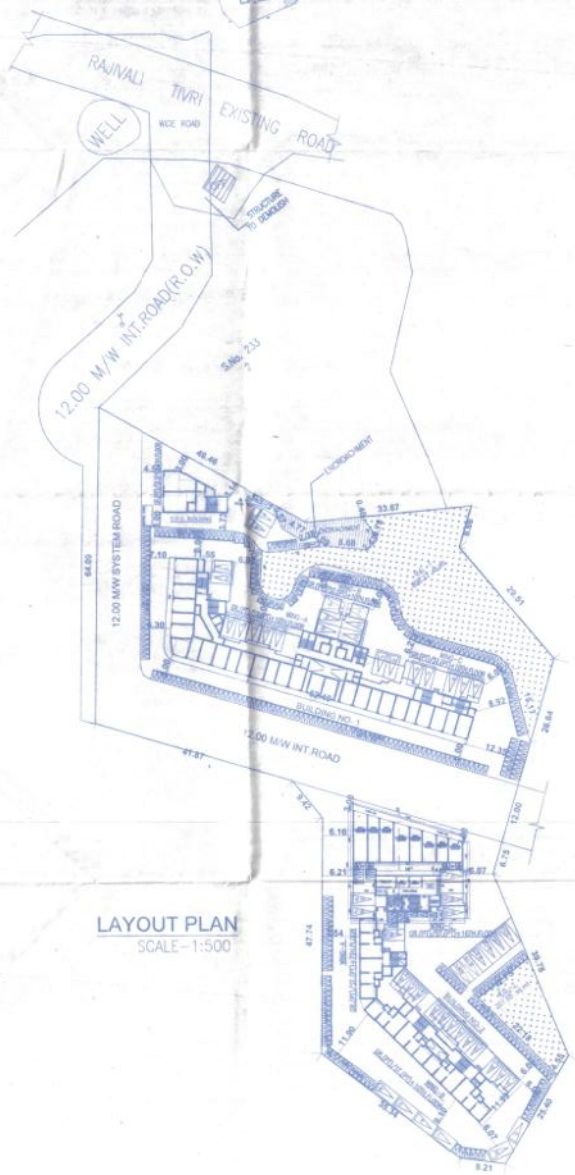
BLOCK PLAN
SCALE–1:1000



LAYOUT PLAN
SCALE–1:500

TOTAL BUILT UP AREA & CONSTRUCTED AREA STATEMENT AS PER DCR 2001			REFUGE AREA (SQ.MT.)	STILT AREA (SQ.MT.)	STAIRCASE AREA (SQ.MT.)	METER ROOM (SQ.MT.)	SPOUT AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	P.TERRACE AREA (SQ.MT.)	CONST.AREA (SQ.MT.)
TYPE	FLOOR	BUILT UP AREA (APPROVED)								
BLDG–1 WING–A,B,C	G+7 FLRS	3992.60 SQMT								
BLDG–2 WING–A,B	G+7 FLRS	2376.02 SQMT								
CFC BLDG	G+4 FLRS	412.10 SQMT								
TOTAL		6780.72 SQ.M	33.63	455.82	1704.82	33.83	757.11	571.71	102.44	10440.33

TOTAL BUILT UP AREA & CONSTRUCTED AREA STATEMENT AS PER UDCPR										
BLDG NO	FLOOR	NO. OF TENEMENT FLAT'S	TOTAL P–LINE AREA (SQ.MT.)	P–LINE AFTER DEDUCTION BUILT UP RESI.AREA	BUILT UP COMMERCIAL AREA	ANCILLARY (RES. @ 60%) COMM. @ 80%)	REFUGE AREA (SQ.MT.)				
			(A+C)	A	B	C					
BLDG–1 WING–A,B,C	G+10TH FL	177 FLAT 28 SHOP	2781.11	1738.19	----	1042.92	85.94		10.20		2877.25
BLDG–2 WING–A	G+7TH FL	22 FLATS	60.04	37.55		22.49	53.83		10.20		104.07
BLDG–2 WING–B	G+10TH FL	83 FLATS	1158.77	724.87		434.90	27.54		10.20		1197.51
BLDG–2 WING–C	G+16TH FL	317 FLATS	4917.79	2965.00	98.35	1856.46	56.76	107.30		83.07	5166.92
TOTAL		588 FLATS 28 SHOP	8918.71	5465.61	98.35	3356.77	224.07	107.30	30.60	83.07	9345.75

