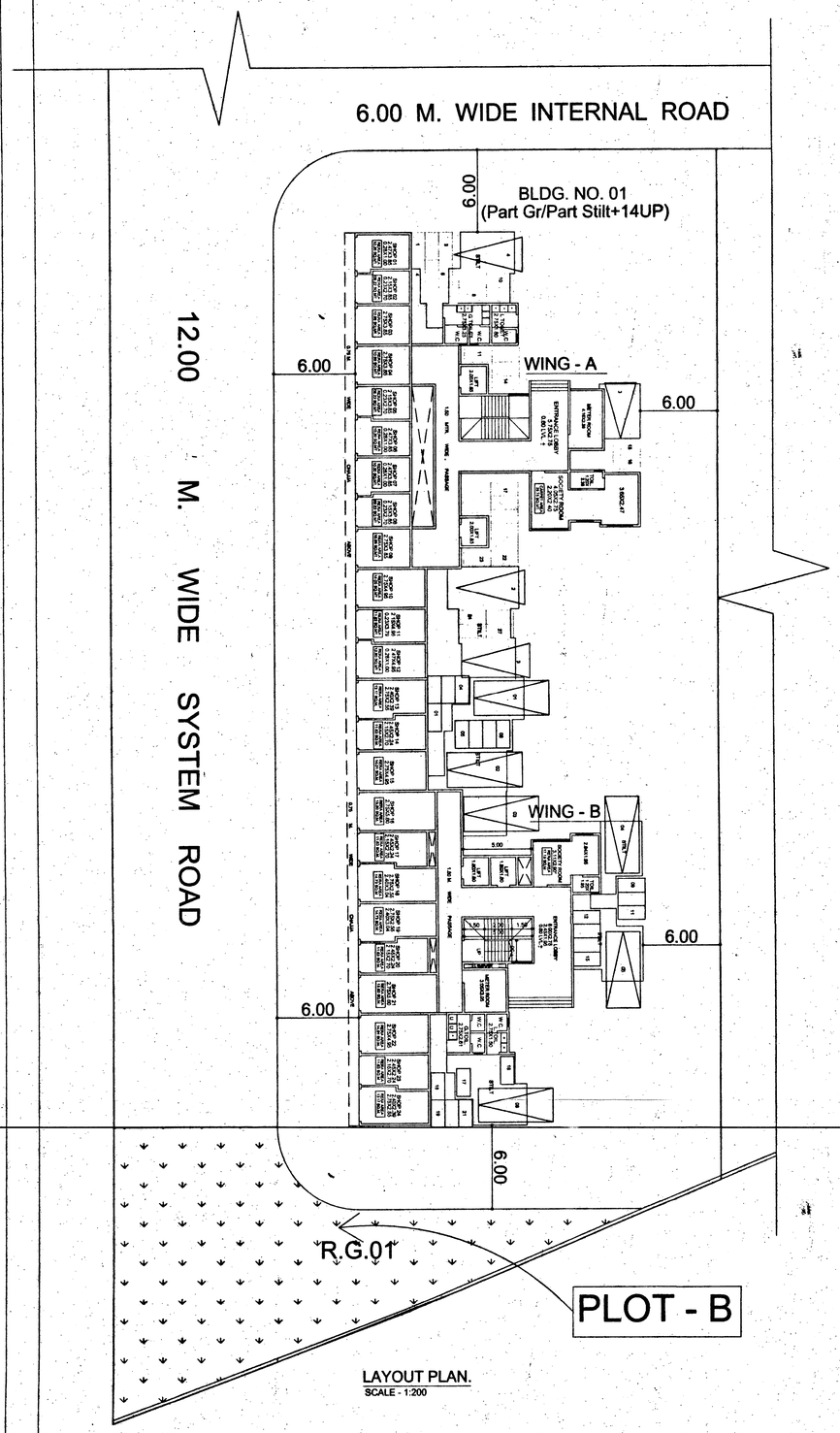
VP-6409

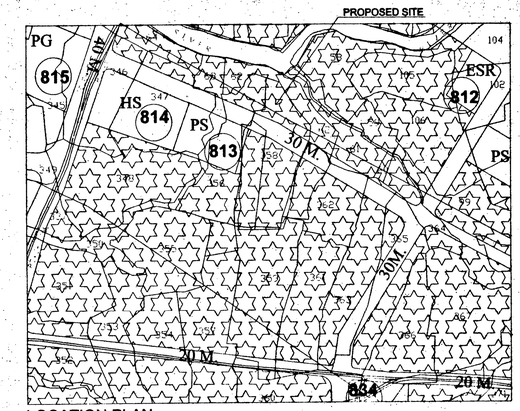
## BUILT UP AREA STATEMENT

| PLOT | BLDG / WING | GROUND | FIRST | SECOND | THIRD | FOURTH | FIFTH | SIXTH | SEVENTH | EIGHTH | NINETH | TENTH | ELEVENTH | TWELFTH | THIRTEENTH | FOURTEENTH | EXCESS BAL. | TOTAL | TOTAL BUILT UP AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PLOT B | 01/A&B | 159.26 | 256.68 | — | — | — | — | — | — | — | — | — | — | — | — | — | 20.25 | 0436.19 | 12159.30 |
| | 01/A&B UDCPR | 377.95 | 414.63 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | 840.81 | — | 11723.11 | |
| | | | | | | | | | | | | | | | | | | PLOT B BUILT UP AREA = 12159.30 SQ.M. | |




LAYOUT PLAN.
SCALE - 1:200

PROPOSED SITE




LOCATION PLAN.
SCALE = 1:5000

## PARKING AREA STATEMENT.

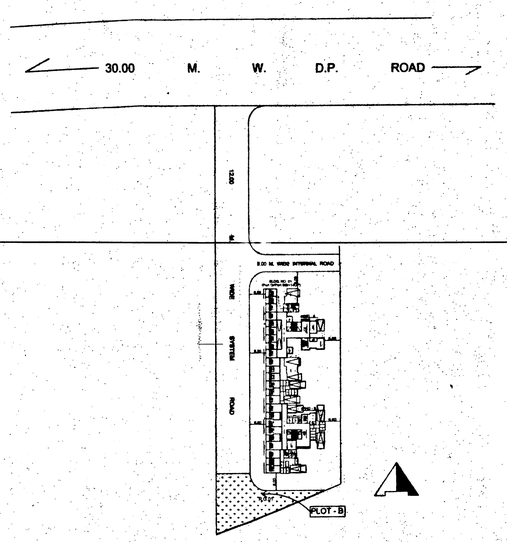
AS PER OLD DCR WING - A

| REQUIRED | | | PROVIDED | | |
|---|---|---|---|---|---|
| NO. OF FLATS / CARPET AREA SQ.M. | CAR | TWO WHEELERS/ CYCLES | NO. OF FLATS/SQ.M. | CAR | TWO WHEELERS/ CYCLES |
| 04 NOS. / 30 SQ.M. | 01 | 02 | 14 | 07 | 14 |
| 02 NOS./ 30 - 50SQ.M. | 01 | 01 | 02 | 01 | 01 |
| 01 NOS./ 50 - 70SQ.M. | 01 | 01 | 00 | 00 | 00 |
| 01 NOS./50SQ.M. FOR SHOP | 01 | 01 | 318.52 SQ.M. | 06 | 06 |
