# SANITATION STATEMENT

| BLDG NO. | NO OF TENEMENT | NO OF PERSONS | LIT | WATER REQUIRED | SEWAGE DISCHARGE(80%) | SEPTIC TANK CAPACITY (LT) | U.G. TANK CAPACITY (LT) | OVER HEAD TANK CAPACITY (LT) |
|---|---|---|---|---|---|---|---|---|
| COMM. | 117 SHOP | 3468.31/- | 45 | 347 X45 =15615.0 ltr. | 75132.00 ltrs. | REQUIRED 61050.00 (10.00X3.00X2.10) = 63.00m3 | 75%REQD. 70436.25 (10.00X5.25X2.50) = 75.00 m3 | 50%REQD. 46957.50 (3.50X3.15X1.50)m3 = 49.61 m3 |
| RESI. | 116 FLAT | 580 | 135 | 580X135 = 78300.0 ltr. | | | | |
| | | | | = 93915.00 ltrs. | | | | |

## SCHEDULE OF DOORS & WINDOWS

| TYPE | SIZE | DESCRIPTION |
|---|---|---|
| D | 1.0 X 2.10 | FLUSH DOOR |
| D1 | 0.75 X 2.10 | PANELLED DOOR |
| D2 | 0.75 X 2.10 | GLASS PANELLED D. B. |
| W | 1.50 X 1.50 | GLAZED ALU. SLIDING WINDOW |
| W1 | 1.50 X 1.20 | GLAZED ALU. SLIDING WINDOW |
| W2 | 1.20 X 1.20 | GLAZED ALU. SLIDING WINDOW |
| V | 0.60 X 0.90 | VENTILATOR FOR BATH & K. |




## COMM. SANITATION STATEMENT

CESS PIT LENG. = 10.00MT. PERIMETER = 2.00MT. DEPTH = 2.10MT. (INCLUDING 0.60 FREE BOARD)
CESS PIT VOLUME = 10.00 X 2.00 X 2.10 = 42.00 CUBIC MTRS.
SOAKED WATER STORAGE = 29 NOS. 2B NOS. 1 BHK = 29 X 1.5 = 43.50 M3 (1 BHK = 1.5 M3)

| SOAKED WATER STORAGE | | | REQ. AS PER |
|---|---|---|---|
| NO. | 1 | 2 | 29 NOS. (1 TANKER) |
| CAPA. | 1.5 | 3 | 29 X 1.5 = 43.50 M3 |
| REQD. | 1.5 | 3 | 29 X 1.5 = 43.50 M3 |

## PARKING STATEMENT AS PER UDCPR

| SL. NO. | DESCRIPTION | NOS. OF CAR PARKING TENEMENT | REQUIRED | PROVIDE | SCOOTER REQUIRED | SCOOTER PROVIDE |
|---|---|---|---|---|---|---|
| 1 | CARPET AREA BELOW 30 SQM (EVERY 2 TENAMENT 0 CAR & 1 SCOOTER) | 33 NOS | 00 NOS | | 66 NOS | |
| 2 | CARPET AREA 30 TO 40 SQM (EVERY 2 TENAMENT 1 CAR & 2 SCOOTER) | 22 NOS | 11 NOS | | 22 NOS | |
| 3 | CARPET AREA 40 TO 80 SQM (EVERY 2 TENAMENT 1 CAR & 2 SCOOTER) | 81 NOS | 203 NOS | | 152.5 NOS | |
| 4 | COMMERCIAL SHOPS (MARKET AND SHOPS OF 10 SQM. & 20 SQM.) (2 CAR & 6 SCOOTER) [AREA=3468.31] | 00 NOS | 69 NOS | 89 NOS | 208NOS | 278 NOS |
| 5 | VISITORS CAR PARKING 5% EXTRAS | 00 NOS | 06 NOS | | 23 NOS | |
| 6 | TOTAL PARKING WITH VISITOR | 116 NOS | 1163 NOS | | 471.5 NOS | |
| 7 | TOTAL | 134 NOS | 191 NOS | | 472 NOS | |
| 8 | PARKING FACTOR PERMISSIBLE 80 % | | 89 NOS | | 378 NOS | |