CFC
TOTAL BUILT UP AREA & CONSTRUCTED AREA STATEMENT

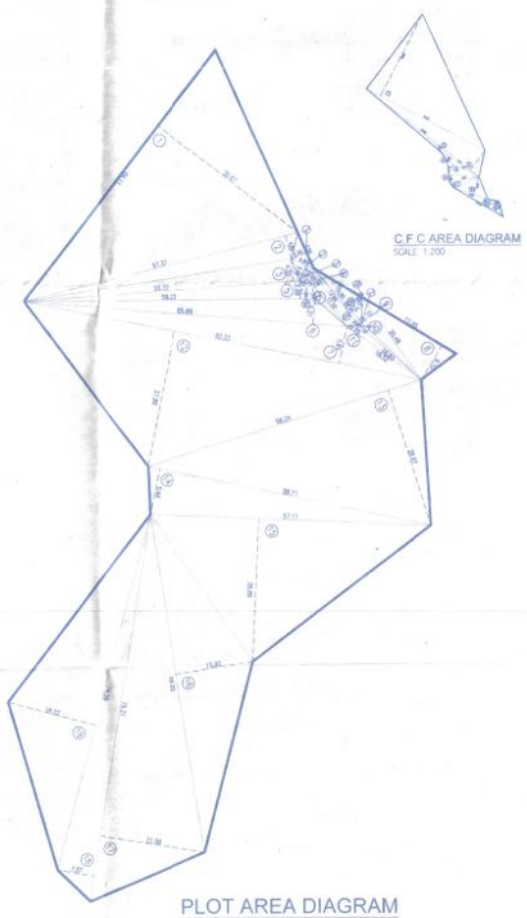
FLOOR	NET BUA. COMM.	NET BUA. RESI.	TOTAL BU AREA	STILT
GROUND FLOOR	84.46	----	84.46	----
1ST. FLOOR	----	----	81.91	
2ND. FLOOR	----	----	81.91	
3RD. FLOOR	----	----	81.91	
4TH. FLOOR	----	----	81.91	
TOTAL	84.46	----	412.10	----

TOTAL PARKING STATEMENT BLDG 1&2

SL. No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	SCOOTER REQUIRED	SCOOTER PROVIDED
1	TOTAL PARKING A+B(DCR+UPDCR)	177 FLAT 28 SHOP	41.50NOS	42.00NOS	234.00NOS	234.00 NOS
2	TOTAL PARKING BLDG–2 WING –A (DCR–2001)	22 FLAT	07.00NOS	07.00NOS	27.00 NOS	27.00 NOS
3	TOTAL PARKING BLDG–2 WING –B (DCR+UPDCR)	79 FLAT	15.13NOS	15.00NOS	100.92 NOS	101.00 NOS
4	TOTAL PARKING BLDG–2 WING –C (DCR+UPDCR)	110 FLAT 28 SHOP	3.73 NOS	4.00 NOS	194.00NOS	194.00 NOS
	TOTAL	388 FLAT 28 SHOP	67.36NOS	68.00NOS	555.92 NOS	556.00 NOS
	COMPOSITE PARKING					
5	1 CAR CONVERTED 5 SCOOTER		12NOS OF CAR X 6			72.00 NOS
	TOTAL PARKING		80.00NOS OF CAR			484.00

