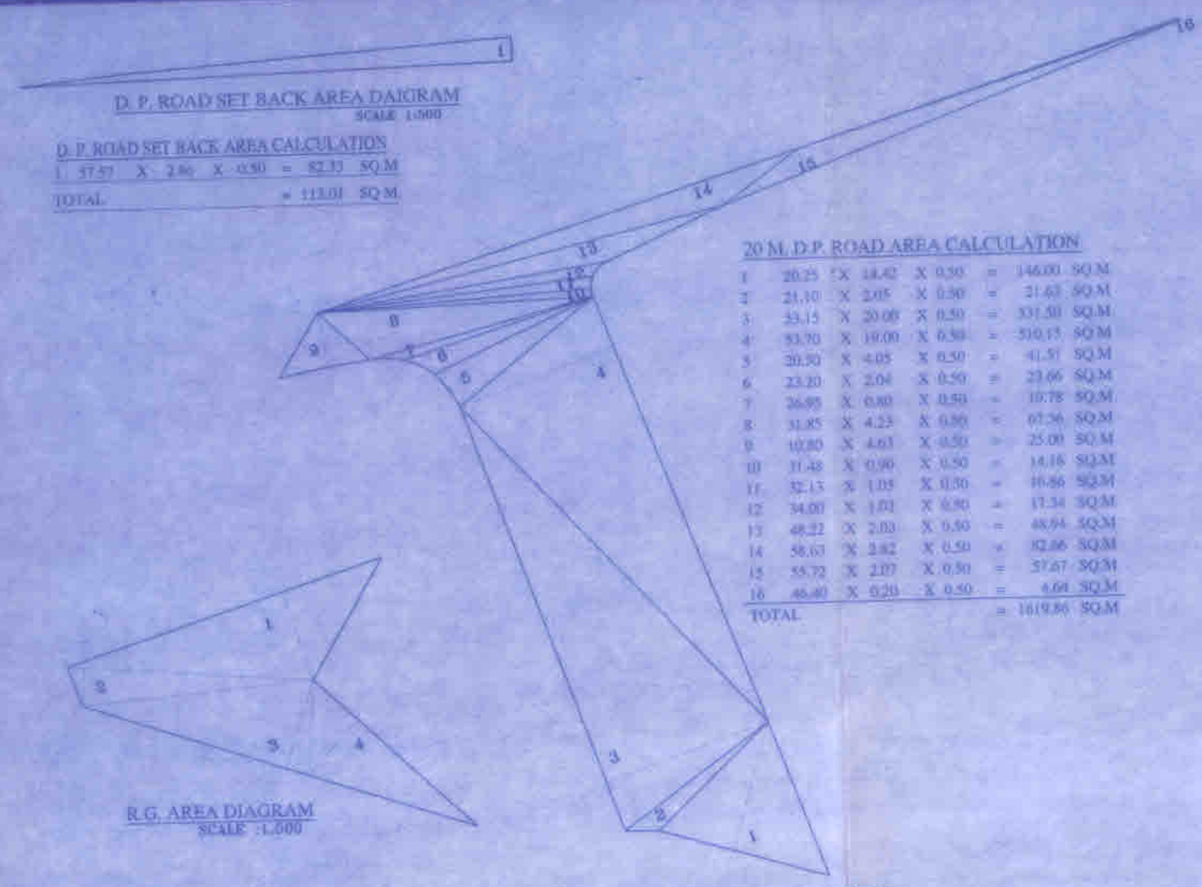
D. P. ROAD SET BACK AREA DAIGRAM
SCALE 1:000

D. P. ROAD SET BACK AREA CALCULATION

1	57.57	X	2.00	X	0.50	=	57.57	SQ.M
TOTAL						=	113.01	SQ.M



R.G. AREA DIAGRAM
SCALE :1.500

R.G. AREA CALCULATION

1	39.00	X	11.00	X	0.50	=	214.50	SQ.M
2	28.00	X	4.55	X	0.50	=	65.52	SQ.M
3	27.65	X	10.99	X	0.50	=	150.69	SQ.M
4	25.80	X	8.75	X	0.50	=	112.58	SQ.M
TOTAL						=	543.59	SQ.M

