LAYOUT

VP NO : 5741

PROPOSED:-
PROPOSED RESIDENTIAL WITH SHOPLINE BLDG. ON NEW S. NO: 326E, H. NO: 1, 2 & 3 (OLD S. NO: 326, H. NO: 8PT S. NO: 326, H. NO: 10PT) OF VILLAGE: VIRAR.
TAL: VASAI, DIST: PALGHAR.

DRAWING SHEET NO: 01/02

STAMPS OF APPROVAL OF PLANS -

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

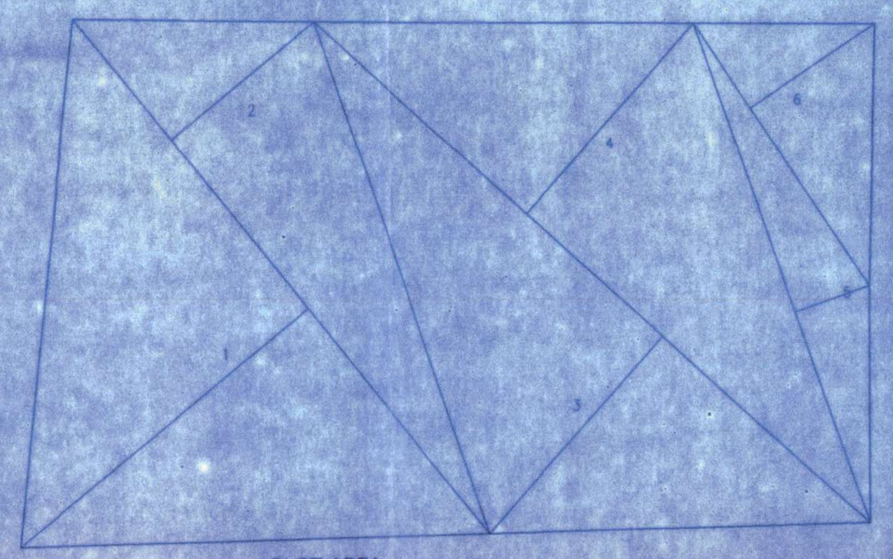
THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW.

VASAI VIRAR CITY MUNICIPAL CORPORATION Town Planning DIST. PALGHAR

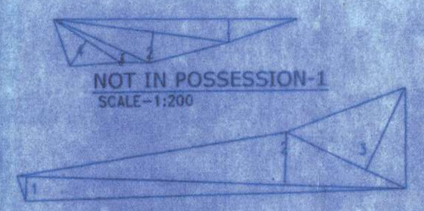
Approved as amended In Subject to the Conditions mentioned in the Office Letter No. VVCMC/TP/AMEND/ VP 5741 / 424 / 2023-24 Dated : 11/03/2024
COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pin No. 401 305, Dist. Palghar.

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

Deputy Director,
VVCMC, Virar.



PLOT AREA
SCALE-1:200



NOT IN POSSESSION-1
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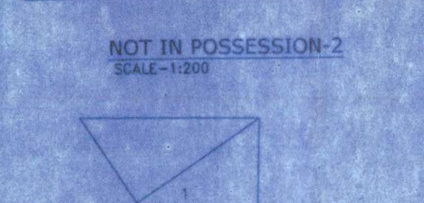

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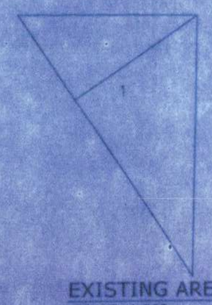

EXISTING AREA
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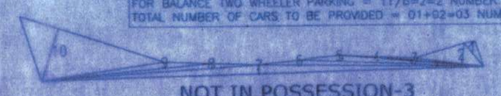
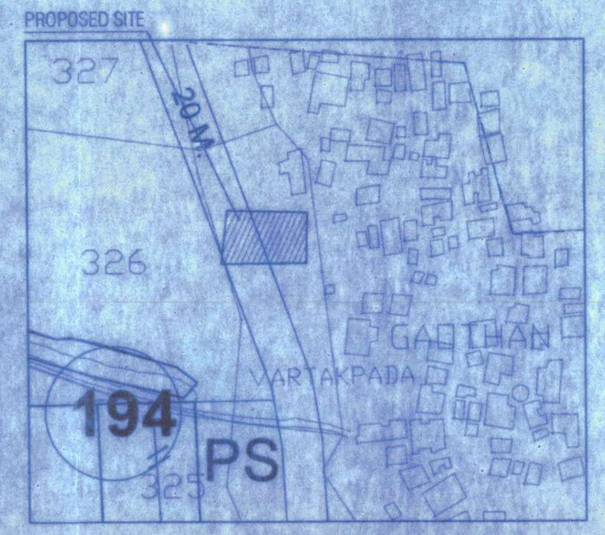