B) PARKING STATEMENT AS PER UDCPR – CFC BLDG

SL. No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING REQUIRED	CAR PARKING PROVIDED	SCOOTER REQUIRED	SCOOTER PROVIDED
1	PARKING FOR COMM. CARPETAREA 412.10/100=4.12	1 NOS	4.12 NOS	4.12NOS	24 NOS	24 NOS
2	TOTAL	01 NOS	4.12 NOS	4.12 NOS	24 NOS	24 NOS
3	VISITOR'S CAR PARKING 5% EXTRAS		0.21 NOS	0.21NOS	1.20 NOS	1.20 NOS
4	TOTAL PARKING WITH VISITOR		4.33 NOS	4.33 NOS	25.20NOS	25.20NOS
5	PARKING FACTOR PERMISSIBLE 0.8 OF 5		3.46 NOS	3.46NOS	20.16 NOS	20.00NOS



C.F.C AREA DIAGRAM
SCALE 1:200

PLOT AREA DIAGRAM
SCALE 1:500

C.F.C AREA CALCULATION

1 1/2	X 27.02	X 18.65	X 1NO	= 251.96	SQ.MT.
2 1/2	X 28.90	X 4.91	X 1NO	= 70.95	SQ.MT.
3 1/2	X 28.90	X 0.77	X 1NO	= 11.13	SQ.MT.
4 1/2	X 9.96	X 0.97	X 1NO	= 4.83	SQ.MT.
5 1/2	X 7.37	X 2.31	X 1NO	= 8.51	SQ.MT.
6 1/2	X 5.97	X 1.66	X 1NO	= 4.96	SQ.MT.
7 1/2	X 5.97	X 1.41	X 1NO	= 4.21	SQ.MT.
8 1/2	X 6.82	X 3.68	X 1NO	= 12.55	SQ.MT.
9 1/2	X 11.14	X 1.56	X 1NO	= 8.69	SQ.MT.
10 1/2	X 4.76	X 1.33	X 1NO	= 3.17	SQ.MT.
		TOTAL ADDITION		= 380.96	SQ.MT. X
		5% C.F.C. REQUIRE		= 374.84	SQ.MT.
		5% C.F.C. PROVIDED		= 380.96	SQ.MT.
		PROPOSED 5% C.F.C. (B.U.A.)		= 341.13	SQ.MT.

INTERNAL ROAD AREA CALCULATION

1 1/2	X 64.11	X 9.01	X 1NO	= 288.82	SQ.MT.
2 1/2	X 59.95	X 7.14	X 1NO	= 214.02	SQ.MT.
3 1/2	X 15.22	X 3.49	X 1NO	= 26.56	SQ.MT.
4 1/2	X 86.23	X 12.00	X 1NO	= 517.38	SQ.MT.
5 1/2	X 78.78	X 11.85	X 1NO	= 466.77	SQ.MT.
		TOTAL ADDITION		= 1513.55	SQ.MT. X
DEDUCTIONS					
A 2/1	X 3.83	X 0.65	X 1NO	= 1.57	SQ.MT.
		TOTAL DEDUCTION		= 1.57	SQ.MT. Y1
TOTAL BUILT UP AREA [X – Y1]				= 1511.98	SQ.MT. X1

