| BLDG NO | USE | B.U.A. | NOS. OF TENEMENT | NOS. OF PERSON | WATER REQ AS PER D.C. RULE | WATER REQUIRED | SEWAGE(80%) | SEPTIC TANK(NO OF PERSON X 0.224) REQUIRED($M^3$) | SEPTIC TANK(NO OF PERSON X 0.224) PROVIDED($M^3$) | SOAK PIT TANK(SEWAGE/1000) REQUIRED($M^3$) | SOAK PIT TANK(SEWAGE/1000) PROVIDED($M^3$) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A & B (WING) | RESI. | 7652.06 | 133 | 665 | 135 | 89775 | 71820 | 150.56 | 151.29(12.35X3.50X3.50)+0.30F.B | 72.14 | 72.28(5.90X3.50X3.50)+0.30F.B |
| | COMM. | 89.61 | 3 | 09 | 45 | 405 | 324 | | | | |
| TOTAL | | 7741.67 | 136 | 674 | — | 90180 | 72144 | TOTAL | 151.29 | TOTAL | 72.28 |

| TYPE | U.G. TANK REQUIRED($M^3$) | U.G. TANK PROVIDED($M^3$) | TYPE | O.H. TANK(WING-A) REQUIRED | O.H. TANK(WING-A) PROVIDED($M^3$) | O.H. TANK(WING-B) REQUIRED | O.H. TANK(WING-B) PROVIDED($M^3$) |
|---|---|---|---|---|---|---|---|
| DOMESTIC TANK | 45.09 | 48.33(3.70X3.50X3.50)+0.30F.B | DOMESTIC TANK | 15.03 | 17.23 (1.80X4.45X2.15)+0.30F.B | 15.03 | 17.26 (2.65X3.15X2.15)+0.30F.B |
| FLUSHING TANK | 22.54 | 22.96(1.85X3.50X3.50)+0.30F.B | FLUSHING TANK | 7.52 | 8.72 (1.60X2.70X2.15)+0.30F.B | 7.52 | 8.77 (1.60X2.55X2.15)+0.30F.B |
| FIRE TANK | 150.00 | 160.68(12.30X3.50X3.50)+0.30F.B | FIRE TANK | 25.00 | 25.30 (2.80X4.45X2.15)+0.30F.B | 25.00 | 25.05 (3.70X3.15X2.15)+0.30F.B |

## ENCROACHMENT AREA CALCULATION

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 | X | 2.36 | X | 1.59 | X 1 NO | = | 1.87 | SQ.MT. |
| 2 | 1/2 | X | 2.70 | X | 0.28 | X 1 NO | = | 0.38 | SQ.MT. |
| 3 | 1/2 | X | 5.43 | X | 1.93 | X 1 NO | = | 5.24 | SQ.MT. |
| 4 | 1/2 | X | 4.03 | X | 0.94 | X 1 NO | = | 1.89 | SQ.MT. |
| 5 | 1/2 | X | 2.83 | X | 0.29 | X 1 NO | = | 0.41 | SQ.MT. |
| 6 | 1/2 | X | 0.64 | X | 0.15 | X 1 NO | = | 0.05 | SQ.MT. |
| 7 | 1/2 | X | 2.00 | X | 0.52 | X 1 NO | = | 0.52 | SQ.MT. |
| 8 | 1/2 | X | 2.30 | X | 1.18 | X 1 NO | = | 1.36 | SQ.MT. |
| 9 | 1/2 | X | 3.71 | X | 0.60 | X 1 NO | = | 1.11 | SQ.MT. |
| 10 | 1/2 | X | 8.55 | X | 0.46 | X 1 NO | = | 1.38 | SQ.MT. |
| TOTAL | | | | | | | = | 14.19 | SQ.M |

