SHEET NO:- 25 OF 47 | V.P.NO.-5568/5287

BLDG.NO.-3 | WING-B

STAMP OF DATE OF RECEIPT OF PLANS

The amended plan duly approved herewith Supercedes all the earlier approved plans

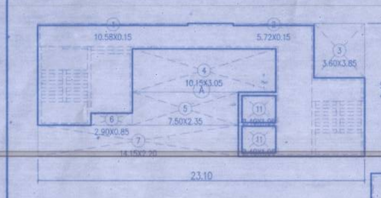
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/ VP/ 5568 & 5287/1159/2021-25 Dated :- 15/07/2024

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.



STAIRCASE AREA CALCULATION

PODIUM FLOOR

A	23.10	X	9.41	X	1NO	=	217.37	SQ.MT.
B	7.20	X	26.00	X	1NO	=	187.20	SQ.MT.
			TOTAL ADDITION			=	404.57	SQ.MT.

DEDUCTIONS

1	10.58	X	0.15	X	1NO	=	1.59	SQ.MT.
2	5.72	X	0.15	X	1NO	=	0.86	SQ.MT.
3	3.60	X	3.86	X	1NO	=	13.90	SQ.MT.
4	10.15	X	3.06	X	1NO	=	31.06	SQ.MT.
5	7.50	X	2.35	X	1NO	=	17.63	SQ.MT.
6	2.90	X	0.85	X	1NO	=	2.47	SQ.MT.
7	14.15	X	2.21	X	1NO	=	31.27	SQ.MT.
8	5.40	X	13.40	X	1NO	=	72.36	SQ.MT.
9	1.15	X	3.05	X	1NO	=	3.51	SQ.MT.
10	5.40	X	5.80	X	1NO	=	31.32	SQ.MT.
11	2.40	X	1.90	X	2NOS	=	9.12	SQ.MT.
12	1.40	X	2.75	X	1NO	=	3.85	SQ.MT.
			TOTAL DEDUCTION			=	218.94	SQ.MT.
TOTAL STAIRCASE AREA						=	185.63	SQ.MT.

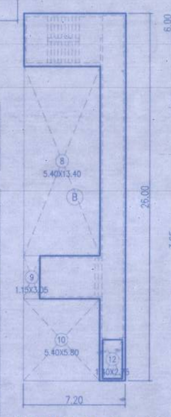
BUILT UP AREA CALCULATION

GROUND (COMM.)FLOOR

A	30.90	X	6.00	X	1NO	=	185.40	SQ.MT.
			TOTAL ADDITION			=	185.40	SQ.MT.

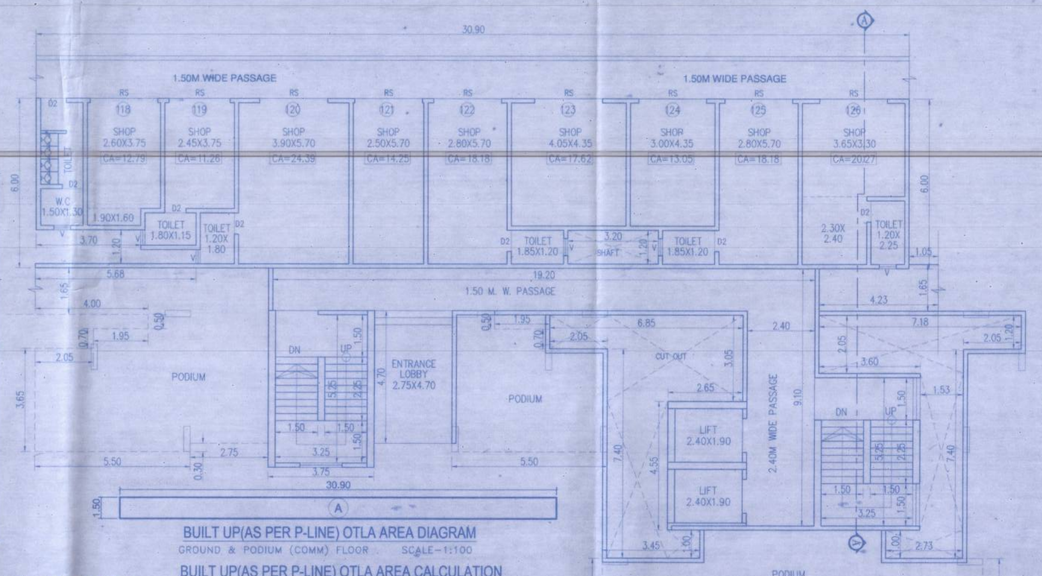
DEDUCTIONS

1	3.70	X	1.35	X	1NO	=	5.00	SQ.MT.
2	1.95	X	0.65	X	1NO	=	1.27	SQ.MT.
3	3.20	X	1.35	X	1NO	=	4.32	SQ.MT.
			TOTAL DEDUCTION			=	10.59	SQ.MT.
TOTAL (COMM.) AREA						=	174.81	SQ.MT.