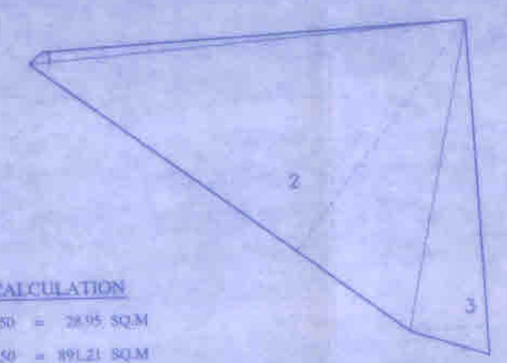
20 M. D.P. ROAD AREA CALCULATION

1	20.25	X	14.42	X	0.50	=	146.00	SQ.M
2	21.10	X	2.05	X	0.50	=	21.63	SQ.M
3	33.15	X	20.00	X	0.50	=	331.50	SQ.M
4	93.70	X	19.00	X	0.50	=	890.15	SQ.M
5	20.50	X	4.05	X	0.50	=	41.51	SQ.M
6	23.20	X	2.04	X	0.50	=	23.66	SQ.M
7	26.95	X	0.80	X	0.50	=	10.78	SQ.M
8	31.85	X	4.23	X	0.50	=	67.26	SQ.M
9	10.80	X	4.63	X	0.50	=	25.00	SQ.M
10	31.48	X	0.90	X	0.50	=	14.16	SQ.M
11	32.13	X	1.05	X	0.50	=	16.86	SQ.M
12	34.00	X	1.03	X	0.50	=	17.34	SQ.M
13	48.22	X	2.03	X	0.50	=	48.94	SQ.M
14	58.63	X	2.82	X	0.50	=	82.66	SQ.M
15	55.72	X	2.07	X	0.50	=	57.67	SQ.M
16	46.40	X	0.20	X	0.50	=	4.64	SQ.M
TOTAL						=	1619.86	SQ.M

20 M. D.P. ROAD AREA DIAGRAM
SCALE :1.500

CONSTRUCTION AREA STATEMENT AS PER UDCPR (R-ZONE) (WING-A&B)

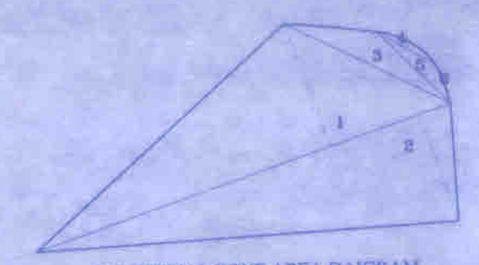
FLOOR	NET BUILT UP		TOTAL (A)	FREE OF FSI AREA					TOTAL FREE OF FSI (B)	GRAND-TOTAL (A+B)
	COMM.	RESI.		REFUGE AREA	STILT/ PARKING AREA	LIFT WELL	METER ROOM	OPEN TO SKY TERRACE		
GROUND	180.17	129.83	310.00	0.00	360.49	18.48	26.23	0.00	405.20	715.20
FIRST	0.00	673.55	673.55	0.00	0.00	18.48	0.00	22.58	41.06	714.61
SECOND	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
THIRD	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
FOURTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
FIFTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
SIXTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
SEVENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
EIGHTH	0.00	650.89	650.89	36.99	0.00	18.48	0.00	0.00	55.47	706.36
NINETH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
TENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
ELEVENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
TWELVETH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
THIRTEENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
FOURTEENTH	0.00	650.89	650.89	36.99	0.00	18.48	0.00	0.00	55.47	706.36
FIFTEENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
SIXTEENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
SEVENTEENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
EIGHTEENTH	0.00	673.55	673.55	0.00	0.00	18.48	0.00	0.00	18.48	692.03
GRAND-TOTAL	180.17	12,208.41	12,388.58	73.98	360.49	351.12	26.23	22.58	834.40	13222.98



