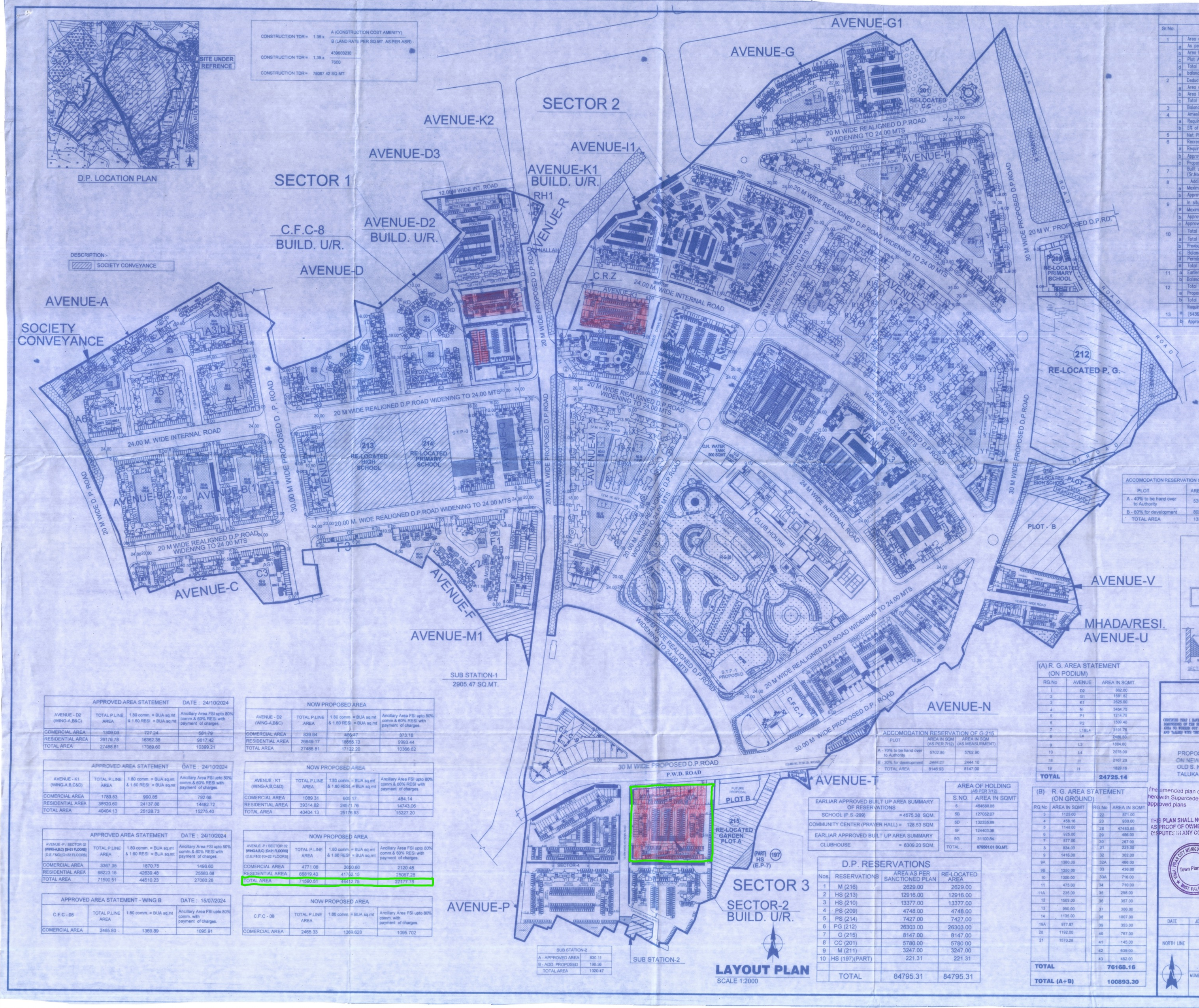
D.P. LOCATION PLAN

CONSTRUCTION TDR = 1.35 x	A (CONSTRUCTION COST AMENITY)	
	B (LAND RATE PER SQ.MT. AS PER ASR)	43960323
CONSTRUCTION TDR = 1.35 x		7600
CONSTRUCTION TDR = 78087.42 SQ.MT.		