NOT IN POSSESSION-3
SCALE-1:200

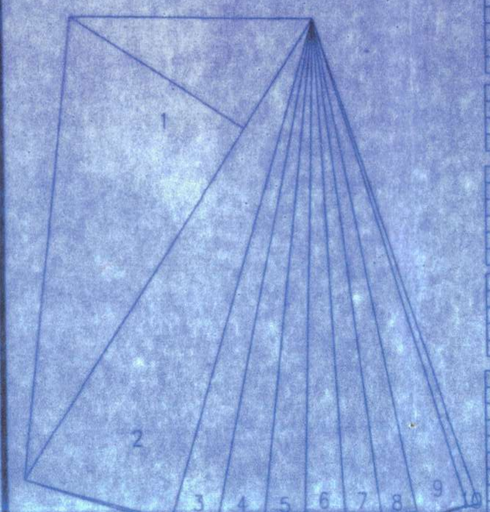
PARKING AREA STATEMENTS

TENEMENT	NO OF FLATS	REQUIRED CAR	PROVIDED CAR	REQUIRED TWO WHEL	PROVIDED TWO WHEL
PARKING FOR EVERY 2 TENEMENTS C.A. UPTO 30.00 SQ.MT.	14	NIL	NIL	14	14
PARKING FOR EVERY 2 TENEMENTS C.A. UPTO 30.00 TO 40.00 SQ.MT.	07	NIL	NIL	07	07
PARKING FOR EVERY 2 TENEMENTS C.A. UPTO 40.00 TO 60.00 SQ.MT.	07	NIL	NIL	07	07
SHOP AREA PARKING SPACE FOR 100.00 SQ.MT.C.A (TOTAL SHOP AREA:- 25.63 SQ.MT.)	01	01	01	02	02
5% VISITORS PARKING FROM TOTAL PARKING		NIL	NIL	01	01
TOTAL	29	01	01	31	31
TOTAL X 0.80		01	03	25	14

FOR BALANCE TWO WHEELER PARKING = 25-14=11
FOR BALANCE TWO WHEELER PARKING = 11/6=2=2 NUMBER OF CARS
TOTAL NUMBER OF CARS TO BE PROVIDED = 01+02=03 NUMBER OF CARS



LOCATION PLAN
SCALE-1:5000



D.P ROAD AREA
SCALE-1:200

PLOT AREA						
1	1/2 X 31.54 X 17.80 X 1NO	=	280.26	SQ.MT.
2	1/2 X 11.54 X 8.93 X 1NO	=	140.61	SQ.MT.
3	1/2 X 35.74 X 12.35 X 1NO	=	224.27	SQ.MT.
4	1/2 X 35.74 X 12.14 X 1NO	=	216.94	SQ.MT.
5	1/2 X 25.15 X 3.75 X 1NO	=	47.16	SQ.MT.
6	1/2 X 15.00 X 7.19 X 1NO	=	53.93	SQ.MT.
	TOTAL ADDITION	=	965.25	SQ.MT.

EXISTING ROAD					
1	1/2 X 15.00 X 7.19 X 1NO	=	53.93	SQ.MT.
	TOTAL ADDITION	=	53.93	SQ.MT.
	STRINGENT AREA	=	53.84	SQ.MT.

NOT IN POSSESSION-1					
1	1/2 X 11.33 X 1.17 X 1NO	=	6.57	SQ.MT.
2	1/2 X 8.40 X 1.48 X 1NO	=	6.28	SQ.MT.
3	1/2 X 5.03 X 0.53 X 1NO	=	1.33	SQ.MT.
4	1/2 X 3.79 X 1.46 X 1NO	=	2.77	SQ.MT.
	TOTAL ADDITION	=	16.95	SQ.MT.

NOT IN POSSESSION-2					
1	1/2 X 18.71 X 1.18 X 1NO	=	11.04	SQ.MT.
2	1/2 X 18.71 X 2.58 X 1NO	=	24.19	SQ.MT.
3	1/2 X 6.33 X 4.32 X 1NO	=	13.67	SQ.MT.
	TOTAL ADDITION	=	48.10	SQ.MT.

