

Approved as amended in...
Subject to the Conditions mentioned in
this Office Letter No. VVCMC/TP/CC/...
VPI.6964 dated 22.04.2023
Dated: 15.12.2023

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.

PROPOSED RESIDENTIAL BUILDING ON LAND
BEARING S.NO. - 89/1/3/2 AT VILLAGE - NILEMORE,
TAL. - VASAI, DISTRICT - PALGHAR.

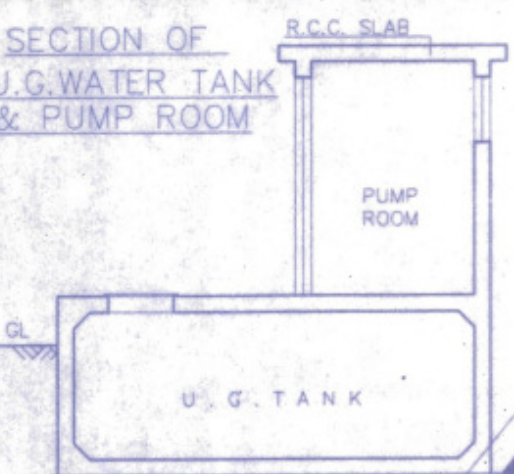
Sr. No	Description	Area in (Sq.mt)
1	Area of Plot (minimum area of a,b,c To be considered)	2420.00
	(a) as per ownership document (7/12CTS Extract)	2420.00
	(b) as per measurement sheet	3002.47
	(c) as per site	3002.47
2	Dedication For	
	a) Encroachment Area	--
	b) Road Setback Area	--
	Total - (a+b)	--
3	Balance Area of Plot (1-2)	2420.00
4	Amenity Space (if Applicable)	--
	(a) Required - (Permissible) =	--
	(b) Adjustment of 2(b), if any -	--
	(c) Balance Proposed-	--
5	Net Plot Area (3-4 (c))	2420.00
6	Recreation open space (if applicable)	
	(a) required -	--
	(b) Proposed-	--
7	Internal Road Area	
8	Plot Area (if applicable)	2420.00
9	Built up Area with reference to basic F.S.I as per front road width (Sr. no. 5 x Basic FSI)	2662.00
10	Addition of FSI Payment of Premium	0.50
	a) Permissible Addition of FSI Payment of Premium (2420.00 X 0.5)	1210.00
	b) Proposed Addition of FSI Payment of Premium (0.5)	--
11	In - Situ FSI / TDR loading	1.40
	a) Previously approved TDR Area	3388.00
	b) Preproposed approved TDR Area	--
12	Addition of FSI payment of premium	
	(a) Maximum Permissible Additional FSI area under chapter No. - 7	4598.00
	(b) Proposed Premium FSI Area	1210.00
	(c) Proposed TDR Area	3388.00
	d) Incentive B.U.A = 15 Sq.Mt. Area For Per Tenements (15 sq.mt. X 74 tenements)	1110.00
	e) Total area under chapter 7 (b+c+d)	5708.00
14	Approved Built-up Area	
15	Total Entitlement of FSI in the proposal (9 + 10(b) + 11(b))	8370.00
	(a) Approved BUA	
	(b) Balance BUA	
	(a) total Total Residential Ancillary area 8370 X 60% = sq.mt.	5022.00
	(b) Total Entitlement for Balance Potential FSI (9 + 10(a) + 11(a))	13392.00
16	Total Entitlement	13392.00
17	Maximum Utilization limit of FSI (building potential) permissible as per road width	
18	Total Proposed Built up area in proposal	
	(a) Proposed P-Line Area	13382.57
	(b) Proposed P-Line Area (a+b+c)	13382.57

DATE: 14/12/2023
JOB NO. 129
DRC NO. 01
SCALE: AS PER DWG.