DESCRIPTION:-
SOCIETY CONVEYANCE



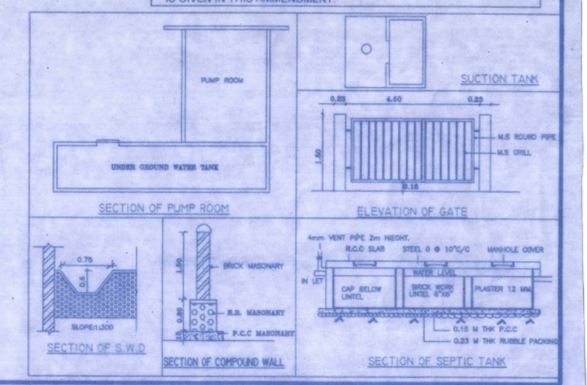
LAYOUT PLAN
SCALE 1:2000

PROFORMA AREA STATEMENT			
Sr.No.		DESCRIPTION	AREA IN SQM
1		Area of Plot (Minimum area of a,b,c to be considered)	
	a	As per ownership document (7/12, CTS extract)	878781.01
	b	Area Deleted From Layout	26975.00
	c	Plot Area (Society Conveyance) (3553.25+1128.60)	4681.85
	d	Total Area (b+c)	31656.85
	e	Balance Area of plot (a-d)	847124.16
2		Deduction for	
	a	Area under D.P Road	126654.4
	b	Area D.P Reservation (84795.31) + Channel (17200.00)	101995.31
	c	Total (a+b)	228649.71
3		Balance area of plot (1c-2c)	618474.45
4		Amenity Space	
	a	Required-5% of CFC	30923.72
	b	5% of CFC (approved)	33366.57
5		Net Plot Area (3-4b)	585107.88
6		Recreational Open space	
	a	Required R.G. As per UDCPR (5 X 10%)	58510.79
	b	Approved R.G Area	100883.02
	c	Proposed R.G Area	100893.30
7		Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5xbasic FSI)(585107.88 X 1.10)	643618.67
8		Addition of FSI on payment of premium	
	a	Maximum permissible premium FSI - Based on road width (847124.16 X 0.50)	423562.08
	b	Approved FSI on payment of premium	224000.00
9		In situ FSI / TDR loading	
	a	Maximum permissible TDR/DR FSI - Based on road width(847124.16 X 1.40)	1185973.82
	b	Approved In Situ Area Against DP road (94990.80)	94990.80
	c	Approved Construction TDR (78087.42) + Balance 25% D.P. Road (31663.60)	109751.02
10		Total Entitlement of FSI in the Proposal	
	a	Total Permissible built up area (7+8b+9b+9c)	1072360.49
	b	Previous Approved B.U.A. (720774.35+1243.04+6309.20)-Conveyanced B.U.A.(4681.85)	723844.74
	c	Balance potential area (a-b)	348715.75
	d	Permissible area FSI up to 60% payment of charges (348715.75)(60%)	209229.45
	e	Total Permissible P-line Area (c+d)	557945.20
11	a	Earlier Approved P-line Area (64417.97+310.37+491708.45)	556436.79
	b	Balance P-line area (10e-11a)	1508.41
12		Total Built-up Area in Proposal	
	a	Proposed P-line Area	-
	b	Total area (10b+11a+12a)	1280081.53
13		Required Area Whada (643618.67-618474.45) X 20%	5028.85
	b	Approved Whada Area	5467.50

S.No	Area in Sq.mt	DESCRIPTION
5/1	26303	P.G.(212)-PLAY GROUND
5/2	12916	HS (213) RELOCATED HIGH SCHOOL
5/3	7427	PS (214) RELOCATED PRIMARY SCHOOL
5/4	8146.93	G(215) RELOCATED GARDEN
5/5A	533865.03	RESIDENTIAL AREA
5/5B	126654.4	D.P. ROAD AREA
5/5C	33366.57	C.F.C. AREA
5/5D	12736.07	M(216), P.S(209), CC(201) PLOT-B, M(211), (BALANCE D.P. RESERVATION)
5/5E	100099.7	R.G. AREA
5/6	3668	C C(201) PLOT-A RELOCATED C.C
5/7	221.31	HS(197)PART HIGH SCHOOL (PART)
5/8	13377	HS(216) RELOCATED HIGH SCHOOL
TOTAL	878781.01	

ACCOMODATION RESERVATION OF HS-210	
PLOT	AREA IN SQMT
A - 40% to be hand over to Authority	5350.80
B - 60% for development	8026.20
TOTAL AREA	13377.00

NOTE :-
* ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
* INFRASTRUCTURE DETAILS SHOWN ON LAYOUT IS SCHEMETIC.
* ALL DIMENSIONS ARE IN METRIC SYSTEMS.
* D.P. RESERVATION MARKET DELETED IN D.P. PLAN AND INCLUDED IN R. ZONE (E.P.-2)
* RELOCATED RESERVATION C.C.(COMMUNITY CENTRE) IS REALINGED IN LAYOUT.
* EFFECT OF THE TILR SURVEY VIDE M.R. NO.1096,DATED-17-03-2020 IS GIVEN IN THIS AMMENDMENT.



