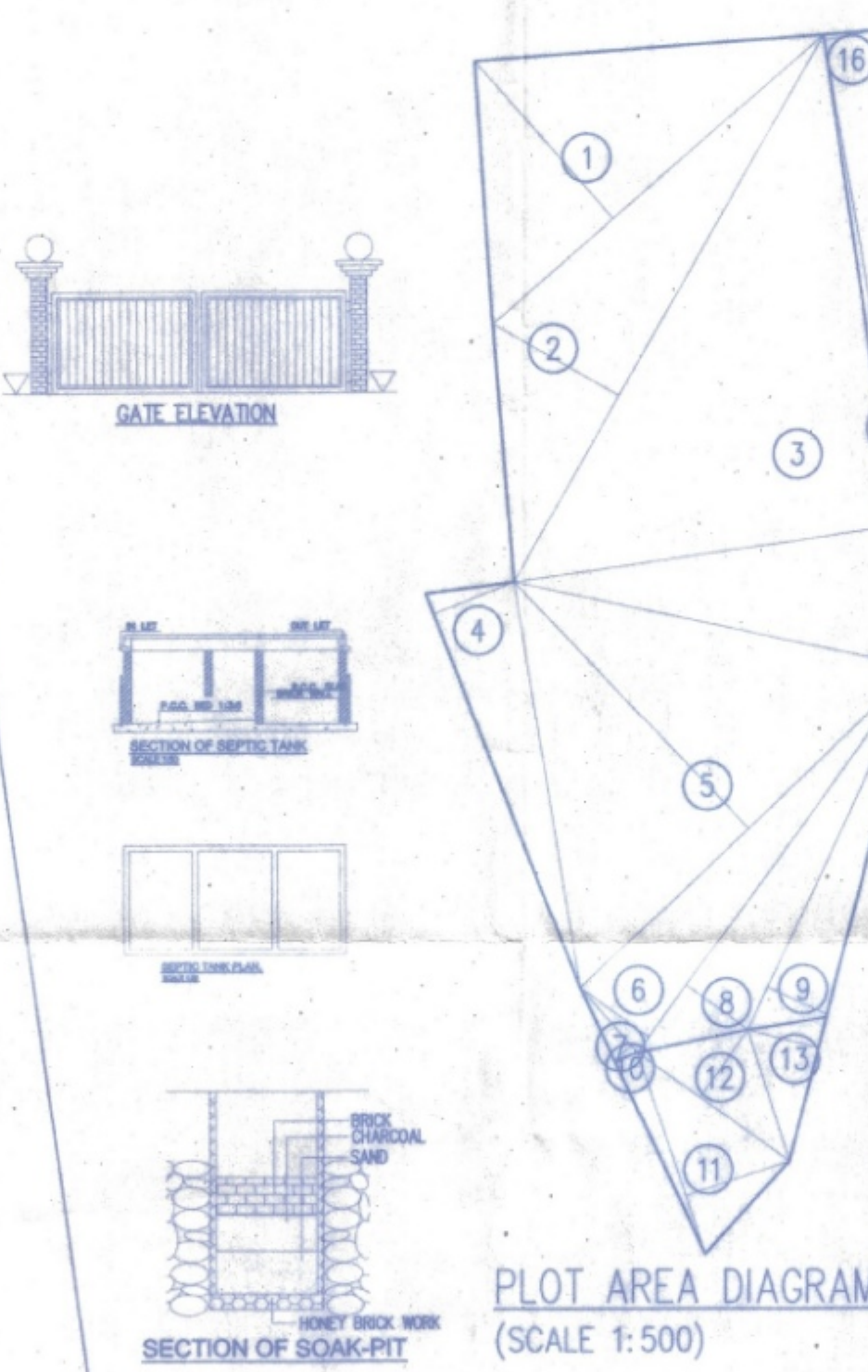
