

TOTAL CONSTRUCTION(P-LINE) AREA STATEMENT FOR OWNER & MHADA

BLDG. NO.	FLOORS	WINGS	COMPL. P-LINE AREA SQMT	REEL P-LINE AREA SQMT	TOTAL P-LINE AREA SQMT (A)	STILT AREA SQMT	REFUGE AREA SQMT	POOR (PARKING) AREA SQMT	POCKET TERRACE AREA SQMT
1	(R+P+12)	B	831.62	8305.48	9217.10	270.16	137.92	285.11	84.15
	(ST+P+16)	C	-	6058.52	6058.52	262.87	73.92	330.13	-
	(ST+P+17)	D	-	5745.85	5745.85	246.37	80.97	294.03	-
	(ST+P+18)	E	-	4494.72	4494.72	340.06	60.46	397.50	-
	(ST+P+17)	F	-	6467.44	6467.44	280.86	98.55	338.67	-
	(ST+P+17)	G	-	1439.40	1439.40	127.95	18.24	127.95	-
	TOTAL		831.62	32591.41	33423.03	1525.27	470.08	1773.39	84.15
2	ST+7		-	2001.70	2001.70	209.67	-	-	-
3	BS+GR+5		1889.61	-	1889.61	-	-	249.22	-
4	(R+ST+P+1)	B	328.56	640.83	969.69	157.38	-	1100.14	-
	(R+ST+P+1)	C&D	328.56	1010.44	1337.02	599.80	-	1979.68	-
	TOTAL		650.44	1651.27	2301.71	757.18	-	3079.82	-
	GRAND TOTAL		3371.67	36244.38	39616.05	2492.12	470.08	5102.43	84.15

AREA STATEMENT (FOR MHADA)

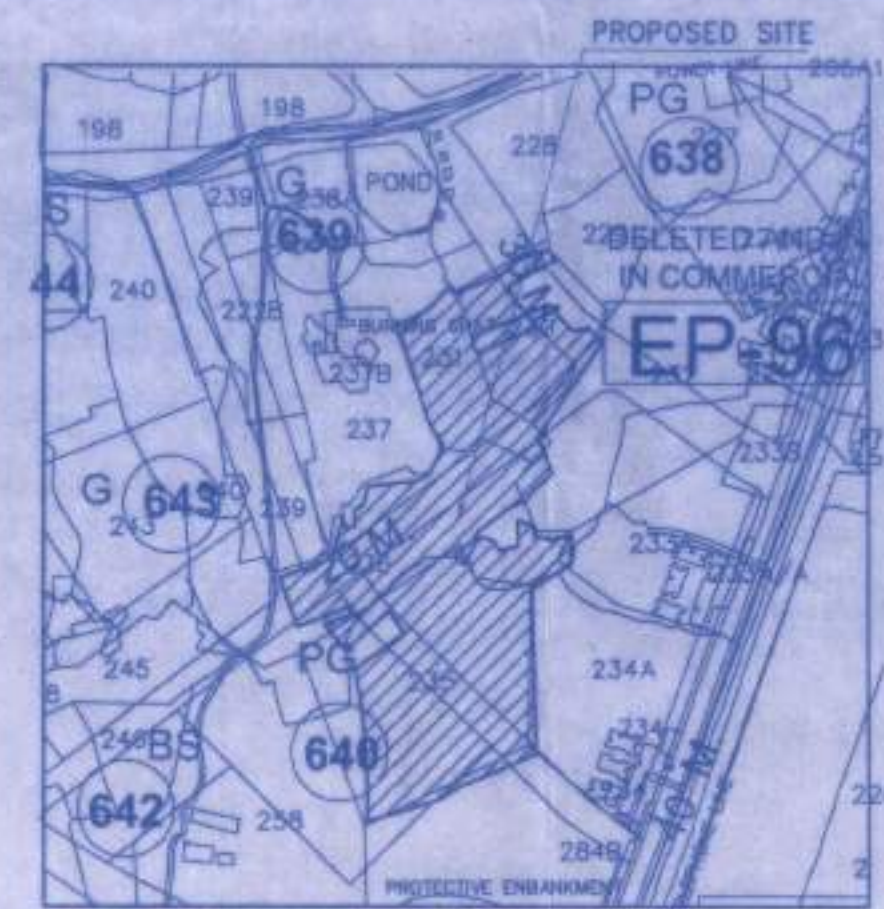
BLDG. NO.	FLOORS	WINGS	P-LINE AREA FOR OWNER SQMT	P-LINE AREA FOR MHADA SQMT (A)	TOTAL P-LINE AREA SQMT
1	STATION FLOOR	B	7790.82	1426.28	9217.10
	STATION FLOOR	C	5307.98	750.54	6058.52
	STATION FLOOR	D	5076.61	669.24	5745.85
	STATION FLOOR	E	3609.88	884.84	4494.72
	STATION FLOOR	F	5708.74	758.70	6467.44
	2ND FLOOR	G	663.12	776.28	1439.40
	TOTAL		28157.15	5265.88	33423.03
4	1ST FLOOR	B	439.44	525.25	964.69
	2ND FLOOR	C&D	477.74	859.28	1337.02
	TOTAL		917.18	1384.53	2301.71
	GRAND TOTAL		29074.33	6650.41	35724.74