GREEN ZONE AREA DAIGRAM
SCALE :1.500

GREEN ZONE AREA CALCULATION

1	30.35	X	1.15	X	0.50	=	28.95	SQ.M
2	53.85	X	33.10	X	0.50	=	891.21	SQ.M
3	39.35	X	8.40	X	0.50	=	165.26	SQ.M
TOTAL						=	1085.42	SQ.M



INDUSTRIAL ZONE AREA DAIGRAM
SCALE :1.500

INDUSTRIAL ZONE AREA CALCULATION

1	52.30	X	15.95	X	0.50	=	417.09	SQ.M
2	52.30	X	13.94	X	0.50	=	364.53	SQ.M
3	21.97	X	4.10	X	0.50	=	45.03	SQ.M
4	7.80	X	0.85	X	0.50	=	3.32	SQ.M
5	12.20	X	2.10	X	0.50	=	12.81	SQ.M
6	4.95	X	0.25	X	0.50	=	0.62	SQ.M
TOTAL						=	843.40	SQ.M

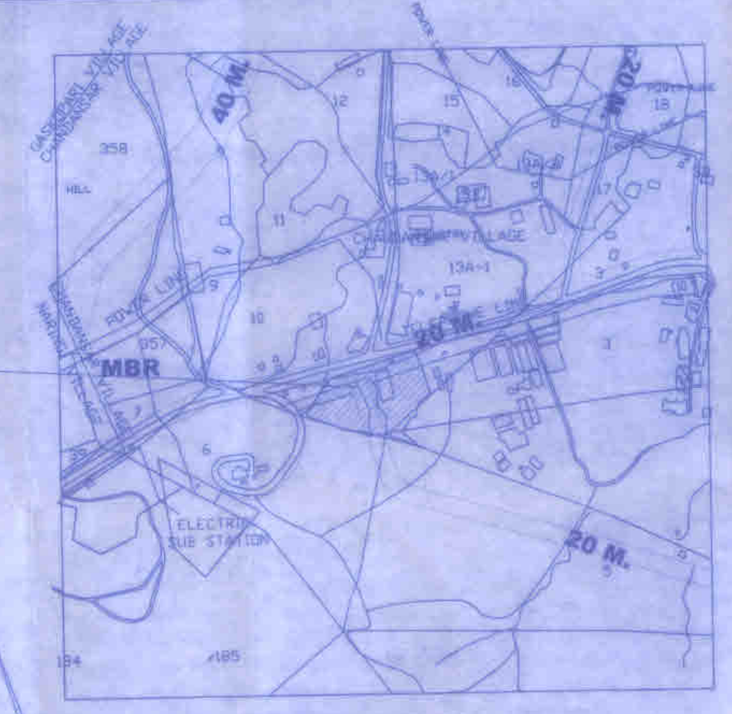
CONSTRUCTION AREA STATEMENT (I- ZONE)

FLOOR	NET BUILT-UP	TOTAL (A)	FREE OF FSI (WITH PREMIUM)			FREE OF FSI (WITHOUT PREMIUM)			GRAND-TOTAL (A+B+C)
			STAIRCASE /LIFT	OTLA	TOTAL FREE OF FSI (B)	FIRE ESCAPE PASSAGE	BASEMENT STORE	TOTAL FREE OF FSI (C)	
	COMMERCIAL								
GROUND	175.02	175.02	28.86	32.34	61.20	0.00	162.72	162.72	398.94
FIRST	177.88	177.88	28.34	0.00	28.34	49.46	0.00	49.46	255.68
SECOND	177.88	177.88	28.34	0.00	28.34	49.46	0.00	49.46	255.68
THIRD	100.08	100.08	28.34	0.00	28.34	22.62	0.00	22.62	151.04
TOTAL	630.86	630.86	113.88	32.34	146.22	121.54	162.72	284.26	1061.34

