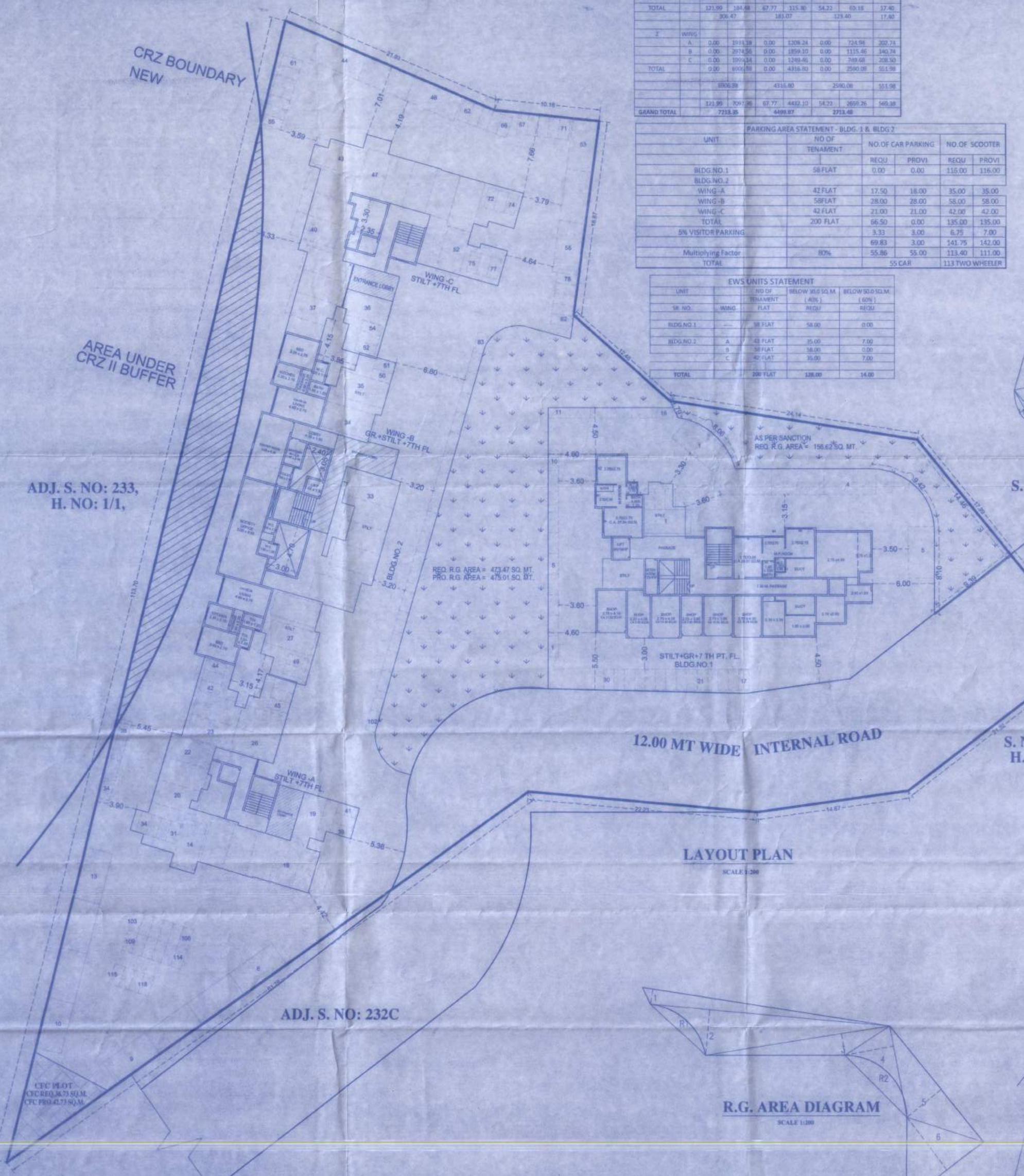
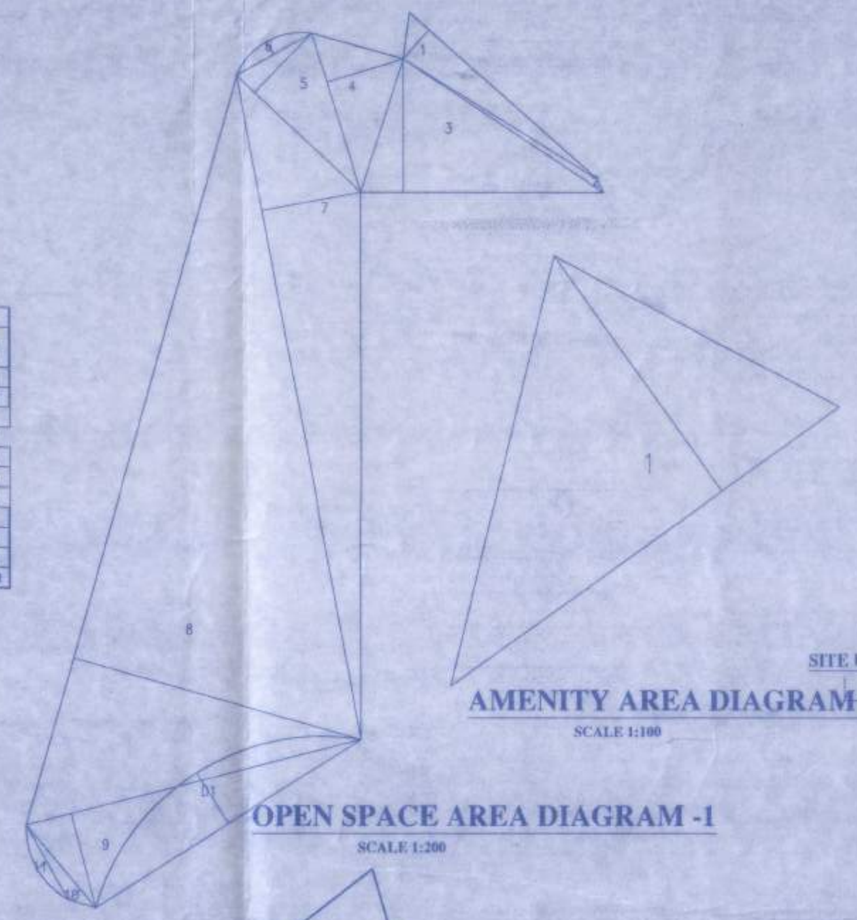
AREA STATEMENT OF BUILDING								
BLDG.NO.		R. UNIT AREA		PROPOSED BUA		PROPOSED ANCILLARY		STILT AREA
		COMM.	RESI.	COMM.	RESI.	COMM.	RESI.	
1		121.99	184.48	67.77	315.80	54.22	69.18	17.40
TOTAL		121.99	184.48	67.77	315.80	54.22	69.18	17.40
		306.47		383.57		123.40		17.40
2	WING							
	A	0.00	1018.38	0.00	1208.24	0.00	724.98	202.74
	B	0.00	1074.56	0.00	1859.35	0.00	1115.46	340.74
	C	0.00	1004.84	0.00	1249.46	0.00	749.68	208.50
TOTAL		0.00	3097.78	0.00	4316.80	0.00	2590.08	751.98
		6000.58		4316.80		2590.08		751.98
		121.99	3097.78	67.77	4632.10	54.22	2659.26	769.38
GRAND TOTAL		7218.35		4699.87		2713.48		

