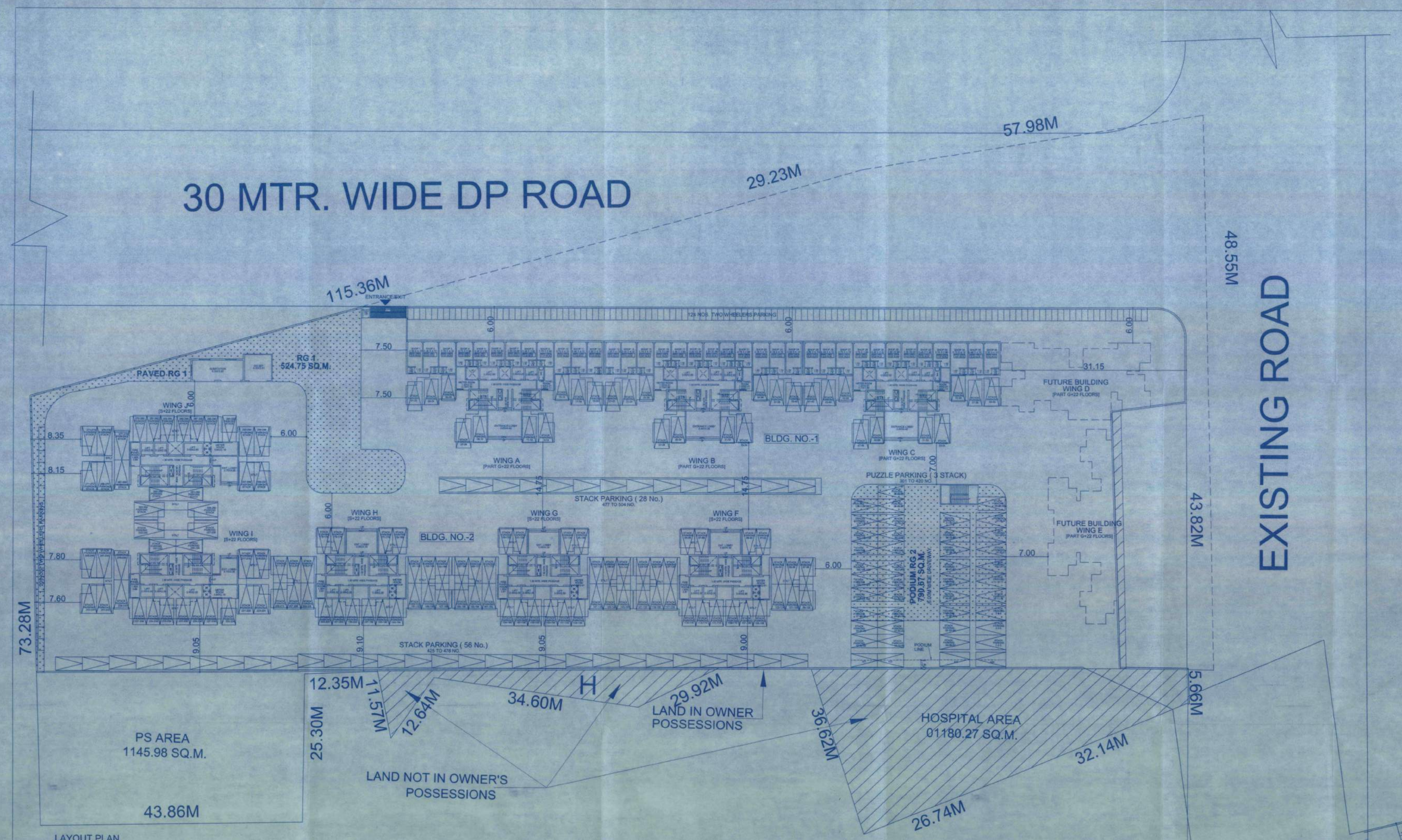
VP - 6157 & VP -5894



LAYOUT PLAN
SCALE - 1:250

AMALGAMATION & REVISED DEVELOPMENT PERMISSION ON LAND BEARING S.NO.220, H.NO.6 & H.NO.8PT & S.NO.224, H.NO.2 (OLD); S.NO.224/B/1,224/B/2 & 224/B/3 (NEW) AT VILLAGE : NILEMORE, TALUKA - VASAI , DIST : PALGHAR.

Drawing Sheet No.: 1

Stamps of Approval of Plans: The revised plan duly approved herein Supersedes all the earlier approved plans.

