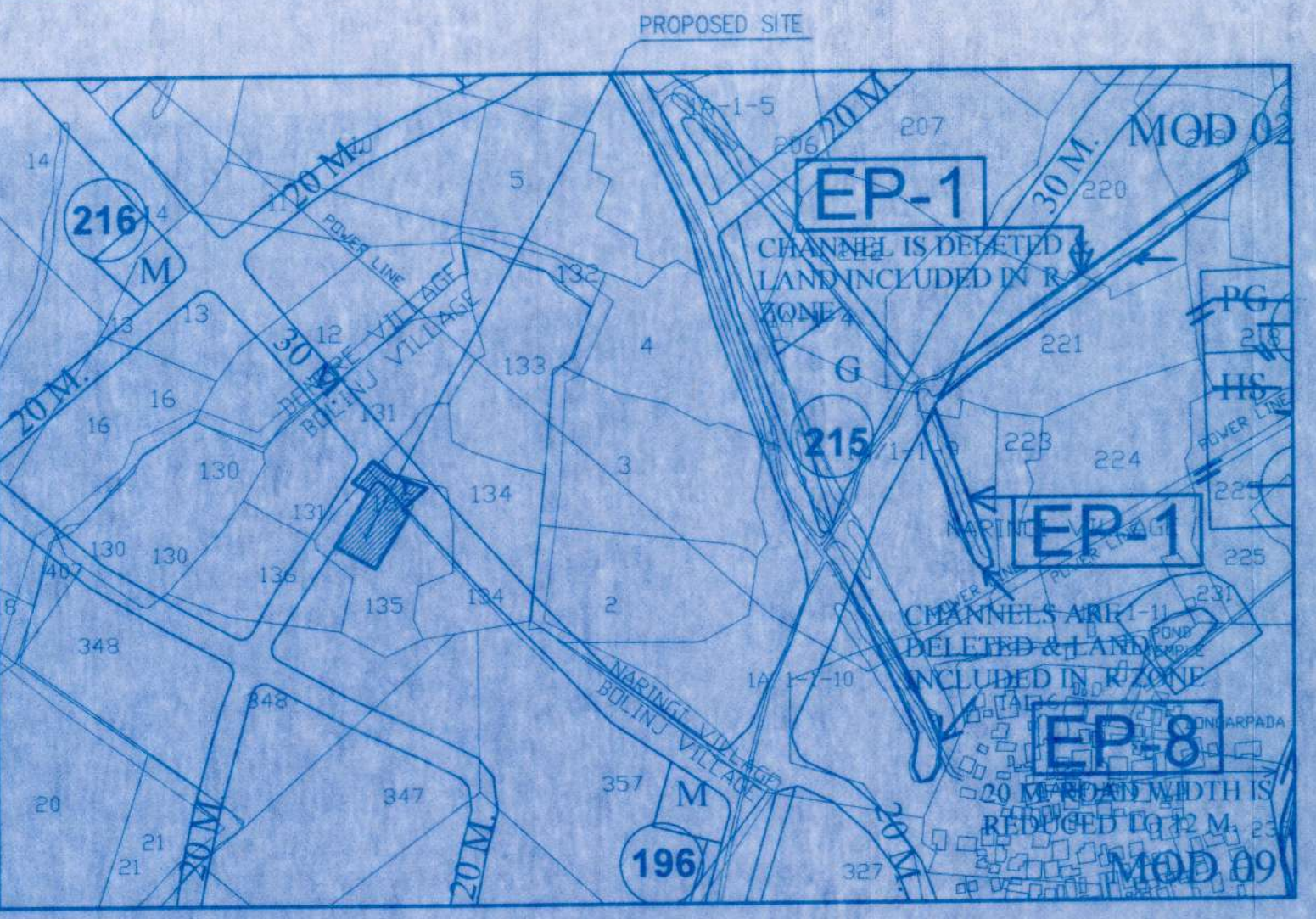




HOLDING AREA DIAGRAM (SCALE 1:1000)