PARKING AREA STATEMENT

BLDG. NO.	WING	PLAT	CAR PARKING REQUIRED	TWO WHEEL PARKING REQUIRED	TOTAL PARKING
1	B	106	54.00	24	208.00
	C	64	25.00	22	135.00
	D	65	28.00	28	136.00
	E	90	21.00	21	105.00
	F	82	34.00	34	140.00
	G	13	5.00	5	26.00
	TOTAL		380	170.00	740.00
2	B	28	12.00	12	59.00
3	B	-	17.00	17	62.00
4	B	8	8.00	8	28.00
	C&D	13	10.00	10	40.00
	TOTAL		21	18.00	88.00
	TOTAL		429	217.00	929.00

PARKING AREA STATEMENT FOR MHADA

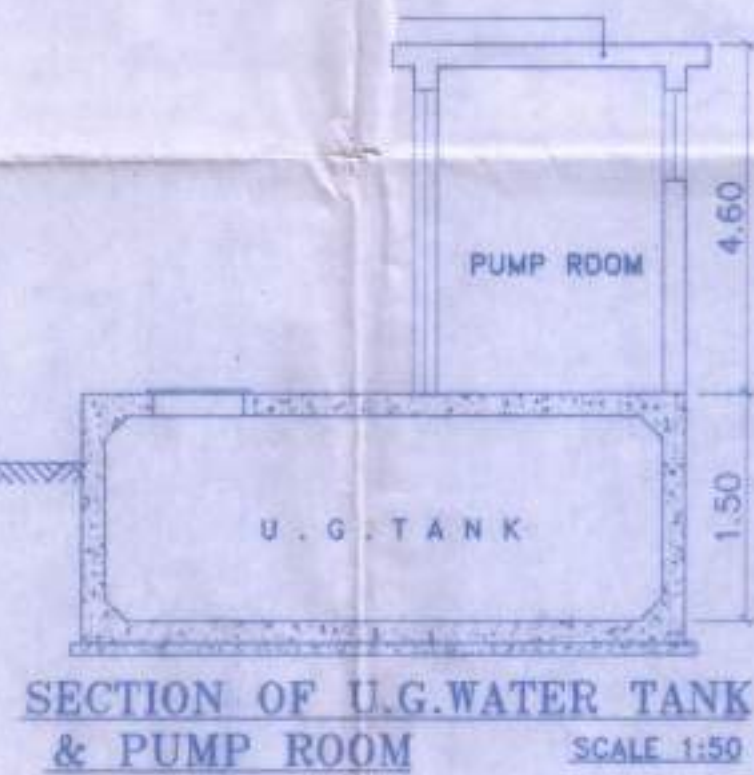
BLDG. NO.	WING	PLAT	CAR PARKING REQUIRED	TWO WHEEL PARKING REQUIRED	TOTAL PARKING
1	B	16	8.00	8	31.00
	C	8	4.00	4	17.00
	D	8	4.00	4	16.00
	E	10	4.00	4	21.00
	F	10	4.00	4	8.00
	G	8	3.00	3	17.00
	TOTAL		62	27.00	110.00
4	B	8	3.00	3	12.00
	C&D	13	5.00	5	24.00
	TOTAL		21	8.00	36.00
	TOTAL		83	35.00	146.00