STAIRCASE AREA DIAGRAM
PODIUM FLOOR SCALE 1:200

BUILT UP AREA DIAGRAM
GROUND FLOOR SCALE-1:200



BUILT UP(AS PER P-LINE) OTLA AREA DIAGRAM
GROUND & PODIUM (COMM) FLOOR SCALE-1:100

BUILT UP(AS PER P-LINE) OTLA AREA CALCULATION

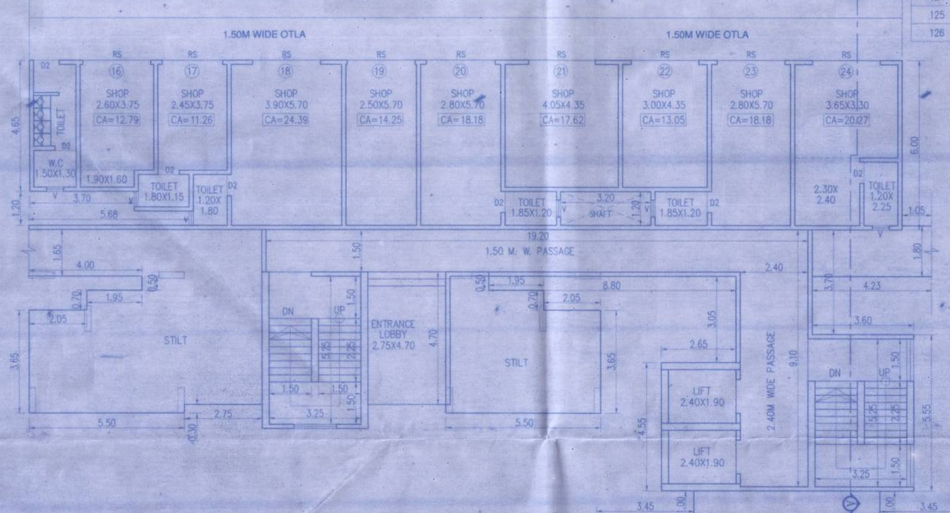
GROUND & PODIUM (COMM) FLOOR

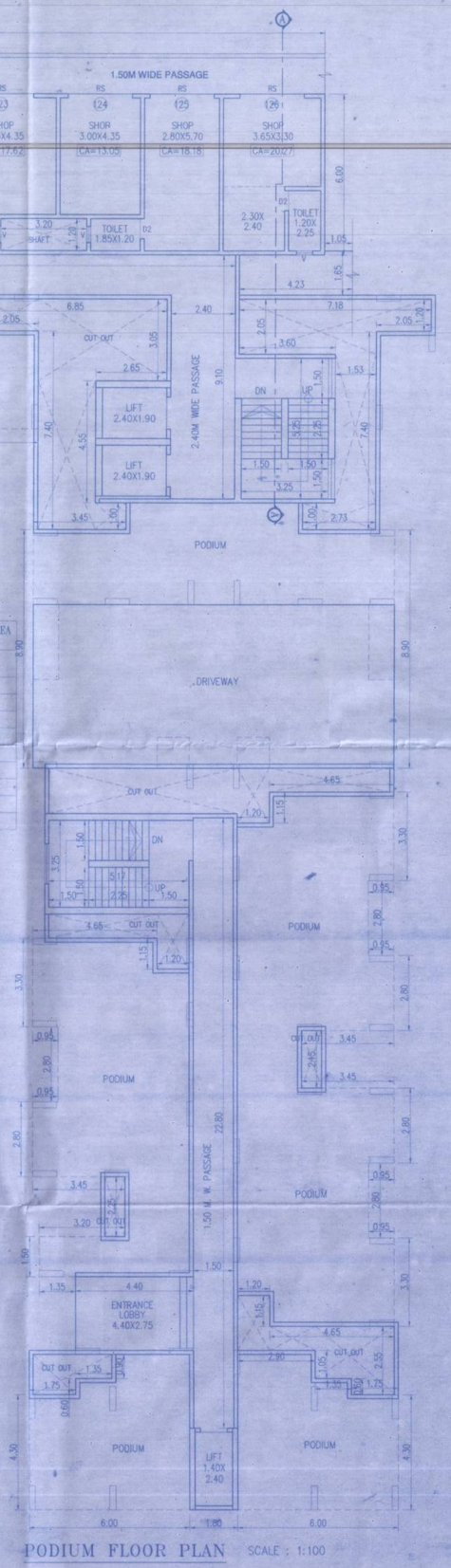
A	30.90	X	1.50	X	1 NO	=	46.35	SQ.MT.
			TOTAL ADDITION			=	46.35	SQ.MT. X

