

VP- 6320	SHEET NO. - 1/6		
AMENDMENT - 01	LAYOUT PLAN		
STAMP OF APPROVAL			
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 OF LAW.	Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TRAF/ENG/14/10/2021, VPI. 63202, 545, 2021-2022. Dated: <u>14/10/2021</u> <i>691</i> COMMISSIONER VASA-VIRAR CITY MUNICIPAL CORPORATION Virar (East), Pin No. 401 305, Dist. Palghar. Certified that the above permission is issued by Commissioner VVCMC, Virar. <i>[Signature]</i> Deputy Director, VVCMC, Virar.		
			
Sr.No	Description	Approved Area in (Sq.m)	Proposed Area in (Sq.m)
1	Area of Plot (minimum area of a.b.c To be considered)	4970.00	4970.00
	(a) as per ownership documents(7/12, CTS Extract)	.....	.....
	(b) as per measurement sheet	.....	.....
	(c) as per site	4970.00	4970.00
2	Dedication For	.....	.....
	a) Any D.P. Reservation area	.....	.....
3	Balance Area of Plot (1-2)	4970.00	4970.00
	Amenity Space (if Applicable)	.....	.....
	(a) Required-	.....	.....
	(b) Adjustment of 2(b), if any-	.....	.....
	(c) Balance Proposed-	.....	.....
5	Net Plot Area (1-4) @	4970.00	4970.00
6	Recreation open space (if applicable)	497.00	497.00
	(a) Required-	.....	.....
	(b) Proposed-	506.33	506.33
7	Internal Road Area	.....	.....
8	Plantable Area (if applicable)	4970.00	4970.00
9	Built up Area with reference to basic F.S.I as per front road width (Sr. No. 5; basic F.S.I 1.10) (4921.50x1.10)	5467.00	5467.00
10	Addition of FSI, payment of Premium	2485.00	.....
11	In- Situ FSI/ TDR loading	.....	5715.50
12	Additional FSI area under Chapter No. 7.7.1 (0.50 + 0.65 = 1.15 )	.....	.....
13	(a) Total Entitlement (5467.00 + 5715.50 = 11182.50)	7952.00	11182.50
	(b) Approved BUA	7952.00	11182.50
	(c) Total Balance BUA	.....	.....
	d) Ancillary area FSI up to : 80% with payment of charges (37.17x0.09% = 29.74)	0.00	29.74
	e) Ancillary area FSI up to : 60% with payment of charges. (11145.33x60% = 6687.20)	4771.20	6687.20
	f) Total Entitlement (11182.50 + 29.74 + 6687.20)	12723.20	17899.44
14	Earlier BUA	12335.06	12335.06
15	Now Proposed	0.00	5560.42
16	Total Proposed Area (14+15)	12335.06	17895.48
CERTIFICATE OF AREA Certified the plot under reference was surveyed by me on 05 / 04 / 2021 and dimensions of sides etc. of the plot stated on plan are as measured on site and the area worked out tallies with the area stated in the 7/12 EXTRACT and as certified by T.I.L.R. Department side sheet. Signature of Architect			
DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED RESIDENTIAL ON- LAND BEARING S. No. 226 H. NO. 7/2, AT VILLAGE - RAIWALI, TAL - VASAL DIST - PALGHAR. NAME AND SIGN OF APPLICANT Shri. Dharmesh A. Gandhi M/s. Sai Realtors through its Partner			
NAME AND SIGN OF ARCHITECT <i>[Signature]</i> SHAPE CONSULTANTS ARCHITECT, ENGINEERS, VALUERS AND PROJECT CONSULTANTS			
			
DATE: 04 / 10 / 2021 SCALE: AS SHOWN JOB NO.: CHECKED BY: DRAWN BY:	ADDRESS: 11 & 12, AAKANSHA COMMERCIAL COMPLEX, FIRST FLOOR, ACHOLE ROAD, NALLASOPARA (D), Email - shapeconsultants@gmail.com		