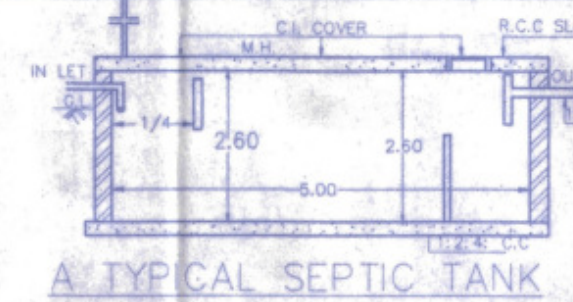
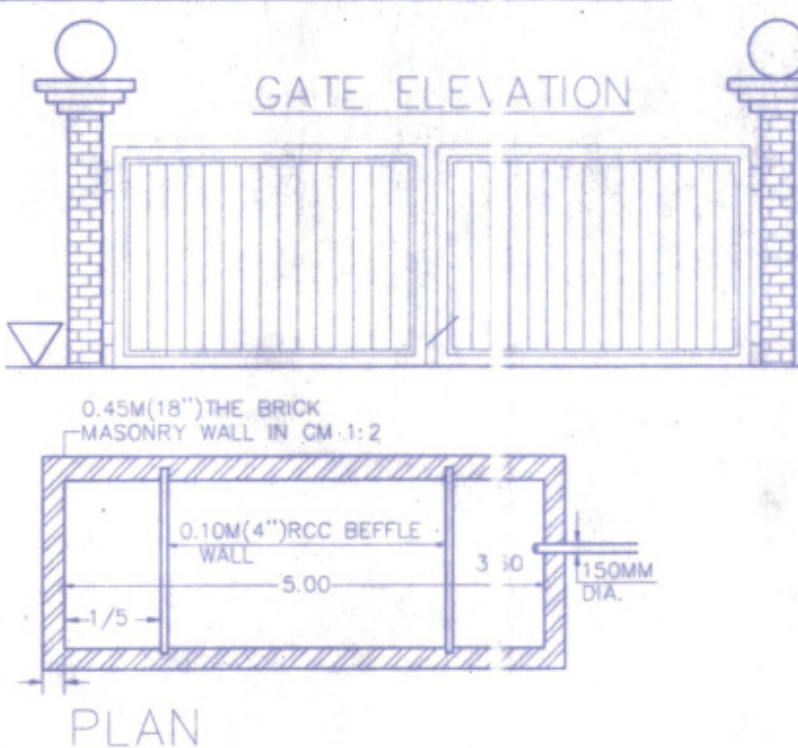
NAME OF OWNER
M/S ADIRAJ J. P. INFRA THROUGH
PARTNER MR. PRAVIN TULSI CHAWDA & OTHERS
ADIRAJ STATUS, SHOP NO.-3 & 4,
NAGARPALIKA ROAD, NILEM, NALLASOPARA - WEST, 401203.

001, B-Wing, Ground Floor, Atmaram
Park Building No 1, Near Ram Nagar,
Vartak Road, Virar(W) Palghar 401303,
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kuldeep@patilarchitect@gmail.com