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

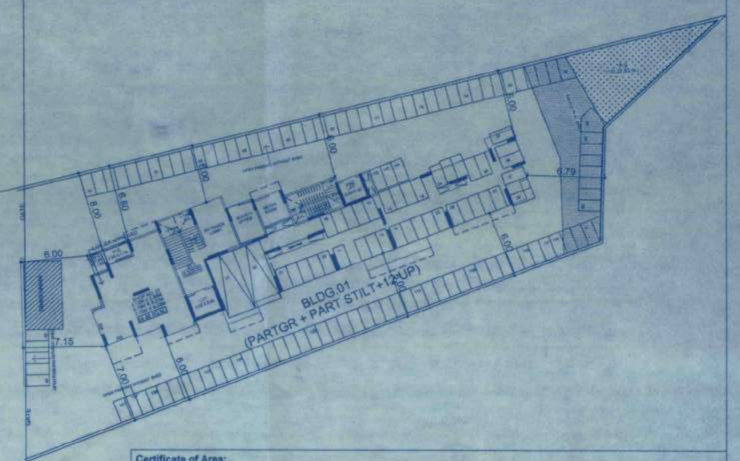
Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/MP/NOC
Vide: 6157 & 5894 / 724 / 2021-22
Dated: 30/12/2021
COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.

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

Deputy Director,
VVCMC, Virar.

Town Planning Department

AREA STATEMENT	S.NO.220 SQUARE METERS	S.NO.224 SQUARE METERS	TOTAL
1. Area of plot			
(Minimum area of a, b, c to be considered)	16102.25	03265.81	19368.06
(a) As per ownership document (7/12, CTS extract)	16670.00	03340.00	20010.00
(b) as per measurement sheet	16102.25	03265.81	19368.06
(c) as per site	-	-	-
2. Deductions for			
(a) Area OF Encroachment	00054.60	-	00054.60
(b) Area Under Reservation (H)	01288.98	00027.52	01316.50
Total A+B	01343.58	00027.52	01371.10
3. Balance area of plot	14758.67	03238.29	17996.96
4. Deductions for			
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	02653.78	02125.92	04779.70
(b) Any D.P. Reservation area (PS)	01145.98	-	01145.98
(Total a+b)	03799.76	02125.92	05925.68
5. Balance area of plot (3-4)	10958.91	01112.37	12071.28
6. Amenity Space (if applicable)			
(a) Required -	-	-	-
(b) Adjustment of 2(b), if any -	-	-	-
(c) Balance Proposed -	-	-	-
7. Net Plot Area (3-6 (c))	10958.91	01112.37	12071.28
8. Recreational Open space (if applicable)	-	-	-
(a) Required -	1095.89	0111.24	1207.13
(b) Proposed -	1154.84	0112.00	1203.00
9. Internal Road area	-	-	-
10. Plotable area (if applicable)	10958.91	01112.37	12071.28
11. Built up area with reference to Basic F.S.I. as per front road width. (Sr. No. 5xbasic FSI)	12054.80	01223.61	13278.41
12. Addition of FSI on payment of premium 0.50			
(a)Maximum permissible premium FSI - based on road width / TOD Zone	-	556.18	-
(b) Proposed FSI on payment of premium.	7379.33	160.00	7539.33
13. In-situ FSI / TDR loading 1.40			
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	-	-	-
(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)],	-	01080.00	-
(c)TDR area	20662.14		20662.14
(d) Total in-situ / TDR loading proposed (13 (a)+(b)+(c))	20662.14	01080.00	21742.14
14.Additional FSI area under Chapter No. 7			
15. Total entitlement of FSI in the proposal	-	-	-
(a) [11 +12(b)+13(d)] or 14 whichever is applicable.	40096.27	02463.61	42559.88
(b) Ancillary Area FSI upto 60% with payment of charges.	24057.76	0096.00	24153.76
(c) Total entitlement (a+b)	64154.03	02559.61	66713.64
16. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	64154.03	11885.82	76039.85
17. Total Built-up Area in proposal (excluding area at Sr.No.17 b)			
(a) Existing Built-up Area.		02190.43	02190.43
(b) Proposed Built-up Area (as per 'P-line')	63142.08	00364.99	63507.07
(c) Total (a+b)	63142.08	02555.42	65697.50
18. F.S.I. Consumed (17/15) (should not be more than serial No.14 above.)			
19. Area for inclusive Housing, if any			
(a) Required (20% of Sr.No.5)	-	-	-
(b) Proposed	-	-	-