## PARKING AREA STATEMENT AS PER U.D.C.P.R

| 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) & (SIX TWO WHEELER) (CARPET AREA - 82.35 SQ.M.) | 82.35 SQ.M. | 02 NOS. | 06 NOS. |
| 2. | RESIDENTIAL | CARPET AREA UP TO 30.00 SQ.MT. ( NIL) | 83 NOS. | NIL | 126 NOS. |
| 3. | | CARPET AREA BETWEEN 30.00 TO 40.00 SQ.MT. (1 FOR 2 TENEMENT) | 54 NOS. | 27 NOS. | 54 NOS. |
| 4. | | CARPET AREA BETWEEN 40.00 TO 80.00 SQ.MT. (1 FOR 2 TENEMENT) | 18 NOS. | 09 NOS. | 40 NOS. |
| 5. | | CARPET AREA ABOVE 80.00 TO 150 SQ.MT. (1 PER TENEMENT) | NIL | NIL | NIL |
| 6. | | CARPET AREA ABOVE 150.00 SQ.MT. (2 PER TENEMENT) | NIL | NIL | NIL |
| 7. | | 0% PARKING FOR VISITORS | NIL | 04 NOS. | NIL |
| 8. | | TOTAL | 133 | 41 NOS | 225 NOS. |
| 9. | | MULTIPLYING FACTOR (0.8) | | 41 X 0.8 | 225 X 0.8 |
| TOTAL REQUIRED PARKING | | | | 33 NOS. | 180 NOS |
| TOTAL ACTUAL PROVIDED PARKING | | | | 45 NOS. | 108 NOS. |
| TOTAL PROVIDED (AS PER 1:6 RATIO OF CAR SCOOTER) | | | | 33 NOS. | 180 NOS. |

## STAMP OF APPROVLS OF LAY-OUT

V.P. NO - 6030

SHEET NO-1/4

This amended plan duly approved herewith Supersedes all the earlier approved plans

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

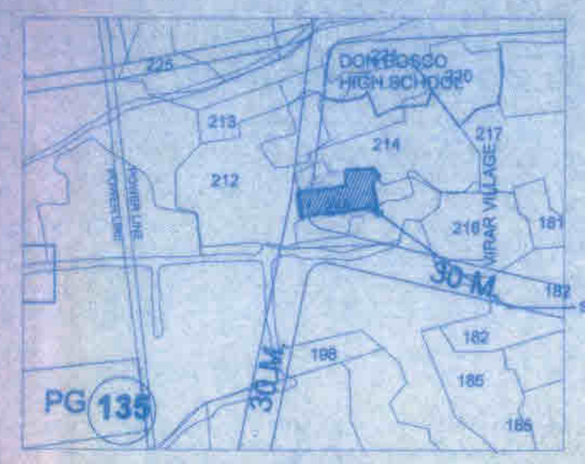
VASAI-VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/ VP/ 6030 / 161 / 2022-23 Dated 21/07/2022

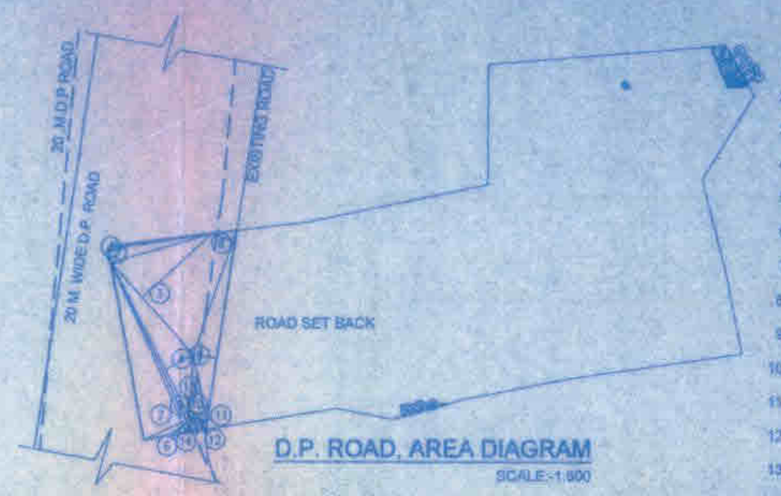
COMMISSIONER VASAI-VIRAR CITY MUNICIPAL CORPORATION Virar (East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director- VVCMC, Virar




