SHEET NO:-1/6	VP.NO.6442	LAYOUT PLAN

STAMP OF DATE OF RECEIPT OF PLANS

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

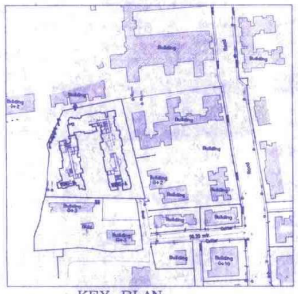
Town Planning

Approved as amended in.....
Subject to the Conditions mentioned in this office Letter No. VVCMC/TP/CC/ VP/2022 / 455 / 2022-23
Date :- 25/02/2023

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.



KEY PLAN
[SCALE-N.T.S.]

LOCATION PLAN
[SCALE-1:5000]

CONSTRUCTION AREA STATEMENT [WING-A]

FLOOR	RESIDENTIAL AREA (SQ.MT.)	COMMERCIAL AREA (SQ.MT.)	TOTAL P.LINE AREA (SQ.MT.)	RECREATIONAL AREA (SQ.MT.)	REFUGE AREA (SQ.MT.)	CONSTRUCTION AREA (SQ.MT.)	STILT AREA (SQ.MT.)	A.F. AREA (SQ.MT.)
	A	B	C=A+B	D	E	F=C+D+E	G	H
GROUND	---	---	---	---	---	---	891.75	---
1ST	894.53	---	894.53	---	---	894.53	---	115.27
2ND	894.53	---	894.53	---	---	894.53	---	115.27
3RD	894.53	---	894.53	---	---	894.53	---	115.27
4TH	894.53	---	894.53	---	---	894.53	---	115.27
5TH	894.53	---	894.53	---	---	894.53	---	115.27
6TH	894.53	---	894.53	---	---	894.53	---	115.27
7TH	894.53	---	894.53	---	---	894.53	---	115.27
8TH	854.39	---	854.39	---	48.28	902.67	---	106.72
9TH	894.53	---	894.53	---	---	894.53	---	115.27
10TH	894.53	---	894.53	---	---	894.53	---	115.27
11TH	894.53	---	894.53	---	---	894.53	---	115.27
12TH	894.53	---	894.53	---	---	894.53	---	115.27
TOTAL	10694.22	---	10694.22	---	48.28	10742.50	891.75	1376.69

CONSTRUCTION AREA STATEMENT [WING-B]

FLOOR	RESIDENTIAL AREA (SQ.MT.)	COMMERCIAL AREA (SQ.MT.)	TOTAL P.LINE AREA (SQ.MT.)	RECREATIONAL AREA (SQ.MT.)	REFUGE AREA (SQ.MT.)	CONSTRUCTION AREA (SQ.MT.)	STILT AREA (SQ.MT.)	A.F. AREA (SQ.MT.)
	A	B	C=A+B	D	E	F=C+D+E	G	H
GROUND	43.29	---	43.29	---	---	43.29	417.40	---
1ST	462.65	---	462.65	---	---	462.65	---	49.56
2ND	462.65	---	462.65	---	---	462.65	---	49.56
3RD	462.65	---	462.65	---	---	462.65	---	49.56
4TH	462.65	---	462.65	---	---	462.65	---	49.56
5TH	462.65	---	462.65	---	---	462.65	---	49.56
6TH	462.65	---	462.65	---	---	462.65	---	49.56
7TH	462.65	---	462.65	---	---	462.65	---	49.56
8TH	425.00	---	425.00	---	37.65	462.65	---	45.43
9TH	462.65	---	462.65	---	---	462.65	---	49.56
10TH	462.65	---	462.65	---	---	462.65	---	49.56
11TH	462.65	---	462.65	---	---	462.65	---	49.56
12TH	162.28	---	162.28	---	---	162.28	---	13.13
TOTAL	5257.07	---	5257.07	---	37.65	5294.72	417.40	554.18
GRAND TOTAL	15951.29	---	15951.29	---	85.93	16037.22	1309.15	1930.85

PARKING AREA STATEMENT [AS PER UDCPR 2020]