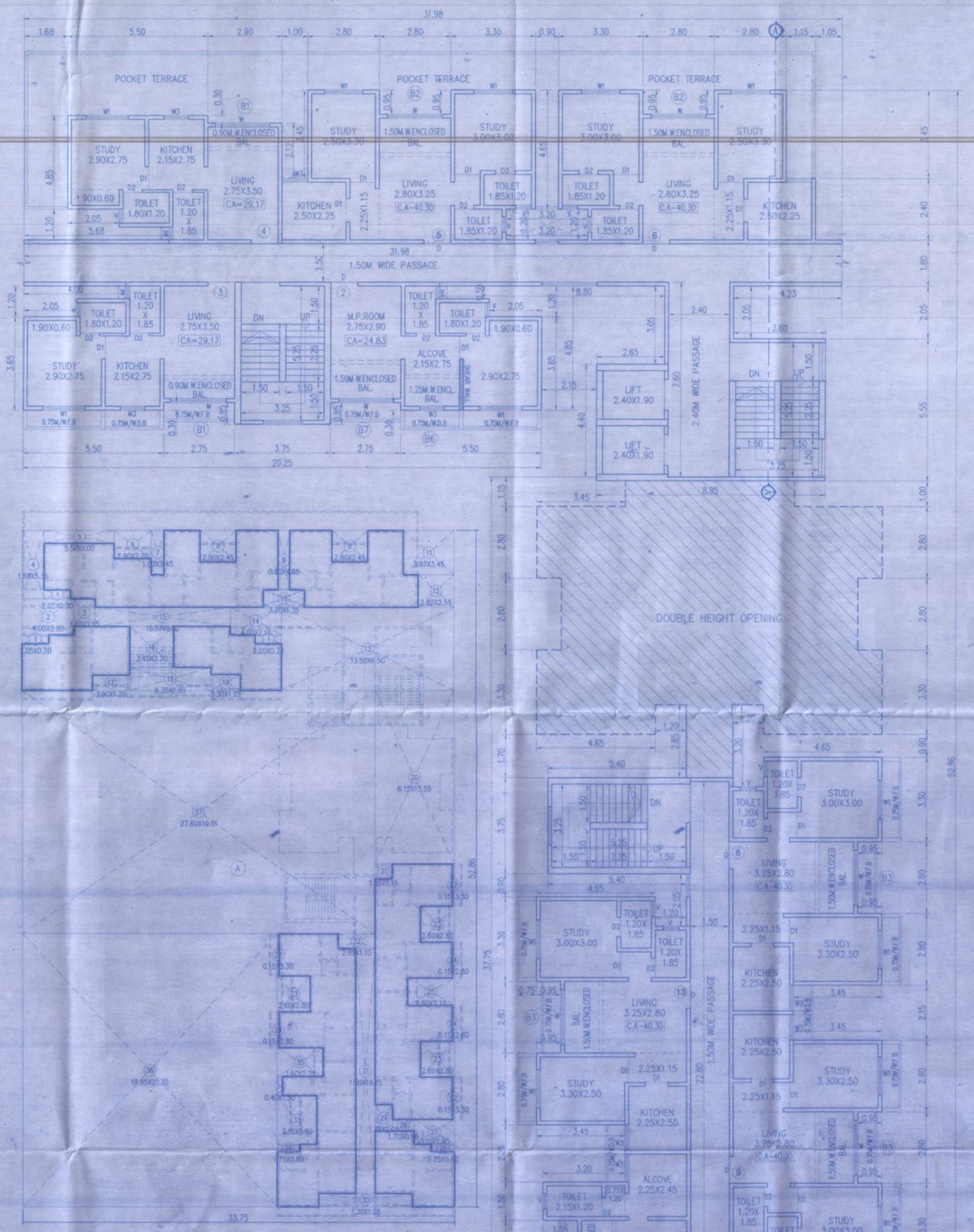
SHOP FLOOR CARPET AREA

PODIUM SHOP FLOOR

SHOP NO.	CARPET AREA WITH BAL.SQ.MT.
118	10.45 SQ.MT.
119	18.18 SQ.MT.
120	14.25 SQ.MT.
121	27.36 SQ.MT.
122	18.18 SQ.MT.
123	14.46 SQ.MT.
124	11.77 SQ.MT.
125	17.90 SQ.MT.
126	23.13 SQ.MT.







