



# VASTU-ART ARCHITECTS

Date: 22/08/2025

**Plot bearing Survey. No. 112 Hissa. No. 1, 3, 4, 5/2, Survey No. 113 Hissa No. 1, 2, 3, Survey No. 114, Hissa No. 5, Survey No.115, Hissa No.3, Village-Virar - Wavtewadi, Taluka – Vasai, Dist: Palghar**

1.	Site Area (Plot Size)	<b>10100 Sq. Mt</b>
2.	Access	Adjoining to <b>20 Mt. DP Road</b>
3.	Proposed D.P Road Widening Area	1550.00 Sq. Mt
4.	Any DP Reservation Area (P.G 1251.00 + Nala 520.00)	1771.00 Sq. Mt.
5.	Not in Possession	N A
6.	Balance Area of Plot	<b>6779.00 Sq. Mt.</b>
7.	Amenity Space	N. A
8.	Net Plot area	<b>6779.0 Sq. Mt</b>
9.	Provision for recreational Open Space area (10%) A) Required (6779 X 10%) B) Proposed	677.90 Sq. Mt.
10.	Internal Road Area	N. A
11.	Plot area available for development after RG	<b>6779.00 Sq. Mt.</b>
12.	Permissible FSI 1.1	7456.90 Sq. Mt
13.	Premium FSI 0.5	5050.00 Sq. Mt
14.	Permissible TDR on 20 M wide road 90 %	9090.00 Sq. Mt
15.	Additional Incentive Area FSI (1.75 X 6779.00)	11863.00 Sq. Mt.
16.	Total	<b>33460.00 Sq. Mt</b>
17.	60% Ancillary area with charge	20076.00 Sq. Mt
18.	Maximum permissible B/U area (P-Line) Sq. Mt	<b>53536.24 Sq. Mt</b>
19.	Maximum permissible B/U area (P-Line) Sq. Ft.	<b>5,76,264.00 Sq. Ft</b>
20.	Proposed Built-Up Area (as per P-Line)	<b>48,013.66 Sq. Mt</b>



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List of documents examined while delivering the report:

7/12

Tenant List

Note:

There may be change in saleable built-up calculation based on any reservation of Municipal Corporation, DP Remark, TLR Copy.

Statutory taxation accumulating on net profit is not deducted.

The construction cost assumed as per present market rate & it may vary depend upon the construction material specification to be used for construction.

The sale cost assumed as per present market rate & it may vary depend upon the market condition.

The recovery cost is assumed at the lowest level of market condition which may increases subject to market condition.

There might be changes in B/U area as per actual areas in possession.

Thanking you

**Ar. Hemant B Patil**

**Reg. CA/2016/79044**