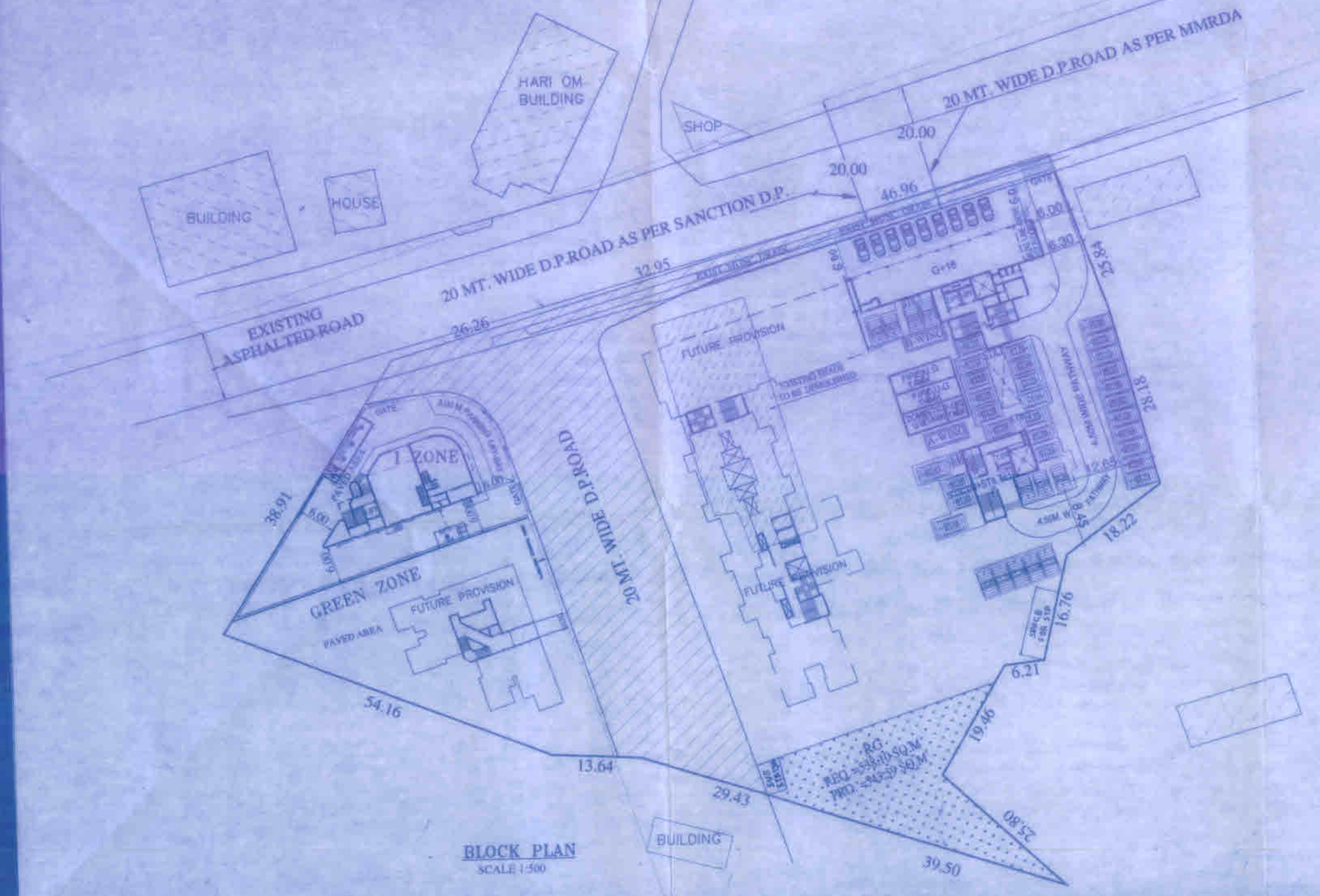
PARKING AREA STATEMENT AS PER U.D.C.P.R (R-ZONE)