HOLDING AREA STATEMENT

S.NO.	AREA AS PER 7/12 SQMT
135/2/1	553.00
135/2/2	254.00
135/2/3	1893.00
TOTAL	2700.00

'P-LINE' AREA STATEMENT

FLOOR	COMM. AREA	RES. AREA	SOCIETY OFFICE	DRIVER ROOM	SERVANT TOI	TOTAL P-LINE AREA	MT. ROOM AREA	STAIR CASE AREA	REFUGE AREA	TOTAL CONSTR. AREA	POCKET TERRACE AREA
GR. FLOOR	371.28 SQMT	43.46 SQMT	21.47 SQMT	16.31 SQMT	2.33 SQMT	454.85 SQMT	51.37 SQMT	266.38 SQMT	---	772.60 SQMT	---
1ST FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	150.98 SQMT
2ND FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
3RD FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
4TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
5TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
6TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
7TH FLOOR	---	583.75 SQMT	---	---	---	583.75 SQMT	---	---	39.54 SQMT	623.29 SQMT	---
8TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
9TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
10TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
11TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
12TH FLOOR	---	583.75 SQMT	---	---	---	583.75 SQMT	---	---	39.54 SQMT	623.29 SQMT	---
13TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
14TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
15TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
16TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
17TH FLOOR	---	583.75 SQMT	---	---	---	583.75 SQMT	---	---	39.54 SQMT	623.29 SQMT	---
18TH FLOOR	---	623.29 SQMT	---	---	---	623.29 SQMT	---	---	---	623.29 SQMT	---
TOTAL	371.28 SQMT	11144.06 SQMT	21.47 SQMT	16.31 SQMT	2.33 SQMT	11555.45 SQMT	51.37 SQMT	266.38 SQMT	118.62 SQMT	11991.82 SQMT	150.98 SQMT

PARKING AREA STATEMENT (AS PER UDPR CLAUSE NO.7.7.1(V)) (EWS PARKING)

TENEMENT AREA	TENEMENT NOS.	CAR PARKING NORMS	TWO WHEELER PARKING NORMS
SHOP CARPET AREA	346.16 SQ.MT.	---	EVERY 100 SQ.MT. 6 PARK = 346.16/100 = 3.46
TENEMENT BETWEEN 30.00 TO 50.00 SQ.MT.	87 NOS	---	EVERY 1 TENEMENT 1 SCOOTER REQUIRED 87X1 = 87 NOS
TENEMENT BETWEEN 50.00 TO 100.00 SQ.MT.	109 NOS	---	EVERY 1 TENEMENT 1 SCOOTER REQUIRED 109X1 = 109 NOS
ADD VISITORS	---	---	5% OF 196 = 9.80
TOTAL	196 NOS	---	222.42 NOS

1 CAR = 6 TWO WHEELER, 26 EXTRA CAR PROVIDED = 26 X 6 = 156
=76(PROVIDED)+156(CONVERTED)=232 TWO WHEELERS

EWS TENEMENT AREA STATEMENT

BLDG.	FLAT BELOW 30.00 SQMT.	FLAT BETWEEN 30.00 TO 50.00	TOTAL
RES. BLDG.	87	109	196
	87(44.38%)	109(55.62%)	196

I.D.R. AREA CALCULATION

a) R.R. VALUE OF GENERATING PLOT (2018-19)
S.No.325, H.No. 13 VIRAR DRC. No.119 = RS.14500/ PER SQMT.

b) R.R. VALUE OF RECEIVING PLOT (2018-19)
S.No.135/2/1, S.No.135/2/2 & S.No.135/2/3 (BOUND) = RS.13500/ PER SQMT.

T.D.R. GENERATED
14.00/13500 X 1.074 X 2205.00 SQMT. = 2368.17 SQMT.

ADD. TDR FROM DRC NO.119, S.No.325, H.No.13 (14500/13500 X 2020) = 2169.63
TDR PURCHASE = 2205.00
TDR PROPOSED = 2020.00
TDR BALANCE = 185.00