BLDG.NO.	WING	NO OF FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEELERS PARKING REQUIRED	TWO WHEELERS PARKING PROVIDED
1	A	191	20.00	20	81.00	81
	B	89	07.00	7	50.00	50
TOTAL		280	27.00	27	131.00	131

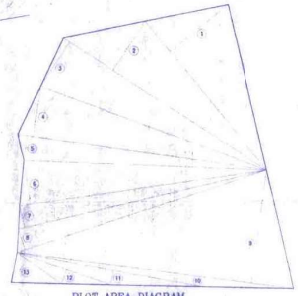
TENEMENT AREA STATEMENT

FLOOR NOS.	SOCIETY OFFICE NOS.	DRIVER ROOM NOS.	1BHK NOS.	2BHK NOS.	3BHK NOS.	4BHK NOS.	TOTAL
	A	B	C	D	E	F	G=C+D+E+F
WING-A	---	---	-	95	84	12	191
WING-B	01	01	-	53	05	01	89
GRAND TOTAL	01	01	-	148	149	13	280

TENEMENT AREA STATEMENT

BLDG.NO.	WING	FLAT	REQUIRED FLAT 40% FLAT 30.00 SQ.MT	REQUIRED FLAT 60% FLAT 30 TO 50 SQ.MT	PROVIDED FLAT 40% FLAT 30.00 SQ.MT	PROVIDED FLAT 60% FLAT BELOW 30 TO 50 SQ.MT
1	A	191 NOS	76.40	14.40	95	96
	B	89 NOS	35.60	53.40	23	66
TOTAL FLAT		280 NOS	112.00	168.00	118	162

LAYOUT PLAN
[SCALE 1:200]



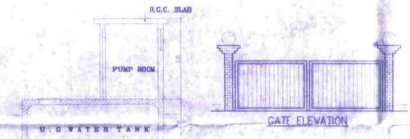
PLOT AREA DIAGRAM
[SCALE-1:500]

PLOT AREA CAICULATION

1	1/2 X 48.79	X 18.90	X 180	=	461.07	SQ.MT.
2	1/2 X 61.38	X 14.88	X 180	=	461.09	SQ.MT.
3	1/2 X 61.58	X 13.45	X 180	=	413.99	SQ.MT.
4	1/2 X 63.71	X 13.00	X 180	=	414.25	SQ.MT.
5	1/2 X 63.72	X 6.45	X 180	=	205.43	SQ.MT.
6	1/2 X 63.3	X 11.30	X 180	=	357.70	SQ.MT.
7	1/2 X 64.74	X 5.70	X 180	=	184.51	SQ.MT.
8	1/2 X 66.68	X 5.53	X 180	=	184.40	SQ.MT.
9	1/2 X 70.69	X 29.09	X 180	=	1030.37	SQ.MT.
10	1/2 X 70.54	X 2.54	X 180	=	89.97	SQ.MT.
11	1/2 X 47.82	X 3.78	X 180	=	65.56	SQ.MT.
12	1/2 X 25.32	X 3.87	X 180	=	48.82	SQ.MT.
13	1/2 X 13.76	X 7.10	X 180	=	48.84	SQ.MT.
TOTAL PLOT AREA				=	3990.00	SQ.MT. X
TOTAL 7/12 AREA				=	3990.00	SQ.MT.

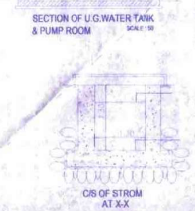
SECTION OF SEPTIC TANK
SCALE 1:50

SEPTIC TANK PLAN
SCALE 1:50



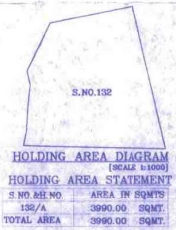
GATE ELEVATION

SECTION OF U.G.WATER TANK & PUMP ROOM
SCALE 1:50



C/S OF STROM AT X-X

SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE 1:50



HOLDING AREA DIAGRAM
[SCALE 1:1000]

HOLDING AREA STATEMENT

S.NO. &H.NO	AREA IN SQMTS
132/A	3990.00 SQMT.
TOTAL AREA	3990.00 SQMT.

