

SITE U/R



LOCATION PLAN

SCALE-1:5000

SANITATION STATEMENT

REFER TO PAGE 69 OF DCR FOR OCCUPANT LOAD
NOTE : COMMERCIAL AREA = 61.24 SQ.M. MAX.
THEREFORE OCCUPANCY LOAD = 61.24 / 10 = 6.12 SAY 06 PERSONS
ALSO CONSIDERED 2/3 MALE AND 1/3 FEMALE POPULATION
THEREFORE 04 MALE AND 02 FEMALE POPULATION.

SANITATION REQUIREMENT

REFER TO PAGE 242 OF UDCPR

TYPE	W.C.		URINALS		W.B.	
MERCANTILE & BUSINESS OCCUPANCY	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
01 FOR 01 TO 15 PERSON OR PART THEREOF FOR MALE	01	-	01	-	02	-
FOR EVERY 04 MALES	02	02	03	03	04	04
01 FOR 01 TO 12 PERSON OR PART THEREOF FOR FEMALE	01	-	00	-	01	-
FOR EVERY 09 FEMALES	02	02	00	-	02	04

PARKING STATEMENT

(AS PER UDCPR)

SR.NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	NON CONGESTED AREA NO. OF CAR REQ.	NO. OF SCOOTER	TOTAL NO. OF FLAT OR BUILT UP AREA	NON CONGESTED AREA NO. OF CAR REQ.	NO. OF SCOOTER REQ.	PRO.	PRO.
1.	MULTI FAMILY RESIDENTIAL	EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 150 sq.m. FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. FOR EVERY 2 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M. FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	02	03	-	00	00	00	00
			01	03	-	00	00	00	00
			01	05	28 NOS.	14	14	70	70
			01	02	49 NOS.	24	24	49	49
			00	04	70 NOS.	00	00	140	140
2.	MERCANTILE (Retail, department stores, shops and other commercial user)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	02	06	61.24 SQ.M.	01	01	04	04
3.		IN ADDITION 5% VISITOR PARKING(RESI.)				02	00	13	00
		TOTAL			147 NOS.	41	00	276	00
		BY MULTIPLYING FACTOR 0.80				33	36	221	212
		COMPOSITE PARKING 1 FOUR WHEELER:6 TWO WHEELER (1:6)				03	03	18	18
		OPEN PARKING				00	00	117	117
		COVERED PARKING (STILT / PARKING TOWER)				36	36	86	86

BLDG.NO.1 WING-A TO E

BLOCK PLAN

SCALE-1:500

NO.OF FLATS (CARPET AREA)		
TOTAL FLATS	LESS THAN 30 SQ.M.	BETWEEN 30 TO 50 SQ.M.
147	70	77
PERCENTAGE	47%	53%

TOTAL BUILT UP AREA STATEMENT

BLDG.NO./ WING	NO OF FLOORS	NO. OF FLATS	HEIGHT OF BLDG.	GROUND FL.	1ST FL.	2ND FL.	3RD FL.	4TH FL.	5TH FL.	6TH FL.	7TH FL.	TOTAL BUILT UP AREA	STILT AREA	ENTRANCE LOBBY / PASSAGE AREA	TOTAL CONSTRUCTION AREA
BLDG-01 WING-A	PART GR. + 7UP	42	23.90 M.	129.57	306.60	306.60	306.60	306.60	306.60	306.60	306.60	2275.77	171.48	7.39	2454.64
BLDG-01 WING-B	STILT + 7UP	14	23.90 M.	-	98.41	98.41	98.41	98.41	98.41	98.41	98.41	688.87	70.47	33.25	792.59
BLDG-01 WING-C	STILT + 7UP	28	23.90 M.	-	194.10	194.10	194.10	194.10	194.10	194.10	194.10	1358.70	154.30	39.83	1552.83
BLDG-01 WING-D	STILT + 7UP	28	23.90 M.	-	235.95	235.95	235.95	235.95	235.95	235.95	235.95	1651.65	191.20	44.16	1887.01
BLDG-01 WING-E	STILT + 7UP	35	23.90 M.	-	271.62	271.62	271.62	271.62	271.62	271.62	271.62	1901.34	226.32	50.68	2178.34
TOTAL FLATS		147										7876.33	813.77	175.31	8865.41