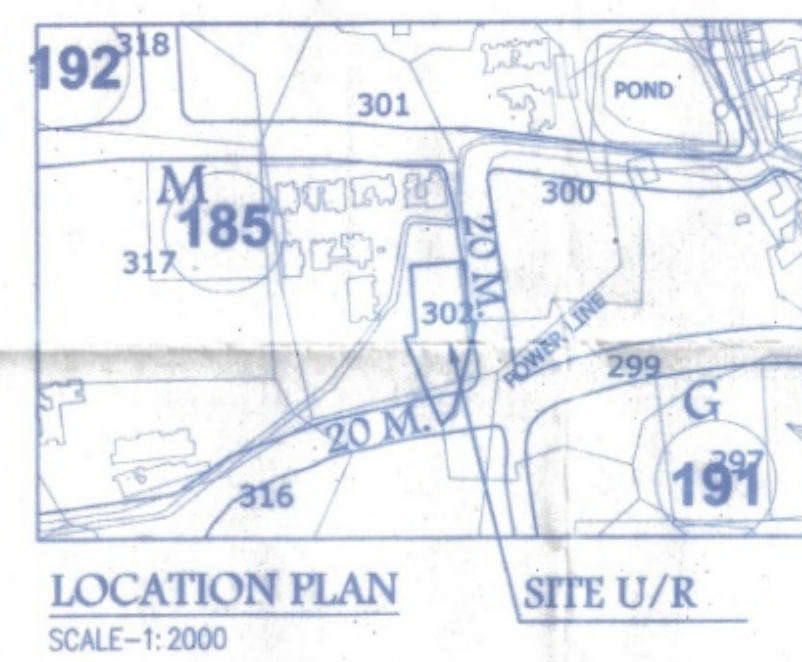
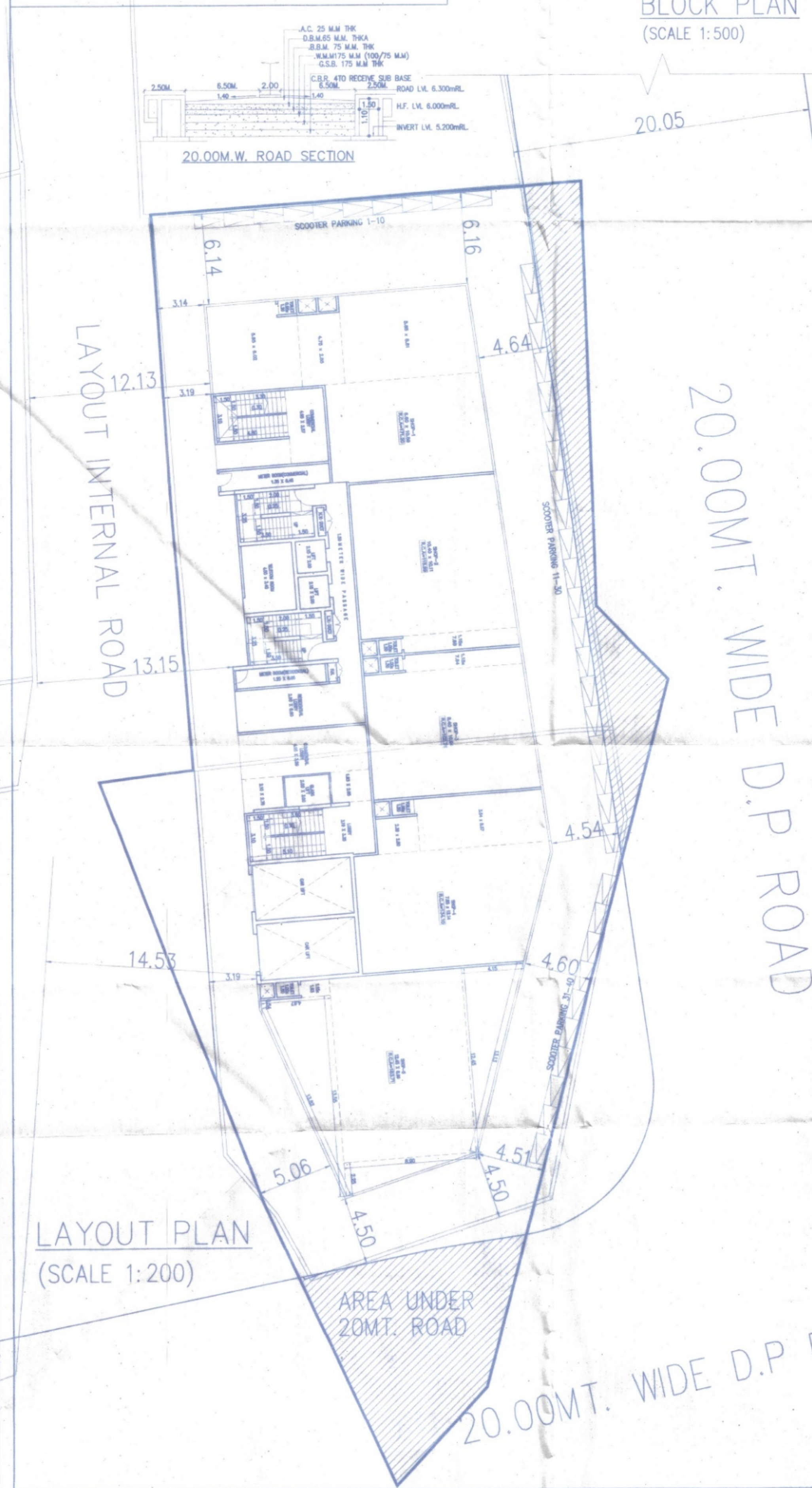