PLOT AREA CALCULATION

1 1/2	x 64.11	x 35.67	x 1NO	=1143.40	SQ.MT.
2 1/2	x 57.37	x 4.89	x 1NO	= 140.27	SQ.MT.
3 1/2	x 56.32	x 4.55	x 1NO	= 128.13	SQ.MT.
4 1/2	x 4.76	x 1.34	x 1NO	= 3.19	SQ.MT.
5 1/2	x 59.23	x 3.68	x 1NO	= 108.86	SQ.MT.
6 1/2	x65.89	x 5.23	x 1NO	= 171.64	SQ.MT.
7 1/2	x 82.33	x 7.61	x 1NO	= 313.27	SQ.MT.
8 1/2	x 22.05	x 8.10	x 1NO	= 89.30	SQ.MT.
9 1/2	x 20.46	x 3.10	x 1NO	= 31.71	SQ.MT.
10 1/2	x 16.83	x 0.75	x 1NO	= 6.31	SQ.MT.
11 1/2	x 18.52	x 1.67	x 1NO	= 15.46	SQ.MT.
12 1/2	x 82.33	x 27.88	x 1NO	= 1147.68	SQ.MT.
13 1/2	x 58.24	x 28.67	x 1NO	= 834.87	SQ.MT.
14 1/2	x 58.71	x 9.44	x 1NO	= 277.11	SQ.MT.
15 1/2	x 57.11	x 28.89	x 1NO	= 824.95	SQ.MT.
16 1/2	x 69.22	x 15.92	x 1NO	= 550.99	SQ.MT.
17 1/2	x 79.21	x 21.56	x 1NO	= 853.88	SQ.MT.
18 1/2	x 79.21	x 7.57	x 1NO	= 299.81	SQ.MT.
19 1/2	x 74.36	x 18.27	x 1NO	= 679.28	SQ.MT.
		TOTAL AREA		= 7620.23	SQ.MT.

ENCROACHMENT AREA CALCULATION

1 1/2	x 7.96	x 3.34	x 1NO	= 13.29	SQ.MT.
2 1/2	x 4.90	x 3.40	x 1NO	= 8.33	SQ.MT.
3 1/2	x 3.73	x 2.03	x 1NO	= 3.79	SQ.MT.
4 1/2	x 13.69	x 1.97	x 1NO	= 13.48	SQ.MT.
5 1/2	x 11.33	x 1.32	x 1NO	= 7.48	SQ.MT.
6 1/2	x 14.77	x 2.10	x 1NO	= 15.51	SQ.MT.
7 1/2	x 14.85	x 0.77	x 1NO	= 5.72	SQ.MT.
8 1/2	x 14.85	x 3.14	x 1NO	= 23.31	SQ.MT.
9 1/2	x 11.70	x 0.39	x 1NO	= 2.28	SQ.MT.
		TOTAL AREA		= 93.19	SQ.MT.
TOTAL PLOT AREA+ENCROCHMENT AREA				= 7713.42	SQ.MT.
7/12 AREA				= 7590.00	SQ.MT.

R.G.1 AREA CALCULATION

1 1/2	X 6.47	X 0.89	X 1NO	= 2.88	SQ.MT.
2 1/2	X 6.47	X 0.89	X 1NO	= 2.88	SQ.MT.
3 1/2	X 9.15	X 2.18	X 1NO	= 9.97	SQ.MT.
4 2/3	X 1.76	X 0.66	X 1NO	= 1.65	SQ.MT.
5 1/2	X 3.44	X 0.86	X 1NO	= 4.06	SQ.MT.
6 1/2	X 3.44	X 3.83	X 1NO	= 18.55	SQ.MT.
7 2/3	X 4.36	X 0.94	X 1NO	= 2.73	SQ.MT.
8 1/2	X 12.40	X 5.99	X 1NO	= 37.14	SQ.MT.
9 1/2	X 12.40	X 3.80	X 1NO	= 22.32	SQ.MT.
10 1/2	X 6.63	X 3.82	X 1NO	= 18.48	SQ.MT.
11 1/2	X 10.20	X 5.18	X 1NO	= 26.42	SQ.MT.
12 1/2	X 7.76	X 1.83	X 1NO	= 7.10	SQ.MT.
13 1/2	X 20.44	X 0.60	X 1NO	= 6.13	SQ.MT.
14 1/2	X 21.00	X 4.12	X 1NO	= 45.11	SQ.MT.
15 1/2	X 2.97	X 0.40	X 1NO	= 4.39	SQ.MT.
16 1/2	X 23.90	X 6.34	X 1NO	= 75.76	SQ.MT.
17 1/2	X 23.90	X 3.66	X 1NO	= 43.74	SQ.MT.
18 1/2	X 24.90	X 2.83	X 1NO	= 35.23	SQ.MT.
19 1/2	X 24.90	X 2.95	X 1NO	= 36.73	SQ.MT.
20 1/2	X 18.98	X 6.19	X 1NO	= 58.74	SQ.MT.
21 2/3	X 6.99	X 1.12	X 1NO	= 5.22	SQ.MT.
22 1/2	X 22.08	X 11.99	X 1NO	= 132.43	SQ.MT.
23 1/2	X 29.51	X 9.38	X 1NO	= 138.11	SQ.MT.
24 1/2	X 13.33	X 3.51	X 1NO	= 23.39	SQ.MT.
25 1/2	X 12.46	X 7.48	X 1NO	= 65.30	SQ.MT.
		TOTAL ADDITION		= 822.46	SQ.MT.
DEDUCTIONS					
A 2/3	X 6.12	X 0.81	X 1NO	= 3.30	SQ.MT.
B 2/3	X 8.72	X 1.88	X 1NO	= 10.93	SQ.MT.
		TOTAL DEDUCTION		= 14.23	SQ.MT.
TOTAL BUILT UP AREA [X – Y1]				= 808.23	SQ.MT.
REQUIRED OPENSPACE AREA				= 759.00	SQ.MT.
PROPOSED OPENSPACE AREA (1+2)				= 966.65	SQ.MT.