BUILT UP AREA DIAGRAM SCALE 1:200
1ST FLOOR

BUILT UP AREA CALCULATION

FIRST FLOOR

A	33.75	X	52.86	X	1NO	=	1784.03	SQ.MT.
			TOTAL ADDITION			=	1784.03	SQ.MT.

DEDUCTIONS

1	2.05	X	0.70	X	3NOS	=	4.31	SQ.MT.
2	4.00	X	2.80	X	1NO	=	11.20	SQ.MT.
3	1.65	X	2.15	X	1NO	=	3.61	SQ.MT.
4	1.65	X	5.35	X	1NO	=	8.99	SQ.MT.
5	5.50	X	1.00	X	1NO	=	5.50	SQ.MT.
6	2.90	X	2.20	X	1NO	=	6.38	SQ.MT.
7	1.00	X	3.45	X	1NO	=	3.45	SQ.MT.
8	2.80	X	2.45	X	2NOS	=	13.72	SQ.MT.
9	0.90	X	4.65	X	1NO	=	4.19	SQ.MT.
10	3.20	X	1.35	X	1NO	=	4.32	SQ.MT.
11	3.81	X	3.45	X	1NO	=	13.70	SQ.MT.
12	2.80	X	2.55	X	1NO	=	7.19	SQ.MT.
13	13.50	X	6.50	X	1NO	=	87.75	SQ.MT.
14	4.00	X	2.15	X	1NO	=	8.60	SQ.MT.
15	10.57	X	1.50	X	1NO	=	15.86	SQ.MT.
16	3.45	X	3.20	X	1NO	=	11.04	SQ.MT.
17	2.80	X	1.20	X	1NO	=	3.48	SQ.MT.
18	6.35	X	1.80	X	1NO	=	11.43	SQ.MT.
19	2.30	X	1.25	X	1NO	=	2.88	SQ.MT.
20	6.15	X	13.56	X	1NO	=	83.39	SQ.MT.
21	1.35	X	1.15	X	1NO	=	1.55	SQ.MT.
22	0.15	X	3.30	X	3NOS	=	1.49	SQ.MT.
23	2.60	X	2.80	X	3NOS	=	21.84	SQ.MT.
24	0.15	X	2.80	X	3NOS	=	1.26	SQ.MT.
25	3.60	X	2.15	X	1NO	=	7.74	SQ.MT.
26	1.75	X	0.60	X	2NOS	=	2.10	SQ.MT.
27	3.10	X	1.95	X	1NO	=	6.05	SQ.MT.
28	1.70	X	0.90	X	1NO	=	1.53	SQ.MT.
29	1.35	X	2.05	X	1NO	=	2.77	SQ.MT.
30	7.30	X	1.05	X	1NO	=	7.67	SQ.MT.
31	1.50	X	19.15	X	1NO	=	28.73	SQ.MT.
32	2.85	X	1.15	X	1NO	=	3.28	SQ.MT.
33	3.10	X	3.80	X	1NO	=	11.78	SQ.MT.
34	0.40	X	1.50	X	1NO	=	0.60	SQ.MT.
35	3.60	X	2.25	X	1NO	=	8.10	SQ.MT.
36	19.95	X	21.35	X	1NO	=	425.93	SQ.MT.
37	27.60	X	19.01	X	1NO	=	524.68	SQ.MT.
			TOTAL DEDUCTION			=	1368.09	SQ.MT.
TOTAL BUILT UP AREA						=	415.94	SQ.MT.

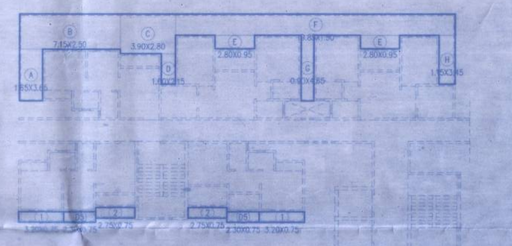
BUILT UP AREA CALCULATION

1ST FLOOR

A	30.90	X	7.50	X	1NO	=	231.75	SQ.MT.
			TOTAL ADDITION			=	231.75	SQ.MT.

DEDUCTIONS

1	3.70	X	1.35	X	1NO	=	5.00	SQ.MT.
2	1.95	X	0.65	X	1NO	=	1.27	SQ.MT.
3	3.20	X	1.35	X	1NO	=	4.32	SQ.MT.
			TOTAL DEDUCTION			=	10.59	SQ.MT.
TOTAL (COMM.) AREA						=	221.16	SQ.MT.