## TOTAL FLATS STATEMENT

| FLOOR | 1BHK | 2BHK | 3 & 4BHK | TOTAL |
|---|---|---|---|---|
| GROUND | 49 | --- | --- | --- |
| FIRST | 34 | --- | --- | --- |
| SECOND | 34 | --- | --- | --- |
| THIRD | --- | --- | 04 | 02 |
| FOURTH | --- | --- | 04 | 07 |
| 5TH | --- | --- | 04 | 07 |
| 6TH | --- | --- | 04 | 07 |
| 7TH | --- | --- | 04 | 07 |
| 8TH | --- | --- | 02 | 06 |
| 9TH | --- | --- | 02 | 09 |
| 10TH | --- | --- | 02 | 09 |
| 11TH | --- | --- | 02 | 09 |
| 12TH | --- | --- | 02 | 09 |
| 13TH | --- | --- | 02 | 09 |
| TOTAL | 117 | --- | 33 | 83 |
| RATIO | 41% | | 29% | 29% |

## TOTAL BUILT UP AREA STATEMENT

| FLOOR | FLIME BUILT UP AREA COMM. | FLIME BUILT UP AREA RESI. | TOTAL BUA | REFUGE AREA | P. TERRACE AREA | STILT AREA |
|---|---|---|---|---|---|---|
| GROUND | 1114.71 | 132.64 | 1247.35 | --- | --- | 56.82 |
| 1ST | 1178.80 | 90.90 | 1287.70 | --- | --- | |
| 2ND | 1178.80 | 90.90 | 1287.70 | --- | --- | |
| 3RD | --- | 821.25 | 821.25 | --- | 660.05 | |
| 4TH | --- | 734.41 | 734.41 | --- | --- | |
| 5TH | --- | 731.78 | 731.78 | --- | --- | |
| 6TH | --- | 699.49 | 699.49 | 41.26 | --- | |
| 7TH | --- | 771.48 | 771.48 | --- | --- | |
| 8TH | --- | 788.48 | 788.48 | --- | --- | |
| 9TH | --- | 811.25 | 811.25 | --- | --- | |
| 10TH | --- | 826.12 | 826.12 | --- | --- | |
| 11TH | --- | 797.94 | 797.94 | 53.80 | --- | |
| 12TH | --- | 844.31 | 844.31 | --- | --- | |
| 13TH | --- | 830.89 | 830.89 | --- | --- | |
| TOTAL | 3468.31 | 8946.92 | 12414.13 | 95.15 | 660.05 | 56.82 |







## PLOT AREA CALCULATION

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | 1/2 X | 33.53 | X | 19.66 | X | 1.00 |
| 2 | 1/2 X | 40.30 | X | 13.16 | X | 1.00 |
| 3 | 1/2 X | 40.30 | X | 13.16 | X | 1.00 |
| 4 | 1/2 X | 38.05 | X | 19.42 | X | 1.00 |
| 5 | 1/2 X | 38.83 | X | 14.34 | X | 1.00 |
| 6 | 1/2 X | 50.78 | X | 30.41 | X | 1.00 |
| 7 | 1/2 X | 50.78 | X | 30.41 | X | 1.00 |
| 8 | 1/2 X | 39.38 | X | 3.56 | X | 1.00 |
| 9 | 1/2 X | 19.63 | X | 6.03 | X | 1.00 |

| | | | |
|---|---|---|---|
| = | 37.63 | SQ.MT. | |
| = | 27.30 | SQ.MT. | |
| = | 337.93 | SQ.MT. | |
| = | 368.47 | SQ.MT. | |
| = | 278.41 | SQ.MT. | |
| = | 772.71 | SQ.MT. | |
| = | 772.71 | SQ.MT. | |
| = | 70.19 | SQ.MT. | |
| = | 54.36 | SQ.MT. | |
| = | 296.29 | SQ.MT. | |
| TOTAL AREA | | | |




