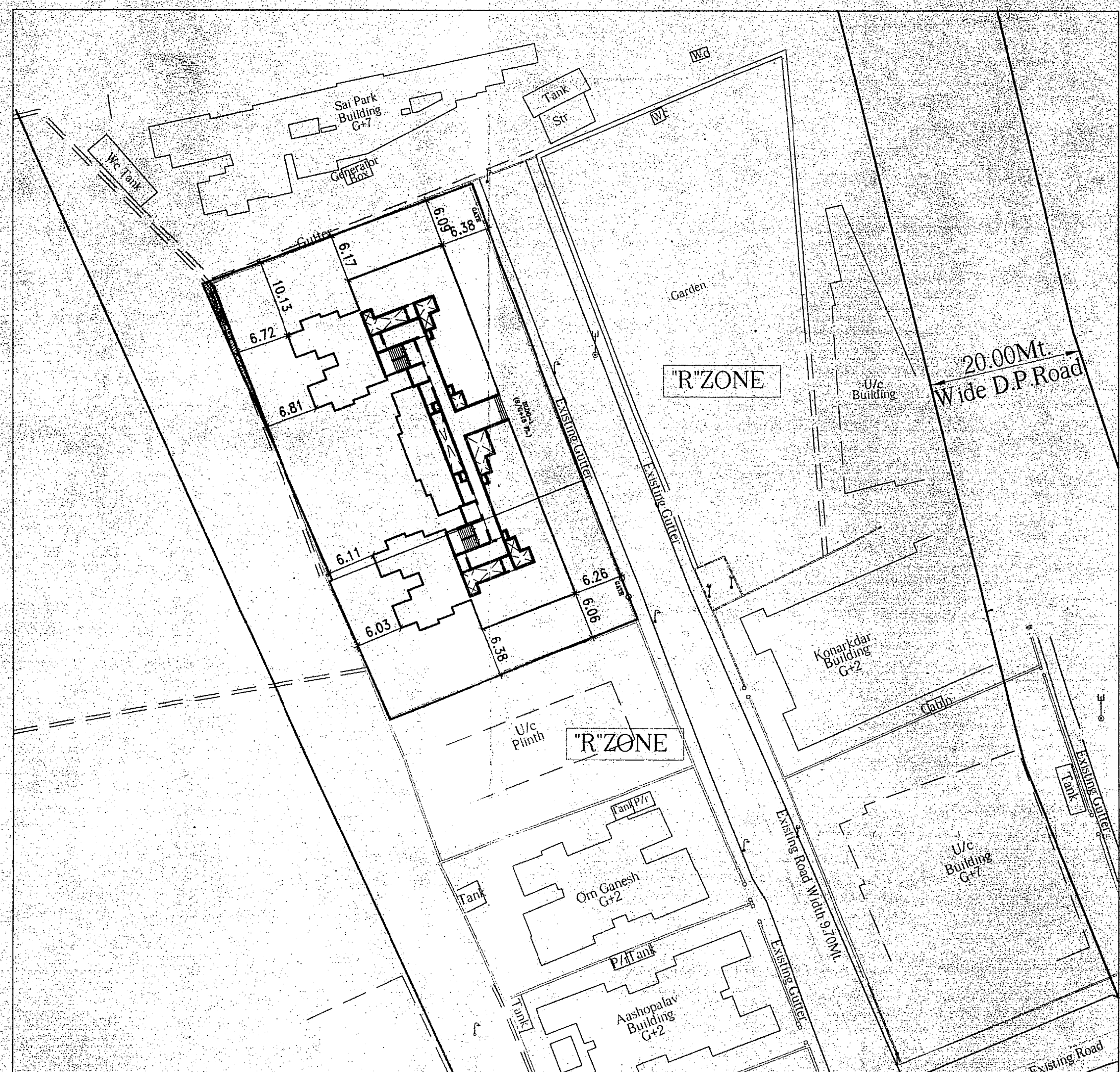
