

CONSTRUCTION AREA STATEMENT (BLDG.NO.1)																	
FLOOR	NET BUILT-UP		TOTAL (A)	STAIRCASE /LIFT/ENTRANCE LOBBY	BAL / OTLA	SOCIE. OFF	SERVE. TOI.	C.B	BASEMENT	POCKET TERRACE	TOTAL FREE OF FSI (B)	STILT	METER ROOM	FIRE ESCAPE PASSAGE	REFUGE AREA	TOTAL FREE OF FSI (C)	GRAND-TOTAL (A+B+C)
GROUND	1055.14	RESI.	1055.14	403.14	160.12	0.00	1.42	0.00	1231.96	0.00	1796.64	559.34	40.88	0.00	0.00	600.22	3462.00
	COMM.	0.00															
FIRST	1550.51	0.00	1550.51	263.30	0.00	32.29	0.00	0.00	0.00	223.67	619.46	0.00	32.11	167.41	0.00	199.52	2280.48
SECOND	1046.40	476.48	1522.88	275.52	44.55	0.00	0.00	14.19	0.00	83.19	417.36	0.00	0.00	152.77	0.00	152.77	2093.01
THIRD	0.00	1167.41	1167.41	215.68	106.78	0.00	0.00	21.79	0.00	416.37	760.62	0.00	0.00	0.00	0.00	0.00	1948.03
FOURTH	0.00	1176.73	1176.73	215.68	106.10	0.00	0.00	26.20	0.00	21.04	371.08	0.00	0.00	0.00	0.00	0.00	1547.81
FIFTH	0.00	1176.73	1176.73	215.68	105.18	0.00	0.00	26.20	0.00	0.00	360.04	0.00	0.00	0.00	0.00	0.00	1526.77
SIXTH	0.00	1176.73	1176.73	215.68	106.16	0.00	0.00	26.20	0.00	21.04	371.08	0.00	0.00	0.00	0.00	0.00	1547.81
SEVENTH	0.00	1176.73	1176.73	215.68	106.16	0.00	0.00	26.20	0.00	0.00	360.04	0.00	0.00	0.00	0.00	0.00	1526.77
EIGHTH	0.00	985.61	985.61	215.68	88.16	0.00	0.00	21.16	0.00	34.68	369.68	0.00	0.00	0.00	204.34	204.34	1549.53
NINTH	0.00	1163.44	1163.44	215.68	106.16	0.00	0.00	26.20	0.00	0.00	360.04	0.00	0.00	0.00	0.00	0.00	1513.48
TENTH	0.00	1166.93	1166.93	215.68	106.16	0.00	0.00	26.20	0.00	15.78	365.82	0.00	0.00	0.00	0.00	0.00	1532.75
ELEVENTH	0.00	1163.44	1163.44	215.68	106.16	0.00	0.00	26.20	0.00	0.00	360.04	0.00	0.00	0.00	0.00	0.00	1513.48
TWELTH	0.00	984.12	984.12	215.68	88.16	0.00	0.00	21.16	0.00	19.27	344.27	0.00	0.00	0.00	204.34	204.34	1532.73
THIRTEENTH	0.00	1163.44	1163.44	215.68	106.16	0.00	0.00	26.20	0.00	0.00	360.04	0.00	0.00	0.00	0.00	0.00	1513.48
FOURTEENTH	0.00	1163.44	1163.44	215.68	106.16	0.00	0.00	26.20	0.00	19.27	369.31	0.00	0.00	0.00	0.00	0.00	1532.75
TOTAL	3662.06	14161.13	17823.18	3530.12	1443.21	32.29	1.42	332.01	1231.96	864.51	7425.52	559.34	72.99	320.16	408.68	1361.19	26609.89

CONSTRUCTION AREA STATEMENT AS PER U.D.C.P.R. WING A TO C (BLDG NO 2)										
FLOOR	NET BUILT UP		TOTAL (A)	REFUGE AREA	STILT / M.PARKING	LIFT WELL	METER ROOM	OPEN TO SKY TERRACE	TOTAL FREE OF FSI (B)	GRAND-TOTAL (A+B)
GROUND	656.91	440.93	1097.84	0.00	487.10	36.40	69.82	0.00	596.12	1593.96
FIRST	907.07	605.44	1512.51	0.00	39.40	0.00	0.00	0.00	39.40	1551.91
SECOND	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	95.82	135.22	1499.07
THIRD	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
FOURTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
FIFTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
SIXTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
SEVENTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
EIGHTH	0.00	1245.97	1245.97	117.92	0.00	39.40	0.00	0.00	157.32	1403.29
NINTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
TENTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
ELEVENTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
TWELVETH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
THIRTEENTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
FOURTEENTH	0.00	1245.97	1245.97	117.92	0.00	39.40	0.00	0.00	157.32	1403.29
FIFTEENTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
SIXTEENTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
SEVENTEEN	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
EIGHTEENTH	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
NINETEENTH	0.00	1245.97	1245.97	117.92	0.00	39.40	0.00	0.00	157.32	1403.29
TWENTY	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
TWENTY-ONE	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
TWENTY-TWO	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
TWENTY-THREE	0.00	1363.85	1363.85	0.00	0.00	39.40	0.00	0.00	39.40	1403.25
TWENTY-FOUR	0.00	1014.69	1014.69	0.00	0.00	39.40	0.00	0.00	39.40	1054.09
TWENTY-FIVE	0.00	1014.69	1014.69	0.00	0.00	39.40	0.00	0.00	39.40	1054.09
TWENTY-SIX	0.00	936.58	936.58	78.12	0.00	39.40	0.00	0.00	117.62	1054.10
TWENTY-SEVEN	0.00	1014.69	1014.69	0.00	0.00	39.40	0.00	0.00	39.40	1054.09
TOTAL	1563.98	34678.08	36242.06	431.88	487.10	1103.20	69.82	95.82	2187.62	38429.68