## 7/12 AREA STATEMENT

| S.NO. | H.NO. | PLOT.NO. | AREA |
|---|---|---|---|
| 34 | 1/4 | 1 | 635.00 SQ.MT. |
| 34 | 1/4 | 2 | 720.00 SQ.MT. |
| 34 | 1/4 | 3 | 631.00 SQ.MT. |
| 34 | 1/4 | 22 | 744.00 SQ.MT. |
| TOTAL | | | 2730.00 SQ.MT. |










The amended plan duly approved hereunder is valid for two years as the earlier approved plans

- 3 PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP OF ANY LITIGATION IN ANY COURT OF LAW.

Approved as amended in Subject to the Conditions mentioned in this Office Letter: Vide No. 6141 / BP. 85 / 2022-23 Dated 27/04/2022

FILE NO- 440
VP- 6461
LAYOUT

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.

## PROFORMA-I

### AREA STATEMENT

| | | |
|---|---|---|
| 1. | AREA OF PLOT(MINIMUM AREA OF 4000 TO BE CONSIDERED) | 2730.00 |
| | (a) AS PER OWNERSHIP DOCUMENT(7/12, DTS EXTRACT) | 2730.00 |
| | (b) AS PER AGREEMENT (SALE) | 2983.20 |
| 2. | (a) NET PLOT SIZE | 2983.20 |
| | (b) AS PER DP REMARK | ------ |
| | 3) AREA UNDER ENCROACHMENT | ------ |
| | a) AREA UNDER EXISTING ROAD | ------ |
| | b) ANY DP RESERVATION AREA ( 20.00 M.W. D.P.) | ------ |
| | TOTAL-(3+b) | ------ |
| 3. | BALANCE AREA OF PLOT(1-3) | 2730.00 |
| 4. | ADDITION DP REMARK(4+a) | ------ |
| | (a) REQUIRED- | ------ |
| | (a) ADJUSTMENT OF 20% IF ANY- | ------ |
| | (b) BALANCE PROPOSED- | ------ |
| 5. | NET PLOT AREA(2-4+c) | 2730.00 |
| 6. | RECREATION OPEN SPACE(IF APPLICABLE) | ------ |
| | (a) REQUIRED- | ------ |
| | (b) PROPOSED- | ------ |
| 7. | INTERNAL ROAD AREA | ------ |
| 8. | PLOTABLE AREA(5-6-7) | 2730.00 |
| 9. | AMENITY SPACE IF ANY | N.A. |
| | (a) REQUIRED | ------ |
| | (b) PROPOSED (2730.00X 1.15) | 3139.50 |
| 10. | ADDITION OF FSI ON PAYMENT OF PREMIUM | ------ |
| | (a) MAXIMUM PERMISSIBLE FSI(MAX FSI ON ROAD WIDTH/TOD ZONE) | 1.395.00 |
| | (b) INCENTIVE FSI PROPOSED | ------ |
| | (c) PREMIUM FSI PAID | ------ |
| | (d) TOTAL | 1365.00 |
| 11. | R+STILT FSI/TDR LOADING | ------ |
| | (a) IN SITU AREA ALLOWED FOR ROAD FSI(ONLY IN CASE OF 18.00 M.W.D.P.) | ------ |
| | (b) ADDITIONAL FSI FOR COMMERCIAL USE (MAX 0.25 FSI) | ------ |
| | (c) ADDITIONAL FSI FOR RESIDENTIAL UPTO EOI (700/750-2000 sq)=0.400 SAMPRE) | 3291.93 |
| 12. | TOTAL ENTITLEMENT (9+c+d) | 12416.18 |
| | (a) PROPOSED TDR AREA (2730.00X 1.15) | ------ |
| | (b) TOTAL PROPOSED FSI (8+11+12) | ------ |
| 13. | TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | ------ |
| | (a) (9+10)(b)+11(d) OR 11(c) WHICHEVER IS APPLICABLE | ------ |
| | (b) BALANCE ENTITLEMENT (2983.20X3.00-3139.50) | 2809.90 |
| | (c) ADDITIONAL FSI FOR COMMERCIAL USE (MAX 0.25 FSI) | 2809.90 |
| | (d) ANCILLARY AREA FSI FOR RESIDENTIAL UPTO EOI (700/750-2000 sq)=0.400 SAMPRE) | 3291.93 |
| | (e) TOTAL ENTITLEMENT (a+c+d) | 12416.18 |
| 14. | MAXIMUM UTILIZATION LIMIT OF PURCHASING POTENTIAL/PURCHASABLE AS PER ROAD WIDTH/TOD ZONE (MAX FSI ON ROAD WIDTH/TOD ZONE X 1.5 OR 1.8 | ------ |
| 15. | TOTAL BUILT-UP AREA, PROPOSAL (EXCLUDING AREA AT SR NO.7b) | ------ |
| | (a) APPROVED BUILT-UP AREA | ------ |
| | (b) PROPOSED BUILT-UP AREA | 3093.50 |
| | (c) PREMIUM | 1365.00 |
| | (d) T.D.R. FROM DRC NO. 188 2076.00 X 1.5350/-(+3%) = 3145.66 SQ.MT | 3139.50 |
| | (e) ANCILLARY FSI UPTO EOI OR 60% WITH PAYMENT OF CHARGES (816.75+3.366.85) | 4906.63 |
| | (f) ADDITIONAL FSI FOR COMMERCIAL USE (MAX 0.25 FSI) | 2809.90 |
| | (g) TOTAL BUILT-UP AREA (a+b+c+d+e+f) (3468.31+ 8946.92) | 12414.13 |
| 16. | F.S.I. CONSUMED(15/14) (>0.0 NOT BE MORE THAN SERIAL NO.11 ABOVE.) | 0.99 |
| 17. | AREA FOR INCLUSIVE HOUSING IF ANY | ------ |
| | (a) REQUIRED (20% OF SR.NO.5) | ------ |
| | (b) PROPOSED | ------ |