LOCATION PLAN
SCALE 1:5000

V.P.NO.0337 LAYOUT

- (1) PROPOSED GRAND TOTAL BUILT-UP AREA (AS PER 'P-LINE') = 39616.05 SQMT
 (2) TOTAL COMMERCIAL BUILT-UP AREA (AS PER 'P-LINE') = 3371.67 SQMT
 (i) COMMERCIAL BUILT-UP AREA (3371.67/1.80) = 1873.15 SQMT
 (ii) 80% ANCILLARY AREA = 1498.52 SQMT
 (3) RESIDENTIAL AREA INCLUDING MHADA BUILT-UP AREA WITH ANCILLARY (1-2) = 36244.38 SQMT
 (4) TOTAL MHADA BUILT-UP AREA (AS PER 'P-LINE') = 6650.41 SQMT
 (i) MHADA BUILT-UP AREA (6650.41/1.60) = 4156.51 SQMT
 (ii) 60% ANCILLARY AREA = 2493.90 SQMT
 (5) TOTAL RESIDENTIAL BUILT-UP AREA FOR DEVELOPERS (AS PER 'P-LINE') [(1-2)+(4)] = 29593.97 SQMT
 (i) RESIDENTIAL BUILT-UP AREA FOR DEVELOPERS (29593.97/1.60) = 18496.23 SQMT
 (ii) 60% ANCILLARY AREA = 11097.74 SQMT

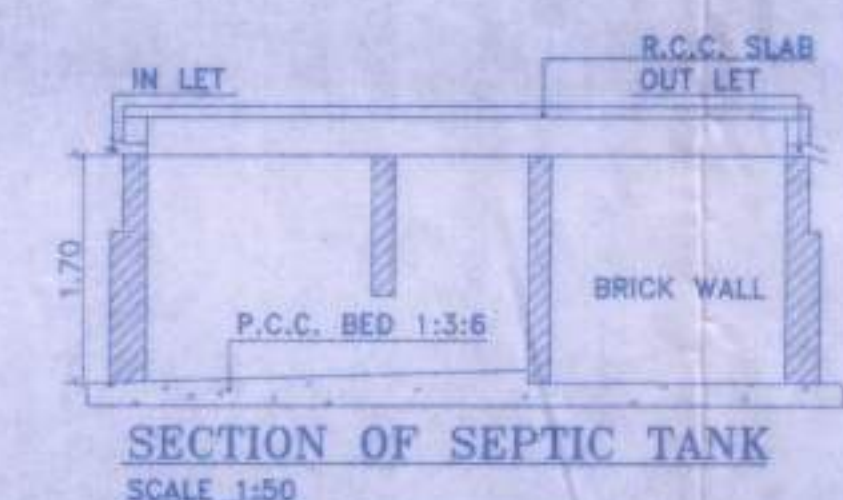
BUILT-UP AREA EXCLUDING MHADA = 39616.05 - 6650.41 = 32965.64 SQMT

SECTION OF U.G. WATER TANK & PUMP ROOM
SCALE 1:50DETAILS OF RAINWATER HARVESTING PIT
SCALE 1:50SECTION OF SOAK PIT
SCALE 1:50HOLDING AREA DIAGRAM
SCALE 1:2000