SL.NO.	TENEMENT DETAILS	NOS. OF TENEMENT
1.	TENEMENT UP TO 30.00 SQ.MT.	267 NOS. 48.81%
2.	TENEMENT BETWEEN 30.00 TO 50.00 SQ.MT.	280 NOS. 51.19%
TOTAL		547 NOS.



STAMP OF APPROVALS OF LAYOUT PLAN

VP.NO - 527
SHEET NO - 1/1

The amended plan duly approved herewith Supercedes all the earlier approved plans

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



Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/ VPI. 0527/282/2022-23 Dated 04.08.2022

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

Sr.No.	Designation of Site	Area (SQ. M.)
1	Area of plot (Minimum area of a, b, c to be considered) (a) As per ownership document (7/12, CTS extract) (b) as per measurement sheet (c) as per site	20,410.00 18,415.77 17,744.13
2	Deductions for (a) Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening (b) Any D.P. Reservation area (Total a+b)	6,044.99 6,044.99
3	Balance area of plot (1-2) Amenity Space (if applicable)	11,699.14 469.91
4	(a) Required (b) Adjustment of 2(b), if any (c) Balance Proposed (Min. Required)	584.96 11,114.18
5	NetPlot Area (3-4 (c)) Recreational Open space (if applicable)	1,111.42
6	(a) Required (b) Proposed	1,111.42
7	Internal Road area	12,225.60
8	Plotable area (if applicable)	Not claimed
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI)	27,668.80
10	Addition of FSI on payment of premium (a) Maximum permissible premium FSI - based on road width / TOD Zone. (b) Proposed FSI on payment of premium.	22,000.00
11	In-situ FSI / TDR loading (a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)]; if any (b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]; (c) TDR area (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	6,044.99 6,044.99
12	Additional FSI area under Chapter No. 7 (a) Maximum permissible premium FSI - [(SR.NQ. 1 X (1.4+0.50))-11] (b) Proposed FSI on payment of premium. Total entitlement of FSI in the proposal (a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	27,668.80 22,000.00 40,270.59
13	(a1) Retained B.U. Area as per approved (dated 27/12/2021) Bldg. no.1 (a2) Balance permissible F.S.I (b1) Ancillary Commercial 80% (925.90sq.m x 80%) (b2) Ancillary Residential 60% (22855.22-925.90) x 60% (c1) Total now permissible (a2+b1+b2) (c2) Total entitlement (a1+c1) Total Built-up Area in proposal.	17,415.37 22,855.22 740.72 13,157.59 36,753.53 54,168.00
14	(a) Earlier Approved Built-up Area (Bldg.no.1) (b) Add. As Built Built-up Area (Bldg.no.1) (c) Proposed Built-up Area (as per 'Prime' Bldg.no.2) (d) Total (a+b+c)	17,415.37 740.72 36,753.53 54,065.24

DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED RESI WITH SHOP LINE BUILDING ON S.NO. 153B, S.NO. 154/2, VILLAGE-ACHOLE, TAL.-VASAI, DIST.-PALGHAR

NAME OF APPLICANT
M/S. Reliable Housing India Pvt.Ltd.
(Director- Mr. Nisheeth Ramesh Tank.)

SIGNATURE OF APPLICANT	
JOB NO. J/72H/2011	DRG NO. J/72H/ROPLAYOUT/4
DATE 18/05/2022	SCALE AS SHOWN
NORTH	DRAWN BY G.R.T.
	CHECKED
LICENCED ENGINEER	
sanat mehta & associates Civil Engineers and Architectural Project Consultants Rameshwar Tower, A-103, Shimpoli Road, Next to Gokhale School Borivali (W) Mumbai - 400 092 E-MAIL : sanan@sanatmehta.com PHONE NO. 922-5555	
L. No: VVCMC / ENGR / 09 Licenced Engineer	