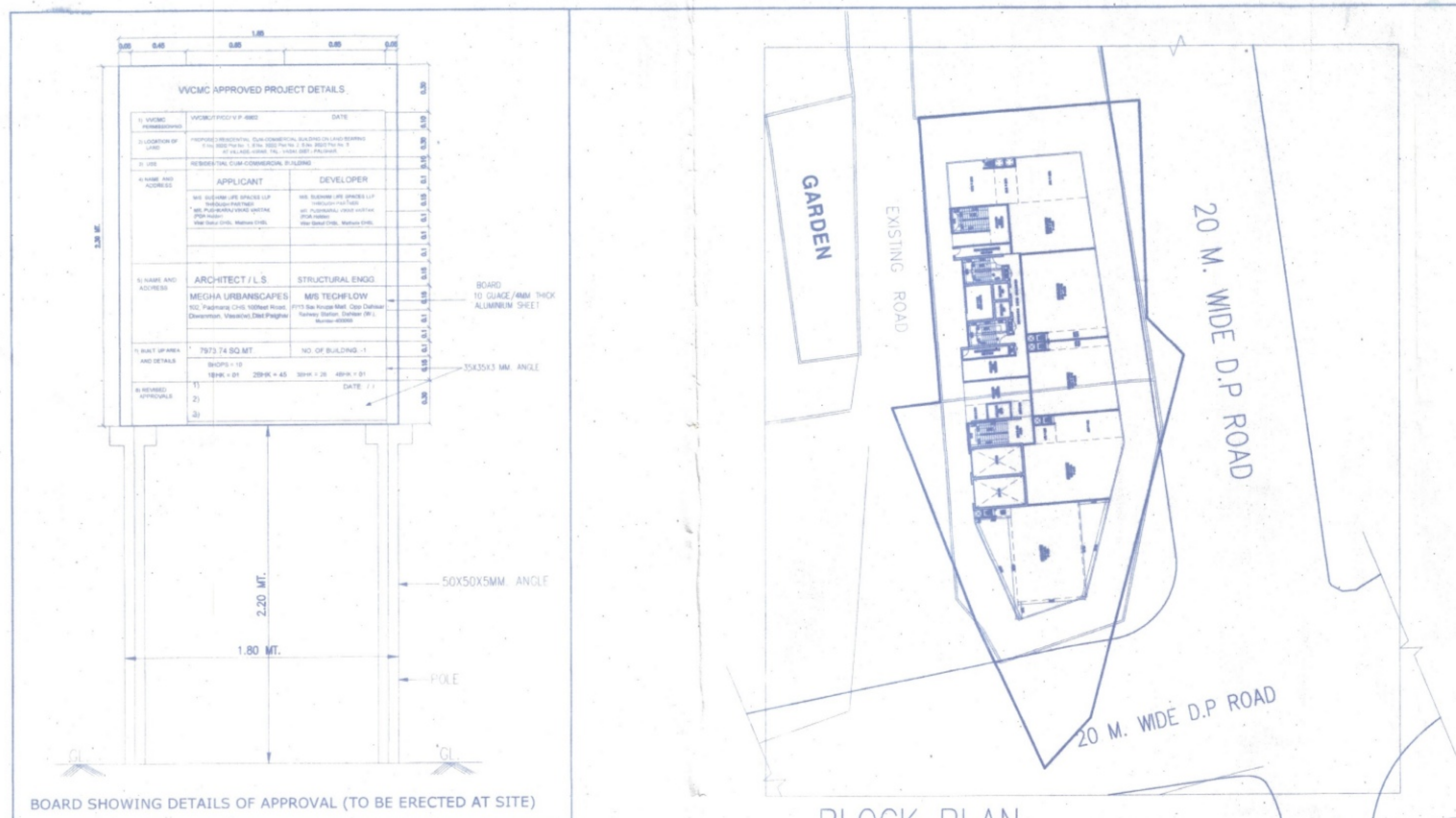