PARKING AREA STATEMENT - BLDG. 1 & BLDG 2					
UNIT	NO OF TENAMENT	NO.OF CAR PARKING		NO.OF SCOOTER	
		REQU	PROVI	REQU	PROVI
BLDG.NO.1	58 FLAT	0.00	0.00	116.00	116.00
BLDG.NO.2					
WING -A	42 FLAT	17.50	18.00	35.00	35.00
WING -B	58 FLAT	28.00	28.00	58.00	58.00
WING -C	42 FLAT	21.00	21.00	42.00	42.00
TOTAL	200 FLAT	66.50	67.00	135.00	135.00
5% VISITOR PARKING		3.33	3.00	6.75	7.00
		69.83	3.00	141.75	142.00
Multiplying Factor	80%	55.86	55.00	113.40	111.00
TOTAL		55 CAR		113 TWO WHEELER	

EWS UNITS STATEMENT					
UNIT		NO OF TENAMENT	BELOW 30.0 SQ.M. (40%)	BELOW 30.0 SQ.M. (60%)	
SR. NO.	WING	FLAT	REQU	REQU	
BLDG.NO.1	---	58 FLAT	58.00	0.00	
BLDG.NO.2	A	42 FLAT	35.00	7.00	
	B	58 FLAT	58.00	0.00	
	C	42 FLAT	35.00	7.00	
TOTAL		200 FLAT	186.00	14.00	