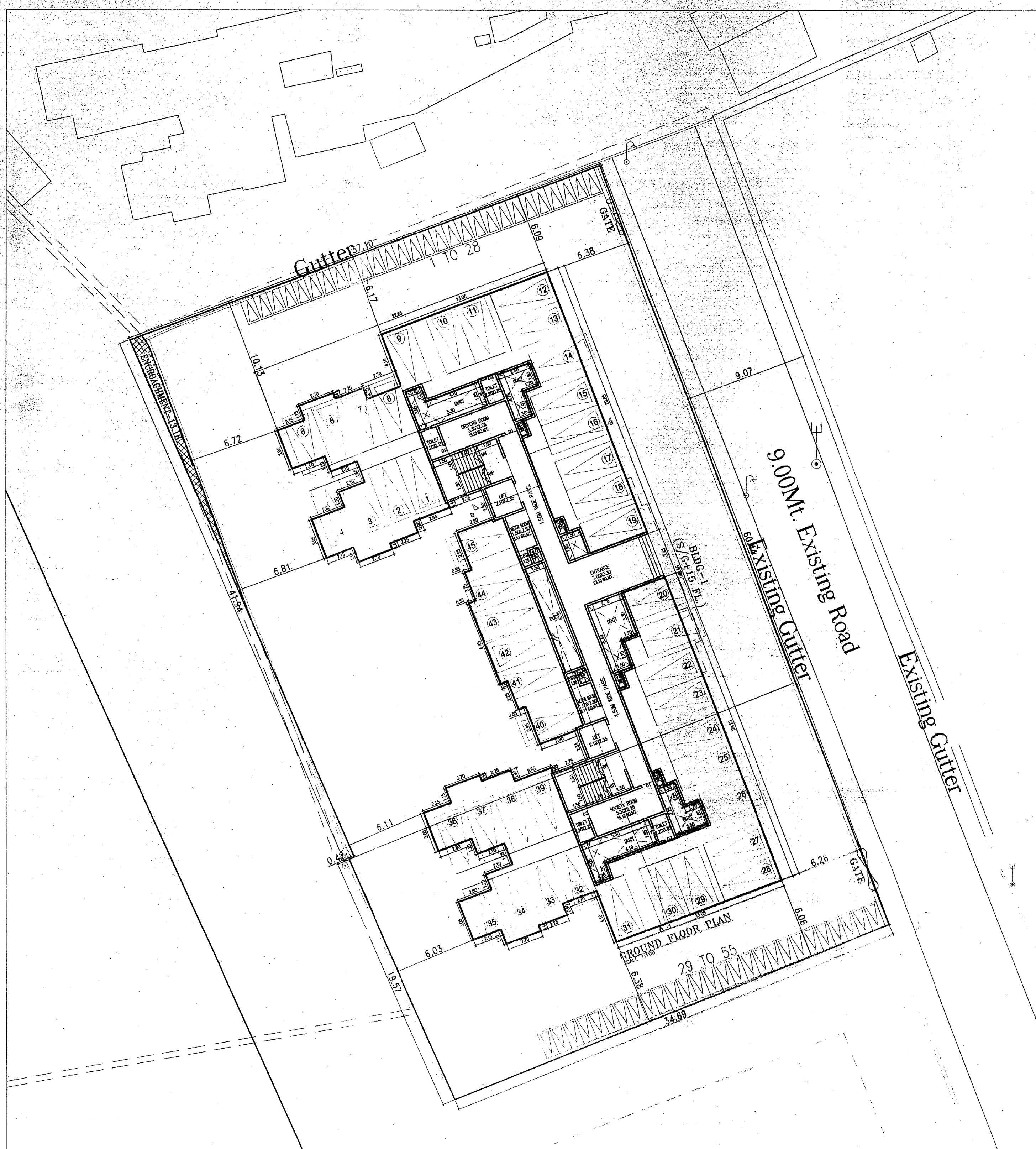