PROPOSED SITE

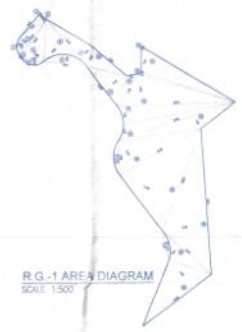
LOCATION PLAN
SCALE 1:5000

HOLDING AREA DIAGRAM
SCALE 1:1000

HOLDING AREA STATEMENT

S.NO.	H.NO.	AREA
232	C	7590.00
TOTAL		7590.00 SQMT

INTERNAL ROAD AREA DIAGRAM
SCALE 1:500



R.G.-1 AREA DIAGRAM
SCALE 1:500

R.G.-2 AREA DIAGRAM
SCALE 1:500

RG AREA CALCULATION RG–2

1 1/2	X 25.45	X 11.70	X 1NO	= 148.88	SQ.MT.
2 1/2	X 26.18	X 4.49	X 1NO	= 58.77	SQ.MT.
		TOTAL ADDITION		= 207.65	SQ.MT. X

LAYOUT PLAN SHEET NO - 1 OF 10 VP-5184

STAMP OF APPROVAL OF PLANS

The amended plan duly approved herewith Supercedes all the earlier approved plans.

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

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMENDV. VP- 5184 - 318 - 2022-23 Dated 22/02/2023

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Tal. Vasai, Dist. Palghar.

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

Deputy Director,
VVCMC, Virar.

PROFORMA –II AREA STATEMENT

REVISED DEVELOPMENT PERMISSION FOR LAYOUT OF BLDG 1 (WING–A,B,C), BLDG 2 (WING–A,B & C) [RESIDENTIAL WITH SHOPLINE BLDGS] & BLDG NO–3 (CFC BLDG) ON LAND BEARING S.NO.232,H.NO–C, VILLAGE– RAJAVLI, TALUKA– VASAI, DIST– PALGHAR