SL.NO.	OCCUPANCY	SIZE OF TENEMENT	NOS. OF TENEMENT	CAR REQUIRED	SCOOTER REQUIRED
1	COMMERCIAL	FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THEREOF (TWO-FOUR WHEELER) & 200 TWO WHEELER. (CARPET AREA – 149.40 SQ.M.)	149.40 SQ.M.	03 NOS.	08 NOS.
2.	RESIDENTIAL	CARPET AREA UP TO 30.00 SQ.MT. (RA)	122 NOS.	NIL	244 NOS.
3.		CARPET AREA BETWEEN 30.00 TO 60.00 SQ.MT.(II FOR 2 TENEMENT)	70 NOS.	35 NOS.	70 NOS.
4.		CARPET AREA BETWEEN 60.00 TO 90.00 SQ.MT.(II FOR 3 TENEMENT)	16 NOS.	08 NOS.	48 NOS.
5.		CARPET AREA ABOVE 90.00 TO 150 SQ.MT. (I PER TENEMENT)	NIL	NIL	NIL
6.		CARPET AREA ABOVE 150.00 SQ.MT. (I PER TENEMENT)	NIL	NIL	NIL
7.		(iii) PARKING FOR VISITORS	NIL	2 NOS.	NIL
8		TOTAL	212 NOS.	50 NOS.	370 NOS.
9		MULTIPLYING FACTOR (0.8)		30 X 0.8	370 X 0.8
TOTAL REQUIRED PARKING				40 NOS.	296 NOS.
TOTAL PROVIDED PARKING (AS PER 1:6 RATIO)				08 NOS.	2 NOS.

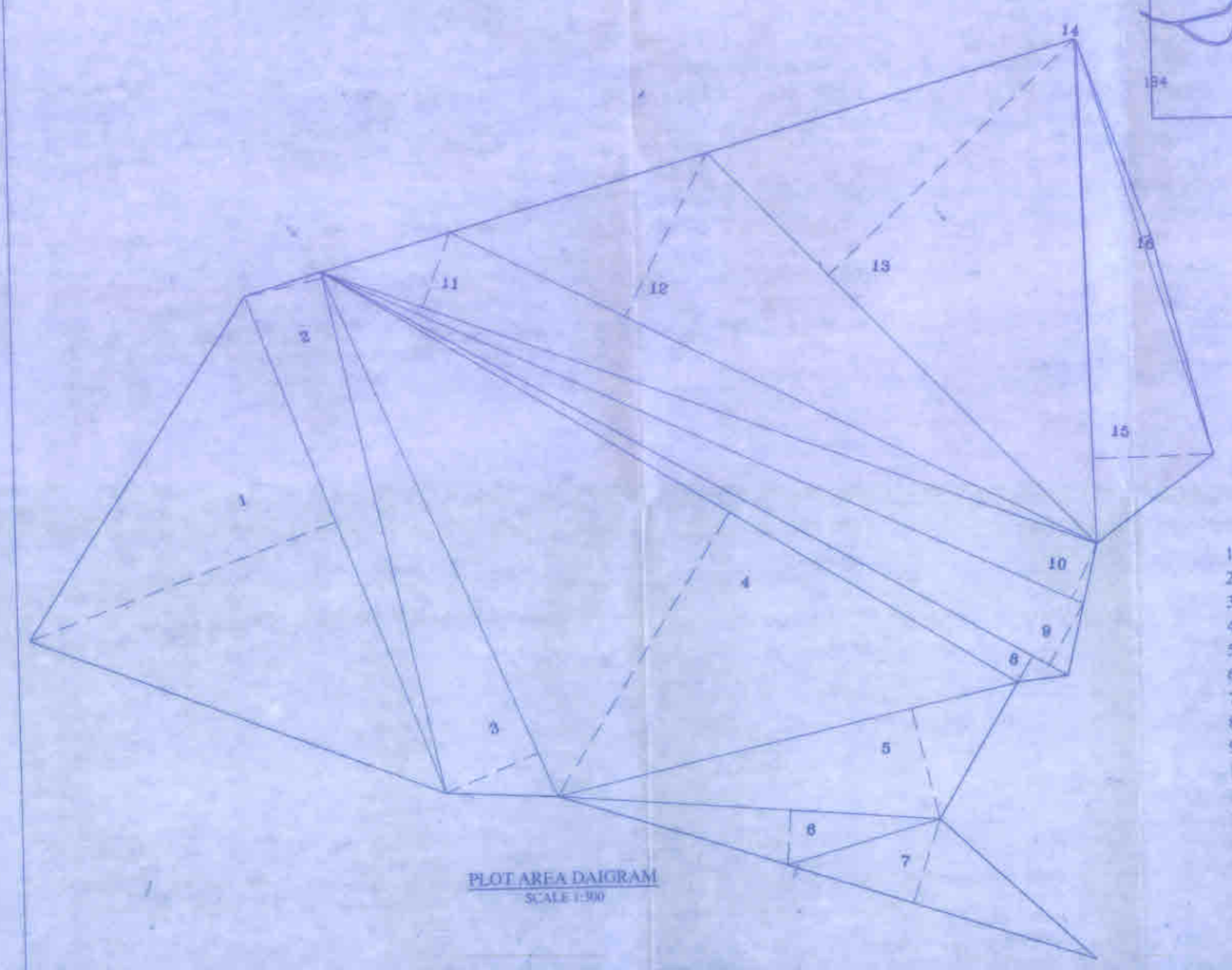
SL.NO.	TENEMENT DETAILS	NOS. OF TENEMENT	
1.	TENEMENT UP TO 30.00 SQ.MT.	122 NOS.	57.55%
2.	TENEMENT BETWEEN 30.00 TO 60.00 SQ.MT.	90 NOS.	42.45%
TOTAL		212 NOS.	