LOCATION PLAN
SCALE 1:5000



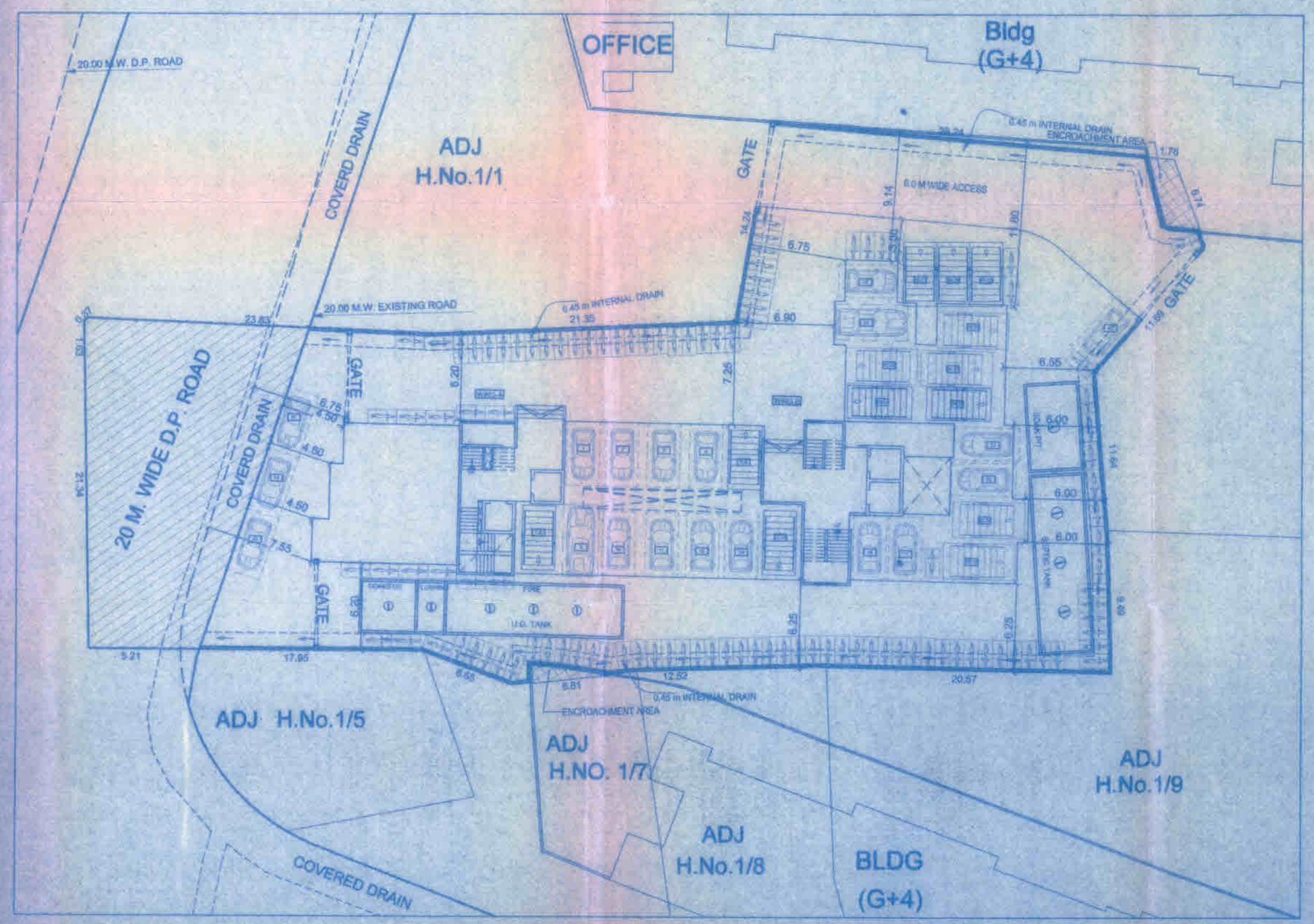

D.P. ROAD, AREA DIAGRAM
SCALE -1:600

## 20.00M W.D.P ROAD AREA AS PER SITE CALCULATION

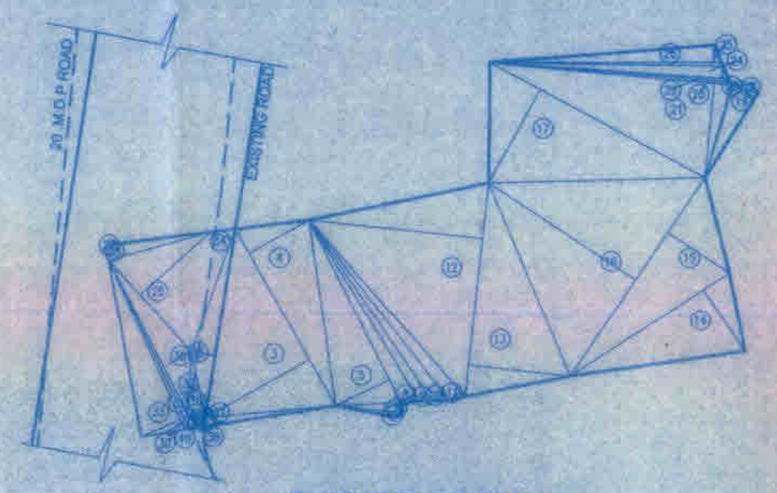
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 | X | 12.47 | X | 0.25 | X 1 NO | = | 1.56 | SQ.MT. |
| 2 | 1/2 | X | 12.47 | X | 1.63 | X 1 NO | = | 10.16 | SQ.MT. |
| 3 | 1/2 | X | 14.66 | X | 11.25 | X 1 NO | = | 82.46 | SQ.MT. |
| 4 | 1/2 | X | 20.66 | X | 3.78 | X 1 NO | = | 38.94 | SQ.MT. |
| 5 | 1/2 | X | 22.22 | X | 0.53 | X 1 NO | = | 5.89 | SQ.MT. |
| 6 | 1/2 | X | 22.22 | X | 0.55 | X 1 NO | = | 6.11 | SQ.MT. |
| 7 | 1/2 | X | 22.06 | X | 5.04 | X 1 NO | = | 55.59 | SQ.MT. |
| 8 | 1/2 | X | 15.55 | X | 2.62 | X 1 NO | = | 20.37 | SQ.MT. |
| 9 | 1/2 | X | 22.70 | X | 2.83 | X 1 NO | = | 32.11 | SQ.MT. |
| 10 | 1/2 | X | 7.93 | X | 1.94 | X 1 NO | = | 7.69 | SQ.MT. |
| 11 | 1/2 | X | 2.29 | X | 1.42 | X 1 NO | = | 1.63 | SQ.MT. |
| 12 | 1/2 | X | 2.29 | X | 0.79 | X 1 NO | = | 0.90 | SQ.MT. |
| 13 | 2/3 | X | 7.49 | X | 0.19 | X 1 NO | = | 0.95 | SQ.MT. |
| 14 | 2/3 | X | 1.63 | X | 0.03 | X 1 NO | = | 0.03 | SQ.MT. |
| 20.00 M W. D.P. ROAD AREA | | | | | | | = | 263.31 | SQ.MT. |

## CONSTRUCTION AREA STATEMENT AS PER UDCPR

| FLOOR | NET BUILT-UP COMM | NET BUILT-UP RESI. | TOTAL (A) | REFUGE AREA | STILT | LIFT WELL | METER ROOM | OLTA WITH STEPS | OPEN TO SKY | A.P | TOTAL FREE OF FSI (B) | GRAND-TOTAL (A+B) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROUND | 89.61 | 0.00 | 89.61 | 0.00 | 472.30 | 16.65 | 21.66 | 11.70 | 0.00 | 0.00 | 522.31 | 611.92 |
| FIRST | 0.00 | 648.75 | 648.75 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 22.44 | 54.37 | 93.46 | 642.21 |
| SECOND | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| THIRD | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| FOURTH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| FIFTH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| SIXTH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| SEVENTH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| EIGHTH | 0.00 | 511.19 | 511.19 | 52.75 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 53.58 | 122.98 | 634.17 |
| NINTH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| TENTH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| ELEVENTH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| TWELVETH | 0.00 | 563.94 | 563.94 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 60.80 | 77.45 | 641.39 |
| THIRTEENTH | 0.00 | 511.19 | 511.19 | 52.75 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 53.58 | 122.98 | 634.17 |
| FOURTEENTH | 0.00 | 441.53 | 441.53 | 0.00 | 0.00 | 16.65 | 0.00 | 0.00 | 0.00 | 44.89 | 81.64 | 523.07 |
| GRAND-TOTAL | 89.61 | 7652.06 | 7741.67 | 105.50 | 472.30 | 249.75 | 21.66 | 11.70 | 22.44 | 814.42 | 1697.77 | 9439.44 |