TOTAL BUILT UP AREA STATEMENT

BLDG./ WING	NO OF FLOORS	HEIGHT OF BLDG.	GROUND FL. REB.	FIRST FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL.	SEVENTH FL.	EIGHTH FL.	NINTH FL.	TENTH FL.	ELEVENTH FL.	TWELFTH FL.	THIRTEENTH FL.	FOURTEENTH FL.	FIFTEENTH FL.	SIXTEENTH FL.	SEVENTEENTH FL.	EIGHTEENTH FL.	NINETEENTH FL.	TWENTIETH FL.	TWENTY FIRST FL.	TWENTY SECOND FL.	TOTAL BUILT UP AREA	STILT AREA (GR.FL.)	REFUGE AREA	TOTAL CONSTRUCTION AREA
1/A	G(PT.) / STILT(PT.) + 22	68.45M	272.44	378.44	397.90	397.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	8934.78	131.74	72.00	9138.52
1/B	G(PT.) / STILT(PT.) + 22	68.45M	272.44	378.44	397.90	397.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	8934.78	131.74	72.00	9138.52
1/C	G(PT.) / STILT(PT.) + 22	68.45M	272.44	378.44	397.90	397.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	373.90	397.90	397.90	397.90	397.90	8934.78	131.74	72.00	9138.52
2/F	STILT+ 22	68.45M	106.22	317.56	317.56	317.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	7020.54	211.34	72.00	7303.88
2/G	STILT+ 22	68.45M	106.22	317.56	317.56	317.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	7020.54	211.34	72.00	7303.88
2/H	STILT+ 22	68.45M	106.22	317.56	317.56	317.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	293.56	317.56	317.56	317.56	317.56	7020.54	211.34	72.00	7303.88
2/I	STILT+ 22	68.45M	104.88	345.69	345.69	345.69	345.69	345.69	345.69	345.69	321.69	345.69	345.69	345.69	345.69	321.69	345.69	345.69	345.69	345.69	321.69	345.69	345.69	345.69	345.69	7638.06	240.81	72.00	7950.87
2/J	STILT+ 22	68.45M	104.88	345.69	345.69	345.69	345.69	345.69	345.69	345.69	321.69	345.69	345.69	345.69	345.69	321.69	345.69	345.69	345.69	345.69	321.69	345.69	345.69	345.69	345.69	7638.06	240.81	72.00	7950.87
																									TOTAL BUILT UP AREA	63142.08	1510.86	576.00	65228.94

TOTAL BUILT UP AREA STATEMENT(S.NO.224)

BLDG./ WING	NO OF FLOORS		HEIGHT OF BLDG.	GROUND FL. REB.	FIRST FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL.	SEVENTH FL.	EIGHTH FL.	NINTH FL.	TENTH FL.	ELEVENTH FL.	TWELFTH FL.	EXCESS BAL.	TOTAL BUILT UP AREA	STILT AREA (GR.FL.)	REFUGE AREA	BALCONY AREA	LIFT AREA	FIR & UTI. AREA	PASSAGE AREA	STAIRCASE AREA	TOTAL CONSTRUCTION AREA
01	G(PT.)/STILT(PT.) +12UP	EARLIER APPROVED	35.05M	37.39	197.76	197.76	197.76	197.76	197.76	197.76	197.76	169.07	197.76	197.76	197.76	69.00	6.37	2190.43	149.08	31.36	214.60	47.06	327.36	340.76	429.70	3736.37
		NOW PROPOSED		46.79												315.29		364.99								364.99
		TOTAL CONSTRUCTION AREA OF S.NO.224																2555.42	149.08	31.36	214.60	47.06	327.36	340.76	429.70	4095.36
																		2555.42	1539.94							4095.36

PARKING AREA STATEMENT

NOW UDCPR BLDG NO. 01/A

Sr.NO	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	NON CONGESTED AREA NO.OF CAR (REQ.)	NON CONGESTED AREA NO.OF SCOOTER (REQ.)	TOTAL No. OF FLAT / SHOP /BUA	NON CONGESTED AREA NO.OF CAR REQ.	NON CONGESTED AREA NO.OF CAR PRO.	NON CONGESTED AREA NO.OF SCOOTER REQ.	NON CONGESTED AREA NO.OF SCOOTER PRO.
1	MULTI FAMILY RESIDENTIAL	FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	01	02	689 NOS	345	345	689	244
		FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	00	04	696 NOS	00	00	1390	00
2	MERCANTILE (Markets, Departmental stores, shops and other commercials users)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	02	06	817.32 SQ.M.	16	16	49	00
3		IN ADDITION 5% VISITOR PARKING(RESI.)				18	18	106	00
		TOTAL			1384 NOS	379	379	2234	00
		BY MULTIPLYING FACTOR 0.80				303	604	1787	1350
		OPEN PARKING(BELOW ELEVATED RG)					120		00
		COVERED PARKING(STILT)					300		00
		OPEN PARKING (STACK PARKING)					084		144
		OPEN AND COVERED PARKING FOR 6 (TWO WHEELER):1 (FOUR WHEELER)					201		1206

Certificate of Area:

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFTY REQUIRMENT FOR STRUCTURES BEING CONSTRUCTED IN SEISMIK ZONE III AND STRUCTURAL DESGN INCLUADING NATURAL HAZARD HAS BEEN PREPERED BY DUCLY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. [CIVIL] OR EQUIVALENT.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

NAME OF OWNER

MR. ASHOK M. MEHTA MRS. CHANDA A. MEHTA MR. MANEK J. MEHTA

DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATION & INSTRUCTIONS GIVEN BY THE OWNERS. DRAWING ONLY FOR - LAYOUT.

Owner's Declaration –

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

Owner (s) name and signature

ABHAY RAUT.
1104, GOLD CREST BUSINESS CENTER,
L.T. ROAD, BORIVALI (W), MUMBAI - 92.
TEL :- 2895 4247

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
	01		ASHWINI NAIR	ABHAY RAUT	

LAYOUT PLAN