| 10% TOTAL NOS. OF FLAT FOR VISITORS | | | | 01 | 01 |
| TOTAL | | | 08 | 15 | 22 |

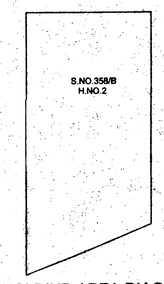
PARKING AREA STATEMENT

NOW UDCPR WING - A & B

| 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 OR 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 | EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 150 sq.m. | 02 | 03 | — | 00 | 00 | 00 | 00 |
| | | FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. | 01 | 03 | — | 00 | 00 | 00 | 00 |
| | | FOR EVERY 2 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. | 01 | 05 | — | 00 | 00 | 00 | 00 |
| | | FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. | 01 | 02 | 54NOS | 27 | 27 | 54 | 54 |
| | | FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. | 00 | 04 | 162 NOS | 00 | 00 | 336 | 336 |
| 2 | MERCANTILE (Markets, Departmental stores, shops and other commercial users) | FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF | 02 | 06 | 181.94 SQ.M. | 02 | 02 | 12 | 12 |
| 3 | | IN ADDITION 5% VISITOR PARKING(RESI.) | | | | 01 | 01 | 20 | 20 |
| | | TOTAL | | | 216 NOS | 30 | 30 | 422 | 422 |
| | | BY MULTIPLYING FACTOR 0.80 | | | | 24 | 06 | 338 | 48 |
| | | OPEN PARKING | | | | | 00 | | 30 |
| | | COVERED PARKING (STILT) | | | | | 06 | | 18 |