BLOCK PLAN
SCALE-1:200




PLOT AREA DIAGRAM
SCALE 1:500

## PLOT AREA CALCULATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 2/3 | X | 1.07 | X | 0.01 | X 1 NO. | = | 0.01 | SQ.MT. |
| 2 | 1/2 | X | 1.07 | X | 0.00 | X 1 NO | = | 0.00 | SQ.MT. |
| 3 | 1/2 | X | 24.08 | X | 14.04 | X 1 NO | = | 169.04 | SQ.MT. |
| 4 | 1/2 | X | 24.08 | X | 8.05 | X 1 NO | = | 96.92 | SQ.MT. |
| 5 | 1/2 | X | 34.20 | X | 5.94 | X 1 NO | = | 83.97 | SQ.MT. |
| 6 | 1/2 | X | 7.86 | X | 0.50 | X 1 NO | = | 1.97 | SQ.MT. |
| 7 | 1/2 | X | 7.86 | X | 1.24 | X 1 NO | = | 4.87 | SQ.MT. |
| 8 | 1/2 | X | 25.08 | X | 1.93 | X 1 NO | = | 24.18 | SQ.MT. |
| 9 | 1/2 | X | 25.87 | X | 1.27 | X 1 NO | = | 16.43 | SQ.MT. |
| 10 | 1/2 | X | 26.96 | X | 1.57 | X 1 NO | = | 21.16 | SQ.MT. |
| 11 | 1/2 | X | 27.73 | X | 1.75 | X 1 NO | = | 24.26 | SQ.MT. |
| 12 | 1/2 | X | 25.50 | X | 20.30 | X 1 NO | = | 258.53 | SQ.MT. |
| 13 | 1/2 | X | 25.50 | X | 11.96 | X 1 NO | = | 152.49 | SQ.MT. |
| 14 | 1/2 | X | 22.25 | X | 8.78 | X 1 NO | = | 97.46 | SQ.MT. |
| 15 | 1/2 | X | 28.32 | X | 8.63 | X 1 NO | = | 122.20 | SQ.MT. |
| 16 | 1/2 | X | 28.32 | X | 20.66 | X 1 NO | = | 292.83 | SQ.MT. |
| 17 | 1/2 | X | 28.61 | X | 12.57 | X 1 NO | = | 179.61 | SQ.MT. |
| 18 | 1/2 | X | 3.00 | X | 0.86 | X 1 NO | = | 1.29 | SQ.MT. |
| 19 | 1/2 | X | 11.60 | X | 2.92 | X 1 NO | = | 17.02 | SQ.MT. |
| 20 | 1/2 | X | 11.42 | X | 0.29 | X 1 NO | = | 1.66 | SQ.MT. |
| 21 | 1/2 | X | 28.29 | X | 11.23 | X 1 NO | = | 158.85 | SQ.MT. |
| 22 | 1/2 | X | 28.29 | X | 0.36 | X 1 NO | = | 5.09 | SQ.MT. |
| 23 | 1/2 | X | 28.08 | X | 0.31 | X 1 NO | = | 4.35 | SQ.MT. |
| 24 | 1/2 | X | 27.50 | X | 1.46 | X 1 NO | = | 20.39 | SQ.MT. |
| 25 | 1/2 | X | 27.21 | X | 0.42 | X 1 NO | = | 5.71 | SQ.MT. |
| 26 | 1/2 | X | 27.03 | X | 2.03 | X 1 NO | = | 27.44 | SQ.MT. |
| 27 | 1/2 | X | 12.47 | X | 0.25 | X 1 NO | = | 1.56 | SQ.MT. |
| 28 | 1/2 | X | 12.47 | X | 1.63 | X 1 NO | = | 10.16 | SQ.MT. |
| 29 | 1/2 | X | 14.66 | X | 11.25 | X 1 NO | = | 82.46 | SQ.MT. |
| 30 | 1/2 | X | 20.66 | X | 3.78 | X 1 NO | = | 38.94 | SQ.MT. |
| 31 | 1/2 | X | 22.22 | X | 0.53 | X 1 NO | = | 5.89 | SQ.MT. |
| 32 | 1/2 | X | 22.22 | X | 0.55 | X 1 NO | = | 6.11 | SQ.MT. |
| 33 | 1/2 | X | 22.06 | X | 5.04 | X 1 NO | = | 55.59 | SQ.MT. |
| 34 | 1/2 | X | 15.55 | X | 2.62 | X 1 NO | = | 20.37 | SQ.MT. |
| 35 | 1/2 | X | 22.70 | X | 2.83 | X 1 NO | = | 32.11 | SQ.MT. |
| 36 | 1/2 | X | 7.93 | X | 1.94 | X 1 NO | = | 7.69 | SQ.MT. |
| 37 | 1/2 | X | 2.29 | X | 1.42 | X 1 NO | = | 1.63 | SQ.MT. |
| 38 | 1/2 | X | 2.29 | X | 0.79 | X 1 NO | = | 0.90 | SQ.MT. |
| 39 | 2/3 | X | 7.49 | X | 0.19 | X 1 NO | = | 0.95 | SQ.MT. |
| 40 | 2/3 | X | 1.63 | X | 0.03 | X 1 NO | = | 0.03 | SQ.MT. |
| | | | | | | TOTAL | = | 2,051.39 | SQ.M. |