F.B AREA CALCULATION

FIRST FLOOR

1	3.20	X	0.75	X	2NOS	=	4.80	SQ.MT.
2	2.75	X	0.75	X	2NOS	=	4.13	SQ.MT.
3	0.75	X	3.30	X	3NOS	=	7.43	SQ.MT.
4	0.75	X	2.80	X	6NOS	=	12.60	SQ.MT.
5	0.75	X	2.90	X	1NO	=	2.18	SQ.MT.
7	6.15	X	0.75	X	2NOS	=	9.23	SQ.MT.
			TOTAL F.B AREA			=	40.37	SQ.MT.

POCKET TERRACE AREA CALCULATION

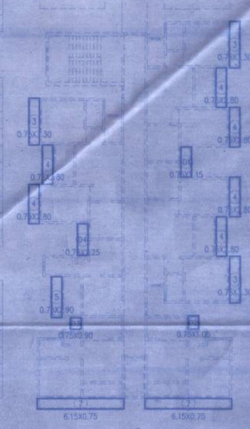
1ST FLOOR POCKET TERRACE

A	1.65	X	3.65	X	1NO	=	6.02	SQ.MT.
B	7.15	X	2.50	X	1NO	=	17.88	SQ.MT.
C	3.90	X	2.80	X	1NO	=	10.92	SQ.MT.
D	1.00	X	2.15	X	1NO	=	2.15	SQ.MT.
E	2.80	X	0.95	X	2NOS	=	5.32	SQ.MT.
F	19.85	X	1.50	X	1NO	=	29.78	SQ.MT.
G	0.90	X	4.65	X	1NO	=	4.19	SQ.MT.
H	1.15	X	3.45	X	1NO	=	3.97	SQ.MT.
			TOTAL P.K.T AREA			=	80.23	SQ.MT.

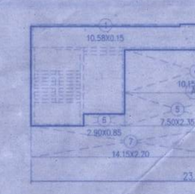
D.B AREA CALCULATION

FIRST FLOOR

D1	0.75	X	2.15	X	1NO	=	1.61	SQ.MT.
D2	0.75	X	0.90	X	1NO	=	0.68	SQ.MT.
D4	0.75	X	2.25	X	1NO	=	1.69	SQ.MT.
D5	2.30	X	0.75	X	2NOS	=	3.45	SQ.MT.
			TOTAL D.B AREA			=	8.22	SQ.MT.



F.B ,D.B & POCKET TERRACE AREA DIAGRAM
FIRST FLOOR SCALE 1:200



STAIRCASE AREA DIAGRAM
GROUND STILT FLOOR SCALE 1:200

STAIRCASE AREA CALCULATION

GROUND STILT FLOOR

A	23.10	X	9.41	X	1NO	=	217.37	SQ.MT.
B	7.20	X	26.00	X	1NO	=	187.20	SQ.MT.
			TOTAL ADDITION			=	404.57	SQ.MT.

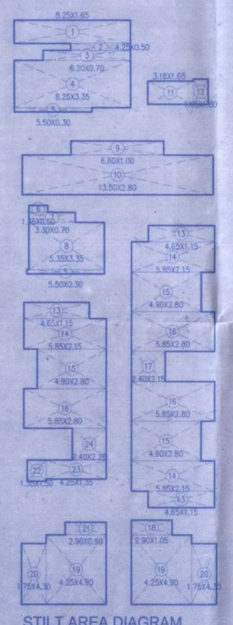
DEDUCTIONS

1	10.58	X	0.15	X	1NO	=	1.59	SQ.MT.
2	5.72	X	0.15	X	1NO	=	0.86	SQ.MT.
3	3.60	X	3.86	X	1NO	=	13.90	SQ.MT.
4	10.15	X	3.06	X	1NO	=	31.06	SQ.MT.
5	7.50	X	2.35	X	1NO	=	17.63	SQ.MT.
6	2.90	X	0.85	X	1NO	=	2.47	SQ.MT.
7	14.15	X	2.21	X	1NO	=	31.27	SQ.MT.
8	5.40	X	13.40	X	1NO	=	72.36	SQ.MT.
9	1.15	X	3.05	X	1NO	=	3.51	SQ.MT.
10	5.40	X	5.80	X	1NO	=	31.32	SQ.MT.
			TOTAL DEDUCTION			=	205.97	SQ.MT.
TOTAL STAIRCASE AREA						=	198.60	SQ.MT.

