V.P.NO.0337 | **SHEET NO.1**

LAYOUT

TOTAL 20.00 M/W D.P.ROAD = 4449.29 SQMT
HANDED OVER TO VVCMC VIDE GIFTDEED DATED 02/03/2022
D.P.ROAD AREA = 2543.31 SQMT :- AS UNDER

S.NO.	H.NO.	AREA IN SQMT
230	1/2	340.00
	3/2	200.00
236	11/1	77.29
	13/2	275.59
	14/1	96.29
	19/2	5.00
	20/2	599.00
	25/2	49.36
	27/2	335.44
	28/1	465.34
TOTAL		2543.31

BALANCE 20.0 M/W D.P.ROAD AREA = 1905.98 SQMT

TOTAL 30.00 M/W D.P.ROAD = 1260.52 SQMT
HANDED OVER TO VVCMC VIDE GIFTDEED DATED 02/03/2022
D.P.ROAD AREA = 641.30 SQMT :- AS UNDER

S.NO.	H.NO.	AREA IN SQMT
230	1/3	74.78
	3/3	205.53
	6/2	10.00
	7/2	25.00
	8/1	325.99
	TOTAL	641.30

BALANCE 20.0 M/W D.P.ROAD AREA = 619.22 SQMT

TOTAL C.F.C.AREA REQUIRED= 1319.44 SQMT
TOTAL C.F.C.AREA PROPOSED= 1322.21 SQMT

TOTAL R.G. AREA REQUIRED = 1846.02 SQMT
TOTAL R.G. AREA PROPOSED :- AS UNDER

R.G.NO.	AREA IN SQMT
1	533.33
2	136.42
3	323.29
4	853.54
TOTAL	1846.58

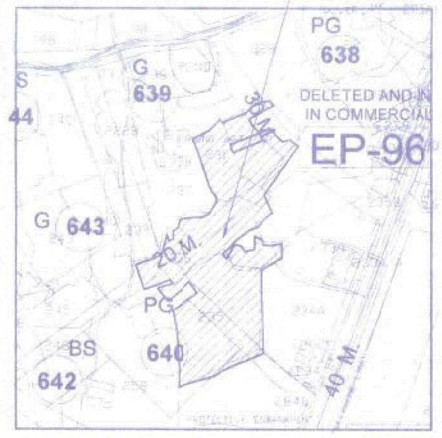
R-ZONE FOR ESR AREA = 462.88 SQMT
HANDED OVER TO VVCMC VIDE GIFTDEED DATED 02/03/2022
R-ZONE FOR ESR AREA = 462.88 SQMT :- AS UNDER

S.NO.	H.NO.	AREA IN SQMT
235	4/4	55.10
	5/2	352.04
	6/2	55.74
TOTAL		462.88

TOTAL CHANNEL AREA = 3030.04 SQMT
HANDED OVER TO VVCMC VIDE GIFTDEED DATED 02/03/2022
CHANNEL AREA = 2611.04 SQMT :- AS UNDER

S.NO.	H.NO.	AREA IN SQMT
235	2/2	661.21
	3/2	510.00
	4/2	1054.33
	5/3	40.00
	8/2	10.00
	10/1	70.00
236	22/2	133.00
	27/3	82.50
	28/2	50.00
TOTAL		2611.04

BALANCE CHANNEL AREA = 419.00 SQMT


PROPOSED SITE
PG
638
DELETED AND IN
IN COMMERCIAL
EP-96
G
639
S
44
G
643
20 M.
PG
BS
642
640
40 M.
30 M.

LOCATION PLAN
SCALE 1:5000

PARKING AREA STATEMENT
(FOR OWNER & MHADA)

BLDG.NO.	WING	FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEE. PARKING REQUIRED	TWO WHEE. PARKING PROVIDED
BLDG.NO. 1	B	174	83.00	83	337.00	337
	C	78	41.00	41	172.00	172
	D	77	34.00	34	163.00	163
	E	97	40.00	40	204.00	204
	F	97	44.00	44	180.00	180
	G	28	12.00	12	59.00	59
TOTAL		551	254.00	254	1115.00	1115
BLDG.NO. 2		28	12.00	12	50.00	50
BLDG.NO. 3		–	15.00	15	69.00	69
BLDG.NO. 4	B	156	78.00	78	207.00	207
	C&D	356	55.00	55	385.00	385
TOTAL		507	135.00	135	572.00	572
TOTAL		1086	416.00	416	1806.00	1806