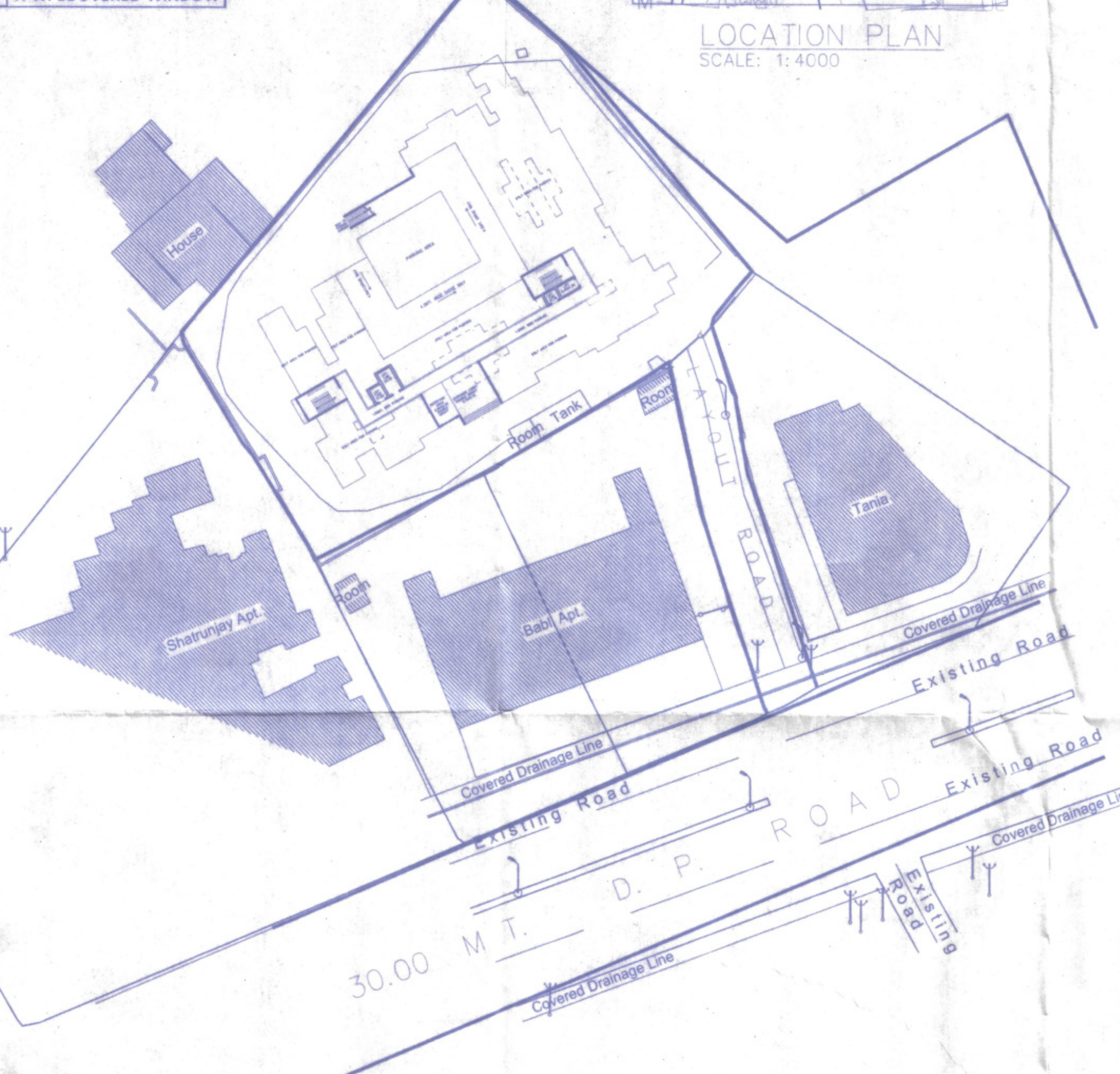
Sr. No	Size in Mtr.	SQ. M.
1	59.11 X 12.89 X 1/2 =	380.96
2	37.16 X 2.57 X 1/2 =	47.75
3	38.68 X 4.37 X 1/2 =	84.52
4	39.42 X 0.68 X 1/2 =	13.40
5	59.93 X 2.99 X 1/2 =	89.60
6	57.89 X 3.20 X 1/2 =	92.62
7	64.32 X 14.94 X 1/2 =	480.47
8	57.89 X 3.47 X 1/2 =	100.44
9	64.63 X 26.64 X 1/2 =	860.87
10	3.12 X 0.23 X 1/2 =	0.36
11	64.63 X 15.52 X 1/2 =	501.53
12	8.52 X 0.09 X 1/2 =	0.38
13	18.88 X 0.50 X 1/2 =	4.72
14	4.97 X 0.26 X 1/2 =	0.65
15	23.32 X 0.10 X 1/2 =	1.17
16	18.79 X 0.05 X 1/2 =	0.47
17	14.41 X 0.27 X 1/2 =	1.95
18	14.79 X 0.03 X 1/2 =	0.22
19	10.69 X 0.16 X 1/2 =	0.86
20	16.20 X 0.01 X 1/2 =	0.08
21	9.35 X 0.01 X 1/2 =	0.05
22	42.26 X 0.69 X 1/2 =	14.58
23	5.75 X 0.18 X 1/2 =	0.52
24	4.02 X 0.04 X 1/2 =	0.08
25	18.97 X 0.10 X 1/2 =	0.95
26	41.43 X 3.01 X 1/2 =	62.35
27	13.22 X 0.03 X 1/2 =	0.20
28	6.82 X 0.03 X 1/2 =	0.10
29	15.67 X 3.12 X 1/2 =	24.45
29	14.03 X 3.23 X 1/2 =	22.66
30	14.03 X 3.23 X 1/2 =	22.66
31	44.74 X 1.19 X 1/2 =	26.62
32	24.99 X 0.06 X 1/2 =	0.75
33	4.44 X 1.59 X 1/2 =	3.53
34	23.35 X 0.03 X 1/2 =	0.35
35	44.74 X 6.63 X 1/2 =	148.31
36	26.01 X 0.18 X 1/2 =	2.34
37	7.66 X 2.18 X 1/2 =	8.35
38	6.91 X 0.18 X 1/2 =	0.62
TOTAL PLOT AREA		3002.47