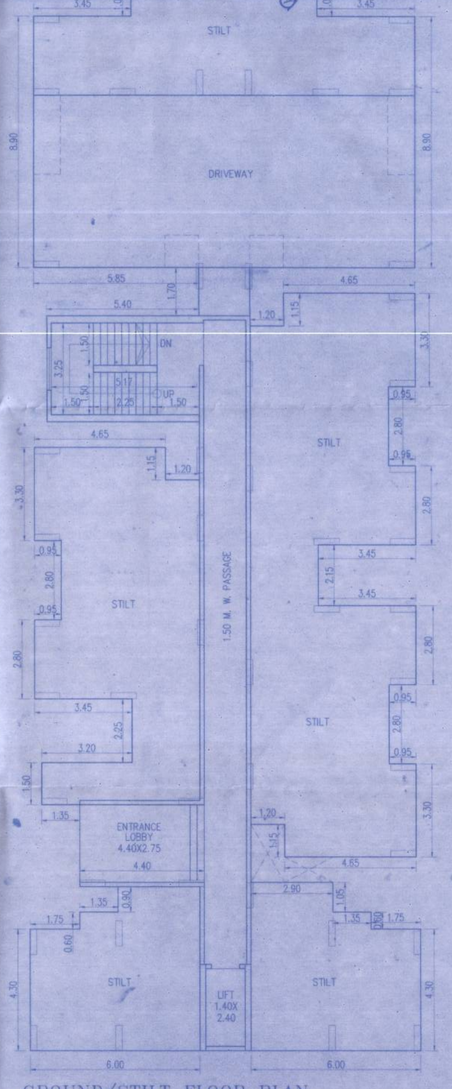
STILT AREA CALCULATION

GROUND FLOOR

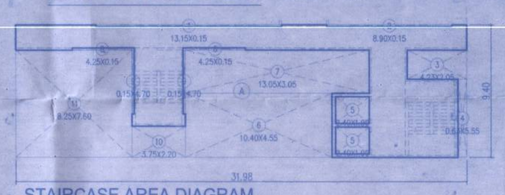
1	8.25	X	1.65	X	1NO	=	13.61	SQ.MT.
2	4.25	X	0.50	X	1NO	=	2.13	SQ.MT.
3	6.20	X	0.70	X	1NO	=	4.34	SQ.MT.
4	8.25	X	3.35	X	1NO	=	27.64	SQ.MT.
5	5.50	X	0.30	X	2NOS	=	3.30	SQ.MT.
6	1.35	X	0.50	X	1NO	=	0.68	SQ.MT.
7	3.60	X	0.70	X	1NO	=	2.52	SQ.MT.
8	5.35	X	3.35	X	1NO	=	17.92	SQ.MT.
9	6.60	X	1.00	X	1NO	=	6.60	SQ.MT.
10	13.50	X	2.80	X	1NO	=	37.80	SQ.MT.
11	3.18	X	1.65	X	1NO	=	5.25	SQ.MT.
12	1.05	X	1.80	X	1NO	=	1.89	SQ.MT.
13	4.65	X	11.15	X	3NOS	=	16.04	SQ.MT.
14	5.85	X	2.15	X	3NOS	=	37.73	SQ.MT.
15	4.90	X	2.80	X	3NOS	=	41.16	SQ.MT.
16	5.85	X	2.80	X	3NOS	=	49.14	SQ.MT.
17	2.40	X	2.15	X	1NO	=	5.16	SQ.MT.
18	2.90	X	1.05	X	1NO	=	3.05	SQ.MT.
19	4.25	X	4.90	X	2NOS	=	41.65	SQ.MT.
20	1.75	X	4.30	X	2NOS	=	15.05	SQ.MT.
21	2.90	X	0.90	X	1NO	=	2.61	SQ.MT.
22	1.35	X	1.50	X	1NO	=	2.03	SQ.MT.
23	4.25	X	1.35	X	1NO	=	5.74	SQ.MT.
24	2.40	X	2.25	X	1NO	=	5.40	SQ.MT.
			TOTAL STILT AREA			=	348.23	SQ.MT.



