

TOTAL BUILT UP AREA STATEMENT

BLDG.	NO OF FLOORS	HEIGHT OF BLDG.	GROUND FL. COMM.	GROUND FL.	FIRST FL. COMM.	FIRST FL.	SERVICE FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL. (REFUGE FL.)	SEVENTH FL.	EIGHTH FL.	NINTH FL.	TENTH FL.	ELEVENTH FL. (RECREATIONAL REFUGE FL.)	TWELFTH FL.	THIRTEENTH FL.	FOURTEENTH FL.	FIFTEENTH FL.	SIXTEENTH FL. (REFUGE FL.)	SEVENTEENTH FL.	EIGHTEENTH FL.	NINETEENTH FL.	TOTAL BUILT UP AREA	REFUGE AREA	METER ROOM	RECREATIONAL AREA	SERVICE FLOOR	POCKET TERRACE AREA	TOTAL CONSTRUCTION AREA
01	GR. + 19UP	69.84 M.	441.76	66.18	438.43	48.49	—	402.70	402.70	402.70	402.70	383.88	402.70	402.70	402.70	402.70	63.38	402.70	402.70	402.70	402.70	383.88	402.70	402.70	402.70	7866.50	56.46	22.57	320.83	401.37	54.67	8722.40

RERA CARPET AREA STATEMENT

BLDG.NO.01		
GROUND FLOOR		
SHOP/FLAT NO.	RERA CARPET AREA + BALCONY AREA IN SQ.M.	TYPE
01	432.15+00.00	SHOP
1ST & 2ND FLOOR		
02	423.21 +00.00	SHOP

FLAT STATEMENT

BLDG.N O.	TOTAL FLAT	1BHK	2BHK	3BHK
01	68	02	49	17
TOTAL	68	02	49	17

COMMERCIAL AREA STATEMENT

BLDG.NO.	COMM. AREA	GR.FL. SHOP	1ST FL. SHOP	TOTAL AREA
01	—	01	01	880.19
TOTAL	—	01	01	880.19

SANITATION REQUIREMENT

COMMERCIAL AREA = 441.76 SQ.M. MAX.
THEREFORE OCCUPANCY LOAD = 441.76/10 = 44.18 SAY 44 PERSONS
ALSO CONSIDERED $\frac{1}{2}$ MALE AND $\frac{1}{2}$ FEMALE POPULATION
THEREFORE 29 MALE AND 14 FEMALE POPULATION OF FLOOR
REFER TO PAGE 231 OF UDCPR

TYPE	W.C.		URINALS		W.B.	
	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
MERCANTILE & BUSINESS OCCUPANCY						
02 FOR 16 - 35 PERSON OR PART THEREOF FOR MALE	02	—	02	—	02	—
FOR EVERY 29 MALES	02	02	02	02	02	02
2 FOR 13 - 25 PERSON OR PART THEREOF FOR FEMALE	02	—	—	—	02	—
FOR EVERY 14 FEMALES	02	02	—	—	02	02