Sr No.	PROFORMA-I	Total (Sq.mt)
1	Area Of Plot *(Minimum Area Of a, b, c To Be Considered)*	3990.00
	(a) As Per Ownership Document (7/12, Or Extract)	3990.00
	(b) As Per Measurement Sheet	3990.00
	(c) As Per Site	3990.00
2	Deduction For	
	(a) Existing Road	0.00
	(b) 20.00M; Wide D.P. Road Area	0.00
	Total Deduction (a To b)	0.00
3	**Balance Area Of Plot (1 - 2)**	**3990.00**
4	Amenity Space (If Applicable)	
	(a) Required -	0.00
	(b) Adjustment Of 20(a), If Any -	
	(c) Balance Proposed -	
5	**Net Plot Area (3-4) (c)**	**3990.00**
6	Recreational Open Space (If Applicable)	
	(a) Required - (10%R.G.area)	0.00
	(b) Proposed -	
7	Internal Road Area	-
8	Plinable Area (If Applicable)	-
9	**Builtup Area With Reference To Basic F.S.I. As Per front Road Width (Sr.No.5X1.10=4389.00)**	4389.00
10	Addition Of F.S.I On Payment of Premium	
	(a) Maximum Permissible Premium F.S.I - Based On Road Width / TOD Zone. (Sr.No.1 X 0.50)	3.00
	(b) Proposed F.S.I. On Payment Of Premium	3.00
11	In Situ F.S.I. / TDR Loading	
	(a) Permissible TDR Area (Sr.No.1 X 0.90)	3.00
	(b) Proposed TDR Area From DRC No.	**3.00**
	(c) Total In-situ DR / TDR Loading Proposed (11(a)+11(b)	3.00
12	**Additional F.S.I. Area Under Chapter No.7 (Clause 7.6.1)**	**3.00**
	(a) Approved BUA of Existing authorized building	**3395.47**
	(b) Incentive BUA= 30% of Approved BUA of Existing Authorized building	1:68.54
	(c) Incentive BUA = 15 Sq.Mt. Area For Per Tenement (15 sq.mt. X 96 tenements)	1440.00
	(d) Whichever Is More Area Given In (12b OR 12c)	**1440.00**
	(e) Total Additional FSI (12a + 12d)	**5835.47**
	(f) Total F.S.I. and Additional FSI under Clause 7.7.1.(i) = (0.50+0.90 = 1.40)	**5586.00**
	(g) Proposed BUA by Premium FSI	**4639.53**
		0.00
13	**Total Entitlement Of F.S.I In The Proposal**	
	(a) [9 +12f]	**9975.00**
	(b) Earlier Approved Constructed Area	0.00
	(c) Balance Potential base F.S.I. Of The Plot (a - b)	9975.00
	(d) Permissible Ancillary Area F.S.I Upto 40% For Commercial	0.00
	(e) Permissible Ancillary Area F.S.I Upto 60% For Residential (9975.00 X 60%)	5985.00
	(f) Total Permissible Ancillary Area With Payment Of Charges. (d+e)	**5985.00**
	(g) Proposed Ancillary Area With Payment Of Charges.	5985.00
	(h) Additional Potential Proposal (c+f)	15960.00
	(i) Total Entitlement (c+f)	**15960.00**
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 1.6 Or 1.8)	-
15	**Total Built-up Area In Proposal (Excluding Area A) Sr.No.1 b)**	**15960.00**
	(a) Earlier Approved Built-up Area.	0.00
	(b) Proposed Built-up Area (As Per 'P-Line')	**15951.29**
	(c) Total (a+b)	15951.29
16	F.S.I. Consumed (15/13) (Should Not Be More Than Serial No. 14 Above)	

PROFORMA -II

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING S.NO.-132/A
VILLAGE.-NILEMORE, TAL.- VASAI, DIST.- PALGHAR.

NAME OF OWNER/APPLICANT
M/S.MUKUNDAN INFRA THROUGH PARTNER
MR. KUNAL R. MUKUND

SIGNATURE
For MUKUNDAN INFRA
PARTNER

DATE	SIGN BY	SIGNATURE/ NAME AND ADDRESS OF LICENSED SURVEYOR / ARCHITECT
--	AFTAL SHAIKH	
SCALE	CHKD BY	
As Shown	-	
NORTH LINE	DRG. NO	
	-	
	JOB NO	

Megha URBANSCAPES