NOT IN POSSESSION-3					
1	1/2 X 1.95 X 0.45 X 1NO	=	0.33	SQ.MT.
2	1/2 X 3.40 X 1.80 X 1NO	=	1.70	SQ.MT.
3	1/2 X 5.17 X 0.10 X 1NO	=	0.25	SQ.MT.
4	1/2 X 6.94 X 0.07 X 1NO	=	0.24	SQ.MT.
5	1/2 X 8.90 X 0.29 X 1NO	=	1.28	SQ.MT.
6	1/2 X 10.67 X 0.23 X 1NO	=	1.25	SQ.MT.
7	1/2 X 21.34 X 0.43 X 1NO	=	4.57	SQ.MT.
8	1/2 X 10.38 X 0.23 X 1NO	=	1.19	SQ.MT.
9	1/2 X 8.05 X 0.23 X 1NO	=	1.15	SQ.MT.
10	1/2 X 7.23 X 2.61 X 1NO	=	9.43	SQ.MT.
	TOTAL ADDITION	=	21.45	SQ.MT.

DP ROAD					
1	1/2 X 25.89 X 9.85 X 1NO	=	127.51	SQ.MT.
2	1/2 X 25.04 X 7.24 X 1NO	=	90.64	SQ.MT.
3	1/2 X 25.04 X 2.18 X 1NO	=	27.29	SQ.MT.
4	1/2 X 24.57 X 2.22 X 1NO	=	27.27	SQ.MT.
5	1/2 X 24.31 X 1.80 X 1NO	=	21.70	SQ.MT.
6	1/2 X 23.97 X 1.97 X 1NO	=	23.61	SQ.MT.
7	1/2 X 24.04 X 1.75 X 1NO	=	21.04	SQ.MT.
8	1/2 X 24.41 X 1.72 X 1NO	=	20.99	SQ.MT.
9	1/2 X 24.34 X 2.54 X 1NO	=	30.91	SQ.MT.
10	1/2 X 24.41 X 0.55 X 1NO	=	6.70	SQ.MT.
	TOTAL ADDITION	=	399.31	SQ.MT.
	STRINGENT AREA	=	392.56	SQ.MT.

NOT IN POSSESSION-4					
1	1/2 X 1.37 X 0.22 X 1NO	=	0.15	SQ.MT.
2	1/2 X 3.15 X 1.25 X 1NO	=	1.97	SQ.MT.
	TOTAL ADDITION	=	2.12	SQ.MT.

S.NO	H.NO	AREA AS PER 7/12 (IN SQ.MT)	AREA AS PER TILR (IN SQ.MT)	AREA AS PER PTS. (IN SQ.MT)
362 E	1	413.99	420.74	30.25
362 E	2	232.17	490.58	423.41
362 E	3	53.84	53.93	53.93
TOTAL		700.00	965.25	872.02