### FORM – I

### CERTIFICATION OF AREA

I/WE UNDERSIGNED HEREBY CERTIFY THAT I/WE HOLD SIGNS BY PLANS APPROVED BY AUTHORITY COLLECTOR. I/WE HOLD EXECUTE INSTRUMENTS AS PER APPROVED PLANS. ALSO I/WE HOLD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON IN AS TO ENSURE THE QUALITY AND SAFETY OF THE WORK ETC.

SEISMIC CONDITION

CERTIFIED THAT I HAVE SUPPLIED THE PLOT UNDER REFERENCE ON AND THAT THE OWNERSHIP OF THE SAIDS ETC. OF THE PLOT SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND ACCORDING TO THE RECORDS. THE PLANS WITH THE AREA SHOWN IS THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORD.

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGG/SUPERVISOR OR ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING
PLOT NO. 1, 2, 3 & 22, S.NO.34 H.NO.1 & 4 AT VILLAGE- SOPARA, TALUKA: VASAI, DIST- PALGHAR.

NAME OF APPLICANT

NAME OF APPLICANT: HEERA PANNA SHAKTI CO-OP. HOUSING SOCIETY P.A. HOLDER MR. GANGARAM BALUNCAM MUKUND PARTNER OF M/S. SHIVGANGA CONSTRUCTION & REDEVELOPERS

SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT

DRG.NO.

DATE: FEB/2022
JOB NO.440
VP. 6461
SCALE: AS SHOWN
DRAWN BY: S.R.KAPADI
CHECKED BY: S.R.KAPADI

ARCHITECTS

Shree Consultants
ARCHITECTS
ENGINEERS INTERIORS SURVEYORS
B/202,MAHAVIRA TOWER,SAI-R.V.STRI.,VASAI,MAHARASHTRA.