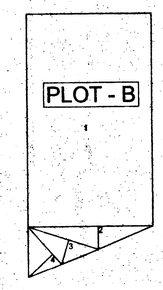

BLOCK PLAN.
SCALE - 1:1000




HOLDIND AREA DIAGRAM
SCALE = 1:1000

## HOLDING AREA STATEMENT

| S.NOS. | H.NOS. | AREA AS PER 7/12 |
|---|---|---|
| 358/B | 02 | 3723.47 SQ.M. |
| TOTAL | | 3723.47 SQ.M. |




PLOT AREA DIAGRAM
SCALE-1:1000

## PLOT AREA CALCULATION.

PLOT - B

AREA UNDER PLOT

1) 044.60 X 74.46 X 1.00 = 3320.92
2) 044.60 X 08.00 X 0.50 = 0178.40
3) 026.54 X 08.91 X 0.50 = 0118.24
4) 017.80 X 11.90 X 0.50 = 0105.91

TOTAL PLOT AREA = 03723.47 SQ.M.

PROPOSED RESIDENTIAL WITH SHOP LINE BLDG.ON PLOT BEARING NEW S.NO.& H.NO. 358B/2 (PLOT-B )AT VILLAGE - JUCHANDRA, TALUKA - VASAI, DIST - PALGHAR.

Drawing Sheet No.: 1

**Stamps 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/AMEND/..... VP/..6409 /..745../..2021..... Dated :.....31/12/2021.....

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.

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

| AREA STATEMENT | PLOT B |
|---|---|
| | SQUARE METERS |
| 1. Area of plot | 3723.47 |
| (Minimum area of a, b, c to be considered) | |
| (a) As per ownership document (7/12, CTS extract) | - |
| (b) as per measurement sheet | - |
| (c) as per site | - |
| 2. Deductions for | |
| (a) Area not in Possession | - |
| 3. Balance area of plot | 3723.47 |
| 4. Deductions for | |
| (a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening | - |
| (b) Any D.P. Reservation area (Channel) (Total 3+4b) | - |
| 5. Balance area of plot (3-4) | 3723.47 |
| 6. Amenity Space (if applicable) | |
| (a) Required - [(Upto 4000 Nil) +5% of remaining area] | |
| (b) Adjustment of 2(b), if any - | |
| (c) Balance Proposed - | |
| 7. Net Plot Area (5-6 (a)) | 3723.47 |
| 8. Recreational Open space (if applicable) | |
| (a) Required - | 372.34 |
| (b) Proposed - | 383.11 |
| 9. Internal Road area | - |
| 10. Plotable area (if applicable) | |
| 11. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 7xbasic FSI) 1.10 | 4095.82 |
| 12. Addition of FSI on payment of premium 0.50 | |
| (a)Maximum permissible premium FSI - based on road width / TOD Zone. | |
| (b) Proposed FSI on payment of premium. | 1861.73 |
| 13. In-situ FSI / TDR loading | |
| (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)], | |
| (c)TDR area 1.40 | |
| (d) Total in-situ / TDR loading proposed (13 (a)+(b)+(c)) | 1806.32 |
| 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. | 7763.87 |
| (b) Ancillary Area FSI upto 60% OR 80% with payment of charges. PLOT B = [(4095.82 - 436.19 (existing FSI) = 3659.63 X 60% =2195.78) + (1861.73 X 60% = 1117.04)+( 1806.32X 60%= 1083.79) = 4396.61 | 4396.61 |
| (c) Total entitlement (a+b) | 12160.48 |
| 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 | |
| 17. Total Built-up Area in proposal.(excluding area at Sr.No.17 b) | |
| (a) Existing Built-up Area. | 00436.19 |
| (b) Proposed Built-up Area (as per 'P-line') | 11723.11 |
| (c) Total (a+b) | 12159.30 |
| 18. F.S.I. Consumed (17/15) (should not be more than serial No.14 above.) | 0.99 |
| 19. Area for Inclusive Housing, if any | |
| (a) Required (20% of Sr.No.5) | - |
| (b) Proposed | - |

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFTY REQUIRMENT FOR STRUCTURES BEING CONSTRUCTED IN SESMIK 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. DAYANAND D. PATIL, MR.NELSON S.REBELLO ( OWNER)

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 ofproper 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 | | MANSI | ABHAY RAUT | |

LAYOUT PLAN. (PLOT-B)