7/12 AREA STATEMENT

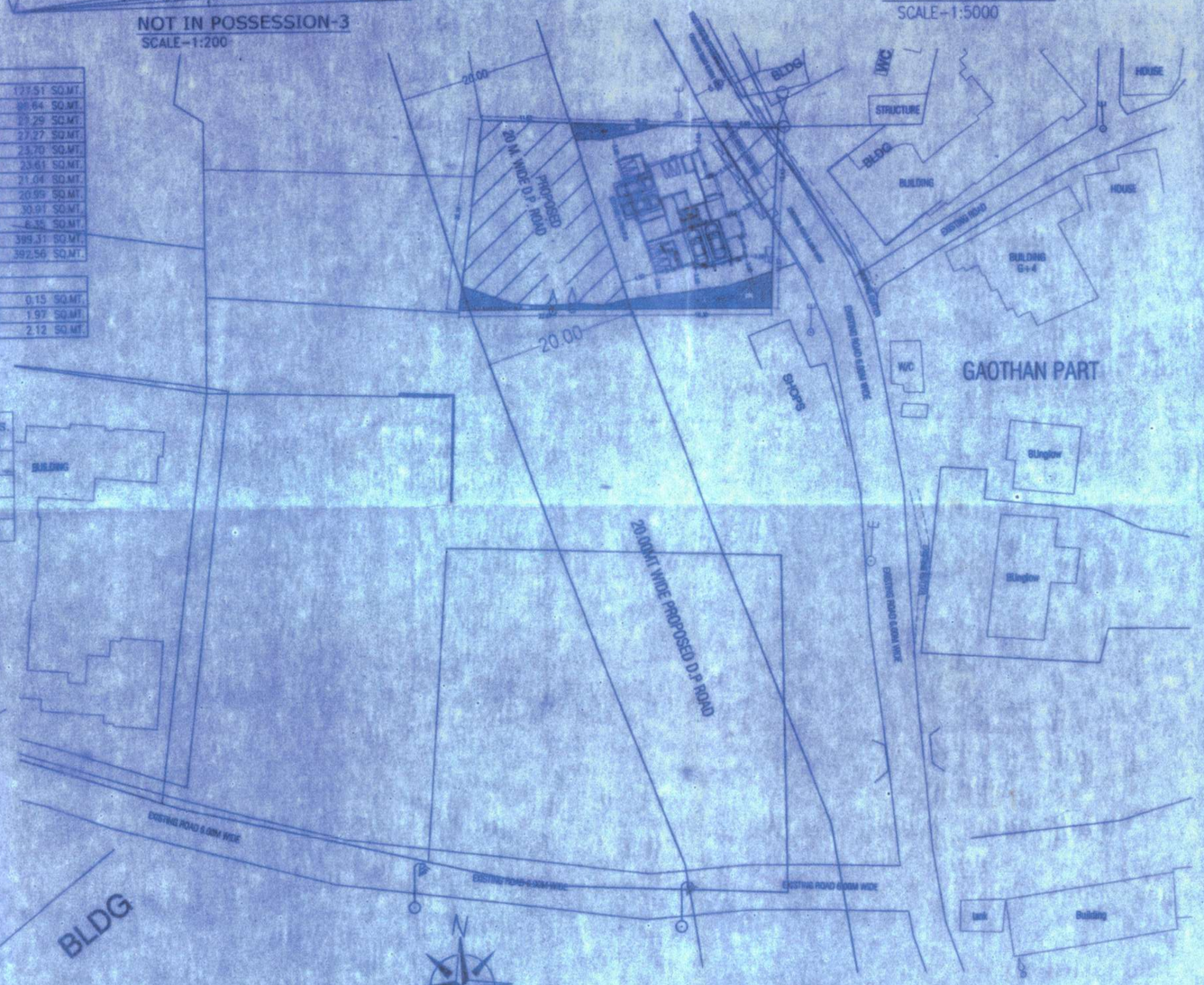
S.NO	H.NO	AREA (IN SQ.MT)
362 E	1	413.99
362 E	2	232.17
362 E	3	53.84
TOTAL		700.00

TOTAL FLAT'S STATEMENT

FLATS WITH CARPET AREA BELOW-30	FLATS WITH CARPET AREA ABOVE-30
14	14

NOT IN POSSESSION-4
SCALE-1:100

LAYOUT
SCALE:1:200



BLOCK PLAN
SCALE:1:500

(1ST FLOOR) FLAT'S STATEMENT

FLAT NO	CARPET AREA
01	36.25
02	47.20
03	28.94
04	28.97

(2ND TO 7TH FLOOR) FLAT'S STATEMENT

FLAT NO	CARPET AREA
01	35.53
02	47.20
03	28.94
04	28.97

NO.OF FLAT'S STATEMENT

FLOOR	SHOP	1BHK	2BHK
GR. FL.	01	NIL	NIL
1ST FL.	NIL	03	01
2ND FL.	NIL	03	01
3RD FL.	NIL	03	01
4TH FL.	NIL	03	01
5TH FL.	NIL	03	01
6TH FL.	NIL	03	01
7TH FL.	NIL	03	01
TOTAL	01	21	07
TOTAL NO. OF SHOPS =		01	
TOTAL NO. OF FLAT =		28	

P-LINE AREA STATEMENT

FLOOR	BUA COMM	BUA RESI	ANCILLARY AREA	TOTAL P-LINE AREA	
GR. FL.	28.68 / 1.8 = 15.93	-	28.68 + 15.93 = 12.75	28.68	SQMT
		36.82 / 1.6 = 23.01	36.82 - 23.01 = 13.81	36.82	SQMT
1ST FL.	NIL	196.46 / 1.6 = 122.79	196.46 -122.79 = 73.67	196.46	SQMT
2ND FL.	NIL	196.46 / 1.6 = 122.79	196.46 -122.79 = 73.67	196.46	SQMT
3RD FL.	NIL	196.46 / 1.6 = 122.79	196.46 -122.79 = 73.67	196.46	SQMT
4TH FL.	NIL	196.46 / 1.6 = 122.79	196.46 -122.79 = 73.67	196.46	SQMT
5TH FL.	NIL	196.46 / 1.6 = 122.79	196.46 -122.79 = 73.67	196.46	SQMT
6TH FL.	NIL	196.46 / 1.6 = 122.79	196.46 -122.79 = 73.67	196.46	SQMT
7TH FL.	NIL	196.46 / 1.6 = 122.79	196.46 -122.79 = 73.67	196.46	SQMT
TOTAL	15.93	882.54	542.25	1440.72	SQMT
	898.47				