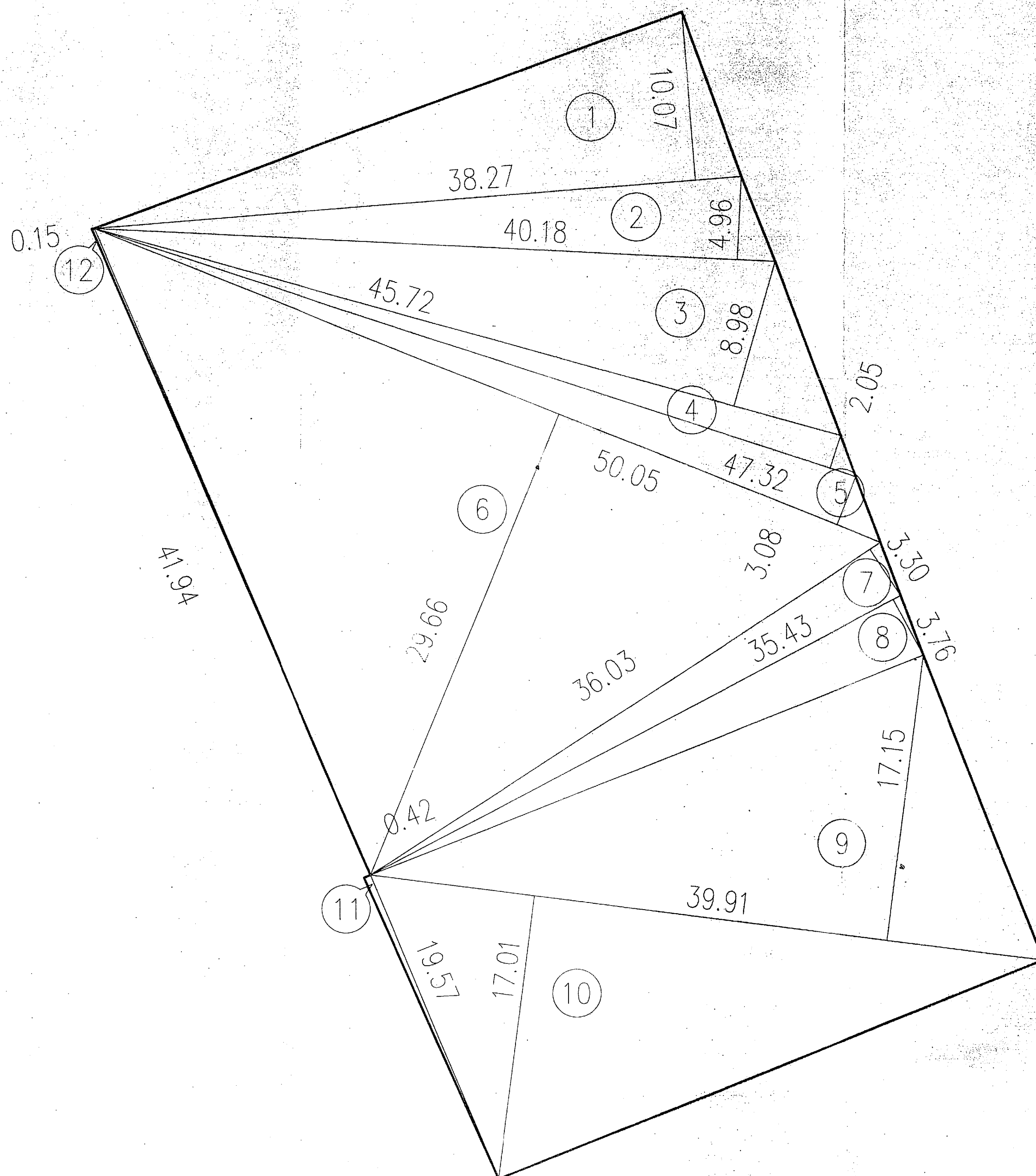
BLOCK PLAN
SCALE 1:500



LAYOUT PLAN
SCALE 1:200

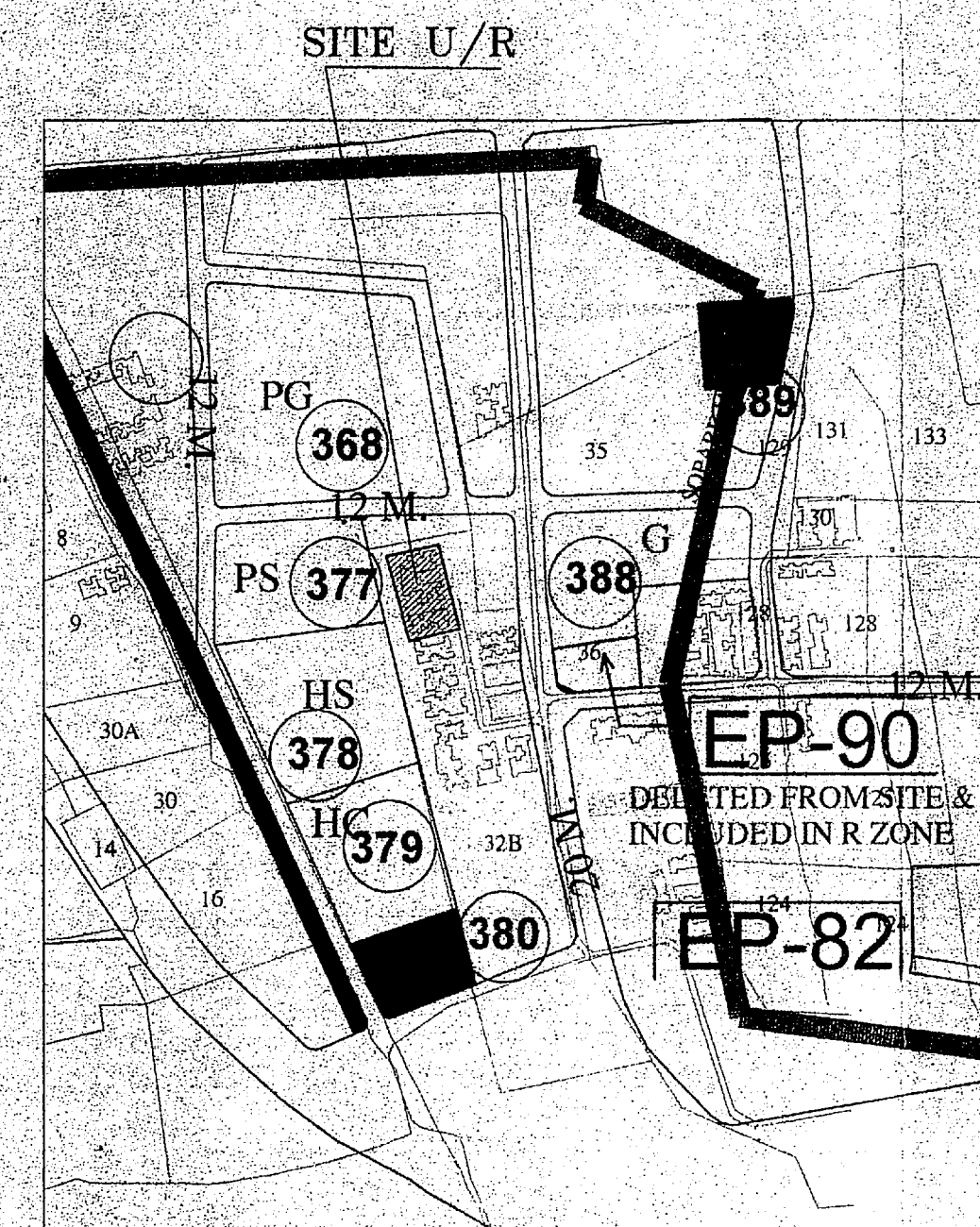
EWS TOTAL P-LINE AREA & CONSTRUCTED AREA STATEMENT AS PER UDPCR									
FLOOR	P-LINE AREA SQ.MT	TOTAL BUA (RESIDENTIAL) SQ.MT	80% COMM. RESIDENTIAL	STILL AREA	REFUGEE AREA	TERRACE AREA	1BHK	2BHK	
0R FL. RESI	41.45	25.91	15.54	580.28					
1ST FL. RESI	887.45	429.66	257.79			77.19	6	6	
2ND FL. RESI	887.45	429.66	257.79				6	6	
3RD FL. RESI	887.45	429.66	257.79				6	6	
4TH FL. RESI	861.05	413.16	247.89				6	6	
5TH FL. RESI	861.05	413.16	247.89				6	6	
6TH FL. RESI	861.05	413.16	247.89				6	6	
7TH FL. RESI	861.05	413.16	247.89				6	6	
8TH FL. RESI	624.14	390.09	234.05		45.87		5	6	
9TH FL. RESI	661.05	413.16	247.89				6	6	
10TH FL. RESI	661.05	413.16	247.89				6	6	
11TH FL. RESI	661.05	413.16	247.89				6	6	
12TH FL. RESI	661.05	413.16	247.89				6	6	
13TH FL. RESI	624.14	390.09	234.05		45.87		5	6	
14TH FL. RESI	661.05	413.16	247.89				6	6	
15TH FL. RESI	601.21	375.76	225.45				6	6	
TOTAL	8902.74	8189.27	3713.47	580.28	91.74	77.19	68	90	