HOLDING AREA STATEMENT

S.NO.	H.NO.	AREA IN SQMTS
230	1	1790.00
	2	1240.00
	3	940.00
	5	510.00
	6	380.00
	7	280.00
	8	330.00
231	1	1010.00
	2	350.00
	3	380.00
	4	380.00
	5	380.00
	6	380.00
	7	180.00
	8	860.00
	9	830.00
235	1/2	510.00
	2	1820.00
	3	1210.00
	4	4160.00
	5	830.00
	6	2020.00
	7	1160.00
	8	510.00
	9	450.00
	10	1160.00
	11/1	510.00
	11/2	300.00
236	1	250.00
	2	450.00
	3	150.00
	7	760.00
	8	230.00
	11	560.00
	12	350.00
	13	450.00
	14	730.00
	15	580.00
	17	150.00
	18	150.00
	19	510.00
	20	1090.00
	21	710.00
	22	230.00
	23(pt)	1518.75
	24	180.00
	25A	130.00
	25B	120.00
	27	560.00
	28	710.00
	29	630.00
	TOTAL	36058.75

SEPTIC TANK PLAN, SCALE 1:50

SECTION OF SEPTIC TANK
SCALE 1:50LAYOUT PLAN
SCALE 1:500

PROFORMA-I	
A. AREA STATEMENT	SQ.MTS.
1. AREA OF PLOT (MINIMUM AREA OF a, b, c, to BE CONSIDERED)	36058.75
(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT.)	36058.75
(B) AS PER MEASUREMENT SHEET.	36555.62
(C) AS PER SITE.	-
2. DEDUCTIONS FOR	-
a. 30.00M.WIDE D.P. ROAD	1260.52
b. 20.00M.WIDE D.P. ROAD	4449.29
c. PG	5998.82
d. CHANNEL	3030.04
e. AREA UNDER PG IN WET LAND	662.78
f. AREA UNDER R-ZONE TO BE HANDED OVER TO VVCMC FOR ESR	462.88
TOTAL (a+b+c+d+e+f)	15864.33
3. BALANCE AREA OF THE PLOT (1 - 2)	20194.42
4. AMENITY SPACE (IF APPLICABLE)	-
(a) Required - (1 TO 4000-SQ) + (4001 TO 10000-SQ) + (ABOVE 10000-SQ)	1319.44
(b) Adjustment of 2(b), if any	-
(c) Balance Proposed	-
5. NET PLOT AREA (3 - 4)	18874.98
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	-
(a) Required - 10% R.C. AREA AS PER NEW UDOPR	1887.50
(b) Proposed	-
7. INTERNAL ROAD AREA	-
8. PLOTABLE AREA (IF APPLICABLE)	-
9. BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. (5) X 1.10	20782.48
10. ADDITIONAL OF F.S.I. ON PAYMENT OF PREMIUM	-
(A) MAXIMUM PERMISSIBLE PREMIUM F.S.I. (1) X 0.50 = 18029.37	-
(B) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	-
11. IN-SITU F.S.I./TOR LOADING	(1) X 1.40 = 50482.25
(a) In-situ Area Against D.P. Road, if any	-
(b) In-situ Area Against Amenity Space if Handed Over	-
(c) TOR Area	-
(d) Total In-situ / TOR Loading Proposed (11(a+b+c))	-
12. TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	-
(a) [9+10(b)+11(d)]	20782.48
(b) ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES. (FORM - 1) (TABLE 1) (FORM 1.1) (FORM 1.2)	12832.12
(c) TOTAL ENTITLEMENT (12(a)+12(b))	33594.60
13. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH	-
14. TOTAL BUILT UP AREA IN PROPOSAL	-
(a) EXISTING BUILT UP AREA	-
(b) PROPOSED BUILT UP AREA INCLUDING ANCILLARY (As Per 'P-Line')	32965.64
(c) TOTAL (14a+14b)	32965.64
15. F.S.I. CONSUMED (14c/12c)	99.23
16. AREA FOR INCLUSIVE HOUSING (for MHADA INCLUDING ANCILLARY)	-
(a) REQUIRED INCLUDING ANCILLARY (20% OF (9) + 80% ANCILLARY) (0.20 X 20782.48) X 1.60 =	6643.98
(b) PROPOSED INCLUDING ANCILLARY	6650.41
B. TENEMENT STATEMENT	
(i) PROPOSED AREA (ITEM A.14 ABOVE)	39616.05
(ii) LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP, ETC.)	3371.67
(iii) AREA AVAILABLE FOR TENEMENTS (MINUS ii)	36244.38
(iv) TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/HECTARE)	1087
(v) TENEMENTS PROPOSED	429
(vi) TENEMENTS EXISTING	-
TOTAL TENEMENTS ON THE PLOT	-
C. PARKING STATEMENT	
(i) PARKING REQUIRED BY RULE	-
CAR	217 NOS
SCOOTER/MOTORCYCLE	929 NOS
OUTSIDERS (VISITORS)	-
(ii) LOOK-UP GARAGES PERMISSIBLE	-
(iii) LOOK-UP GARAGES PROPOSED	-
CAR	-
SCOOTER/MOTORCYCLE	-
OUTSIDERS (VISITORS)	-
(iv) TOTAL PARKING PROVIDED	1107 NOS
D. TRANSPORT VEHICLES PARKING	
(i) SPACES FOR TRANSPORT VEHICLES PARKING REQUIRED BY RULES	-
(ii) TOTAL TRANSPORT VEHICLES (PARKING SPACES PROVIDED)	-