A) PLOT AREA CALCULATION			
1	1/2 X 31.53 X 15.07 X 1NO	=	237.58 SQ.MT.
2	1/2 X 45.09 X 10.41 X 1NO	=	234.69 SQ.MT.
3	1/2 X 45.78 X 27.65 X 1NO	=	632.91 SQ.MT.
4	1/2 X 30.41 X 6.17 X 1NO	=	93.81 SQ.MT.
5	1/2 X 33.35 X 24.32 X 1NO	=	405.54 SQ.MT.
6	1/2 X 34.16 X 6.04 X 1NO	=	103.16 SQ.MT.
7	1/2 X 6.19 X 1.62 X 1NO	=	5.01 SQ.MT.
8	1/2 X 34.16 X 5.46 X 1NO	=	93.26 SQ.MT.
9	1/2 X 28.73 X 4.68 X 1NO	=	67.23 SQ.MT.
TOTAL ADDITION = 1873.19 SQ.MT. X			
B) AREA UNDER 20MT. ROAD CALCULATION			
10	1/2 X 15.24 X 1.74 X 1NO	=	13.26 SQ.MT.
11	1/2 X 15.14 X 2.84 X 1NO	=	59.35 SQ.MT.
12	1/2 X 13.35 X 5.92 X 1NO	=	39.52 SQ.MT.
13	1/2 X 10.60 X 5.21 X 1NO	=	27.61 SQ.MT.
14	1/2 X 17.13 X 4.30 X 1NO	=	36.83 SQ.MT.
15	1/2 X 45.78 X 0.78 X 1NO	=	17.85 SQ.MT.
16	1/2 X 28.67 X 3.90 X 1NO	=	55.91 SQ.MT.
TOTAL ADDITION = 250.33 SQ.MT. X			
TOTAL PLOT AREA (A+B) = 2123.52 SQ.MT.			
PLOT AREA AS PER 7/12 = 2058.00 SQ.MT.			