## Proforma – I

### AREA STATEMENT

| Sr.No. | Designation of Site | Area (SQ.M.) |
|---|---|---|
| 1 | Area of plot | |
| | (a) As per ownership document (7/12, CTS extract) | 2,050.00 |
| | (b) as per measurement sheet | 2065.78 |
| | (c) as per site | 2051.59 |
| 2 | Deductions for | |
| | (a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening | 263.31 |
| | (b) Any D.P. Reservation area | |
| | (Total a+b) | 263.31 |
| 3 | Balance area of plot (1-2) | 1,786.69 |
| 4 | Amenity Space (if applicable) | |
| | (a) Required - | NA |
| | (b) Proposed - | |
| 5 | NetPlot Area (3-4 (c)) | 1,786.69 |
| 6 | Recreational Open space (if applicable) | |
| | (a) Required - | NA |
| | (b) Proposed - | 0.00 |
| 7 | Internal Road area | NIL |
| 8 | Plotable area (if applicable) | NIL |
| 9 | Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) | 1,965.36 |
| 10 | Addition of FSI on payment of premium | |
| | (a)Maximum permissible premium FSI - based on road width / TOD Zone. | 1,025.00 |
| | (b) Proposed FSI on payment of premium. | 1,025.00 |
| 11 | In-situ FSI / TDR loading | |
| | (a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any | NIL |
| | (b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)]and /or(c)] | NIL |
| | (c)TDR area | 1,845.00 |
| | (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c)) | 1844.64 |
| 12 | Additional FSI area under Chapter No. 7 | NIL |
| 13 | Total entitlement of FSI in the proposal | |
| | (a) [9 + 10(b)+11(d)] or 12 whichever is applicable. | 4,835.00 |
| | (b) Ancillary area (Comm) - [89.61/1.8]=49.78*0.80 | 39.83 |
| | (c) Ancillary area (Resi) - [4835.00-49.78]=4785.58*0.60 | 2,871.13 |
| | (d) Total entitlement (a+b) | 7,745.96 |
| 14 | Total Built-up Area in proposal (excluding area at Sr.No.17 b) | |
| | (a) Approved Built-up Area. | 4,795.32 |
| | (b) Proposed Built-up Area | 2,946.35 |
| | (c) Total (a+b) | 7,741.67 |

DESCRIPTION OF PROPOSAL & PROPERTY

**PROPOSED RESIDENTIAL WITH SHOPLINE BUILDING NO S.NO. 215 H.NO.1/2,2 AT VILLAGE :VIRAR, TALUKA: VASAI, DIST. PALGHAR**

NAME OF APPLICANT

SHRI. DARPAN N. THAKUR

| | | |
|---|---|---|
| JOB NO. J/194-A/2021 | DRG NO. 194-A/RDP/LAYOUT WING-A & B | SIGNATURE OF APPLICANT |
| DATE 15/08/2022 | SCALE AS SHOWN | LICENSED ENGINEER |
| NORTH | DRAWN BY NIKITA VARTAK | CHECKED |


sanat mehta & associates
ARCHITECTS, ENGINEERS, PLANNERS, INTERIOR DESIGNERS
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SHIMPOLI ROAD,
NEXT TO GOKHALE SCHOOL,
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YASH DOSHI
CA/2018/102590
ARCHITECT