LAYOUT PLAN
SCALE 1:200



OPEN SPACE AREA DIAGRAM -1
SCALE 1:200

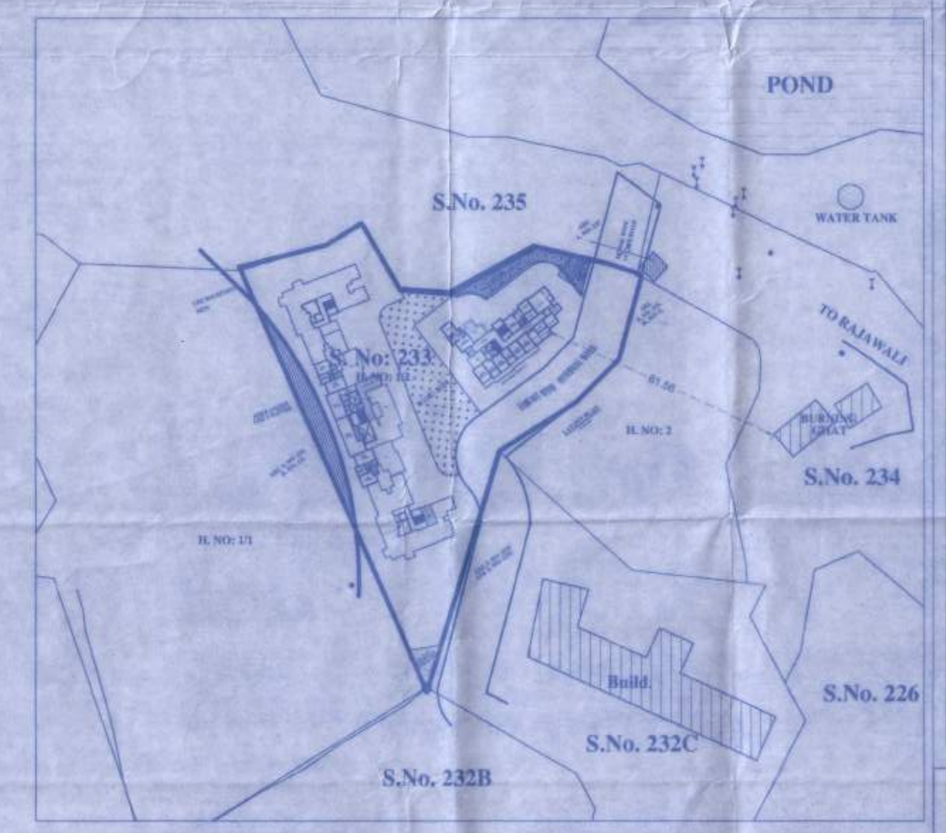
LOCATION PLAN

AMENITY AREA DIAGRAM -1
SCALE 1:100

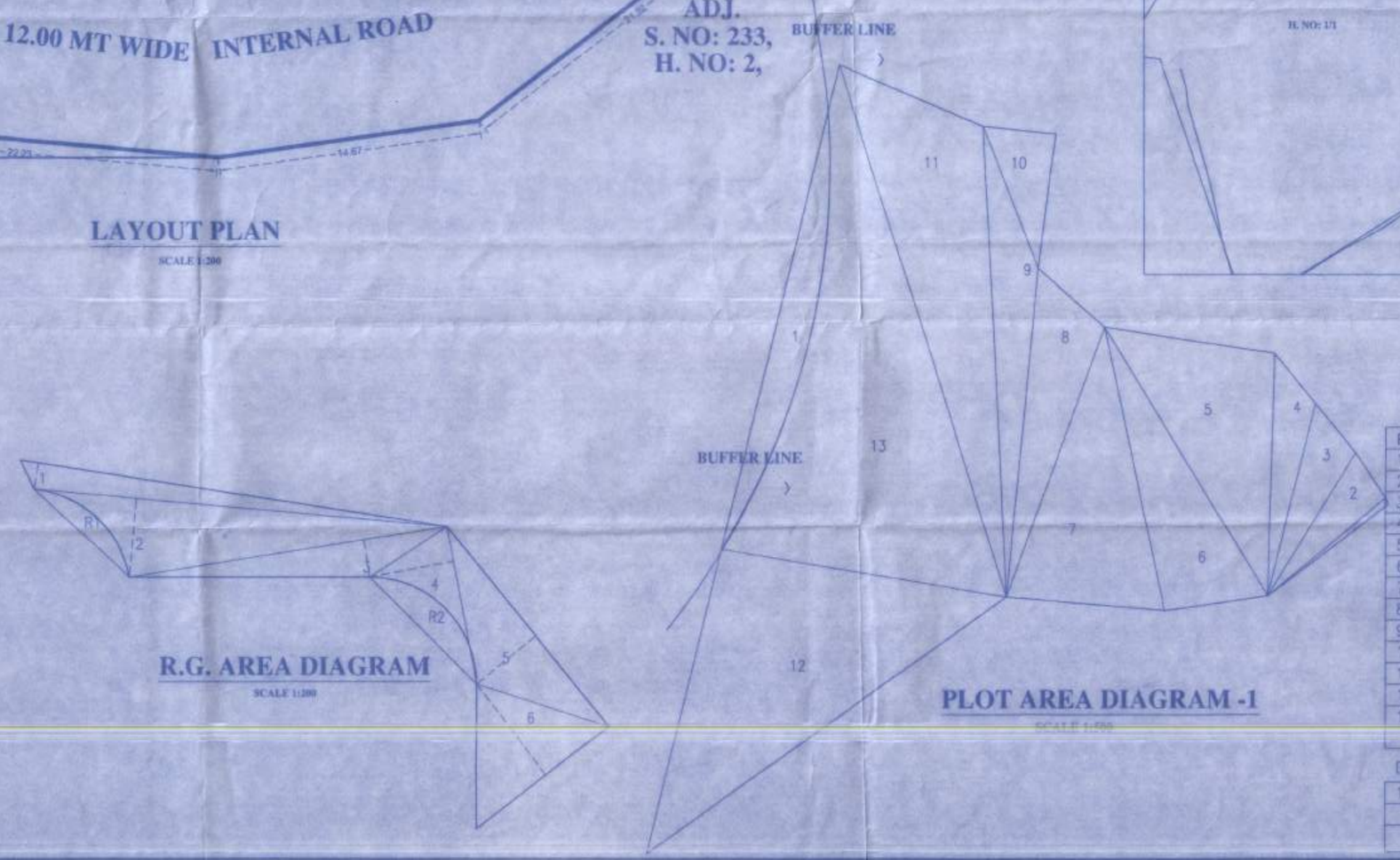
AMINETY PLOT AREA CALCULATION							
1	1/2	X 11.92	X 7.17	X 1 NO	=	42.73	SQ.MT.
				TOTAL ADDITION	=	42.73	SQ.MT. X

OPEN SPACE AREA CALCULATION							
1	1/2	X 11.40	X 1.92	X 1 NO	=	10.94	SQ.MT.
2	1/2	X 11.96	X 0.37	X 1 NO	=	2.21	SQ.MT.
3	1/2	X 11.96	X 6.71	X 1 NO	=	40.13	SQ.MT.
4	1/2	X 8.26	X 3.99	X 1 NO	=	16.48	SQ.MT.
5	1/2	X 8.26	X 4.16	X 1 NO	=	17.18	SQ.MT.
6	2/3	X 4.25	X 0.71	X 1 NO	=	2.01	SQ.MT.
7	1/2	X 33.58	X 4.96	X 1 NO	=	83.28	SQ.MT.
8	1/2	X 38.72	X 14.90	X 1 NO	=	288.46	SQ.MT.
9	1/2	X 17.21	X 4.84	X 1 NO	=	41.60	SQ.MT.
10	1/2	X 5.36	X 0.79	X 1 NO	=	2.12	SQ.MT.
11	2/3	X 4.26	X 0.60	X 1 NO	=	1.70	SQ.MT.
				TOTAL ADDITION	=	506.16	SQ.MT. X

DEDUCTIONS							