WING-A & B EWS CARPET AREA STATEMENT									
FLOOR	TOTAL PLATS	30.00 SQ.MT	40 TO 50 SQ.MT	50 TO 60 SQ.MT	60 TO 70 SQ.MT	70 TO 80 SQ.MT	80 TO 90 SQ.MT	90 TO 100 SQ.MT	100 TO 110 SQ.MT
1ST FL.	0	104	107	0	111	112	4	101	108
2ND FL.	0	104	107	0	111	112	4	101	108
3RD FL.	0	104	107	0	111	112	4	101	108
4TH FL.	601	604	607	610	611	612	6	602	603
5TH FL.	601	604	607	610	611	612	6	602	603
6TH FL.	601	604	607	610	611	612	6	602	603
7TH FL.	601	604	607	610	611	612	6	602	603
8TH FL.	601	604	607	610	611	612	6	602	603
9TH FL.	601	604	607	610	611	612	6	602	603
10TH FL.	1001	1004	1007	1010	1011	1012	6	1002	1003
11TH FL.	1101	1104	1107	1110	1111	1112	6	1102	1103
12TH FL.	1201	1204	1207	1210	1211	1212	6	1202	1203
13TH FL.	1301	1304	1307	1310	1311	1312	6	1302	1303
14TH FL.	1401	1404	1407	1410	1411	1412	6	1402	1403
15TH FL.	1501	1504	1507	1510	1511	1512	6	1502	1503
TOTAL PLATS									
PERCENTAGE (%)									



PLOT AREA DIAGRAM
SCALE 1:500

PLOT AREA CALCULATION			
1	1/2 X 38.27 X 12.07	X 1NO	= 192.69 SQ.MT.
2	1/2 X 40.18 X 4.96	X 1NO	= 99.65 SQ.MT.
3	1/2 X 45.72 X 8.98	X 1NO	= 205.26 SQ.MT.
4	1/2 X 47.32 X 2.05	X 1NO	= 48.50 SQ.MT.
5	1/2 X 50.05 X 3.08	X 1NO	= 77.08 SQ.MT.
6	1/2 X 50.05 X 29.66	X 1NO	= 742.24 SQ.MT.
7	1/2 X 36.07 X 3.30	X 1NO	= 59.45 SQ.MT.
8	1/2 X 35.4 X 3.76	X 1NO	= 66.61 SQ.MT.
9	1/2 X 39.91 X 17.15	X 1NO	= 342.23 SQ.MT.
10	1/2 X 39.91 X 17.01	X 1NO	= 339.43 SQ.MT.
11	1/2 X 19.57 X 0.42	X 1NO	= 4.11 SQ.MT.
12	0.50 X 0.15 X 41.94	X 1NO	= 3.15 SQ.MT.
TOTAL ADDITION			= 2180.42 SQ.MT.