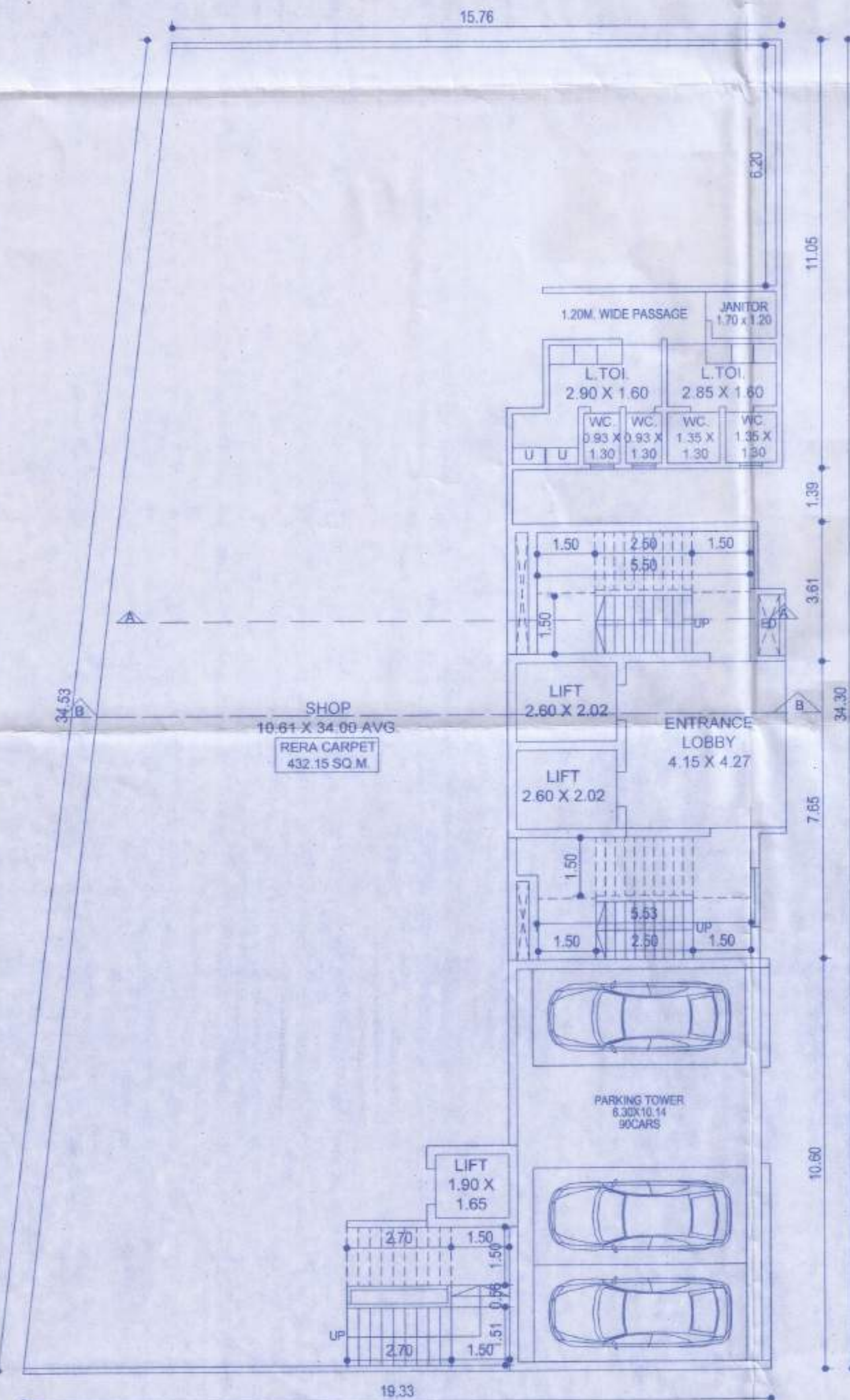
PARKING AREA STATEMENT (DATED 20.12.2022)

SR. NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	NON CONGESTED AREA		TOTAL NO. OF FLAT OR SHOP BUA	NON CONGESTED AREA	
			NO. OF CAR REQD.	NO. OF SCOOTER REQD.		NO. OF CAR REQD.	NO. OF SCOOTER REQD.
1	MULTI FAMILY RESIDENTIAL	EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 150 SQ.M.	02	01	—	00	00
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	01	01	—	00	00
		FOR EVERY 2 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	01	02	88 NOS.	34	68
		FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	01	01	—	00	00
2	MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIAL & USERS)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	02	06	855.38 SQ.M.	17	51
		FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	00	04	—	00	00
3	IN ADDITION 5% VISITOR PARKING (REQD.)					02	03
TOTAL			88 NOS.	53	53	122	122
			BY MULTIPLYING FACTOR 0.90		42	42	122
			OPEN PARKING (SIDE OPEN SPACES)		00	00	00
			COVERED PARKING (STILT)		00	00	00
			COVERED PARKING (TOWER)		00	00	00
			COMPOSITE PARKING (TOWER + STILT)		00	00	00
			COUNTED 20 NO. CAR IN PARKING TOWER				

