



SECTION OF U.G. WATER TANK & PUMP ROOM SCALE 1:500

HOLDING AREA DIGRAM

SCALE 1:10000

HOLDING AREA STATEMENT

S.NO. H.NO. AREA AS PER 7/12

23A 1 1500.00 SQ.MT.

23A 2 1000.00 SQ.MT.

23A 3 960.00 SQ.MT.

23B 1100.00 SQ.MT.

TOTAL 4840.00 SQ.MT.

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SCALE 1:500

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