STILT AREA DIAGRAM
SCALE 1:200



GROUND/STILT FLOOR PLAN
SCALE : 1-100



STAIRCASE AREA DIAGRAM
1ST FLOOR SCALE 1:200

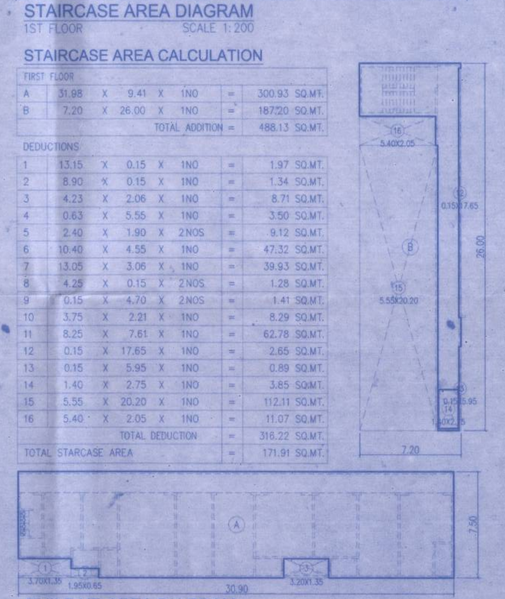
STAIRCASE AREA CALCULATION

FIRST FLOOR

A	31.98	X	9.41	X	1NO	=	300.93	SQ.MT.
B	7.20	X	26.00	X	1NO	=	187.20	SQ.MT.
			TOTAL ADDITION			=	488.13	SQ.MT.

DEDUCTIONS

1	13.15	X	0.15	X	1NO	=	1.97	SQ.MT.
2	8.90	X	0.15	X	1NO	=	1.34	SQ.MT.
3	4.23	X	2.06	X	1NO	=	8.71	SQ.MT.
4	0.63	X	5.55	X	1NO	=	3.50	SQ.MT.
5	2.40	X	1.90	X	2NOS	=	9.12	SQ.MT.
6	10.40	X	4.55	X	1NO	=	47.32	SQ.MT.
7	13.05	X	3.06	X	1NO	=	39.93	SQ.MT.
8	4.25	X	0.15	X	2NOS	=	1.28	SQ.MT.
9	0.15	X	4.70	X	2NOS	=	1.41	SQ.MT.
10	3.75	X	2.21	X	1NO	=	8.29	SQ.MT.
11	8.25	X	7.61	X	1NO	=	62.78	SQ.MT.
12	0.15	X	17.65	X	1NO	=	2.65	SQ.MT.
13	0.15	X	5.95	X	1NO	=	0.89	SQ.MT.
14	1.40	X	2.75	X	1NO	=	3.85	SQ.MT.
15	5.55	X	20.20	X	1NO	=	112.11	SQ.MT.
16	5.40	X	2.05	X	1NO	=	11.07	SQ.MT.
			TOTAL DEDUCTION			=	316.22	SQ.MT.
TOTAL STARCASE AREA						=	171.91	SQ.MT.



BUILT UP AREA DIAGRAM
FIRST FLOOR SCALE-1:200

ENCLOSED BAL. AREA CALCULATION

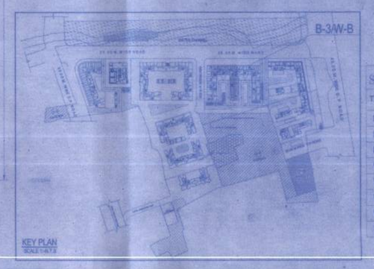
FIRST FLOOR BALCONY AREA STATEMENT								
B1	2.90	X	0.90	X	2NOS	=	5.22	SQ.MT.
B2	2.80	X	1.50	X	2NOS	=	8.40	SQ.MT.
B3	1.50	X	2.80	X	3NOS	=	12.60	SQ.MT.
B4	2.90	X	1.05	X	2NOS	=	6.09	SQ.MT.
B5	1.35	X	2.90	X	1NO	=	3.92	SQ.MT.
B6	2.30	X	1.25	X	1NO	=	2.88	SQ.MT.
B7	2.90	X	1.50	X	1NO	=	4.35	SQ.MT.
PROPOSED BALCONY AREA						=	43.46	SQ.MT.
PERMISSIBLE BALCONY AREA						=	41.59	SQ.MT.
EXCESS BALCONY AREA						=	1.87	SQ.MT.

LIGHT & VENTILATION AREA STATEMENT

ROOM	SIZE	CARPET AREA	1/6 REQ. VENT. AREA	WINDOW SIZE	PROPOSED AREA
LIVING	2.80X3.25/ 2.25X1.15	7.69	1.95	1.50X1.50	2.25
KITCHEN	2.25X2.50	5.63	0.94	1.20X1.20	1.44
BED	3.05X3.00/ 1.00X0.60	9.55	1.59	1.80X1.50	2.70
STUDY	3.30X2.50	8.25	1.38	1.80X1.50	2.70
TOILET	1.20X1.85	2.22	0.37	0.60X0.90	0.54
TOILET	1.20X1.85	2.22	0.37	0.60X0.90	0.54

