

LAYOUT PLAN

STAMP OF APPROVAL

Approved as amended in Subject to the Conditions mentioned in this Office Letter No. VVCMC/TP/AVS/01/2022-23. Dated: 08/07/2022.

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.

PROPOSED SITE U/R

LOCATION PLAN
SCALE: 1:3000

PARKING AREA STATEMENT BLDG 01 WING B NEWLY PROPOSED				
CARPET AREA OF APARTMENTS	REQUIRED PARKING / APARTMENT	NO OF FLATS/SHOPS	REQUIRED CAR	REQUIRED BIKE
100 SQ.M. CARPET AREA	2 CAR FOR 100 SQ.MT. 6 BIKE FOR 100 SQ.MT.	0.00	0.00	0.00
UPTO 30.00 SQ.MT.	0 CAR FOR 2 FLATS. 1 BIKE FOR 1 FLAT.	28.00	0.00	28.00
30 TO LESS THAN 40 SQ.MT.	1 CAR FOR 2 FLATS. 2 BIKE FOR 2 FLATS.	21.00	10.50	21.00
40 TO LESS THAN 80 SQ.MT.	1 CAR FOR 2 FLATS. 5 BIKE FOR 2 FLATS.	7.00	3.50	17.50
TOTAL		56.00	14.00	66.50
5% VISITOR PARKING		0.70	3.33	0.00
TOTAL PARKING REQUIRED AS PER TABLE NO 9B		56.70	17.33	66.50
PARKING REQ. AFTER MULTIPLYING FACTOR 0.8 AS PER TABLE NO 8C		45.36	13.86	53.20
TOTAL PARKING PROVIDED		45	13	53

PARKING AREA STATEMENT BLDG 02 NEWLY PROPOSED				
CARPET AREA OF APARTMENTS	REQUIRED PARKING / APARTMENT	NO OF FLATS/SHOPS	REQUIRED CAR	REQUIRED BIKE
100 SQ.M. CARPET AREA	2 CAR FOR 100 SQ.MT. 6 BIKE FOR 100 SQ.MT.	0.00	0.00	0.00
UPTO 30.00 SQ.MT.	0 CAR FOR 2 FLATS. 1 BIKE FOR 1 FLAT.	54.00	0.00	54.00
30 TO LESS THAN 40 SQ.MT.	1 CAR FOR 2 FLATS. 2 BIKE FOR 2 FLATS.	16.00	8.00	16.00
40 TO LESS THAN 80 SQ.MT.	1 CAR FOR 2 FLATS. 5 BIKE FOR 2 FLATS.	18.00	9.00	45.00
80 TO LESS THAN 150 SQ.MT.	1 CAR FOR 1 FLAT. 3 BIKE FOR 1 FLAT.	0.00	0.00	0.00
TOTAL		88.00	17.00	115.00
5% VISITOR PARKING		0.85	3.75	0.00
TOTAL PARKING REQUIRED AS PER TABLE NO 9B		88.85	20.75	115.00
PARKING REQ. AFTER MULTIPLYING FACTOR 0.8 AS PER TABLE NO 8C		71.08	16.60	92.00
TOTAL PARKING PROVIDED		71	16	92

TOTAL CAR PARKING REQUIRED =	46 NOS
COMPOSITE PARKING FOR BIKE (37+12+59+87)+202	2026 + 34 CAR
TOTAL CAR PARKING REQUIRED =	80 CAR

BLOCK PLAN
SCALE: 1:300

AS APPROVED

PLOT AREA CALCULATION				S.NO. 9B
01	1/2 X 51.03 X 20.17 X 1 NO	=	514.64 SQ.MT.	
02	1/2 X 45.15 X 8.90 X 1 NO	=	200.92 SQ.MT.	
03	1/2 X 39.35 X 12.10 X 1 NO	=	238.07 SQ.MT.	
04	1/2 X 34.84 X 23.67 X 1 NO	=	412.33 SQ.MT.	
05	1/2 X 38.40 X 5.17 X 1 NO	=	99.26 SQ.MT.	
06	1/2 X 31.20 X 12.83 X 1 NO	=	200.15 SQ.MT.	
07	1/2 X 32.28 X 5.16 X 1 NO	=	83.28 SQ.MT.	
08	1/2 X 32.28 X 4.84 X 1 NO	=	78.12 SQ.MT.	
09	1/2 X 26.03 X 5.55 X 1 NO	=	72.23 SQ.MT.	
10	1/2 X 26.03 X 0.90 X 1 NO	=	11.71 SQ.MT.	
11	1/2 X 21.26 X 1.74 X 1 NO	=	18.50 SQ.MT.	
12	1/2 X 14.89 X 3.02 X 1 NO	=	22.48 SQ.MT.	
13	1/2 X 8.58 X 7.12 X 1 NO	=	30.54 SQ.MT.	
TOTAL ADDITION				1982.23 SQ.MT.