D1	2/3	X 15.68	X 2.98	X 1 NO	=	31.15	SQ.MT.
				TOTAL DEDUCTION	=	31.15	SQ.MT. Y1
TOTAL BUILT-UP AREA [X - Y1]					=	475.01	SQ.MT. X1



BLOCK PLAN



PLOT AREA DIAGRAM -1
SCALE 1:200

R.G. AREA DIAGRAM
SCALE 1:200

PLOT AREA CALCULATION							
1	1/2	X 21.80	X 0.95	X 1 NO	=	10.26	SQ.MT.
2	1/2	X 23.62	X 6.94	X 1 NO	=	81.96	SQ.MT.
3	1/2	X 27.97	X 7.14	X 1 NO	=	99.85	SQ.MT.
4	1/2	X 34.17	X 5.85	X 1 NO	=	99.95	SQ.MT.
5	1/2	X 44.37	X 18.53	X 1 NO	=	411.09	SQ.MT.
6	1/2	X 44.37	X 13.54	X 1 NO	=	300.38	SQ.MT.
7	1/2	X 40.42	X 21.58	X 1 NO	=	436.13	SQ.MT.
8	1/2	X 46.54	X 10.12	X 1 NO	=	235.49	SQ.MT.
9	1/2	X 56.28	X 6.64	X 1 NO	=	220.05	SQ.MT.
10	1/2	X 21.28	X 9.10	X 1 NO	=	96.82	SQ.MT.
11	1/2	X 78.46	X 16.74	X 1 NO	=	656.71	SQ.MT.
12	1/2	X 62.06	X 28.75	X 1 NO	=	892.11	SQ.MT.
13	1/2	X 78.46	X 36.20	X 1 NO	=	1420.13	SQ.MT.
				TOTAL ADDITION	=	4960.93	SQ.MT. X