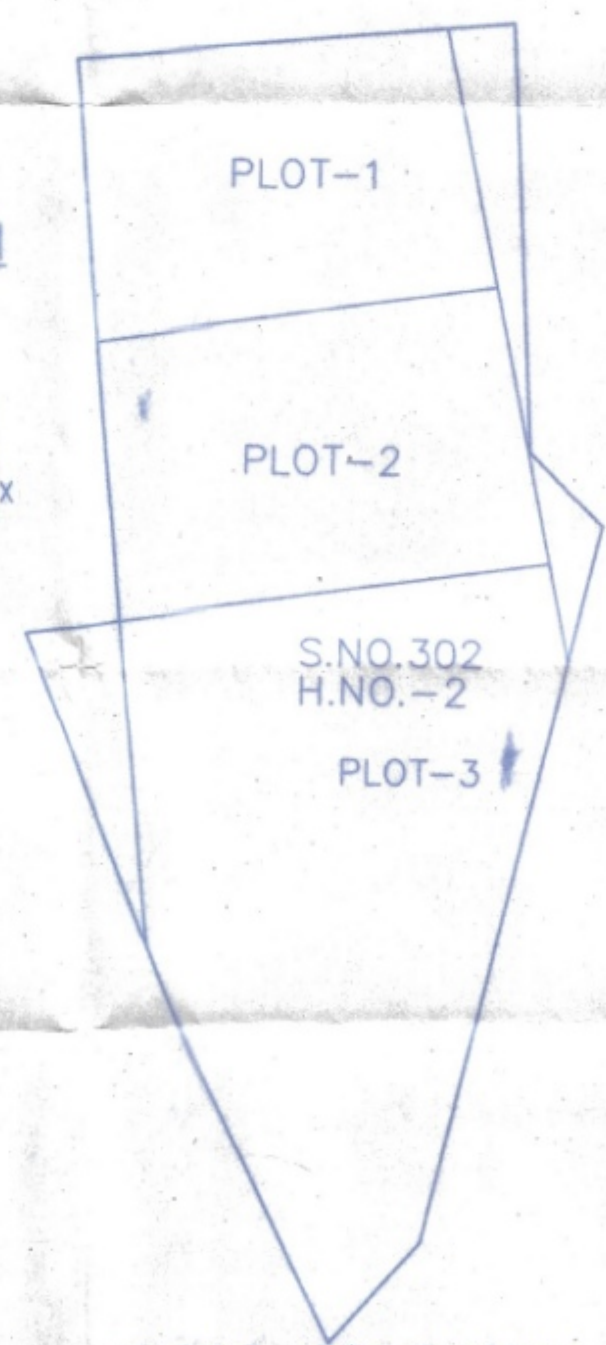
TOTAL P.LINE AND CONSTRUCTION AREA STATEMENT										BLDG.-01	
FLOOR	TOTAL P.LINE RESID. AREA (SQMT)	TOTAL P.LINE COMM. AREA (SQMT)	A.F. AREA (SQMT)	REFUGE AREA (SQMT)	STILT AREA (SQMT)	RECREATIONAL AREA (SQMT)	PODIUM AREA (SQMT)	TOTAL CONST. AREA (SQMT)	TOTAL P.LINE AREA (SQMT)		
GROUND	109.07	855.26	---	---	---	---	---	964.33	109.07		
1ST	43.23	1026.01	---	---	---	---	---	1069.24	43.23		
2ND, PODIUM (PARK)	16.15	---	---	---	---	---	1114.43	1130.58	16.15		
3RD, PODIUM (PARK)	---	---	---	---	---	---	1114.43	1114.43	---		
4TH	393.55	---	---	---	---	---	710.17	1108.72	393.55		
5TH	393.55	---	68.91	---	---	---	---	462.46	393.55		
6TH	393.55	---	68.91	---	---	---	---	462.46	393.55		
7TH	393.55	---	68.91	16.15	---	---	---	478.61	393.55		
8TH	393.55	---	68.91	---	---	---	---	462.46	393.55		
9TH	393.55	---	68.91	16.15	---	---	---	478.61	393.55		
10TH	393.55	---	68.91	---	---	---	---	462.46	393.55		
11TH	393.55	---	68.91	16.15	---	---	---	478.61	393.55		
12TH	393.55	---	68.91	---	---	---	---	462.46	393.55		
13TH	393.55	---	68.91	16.15	---	---	---	478.61	393.55		
14TH	393.55	---	68.91	---	---	---	---	462.46	393.55		
15TH	393.55	---	68.91	16.15	---	---	---	478.61	393.55		
16TH	393.55	---	63.93	---	---	---	---	457.48	393.55		
17TH	393.55	---	68.91	16.15	---	---	---	478.61	393.55		
18TH	393.55	---	68.91	---	---	---	---	462.46	393.55		
19TH	20.77	---	34.54	16.15	---	216.37	---	287.83	20.77		
TOTAL	6092.47	1881.27	894.30	113.05	---	216.37	2939.03	12236.49	6092.47		
7973.74											