LOCATION PLAN
SCALE 1:5000



BLOCK PLAN
SCALE 1:500



PLOT AREA DAIGRAM
SCALE 1:500

PLOT AREA CALCULATION

1	66.45	X	40.25	X	0.50	=	1337.31	SQ.M
2	66.55	X	9.75	X	0.50	=	324.43	SQ.M
3	71.30	X	12.30	X	0.50	=	438.50	SQ.M
4	99.20	X	41.15	X	0.50	=	2041.04	SQ.M
5	58.05	X	14.15	X	0.50	=	410.70	SQ.M
6	46.90	X	6.80	X	0.50	=	159.46	SQ.M
7	39.50	X	10.90	X	0.50	=	215.28	SQ.M
8	104.10	X	3.70	X	0.50	=	192.59	SQ.M
9	104.10	X	8.70	X	0.50	=	452.84	SQ.M
10	101.80	X	7.50	X	0.50	=	381.75	SQ.M
11	100.55	X	9.90	X	0.50	=	497.72	SQ.M
12	88.00	X	22.65	X	0.50	=	996.60	SQ.M
13	67.95	X	41.85	X	0.50	=	1421.85	SQ.M
14	62.75	X	0.25	X	0.50	=	7.84	SQ.M
15	62.55	X	14.80	X	0.50	=	462.87	SQ.M
16	54.00	X	1.15	X	0.50	=	31.05	SQ.M
TOTAL						=	9371.83	SQ.M

STAMP OF APPROVAL OF PLAN

VP.NO-2014
LAYOUT

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 / Subject to the Conditions mentioned in this office Letter No. TP/MOTP/CC/ VP/ 2014 / 766 / 2021-22 Dated 03/01/2022

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.