DEDUCTIONS							
1	2/3	X 65.28	X 5.18	X 1 NO	=	225.32	SQ.MT.
				TOTAL DEDUCTION	=	225.32	SQ.MT. Y1
				TOTAL AREA	=	4735.61	SQ.MT.

VP - 5428	SHEET NO. - 1/6

LAYOUT FOR AMENDMENT - 2

STAMP OF APPROVAL

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

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

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning VASAI-VIRAR, DIST. PALGHAR

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/..... VP/..5428/..114../..2021-22 Dated ...07/05/2021

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.

Sr. No	Description	Approved Area in (Sq.m)	Proposed Area in (Sq.m)
1	Area of Plot (minimum area of a,b,c To be considered)		
	(a) as per ownership documents(7/12, CTS Extract)	4960.00	4960.00
	(b) as per measurement sheet	------	------
	(c) as per site	4960.00	4960.00
2	Dedication For	------	------
	a) Proposed 20.00 mts D.P. Road	00.00	00.00
	b) Proposed Channel Reservation	00.00	00.00
	c) Area under CRZ II	3393.72	225.32
	Total- (a+b+c)	------	225.32
3	Balance Area of Plot (1-2)	1566.28	4734.68
4	Amenity Space (if Applicable) (4734.68-4000=734.68 X 0.05)	------	36.73
	(a) Required-	------	------
	(b) Adjustment of 2(b), If any-	------	------
	(c) Balance Proposed-	------	------
5	Net Plot Area (3+4 (c) (4734.68 – 36.73)= 4697.95	------	4697.95
6	Recreation open space (if applicable)	------	------
	(a) Required-	156.28	469.80
	(b) Proposed-	157.04	475.01
7	Internal Road Area	------	------
8	Plotable Area (if applicable)	1566.28	4697.95
9	Built up Area with reference to basic F.S.I as per front road width (Sr. No. 5x Basic FSI 1.10)(4697.95x1.10)	1.00 (1566.28)	1.10 (5167.75)
10	Addition of FSI payment of Premium	------	------
	Maximum Permissible Premium FSI (4734.68 X 1.15%) =5444.88	------	850.00
11	In - Situ FSI /TDR loading	------	------
12	Approved Built-up Area	------	1368.11
13	Additional FSI area under Chapter No: 7.7.1 Total Entitlement of FSI in the proposal	------	
	(a) Balance Potential base FSI of Plot (5167.75-1368.11)	------	3799.64
	(b) Add. Premium BUA proposed	------	850.0
	(c) Total Premium BUA proposed	------	4649.64
	(c) Ancillary area FSI up to 80% & 60% with payment of charges. (121.99*1.80=67.77X0.80%=54.22) (4499.87x60%=2699.92	------	2754.14
	(C) Total Entitlement (3799.64 + 850 = 2754.14)	------	7403.78
14	Maximum Utilization limit of FSI (building potential) permissible as per road width (as per regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)x1.6 or 1.8	------	------
15	Total Proposed Built up area in proposal	1368.11	7213.35

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BLDG. ON S. NO: 233, H. NO: 1 / 2, AT VILLAGE: RAJAWLI , TAL: VASAI, DIST: PALGHAR.

NAME AND SIGN OF APPLICANT

SHRI . SHAMASHUDDIN M. KHAN.
(P.A. HOLDER)
M/s. Sakib K. Infratek India Pvt. Ltd through its Director

SHRI . MORESHWAR K. DALVI.
(CO-OWNER)

NAME AND SIGN OF ARCHITECT

SHAPE CONSULTANTS
ARCHITECT, ENGINEERS, VALUERS AND PROJECT CONSULTANTS
REG. NO. CA/99/31038

DATE	10 / 03 / 2021
SCALE	AS SHOWN
JOB NO.	
CHECKED BY	
DRAWN BY	

ADDRESS:
11 & 12, AAKANSHA COMMERCIAL COMPLEX, FIRST FLOOR, ACHOLE ROAD, NALLASOPARA (E).
Email. - shapeconsultants@gmail.com