FLATS, SHOP AND OTHER DETAILS							
COMMERCIAL	DRIVER ROOM	1BHK	2BHK	3BHK	4BHK	SOCIETY OFFICE	METER ROOM
10	---	01	45	28	01	01	02

PARKING STATEMENT AS PER UDCPR				
SL. No.	DESCRIPTION	NOS. OF TENEMENT	CAR PARKING PROVIDED	SCOOTER PROVIDED
1	CARPET AREA BELOW 30 SQMT. (EVERY 2 TENEMENT 0 CAR & 2 SCOOTER)	---	---	---
1	CARPET AREA 30 TO 40 SQMT. (EVERY 2 TENEMENT 1 CAR & 2 SCOOTER)	01 NOS	1 NOS	1 NOS
2	CARPET AREA 40 TO 80 SQMT. (EVERY 2 TENEMENT 1 CAR & 2 SCOOTER)	74 NOS	37 NOS	74 NOS
3	CARPET AREA ABOVE 80 SQMT TO 150 SQMT (EVERY TENEMENT 1 CAR & 1 SCOOTER)	---	---	---
4	VISITORS PARKING 5% EXTRAS	---	02 NOS	04 NOS
5	TOTAL PARKING WITH VISITORS	75 NOS	40 NOS	79 NOS
6	PARKING FOR SHOP FOR EVERY 1537.69/100X2=30 100 SQ.MT. 2 CAR & 6 SCOOTER	---	31 NOS	92 NOS
8	PARKING FOR COMM. FOR EVERY 0/200X3=0 200 SQ.MT. 3 CAR & 11 SCOOTER	---	---	---
8	TOTAL PARKING	---	71 NOS	171 NOS
9	PARKING FACTOR PERMISSIBLE 0.8 OF 7	---	57 NOS	171 NOS
10	CONVERTING SCOOTER TO CAR (86 scooter to 14 cars)	---	14 NOS	86 NOS
11	TOTAL PARKING REQUIRED	---	71 NOS	86 NOS
12	TOTAL PARKING PROVIDED	---	84 NOS	86 NOS