Town Planning

Proforma – I
AREA STATEMENT

Sr. No.	Designation of Site	R ZONE AREA SQ.M	I ZONE AREA SQ.M	G ZONE AREA SQ.M	TOTAL AREA SQ.M
1	Area of plot	7,113.53	843.00	1,085.42	9,041.95
	(a)As per ownership documents (7/12, CTS extract)	-	-	-	-
	(b) As per other authentic deeds	-	-	-	-
	(c) As per site	7,113.53	843.00	1,085.42	9,041.95
2	Deductions for				
	(a) Proposed D.P./D.P. Road widening Area/Service road / highway widening	3,792.87	-	-	3,792.87
	(b) Site D.P. Reservation area	-	-	-	-
	Total (a+b)	3,792.87	-	-	3,792.87
3	Balance area of plot (1-2)	3,320.66	843.00	1,085.42	5,249.08
4	Amenity Space (if applicable)				
	(a) Required	N.A.	N.A.	N.A.	N.A.
	(b) Balance Provided	-	-	-	-
5	Net Plot Area (3-4=5)	3,320.66	843.00	1,085.42	5,249.08
6	Recreational Open space (if applicable)				
	(a) Required	332.10	-	-	332.10
	(b) Provided	332.10	-	-	332.10
7	Internal Road area	-	-	-	-
8	Plotable area (if applicable)	-	-	-	-
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. Tabular) FSI	3,918.14	843.00	321.83	5,082.97
10	Addition of FSI on payment of premium				
	(a)Additional permissible premium FSI / Based on road width / TOD Zone	-	-	-	-
	(b) Proposed FSI on payment of premium	-	-	-	-
11	In-situ FSI / TDR Handling				
	(i)In-situ area against D.P. road (2.0 x Sr. No. 7 (a)) (Easy	-	-	-	-
	(ii)In-situ area against Amenity Space (2.00 x Sr. No. 4 (b)and (d))	-	-	-	-
	(iii)TDR area required	-	-	-	-
	(iv)TDR area (BO-3)+(-4)(iii)-(5)	-	-	-	-
	(v) Total In-situ / TDR loading proposed (i+ii+iii+iv)	-	-	-	-
12	Additional FSI area under Chapter No. 5				
	(a)Max permissible Addl. FSI (B)-(9+10) x 1.5(Ex Sr. No. 5	9,956.43	-	-	9,956.43
	(b) Proposed FSI of payment of premium	1,815.00	-	-	1,815.00
	Total premium of FSI in the proposal				
13	(a) [9 + 10(iii)+11(a) or 12 whichever is applicable]	3,734.14	843.00	321.83	4,903.97
	(b) Compoundable FSI (with 80% with payment of charges)	80.08	-	-	80.08
	(c) Compoundable FSI (any 80% with payment of charges)	4,980.43	-	-	4,980.43
	(d) Total Balance Environment Index	8,794.65	843.00	321.83	9,959.48
	Total Built-up Area (consumed)				
	(a) Existing Built-up Area/ BALCONY APPROVED	-	630.86	-	630.86
	(b) Proposed Built-up Area for (sec. 9 Row)	12,388.58	-	-	12,388.58

DESCRIPTION OF PROPOSAL & PROPERTY:
PROPOSED DEVELOPMENT PLAN ON S.NO.114, H.NO.A/1&A/2, S.NO.115, H.NO.1, S.NO.118, H.NO.3&4, S.NO.121,H.NO.19/B,19/C, 20/1, 20/3 & 21, VILLAGE- KOPARI ,TALUKA-VASAI, DIST-PALGHAR

NAME OF APPLICANT:
M/S. INDUSTRIAL CARBON THROUGH PARTNER SHRI.SHAILESH SHETH

JOB NO.:	DRAWING NO.	SIGNATURE OF APPLICANT
J/37A/2019	J/37A/R.D.P/LAYOUT	
DATE: 14/08/2021	SCALE: AS SHOWN	LICENCED ENGINEER
NORTH: N	DRAWN BY: G.S.T.	sanat mehta & associates
	CHECKED:	Civil Engineer and Architectural Project Consultants

Ramkrishnan Tower, A-103, Shimpoli Road, Next to Gokhale School Borivali (W), Mumbai - 400 092.
EMAIL : sanatmehta@gmail.com
PHONE NO. 022-28922 / 28922

SANAT MEHTA
Licence No. VVCMC / ENGR / 01
Licensed Engineer