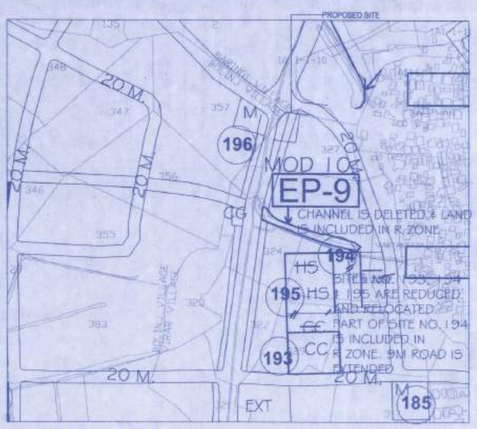
VP-5195	SHEET NO. 01/05

TOTAL BUILT UP AREA STATEMENT

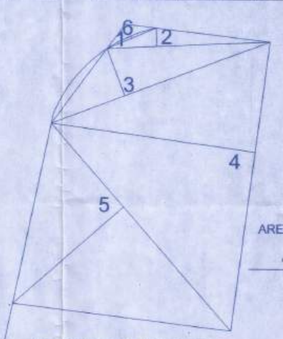
BLDG.	NO OF FLOORS	HEIGHT OF BLDG.	GROUND FL. COMM	GROUND FL.	FIRST FL. COMM.	FIRST FL.	SERVICE FL.	SECOND FL.	THIRD FL.	FOURTH FL.	FIFTH FL.	SIXTH FL. (REFUGE FL.)	SEVENTH FL.	EIGHTH FL.	NINTH FL.	TENTH FL.	ELEVENTH FL. (RECREATIONAL &REFUGE FL.)	TWELFTH FL.	THIRTEENTH FL.	FOURTEENTH FL.	FIFTEENTH FL.	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	58.46	22.57	320.83	401.37	54.67	8722.40

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

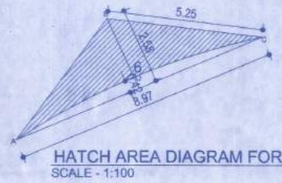


LOCATION PLAN
SCALE 1:5000



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION				
AREA UNDER PLOT				
1	2/3	8.97	0.42	2.51
2	0.50	27.48	3.10	42.59
3	0.50	39.39	8.49	167.21
4	0.50	49.11	34.67	851.32
5	0.50	46.12	24.78	571.43
TOTAL AREA				1635.06
AREA UNDER 30.00 M. WIDE D.P. ROAD				
6	AREA OF HATCH PORTION ABC			9.06
TOTAL PLOT AREA				1644.12



HATCH AREA DIAGRAM FOR NO.6
SCALE - 1:100

AREA OF TRIANGLE ABC = 8.97 X 02.58 X 0.50 = 11.57 SQ.M.
Less -
AREA OF SECTOR AOC = 2/3 X 8.97 X 0.42 = 02.51 SQ.M.
AREA OF HATCH PORTION ABC = 9.06 SQ.M.

PROPOSED RESIDENTIAL WITH COMMERCIAL BLDG.ON LAND BEARING S.NO. 327§,H.NO.1 AT VILLAGE - VIRAR, TALUKA - VASAI, DIST - PALGHAR.

Drawing Sheet No.: 1

Stamps of Approval of Plans: The amended plan duly approved herewith Supercedes all the earlier approved plans.

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW.

VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Approved as amended In Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/..... VP- 5195 / 105 / 2022-23 Dated 17/02/2023

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.

PARKING AREA STATEMENT (DATED 20 12 2022)

BLDG.NO. 1

SR. NO.	OCCUPANCY	OPEN PARKING SPACE FOR EVERY	NON CONGESTED AREA NO. OF CARS	NON CONGESTED AREA NO.OF SCOOTER	TOTAL NO OF FLAT OR SHOP BUA	NON CONGESTED AREA NO OF CAR REQ.	NON CONGESTED AREA NO OF CAR PRO.	NON CONGESTED AREA NO OF SCOOTER REQ.	NON CONGESTED AREA NO OF SCOOTER PRO.
			REQ.						
1	MULTI FAMILY RESIDENTIAL	EVERY TENEMENT HAVING BUILT UP AREA MORE THAN 150 SQ.M	02	01	----	00	00	00	00
		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.M BUT LESS THAN 80 SQ.M	01	01	----	00	00	00	00
		FOR EVERY 3 TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 60 SQ.M	01	02	68 NOS	34	34	68	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	00	00
		FOR EVERY 2 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	00	04	----	00	00	00	00
2	MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMMERCIAL USERS)	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF	02	06	835.36SQ.M	17	17	51	51
3		IN ADDITION 5% VISITOR PARKING(RESI.)				02	02	03	03
		TOTAL			68 NOS	53	53	122	122
EVALUATE			BY MULTIPLYING FACTOR 0.68			42	42	122	122
			OPEN PARKING (NOS OPEN SPACE)			00	00	00	00
			COVERED PARKING (STILT)			00	00	00	00
			COVERED PARKING (PARKING TOWER)			00	00	00	00
			COMPOSITE PARKING (1 CAR + 4 SCOOTERS)			COUNTED 20 NO. CAR IN PARKING TOWER			