ROOM	CARPET AREA	REQD. PROVL.
LIVING	4.50 X 2.75 = 12.38	1.24 1.80
LIVING	4.20 X 2.75 = 11.55	1.16 1.80
LIVING	4.35 X 2.75 = 11.96	1.20 1.80
LIVING	4.60 X 2.75 = 12.65	1.27 1.80
LIVING	5.00 X 2.75 = 13.75	1.38 1.80
LIVING	4.45 X 2.75 = 12.24	1.22 1.80
KITCHEN	2.30 X 2.10 = 4.83	0.39 0.90
KITCHEN	2.15 X 1.85 = 3.98	0.40 0.90
BED RM	2.15 X 2.45 = 5.27	0.53 1.50
BED RM	2.75 X 3.20 = 8.80	0.88 1.50
BED RM	2.75 X 2.90 = 7.98	0.80 1.50
BED RM	2.75 X 3.15 = 8.66	0.87 1.50
BATH	1.35 X 1.05 = 1.42	0.14 0.60
WC	1.15 X 1.05 = 1.21	0.12 0.60
TOILET	1.15 X 1.95 = 2.24	0.22 0.60
TOILET	1.15 X 2.15 = 2.47	0.25 0.60
TOILET	1.85 X 1.15 = 2.13	0.21 0.60
TOILET	1.15 X 2.00 = 2.30	0.23 0.60
TOILET	2.05 X 1.25 = 2.56	0.26 0.60
TOILET	1.90 X 1.15 = 2.19	0.22 0.60
TOILET	1.15 X 2.25 = 2.59	0.26 0.60



TYPE	SIZE	DESCRIPTION
D	1.00 X 2.15	T.W FLUSH DOOR
D1	0.90 X 2.00	T.W FLUSH DOOR
D2	0.75 X 1.80	T.W PANNEL DOOR
W	1.80 X 1.20	T. W. GLAZED WINDOW
W1	0.90 X 1.20	T. W. GLAZED WINDOW
W2	1.80 X 1.20	T. W. GLAZED WINDOW
V	0.60 X 0.90	T. W. LOUVERED WINDOW



AREA	TENANTS	REQD.	PROP.
CARPET AREA 30 SQ.M	107	107	107
CARPET AREA 30 - 50 SQ.M	143	72 143	72 143
TOTAL	250	72 250	72 250
5 % visitor		4 13	4 13
TOTAL	250	74 263	74 263
AS PER 80%		60 263	60 263
COMPOSIT PARKING (263/6)		44	
TOTAL PARKING		104	174

TYPE OF FLAT	NOS. OF FLAT
BELOW 30.0 SQ.M AREA	107
30 TO 50 SQ.MT AREA	143
TOTAL	250

FLOOR	P LINE AREA	PLINE + STILT AREA	REFUGE AREA	TOTAL CONSTRUC. AREA
GR. FLR.	0.00	902.63	0.00	902.63
1ST FLR.	808.82	0.00	0.00	808.82
2ND FLR.	844.65	0.00	0.00	844.65
3RD FLR.	844.65	0.00	0.00	844.65
4TH FLR.	844.65	0.00	0.00	844.65
5TH FLR.	844.65	0.00	0.00	844.65
6TH FLR.	844.65	0.00	0.00	844.65
7TH REFUGE FLR.	796.65	0.00	48.00	844.65
8TH FLR.	844.65	0.00	0.00	844.65
9TH FLR.	844.65	0.00	0.00	844.65
10TH FLR.	844.65	0.00	0.00	844.65
11TH FLR.	844.65	0.00	0.00	844.65
12TH REFUGE FLR.	796.65	0.00	48.00	844.65
13TH FLR.	844.65	0.00	0.00	844.65
14TH FLR.	844.65	0.00	0.00	844.65
15TH FLR.	844.65	0.00	0.00	844.65
16TH FLR.	844.65	0.00	0.00	844.65
TOTAL AREA	13382.57	902.63	96.00	14381.20
TOTAL P LINE AREA =	13382.57	SQ.M.		