PARKING AREA STATEMENT
FOR MHADA

BLDG.NO.	WING	FLATS	CAR PARKING REQUIRED	CAR PARKING PROVIDED	TWO WHEE. PARKING REQUIRED	TWO WHEE. PARKING PROVIDED
BLDG.NO. 1	B	22	9.00	9	23.00	23
	E	8	3.00	3	17.00	17
	F	12	5.00	5	10.00	10
	G	28	12.00	12	59.00	59
TOTAL		70	29.00	29	104.00	104
BLDG.NO. 4	B	9	4.00	4	9.00	9
	C&D	18	3.00	3	19.00	19
TOTAL		27	7.00	7	28.00	28
TOTAL		97	36.00	36	132.00	132

AREA STATEMENT
(FOR MHADA)

BLDG. NO.	FLOORS	WINGS	'P-LINE'AREA FOR MHADA SQMT
1	1st to 11th FLOOR	B	924.44
	1st to 8th FLOOR	E	447.20
	1st to 12th FLOOR	F	497.88
	1st to 7th FLOOR	G	1377.18
TOTAL			3246.70
4	1st to 9th FLOOR	B	390.69
	1st to 7th FLOOR	C&D	541.52
TOTAL			932.21
GRAND TOTAL			4178.91

TOTAL P-LINE (CONSTRUCTION) AREA STATEMENT (FOR OWNER & MHADA)

BLDG. NO.	FLOORS	WINGS	COMM. 'P-LINE' AREA SQMT	RESI. 'P-LINE' AREA SQMT	TOTAL 'P-LINE' AREA SQMT	STILT AREA SQMT	REFUGE AREA SQMT	PODIUM/ BASEMENT AREA (PARKING USE) SQMT	POCKET TERRACE AREA SQMT
1	(G/ST+PO.+20)	B	730.74	14122.06	14852.80	349.35	206.88	338.63	84.15
	(ST.+PO.+20)	C	–	7492.64	7492.64	319.61	83.79	364.65	–
	(ST.+PO.+20)	D	–	6690.61	6690.61	299.75	80.97	329.66	–
	(ST.+PO.+20)	E	–	8775.50	8775.50	405.39	167.73	452.93	–
	(ST.+PO.+20)	F	–	7565.22	7565.22	338.57	100.05	446.31	–
	(ST.+PO.+7)	G	–	1802.08	1802.08	196.74	--	300.00	–
	TOTAL		730.74	46448.11	47178.85	1909.42	639.42	2232.18	84.15
2	ST+7		–	1982.77	1982.77	236.15	–	–	–
3	BS+GR.+5		2327.52	–	2327.52	–	–	360.86	–
4	(G/ST.+2PO.+20)	B	952.06	11618.04	12570.10	146.32	205.44	780.96	203.47
	(G/ST.+2PO.+20)	C&D	252.73	17081.87	17334.60	561.25	360.99	2029.54	–
	TOTAL		1204.79	28699.91	29904.70	707.58	566.43	2810.50	–
GRAND TOTAL			4263.05	77130.79	81393.84	2853.15	1205.85	5403.54	287.62

(1) PROPOSED TOTAL BUILT-UP AREA INCLUDING MHADA(AS PER 'P-LINE') = 81393.84 SQMT
(2) TOTAL MHADA BUILT-UP AREA = 4178.91 SQMT

(3) PROPOSED TOTAL BUILT-UP AREA FOR OWNER (AS PER 'P-LINE') (1-2) = 77214.93 SQMT
(4) TOTAL COMMERCIAL BUILT-UP AREA WITH ANCILLARY(AS PER 'P-LINE') = 4301.75 SQMT
(i) COMMERCIAL BUILT-UP AREA (4301.75/1.80) = 2389.86 SQMT
(ii) 80% ANCILLARY AREA = 1911.89 SQMT

(5) TOTAL RESIDENTIAL AREA BUILT-UP AREA WITH ANCILLARY (3-4) = 72913.18 SQMT
(i) RESIDENTIAL BUILT-UP AREA (72913.18/1.60) = 45570.74 SQMT
(ii) 60% ANCILLARY AREA = 27342.44 SQMT