SHOP TENEMENT AREA STATEMENT

FLOOR NOS.	SHOP NOS.
GR FLOOR	13

FLAT TENEMENT AREA STATEMENT

	1BHK NOS.	2BHK NOS.	3BHK NOS.	TOTAL FLATS
TOTAL	124	54	18	196

PROFORMA-I

A.	AREA STATEMENT	SQ.MTS.
1.	AREA OF PLOT (MINIMUM AREA OF a, b, c, TO BE CONSIDERED)	2700.00
(a)	AS PER OWNERSHIP DOCUMENT (7/12)	2700.00
(b)	AS PER MEASUREMENT SHEET	2700.00
(c)	AS PER SITE	---
2.	DEDUCTIONS FOR	---
(a)	AREA UNDER (20.00 & 30.00 M.W.D.P. ROAD)	807.00
(b)	ANY D.P. RESERVATION AREA	---
TOTAL (6a-b)	---	807.00
3.	BALANCE AREA OF THE PLOT (1 - 2)	1893.00
4.	AMENITY SPACE (IF APPLICABLE)	---
(a)	REQUIRED	---
(b)	ADJUSTMENT OF 2(B) IF ANY	---
(c)	PROPOSED	---
5.	NET PLOT AREA (3-4)	1893.00
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
(a)	REQUIRED	---
(b)	PROPOSED	---
7.	INTERNAL ROAD AREA	---
8.	PLOTABLE AREA (IF APPLICABLE)	---
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (1893.00 X 1.10) = 2082.30	2082.30
10.	ADDITION OF FSI ON PAYMENT OF PREMIUM	---
(a)	MAXIMUM PERMISSIBLE PREMIUM AREA FSI. (2700.00 X 0.50) = 1350.00	---
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM.	---
11.	IN-SITU FSI/TDR LOADING	---
(a)	MAXIMUM PERMISSIBLE (2700.00 X 1.40) = 3780.00	---
(b)	ADD. AREA UNDER DP ROADS (807.00 X 2) = 1614.00	---
(c)	TOTAL IN-SITU DR LOADING IN THIS PROPOSEL (9+10a+11a) = 7212.30	7212.30
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7 PREMIUM (2700.00 X 0.50=1350.00)+ DR/ TDR (2700.00 X 1.40 =3780.00) = 5130.00- DR OF 20 MT & 30 MT DP ROAD (1614.00)=3516.00	3516.00
13.	MAXIMUM ENTITLEMENT OF FSI IN THE PROPOSAL (9+10a+11a) = 7212.30	7212.30
(a)	PERMISSIBLE B.U.A (9+11a+12) = 7212.30	---
(b)	ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES. (9+13a)	---
(c)	TOTAL ENTITLEMENT (9+13a)	---
14.	MAXIMUM UTILIZATION LIMIT OF FSI (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(13)	---
15.	TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO.17 B)	---
(i)	BUILT-UP AREA APPROVED EARLIER	---
(ii)	BALANCE PERMISSIBLE BUILT-UP AREA	---
(iii)	ADD. ANCILLARY (a) COMM. AREA = 7212.30	---
(b)	RES. AREA = 7000.03 X 60% = 4203.63	---
(c)	TOTAL ANCILLARY AREA (a)+(b) = 4368.64	4368.64
16.	TOTAL PERMISSIBLE NEW BUILTUP AREA INCLUDING ANCILLARY (13a) + (15c)	11590.94
17.	PROPOSED BUILT-UP AREA INCLUDING ANCILLARY	11555.45
(A)	PROPOSED COMMERCIAL AREA	371.28
(B)	COMMERCIAL (i) BUILT-UP AREA (371.28/1.80)	206.27
(i)	ANCILLARY AREA	165.01
(B)	PROPOSED RESIDENTIAL AREA	11184.17
(i)	BUILT-UP AREA (11184.17/1.60)	6990.11
(ii)	ANCILLARY AREA	4194.06

PROFORMA II

CONTENTS OF SHEET

BLOCK PLAN, LOCATION PLAN, PLOT AREA DIAGRAM & PLOT AREA CALCULATION, HOLDING AREA DIAGRAM, HOLDING AREA STATEMENT, BUILT UP & CONSTRUCTION AREA STATEMENT PARKING STATEMENT, ETC.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01.09.2014. AND THE DIMENSIONS OF THE SITE ETC OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

Signature of Registered Engineer
Structural Engineer/Supervisor

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-II IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST BE (QWL) OR EQUIVALENT.

Signature of Registered Engineer

STAMP OF DATE OF RECEIPT OF PLANS

The above mentioned plans 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 mentioned in Subject to this Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/12024/25. Dated 12/07/2024

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 207, Dist. Palghar.

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

Deputy Director
VVCMC, Virar.

REVISIONS	DESCRIPTION	DATE	SIGNATURE
DESCRIPTION OF PROPOSAL & PROPERTY			
PROPOSED RESIDENTIAL WITH SHOP LINE BUILDING ON LAND BEARING S.NO.135/2/1, S.NO.135/2/2 & S.NO.135/2/3 AT VILLAGE-BOUNJ, TAL-VASAI, DIST-PALGHAR.			
NAME OF OWNER/APPLICANT		SIGNATURE OF APPLICANT	
MR. AJIV PATIL		Ajiv	
JOB NO. VP.No.6576	DATE 16/02/2024	SANJAY S. NARANG REGISTERED ENGINEER (Regn.No.VVCMC/ENGR01)	
DRAWING NO. S1 OF S3	SCALE AS SHOWN		
NORTH LINE	DRAWN BY AMIT M. PATIL		
CHECKED BY		EN-CO Architectural & Structural Works Project Consultants G 78 'D' WING, BETH PALACE, AMBADI ROAD, VASAI ROAD (WEST), 401 202 PHONE: 0220-336318, 333404 Email: enco@enconline.com	