ADDITIONAL PLOT AREA CALCULATION				S.NO. 9, H.NO. 3A(Pt)
14	1/2 X 26.41 X 8.47 X 1 NO	=	111.85 SQ.MT.	
15	1/2 X 27.52 X 11.28 X 1 NO	=	155.21 SQ.MT.	
16	1/2 X 38.75 X 10.07 X 1 NO	=	195.04 SQ.MT.	
17	1/2 X 38.75 X 11.12 X 1 NO	=	204.33 SQ.MT.	
18	1/2 X 29.03 X 12.17 X 1 NO	=	176.85 SQ.MT.	
TOTAL ADDITION				833.08 SQ.MT.

R.G. AREA CALCULATION				
1	1/2 X 8.49 X 7.04 X 1 NO	=	29.88	SQ.MT.
2	1/2 X 14.73 X 2.99 X 1 NO	=	22.02	SQ.MT.
3	1/2 X 18.70 X 7.43 X 1 NO	=	69.47	SQ.MT.
4	1/2 X 9.54 X 7.18 X 1 NO	=	34.25	SQ.MT.
5	1/2 X 9.01 X 3.22 X 1 NO	=	14.51	SQ.MT.
TOTAL ADDITION				= 170.13 SQ.MT.

TOTAL CONSTRUCTION AREA STATEMENT									
FLOOR	TOTAL BUILT UP AREA	EXCESS BALCONY	TOTAL BUILT UP AREA	BALCONY/OTLA AREA	STAIRCASE LIFT & PASSAGE AREA	TOTAL CONST. AREA	E.P. AREA	POCKET TERRACE	STILT AREA
GROUND	244.20	NIL	244.20	NIL	47.12	291.32	NIL	NIL	38.86
FIRST	333.56	NIL	333.56	NIL	43.56	377.14	NIL	NIL	NIL
SECOND	NIL	226.46	NIL	226.46	22.43	248.89	7.42	75.84	NIL
THIRD	NIL	226.32	NIL	226.32	22.57	248.89	38.03	NIL	NIL
FOURTH	NIL	226.46	NIL	226.46	22.43	248.89	28.10	25.43	NIL
FIFTH	NIL	186.81	NIL	186.81	18.65	205.46	31.69	NIL	NIL
SIXTH	NIL	226.46	NIL	226.46	22.43	248.89	28.10	25.43	NIL
SEVENTH	NIL	223.47	NIL	223.47	22.28	245.75	38.03	3.04	NIL
TOTAL	577.76	1315.98	NIL	1693.74	130.79	2962.26	2320.79	171.37	38.86

RESIDENTIAL PARKING AREA STATEMENT WING-A (AS APPROVED)					
CARPET AREA OF APARTMENTS	NO OF FLATS	REQUIRED CAR	PROVIDED CAR	REQUIRED BIKE	PROVIDED BIKE
UP TO 37.50 SQ.MT.	10	NIL	NIL	10	10
37.50 TO 50 SQ.MT.	05	NIL	NIL	05	05
50 TO 80 SQ.MT.	10	02	02	10	10
SHOPIA-577.76 SQ.MT.	NIL	06	06	12	12
TOTAL	25 FLATS	08 NOS.	08 NOS.	37 NOS.	37 NOS.

RESIDENTIAL PARKING AREA STATEMENT WING-A (AS APPROVED)					
CARPET AREA OF APARTMENTS	NO OF FLATS	REQUIRED CAR	PROVIDED CAR	REQUIRED BIKE	PROVIDED BIKE
1 PARKING FOR EVERY 2 TENEMENTS C.A. UPTO 30.00 SQ.MT.	NIL	NIL	NIL	NIL	NIL
1 PARKING FOR EVERY 1 TENEMENTS C.A. 30.00 TO 70.00 SQ.MT.	10	10	10	10	10
20% VISITORS	02	02	02	02	02
TOTAL	10 FLATS	12 NOS.	12 NOS.	12 NOS.	12 NOS.

7/12 AREA STATEMENT			
S.R.NO	S.NO	H.NO	AREA
1	9B		1975.00
2	9A		780.00
TOTAL			2755.00

PLOT AREA DIAG.
SCALE: 1:300R.G. AREA DIAG.
SCALE: 1:200LAYOUT PLAN
SCALE: 1:200

NAME AND SIGN OF APPLICANT

(Mr. Hareeshwar Raut Through POA Holder)
Mr. Rushikesh B. Namsale,
M/S SR Realtors Through Its Partner

(Smt. Suresh S. Shinde & Gajanan S. Shinde Through POA Holder)
Mr. Jinesh H. Prajapati,
M/S SR Realtors Through Its Partner

NAME AND SIGN OF ARCHITECT
Ashok Krishna Raut
SHAPE CONSULTANTS
ARCHITECT, ENGINEERS, VALUERS
AND PROJECT CONSULTANTS

DATE: 29/06/2022

SCALE: AS SHOWN

JOB NO. D1&D2 AAKANSHA COMMERCIAL COMPLEX,

CHECKED BY: ATUL PRAJAPATI

DRAWN BY: Email: shapeconsultants@gmail.com