APPROVED AREA STATEMENT			DATE : 24/10/2024
AVENUE - D2 (WING-A,B&C)	TOTAL P.LINE AREA	1.80 comm. = BUA sq.mt & 1.60 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm.& 60% RESI with payment of charges.
COMERCIAL AREA	1309.03	727.24	581.79
RESIDENTIAL AREA	26179.78	16362.36	9817.42
TOTAL AREA	27488.81	17089.60	10399.21

NOW PROPOSED AREA			
AVENUE - D2 (WING-A,B&C)	TOTAL P.LINE AREA	1.80 comm = BUA sq.mt & 1.60 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm & 60% RESI with payment of charges.
COMMERCIAL AREA	839.54	466.47	373.18
RESIDENTIAL AREA	26649.17	16655.73	9993.44
TOTAL AREA	27488.81	17122.20	10366.62

APPROVED AREA STATEMENT			DATE : 24/10/2024
AVENUE - K1 (WING-A,B,C&D)	TOTAL P.LINE AREA	1.80 comm. = BUA sq.mt & 1.60 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm.& 60% RESI with payment of charges.
COMERCIAL AREA	1783.53	990.85	792.68
RESIDENTIAL AREA	38620.60	24137.88	14482.72
TOTAL AREA	40404.13	25128.73	15275.40

NOW PROPOSED AREA			
AVENUE - K1 (WING-A,B,C&D)	TOTAL P.LINE AREA	1.80 comm = BUA sq.mt & 1.60 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm & 60% RESI with payment of charges.
COMERCIAL AREA	1089.31	605.17	484.14
RESIDENTIAL AREA	39314.82	24571.76	14743.06
TOTAL AREA	40404.13	25176.93	15227.20

APPROVED AREA STATEMENT			DATE : 24/10/2024
AVENUE -P / SECTOR 02 (WING-A,B,C) (G+21 FLOORS) (D,E,F&G) (G+22 FLOORS)	TOTAL P.LINE AREA	1.80 comm. = BUA sq.mt & 1.60 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm.& 60% RESI with payment of charges.
COMERCIAL AREA	3367.35	1870.75	1496.60
RESIDENTIAL AREA	68223.16	42639.48	25583.68
TOTAL AREA	71590.51	44510.23	27080.28

NOW PROPOSED AREA			
AVENUE -P / SECTOR 02 (WING-A,B,C) (G+21 FLOORS) (D,E,F&G) (G+22 FLOORS)	TOTAL P.LINE AREA	1.80 comm = BUA sq.mt & 1.60 RESI = BUA sq.mt	Ancillary Area FSI upto 80% comm & 60% RESI with payment of charges.
COMERCIAL AREA	4771.08	2650.60	2120.48
RESIDENTIAL AREA	66819.43	41782.15	25057.28
TOTAL AREA	71590.51	44432.75	27177.76

APPROVED AREA STATEMENT - WING B			DATE : 15/07/2024
C.F.C - 08	TOTAL P.LINE AREA	1.80 comm. = BUA sq.mt	Ancillary Area FSI upto 80% comm. with payment of charges.
COMERCIAL AREA	2465.80	1369.89	1095.91

NOW PROPOSED AREA			
C.F.C - 08	TOTAL P.LINE AREA	1.80 comm = BUA sq.mt	Ancillary Area FSI upto 80% comm. with payment of charges.
COMERCIAL AREA	2465.33	1369.628	1095.702

SUB STATION-2	
A - APPROVED AREA	830.11
B - ADD. PROPOSED	190.36
TOTAL AREA	1020.47

ACCOMODATION RESERVATION OF G-215		
PLOT	AREA IN SQM (AS PER 7/12)	AREA IN SQM (AS MEASURMENT)
A - 70% to be hand over to Authority	5702.86	5702.90
B - 30% for development	2444.07	2444.10
TOTAL AREA	8146.93	8147.00

EARLIAR APPROVED BUILT UP AREA SUMMARY OF RESERVATIONS	
SCHOOL (P.S.-209)	= 4575.38 SQM.
COMMUNITY CENTER (PRAYER HALL) =	128.53 SQM.
EARLIAR APPROVED BUILT UP AREA SUMMARY	
CLUBHOUSE	= 8309.20 SQM.