PROFORMA II	
CONTENTS OF SHEET BLOCK PLAN, PLOT AREA DIAGRAM, CALCULATION, HOLDING AREA DIAGRAM & STATEMENT, LOCATION PLAN AND ARCHITECTURAL DRAWINGS.	
CERTIFICATE OF AREA CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12.2.2020, AND THE DIMENSIONS OF THE SITE ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD.	
CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-II (IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING). IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E.(CIVIL) OR EQUIVALENT.	
SIGNATURE OF Registered Engineer/Engineer Structural Engineer / Supervisor _____ VASA-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.	
STAMP OF DATE OF RECEIPT OF PLANS	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 A 17 DISPUTES IN ANY COURT OF LAW.	Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TRA/REPLY/ VPI.0337/1861/2021-22 Dated: 15/01/2022 Commissioner VASA-VIRAR CITY MUNICIPAL CORPORATION Virar (East), Pin No. 401 305, Dist. Palghar.
REVISIONS	DESCRIPTION
DATE	SIGNATURE
DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED RESIDENTIAL WITH SHOP LINE BLDGS & COMMERCIAL BLDG ON LAND BEARING S.NO.230 H.NO.1,2,3,4,5,6,7,8 S.NO.231 H.NO.1,2,3,4,5,6,7,8,9 S.NO.235 H.NO.1,2,3,4,5,6,7,8,9,10,11/1,11/2 S.NO.236 H.NO.1,2,3,7,8,11,12,13,14,15,17,18,19,20,21,22,23,24,25A,25B,27,28,29 AT VIL-SANDOR, TAL-VASAI, DIST- PALGHAR	
NAME OF OWNER	SIGNATURE OF APPLICANT
AMEYA TOWNHOMES PVT.LTD.	_____
THROUGH DIRECTOR MR. SUNIL ACHOLKAR	_____
MR.DAVID J.MISQUITTA (CO-OWNER)	_____
MRS. ALISA A.CUTINHO (CO-OWNER)	_____
JOB. NO.	DATE
V.P.NO.0337	18/03/2021
FILE NO-1909	SCALE
DRAWING NO.	AS SHOWN
NORTH LINE	DRAWN BY
CHECKED BY	_____
EN-CON Architectural & Structural Works Project Consultants 6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29 VASAI ROAD (WEST) NO. 202 PHONE: 280-33074, 135464 E-mail: encon@rediffmail.com	
SANJAY S. NARANG REGISTERED ENGINEER (Reg.No.VVCMC/ENR/01)	