TOTAL NON-FSI AREA (STILT+REFUGE+PODIUM/BASEMENT AREA) 2853.15+1205.85+5742.03 = 9801.03 SQMT

PROFORMA-I

A.	AREA STATEMENT		SQ.MTS.
1.	AREA OF PLOT (MINIMUM AREA OF a, b, c, TO BE CONSIDERED)		35644.00
	(A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT.)		35644.00
	(B) AS PER MEASUREMENT SHEET.		36140.38
	(C) AS PER SITE.		35644.00
2.	DEDUCTIONS FOR		--
	a. 30.00M.WIDE D.P ROAD		1260.52
	b. 20.00M.WIDE D.P ROAD		4449.29
	c. PG		5998.82
	d. CHANNEL		3030.04
	e. AREA UNDER PG IN WET LAND		662.78
	f. AREA UNDER R-ZONE TO BE HANDED OVER TO VVCMC FOR ESR		462.88
	TOTAL (a+b+c+d+e+f)		15864.33
3.	BALANCE AREA OF THE PLOT (1 - 2)		19779.67
4.	AMENITY SPACE (IF APPLICABLE)		
	(a) Required-	NILL	
	(b) Proposed		1319.44
5.	NET PLOT AREA (3 - 4)		18460.23
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	(a) Required- 10% R.G. AREA AS PER NEW UDCPR		1846.02
	(b) Proposed-		
7.	INTERNAL ROAD AREA		
8.	PLOTABLE AREA (IF APPLICABLE)		
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I.	(5) X 1.10)	20306.25
10.	ADDITIONAL OF F.S.I. ON PAYMENT OF PREMIUM		
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I.	(1) X 0.50) = 16890.61	
	(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM.		15225.00
11.	(A) MAXIMUM DR/TDR LOADING	(1) X 1.40) = 47293.71	
12.	PROPOSED DR/TDR		
	(a) 30.00M.WIDE D.P ROAD	641.30 X 2	1282.60
	(b) 20.00M.WIDE D.P ROAD	2543.31 X 2	5086.62
	(c) CHANNEL	2611.04 X 2	5222.08
	(d) R-ZONE FOR ESR	462.88 X 2	925.76
	(e) TDR Area		
	(f) PROPOSED DR / TDR Loading 12(a+b+c+d)		12517.06
13.	MAX. ENTITLEMENT OF FSI IN THE PROPOSAL	(9+10a+11)	88029.37
14.	PRESENT ENTITLEMENT [9+10(b) +12(f)]		48048.31
15.	ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES.	COMM.=(2389.86 X 0.80)	1911.89
		RESI.=(45658.45 X 0.60)	27395.07
16.	PRESENT ENTITLEMENT INCLUDING ANCILLARY (14+15)		77355.27
17.	TOTAL BUILT UP AREA IN PROPOSAL		
	(a) EXISTING BUILT UP AREA.		-
	(b) PROPOSED BUILT UP AREA INCLUDING ANCILLARY('P-Line')		77214.93
	(c) BUILT-UP AREA		47960.60
	(d) ANCILLARY		29254.33
18.	F.S.I. CONSUMED (14c/12c)		0.998
19.	AREA FOR INCLUSIVE HOUSING (for MHADA)		
	(a) REQUIRED MHADA AREA	(9) X 0.20	4061.25
	(b) PROPOSED MHADA AREA		4178.91
21	TOTAL P-LINE AREA INCLUDING MHADA(FSI AREA)	(17b+19b)	81393.84
22	NON FSI AREA		9801.03
23	GRAND TOTAL (FSI AREA + NON FSI AREA)	(21+22)	91194.87

PROFORMA II

CONTENTS OF SHEET
BLOCK PLAN, P-LINE AREA STATEMENTH, PARKING AREA STATEMENT, HOLDING AREA DIAGRAM & STATEMENT, LOCATION PLAN AND ARCHITECTURAL DRAWINGS.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER RIFERENCE WAS SURVEYED BAY ME ON 4.2.2021 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 / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

Signature of Registered Engineer/
Structural Engineer / Supervisor

CERTIFIED THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-III S CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY DULY QUALIFIED STRUCTURAL ENGINEER AT LEAST B.E.(CIVIL) OR EQUIVALENT.