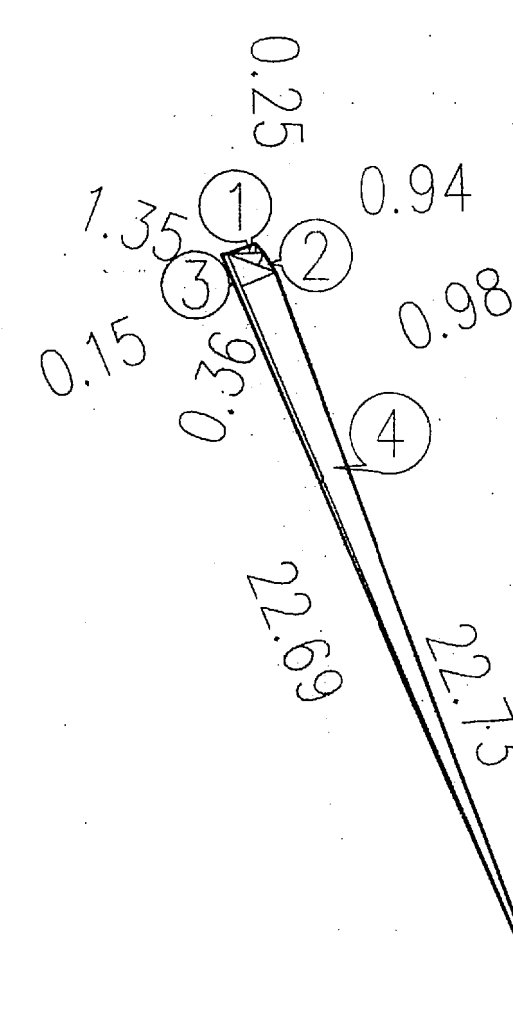
LOCATION PLAN
SCALE 1:5000

EWS BLDG PARKING AREA STATEMENT									
SR No	FLOOR	NO OF T/S	CAR PARKING REQUIRED	SCOOTER PARKING PROVIDED	SCOOTER PARKING REQUIRED	SCOOTER PARKING PROVIDED			
1	BELOW 50.00 sqm. 1 FLAT (1 SCOOTER)	82	0.00		82.00				
2	40 TO 50 sqm. 1 FLAT (1 SCOOTER)	96	0.00		96.00				
3	TOTAL (1 & 2)	178	0.00		178.00				
4	5% VISITOR PARKING PERMISSIBLE		0.00		8.90				
5	COMMERCIAL AREA 100 SQM 2 CAR & 8 SCOOTER	600.00			0.00				
6	TOTAL (3+4+5+7)		0.00	0.46	186.90	55			
7	6 SCOOTER MAY BE ALLOWED TO BE CONVERTED IN 1 CAR (UDPCR PAGE NO-154 (PROPOSED 45 CAR) 4X16 = 270					270			
8	TOTAL PROVIDED					325			

TENEMENT STATEMENT BLDG-1									
FLOOR	TOTAL PLATS	BELOW 30 SQ.MT	TOTAL PLATS	BELOW 50 SQ.MT					
AREA IN SQ.MT									
BLDG-1									
WING-A & B									
TOTAL PLATS									
PERCENTAGE (%)									

HOLDING AREA DIAGRAM
SCALE 1:1000

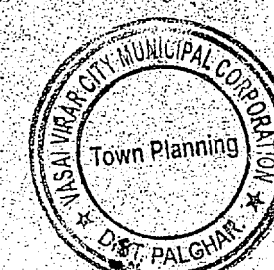
S. NO	PLOT NO	VILLAGE	AREA AS PER 7/12	NAME OF OWNER
38/B/1	7	SOPARA	686.00	NEW SATYAM CO OPP ISIL. SO. LTD.
38/B/1	8	SOPARA	1485.00	NARAYANA CO OPP ISIL. SO. LTD.
TOTAL			2180.00	



ENCROACHMENT AREA DIAGRAM
SCALE 1:500

ENCROACHMENT AREA					
1	1/2	X	0.94	X	0.25 X 1NO = 0.12 SQ.MT.
2	1/2	X	1.35	X	0.36 X 1NO = 0.24 SQ.MT.
3	1/2	X	22.73	X	0.15 X 1NO = 1.70 SQ.MT.
4	1/2	X	22.69	X	0.98 X 1NO = 11.12 SQ.MT.
TOTAL ADDITION					= 13.18 SQ.MT.

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



Approved as amended in this office Letter No. VCMC/PD/2023/1211 Dated: 01/03/2024

COMMISSIONER, VASAHAT CITY MUNICIPAL CORPORATION, Vasahat, Pin No. 401 305, Dist. Palghar.

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

Deputy Director, VCMC, Virar.