SANITATION REQUIREMENT

COMMERCIAL AREA = 441.76 SQ.M. MAX.
THEREFORE OCCUPANCY LOAD = 441.76/10 = 44.18 SAY 44 PERSONS
ALSO CONSIDERED $\frac{2}{3}$ MALE AND $\frac{1}{3}$ FEMALE POPULATION
THEREFORE 29 MALE AND 14 FEMALE POPULATION OF FLOOR.
REFER TO PAGE 231 OF UDCPR

TYPE	W.C.		URINALS		WB	
	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

FLAT STATEMENT

BLDG NO.	TOTAL FLAT	1BHK	2BHK	3BHK
01	68	02	49	17
TOTAL	68	02	49	17

AREA STATEMENT		PLOT - B S.NO.327 & H.NO.2 S.NO.327 & H.NO.1 & 3 (IN SQ.M.)	PROPOSED PLOT - A S.NO.327 & H.NO.1 (IN SQ.M.)	PROPOSED PLOT - A S.NO.327 & H.NO.1 (IN SQ.M.)
1. Area of plot		524.60	1625.40	1625.40
(Minimum area of a, b, c to be considered)				
(a) As per ownership document (7/12, CTS extract)		524.60	1625.40	1625.40
(b) as per measurement sheet		524.60	1644.12	1644.12
(c) as per site		524.60	1625.40	1625.40
2. Deductions for				
(a) Proposed 30.00M D.P Road			9.06	9.06
(b) Any D.P. Reservation area				-
(Total a+b)			9.06	9.06
3. Balance area of plot			1616.34	1616.34
4. Amenity Space (if applicable)				
(a) Required -				-
(b) Balance Proposed -				-
5. Net Plot Area (3-4(c))			1616.34	1616.34
6. Recreational Open space (if applicable)				
(a) Required -				-
(b) Proposed -				-
7. Internal Road area				-
8. Plotable area (if applicable)			1616.34	1616.34
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) 1.10 (1616.34X1.10=1777.97 SQ.M.)			1777.97	1777.97
10. Addition of FSI on payment of premium 0.50				
(a) Maximum permissible premium FSI - based on road width / TOD Zone.			812.70	812.70
(b) Proposed FSI on payment of premium.			812.70	812.70
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 or1.85 x Sr. No. 4 (b)and /or(c)].			2275.56	2275.56
(c)TDR area D.R.CERTIFICATE NO.189	1.40		2275.56	2275.56
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))			2275.56	2275.56
12.Additional FSI area under Chapter No. 7				-
13. Total entitlement of FSI in the proposal				-
(a) [9 +10(b)+11(d)] or 14 whichever is applicable.			4866.23	4866.23
(b) Ancillary Area FSI upto 60% OR 80% with payment of charges. COMM.AREA=480.19/1.30= 486.90X80%= 391.19 SQ.M. (4866.23 - 488.99 (BASIC COMM AREA)= 4377.24 SQ.M. RESI.AREA.= 4377.24 X60%= 2626.34 SQ.M. (391.19 +2626.34 = 3017.53 SQ.M.)			3067.74	3017.53
(c) Total entitlement (a+b)			7933.97	7883.76
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 1.8 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')			7892.06	7866.50
(c) Total (a+b)			7892.06	7866.50
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)				0.99
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 SAFTY REQUIREMENT FOR STRUCTURES BEING CONSTRUCTED IN SESMIK ZONE III AND STRUCTURAL DESGN INCLUADING NATURAL HAZARD HAS BEEN PREPERED BY DUCLY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E. [CIVIL] OR EQUIVALENT.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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

Owner's Declaration --

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/Wewould execute the structure as per approved plans. Also I/We would execute the work under supervision ofproper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

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

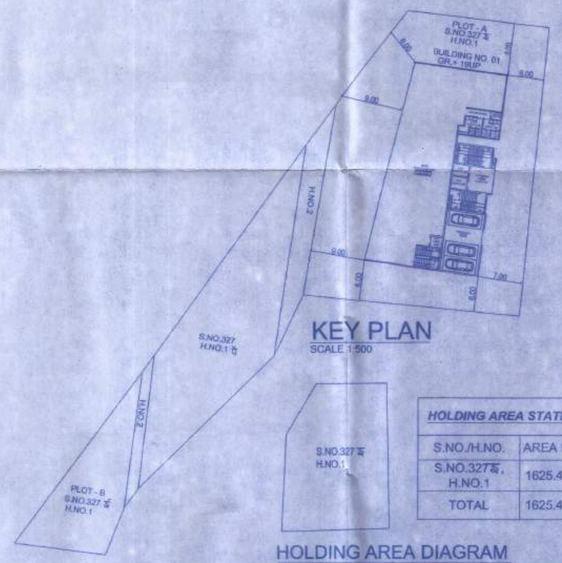
Architect/ Licensed Engineer/ Supervisor name and signature

DATE	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
07 02 2023	01	AS SHOWN AS	KUNAL PATIL	ABHAY RAUT	

LAYOUT PLAN.
FOR R.E.P.

LAYOUT PLAN
SCALE 1:250

BLOCK PLAN
SCALE 1:500



KEY PLAN
SCALE 1:500

HOLDING AREA STATEMENT	
S.NO./H.NO.	AREA IN SQ.M.
S.NO.327 §, H.NO.1	1625.40 SQ.M.
TOTAL	1625.40 SQ.M.

HOLDING AREA DIAGRAM
SCALE = 1:1000