Signature of Registered Engineer

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
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. Town Planning	Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AMEND/.......... VP/ 0337/ 187 / 2023-24 Dated : 12/12/2023 Sd/- 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.

REVISIONS	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL WITH SHOP LINE BLDGS & COMMERCIAL BLDG ON LAND BEARING (OLD) S.NO.230 H.NO.1,2,3,5,6,7,8 S.NO.231 H.NO.1,2,3,4,5,6,7,8,9 S.NO.235 H.NO.1/2,2,3,4,5,6,7,8, 9,10,11/1,11/2 S.NO.236 H.NO 1,2,3,7,8,11,12,13,14,15,17,18,19,20,21,22,23pt,24,25A,25B,27,28,29 AT VIL-SANDOR; TAL-VASAI; DIST- PALGHAR

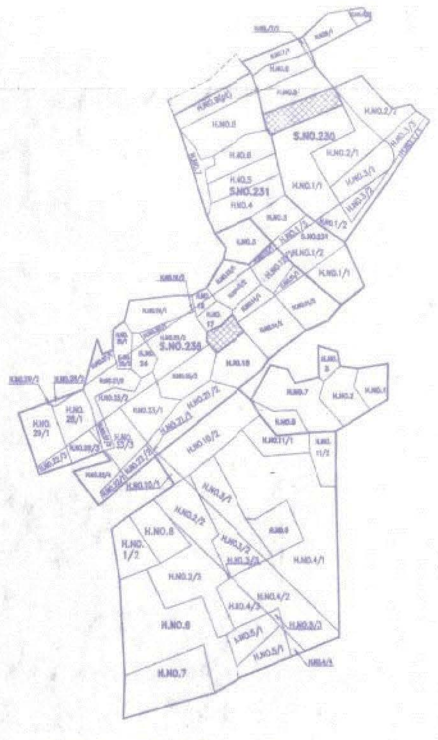
(NEW) S.NO.230 H.NO.1/1,1/2,1/3,2/1,2/2,3/1,3/2,3/3,5,6/1,6/2,7/1,7/2,8/1,8/2, S.NO.231 H.NO.1/1,1/2,1/3,2,3,4,5,6,7,8,9(pt) S.NO.235 H.NO.1/2,2/1,2/2,2/3,3/1,3/2,3/3, 4/1,4/2,4/3,4/4,5/1,5/2,5/3,6/1,6/2,7,8/1,8/2,9,10/1,10/2,11/1,11/2 S.NO.236 H.NO 1,2,3,7,8, 11/1,11/2,12/1,12/2,13/1,13/2,14/1,14/2,15,17,18/1,18/2,19/1,19/2,20/1,20/2,20/3,21/1,21/2 22/1,22/2,23/1,23/2,23/3,23/4,24/1,24/2,25/1,25/2,27/1,27/2,27/3,28/1,28/2,28/3,29/1,29/2,29/3 AT VIL-SANDOR; TAL-VASAI; DIST- PALGHAR

NAME OF APPLICANT	SIGNATURE OF APPLICANT
AMEYA TOWNHOMES PVT.LTD. THROUGH DIRECTOR MR. SUNIL ACHOLKAR	

JOB. NO.	DATE
V.P.NO.0337 FILE.NO-1909	27/02/2023
DRAWING NO.	SCALE AS SHOWN
NORTH LINE	DRAWN BY Shashikant
	CHECKED BY

EN-CON
Architectural & Structural Works
Project Consultants
G-7,5, "D" WING, SETHI PALACE,
AMBADI ROAD, VASAI ROAD (W),401 202
PHONE: 250-336318, 333404
E-mail: encon1@rediffmail.com