PROFORMA-I

A	AREA STATEMENT	
1	AREA OF PLOT (minimum area u.b.c to be considered)	700.00
	(a) AS PER OWNERSHIP DOCUMENT (7/12 C.T.S extract)	700.00
	(b) AS PER MEASUREMENT SHEET	965.25
	(c) AS PER SITE	----
2	DEDUCTION FOR	----
	(a) EXISTING ROAD AREA	53.84
	(b) NOT IN POSSESSION AREA	88.60
	(c) 20M WIDE D.P. ROAD AREA	392.56
	TOTAL (A+B)	535.00
3	BALANCE AREA OF PLOT (1-2)	165.00
4	AMENITY SPACE (if applicable)	----
5	(a) REQUIRED	----
	(b) ADJUSTMENT OF 20% IF ANY	----
	(c) BALANCE PROPOSED	----
6	NET PLOT AREA (3+4+5)	165.00
7	RECREATIONAL OPEN SPACE (if applicable)	----
	(a) REQUIRED	----
	(b) PROPOSED	----
8	INTERNAL ROAD AREA	----
9	PLOTABLE AREA (if applicable)	165.00
10	BUILTUP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (1.00 X 1.10)	181.50
11	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	----
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON ROAD WIDTH/TOD ZONE AS PER 7.7.1 CLAUSE (557.56 X 1.40)	780.58
	(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM	----
12	IN-SITU F.S.I./TDR	----
	(a) IN-SITU AREA AGAINST D.P. ROAD (7.0 x 36 No 27 6.8 IF ANY)	----
	(b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER (1.00 or 1.85 x Sr.No.4(b) and 4(c))	----
	(c) PERMISSIBLE TDR AREA	----
	(d) TOTAL IN - SITU / TDR LOADING PROPOSED (11+10+10+10+11)	----
13	ADDITIONAL FSI AREA UNDER (9+10+10+11+12)	----
14	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	----
	(a) BASIC F.S.I. OF PLOT	181.50
	(b) MAXIMUM PERMISSIBLE PREMIUM AREA AS PER 7.7.1 CLAUSE	780.58
	(c) MAXIMUM PERMISSIBLE TDR AREA	----
	(d) ANCILLARY AREA F.S.I. UP TO 60% OR 80% WITH PAYMENT OF CHARGES 905.08 (15.93 X 0.80) x 12.78 + (946.15 X 0.60) x 507.09	580.43
	TOTAL ENTITLEMENT (181.50+780.58+580.43)	1542.51
15	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (Has per regulation No.6.3 or 6.2 or 6.3 or 6.4 as applicable) u.b.c. 7.8)	----
16	TOTAL BUILTUP AREA IN PROPOSAL (excluding area of Sr. No. 17 b)	----
	(a) BASIC F.S.I. AREA	181.50
	(b) PROPOSED PREMIUM AREA	716.97
	(c) PROPOSED ANCILLARY AREA	542.25
	(d) TOTAL (A+B+C)	1440.72
16	F.S.I. CONSUMED (19/15 x should not be more than serial No.14 above)	----
17	AREA FOR INCLUSIVE HOUSING, IF ANY	----
	(a) REQUIRED (20% OF Sr. No. 5)	----
	(b) PROPOSED	----

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SIGNATURE
(NAME OF ARCHITECT/ LICENSED ENGINEER/SUPERVISOR.)

I/We undersigned confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site. OWNER(S) NAME AND SIGNATURE

A.B. Gawad — Dr. Shama N. Mali

MR. ABHIJEET GAWAD & OTHERS

R B Gaikwad

ARCHITECT/ LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

Job no. 313a	Drawing No.	Scale NO SHOWN	DRAWN BY PRAKASH	CHECKED BY PRAKASH	Registration No. of Architect/ Name of Licensed Engineer/ Supervisor HGMC/LE/E

NORTH LINE

HIMESH GUPTA & ASSOCIATES.
LICENSED ENGINEERS
103, shubham heritage, behind gopal bldg
ambadi road, Vasai (w), dist - palghar.
Phone - 95250-2336037

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