AREA OF HOLDING (AS PER 7/12)		
S.NO.	AREA IN SQMT	
5	464688.85	
5B	127052.07	
5D	132335.89	
5F	124403.36	
5G	31100.84	
TOTAL	879581.01 SQ.MT.	

D.P. RESERVATIONS			
Nos.	RESERVATIONS	AREA AS PER SANCTIONED PLAN	RE-LOCATED AREA
1	M (216)	2629.00	2629.00
2	HS (213)	12916.00	12916.00
3	HS (210)	13377.00	13377.00
4	PS (209)	4748.00	4748.00
5	PS (214)	7427.00	7427.00
6	PG (212)	26303.00	26303.00
7	G (215)	8147.00	8147.00
8	CC (201)	5780.00	5780.00
9	M (211)	3247.00	3247.00
10	HS (197)(PART)	221.31	221.31
	TOTAL	84795.31	84795.31

(A) R. G. AREA STATEMENT (ON PODIUM)		
RG.No	AVENUE	AREA IN SQMT.
1	D2	862.00
2	G1	1591.92
3	K1	2635.02
4	N	3454.75
5	P1	1214.75
6	P2	1509.40
7	L1&L4	3101.76
8	L4	2485.50
9	L3	1804.60
10	L4	2076.00
18	J1	2167.20
19	I1	1829.16
TOTAL		24725.14

(B) R. G. AREA STATEMENT (ON GROUND)			
RG.No	AREA IN SQMT	RG.No	AREA IN SQMT.
3	1125.00	22	871.00
4	458.16	23	930.00
5	1148.00	28	47483.65
6	925.00	29	456.00
7	877.00	30	267.00
8	834.00	31	223.00
9	1416.00	32	302.00
9A	1380.00	32A	466.00
9B	1350.00	33	436.00
10	1300.00	33A	716.00
11	475.00	34	710.00
11A	235.00	35	298.00
12	1503.00	36	357.00
13	990.00	37	386.00
14	1135.00	38	1007.00
19A	977.87	39	353.00
20	1192.00	40	767.00
21	1570.28	41	145.00
		42	639.00
		43	462.00
TOTAL			76168.16
TOTAL (A+B)			100893.30

FORM II

CONTENTS OF SHEET
LAYOUT PLAN,C.F.C. & R.G. AREA STATEMENT,B.U.A. STATEMENTS ETC.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE OF 16/06/2024 AND THAT THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS 84,680.00 SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE 8.3.7. LETTER DATED 11/07/2024.

SIGNATURE OF SUPERVISOR:-

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED GROUP HOUSING SCHEME KNOWN AS " GLOBAL CITY " ON NEW S.NO. 5/1,5/2,5/3, 5/4, 5/6,5/7,5/8,5/5/A, 5/5/B, 5/5/C, 5/5/D, 5/5/E, & OLD S. NO. 5,5B,5F,5G,5D, AT VILL. DONGRE, VIRAR (W). TALUKA- VASAI. DISTRICT- PALGHAR.

STAMP OF [illegible]

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

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

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

Approved as amended In Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/.....
VP/ 453 ..... 04 ..... 2025-26 .....
Dated : 24/05/2025

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.

NAME OF OWNER For EVERSHINE DEVELOPERS
M/S. EVERSHINE DEVELOPERS .
PARTNER

DATE	JOB NO	DRG NO	SCALE	DRAWN BY
			AS-SHOWN	

NORTH LINE

SIGNATURE NAME AND ADDRESS OF ARCHITECT:-
DIVYESH SHAH
ARCHITECT
MUMBAI OFFICE: 1/13, ZAVERI BLDG, 305/309, RAJA RAMMOHAN ROY ROAD, MUMBAI-400 004.
VASAI OFFICE:103, LUCKY PALACE, STATION ROAD, VASAI (W). DIST:PALGHAR- 401202. TEL. NO. 0250-2350001/2350002.