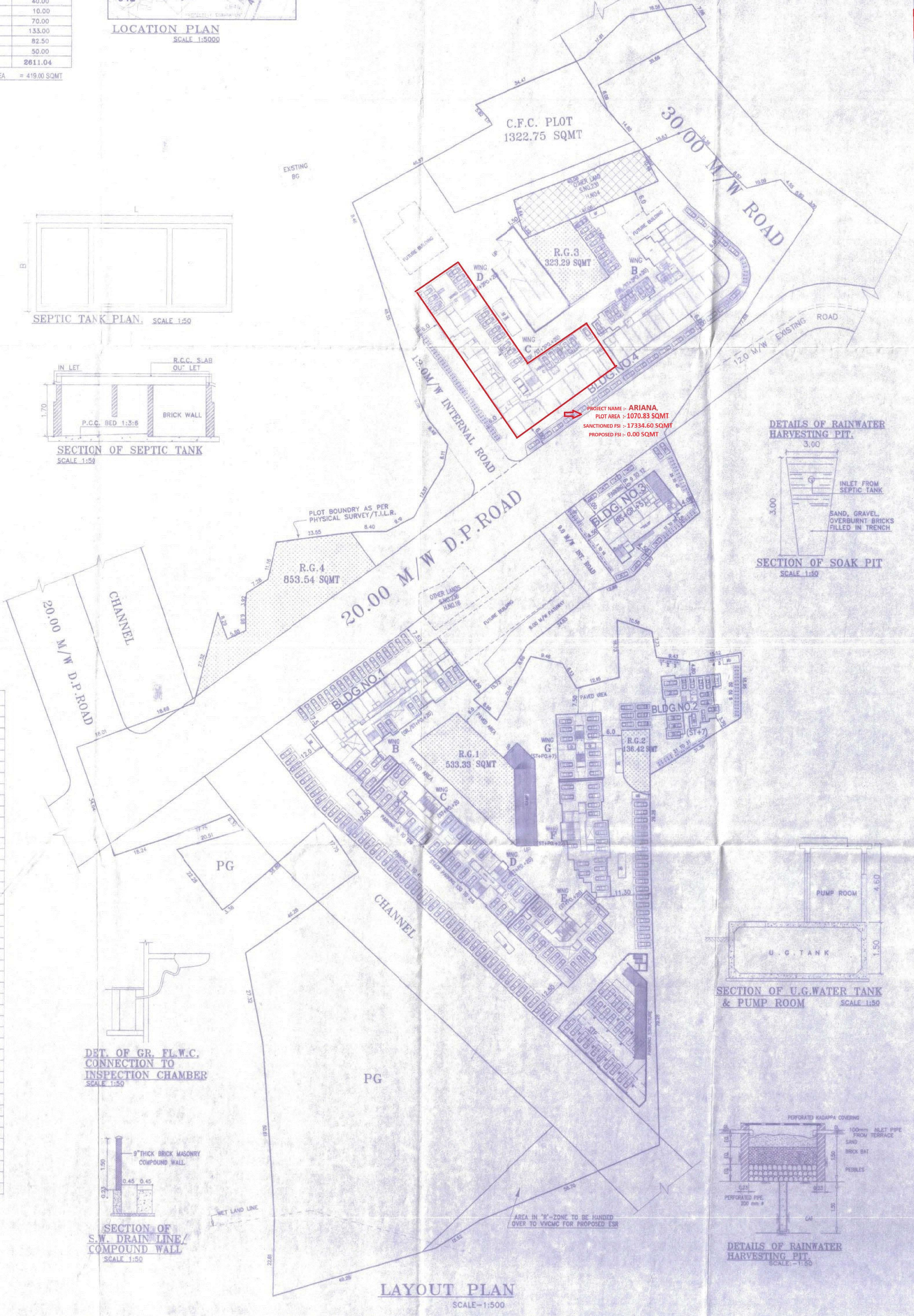
SANJAY S. NARANG
REGISTERED ENGINEER
(Regn.No.VVCMC/ENGR/01)