STAMPS OF APPROVAL PLANS

A	AREA STATEMENT	SQMTS
1.	AREA OF PLOT (MINIMUM AREA OF R.M.P TO BE CONSIDERED)	
	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	7590.00
	(b) AS PER MEASUREMENT SHEET	7715.42
	(c) AS PER SITE (PLOT AREA–EXCROACHMENT) (7590.00 – 93.13)	7496.87
2.	DEDUCTIONS FOR	
	(a) PROPOSED D.P./S.P. ROAD WIDENING AREA/ SERVICE ROAD/ HIGHWAY WIDENING	------
	TOTAL (a)+ (b)	----
3.	BALANCE AREA OF PLOT (1–2)	7496.87
4.	AMENITY SPACE (IF APPLICABLE)	------
	(a) REQUIRED–(CFC OLD APPROVAL)	374.84
	(b) ADJUSTMENT OF 20%, IF ANY–	380.96
	(c) BALANCE PROPOSED–	---
5.	NET PLOT AREA (3–4(c))	7115.91
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	------
	(a) REQUIRED–	759.00
	(b) PROPOSED–	1015.88
7.	INTERNAL ROAD AREA	1511.98
8.	PLOTABLE AREA (IF APPLICABLE)	7115.91
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER ABUTTING ROAD WIDTH (7115.91X1.10 F.S.I.)	7827.50
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM (a) MAXIMUM PERMISSIBLE PREMIUM FSI–BASED ON ROAD WIDTH/TOD ZONE. (b) PROPOSED FSI ON PAYMENT OF PREMIUM. (7115.91 X 0.50)=3557.96	3182.42
11.	IN–SITU FSI/TDR LOADING	---
12.	ADD TDR (14400/49209.483) (7115.91X0.65)	1442.92
12A.	PERMISSIBLE AREA INCLUDING DR/TDR (9+10)	12452.84
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	---
	(a) APPROVED BUILT–UP AREA	6780.72
	(b) REMAINING BUA IN THE PROPOSAL (13–12B)(12452.84–6780.72)	5672.12
	(c)ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (A+B) (5672.79 X 60%)=3344.27 ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES (A+B) (98.13X80%)=78.49	3344.27 78.49
	d) TOTAL ENTITLEMENT FOR POTENTIAL FSI (B+C)	3422.93
	(e)TOTAL ENTITLEMENT (a+d)	10875.77
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (w)as per regulation no.6.1 or 6.3 or6.4 as applicable(1.5 or 1.8)	---
15.	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17B)	
	A) EXISTING BUILT UP AREA	6780.72
	B) PROPOSED BUILT UP AREA (PERMISSIBLE=5672.12)	5591.94
	C) ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES(PERMISSIBLE=3344.27)	3278.11
	ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES(PERMISSIBLE=78.49)	78.49
	D) PROPOSED BUA AREA AS PER P LINE (B+C)(PERMISSIBLE AREA= 5591.94+3278.11+78.49=8918.71)	8918.71
	E) TOTAL (A+D)(PERMISSIBLE=8918.71+6780.72=15699.43)	15699.43
	F.S.I. CONSUMED (15E/13)(15699.43/13875.77) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	1.088

CERTIFICATE OF AREA

Certified the plot under reference was surveyed by me on..... and dimensions of sides etc. of the plot stated on plan are as measured on site and the area worked out tallies with the area stated in the document/ T.P. Scheme Records Department/ City Survey Record.

Signature of Architect/ Engineer & Structural Engineer

CERTIFICATE

Certified that the building plan submitted for approval satisfy the safety requirements for structural having constructed in seismic zone III. It is also certify that structural design including safety from natural hazards has been prepared by duly qualified structural engineer of level B.E.Civil or equ.

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plan approved by Authority/Collector.I/We would execute the Structure as per approved plans.Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

Owner (s)name and Signature

NAME OF OWNER/APPLICANT

M/S LODHA BUILDERS & DEVELOPERS
THROUGH PARTNER
Mr. SANJAY D. MORE & 1 OTHER

DATE	JOB NO	DRG NO	SCALE	DRAWN BY	CHECKED BY
22/02/2022		1 OF 10		VIJAY	

SIGNATURE NAME IN BLOCK LETTERS WITH ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT — NORTH LINE

RENDER POINT
ARCHITECTS & PROJECT CONSULTANTS
LIC NO. CA/2001/20000

A–004,Shree Vishwadeep Apt,Ambadi Road, Panchvati Naka,Behind OCB Bank, Near Kanakar Hospital,VASAI(W)–401202. Email: renderpoint1@gmail.com, Ph : 9021502865 Mob:9850587198

RENDER POINT
ARCHITECTURAL CONSULTANT
Architect/Engineer/Licensed Surveyor/Project Consultant