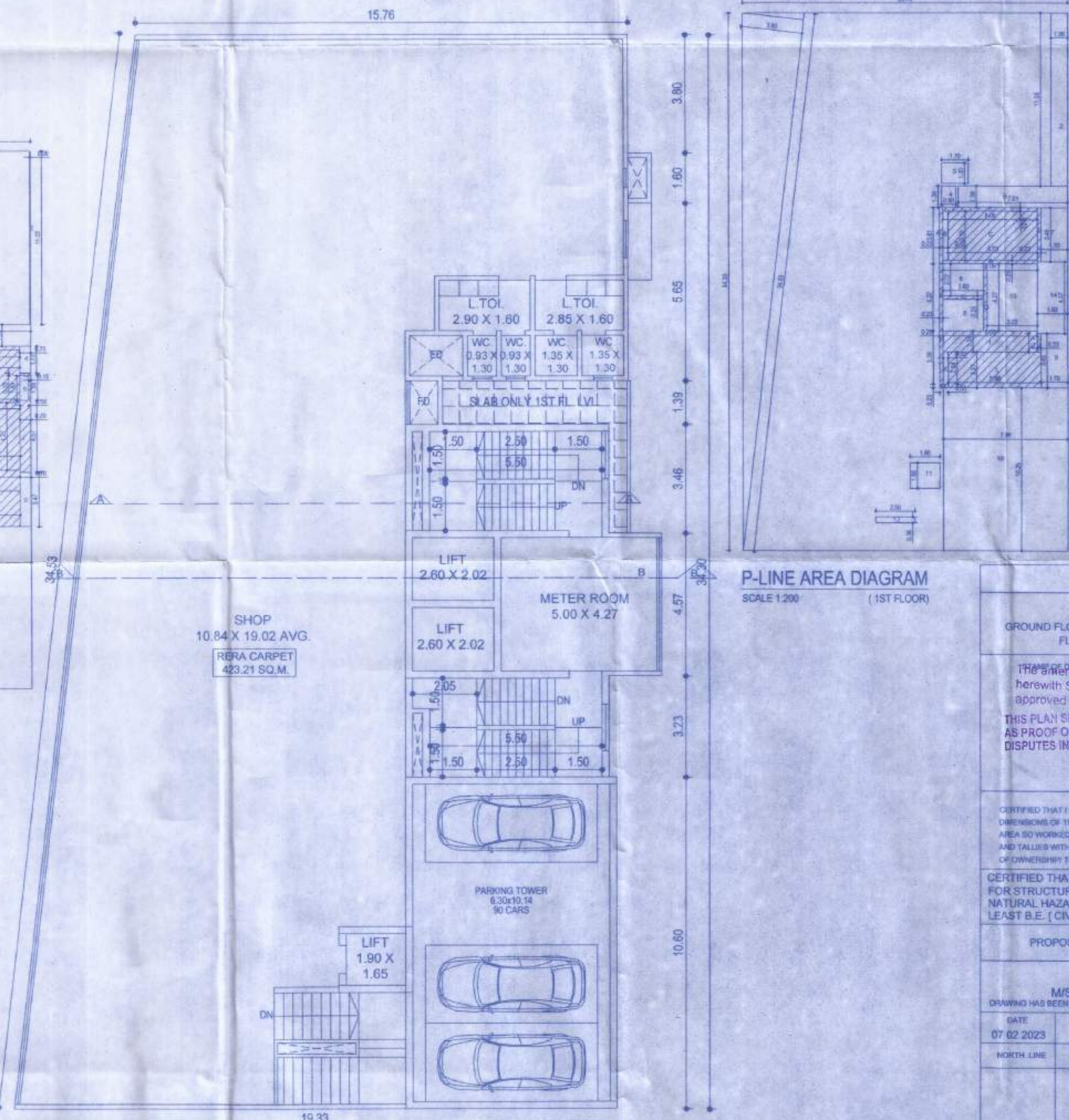
EVALUATE

P-LINE AREA CALCULATION
1ST FLOOR

A	20.78	X	34.30	712.75
DEDUCTION				
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00
TOTAL AREA				
METER ROOM AREA				
13	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00
TOTAL METER ROOM AREA				
RESIDENTIAL AREA				
A	0.00	0.00	0.00	0.00
B	0.00	0.00	0.00	0.00
C	0.00	0.00	0.00	0.00
D	0.00	0.00	0.00	0.00
E	0.00	0.00	0.00	0.00
F	0.00	0.00	0.00	0.00
G	0.00	0.00	0.00	0.00
H	0.00	0.00	0.00	0.00
I	0.00	0.00	0.00	0.00
J	0.00	0.00	0.00	0.00
K	0.00	0.00	0.00	0.00
L	0.00	0.00	0.00	0.00
M	0.00	0.00	0.00	0.00
TOTAL RESIDENTIAL AREA				
TOTAL COMMERCIAL AREA				
838.43				

P-LINE AREA DIAGRAM
SCALE 1:200 (1ST FLOOR)GROUND FLOOR PLAN
SCALE 1:100P-LINE AREA DIAGRAM
SCALE 1:200 (GROUND FLOOR)

A	19.78	X	34.30	678.45
DEDUCTION				
1	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00
TOTAL AREA				
METER ROOM AREA				
RESIDENTIAL AREA				
A	0.00	0.00	0.00	0.00
B	0.00	0.00	0.00	0.00
C	0.00	0.00	0.00	0.00
D	0.00	0.00	0.00	0.00
E	0.00	0.00	0.00	0.00
F	0.00	0.00	0.00	0.00
G	0.00	0.00	0.00	0.00
H	0.00	0.00	0.00	0.00
I	0.00	0.00	0.00	0.00
J	0.00	0.00	0.00	0.00
K	0.00	0.00	0.00	0.00
L	0.00	0.00	0.00	0.00
M	0.00	0.00	0.00	0.00
TOTAL RESIDENTIAL AREA				
TOTAL COMMERCIAL AREA				
841.76				

1ST FLOOR PLAN
SCALE 1:100

FORM - II
CONTENTS OF SHEET

GROUND FLOOR PLAN & 1ST FLOOR PLAN, AREA DIAGRAM & CALCULATION SANITATION STATEMENT