PLOT AREA CALCULATION

ADDITION			
01	0.50	17.19	9.96
02	0.50	18.71	1.58
03	0.50	20.24	1.89
04	0.50	24.11	1.63
05	0.50	24.29	2.61
06	0.50	24.65	10.99
07	0.50	26.60	5.99
08	0.50	29.99	5.65
09	0.50	29.79	3.47
10	0.50	29.86	2.99
11	0.50	29.54	6.65
12	0.50	28.76	5.83
13	0.50	37.99	22.54
14	0.50	37.99	8.02
15	0.50	35.85	14.81
16	0.50	31.74	15.83
17	0.50	21.16	3.69
18	0.50	29.95	7.26
19	0.50	29.95	6.66
20	0.50	32.21	14.63
21	0.50	32.21	10.96
TOTAL PLOT AREA			2505.88
AREA NOT IN POSSESSION			
A	0.50	10.30	0.67
B	0.50	4.88	0.06
C	0.50	2.86	0.61
D	0.50	7.82	0.36
E	0.50	13.63	0.38
F	0.50	2.99	0.22
G	0.50	2.30	0.39
H	0.50	8.62	0.27
I	0.50	12.03	0.20
J	0.50	5.90	0.90
K	0.50	12.21	1.21
TOTAL AREA			21.65
AREA UNDER ROAD WIDENING			
L	0.50	6.59	1.89
M	0.50	21.24	2.71
N	0.50	21.24	0.73
TOTAL AREA			43.43
BALANCE PLOT AREA			2440.97

PLOT AREA DAIGRAM

SCALE-1:500

LAYOUT PLAN

SCALE-1:200

PROPOSED RESIDENTIAL WITH COMMERCIAL BLDG.(REDEVELOPMENT with EWS/LIG SCHEME) ON PLOT BEARING NEW S.NO.76, NO.6 PLOT NO.4 VILLAGE - ACHOLE, TALUKA - VASAI, DIST - PALGHAR.

Drawing Sheet No.: 1

Stamps of Approval of Plans:
THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW

Approved as amended in this office Letter No. VVCMC/TP/CC/VP/6600/112/2022 dated 19/07/2022.



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.

AREA STATEMENT	SQUARE METERS
1. Area of plot (Minimum area of a, b, c to be considered)	2505.85
(a) As per ownership document (7/12, CTS extract)	2505.85
(b) as per measurement sheet	2505.88
(c) as per site	2542.46
2. Deductions for	
(a) Proposed Road widening Area/Service Road / Highway widening	43.43
(b) Any D.P. Reservation area	-
(c) Area not in Possession (ENCROACHMENT)	21.45
(Total a+b)	64.88
3. Balance area of plot (1-2)	2440.97
4. Amenity Space (if applicable)	
(a) Required -	
(b) Adjustment of 2(b), if any -	
(c) Balance Proposed -	
5. Net Plot Area (3-4 (c))	2440.97
6. Recreational Open space (if applicable) 10%	
(a) Required -	
(b) Proposed -	
7. Internal Road area	
8. Potable area (if applicable)	2440.97
9. Built up area with reference to Basic F.S.I. as per front road width ((SR. NO. 80) BASIC FSI) = 2440.97 X 1.10 = 2685.07 SQ.M.	2685.07
10. Addition of FSI on payment of premium 0.50	1242.20
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
(b) Proposed FSI on payment of premium.	
11. 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 or 1.85 X Sr. No. 4 (b) and for(c))	
(c) TDR area 0.40	993.76
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	2235.96
a) TENANTS 15% F.S.I. (2054.04 x 15% = 308.10)	308.10
b) TDR and PREMIUM Component (2235.96-308.10)	1927.86
13. Total entitlement of FSI in the proposal	
(a) (B + 10(b) + 11(d)) or 12 whichever is applicable	4921.03
b) Ancillary Area FSI upto 80% or 80% with payment of charges. 4921.03 - 36.69 = 4884.34 X 60% = 2930.60 SQ.M. 36.69 X 80% = 29.35 SQ.M.	2959.95
c) Total entitlement (a+b)	7880.98
14. 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	
15. Total Built up Area in proposal (excluding area at Sr.No 17 b)	
(a) Existing Built-up Area	
(b) Proposed Built-up Area (as per P-line)	7876.33
(c) Total (a+b)	7876.33
16. F.S.I. consumed (15/13) (should not be more than serial No. 14 above)	
17. 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 SAFETY REQUIREMENT FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE III AND STRUCTURAL DESIGN INCLUDING NATURAL HAZARD HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. (CIVIL) OR EQUIVALENT.

Signature
(Name of Architect / Licensed Engineer / Supervisor)
NAME OF OWNER

NADBRAHMA ASAVARI CO. OP. HSG. SOC. LTD.
DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATION & INSTRUCTIONS
DRAWING ONLY FOR LAYOUT

For NAD-BRAHMA ASAVARI CO-OP.HSG.SOC.LTD.
We undersigned hereby confirm that the building plans submitted for approval are true and correct and conform to the approved plans. Also I/we would be responsible for the safety of the structure and safety at the work site.

Owner (a) name and signature
CHAIRMAN SECRETARY TREASURER

ABHAY RAUT.
1104, GOLD CREST BUSINESS CENTER,
I.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

LAYOUT PLAN.