TOTAL BUILT UP AREA & CONSTRUCTED AREA STATEMENT

FLOOR	NET B.U.A. COMM.	NET B.U.A. RES.	EX. BAL. AREA	TOTAL B.U. AREA	ENCLOSED BALCONY AREA	STAIRCASE/ LIFT PASSAGE	TOTAL CONST. AREA	REMARKS	POCKET TER. AREA	F.B AREA	F.B AREA	STILT AREA
GROUND	174.81	---	---	174.81	---	198.60	373.41	---	---	---	---	348.23
PODIUM	221.16	---	---	221.16	---	185.63	406.79	---	---	---	---	---
1ST	---	415.94	1.87	417.81	41.59	71.91	631.31	---	80.23	40.37	8.22	---
2ND FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
3RD FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
4TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
5TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
6TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
7TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
8TH FL.	---	385.17	2.03	387.20	38.52	189.39	615.11	137.18	---	53.37	8.45	---
9TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
10TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
11TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
12TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
13TH FL.	---	385.17	2.03	387.20	38.52	189.39	615.11	137.18	---	53.37	8.45	---
14TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
15TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
16TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
17TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
18TH FL.	---	385.17	2.03	387.20	38.52	189.39	615.11	137.18	---	53.37	8.45	---
19TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
20TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
21TH FL.	---	511.77	0.68	512.45	51.18	189.39	753.02	---	---	71.65	11.37	---
TOTAL	395.97	10271.54	19.52	10687.03	1027.21	4343.94	16058.18	441.54	80.23	1418.53	220.86	348.23



SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION
D	1.00X2.10	FLUSH DOOR
D1	0.75X2.10	PANELLED DOOR
D2	0.75X2.10	DOOR FOR BATH & WC
W	1.80X1.50	GLAZED ALU. SLIDING WINDOW
W1	1.50X1.50	GLAZED ALU. SLIDING WINDOW
W2	1.20X1.20	GLAZED ALU. SLIDING WINDOW
W3	1.00X1.50	GLAZED ALU. SLIDING WINDOW
V	0.60X0.90	VENTILATION FOR BATH & WC

PARKING STATEMENT AS PER UDCPR WING-B

SL. NO.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	1 CAR/ 1 TENAMENT / 1 SCOOTER REQUIRED (AS PER UDCPR CLAUSE NO.3.7.3.(V))	259 NOS	00 NOS	259 NOS
2	PARKING FOR COMMERCIAL AREA=395.97/100X3.96		7.92 NOS	23.76 NOS
3	GRAND TOTAL PARKING	259 NOS	7.92 NOS	282.76 NOS

TOTAL BUILT UP AREA (AS PER P-LINE) AREA STATEMENT

	FLOOR	BUILT-UP AREA AS PER P-LINE (COMMERCIAL) (SQMT.)		
		A		
	GROUND	46.35		
	TOTAL	46.35		
A	TOTAL COMM. BUILT-UP AREA AS PER P-LINE	=	46.35	SQ.MT.
B	FSI / BUILT UP AREA (A / 1.80)	=	25.75	SQ.MT.
C	80% ANCILLARY AREA	=	20.60	SQ.MT.

FLAT NO.	CARPET AREA WITH BAL.SQ.MT.	CARPET AREA WIDHOUT BAL.SQ.MT.
1	31.64 SQ.MT.	24.69 SQ.MT.
2	31.64 SQ.MT.	24.69 SQ.MT.
3	31.64 SQ.MT.	24.69 SQ.MT.
4	31.64 SQ.MT.	24.69 SQ.MT.
5	44.50 SQ.MT.	40.30 SQ.MT.
6	44.50 SQ.MT.	40.30 SQ.MT.
7	---	---
8	44.50 SQ.MT.	40.30 SQ.MT.
9	44.50 SQ.MT.	40.30 SQ.MT.
10	27.08 SQ.MT.	24.19 SQ.MT.
11	27.08 SQ.MT.	24.19 SQ.MT.
12	20.10 SQ.MT.	16.50 SQ.MT.
13	44.50 SQ.MT.	40.30 SQ.MT.

PROFORMA -II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING ON LAND BEARING S.NO.34, H.NO.B/1 TO B/7, VILLAGE – VIRAR, & S.NO.58, H.NO.B/1 TO B/7, S.NO.78, H.NO.B/1 TO B/16, VILLAGE– MORE, TALUKA– VASAI DIST– PALGHAR

NAME OF OWNER/APPLICANT: MR. SAGAR PRAVIN RAUT.

SIGNATURE OF OWNER

DATE :	DRN BY	SIGNATURE/ NAME AND ADDRESS OF LICENSED ENGINEER / ARCHITECT
	FARHAN /HIMANSHU	
SCALE	CHKD BY	
As Shown		
NORTH LINE	DRG. NO.	
	JOB NO.	

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