FLAT AREA STATEMENT, RERA CARPET AREA STATEMENT, P-LINE AREA CALCULATION

Approved by the Competent Authority
Conditions mentioned in this Office Letter
No. VVCMC/TP/AMND/1000/2022
VP/5195/1/2022-23
Dated: 17.12.2022

COMMISSIONER
VASAL-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

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND
DIMENSIONS OF THE BLDG ETC. ON THE PLOT STATION ON THE PLAN ARE AS MEASURED ON GROUND
AREA SO WORKED OUT IS 1622.50 SQ.M. (1622.50 SQ.M. IN TOTAL)
AND TALLIES WITH THE AREA STATED IN THE DOCUMENT
OF OWNERSHIP TOWN PLANNING SCHEME RECORDS

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENT
FOR STRUCTURES BEING CONSTRUCTED IN SESIMIC ZONE III AND STRUCTURAL DESIGN INCLUDING
NATURAL HAZARD HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT
LEAST B.E. (CIVIL) OR EQUIVALENT.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO. 327 S.H.NO.1
AT VILLAGE - VIRAR, TALUKA - VASAL, DIST - PALGHAR.

NAME OF OWNER
M/S. RAJ ENTERPRISES THROUGH PARTNER MR. AJIV YASHWANT PATIL

DRAWING HAS BEEN PREPARED AS PER DOCUMENTS, INFORMATION & INSTRUCTIONS GIVEN BY THE OWNERS. DRAWING ONLY FOR LAYOUT.

DATE 07.02.2023 JOB NO. 02 DSG NO. 02 SCALE AS SHOWN AS DRAWN BY KUNJAL PATIL CHECKED BY ABHAY RAUT.

SIGNATURE, NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED ARCHITECT

ABHAY RAUT
1104, GOLD CREST BUSINESS CENTRE,
L.T. ROAD, BORIVALI (W), MUMBAI - 92,
TEL. :- 2895 4247, (022) 46037828

DWG.NO.2