S.NO.230
S.NO.231
S.NO.236
H.NO.1/2
H.NO.8
H.NO.6
H.NO.7

HOLDING AREA DIAGRAM
SCALE 1:2000

HOLDING AREA STATEMENT

S.NO.	H.NO.	AREA IN SQMT
230	1/1	1375.22
	1/2	340.00
	1/3	74.78
	2/1	620.78
	2/2	619.22
	3/1	534.47
	3/2	200.00
	3/3	205.53
	5	510.00
	6/1	370.00
	6/2	10.00
	7/1	255.00
	7/2	25.00
	8/1	325.99
	8/2	4.01
231	1/1	116.02
	1/2	380.02
	1/3	513.96
	2	350.00
	3	380.00
	4	380.00
	5	380.00
	6	380.00
	7	180.00
	8	860.00
	9(pt)	415.00
235	1/2	510.00
	2/1	66.46
	2/2	661.21
	2/3	1092.33
	3/1	695.00
	3/2	510.00
	3/3	5.00
	4/1	2710.79
	4/2	1054.33
	4/3	339.78
	4/4	55.10
	5/1	437.96
	5/2	352.04
	5/3	40.00
	6/1	1964.26
	6/2	55.74
	7	1160.00
	8/1	500.00
	8/2	10.00
	9	450.00
	10/1	70.00
	10/2	1090.00
	11/1	510.00
	11/2	300.00
236	1	250.00
	2	450.00
	3	150.00
	7	760.00
	8	230.00
	11/1	77.29
	11/2	482.71
	12/1	74.41
	12/2	275.59
	13/1	192.60
	13/2	257.60
	14/1	196.29
	14/2	533.71
	15	580.00
	17	150.00
	18/1	95.00
	18/2	55.00
	19/1	505.00
	19/2	5.00
	20/1	68.68
	20/2	599.00
	20/3	422.32
	21/1	11.00
	21/2	699.00
	22/1	97.00
	22/2	133.00
	23/1	618.00
	23/2	261.00
	23/3	405.00
	23/4	235.00
	24/1	12.21
	24/2	167.79
	25/1	200.64
	25/2	49.36
	27/1	142.06
	27/2	335.44
	27/3	82.50
	28/1	465.34
	28/2	50.00
	28/3	194.66
	29/1	500.79
	29/2	3.00
	29/3	126.01
	TOTAL	35644.00


C.F.C. PLOT
1322.75 SQMT
30.00 M/W ROAD
EXISTING RG
OTHER LAND S.NO.230 H.NO4
FUTURE BUILDING
R.G.3
323.29 SQMT
WING D
WING B
WING C
UP
BLDG.NO.4
12.0 M/W EXISTING ROAD
12.0M/W INTERNAL ROAD
PROJECT NAME :- ARIANA,
PLOT AREA :- 1070.83 SQMT
SANCTIONED FSI :- 17334.60 SQMT
PROPOSED FSI :- 0.00 SQMT
PLOT BOUNDRY AS PER PHYSICAL SURVEY/T.I.L.R.
20.00 M/W D.P.ROAD
R.G.4
853.54 SQMT
BLDG.NO.3
(BS+GR.+5)
8.0 M/W INT. ROAD
OTHER LANDS S.NO.236 H.NO.16
FUTURE BUILDING
8.00 M/W PATHWAY
20.00 M/W D.P.ROAD
CHANNEL
BLDG.NO.1
WING B
WING C
WING D
WING E
WING F
WING G
PAVED AREA
R.G.1
533.33 SQMT
R.G.2
136.42 SQMT
BLDG.NO.2
(ST+7)
PG
PG
CHANNEL
PARKING STRUCTURE
WET LAND LINE
AREA IN 'R'-ZONE TO BE HANDED OVER TO VVCMC FOR PROPOSED ESR
L
B
IN LET
R.C.C. SLAB
OUT LET
P.C.C. BED 1:3:6
BRICK WALL
1.70
3.00
INLET FROM SEPTIC TANK
SAND, GRAVEL, OVERBURNT BRICKS FILLED IN TRENCH
PUMP ROOM
U.G.TANK
4.60
1.50
9"THICK BRICK MASONRY COMPOUND WALL
0.45
0.23
PERFORATED KADAPPA COVERING
100mm INLET PIPE FROM TERRACE
SAND
BRICK BAT
PEBBLES
PERFORATED PIPE 200 mm

SEPTIC TANK PLAN. SCALE 1:50

SECTION OF SEPTIC TANK
SCALE 1:50

DETAILS OF RAINWATER HARVESTING PIT.

SECTION OF SOAK PIT
SCALE 1:50

SECTION OF U.G.WATER TANK & PUMP ROOM SCALE 1:50

DET. OF GR. FL.W.C. CONNECTION TO INSPECTION CHAMBER
SCALE 1:50

SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE 1:50

DETAILS OF RAINWATER HARVESTING PIT.
SCALE:-1:50

LAYOUT PLAN
SCALE-1:500