S.No	Description	Now Amendment Area in Sq.mt
1	AREA OF PLOT MINIMUM AREA OF A,B,C TO BE CONSIDERED	2180.42
a	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	2180.42
b	AS PER MEASUREMENT SHEET	2180.42
c	AS PER SITE	2180.42
2	ENCROACHMENT FOR	13.18
a	ENCROACHMENT AREA	0
b	ANY D.P. RESERVATION AREA	0
c	TOTAL (A+B)	0
3	BALANCE AREA OF PLOT (1+2a)	2181.82
4	AMENITY SPACE (IF APPLICABLE)	0
a	REQUIRED - 5% OF AREA	0
b	ADJUSTMENT OF 2(a), IF ANY	0
c	BALANCE PROPOSED	0
5	KEY PLOT AREA (3+4)	2181.82
a	10% RECREATIONAL OPEN SPACE (IF APPLICABLE) OF 3	0
b	REQUIRED	0
c	PROPOSED	0
7	NET PLOT AREA	2181.82
8	BASIC FSI	2181.82
9	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FRONT ROAD WIDTH (FSI NO. 5X BASIC FSI (7X1.10)	2367.06
10	ADDITION OF FSI ON PAYMENT OF PREMIUM MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD	0
a	WIDTH/TOO ZONE	0
b	PROPOSED FSI ON PAYMENT OF PREMIUM IN-SITU FSI (FOR LOADING (0.40 X GROSS PLOT)	0
11	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	0
12	MAXIMUM PERMISSIBLE PREMIUM FSI = (2181.82 X 1.40)	3012.56
a	PROPOSED PAYMENT OF PREMIUM	3012.56
b	PERMISSIBLE TENANT FSI (2181.82 X 0.30) OR (54 T/S X 15 SQ.MT)	810.00
c	PROPOSED TENANT FSI	810.00
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	6189.55
a	TOTAL ENTITLEMENT AREA (9+12a+12b)	6189.55
b	TOTAL PERMISSIBLE BUA BASE FSI	0
c	PERMISSIBLE ANCILLARY AREA FSI UPTO 60% (6189.55 X 0.60)	3713.73
d	PERMISSIBLE ANCILLARY AREA FSI UPTO 80% (60.00 X 0.80)	0
e	TOTAL ENTITLEMENT (B+C+D)	9903.28
14	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD	6189.27
a	WIDTH (WAS PER REGULATION NO.6.1 OR 6.3 OR 6.4 AS APPLICABLE) & OR 1 EXISTING BUILT-UP AREA	3713.47
b	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR NO.178)	6189.27
c	PROPOSED BUILT-UP AREA (COMM + 60.00 SQ.MT) (RESI = 6189.27 SQ.MT)	6189.27
d	ANCILLARY AREA FSI UP TO 60% WITH PAYMENT OF CHARGES (6189.27 X 0.60)	3713.47
e	ANCILLARY AREA FSI UP TO 80% WITH PAYMENT OF CHARGES (60.00 X 0.80)	0
f	TOTAL PROPOSED (P-LINE AREA (A+B+C))	9902.74
15	F.S.I. CONSUMED (150 X 136962.74/9902.74)	0.999
16	F.S.I. CONSUMED (150 X 136962.74/9902.74) SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE.)	0.999

PROFORMA - II

CERTIFICATE

Certified that the building plan submitted for approval satisfy the safety requirements for structural having constructed in seismic zone III. It is also certify that structure design including safety from natural hazards has been prepared by duly qualified structural engineer at least B.E. Civil or eqv.

Certified the plot under reference was surveyed by me on... and dimensions of sides etc. of the plot filled on plot on as measured on site and the area noted out tallies with the area noted in the document/TP Scheme Records Department/ City Survey Record.

Signature of Architect/ Engineer & Structural Engineer

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING UNDER EWS/LG SCHEME ON LAND BEARING S.NO. 32/B, H.NO.-1, PLOT-7 & 8 AT VILLAGE-SOPARA TALUKA VASAHAT DIST. PALGHAR.

NAME OF OWNER SIGNATURE OF OWNER

ESTQUIRE PROJECTS PVT. LTD. Through

MR. VIPUL GIRDHAR.

MR. KALPESH PRAKASH BOHRA.

DATE: 12/12/2023 DSR NO: 1 OF 5 SCALE: 1:1000 DRAWN BY: Umes S. Kekre CHECKED BY: Umes S. Kekre

Umesh S. Kekre

ARCHITECTURAL CONSULTANT

REGD. OFFICE: VASAHAT CITY MUNICIPAL CORPORATION, VASAHAT, DIST. PALGHAR.