AREA UNDER INTERNAL ROAD DIAGRAM (SCALE 1:500)

AREA UNDER INTERNAL ROAD CALCULATION			
17	1/2 X 21.81 X 6.24 X 1NO	=	68.05 SQ.MT.
TOTAL ADDITION = 68.05 SQ.MT. X			



S. NO./H.NO.	PLOT NO.	AREA AS PER 7/12 (SQMT)
302/2	1	504.00
302/2	2	535.00
302/2	3(PL)	800.43
302/2	3(PL)	218.57
TOTAL		2058.00

STAMP OF DATE OF RECEIPT OF PLANS

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



Approved as amended in this office Letter No. VVMC/CT/2024/25 Dated: 15/07/2024

COMMISSIONER VASAVIRAR CITY MUNICIPAL CORPORATION Virar (Emd), Pin No. 401 306, Dist. Palghar.

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

Deputy Director VVMC, Virar.

Sr No.	BUILDING NO.1 PROFORMA-I	Total (Sq.mt)
1	Area Of Plot (Minimum Area Of a, b, c To Be Considered)	2058.00
	(a) As Per Ownership Document (7/12, Ch Extract)	2058.00
	(b) As Per Measurement Sheet	2123.52
	(c) As Per Site	2123.52
2	Deduction For	
	(a) Existing Road	0.00
	(b) 20.00M. Wide D-P Road Area	250.33
	(c) Internal Road Area	68.05
	Total Deduction (a To c)	318.38
3	Balance Area Of Plot (1 - 2)	1739.62
4	Amenity Space (If Applicable)	
	(a) Required	0.00
	(b) Adjustment Of 2(b), If Any	
	(c) Balance Proposed	
5	Net Plot Area (3-4) (c)	1739.62
6	Recreational Open Space (If Applicable)	
	(a) Required - (10% of Area)	0.00
	(b) Proposed	
7	Internal Road Area	68.05
8	Plotable Area (If Applicable)	1807.67
9	Buildup Area With Reference To Basic F.S.I. As Per front Road Width (Sr.No.8X1.10)	1988.44
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)	1029.00
	(b) Proposed F.S.I. On Payment Of Premium	1029.00
11	In-Situ F.S.I. / TDR Loading	
	(a) Permissible TDR Area (Sr.No.1 X 0.90)	1852.20
	(b) Proposed TDR Area From DRC No.268	1252.20
	(c) Total In-Situ DR / TDR Loading Proposed (11(a)+11(b))	1252.20
12	Additional F.S.I. Area Under Chapter No.7 (Clause 7.6.1)	0.00
	(a) Approved B.U.A of Existing authorized building	0.00
	(b) Incentive B.U.A - 30% of Approved B.U.A of Existing Authorized building	0.00
	(c) Incentive B.U.A - 15 Sq.Mt. Area For Per Tenements (15 sq.mt. 40 X tenements)	600.00
	(d) Whichever Is More Area Given In (12b) OR (12c)	600.00
	(e) Total Additional FSI (12a + 12d)	600.00
	(f) Total F.S.I. and Additional FSI under Clause 7.6.1(f) - (10b + 11c + 12d)	0.00
	(g) Additional F.S.I. under Clause 7.6.1(g)	0.00
13	Total Entitlement Of F.S.I In The Proposal	
	(a) [9+10(b)+11(c)+12e]	4869.64
	(b) Earlier Approved Constructed Area	0.00
	(c) Balance Potential base F.S.I. Of The Plot (a - b)	4869.64
	(d) Permissible Ancillary Area F.S.I. Upto 80% For Commercial (1761.97/1.80 = 978.87 X 80%)	783.10
	(e) Permissible Ancillary Area F.S.I. Upto 60% For Resid. (4869.64-978.87=3890.76X 60%)	2334.46
	(f) Total Permissible Ancillary Area With Payment Of Charges. (d+e)	3117.56
	(g) Proposed Ancillary Area With Payment Of Charges	3117.56
	(h) Additional Potential Proposal (e+f)	7987.19
	(i) Total Entitlement (e+g)	7987.19
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 At Sr.No.17b)	7987.19
	(a) Earlier Approved Built-up Area	0.00
	(b) Proposed Built-up Area (As Per "P-Line")	7973.74
	(c) Total (a+b)	7973.74
16	F.S.I. Consumed (15/13) (Should Not Be More Than Serial No. 14 Above)	

PROFORMA -II

CERTIFICATE OF AREA

certificate that the plot under reference was surveyed by me on _____ and the dimensions of the side 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/Lp. scheme record/land records department/city survey record

(SIGNATURE OF ARCHITECT/ENGINEER/SUPERVISOR)

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL COMM-COMMERCIAL BUILDING ON LAND BEARING S.No. 302/2 Plot No. 1, S.No. 302/2 Plot No. 2, S.No. 302/2 Plot No. 3 AT VILLAGE-VIRAR, TAL- VASAI, DIST.- PALGHAR.

NAME OF OWNER/APPLICANT M/S. SUDHAM LIFE SPACES LLP THROUGH PARTNER MR. PUSHKARAJ VIKAS VARTAK, (POA Holder) Virar Gokul CHSL, Mathura CHSL

SIGNATURE OF OWNER Puskharaj Vartak

DATE 24.07.2024 DRN BY Z.S.

SCALE As Shown CHKD BY

NORTH LINE DRG. NO

JOB NO

Megha URBANSAPES